

Yamuna



Enriching Lives

**ENERGY EFFICIENT
GREEN BUILDING**

“KIRLOSKAR BROTHERS LIMITED”

KIRLOSKAR BROTHERS LIMITED

Reduce Your Carbon

Print



Go Green...

Yamuna



Enriching Lives



Indian Green Building Council (IGBC)

hereby certifies that

Yamuna - Corporate Office of Kirloskar Brothers Limited
Pune

has successfully achieved the Green Building Standards required for
the following level of certification under the Leadership in Energy and Environment Design
(LEED) India Green Building Rating System

LEED India for New Construction Platinum
December 2009

C N Raghavendran
Chairman, LEED India

Dr Prem C Jain
Chairman, IGBC

Jamshyd N Godrej
Chairman, CII-Godrej GBC



KIRLOSKAR BROTHERS LIMITED

Reduce Your Carbon Print



Go Green...

Yamuna



Enriching Lives

- **Introduction**
- **Important Features**
- **Achievement**
- **Conclusion**



Reduce Your Carbon



Print

Go Green...

KIRLOSKAR BROTHERS LIMITED

SUSTAINABLE SITES

SS PQ 1

EROSION and
SEDIMENTATION
CONTROL

WATER EFFICIENCY

ENERGY and
ATMOSPHERE

MATERIAL and
RESOURCES

INDOOR
ENVIRONMENTAL
QUALITY

INNOVATION in
DESIGN

• Ratings for LEED Certification

• **Platinum** - 52-69

• **Gold** - 39-51

• **Silver** - 33-38

• **Certified** - 26-32



SEDIMENTATION TRAP



COMPOUND WALL



RAINWATER RECHARGE PIT

'YAMUNA' – KBL CORPORATE OFFICE, BANER

SUSTAINABLE SITES

SS PQ 1

EROSION and
SEDIMENTATION
CONTROL

• Ratings for LEED Certification

WATER EFFICIENCY

• Platinum - 52-60



SEDIMENTATION TRAP

Points secured by YAMUNA – 55

INDOOR ENVIRONMENTAL QUALITY

• Silver - 33-38



COMPOUND WALL

INNOVATION IN DESIGN

• Certified - 26-32



RAINWATER RECHARGE PIT

SUSTAINABLE SITES

SS PQ 1

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INNOVATION in
DESIGN

Important Features

- **Platinum LEED Certified Green Building**
- **Located on Mumbai-Bangalore Expressway**
- **Land Area :** **215,200 ft²**
- **Total Built-up Area:** **125,000 ft²**
- **Corporate office (G +3):** **100,000 ft²**
- **Club House (G +2):** **25,000 ft²**
- **Number of Work Stations:** **450**

Contd...

SUSTAINABLE SITES

SS PQ 1

EROSION and
SEDIMENTATION
CONTROL

WATER EFFICIENCY

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INNOVATION in
DESIGN

Important Features

- **Water cooled VRV system with CO2 sensors.**
- **2.5% electricity generation by solar panels.**
- **90% of work stations illuminated by natural light.**
- **Use of energy efficient gadgets like Compact Fluorescent Lights and Liquid Crystal Display monitors.**
- **Recharge pits for rainwater harvesting.**
- **Sewage Treatment Plant water for complete landscaping.**

Continued...

SUSTAINABLE SITES

SS PQ 1

EROSION and
SEDIMENTATION
CONTROL

WATER EFFICIENCY

ENERGY and
ATMOSPHERE

MATERIAL and
RESOURCES

INDOOR
ENVIRONMENTAL
QUALITY

INNOVATION in
DESIGN

Important Features

- Landscaped terraces and atriums.
- Well equipped café.
- Medical facilities with doctor.
- Intelligent firefighting equipment.
- Auditorium, library, gymnasium, badminton court, swimming pool and a amphitheater.

**How did we
achieve the
Platinum
Rating?**



'YAMUNA' – KBL CORPORATE OFFICE, BANER

Sr. No.	Activity	Maximum possible points as per LEED	Points earned
SUSTAINABLE SITES SS PQ 1 EROSION and SEDIMENTATION CONTROL	<u>Sustainable Site</u>	<u>13</u>	<u>11</u>
	<u>Water Management</u>	<u>6</u>	<u>5</u>
WATER EFFICIENCY	<u>Energy Issues</u>	<u>17</u>	<u>13</u>
	<u>Materials and Resources</u>	<u>13</u>	<u>8</u>
ENERGY and ATMOSPHERE	<u>Environmental Impact</u>	<u>15</u>	<u>13</u>
MATERIAL and RESOURCES	<u>Innovation in Design</u>	<u>5</u>	<u>5</u>
INDOOR ENVIRONMENTAL QUALITY	Total	69	55
INNOVATION in DESIGN			

'YAMUNA' – KBL CORPORATE OFFICE, BANER

SUSTAINABLE SITES

SS PQ 1

EROSION and
SEDIMENTATION
CONTROL

WATER EFFICIENCY

ENERGY and
ATMOSPHERE

MATERIAL and
RESOURCES

INDOOR
ENVIRONMENTAL
QUALITY

INNOVATION in
DESIGN

Sedimentation and erosion control plan developed and implemented during construction phase.

MEASURES FOLLOWED DURING CONSTRUCTION

- Use of sedimentation trap
- Stabilized entrance
- Permanent compound wall
- Grading level of the building and roads - designed considering the topography of site to reduce site disturbance

MEASURES FOLLOWED POST CONSTRUCTION

- Use of Geo-textile fabric in terrace gardens
- Use of rainwater harvesting pits
- Planting of shrubs
- Periodic maintenance



SEDIMENTATION TRAP



COMPOUND WALL



RAINWATER RECHARGE PIT

'YAMUNA' – KBL CORPORATE OFFICE, BANER

SUSTAINABLE SITES

SS CREDIT 4

ALTERNATIVE TRANSPORTATION

To reduce pollution following initiatives taken:

- Public transportation
- Alternative fuel vehicles for up to 3% of the building population
- Car pool
- Parking as per local bye laws
- Native, naturalized and adaptive species planted in the landscaped area
- Development footprint kept minimum – to achieve more open space

WATER EFFICIENCY

ENERGY and ATMOSPHERE

MATERIAL and RESOURCES

INDOOR ENVIRONMENTAL QUALITY

INNOVATION in DESIGN

'YAMUNA' – KBL CORPORATE OFFICE, BANER

SUSTAINABLE SITES

SS CREDIT 6

STORM WATER DESIGN

WATER EFFICIENCY

ENERGY and ATMOSPHERE

MATERIAL and RESOURCES

INDOOR ENVIRONMENTAL QUALITY

INNOVATION in DESIGN

Storm water management system planned to reduce storm water run off. Features implemented to achieve this reduction :

- 4 Rain-water harvesting pits.
- Use of grass pavers for parking area to improve the perviousness.
- Use of interlocking paver blocks for internal roads.
- More use of open landscaped areas for increasing the percolation



GRASS PAVER BLOCKS FOR PARKING



INTERLOCKING BLOCKS FOR ROADS

'YAMUNA' – KBL CORPORATE OFFICE, BANER

SUSTAINABLE SITES

SS CREDIT 7

HEAT ISLAND

EFFECT

WATER EFFICIENCY

ENERGY and ATMOSPHERE

MATERIAL and RESOURCES

INDOOR ENVIRONMENTAL QUALITY

INNOVATION in DESIGN

Following implemented to reduce heat island effect for non roof areas:

- Use of grass paver blocks for complete parking area
- Use of grey coloured interlocking paver blocks for internal road
- Use of light coloured landscape paving material in landscaped area.

Following implemented to reduce heat island effect for roof areas :

- Use of China Mosaic tiles for terraces
- Landscaped terraces



CHINA MOSAIC FOR TERRACES



TANDUR STONE PAVING IN LANDSCAPE AREAS

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WATER EFFICIENCY	3. <u>Energy Issues</u>	<u>17</u>	<u>13</u>
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MATERIAL and RESOURCES	6. <u>Innovation in Design</u>	<u>5</u>	<u>5</u>
INDOOR ENVIRONMENTAL QUALITY			
INNOVATION in DESIGN			
Total		69	55

'YAMUNA' – KBL CORPORATE OFFICE, BANER

SUSTAINABLE SITES

WATER EFFICIENCY

WE CREDIT 1

WATER EFFICIENT LANDSCAPING

ENERGY and ATMOSPHERE

MATERIAL and RESOURCES

INDOOR ENVIRONMENTAL QUALITY

INNOVATION in DESIGN

Eliminated the use of potable water by 100% for landscape irrigation by:

- Site landscape with native and adapted species which are water efficient.
- Sewage Treatment Plant treated water used for irrigation – reducing the potable water demand.
- Use of high efficiency irrigation technology for the landscape.
 - Drip Irrigation.
 - Sprinkler system.



'YAMUNA' – KBL CORPORATE OFFICE, BANER

SUSTAINABLE SITES

WATER EFFICIENCY

WE CREDIT 4

WATER USE REDUCTION

ENERGY and ATMOSPHERE

MATERIAL and RESOURCES

INDOOR ENVIRONMENTAL QUALITY

INNOVATION in DESIGN

To maximise water efficiency, following conveniences are installed:

- Sensor operated taps at wash hand basins
- Sensor operated urinals
- Dual flush valves

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'YAMUNA' – KBL CORPORATE OFFICE, BANER

SUSTAINABLE SITES

WATER EFFICIENCY

ENERGY and
ATMOSPHERE

EA CREDIT 1

OPTIMISE ENERGY
PERFORMANCE

MATERIAL and
RESOURCES

INDOOR
ENVIRONMENTAL
QUALITY

INNOVATION in
DESIGN

Following energy efficient features installed at YAMUNA ensure saving of around 40%:

- Use of cavity wall with insulation
- Use of Styrofoam on terrace for insulation
- Use of green roofs
- Use of **double glazed units** for external glazing
- Use of fabric canopies on the south façade
- Use of day lighting and occupancy sensors
- Use of Water Cooled **VRV** System



USE OF FABRIC
CANOPY FOR SHADE



USE OF STYROFOAM AND CHINA
MOSAIC FOR TERRACE



DGU FOR EXTERNAL GLAZING

'YAMUNA' – KBL CORPORATE OFFICE, BANER

SUSTAINABLE SITES

WATER EFFICIENCY

ENERGY and
ATMOSPHERE

EA CREDIT 2.1

RENEWABLE

ENERGY 2.5%

MATERIAL and
RESOURCES

INDOOR
ENVIRONMENTAL
QUALITY

INNOVATION in
DESIGN

Solar photovoltaic system installed on the terrace - generates around 2.5% of the building's total energy use.



SOLAR PHOTO VOLTAIC PANELS ON THIRD FLOOR TERRACE

'YAMUNA' – KBL CORPORATE OFFICE, BANER

Electricity Consumption Analysis

Month	Design Units	Total Unit
July-09	142421	87900
August-09	146771	79470
September-09	140182	95120
October-09	144131	84880
November-09	138462	86390
December-09	137451	90935
January -10	137156	77057
February-10	127148	89748
March – 10	154342	102710
April-10	149914	100520
May - 10	182377	105660

SUSTAINABLE SITES

WATER EFFICIENCY

ENERGY and
ATMOSPHERE

EA CREDIT 5

MEASUREMENT and
VERIFICATION

MATERIAL and
RESOURCES

INDOOR
ENVIRONMENTAL
QUALITY

INNOVATION IN
DESIGN

'YAMUNA' – KBL CORPORATE OFFICE, BANER

Electricity Consumption Analysis

Month	Design Units	Total Unit
July-09	142421	87900
August-09	146771	79470
September-09	148100	85100
Average Design		- 148000 KWh
Average Consumption		- 90000 KWh
February-10	127148	89748
March – 10	154342	102710
April-10	149914	120520
May - 10	182377	115660

SUSTAINABLE SITES

WATER EFFICIENCY

ENERGY and
ATMOSPHERE

EA CREDIT 5
MEASUREMENT and
VERIFICATION

MATERIAL and
RESOURCES

INDOOR
ENVIRONMENTAL
QUALITY

INNOVATION IN
DESIGN

'YAMUNA' – KBL CORPORATE OFFICE, BANER

Solar Power Consumption Analysis

Sr. No.	Month	Consumption(KWh)
1	July '09	742.00
2	August '09	1230.00
3	September '09	1127.00
4	October '09	1052.00
5	November '09	1046.00
6	December '09	1269.00
7	January '10	1035.00
8	February '10	1504.00
9	March '10	2140.00
10	April, '10	1965.00
11	May '10	2040.00

SUSTAINABLE SITES

WATER EFFICIENCY

ENERGY and
ATMOSPHERE

EA CREDIT 5

MEASUREMENT and
VERIFICATION

MATERIAL and
RESOURCES

INDOOR
ENVIRONMENTAL
QUALITY

INNOVATION IN
DESIGN

'YAMUNA' – KBL CORPORATE OFFICE, BANER

Solar Power Consumption Analysis

Sr. No.	Month	Consumption(KWh)
1	July '09	742.00
2	August '09	1230.00
3	September '09	1127.00
4	Design	- 2.5%
5		
6		
7	Actual	- 2.3%
8		
9	March'10	2140.00
10	April,'10	1965.00
11	May'10	2040.00

SUSTAINABLE SITES

WATER EFFICIENCY

ENERGY and
ATMOSPHERE

EA CREDIT 5
MEASUREMENT and
VERIFICATION

MATERIAL and
RESOURCES

INDOOR
ENVIRONMENTAL
QUALITY

INNOVATION IN
DESIGN

'YAMUNA' – KBL CORPORATE OFFICE, BANER

Water Consumption Analysis

Summary	Average Monthly Consumption (Kilolitres)
DOMESTIC WATER	370.00
HVAC MAKE UP	185.00
FLUSHING	500.00
STP TREATED WATER	350.00
Total	1405.00

SUSTAINABLE SITES

WATER EFFICIENCY

ENERGY and
ATMOSPHERE

EA CREDIT 5

MEASUREMENT and
VERIFICATION

MATERIAL and
RESOURCES

INDOOR
ENVIRONMENTAL
QUALITY

INNOVATION IN
DESIGN

'YAMUNA' – KBL CORPORATE OFFICE, BANER

Fuel Consumption Analysis

Sr.No	Month	Total Fuel Consumption	Remarks
1	June	2850	
2	July	1495	
3	August	2190	
4	September	3520	
5	October	2690	
6	November	9080	D.G.Trial Taken on No load &ON Load
7	December	2200	
8	January	3670	
9	February	930	
10	March	1800	
11	April	2210	
12	May	2340	
13	Total	32635	

SUSTAINABLE SITES

WATER EFFICIENCY

ENERGY and
ATMOSPHERE

EA CREDIT 5

MEASUREMENT and
VERIFICATION

MATERIAL and
RESOURCES

INDOOR
ENVIRONMENTAL
QUALITY

INNOVATION IN
DESIGN

'YAMUNA' – KBL CORPORATE OFFICE, BANER

Fuel Consumption Analysis

Sr.No	Month	Total Fuel Consumption	Remarks
1	June	2850	
2	July	1495	
3	August	2100	
Average consumption Per Month – 3000 Litres			
7	December	2200	
8	January	3670	
9	February	930	
10	March	1800	
	April	2210	
11	May	2340	
	Total	32635	

SUSTAINABLE SITES

WATER EFFICIENCY

ENERGY and
ATMOSPHERE

EA CREDIT 5

MEASUREMENT and
VERIFICATION

MATERIAL and
RESOURCES

INDOOR
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INNOVATION IN
DESIGN

'YAMUNA' – KBL CORPORATE OFFICE, BANER

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MATERIAL and RESOURCES	6. <u>Innovation in Design</u>	<u>5</u>	<u>5</u>
INDOOR ENVIRONMENTAL QUALITY			
INNOVATION IN DESIGN	Total	69	55

RAINWATER RECHARGE PIT

'YAMUNA' – KBL CORPORATE OFFICE, BANER

SUSTAINABLE SITES

WATER EFFICIENCY

ENERGY and
ATMOSPHERE

MATERIAL and
RESOURCES

MR CREDIT 3.1

RESOURCE REUSE

INDOOR
ENVIRONMENTAL
QUALITY

INNOVATION IN
DESIGN

To reduce the demand of virgin materials and to reduce waste, KBL has reused more than 5% of total value of materials which are salvaged, refurbished or reused.

- Brickbat and China Mosaic from demolished buildings for waterproofing of terraces
- Antique furniture
- Storage units and Sofas from old offices
- Waste Siporex blocks for the landscaped terraces



BRICKBATS FOR WATERPROOFING



REUSE OF SOFAS FROM OLD OFFICE

'YAMUNA' – KBL CORPORATE OFFICE, BANER

SUSTAINABLE SITES

WATER EFFICIENCY

ENERGY and
ATMOSPHERE

MATERIAL and
RESOURCES

MR CREDIT 4, 5 and 7

RECYCLE CONTENT
REGIONAL MATERIAL
CERTIFIED WOOD

INDOOR
ENVIRONMENTAL
QUALITY

INNOVATION IN
DESIGN

RECYCLE CONTENT - To reduce use of new virgin materials, **about 20%** products with high recycle content were used:

- Use of PPC cement for non structural areas
- Use of Reused steel
- Fly Ash Bricks
- High recycle content carpets.

REGIONAL MATERIAL -around **80%** of the materials used were regional (within a radius of 800 km) - to support the regional economy and to reduce the environmental impact resulting from transportation,.

CERTIFIED WOOD - more than 50% of wood based material used in the campus is FSC certified wood (Forest Stewardship Council).

'YAMUNA' – KBL CORPORATE OFFICE, BANER



VIEW OF FSC CERTIFIED SPORTS FLOORING IN BADMINTON ROOM

'YAMUNA' – KBL CORPORATE OFFICE, BANER



VIEW OF FSC CERTIFIED WOODEN FLOORING IN CMD CABIN

'YAMUNA' – KBL CORPORATE OFFICE, BANER

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ENERGY and ATMOSPHERE	4. <u>Materials & Resources</u>	<u>13</u>	<u>8</u>
MATERIAL and RESOURCES	5. <u>Environmental Impact</u>	<u>15</u>	<u>13</u>
INDOOR ENVIRONMENTAL QUALITY	6. <u>Innovation in Design</u>	<u>5</u>	<u>5</u>
INNOVATION IN DESIGN	Total	69	55

'YAMUNA' – KBL CORPORATE OFFICE, BANER

SUSTAINABLE SITES

ENVIRONMENTAL TOBACCO SMOKE CONTROL - KBL CORPORATE CAMPUS is declared as a 'NO SMOKING CAMPUS'.

WATER EFFICIENCY

OUTDOOR AIR DELIVERY MONITORING – Carbon Dioxide Sensors have been provided in densely occupied spaces and workstation areas to monitor and control Carbon Dioxide levels inside the building.

ENERGY and ATMOSPHERE

INCREASED VENTILATION - HVAC system is designed for 30% additional ventilation rates than required by ASHRAE Standard.

MATERIAL and RESOURCES

LOW EMITTING MATERIALS - To reduce the quantity of indoor air contaminants, Low Emitting Adhesives, Sealants, Paints, Carpets and composite wood products have been used.

INDOOR ENVIRONMENTAL QUALITY

INDOOR CHEMICAL and POLLUTANT SOURCE CONTROL - 3M Mats are being used at the entrances to prevent dust entering into the building. Separate exhausts for the photocopier rooms.

IAQ CREDITS

CONTROLLABILITY OF SYSTEMS - Task lights are provided for individual control for all the workstations and occupancy sensors are provided for all the areas such as cabins, meeting rooms and work-station areas.

For Thermal Control, open-able panels are provided in the glazing for more than 50% of building occupants. Also there are remote controls for each Indoor VRV unit for thermal control.

INNOVATION IN DESIGN

DAYLIGHT and VIEWS - More than 75 % of spaces are planned to get daylight and more than 90% of occupants have a view of the outdoors. The workstations are designed with low partition for better external view.

'YAMUNA' – KBL CORPORATE OFFICE, BANER



VIEW OF WORKSTATION AREA WITH TASK LIGHTING

'YAMUNA' – KBL CORPORATE OFFICE, BANER



CRI CERTIFIED CARPETS USED FOR MEETING ROOMS & CABINS

'YAMUNA' – KBL CORPORATE OFFICE, BANER

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INNOVATION IN DESIGN			
Total		69	55

'YAMUNA' – KBL CORPORATE OFFICE, BANER

SUSTAINABLE SITES

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MATERIAL and RESOURCES

INDOOR ENVIRONMENTAL QUALITY

INNOVATION IN DESIGN

ID CREDITS

GREEN DESIGN EDUCATION – KBL has in place a 'Green Design Education' policy through which green design education is given to the new recruits, green awareness program to employees as per training calendar and continuous Green Education Programs, distribution, display and dissemination of green education information .

GREEN HOUSEKEEPING POLICY – KBL with help of ISS has in place a 'Green Housekeeping' policy through which green housekeeping products and process have been implemented.

EXEMPLARY PERFORMANCE IN RECYCLE CONTENT – The project has achieved exemplary performance by using high recycle content materials which measure to about 20% of the total value of the materials in the project.

EXEMPLARY PERFORMANCE IN REGIONAL MATERIAL – The project has achieved exemplary performance by using regional materials which measure to about 80% of the total value of the materials in the project.

'YAMUNA' – KBL CORPORATE OFFICE, BANER



'YAMUNA' – KBL CORPORATE OFFICE, BANER



THANK YOU