



TAJ RESIDENCY – BANGALORE

Profile.

Taj Residency Bangalore located in the heart of Bangalore city was started in 21st March – 1983 built on 16738 Sq. meters. 6Km from the Airport, takes 20minutes drive from the airport. The hotel offer Accommodations with three specialities & one 24 hrs multicusion restaurant, Four Banquet halls, Boardrooms, Business lounges, health club with swimming pool & 24hrs Cake shop

Taj residency is the part of Taj Group of Hotel (A TATA Enterprises) always working towards excellence and keen in achieving the same, Committed to meet stakeholders needs through operational excellence.

The Group and the unit are committed to Benchmarking, Safety health & environment. They have been followed and audited internally & externally to ensure consistently.

As per the corporate commitment the hotel derived its Environment Policy and had achieved ISO14001-1996 certification in June – 2004 on 1996 version and

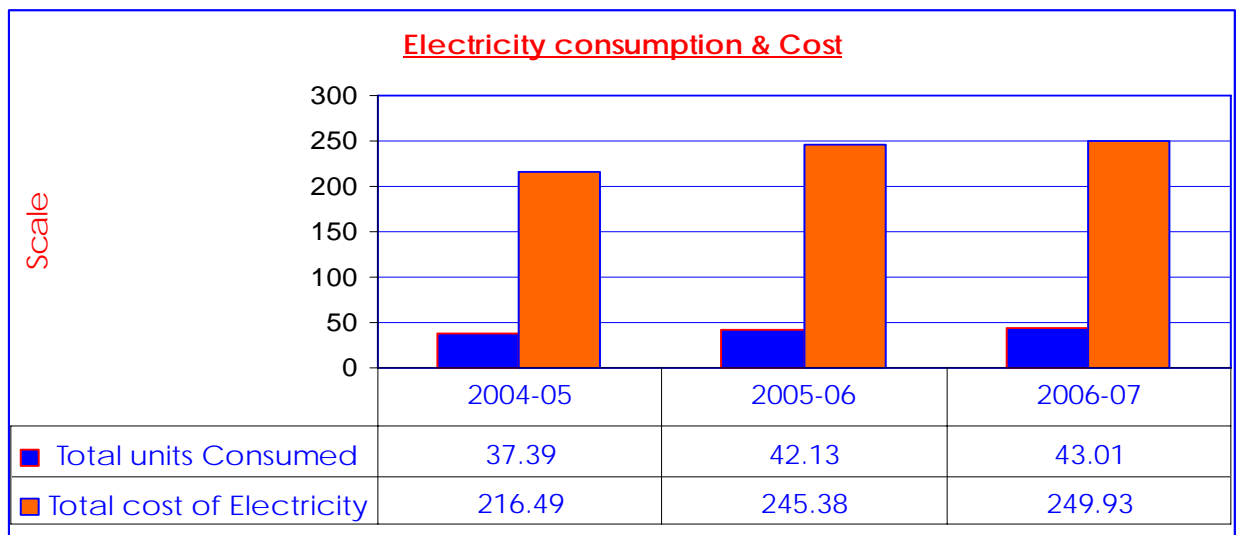
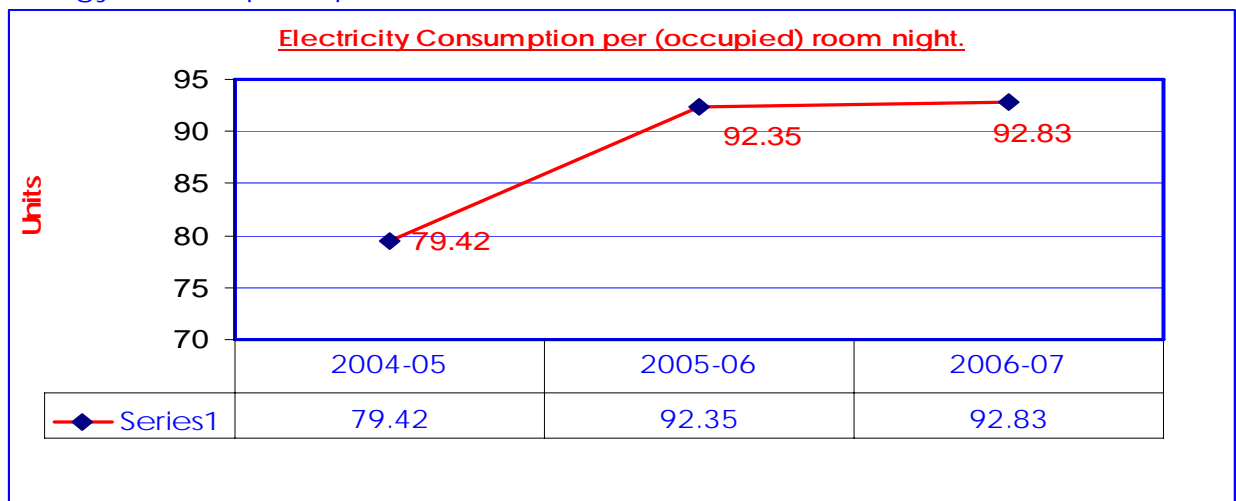
upgraded in February 2006 on 2004 Version, also achieved HACCP certification in December 2005 by BVQI.

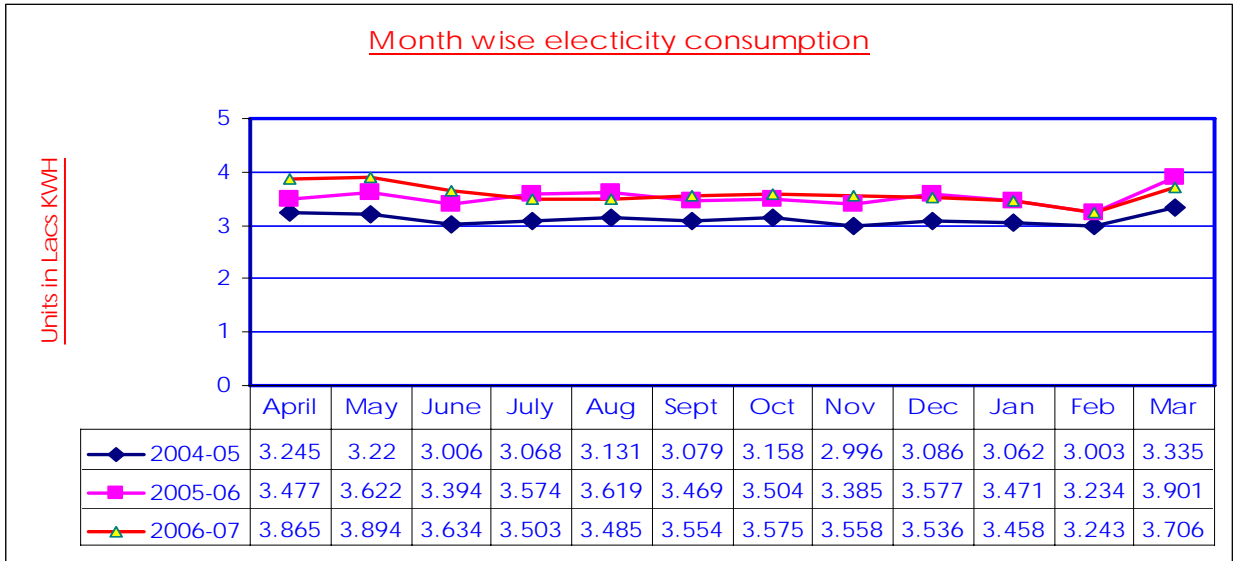
The hotel has won number of awards internally & externally for its standards of excellence and achievements.

Energy Conservation.

Taj Residency – Bangalore implemented energy management system in the year 1999-2000 through TATA Honeywell and the savings has been achieved 12-15% over previous year’s consumptions, efforts are been continued and sustained. Year by year consumption is in increasing trend due to added facilities and up gradations done by the unit to meet market and customer requirements, connected load of the hotel is increased to 3506 KW in 2006-07 from 2300KW in three years – correspondingly the business of the hotel is also increased over the years.

Energy consumption pattern is as follows.





Energy Conservation Achievements in 2006-07.

1. New Energy Efficient AC plant.

- New Air conditioning plant - with multiple compressors of 75Tr, 115Tr & 115TR can be operated as per the load requirements and ambient temperature conditions.
- AC plant has individual condensers were as the condenser pumps and cooling tower operations can be limited to conserve more energy.
- The compressors are operated with star delta connections to reduce the power consumption during starting, sound level of the compressors is also to the comfort level.
- Other added facility are plate type de super heaters gives effective heat recovery from compressors rejected heat, which meets the hotels hot water requirements, also reduces the hot water boiler operation.



2. FRP cooling Tower fans,

- Cooling towers aluminum blades are being replaced with FRP blades to reduce the power consumption on the AC plant cooling towers.
- Cooling Towers operations are computerized with temperature settings through EMS for the better control and reduction wastages.

3. Energy Efficient Water boosting pumps

- New energy efficient water pumps are being installed for hot & cold water circulations.
- Direct pumping facilities are being implemented for bore well water transfer pumps.



4. Thermal Storage for AC plants heat recovery.

- Hotel installed new thermal storage system to recover rejected heat from AC plants for generating hot water, is meeting the hotels hot water requirements to large extend.
- The above initiative helped hotel to reduce hot water boiler operations, energy & fuel consumptions to the great extend,
- The indirect benefits are monitored that reduction over cooling tower operation and improvement in AC plant efficiency.



5. HT automated On line Voltage stabilizer.

- Power fluxuations were making invisible losses to the hotel, voltage was fluxuating badly from 350 to 470 volts, due to which the indirect loss of power, equipments & Lights been experienced by the hotel.
- Hotel is having LT transformers with "manual off load tap changing" facility, which was not helping to avoid the above problems.
- Now the Hotel installed Automatic on Load HT voltage stabilizer which is helping us to maintain the hetel's power supply voltage requirements from 395 to 405 volts.
- The new HT stabilizer helped hotel to recover the power losses by delivering standard out put voltage, equipments loss is reduce to

Zero and bulb fusing rate is come down drastically.



Energy Conservation commitment, policy and the plans .

- Taj Group of hotel is committed to use energy judiciously, efficiently with out any adverse effect on environment and society Towards Effective utilization of Energy we shall endeavor the following.
- Unit commitments are same as corporate commitments on energy conservation & environment management systems.
- We are following the practice of determining hotels optimum energy levels from planning stage itself.
- Yearly energy audit will be conducted to ensure perfect energy management system.
- 5% of Electricity & 3% of water and 3% of fuel saving is out target for the current year.
- Implementing the Energy Audit recommendation by March – 2008 (Hotel approved 45lacs to implement energy audit recommendations) – by which the hotels power, light, HVAC and water pumping areas are been taken care.
- The unit engineering recommendations are considered over technological and energy conservation improvements - yearly.
- Hotel is certified on ISO14001 – 2004 Environment management system, and multiple initiatives are been followed under the EMS initiatives.
- Rain water harvesting system to recharge the ground also to filter and use for the cooling towers.

- Facing out the CFC filled AC & Ref Equipments
- EL 20 light dimming systems for public areas and guest rooms of the hotel.
- Replacing of IRC energy saving lamps 2200 nos by March – 2008.
- Automatic power factor improvements panels with capacitors.
- LED lighting system for the hotel's Façade.
- Up –grading EMS system to the upgraded version.
- Automatic water taps to the public area washbasins.

SHE + Other initiatives.

- Low sulphur content Ultra Diesel for the Diesel Generators and Boilers to reduce the pollution level to the ambient.
- Collection storage disposal of used kitchen and mineral oil to the PCB authorized recycling agent.
- Pneumatic dual flushing is installed to the hotels toilet flushing.
- Segregation of wastes at source is in place to ensure better disposal to recycling, reusing etc to the authorized agents.
- CFC free equipments are installed in place of old CFC filled equipments in the hotel.
- Emergency Command Centre is in place to ensure the safety, and to mitigate the EMS impacts.
- Hotel Prepared the Emergency Preparedness and Response manual to train the staffs also for the reference when ever required.
- 250hrs of Environment and fire fighting training has been imported to the staffs in the hotel.
- All legal requirements are been followed and adhered
- Hotel is HACCP certified and won the award on safety health and the environment in the past, the efforts are been sustained and ongoing.
- Implemented stem boiler condensate water collection system to generate hot water, also to reduce hot water boiler operation and fuel consumption.
- Function halls and restaurant lighting circuits are connected with automatic light dimming facility.
- Harmful chemical strictly stopped and approved safe cleaning chemicals are used in the hotel.

In the pipe line under energy audit recommendations.

- Replacing of existing low efficiency condenser water pumps to improve the water flow and efficiency.
- Replacing the balance cooling towers Aluminum blades.
- Installation of automatic controlled capacitor panels in the load ends.
- Replacing of lobby level kitchen hood and ventilation fans with new energy efficient motors and fans.
- Installation of Electronic chokes to the tube light and PL lights in the hotel.
- Replacing of GLS bulbs to CFL lamps.
- Replacement of normal V belts to poly V belts to reduce the power loss over drive mechanism.
- Replacing of existing standard motors to the energy efficient motors
- Installation of voltage control transformers for lighting circuits if guest rooms as a long term measure.
- Auto dampers and VFD controls for Kitchen hood and ventilation fans.