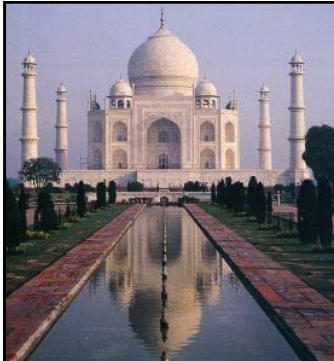


Green Building Movement in India



CII - Sohrabji Godrej Green Business Centre, Hyderabad

© Confederation of Indian Industry



Scenario in 2000 to 2003 – *Green Building Perspective*

1. **Very Costly – Financially not attractive**
2. **Not for India; Meant for developed countries**
 - **India cannot achieve global environmental standards**
3. **Lack of ability to construct GB**
4. **Other issues**
 - **No demand from owners & developers**
 - **Lack of Green Material**



© Confederation of Indian Industry





Step #1 : Practice before you preach

CII-Sohrabji Godrej Green Business Centre, Hyderabad

❖ First “Green” Building in India

- **First “Platinum” rated building outside US**
- **First Platinum building in the World under version LEED 2.0 (other 2 buildings are under version LEED 1.0)**



CII – Godrej GBC building has achieved 56 points out of 59 points attempted

© Confederation of Indian Industry



President of India Inaugurates the World Greenest Building



14 July 2004, Hyderabad

© Confederation of Indian Industry



*To Trigger a movement where
should we focus?*

Supply side or Demand side

© Confederation of Indian Industry




Step#2
Focus : Demand side

Demand versus Supply gap : Small

**Target : Early adopters
(Corporate looking for Green Image)**

© Confederation of Indian Industry





Step #3

Address Key Issue

How Do we scale???

© Confederation of Indian Industry



Indian Green Building Council (IGBC)



- ❖ Launched by Confederation of India Industry (CII) in 2001
- ❖ Pioneering Green Building movement in India

© Confederation of Indian Industry



Cost of Green Buildings - Indian Experiences

Building	Year awarded	Built-in Area (Sqft)	Rating Achieved	% increase in cost	Payback (Yrs)
CII-Godrej GBC, Hyderabad	2003	20,000	Platinum	18 %	7 years
ITC Green Centre, Gurgaon	2004	1,70,000	Platinum	15 %	6 years
Wipro, Gurgaon	2005	1,75,000	Platinum	8 %	5 years
Recently Rated Green Buildings					
Technopolis, Kolkata	2006	72,000	Gold	6%	3 years
Spectral Services Consultants Office, Noida	2007	15,000	Platinum	8%	4 years
HITAM, Hyderabad	2007	78,000	Silver	2%	3 years

- ❖ Cost showing a decreasing trend over the years
- ❖ Incremental Cost lower if base design has already factored normal Green features

© Confederation of Indian Industry



Benefits Experienced in LEED Rated Buildings

- ❖ 3 LEED Platinum Buildings monitored to validate tangible benefits
- ❖ Benefits far exceeding the initial estimates

Building	Sq.ft	Normal Building (kWh)	Actual Building (kWh)	% Reduction	Annual Energy Savings (Rs in Lakhs)
Wipro	1,75,000	48,00,000	31,00,000	40%	102
ITC	1,70,000	35,00,000	20,00,000	45%	90
CII Godrej GBC	20,000	3,50,000	1,30,000	63%	9

- ❖ Energy consumption depends on
 - Local climate, Density of occupancy, Occupancy schedule, Orientation of the building, Internal loads

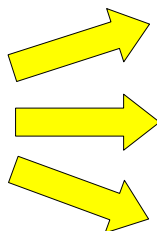
© Confederation of Indian Industry



Green Building Movement in India



In 2001,
1 Green Building
20,000 sq.ft.



502 Green Buildings, 357 Million sq.ft.

© Confederation of Indian Industry



The Road Ahead

- ❖ **Aspiring to be one of the world leaders in Green buildings by 2010**
- ❖ **Growth Ahead**
 - 1,000 Green buildings registration by 2010
 - 1.0 Billion sq. ft. of registered space by 2012
 - 5,000 Accredited Professionals by 2010
 - Green building materials market to grow by USD 40 Billion by 2010



Ultimately contribute towards a Greener Planet

© Confederation of Indian Industry

