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Is it really green?

as rainwater harvesting, sewage treatment plant, low flow water fixtures, low volatile organic compound paints, etc. These residential structures are usually certified by two indigenous rating systems namely: LEED India (Leadership in Energy and Environment Design -India) advocated by Indian Green Building Council (IGBC) and TERI GRIHA (The Energy and Resource Institute - Green Rating for Integrated Habitat Assessment). These two systems have been developed for awarding ratings to green buildings based on the evaluation of design and construction and assessment of their impact on the environment.

Mahindra Lifespace Developers Ltd (MLDL) has four of its projects registered for the CII-IGBC green home rating system and three of its projects, including Mahindra Chloris in Faridabad, have been given platinum rating in pre-certification. "These buildings incorporate smart

design, technology, construction and maintenance elements to significantly lessen the negative impact of a home on the environment," says Amit Paul, general manager, quality assurance and innovation, Mahindra Lifespaces.

Most projects launched by the 3Cs group: Lotus Boulevard, Lotus Boulevard Espacia and Lotus Panache have all been registered with the IGBC. "In a green development, the whole idea is to reduce the carbon footprint. It is important for a consumer to understand that a green apartment is not about getting a garden or a manicured lawn. It's all about how the development has been construct-

ed, the materials that have gone into its construction and how will it be maintained," says Vidur Bharadwaj, director, The 3C Company.

So, what is it that a consumer should bear in mind before investing in an apartment that a developer claims to be green? According to Dr Prem C Jain, chairman, IGBC, "For an apartment, it is enough for the consumer to go in for a basic green certification rather than gold or platinum ratings. Also, the

consumer must insist that the flat-buyer agreement clearly identifies that the project is registered with IGBC. This will ensure that the developer will follow the various green parameters to make the building energy-efficient. In case the developer decides not to register with the IGBC but claims the project is green, the consumer should insist on specifications such as rainwater harvesting, sewage treatment plant, etc."

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