



Suzlon headquarters in Pune

Focus on green buildings

Ritu Harish Goyal

The Indian Green Building Council (IGBC), part of the CII-Godrej GBC, is actively involved in promoting the concept in India. The vision is to serve as single-point solution provider and be a key engine to facilitate all green building activities in India.

The IGBC Pune Chapter, chaired by Mr Lalit Kumar Jain, Chairman and Managing Director, Kumar Urban Ltd, and co-chaired by Mr Poorva Keskar (architect), was launched in August 2008. Today, it has 58 members, including three founding members, and generated good response as several buildings have acquired green certification.

The Wipro office in Hinjewadi was rated Pune's first Gold-rated green building in the IT segment by LEED (Leadership in Energy and Environmental Design) of US Green Building Council in December 2009. In the same month, Yamuna, the corporate office and facility of Kirloskar Brothers Ltd at Baner, also received Platinum rating for green buildings.

The new global headquarters of wind turbine maker Suzlon Energy Ltd, One Earth, was certified as an eco-friendly building with a Platinum rating by the US Green Building Council in April 2010. Touted as one of the largest green building projects in India, the 41,000-sq.m facility can house over 2,300 people.

In an interview with *Business Line*, Mr Jain demystified the concept of green buildings.

What constitutes a green building?

Constructions that use energy, water, and other resources efficiently, protect



Mr Lalit Kumar Jain

occupant health and improve employee productivity and reduce waste, pollution and environmental degradation are green buildings.

How does one calculate the benefits?

The benefits are two-fold: tangible and intangible. Energy and water savings ranging from 20-50 per cent would be the tangible benefits. Those that we cannot measure but are resultant of green buildings are enhanced air quality, day lighting, health and wellbeing of the occupants, conservation of scarce national resources, etc.

Are green homes as popular as green buildings in the industrial sector?

We recently launched the Green Home Rating System for housing complexes in Pune, which is India's first green rating programme developed exclusively for the residential sector. There are several projects that have availed themselves of the green home certification in Pune. Even the Pune Mu-

nicipal Corporation recognises eco-housing and gives concessions to such buildings (such as rebate in property tax) to encourage the trend. But commercial buildings are more popular for green building certifications as of today.

What is the attitude of the industry towards them?

The concept is acceptable to all; however, the cost of certification becomes prohibitive for many. Therefore, few opt for it.

The entire movement is three-fold: Creating awareness, educated professionals who can work on certification, and construction and actual implementation. In Pune, we are focusing a lot on creating awareness and creating a force of green building professionals.

As the IGBC Pune Chairman, what are your immediate goals?

We have set targets to create awareness among professionals (architects and construction engineers) to understand the concept in detail and to accelerate the process of certifying consultants creating a critical mass of qualified people in the field. This we are certain will activate the movement.

Where is Pune on the green building scenario?

Pune is in a good position in leading the green buildings revolution in India. Two of Pune's landmark green buildings - Suzlon's One Earth and KBL's Yamuna are amongst the best in the country. They have surpassed norms.

My own company KUL (Kumar Urban) is constructing a 1.6 million sq.ft IT SEZ in Hinjewadi. There was a visible slowdown due to recession but things are looking up now.

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