

The cover art is a monochromatic, light-brown illustration. On the left, a stylized tree with a thick trunk and a canopy of leaves is shown. Above the tree, several teardrop-shaped raindrops are falling. To the right of the tree, a modern building with a flat roof and a chimney is depicted. In the upper right corner, a large sun with radiating lines is shown. The entire scene is rendered in a clean, minimalist style using simple lines and shapes.

# SUSTAINABLE URBANISATION

Building a green future

AT MAHINDRA LIFESPACES, WE SEE OURSELVES AS ENABLERS OF AN IMPROVED QUALITY OF LIFE, RATHER THAN JUST PROVIDERS OF QUALITY HOMES AND WORKSPACES; AN APPROACH THAT EMBRACES GREATER RESPONSIBILITY TOWARDS THE ENVIRONMENT AND SENSITIVITY TO THE NEEDS OF LARGER SEGMENTS OF SOCIETY, IN THE PRESENT AND THE FUTURE.



## CHAIRMAN'S MESSAGE



Our commitment to make the world a better place and 'give back more than what we take from our planet or society' represents the basis of our Sustainability Report 2013. Our voluntary disclosure initiative extends beyond the listing requirements of the Indian capital markets and is probably the first Sustainability Report in India's real estate sector.

There is a growing relevance for such practices. The last few decades have brought in a convergence of unprecedented developments like climate change and urbanisation, which can potentially transform the way we live and work.

In India, the implication of this development is likely to be more dramatic: population growth to an estimated 1.47 billion by 2030\*,

increase in India's urban population to an estimated 40% over the next two decades and a progressive depletion of the country's natural resources are creating a need for India to invest responsibly in sustainable urbanisation.

Seldom in the last number of decades have companies and businesses been as tested as they have been during the last few years of the economic slowdown. There is a growing need to conserve water, reduce emissions, treat effluents, care for communities, provide better workplaces, enhance performance benchmarks, prune budgets and maximise spending efficiency.

At Mahindra Lifespaces, our mission of sustainable urbanisation is woven around a strategic business plan that aims to bring about a positive change for customers, stakeholders and the community. This approach helped us grow even during the challenging economic environment of the last few years as it harmonised responsible urbanisation, growing profitably, environment protection and community growth. This is also in line with the Mahindra Group philosophy of 'RISE', which in turn rests on the three enduring pillars of 'Accepting No Limits', 'Alternative Thinking' and 'Driving Positive Change'.

At Mahindra Lifespaces, we have made our residential and integrated business city developments environment-friendly and community-friendly with a lower carbon footprint through prudent master planning, related best practices and trust-based community

relationships. The result of this is reflected in our product: green-only construction, a culture of extending beyond mere compliance, process discipline to consume a lower quantity of resources and extension of modern concepts into an integrated lifestyle solution.

In turn, this priority was reflected in our 2012-13 numbers:

- The Company grew revenues 6% and PAT 19%
- The Company reported improvements in the efficiency of material consumption
- The Company employed 5,133 (direct and indirect) individuals
- Created infrastructure utilised by a wide range of companies that together employed more than 36,000 people
- The companies at our business cities generated exports in excess of ₹ 6,500cr

This win-win approach for the Company's shareholders, customers, people (employees and communities) and society resulted in a positive triple bottom line achievement.

We are optimistic of our long-term prospects as sustainability is embedded in our DNA and we expect to reinforce our Triple Bottom Line commitment and embrace greater responsibility towards the environment in the present and the future.

Arun Nanda, Chairman

## MANAGING DIRECTOR'S REVIEW

When we embarked on the first ever Sustainability Report of Mahindra Lifespace Developers Limited in 2012, there was an observation about whether the initiative was one-off and whether we would be ready to sustain the initiative.

We have selected to make this report an annual exercise for a number of reasons. The report reinforces our sustainability intent, helps inspire our team to achieve higher standards, and will hopefully serve to inspire members of the country's real estate development fraternity to do the same thereby enhancing disclosure levels and enabling responsible urbanisation.

This report is a reflection of who we are. At our Company, we have dovetailed our Triple Bottom Line – people, planet, profits - approach with a national priority for more modern homes, workplaces and economic nodes. We feel that this approach is critical in a country where economic growth is relatively faster than most others on the one hand and figures at one of the lowest rankings in the global human development indicators on the other. It is also critical from the perspective that even as the world is modernising at a pace faster than probably any other time in recorded history, it is depleting finite resources faster than ever before. These realities make it imperative to ensure that all urban growth in India from this point onwards balances future development needs with environmental conservation.

At Mahindra Lifespaces, we design products and deliver services, which merge the environmental needs of the present with that of the future. In doing so, we address the diverse needs of our customers as well as those of our employees, the community and country. The result is that 'bottom line' at Mahindra Lifespaces now also stands for the ability to create 'green' buildings, generate large employment opportunities, provide competitiveness-enhancing facilities that increase exports from the country, increase top soil retention, enhance the use of fly ash bricks in construction, reduce electricity consumption and increase the use of recycled water within our facilities; among other interventions.

At Mahindra Lifespaces, we are optimistic of sustaining this initiative due to our enunciated policy, process-driven approach, engagement with likeminded partners, the development of a green supply chain, the passion and commitment of our employees.

It is this holistic approach towards the transformation of urban landscapes that makes our journey exciting and meaningful for the benefit of all our stakeholders.

Anita Arjundas, Managing Director



\*Source-India Urbanisation Econometric Model; Mckinsey Global Institute analysis

# SUSTAINABLE URBANISATION

**S**ustainable urbanisation is an idea whose time has come. This is because the impact of global warming is conclusively in our face. The polar caps are melting, global temperatures are rising, the last decade has been the warmest in centuries, climatic swings are sharper than what we have seen in our lifetimes and the sheer intensity of natural disasters is unprecedented.

Conventional understanding was that the manufacturing industry was responsible for most of the environmental problems. Over the last decade-and-a-half, there has been a substantial understanding of the impact that buildings – both during construction and during usage, have on the environment. The real estate sector uses a number of materials (directly and indirectly) that account for significant man-made CO<sub>2</sub> emissions the world over. The cement sector consumes significant finite resources like water and limestone; the mining/manufacturing sectors influence real estate development activities through materials used; the transportation of heavy materials used in property construction make the business energy-intensive and buildings consume significant energy in cooling and lighting.

As a result, prudent choice of location, thoughtful design and use of materials as well as embracing of low-carbon technologies, solutions and policies can catalyse the transformation of real estate development and the way we use buildings for a low-carbon footprint.

## Sustainability-driven

At Mahindra Lifespaces, we have voluntarily committed to reduce the carbon footprint of our residential and integrated city developments. Our Mahindra World City properties in Chennai and Jaipur represent an aggregate of 4,600 acres, showcasing that it is not only possible to build large properties but also make them environmentally compatible; that while it may be challenging to invest upfront in environment-friendly design, materials and spaciousness, this can be more than recouped through quicker customer acquisition, higher rentals, brand-enhancing clientele, property stature and higher resale value. This represents the foundation of our sustainability initiatives.

## Customer value

At Mahindra Lifespaces, we continue to emphasise that for environment-friendliness to remain a potent currency, it must – and does – translate into distinctive customer value. Over the last decade, an increasing number of

customers have based their purchase decision not as much on the initial cost of acquisition as much as on the total cost or in other words the lifecycle cost – the lower the better. At Mahindra Lifespaces, we make sure that the property enhances a sense of well-being that translates into better health, its design maximises sunlight and cross-ventilation translating into lower energy consumption and it uses building materials that enhance temperature insulation.

## Our DNA

Environmental responsibility is more than a strategy to us; it represents the DNA of our existence. The Company will continue to examine relevant global best practices and engage in active benchmarking; demonstrate distinctive stakeholder benefits and communicate these impacts to a wider audience; inspire a larger number of developers to invest in the Triple Bottom Line approach and work with policy makers to transform these green shoots into a collective industry experience. Through this approach, we see ourselves playing the role of a thought leader in the industry that will work together with likeminded companies to progressively transform industry practices and positively impact the environment.

“We strongly believe in conserving scarce resources and protecting the environment. Over the years, we have taken rapid strides in our journey towards going green, covering new grounds, touching the lives of several people and overcoming challenges along the way.

Through our efforts to foster sustainable urbanisation and constantly challenge our status quo, we will continuously endeavour to raise the bar of excellence.”

- Amit Pal

Senior General Manager (Quality, Innovation and Sustainability)

## Practice

Mahindra Lifespaces is engaged in the practice of sustainable urbanisation, through the creation of modern homes and workplaces, thriving economic nodes and community spaces resulting in future ready holistic ecosystems.

## Parentage

The Company is the real estate and infrastructure development arm of the Mahindra Group, a US \$ 16.2 billion diversified Indian multinational employing more than 1,55,000 people in over 100 countries. The Mahindra Group focuses on enabling people to Rise through solutions that power mobility, drive rural prosperity, enhance urban lifespaces and increase business efficiency.

## Background

In 1996, the Mahindra Group entered the business of real estate and infrastructure development. Over the last decade-and-a-half, Mahindra Lifespaces has developed more than 7.70\* million sq ft. of residential and commercial space (pipeline of more than 4.42\* million sq ft. ongoing projects and 5.41\* million sq ft. forthcoming projects).

\* as of 31st March, 2013

## Portfolio

The Company is engaged in the development of residential communities and integrated business cities (directly or through subsidiaries). These properties are marked by insightful master-planning, transaction transparency, superior price-value proposition, credible delivery and sustainable development.

## Projects

- Splendour (Mumbai)-MLDL
- Eminent (Mumbai)-MLDL
- Aura (Gurgaon)-MLDL
- Antheia (Pune)-MLDL
- Ashvita (Hyderabad)-MLDL
- Bloomdale (Nagpur)-MBDL
- Aqualily (Chennai)-MRDL
- Iris Court (Chennai)-MITL
- Mahindra World City (Chennai)-MWCDL
- Mahindra World City (Jaipur)-MWCJL

MLDL-Mahindra Lifespace Developers Ltd.

MBDL-Mahindra Bebanco Developers Ltd.

MRDL-Mahindra Residential Developers Ltd.

MITL-Mahindra Integrated Township Ltd.

MWCDL-Mahindra World City Developers Ltd.

MWCJL-Mahindra World City Jaipur Ltd.

## Achievements



The first Indian real estate company to publish a GRI-compliant sustainability report with A+ rating as per the GRI - G3.1 guidelines, indicating the highest level of transparency and voluntary disclosure.



CII – ITC Sustainability Award 2012 – Strong Commitment Category, for demonstrating commitment towards sustainable urban living.

# OUR MISSION

TRANSFORMING URBAN LANDSCAPES BY CREATING SUSTAINABLE COMMUNITIES.

## Aspiration 2017

- To be a major player in the Indian real estate sector with a dominant presence in affordable housing
- To maintain the pioneer/innovator status in the integrated cities/industrial clusters space
- To be the most trusted-brand in the business we operate in and focus on customer centricity through transparency, quality and on-time delivery
- To be a thought leader and establish industry benchmarks in sustainable development

Our Sustainability Agenda					
Real Estate Sustainability Agenda	Social agenda	Development, engagement, health and safety of human resources	Community development	Business ethics	Employees, customers, local community, statutory bodies and local govt. bodies, suppliers, contractors
		We care for our people	We build communities	We are transparent	
	Environmental agenda	Conservation of resources	Pollution reduction	Carbon footprint	Local community, vendors, educational/technical institutes/universities
		We conserve energy, water, material	We reduce pollution caused by construction activity	We aspire to be carbon positive	
	Economic agenda	Financial performance	Supply chain management	Value for money	Customers, suppliers, contractors, consultants, shareholders, partners, competitors
		PAT, coverage ratio, market cap	Green supply chain	Voice of customers	
Accepting no limits		Alternative thinking		Driving positive change	

## 01 People#

Consolidated (MLIFE <sup>o</sup> + MWC <sup>oo</sup> )	Unit	FY 2008-09	FY 2009-10	FY 2010-11	FY 2011-12	FY 2012-13
Total Workforce	Numbers	323*	289*	331*	3,242	5,133
Attrition Rate	%	DNA <sup>^</sup>	DNA <sup>^</sup>	DNA <sup>^</sup>	12%	17%
Male Headcount	Numbers	199**	216**	231**	3,096	4,360
Female Headcount	Numbers	39***	38***	47***	146	773
Training	In Man-Hours	413	222	946	11,915	16,894

# Explanation for the data featuring here can be found in the report at appropriate places

\*Workforce excluding fixed term contract employees as well as third party contract labors

<sup>^</sup> Data Not Available

\*\* Male Headcount is excluding fixed term contract employees as well as third party contract labors

\*\*\* Female Headcount is excluding fixed term contract employees as well as third party contract labors

<sup>o</sup> MLIFE – Mahindra Lifespaces

<sup>oo</sup> MWC – Mahindra World Cities

## 02 Planet#

Consolidated (MLIFE <sup>o</sup> + MWC <sup>oo</sup> )	Unit	FY 2008-09	FY 2009-10	FY 2010-11	FY 2011-12	FY 2012-13
Total Energy Consumption (Direct + Indirect)	GJ	18,143	23,846	31,282	45,394	47,396
GHG emissions (Absolute)	tCO <sub>2</sub> e					
Scope 1	tCO <sub>2</sub> e	503	764	660	1,209	1,219
Scope 2	tCO <sub>2</sub> e	2,720	3,438	5,326	6,941	6,923
Scope 3	tCO <sub>2</sub> e	NA	600	572	1,469	980
Water Consumption	Meter cube	995,446	1,150,498	1,492,647	1,602,740	1,616,511
Material Consumption	Tonnes	63,338	179,641	142,193	209,426	191,942
Waste Disposed (Non-Hazardous)	Tonnes	Nil	432	436	886	1,422

## GHG

We report GHG emissions, both direct and indirect. These can be categorised into three broad scopes:

- Scope 1: All direct GHG emissions from burning of fuel on-site
- Scope 2: Indirect GHG emissions from consumption of purchased electricity
- Scope 3: Other indirect emissions, such as inbound, outbound logistics, air travel, daily commutation, paper consumption and transport-related activities

## ENERGY

Direct energy is the energy from fuel we directly consume within our project location where as indirect is energy

consumption in GJ from electricity consumption.

## Material

We encourage use of most of the building materials (75% by cost) available locally, manufactured within 500 km, minimising the associated environmental impacts resulting from transportation.

## Waste

Note: The inconsistent increase or decrease in the absolute waste generation is mainly due to the following reasons:

- (a) Waste disposal is scheduled to optimise transportation cost without compromising on legal compliance especially for drums and containers

(b) Useful life of a particular material e.g. batteries, cartridges, oil filters, e-waste, tyres, etc.

(c) Increase or decrease in the business activities e.g. MWC

(d) Utilisation of waste generated in one process into another e.g. MLIFE uses the solid waste for pavements and reclamations

Most of our projects have an in-house Sewage Treatment Plant (STP). This ensures that 100% of waste water generated within the project, is recycled and treated. The treated water is used to meet the requirements of flushing and irrigation for landscaping within the site.

## 03 Profit#

Consolidated (MLIFE <sup>o</sup> + MWC <sup>oo</sup> )	Unit	FY 2008-09	FY 2009-10	FY 2010-11	FY 2011-12	FY 2012-13
Total Income (Operating + Other Income)	In INR million	3,712	4,400	6,270	7,284	7,725
Profit Before Tax	In INR million	1,021	1,189	1,721	1,881	2,361
Profit After Tax	In INR million	656	785	1,082	1,191	1,414

## 04 The built-up area

Consolidated (MLIFE <sup>o</sup> + MWC <sup>oo</sup> )	Unit	FY 2008-09	FY 2009-10	FY 2010-11	FY 2011-12	FY 2012-13
Residential Footprint <sup>^ ^</sup>	In square feet	5,29,482	4,88,233	5,69,938	8,97,049	8,36,926
Integrated Cities Footprint <sup>^ ^ ^</sup>	Acres	DNA	2,207	2,207	2,415	2,425

<sup>^ ^</sup> Constructed area

<sup>^ ^ ^</sup> Area developed and maintained

<sup>o</sup> MLIFE – Mahindra Lifespaces

<sup>oo</sup> MWC – Mahindra World Cities

# IN THE FUTURE, PEOPLE WILL LIVE AND WORK DIFFERENTLY. THIS WILL REQUIRE DEVELOPMENT COMPANIES TO CREATE SCALABLE AND INTEGRATED PROPERTIES. ENRICHING LIFESTYLES, COMMUNITIES AND ECONOMIES.



## Economy driver

At Mahindra Lifespaces, we believe we have made a fair beginning in this regard.

Over the years, we have selected to build properties – especially integrated World Cities – that are being increasingly recognised as more than just passive brick and mortar. They are being recognised as economy drivers.

The two World Cities that we are developing – Chennai and Jaipur, aggregating 4,600 acres – provide world-class spaces for creating industrial/service campuses to more than 100 companies, who in turn employ more than 36,000 individuals and generate exports in excess of \$ 1 billion (~ ₹ 6,750cr in FY 2012– 13).

In doing so, we have demonstrated a world of possibilities.

## Building communities

At Mahindra Lifespaces, we have attempted to create a model of

integrated modern living.

For instance, we complemented futuristic workplaces in Mahindra World Cities with modern homes and proximate social infrastructure (schools, hospitals etc.). The scale at which we have demonstrated this integration – aggregate 4,600 acres - is probably the largest of its kind in India. The range and scale of homes and offices on the one hand as well as the depth of social infrastructure on the other have combined to create a unique model of futuristic community living in an Indian location.

This fusion of scope and scale has translated into definitive impact. In 2012-13, even as the Indian economy grew its slowest (5%) in a decade, the cumulative export growth from Mahindra World Cities was an appreciable 38%; and the aggregate employment provided by our MWC properties grew 18.8%.

## Material difference

The most critical test of any responsible real estate development company is whether its business model is built to consume or to conserve.

At Mahindra Lifespaces, our business model is addressing the need for reduction in the consumption of finite raw materials without compromising quality.

## Conservation

■ The Company's energy consumption growth of 1,975 GJ and water consumption growth of 13,771 cum in 2012-13 were the lowest quantum increases in any year of the previous four years

■ Material consumption declined (in tonnes) for the first time in four years in 2012-13

■ Built up area under construction increased faster (7%) than energy (4.4%) and water consumption (0.85%) growth, indicating that the Company's load intensity is declining

## Consumption

■ The increase in fly ash consumption liberated the use of 6,512.623 tonnes of cement; this cement quantity would have resulted in the release of 3,662.704 tonnes of carbon dioxide.

## Inclusive

In meeting the interests of its customers, it is equally important that a responsible developer also addresses the needs of construction workers and the larger community around its developments.

At Mahindra Lifespaces, we have implemented decisive initiatives in this regard.

## Workers

### EDUCATION

■ The Company commissioned two schools (Gyandeep) focused on the education of the children of on-site construction workers

■ This initiative has provided education to 35-40 students in 2012-13, which started during this year

■ These schools provide organised English-based education within suitable and adequate infrastructure

■ Gyandeep will now be part of every largescale project that Mahindra Lifespaces embarks upon

### HEALTH

The Company works with local health facilities to periodically monitor

workforce health at project locations.

Over the years, it has strengthened its safety commitment through the following on-site initiatives:

■ Safe hygiene and sanitary measures, provision for adequate drinking water

■ Provision for first-aid and emergency facilities including an on-site first aid room to address minor injuries; provision for health camps to address medical and eye check-ups for laborers

■ Tie-up with hospitals for ambulances and doctor visits once a week for labor check-ups

### TRAINING

The Company engages in a safety induction training coupled with ongoing safety orientation for all workers on a regular basis.

## Community

The World Cities provide vocational training to village youth around these projects so as to enhance employability. Over 3,000 youth have been educated and a significant number of them placed in jobs through this initiative. Additionally, over 50 women self-help groups (SHGs) have been formed in the neighbouring villages at Jaipur which encourage savings and employability of its members. At Chennai, Jwala spreads the importance of savings, health and hygiene amongst the village children.



## SOME OF MAHINDRA WORLD CITY CUSTOMERS

- B BRAUN
- BMW
- DEUTSCHE BANK
- DYNAMIC CABLES
- EXL
- FUJITEC
- GIRNAR SOFT
- GRAVITA INDIA
- ICICI BANK
- INFOSYS
- INGERSOLL RAND
- JCB
- KNIT PRO
- LEAR CORPORATION
- MAHINDRA & MAHINDRA
- METLIFE
- NAGARRO SOFTWARE
- NTN CORPORATION
- NUCLEUS SOFTWARE
- POLY MEDICURE
- QH TALBROS
- RATAN TEXTILES
- STATE BANK OF INDIA
- TESA TAPES
- TIMKEN
- TRUWORTH
- TTK HEALTHCARE
- TVS GROUP
- WIPRO
- AMONG OTHERS.

# CULTURE



At Mahindra Lifespaces, we believe that an enduring commitment to sustainability is inevitably derived from who we are. In turn, this intrinsic self influences what we do. And what we do over and over again becomes sustainable over time.

We recognise that there are a number of organisational imperatives that stand unmistakably for who we are.

**Core purpose:** At Mahindra Lifespaces, we have inherited a rich legacy of pioneership and trustworthiness from our parent organisation. Enabling people to rise through alternative thinking, accepting no limits and driving positive change has a strong connect to a triple bottom line approach to doing business.

**Intent:** We will not be a mere participant in the India urbanisation

story, but will play a defining role to ensure a healthy and enriched future for our cities and our people. The result is that we seek growth not just for the sake of growth alone but as a means to achieve our mission.

**Mission:** Transforming urban landscapes by creating sustainable communities.

**Sustainability:** We have focused on the long-term sustainability of our business derived from a progressive investment in processes, practices and people initiatives.

We have an enunciated vision and values framework in which environment consciousness plays an integral role. Therefore, our environment commitment is not in response to a flavour of the day; it represents a core tenet for us in the way we will do our business.

**Governance:** Our values and philosophies respond to an international benchmark of governance standards, reflected in a credible Board of Directors, responsibilities allocation, checks and balances, risk assessment frameworks among other priorities.

**Targets:** Our environmental achievement is not just a loose operating plan; it is driven by an unambiguous commitment to projected targets.

**Responsibilities:** Our environmental objectives are dovetailed with corresponding responsibilities vested within individuals across the organisation with a clear line of reporting that extends to the highest levels in the organisation.

# STRENGTHENING SUSTAINABILITY THROUGH VARIOUS INITIATIVES

Our focus has always been on Sustainable Urbanisation by adopting business strategies that meet the needs of our organisation and stakeholders. Through Green Homes from Mahindra Lifespaces, we intend to sustain and enhance green-only construction, consuming lower quantity of resources and extending modern concepts into an integrated lifestyle solution.

During the year, the Company received certification for one of its completed projects and pre-certification for three of its new projects. With these, the Company now has a total of 2 certified projects and 9 pre-certified projects. Chloris in Faridabad, is a Platinum Certified Green Building, under the CII - IGBC Green Home Rating System and is India's second completed residential

development to achieve this highest rating in the multi-dwelling units category.

The Company's 'Green' homes, pan-India presence and the development of India's first integrated business city have all contributed to the Company being recognised as a developer with a pioneering spirit.



Royale Certified Platinum



Splendour Pre-certified Platinum



Chloris, India's 2<sup>nd</sup> Platinum Certified Green Building under CII-IGBC Green Homes Rating System



Aqualily Pre-certified Gold



Eminente Pre-certified Gold



Evolve The GnNxt IT Park MWCJ-LEED Gold

Iris Court, Chennai	• Pre-certified Gold	Bloomdale, Nagpur	• Pre-certified Gold
Aura, Gurgaon	• Pre-certified Gold	Ashvita, Hyderabad	• Pre-certified Gold
Antheia, Pune	• Pre-certified Gold	MWC, Chennai	• Registered

# SUCCESS STORIES

## Energy – Retrofitment

At Mahindra World City, Chennai, we replaced all sodium and mercury lamps in the street lighting system with the LED/induction lamps resulting in energy savings of 65,166 KWHR in 2012-13, 13.71% lower than the base line year consumption.

## Use of 250 watt induction lamps

At Mahindra World City, Jaipur we made a progressive transition from the use of conventional metal-halide lamps with electrode less lamps (induction lights) and LED lights. The advantages of the induction lamp: longer lifespan (25,000 to 100,000 hours), high energy conversion efficiency (62 to 90 lumens/watt), high power factor, minimal lumen depreciation with age, instant-on and hot re-strike and lower energy consumption (35% to 55%). The advantages of the LED lamp: long service life, high energy efficiency, mechanically robust, compact, flexible spatial distribution of illumination and greater light output control with no efficiency loss.

## Water - Waste water treatments

At Mahindra World City, Chennai, we invested in a 2 MGD (Million Gallons per Day) in-house sewage treatment plant and 1 MGD tertiary treatment plant to completely treat sewage (with inbuilt redundancy).

## Solar - Rooftop solar power plant

At Mahindra World City, Chennai, a 75 kW Rooftop Solar System is

expected to generate approximately 1,16,000 units (kWh) of clean electrical energy at peak annual capacity resulting in a significant 8% savings in the electricity bills and diesel consumption. This will offset nearly 60 tonnes of CO<sub>2</sub> annually by decreasing diesel usage at the site - without any air or noise pollution. The total power generated during 2012-13 was 97,982 units.

## Material used – Responsible use of top soil

The topsoil (usually up to 8 inches below the earth's surface) contains mineral particles, water, nutrients, organic matter, air and living organisms. At Mahindra Lifespaces, one of our forward-looking initiatives comprised the conservation of this top soil through its planned retention within the project area with the objective of onward use. This captive retention has translated into a number of benefits: the saving of hydrocarbons that would have been expended in the transportation, the transportation cost and the engagement of manual labour to transfer the material. From a more positive perspective, the captive use of top soil has translated into rich vegetative growth following its use. As a responsible Company, we preserved a cumulative 21,949 cum of top soil in two years leading to 2012-13; the top soil preserved during in FY13 was 13,694 cum.

## Innovative spray gypsum process

At Mahindra Lifespaces, our research team experimented with the use of

the spraying method, convinced that this would translate into superior finish in quicker time. The process comprised the following: the addition of water to gypsum powder in a mixing bucket to make gypsum plaster paste, the addition of retarder, transfer to a hopper, spraying and manual finishing. The result: quicker completion, superior quality and safety, cost saving and the pride of innovation.

## Community development

Our Corporate Social Responsibility initiatives embody the RISE culture. We drive positive change in the lives of our on-site workers and their families through health and education initiatives as well as environment initiatives (tree plantation and worker health). As a long-term strategy, we aim to integrate our stakeholders (vendors, contractors, customers etc.) to provide a secure, healthy and enriching world for underprivileged children related to the construction sector. We will explore the possibility of widening this circle of influence by sensitising other industry players on issues related to workers' children. At Mahindra Lifespaces, we also engaged in visits to differently-abled homes, Children's Day celebration, blood donation camps, Women's Day celebrations at an orphanage and safety awareness for drivers. The 'Gyandeep' school for the children of construction workers is functioning in Nagpur and Delhi.



Our presence: Mumbai | Faridabad | Gurgaon | Chennai | Jaipur | Pune | Nagpur | Hyderabad

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