

Office Building of Design Associates Inc.

Location	: NOIDA, Uttar Pradesh
Site Area	: 1000 sqm.
Built up area	: 1002 sqm.
Typology	: Commercial/Office
SVA GRIHA rating	: 5 star

The following strategies were adopted to reduce the building impact on the natural environment:

Landscape

- Over 50% of the total open area on site is soft paved and/or shaded.
- More than 40 new trees have planted on site.

Energy

- Over 94% of total living area falls under daylight zone.
- The LPD of the project is 3.59 W/sqm which is lower than the ECBC specified LPD limit of 10.80 W/sqm for offices.
- The thermal efficiency of the building envelope is 114.38 W/sqm.
- All air-conditioners installed in the building are BEE 5 star rated. In addition, VRV system has been installed in the control room building whose energy efficiency ratio is more than that of a 5 star BEE rated air-conditioner.
- 3 kWp solar photovoltaic panels have been installed on the roof of the building.

Water and waste

- The project has reduced building water demand by 70.63% below the SVAGRIHA base case through the use of low-flow fixtures.
- The project has reduced landscape water demand by more than 57% below the SVAGRIHA base case.
- Rainwater storage tank of 6380 litre capacity and an open to sky water body of 5000 litre capacity have been provided on site to capture and reuse rainwater. A recharge pit is also constructed on site to recharge excess rainwater after passing it through a filtration system.

Materials

- PPC has been used for 100% structural, masonry and plaster works.
- Surface texture finishing has been used in the project which does not contain any VOC.
- More than 70% of the flooring materials installed in the building are low energy.

Lifestyle

- All basic amenities like park, grocery store, convenience store, pharmacy etc. are in close proximity to the site.
- The built-up area per capita of the project is 8.71 sqm which is within the prescribed SVAGRIHA limits.
- There is a provision of dedicated rest room and toilet for the service staff within the site.
- The project has maintained a kitchen garden for growing fruits/vegetables for their own use.
- Occupancy sensors have been installed in all non-regularly occupied spaces such as conference room, toilets and pantry.
- Separate space and multi-coloured bins have been provided for collection of dry, wet and e-waste generated within the building.

Integrated Team

Client	: Design Associates Inc.
Architect	: M/s Design Associates Inc., NOIDA
Green Building Consultant	: Udit Gaurav, Head Green Building – Tecton Project Services Pvt. Ltd.

