

Tenant Guideline (Units in Technopark Owned Green Buildings)

1. Energy from renewable sources should be utilized to the maximum extent possible.
2. Power factor shall not fall below 0.95.
3. ECBC norms should be followed while implementation of Electrical/HVAC systems in buildings.
4. All upcoming buildings being under Technopark are 'Green Rated Buildings' which ensures energy conservation. Therefore it is mandatory that all buildings being constructed by the tenant shall be Green Rated and should be certified as "Green Rated Building" by concerned certification agencies like IGBC, GRIHA etc. Following measures has to be taken by the units as part of ensuring compliance to green building norms:

a) MANDATORY GREEN BUILDING MEASURES

- i. All the tenants should install separate energy meter to monitor the Lighting/raw power, server and HVAC power consumption.
- ii. Energy Meters should be installed in the main power feeders to tenants.
- iii. Usage of energy efficient light fittings to limit connected lighting power density (LPD) to less than or equal to the following:

Identification	Values
Office Space	0.90 w/ sq.ft
Meeting and Conference Rooms	0.90 w/ sq.ft

- iv. Restrict the solid partition height in the interior fit-out to 41" to have a direct line of sight vision for all the occupants of the building with the outside.
- v. All other packaged air conditioning system installed for server and other purposes should be run with CFC and HCFC free refrigerants.
- vi. Occupancy lighting sensor should be placed for a band width of 15ft from glazing windows. This will help in reduction of energy as the glazing has been accordingly selected.
- vii. Separate bins should be provided in all the work areas to segregate & collect the recyclable wastes like paper, plastic, metal and glass. The collected wastes in turn should be sent to the centralised recyclable wastes collection area located in the building ground floor.

b) SUGGESTIVE GREEN BUILDING MEASURES

- i. Ultra low water flow fixtures, flush fixtures, Metering Faucet and Ultra Low-Flow water closets.
- ii. Use eco-friendly housekeeping chemicals for the maintenance works.
- iii. Individual lighting control for all the occupants.
- iv. Usage of BEE rated or certified white goods, such as, computers, fridge, TV, water cooler etc.
- v. Use maximum recycled content products in the interior fit-outs
- vi. Use low VOC adhesives, sealants, paints with VOC values as given below:

VOC LIMITS FOR VARIOUS MATERIALS TO BE USED		
Sl. No.	Types of Applications	Maximum VOC Limit in g/Ltr. (g/l)
1	Flats	50
2	Non-flat	150
3	Anti-rust paints	250
4	Varnish	350
5	Lacquer	550
6	Floor coatings	100
7	Waterproofing	250
8	sealants	250
9	Laminate Adhesive	30
10	Wood Flooring Adhesive	100
11	Ceramic Tile adhesive	65
12	Rubber Flooring Adhesive	60
13	Sub Floor Adhesive	50
14	Structural Glazing Adhesive	100
15	Architectural Sealant (Non- Porous)	250
16	Indoor Carpet Adhesive	50

- vii. Use CRI certified carpet
- viii. Use urea formaldehyde free composite wood
- ix. Maximize use of rapidly renewable materials, which replenishes within 10 year cycle.
- x. Install CO2 sensors in breathing zone (3-6ft from the floor level) in all the densely occupied spaces like conference room, training room, etc. to modulate fresh air intake
- xi. Measure the temperature, humidity and carbon dioxide by using portable meters to ensure indoor conditions are safe for the occupants to work
- xii. Conduct green educational programs for the building occupants to disseminate the green building concepts and get them involved in the whole process.
- xiii. All air distribution ducts are to be pressure tested to avoid leakage.
- xiv. Entire office space will have to be flushed with fresh air before occupation of floor space.