

REFLECTING YOUR VALUES





Our Vision

“ To be the first choice in delivering excellence in integrated solutions & experiences. ”

Our Values

- Continuous Improvement
- Responsible & Accountable
- Business Ethics
- Entrepreneurial Spirit
- Respect For People
- Team Work

Our Mission

“ We have a mission to be the most respected brand. We aim to achieve this by delivering excellence in outsourcing solutions that are customer-centric, innovative and sustainable.

We strive to create an environment for our employees where they are supported, encouraged and empowered thereby enabling them to succeed.

We are committed to adding value to our community by enhancing the way they lead their life. ”

Our office building -
Kalpataru Square



MESSAGE FROM THE PROMOTERS



Mofatraj P. Munot



Parag M. Munot

India is expected to be the fastest growing large economy in the world over the next few years. Extrapolating the experience of the last decade or so, this growth is going to be accompanied by the creation of higher quality, more integrated and high-tech workplaces and facilities that will include Office Spaces, IT Parks, Residential Townships, Educational Institutes, Manufacturing Units, Hotels and Hospitals across the country. This will create an acute demand for having organisational competencies to maintain these premises in a systemic and integrated manner to enhance the well-being, motivation and productivity of the users of these facilities.

Focus on profitability along with a growing preference to concentrate on core activities has been the key drivers for organisations to outsource their non-core activities like Integrated Facilities Management Services (IFMS) to other service providers. There has been a growing realisation amongst clients about the long-term value that a professionally managed IFMS provider like PSIPL brings to the fore while managing their non-core activities. The client organisations are not only looking for cost efficiency and service delivery, but also keenly assessing how the IFMS team is adept at becoming an extension of their organisation and, eventually, an echo or a reflection of their organisational ethos. In addition, the use of technology to manage and maintain service excellence is increasingly becoming crucial for all stakeholders in the industry, be it in terms of training, operational efficiency, performance monitoring and reporting.

PSIPL, being one of the largest homegrown integrated facility managers is on an ambitious growth trajectory by capitalising on these macro-trends, and further deepening our contribution to the national mission of 'Make In India' in the Integrated Facility Management and Business Support Services space. PSIPL is uniquely poised to deliver on all your facility service needs, in a manner and form that best works for you.

We look forward to partnering with you and assure you of an unparalleled service experience.

PSIPL: SOLUTIONS INSPIRED



Property Solutions (India) Pvt. Ltd. (PSIPL), established in the year 2000, is part of the renowned Kalpataru Group. One of India's largest indigenous companies in the Integrated Facility Management Services (IFMS) segment, PSIPL represents a differentiated approach to facilities management in India.

PSIPL offers a comprehensive range of smart, innovative facilities management solutions that target cost effective, sustainable results at the clients' facilities and workplaces.

At PSIPL, we combine a large pool of trained resources and incisive industry expertise to meet the requirements of our clients, who are from diverse business sectors.

"We seek to add value to our customers by reducing their operational costs, mitigating risks and enabling them to augment their productivity."

We at PSIPL are driven to provide our clients with compelling value-based solutions through our comprehensive services management approach and benchmarking to create workspaces built on our cherished principles of quality, trust and service excellence.

The ISO- QMS 9001: 2015 ; OHSAS 45001: 2018 ; EMS 14001: 2015 ; EnMS 50001: 2018 , FMMS 41001: 2018 and SA 8000: 2014 Certifications are a testament to our quest for Quality , Safety , Compliance and Environment sustainability.

OUR FOOTPRINT*



Over 22+ years of expertise



12 + Satellite Base Office



Presence in 24 states and 100+ cities



Racing Towards 20,000+ employees



100 mn+ sq.ft. area managed



300+ clients

BUSINESS SEGMENTS THAT WE OPERATE IN

IT/ITES



HEALTHCARE



EDUCATION



TELECOM & MEDIA



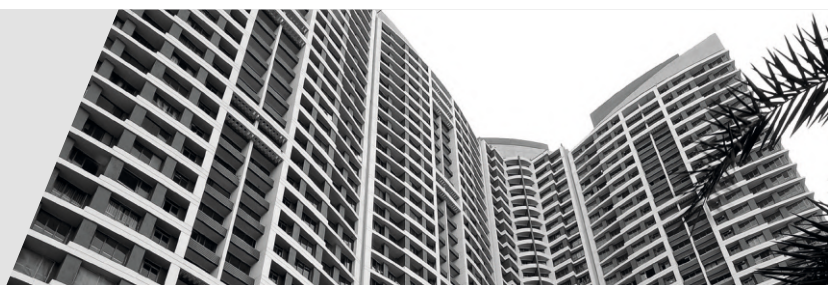
RETAIL



BANKING & FINANCIAL SERVICES



RESIDENTIAL



MANUFACTURING



COMMERCIAL



HOSPITALITY & LEISURE



INTEGRATED FACILITY MANAGEMENT

Being one of the fastest growing economies of the world, India has emerged as a global market for many business sectors. With globalisation, emphasis on environmental awareness and growing health concerns, the need for professional Integrated Facilities Management Services (IFMS) has become a necessity. A well maintained facility leads to a healthy, comfortable and secure work environment where maintenance costs are optimised, superior quality is maintained and management systems and processes are standardised.

PSIPL integrates processes and systems within an organisation to develop and maintain required services that support and enhance the effectiveness of our solutions. Our facility management is continuously re-defined and re-engineered for high quality results and contributes to the clients' bottom line. It encompasses all critical aspects ranging from technical and soft solutions to security management.



TECHNICAL
SOLUTIONS



HYGIENE &
SOFT SERVICE
SOLUTIONS



SPECIALISED
ESG
SOLUTIONS



SECURITY
MANAGEMENT



PEST
MANAGEMENT
SERVICES



BUSINESS
SUPPORT
SOLUTIONS

OUR SERVICE OFFERINGS

“ We are modernising the facilities and workplaces through innovation and providing valuable services by making our team an extension of your business. ”



TECHNICAL SOLUTIONS





Electro-Mechanical Services & Building Repairs

From capital asset and facility maintenance to managing MEP services and building fabric, our highly trained maintenance professionals take care of the day-to-day jobs that keep facilities and assets performing optimally. These include:

- Building Management System Operation
- HVAC Operations and Maintenance
- Electrical Operations and Maintenance
- Plumbing
- Carpentry
- STP / WTP Maintenance
- Repairs and Maintenance

Our zero tolerance for unplanned downtime is backed by our reliability-focused maintenance programme and our Computerised Maintenance Management System (CMMS) tools for anticipating and avoiding equipment failure that could otherwise lead to productivity loss.

Critical Maintenance & Command Centre

Our clients are assured of reliable uptime of their critical assets through our strict adherence to maintenance protocol in data centres, lab spaces, hospitals and other mission-critical facilities. The key to our service delivery is the understanding of the criticality of our clients' infrastructure, the configuration of the equipment and systems supporting it and requirement of resources to promptly respond to any type of emergency. We have in place the infrastructure and personnel to deliver and support the services required by our clients.

The Command Centre provides advanced analytics for real-time monitoring of systems and utilities enabling quicker detection of critical system issues to avert damages, optimize costs and operations translating into tangible savings.



HYGIENE & SOFT SERVICE SOLUTIONS



Housekeeping, Landscaping & Project Cleaning Services

Our efficient, highly trained staff use environment friendly products and adopt industry best practices to consistently deliver results that exceed client expectations. Our mechanised customised solutions ensure productivity improvement year on year and also create a healthy and safe environment resulting in higher job satisfaction amongst all employees. We ensure that the outdoor facilities are as well kept as the interiors by providing project cleaning, grounds maintenance and landscaping services.

Pantry Services

Our staff takes pleasure in serving your employees and guests as our own. We give paramount importance to hygiene standards and presentation skills while also paying attention to elements like regular stock taking and proper storage of pantry consumables.

Front Office & Reception Management

The first point of contact for clients is usually their front desk or reception. We at PSIPL provide highly professional reception management services for organisations that want to set the right tone and impression to their visitors. We ensure this first point of contact leaves an excellent, lasting impression and reflects the culture of our clients' organisation.

Guest House Management

Our management of corporate guest houses focuses on the minutest details, promising a comfortable stay and a delightful experience for corporate guests.



PEST MANAGEMENT SERVICES



Our integrated pest management services protect your premises, products and goods, and ensure they meet the appropriate quality, health and safety regulations. Our pest control solutions establish practices that allow you to comply with stringent local and international legislations and standards.

- General Disinfestation Services
- Cockroach, Rodent, Mosquito and Bird Management
- Termite and Wood Borer Management
- Bedbug Treatment

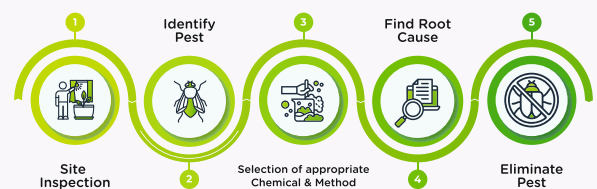
Termite Control

Cockroach Control

Rodent Control

Anti-Mosquito Treatment

How We Do



Our Services



Anti Termite



Cockroach Control



Bed Bug Management



Wood Borer Control



Pre-Construction Anti Termite Treatment



Mosquito Control



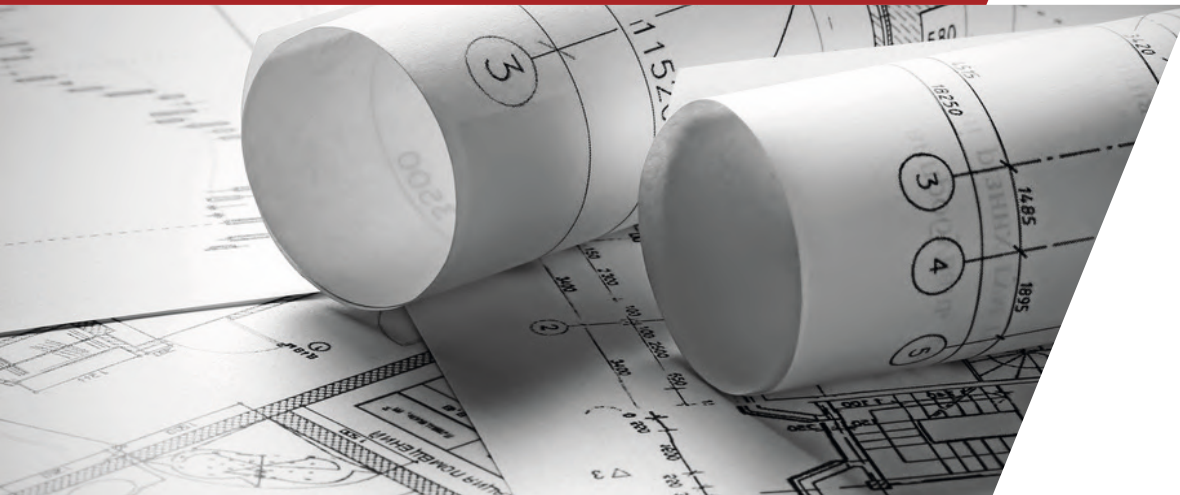
Rodent Control



Bird Management Treatment



BUSINESS SUPPORT SOLUTIONS



Space Planning

We help track space available at the facility, enable its optimal allocation and generate reports which aid department or account-wise cost computations leading to a more efficiently managed workspace.

Transport & Logistics

Our solutions are in complete alignment with government legislations and help improve efficiency, productivity and reduce overall transportation costs.

Move Management

A well-organised re-location ensures that the employees at the client's end maintain 100 percent productivity even during the transition phase.

Staffing Solutions

We provide quick, flexible solutions for clients' staffing needs which will help them derive valuable outcomes for their business. We have the resources and infrastructure to mobilise a workforce based on client needs and deliver to their expectations.

Mailroom & Record Management

Smooth-running office, mailroom and record management operations are key for timely dispatch, transfer, receipt and retrieval of documents, records and mails, impacting day-to-day productivity of employees. We ensure these essential tasks do not become a hindrance in routine office operations.



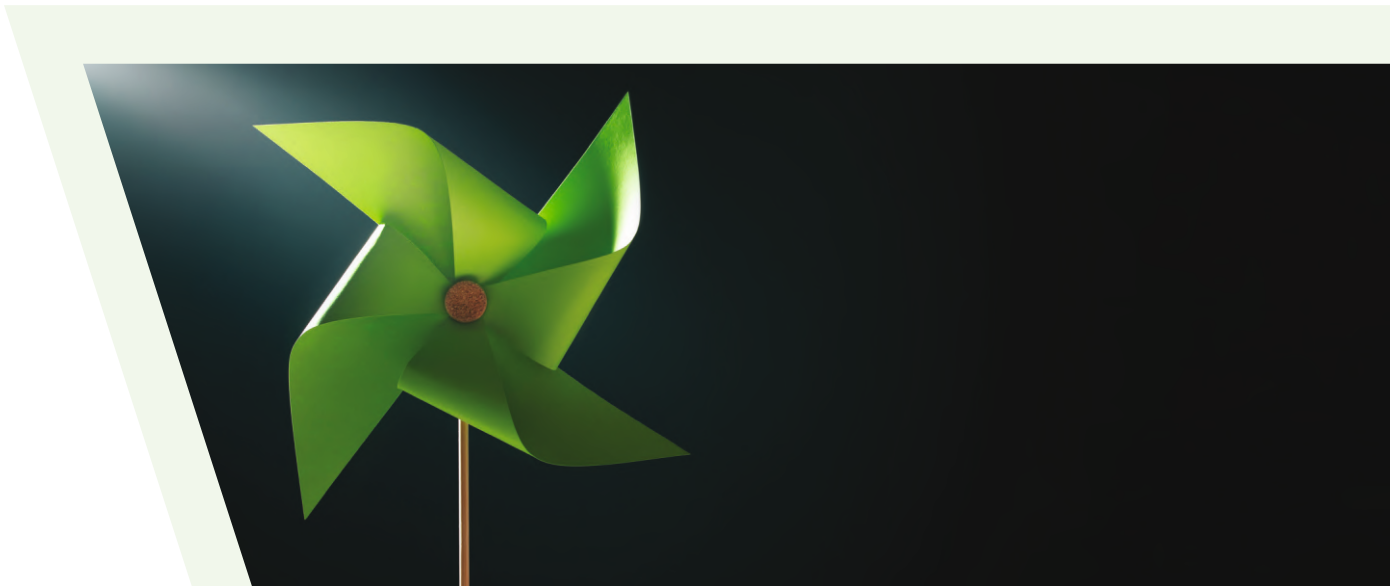
SECURITY MANAGEMENT

Our security solutions delivered through our experienced service partners can be designed to meet your specific and customised requirements. We provide end-to-end security services or we can supplement clients' existing security arrangements, by adopting stringent processes and best-in-class technology to maintain safety and security. We regularly measure, improve and optimise manned guarding through operational excellence initiatives.

ESG SOLUTIONS

A STEP TOWARDS SUSTAINABILITY

PSIPL is committed through its Energy and QHSE policies to create positive societal value for all its direct and indirect stakeholders. Our overarching ESG policies enables our employees at site, and our esteemed clients with solutions limiting their carbon impact and enhancing their social well-being. PSIPL is proud to be a benchmark in compliance management driven meticulously through its Zero tolerance policy in this aspect.



**ASSURED CARBON FOOTPRINT
REDUCTION**



**ENHANCED EFFICIENCY
& ASSET LIFE**



**CLEARLY MEASURABLE
RETURNS**



SPECIALISED ESG SOLUTIONS



Maintenance, AMC & Vendor Management

Our “App Based” asset management framework coupled with our expertise enables us to undertake and co-ordinate maintenance activities as per the planned schedule, minimising production losses or quality-related issues & enhancing the life of the equipment in alignment to the clients' timelines and long-term goals. We partner with the best-in-class vendors to provide an optimal mix of self-performed and sub-contracted services to meet our clients' quality and cost goals.

Waste Management Solutions

We at PSIPL offer a novel approach to waste management and recycling as we see value in this sector. Our waste management and recycling solutions cater to all waste streams including wet biodegradable waste, e-waste and dry recyclable waste, either directly or through our channel partners.

Energy Management

Our subject matter experts offer unique energy efficiency programs to help reduce energy utility bills and carbon emissions through a wide spectrum of cost-effective strategies. These solutions are based on a “Guaranteed” assured payback of the invested amount. A proven set of interventions with goal to save cost for our clients and contribute towards climate change, positively!

More than INR 6Cr worth of energy savings resulting in 5000+ Tons of reduced CO2 Emissions.

HVAC Retrofit

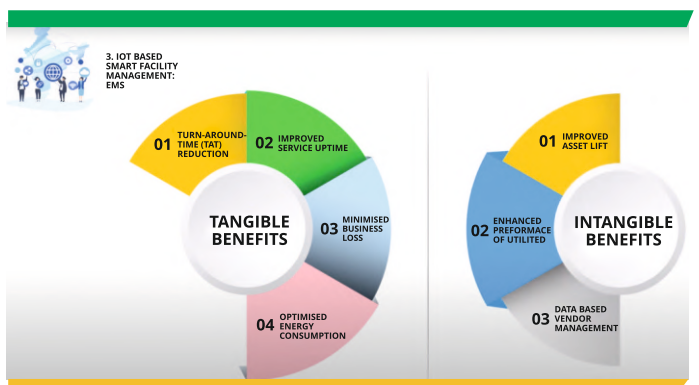
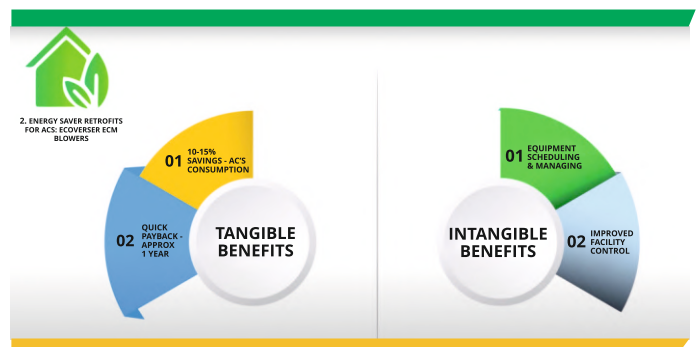
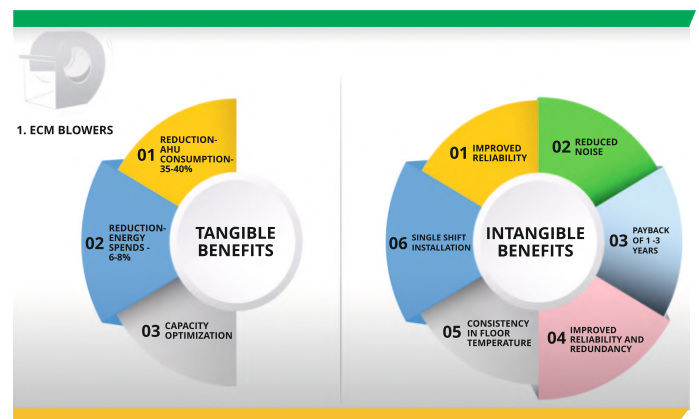
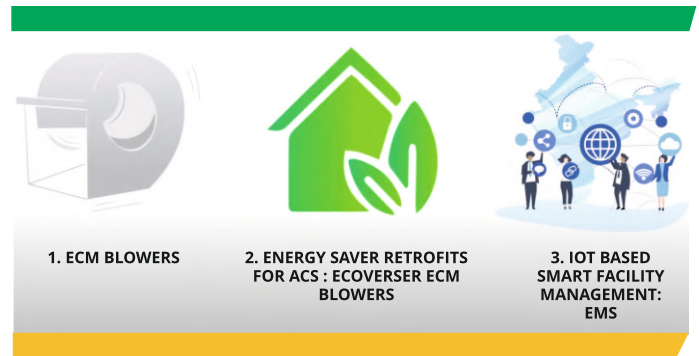
ECM technology is the next revolution in the air movement industry. Generally low side HVAC systems use AC induction motors with ancillary speed control equipment, which contribute largely to the total HVAC energy consumption and maintenance costs resulting in increased cost of ownership. An electronically commutated (EC) Motor is designed to run on alternating current (AC) power supply while it is essentially a permanent magnet DC motor that incorporates on-board electronics. An assured savings of over 35% on the AHU side with tertiary benefits of reduced AMC cost of overall HVAC system.

AC Energy Savers

This IoT based solutions allows consistent operational mechanism for AC units ranging from chiller to split units. IoT enables remote monitoring , control and upkeep. This ensures low breakdowns while keeping tab on energy consumption. The capital cost is based on a set of IoTs which are offered on assured payback model ensuring longer life of the equipment.

Multi-location Management

This IoT based solution integration of various parameters of location creates a prototype which can be replicated at as many locations as needed. The IoT set up emits real time data points such as electrical outage, units consumed, levels of power back ups, UPS battery status, Diesel in DG set, real time power factor data. Real time data ensures minimal break down and high uptime for key assets and business as a whole.





Environment

Our guaranteed outcome-based Energy solutions offer irrefutable proposition. These proven solutions allow clients to meet their "Net Zero Carbon" & "ESG" goals with clearly measurable outcomes and well-defined investment payback. IoT based solutions enables control, visibility & optimization of energy usage. Our well-established network of SMEs helps sites with health assessment of key utilities and overall infrastructure across geographies.

Governance

Governance & adherence to all statutes at all times is what we consider as one of our prime responsibilities when it comes to serving our clients, staff and country at large. Our compliance adherence audits both internal and at client's side are carried out as a hygiene element of our delivery model. PS IPL has been consistently recognized as a GST compliant firm two years in a row, speaking volumes about our commitment towards compliances.

Social Corporate Responsibility

PSIPL stands for equal opportunities for all sections of society across its base locations and sites. We conscientiously work towards diversity within our workforce which currently stands around 30%. Our endeavor is also to create similar impact for specially abled people where ever possible. Once inducted in our workforce all are trained and offered equal opportunities for growth & excellence.



RAAS : (ROBO AS A SERVICE)



RAAS (Robo As A Services), PSIPL's innovative use of robo, is certain to wow any visitor to your facilities. Our Touchless Floor Robo Cleaning Offers: Premium Floor Experience, Extended Floor Life, No More Stale Odors, No More Errors, Greater Efficiency, and Decreased Operating Costs.



RESOURCE OPTIMIZATION



USER FRIENDLY



SUSTAINABLE SOLUTION

Smart Scheduling

RAAS is outfitted with cutting-edge technology that allows it to be programmed to start working on a task at any time of day. Consequently decreasing human mistakes, optimising resources, and reducing operating expenses.

Premium Cleaning Experience

It gives a superior floor cleaning experience while conserving both water and chemicals. Enabling you to build a sustainable and welcoming atmosphere for your employees, while enhancing their productivity.

OUR PEOPLE: THE BIGGEST DIFFERENTIATOR



At PSIPL, we believe that our success is based on the quality of our people. We have a structured Employee Engagement Programme across the organisation which is part of our unique DNA that sets standards of what we need to do to be an employer of choice. Throughout the employment life cycle, we have practices in place for:

- Talent Acquisition
- Talent Management
- Talent Development (FMDP/OMDP/WPC)
- Communication
- Empowerment
- Recognition

Given the self-delivery model adopted by us, we are strongly committed and invested in training, growth, development and retention of our teams to ensure that consistent and the highest quality service is delivered. Our commitment towards excellence is ingrained deep in our work culture, which extends not only to serving our clients but also the environment and the community at large.



TRAINING INTERVENTIONS

FMDP



FMDP (Facility Manager's Development Program) is an innovative concept that ensures FMs deliver consistent service and delight customers by gaining knowledge through training sessions. The program assists them in improving their knowledge and career growth. Following certification, every certified FM is eligible for larger management roles or can be promoted to Operation Manager, managing multiple sites.

OMDP



The OMDP (Operation Manager's Development Program) is a different concept that ensures OM's improve their financial management and business acumen in order to handle larger portfolios and seize long-term business opportunities through continuous training sessions, teach-back presentations, case studies, tests, and a theory and practical examination. Following certification, every OM is qualified to be promoted to a business vertical head or region head.

WPC



A WPC (Workplace Coach) is a site-based trainer who specializes in a specific site. This concept promotes long-term service quality standards as well as career advancement with monetary incentives through ongoing support and timely training sessions. Following certification, the selected WPC works with the training team to stay informed and up to date on service standards.



“

Our people are our
cornerstones of success.

”

THE PSIPL EDGE

“ Our best practices, industry excellence and thorough services will ensure that your business sees the results you aspire. ”

- Excellent operational competencies reflected through our (FMDP & WPC) trained Facility Management Team which allows you to focus on your core business.
- Customer centric self-delivery model focusing on creating efficiency and delivering high-quality, standardised services consistently.
- Proactive management focussed on building long-term relationships by adhering to the best practices in the industry.
- Creating synergies through our Integrated Facility Management Solutions via a single point of contact and motivated workforce & a robust base of vendors.
- Robust quality assurance mechanism with holistic objectivity
Based score card to continually gauge and improve our service delivery
Using 1st in industry benchmark “Facility quality index (FQI)” & NPS survey

ACCREDITATIONS



Environmental Management System
ISO 14001:2015



Facility Management System
ISO 41001: 2018



Occupational Health and Safety
Management Systems ISO 45001: 2018



Quality Management System
ISO 9001: 2015



Energy Management systems
ISO 50001: 2018



Social Responsibility and Compliance
Initiative Management System
SA 8000:2014 & ISO 26000:2010
Guidelines

- Standardised procedures that have **accreditations** for Quality Management, Environment Management, Energy Management, Occupational Health & Safety, Facility Management & Social Responsibility & Compliance Initiative.
- A centralised procurement cell that ensures **cost reduction** and **quality optimisation**.
- Delivery of services pan India** through our extensive network of regional and local offices, offering direct and trouble-free access to onground knowledge.
- Fully **compliant** and ethical organisation with adherence to all Labour and Taxation laws.
- Online tools** for dashboard reporting, asset management, workforce planning and learning and development.

SOME OF OUR ESTEEMED CLIENTELE

MANUFACTURING



IT/ITES



HEALTHCARE



BFSI



OTHERS



RESIDENTIAL COMPLEXES

DB WOODS

OMKAR VEDA

RUNWAL RESERVE

THE ADDRESS

KL HORIZON

J P DECKS

KL AVANA

KL AURA

SPR CHENNAI

NAHAR DYAR CHENNAI

MAHINDRA WINDCHIMES

MAHINDRA VIVANTE

NAHAR AMRIT SHAKTI

OMKAR ALTAMONTE

LODHA GRANDEUR

ADANI SHANTIGRAM

COMMERCIAL COMPLEXES

NAMAN MIDTOWN

WAYSIDE AMENITIES ODISHA

DEPARTMENT OF SPORTS & YOUTH SERVICES

ODISHA MINING & EXPLORATION

KALINGA STADIUM

KL SQUARE

KL SYNERGY

IDCO

KORUM MALL

MAJESTIC TOWER

ROMELL TOWER

FLIX TOWER

ABOUT KALPATARU GROUP

Our Corporate
Headquarters -
Kalpataru Synergy

Kalpataru Group was established in 1969 by our chairman Mr. Mofatraj P. Munot. The Group has diversified into Real Estate, Engineering, Procurement and Construction (EPC) Contracting for Power Transmission and Infrastructure Projects in over 70 countries, Agri-Logistics and Integrated Facility Management. Today, the group has an annual turnover of over INR 15,000 Crores and a workforce of over 27,000 people.

OUR GROUP COMPANIES



Kalpataru Projects International Limited is a Leading Turnkey Player in Power, infrastructure and asset creation with a global presence. Kalpataru power transmissions and JMC Projects (India) Ltd. merged to form one of the largest EPC of India. It is a leading contracting company undertaking power transmission, distribution, building & factories, water supply & irrigation, railways, oil & gas pipeline, urban mobility, flyover, metro, highways and airports.



The flagship real estate company of the Group, leads in the development of premium residential, commercial, retail, integrated townships, lifestyle gated communities and redevelopment projects. From constructing innovative buildings to developing futuristic infrastructure, the Group has created more than 110 landmarks and completed and sold over 22 million sq. ft. of delivered projects while changing the lifestyles of more than 19500 happy families.



Shree Shubham Logistics Ltd. is a subsidiary of KPTL and was created to serve the needs of the agri-commodity storage sector in India. The company has adopted many best practices and has warehouse infrastructure and logistics capabilities across India.



PROPERTY SOLUTIONS (INDIA) PVT. LTD.

Unit No. 11, Ground Floor, Kalpataru Square, Off. Andheri Kurla Road,
Kondivita Lane, Andheri (E), Mumbai 400 059, India.
Tel: +91 22 3327 7100 | Fax: +91 22 3327 7299
Email: info@psipl.co.in

www.psipl.co.in

(A **KALPATARU**® Group Company)

April 2023. The contents of this document are for information purposes only. While reasonable care has been taken to ensure the factual correctness of the contents when it was sent to print, no liability can be accepted for any use of the information in this document or for any outdated information, spelling mistakes, errors or omissions in this document. No part of this document may be reproduced or transmitted without prior and explicit written permission of PSIPL.