



PANCHSHIL TECH PARK SHIVAJINAGAR

SUSTAINABILITY INITIATIVES REPORTING PERIOD 2025-26



PANCHSHIL TECH PARK SHIVAJINAGAR

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



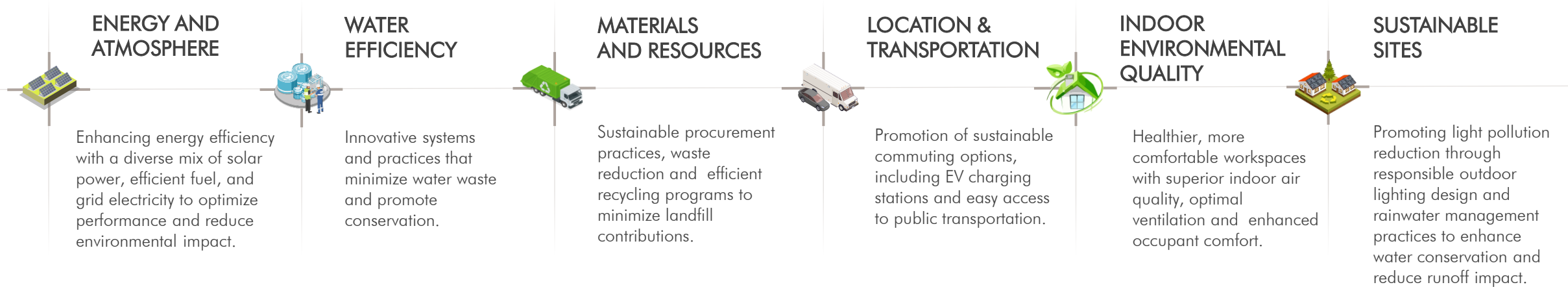
Environmental Benefits

USGBC CERTIFICATION

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

Panchshil Tech Park Shivajinagar, 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.



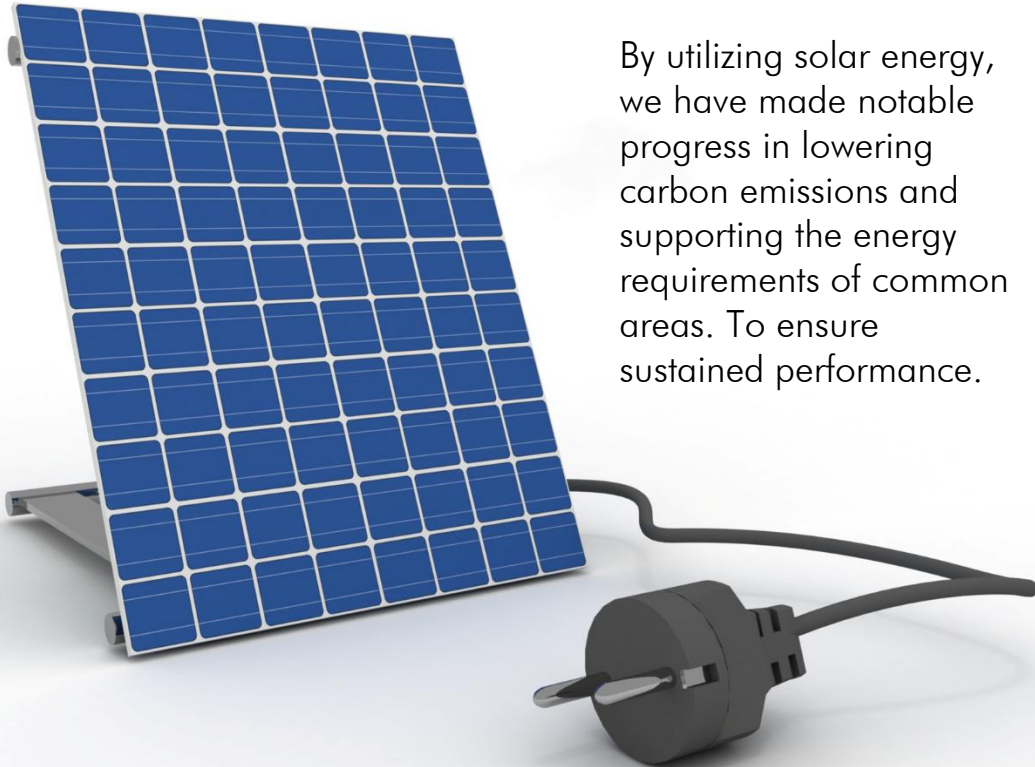
The Leadership in Energy and Environmental Design for Existing Buildings: Operations and Maintenance (LEED EB:O&M) certification by US.Green Building Council (USGBC) is a globally recognized framework that promotes and validates sustainable operations and ongoing performance in existing buildings.



ENERGY AND ATMOSPHERE

CARBON EMISSION SAVING THROUGH SOLAR INTEGRATION

As part of our sustainability initiatives, a 60 kWp solar power system was installed on the tower at Panchshil Tech Park Shivajinagar in August 2022. This system features 110 high-efficiency solar modules, each with a capacity of 545 Wp, aimed at maximizing energy generation while reducing dependence on conventional energy sources



we have established service-oriented maintenance contracts and conduct routine cleaning of the solar panels to preserve their operational efficiency.

ENERGY AND ATMOSPHERE

ENERGY EFFICIENCY AND EMISSION MONITORING

DETAILS	UNITS	2024-25	2025-26
Total Energy Consumption For Common Area (EB)	kWh	1,93,865	3,60,795
Total Renewable Energy (Solar) Generation	kWh	76,003	82,229
Total % of Contribution of Renewable Energy (Solar) against EB	%	39%	23%
Emission Savings through Renewable Energy	tCO2e	68	58

Note Abbreviations Used : (EB) – Electricity Board

In FY 2025–26, total electricity consumption for common areas at our sites increased to **3,60,795 kWh**, compared to **1,93,865 kWh** in FY 2024-25. This increase is attributed to higher operational demand and expanded usage; however, our ongoing energy efficiency measures, including the deployment of timer-based HVAC systems, motion-sensor lighting in parking zones, and widespread LED installations, continue to play a vital role in optimizing consumption patterns.

Solar energy generation reached **82,229 kWh** in FY 2025-26, contributing **23%** to total electricity consumption. While generation increased compared to the previous year, the overall contribution percentage declined due to the higher total energy consumption, reflecting the dynamic balance between demand growth and renewable integration.

Together, these efforts helped avoid an estimated 58 tCO₂e emissions in FY 2025–26, reinforcing our commitment to sustainable operations and carbon-conscious energy practices. The avoided emissions were calculated using the updated grid emission factor of 0.71 kgCO₂e/kWh, compared to 0.90 kgCO₂e/kWh applied in FY 2024–25.

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 (SO_2 , 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



Panchshil is dedicated to sustainable water management by implementing strategies to decrease water usage and lessen environmental impacts.



The organization has installed water-efficient fixtures and appliances throughout its facilities, promoting significant water conservation.



Additionally, Panchshil employs drip irrigation for landscaping, optimizing water use and preserving natural water resources. These initiatives collectively enhance water efficiency and demonstrate Panchshil's commitment to sustainable resource management.



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: 3,400 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: 2,365 kgs of recyclable plastic were processed and diverted from landfill through certified recycling partners.

Multilayered Plastic (MLP): 775 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.

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



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.

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 introduced the **Hydrocleaner** Pro-Tank across key office parks and plans to scale portfolio-wide. A new **toxin-free solution generator using** salt, bio-enzymes, and water is being introduced to further green cleaning innovation.

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



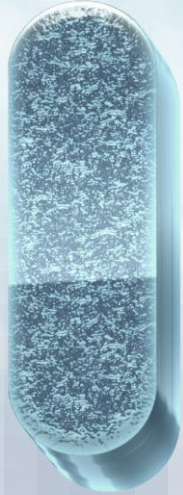
Flexible Use
Ready-to-use & concentrate options



INDOOR ENVIRONMENTAL QUALITY

INDOOR AIR QUALITY

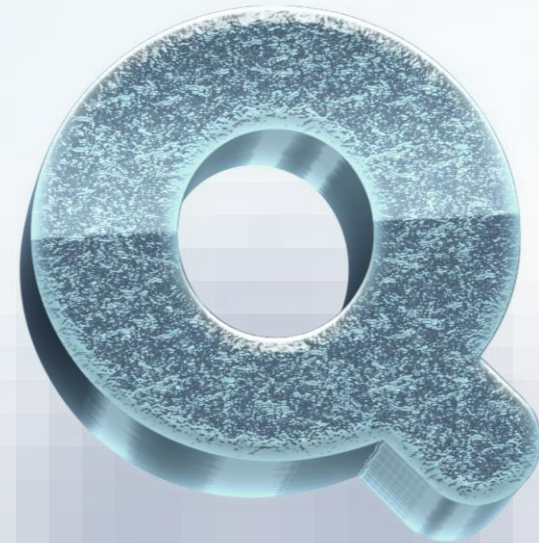
Indoor



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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