

HERITAGE MAX REALTECH PRIVATE LIMITED

Regd. Office : K-1 Green Park Main, New Delhi-110016

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ENERGY EFFICIENCY POLICY

INTRODUCTION:

Heritage Max Realtech Private Limited is committed to integrating energy-efficient measures into all stages of our development projects. This Energy Efficiency Policy outlines our dedication to promoting sustainability, reducing energy consumption, and minimizing environmental impact across our portfolio. By adhering to this policy, we aim to create buildings that prioritize energy efficiency, occupant comfort, and long-term environmental stewardship.

Planning, Design, and Construction Stage Requirements:

2.1. Architecture

2.1.1. Integrative Design Process

- Collaborate with architects, engineers, and stakeholders to optimize building orientation, envelope design, and passive design strategies for enhanced energy performance.
- Prioritize daylighting, natural ventilation, and thermal mass to minimize reliance on mechanical systems and maximize occupant comfort.

2.1.2. Energy Modelling and Analysis:

- Utilize advanced energy modelling software to assess the impact of design decisions on building energy consumption and thermal comfort.
- Evaluate building envelope components, glazing systems, and shading devices to optimize energy performance and meet sustainability goals.

2.1.3. Passive Design Strategies:

- Orientation: Align buildings to take advantage of natural daylight and prevailing winds, minimizing the need for artificial lighting and mechanical ventilation.
- Shading: Incorporate overhangs, louvers, and external shading devices to prevent direct solar heat gain during peak hours, reducing cooling loads.
- Insulation: Use high-performance insulation materials in walls, roofs, and floors to reduce heat transfer and maintain stable indoor temperatures.
- Thermal Mass: Incorporate thermal mass elements, such as concrete floors or masonry walls, to absorb and store heat during the day and release it gradually at night, stabilizing indoor temperatures.

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2.2. Electrical:

2.2.1. Design Optimization:

- Specify energy-efficient lighting fixtures, controls, and sensors to minimize electricity consumption and enhance visual comfort.
- Utilize daylight harvesting strategies and occupancy sensors to optimize lighting levels based on occupancy and natural light availability.

2.2.2. Electrical System Efficiency:

- Design electrical distribution systems with high-efficiency transformers, motor drives, and power factor correction to minimize energy losses and improve system reliability.
- Incorporate advanced metering and monitoring capabilities to track energy usage and identify opportunities for optimization.

2.3. Mechanical:

2.3.1. HVAC System Selection and Sizing:

- Select energy-efficient HVAC equipment, such as variable refrigerant flow (VRF) systems, heat pumps, and energy recovery ventilation (ERV) units, to minimize energy consumption and operating costs.
- Right-size equipment and distribution systems to match the building's heating, cooling, and ventilation loads while maximizing energy efficiency.

2.3.2. Enhancing Indoor Environmental Quality:

- Design and implement strategies to enhance indoor environmental quality, including ventilation, air quality, and thermal comfort.
- Incorporate indoor air purification technologies, and thermal comfort controls to promote occupant well-being and productivity.

2.3.3. Building Envelope Optimization:

- Specify high-performance building materials, insulation, and air sealing techniques to minimize thermal bridging, air leakage, and heat loss.
- Incorporate passive solar design strategies, such as proper shading, insulation, and thermal mass, to optimize building envelope performance and reduce HVAC loads.

COMPLIANCE WITH STANDARDS:

- Ensure that ventilation systems are designed in accordance with ASHRAE Standard 62.1, which establishes minimum ventilation rates and indoor air quality requirements.

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- Strive to meet energy efficiency standards established by Indian Green Building Council (IGBC) certification, aiming for certification levels that demonstrate superior energy performance and sustainability.
- Exceed energy efficiency codes, including the Energy Conservation Building Code of India (ECBC), ASHRAE 90.1 and other relevant codes, by implementing measures that go beyond minimum requirements.

Operational Stage Requirements:

3.1. Building Energy Management Systems (BEMS):

Implement Building Energy Management Systems (BEMS) to monitor, control, and optimize building energy consumption.

Utilize advanced control strategies, such as demand response, load shedding, and occupancy-based scheduling, to minimize energy usage while maintaining occupant comfort.

3.2. Energy Use Analytics:

Utilize energy use analytics to track and analyse building energy consumption patterns, identify areas of inefficiency, and implement targeted energy-saving measures.

Conduct regular energy audits and performance evaluations to assess the effectiveness of energy efficiency strategies and identify opportunities for improvement.

IMPLEMENTATION, MONITORING & REPORTING:

4.1. Implementation:

- Assign dedicated resources and responsibilities for the implementation of energy efficiency measures outlined in this policy.
- Ensure that project teams, contractors, and suppliers are aware of and adhere to energy efficiency requirements throughout the planning, design, construction, and operation stages of the project.

4.2. Monitoring:

- Establish protocols and systems for ongoing monitoring of energy performance metrics, including energy consumption, demand patterns, and indoor environmental quality parameters.
- Conduct regular audits and inspections to verify compliance with energy efficiency standards and identify opportunities for improvement.

4.3. Reporting:

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- Generate regular reports on energy efficiency performance, including key metrics, benchmarks, and progress towards goals and targets.
- Communicate energy performance data to stakeholders, including project teams, investors, tenants, and regulatory authorities, to demonstrate transparency and accountability.

Continuous Improvement:

Heritage Max Realtech Private Limited is committed to continuous improvement in energy efficiency performance. We will regularly review and update our Energy Efficiency Policy to incorporate emerging technologies, best practices, and regulatory requirements, ensuring that our projects remain at the forefront of sustainable development. By embracing innovation, fostering collaboration, and prioritizing environmental stewardship, we will strive to achieve our vision of creating buildings that are efficient, resilient, and environmentally responsible.