

**Brookfield**  
Properties

# Equinox Business Park





# Equinox Business Park- Site Overview

- Equinox Business Park is a LEED Gold certified 10-acre, Grade A office park located in Bandra Kurla Complex, Mumbai. With approximately 1.3 million square feet of leasable area over four towers and club house buildings, the property is one of the few gated commercial developments in Mumbai. Featuring numerous dining options and onsite parking, the property is directly connected to BKC Road and centrally located near major transportation.
- It features a contemporary external façade with high-quality, energy-efficient, and double-glazed aluminum composite panels.
- It offers various amenities including high-speed elevators, 100-percent power backup, fire-fighting systems, and a CCTV facility.



# Company Profile-Brookfield Properties

- Equinox Business Parks is managed and serviced by Brookfield Properties. In India, we are setting new benchmarks with strategic endeavours in the field of Commercial Real Estate. We are successfully running five IT/ITES campuses located in prime micro-markets of Gurugram, Noida, and Kolkata.
- All the campuses are working towards IGBC Platinum certifications for operational buildings, universal accessibility, indoor air quality management systems, shared mobility solutions, thematic landscaping with art installations.
- It is also facilitated with world-class amenities such as day care facilities, Food court, Base Kitchen to serve client's cafeteria, Concierge desk, convenience shopping, pharmacy, gymnasiums to name a few.

## Our Mission-Sustainability First Always

We're constantly implementing solutions to lower our environmental impact. Because we believe building a better tomorrow begins with us, today.

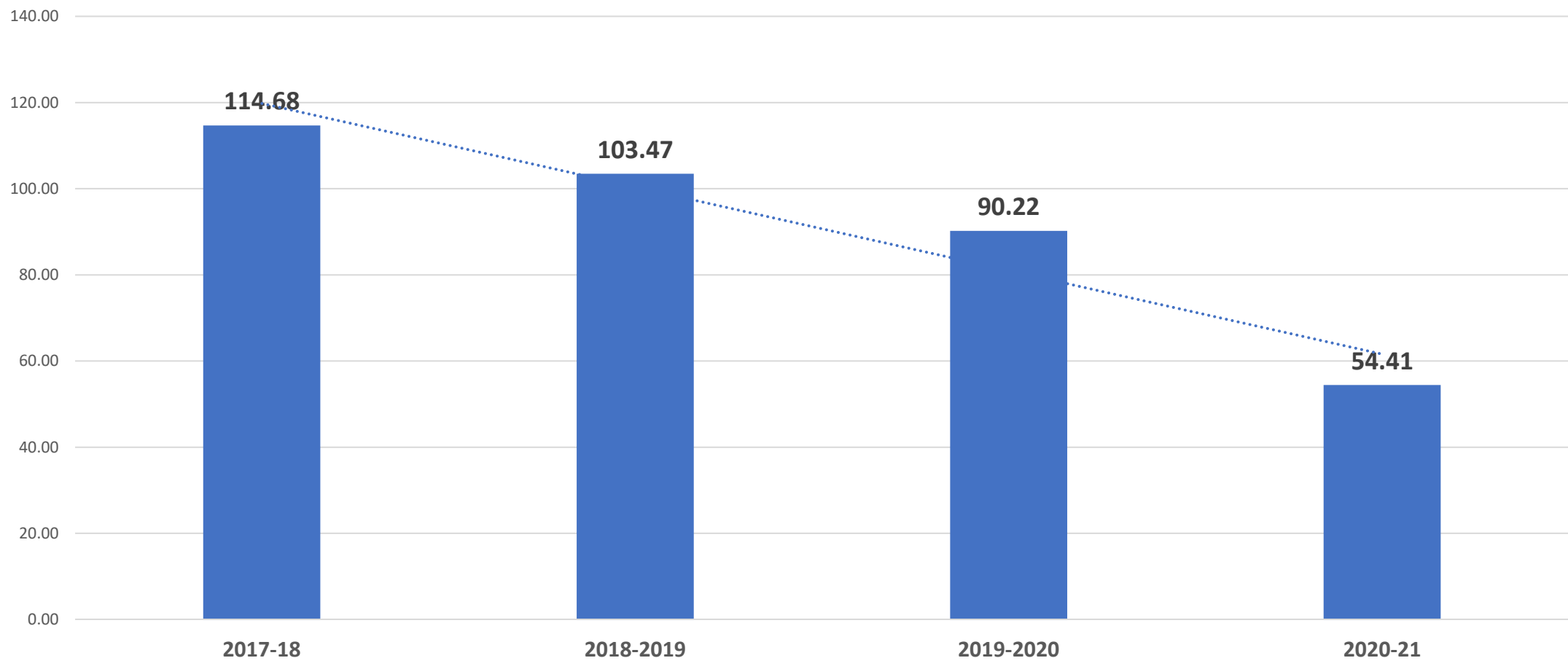
We know: a cleaner future can't wait. It's why we're committed to reduce waste, saving energy, and managing resources across our portfolio. It's why we build with LEED Gold Standards in mind and we integrate innovative technology into our properties that help us create more efficient structures. Because when it comes to sustainability, we're all in.

# Energy Consumption Pattern-Year wise

Parameter		2020-21	2019-2020	2018-2019	2017-2018
<b>Energy</b>					
Annuual Electrical Energy, purchased from Utility	kWh	57,15,643	97,65,500	77,61,120	76,60,530
Annuual Electrical Energy, Generated from DG/GG	kWh	3,986	5,029	408	-
Solar Cosumption	kWh	1,72,015			
Total Annual Energy, Utility + Generated	kWh	58,91,644	97,70,529	77,61,528	76,60,530
<b>Energy Cost</b>					
Annuual Cost of Electrical Energy, purchased from Utility	Rs.	5,90,84,320	13,44,57,073	10,39,35,071	10,35,85,001
Annuual Cost ofElectrical Energy, Generated from DG/GG	Rs.	4,783	2,87,342	2,33,361	-
Total Annual Cost of Energy Cost, Utility + Generated	Rs.	5,90,89,103	13,47,44,415	10,41,68,432	10,35,85,001

# Specific Energy Consumption-kWh/Sq. M

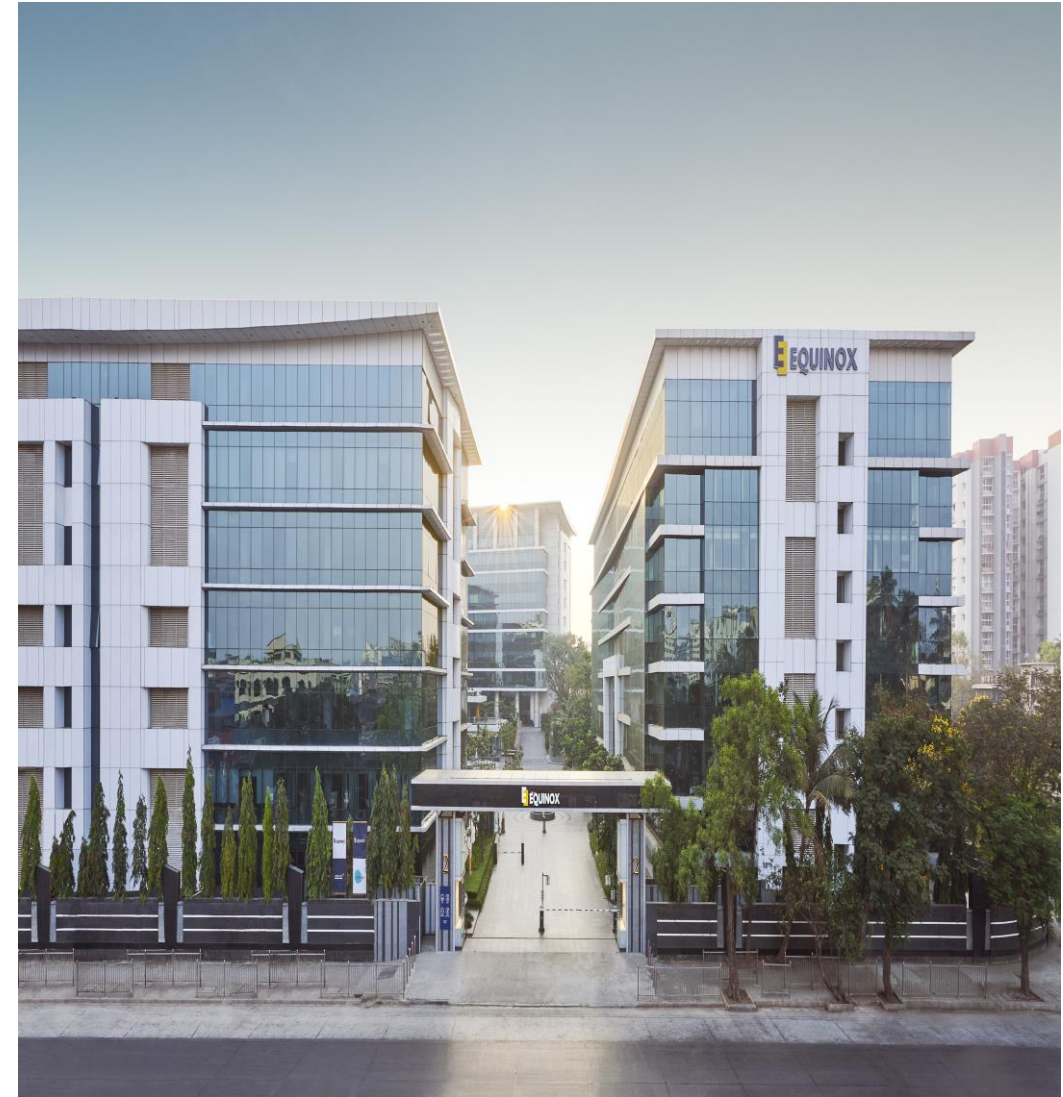
Specific Energy Consumption, kWh/Sq. M





# Overview of energy efficiency initiatives undertaken

- Chilled water system is with VFD regulated with VFD & actuators in AHU's
- Harmonic filters installed for chiller plant to improve power quality
- EC motors installed in AHU's to achieve higher energy savings.
- All lighting fixtures are with LED's.
- Centralisation of BMS & energy monitoring system
- VFD installed for hydropneumatics water supply system



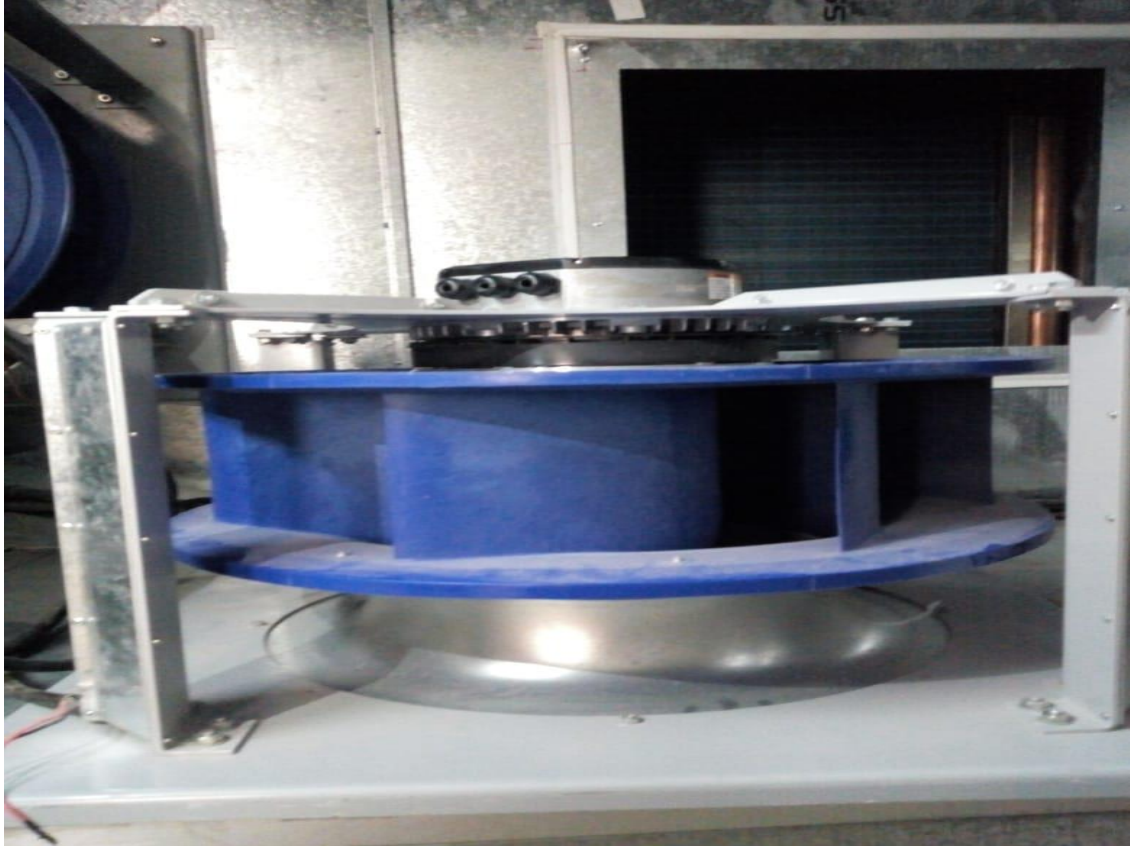
# Centralized chiller plant



- Centralized HVAC plant improves system efficiency
- Reduction in energy and cost savings
- Operation of chiller plant at less specific energy path



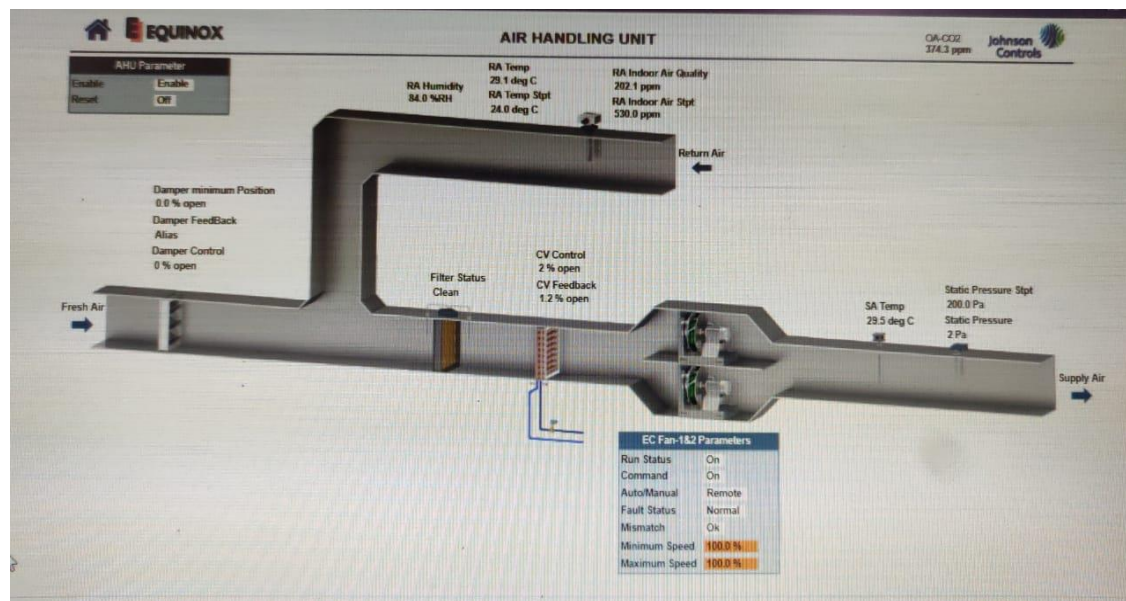
# EC motors installed in AHU's to achieve higher energy savings



- Usage of EC motors & fresh air dampers improves on the quality of air as well specific energy consumption of air handling units(AHU).
- Benefits
  - Reduction in AHU energy consumption.
  - Improvement in quality of air inside the workplace.
  - Improvement in efficiency of occupants.



# Centralisation of BMS & Energy Monitoring System



- Centralisation of complete property utility operations & energy consumption under a single platform
- Benefits
  - Precise monitoring of operating parameters on a real time basis.
  - Data comparison can be done on a hourly, monthly & annual basis.
  - Fault indication and analysis of the utility system is easy.
  - Indoor parameters of temperature, relative humidity, IAQ can be monitored & controlled without time delay.
  - Energy losses was immediately identified & actions initiated.

# All lighting fixtures are with LED's



- All existing lights in base building are converted to LED lights.
- All installed LED's are with the following features
  - High efficiency with  $> 115$  lumens/watt.
  - 5 years replacement warranty
  - 3 mtrs from ground level for better illumination.
  - Improvement in power factor of lighting system.



# VFD installed for hydropneumatics water supply system



- Installed VFD based control panel including PLC & pressure transmitter.
- It reduces frequent ON/OFF of the pumps, hence reduce power consumption and increase pump life.
- VFD reduces variation in flow of water basis due to torque

# Rooftop solar plant



- The installed capacity in the campus is 238 kwp.
- The annual energy generation from solar plant is 280892 units
- Total carbon footprint reduction is 230330 kgs per annum



# Sustainability Initiatives undertaken

- This campus is IGBC Platinum rated – Tenant occupied building.
- Recycle water utilization in washrooms, horticulture etc.
- Utilization of drip irrigation in horticulture.
- Sensor based taps for wash basins.
- Rainwater harvesting
- Usage Yulu electric bikes is some of the initiative undertaken to reduce on the carbon footprint through transportation.
- OWC plant
- Vermicomposting Pit
- Renewable energy utilization.



# Sewage Treatment Plant



- STP (based on Extended Aeration and MBBR Technology) have installed across Equinox Campus. The Equinox has reused 100% of STP treated wastewater within the premises.
- 100% waste water from flushing is treated to make it re-usable for horticulture and Flushing.
- The quality of treated wastewater tested through NABL accredited laboratory to meet the quality standards as per Central pollution control board (CPCB).



# Utilization of Drip irrigation in horticulture



- Drip irrigation system has been installed to enhance efficiency of water utilization in horticulture
- Benefits
  - Reduction in water usage by 70%.
  - Enhanced plant growth and yield due to maintained moisture level i.e. uniform field capacity of soil.
  - Less weed growth.
  - Reduction in pumping power consumption.



# Sensor Based Water Taps For Wash Basin



## Features for APG - Auto Faucets

- 🗑️ 1st time in class, which operates without any external power.
- 🗑️ Touch free, micro-computer which automatically adjusts the induction distance..
- 🗑️ It gets activated to get the water at an exact range and stops once the hands are away, this touch-free system avoids the cross-infection.
- 🗑️ All the products are supported by strong service team

## Technical Specifications for APG - Auto Faucets

Water comes out healthfully -	Water comes out once our hand is in exact range and Immediately stop once our hand is away, no need to touch faucet, which avoid bacterial infection
Power Supply -	The auto tap is powered by auto power generated and never needs any external power
Induction Distance Adjustment	Microcomputer automatically adjust the induction distance, not need to adjust manually
Working Temperature -	0-45 Deg Centigrade
Real Humidity-	Less than 98%
Working water pressure -	0.05-0.8 mpa
Inlet pipe thread -	G-1/2"
Induction Time-	no action within 8 Sec

In Equinox Business Park, inefficient taps have been replaced with water-efficient sensor based taps to lesser water usage.



# Rain Water Harvesting



Rainwater harvesting pits allow the rainwater to replenish groundwater by recharging the underground aquifers. It can be built to help the water infiltration in an area. There are nos. of operational rainwater harvesting pits in Equinox campus. These pits are cleaned regularly to maintain their efficiency.

# Usage of electric bike



- A smart dockless electrical vehicle powered by state-of-the-art IoT technology.
- Designed for urban traffic conditions with a maximum speed of 25 Km/h
- Light Weight, lighter than a scooter, faster than a bicycle
- Unisex ultra comfortable bike for any height and weight.
- Reduce carbon footprint



# OWC plant



- It rapidly processes organic waste, kitchen waste, garden waste, food processing waste into rich compost
- Saving it from decomposing in the landfill.
- On an average we process 1000kg of wet waste monthly at site and we convert the same into manure which is used for inhouse horticulture plants.

# Vermicomposting Pit



- Reduce the need of chemical fertilizer.
- Enriches soil, helps retain moisture and suppress plant diseases and pests.
- Promotes healthier plant growth.
- Assists in storm water management.
- Reduce project maintenance cost.
- It helps revitalize and filter local water sources.
- Compost controls erosion
- Composting saves on disposal costs



# Certificates and awards



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# Certificates and awards



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Has Successfully participated in CII National 5S Excellence Awards 2020 and achieved  
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**Pikender Pal Singh**

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# Certificates and awards



THIS CERTIFICATE IS PRESENTED TO

## Brookfield Properties

COMMERCIAL PROJECT OF THE YEAR FOR EQUINOX

In recognition of your exemplary performance and achievement. Your efforts have contributed to making a positive difference in the Indian real estate industry.

A handwritten signature in black ink that reads "Anurag Batra".

DR. ANNURAG BATRA

Chairman & Editor-in-Chief  
BW BusinessWorld & exchange4media Group

OCTOBER 9, 2020





# Question and Answer



**Thank You**