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THE PATHFINDERS

Best practices by FMs that are changing the facilities landscape across India

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THE PATHFINDERS

Best practices by FMs that are changing
the facilities landscape across India

Facility managers around the world are under increasing pressure to lower operating costs by utilising best practices. This extensive list of facilities across various sectors, is an ultimate guide on how innovatively can a facility optimise its efficiencies.

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BEST FM PRACTICES



SHRIPAD DESHMUKH

Senior Manager
IGATE

Best practices at IGATE include creating awareness on conservation of water and electricity, introduction of Green buildings, motivation of the service providers' teams by rewarding them for their performance on quarterly basis.

According to Deshmukh water scarcity was the major issue faced. Most of the IT companies have glass façades. This leads to heat absorption; especially for the users who are exposed to sunlight and maintaining the temperature is always an issue in case of centralised air-conditioning facility. It becomes

essential to either use venetian blinds or apply sunfilm to minimise the sun rays. Breaking of glass is yet another frequent issue faced.

Deshmukh advocates promotion of agile seating and creating themes to break the monotony. Rain harvesting and creation of water storage facilities is another useful method. Use of recycled water for utilities must be adopted.

It is important to create awareness to reduce the e-waste and paper use.

- **Managed facility area:** 1m sq-ft
- **No. of employees managed:** 3,500

Being more than just a facilities management organisation Shrivastav's take on best practices engulfs measures right from the design stage – architectural as well as MEP designs. A few of the points she strongly advocates are appropriate material selection for building envelope, which does not lead to energy wastage; selection of equipment with higher COPs; equipment configuration, which delivers efficient functioning; adoption of methods, fixtures and systems that helps conserve resources; and smart metering. From the operational perspective, she advises effective preventive maintenance of the equipment and monitor performance for any losses; adopting appropriate BMS; regular review

and upgradation of technology.

Shedding light on the challenges she says that "inefficient designs for HVAC, power BOH areas – essentially hinder the building and its systems performance as they are not designed keeping in mind optimum output. On a broader level, the government does not grant any subsidies or incentives for adopting best practices and sustainable designs (which requires a higher investment) and hence fails to incentivise developers," she feels.

To overcome these challenges, developers and larger industry houses should drive the required changes in by-laws, permissions, taxation, subsidies and infrastructure from the government at centre and state level.



SONAL SHRIVASTAV

Design Director
Pioneer Property Zone

