

HERITAGE MAX REALTECH PRIVATE LIMITED

Version #	Version Date	Effective Date	Next review date
V3	20 September 2024	30 September 2024	On or before Sep 30, 2025

MATERIAL SELECTION POLICY

INTRODUCTION

Heritage Max Realtech Private Limited is committed to responsible sourcing and sustainable material selection throughout the lifecycle of our development projects. Our objective is to minimize embodied carbon, encourage the use of sustainable and ethically sourced materials, reduce waste, and support occupant health and wellbeing, in full alignment with GRESB, GRIHA, and other green building standards.

We pledge to:

- Prioritize materials that are responsibly sourced, recycled, renewable, and locally procured.
- Promote transparency through full disclosure of environmental, social, and health-related attributes.
- Integrate sustainability criteria into procurement, design, and construction stages.
- Ensure continuous improvement in material performance through innovation and lifecycle assessments.

1. COMMITMENT TO SUSTAINABLE MATERIAL SELECTION

Heritage Max Realtech Private Limited commits to selecting building materials that reduce environmental impact, enhance indoor air quality, and support sustainable construction practices. This commitment includes requiring detailed disclosures about the environmental attributes of materials and prioritizing those that meet our sustainability criteria.

2. DISCLOSURE REQUIREMENTS FOR ENVIRONMENTAL ATTRIBUTES

2.1. Environmental Product Declaration (EPD)

Objective: To ensure transparency about the environmental impact of building materials.

Strategy:

- Require suppliers to provide EPDs for materials used in our projects.
- Evaluate the lifecycle environmental impacts of materials based on EPD data.

Alignment with GRIHA: Supports GRIHA credits for Building Product Disclosure and Optimization, encouraging the use of products with verified environmental performance.

2.2. GRIHA/ GreenPro Certified Materials

Objective: To use materials certified for their environmental and health performance.

Strategy:

Prefer materials that are GreenPro Certified or have equivalent certifications.

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Ensure certifications are up-to-date and relevant to the materials being used.

Alignment with GRIHA: Aligns with GRIHA's preference for products with third-party verified environmental attributes.

3. MATERIAL CHARACTERISTICS SPECIFICATION PREFERENCES

3.1. Locally Extracted Materials

Objective: To reduce the environmental impact associated with transportation and support local economies.

Strategy:

- Prioritize materials sourced within 500 miles of the project site.
- Work with local suppliers to identify suitable materials.

Alignment with GRIHA: Supports GRIHA credits for Regional Materials, promoting the use of locally sourced products.

3.2. Low-Emitting and Non-Toxic Materials

Objective: To enhance indoor air quality by minimizing volatile organic compound (VOC) emissions.

Strategy:

- Specify materials that comply with low VOC emission standards.
- Use third-party certifications such as GREENGUARD or SCAQMD for verification.

Alignment with GRIHA: Meets GRIHA credits for Low-Emitting Materials, ensuring healthier indoor environments.

3.3. Recycled and Reused Materials

Objective: To reduce waste and the demand for virgin materials.

Strategy:

- Prioritize materials with high recycled content, including post-consumer and post-industrial content.
- Specify minimum recycled content percentages in material specifications.

Alignment with GRIHA: Supports GRIHA credits for Recycled Content, encouraging the use of materials with significant recycled content.

4. IMPLEMENTATION FRAMEWORK

4.1. Design Integration

- Integrate sustainable material strategies early in design and material specification phases.
- Conduct material reviews in all design coordination meetings.

4.2. Procurement Alignment

- Incorporate sustainability clauses in vendor agreements and BOQs.
- Use sustainability performance as a key vendor evaluation criterion.

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4.3. Supplier Engagement and Compliance

- Pre-qualify suppliers based on ability to meet sustainability documentation and certifications.
- Conduct supplier audits and due diligence for transparency and ethical sourcing.

4.4. Training and Capacity Building

- Organize regular training for architects, contractors, procurement officers, and site engineers on material sustainability and certification requirements.
- Maintain a preferred list of sustainable material suppliers.

5. MONITORING, VERIFICATION & CONTINUOUS IMPROVEMENT

5.1. Documentation and Audit

- Maintain detailed logs of material purchases, including source, certification, recycled content, and VOC levels.
- Conduct quarterly material audits on project sites.

5.2. Performance Tracking

- Use LCA tools and BIM-integrated material databases to evaluate embodied carbon and other environmental impacts.
- Benchmark projects against GRIHA and global standards to identify improvement areas.

5.3. Reporting

- Publish internal reports outlining:
 - % of sustainable materials used.
 - Reductions in embodied carbon.
 - Compliance with certification goals.

Share reports with stakeholders including investors, consultants, and certification agencies.

6. CONCLUSION

This policy shall be reviewed annually or upon significant regulatory/certification updates. Updates shall consider feedback from sustainability audits, material performance assessments, and stakeholder inputs.

Heritage Max Realtech Private Limited. is committed to sustainable material selection practices that prioritize environmental and health attributes. Through strategic planning, rigorous implementation, and continuous monitoring, we aim to achieve significant sustainability outcomes and align with GRIHA standards. Our approach ensures that our projects not only meet but exceed industry benchmarks for sustainable construction.