



ICC TECH PARK

SUSTAINABILITY INITIATIVES REPORTING PERIOD 2025-26





INTERNATIONAL
CONVENTION
CENTRE, PUNE
www.iccpune.org

SENAPATI BAPAT ROAD, PUNE

ICC TECH PARK



WHY SUSTAINABILITY MATTERS DEEPLY TO PANCHSHIL?



Core to Our Values

Sustainability is not a trend, it's a responsibility we deeply believe in.



Future-Ready Development

We build with long-term environmental impact in mind.



Give Back to the Planet

Our goal is to ensure our spaces contribute more than they consume.



Healthier Communities

We prioritize occupant well-being through indoor air quality, green practices, and robust Occupational Health & Safety Management (OH&SM) systems.



Clean Mobility

Enabling greener transportation options to reduce emissions on our campuses.



Authentic Action

Every initiative is a real, measurable step toward a cleaner, more resilient future.

THE BENEFITS OF ADOPTING SUSTAINABLE PRACTICES



Ethical
Benefits



Health
Benefits



Social
Benefits



Economic
Benefits



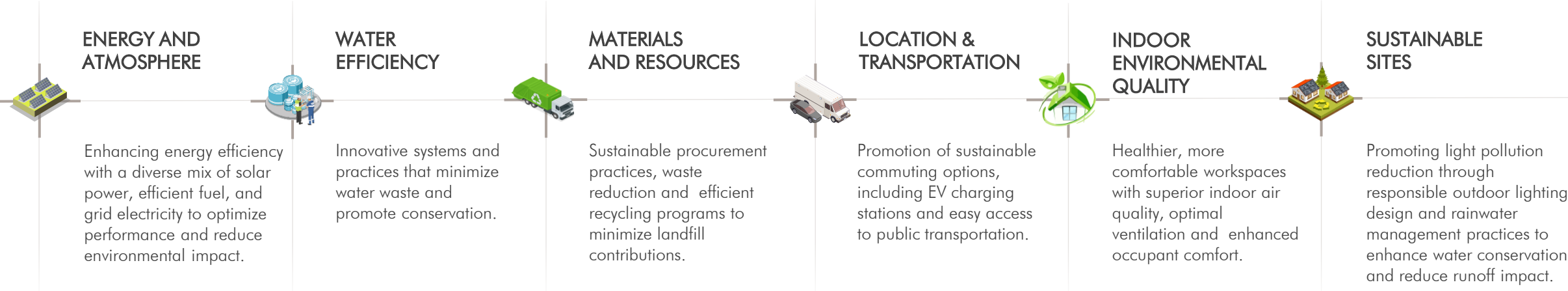
Environmental
Benefits

USGBC CERTIFICATION

LEED EXISTING BUILDING: OPERATIONS & MAINTENANCE (EB:O&M) V4.1

ICC Tech Park, Senapati Bapat Road, Pune is currently undergoing this certification process by the US Green Building Council (USGBC).

As we progress on our sustainability journey, guided by the LEED EB:O&M framework, we reaffirm our commitment to high-performance, environmentally responsible building operations. The following parameters reflect our initiatives and performance achievements.



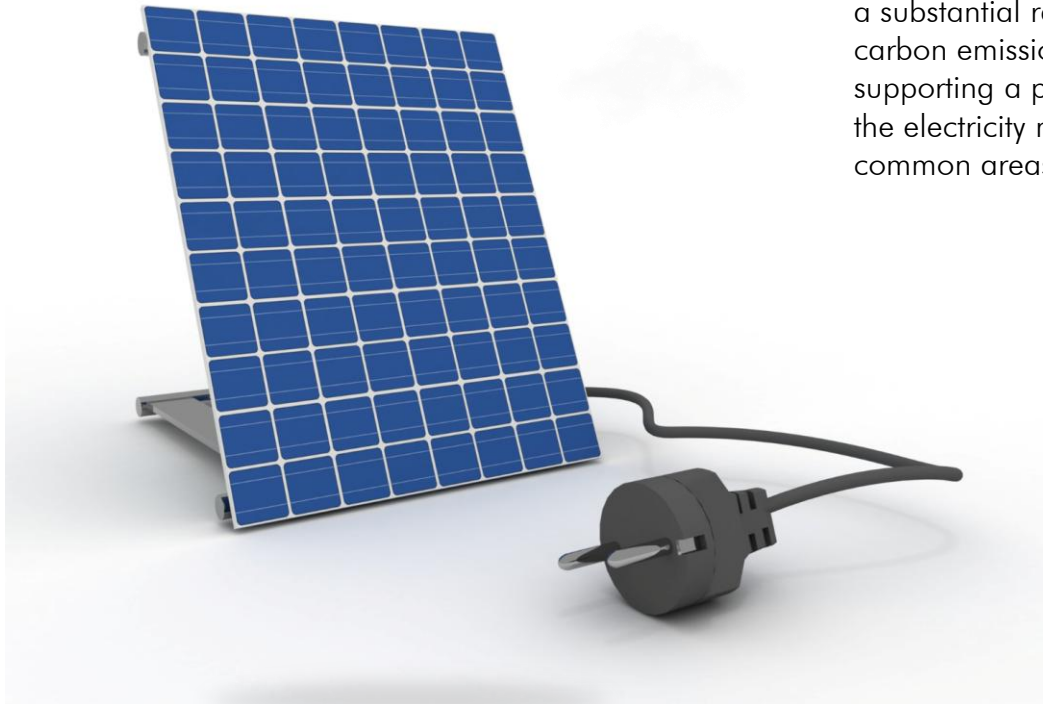
The Leadership in Energy and Environmental Design for Existing Buildings: Operations and Maintenance (LEED EB:O&M) certification by US.Green Building Council (USGBC) is a globally recognized framework that promotes and validates sustainable operations and ongoing performance in existing buildings.



ENERGY AND ATMOSPHERE

CARBON EMISSION SAVING THROUGH SOLAR INTEGRATION

As part of our ongoing sustainability efforts, we installed **193 kWp** solar power systems on each of the two towers at ICC Tech Park. The installations include a total of **355** high-efficiency solar modules, each with a capacity of **545 Wp**, strategically designed to maximize energy generation and reduce dependency on fossil fuels.



By leveraging solar energy, we have achieved a substantial reduction in carbon emissions while supporting a portion of the electricity needs for common areas.

To maintain optimal system performance, we have established dedicated maintenance contracts and carry out regular cleaning of the solar panels



ENERGY AND ATMOSPHERE

ENERGY EFFICIENCY AND EMISSION MONITORING

DETAILS	UOM	2024-25	2025-26
Total Energy Consumption For Common Area (EB)	kWh	6,25,331	5,22,550
Total Renewable Energy (Solar) Generation	kWh	56,340	2,03,536
Total % of Contribution of Renewable Energy (Solar) against EB	%	9%	39%
Emission Savings though Renewable Energy	tCO2e	51	145

Note Abbreviations Used : (EB) – Electricity Board

In FY 2025-26, our total electricity consumption across operations stood at 5,22,550 units, compared to 6,25,331 units in FY 2024-25. This reduction reflects our continued focus on energy efficiency, supported by strategic measures such as timer-based TR HVAC systems, sensor-activated lighting in parking zones, and widespread implementation of LED lighting in all common areas. These initiatives have collectively contributed to optimizing energy usage across sites. Our solar energy generation reached 2,03,536 units during the year, accounting for 39% of total electricity consumption, a significant increase from 9% in the previous year. This highlights the strengthened integration of renewable energy into our energy mix and underscores the progress of our clean energy strategy.

Together, these initiatives helped avoid an estimated 145 tCO₂e emissions in FY 2025–26, reinforcing our commitment to sustainable operations and carbon-conscious energy practices. The calculation is based on the FY 2025–26 grid emission factor of 0.71 kgCO₂e/kWh, compared to 0.90 kgCO₂e/kWh used in the previous year.

ENERGY AND ATMOSPHERE

OPTIMIZED NON RENEWABLE ENERGY USE

While Panchshil prioritizes renewable energy, we recognize the operational necessity of diesel generators (DG) for uninterrupted power supply. Our DG systems are managed with a focus on energy efficiency, emissions control, and compliance:



Use Of BS6-compliant low-sulphur diesel fuel to reduce harmful emissions (SO₂, NO_x, particulate matter).



Noise reduction through acoustic-treated enclosures to comply with environmental standards.



Elevated exhaust positioning for improved air dispersion and reduced ground-level pollution.



Proactive maintenance regime including A/B/D checks, real-time monitoring, and performance analysis to ensure efficient fuel use and extended equipment life.

This strategy supports responsible non-renewable energy use while contributing to operational energy performance.



WATER EFFICIENCY

WATER MANAGEMENT

At ICC Tech Park, our commitment to sustainability is reflected in our holistic approach to water management.



01

We operate an advanced Sewage Treatment Plant (STP) that recycles approximately **60%** of wastewater generated on-site. This treated water is efficiently reused for non-potable applications such as toilet flushing and landscape irrigation, significantly reducing our reliance on freshwater sources

02

To further optimize water use, we have deployed low-flow fixtures, aerators, and water efficient appliances throughout the premises. Our landscaping strategy incorporates drip irrigation systems, which minimize evaporation and ensure targeted hydration for healthier plant growth.

03

These integrated initiatives underscore our dedication to circular water usage and alignment with global best practices in sustainable resource management.

WATER EFFICIENCY

WATER RECYCLING FOR ICC TECH PARK

84% of STP-treated water is beneficially reused on-site, reducing reliance on fresh water.

DETAILS	UNITS	2024-25	2025-26
Total Water Source/ Total Water Inlet source	kL	26,097	32,935
Total Water Consumption	kL	24,353	30,530
Total STP Inlet Water	kL	13,747	19,986
Total STP Outlet	kL	7,010	11,906
% of Recycled Water	%	51%	60%
% of Recycled Water Used for Flushing	%	85%	71%
% of Recycled water used for Irrigation	%	15%	13%
% Recycled of treated Bypass	%	0%	16%
% of Recycled Water to Total Consumption	%	29%	39%

Key Highlights - FY 2025 - 26

Overall Water Consumption Efficiency

Total water consumption increased from **24,353 kL to 30,530 kL**, reflecting higher operational demand and occupancy. Despite the increase, water management initiatives continued to support efficient water utilization across operations.

High Recovery of Treated Water

In FY 2025-26, the portfolio's Sewage Treatment Plants (STPs) processed 19,986 kL of inlet water, with 11,906 kL of treated water recovered for beneficial reuse, resulting in a 60% recovery rate.

The increased utilization of treated water demonstrates the continued focus on maximizing water recovery, optimizing reuse and reducing dependence on fresh water sources across the park.

Optimized Reuse of Treated Water

In FY 2025-26, 84% of recycled water was beneficially reused across key non-potable applications, including toilet flushing (71%) and landscape irrigation (13%), thereby reducing the requirement for fresh water for these applications. The increased contribution of recycled water to overall water consumption, reaching 39%, reflects the continued strengthening of water conservation and circular water management practices across the portfolio. These initiatives support the efficient utilization of treated water, maximize water reuse and reduce dependence on fresh water sources for non-potable requirements.

Justification for Water Differential

The difference between total water sourced and consumed during the year is attributed to water retained in storage tanks including overhead, underground, and fire safety reservoirs as well as minor operational losses and system maintenance activities. These factors are standard and essential for ensuring uninterrupted building operations, fire safety compliance, and water availability across our commercial office portfolio.

MATERIALS AND RESOURCES

WASTE MANAGEMENT STRATEGY

Panchshil is committed to sustainable waste management practices that prioritizes minimizing waste and diverting it from landfills. Our comprehensive plan involves tracking each waste material to ensure its efficient and responsible end use, allowing us to complete the life cycle of each material in an environmentally responsible manner. Our commitment to comprehensive waste management aligns closely with our Environmental, Social and Governance (ESG) priorities, making it one of our materiality topics.



Dry Waste Management and Recycling Performance

Our dry waste management strategy emphasizes systematic segregation, responsible disposal, and partnerships for closed-loop recycling. Waste is categorized at source into paper, plastic, multilayered plastic (MLP), and non-recyclables to maximize material recovery and reduce landfill impact.

Paper Waste: 9,996 kgs of paper waste were recycled through our partnership with a paper mill, enabling conversion into usable products such as cardstock packaging materials.

Plastic Waste: 5,406 kgs of recyclable plastic were processed and diverted from landfill through certified recycling partners.

Multilayered Plastic (MLP): 2,225 kgs of MLP waste were successfully recycled, reflecting our commitment to tackling hard-to-recycle materials..



Organic Waste Management Strategy

Our organic waste strategy emphasizes sustainable disposal and resource recovery through nature-aligned partnerships. We collaborate with piggery farms and agricultural facilities to responsibly divert food and landscape waste from landfills. This approach converts organic waste into animal feed and soil-enriching compost—contributing to a circular, low-impact waste ecosystem.



Hazardous Waste Management and Safe Disposal

Our hazardous waste management approach focuses on compliance, safety, and responsible resource recovery through certified channels.

Authorized Disposal: All hazardous waste is disposed of through government-approved vendors, ensuring full compliance with environmental regulations.

Biomedical Waste: Disposal strictly follows the **Bio-Medical Waste Management Rules**, prioritizing health and environmental safety.

MATERIALS AND RESOURCES

RESPONSIBLE RESOURCE MANAGEMENT

Our approach to DG operations integrates responsible materials use and lifecycle management.

Maintenance practices emphasize equipment longevity and efficient resource use, minimizing material waste and extending system lifespan.

Together, these initiatives demonstrate our commitment to sustainable resource management within essential building systems.



Diesel fuel sourcing and usage are aligned with cleaner fuel standards (BS6), reducing environmental impact.

MATERIALS AND RESOURCES

SUSTAINABILITY AND INNOVATION

Driving Innovation in Green Cleaning: Deployment of Hydrocleaner Pro-Tank and Introduction of Toxin-Free Solution Technology

Panchshil Realty has installed the **Hydrocleaner Pro-Tank** and plans to scale portfolio-wide across all other Office Parks. A new **toxin-free** cleaning solution generator using salt, bio-enzymes, and water under our green cleaning innovation and initiatives .

Key Benefits



Eco-Friendly

Biodegradable, toxin-free, no harsh chemicals



Low Carbon

Minimal plastic use & reduced transport emissions



GreenPro Certified

Multiple cleaning agents certified



Safe Use

Phenol/alcohol-free, allergy-safe, STP-friendly



Wildlife Safe

Protects aquatic ecosystems

Hydrocleaner Pro-Tank – USPs



ATCD

Anytime Cleaning & Disinfecting



On-Site Production

Less transport, less packaging waste



Advanced Tech

Multi-tech integration for high efficiency



IoT Enabled

Real-time monitoring & data tracking



Customizable

Tailored formulations for varied needs



Flexible Use

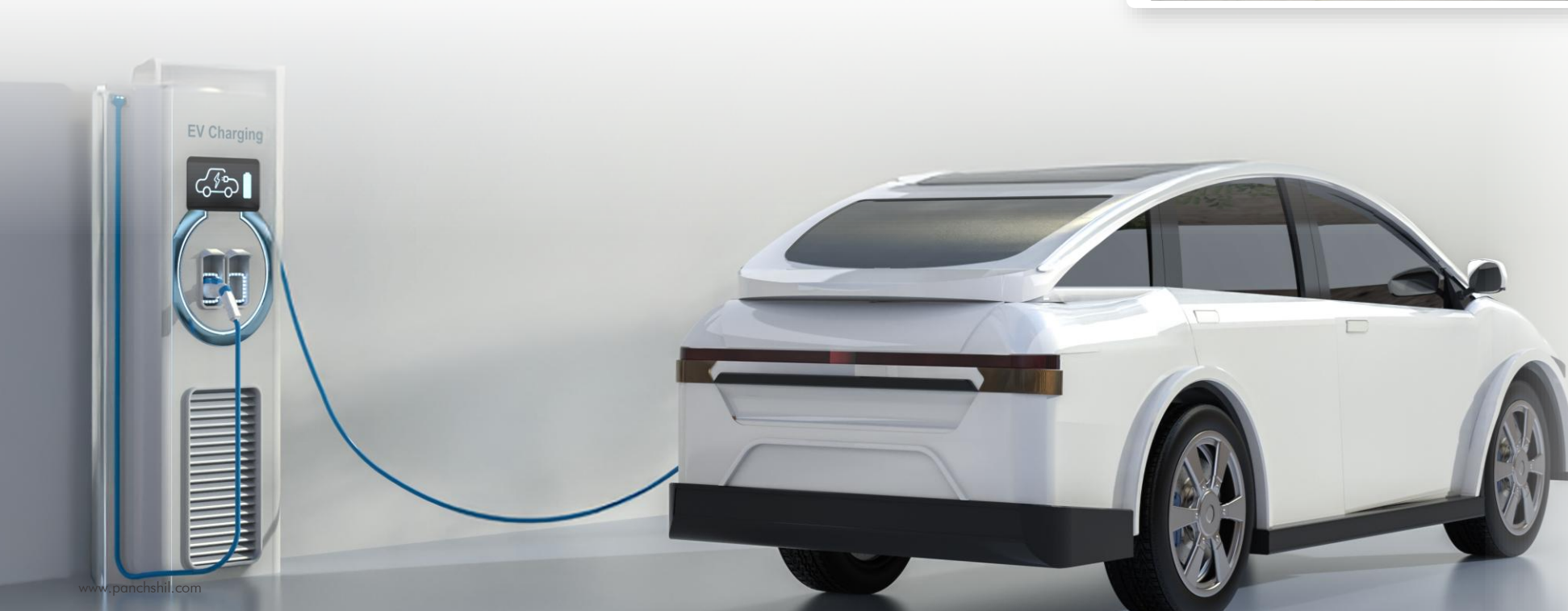
Ready-to-use & concentrate options



LOCATION AND TRANSPORTATION

EV CHARGING TRANSCENDING SUSTAINABILITY

ICC Tech Park has installed 2 Electric Vehicle Charging Stations for four-wheelers. These include 2 DC chargers. The charging stations will promote sustainable transportation for the associates who choose to do away with the consumption of fossil fuels and contribute to a greener and cleaner planet. These 2 charging stations will have the capacity to charge an average of 20 cars per day getting us closer to our commitment to improve the air quality on the premises.



LOCATION AND TRANSPORTATION

EMISSIONS CALCULATIONS

Petrol/ Diesel cars versus EV cars

YEAR	TOTAL EV'S (CARS) CHARGED (Nos)	TOTAL POWER CONSUMED(kWh)	GREEN POWER (kWh)	TOTAL DISTANCE TRAVELLED BY EV'S (CARS) (KM)	EQUIVALENT PETROL/DIESEL CONSUMPTION FOR THE DISTANCE TRAVELLED(LITRES)	CARBON E SAVING BY USING EV'S(tCO2e)
2025-26	97	1,847	0	13,853	1,259	2

Between April 2025 and March 2026, the charging stations powered **97 electric vehicles**, using **1,847 kWh** of electricity. This allowed the EVs to travel approximately **13,853 kilometers**. In comparison, petrol or diesel cars would have required **1,259 litres of fuel** for the same distance, resulting in approximately **3 tCO₂e emissions**. The shift to electric vehicles resulted in a **2 tCO₂e reduction in carbon emissions**, supporting cleaner mobility and reduced environmental impact.

References:

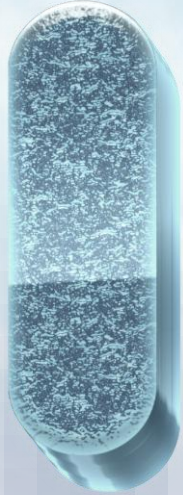
- Data duration Apr 2025 to Mar 2026
- * Emission Factor source (Fuel)- https://streaklinks.com/BhAu_eadHaoBUaC0UwOIJdga/https%3A%2F%2Fghgprotocol.org%2Fcalculation-tools-and-guidance%23cross_sector_tools_idhttps://streaklinks.com/BhAu_eadHaoBUaC0UwOIJdga/https%3A%2F%2Fghgprotocol.org%2Fcalculation-tools-and-guidance%23cross_sector_tools_id
- * TCo₂e Calculation source- <https://connectedfleet.michelin.com/blog/calculate-co2-emissions>
- * Petrol/Diesel Emissions- Average of the emission factors of Petrol and Diesel considered.
- * EV Car Emissions value source- https://cea.nic.in/wp-content/uploads/tpe__cc/2022/02/User_Guide__ver_17_2021.pdf
- * Petrol/ Diesel Efficiency- The average assumed mileage of a petrol and diesel car considered.



INDOOR ENVIRONMENTAL QUALITY

INDOOR AIR QUALITY

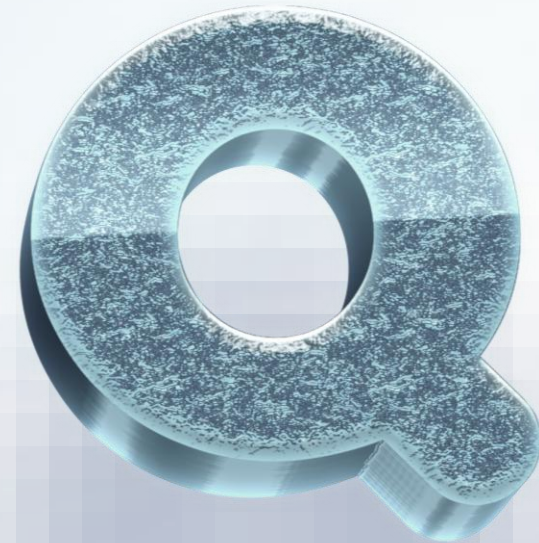
Indoor



Air



Quality



At Panchshil, we prioritize a healthy indoor environment that supports occupant well-being and reflects our commitment to sustainable, wellness-focused operations.

We conduct annual Indoor Air Quality (IAQ) testing to monitor critical parameters such as carbon dioxide (CO₂), particulate matter (PM), and volatile organic compounds (VOCs) across both common areas and tenant-occupied spaces.

Our robust fresh air supply systems, supported by structured monitoring and maintenance protocols in common areas, ensure continued compliance with **ASHRAE 62.1 standards**.

We also actively encourage our occupiers to adopt the same practices.

THANK YOU

Our commitment to sustainability goes beyond the established norms and standards. We take pride in leading the charge towards a more sustainable future, setting the standard for excellence in our industry.



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