

CASE STUDIES

WOCKHARDT TOWER BKC (Mumbai)

Background:

Wockhardt Tower was established in 1999 in Bandra Kurla Complex, Mumbai. The Wockhardt Tower houses the office of Citi Bank, Optimax, Shreeram Finance, First India credit, Reliance, Hutch, etc., and in total houses 20 different corporate tenants.

Electrical System:

The Wockhardt Tower draws electrical power from the TATA Power grid and has two main Incomer transformers of 1600 KVA each and one Diesel Generator rated at 500 KVA. The DG power is connected to Wockhardt's server room and emergency areas like lift, staircase and common areas. Individual offices get DG power in case of emergencies or as the need may be. The average electricity consumed from TATA Power grid ranges in the area of Rs. 18.00 Lacs per month.

Before Installing Energy Management System

Each office had a digital energy meter and monthly bills were generated manually by recording the energy consumption. The bill had discrepancies and was a general cause of discomfort to the customers. Due to the discrepancies encountered, Wockhardt's management constantly ran into problems trying to recover the cost of the energy consumption from the individual offices and also for common area usage such as the escalator, lift, chiller plant, corridor lighting, parking space, security etc., hence resulting in large financial losses. The need for an efficient energy management system was necessitated to solve the above problems.

Solution offered by ElMeasure

ELMEASURE offered a comprehensive Energy Billing System (EBS) that consisted of 43 high end multifunction meters were installed in the East Wing, West Wing, UPS, DG set, and common areas along with a digital power & energy meter in each of the offices. The meters were networked and connected to a central PC where the Energy Billing Software was installed.

The billing software system automatically generates the energy bill for each office on a predetermined date specified by the management. The billing is based on the actual energy consumption of every office and common area charges that were distributed among the offices based on the floor area occupied. The irregularities were removed and clear description of how the system works was explained to each tenant and thereby providing transparency and an accurate bill for the actual energy consumed by each tenant.



Benefits Achieved

The monthly energy bill is now automatically generated for every office accurately and on time.

The errors that occurred due to manual reading and billing were completely eliminated thereby saving time and money.

The tenants were satisfied as they had to pay for their actual energy consumption that included common amenities/area utilized by them.

Complete energy consumption information was given in the energy bill providing transparency and eliminating confusion.

The service provider could recover the cost of common amenities/area without any friction with the office owners.

Investment : INR 6.0 Lakhs

Payback Period : 8 Months