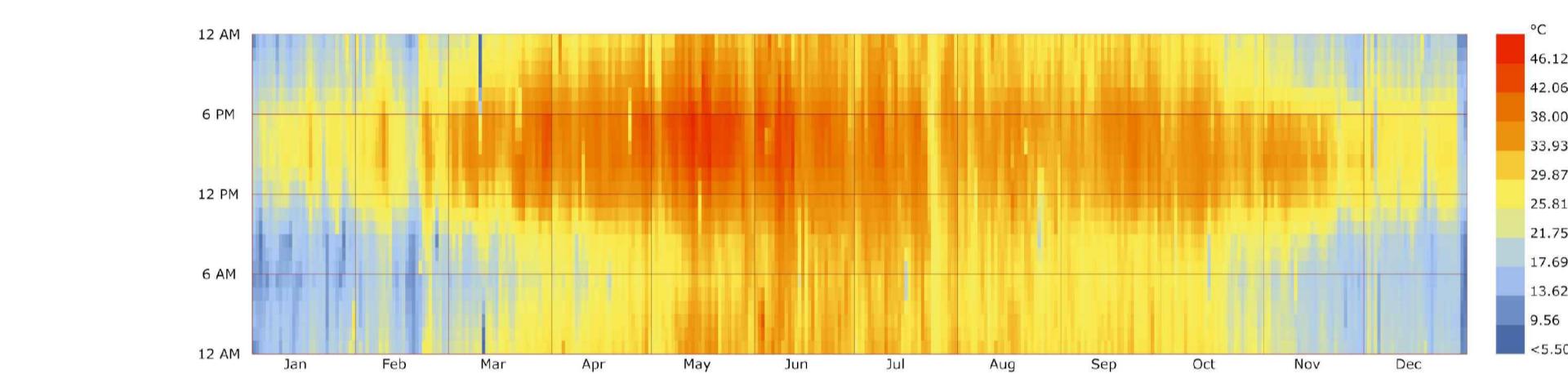
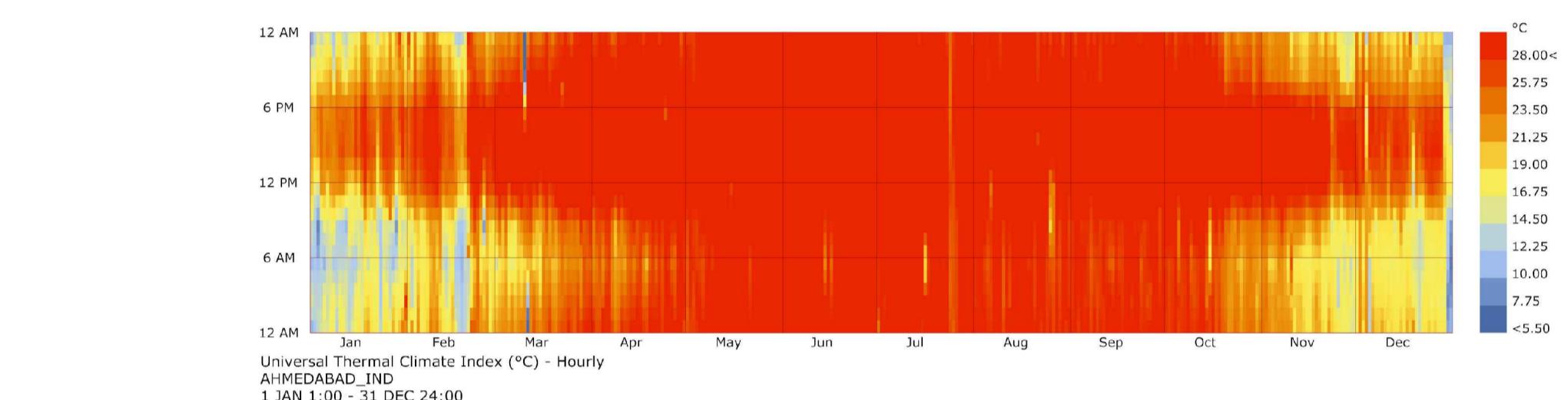


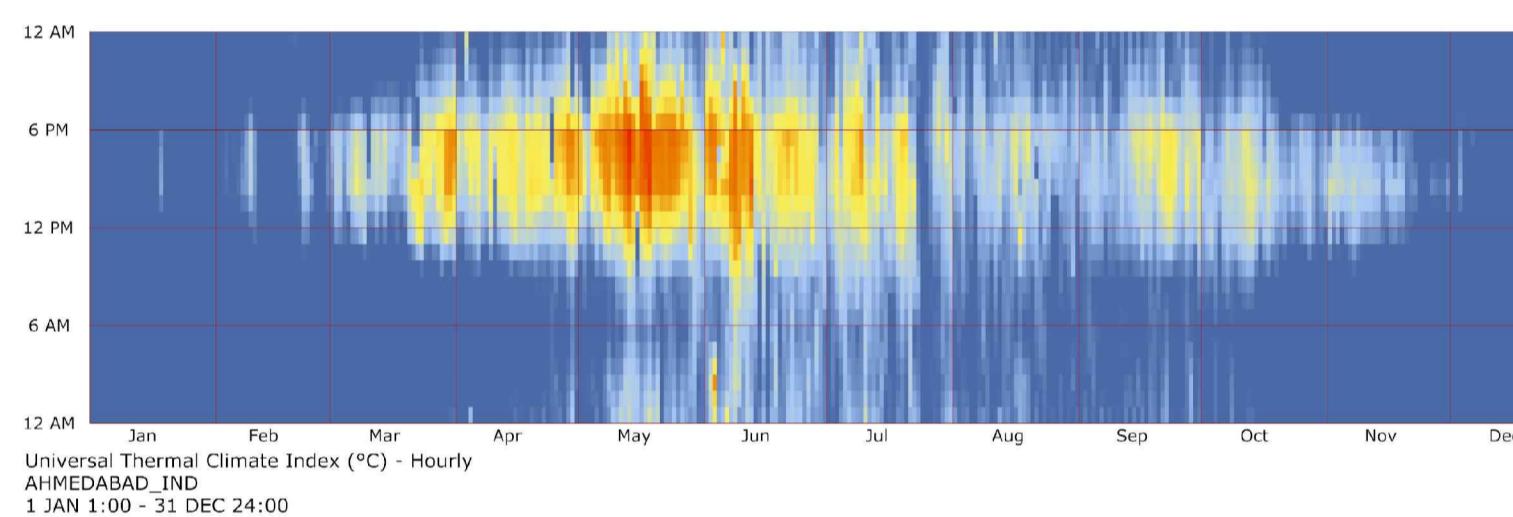
Major Observation: Except the months of April, May, and June, the dry bulb temperature remains in the comfort range. Therefore, as a next step in the process, relative humidity needs to be looked at.



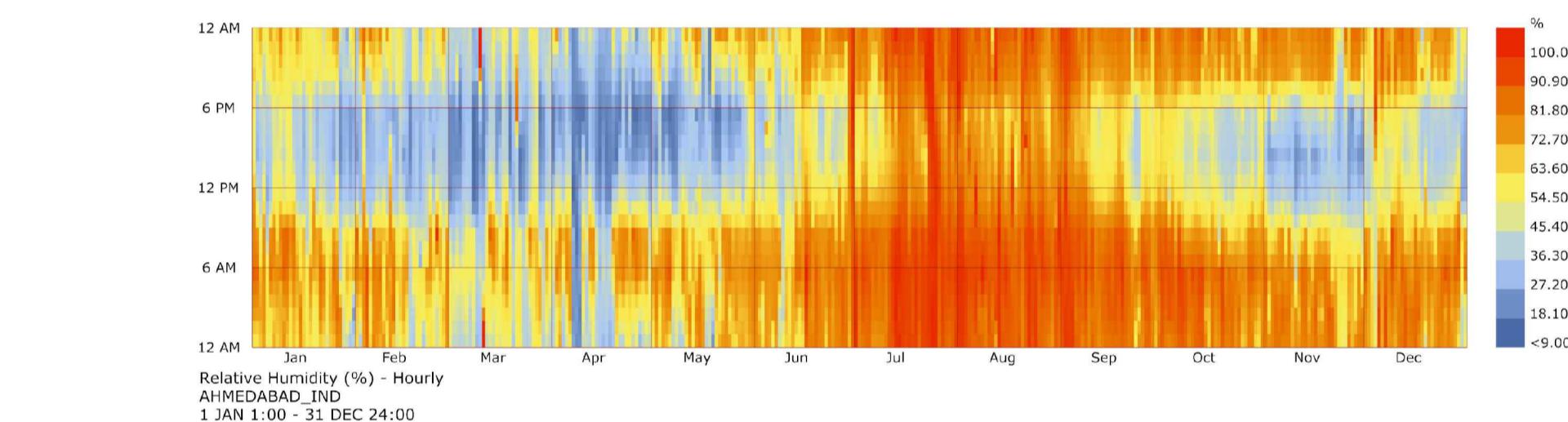
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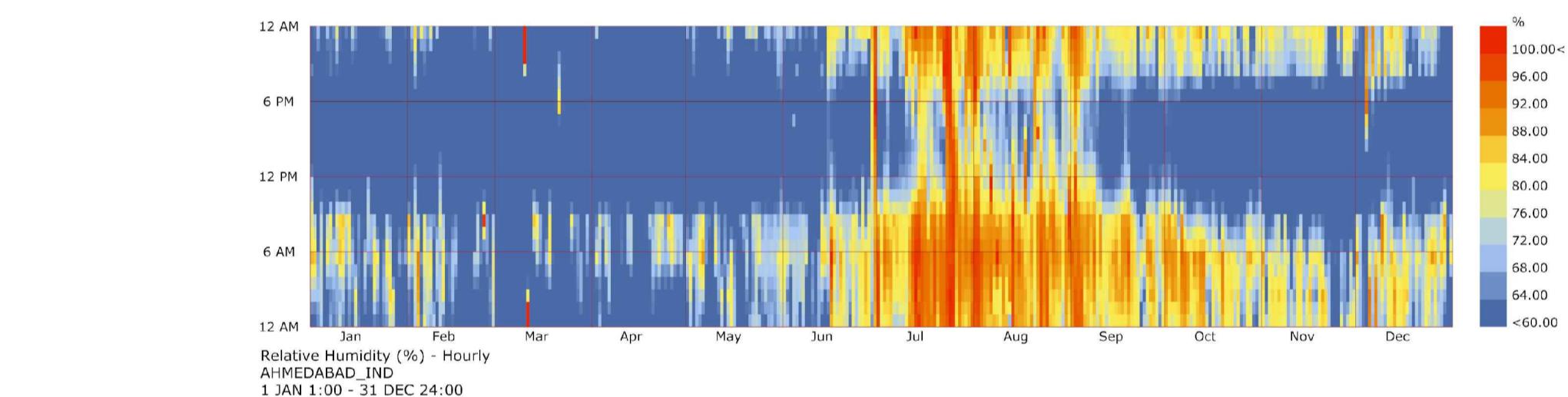
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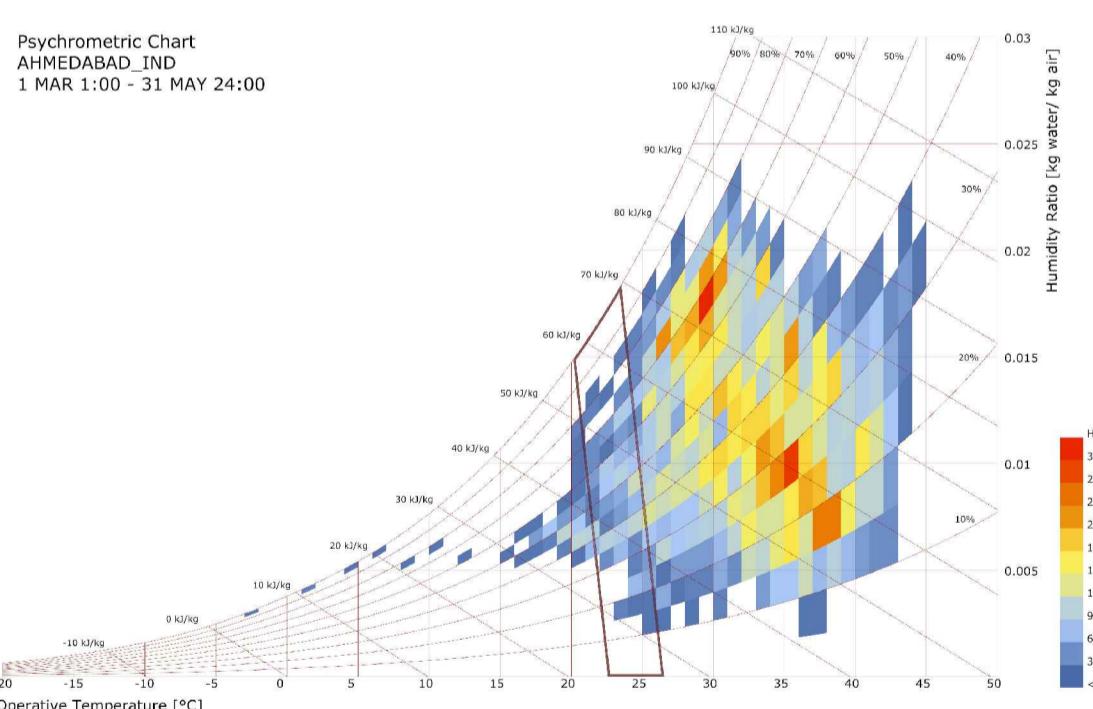
Major Observation: Except the months of April, May, and June, the dry bulb temperature remains in the comfort range. Therefore, as a next step in the process, relative humidity needs to be looked at.



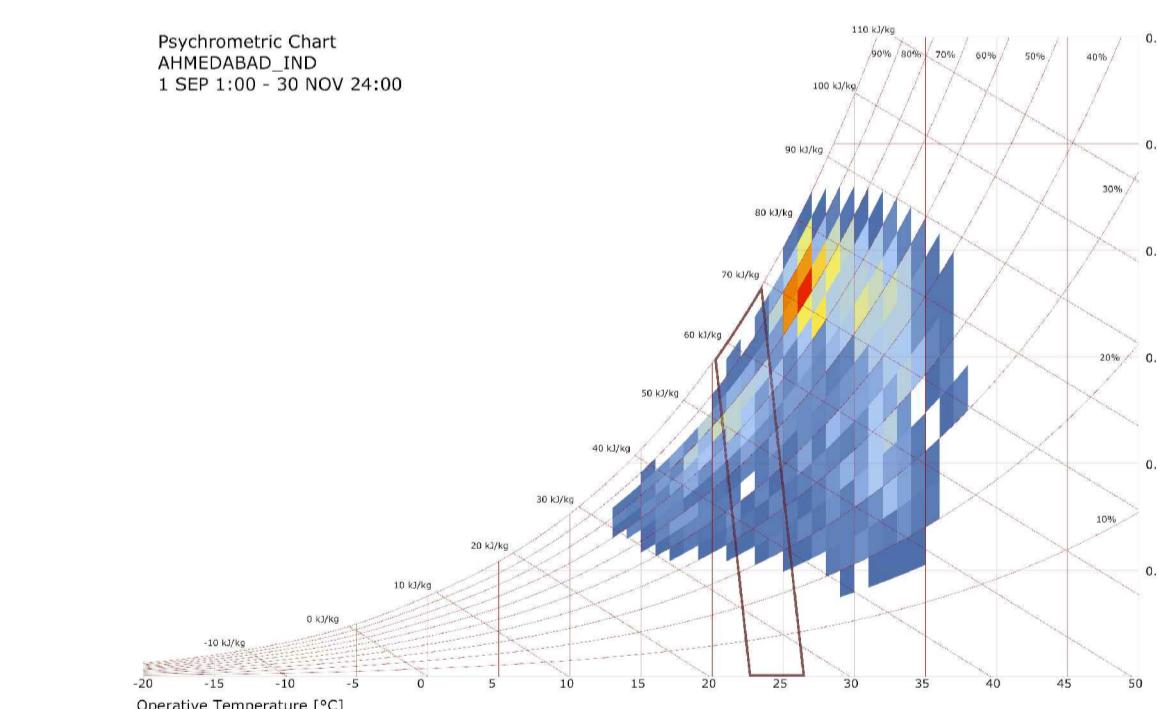
Major Observation: Except the months of June, July, August and September, the relative humidity remains in the comfort range. Therefore, relative humidity of such months shall be considered in design consideration.



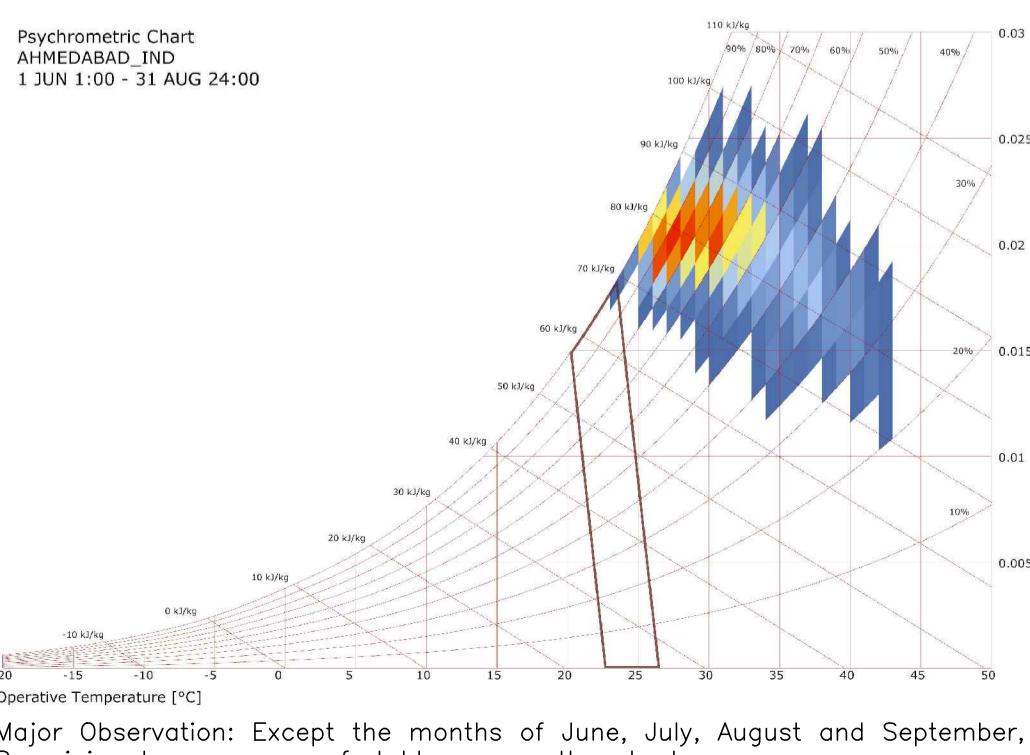
Major Observation: Except the months of June, July, August and September, the relative humidity remains in the comfort range. Therefore, relative humidity of such months shall be considered in design consideration.



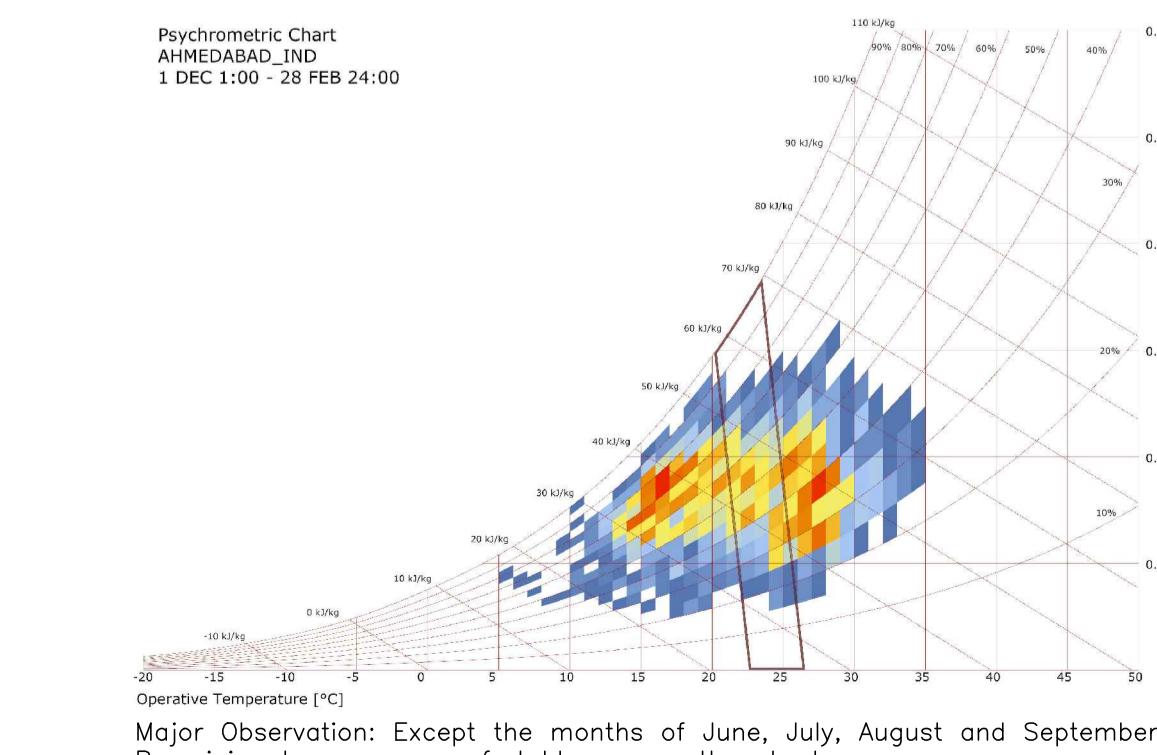
Major Observation: Except the months of June, July, August and September, Remaining hours are comfortable as per the chart.



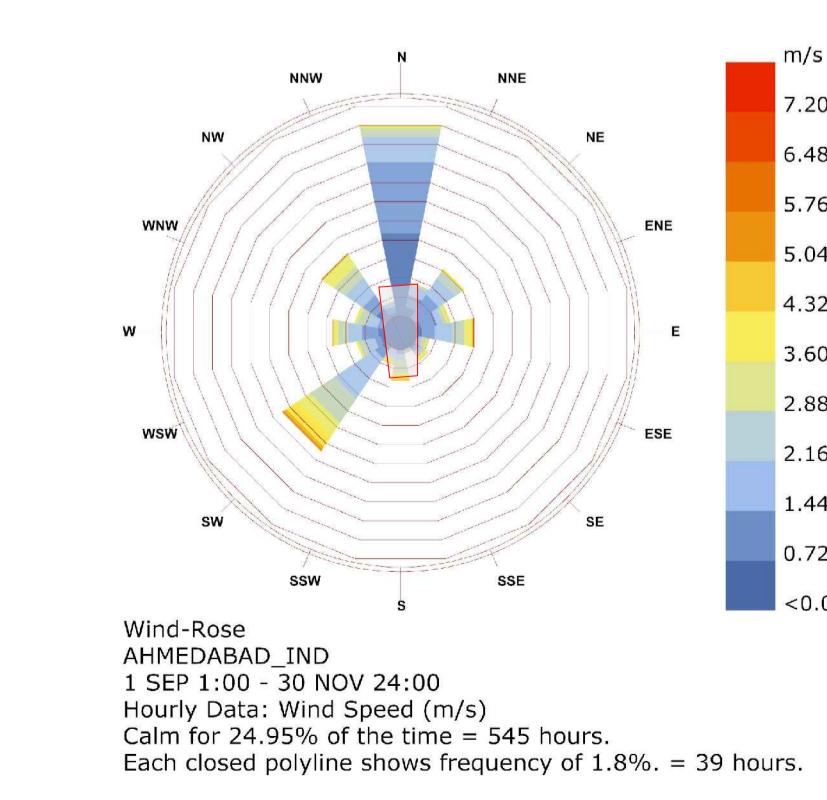
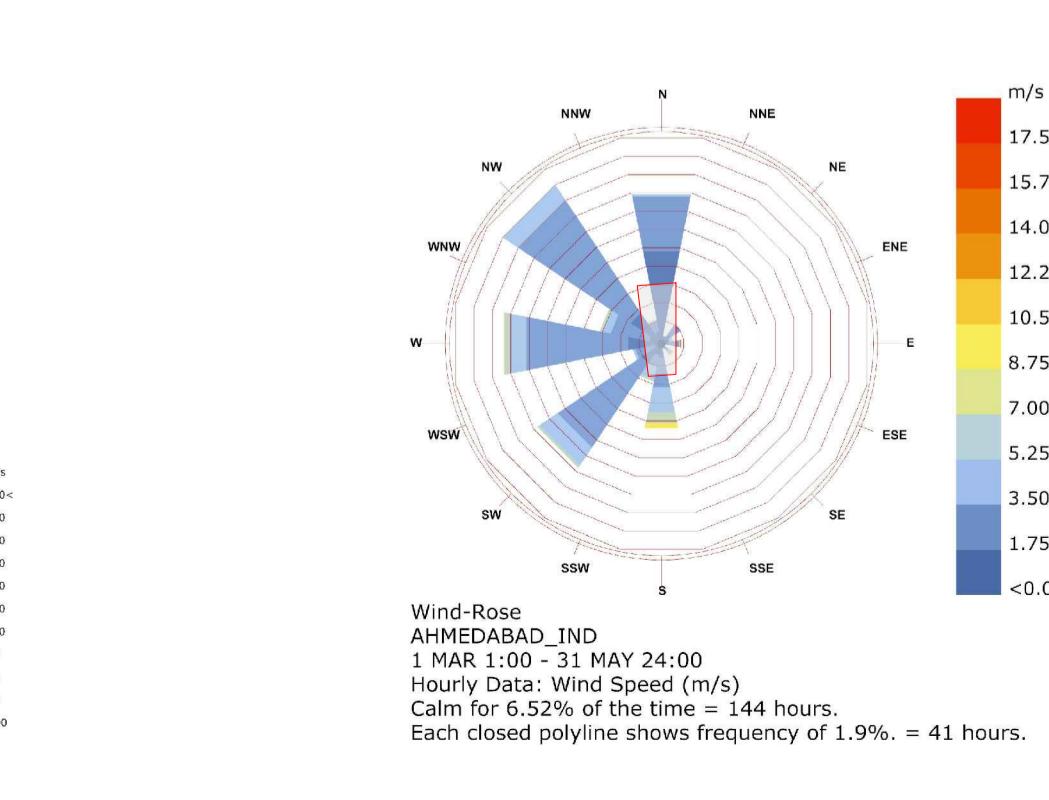
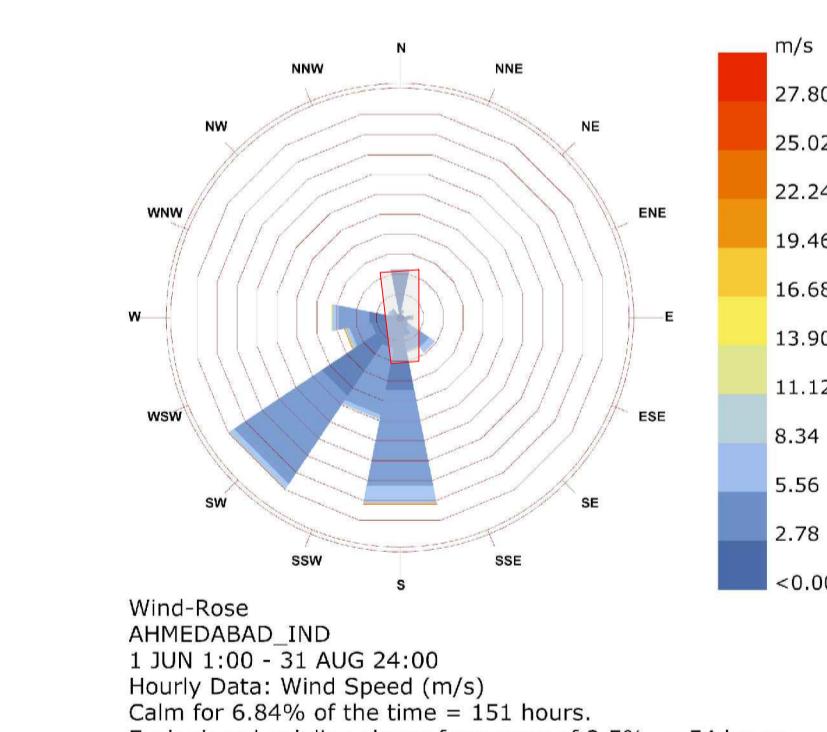
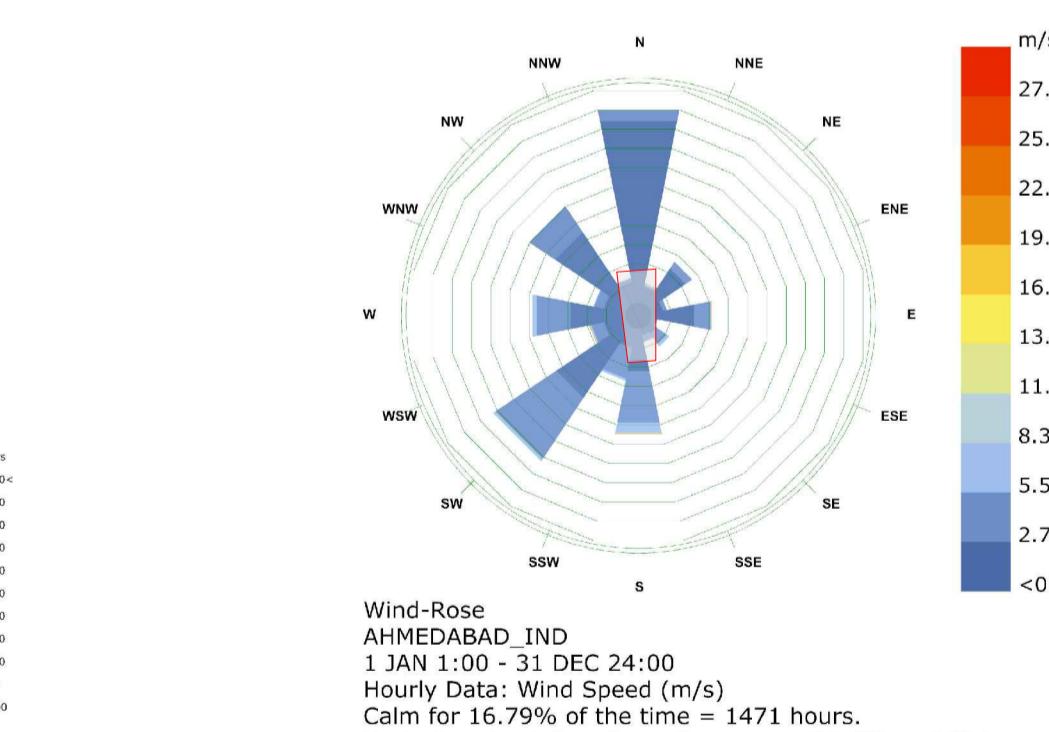
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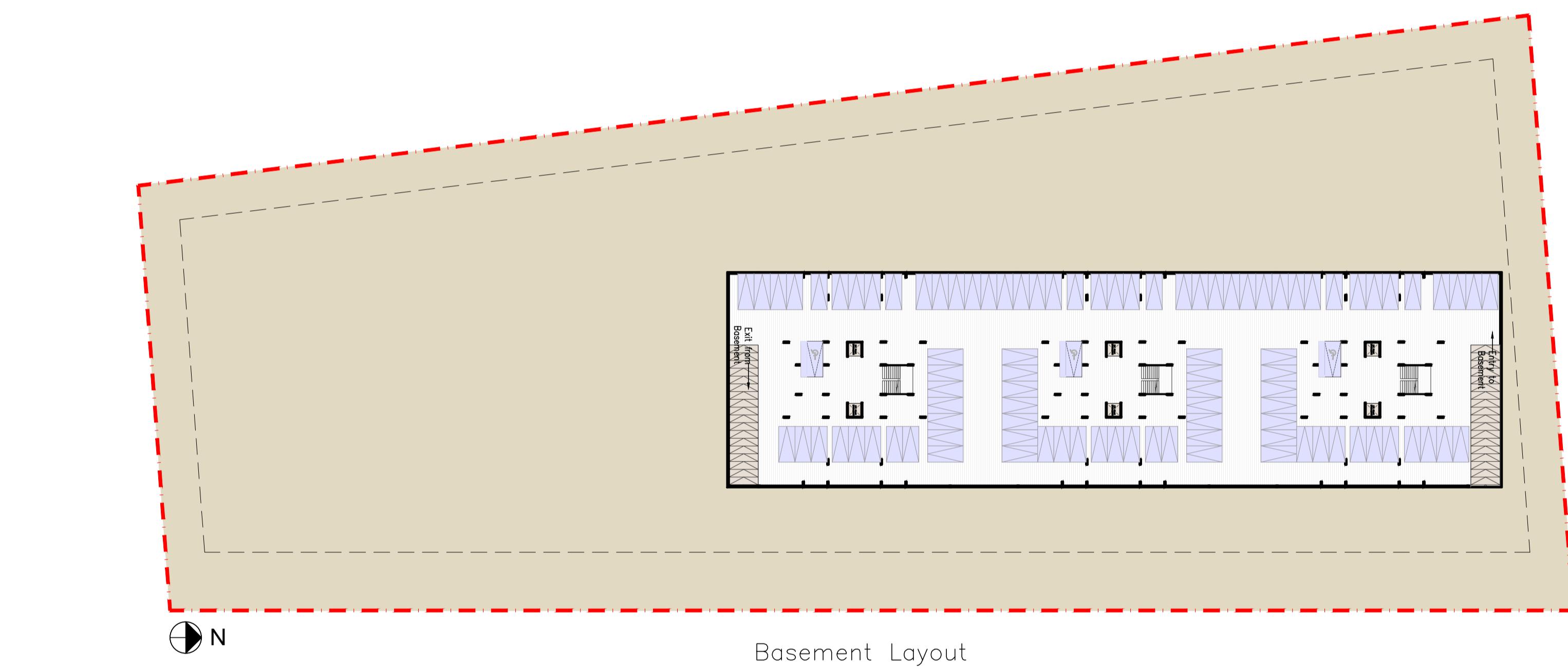
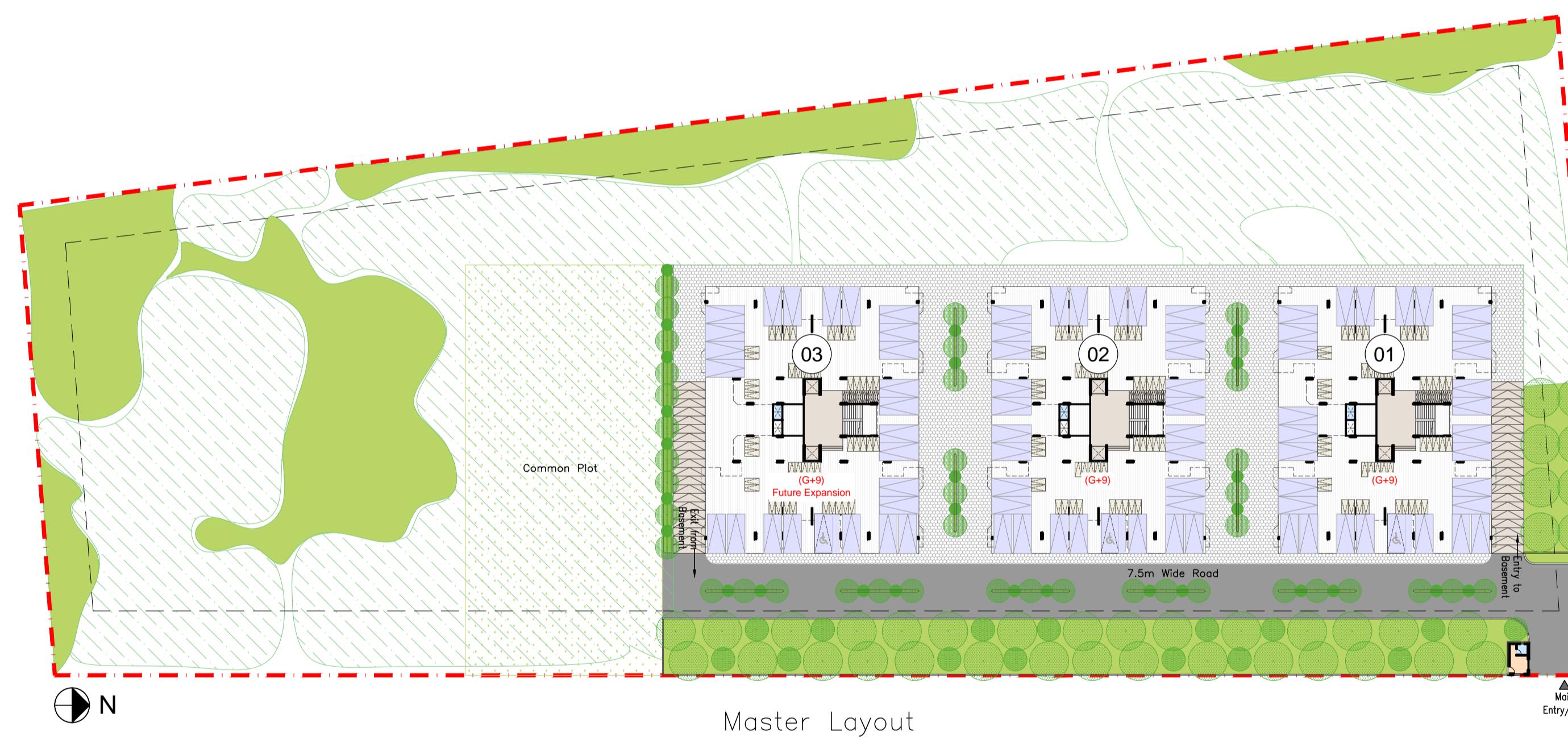
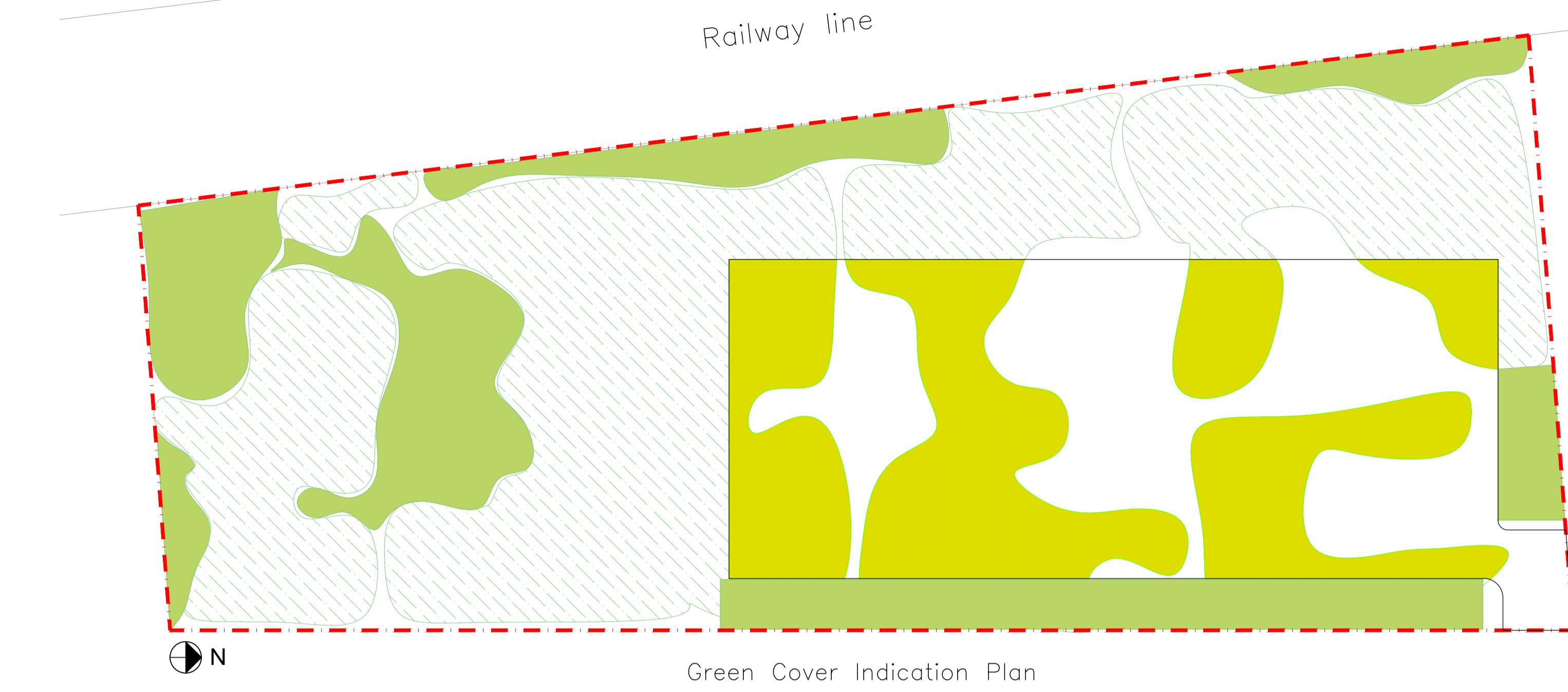
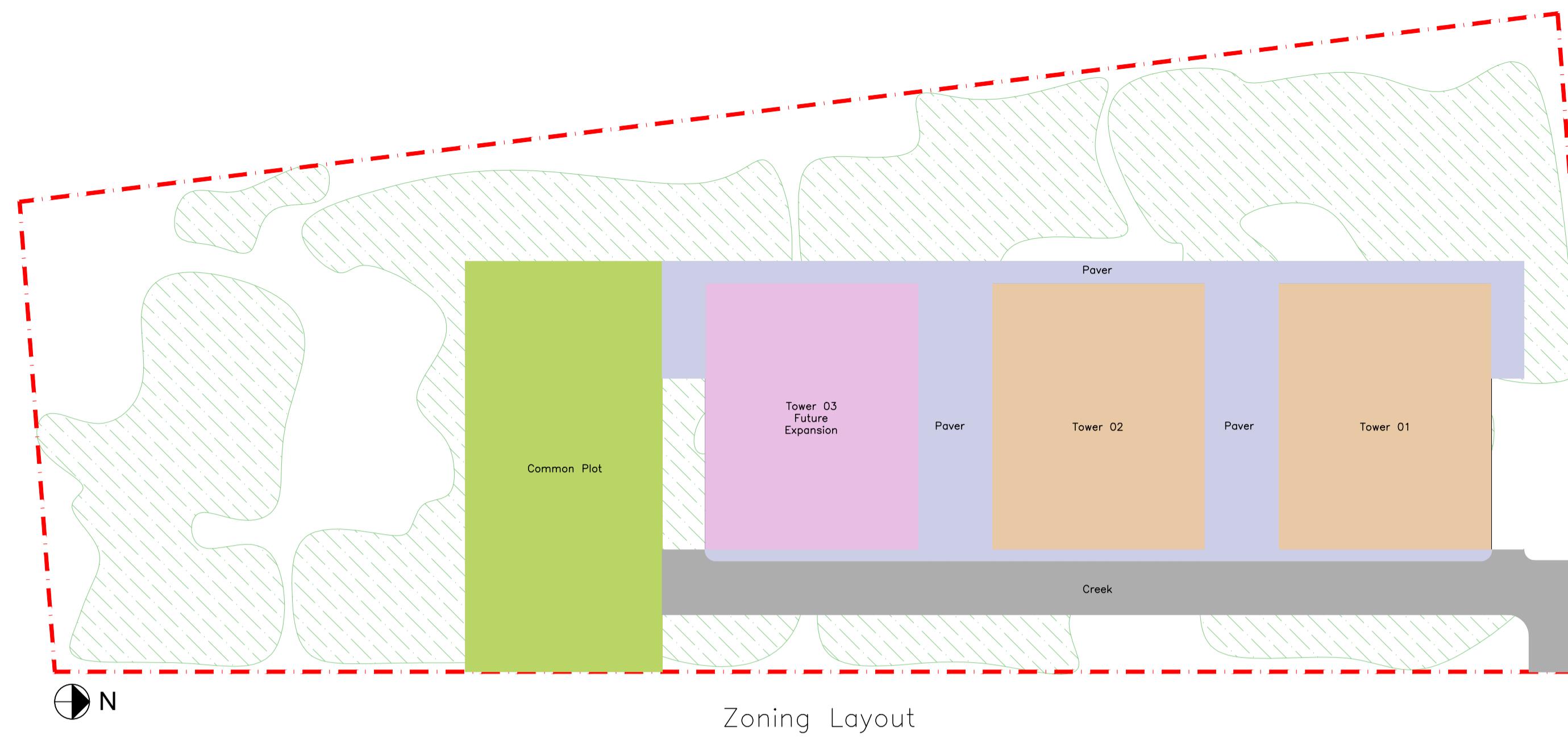


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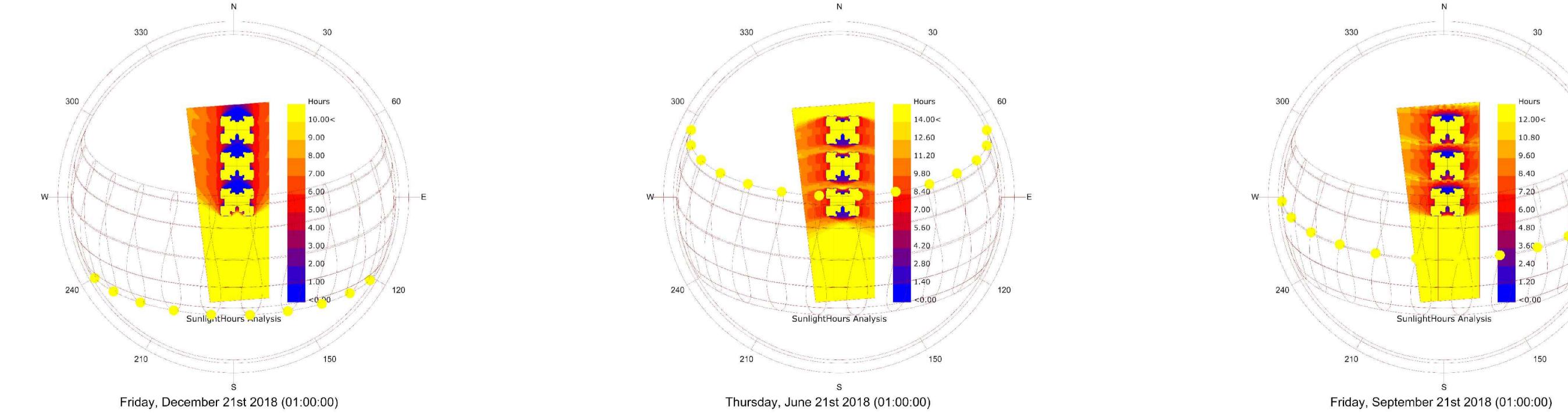
Major Observation: Except the months of June, July, August and September, Remaining hours are comfortable as per the chart.





Legend	Common Plot	Four-Wheeler Parking Space (2.5m X 5.5m)
Road		
Pave Block		
Infrastructure		
Existing Green Cover		
Proposed Green Cover		

Four-Wheelers: 80
Four-Wheelers for differently abled: 3
Two Wheelers: 141

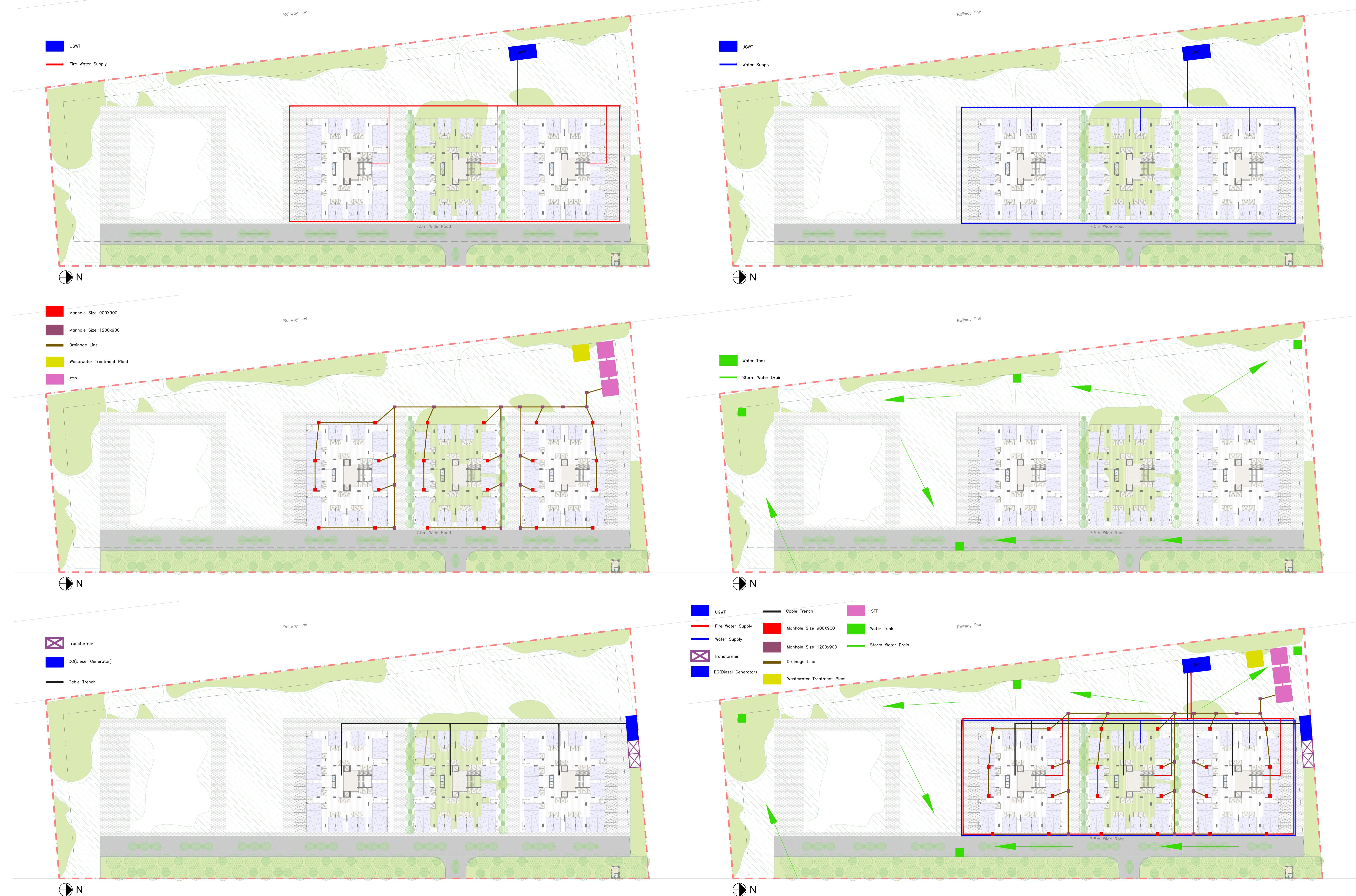


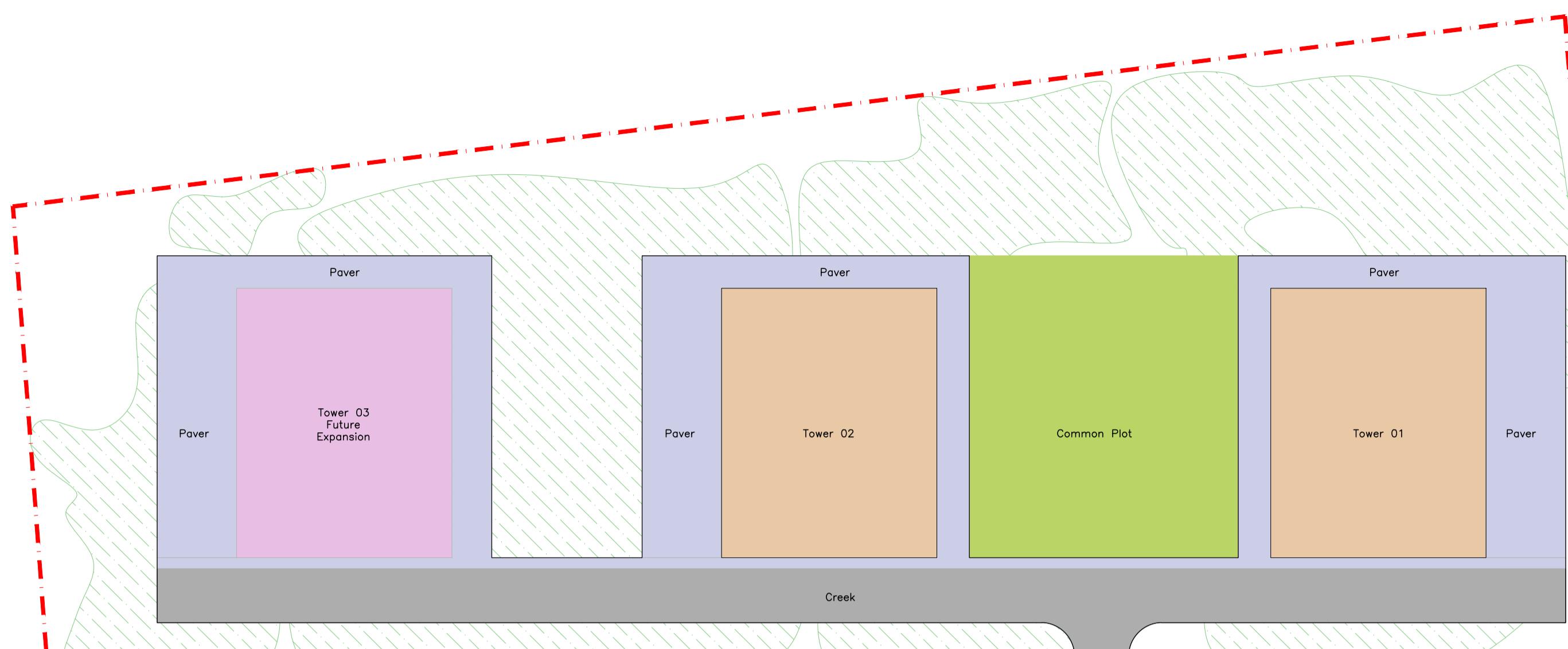
Area Table (Option 01)		
Description	Required/Permissible (m ²)	Proposed (m ²)
Site Area	15450	15450
FSI (Base)	1.8	1.4
FSI Area	27810	21597.84
Common Plot @10% of site area	1545	1545
Ground Coverage	-	3667.36
Paved area	-	2353.05
Unpaved Area	-	13096.95
Total Type V units	-	108
Carpet per 1 Type V unit (As per RERA)	-	159
Parking Area (20% of Utilized FSI)	4319.568	7146
Visitors Parking (10% of required parking space)	431.9568	714.6
Parking @1 Four Wheeler per Dwelling Units	-	108
Parking @1 Two Wheeler per Dwelling Units	-	200
Visitors Parking @10% of Required Four Wheeler	-	10.8
Visitors Parking @10% of Required Two Wheeler	-	20

Schedule of Margin				
Description		Required/ Permissible (m)		
Road Margin				9
Side Margin				6
Between Building Margin				9
Between Building & Common Plot Margin				6

Tree Schedule

Common Name	Botanical Name	Foliage	Height	Type
Neem Tree	Azadirachta Indica	8-10m	10-15m	Evergreen
Saptparni Tree	Alstonia scholar	8-12m	10-12m	Evergreen
Champa Tree	Plumeria	7-8m	4-5m	Ever Green

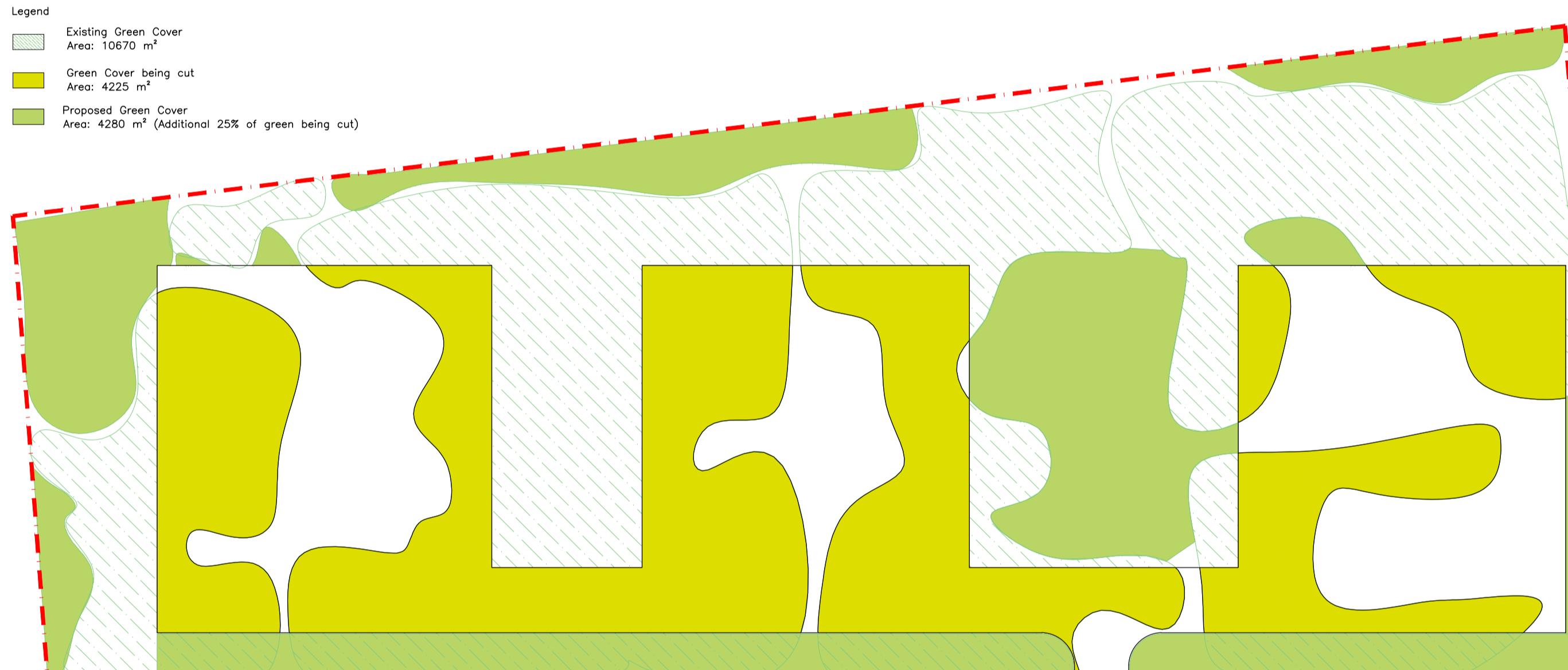




Zoning Layout

Legend

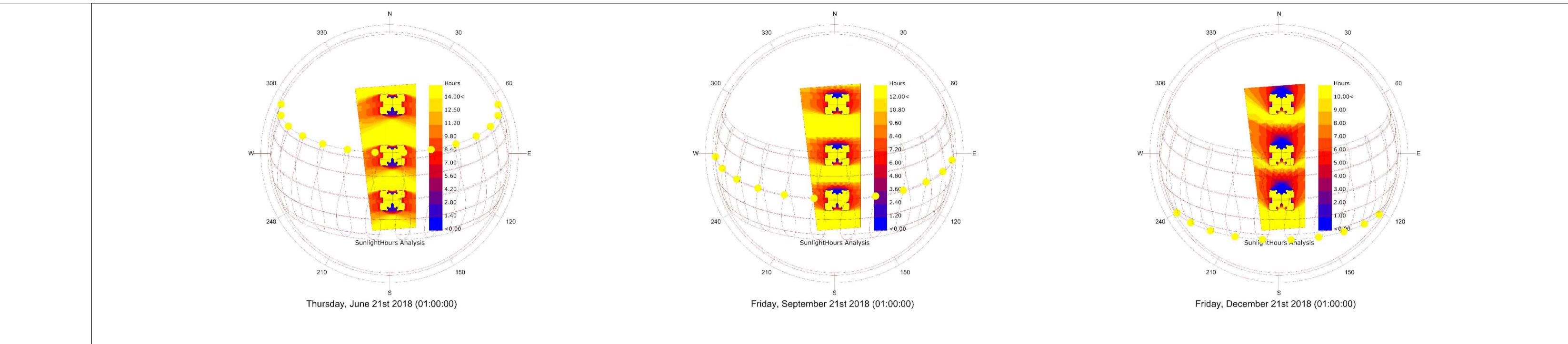
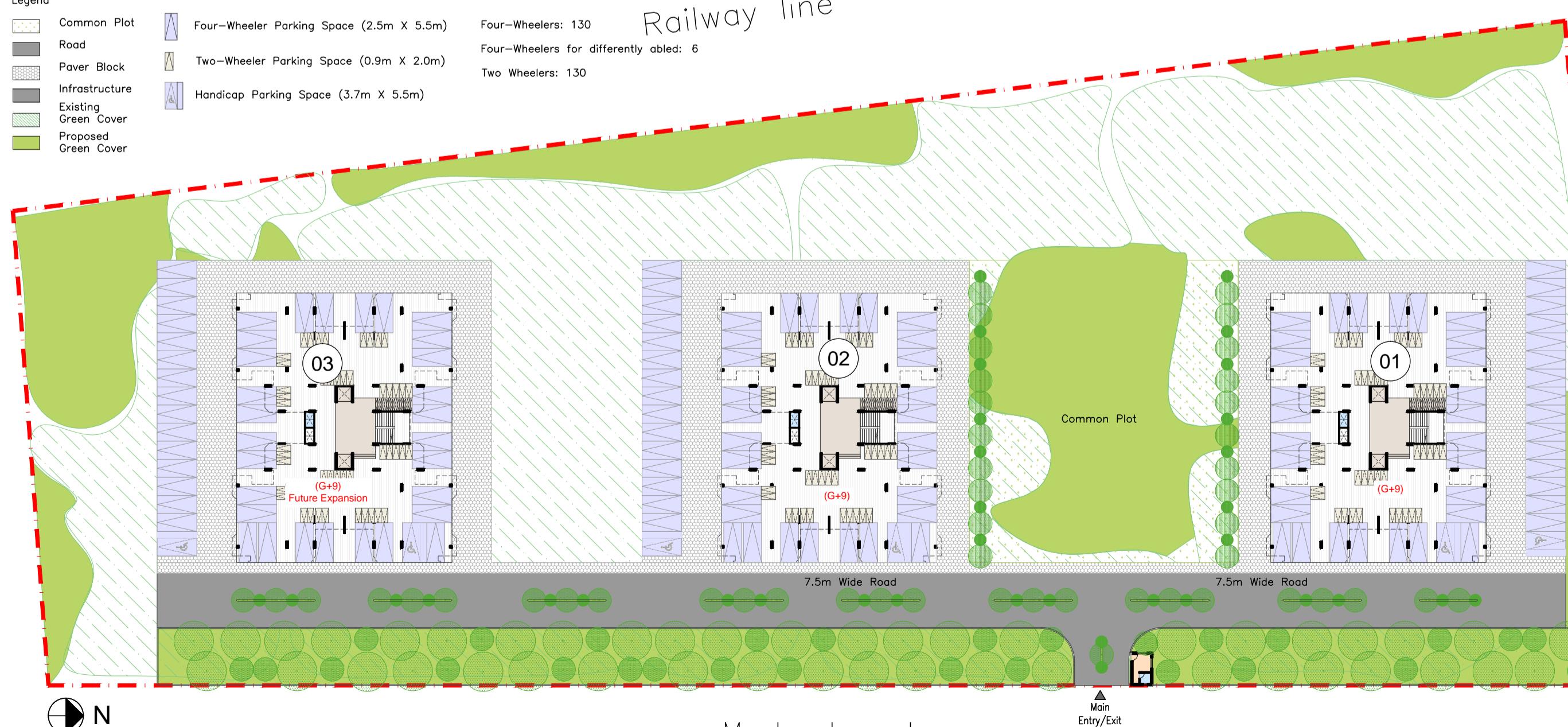
- Existing Green Cover Area: 10670 m²
- Green Cover being cut Area: 4225 m²
- Proposed Green Cover Area: 4280 m² (Additional 25% of green being cut)



Green Cover Indication Plan

Legend

- Common Plot
- Road
- Paver Block
- Infrastructure
- Existing Green Cover
- Proposed Green Cover



Area Table (Option 02)			
Description	Required/Permissible (m ²)	Proposed (m ²)	
Site Area	15450	15450	
FSI (Base)	-	1.8	1.4
FSI Area	27810	21597.84	
Common Plot @10% of site area	1545	1545	
Ground Coverage	-	3331.92	
Paved area	-	4169.92	
Unpaved Area	-	11280.08	
Total Type V units	-	108	
Carpet per 1 Type V unit (As per RERA)	-		
Parking Area (20% of Utilized FSI)	4319.568	5160	
Visitors Parking (10% of required parking space)	431.9568	516	
Parking @1 Four Wheeler per Dwelling Units	108	130	
Parking @1 Two Wheeler per Dwelling Units	108	130	
Visitors Parking @10% of Required Four Wheeler	10.8	12	
Visitors Parking @10% of Required Two Wheeler	10.8	14	

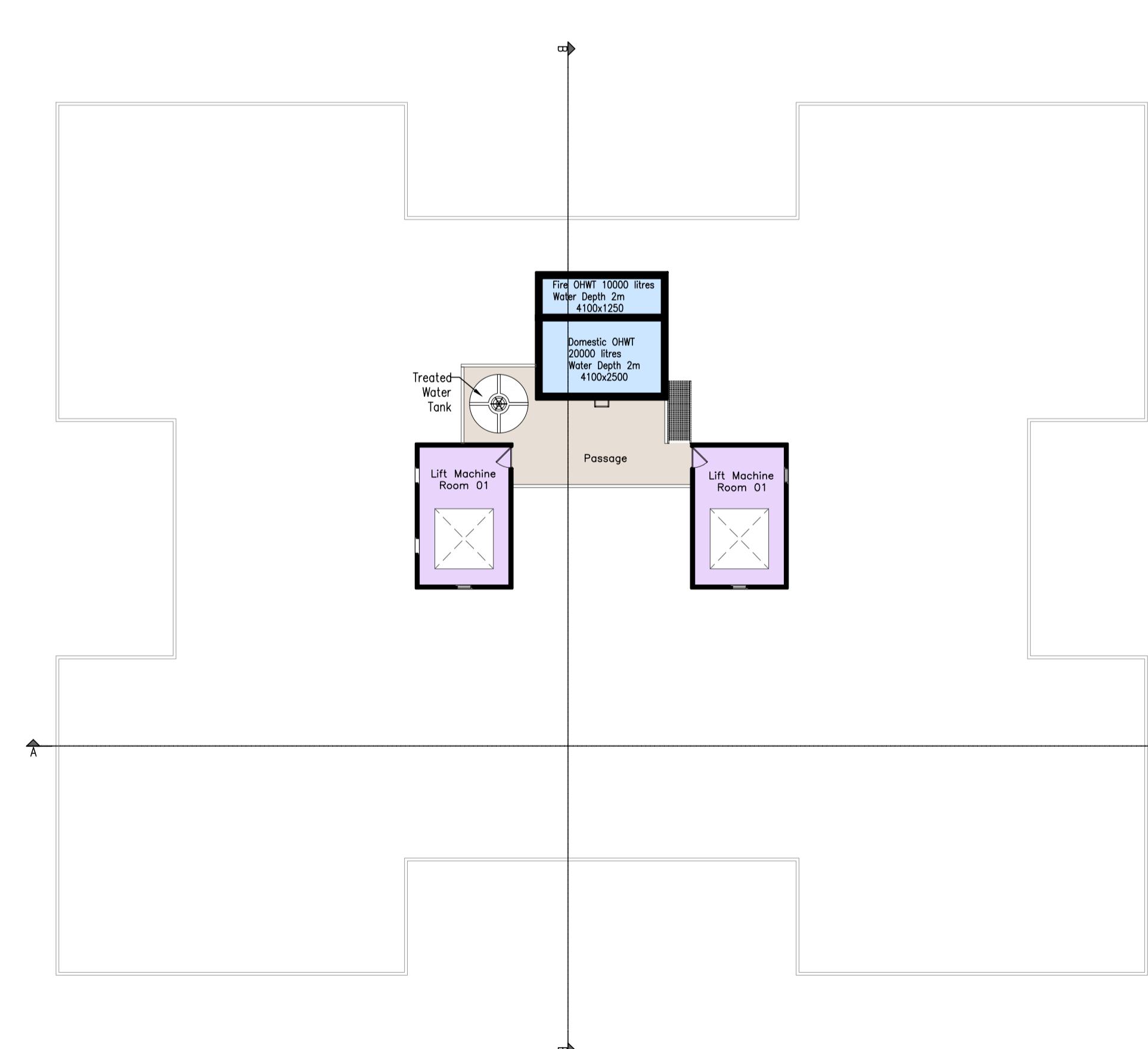
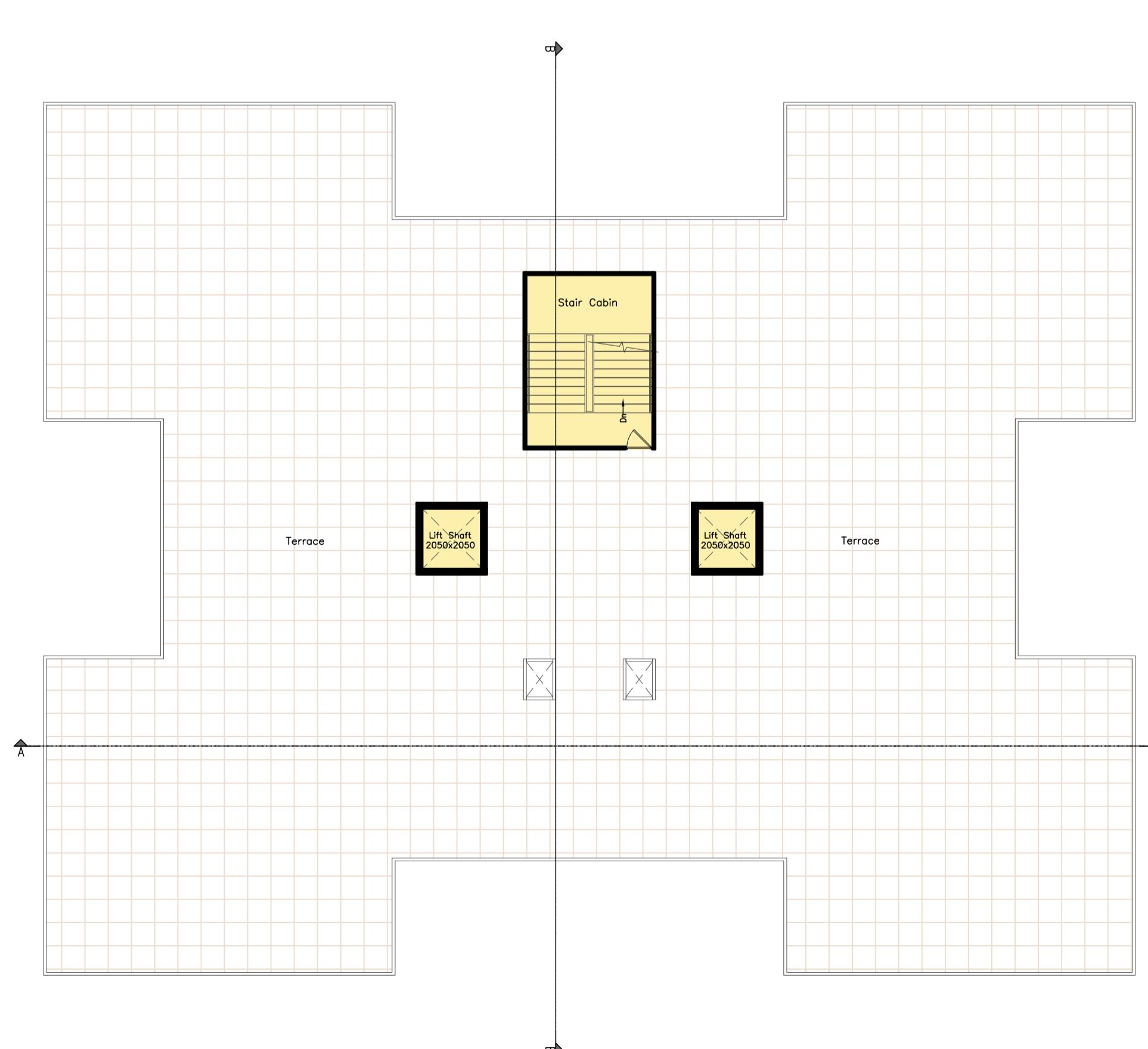
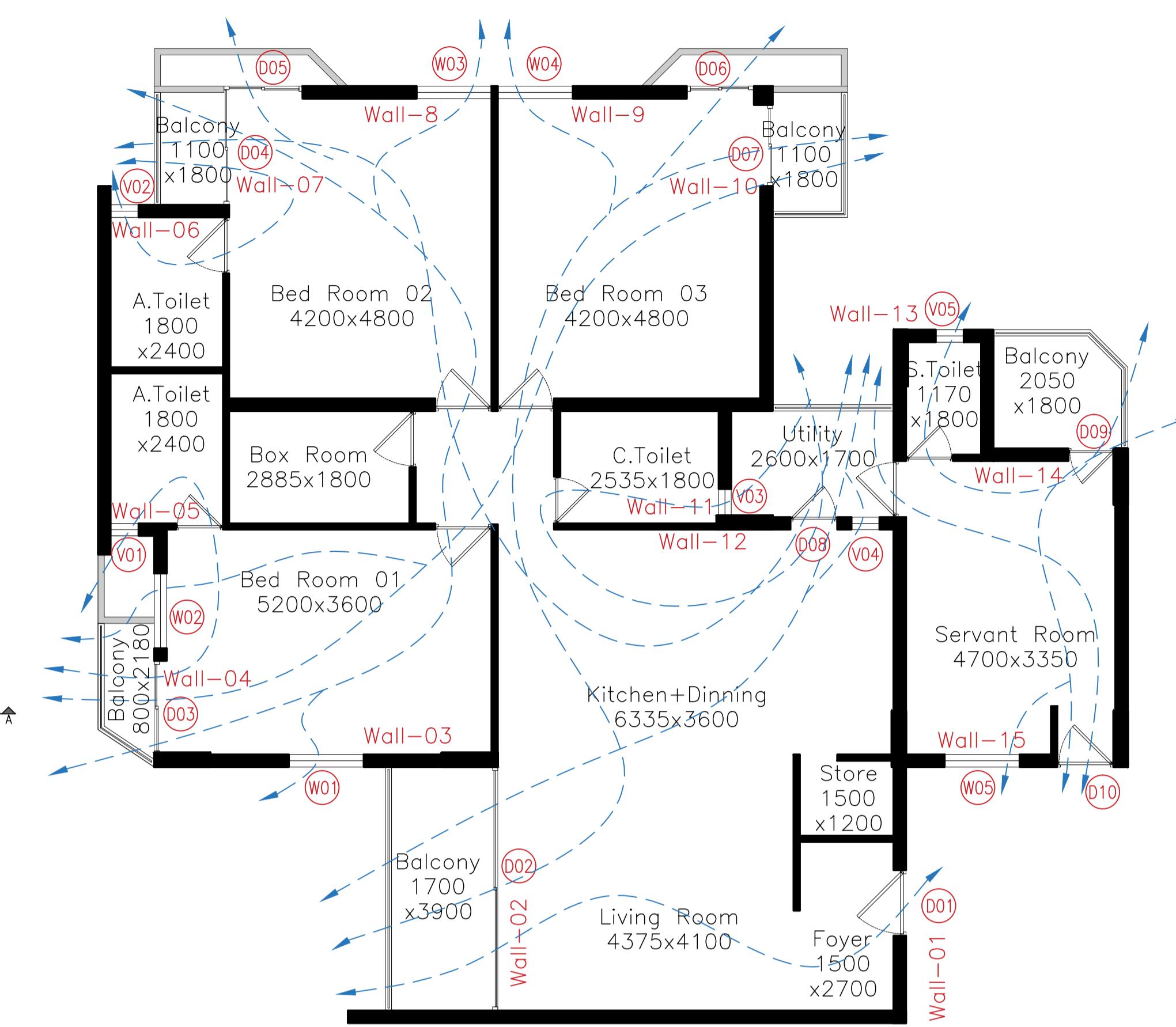
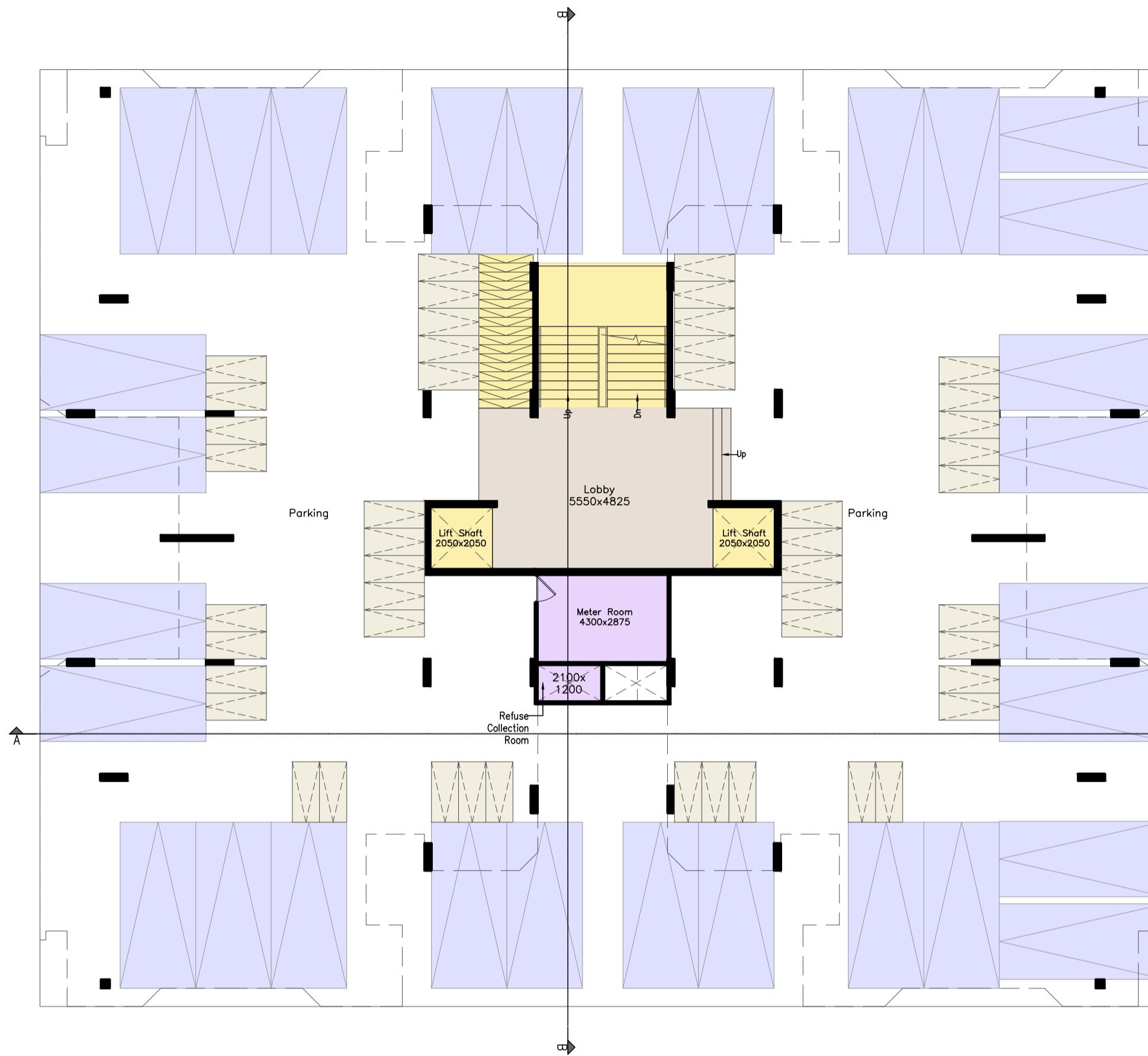
Schedule of Margin	
Description	Required/ Permissible (m)
Road Margin	9
Side Margin	6
Between Building Margin	9
Between Building & Common Plot Margin	6

Tree Schedule				
Common Name	Botanical Name	Foliage	Height	Type
Neem Tree	Azadirachta Indica	8-10m	10-15m	Evergreen
Saptparni Tree	Alstonia scholar	8-12m	10-12m	Evergreen
Champa Tree	Plumeria	7-8m	4-5m	Ever Green

Note: This option is without basement yet fulfilling the parking needs as indicated in area table.

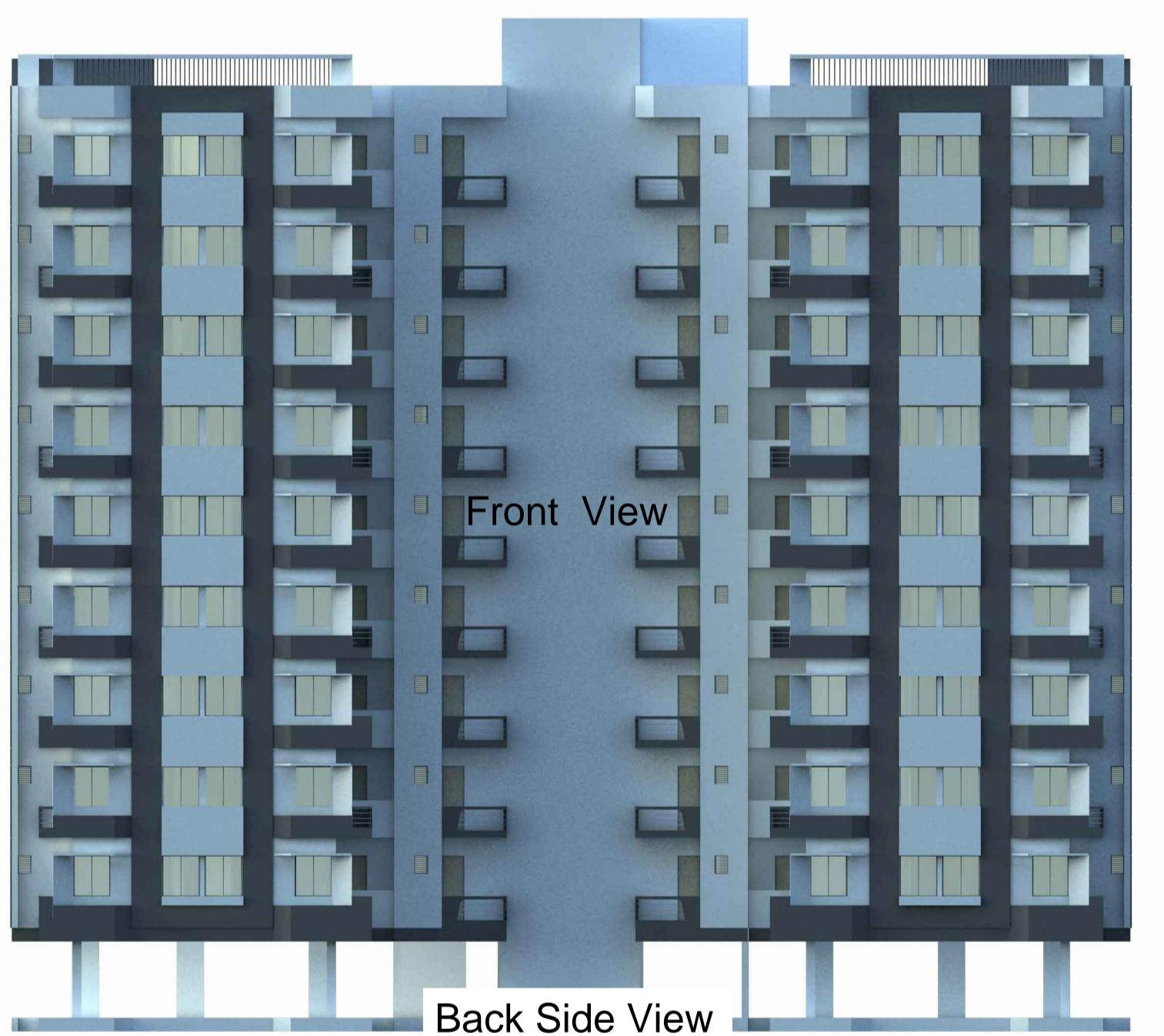
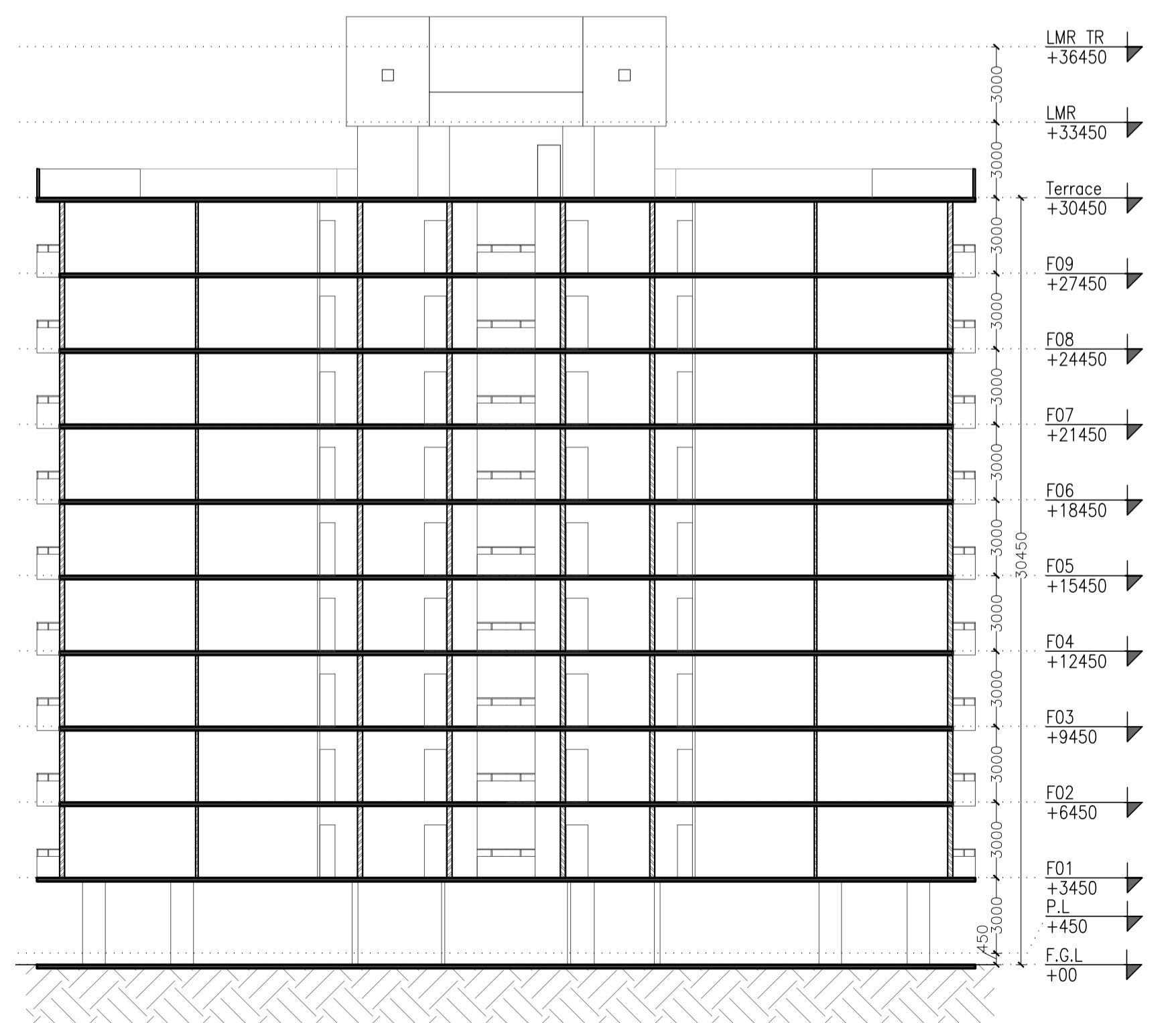
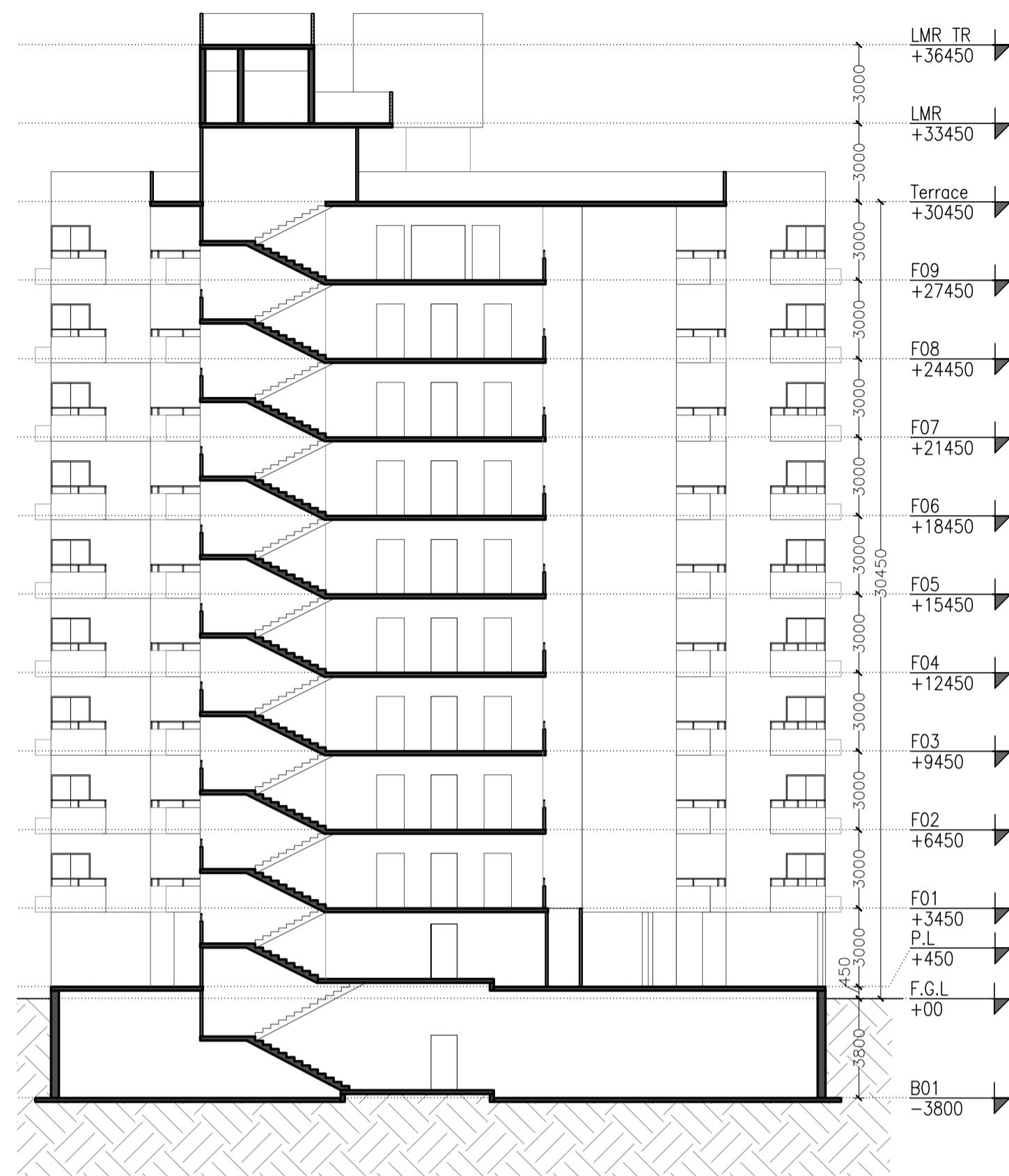
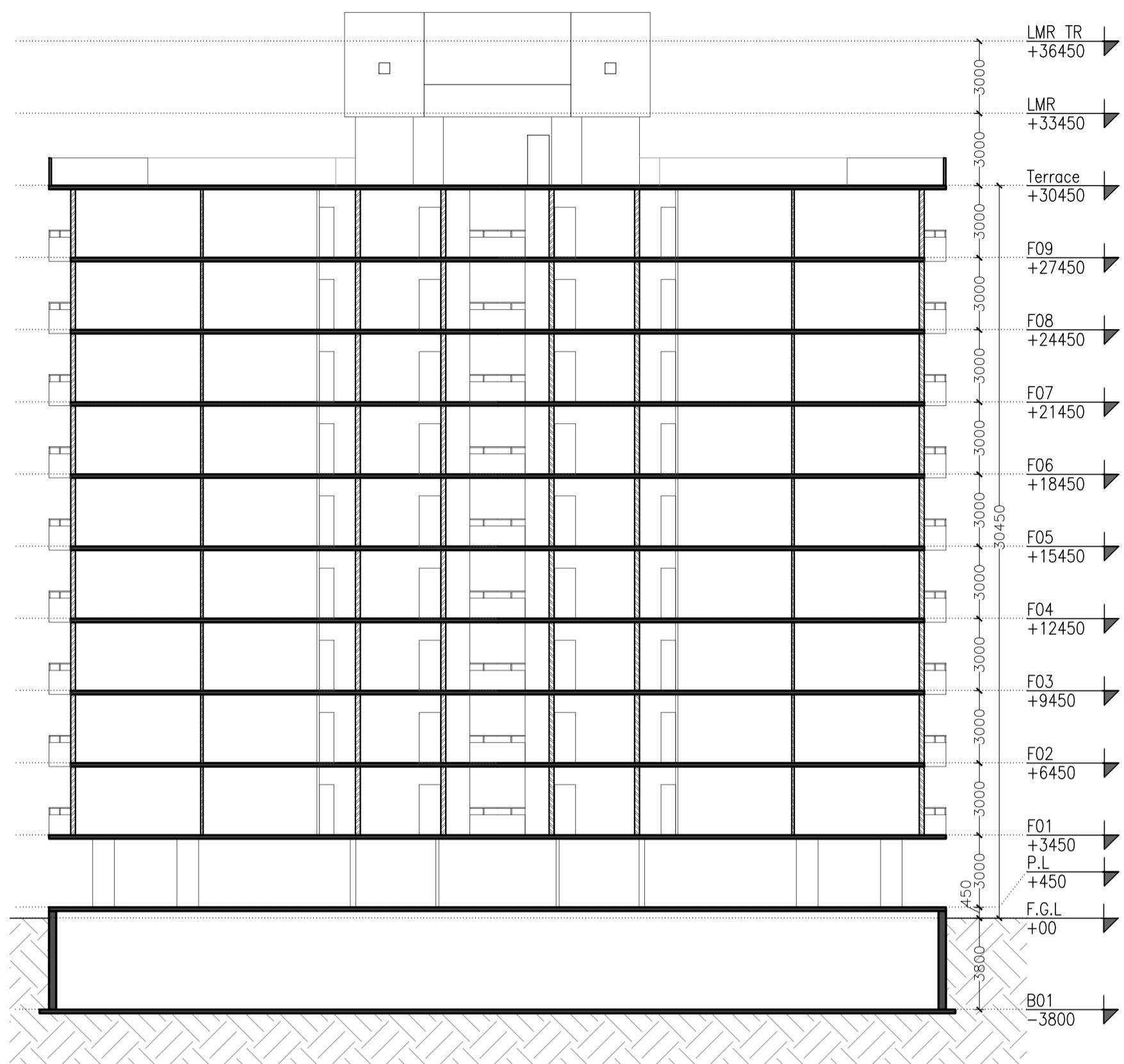
By-Laws Comprehensive GDCR				
Sl.No	Item	Parameter	Source	Clause
1	Site Area	1545000 m ²	Tender	N/A
2	Width & Radius of vehicular ramp for Two-wheeler	2m	Comprehensive GDCR	Table-21-3 188
3	Max slope of vehicular ramp	1:7	Comprehensive GDCR	21.1.15.1b 188
4	Minimum clear height to be maintained in vehicular ramp	2.6 m	Comprehensive GDCR	21.1.15.1d 188
5	Vehicular ramp in margin leading to external walls, areas under service shafts, exclusive partition or intermediate partition walls of the apartment	Not allowed in margin	Comprehensive GDCR	8.4.8.4 128
6	Pedestrian ramp in margin leading to upper floors	Not allowed in margin	Comprehensive GDCR	8.4.8.5 128
7	Pedestrian ramp in margin leading to Basement	Not allowed in margin	Comprehensive GDCR	8.4.7.6 122
8	Pedestrian ramp in margin approach	Allowed in margin in margin per regulation 21.1.5	Comprehensive GDCR	8.4.7.4 122
9	Number and width of vehicular ramp for Basement	1 ramp of width 6m	Comprehensive GDCR	Table-21-4 188
10	Width of Pedestrian ramp according to length	2 ramps of width 3.25 m	Comprehensive GDCR	Table-21-4 188
11	Total ramp landing	3.6 m - 1.2m; Up to 9m - 1.8m;	Comprehensive GDCR	21.1.15.2 188
12	Min slope of pedestrian ramp landing	1.8 meters long	Comprehensive GDCR	21.1.15.2-f 188
13	Max slope of pedestrian ramp	1:12	Comprehensive GDCR	21.1.15.2c 188
14	Contours and Passageway			
1	Residential	As mentioned in table	Comprehensive GDCR	Table-22-4.1 201
15	Common Plot and Thick Plantation			
1	Common Plot	10s of plot area	Comprehensive GDCR	Table-8.11.1 132
2	Built up in Common Plot	Maximum 15% of plot area and both maximum height of 7.5 m	Comprehensive GDCR	8.11.1.4c 8.11.1.4b 188
16	Environment			
1	Rain water management	One percolation well per 4000 sq.mt of plot area	Comprehensive GDCR	25.2.2.d 230
2	Rain water storage tank	Adequate capacity	Comprehensive GDCR	25.2.3 230
3	Community Bins for Residential	Provide in road side in pairs At the rate of 30 litres per dwelling unit Minimum capacity of bin is 80 litres	Comprehensive GDCR	25.3.1 230
4	Tree Plantation	At the rate of 30 trees per 2000sq.mt of area or part thereof Tree guards will be provided	Comprehensive GDCR	25.5.2 238
5	Solar PV Installation	Minimum stress per 2000sq.mt of area or part thereof available roof space whichever is less	Comprehensive GDCR	Table-25.6.2.2 234
6	Environment Impact Assessment	Necessary	Comprehensive GDCR	25.8 235
17	Fire Prevention and Safety			
1	Following fire safety professionals are applicable	Fire Protection Consultant, Fire men	Comprehensive GDCR	Table-22-1.3 196
2	Load bearing capacity of marginal space	40 tones per m ²	Comprehensive GDCR	Table-22.3.1.1 201
3	Meter room	Independent ventilated electrical service room shall be situated on ground or first basement. The door of this room shall have fire resistance of 2 hours	Comprehensive GDCR	22.12.3 211
18	Buildings and Infrastructure			
1	Boundary wall	Max 1.5m high from the crown of the road At junctions introduce grill in boundary wall base shall or not more than 0.8m	Comprehensive GDCR	21.1.1 177
2	Paving	Maximum 50% of total area including marginal open space and connection of the plot area shall be paved. The remaining area shall be permeable for infiltration or percolation	Comprehensive GDCR	21.1.4 178
3	Plinth	Minimum 0.45mt from the established level of the plot Maximum 3.5m and minimum 1.0mt from the ground level to finished floor level	Comprehensive GDCR	21.1.6.1 179
4	Hollow Plinth	Maximum 3.5m and minimum 1.0mt from the ground level to finished floor level at all accessible edges of a building	Comprehensive GDCR	21.1.6.2.a 179
5	Railing	Minimum 1.15m from finished floor level at all accessible edges of a building	Comprehensive GDCR	21.1.12.1 181
6	Maximum size of security cabin	2.0m x 4.0m x 3.5m	Comprehensive GDCR	8.4.7.2 122
7	Toilet	As mentioned in Table-21.9.2; Table-21.9.1	Comprehensive GDCR	21.9.2 190
8	Toilet for people with disability	Minimum one of 1.5m x 1.75m	Comprehensive GDCR	21.9.2 189
19	Ventilation			
1	Habitable room	Aggregate area of the opening area of window, door and ventilator to a room shall be minimum one-seventh of the floor area of the room	Comprehensive GDCR	21.4.1.2 186
2	Basement	Ventilated adequately	Comprehensive GDCR	21.4.2 186
3	Atrium	Ventilated adequately	Comprehensive GDCR	21.4.3 186
4	Bathrooms & Water Closets	Minimum area of opening shall be 0.25 sq.mt	Comprehensive GDCR	21.4.4.2 187
20	Basement			
1	Clear height	Minimum 2.8m and maximum 4.5m	Comprehensive GDCR	21.1.7.7 180

Floor Plans



Type V Unit	Main Unit		
	Existing Area	New Area	Proposed Area
Unit Area	139.35	145	145
Stairs/ Lobby	6	7	7
Balcony	9.85	12	12.74
Utility	-	4.5	4.5
Cycle/Scooter Shed/ Garage	As per Parking Norms		
Type V Unit	Servant Quarter		
Unit Area	18.6	21.5	21.5
Stairs/ Lobby	4.5	-	-
Balcony	-	3.5	3.9
Utility	-	-	-

Area	Wall No.	Wall		Window		Opening Area
		Width	Height	Windw w	Windw Height	
Foyer	1	2800	3000	8.40	D01	1050
Parking Room	2	3900	3000	11.7	D02	3900
Bed Room	3	5200	3000	15.6	W01	1200
Bed Room	4	3600	3000	10.8	W02	1200
A.Toliet	5	1800	3000	5.40	V01	450
t	6	1800	3000	5.40	V02	450
Bed Room	7	1800	3000	5.40	D04	1800
Bed Room	8	4200	3000	12.60	W03	1200
Bed Room	9	4200	3000	12.60	W04	1200
Bed Room	10	4800	3000	14.40	D07	1300
C.Toliet	11	1800	3000	5.40	V03	450
Kitchen +Dinni	12	5435	3000	16.3	D08	750
S.Toliet	13	1170	3000	3.51	V05	450
Servent Room	14	3350	3000	10.05	D09	750
	15	3350	3000	10.05	W05	1200
					D10	900
						18.9





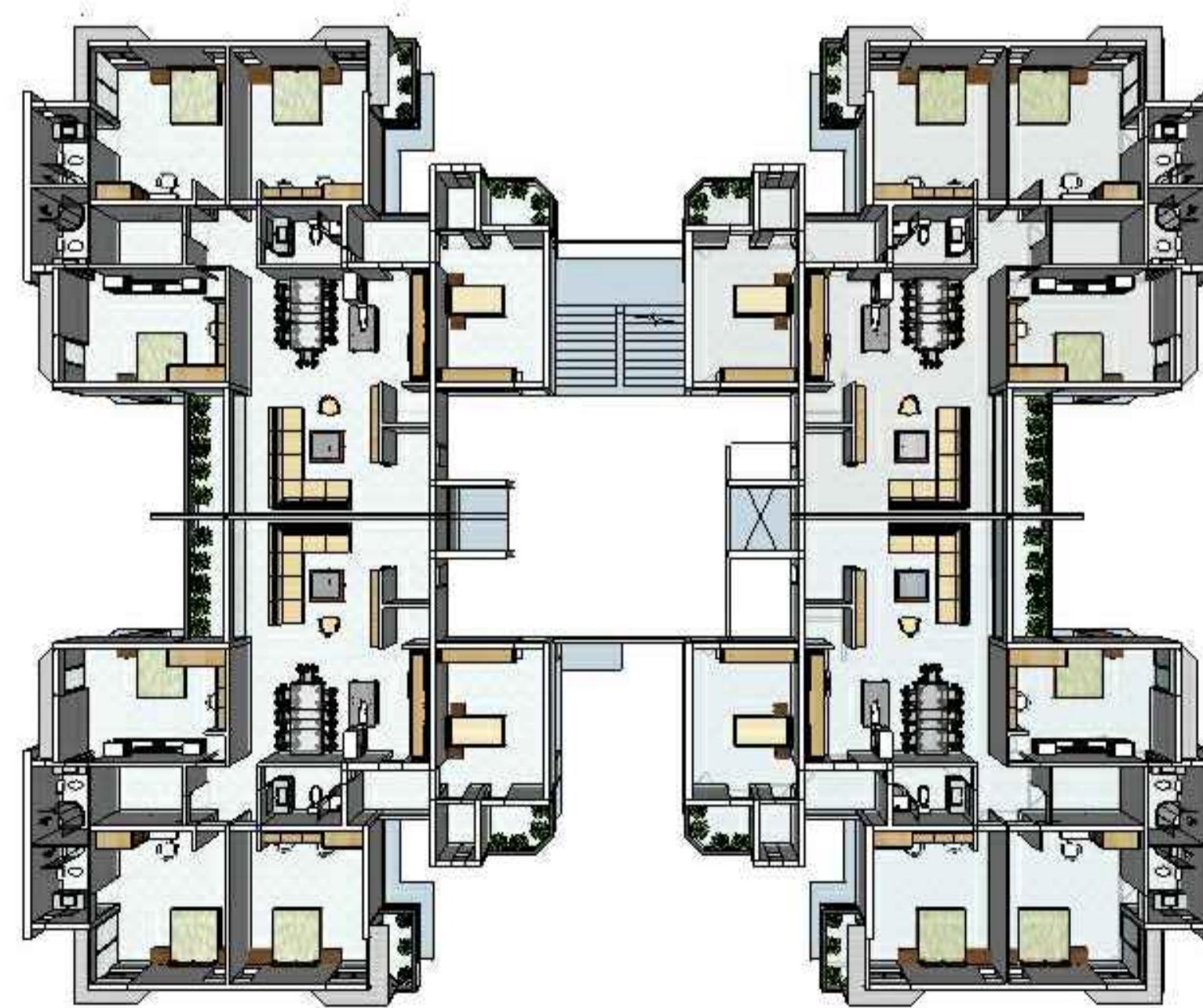
Furniture Layout



Furniture Layout



Furniture Layout



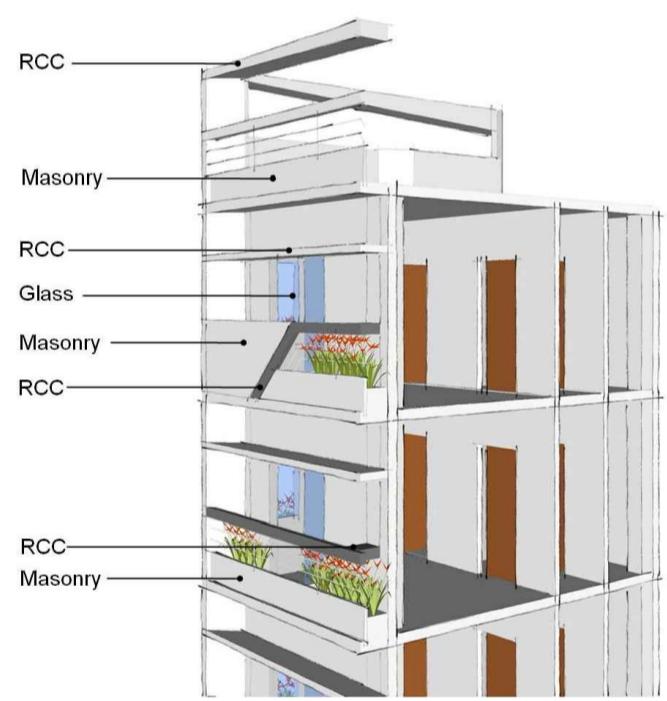
Cluster Layout



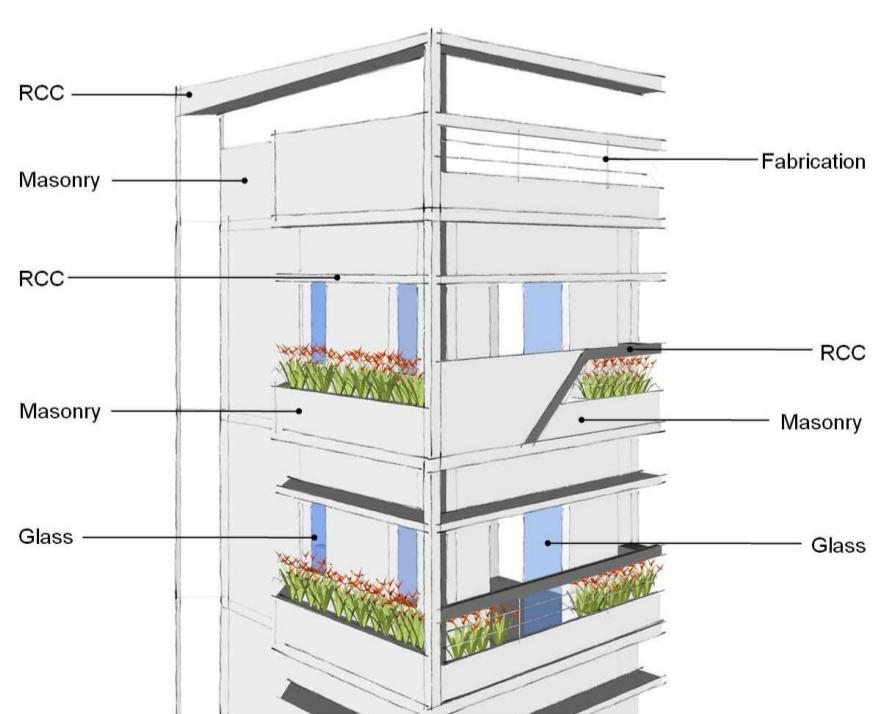
Furniture Layout



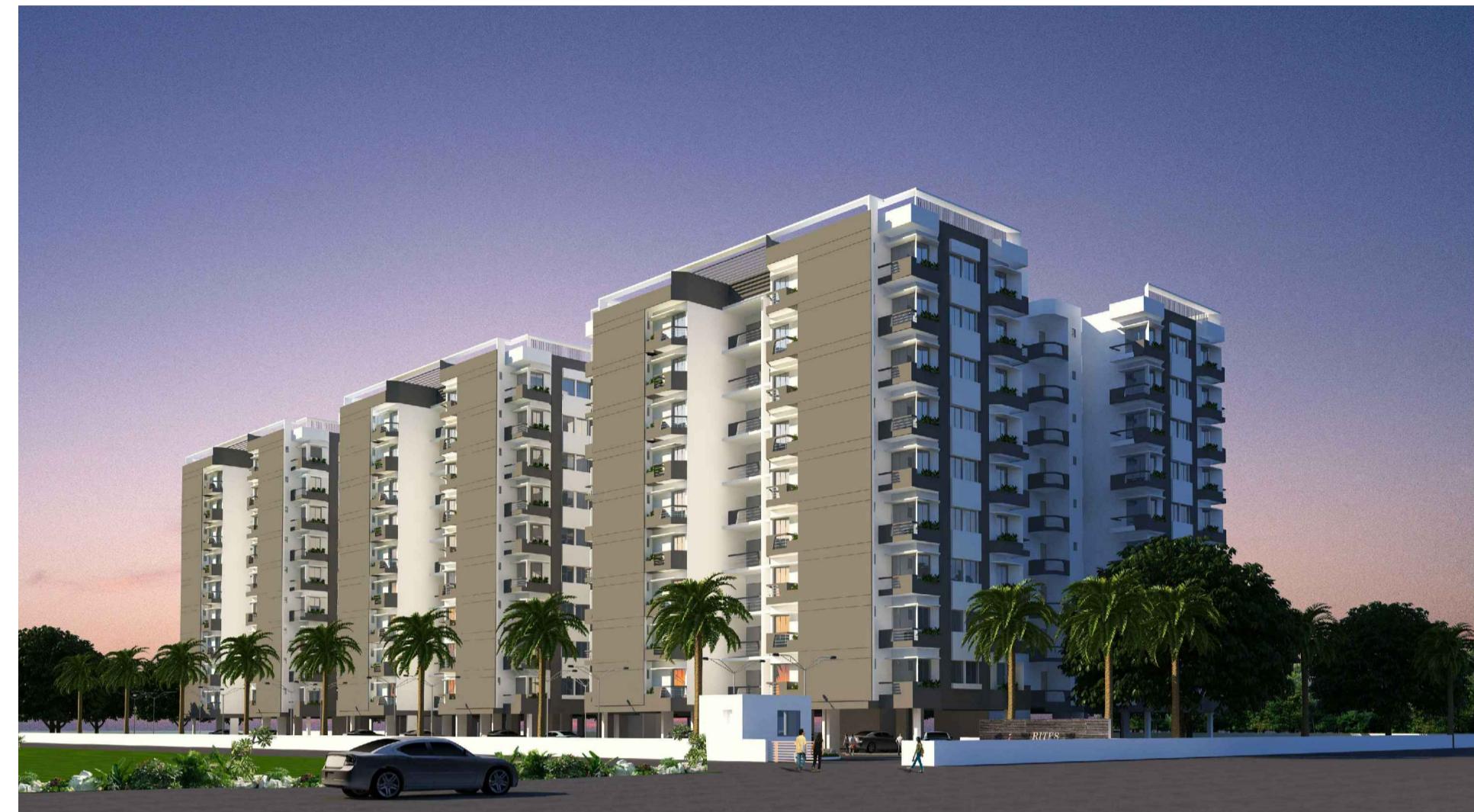
Furniture Layout



Construction Schematic Section



Construction Schematic Section



View 01



View 02



View 03



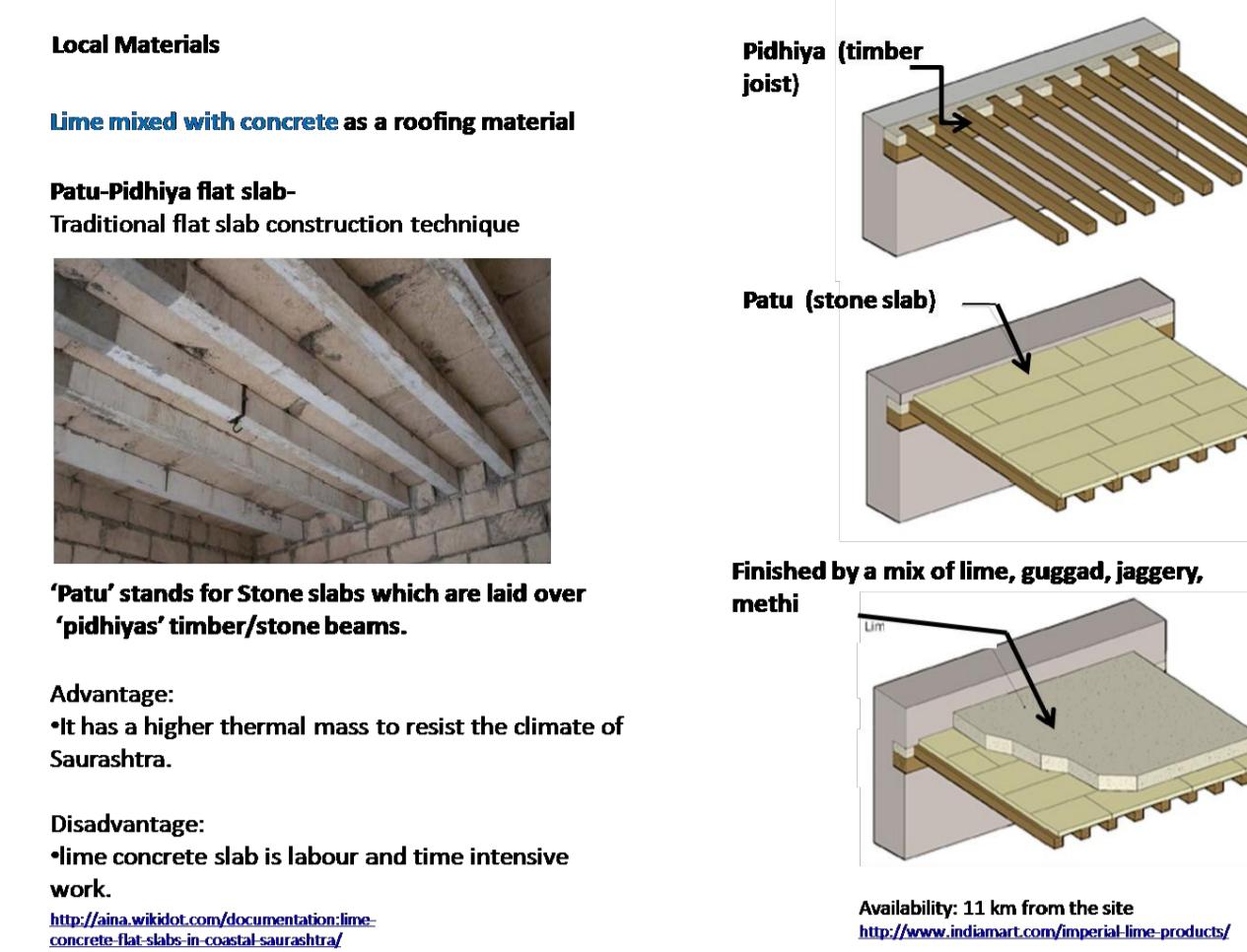
View 04



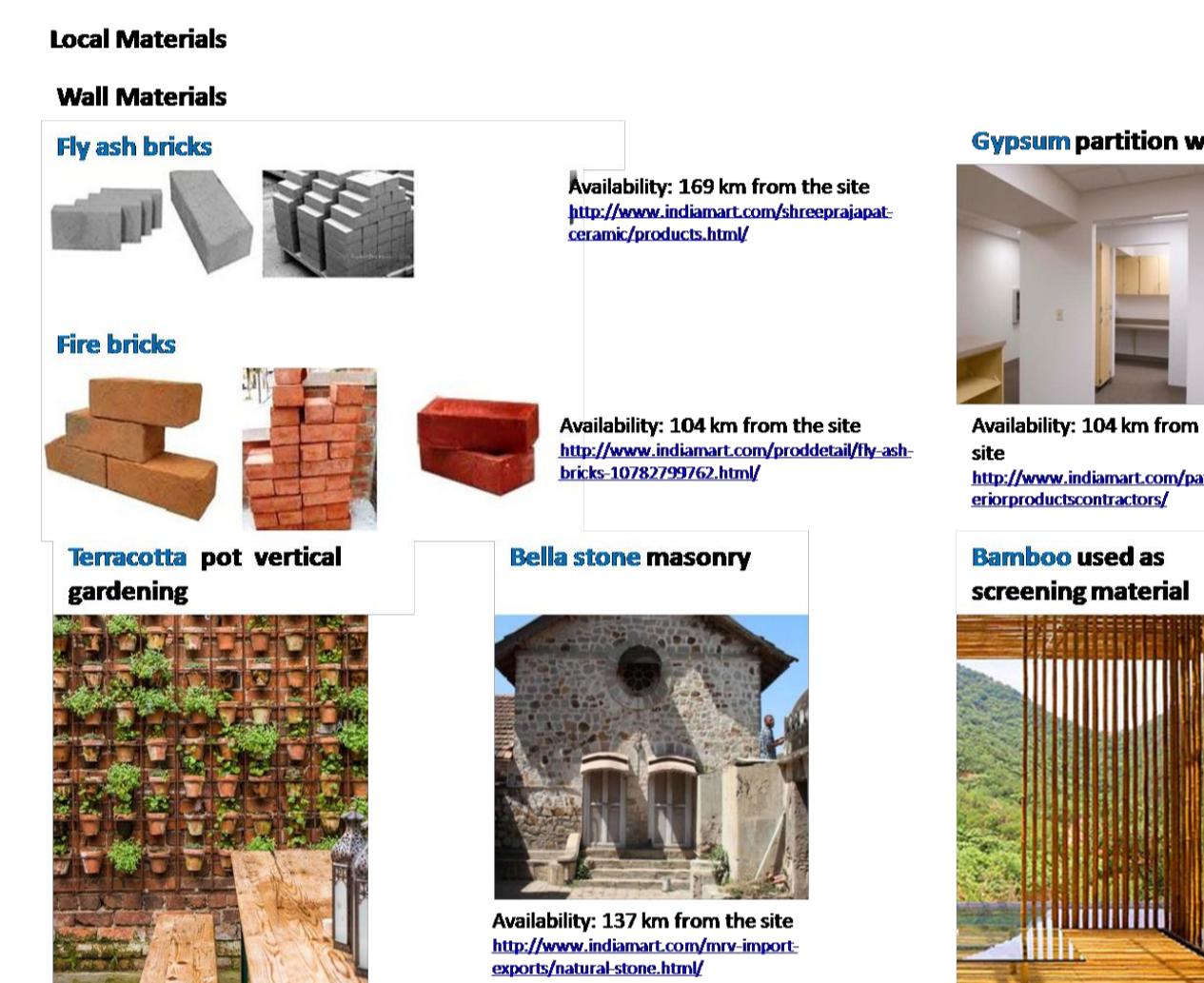
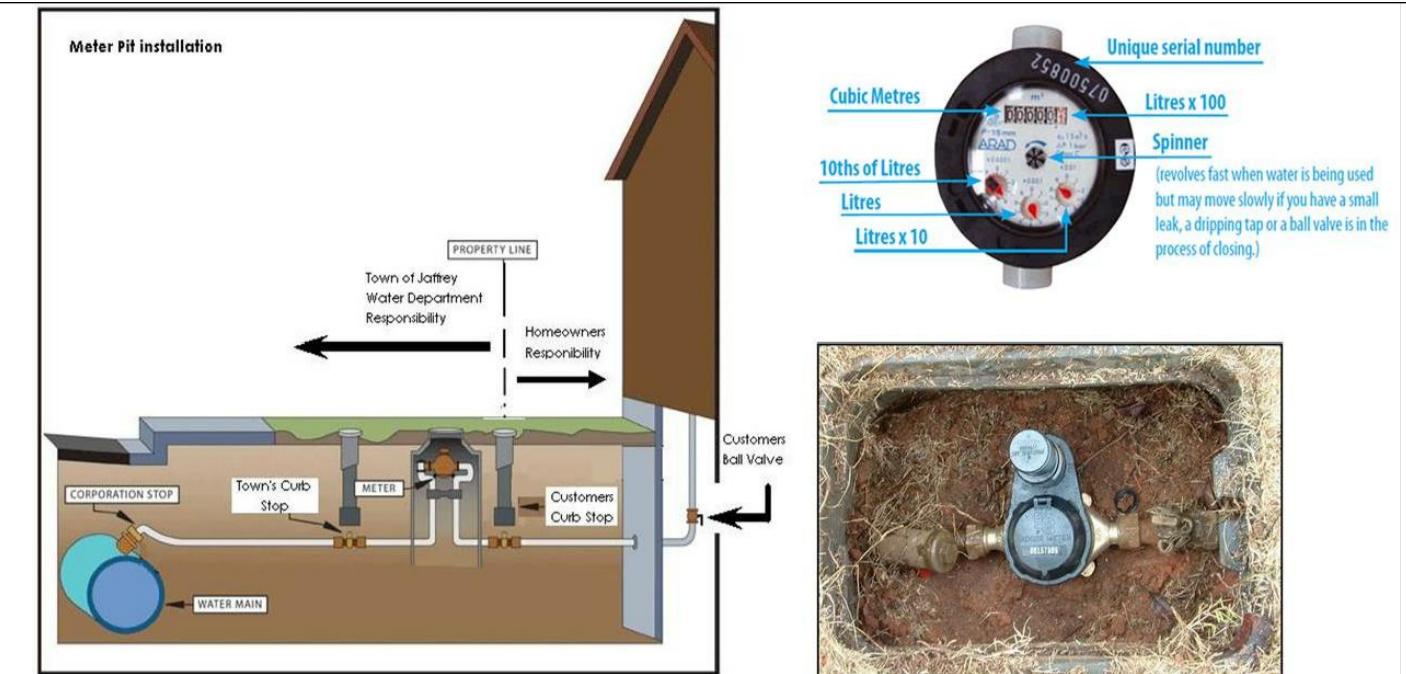
View 05



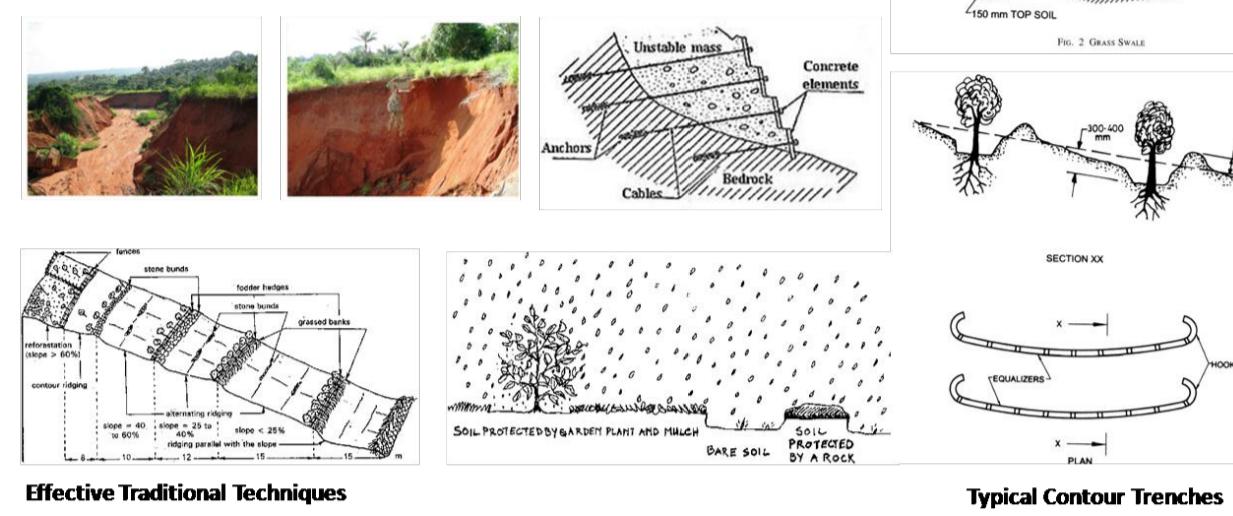
View 06



Irrigation the artificial exploitation and distribution of water at project level aiming at application of water at field level to agricultural crops in dry areas or in periods of scarce rainfall to assure or improve crop production.

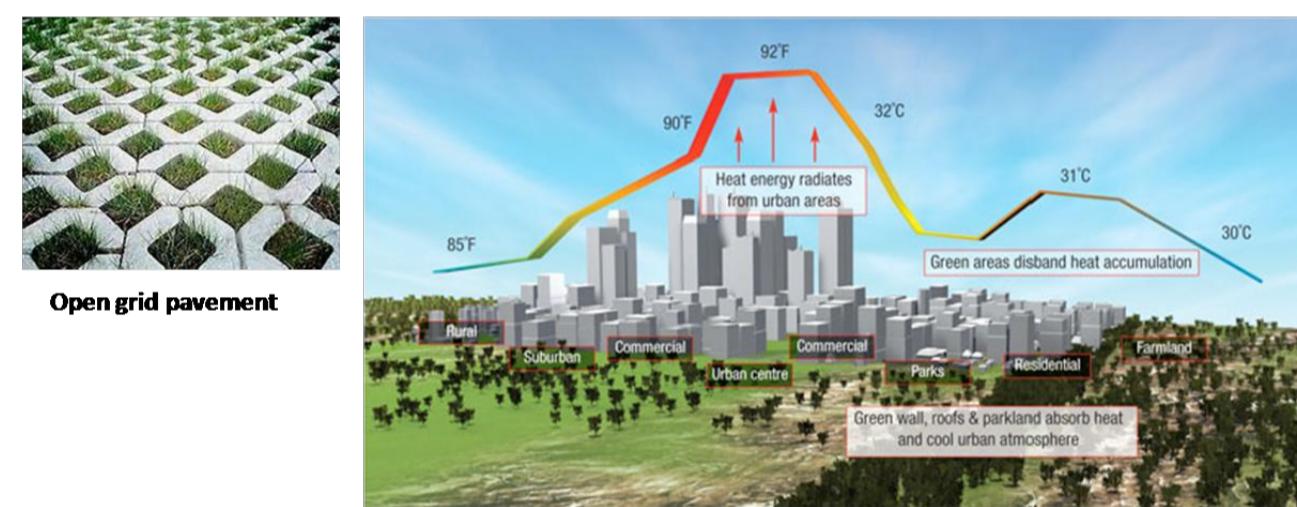


Erosion control applications shall be scheduled and sequenced during dry weather periods when the potential for erosion is the lowest. The two most important climatic factors having a direct effect on erosion are precipitation and wind velocity.



REF - (NBC) of India 2005, Part 10, Section 1, 4.1.1 to 4.1.5

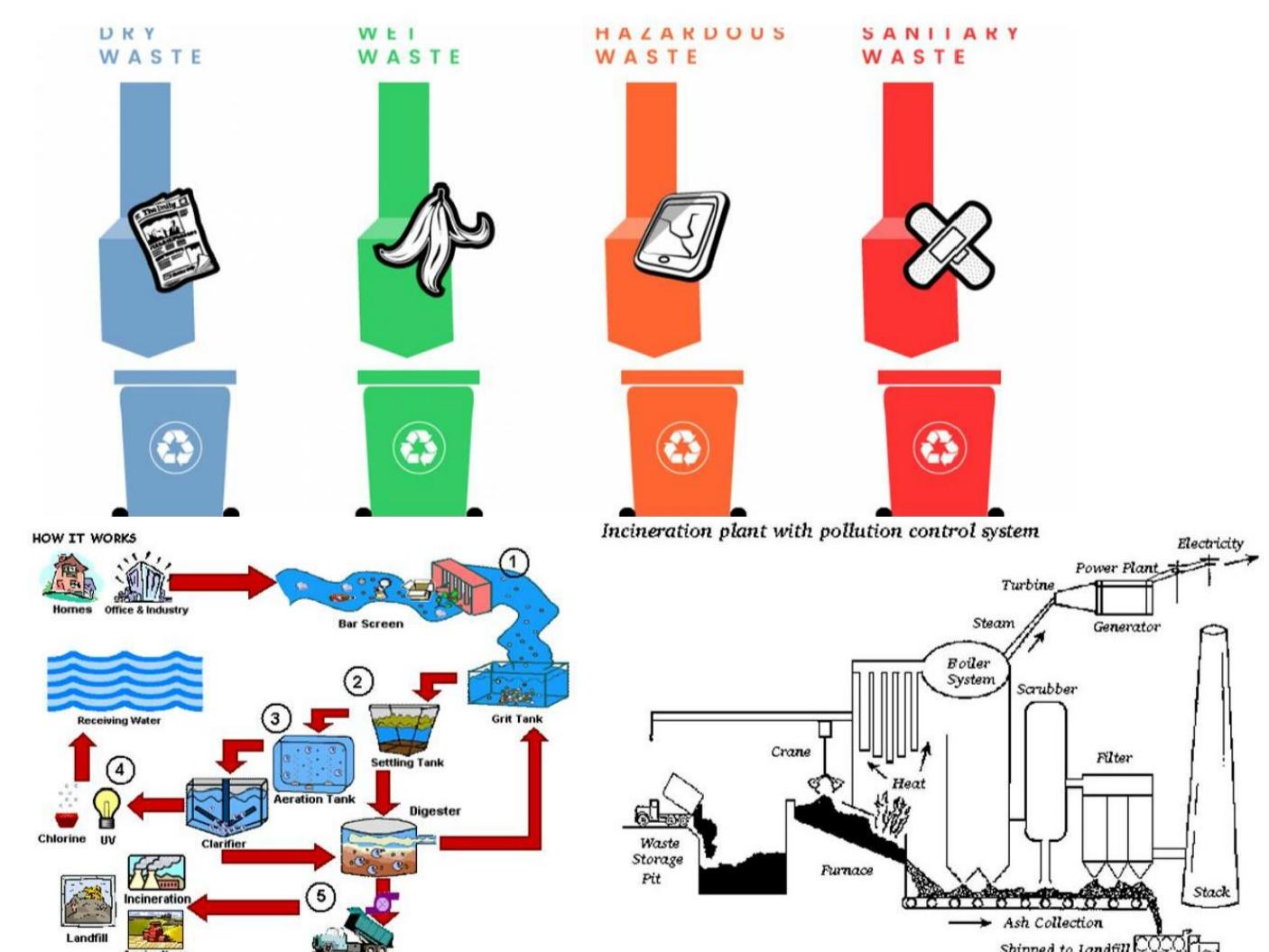
Densely developed urban areas are often 2 to 9 degrees warmer than they would be if left in an undeveloped condition, a phenomenon known as "urban heat island effect" (UHI). Providing vegetative cover by planting trees, shrubs and other vegetation. Construct Roads with Cool Pavement like asphalt and concrete as well as unpaved surfaces.



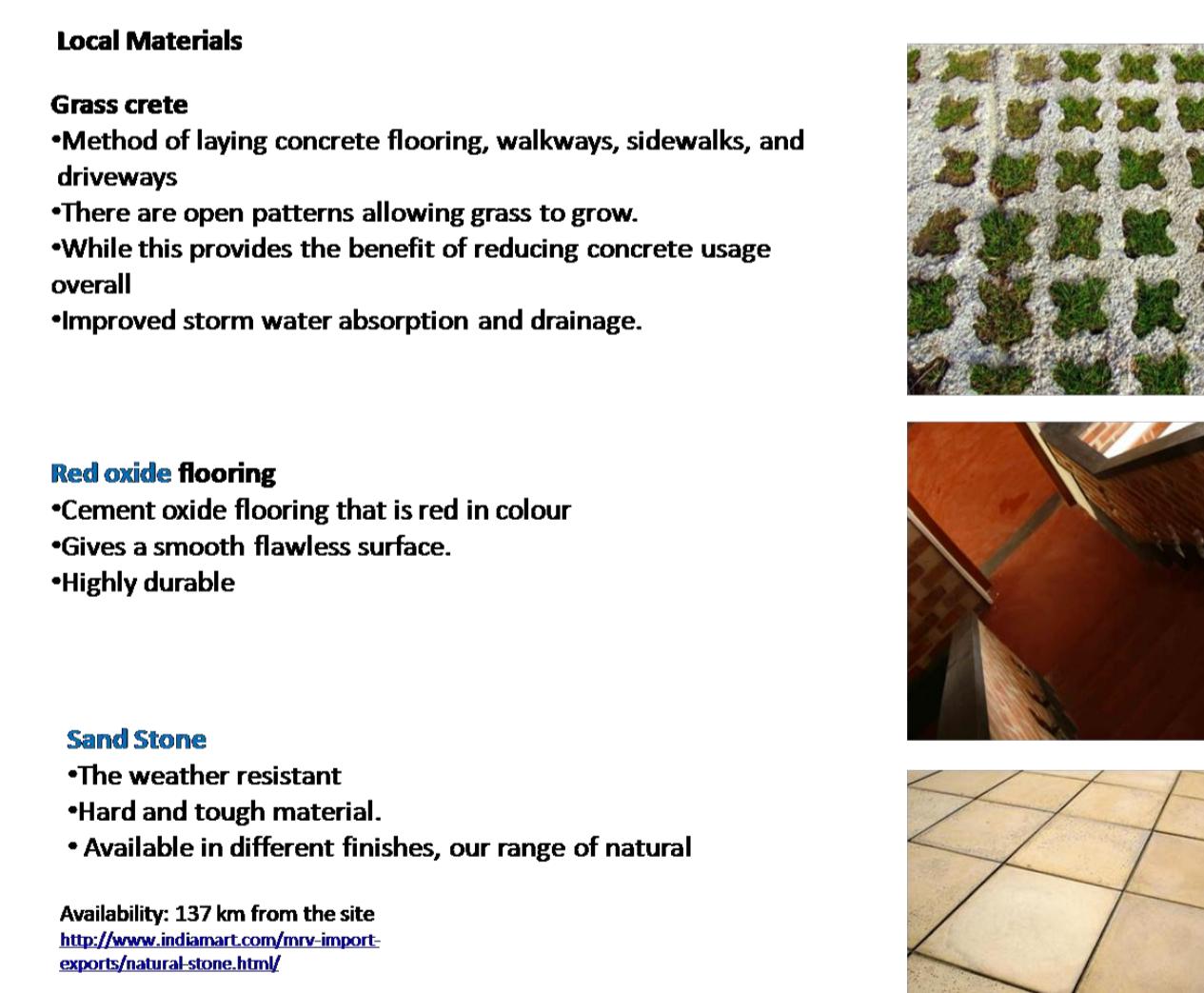
Universal Design is the design so that it can be accessed, understood and used to the greatest extent possible by all people regardless of their age, size, ability or disability.



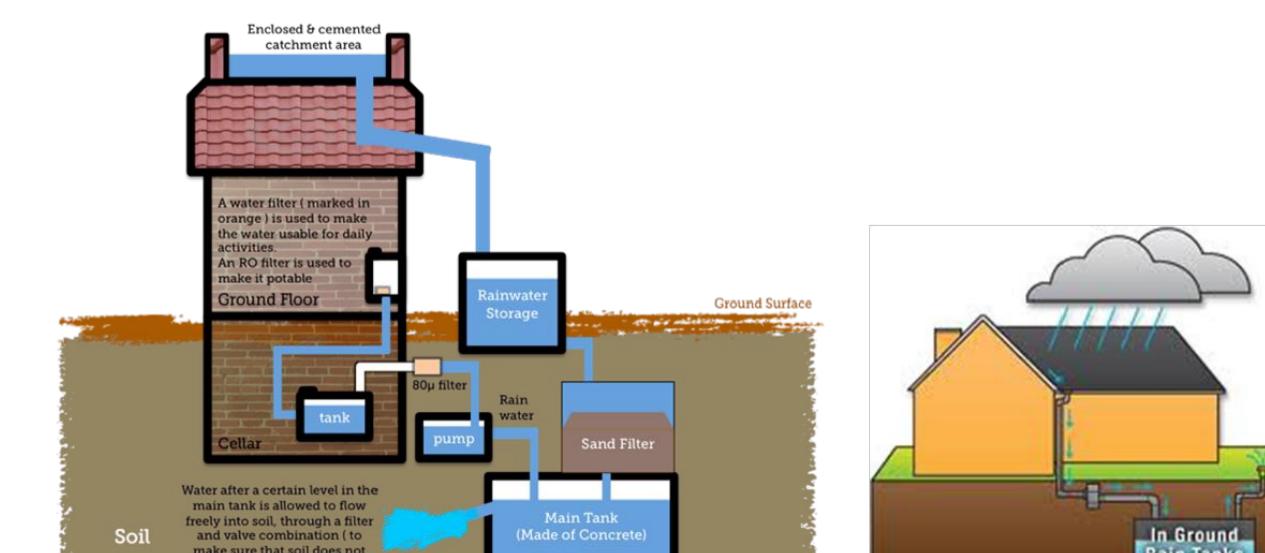
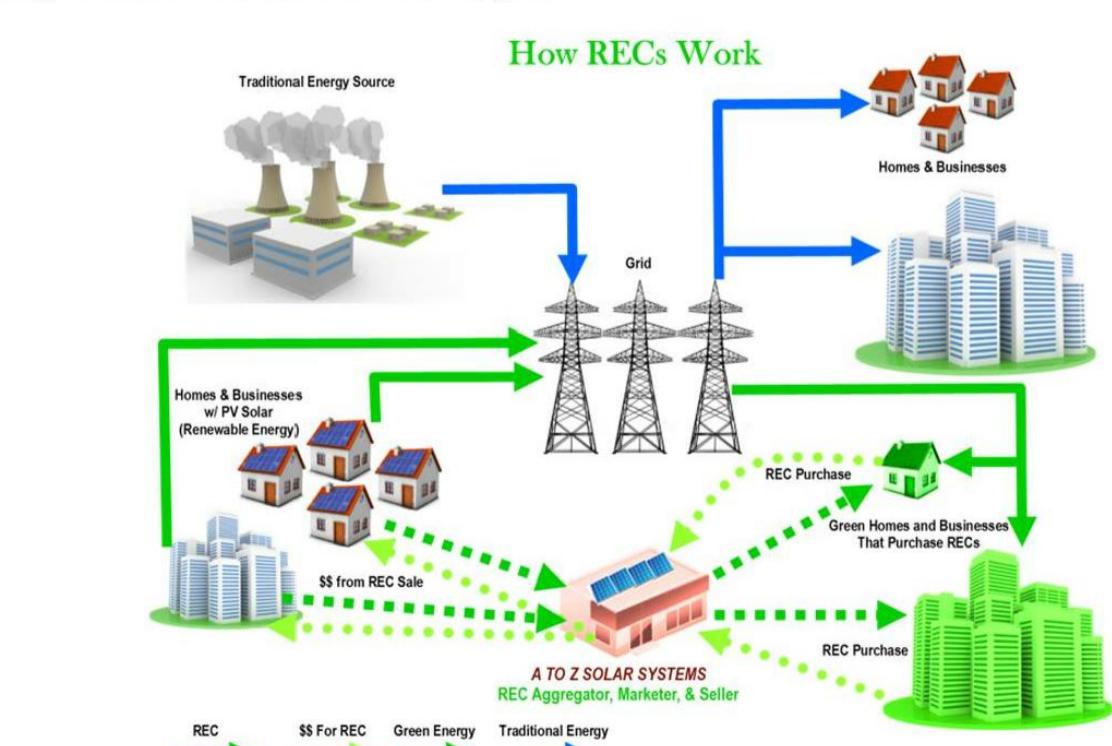
It is recommended to have two separate dustbins in the house to keep wet waste from mixing up with its dry counterpart. Bits of plastic for instance are dry waste components which if not dispose properly can become an environmental hazard.



Waste water treatment plant
Solid waste treatment plant
Waste reduction is a major component of waste management and should be encouraged through training and public outreach. Management of waste once it is collected may involve reuse, recycling, or proper disposal.



The off-site renewable energy supply options could become a meaningful solution for reaching 'zero' energy. Off-site options: (1) off-site windmill, (2) share of a windmill farm and (3) purchase of green energy from the 100% renewable utility grid.



GRIHA V 2015 feasibility checklist

Cr. No.	Criterion name			Max Points	Points Attempted	Occupant comfort and Well-being		10	10	Solid Waste Management		4	4
	Site Planning					Achieving indoor comfort requirements (visual/thermal/acoustic)				Avoided post-construction landfill			
1	Site Selection	The site plan must be in conformity with the development plan/master plan/UDPI guidelines (mandatory). This should comply with the provisions of eco-sensitive zone regulations, coastal zone regulations, heritage areas (identified in the master plan or issued separately as specific guidelines), water body zones (in such zones, no construction is permitted in the water-spread and buffer belt of 30 meter minimum around the FTL), various hazard prone area regulations, and others if the site falls under any such area (mandatory with no point allocation).	0			Comply with either of the two strategies to demonstrate reduction in heat gain through fenestrations and provision of sufficient daylight in indoor living areas	0			Multi-coloured dustbins/different garbage chutes have been provided to building occupants to ensure segregation of waste at source	4		4
1	The project site is a brownfield site OR a redevelopment project OR there are at least 5 basic services (from the list given in GRIHA) within the campus or within 500m walking distance from main entrance of project.	1	1			Would you select Alternative 1 or Alternative 2?	Alternative 1			Dedicated, segregated and hygienic storage spaces in the project site to store different wastes before treatment/recycling			
2	Low-impact design	Reduction in environmental impact through design by adoption of various passive design and low-impact site planning strategies. 4 strategies adopted - 4 points	4	4		The WWR and SRR to not exceed 60% and 5% respectively & All the fenestrations meet the SHGC requirement of ECBC-2007/Weighted Façade average SHGC meets SHGC requirements of ECBC-2007 OR Alternatively use Tables 9 & 10 of SP 41 to design the shading device for the windows	0			Contractual tie-ups with waste recyclers for safe recycling for recyclable wastes like metal, paper, plastic, glass etc.	4		4
2	Design to mitigate UHIE	The percentage of total site area (visible to sky but not including the landscape area) which is either soft paved AND/OR covered with SRI coating > 0.5 AND/OR shaded by trees/vegetated pergolas/solar panels AND/OR any combination of these strategies	2	1		Conduct solar path analysis for windows of AC as well as non-AC spaces, to ensure that the window is completely shaded for the duration between 10:00 am on 1st April to 15:00 on 30th September OR Any combination of the above strategies on 100% of the fenestrations	0			Criterion Total			
3	Site impermeability factor	More than 25% - 1 point	2	1		Minimum of 25% of the living area should meet adequate level of daylight (daylight factors) as prescribed in SP 41 Adequate daylight factors are achieved in more than 50% of total living area Adequate daylight factors are achieved in more than 75% of total living area	0	4		Treat organic waste on site			
4	Air and water pollution control	Net Imperviousness factor of site meets the NBC 2005 norms	1	1		Daylight Alternative 1				Applicability Check			
5	Construction Management	At least 3 measures adopted (from the list given in GRIHA) on site to curb air pollution during construction Develop and implement a spill prevention plan (to control effects of spill from hazardous materials like bitumen, diesel etc.) on site	9	9		The mean DA requirements (300 lux or more) are met over the total living area for at least 25% of total annual analysis hours (annual analysis hours – 800 to 1800 each day) The mean DA requirements (3000 lux or more) are never exceeded over the total living area for across the total annual analysis hours (annual analysis hours – 800 to 1800 each day)	0			Total waste generation on site is equal to or more than 100 kg/day	no		
5	Preserve and protect landscape during construction	There are existing mature trees on site that can be preserved Top soil is fertile or can be made fertile through organic means All existing mature trees on site are preserved OR transplant mature trees within the site and ensure they survive	0		yes	The mean DA requirements (300 lux or more) are met over the total living area for at least 50% of total annual analysis hours (annual analysis hours – 800 to 1800 each day) The mean DA requirements (300 lux or more) are met over the total living area for at least 75% of total annual analysis hours (annual analysis hours – 800 to 1800 each day)	0			Strategies to treat all organic (kitchen and landscape) waste on-site and to convert it into a resource (manure, biogas etc.)	0		0
6	Water	Plant 3 trees for every 1 tree cut of the same native/naturalized species OR any combination of these for all mature trees on site Increase total number of trees on site by 25% above the pre-construction phase OR Plant 4 trees for every 1 tree cut of the same native/naturalized species Preserve top soil during construction, maintain its fertility (during construction phase) and use for landscape post-construction	2	2		Daylight Alternative 2				Criterion Total			
7	Construction Management Practices	Implement staging during construction on site Adopt strategies to prevent/reduce movement of soil (not top soil) outside the site through adoption of various strategies (like soil erosion channels, sedimentation control etc.) Adopt strategies (at least 3 from the list) to manage construction water A construction waste management plan for segregation of construction waste, its safe storage and on-site/off-site recycling is developed and implemented in the project	1	1		Artificial lighting design to fall within limits (lower and higher range limits) as recommended for space/task specific lighting levels as per NBC and to meet a minimum uniformity ratio of 0.4	0			Socio-Economic Strategies	6	6	
7	Energy	There are Air Conditioned buildings in the project The project meets the mandatory requirements of ECBC & all fans must be BEE star rated Peak heat gain through building envelope (for each AC building individually) should meet the GRIHA Building Envelope Peak Heat Gain Factor thresholds 100% of outdoor lighting lamps meet the luminous efficacy requirements of GRIHA The project EPI (determined through simulations) is below the GRIHA benchmark	18	8		The thermal comfort requirements of NBC 2005 OR ASHRAE 55 OR requirements of Indian Adaptive Comfort Model as mentioned in Appendix 1 must be met	0			Labour safety and sanitation			
8	Renewable energy utilization	Would you select Alternative 1 or Alternative 2? Alternative 1: On-site/off-site renewable energy system installation to offset a part of the annual energy consumption of internal artificial lighting and HVAC systems (Mandatory requirements must be met through On-site renewable energy system) Residential Building 15% - 4 points Alternative 2: Off-site renewable energy system to offset 100% building energy demand	7	4	Alternative 1	The indoor noise levels are within the acceptable limits as specified in NBC 2005 and key noise source on site (like DG sets, chiller plants etc.) should have sufficient acoustic insulation as per NBC 2005 norms	2	2		Applicability Check			
9	Low ODP materials	All the insulation used in building should be CFCs and HCFCs free All the refrigerant in the HVAC and refrigeration equipment should be CFCs free The fire suppression systems and fire extinguishers installed in the building are free of halon	0			Criterion Total	6	6		Families are allowed to live and work at construction sites			
10	Site Planning	Criterion Total	0			Maintaining good IAQ	yes			The projects complies with the NBC (2005) safety norms for providing the necessary safety equipment and measures for construction workers	0		
11	Construction Management					Monitoring the CO ₂ , temperature and RH at the occupied spaces or at AHUs for the air conditioned spaces	2	2		Provisions for drinking water, hygienic working & living conditions and sanitation facilities provided for the workers Crèche facility for children of construction workers	1	1	1
12	Water					Criterion Total	2	2		Design for Universal Accessibility			
13	Reducing landscape water demand					Use of low-VOC paints and other compounds in building interiors	1	1		Dedicated facilities for service staff			
14	Water Quality					All interior paints are low-VOC and lead-free	1	1		Dedicated resting rooms for the service staff have been provided in the project Toilets for the service staff have been provided in the project	1	1	2
15	On-site water reuse					All adhesives and sealants used shall be low-VOC & that interior composite wood-products do not use urea-formaldehyde as a bonding resin	2	2		Increase in environmental awareness			
16	Rainwater Recharge					Criterion Total	2	2		Measures adopted to create environmental awareness	1	1	1
17	Sustainable Building Materials					Water	17	12		Criterion Total			
18	Utilization of BIS recommended waste materials in building structure					Use of low-flow fixtures and systems	yes			Performance Monitoring & Validation	8	8	
19	Reduction in embodied energy of building structure					All fixtures, which are installed in spaces have water head heights greater than 5 m / 17 feet, in a gravity fed systems (without pressure reduction) are exempt from calculations in this criterion	0			Smart metering and monitoring			
20	Use of low-environmental impact materials in building interiors					Reduction in water demand through selection of low-flow fixtures by 30% below the GRIHA base case	0			The project complies with Basic metering requirements of GRIHA	0		
21	Criterion Total					Reduction in water demand through selection of low-flow fixtures by 50% below the GRIHA base case	2	0		The project complies with Extended metering requirements as mentioned in GRIHA	2		2
22						Reduction in water demand through selection of low-flow fixtures by 70% below the GRIHA base case	4	0		Installation of one-way communicable Smart metering and monitoring system capable of tracking energy and water consumption through a web hosted portal and (also capable of the list mentioned in Appraisal 28.1.3), for at least all meters mentioned in Appraisal 28.1 in GRIHA	3		3
23						Criterion Total	4			Connect to GRIHA IT platform (linked to smart metering) to allow for two way communication on the list mentioned in Appraisal 28.1.4	3		3
24							2			Criterion Total	8	8	
25										Operation & Maintenance Protocols			
26										Provision for a core facility/service group responsible for the O&M of the building's systems after installation as per GRIHA requirements. Inclusion of a specific clause in the contract document of the systems supplier for providing training to the core facility/ service group responsible for the O&M of the building's systems after installation, on the operating instructions/dos and don'ts/ maintenance requirements for the specific system, as per GRIHA requirements. Development of a fully documented O&M manual/ CD/ Multimedia /information brochure enlisting the best practices for O&M of the building's systems as per GRIHA requirements	0		
27										Criterion Total	0		0
28										Performance Assessment for Final Rating			
29										The energy systems, water systems and solid waste management systems of the building are performing as predicted and match the information provided at the time of award of provisional GRIHA rating	0		
30										The visual, thermal and acoustic comfort conditions of the building meet the requirements of GRIHA Criterion 11 Any improvement in the following 4 parameters can be attempted by the project, post-GRIHA Provisional Rating, in order to improve its overall GRIHA points tally:	0		
31										• Design to mitigate UHIE – Criterion 3 • Renewable energy installation – Criterion 9 • Noise levels – Criterion 11 • Innovation – Criterion 31	0		0
										Criterion Total	0		0
										Total	94	75	
										Total (Percentile)	80.85106383		
										Section Wise Break up			
										Max Points	Points Attempted		
										Site Planning	8	7	
										Construction Management	9	9	
										Energy	18	8	
										Occupant comfort and Well-being	10	10	
										Water	17	12	
										Sustainable Building Materials	14	11	
										Solid Waste Management	4	4	
										Socio-Economic Strategies	6	6	
										Performance Monitoring & Validation	8	8	
										Innovation	4	1	
										Criterion Total	4	1	

Achieved GRIHA Rating 76 ★★★★☆