

Home, Green Home

Green buildings present a unique opportunity for sustainable transformation of India's housing market



Panel Discussion (left to right) Mr. M Selvarasu (MD – LEAD Consultancy & Engineering Services India Pvt Ltd), Ar Leena Kumar (Chairman, IIA Karnataka & Principal Architect, Kumar Consultants), Mr. Anuj Puri (Chairman, ANAROCK Property Consultants Pvt Ltd), Ms Ritu Kumar (Director – Environmental & Social Responsibility, CDC Group Plc), Mr. Rahul Sabharwal (COO, VBHC Value Homes Pvt Ltd)



Green building is about reducing energy waste and water use. It's about creating jobs and sparking economic growth. It's also about protecting our health, the health of our children and generations to come. Greener homes are our future and I am proud that this kind of leadership is coming from India

MAHESH RAMANUJAM
President & CEO,
USGBC & GBCI

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On 25 April 2018, Green Business Certification Inc (GBCI) and International Finance Corporation (IFC), hosted a half-day event, 'A Sustainable EDGE' at the ITC Windsor, Bengaluru to address the need for resource-efficient affordable housing in India and discuss how EDGE can bring about a sustainable transformation of India's housing market.

An innovation of IFC, a member of the World Bank Group, EDGE is a green building certification system focused on making buildings more resource-efficient. EDGE is a fast, simple and affordable way to scale up resource efficient buildings. GBCI administers EDGE certification in over 120 countries around the world and is the exclusive certification provider for all EDGE buildings in India. GBCI and IFC have partnered together to ensure that tomor-

row's buildings are more resource-efficient and future proof.

EDGE empowers developers and builders to quickly identify the most cost effective ways to reduce energy use, water use and embodied energy in materials. By using the free EDGE software application available at edgebuildings.com, a design team or project owner can quickly predict savings in energy, water and embodied energy of materials and estimate utility savings, capital costs and the payback period. Within minutes, a building designer can determine the optimum combination of design strategies for the best return on investment. To meet the EDGE standard and achieve certification, a design team or project owner uses the free EDGE software application to demonstrate their building achieves a predicted savings of 20 percent in each of three areas: energy use, water use and embodied energy in materials. A 'Sustainable EDGE' was supported



The EDGE program has great potential for the housing market in India because it simply makes economic sense. The EDGE rating system provides a quantifiable business case that encourages more affordable housing in high-growth, urban areas and makes green building and design accessible for middle and low-income housing. EDGE shows that by making the right choices at the design stage, we can lower utility bills, develop affordable homes and command a higher resale price.

by CREDAI Bengaluru as an 'Industry Partner', and IIA Karnataka as a 'Knowledge Partner'. The event was well attended by more than 130 green build-

ing industry stakeholders including architects, builders and developers, consultants, contractors, government entities and policy makers, material manufacturers and building industry associations.

Opening remarks were made by Mr Prashant Kapoor, Chief Industry Specialist for Green Buildings and Cities, IFC, highlighting the challenges in managing the economic and environmental costs from India's rapidly expanding building sector and how EDGE creates a sustainable platform to scale up green buildings, address resource-efficiency and increase investment opportunities. Mr Mahesh Ramanujam, President & CEO, U.S.Green Building Council and GBCI, offered various anecdotes to point towards a future where Green Buildings will become the norm.

Mr. Kishore Jain, Managing Director, Jain Heights & Structures Pvt. Ltd. & President Elect, CREDAI Bengaluru also delivered a keynote address.

I thank GBCI for organising this event. The need of the hour is to create more awareness & knowledge sharing. Our resources are not infinite, there are limitations. They have to be conserved. Green buildings are a way to address this. By investing in green buildings we are investing in the planet and its people. Hence it is for our own well-being. Green buildings also help in better marketing & increases the saleability of a project

KISHORE JAIN
Managing Director, Jain Heights & Structures Pvt. Ltd. & President Elect, CREDAI Bengaluru



Panel discussion on 'A Sustainable EDGE' in the residential sector

The event also featured a panel discussion led by eminent stakeholders of the building industry. The panel discussed pressing questions such as: How affordable are green residential projects? How can we keep incremental costs in green housing projects to a minimum? Are the end users aware of the benefits that they can reap by occupying a green residential project? What are the funding avenues a developer and customer can look at while constructing and purchasing a green residential project?

Raising awareness on green and affordable buildings can happen only by setting examples of designing and constructing green and affordable buildings that are a joy to live in. Architects have a major role to play in leading this movement.

LEENA KUMAR
Principal Architect at
Kumar Consultants &
Chairperson of IIA, Karnataka



As a development finance institution, we always aspire for creating a developmental impact with our investments. At CDC, we clearly see the impact that we can create in the space of sustainable buildings. We have signed a MoU with IFC to encourage all our investments that have anything to do with real estate and buildings to try and get EDGE certification. At CDC, we have a special facility that we have set up called the resource-efficiency facility, which we can use for our investee companies to implement EDGE and transform the residential market.

RITU KUMAR
Director of Environmental and Social Responsibility,
CDC Group Plc.



You can optimise the incremental cost of a project if you incorporate green building features right from the design stage. It is not necessary to spend money on high-cost technology and materials to design and construct a green residential project. Simple technology and solutions work. It is a matter of identifying the right technology and material for building green. Also there is an intangible benefit called 'health and well-being' that is passed on to the users occupying a green residential project. There is no value that we can attach to it. Communities need to be educated about these so that the industry can prosper from a greater demand for green buildings.

M SELVARASU
Managing Partner of LEAD Consultancy and Engineering Services Pvt Ltd



It is important that the end user is aware of the benefits that they get by occupying green residential buildings. They have the capacity to redefine the residential market offerings. Once they start asking for green buildings, I believe that we have won the battle.

ANUJ PURI
The panel chair and Chairman of ANAROCK Property Consulting Pvt Ltd



Affordable housing is going to be the key for the next 20-30 years. Not to build green is not an option, we have to build green. Consumer awareness on the benefits of choosing green residential buildings is going to be the key. We already kick-started the market transformation and we need more examples on the benefits of green buildings to build further. In this process, a simplified rating system like EDGE with minimal cost implications will help us to move faster.

RAHUL SABHARWAL
COO of VBHC Value Homes Pvt. Ltd



Celebrating the 'Change Makers' in the Industry

The event featured an award ceremony, celebrating the change makers who have designed and constructed EDGE certified green buildings

Selvarasu's Residence - Kurunji:

India's first individual residence to achieve EDGE certification, the Selvarasu Residence achieved predicted savings of **99%** in energy, **35%** in water and **30%** in embodied energy. Said Mr Selvarasu, "EDGE is a simple tool to adopt and easy to understand, that can make a building sustainable. Designing and constructing my own home as an EDGE certified building, has helped me to reduce my energy bill by more than 50% and most



Award of EDGE Certificate to Mr. Selvarasu & Family for Selvarasu's Residence - Kurunji, Bengaluru

important of all our younger son used to have wheezing problem when we were living inside a non-green building but after living in an EDGE certified green building from past one and a half years has drastically reduced this problem and our family medical bills. As a person working in the green building industry from past 15 years, I wish to take it forward to the rest of the industry, for the benefit of community as a whole".

Avayukta Residence:

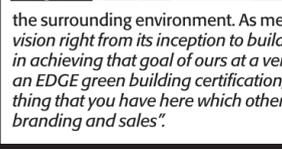
One of the first individual homes to achieve EDGE certification, the Avayukta Residence achieved predicted savings of **99%** in energy, **57%** in water and **40%** in embodied energy in materials. Said Mr C G Krishnan, Avayukta Residence "I definitely recommend that all developers go for green buildings. Particularly when it comes to the residential segment, the EDGE rating is really beneficial because it is very simple and powerful. I think this tool can be applied by the housing segment to capture as many green features as possible with the least incremental cost and good pay back".



Award of EDGE Certificate to Mr. Krishnan for the Avayukta Residence, Bengaluru

VBHC Vaibhava:

A flagship project of Value Budget Housing Corporation (VBHC), Vaibhava is a residential complex that combines high quality construction with affordable pricing, reinforcing VBHC's belief that quality living should be within everyone's reach. The project has achieved predicted savings of **33%** in energy, **39%** in water and **23%** in embodied energy. Through EDGE, Vaibhava has been able to deliver exemplary benefits to its residents in the form of reduced energy bills, improved health and wellbeing and close connectivity with the surrounding environment. As mentioned by the VBHC project team, "VBHC has a vision right from its inception to build affordable green homes. EDGE has helped us in achieving that goal of ours at a very minimal cost. It also helps my brand. If I have an EDGE green building certification, I can tell a customer that this is an additional thing that you have here which other builders don't have, so it definitely helps me in branding and sales".



Award of EDGE Certificate to Mr. Rahul Sabharwal for VBHC Vaibhava, Bengaluru

As mentioned by the B.S Abdur Rahman University project team, "EDGE has helped us to prove that the buildings are more profitable with lighter carbon footprint. EDGE is a measurable way for professionals to optimise building designs for resource efficiency and thereby leading to more investment worthy & marketability of the project."

Rainbow Children's Hospital:

Rainbow Children's Medicare Pvt. Ltd in Marathahalli, is the first hospital in India to achieve EDGE certification with a predicted savings of **27%** in energy, **32%** in water and **26%** in embodied energy. Said Dr Ramesh Kancharla, CMD and his project team, "We are very happy to have achieved EDGE certification for our hospital, which is perhaps the first hospital in the country built for children. We are able to save over 3.5 lakhs per month on our energy & water bills. We realised that working in this EDGE certified hospital building is not only making a difference for our doctors but also for our patients. Employees are no longer stressed-out working in this building. We feel that every hospital and every building should be EDGE certified".



Award of EDGE Certificate to Mr. Neeraj Lal & Team for Rainbow Children's Hospital, Bengaluru

BSA Staff Quarters & Ladies Hostel:

A flagship project of B.S Abdur Rahman University, is a proud achiever of **26%** energy savings, **28%** water savings and **63%** less embodied energy in materials. As mentioned by the B.S Abdur Rahman University project team, "EDGE has helped us to prove that the buildings are more profitable with lighter carbon footprint. EDGE is a measurable way for professionals to optimise building designs for resource efficiency and thereby leading to more investment worthy & marketability of the project."



Award of EDGE Certificate to Mr. Shuja Ahamed for BSA Staff Quarters & Ladies Hostel, Chennai

For more details on EDGE, please visit edge.gbci.org / contact Rohith Ravula at rravula@gbci.org