



MONTHLY MANAGEMENT REPORT: IHC INDIRAPURAM GZB
PRESENTED BY: NK SHARMA (Resolution Professional)
Month : Mar"2022

AGENDA



Site Summary



Power Consumption



Water Consumption



PPM Detail



Pending Task Tracker



AMC Tracker & Breakdown



Training & Recognition



Compliance Status



Before and after Activity



Marketing & Operations activity



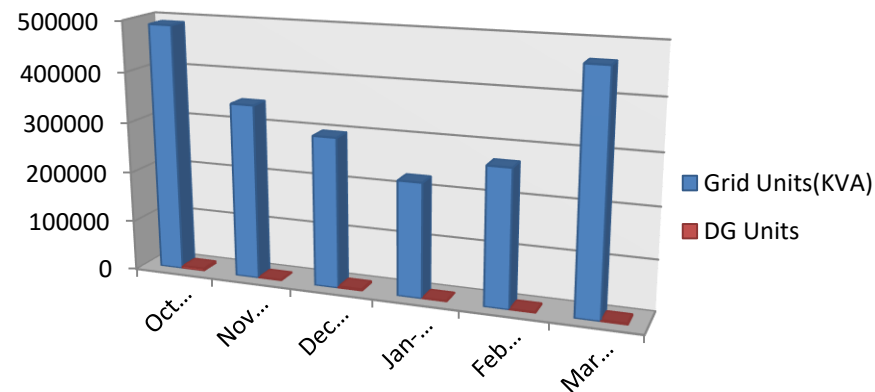
Site Summary

A brief description of site performance including some influential factors

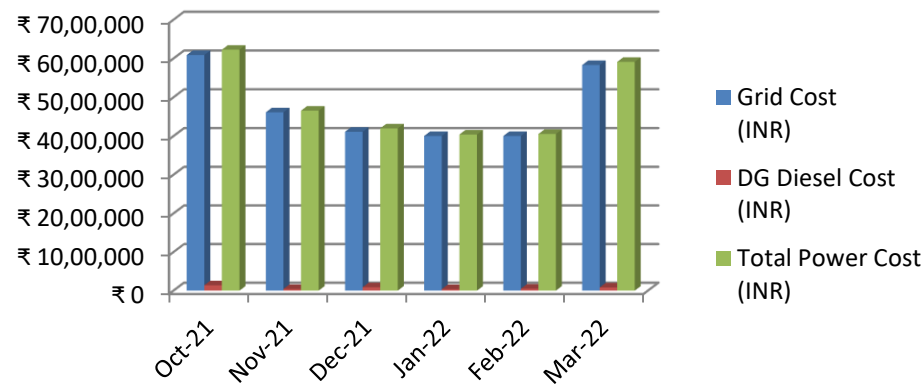
Site Name: Indirapuram Habitat Centre-Ghaziabad		Period: Mar''2022	
Approx Total Area in Sq. Mtr.	50,800.00		
Total Electricity Consumption	464650	Total Cost for Supply Units	₹ 58,31,419
DG Units Consumed	2676	Total Cost of Consumed Diesel in DG	₹ 81,990
DG Running load in KW	1600		
MDI in KVA	1747	DG*2000KVA Running Hrs in Mar''22	00:00:00
Sunction Load Capacity in kva	2089	DG*2000KVA Running Hrs in Mar''22	05:47:00
PF	0.98	DG*1010KVA Running Hrs in Mar''22	01:50:00
Lease Out Area	12531 Sqr Feet	Total Running Hrs DG*1 2000KVA	604.9
		Total Running Hrs DG*2 2000KVA	129.0
Upcomming Brand Area	27160 Sqr feet	Total Running Hrs DG*3 1010KVA	1009.2
		Soft water Consumption in KL	2694.3

Power Consumption Analysis:

Month	Grid Units(KVA)	DG Units	DG Support %age
Oct-21	489675	4734	1%
Nov-21	345950	1417	0.4%
Dec-21	296900	3437	1.1%
Jan-22	226275	1307	0.6%
Feb-22	270025	1644	1%
Mar-22	464650	2676	0.6%

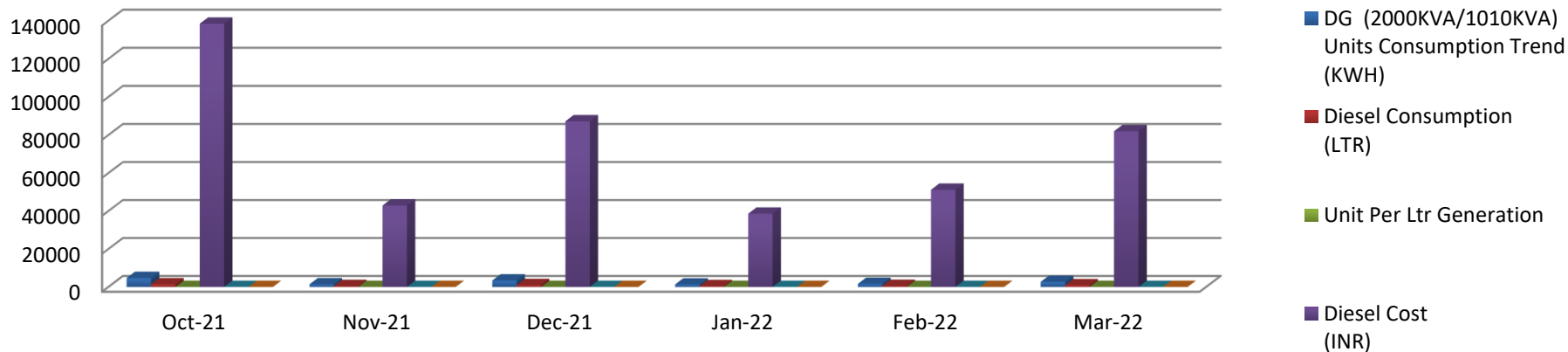


Month	Grid Cost (INR)	DG Diesel Cost (INR)	Total Power Cost (INR)
Oct-21	₹ 6,088,277	₹ 138,434	₹ 6,226,711
Nov-21	₹ 4,613,070	₹ 42,961	₹ 4,656,031
Dec-21	₹ 4,109,616	₹ 87,224	₹ 4,196,840
Jan-22	₹ 4,001,793	₹ 38,622	₹ 4,040,415
Feb-22	₹ 4,001,793	₹ 51,206	₹ 4,052,999
Mar-22	₹ 5,831,419	₹ 81,990	₹ 5,913,409



DG Consumption Analysis:

Month	DG (2000KVA/1010KVA) Units Consumption Trend (KWH)	Diesel Consumption (LTR)	Unit Per Ltr Generation	Diesel Cost (INR)	Cost of unit Generation (INR)	DG Running Hours
Oct-21	4734	1410	3.36	₹ 138,434	₹ 29	9:17:00
Nov-21	1417	495	2.86	₹ 42,961	₹ 30	4:40:00
Dec-21	3437	1005	3.42	₹ 87,224	₹ 25	8:58:00
Jan-22	1307	445	2.94	₹ 38,622	₹ 30	4:36:00
Feb-22	1644	590	2.79	₹ 51,206	₹ 31	4:20:00
Mar-22	2676	900	2.97	₹ 81,990	₹ 31	7:37:00



Water Consumption Analysis:

Month **Total Units Consumption of Water
in KL**

Oct-21 2972.8

Nov-21 2637.3

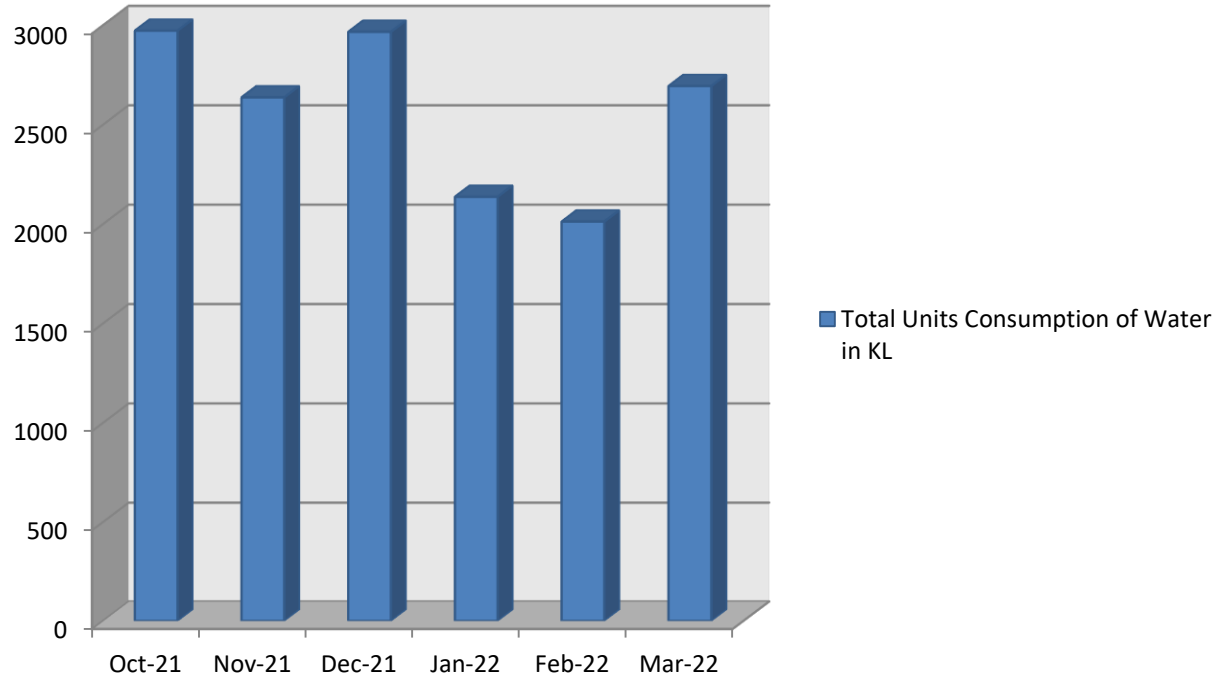
Dec-21 2967

Jan-22 2137.1

Feb-22 2012.4

Mar-22 2694.3

Total Units Consumption of Water in KL



Preventive Maintenance(PPM Activity)

Equipment Name	Make Model	Location	PPM Frequency	Date PPM Conducted	Next PPM Due on
LT Panel	Vidyut Control	LT Room	Monthly	Mar-22	Apr-22
ACB	Schneider	LT Room	Monthly	Mar-22	Apr-22
Transformer	Universal	Basement-1	Monthly	Mar-22	Apr-22
Distribution Board panel	Vidyut Control	Basement-1	Monthly	Mar-22	Apr-22
DG	Cummins	Basement-1	Monthly	Mar-22	Apr-22
Water Transfer Pump	Kirlosker	Pump Room	Monthly	Mar-22	Apr-22
Pump Room Panel	Vidyut Control	Pump Room	Monthly	Mar-22	Apr-22
MDB	Vidyut Control	Basement-1	Monthly	Mar-22	Apr-22
Fire Panel	Vidyut Control	Pump Room	Monthly	Mar-22	Apr-22
Lift	Johnson	Floor	Monthly	Mar-22	Apr-22
Escalator	Johnson/Kone	Floor	Monthly	Mar-22	Apr-22
Condensor Pump	Kirlosker	Terrace	Monthly	Mar-22	Apr-22

Preventive Maintenance Schedule(PPM Activity)

Month	Scheduled	Completed	Not Completed
Oct-21	68	62	6
Nov-21	73	68	5
Dec-21	65	62	3
Jan-22	67	63	4
Feb-22	65	61	4
Mar-22	71	67	4

OBSERVATIONS DURING PPM

Asset Name	Observations discretion	Rectification Status
HT Panel	Voltage and Ampere Meter damaged	meter has been replaced with that new
Cooling Tower Pump	Some Unwanted Noise	bearing and bush replaced with that new
Capacitor Bank TRF-2	50/25kvar capacitor has been damaged	06 Nos capacitor has been replaced with that new
Cooling tower	water leakage from cooling towers	FRP Work has been completed and there is no losses of water from cooling tower chambers and pipe line.
BLT Make Escalator	Commissioning and Cladding work still pending for Connectivity from Basement to Ground floor.	Commissioning of escalators, which is connected from basement to ground floor.

AMC Tracker:

Sr. No.	Vendor/Company	M/C No	Location	AMC Period	AMC Expiry	Annual Cost Without GST	GST 18%	Annual Cost With GST	Total Amount Quarterly without GST	
1	Johnson Lift	L-17826	Decathlon service lift	1-Oct-21	30-Sep-22	153929.00	27707.22	181636.22		
2	Johnson Lift	L-H3483	B1 Block	1-Oct-21	30-Sep-22	100842.00	18151.56	118993.56		
3	Johnson Lift	L-H3484	B2 Block	1-Oct-21	30-Sep-22	91699.00	16505.82	108204.82		
4	Johnson Lift	L-H3487	C Block	1-Oct-21	30-Sep-22	91699.00	16505.82	108204.82		
5	Johnson Lift	L-H3485	F Block	1-Oct-21	30-Sep-22	97499.00	17549.82	115048.82		
6	Johnson Lift	L-H3488	J Block	1-Oct-21	30-Sep-22	95200.00	17136	112336.00		
7	Johnson Lift	L-H3490	L Block	1-Oct-21	30-Sep-22	95200.00	17136	112336.00		
8	Johnson Lift	L-H3482	A Block	1-Oct-21	30-Sep-22	95722.00	17229.96	112951.96		
9	Johnson Lift	L-H3486	E Block	1-Oct-21	30-Sep-22	95722.00	17229.96	112951.96		
10	Johnson Lift	L-H3489	L Block	1-Oct-21	30-Sep-22	95200.00	17136	112336.00		
11	Johnson Escalator	E-4989	Monarch(up)	1-Jun-21	31-May-22	142643	25675.74	168318.74		
12	Johnson Escalator	E-4990	Monarch(Down)	1-Jun-21	31-May-22	142643	25675.74	168318.74		
13	Johnson Escalator	E-4985	Shree Ratnam(up)	1-Jun-21	31-May-22	142643	25675.74	168318.74		
14	Johnson Escalator	E-4986	Shree Ratnam(Down)	1-Jun-21	31-May-22	142643	25675.74	168318.74	249625.25	
15	Johnson Escalator	E-4991	L Block	1-Jun-21	31-May-22	142643	25675.74	168318.74		
16	Johnson Escalator	E-4987	KFC(up)	1-Jun-21	31-May-22	142643	25675.74	168318.74		
17	Johnson Escalator	E-4988	KFC(Down)	1-Jun-21	31-May-22	142643	25675.74	168318.74		
18	Kone Escalator	42670027	Decathlon(up)	1-Nov-21	31-Oct-22	75750	13635	89385.00		
19	Kone Escalator	42670028	Decathlon(Down)	1-Nov-21	31-Oct-22	75750	13635	89385.00		
20	2000KVA Cummins DG Set	2000KVA	DG Room Basement-1	0-Jan-00	0-Jan-00					
21	1010KVA Cummins DG Set	1010KVA	DG Room Basement-1	0-Jan-00	0-Jan-00				NA	
22	2000KVA Cummins DG Set	2000KVA	DG Room Basement-1	0-Jan-00	0-Jan-00					
23	SS Engineers	Panel	Panel Room Basement-1	1-Jan-22	31-Dec-22	350000	63000	413000		
24	BPE Electronics 40KVA UPS	466L14K00006	Mall Management office	11-Oct-21	10-Oct-22	55000	9900	64900.00		
25	Garbage Air Refrigeration(Air Comfort & Automation Comp.)		L Block Basement-1	One Year From the date of Installation						NA
26	STP(Operation & Maintenance)	Green Aqua	Basement-1	1-Jan-22	31-Dec-22	1032000	185760	1217760		
TOTAL AMC Cost						3599713.00	647948.34	4247661.34	540678.25	

Incident:

Incident	Type of incident	Conclusion	Attachment	Remarks
NO				

Compliance Tracker:

Compliance	Status	Exp. Date	Remarks
Building	N/A	N/A	Only Completion Certificate Phase -1
Fire	Yes	23 rd -June -2024	
Electrical	N/A	N/A	Pending due to temp. connection
STP	Yes	31-July.2022	
Air	Yes	31-July.2022	

Training Moments:

- Training Imparted on :- 15th of Mar'2022
- Training Imparted by :- Ajit Kumar
- Training Duration:- 13:00 to 14:45
- Training Attend by :- Technical Staff

Training Topics :-

- HVAC System
- DG System



PPM activity of Escalators:



PPM activity of Spare lifts



Cleaning of Cooling Towers :



PPM of HVAC System:



PPM Activity of HVAC pumps:



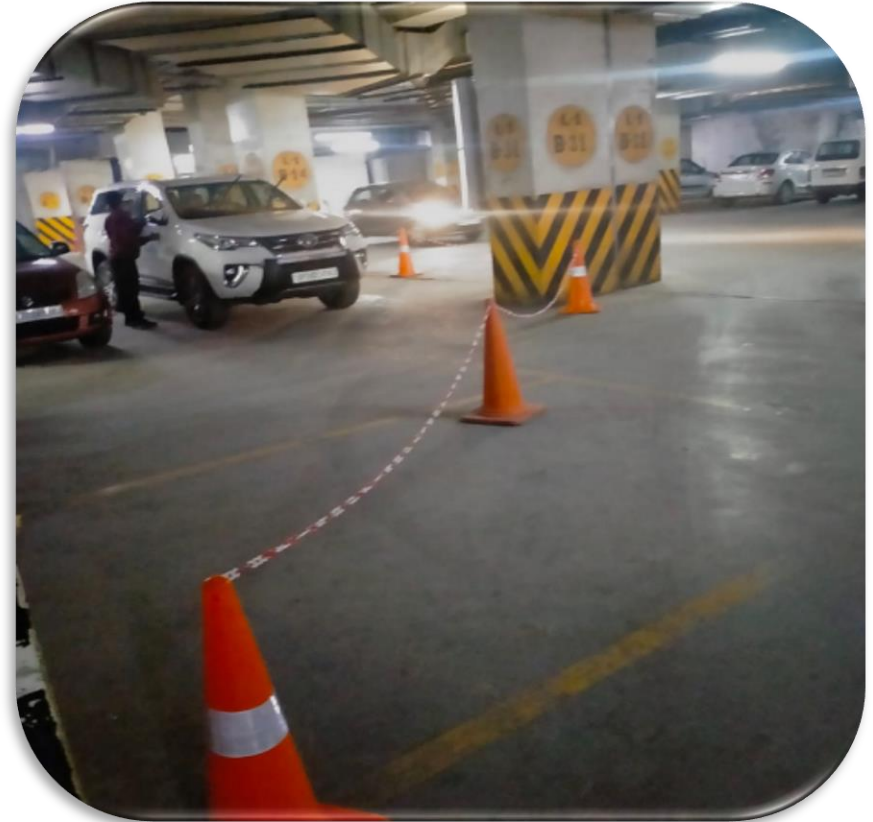
Repair and maintenance work of boundary wall:



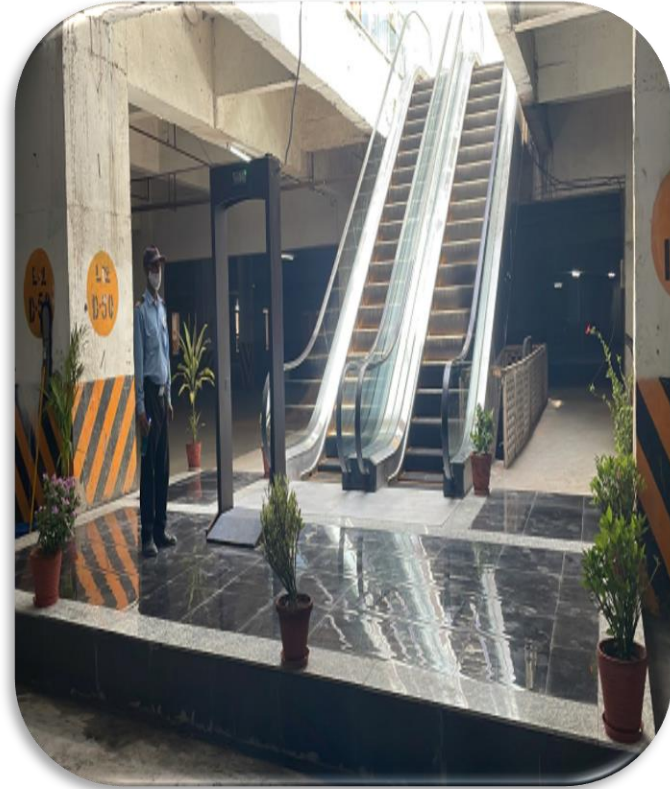
Painting work at technical assets:



Management of Parking with layout:



Basement to ground floor connectivity with New Escalator Commissioning:



New Brands lead with mall operations and Fit-out work:

New Brand Operation and Fit-Out						
S. No.	Company Name	Brand Name	Brand Specialities	Super Area	Covered Area	Remarks
1	MGN Chaat Habitat	Chaat Cortyard	Multi Chaat			IHCPL
2	CSK HOSPITALITY SERVICES PRIVATE LIMITED	Not Just Indian	Multi Food with Fine Dining	3694.36	1847.18	IHCPL
3	Prime Eateries Private Limited		Café	757.32	378.66	Shop Owner
4	AMYRA ENTERPRISES	Zero Degree	Café	1767.56	883.78	IHCPL
5	AMRUTSSYA JAIVIK FOODS PRIVATE LIMITED	Amrutssya	Jaivik food & Juice	441.96	220.98	IHCPL
6	Cature Shield LLP	Lullas	Pet Boutique	509.48	254.74	Shop Owner
7	Dr. Arvind Jain	Enternity Hospital	Cosmetic Clinic	395.72	197.86	Shop Owner
8	SHIVANSH AND ADVITH COMPANY	CREMEBORNE AND FRYEO	Cake Shop	682.24	341.12	Shop Owner
9	FYLLD Foods Pvt. Ltd.	The Samosa Time	Samosa with fast food	416.5	208.25	Shop Owner
10	Flame of Kabab	Panache	Saree,Suits etc.	1275.01	637.505	Shop Owner
11	In progress (with New Company Name)	Chines Thai	Chines Fast Food	288	144	IHCPL
12	Annokmen Pvt Ltd	GYM Supplement	GYM Supplement	1288	644	IHCPL
13	Lakshita		Women wear,Western wear, Kurti	815.82	407.91	IHCPL
14	SR fashion Mobile Accessories (Kiosk)	SR Fashion	Mobile Accessories	100		Common area
15	Ketchup Media , Body Massage (Kiosk)	Body Massage	Body Massage	100		Common area
Total Area				12531.97	6165.985	
UPCOMMING Brands						
1	Leading F&B Brand		F & B	2000	1000	Shop Owner
2	Leading National Brand		Retail	3400	1700	Shop Owner
3	Commerical Grocery store		Grocery Store	12000	6000	IHCPL +Shop Owner
4	Bar & Restro		Bar & Restro	8560	4280	Shop Owner
5	One Plus		Mobile Phone	1200	600	IHCPL
Total Area				27160	13580	

Team Capability for improvement of Mall:

Improvement In Mall for attraction of footfall and marketing lead

S.no.	Description
1	Marketing and Brand Promotion Activity along with internal and external branding after repair of branding structure and coordinate with Retail Partners.
2	Maintaining Deep cleaning of entire property along with COVID-19 guideline.
3	Maintaining Social distance as per covid-19 guideline, floor Directory, Lifts, escalators and common amenities.
4	Basement to ground floor escalator connectivity has been start and Ground to 1st floor in progress.
5	Maintaining of Basement Oil/grease trap along with drain line.
6	Maintaining of STP and Regularly utilization water with green area.
7	Maintaining HVAC, lightening, electricity along with positive feedback of retailers.
8	Paint work at the entrance of mall for the attraction.
9	Accurate availability of power and voltage.
10	Stream lining of traffic system and parking along with boundaries.
11	Boom Barrier Operation & Checking of covid-19 protocol at the entrance.
12	Minimum electricity Failure along with automation with DG Set.
13	Property Tax payment has been deposited from IHCPL and Registered shop owners.
14	Moving towards zero customer complaints.
15	Festivals Events Activities for attracting footfalls and Business promotion.

Footfall Detail after Covid-19

S. No.	Weekend	Week Days	Remarks
1	14 to 15 Thousand	9 to 10 Thousand	
S.no.	Month	Footfall (Avg.)	
1	Dec.21	9965	
2	Jan.22	9626	
3	Feb.22	10717	
4	Mar.22	11213	

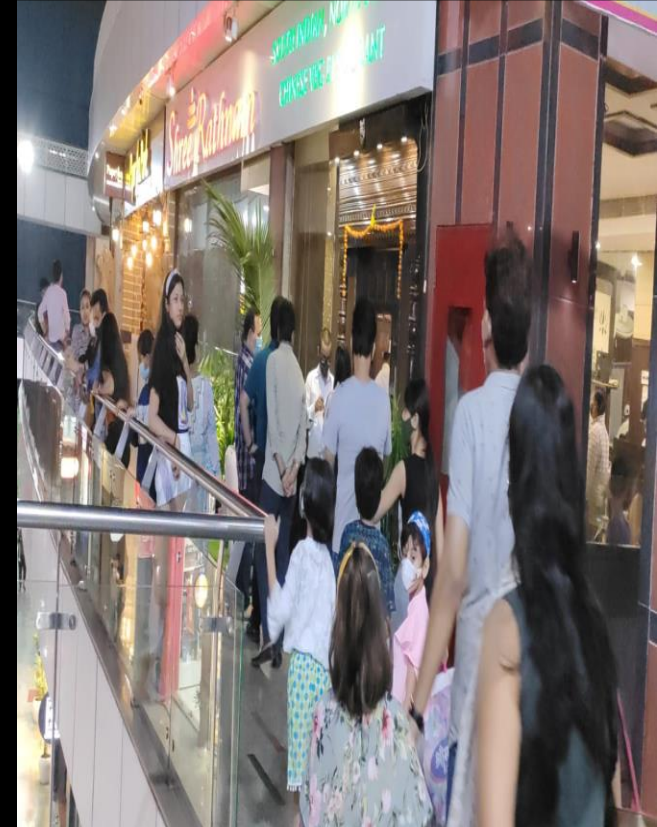
Footfall in IHC Mall : 25-Dec.2021/Weekend



Footfall in IHC Mall:14-Feb.2022/Weekend



Waiting in New and Existing Brands: Weekend



Waiting in Parking: 25-Dec.2021/Weekend



Waiting in parking:14-Feb.2022/weekend



New Brands fit-out and Operations



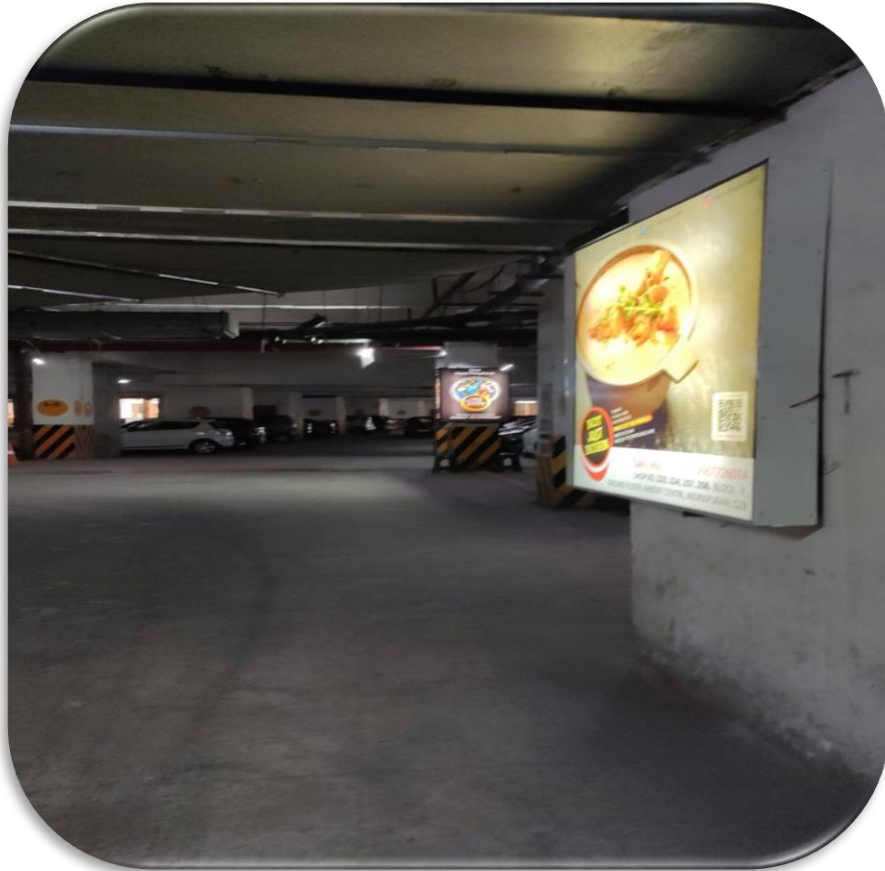
New Brands fit-out and Operations



New Brands fit-out and Operations



Brand Promotion with Internal Branding:





**Thank
You**