

From concept to creation

The Jade Gardens projects by Happy Homes highlights how redevelopment can also be done with a “green” focus



We recently completed our Jade Gardens project, recognized for green initiative in redevelopment. Usually in the redevelopment sector one might not have attempted such things but with Jade Gardens, we seized the opportunity to convert it into a green project. We are also coming up with a new residential project with green surroundings and eco-friendly features on an open land at Mulund.

Use of STP Plant, Rain water harvesting, solar energy, then recycling of water and treating your organic waste are some of the prime features of a green building. I think authorities are also recognizing these requirements and they have time and again announced but so far the implementation is not found (that they would like to give some incentives, say reduction in property taxes). The industry is looking forward to the authorities for implementing such things.

In Jade Gardens the energy requirement for all the common parking areas and common areas all light energy requirements have been fulfilled through solar panels. If you don't have green parameters and initiative, then your outgoing cost will be shooting up over a period of ten years and when there is a 'green' project, it remains in control and buyers will definitely benefit by the green implementation. Particularly recycling of water for car washes entails great consumption of water in any society, so if recycled water is reused again and again good cost control measures will be possible.

Umang D. Kuwadia -
(B.E. Civil & MBA) Executive Director,
Happy Homes



There is always a differentiation factor in real estate. If we are taking up green initiatives to create the sustainable development such as Jade Gardens, Client's appreciate it in the long run.

With time how you have carbon ratings and certain benefits in green buildings, people should also differentiate the value of the product, what is a green product and what is a non-green product. For example - in the automobile industry there will always be a differentiation factor. I think this same concept will come into real estate, but with time.

Jade Gardens was in itself planned and executed as a green project. The cross ventilation that each apartment gets, would help the residents avoid use of air-conditioning at all times.

We have used the common terrace to beautify it with materials, which will be green and sustainable, which will not have too much of weathering with the rains and sunlight and there would be an intermittent landscape zone so people can gather and have their walks on the terrace. We, at Happy Home are sure that at Jade Gardens, about 160 families will reap the benefit of various Green Features over a period of time.

Jitesh K Jain-
(B.E Civil) Executive Director,
Happy Homes

