



MONTHLY MANAGEMENT REPORT

Sarovar Grande

Aparna Property Management Services Pvt. Ltd.

April - 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
- ❖ Proposed Manpower and Availability Man power

Technical Services:

1. Equipment Status
2. Planned Preventive Maintenance
3. Power Consumption Analysis
4. Power Failure Analysis
5. DG Generated Power KWH
6. Water Consumption Analysis
7. WSP Water Test Reports
8. STP Water Test Reports
9. Initiative Taken / Proactive
10. Fire Safety

Soft Services:

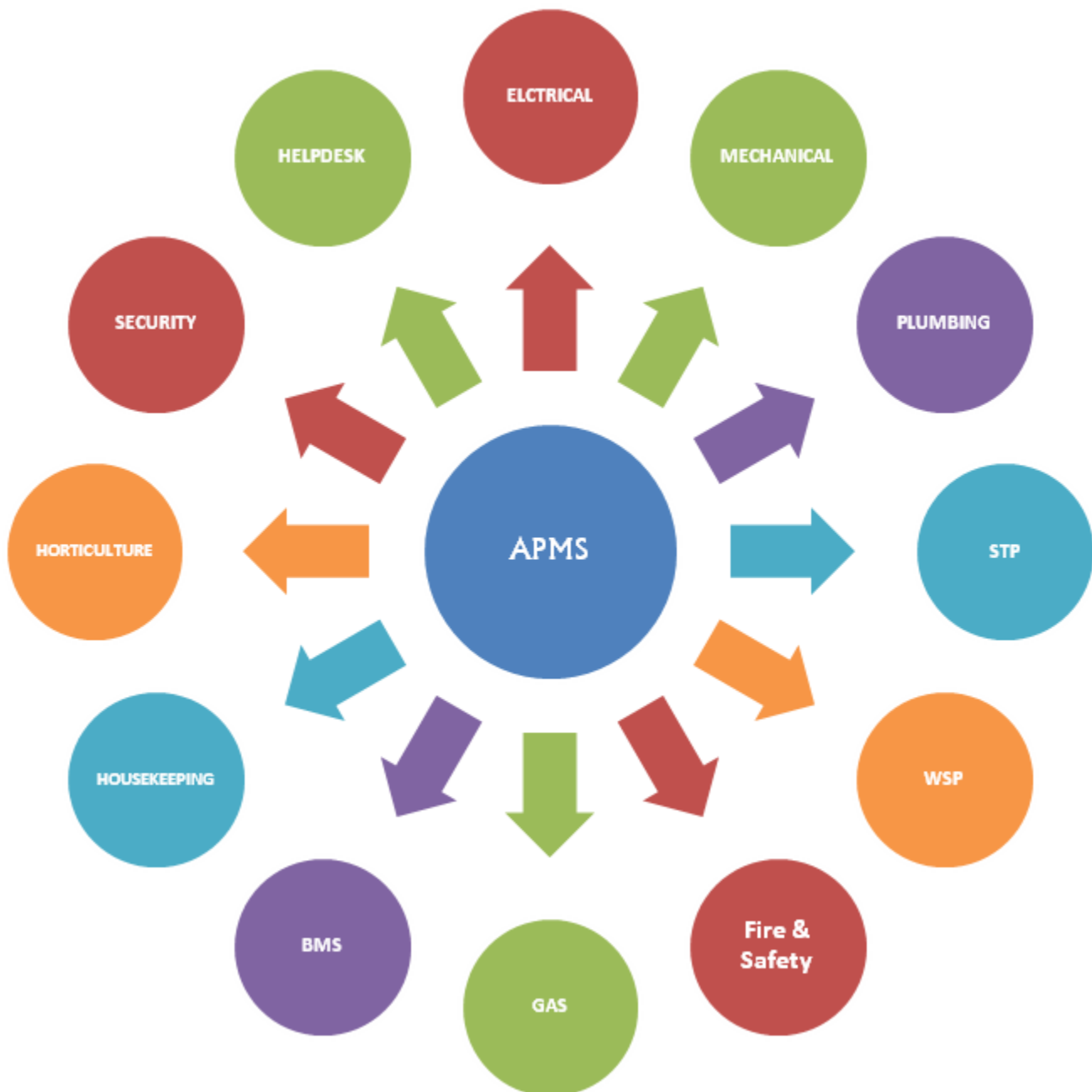
1. Housekeeping Critical Machinery
2. Housekeeping Activities
3. Pest Control
4. Horticulture Critical Machinery
5. Horticulture Activities
6. Horticulture Consumables

Others:

1. Value Adds

REPORTS

❖ Scope and nature of service



MMR REPORT FOR THE MONTH OF APRIL-2019

❖ Proposed Manpower and Availability Man power

S.no	Particulars	Shift				Manpower (Nos.)	Man power Present days	Man power%
		General	A	B	C			
Full Time:								
1	Sr. Executive - PMS	1				1	30	100%
2	Engineer - Facilities	1				1	30	100%
3	Supervisor - Facilities	1				1	30	100%
4	Administrative Support	2				2	60	100%
5	Housekeeping Supervisors	4				4	120	100%
6	H K Workers	31				31	765	82%
7	Security Officer	1				1	20	67%
8	Security Supervisors	1			1	2	60	100%
9	Head Guards	5			5	10	30	10%
10	Security Guards	18			17	35	1050	100%
11	Lady Security Guards	1				1	30	100%
12	Electricians	2				5	92	61%
13	Plumbers	4	1	1	1	7	177	84%

S.no	Particulars	Shift				Manpower (Nos.)	Man power Present days	Man power%
		General	A	B	C			
14	Sweeping Machine Operator	1				1	20	67%
15	STP Operators	2	1	1	1	5	25	17%
16	Garden Supervisors	1				1	30	100%
17	Garden Helpers	13				13	27	7%
18	Technicians	2				2	60	100%
19	Safety Supervisor	1				1	30	100%
20	Safety Stewards	1	1	1	1	4	119	99%
Club House:								
21	Front Office Executive	1		1		2	54	90%
22	House keeping supervisors	1				1	30	100%
23	Housekeeping Workers	5				5	120	80%
24	Security guards		1		1	2	60	100%
25	Swimming Pool Operator	1				1	30	100%

S.no	Particulars	Shift				Manpower (Nos.)	Man power Present days	Man power%
		General	A	B	C			
26	Gym, Tennis, Badmtnton and Swimnrng Pool Coaches	4				4	109	91%

TECHNICAL SERVICES**1. Equipment Status**

Sarovar Grande - Equipment Status as on 30-4-2019								
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	1	0				
	3	CTPT	1	0				
	4	5 Panel	1	0				
Electrical Distribution System(LT)	5	Transformers	3	0				
	6	Main Pcc Panel	3	0				
	7	APFCR	3	0				
	8	Common Supply Panel	9	0				
	9	Bus Duct	18	0				
	10	Distribution Board	18	0				
	11	VCB	7	0				
	12	ACB	15	0				
	13	Landscape Lighting Panel	0	0				
	14	Club House Panel	1	0				
	15	Lighting Arrestor	20	0				
	16	Total No. Of Lights	5834	55(55)				45 days
Elevators & Backup Power	17	Lifts	29	0				
	18	DG Sets	6	0				
	19	ARD Batteries	29 Sets	-				
	20	Partial / Full Backup	100%	-				
Ground Water Source	21	Borewells	6	0				
Metro Water Supply	22	HMWS & SB Meter	1	0				
Water Distribution System	23	DWS	Yes	-				
	24	FWS	Yes	-				
	25	PRV's	735	0				
	26	Sewerage System	Yes	-				
Landscape Water Distribution	27	Irrigation Pumps	5	0				
	28	Irrigation Pump Panels	5	0				
	29	Irrigation Sprinkler Automation System	Auto	-				
Water Features	30	Water Body Pumps	4	0				
	31	Fountain	7	1(2)				158 days
De-watering System	32	Storm Water Pump	8	0	8	0	0	
	33	Oozing Pumps	8	0	8	0	0	
Rain Water System	34	Excess Rain Water Pump	6	0	6	0	0	
	35	Rain Water Harvesting Pits	34	0				
Swimming Pool	36	Indoor Pool Pumps	0	0				
	37	Outdoor Pool Pumps	11	1				138 days
	38	Baby Pool	Yes	-				
Security	39	Boom Barrier	4	0				
	40	Solar Fencing	2	0				
	41	CCTV	91	0				
Reticulated Piped Gas	42	Gas Bank & Chambers	5&9	-				

Sarovar Grande - Equipment Not Working Data			
Category	Total No. Of Lights	Fountain	Outdoor Pool Pumps
S.No	16	31	37
Description of Issue	Lights not working	Pump not working	Pump not working
Root Cause	Due to drivers & LED problem	Due to winding, bearings and impeller damaged	Due to rotor shaft jammed and bearings damaged
Action Required / Planned	Sent for repair	Sent for repair, M/s. Clear water pools replaced one new pump	Sent for repair, M/s. Clear water pools replaced one new pump
Pending from days	45 days	158	138
Estimation Date	-	-	-
Responsibility	Society	APMS & M/s. Clear water pools	APMS & M/s. Clear water pools
Notified to the concerned	Society	Society	Society

3. Planned Preventive Maintenance for last Month

Vendor PPM

Category:STP

Asset Name:STP Air blower

Location:A-block,b-1

Description:Air filter is changed

Status:completed

Date:09-03-2019



Before work completion



After work completion

Category:sdffsf

Asset Name:sdffsdfsd

Location:ewrewr

Description:ewrwe

Status:werewrew

Date:09-03-2019



Before work completion



After work completion

3. Planned Preventive Maintenance

Vendor PPM

Category:Electro Mechanical

Asset Name:DG sets-6

Location:C.F,H transformer yards

Description:As per schedule DG'S B-Check done for all the dg sets.

Status:completed

Date:19-04-2024



Before work completion



After work completion

3. Planned Preventive Maintenance for last Month

Inhouse PPM

Category:STP

Asset Name:STP Air blower

Location:A-block,b-1

Description:Air filter is changed

Status:completed

Date:09-03-2019



Before work completion



After work completion

Category:sdffsf

Asset Name:sdffsdfsd

Location:ewrewr

Description:ewrwe

Status:werewrew

Date:09-03-2019



Before work completion



After work completion

3. Planned Preventive Maintenance

Inhouse PPM

Category:irrigation

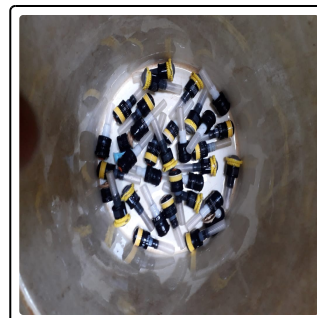
Asset Name:Sprinkler Systems

Location:All Blocks & Club house

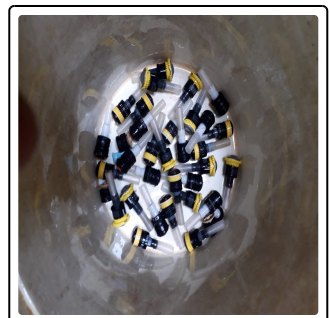
Description:Irrigation Sprinkler System-Damaged sprinklers replaced

Status:completed

Date:19-04-2021



Before work completion



After work completion

Category:electrical

Asset Name:STP panel

Location:A-block,b-2

Description:As per PPM calender work as been done

Status:completed

Date:19-04-2030



Before work completion



After work completion

4. Power Consumption Analysis



Units	February	March	April
EB Power Units (KVAH)	236300	263250	381500
Solar Power Units (KWH)	15371	16173	17172
DG Units Generated (KWH)	360	593	2723

5. Power Failure Analysis



Units	February	March	April
Power Failure (Hrs)	3:48	3:22	9:30
Diesel Consumed (Ltrs)	420	327	1142

6. DG Generated Power KWH

S.No	Block	Power Failure (Hrs)	DG Running (Hrs)	DG Units (KWH)	Diesel Consumed (Ltrs)	Diesel filled (Ltrs)
1	A	09:30:00	6.3	725	272	213
2	B	09:30:00	7.2	434	315	292
3	C	09:30:00	4.6	572	165	80
4	D	09:30:00	2.6	133	70	135
5	E	09:30:00	4.1	279	165	130
6	F	09:30:00	4.6	580	155	150

7. Water Consumption Analysis

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Units	February	March	April
Metro in KL	8370	10610	11219
Bores in KL	129	51	1018
Tankers in KL	0	0	0
STP Treated in KL	10274	12446	11721

8(a). WSP-Inlet Water Test Report**TEST REPORT**

Customer Name & Address		Test Report No.VCR-1079-419	VCR-
M/s. Aparna Property Management Services, Hyderabad.		Report Issue Date	19-04-2025
		Registration No.	VEL/339
		Registration Date	19-04-2010
		Customer Reference	--
Sample Description	WSP - Inlet	Reference Date	01-01-1970
		Analysis Starting Date	19-04-2012
Sample Site	Sarovar Grande	Analysis Completion Date	19-04-2019
		Storage Condition	0-4 c
		Condition Upon Receipt	Acceptable
Quantity Received		1000 ml	
Sample Collected or Submitted		by client	

TEST RESULT

S.No	Parameters	Units	Test Method	Results	LIMITS
Physical & chemical Parameters					
1	pH	-	IS 3025 P-11	6.8	6.50-8.50
2	Conductivity	ps/cm	APHA	747	Not Specified
3	Colour	Hazen	IS 3025 P-4	0.1	<5
4	Turbidity	NTU	IS 3025 P-10	0.3	<1
5	Total Dissolved Solids	mg / l	IS 3025 P-16	330	<500
6	Alkalinity to Phenolphthalein as CaCO ₃	mg / l	IS 3025 P-23	NILL	Not Specified
7	Alkalinity to methyl orange as CaCO ₃	mg / l	IS 3025 P-23	65.3	<200
8	Total Hardness as CaCO ₃	mg / l	IS 3025 P-21	215.4	<200
9	Non carbonate hardness as CaCO ₃	mg / l	IS 3025 P-21	150.1	Not Specified
10	Calcium as Ca	mg / l	IS 3025 P-40	42.2	<75
11	Magnesium as Mg	mg / l	IS 3025 P-46	21.1	<30
12	Sodium as Na	mg / l	IS 3025 P-45	6.7	Not Specified
13	Potassium as K	mg / l	IS 3025 P-45	1.9	Not Specified
14	Iron as Fe	mg / l	IS 3025 P-53	0.1	<0.3
15	Silica as SiO ₂	mg / l	APHA	7.2	Not Specified
16	Fluoride as F	mg / l	APHA	0.2	<1.0
17	Chlorides as Cl	mg / l	IS 3025 P-32	89.4	<250
18	Sulphates as SO ₄	mg / l	IS 3025 P-24	9.6	<200
19	Nitrates as NO ₃	mg / l	IS 3025 P-34	4.3	<45
20	Chlorine demand	mg / l	APHA	0.4	<1.0

8 (b). WSP-Outlet Water Test Report**TEST REPORT**

Customer Name & Address		Test Report No.	VCR-
M/s. Aparna Property Management Services, Hyderabad.		Report Issue Date	
		Registration No.	
		Registration Date	
		Customer Reference	
Sample Description	WSP - Outlet	Reference Date	
		Analysis Starting Date	
Sample Site	Sarovar Grande	Analysis Completion Date	
		Storage Condition	
		Condition Upon Receipt	
Quantity Received			
Sample Collected or Submitted			

TEST RESULT

S.No	Parameters	Units	Test Method	Results	LIMITS
Physical & chemical Parameters					
1	pH	-	IS 3025 P-11		6.50-8.50
2	Conductivity	ps/cm	APHA		Not Specified
3	Colour	Hazen	IS 3025 P-4		<5
4	Turbidity	NTU	IS 3025 P-10		<1
5	Total Dissolved Solids	mg / l	IS 3025 P-16		<500
6	Alkalinity to Phenolphthalein as CaCO ₃	mg / l	IS 3025 P-23		Not Specified
7	Alkalinity to methyl orange as CaCO ₃	mg / l	IS 3025 P-23		<200
8	Total Hardness as CaCO ₃	mg / l	IS 3025 P-21		<200
9	Non carbonate hardness as CaCO ₃	mg / l	IS 3025 P-21		Not Specified
10	Calcium as Ca	mg / l	IS 3025 P-40		<75
11	Magnesium as Mg	mg / l	IS 3025 P-46		<30
12	Sodium as Na	mg / l	IS 3025 P-45		Not Specified
13	Potassium as K	mg / l	IS 3025 P-45		Not Specified
14	Iron as Fe	mg / l	IS 3025 P-53		<0.3
15	Silica as SiO ₂	mg / l	APHA		Not Specified
16	Fluoride as F	mg / l	APHA		<1.0
17	Chlorides as Cl	mg / l	IS 3025 P-32		<250
18	Sulphates as SO ₄	mg / l	IS 3025 P-24		<200
19	Nitrates as NO ₃	mg / l	IS 3025 P-34		<45
20	Chlorine demand	mg / l	APHA		<1.0

9(a). STP-Inlet Water Test Report**TEST REPORT**

Customer Name & Address		Test Report No.	VCR-
M/s. Aparna Property Management Services, Hyderabad.		Report Issue Date	19-04-2020
		Registration No.	047/ENV
		Registration Date	30-11--0001
		Customer Reference	
Sample Description	STP - Inlet	Reference Date	30-11--0001
		Analysis Starting Date	19-04-2016
Sample Site	Sarovar Grande	Analysis Completion Date	30-11--0001
		Storage Condition	0-4 c
		Condition Upon Receipt	
Quantity Received			
Sample Collected or Submitted			

TEST RESULT

S.No	Test Parameters	Units	Results
Physical & chemical Parameters			
1	pH	-	6.83
2	Total Dissolved Solids	mg / l	656
3	Total Suspended Solids	mg / l	25
4	Chemical Oxygen Demand	mg / l	1360
5	Biological Oxygen Demand (3 Days @ 27°C)	mg / l	406
6	Chlorides as Cl	mg / l	
7	Sulphates as SO_4	mg / l	26
8	oil & grease	mg / l	1.7
9	Total Hardness as CaCO_3	mg / l	
10	Calcium as Ca	mg / l	
11	Total Alaklinity as CaCO_3	mg / l	
12	Nitrates as NO_3	mg / l	
13	Color	-	
14	Odour	-	
15	Turbidity	NTU	

9(b). STP-Outlet Water Test Report**TEST REPORT**


Customer Name & Address		Test Report No.074/ENV	VCR-
M/s. Aparna Property Management Services, Hyderabad.		Report Issue Date	20-04-2019
		Registration No.	
		Registration Date	30-11--0001
		Customer Reference	
Sample Description	STP - Outlet	Reference Date	30-11--0001
		Analysis Starting Date	19-04-2016
Sample Site	Sarovar Grande	Analysis Completion Date	30-11--0001
		Storage Condition	
		Condition Upon Receipt	
Quantity Received			
Sample Collected or Submitted			

TEST RESULT

S.No	Test Parameters	Units	Results	CPCB NORMS (land for irrigation)
Physical & chemical Parameters				
1	pH	-	5.5 - 9.0	6.83
2	Total Dissolved Solids	mg / l	656	<21.00
3	Total Suspended Solids	mg / l	25	<200
4	Chemical Oxygen Demand	mg / l	1360	<250
5	Biological Oxygen Demand (3 Days @ 27°C)	mg / l	406	<100
6	Chlorides as Cl	mg / l		<600
7	Sulphates as So ₄	mg / l	26	<1000
8	oil & grease	mg / l	1.7	<10
9	Total Hardness as Caco ₃	mg / l		Not specified
10	Calcium as Ca	mg / l		Not specified
11	Total Alaklinity as Caco ₃	mg / l		Not specified
12	Nitrates as No ₃	mg / l		Not specified
13	Color	-		Not specified
14	Odour	-		Not specified
15	Turbidity	NTU		Not specified

MMR REPORT FOR THE MONTH OF APRIL-2019

10. Initiative taken / Proactive

S.no	Category	Location	Description of Work	Date & Time	Remarks	Before work completion (Image)	After work completion (Image)
1	Electro Mechanical	STP basement-2	New Air Filters And Belts Are Changed For Air Blowers(25HP) In STP	19-04-2018	-		

11(a). Fire Safety

Fire Safety Equipment Status as on 30-4-2019							
S.No	Description	Sarovar Grande		Fire Pumps Status			Total Downtime (Hrs/days) of all Equipment
		Total	Not Working	Auto	Manual	Off	
1	Jockey Pump	9	0	9	0	0	
2	Main Pump	10	0	10	0	0	
3	DG Pump	9	0	9	0	0	
4	Booster Pump	1	0	1	0	0	
5	Dewatering Pumps	9	0	9	0	0	
6	Yard Hydrant Points	59	0				
7	Cellar Hydrant Points	30	0				
8	Sub Cellar Hydrant Points	30	0				
9	Fire Hose Reel Drums	203	0				
10	Fire Alarm System	10	0				
11	Public Addressing System	10	0				
12	Fire Extinguishers	921	0				
13	Carbon Emission System	125	0				
14	Flow Annunciator Panels - Fire Sprinkler	10	0				
15	CP Hoses	652	0				
16	Fire Alarm Repeater Panels	3	0				
17	Sprinkler Charged (floor wise)	203	0				
18	Fire Mock Drill & Emergency Evacuation	Prev: 22-12-2018	Next: 22-06-2019				
19	No. of False Alarms	0	0				
20	Wet Raisers	20	0				
21	Sub Cellar-3 Hydrant Points	1	0				
22	Group Indication Panel	1	0				

12(b). Status of Fire NOC Renewals as on 01-05-2019

SAROVAR GRANDE FIRE NOC DETAILS			
S.No	Block	Valid up to	Name Changed to Society
1	Block - A	01-09-2021	Yes
2	Block - B	01-09-2021	Yes
3	Block - C	01-09-2021	Yes
4	Block - D	01-09-2021	Yes
5	Block - E	01-01-2022	Yes
6	Block - F	01-01-2022	Yes
7	Block - G	01-01-2022	Yes
8	Block - H	01-01-2022	Yes
9	Block - I	01-01-2022	Yes
10	Club House	01-01-2022	Yes

SOFT SERVICES**1. HouseKeeping Critical Machinery**

S.no	Name of Equipment	Qty	Purpose of Use	Availability of Equipment
1	Rydon Sweeping machine	1	cellar sub cellar cleaning	working good
2	Scrubbing machine	2	corridors all blocks ,floors	working good
3	winger traulis	0	corridors all blocks ,floors	working good

2. Housekeeping Activities

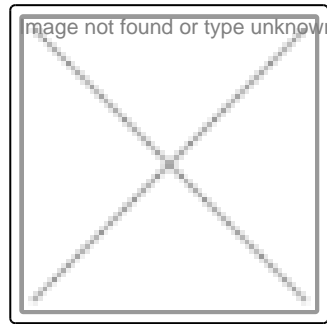
Category:HOUSEKEEPING

Location:All Blocks

Description of Work:all corridors cleaning with scrubbing machine

Remarks:monthly once

Date:19-04-2030



Before work completion

After work completion

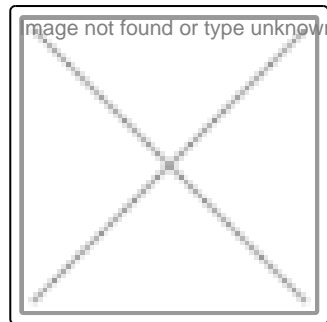
Category:HOUSEKEEPING

Location:All Blocks

Description of Work:All blocks cellar and Sub cellar rydon sweeping cleaning

Remarks:daily

Date:19-04-2001



Before work completion

After work completion

3. Pest Control

Type:Fogging

Location:All Blocks & Club house

Description:weakly 3 times

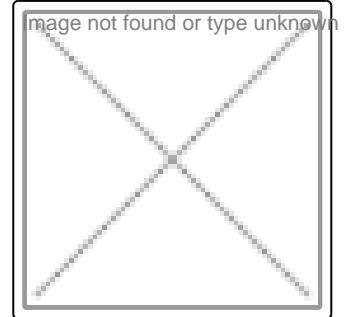
Date:19-04-2001

Type:Spraying

Location:All Blocks & Club house

Description:weakly 3 times

Date:19-04-2001



Type:Rodent

Location:All Blocks & Club house

Description:weakly 3 times

Date:19-04-2001

Type:Honeybee

Location:All Respective Zones

Description:as per required

Date:19-04-2001

4. Horticulture Critical Machinery

S.no	Name of Equipment	Qty	Purpose of Use	Availability of Equipment
1	Rydon Sweeping machine	1	cellar sub cellar cleaning	working good
2	Scrubbing machine	2	corridors all blocks ,floors	working good
3	winger trualis	0	for mofing storing water all blocks	working good

5. Horticulture Activities

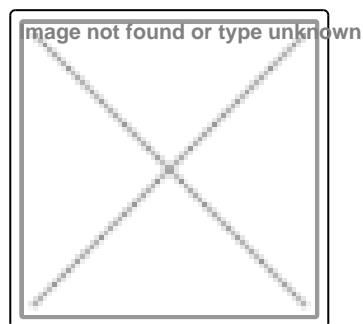
Category:Horticulture

Location:All Blocks & Club house

Description of Work:All Bushes and plants cutting Equal level

Remarks:required

Date:19-04-2024



Before work completion

After work completion

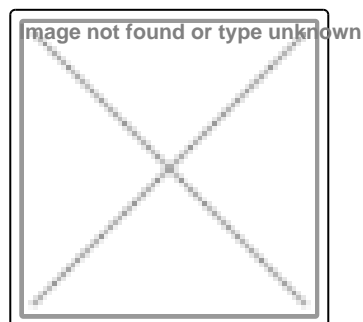
Category:Horticulture

Location:All Blocks & Club house

Description of Work:plants planting in all blocks

Remarks:this month daily

Date:19-04-2030



Before work completion

After work completion

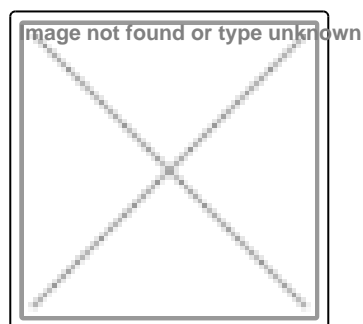
Category:Horticulture

Location:All Blocks & Club house

Description of Work:unloading new plants from truck

Remarks:this month

Date:19-04-2010



Before work completion

After work completion

6. Horticulture Consumables

Horticulture - Pesticides / Fertilizers and Fungicides Consumption Report for			
S.No	Pesticides / Fertilizers and Fungicides	UOM	Qty
1	Varmicompost (organic manure)	Kgs	920
2	Chloropyriphos	Ltrs	0.75
3	Monocrotophos	Ltrs	-
4	Imidaclopride	Ltrs	-
5	Carbendazim	Kgs	-
6	Dhanvit	Ltrs	-
7	Multinutrient Solution	Ltrs	-
8	Furadon (G)	Kgs	5
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	0.5
24	Copper Oxychloride	Kgs	0.65
25	NPK 20-20-20	Kgs	-
26	Lambda cyhalothrin	Ltrs	-

OTHERS

1. Value Adds

Title:new plants are purchased for planting in all blocks

Location:All Blocks & Club house

Description:To plant new plants

Remarks:-



Title:out sourcing manpower for plantation

Location:All Blocks & Club house

Description:Plantation For Third Party Man Power Contractor Cost is Rs 67,800 For 113

Manpower

Remarks:-

Title:healthfaucet pipes replacing

Location:club hose & common area

Description:Six Faucet Pipes is changed In Club house Washroom And Common Areas.

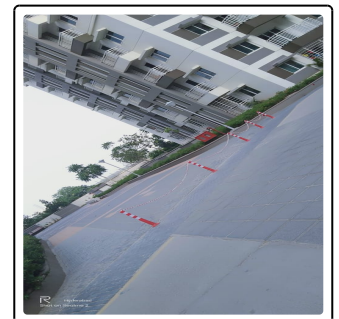
Remarks:-

Title:Five Spring Cones Are Fixed b/w A And B Blocks.

Location:A & B Blocks middle

Description:To restrict the vehicles passage in between A and B blocks

Remarks:-



Title:12V,7AH Battery is Changed For I-Block Elmeasure UPS.

Location:I-block

Description:elmeasure batteries getting off Due to more years passage

Remarks:-



Events

Title: Title Type
Location:A and B block Middle
Description:as per event 2 of hk staff supporting and helping

Type:events
Date:19-04-2006

Title: Title Type
Location:A and B block Middle
Description:as per event 2 of hk staff supporting and helping

Type:events
Date:19-04-2006

Title: Title Type
Location:A and B block Middle
Description:as per event 2 of hk staff supporting and helping

Type:events
Date:19-04-2006

Title: Title Type
Location:A and B block Middle
Description:as per event 2 of hk staff supporting and helping

Type:events
Date:19-04-2006



THANK YOU