



MONTHLY MANAGEMENT REPORT

Aura

Aparna Property Management Services Pvt. Ltd.

January - 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:

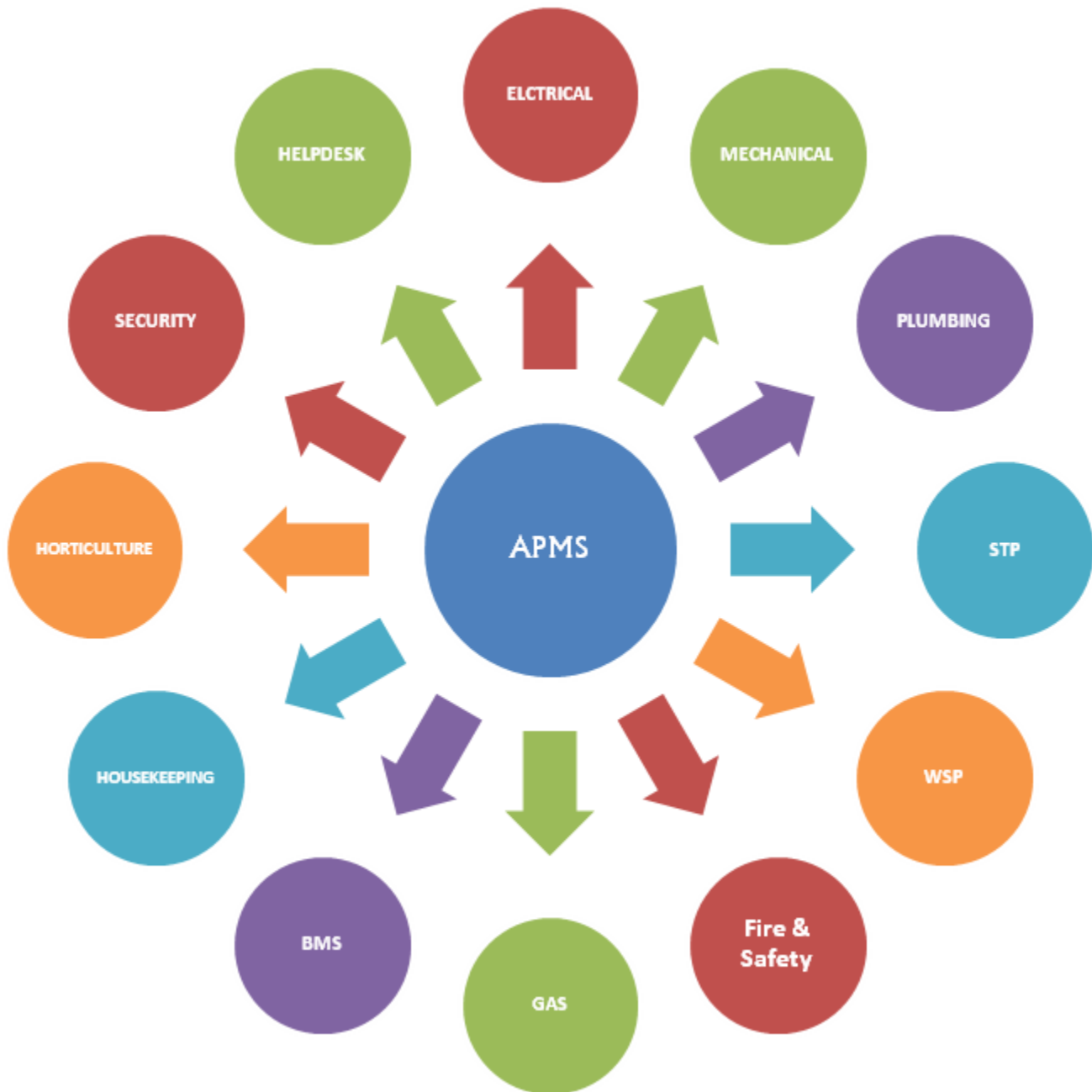
1. Equipment Status
2. Power Consumption Analysis
3. Power Failure Analysis
4. STP Water Test Reports
5. Fire Safety
6. Complaints

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 31-1-2019								
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)				76 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	0				
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(2)				
	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
S.No	16
Description of Issue	Lights not working
Root Cause	Due to aging
Action Required / Planned	Informed to society for procuring new lights
Pending from days	76
Estimation Date	-
Responsibility	Society
Notified to the concerned	Society

2. Power Consumption Analysis

Units	November	December	January
EB Power Units (KVAH)	62706	48692	45636
Solar Power Units (KWH)	1460	1108	1455
DG Units Generated (KWH)	197	804	248

3. Power Failure Analysis

Units	November	December	January
Power Failure (Hrs)	3:30	12:36	2:42
Diesel Consumed (Ltrs)	105	290	58

5(a). Fire Safety

Fire Safety Equipment Status as on 31-1-2019							
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: 03-11-2018	Next: 23-02-2019				
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 31-01-2019

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	-	-	4	0	0	0
Civil/Project-Seepage	1	-	-	1	0	0	0
Civil/Project-Tiles	1	-	1	-	100%	0	0
Club House related	2	-	-	2	0	0	0
Common Areas	1	-	-	1	0	0	0
Electrical	2	-	2	-	100%	0	0
General	3	1	1	3	100%	0	0
Housekeeping	1	-	-	1	0	0	0
Internet	-	1	-	1	0	0	0
Nuisance Problem	1	1	1	1	100%	0	0
Others-General	1	-	1	-	100%	0	0
Others-Intercom / Telephone	-	1	-	1	0	0	0
Plumbing-AC Drain Problem	1	-	-	1	0	0	0
Security	2	-	-	2	0	0	0
Seepage & Leakage	1	-	-	1	0	0	0
Suggestions	1	1	1	1	100%	0	0
Total	22	5	7	20	100%	0	0

SOFT SERVICES**1. Horticulture Consumables**

Horticulture - Pesticides / Fertilizers and Fungicides Consumption Report for			
S.No	Pesticides / Fertilizers and Fungicides	UOM	Qty
1	Varmicompost (organic manure)	Kgs	10
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