



BIRLA ESTATES

# ESG DATA BOOK

2024-25



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Birla Estates Private Limited (BEPL), a wholly owned subsidiary of Aditya Birla Real Estate Limited (ABREL), continues to embed Environmental, Social, and Governance (ESG) principles across its operations. With a steadfast commitment to sustainability, the company is actively contributing to the transformation of Indian real estate through delivering an exceptional experience and creating value; at every level, for every stakeholder.

As part of its long-term sustainability vision, BEPL is aligned with the Aditya Birla Group’s commitment to achieving **Net Zero emissions by 2050**. To advance this goal, the company has established both short-term and long-term targets across key focus areas—including embodied carbon assessments, climate risk evaluations for all upcoming projects, decarbonisation initiatives, and the promotion of renewable energy. These efforts enable BEPL to better understand and mitigate both physical and transition risks across its portfolio.

Green building certifications are a mandatory & critical component of BEPL’s sustainability strategy. Several of its projects are registered under globally recognized frameworks such as **LEED and IGBC**. Demonstrating energy efficiency leadership, Birla Aurora—one of our commercial projects—achieved **Net Zero Energy status** from IGBC, while both commercial projects have received **BEE Star Ratings**.

BEPL’s ESG performance has been validated by strong independent ratings. Its commercial portfolio has received a **5-star rating from Global Real Estate Sustainability Benchmark (GRESB)**., while the residential portfolio achieved an impressive score of 96/100—underscoring the company’s position as a frontrunner in the Indian real estate sector’s sustainability journey.

Operational excellence and safety form the backbone of BEPL’s governance and workforce management practices. This year company is certified under ISO 9001 (Quality Management), ISO 14001 (Environmental Management), and ISO 45001 (Occupational Health and Safety). Notably, BEPL has **surpassed 46 million safe man-hours** without a single lost-time injury—a milestone that reflects its robust safety culture and commitment to workforce well-being.

Looking ahead, Birla Estates is embracing emerging technologies like AI, IoT, and smart construction techniques to boost sustainability performance, enhance efficiency, and build resilient, future-ready developments. Rooted in strategic foresight and a deep commitment to sustainable design, the company continues to create inclusive, environmentally responsible communities that balance progress with purpose.

This ESG Data Book contains data from the period 1st April 2024 to 31st March 2025 and offers a transparent view of our actions, impact, and ambitions. It serves as a consolidated reference for stakeholders to see how Birla Estates is putting its sustainability vision into practice and driving measurable, meaningful change.



# ESG Highlights



## Embodied Carbon

Assessment Conducted for Birla Niyara



## Biodiversity

Assessment Conducted



## Climate Risk

Assessment Conducted for all projects



100%

battery waste generated is recycled.



7.9 %

decrease in Water intensity across all projects.



3.9%

of materials used are recycled.



## IGBC Net-Zero Energy

Certification received for Birla Aurora



100%

renewable energy\* used at Birla Aurora



## ISO 9001, ISO 14001, and ISO 45001

certified.



46 million

safe man hours



100%

of Food waste generated is recycled at the commercial properties.



1100 Kg/ day

OWC Facility installed at commercial properties.



140 KW

onsite solar plant being installed at Birla Centurion



20%

decrease in emission intensity across residential portfolio



Over 200%

YoY increase in renewable energy consumption



15.5 MT

of construction & demolition waste reused across operations



Birla Centurion is **Zero Liquid discharge** property

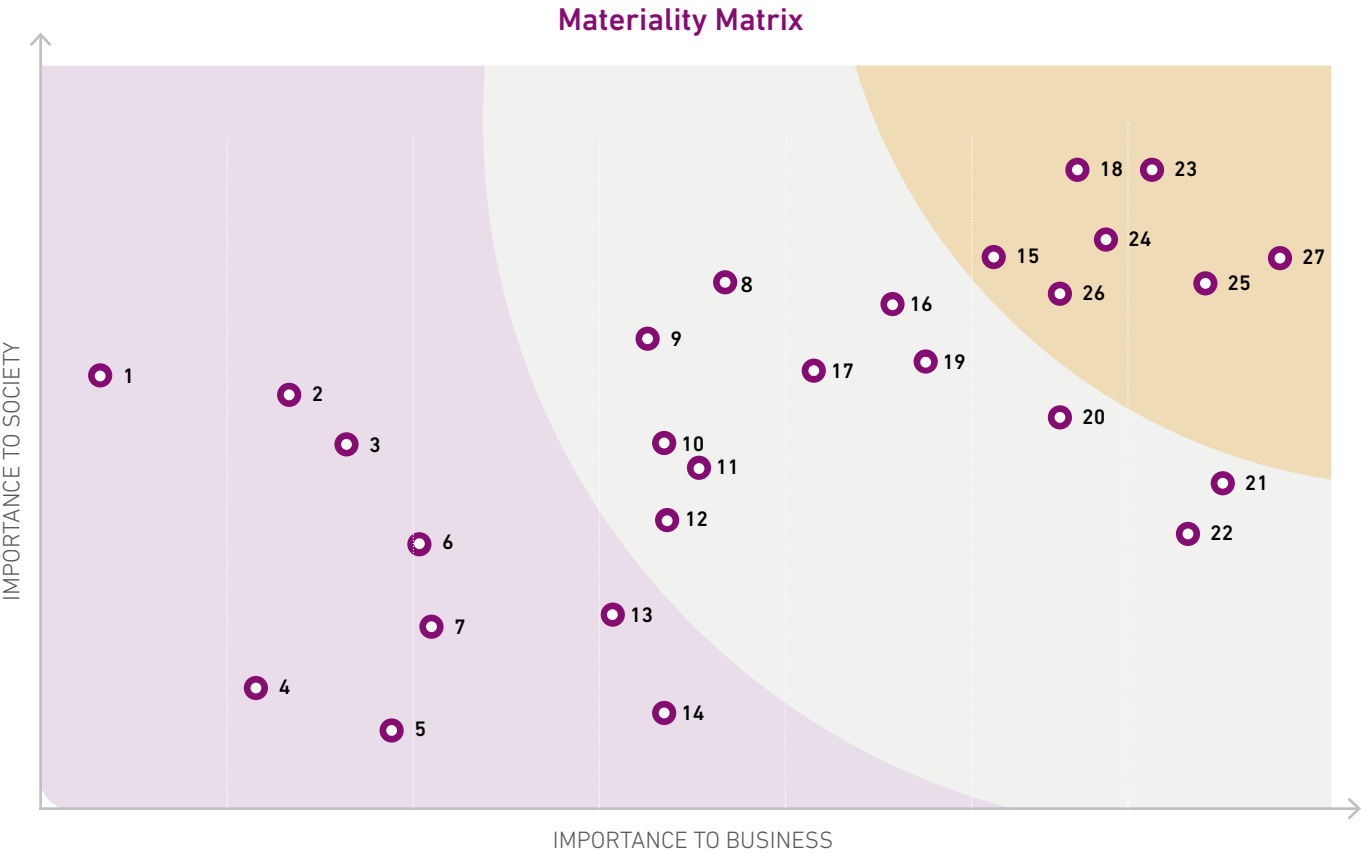


3.2 Million

litres of recycled Sewage used.



Materiality Assessment



1. Research and Development

2. Grievance Redressal

3. DEI

4. CSR

5. Chemical Safety

6. Responsible Sourcing Practices

7. Biodiversity

8. Training & Capacity Building

9. Technology Upgradation & Information Communication Technology
10. Climate Change adaptatipn & Mitigation

11. Sustainable Products & Brands

12. Human Rights

13. Product Carbon Footprint

14. On-Site Air Emissions

15. Brand Management

16. Employee Retention

17. Talent Management

18. Customer experinece & Satisfaction

19. Waste Management
20. Water & Waste Management

21. Energy & Emission Management

22. ESG Incident & Risk Management

23. Regulatory compliance

24. Data Privacy & cybersecurity


25. Business Ethics

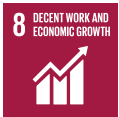
26. Corporate Governance


27. Occupational Health and Safety


ESG Goals


PHASE 1	PHASE 2	PHASE 3
Near-Term Goals (Up to FY 25)	Mid-Term Goals (FY 26–FY 29)	Long-Term Goals (FY 30 onwards)
<div><b>Climate and Resource Management</b></div> <div>Conducting climate risk assessments and implementing resource optimisation initiatives to enhance environmental performance.</div>	<div><b>Net Zero commitment and Decarbonisation.</b></div> <div>Net zero commitment to SBTi and develop a Decarbonisation plan aligned with Aditya Birla Group's 2050 target.</div>	<div><b>Decarbonization</b></div> <div>Implement phase-wise Decarbonisation strategy across commercial and residential portfolio.</div>
<div><b>GHG Emissions and Renewable Energy</b></div> <div>Accounting for Scope 1 and 2 GHG emissions and scaling renewable energy use across operations.</div>	<div><b>Supply Chain Assessment</b></div> <div>Implement a green supply chain strategy with detailed assessments to ensure sustainable sourcing.</div>	<div><b>Advanced Performance Tracking</b></div> <div>Leveraging IoT-based systems to track sustainability metrics and foster continuous improvement.</div>
<div><b>Green Building and Safety Standards</b></div> <div>Securing green building certifications for new developments and establishing safety performance measures with a target of zero harm.</div>	<div><b>Expanded Reporting and Standards</b></div> <div>Align with global standards such as the CDP and DJSI, reinforcing transparency in emissions and sustainability performance.</div>	<div><b>Stakeholder Engagement and Accountability</b></div> <div>Engaging stakeholders in ESG initiatives and continuously monitoring and refining policies to maintain high standards and align with emerging regulations.</div>
<div><b>Reporting and Engagement</b></div> <div>Advancing sustainability reporting and initiating tenant engagement on ESG practices.</div>	<div><b>Zero-Waste and Water Resilience</b></div> <div>Achieving zero waste to landfill and establishing water-neutrality strategies within the commercial portfolio.</div>	


- **5 GENDER EQUALITY**

Gender Equality
- **8 DECENT WORK AND ECONOMIC GROWTH**

Decent Work and Economic Growth
- **9 INDUSTRY, INNOVATION AND INFRASTRUCTURE**

Industry, Innovation, and Infrastructure
- **11 SUSTAINABLE CITIES AND COMMUNITIES**

Sustainable Cities and Communities
- **13 CLIMATE ACTION**

Climate Action
- **15 LIFE ON LAND**

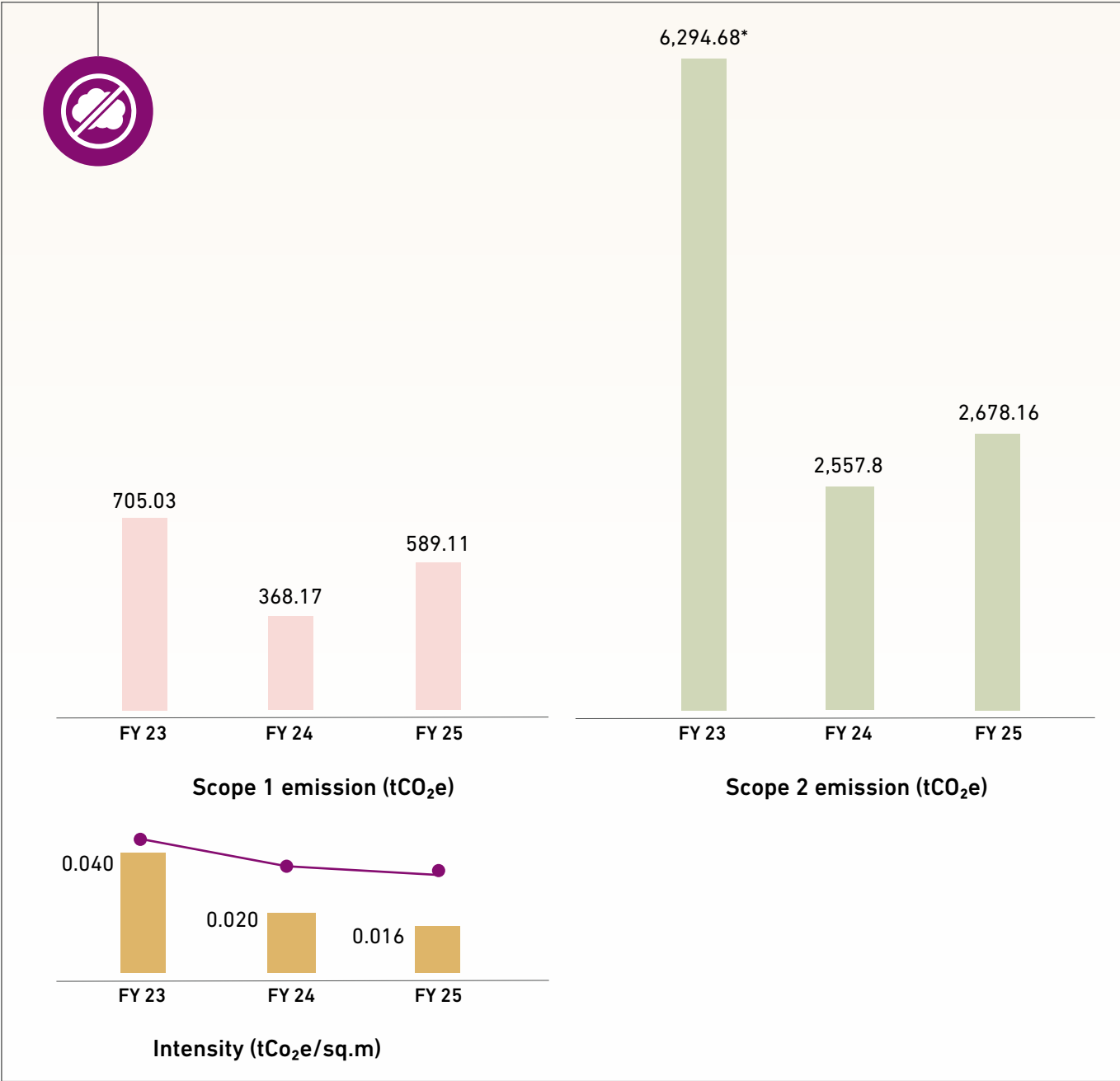
Life on Land



Environmental Metrics

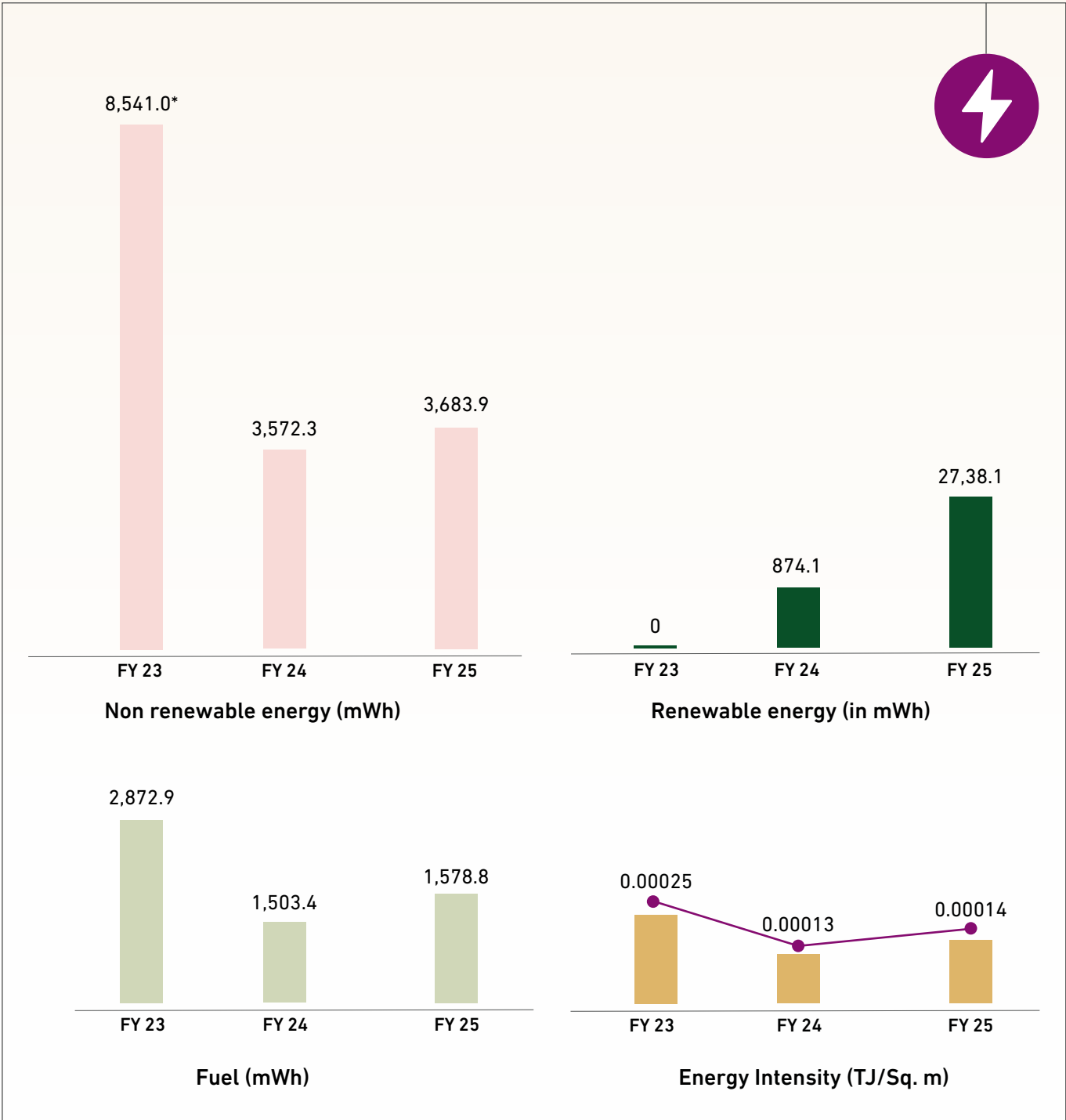
Emissions

The company achieved a notable reduction in Scope 1 and Scope 2 GHG emissions over the last three financial years. Scope 1 emissions declined by 16% in FY25 as compared to FY23, while 57% of Scope 2 emissions were reduced. This reduction is possible due to the initiatives in the areas of Energy efficiency and renewable energy usage.



Energy

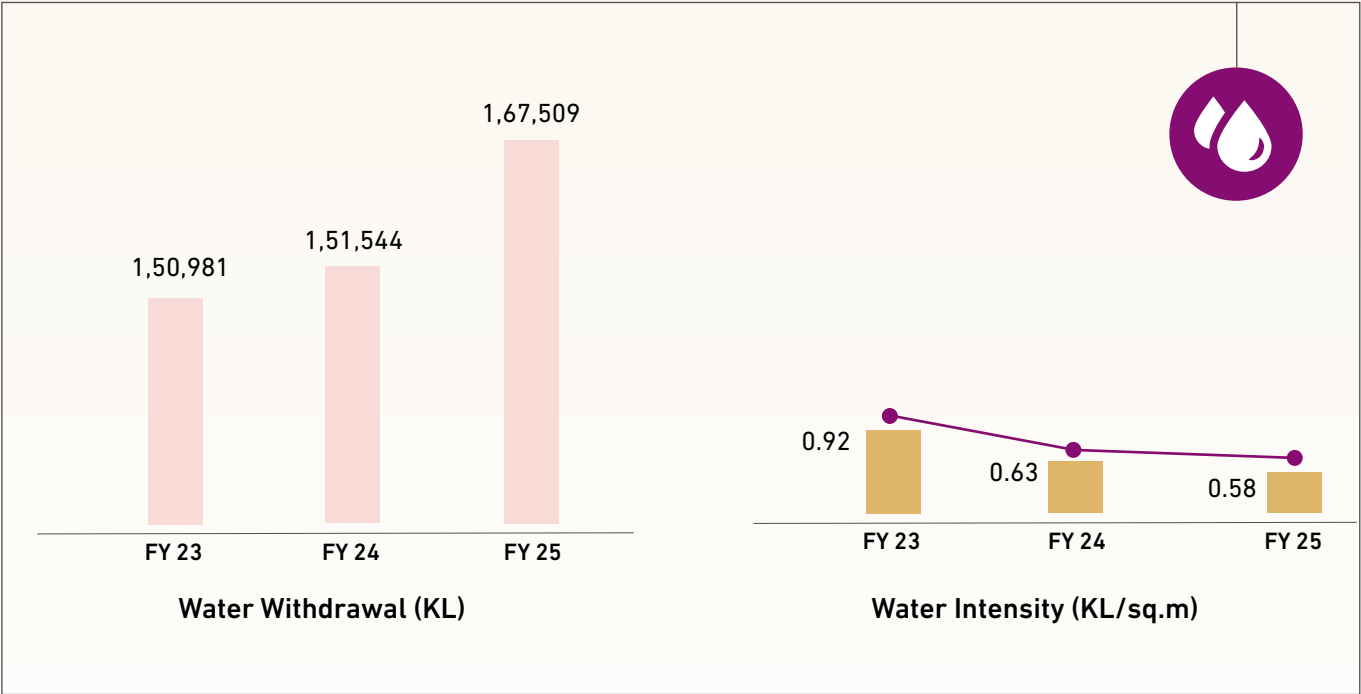
BEPL's renewable energy usage saw a 213 % increase rising from FY 24 to FY 25 showcasing a strong shift towards cleaner energy sources. Fuel consumption declined by 48% from FY 23 to FY 25 and energy intensity improved by 44% since FY 23.



\*Tenant consumption in commercial properties considered in the FY 23 total energy calculation.

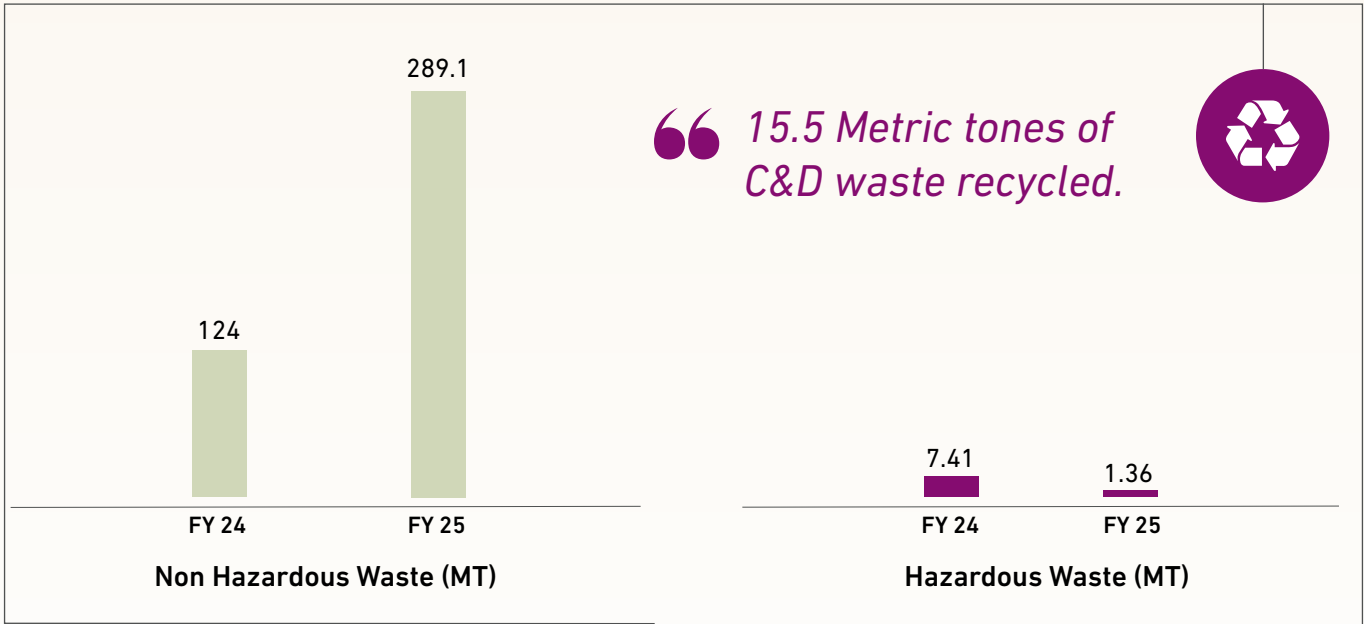
Water

Between FY23 and FY25, total water withdrawal increased by 11%, reflecting operational growth. However, water intensity improved significantly, with a 37% reduction demonstrating enhanced water efficiency across operations..



Waste

The company achieved an 82% reduction in hazardous waste from FY24 to FY25, reflecting improved handling and minimization practices. Waste generated is disposed only through authorized vendors, ensuring environmental compliance. Additionally, the company continues to maximize recycling wherever feasible, reinforcing its commitment to sustainable waste management.





Green Building Initiatives

Green Building Certifications

Residential

Region	Project	Certification attempting	Status
MMR	Birla Niyaara	LEED – Platinum	Pre Certified
	Birla Anayu	LEED – Gold	Pre Certified
	Birla Vanya	IGBC Gold	Pre Certified
Bengaluru	Birla Tisya	IGBC Platinum	Pre Certified
	Birla Alokya	IGBC Gold	Pre Certified
NCR	Birla Navya	IGBC Gold	Pre Certified
	Birla Arika	IGBC Gold	Pre Certified

Commercial

Project	Certification attempting	Status
Birla Aurora	IGBC Platinum - Existing Buildings	Certified
	IGBC Net Zero Energy	Certified
	BEE Energy Rating	Certified
Birla Centurion	IGBC Gold -Existing Buildings	Certified
	BEE Energy Rating	Certified

Low - Carbon materials

Birla Estates incorporates low-carbon materials across its projects to reduce embodied carbon. Materials such as Ground Granulated Blast Furnace Slag (GGBS) and fly ash are used as partial substitutes for cement in concrete, helping lower emissions associated with construction.

The company also uses fly ash bricks and secondary steel (recycled steel) in low-rise structures to minimize reliance on virgin materials and promote resource efficiency. By using GGBS and Fly ash the company avoided 14860.7 Mt of Co2 across its projects.

Social Metrics

Headcount, Gender Diversity





Governance

Our Policies

Environmental Policy

Minimize negative impacts of our operations on environment by resource optimization, managing & reducing energy consumption, water consumption and greenhouse gas (GHG) emissions. The company promotes sustainable procurement, biodiversity protection, and stakeholder awareness while integrating eco-friendly practices across operations, supply chains, and commercial establishments to achieve environmental excellence.

Whistle-Blower Policy

Offers a secure, confidential way for employees, directors, and third parties to report unethical behaviour or legal violations. It protects whistle-blowers from retaliation, allows anonymous reporting, and covers issues like fraud, harassment, and safety violations.

Employee Code of Conduct

Focuses on ensuring the ethical, professional, and lawful use of the company's information systems and assets. It includes policies on acceptable use, data classification, password management, software usage, physical access, and email and internet security. The document outlines responsibilities related to personal data protection and remote work security, emphasizing the importance of safeguarding sensitive information.

Biodiversity Policy

Committed to conserving biodiversity by preserving native habitats, using native species, protecting endangered flora and fauna, restoring ecosystems, ensuring legal compliance, engaging stakeholders, integrating green spaces, and monitoring performance for continuous improvement.

Health and safety Policy

Safety is at the core of Birla Estates' operations, driven by our commitment to a "Zero Harm Culture." We ensure the well-being of all workers and associates through proactive risk assessments, continuous training, and awareness initiatives. Safety requirements are integrated into business decisions and extended to all contractors and partner agencies. By fostering a positive safety culture and maintaining strict compliance with regulations, we aim to create incident-free workplaces and ensure that every injury is preventable.

Quality Policy

Emphasizes the Company's commitment to delivering high-quality products that meet customer requirements and applicable regulatory standards. The policy focuses on continuous improvement, ensuring customer satisfaction, and enhancing the effectiveness of the quality management system.

POSH Policy

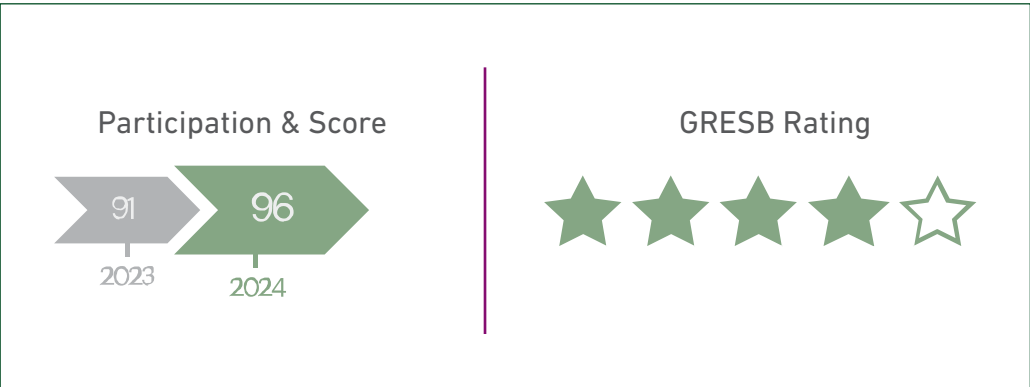
Ensures a safe, respectful workplace by preventing and addressing sexual harassment. It defines harassment, outlines reporting procedures, and ensures complaints are handled by the Internal Complaints Committee (ICC). Disciplinary actions for violators may range from warnings to termination, depending on the severity of the offense.



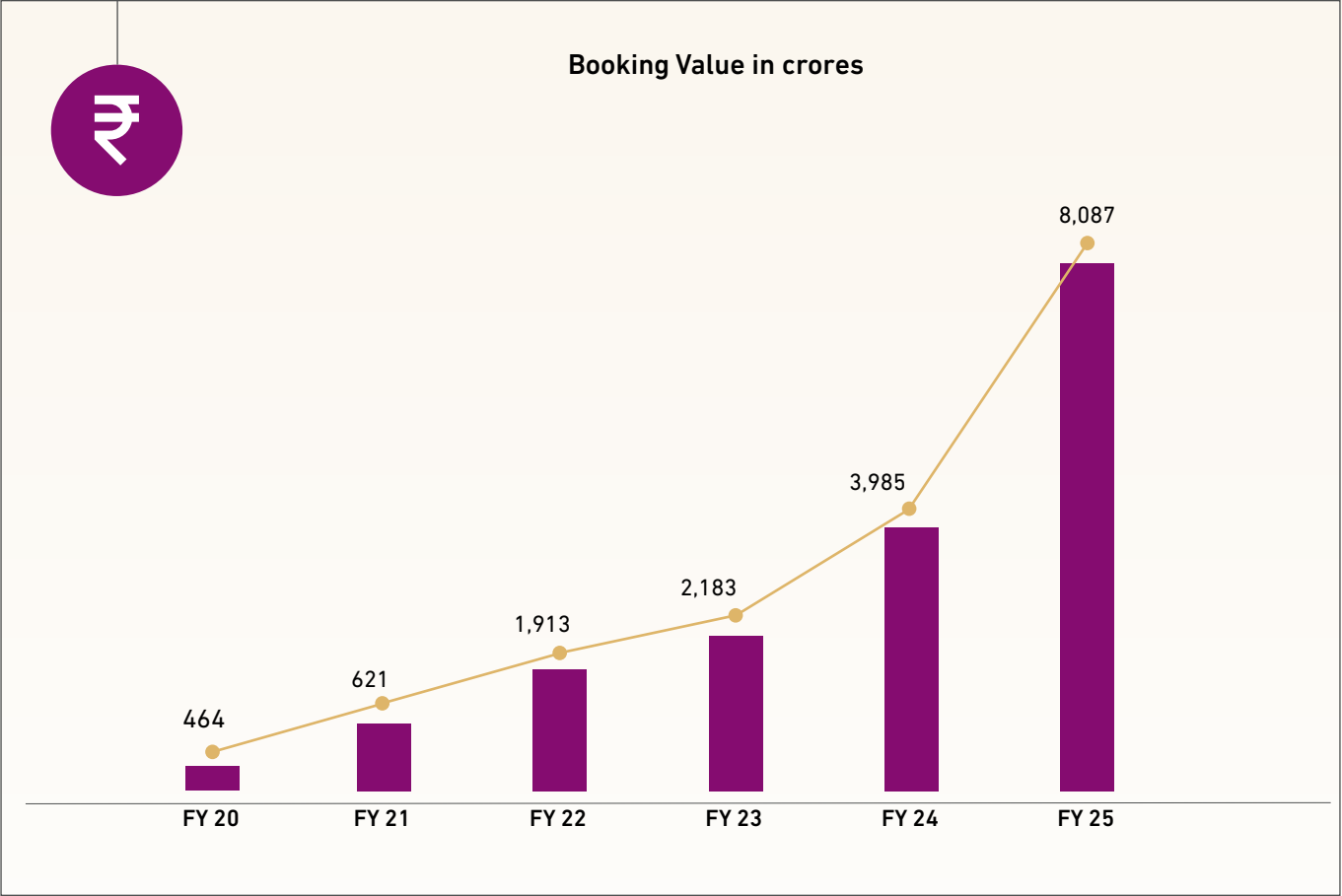
Standing Investments Score



Development Score







Certifications (ISO 14001, 45001, 9001)

**ROYALCERT**

**CERTIFICATE**

**BIRLA ESTATES**  
ADITYA BIRLA | REAL ESTATE

Certification No : 08992/BIR09U  
Initial Certification Date : 25.04.2025  
Recertification Date : -  
Issue Date : 25.04.2025  
Expiration Date : 24.04.2028  
Revision Date / No : 25.04.2025/00  
For details of sites covered under this certificate, refer to appendix no. 08992/A  
This is to certify that the Management System of:

**BIRLA ESTATES PRIVATE LTD**  
BIRLA AURORA, 8TH FLOOR, DR ANNIE BESANT BESANT RD., CENTURY BAZAAR, PRABHADEVI,  
MUMBAI, MAHARASHTRA, 400025, INDIA  
has been assessed and found to be in accordance with the requirements of:

**ISO 9001:2015**  
Quality Management System

Scope: Construction (Operations) & maintenance of Residential and Commercial buildings.

General Manager  
Chris Markopolo

IAF UAF

**ROYALCERT**

**CERTIFICATE**

**BIRLA ESTATES**  
ADITYA BIRLA | REAL ESTATE

Certification No : 08992/BIR14U  
Initial Certification Date : 25.04.2025  
Recertification Date : -  
Issue Date : 25.04.2025  
Expiration Date : 24.04.2028  
Revision Date / No : 25.04.2025/00  
For details of sites covered under this certificate, refer to appendix no. 08992/B  
This is to certify that the Management System of:

**BIRLA ESTATES PRIVATE LTD**  
BIRLA AURORA, 8TH FLOOR, DR ANNIE BESANT BESANT RD., CENTURY BAZAAR, PRABHADEVI,  
MUMBAI, MAHARASHTRA, 400025, INDIA  
has been assessed and found to be in accordance with the requirements of:

**ISO 14001:2015**  
Environmental Management System

Scope: Construction (Operations) & maintenance of Residential and Commercial buildings.

General Manager  
Chris Markopolo

IAF UAF

**ROYALCERT**

**CERTIFICATE**

**BIRLA ESTATES**  
ADITYA BIRLA | REAL ESTATE

Certification No : 08992/BIR45U  
Initial Certification Date : 25.04.2025  
Recertification Date : -  
Issue Date : 25.04.2025  
Expiration Date : 24.04.2028  
Revision Date / No : 25.04.2025/00  
For details of sites covered under this certificate, refer to appendix no. 08992/C  
This is to certify that the Management System of:

**BIRLA ESTATES PRIVATE LTD**  
BIRLA AURORA, 8TH FLOOR, DR ANNIE BESANT BESANT RD., CENTURY BAZAAR, PRABHADEVI,  
MUMBAI, MAHARASHTRA, 400025, INDIA  
has been assessed and found to be in accordance with the requirements of:

**ISO 45001:2018**  
Occupational Health and Safety Management Systems


Scope: Construction (Operations) & maintenance of Residential and Commercial buildings.

General Manager  
Chris Markopolo


IAF UAF







ऊर्जा दक्षता ब्यूरो  
(भारत सरकार, विद्युत मंत्रालय)  
**BUREAU OF ENERGY EFFICIENCY**  
(Government of India, Ministry of Power)



आज़ादी का  
अमृत महोत्सव

No.: BEE/Star rating/Certificates/Office/25-26/462

It is certified that **Birla Aurora, Worli, Mumbai** building has been awarded a BEE **1-Star Label** with the details below:

Building Name	Birla Aurora, Worli, Mumbai
Connected Load	1200 kW
Climatic zone	Warm & Humid
Building Type	Office Building
Percentage Air Conditioning	100 %
Built up area (Excluding Basement Area)	18,478 sqmts.
Annual Energy Consumption	31,46,860 kWh/year
Energy Performance Index (EPI)	146.70 kWh/(sqmts.year)
BEE Star Label Awarded	1-Star

The label would be valid for a period of **3 years** from the date of issue.

Date: 06 June, 2025




(Pravatinalini Samal)  
Director

स्वच्छ एवं सस्टेनेबल में ऊर्जा बचाएँ Save Energy for Benefit of self and Nation

चौथा तार, सेवा भवन, आर० के० पुरम, नई दिल्ली-110066, वेबसाइट/Website : www.beeindia.gov.in  
4th Floor, Sewa Bhawan, R.K. Puram, New Delhi-110 066, टेल./Tel. : 91 (11) 26766700, फैक्स/Fax : 91 (11) 26867402



ऊर्जा दक्षता ब्यूरो  
(भारत सरकार, विद्युत मंत्रालय)  
**BUREAU OF ENERGY EFFICIENCY**  
(Government of India, Ministry of Power)



आज़ादी का  
अमृत महोत्सव


No.: BEE/Star rating/Certificates/BPO/25-26/460

It is certified that **Birla Centurion, BPO Building, Mumbai** building has been awarded a BEE **1-Star Label** with the details below:

Building Name	Birla Centurion, BPO Building, Mumbai
Connected Load	32,315 kW
Climatic zone	Warm & Humid
Building Type	BPO Building
Percentage Air Conditioning	88.3 %
Built up area (Excluding Basement Area)	24,942.4 sqmts.
Annual Energy Consumption	59,97,226 kWh/year
Average Annual Hourly Energy Performance Index (AAHEPI)	47.92 Wh/m2/year
BEE Star Label Awarded	1-Star

The label would be valid for a period of **3 years** from the date of issue.

Date: 06 June, 2025




(Pravatinalini Samal)  
Director


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Awards and Accolades

 **July 2024**  
**ROSPA Silver Award (International)**

Birla Navya, Gurugram was recognised for strong health and safety measures. Awarded by Royal Society for the Prevention of Accidents (UK) in Dubai.

 **2024**  
**British Safety Council – 5-Star Rating**

Birla Niyaara received a top rating for its safety performance.

 **2024**  
**ABG Quill Award – Best Digital Campaign**

The 'Real Advice with Vicky Kaushal' campaign won for making real estate advice simple and relatable.

 **2024**  
**ET Now Best Brands**

Birla Estates was named among the top brands for trust, innovation, and quality.

 **2025**  
**Sustainability Excellence Award**

Birla Estates was recognised for saving water and energy. Awarded at the Bharat CSR & Sustainability Summit.

 **Mar 2025**  
**Golden Peacock National Quality Award**

Birla Estates was honoured for excellence in quality and innovation, selected from 448 entries.

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**BIRLA ESTATES**

**Birla Estates Pvt. Ltd.**

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Worli, Mumbai - 400 030 Maharashtra, India.

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