



MONTHLY MANAGEMENT REPORT

Aura

Aparna Property Management Services Pvt. Ltd.

February - 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:

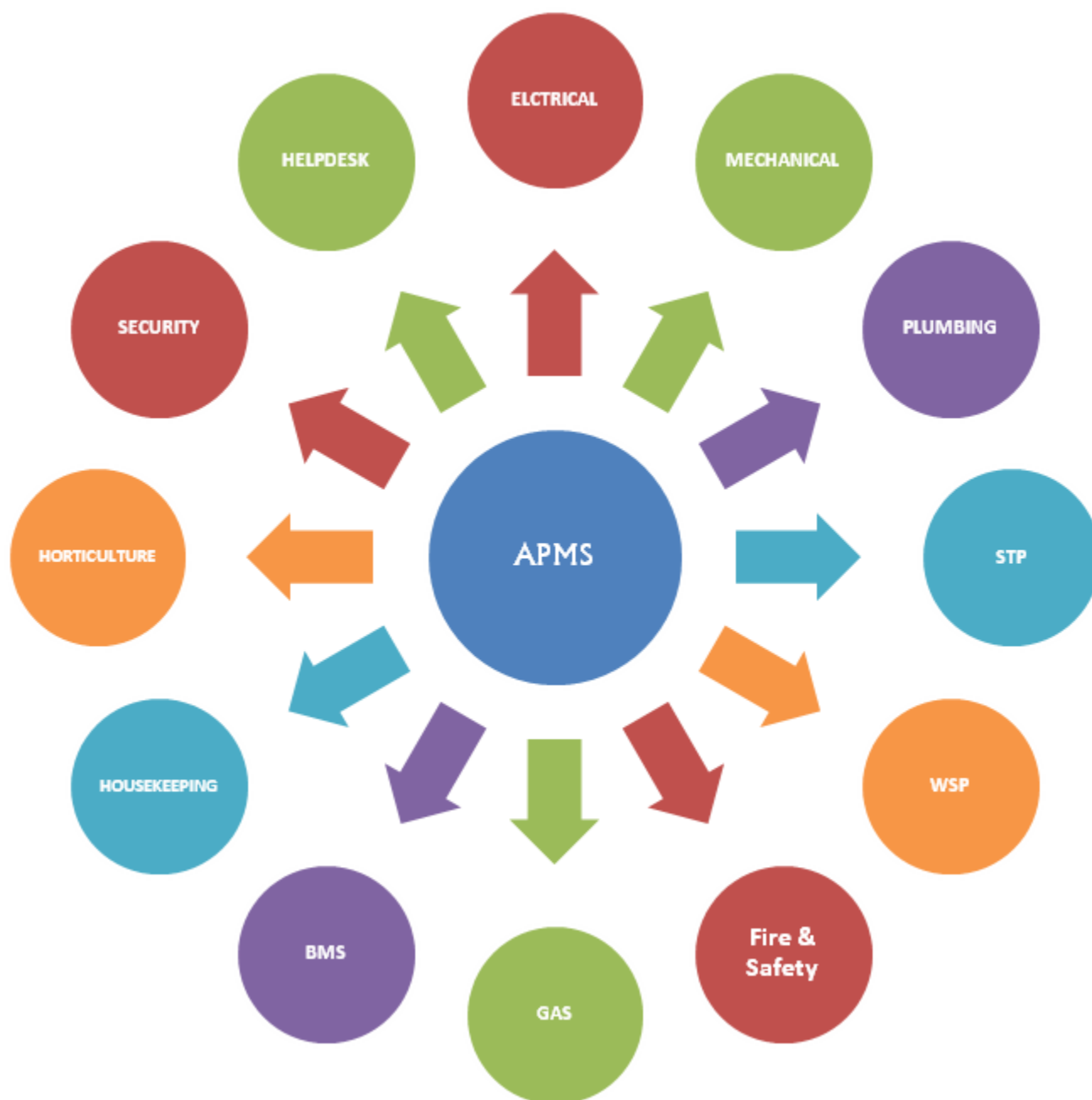
1. Equipment Status
2. Power Consumption Analysis
3. Power Failure Analysis
4. STP Water Test Reports
5. Fire Safety
6. Complaints

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 28-2-2019								
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)				86 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				20 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	86	20
Estimation Date	-	-
Responsibility	Society	Society
Notified to the concerned	Society	Society

2. Power Consumption Analysis

Units	December	January	February
EB Power Units (KVAH)	48692	45636	47462
Solar Power Units (KWH)	1108	1455	1443
DG Units Generated (KWH)	804	248	1120

3. Power Failure Analysis

Units	December	January	February
Power Failure (Hrs)	12:36	2:42	18:48
Diesel Consumed (Ltrs)	290	58	448

5(a). Fire Safety

Fire Safety Equipment Status as on 28-2-2019							
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 03-03-2019

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

6(c). Fire Evacuation & Mock Drills

Aura Mock Drill Conducted On 23-02-2019



6 (d). Fire Safety Preparedness & Fire Alarm Operation Training

Aura



7. Apna Complex Complaint Report

Complaint Category	Previous Pending	Opened	Resolved	Total Outstanding	No Escalation	Escalated to L2	Escalated to L3
Carpentry	4	7	7	4	100%	0	0
Civil	1	4	4	1	100%	0	0
Club House related	2	-	-	2	0	0	0
Common Areas	1	2	-	3	0	0	0
Electrical	-	55	55	-	100%	0	0
General	3	-	-	3	0	0	0
Housekeeping	1	-	-	1	0	0	0
Tele Communicatioon	1	2	2	1	100%	0	0
Nuisance Problem	1	-	-	1	0	0	0
Others-Intercom / Telephone	1	-	-	1	0	0	0
Plumbing	1	90	89	2	99.46%	0.54%	0
Reticulated Gas	-	4	4	-	100%	0	0
Security	2	-	-	2	0	0	0
Seepage & Leakage	1	-	-	1	0	0	0
Suggestions	1	-	-	1	0	0	0
Total	20	164	161	23	99.37%	0.62%	0

SOFT SERVICES**1. Horticulture Consumables**

Horticulture - Pesticides / Fertilizers and Fungicides Consumption Report for			
S.No	Pesticides / Fertilizers and Fungicides	UOM	Qty
1	Vermicompost (organic manure)	Kgs	950
2	Chloropyriphos	Ltrs	0.5
3	Monocrotophos	Ltrs	-
4	Imidaclopride	Ltrs	-
5	Carbendazim	Kgs	-
6	Dhanvit	Ltrs	0.2
7	Multinutrient Solution	Ltrs	-
8	Furadon (G)	Kgs	-
9	Phorate (G)	Kgs	-
10	NPK 19-19-19	Kgs	5
11	Acephate(75 SP)	Kgs	-
12	17-17-17	Kgs	-
13	Urea	Kgs	5
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	1
25	NPK 20-20-20	Kgs	-
26	Lambda cyhalothrin	Ltrs	0.2



THANK YOU