

CONSTRUCTION INFRASTRUCTURE ARCHITECT WORLD

CRAFTING THE CONSTRUCTION INDUSTRY IN WORDS

The true meaning of sustainability lies in its perfect harmony with nature, amalgamating basic design principles as well as innovative technology – making it ‘Smart yet Sustainable.’

GREEN BUILDING AND SUSTAINABILITY



V Suresh,
Chairman of CII's Indian Green
Building Council

“IGBC rating systems are also designed to address National priorities and are aligned with various National codes and regulations.”

Gurmit Singh,
National Vice Chairman, IGBC

“IGBC closely works with several Central and State Government agencies to promote the green building movement in the country.”





K Lava, Co Chairman, IGBC Cochin Chapter is also the MD of SFS Homes. SFS Homes is actively led by the MD, Mr. K Lava who is involved in Promotion of Residential Apartments/Villas in Kochi, Trivandrum Guruvayoor, Kottayam. SFS homes are in the housing business for last 34 years and is a CRISIL DA2+ rated Builder and is greatly concerned about water conservation and all matters pertaining to Promotion/ Construction of green Buildings.

Mr Lava shares his views on Green Building and projects done by SFS Homes to CIA World.

SFS HOMES: THE MOST PASSIONATE HOME BUILDERS

Most of the buildings from SFS homes have Gold rating as per IGBC norms though SFS Homes do not go for certification of every project.

►► We have many firsts at SFS Homes Green Building construction & preservation of environment. As an MD every area of Business comes under my care. However extra emphasis is being given for making buildings green & bring in more natural light and ventilation. What we have analyzed is the Green Building project cost goes up between 3% to 5% which is nominal in the long run. ₹150/- for a building of one lakh sq.ft.

Reputed Builders themselves have knowledge and consultants are available. However, due to some reason or other the end buyer of the flats has not understood the long term benefit of staying in a green Building. Since homes are built and sold, very few people are prepared to pay the extra price especially in Kerala as most of the buyers are NRI or Non Resident Kerala.

Every project of SFS is intensely discussed with full SFS team who select the clients and place and its nearby locations. Keeping in mind, the Potential Buyer the project design is mainly location based. Because of the deep research every project of SFS is a fast sell because it meets the requirement of the Buyer. Innovation team always compare the Project Design with those in highly Prosperous cities abroad.

The entire staff is also geared up in the execution and client handling in order to meet the expectation of worldwide clients of SFS. Many very interesting housing Projects have been launched in Kerala by SFS which includes 3G Homes, white Plan design, rental Housing and many more.

In spite of building flats, SFS is still able to offer a certain level of customization which excites the customers. One of the highlights of SFS is Home Care Department which takes care of total maintenance of your flat gives assured rentals which is of



great benefits to our clients.

Giving Incentives to the Builders:

>> Presently there is 1% reduction in stamp duty for buildings that have rain water harvesting and Solar Power. This actually is good incentive. However government should encourage builders by giving incentives so that builders gets into green building construction projects. The incentives can be in the form of lesser annual Municipal tax for Building Tax or any other incentives which will encourage all the developers to get into Green Building Costruction.

There is increasing interest in Green Building.

>> People are proud to say they are living in Green building. A cultural mindset change is happening as they are thinking of no wastage in Power/water- Reuse culture / No waste culture. An Attitude that is making them more closer to nature and that cannot bear pollution.

In India definitely more Education among the public is a never ending affair. We should take it up to Government to make an announcement that any new building, built by government for its departments only be a Green Building. Probably IT Buildings in Kochi/ TVM are being designed as Gold/ Platinum rated Building.

CREDAI has taken responsibility of circulating Green Building concept to its members, more effort has to be taken by IGBC. We have to rope in Architectural Association / Government Department like PWD into IGBC.

Most Builders like us are providing State-of-the-Art sewage treatment Plant/ Water Treatment Plant, Low flow and efficient water fixtures etc. We are also using Bio Bin and SOLWEARTH compostable waste processor. E Waste can be also monitored. Generally when computer becomes old, we donate it to Schools which can be used by them for more years. From then on E Waste is not monitored.

IGBC certification can be made more popular if the consultation charge is little lesser and also the cost of registration with IGBC is also reduced by 50% for a period of two more years. Along with popularizing Green Building, Building Material product suppliers also have to ensure that they have followed green procedures while manufacturing their items which are going into the apartment.

The general mood of public is subdued due to low sales because of which people do not want to increase cost of product even marginally. This is because they are looking at short term advantage instead of long term gains. In all IGBC should work with other trade bodies like BAI, CREDAI & other construction industries in order to take the message across to all sections of society.

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