

## ABSTRACT BY SAURABH VERMA

### Green Value Inferences of Rated Green Buildings in India

Green commercial buildings has been more than a decade old story in India. LEED the first rating system introduced has now the second largest footprint around the world in India. This paper attempts to do cost benefit analysis of green buildings over conventional buildings in India to understand if the Green Value does exist or not? The paper methodology proposed is semi structured interview and evidence based data collection and hedonic regression model on the green and conventional buildings in the NCR Region. For more than a decade literature on green buildings research has shown tangible benefits in the developed world relating to variables like Occupancy Premium and Rental/Capital value premium associated with commercial green buildings but more evidence based research is still needed. The initial lot of green buildings in India which were mostly LEED rated; had established incremental costs of constructing green which has now significantly reduced as per current market perception. This has improved the payback period resulting from the significant operational savings that the green buildings bring in over conventional buildings. The research findings support the optimal green rating for improving incremental costs efficiencies, better marketability of project and generating better occupancy levels for green rated buildings over conventional buildings for a given region.

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