Sustainable Design & Development Guidelines

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Sustainable Design and Development Guidelines

Sustainable Design and Development Guidelines fare a framework of principles, practices, and performance criteria designed to ensure that development meets present needs without compromising future generations' ability to meet theirs.

These guidelines are used to drive environmental responsibility, social equity, and economic viability.

Core Sustainable Development Guidelines

Environmental Planning

- ***Green Certifications***
- ***Energy***
- ***Water Conservation***
- ***Sustainable Materials and Embodied Carbon***
- ***Health and Wellbeing***
- ***Safety***
- ***Placemaking***
- ***Waste Management***

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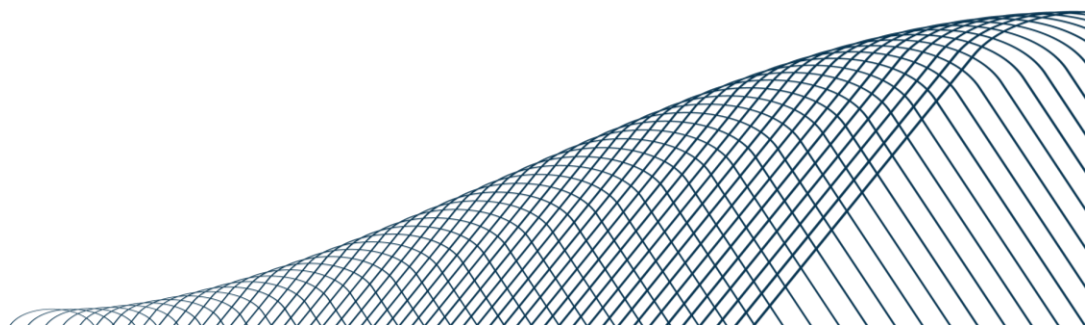

Sustainable Design and Development Guidelines

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1. Introduction

The Sustainability Design & Development Guidelines (SDDG) provide a detailed guidance to support the incorporation of sustainability into major renovations/upgrades and design & construction of new assets. Sustainability should be prioritized when it enhances the long-term value of a development, improves asset performance, and mitigates risks associated with regulatory and market shifts.
These guidelines are aligned with RMZ's Sustainability Policy and ESG commitments, which aim to:
Reduce the environmental impact of RMZ Corp's development and construction activities

Minimize the carbon footprint of our assets while improving resilience to climate change

Deliver high-performance buildings that meet or exceed global sustainability regulations and certifications

Drive innovation in sustainable real estate development and construction practices

Collaborate with stakeholders, including tenants, municipalities, and investors, to integrate sustainable solutions into property development while maximizing organizational performance
Develop a central framework to drive best practices across design, engineering, procurement, quality and construction management, ensuring a standardized, sustainability-focused approach that enhances efficiency, compliance and long-term asset value

2. ESG Strategy for Development Projects

RMZ Corp has established a dedicated and comprehensive ESG strategy tailored specifically to the design and construction phases of all development and major renovation projects. This strategy is formally articulated in this document, and is uniformly applicable across all RMZ Group entities, ensuring consistent implementation regardless of geography or business vertical.
The strategy is built on three core pillars that enable holistic and performance-driven integration of ESG across RMZ's development portfolio:

2.1 ESG Considerations at the Due Diligence Stage

Guided by RMZ's Responsible Investment Policy, ESG risks and opportunities are assessed early in the investment lifecycle. Due diligence is conducted using global benchmarks such as the IFC Performance Standards, ensuring that material ESG risks requiring corrective actions or mitigation are identified prior to project planning. This allows development, design, and investment teams to proactively address ESG considerations
All projects are aligned with applicable state-level environmental regulations and receive the required environmental clearances, establishing a compliant and risk-informed foundation for project execution.

2.2 ESG Integration Across the Development Lifecycle

The SDDG embeds ESG across the full lifecycle—from site selection to construction handover and operations. It covers environmental planning, energy and carbon performance, water efficiency, sustainable materials, health and well-being, stakeholder engagement, and resilience.

2.3 Continuous Improvement Aligned with Investor Expectations and Global Best Practices

The strategy is designed to evolve in line with emerging global standards and investor expectations. The ESG Taskforce oversees ESG initiatives, ensures responsiveness to market shifts, and maintain alignment with international frameworks such as GRESB, LEED, and the UN SDGs.

Documentation, Oversight, and Stakeholder Engagement

Implementation across all three pillars is supported by structured documentation and regular review:
Corrective Action Plans are developed during the due diligence phase, reviewed by the ESG Task Force, and presented to the Investment Committee, which flags potential high-risk areas.
A mandatory ESG checklist is completed during the design approval stage, ensuring alignment with certification requirements and audit readiness
RMZ maintains open engagement with investors and global institutions, reinforcing accountability and supporting the continual integration of best practices into project delivery

3. Sustainability Guideline

These guidelines are benchmarked against local and international environmental best practices. At the concept design stage, an ESG checklist should be created to assess alignment with these guidelines, that serves as documentation for future audits, demonstrating that sustainability considerations were integrated into project delivery. Each of these guidelines has been benchmarked against leading industry standards and meets or exceeds their specified requirements.

3.1. Environmental Planning

When assessing environmental of sites for development, two scenarios should be considered:
Multiple Site Options – If multiple sites are available for a given asset, site selection should prioritize locations that minimize adverse environmental impacts
Single Site Option – If only one site is available, a sustainability assessment must be conducted to evaluate its environmental performance and potential impacts.
Regardless of the scenario, environmental considerations should be integrated into asset planning and development. To enhance site sustainability, the following principles should be prioritized:
Avoidance of Environmentally Sensitive Land – Sites that impact biodiversity, natural habitats, or ecological corridors should be avoided. Preference should be given to locations where environmental impact is minimal or where restoration is possible.
Brownfield Redevelopment – Reusing and remediating previously developed or contaminated sites (brownfields) is encouraged as a sustainable approach to land use.
Access to Public Transport and Amenities – Developments with good access to public transportation reduce reliance on private vehicles, lowering greenhouse gas emissions and minimizing infrastructure demand. Additionally, connectivity to public transport and essential services

Parameter		Guideline	Benchmark
Biodiversity and Habitat	a	Avoid development of environmentally sensitive land by selecting land that is not categorized as: • prime farmland • being located on a flood plain • land identified as habitat for threatened or endangered species land within 30 meters of any wetlands or water body • Clean-up and Reuse of existing "brown field" sites is a sustainable process	**LEED v4 – Building Design and Construction** • Sustainable Sites
	b	Reduce environmental impact from the location of a building on a site by maintaining or restoring native natural communities and/or natural hydrology, performing remediation for brownfields where soil or groundwater contamination has been identified	
	c	Implement erosion and sedimentation control plan	
	d	Implement storm water pollution prevention plan	
Location and Transport	e	Locate projects within previously developed areas or areas of infill with high development density	**LEED v4 – Building Design and Construction** • Location & Transportation
	f	Locate projects at areas with connections to existing or future public transportation nodes	
	g	Provide for active transport facilities within the development where possible, including designated safe and accessible pedestrian walkways, bike storage areas and shower facilities	

3.2. Green Certifications

Green certifications such as LEED, WELL, IGBC or equivalent local systems validate a project's sustainability performance across key areas like energy efficiency, water conservation, sustainable materials, and occupant well-being. These standards are regularly updated to reflect current best practices, ensuring that certified projects meet evolving sustainability benchmarks.

Certification System	Benchmark
LEED Building Design + Construction (Core & Shell)	Gold/ Platinum
The WELL Certification	Gold/ Platinum
IGBC Green New Buildings (Tenant Occupied)	Gold/ Platinum

3. Sustainability Guideline

3.3. Energy

3.3.1 Renewable Energy

Generating energy from renewable sources such as solar reduces reliance on fossil fuels and significantly lowers carbon emissions and environmental pollution. On-site renewable energy generation can also decrease operating expenses by reducing utility costs. Where on-site renewables are not feasible, an alternative is to procure renewable energy from utility providers, open access or power purchase agreements. This ensures a continued commitment to sustainability while reducing the project's carbon footprint.

Parameter		Guideline	Benchmark
Onsite Renewable Energy	a	Onsite solar PV generation should cater to at least 3-5% of total building's energy consumption	**LEED v4 – Building Design and Construction** • Energy and Atmosphere – Renewable Energy Production **Energy Conservation and Sustainable Building Code 2024** • Electrical and Renewable Energy Systems
Offsite Renewable Energy	b	Provide at least 35% of building's electricity from renewable sources by engaging in multi-year contracts with energy providers through Power Purchase Agreements or retail purchase agreements with utility providers	**LEED v4 – Building Design and Construction** • Energy and Atmosphere – Green Power and Carbon Offset

3.3.2 Energy Efficiency

When initiated early in the design process, strategies to reduce operational energy can help to maximize benefits, reducing installation and operating costs if designed and commissioned correctly. It is recommended to consider energy efficiency in any new development from the outset.

Parameter		Guideline	Benchmark
Energy Performance	a	Use efficient HVAC systems with chillers with high COP, AHUs with low power consumption fans, variable air volume, and Demand Control Ventilation systems	**LEED v4 – Building Design and Construction** •Energy and Atmosphere – Optimize Energy Performance
	b	Design energy-efficient building envelope with high performance glazing with Effective SHGC of 0.23	
	c	Ensure all interior and exterior light fittings are energy-efficient.	
	d	Design for lighting zone and controls according to user demands (E.g. occupancy sensors in common areas, lights programmed to be turned off/on based on time of day	
	e	Maximize the use of natural daylighting through strategic building orientation, optimized window-to-wall ratio, and the integration of skylights and light shelves to enhance daylight penetration while minimizing glare. Incorporate daylight-responsive controls, such as daylight sensors and dimmable lighting systems, to adjust artificial lighting based on available daylight and reduce energy consumption	
Energy Metering	f	Install permanent energy meters for energy use analytics and optimization in the building towards EB and DG monitoring, common area lighting, lifts, HVACs, pumps, and office area lighting	
Others	g	Perform energy modelling to simulate the estimated energy consumption during building operation	

3. Sustainability Guideline

3.4. Water Conservation

3.4.1 Water Management

With potable water scarcity becoming a growing concern globally, water conservation is a crucial element of sustainable building design. Use of high-efficiency fixtures for both indoor and outdoor applications and integrating alternative water sources like rainwater harvesting and greywater reuse from handwashing basins can significantly cut usage on potable water.
Landscape and greenery design should prioritize water conservation by selecting native or drought-tolerant plant species that require minimal irrigation. Efficient irrigation systems, such as drip irrigation and moisture sensors, further reduce potable water consumption while maintaining healthy landscapes.

Parameter		Guideline	Benchmark
Low-flow fixtures	a	Use high-efficiency, ultra low-flow water fixtures to reduce water use by ≥ 40% from baseline green certification targets	**LEED v4 – Building Design & Construction** • Water Efficiency – Indoor Water use reduction
Waste-water reuse	b	Zero discharge sites with 100% waste-water treated and utilized for landscape irrigation, flushing, and cooling tower	**LEED v4 – Building Design & Construction** • Water Efficiency – Outdoor Water use reduction
Landscape Design	c	Use of automatic water efficient irrigation system	
	d	Select low-water/drought tolerant/native species plants that require minimal irrigation for landscaping	
Rainwater Harvesting	e	Design rainwater harvesting systems that retain on-site the runoff from at least the 80th percentile of regional rainfall events	**National Building Code India (NBC) 2016** • Part 11 -approach to sustainability, section 7.2 – rainwater harvesting-surface runoff
Water Metering	f	Install permanent energy meters for water use analytics and optimisation during operations for major building components including cooling towers, toilets etc.	**LEED v4 – Building Design & Construction** • Water Efficiency – Water metering

3.5. Sustainable Materials and Embodied Carbon

3.5.1 Sustainable Building Materials

Use of sustainable building materials with low volatile organic compound (VOC) content should be selected. Wherever possible, products must be locally sourced to reduce transportation emissions and support regional economies. Additionally, a high percentage of materials with recycled content—such as steel, concrete, and composite wood—are used to conserve natural resources and reduce the project's overall carbon footprint.

Parameter		Guideline	Benchmark
Sustainable Sourcing	a	Source materials whose value is at least 20% of total building material cost that are locally available within a distance of 500 miles	**LEED v4 – Building Design & Construction** • EQ– Low emitting material • MR – Building Life-cycle impact reduction
Recycled Materials	b	Use of at least 10% of materials with high recycled content and use of certified and responsibly harvested wood products such as plywood and veneer	
	c	Specify low-carbon concrete, recycled steel, and other sustainably sourced materials that are accredited by bodies such as FSC to lower material-related emissions.	
Low VOC Materials	d	Use of low VOC adhesives, sealants, paints and coatings thereby lowering organic emissions	
Certified Building Materials	e	Preference to building materials products which disclose environmental and/or health attributes through: 1. Environmental Product Declarations 2. Health Product Declarations	

3. Sustainability Guideline

3.5.2 Embodied Carbon

Life Cycle Assessments (LCA) quantify the embodied carbon of materials and construction activities, providing a data-driven approach to identify reduction opportunities. Benchmarking performance against GRESB, LEED, and organizational net-zero targets ensures alignment with best practices and continuous improvement.

Parameter		Guideline	Benchmark
Life-cycle Assessments	a	Conduct Whole Building Life Cycle Assessments (LCA) during the design phase to compare material choices and optimize carbon savings	**LEED v4 – Building Design & Construction** • MR – Interior Lifecycle Impact Reduction • MR – Building Lifecycle Impact Reduction
Embodied Carbon Measurement	b	Establish embodied carbon reduction targets based on industry benchmarks, regulatory limits, and net-zero commitments	
	c	Track and report embodied carbon performance throughout the project lifecycle, aligning with industry disclosure requirements and sustainability certifications	
Material Sourcing + Design	d	Re-use demolition waste	
	e	Prioritize locally sourced materials (<500 miles)	
	f	Use modular or pre-cast construction	

3.6. Health and Wellbeing

3.6.1 Indoor Air Quality

Indoor air quality plays a critical role in occupant health and productivity. Poor air quality, such as exposure to pollutants or elevated CO_2 levels, can increase the risk of respiratory diseases and impair concentration. A well-designed air conditioning and mechanical ventilation (ACMV) system is essential for maintaining indoor air quality. Effective ventilation strategies, such as adequate fresh air intake, filtration, and humidity control, help reduce pollutants and create a comfortable, healthy indoor environment.

Parameter		Guideline	Benchmark
Ventilation	a	Ensure at least 30% fresh air is provided to the space as per ASHRAE 62.1.2010	**LEED v4 – Building Design & Construction** • EQ – Minimum IAQ Performance • EQ – Enhanced IAQ Strategies • EQ - IAQ Assessment
	b	Provide carbon dioxide (CO2) monitors in the space, linked to the control system which allow the fresh air supply to regulate to match occupancy	
	c	Locate outdoor air intakes where clean air can be admitted (i.e. away from exhaust openings; traffic routes, refuse chutes or other sources of pollution)	
	d	Ensure a minimum standard of MERV 12/13 air filters are installed on outdoor air systems to minimize pollutants being circulated into the building	
	e	For rooms that contain hazardous gases or chemicals (such as cleaners / janitor cupboards, copy / printing room etc.) ensure they are housed in a concealed room and provided with appropriate extract ventilation	

3. Sustainability Guideline

3.6.2 Acoustic Comfort

Acoustic comfort plays a vital role in occupant well-being, productivity, and overall experience by enabling effective communication and reducing distractions. Acoustic considerations should be integrated early in the design process through strategic space planning and material selection. Thoughtful choices in layout, sound-absorbing materials, and noise control measures help create environments that enhance comfort and functionality from the outset.

Parameter	Guideline		Benchmark
Acoustic Design	a	Define acoustic performance criteria (dBA / NR, in design brief, based upon an appropriate guideline	**LEED v4 – Building Design & Construction** • EQ – Acoustic Performance
	b	Minimize noise generated through mechanical and electrical equipment (e.g. air conditioning and ventilation) to meet appropriate standard	
	c	Provide acoustic interior partitions and finishes (e.g. floor and ceiling surfaces) for noise sensitive spaces	

3.7. Safety

3.7.1 Safe Construction and Design for Safety

The construction, operation, and maintenance of buildings inherently involve risks of injuries and, in some cases, fatalities. Therefore, occupational health and safety must be closely monitored to protect workers and occupants. Managers have a duty of care to ensure that safety principles are integrated into both design and construction practices, reducing hazards and promoting a secure working environment.

Regular tracking of health and safety indicators—such as injury rates, fatalities, and near misses—enables proactive risk management. By analyzing trends over time, organizations can implement targeted safety measures, improve protocols, and foster a culture of continuous improvement in workplace safety.

Parameter	Guideline		Benchmark
Site Safety	a	Communicate safety information and practices to designers and contractors through workshops to raise awareness	**ISO 45001:2018**
	b	Convene regular Design for Safety (DFS) reviews with the designers and contractors to identify all foreseeable design risks in the project in order to ensure that they are eliminated or kept as low as possible	
	c	Maintain a DFS register to record the risks identified and mitigation measures to be implemented	
	d	Monitor on-site health and safety during construction	

3.7.2 Occupant Safety

A well-designed environment prioritizes occupant safety through passive surveillance, well-lit pathways, and secure public spaces. Crime prevention strategies and emergency preparedness enhance overall resilience.

Parameter	Guideline		Benchmark
Safety and Security	a	Apply crime prevention through environmental design principles, such as clear sightlines and active frontages	**LEED v4 – Building Design & Construction** • Integrative Process
	b	Install smart lighting, CCTV, and emergency call points in public areas	
	c	Design secure access points for commercial spaces without compromising openness	
	d	Implement emergency response planning, including wayfinding for fire and disaster evacuation	

3. Sustainability Guideline

3.8. Placemaking

3.8.1 Accessibility

Ensuring seamless access to public transportation and essential amenities enhances the convenience, inclusivity, and sustainability. Well-connected spaces reduce reliance on private vehicles, promote active lifestyles, and improve quality of life by providing easy access to healthcare, retail, and recreational amenities.

Parameter	Guideline		Benchmark
Connectivity	a	Prioritize development in transit-oriented locations with safe, direct pedestrian pathways to public transportation hubs	**LEED v4 – Building Design & Construction** • Location & Transportation – Access to Quality Transit
	b	Ensure last-mile connectivity by integrating shuttle services, bike-sharing stations, and ride-hailing zones design risks in the project in order to ensure that they are eliminated or kept as low as possible	
Amenities and Walkability	c	Design pedestrian-friendly streetscapes with well-lit, shaded, and barrier-free walkways leading to transit stops, hospitals, grocery stores, and fitness centers	**LEED v4 – Building Design & Construction** • Location & Transportation – Surrounding Densities & Diverse Use
	d	Incorporate mixed-use planning that places essential services such as hospitals, markets, fitness centers etc. within walking distance of residential and commercial areas	

3.8.2 Public Realm and Biophilic Spaces

A well-designed public realm fosters community engagement, social interaction, and inclusivity, while biophilic spaces improve well-being by integrating nature into urban environments. Thoughtful design enhances placemaking, supports biodiversity, and creates dynamic spaces that encourage social, cultural, and recreational activities.

Parameter	Guideline		Benchmark
Biophilia	a	Incorporate biophilic design elements such as green roofs, vertical gardens, and water features to enhance urban cooling, biodiversity, and mental well-being	**LEED v4 – Building Design & Construction** • Site Development – Protect or Restore Habitat
	b	Maximize green infrastructure and preserve or transplant existing fully grown trees with the project site	
Public Spaces	c	Design vibrant, inclusive public spaces such as plazas, pedestrian streets, and open-air courtyards to encourage social interaction and community engagement.	**LEED v4 – Building Design & Construction** • Location & Transportation – Surrounding Densities & Diverse Use
	d	Ensure public spaces are accessible, safe, and comfortable, with shaded seating, interactive installations, and pedestrian-friendly pathways	
	e	Activate spaces through cultural programming, public art, and recreational amenities that foster a strong sense of place and belonging	
	f	Strategically integrate green corridors and pocket parks within developments to connect people with nature and promote active lifestyles	

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3.8.3 Socio-Economic Impact

New construction and major renovation projects are likely to have significant socio-economic impact on the community. It is important to assess and monitor the potential socio-economic impacts of new construction and major renovation projects at various stages (i.e. from planning and pre-construction to development, construction and post completion), to minimize any potential negative impacts.

Parameter	Guideline		Benchmark
Assessment and Monitoring	a	Conduct socio-economic impact assessments at the planning stage to identify potential risks and benefits to the community	**LEED v4 – Building Design & Construction** • Integrative Process
	b	Establish monitoring frameworks to track employment generation, local business engagement, and affordability throughout the project lifecycle	
	c	Implement mitigation strategies to address disruptions such as displacement, construction-related inconveniences, or economic inequalities	
Engagement and Training	d	Foster inclusive economic opportunities by prioritizing local workforce development, skills training programs, and partnerships with small businesses	
	e	Engage with local communities and stakeholders regularly to gather feedback and refine impact strategies to ensure long-term social and economic benefits	

3.8.4 Resilience and Climate Adaptation

Developments must be designed to withstand climate-related risks such as extreme heat, flooding, and natural disasters. Future-proofing buildings and infrastructure enhances longevity and reduces operational disruptions.

Parameter	Guideline		Benchmark
Climate Resilience	a	Conduct climate risk assessments and integrate adaptation strategies during planning	**LEED v4 – Building Design & Construction** • Integrative Process
	b	Design for energy resilience with on-site renewable energy, battery storage, and microgrid readiness	
	c	Use passive design principles, such as shading, ventilation, and thermal mass, to enhance resilience	

3.8.5 Inclusive Design

Inclusive design ensures that buildings and spaces are accessible, safe, and comfortable for all users, regardless of age, ability, or background. By prioritizing usability and removing barriers, inclusive design enhances occupant experience, promotes equity, and supports well-being. Inclusive design principles should be integrated from the outset, focusing on spatial planning, material selection, and user-friendly features. Thoughtful design choices, such as step-free access, intuitive wayfinding, and adaptable workspaces, create environments that are welcoming, functional, and inclusive for everyone.

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Parameter		Guideline	Benchmark
Universal Design	a	Ensure compliance with accessibility standards (e.g. Universal Design principles) by incorporating step-free entrances, wide corridors, and accessible facilities.	**LEED v4 – Building Design & Construction** • Integrative Process
	b	Prioritize inclusive amenities such as gender-neutral restrooms, mother's rooms, and designated quiet zones to foster a welcoming and equitable environment.	
	c	Incorporate flexible and adaptable spaces to accommodate diverse needs, such as height-adjustable workstations and multi-use areas	
Wayfinding	d	Design clear and intuitive wayfinding with high-contrast signage, tactile indicators, and digital navigation aids to assist all users, including those with visual impairments.	
	e	Enhance sensory accessibility by considering lighting, acoustics, and material textures to support individuals with sensory sensitivities	

3.9. Waste Management

3.9.1 Construction and Operational Waste Management

Waste generated across a building's lifecycle—from construction and fit-outs to day-to-day operations—contributes significantly to environmental degradation and resource inefficiency. Construction and demolition waste, particularly from interior works, demands a structured management approach to reduce landfill impact through material reuse, recycling, and responsible disposal. Post-occupancy, operational waste from tenants and facility activities presents ongoing challenges in segregation, collection, and diversion. Implementing a comprehensive waste management strategy from design through occupancy ensures alignment among project teams, contractors, and occupants, enabling consistent tracking, minimizing environmental impact, and promoting circular resource use throughout the building's life.

Parameter		Guideline	Benchmark
Construction Waste	a	Ensure general contractor produce a construction waste management plan and reports on waste management regularly	**LEED v4 – Building Design & Construction** • MR – Construction and Demolition Waste Management **National Building Code (NBC) India 2016** **Construction and Demolition Waste Management Rules 2016**
	b	≥80% of waste generated during construction is diverted from landfills for reuse or recycling	
Operational Waste	d	Provide facilities for sorting and storage of recyclable materials such as wood, plastic, metal, glass, paper etc. and arrange for recycling	**Ministry of Environment & Forest (MoEF), Government of India** • Hazardous waste management
	e	100% of waste segregation should be done at source and hazardous and non-hazardous waste segregation at asset level	


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