



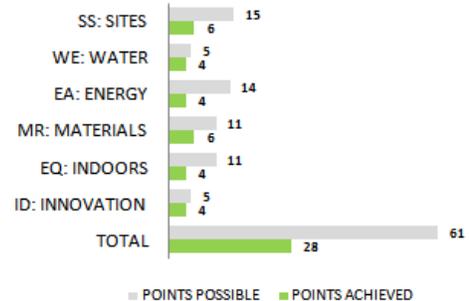
CASE STUDY: TECCI PARK, CHENNAI



KEY PARAMETERS

Occupancy Type	IT Park
Built up area	540,000 sq. ft
Completed	June 2008
Location	Karapakkam, Chennai
Owner	Technology at East Coast Construction Industries
Green consultant	En3 Sustainability Solutions
Rating System	LEED USGBC CS version 2.0
Rating Achieved	SILVER

LEED SCORES



As one of South India's leading construction companies, ECCI brings to its projects the benefit of a vast bank of experience distilled over nearly four decades. And an attitude that is constantly exploding new ideas and new technology. They tackle a diverse range of products, Tough constructions, sophisticated precision works; bring out new ideas, hostile terrain & Mega projects. En3 has done innovative work to help ECCI to make the TECCI Park greener and get its LEED SILVER certification from the Indian Green Building Council.



SITE SUSTAINABILITY FEATURES

- The project is in ideal location with close proximity to public transportation thereby minimizing transportation pollution and strain on local infrastructure, protects Greenfields site and preserve habitat and natural resources.
- Alternate Refueling stations promoting the usage of alternate vehicle thus reducing pollution due to transportation as well as strain on local infrastructure
- Car parks in the basement to create more open spaces on the ground and also reduce the local heat island effect.

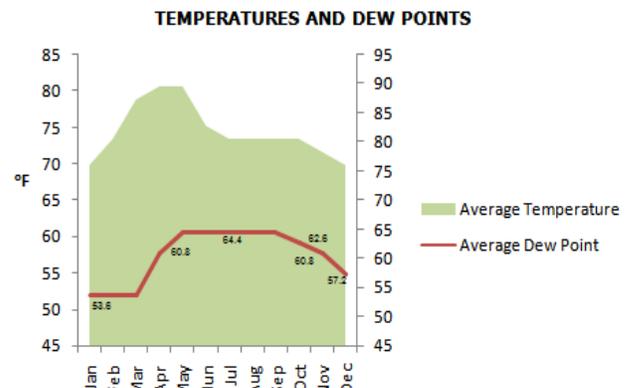
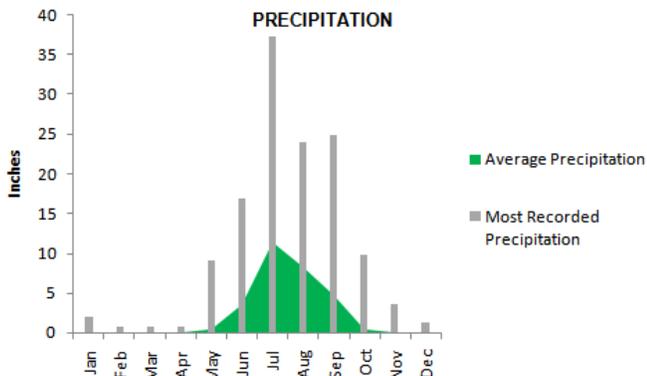


WATER EFFICIENCY

- Water plays an integral part in the greening process of the TECCI park
- Efficient Landscaping is done resulting in 100% reduction in potable water usage and 50% reduction in total water used for irrigation.
- Special efforts have been taken to minimize water use by installing water efficient fixtures.
- Low flow dual-flush toilets, sensor based urinals and other low flow fixtures have been selected to install at site to reduce water consumption by over 45.90%.

ENERGISING THE BUILDING

- In line with international standards, the refrigerants used in the air conditioning system are environmentally friendly and have very low ozone depleting and global warming potential
- A detailed metering system ensures adequate measurement and monitoring of all building systems to continuously monitor the building post-occupancy as well
- A detailed energy analysis and modeling has been done to ascertain various options for energy savings with cost-benefit/payback analysis including high performance glazing, low u-value walls and roof, energy efficient HVAC systems and CFL, T5 and LED based low energy lighting systems





RESOURCE MANAGEMENT

- The project has ensured up to 91% of total construction waste of debris has been recycled or reused thereby diverting them from landfills.
- The project has achieved a combined recyclable content value of 21.27% of total material by cost thereby reducing virgin material exploitation.
- About 84.19% of the total material cost was manufactured and extracted regionally thereby reducing the pollution due to transportation

INDOOR ENVIRONMENTAL QUALITY



- Installation of Co2 sensors in densely occupied space providing a mechanically ventilated space.
- Ensuring the outdoor air rate by installing direct outdoor airflow measurement.
- Low emitting adhesives, paints and carpets have been used to enhance the indoor environment and provide superior workplace for all employees.
- Provision of a thermally comfortable environment that supports productivity and well-being of all building occupants.

NOVELTIES

Green house keeping program creates awareness and promotes green concept. The building has been designed by En3 to showcase various green and sustainability measures and practices and the effort is to use this building to create greater awareness on green concepts and sustainability to all its visitors and occupants & spearhead the green movement in the state and the country.

En3 would be glad to answer any queries or questions you have on any green or sustainability related topics. Feel free to contact us at info@en3online.com and for more information visit us at www.en3online.com.