



**POLITE PRECISA**

<b>Location</b>	: Pune, Maharashtra
<b>Site Area</b>	: 2,239.25 m <sup>2</sup>
<b>Built-up Area</b>	: 5,995.77 m <sup>2</sup>
<b>Typology</b>	: Residential building
<b>Energy Consumption Reduction</b>	: 55.82% reduction in Energy Consumption compared to GRIHA benchmark
<b>EPI</b>	: 44.18 kWh/m <sup>2</sup> /year
<b>GRIHA Provisional Rating</b>	: 4 Star Rating (Version: 3.1)
<b>Year of Completion</b>	: 2021

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

- Sustainable Site Planning:**

  - Air pollution control measures such as site barricading, wheel washing facility and other appropriate measures were strictly adhered to during construction.
  - 85.19 cum top soil was preserved on site and reused for landscaping.
  - Buffer spaces were created on 66.76% of unfavorable orientation façade.
- Water Management:**

  - Reduction of 46.95% from the GRIHA base case has been demonstrated in the building water demand by installing efficient low-flow fixtures.
  - Reduction of 31.05% from the GRIHA base case has been demonstrated in the landscape water demand by installing efficient irrigation systems.
  - Gunny bags were used for curing of columns.
- Energy Optimization and Occupant Comfort:**

  - For achieving visual comfort:
    - » 76% of the regularly occupied spaces are day-lit and meet the daylight factor as prescribed by NBC 2005.
    - » Automatic timer-based controls have been provided for 100% of the outdoor lighting system.
  - For achieving thermal comfort:
    - » EPI reduction of 85.82% from the GRIHA base case has been demonstrated through the integration of high performance systems.
    - »
- Renewable Energy Technology installed on site:**

  - Solar photovoltaic system of capacity 4 kWp has been installed.
- Sustainable Building Materials:**

  - AAC blocks have been used for walling in the project.
  - Kota stone, vitrified tiles, rubber tiles and ceramic tiles flooring have been used as flooring materials in the project.
- Waste Management:**

  - Separate garbage chutes were provided on each floor for dry and wet waste segregation.
  - Central waste collection area has been provided for storage of segregated waste on site.

**Integrated Design Team:**

<b>Client</b>	: Polite Precisa, Ravet
<b>Principal Architect</b>	: Vishal Bafna & Onkar Vedpathak
<b>Landscape Architect</b>	: Manthan Architects
<b>Structural Consultant</b>	: Ravindra A Karnavat
<b>Electrical Consultant</b>	: Mep System Solutions Private Limited