



Central Drugs Standard Control Organisation (CDSCO) Zonal Office (South)

Location	: Chennai, Tamil Nadu
Site Area	: 8,548 m ²
Built-up Area	: 2,359 m ²
Typology	: Commercial
SVAGRIHA Rating	: 4 Star Rating
Year of Completion	: 2021

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

🌿 **Landscape:**

- 33 new native trees have been planted on site.

🌿 **Architecture & Energy:**

- 98.38% of the total living area is day-lit
- LPD of the project is 3.27 W/m², which is lower than the ECBC specified limit of 10.80 W/m² for commercial buildings.
- Thermal efficiency of the building envelope is 122.13 W/m², which is less than the initial benchmark of 150 W/m².
- Solar PV panels of 5 kW capacities have been installed in the project.

🌿 **Water and Waste:**

- Reduction of 87.56% from the SVAGRIHA base case has been demonstrated in the landscape water demand.
- Reduction of 31.49% from the SVAGRIHA base case has been demonstrated in building water demand by installing low-flow plumbing fixtures.
- Rainwater storage tank of 5000 litres capacity has been constructed on site.

🌿 **Sustainable Building Materials:**

- PPC has been used for structural concrete, masonry mortar and plaster.
- Reduction of 28% from the SVAGRIHA base case has been demonstrated in embodied energy by using flyash bricks for constructing external and internal walls.

🌿 **Lifestyle:**

- Dedicated resting room and toilets was provided for service staff working in the building.
- Basic amenities such as grocery store, ATM, park and pharmacy were located within walkable distance from the site.
- Environmental awareness signage's have been displayed at various locations.

Integrated Design Team:

Client	: Central Drugs Testing Laboratory Govt. of India
Principal Architect	: HITES, HLL Infratech Services Ltd
Green Building Consultant	: Ela Green Building & Infrastructure Consultants Pvt Ltd