May/2026

DESIGN INPUT REPORT FOR IGBC PLATINUM CERTIFICATION OF PROPOSED SBI DGM BUNGALOW & AGM/CM QTRS. GUNTUR, ANDHRA PRADESH

Prepared by :

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Prepared for :

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Project Summary

S.No	Project Member	Organization/Company
1	Client	State Bank of India, Premises and Estate Department, Amaravati Local Head Office, Hyderabad - 500 001.
2	Architect	KAREKAR & ASOCIATES
3	Green Building Consultant	Auger Engineers

The State Bank of India (SBI) is one of India's largest public sector banking institutions, functioning under the Government of India. The bank plays a pivotal role in the country's financial system and is committed to modernizing its branch infrastructure and workspace environments to improve operational efficiency, employee well-being, and environmental responsibility.

This project involves the proposed construction of a new building for SBI's AGM/CM Staff Quarters and DGM Bungalow at Guntur, Andhra Pradesh. The initiative reflects SBI's commitment to sustainable office environments, aligning with the Government of India's broader vision of green buildings and responsible resource use.

This project aims for an IGBC Green Homes Platinum Rating certification.

About the Project

The details of the project are as follows:

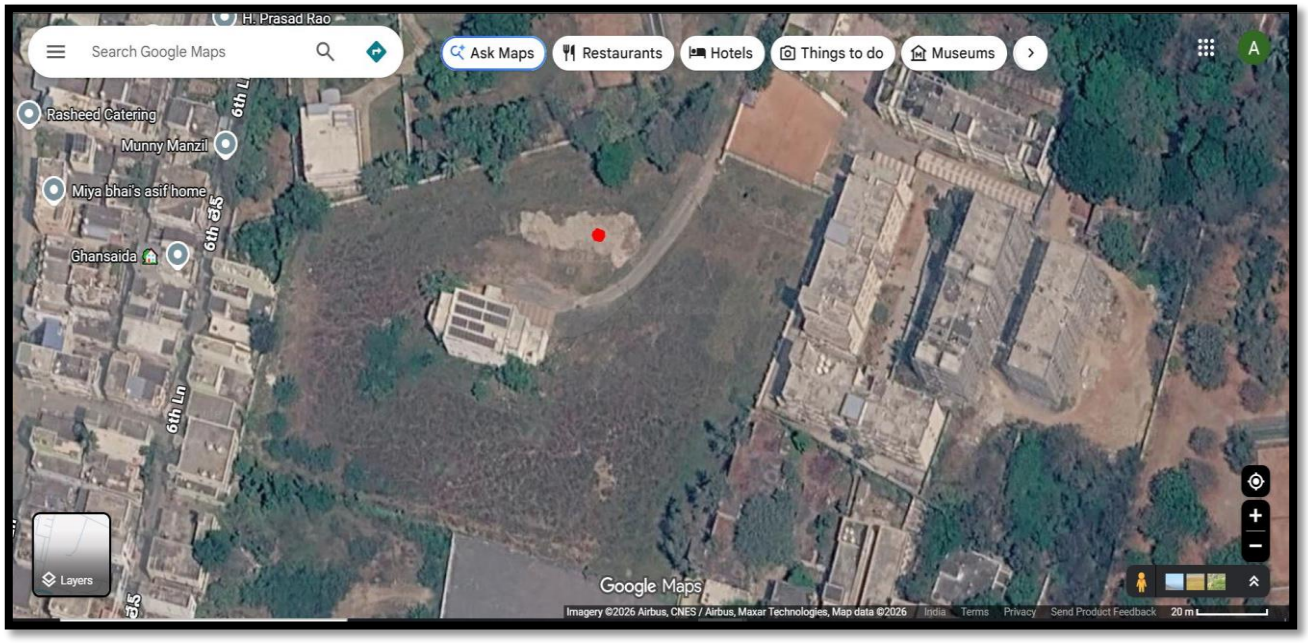
- Total Built-Up Area: 4,298.00 Sq.m (AGM/CM Staff Quarters + DGM Bungalow)
- Built-up area of AGM/CM Staff Quarters (Stilt+Grond+3) : 3997.095 Sq.m
- Built-up area of DGM Bungalow (Ground + First Floor): 300.47 Sq.m
- No. of Buildings : 02
- Type of Project: Residential Quarters – Government Banking Institution
- No. of dwelling unit: 16 Nos.

The proposed AGM/CM Staff Quarters and DGM Bungalow for State Bank of India (SBI) at Guntur, Andhra Pradesh has been envisioned as a sustainable residential development that integrates environmentally responsible planning, resource-efficient design, and enhanced occupant well-being. The project is being designed in line with the IGBC Green Homes Rating System, with the objective of minimizing environmental impacts throughout the building lifecycle while providing a healthy, comfortable, and energy-efficient living environment for its occupants.

The development incorporates sustainable design strategies such as site-sensitive planning, water conservation through efficient plumbing fixtures and rainwater harvesting, energy-efficient building envelope and lighting systems, use of eco-friendly and locally sourced construction materials, effective waste management practices, and measures to improve indoor environmental quality. The project also emphasizes occupant comfort through adequate daylighting, natural ventilation, thermal comfort, and landscape development.

By adopting the principles of the IGBC Green Homes Rating System, the project aims to reduce its operational energy and water consumption, optimize the use of natural resources, and promote a healthier living environment for SBI staff and their families. The proposed development reflects SBI's commitment towards sustainable infrastructure development and responsible environmental stewardship while striving to achieve a high level of green building certification.

Geographical Location of the Project Site



Source: Google Maps

Latitude: 16°17'47.5"N **Longitude:** 80°25'40.0"E

About IGBC Green Homes Rating System

IGBC stands for the Indian Green Building Council, a body formed by the Confederation of Indian Industry (CII). IGBC is one of India's foremost green building rating organizations dedicated to facilitating the adoption of green building design, construction, and operations practices. The IGBC Green Homes rating system is specifically developed to address the environmental performance of residential buildings, helping home owners and developers reduce their ecological footprint.

The global construction and building sectors jointly contribute approximately 40% to the overall carbon footprint, primarily due to processes such as lighting, cooling, and heating of buildings. The impact of carbon emissions from interior construction and renovation projects accumulates significantly over a building's lifespan. In this context, the IGBC has introduced the IGBC Green Homes rating system – a comprehensive assessment and rating tool developed to assist in the design and rating of green residential buildings.

The IGBC Green Homes Version 2.0 rating system is a voluntary and consensus based programme developed for new and major renovated residential buildings. It evaluates the environmental performance of residential buildings, addressing national priorities including water conservation, handling of household waste, energy efficiency, reduced use of fossil fuels, and health & wellbeing of residents. The rating endorses eco-friendly materials, energy-efficient designs, and innovative sustainability measures, thereby significantly contributing to India's broader vision towards green and sustainable built environments.

The IGBC Green Homes rating system covers key parameters required to address while designing residential buildings into sustainable green spaces. The criteria encompass site selection & planning, water efficiency, energy efficiency, materials & resources, indoor environmental quality, and innovation & design process.

The IGBC Green Homes rating system is a 100-point based evaluation tool designed for new and major renovated residential buildings and addresses green features under the following categories:

1. Site Selection and Planning
2. Water Efficiency
3. Energy Efficiency
4. Materials & Resources
5. Indoor Environmental Quality
6. Innovation & Design Process

Different levels of certification are awarded based on the number of points earned under each category. The minimum points required for certification is **50 points.**

Certification Level	**Points Required**
Certified	50 - 59
Silver	60 - 69
Gold	70 - 79
Platinum	80 - 100

IGBC will recognize homes that achieve one of the rating levels with a formal letter of certification and a mountable plaque.

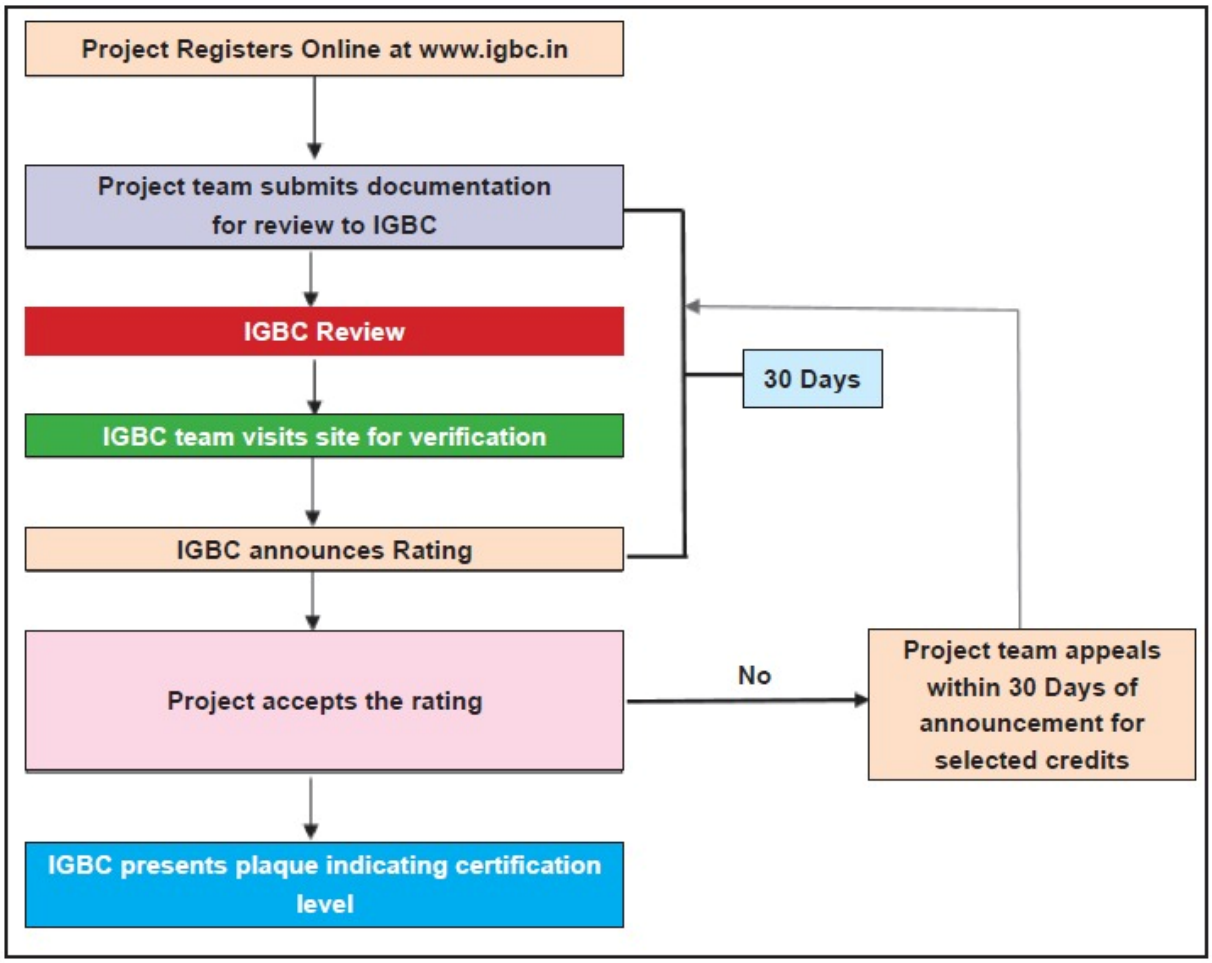
Refer to the detailed point distribution below under each credit categories.

Section	Criterion No.	Criterion Name	Max Points	Section Weightage
Site Selection & Planning	**SSP MR 1**	Local Building Regulations	Mandatory	19
	SSP MR 2	Soil Erosion Control	Mandatory	
	SSP Credit 1	Basic House-hold Amenities	2	
	SSP Credit 2	Natural Topography or Vegetation	4	
	SSP Credit 3 &4	Heat Island Effect- Roof & Non-Roof	6	
	SSP Credit 5	Parking Facilities for Visitors	1	
	SSP Credit 6	Electric Charging Facility for Vehicles	1	
	SSP Credit 7	Design for Differently Abled	2	
	SSP Credit 8	Basic Facilities for Construction Workforce	2	
	SSP Credit 9	Green Home Guidelines, Design & Post Occupancy	1	
Water Efficiency	**WE MR 1**	Rainwater Harvesting	Mandatory	18
	WE MR 2	Water Efficient Plumbing Fixtures	Mandatory	
	WE Credit 1	Landscape Design	4	
	WE Credit 2	Management of Irrigation System	1	
	WE Credit 3	Rainwater Harvesting	4	
	WE Credit 4	Water Efficient Plumbing Fixtures	4	
	WE Credit 5	Waste Water Treatment and Reuse	4	
	WE Credit 6	Water Metering	1	
Energy Efficiency	**EE MR 1**	CFC-free Equipment	Mandatory	25
	EE MR 2	Minimum Energy Performance	Mandatory	
	EE Credit 1	Enhanced Energy Performance	10	
	EE Credit 2	On-site Renewable Energy	6	
	EE Credit 3	Solar Water Heating System	4	
	EE Credit 4	Energy Saving Measures in Appliances	2	
	EE Credit 5	Distributed Power Generation	2	
	EE Credit 6	Energy Metering	1	

Materials & Resources	**MR MR 1**	Separation of House-hold Waste	Mandatory	18
	MR Credit 1	Organic Waste Management, Post Occupancy	4	
	MR Credit 2	Handling of Construction Waste Materials	2	
	MR Credit 3	Reuse of Salvaged Materials	4	
	MR Credit 4	Materials with Recycled Content	2	
	MR Credit 5	Local Materials	2	
	MR Credit 6	Rapidly Renewable Building Materials & Certified Wood	4	
Indoor Environmental Quality	**IEQ MR 1**	Tobacco Smoke Control	Mandatory	15
	IEQ MR 2	Minimum Daylighting	Mandatory	
	IEQ MR 3	Fresh Air Ventilation	Mandatory	
	IEQ Credit 1	Enhanced Daylighting	4	
	IEQ Credit 2	Enhanced Fresh Air Ventilation	2	
	IEQ Credit 3	Exhaust Systems	2	
	IEQ Credit 4	Low VOC Materials, Paints & Adhesives	2	
	IEQ Credit 5	Building Flush-out	1	
	IEQ Credit 6	Cross Ventilation	4	
Innovation & Design Process	**ID Credit 1**	Innovation & Design Process	4	5
	ID Credit 2	IGBC Accredited Professional	1	

IGBC Certification Process

The certification process involves the following steps –



Observations

Auger Engineers conducted a site visit on 16th & 17th May 2026 to the project site with the objective of assessing the existing site conditions and providing recommendations for sustainable construction practices in line with the project requirements.

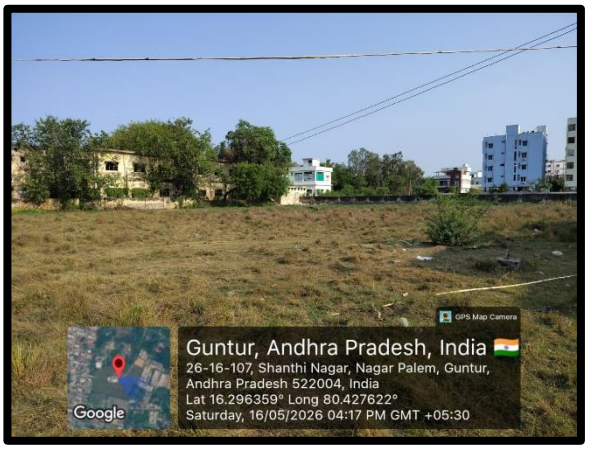
During the visit, the project site was inspected to evaluate the current status of site preparation activities, existing vegetation, accessibility, surrounding developments, and readiness for commencement of construction works.

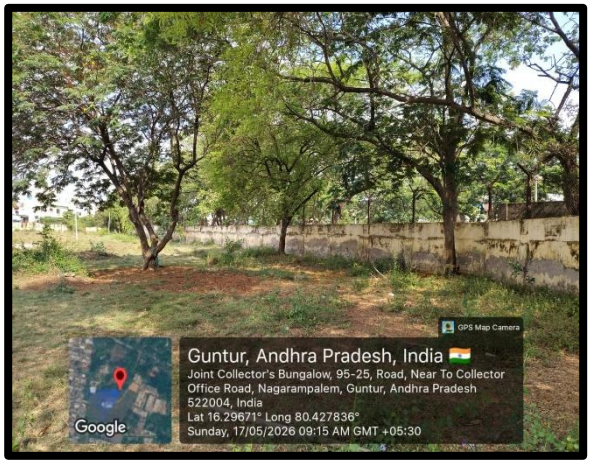
The site visit was conducted by Mr. Magesh S, Principal Consultant, Auger Engineers.

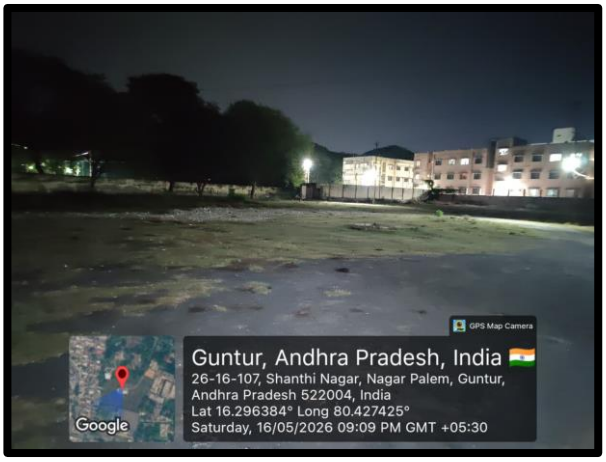
The project is currently in the pre-construction stage**,** and no major construction activities have commenced at the site. Below are some key observations made during the visit -

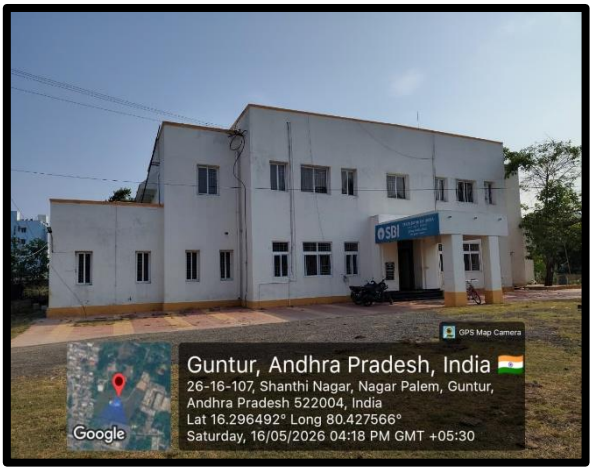
- The site is presently a vacant plot with natural ground cover consisting of grass and scattered vegetation.
- Several mature trees are present within and around the site boundary. These trees should be protected and retained wherever feasible during the construction phase.
- Site clearing and preparation activities are yet to commence.
- No site barricading or fencing has been provided to demarcate the construction area and restrict unauthorized access.
- There is no designated areas identified for storage of construction materials, debris collection, and labour/worker facilities.

Site Photographs









Compliances for the IGBC Green Homes Certification – Platinum Rating

The below are the criteria wise compliances for the IGBC Certification –

SSP Mandatory Requirement 1 – Site Selection

• The project site is located within an already developed urban area with access to existing infrastructure and utilities.

• The selected site does not fall under environmentally sensitive areas such as reserved forests, wildlife habitats, wetlands, or water bodies.

• The project shall ensure compliance with all applicable local development regulations and statutory requirements throughout the design and construction stages.

SSP Mandatory Requirement 2 – Soil Erosion Control

• The site currently contains natural vegetation and exposed soil surfaces.

• Prior to commencement of construction activities, soil erosion and sedimentation control measures shall be implemented to prevent loss of topsoil and migration of sediments outside the project boundary.

• Temporary barricades, silt traps, sedimentation pits, and stormwater protection measures shall be provided during construction.

• Excavated topsoil shall be stockpiled separately and reused for landscaping activities after completion of construction.

SSP Mandatory Requirement 3 – Preservation of Existing Landscape Features

• The site contains existing vegetation and mature trees along portions of the site boundary.

• Existing healthy trees shall be retained and protected to the maximum extent possible during construction.

• Protective fencing shall be installed around retained trees to prevent damage from construction activities.

• Landscape planning shall incorporate existing vegetation wherever feasible to preserve site ecology

SSP Credit 1 – Basic Household Amenities

• Provide seating facilities, drinking water points, and toilets for visitors, maintenance staff, security personnel, and service staff within the campus.

• Provide a well-designed children's play area (tot-lot) with safety flooring and shaded seating for guardians.

• Develop dedicated recreational spaces including senior citizen seating zones, community interaction spaces, landscaped gardens, and outdoor fitness areas.

• Integrate landscape features, wayfinding signage, and adequate lighting to improve user comfort and safety.

SSP Credit 2 – Natural Topography or Vegetation

• Preserve all existing mature trees on site to the greatest extent possible and incorporate them into the site landscape design.

• Conduct a comprehensive tree survey prior to construction and implement tree protection measures during construction activities.

• Retain and reuse fertile topsoil generated during excavation for landscape development.

• Plant native and drought-resistant landscaping to reduce irrigation demand.

• Maintain more than 30% of the site area under natural vegetation and landscaped green spaces to achieve maximum credit requirements.

• Minimize site disturbance by optimizing the building footprint and reducing unnecessary hardscape development.

SSP Credit 3 – Heat Island Effect (Non-Roof)

• Use high-albedo paving materials, open-grid pavers, grass pavers, and permeable paving systems for pathways and parking areas to cover atleast 80% of the impervious area (Driveway/Pavement).

• Provide extensive tree cover over roads, pathways, open spaces, and parking areas to maximize shaded surfaces.

• Achieve shade coverage over the majority of exposed non-roof hardscape areas through landscape trees and architectural shading devices.

SSP Credit 4 – Heat Island Effect (Roof)

• Install high-SRI (Solar Reflective Index) roofing materials - Heat Reflective Paint/Tiles with SRI ≥ 78 for low-sloped roofs and SRI ≥ 29 for steep-sloped roofs covering 100% of Roof area

• Develop extensive rooftop landscaping and green roof systems wherever structurally feasible.

SSP Credit 5 – Parking Facilities

• Visitor parking shall be provided at a minimum of 10% of the resident parking capacity, wherever local regulations do not specify otherwise.

• Allocate preferred parking spaces for low-emission and fuel-efficient vehicles such as EV, CNG vehicles, etc.

• Provide dedicated bicycle parking facilities near building entrances.

• Install shaded parking using solar carports, tree canopies, pergolas, or other sustainable shading systems.

• Utilize basement or stilt parking to reduce heat island impact and maximize open landscaped areas.

SSP Credit 6 – Electric Charging Facility for Vehicles

• Provide EV charging infrastructure for at least 5% of the total parking capacity, with provisions for future expansion.

• Install EV charging facilities for both four-wheelers and two-wheelers.

• Allocate dedicated electrical capacity and conduit pathways for future EV adoption.

• Explore renewable energy integration through solar PV systems for EV charging stations.

SSP Credit 7 – Design for Differently Abled

• Provide barrier-free access across the entire campus in accordance with NBC 2016 - Universal Accessibility Guidelines.

• Reserve accessible parking spaces near entrances and lift lobbies for differently abled.

• Provide ramps with appropriate gradients, handrails, tactile indicators, and non-slip flooring.

• Install elevators with Braille buttons, voice announcements, and accessible controls.

• Provide accessible common toilets with wheelchair turning radius, grab bars, emergency alarms, and wider door openings.

• Incorporate tactile guidance paths for visually impaired users across major circulation routes.

SSP Credit 8 – Basic Facilities for Construction Workforce

• Provide hygienic sanitation facilities, potable drinking water, handwashing stations, and bathing facilities for the construction workers.

• Establish dedicated rest shelters, dining areas, and changing rooms for workers.

• Provide first-aid rooms, medical support arrangements, and emergency response facilities.

• Implement worker welfare measures including awareness programs, health camps, and safety training.

• Ensure proper waste segregation, collection, and disposal practices throughout the construction phase.

SSP Credit 9 – Green Home Guidelines, Design & Post Occupancy

• Publish green home guidelines providing information that helps occupants implement the green features.

• Provide information on all green features for example, No Smoking Policy, electric charging facilities, segregation of house-hold waste, water efficient plumbing fixtures, rainwater harvesting, on-site STP, etc.,

• Provide information about the services and maintenance requirements of the building so that it can be operated with optimum use of water and energy.

WE MR 1 & WE Credit 3 - Rainwater Harvesting

- Provide a rainwater harvesting system to capture at least 80% of run-off volumes from roof and non-roof areas.

- Include flushing arrangement to let out impurities from first few showers. Use harvested rainwater for landscape irrigation and toilet flushing. Ensure periodic testing of collected water to meet quality standards.

WE MR 2 & WE Credit 4 - Water Efficient Plumbing Fixtures

To achieve maximum water savings, the following water-efficient fixtures with the specified flow/flush rated needs to be provided:

a) Wash Basin Faucet: **4 LPM**
b) Kitchen Faucet: **6 LPM**
c) Health Faucet: **6 LPM**
d) Shower: **7 LPM**
e) Urinal: **0.5 LPF or waterless urinal**
f) Water Closet (Dual Flush): **6/3 LPF**

Sensor-based faucets shall be considered in common areas to further reduce water wastage.

WE Credit 1 - Landscape Design

- Limit use of turf/lawn on site to conserve water and ensure that landscaped area is planted with drought-tolerant species.

- Ensure drought-tolerant species constitute at least 80% of total landscaped area. Select ground covers, shrubs and trees which consume less water and are well-adapted to the site. Avoid invasive or exotic species.

WE Credit 2 - Management of Irrigation Systems

- Provide highly efficient irrigation systems incorporating at least four of the following features for multi-dwelling units: central shut-off valve, moisture sensor controller, zone segregation based on watering needs, drip irrigation in planting beds, time-based controller for valves, and pressure regulating devices.

- Design and install irrigation management system based on the requirements of the landscape plan.

WE Credit 5 - Waste Water Treatment and Reuse

- Provide an on-site treatment system to treat 100% of waste water generated in the building to the quality standards suitable for reuse

- Reuse treated waste water or captured rain water for landscaping and flushing water requirements.

- Ensure periodic testing of treated water to meet CPCB quality standards.

- Ensure adequate signage's around the building to caution residents and housekeeping staff that treated water is not potable.

WE Credit 6 - Water Metering

Provide water meters for at least three of the following: potable water consumption at individual home level, captured rainwater reuse, landscape water consumption, hot water consumption through solar systems at building level, treated waste water consumption, etc.

EE Mandatory Requirement 1 – CFC free equipment

• Avoid use of CFC/HCFC based refrigerants Air conditioning system which has negative impact to the environment.

• Prefer R32, R-410A, R-290A, R-134A refrigerant gas based AC for the installation.

EE Mandatory Requirement 2 & EE Credit 1 – Energy Efficiency

• The building envelope, lighting systems, HVAC systems, pumps, and electrical equipment shall comply with the minimum energy performance requirements as per ECBC code.

• All regularly occupied areas shall be designed to maximize daylight and reduce dependence on artificial lighting.

• High-efficiency LED lighting needs be provided throughout the project.

• Energy-efficient pumps, motors, and equipment with BEE 4-star/5-star ratings shall be specified wherever applicable.

• High-performance glazing and wall systems shall be considered to reduce cooling loads.

EE Credit 2 - On-site Renewable Energy

- Install renewable energy systems (Solar PV) of 15-20% of total connected load of the building for multi-dwelling residential units.

EE Credit 3 - Solar Water Heating System

- Install solar water heating system to meet atleast 50% of hot water requirement assuming 20 liters/person as the hot water demand.

EE Credit 4 - Energy Saving Measures in Appliances & Other Equipment

For multi-dwelling residential units, provide at least two of the following energy saving measures:

- BEE 4-star rated pumps (or minimum 60% efficiency for pumps >3 HP),
- BEE 4-star rated motors (or minimum 75% efficiency for motors >3 HP)
- Energy efficient parking garage exhaust system
- Elevators operating with intelligent group controls

Install electrical appliances such as Fans, TV, Water Heater, Fridge, etc. with energy efficiency ratings and select minimum BEE 4-star rated or equivalent equipment/appliances.

EE Credit 5 – Distributed Power Generation

Install hybrid distributed power generation sets (DG) which operate with both, bio-fuels/ nonedible Oils/ any other non-fossil based fuel and fossil fuel catering to at least 15% of the total annual energy consumption of the building.

DG sets should be compliant with the latest CPCB norms.

EE Credit 6 - Energy Metering

- Provide energy meters for at least three of the following:
  - Energy meter for external lighting
  - Energy meter for municipal water pumping
  - Energy meter for grey water pumping for flushing
  - Energy meter for water pumping for landscaping
  - BTU meter for chilled water consumption.

- Identify all major energy consuming equipment and install systems to monitor energy consumption. Develop and implement a measurement and verification mechanism to compare predicted savings to actual energy performance.

MR Mandatory Requirement 1 - Separation of House-hold Waste

- Provide separate bins to collect dry waste (paper, plastics, metals, glass, etc.) and wet waste (organic) at each dwelling unit and common areas in the building. Allocate suitable space on-site for sorting out dry and wet waste.

- Provide a common facility with separate bins to collect waste covering: dry and wet waste bins, batteries, e-waste, and lamps. Identify local dealers to collect and dispose waste material such as paper, plastic, metals, glass, cardboard, organic waste, batteries, e-waste and lamps.

MR Credit 1 - Organic Waste Management, Post Occupancy

- Install on site waste treatment system for treating of organic waste generated from the building. The output from such systems (manure, power, etc.) should be reused in-situ.

- Typical technologies like digesters, gasifiers, and vermi-composting can be used.

MR Credit 2 - Handling of Construction Waste Materials

- Avoid at least 80% of construction waste generated from being sent to landfills. Collect all construction debris on-site, segregate based on utility, and identify vendors to divert waste to manufacturing units as raw materials.

MR Credit 3 - Reuse of Salvaged Materials

- Ensure at least 1% of total building materials (by cost) used in the building are salvaged, refurbished and reused. Identify opportunities to incorporate salvaged materials for bricks, doors, flooring, frames, furniture, and paneling.

MR Credit 4 - Materials with Recycled Content

- Use materials with recycled content such that the total recycled content cater to 15% of the total cost of materials used in the building.

- Materials with recycled content include aluminum, cement, composite wood, concrete, glass, gypsum, false ceiling, fly ash blocks, steel, and tiles. Maintain purchase invoices for all materials with recycled content.

MR Credit 5 - Local Materials

- Ensure at least 25 % of total building materials (by cost) used in the building are manufactured within a distance of 400 km from the project site.

- While selecting local materials, ensure they perform well in terms of strength, maintenance and durability. Maintain sourcing records including supplier location, distance from project site, and material invoices.

MR Credit 6 - Rapidly Renewable Building Materials & Certified Wood

- Ensure at least 50% of wood-based materials used in the building are rapidly renewable wood or wood certified by FSC or PEFC.

- Identify all wood-based applications in the project - doors, windows, furniture, flooring are FSC/PEFC certified wood.

IEQ MR 1 - Tobacco Smoke Control

- Prohibit smoking in the common areas of the building and campus. Design the building to eliminate or minimize tobacco smoke pollution in common areas such as corridors, lobby, and lifts.

- Display NO SMOKING signage's at several places in the building to educate residents and visitors about the no-smoking policy.

IEQ MR 2 & IEQ Credit 1 - Minimum & Enhanced Daylighting

- Select suitable glazing profile with visual light transmittance of 70 & above in all regularly occupied spaces in each dwelling unit such as Living/Bedroom, Study Room, Kitchen etc. for adequate daylighting.

- Design windows, skylights, and light wells to maximize natural daylight. Control glare through building orientation towards north and appropriately designed window shading.

IEQ MR 3 & IEQ Credit 2 - Fresh Air Ventilation

- For naturally ventilated spaces, provide openable windows or doors to the exteriors in all regularly occupied spaces and bathrooms. Design openable area as a percentage of carpet area:
    - Living Spaces – 10%
    - Kitchen – 8%
    - Bathrooms – 4%

- For air-conditioned spaces, design ventilation system at 6.5 cfm per person for each air-conditioned space.

IEQ Credit 3 - Exhaust Systems

Design exhaust systems in kitchens and bathrooms per minimum intermittent exhaust flow requirements:

i) Kitchen (≤9.30 sq.m) – 100 cfm minimum airflow
ii) Bathroom (≤4.64 sq.m) – 50 cfm minimum airflow.

Note: For larger areas, airflow must be proportionally increased.

Ensure exhaust systems take away polluted indoor air to the outdoors (exhaust outlets into common areas are not allowed). Size exhaust systems adequately to purge sufficient quantities of indoor air.

IEQ Credit 4 - Low VOC Materials, Paints & Adhesives

- Use paints and coatings with low or no VOC content for 100% of interior wall and ceiling surfaces as per below VOC limits :
    a) Non-flat/Glossy paints – 150 g/L
    b) Flat/Mat paints – 50 g/L
    c) Anti-corrosive paints – 250 g/L
    d) Varnish – 350 g/L

- Use adhesives and sealants within interiors not exceeding VOC content limits :
    a) Glazing adhesive – 100 g/L
    b) Tile adhesives – 65 g/L
    c) Wood adhesive – 30 g/L
    d) Wood flooring adhesive – 100 g/L

IEQ Credit 5 - Building Flush-out

- Perform a building flush-out for ten days by keeping all windows open before the building is occupied (or five days if using forced ventilation systems). Flushing is to be carried out after paints, coatings, adhesives, and sealants have been applied.

- Flush-out needs to be carried out just before occupancy and after all interior finishes are complete. Once the home is ready including the interiors, flushing will effectively drive away pollutants in the building.

IEQ Credit 6 - Cross Ventilation

- Ensure that the regularly occupied spaces in each dwelling unit have an opening (doors/windows) to the outdoor environment in at least two orientations either opposite or adjacent.

- The doors/windows should have no obstruction within 2 m from outside surface. Adequate spaces between dwelling units are important to ensure cross ventilation.

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Sustainable Construction Practices

As a part of IGBC Compliance for Sustainable Construction Practices, below are the following recommended activities to be considered before commencement of construction at the site -

1. Preservation of Existing Trees at the site. During the site visit, it was observed that there are 05 Nos. of Mature Trees at the project site.

2. Barricading of Site up to 3m height using galvanized iron sheets or green fine net cloth.

3. Vehicle wheel washing facility at the site entry & exit to prevent soil erosion.

4. Provision of Gravel bed at the site to suppress dust from vehicles.

5. Signage showcasing the speed limit on the site being limited to 10km/h

6. Sprinkling of Fine material with non-potable water.

7. Stockpiling of Excavated Fertile top soil of 20-30mm (top layer soil) at some undisturbed area in the site.

8. Construction of a temporary storm water channel along the site boundary & Sedimentation Tank at the lowest level of the site in order to collect the sediment produced during the construction thus preventing Soil Erosion.

9. Display of "No Smoking" Signage on the construction site.

10. Placement of required Construction Safety Signage in English & Regional language (Telugu/Hindi).

11. Clean and hygienic accommodation facilities for Workers should be provided as recommended in National Building Code (NBC). Safe and clean accommodation with minimum height 2.7 meter, along with provision for ventilation, daylight and artificial light should be provided.

12. Maintain a log book for quantity of Construction waste scrap generated at the site and preserve the challans/bills provided by the vendor for the IGBC documentation.

13. First Aid facility for Construction workers.

14. Clean & Safe R.O Drinking water provision for Labours

15. Temporary/Portable Mobile Toilets for Labours

16. Covering of Loose soil/sand/excavated soil using Tarpaulin or fabric cover as a dust suppression measure.

17. PPE kit/Safety wear for labours

18. Adequate illumination at site for working during night time on safety aspects.

19. Display Board with Project Timeline and Information about the project such as Name of Project, Architect, Client, Green Building Consultant, Contractor, etc.

20. Segregation of Construction waste at site with temporary signage such as Cement Bags, Steel scrap, wood/timber scrap, etc.

21. Dedicated Storage Shed for Construction Materials with signboard - Cement, Steel, AAC Block, Blue Metal, Sand, Gravel, etc.

Other Voluntary Sustainable Construction Practices -

22. Use of Gunny bag for curing of concrete columns

23. Use of curing compound to minimise water consumption

24. Installation of water meter at the source to monitor water consumption during construction and maintain a log for the same.

Conclusion

This Design Input Report has been prepared to provide a comprehensive sustainability framework for the proposed SBI AGM/CM Staff Quarters & DGM Bungalow at Guntur, Andhra Pradesh, in accordance with the requirements of the IGBC Green Homes Rating System, with the objective of achieving a Platinum Rating.

The design recommendations and compliance measures outlined in this report integrate key green building principles encompassing sustainable site planning, water efficiency, energy conservation, responsible material selection, indoor environmental quality, and occupant well-being. These strategies are intended to enhance the overall environmental performance of the project while reducing resource consumption and operational costs throughout the building's lifecycle.

Successful implementation of the recommended design inputs will require close coordination among the Owner, Architects, MEP Consultants, Contractors, and other project stakeholders during the detailed design, construction, and commissioning stages. Regular review of design decisions and proper documentation of all sustainability measures will be essential for demonstrating compliance with the IGBC Green Homes requirements.

The adoption of the recommendations presented in this report will support the project's vision of developing a sustainable, resource-efficient, and healthy residential community, while positioning the proposed SBI AGM/CM Staff Quarters & DGM Bungalow to achieve the targeted IGBC Green Homes Platinum Rating.

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