



# **MONTHLY MANAGEMENT REPORT**

*Aura*

**Aparna Property Management Services Pvt. Ltd.**

**March - 2019**

This report is a review on our performance during the last month and is an attempt to analyze and evaluate our service delivery and make a progressive step forward with implementation plan.

The following points are put forward for review

## Reports:

- ❖ Scope and nature of service

## Technical Services:

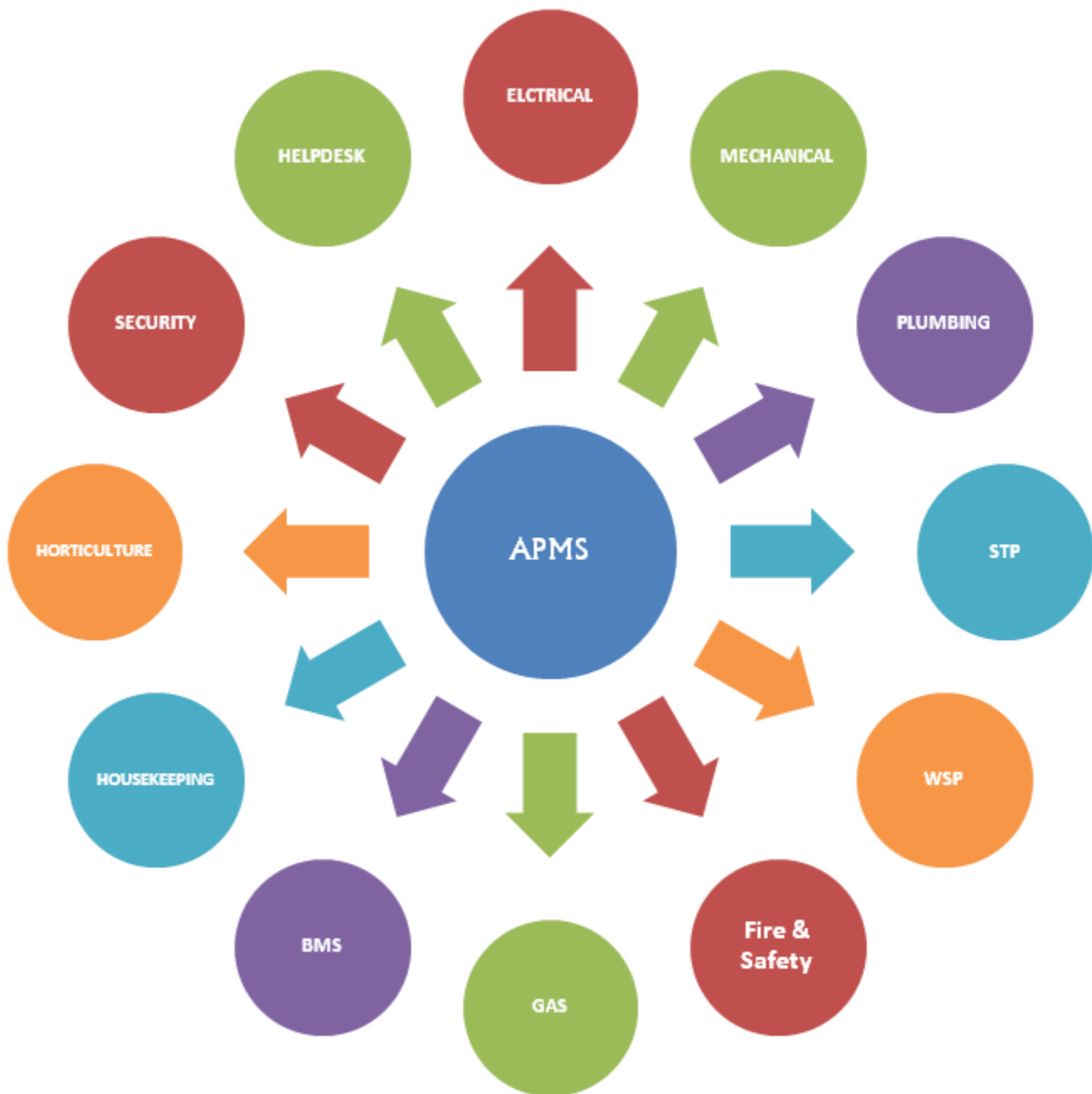
1. Equipment Status
2. Power Consumption Analysis
3. Power Failure Analysis
4. STP Water Test Reports
5. Fire Safety
6. Complaints

## Soft Services:

1. Horticulture Critical Machinery
2. Horticulture Consumables

## REPORTS

### ❖ Scope and nature of service



**TECHNICAL SERVICES****1. Equipment Status**

Aura - Equipment Status as on 31-3-2019								
Category	S.No	Description	Total	Not Working	Pumps Status			Total Downtime (Hrs). of Equipment
					Auto	Manual	Off	
Electrical Distribution System (HT)	1	3 Panel	0	0				
	2	4 Panel	0	0				
	3	CTPT	1	0				
	4	5 Panel	0	0				
Electrical Distribution System(LT)	5	Transformers	1	0				
	6	Main Pcc Panel	1	0				
	7	APFCR	1	0				
	8	Common Supply Panel	1	0				
	9	Bus Duct	3	0				
	10	Distribution Board	7	0				
	11	VCB	1	0				
	12	ACB	1	0				
	13	Landscape Lighting Panel	1	0				
	14	Club House Panel	1	0				
	15	Lighting Arrestor	1	0				
	16	Total No. Of Lights	733	46(46)				106 days
Elevators & Backup Power	17	Lifts	4	0				
	18	DG Sets	2	0				
	19	ARD Batteries	4 Sets	-				
	20	Partial / Full Backup	100%	-				
Ground Water Source	21	Borewells	3	0				
Metro Water Supply	22	HMWS & SB Meter	1	1(1)				50 days
Water Distribution System	23	DWS	Yes	-				
	24	FWS	Yes	-				
	25	PRV's	559	0				
	26	Sewerage System	Yes	-				
Landscape Water Distribution	27	Irrigation Pumps	2	0				
	28	Irrigation Pump Panels	1	0				
	29	Irrigation Sprinkler Automation System	Auto	-				
Water Features	30	Water Body Pumps	2	0				
	31	Fountain	0	0				
De-watering System	32	Storm Water Pump	1	0	1	0	0	
	33	Oozing Pumps	0	0	0	0	0	
Rain Water System	34	Excess Rain Water Pump	0	0	0	0	0	
	35	Rain Water Harvesting Pits	9	0				
Swimming Pool	36	Indoor Pool Pumps	0	0				
	37	Outdoor Pool Pumps	3	0				
	38	Baby Pool	Yes	-				
Security	39	Boom Barrier	4	0				
	40	Solar Fencing	1	0				
	41	CCTV	20	0				
Reticulated Piped Gas	42	Gas Bank & Chambers	1	-				

Aura - Equipment Not Working Data		
Category	Total No. Of Lights	HMWS&SB Meter
S.No	16	22
Description of Issue	Lights not working	HMWSSB meter not working
Root Cause	Due to drivers and lights problem	Due to Meter problem
Action Required / Planned	Informed to society for procuring new lights	Informed to HMWSSB (Token no:3032)
Pending from days	106	50
Estimation Date	-	-
Responsibility	Society	Society
Notified to the concerned	Society	Society

## 2. Power Consumption Analysis

Units	January	February	March
EB Power Units (KVAH)	45636	47462	58322
Solar Power Units (KWH)	1455	1443	1446
DG Units Generated (KWH)	248	1120	581

**3. Power Failure Analysis**

Units	January	February	March
Power Failure (Hrs)	2:42	18:48	8:8
Diesel Consumed (Ltrs)	58	448	308

**5(a). Fire Safety**

Fire Safety Equipment Status as on 31-3-2019							
S.No	Description	Aura		Fire Pumps Status			Total Downtime (Hrs/days) of all Equipment
		Total	Not Working	Auto	Manual	Off	
1	Jockey Pump	1	0	1	0	0	
2	Main Pump	1	0	1	0	0	
3	DG Pump	1	0	1	0	0	
4	Booster Pump	0	0	0	0	0	
5	Dewatering Pumps	1	0	1	0	0	
6	Yard Hydrant Points	9	0				
7	Cellar Hydrant Points	4	0				
8	Sub Cellar Hydrant Points	4	0				
9	Fire Hose Reel Drums	23	0				
10	Fire Alarm System	1	0				
11	Public Addressing System	1	0				
12	Fire Extinguishers	126	0				
13	Carbon Emission System	30	0				
14	Flow Annunciator Panels - Fire Sprinkler	1	0				
15	CP Hoses	90	0				
16	Fire Alarm Repeater Panels	1	0				
17	Sprinkler Charged (floor wise)	23	0				
18	Fire Mock Drill & Emergency Evacuation	Prev: 23-02-2019	Next: 25-05-2019				
19	No. of False Alarms	0	0				
20	Wet Raisers	2	0				
21	Sub Cellar-3 Hydrant Points	1	0				
22	Group Indication Panel	1	0				



**6(b). Status of Fire NOC Renewals as on 31-03-2019**

AURA FIRE NOC DETAILS			
S.No	Block	Valid up to	Name Changed to Society
1	Block - A	01-02-2021	Yes

## 7. Apna Complex Complaint Report

Complaint Category	Previous Pending	Opened	Resolved	Total Outstanding	No Escalation	Escalated to L2	Escalated to L3
Carpentry	4	1	1	4	0	0	100%
Civil/Project-Seepage	1	-	-	1	0	0	0
Club House related	2	-	-	2	0	0	0
Common Areas	3	-	1	2	100%	0	0
Electrical	-	19	19	-	100%	0	0
General	3	-	-	3	0	0	0
Housekeeping	1	-	-	1	0	0	0
Internet	1	-	-	1	0	0	0
Nuisance Problem	1	1	-	2	0	0	0
Others-Intercom / Telephone	1	1	1	-	100%	0	0
Plumbing	2	46	46	2	98.04%	0	1.96%
Prepaid Gas-Gas low battery	-	2	2	-	100%	0	0
Security	2	1	-	3	0	0	0
Seepage & Leakage	1	-	-	1	0	0	0
Suggestions	1	-	-	1	0	0	0
<b>Total</b>	<b>23</b>	<b>71</b>	<b>71</b>	<b>23</b>	<b>95.77%</b>	<b>0</b>	<b>4.22%</b>

**SOFT SERVICES****1. Horticulture Consumables**

<b>Horticulture - Pesticides / Fertilizers and Fungicides Consumption Report for</b>			
<b>S.No</b>	<b>Pesticides / Fertilizers and Fungicides</b>	<b>UOM</b>	<b>Qty</b>
1	Vermicompost (organic manure)	Kgs	-
2	Chloropyriphos	Ltrs	-
3	Monocrotophos	Ltrs	-
4	Imidaclopride	Ltrs	-
5	Carbendazim	Kgs	-
6	Dhanvit	Ltrs	-
7	Multinutrient Solution	Ltrs	-
8	Furadon (G)	Kgs	-
9	Phorate (G)	Kgs	-
10	NPK 19-19-19	Kgs	-
11	Acephate(75 SP)	Kgs	-
12	17-17-17	Kgs	-
13	Urea	Kgs	-
14	Potash	-	-
15	Dimethoate	Ltrs	-
16	Malathian	Ltrs	-
18	NPK 15-15-15	Kgs	-
19	2-4 D	Kgs	-
20	Glycil	Ltrs	-
21	NPK 16-16-16	Kgs	-
22	Thiomethaxion	Ltrs	-
24	Copper Oxychloride	Kgs	-
25	NPK 20-20-20	Kgs	-
26	Lambda cyhalothrin	Ltrs	-



**THANK YOU**