



KARUNYA FACILITIES & MANAGEMENT SERVICES

COMPREHENSIVE CORPORATE PROFILE & FACILITY SOLUTIONS GUIDE

Premier Integrated Facility Management, Security Guarding, MEP Engineering & Industrial Workforce Solutions Across Bengaluru



100% Statutory Compliance

EPF, ESIC, GST & Labour Laws

PSARA & Police Verified

100% Vetted & Trained Staff

24/7 Operations Desk

< 30-Min Escalation Response

Company Headquarters:

- **Office Address:** #5 TV Building, 3rd Cross, Nethajinagar, Jalahalli Cross, Opp. Bus Stop, Bengaluru – 560057
- **Executive Leadership:** Tejashwini CM, Managing Director
- **Established:** 2021 | Serving IT Parks, Industrial Plants, Commercial Malls & Gated Communities
- **Operational Coverage:** Peenya Industrial Area, Electronic City, Whitefield, Manyata Tech Park, North & South Bengaluru

24/7 Operational Contact Desk:

- **Hotline 1 (Dispatch):** +91 81472 55454
- **Hotline 2 (Helpline):** +91 81473 28822
- **Hotline 3 (Operations):** +91 81472 58181
- **Hotline 4 (Emergency):** +91 81472 99797
- **Official Email:** info@karunyafacilities.com
- **Web Portal:** <https://karunyafacilities.com>

01. Executive Summary & Value Proposition

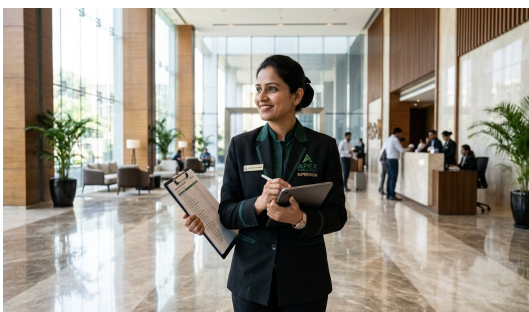
Karunya Facilities & Management Services is a leading integrated facility management organization and specialized manpower contractor headquartered in Bengaluru, Karnataka, under the executive leadership of Managing Director **Tejashwini CM**. Since our inception in 2021, we have built long-standing partnerships with corporate enterprises, multi-tenant tech campuses, heavy industrial manufacturers, logistics warehouses, and premier gated residential communities.

Our operational philosophy is founded on three unwavering commitments: **Disciplined Operations**, **100% Statutory Compliance**, and **Proactive Ground Supervision**. Unlike conventional staffing agencies, Karunya takes full accountability for quality delivery, workplace hygiene, security posture, and personnel welfare.

OUR VISION	OUR MISSION
To be Karnataka's benchmark facility management partner, recognized for exceptional operational standards, seamless compliance, integrity, and client trust.	To deliver uninterrupted, high-efficiency facility solutions through structured standard operating procedures (SOPs), rigorous training, digital attendance validation, and 24/7 supervisor accountability.

The Four Pillars of Karunya Advantage

1. 100% Statutory Peace of Mind Full compliance with EPFO, ESIC, Minimum Wages Act, GST, and Professional Tax. Client management is completely protected from labor liabilities.	2. Rigorous Screening & Police Verification Every staff member undergoes Aadhaar biometric validation, background verification, local police clearance, and safety induction prior to site deployment.
3. Rapid Incident Escalation (<30 Mins) Round-the-clock operations control desk with dedicated field officers and immediate replacement backup personnel within 2 hours of any absenteeism.	4. Transparent Itemized Billing Monthly invoices accompanied by certified biometric attendance sheets, wage payment bank transfer slips, and EPF/ESIC ECR receipt challans.



Structured Quality Audits & Supervisor Inspections

Our operational model is built on continuous on-site supervision. Senior operations managers and roaming field officers conduct surprise day and night inspections. They verify guard alertness, inspect equipment readiness, check chemical dilution ratios (Diversey standard R1-R9), audit washroom hygiene logs, and review client feedback on a weekly cadence.

02. Professional Housekeeping & Deep Cleaning

Hospital-grade cleanliness, pristine corporate aesthetics, and eco-friendly sanitation standards tailored for modern commercial and industrial facilities.



Scope of Housekeeping Operations:	Machinery, Chemicals & Standards:
• Daily Upkeep: Workstation dusting, common corridors, lobby sweeping, elevator sanitization, and trash evacuation. • Restroom Hygiene: Hourly sanitization checklist, odor neutralization, replenishment of paper & soap consumables. • Floor Maintenance: Mechanized scrubbing, tile crystallization, granite & marble polishing, and wet/dry extraction. • Glass & Facade Cleaning: Interior partitions, executive cabins, entrance glass doors, and reachable exterior facades. • Pantry & Cafeteria Sanitation: Dining table disinfection, spill cleanup, grease trap maintenance, and waste segregation.	• Chemical Standard: 100% authentic Diversey / Taski professional cleaning chemicals (Taski R1 to R9 color-coded system). • Mechanized Equipment: Industrial single-disc scrubbing machines, commercial wet/dry vacuum cleaners, high-pressure jet cleaners, auto-scrubber dryers. • Color-Coded Protocol: Red cloths for sanitary fixtures, Yellow for pantries, Blue for glass, Green for general surfaces. • Supervisory Cadence: Dedicated Janitorial Team Leads with timed hourly inspection sign-off sheets.

Staffing Profiles: Trained Housekeeping Attendants (Male & Female), Pantry Boys, Waste Segregation Helpers, Mechanized Machine Operators, and Resident Housekeeping Supervisors.

03. Manned Guarding & Security Solutions

PSARA-compliant physical security, strict access control, perimeter patrols, and rapid crisis management for complete organizational safety.



Core Security Responsibilities:	Training, Equipment & Verification:
• Access Control & Visitor Management: Verification of visitor photo IDs, visitor badge issuance, host confirmation, and digital entry logging. • Material & Vehicle Gate Control: Inspection of Returnable / Non-Returnable Material Delivery Challans, vehicle under-mirror checks, dock queue control. • Perimeter & Night Patrols: Scheduled hourly patrols covering boundary walls, emergency exits, dark corridors, and DG yards. • Emergency & Fire Response: First-responder fire extinguisher operations, evacuation marshalling, and emergency contact initiation.	• PSARA Compliance: Strict adherence to Private Security Agencies (Regulation) Act guidelines and statutory licensing. • 5-Point Background Screening: Biometric Aadhaar verification, police criminal verification, permanent residence validation, and medical fitness. • Uniform & Gear: Smart security uniform, photo ID card, beret/cap, whistle, lanyard, security baton, heavy-duty torch, and metal detector. • Guard Cadre: Security Guards (Male/Female), Head Guards, Armed Escorts, and Ex-Servicemen Security Officers.

Operations Guarantee: Shift handovers conducted with detailed physical logbooks. Night inspection officers verify guard alertness through surprise check-ins.

04. Technical Facility Maintenance (MEP)

Preventive maintenance schedules, mechanical, electrical, and plumbing engineering that protect asset longevity and eliminate downtime.



Electrical & Mechanical Services:	Plumbing, Water & Civil Maintenance:
• DG Set Management: Diesel fuel monitoring, battery testing, AMF panel checks, scheduled load trials, and hourly temperature/RPM logs. • Electrical Substation / LT Panels: Breaker testing, busbar thermal inspections, phase voltage balance, capacitor bank power-factor monitoring. • HVAC & Air Conditioning: Filter cleaning, refrigerant pressure checks, thermostat calibration, AHU belt tension, and duct inspection. • UPS & Server Room Backup: Battery bank health, inverter monitoring, and emergency lighting verification.	• Plumbing & Drainage: Hydro-pneumatic pump systems, pressure vessel calibration, overhead tank cleaning, and leak detection. • STP & WTP Operations: Daily testing of pH, dissolved oxygen, and chlorine levels; pump backwashing; chemical dosing for reuse water. • Carpentry & Civil Minor Repairs: Door hinges, lock replacement, false ceiling tiles, patching, paint touch-ups, and silicone sealing. • Certifications: Licensed Electricians (Grade A / B Wireman), Certified STP Operators, Multi-skilled Handymen.

Preventive Maintenance Commitment: We implement customized monthly, quarterly, and annual maintenance schedules to maximize equipment lifecycle and reduce repair expenses.

05. Industrial Contract Labour & Manpower Supply

Scalable, certified, and compliant industrial workforce supply for manufacturing plants, assembly lines, logistics hubs, and warehouses.



Workforce Deployment Categories:	Compliance & Management Model:
• Warehouse & Logistics Staff: Inventory pickers, order packers, barcode scanners, loaders, unloaders, and dispatch coordinators. • Factory & Assembly Workforce: Machine operators, assembly line helpers, metal grinding/polishing helpers, plastic molding operators. • Material Handling Equipment (MHE): Certified forklift operators, reach truck drivers, battery pallet truck handlers. • Specialized Roles: Welders, fitters, carpenters, industrial painters, and packaging line controllers.	• Contract Labour Act Compliance: Full licensing under Contract Labour (Regulation & Abolition) Act, 1970. • Direct Bank Salary Transfers: 100% wages disbursed through direct NEFT/bank credit by 7th of every month with individual pay slips. • Occupational Safety & PPE: Induction in factory safety guidelines, supply of steel-toe boots, helmets, gloves, and reflective jackets. • Flexible Headcount Scaling: Instant ramp-up for production surges, seasonal sales spikes, or project deadlines with 24-hour backup sourcing.

Zero HR Burden: Karunya manages all payroll calculations, PF/ESI filing, bonus reserves, leave records, and workforce grievance redressal.

06. Corporate Office Staffing & Electronic CCTV

Refined corporate support staffing paired with high-definition digital surveillance and automated access infrastructure.



Corporate Office Support Workforce:	CCTV Surveillance & Access Infrastructure:
• Executive Pantry Staff: Professional tea/coffee brewing, boardroom catering service, crockery hygiene, and espresso machine upkeep. • Front-Desk & Reception: Courteous visitor greeting, call routing, courier management, and meeting room booking assistance. • Office Boys & Peons: Document dispatch, printing/binding coordination, inter-departmental deliveries, and station pantry support. • Grooming & Soft Skills: Clean uniform, polite corporate etiquette, grooming checks, and confidentiality discipline.	• HD IP Camera Surveillance: High-resolution night-vision IP cameras, PTZ dome cameras, NVR central storage, and remote video viewing. • Biometric Access & Time-Attendance: Fingerprint/face recognition readers integrated with HR payroll platforms. • Perimeter Automation: Automatic vehicular boom barriers, RFID windshield tags, and pedestrian turnstiles. • Annual Maintenance (AMC): Preventive monthly camera lens cleaning, network testing, backup power checks, and 4-hour breakdown support.

Integrated Operations: Electronic monitoring feeds directly into physical guarding desks for instant security dispatch.

07. Operational Framework & Industries Served

Our standardized 5-step operational framework ensures zero-disruption transitions and consistent quality performance across diverse sectors.

STEP 1 Site Audit Thorough on-site survey, square footage mapping, shift analysis & risk identification.	STEP 2 Custom SLA Formulation of custom duty checklists, headcount plan & transparent pricing proposal.	STEP 3 Deployment Vetted, police-cleared, uniformed personnel deployed with site-specific induction.	STEP 4 Field Audits Surprise supervisor visits, hygiene scoring, attendance checks & checklist verification.	STEP 5 Review & Billing Monthly SLA review, biometric attendance logs, ECR receipts & continuous optimization.
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Key Industry Sectors We Specialize In

IT & Technology Parks High-density corporate floor cleaning, 24/7 security reception, executive pantry management, and DG/UPS technical maintenance in tech corridors.	Manufacturing & Heavy Industries Factory gate access control, heavy industrial floor scrubbing, contract labour supply, warehouse material handling, and safety compliance.
Commercial Malls & Complex Centers High-footfall restroom sanitation, escalator upkeep, parking management, waste segregation, and round-the-clock emergency response.	Gated Residential Communities Apartment perimeter guarding, visitor intercom management, clubhouse/pool area maintenance, garden sweeping, and STP/WTP plant monitoring.
Healthcare & Educational Campuses Hospital-grade sterile cleaning, biomedical waste coordination, campus entrance security, student bus escort, and classroom maintenance.	Logistics & Warehousing Hubs Loading bay controllers, inventory helpers, CCTV surveillance, 24/7 boom barrier management, and dock housekeeping.

08. Statutory Compliance & Contact Directory

Complete regulatory peace of mind and direct channels to our Bengaluru operations management desk.

STATUTORY REGISTRATION & COMPLIANCE	COMPLIANCE STATUS & VERIFICATION
• Employees' Provident Fund (EPFO)	100% Compliant — Monthly ECR Challans & payment receipts provided
• Employees' State Insurance (ESIC)	100% Compliant — Individual insurance biometric cards issued
• Goods & Services Tax (GST)	100% Compliant — Official GST Invoicing with 100% Input Tax Credit
• Private Security Agencies (PSARA) 2005	Adhered — Certified guarding standards & police verification
• Karnataka Minimum Wages Act	Strictly Followed — Direct bank transfer wage disbursement
• Contract Labour (R&A;) Act, 1970	Fully Licensed & Certified
• Karnataka Shops & Commercial Establishments	Registered & Certified

SCHEDULE A COMPLIMENTARY SITE AUDIT & RECEIVE A FORMAL QUOTE

Our senior operations leadership is ready to visit your facility, conduct a detailed physical inspection, formulate a tailored Service Level Agreement, and deliver transparent rate cards.

Registered Office: #5 TV Building, 3rd Cross, Nethajinagar, Jalahalli Cross, Opp. Bus Stop, Bengaluru – 560057, Karnataka, India

Executive Leadership: Tejashwini CM, Managing Director

24/7 Operations Hotlines: +91 81472 55454 | +91 81473 28822 | +91 81472 58181 | +91 81472 99797

Official Email: info@karunyafacilities.com

Web Portal: <https://karunyafacilities.com>

Operations Desk: 24 Hours a Day, 7 Days a Week, 365 Days a Year

Karunya Facilities & Management Services is committed to delivering operational excellence and long-term value for your enterprise.