Environment Well-being

Through sustainable resource management in property development, and implementing energy, water, and waste initiatives, Mindspace aims to enhance efficiency and reduce environmental impact. Guided by our commitment to environmental stewardship, we undertake interventions that create long-term value.

Alignment with UN SDGs

7 AFFORDABLE AND CLEAN ENERGY
9 INDUSTRY, INNOVATION AND INFRASTRUCTURE
11 SUSTAINABLE CITIES AND COMMUNITIES
12 RESPONSIBLE CONSUMPTION AND PRODUCTION
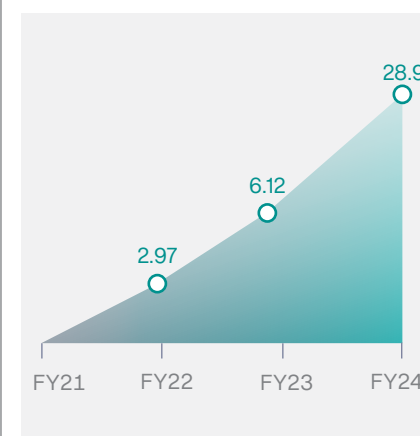15 LIFE ON LAND

Energy Efficiency

We have adopted a range of energy-efficient measures, including advanced chillers, pumps and motors, energy-saving LED lighting and fixtures, heat recovery systems, and the implementation of an Integrated Building Management System and Infrastructure Monitoring & Operations Center.

These endeavours help us reduce our environmental footprint while setting new standards for sustainable practices.

Performance in Energy Usage and Emissions in FY24

Renewable energy sources contribute to 28.9% of our total energy consumption. This marks a substantial rise from just 6.1% in the fiscal year 2023, largely due to the procurement of green power for common areas and HVAC systems, which contributed to 31,842 MWh.

Renewable Energy Share (%)

FY21	FY22	FY23	FY24
	2.97	6.12	28.9

Commitment to Renewable Energy

We are rapidly expanding our reliance on clean, renewable energy, aligning with the RE100 initiative's goal to achieve 100% renewable energy usage.

Generating Solar Energy

We have made progress in adopting sustainable energy solutions. We have installed solar rooftop panels with a total capacity of 1.93 MW, which plays a key role in reducing greenhouse gas emissions and mitigating air pollution.

Renewable Energy Generation

From April 2023 to March 2024, we generated an impressive 1,766 MWh of on-site renewable power.

Renewable Energy Use in Shared Spaces

We have utilized 30,076 MWh of green power in the common areas of several of our assets including Mindspace Airoli East, Mindspace Airoli West, The Square Avenue BKC 61, and Gera Commerzone, Kharadi.

Case Study

Solar Light Pipes

As an experimental exercise, we recently implemented Solar Light Pipes (Tubed Natural Light) in the basement of building 12D at Mindspace Madhapur Campus.

The objective was to assess its impact across several aspects such as enhancing illumination levels, reducing the use of artificial lighting during the day to cut operational expenses, and evaluating the positive psychological impact of natural light, particularly the sense of safety it provides.

1.93 MW
Solar power to be generated by the installed systems on our rooftops

28.9%
Renewable energy mix for FY24

Air Quality

Minimizing Toxic Fumes

We proactively select low Volatile Organic Compounds (VOC) paints, materials, and coatings during the design phase of our buildings to minimize lead-based harmful vapors.

Enhanced Air Purification

Our commitment to superior indoor air quality is reinforced by the deployment of mechanical air filters rated at MERV 8 and MERV 13 across our Air Handling Units.

Tracking Emissions

We maintain records of our CO_2 emissions, maintaining a vigilant watch over our environmental impact.

UV-C Lighting

To enhance safety and reduce the risk of infectious disease transmission, we have integrated UV-C lights into our Air Handling Units (AHUs).

Improved Fresh Air Circulation

In alignment with ASHRAE 62.1 standards, we provide an extra 30% of fresh air. This surplus fresh air elevates indoor air quality, thereby enhancing overall comfort, and ensuring a healthier environment for our tenants.

Water and Wastewater Management

Our focus is on recycling and reusing treated water to minimize wastage and optimize utilization.

Recent upgrades have increased our recycling efficiency to an impressive 93%.

46.4%

Total water recycled during FY24

Waste Management

Our approach to sustainable waste management includes transforming all wet waste into nutrient-rich manure for landscaping, ensuring a 100% reuse rate. Dry waste is recycled and on-site construction debris is repurposed to minimize environmental impact and support efficient resource utilization.

Tenant Involvement

Our tenants are active partners in our waste management programs, and we have implemented a strict prohibition on Single Use Plastic (SUP) to reduce the impact of pollution through contractual obligations.

Green Building Certifications

26.3 MSF

Total green footprint

55

Total green building certified with Minimum LEED/IGBC Gold Rating

30

Buildings (27 Platinum and 3 Gold) certified during FY24

Case Study

Weather Station

We collaborated with IIT Bombay for a research project centred on Climate Risk Assessment. A pilot project, it currently involves setting up on-site weather stations that are IoT-enabled devices and allow the monitoring and analyzing of relevant climate variables, providing real-time readings and environmental parameters. This data will be instrumental in forecasting physical risks associated with extreme weather events like rising sea levels, changing humidity levels, wind speed and temperature fluctuations.

The research outcomes facilitate the design of buildings, ensuring they are resilient to extreme climate changes. The data can be used effectively during the under-construction phase as well as the upgrade of existing structures.

Electric Shuttle Service

In our commitment to a sustainable future, we have launched a new Electric Shuttle Service at Mindspace Madhapur. This initiative features a fleet of four, 14-seater electric carts, offering a convenient and eco-friendly commuting option for our occupants.

By transitioning to electric vehicles, we are actively reducing carbon emissions and fostering a greener future for all.