



Raheja Vistas T12 T13

Location	: Pune, Maharashtra
Site Area	: 29,634.36 m ²
Built-up Area	: 15,540 m ²
Typology	: Residential
Energy Consumption Reduction	: 40.28% reduction in Energy Consumption compared to GRIHA benchmark
EPI	: 59.71 kWh/ m ² /year
GRIHA Provisional Rating	: 3 Star Rating (Version: 3.1)
Year of Completion	: 2019

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

🕒 Sustainable Site Planning:

- Air pollution control measures such as site barricading, covering of fine construction materials and other appropriate measures were strictly adhered to during construction.
- 152.89 cu.m top soil was preserved within on site and reused for landscaping.

💧 Water Management:

- Reduction of 33.72% from the GRIHA base case has been demonstrated in the building water demand by installing efficient low-flow fixtures.
- Reduction of 36.79% from the GRIHA base case has been demonstrated in the landscape water by installing efficient irrigation systems.
- Hessian cloth was used for curing of columns and ponding technique was used for curing of slabs.

⚡ Energy Optimization and Occupant Comfort:

- For achieving visual comfort:
 - » 83.28% of the regularly occupied spaces are day-lit and meet the daylight factor as prescribed by NBC 2005.
 - » Astronomical timer control has been provided for 100% of the outdoor lighting system.
- For achieving thermal comfort:
 - » EPI reduction of 40.28% from the GRIHA base case has been demonstrated through the integration of high performance systems.

🏠 Sustainable Building Materials:

- Fly ash bricks for walling in the project.
- PSC (Portland Slag Cement) with slag replacing 48% cement by weight has been used in plaster and masonry mortar.
- Low VOC paints, adhesives & sealants have been used in the project.

♻️ Waste Management:

- Separate bins for disposal of contaminated PPE (personal protective equipment) have been provided in common areas.
- Two organic waste converters of 75 kg/day capacity each have been installed on site.

Integrated Design Team:

Client	: Mr. Prashant Rajhans, Inorbit Malls Pvt Ltd.
Principal Architect	: Ar Atul Bhandari, RSP DESIGN CONSULTANTS (India) Pvt Ltd.
Landscape Architect	: Ar. Shobha Bhopatkar, SBA Associates
Electrical Consultant	: JURONG Consultants (India) Pvt. Ltd
Green Building Design and Certification	: Ar. Anshul Gujarthi, Eco Solutions