



TITAN NEW CORPORATE CAMPUS

Location	: 193, Veerasandra, Electronic City PO, Bangalore - 560100
Site Area	: 25,992.95 m ²
Built-up Area	: 22,860 m ²
Energy Consumption Reduction	: 30.39%
Energy Performance Index (EPI)	: 83.52 kWh/sq.m/year
GRIHA Final Rating	: 5 Star Rating (Version 3.1)
Year of Completion	: 2017

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

📍 Sustainable Site Planning:

- The existing tree was preserved and protected during construction and 411 new trees were planted.
- Temporary sedimentation tanks along with soil erosion channels were constructed on site.
- The preserved top soil was barricaded and temporary seeding was done to retain its fertility.

📍 Water Management:

- Reduction of 59.45% from the GRIHA base case has been demonstrated in the building water use by installing water efficient low flow fixtures.
- Reduction of 62% from the GRIHA base case has been demonstrated in landscape water demand by using highly efficient drip and sprinkler irrigation systems.
- Reduction of construction water consumption by the use of gunny bags for curing of columns and ponding for curing of slabs.

📍 Energy Optimization & Occupant Comfort:

- 60.96% of the habitable spaces are day lit and meet the daylight factors prescribed by the National Building Code of India.
- Occupancy sensors have been provided in meeting rooms.
- Digital Timer control has been provided for 100% of the outdoor lighting system.

📍 Use of low energy materials:

- 83.5% of the materials used for false ceiling, wall paneling, internal partitioning and in-built furniture were of low-energy.
- AAC blocks were used for construction of load bearing and non-load bearing walls that contained 68% of fly ash by volume.

Building performance as per audit report

Energy:

- Final EPI achieved - 83.19 kWh/sqm/year
- Reduction in EPI from GRIHA Benchmark – 30.67%
- Thermal comfort is met as per NBC 2005.
- Artificial lighting lux levels are met as recommended by NBC 2005.

Water and waste:

- Water test report indicates conformity to IS codes.
- Water consumption in building - 4,529.25 kL/annum

Noise level:

- Outdoor noise levels are within acceptable limits as per CPCB.
- Indoor noise levels are within acceptable limits as per NBC 2005.

Integrated Design Team:

Client	: TITAN Company Limited
Principal Architect	: Mindspace Architects
Landscape Architect	: ONE Landscape Design Limited
Electrical Consultant	: Sripeksha Engineering Consultancy Services Private Limited
Green Building Design and Certification	: En3 Sustainability Solutions Pvt Ltd.