

Office of Senior Town Planner, Gurugram
DEPARTMENT OF TOWN & COUNTRY PLANNING, HARYANA
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Memo No. :STP(G)/2020/

Dated:

3531
23-9-2020

To

✓ Chief Town Planner-cum-Chairman,
Building Plan Approval Committee.
Nagar Yojna Bhawan, Plot No. 3, Block-A,
Sector-18A, Madhya Marg, Chandigarh.


Subject:- Approval of Building Plans of Group Housing Colony over an area measuring 6.05 Acres (Licence No. 24 of 2020 dated 10.09.2020) in Sector-95, District Gurugram, Manesar Urban Complex being developed by Doctor Agro Pvt. Ltd. in collaboration with Czar Buildwell Pvt. Ltd.

Reference:- In continuation to this office Memo No. STP(G)/2020/3462 dated 18.09.2020 and applicant company's application dated 18.09.2020 (copy enclosed) received in this office on 21.09.2020.

With reference to the subject cited above, it is intimated that applicant company vide referred letter has submitted the **"Pre-certified Gold"** Certificate of **Indian Green Building Council (IGBC)** for availing 12% Additional FAR. Accordingly 3 sets of duly signed Building Plans are forwarded for consideration please.

Further, it is also informed that the detailed report/comments on the Building Plans have already been sent vide this office Memo No. STP(G)/2020/3462 dated 18.09.2020.

This is for further necessary action please.



Senior Town Planner,
Gurugram Circle, Gurugram

IGBC Green Affordable Housing Pilot version: Final Review



GBC Green Affordable Housing- Pilot Version

#GAH201064 Mahira Affordable Group Housing, Sector - 95, Gurugram

IGBC Green Affordable Housing Pre-certification Level: GOLD

Date: 17 September 2020

This precertification review is based on a review of the project goals and intentions. It is incumbent upon the project team to demonstrate that the credit requirements have been met at the design and construction certification reviews. The Precertification rating awarded need not necessarily correspond to the final IGBC Green Affordable Housing Rating. The final rating would depend on the implementation of all the design parameters detailed in the Precertification documents. Precertification is valid for 3 Years from date of precertification. It is mandatory to submit six monthly project updates till Final Certification. The Developer / Owner is responsible for implementation of the envisaged green measures at design stage. IGBC is not responsible for the declarations made by Developer / Owner. Please refer the disclaimer in www.igbc.in

59 1 Points Achieved		75 Points Available	
Awarded	Denied		Certified 38 to 45 points
			Silver 46 to 52 points
			Gold 53 to 60 points
			Platinum 61 to 75 points
16 0	Site Measures (SM)	Points :	16
Y	SM Mandatory Requirement 1	Local Building Regulations	Y
			<p>Final Review: In response to the preliminary review, the project team states that the project is yet to apply for local development authority sanctions. The project team has submitted plans along with declaration letter from the developer and architect stating that project will comply to all statutory norms.</p> <p>This meets the mandatory requirement.</p> <p>Preliminary Review: The submitted IGBC Green Affordable Housing template & narrative declares that the project will comply with the local regulation. The supporting document include land use license.</p> <p>However, additional details are required to meet this mandatory requirement.</p> <p>Technical Advice: Kindly submit the following: 1. A declaration from the Developer and the Principal Architect highlighting that the project will comply to all statutory norms. 2. Project drawings which shall be sent for approval to local municipal authorities. 3. Any document (challan) from authorities available at this stage.</p> <p><i>During Certification documentation, project team will have to submit approved plan (by local authority) & occupation certificate.</i></p>

Y	Awarded	Denied				Certified 38 to 45 points
						Silver 46 to 52 points
						Gold 53 to 60 points
						Platinum 61 to 75 points
Y	SM Mandatory Requirement 2	Site Selection		Y	1	<p>Preliminary Review: The submitted IGBC Green Affordable Housing template and narrative states that the Haryana Town and Country Planning Department (HUDA) has allocated this space for Affordable Housing in the Gurgaon master plan. The supporting documents include land allotment letter and Google map showing location of the project.</p> <p>This meets the mandatory requirement.</p> <p><i>For final certification, please provide the approved site plan, permit from the relevant local authority (HUDA) in the form of a land allotment/land use letter, Clearance from the Ministry of Environment and Forest (as applicable) and the map indicating the project location details.</i></p>
						<p>Final Review: The project has submitted google map showing the distance of bus stop from the project entrance. However, photographs of bus stop is not submitted.</p> <p>Hence, this credit is awarded as a benefit of doubt.</p> <p>Preliminary Review: The submitted IGBC Green Affordable Housing template and narrative states that the project has a bus stop within a distance of 1 km from the project entrance. The supporting documents includes Google map indicating the distance of bus stop from the project entrance.</p> <p>However, additional details are required to award this credit.</p> <p>Technical Advice: Please provide the photographs of bus stop located within the proximity from the project entrance.</p>
1	SM Credit 1	Proximity to Public Transport		1	1	

Awarded	Denied				Certified 38 to 45 points
					Silver 46 to 52 points
					Gold 53 to 60 points
					Platinum 61 to 75 points
2		SM Credit 2	Top Soil Preservation	2	<p>Final Review: In response to the preliminary review, the project team states that the site area for the project is limited and the project proposes to store the top soil at a nearby nursery and use the preserved soil on site during landscaping. The supporting document includes declaration letter from the developer stating the same.</p> <p>This meets the credit requirement.</p> <p>Preliminary Review: The submitted IGBC Green Affordable Housing template and narrative states that the project construction has not yet started. The narrative submitted further states that the project will adopt erosion control measures. The supporting document includes developer declaration letter.</p> <p>However, additional details are required to meet this credit.</p> <p>Technical Advice: Kindly submit site management plan showing top soil preservation area.</p>
2		SM Credit 3	Access to Social Infrastructure	2	<p>Final Review: In response to the preliminary review, the project team has submitted declaration letter from the developer highlighting the amenities proposed within the project.</p> <p>This meets the credit requirement.</p> <p>Preliminary Review: The submitted IGBC template and narrative states that the project proposed will have amenities (within the building) which includes Anaganwadi, General Store, Pharmacy, Saloon, Park and Restaurant. Supporting document includes a site plan showing location of the tot-lot for children, seating facility & toilets in the common area.</p> <p>However, additional details are required to meet this credit.</p> <p>Technical Advice: Kindly submit a declaration letter from the Owner stating that the amenities proposed within the project will be dedicatedly allocated to the basic amenities only.</p>

2	Awarded	Denied				Certified 38 to 45 points
						Silver 46 to 52 points
						Gold 53 to 60 points
						Platinum 61 to 75 points
			SM Credit 4	Green Cover on-site: 15%, 20%	2	Preliminary Review: The submitted IGBC template and narrative states that the project team has proposed to cover at least 15% of the site area with vegetation. The submitted landscape layout and area details indicates that site area is 22,591.57 sq. m and the landscape area proposed is 9911.97 sq. m. on roof and non roof area accounting to 43% of the total site area. The supporting documents include a declaration letter and proposed landscaped plan on the site. Considering 100% HDPE Grass pavers proposed, this credit is awarded as a benefit of doubt. <i>Note: Concrete Grass pavers can not considered as Green cover under this credit.</i>
2			SM Credit 5	Heat Island effect-Non Roof: 25%, 50%	2	Preliminary Review: The submitted IGBC template and narrative states that the project proposes to provide pavers/light grey concrete for at least 25% of the total non-roof area. The submitted calculations indicate that total non-roof area in the project is 9,881 sq. m and the non-roof area will be covered with light grey concrete road (SRI between 29-61) for 3,864 sq. m & vegetated / grass paver non roof area 6,017 sq. m which accounts to 100% of the non roof area. The supporting documents include the site plan highlighting the non roof area and area covered with pavers/ light grey concrete. This meets the credit requirement.
2			SM Credit 6	Heat Island effect -Roof: 75%, 95%	2	Preliminary Review: The submitted IGBC template and the calculation in the narrative states that the project has proposed to provide high reflective material (china mosaic) and vegetation to cover 100% of the net exposed roof area and podium (12,710 sq. m). The submittal includes the area calculation, declaration letter, plans showing the area to be covered by high reflective material. This meets the credit requirement.

1	Awarded	Denied			Certified 38 to 45 points
					Silver 46 to 52 points
					Gold 53 to 60 points
					Platinum 61 to 75 points
					<p>1</p> <p>Final Review: In response to the preliminary review, the project team has submitted parking plan highlighting the residential and visitors parking as per statutory norms, copy of local bye laws along with declaration from the developer.</p> <p>This meets the credit requirement.</p> <p>Preliminary Review: The submitted IGBC template and narrative with parking calculation states that the required number of parking spaces as per the local bye-law is (0.5 ECS) 436.5 Nos and 873 no's of two-wheeler parking provided on the site. The submittal includes parking plan.</p> <p>However, some additional information is required to award this credit.</p> <p>Technical Advice: Kindly, submit the following: 1. Declaration letter from the owner/developer confirming the proposed number of parking for both residential and commercial spaces on the site (both 2 wheelers and 4 wheelers). 2. Parking plan clearly highlighting the visitor's and residential car parking 3. Local municipal bye-law document highlighting the parking requirement</p> <p>2</p> <p>Final Review: In response to the preliminary review, the project team has submitted detailed drawings of handicap toilet and brochure of the proposed lift.</p> <p>This meets the credit requirement.</p> <p>Preliminary Review: The submitted IGBC template and narrative states that project team will ensure that the building can cater differently abled people & senior citizens for their wellbeing. The supporting documents include plan showing proposed location of differently abled toilets, parking and ramps along with declaration letter from the developer confirming the differently abled features proposed on the site.</p> <p>However, additional information is required to award this credit.</p> <p>Technical Advice: Kindly submit the sectional details and detailed drawings of the handicap toilet and preferred parking space.</p>
2		SM Credit 7	Parking Facilities for Tenements	1	
2		SM Credit 8	Design for differently abled	2	

2	Awarded					Certified 38 to 45 points
	Denied					Silver 46 to 52 points
						Gold 53 to 60 points
						Platinum 61 to 75 points
		SM Credit 9	Basic Facilities for Construction Workforce	2	<p>Final Review: In response to the preliminary review, the project team has submitted site logistics plan.</p> <p>This meets the credit requirement.</p> <p><i>Note: The project team shall submit photographs of the facilities provided for construction workforce during certification.</i></p> <p>Preliminary Review: The submitted IGBC template and narrative states that the project has proposed to provide some basic facilities for construction work force. The facilities include adequate housing and sanitary, Protection Equipments for safety, Medical facility & first aid training, Water facility for drinking and house hold use, Adequate illumination levels in construction work areas & Dust suppression measures. The supporting documents includes a declaration letter.</p> <p>However, additional information is required to award this credit.</p> <p>Technical Advice: Kindly submit site logistics plan showing the facilities proposed for construction workforce.</p>	
13	1	Water Conservation	Points :	15		
1		WE Credit 1	Availability of Potable Water	1	<p>Final Review: In response to the preliminary review, the project team has submitted declaration letter from the developer confirming the capacity of the proposed water tank and site plan highlighting the location of proposed tank.</p> <p>This meets the credit requirement.</p> <p>Preliminary Review: The submitted IGBC template and narrative states that the project team proposes to provide piped fresh water supply from Municipal Corporation, considering per capita consumption of 90 litres per person per day. The submitted calculations indicate that 393 KLD of fresh water is required for occupants.</p> <p>However, additional information is required to award this credit.</p> <p>Technical Advice: Kindly provide the following: 1. A declaration letter from the developer confirming the capacity of the proposed water tank. 2. Site plan highlighting the location of proposed tank.</p>	

3	Awarded				Certified 38 to 45 points
					Silver 46 to 52 points
					Gold 53 to 60 points
					Platinum 61 to 75 points
		WE Credit 2	Rainwater Harvesting: 50%, 75%, 95 % (or) 10%, 20%, 30%	3	<p>Final Review: In response to the preliminary review, the project team has submitted plans and sectional details on the RWH pits proposed in the project along with declaration letter from the developer confirming the capacity of the RHW system.</p> <p>This meets the credit requirement.</p> <p>Preliminary Review: The submitted IGBC template and narrative states that the project team proposes to provide rainwater harvesting for at least 50% of the total runoff. The submitted rain water run-off calculations indicates that the total impervious area is 21,243 sq. m and the rain water run-off from roof and non-roof area is 424.86 Cu.m. The project proposes to provide pits with capacity of 463.32 Cu.m accounting for 100% of runoff from roof & non-roof areas.</p> <p>The supporting documents includes RWH calculation, area sheet, IMD rainfall data, and site plan indicating proposed pits & desilting tanks location (5 Nos).</p> <p>However, additional details are required to award this credit.</p> <p>Technical Advice: Kindly submit the following: 1. Clear plans with sectional details of the pit highlighting the dimensions of the RWH pits 2. Declaration from the owner confirming the capacity of proposed RWH system.</p>
	Denied				

3	Awarded				Certified 38 to 45 points
					Silver 46 to 52 points
					Gold 53 to 60 points
					Platinum 61 to 75 points
		WE Credit 3	Water Efficient Plumbing Fixtures	3	<p>Final Review: In response to the preliminary review, the project team has submitted water balance sheet, SLD showing dual plumbing lines plans and vendor cut sheet highlighting flow rates of shortlisted fixtures proposed in the project.</p> <p>This meets the credit requirement</p> <p>Preliminary Review: The submitted IGBC template and narrative states that the project proposes to install water efficient flow fixtures for faucets, taps, showers & flush fixtures will be installed which comply with IGBC requirement.</p> <p>However, additional details are required to award this credit.</p> <p>Technical Advice: Kindly provide the following: 1. Detailed calculations showing water savings 2. Schematic drawing showing proposed dual plumbing lines as the project proposes to reuse the treated waste water for flushing & landscaping. 3. Shortlisted Vendor cut sheet highlighting the flow rate.</p>
2	1	WE Credit 4	Waste Water Treatment: 50 %, 75%	3	<p>Final Review: In response to the preliminary review, the project team has submitted site plan showing the STP location, SLD showing dual plumbing lines plans. The project team has not submitted any documents related to biological treatment system.</p> <p>Hence, 2 points are awarded for treatment of 100% of waste water.</p> <p>Preliminary Review: The submitted IGBC template and narrative states that project intends to install an STP to treat 100% for the waste water generated on-site. The project proposes to install STP with a capacity of 530 KLD. However, additional details are required to award this credit.</p> <p>Technical Advice: Kindly provide the following: 1. Site plan showing STP location. 2. A brief on the STP treatment system / process) along with STP flow diagram & schematic drawing 3. Schematic drawing showing Dual Plumbing Line</p>

2	Awarded	Denied				Certified 38 to 45 points
						Silver 46 to 52 points
						Gold 53 to 60 points
						Platinum 61 to 75 points
2		WE Credit 5	Treated waste water Reuse	2		<p>Final Review: In response to the preliminary review, the project team has submitted declaration letter from developer stating that the treated water will be used for flushing, landscaping and street cleaning along with SLD showing dual plumbing lines.</p> <p>This meets the credit requirement</p> <p>Preliminary Review: The submitted IGBC template and narrative states that the treated water from the STP is proposed to be used for flushing, landscaping and street cleaning. The submitted narrative also states that 196 KLD water will be used for flushing. 59 KLD of water for landscaping and 20 KLD of treated water will be used for street cleaning. The supporting document includes water balance chart. However, additional details are required to award this credit.</p> <p>Technical Advice: Kindly provide the following: 1. Declaration letter from the project owner/MD confirming proposed STP capacity and the application for reuse of treated water from STP. 2. Schematic drawing showing proposed dual plumbing lines (including provision for street washing)</p>
2		WE Credit 6	Management of Irrigation Systems	2		<p>Final Review: In response to the preliminary review, the project team has submitted cut sheet of the irrigation features proposed in the project.</p> <p>This meets the credit requirement</p> <p>Preliminary Review: The IGBC template and narrative submitted states that the project will implement efficient irrigation systems such as central shut-off valve, drip irrigation, sprinkler system, Pressure Regulating devices to maintain water pressure and segregation of beds based on the watering needs. However, additional details are required to award this credit.</p> <p>Technical Advice: Kindly provide cut sheet/make of proposed features.</p>
Not Pursuing		WE Credit 7	Water Meters for dwelling units	1		<p>Preliminary Review: Not Pursuing</p>

Awarded	Denied					Certified 38 to 45 points
						Silver 46 to 52 points
						Gold 53 to 60 points
						Platinum 61 to 75 points
7	0	Energy Conservation		Points :	12	
3		EC Credit 1	Energy Efficient Building Envelope	4	<p>Final Review: In response to the preliminary review, the project team has submitted cut sheet of the glazing proposed in the project.</p> <p>This meets the credit requirement</p> <p>Preliminary Review: The submitted IGBC template and narrative states that the project intends to implement the below energy efficient measures: 1. The overall roof assembly having U-value of 0.528 (150 mm RCC with water-proofing & 40 mm puff insulation) against the baseline of 1.2 W/m²K. (1 point) 2. Glazing U-value of 5.6 W/m²K against the baseline value of 5.7 W/m²K with SHGC 0.4 in comparison to 0.42 base case value (2 points)</p> <p>The supporting documents include comparative table between base case and proposed case. However, additional details are required to award this credit.</p> <p>Technical Advice: Kindly submit shortlisted glazing manufacturer cut sheet showing required values proposed.</p> <p>Preliminary Review: Not Pursuing</p>	
Not Pursuing		EC Credit 2	Shading Elements of Building openings	2	<p>Preliminary Review: Not Pursuing</p>	
2		EC Credit 3	Efficient Lighting	2	<p>Preliminary Review: The submitted IGBC template and narrative states that efficient light fixtures will be provided in common & parking external areas for at least 30% reduction from baseline LPD. The supporting documents include a developer declaration confirming the same along with lighting layout and cut sheet of the proposed light fixtures to be installed.</p> <p>This meets the credit requirement.</p>	
Not Pursuing		EC Credit 4	On-site Renewable: 50%, 75% - Solar water Heaters: 25%, 50%	2	<p>Preliminary Review: Not Pursuing</p>	

2	Awarded					Certified 38 to 45 points
	Denied					Silver 46 to 52 points
						Gold 53 to 60 points
						Platinum 61 to 75 points
		EC Credit 5	Energy Saving Measures in Appliances & Other Equipment	2	<p>Final Review: In response to the preliminary review, the project team has submitted cut sheet of pumps and motors proposed in the project.</p> <p>This meets the credit requirement.</p> <p>Preliminary Review: The submitted IGBC template and narrative states that the project intends to install efficient appliances & equipment: 1. BEE 4-star rated water pumps 2. Minimum 75% efficiency for motors of capacity greater than 3HP</p> <p>The supporting documents includes declaration letter from Owner.</p> <p>However, additional details are required to award this credit.</p> <p>Technical Advice: Submit manufacturer cut-sheets of the proposed equipment/ appliances with the make & model number.</p>	
12	0	Material Conservation	Points :	16		
Y		MC Mandatory Requirement 1	Segregation of House-hold Waste	Y	<p>Final Review: In response to the preliminary review, the project team has submitted typical floor plan highlighting the location of separate bins in the common area.</p> <p>As per IGBC requirement, the project needs to provide separate bins for each dwelling unit and common area. This mandatory requirement is awarded based on the declaration letter from the developer.</p> <p>Preliminary Review: The submitted IGBC template and narrative states that the project team will provide separate bins for dry and wet waste segregation at individual dwelling unit level and centralized bins for wet, dry, metal & e-waste. The supporting documents includes declaration letter from project owner stating that the waste collection facility will be provided in individual dwelling units & common waste collection facility.</p> <p>However, additional details are required to meet this mandatory requirement.</p> <p>Technical Advice: Please provide floor plans showing proposed location of bins and the centralised location of waste segregation area on site</p>	

2	Awarded				Certified 38 to 45 points
	Denied				Silver 46 to 52 points
					Gold 53 to 60 points
					Platinum 61 to 75 points
		MC Credit 1	Organic Waste Management : 50%, 75 %	2	Final Review: In response to the preliminary review, the project team has submitted declaration letter and site plan highlighting the location of the OWC proposed on site. This meets the credit requirement.
2					Preliminary Review: The IGBC Template and narrative states that the project proposes to install an on-site treatment facility to treat 100% of the organic waste generated. The calculations indicate that total organic waste to be generated is 873 kg per day and the proposed treatment facility has a capacity of 1000 kg / day. The supporting documents include specification / details of the OWC. However, additional details are required to award this credit.
					Technical Advice: Please provide site plans showing the location of OWC on-site
				2	Final Review: In response to the preliminary review, the project team states that the project is in initial design stage. The supporting document includes site plan highlighting the waste segregation area. This credit is awarded as a benefit of doubt.
					Preliminary Review: The submitted IGBC template and narrative states that the construction waste generated in the project will be diverted from being sent to landfills. Supporting documents includes declaration letter from the developer. However, additional details are required to award this credit.
					Technical Advice: Kindly submit the following: 1. Tentative calculations showing the list of waste materials likely to be generated along with approximate quantities and strategies to divert the waste. 2. Site Management Layout during construction highlighting waste segregation area.
		MC Credit 2	Handling of Construction Waste Materials : 50 %, 75 %		<i>During Certification- the project team will have to provide actual quantification, challans and letter from the vendor/scrap dealer/waste recycling agent.</i>

1	Awarded				Certified 38 to 45 points
	Denied				Silver 46 to 52 points
					Gold 53 to 60 points
					Platinum 61 to 75 points
		MC Credit 3	Use of Local Materials : 50%, 75%, 95%	3	<p>Final Review: In response to the preliminary review, the project team states that the project is in initial design stage and material calculations are yet to be done. The project team has submitted a list of shortlisted vendors for materials to be sourced locally.</p> <p><u>This meets the credit requirement.</u></p> <p><i>Note: The project shall submit master material sheet with calculations in the 6 monthly report.</i></p> <p>Preliminary Review: The submitted IGBC template and narrative states that the project will source at least 50% of the materials from locally from 400 km from project site. Supporting documents include a declaration letter from the developer.</p> <p>However, additional details are required to award this credit.</p> <p>Technical Advice: Kindly submit the following: 1. Tentative calculations/master material sheet showing the materials sourced locally along with approximate calculations to be used in the project 2. Shortlisted vendors indicating the distances from the manufacturing unit to project site.</p>
3		MC Credit 4	Materials with Recycled Content : 10 %, 20%, 30%	3	<p>Final Review: In response to the preliminary review, the project team states that the project is in initial design stage and material calculations are yet to be done. The project team has submitted a list of shortlisted vendors for materials with recycled content.</p> <p>This credit is awarded as a benefit of doubt.</p> <p><i>Note: The project shall submit master material sheet with calculations in the 6 monthly report.</i></p> <p>Preliminary Review: The submitted IGBC template and narrative states that the project will source materials with recycled content for more than 30% of the total materials cost. Supporting documents include a declaration letter from the developer.</p> <p>However, additional details are required to award this credit.</p> <p>Technical Advice: Kindly submit the following: 1. Tentative calculations showing recycled materials with the percentage of recycled content 2. Shortlisted Vendors with Sample Letters highlighting the recycled content or the general accepted percentage of recycled content in the materials as per industry standards.</p>

4	Awarded					Certified 38 to 45 points
	Denied					Silver 46 to 52 points
						Gold 53 to 60 points
						Platinum 61 to 75 points
		MC Credit 5	Appropriate Technologies : 25%, 50%, 75%, 95%	4	Final Review: In response to the preliminary review, the project team states that the project is in initial design stage and material calculations are yet to be done. The project team has submitted note on monolithic concrete technology as appropriate technology. This meets the credit requirement. Preliminary Review: The submitted IGBC template and narrative states that the project shall use appropriate & alternative construction technologies to conserve natural resources and thereby reduce environmental impacts. Supporting documents include a declaration letter from the developer. However, additional details are required to award this credit. Technical Advice: Kindly submit the following: 1. Tentative calculations showing the cost of this material or technology as a part of overall construction materials used in the project. 2. Brief on monolithic concrete technology as appropriate technology.	
Not Pursuing		MC Credit 6	Alternate Construction Materials: 25%, 50%	2	Preliminary Review: Not Pursuing.	

8	Y	Indoor Environmental Quality IEQ Mandatory Requirement 1	Tobacco Smoke Control	Points:	11	Awarded	Certified 38 to 45 points
						Denied	Silver 46 to 52 points
							Gold 53 to 60 points
							Platinum 61 to 75 points
2		IEQ Credit 1	Day Lighting : 75 %, 95%		2		<p>Final Review: In response to the preliminary review, the project team has submitted the window-door schedule.</p> <p>This meets the credit requirement.</p> <p>Preliminary Review: The submitted IGBC Template and narrative states that at least 75% of regularly occupied spaces shall meet the daylighting requirement. The submitted calculations indicate that 75% of the regularly occupied spaces shall achieve the daylight level requirement.</p> <p>However, additional details are required to meet this mandatory requirement.</p> <p>Technical Advice: Kindly submit door-window schedule.</p>

2	Awarded				Certified 38 to 45 points
	Denied				Silver 46 to 52 points
					Gold 53 to 60 points
					Platinum 61 to 75 points
		IEQ Credit 2	Fresh Air Ventilation: 50%, 75%	2	<p>Final Review: In response to the preliminary review, the project team has submitted the window-door schedule.</p> <p>This meets the credit requirement.</p> <p>Preliminary Review: The submitted IGBC Template and narrative states that at least 50% of regularly occupied spaces shall meet the fresh air ventilation requirement. The project team has provided operable doors/windows and at least 75% of the regularly occupied spaces have openings to the exteriors with an operable area of 10% in living spaces, 8% for the kitchen and 4% in bathrooms. The supporting documents includes fresh air ventilation calculations for each dwelling unit type.</p> <p>However, additional details are required to meet this mandatory requirement.</p> <p>Technical Advice: Kindly submit door-window schedule.</p>
1		IEQ Credit 3	Cross Ventilation : 50%, 75 %	2	<p>Final Review: In response to the preliminary review, the project team has submitted typical floor plan showing cross ventilation for at least 50% of the regularly occupied spaces.</p> <p>This meets the credit requirement</p> <p>Preliminary Review: The IGBC Templates, narrative and calculations indicate that at least 50% of the regularly occupied areas shall have openings to the exterior in at least two different orientations to meet cross ventilation compliance requirement.</p> <p>However, additional details are required to meet this mandatory requirement.</p> <p>Technical Advice: Kindly provide floor plans highlighting openings in two different orientations for each typical dwelling unit</p>
Not Pursuing		IEQ Credit 4	Exhaust Systems	2	<p>Preliminary Review: Not Pursuing</p>

Awarded	Denied			Certified 38 to 45 points
				Silver 46 to 52 points
				Gold 53 to 60 points
				Platinum 61 to 75 points
2	IEQ Credit 5	Low VOC Materials, Paints & Adhesives	2	<p>Final Review: In response to the preliminary review, the project team has submitted cut sheet of the paint proposed in the project.</p> <p>This meets the credit requirement</p> <p>Preliminary Review: The submitted IGBC template & narrative states that the project proposes to use low VOC paints, sealants; and under coat base materials. The supporting documents include a developer declaration. However, additional details are required to meet this mandatory requirement.</p> <p>Technical Advice: Kindly submit cut sheet indicating VOC content of the proposed materials.</p>
1	IEQ Credit 6	Occupant Well-being Facilities	1	<p>Preliminary Review: The submitted IGBC template and narrative submitted states that project has proposed to provide wellbeing community facilities such as creche, yoga, community hall, meditation, play areas in Aganwadi. The supporting documents include plans showing the proposed facilities.</p> <p>This meets the intent of the credit requirement.</p>
3 0 Innovation & Design Process Points: 5				
1	INN Credit 1.1	Exemplary Performance - Green Cover 40%	1	<p>Preliminary Review: The project has proposed to provide green cover for more than 40% of the site area on ground and built up area. Please refer to Preliminary Review comments under Site Measures Credit 4 - Green Cover.</p> <p>This meets the exemplary performance.</p>
1	INN Credit 1.2	Exemplary Performance - Heat Island Effect (Non Roof) 100%	1	<p>Preliminary Review: The project has proposed to provide measures to meet Heat island effect, non roof for 100% of the non roof area. Please refer to Preliminary Review comments under Site Measures Credit 5 - Heat Island Effect (Non Roof).</p> <p>This meets the exemplary performance.</p>
Not Pursuing	INN Credit 1.3	Exemplary Performance	1	Preliminary Review: Not Pursuing.
Not Pursuing	INN Credit 1.4	Exemplary Performance	1	Preliminary Review: Not Pursuing.
1	INN Credit 3	IGBC Accredited Professional	1	<p>Preliminary Review: The signed IGBC Green Affordable Housing Template and narrative states that the project team has included Udit Gaurav, IGBC AP as part of the project team. This meets the intent of the credit.</p>