



BLUE STAR

ENGINEERING FACILITY MANAGEMENT

Holistic Maintenance. Efficient Operations.



**Cooling
Experts**

80

years of
experience

**O&M
Expertise**



Service Delivery
Framework

**MEP
Capabilities**



Project
Management

Accreditations



Certified
Professionals

Elevate Your Facility with Blue Star EFM

Blue Star's experience in project management has grown exponentially over the decades. Today, with established project management skills and processes in place, the company is an expert in handling large, complex projects anywhere in the country.

Apart from HVAC, Blue Star has been offering mechanical, electrical and plumbing contracting services for over a decade now. In a short span of time, Blue Star has established itself as a leader in electrical, plumbing, and fire-fighting contracting services.

Since the early 2000s, Blue Star has offered the benefit of its vast experience to the marketplace through various value-added services, including energy audits, revamps and retrofits, as well as comprehensive engineering facility management services, all of which help maintain a facility at peak efficiency at all times.

Blue Star is well-equipped to provide the clients with a comprehensive single window solution with complete ownership for managing the technical services at their facilities.

EFM Solutions

Engineering Facility Management (EFM) is a holistic combination of services, which maintains all the engineering aspects of your facility to ensure smooth and efficient operation. It brings together various disciplines such as electrical, HVAC,

plumbing, and fire-fighting under one roof and achieves synergistic efficiencies by bringing in the right manpower, technology, and domain expertise to maintain them all uniformly and in sync with varied requirements.



Blue Star's Engineering Facility Management Solutions

Blue Star understands the intricacies of operating and maintaining various engineering equipment. Blue Star's EFM Solutions, with the project management and MEP expertise, provide exceptional engineering facility management services and offer a one-stop solution for all your facility's operational and maintenance needs.

Our Markets

- Manufacturing
- Pharmaceuticals
- Automobile
- Infrastructure (Hospitals, Airports, Metros, etc.) and special economic zones
- Research and development centers
- Buildings– Commercials, Non-commercials, Universities, Institutes
- Data centers
- Food processing
- Government establishments

Our People

- HVAC experts (subject-matter expert)
- Electrical experts
- Fire and safety experts
- Energy management specialist
- Plumbing professional
- Utilities experts

Our Services

- Day-to-day efficient operations and maintenance
- Comprehensive preventive maintenance, condition assessment & energy audits and management
- Software enabled MIS & asset management
- Client integration solutions
- 24/7 Breakdown response & technical support
- Specialized tools for better metrics
- Cost analysis and optimization
- Compliance management
- Inventory & vendor management (spares, consumables & OEM services)
- Technical documentation

The 'Blue Star' Advantages

- Technical expertise (***Engineering Company – different from other FM Companies)
- Wide footprint across the industry
- Relevant accreditations
- Country-wide presence
- Major infrastructure in place

Benefits of Blue Star's Engineering Facility Management Services



One-point contact and operation



Cohesive action



Cost optimization



Manpower optimization



Streamlined maintenance



Sustainability integration



End-to-end solutions from conceptualization to operations

The Right
People.

The Right
Certifications.

The Right
Expertise.

With its technical
expertise, project
management skills,
relevant accreditations,
and nationwide presence,
Blue Star is your perfect
partner for Engineering
Facility Management.





The Right People

Blue Star's facility management teams are comprised of specialized experts in HVAC, fire safety, electrical systems, and energy management, ensuring comprehensive and expert handling of all aspects of facility services.

The Right Certifications

Blue Star, a member of the IFMA India Chapter, boasts a dedicated team of certified Energy Managers and Auditors accredited by BEE. Additionally, it includes LEED-AP & IGBC-AP professionals for Green Building Facilitation. Blue Star is also recognized as a Grade 1 ESCO listed by BEE, solidifying its expertise in engineering facility management.

The Right Expertise

Blue Star's domain expertise in facility management spans across various applications:

- Airports/ Metros – Bangalore International Airport, AAI (Lucknow, Varanasi, Coimbatore, Calicut), Chennai Metro Rail Ltd., Kochi Metro Rail Ltd.
- Pharmaceuticals – Cipla Limited (Patalganga, [near Mumbai], Kurkumbh [near Pune], Bangalore & Indore)
- Data Centers: Rajasthan State Data Centres – (Jaipur, Jodhpur)
- Hospitals – Apollo Hospital (Chennai), ESIC (SSH & MCH) Hospitals (Hyderabad)
- Manufacturing – Jindal Power Ltd. (Tamnar), Suzuki Motors Gujarat, BOSCH Ltd. (Nasik), Hindustan Aeronautics Ltd. (Nasik), Dr. Oetker Foods (Bhiwari, Rajasthan), ST Microelectronics (Noida), Grasim Industries (AP), Alstom (Bihar)
- Infrastructure and Special Economic Zones – GIFT City (Gandhinagar)
- Research & Development – Indian Space Research Organization (Ahmedabad)
- Government Establishments – UIDAI Tech Centre (Bangalore & Manesar), ESIC Regional Office (Hyderabad, Mantralaya, Naya Raipur C.G.), Crystal IT Park (Indore)

Comprehensive Services

Blue Star offers a comprehensive suite of services to optimize HVAC systems, enhance efficiency, and reduce costs.

Our offerings include: Mechanical, Electrical, and Plumbing Maintenance, Support Systems, Utilities Management, Energy Management Services, Support Services.





Mechanical Maintenance



Electrical Maintenance



Plumbing Maintenance



Utilities Management



Support Systems

Mechanical, Electrical, and Plumbing Maintenance

Mechanical: HVAC equipment, chillers, boilers, extraction systems, ventilation, motors, pumps, and air compressors.

Electrical: Substations, transformers, generators, UPS systems, and lighting.

Plumbing: Water treatment plants, sewage treatment, and general plumbing.

Support Systems

- Building management systems (BMS), SCADA
- Fire systems (alarms, smoke detection, suppression)
- CCTV and access control

Utilities Management

- Water
- Electricity
- Fuel farm

Energy Management Services

- Energy audits and efficiency recommendations
- IoT-based remote monitoring and control
- VFD retrofits for chillers and AHUs

Support Services

- Condition assessments and energy audits
- Electronic reporting and maintenance
- 24/7 breakdown response and technical support
- Client integration solutions

By combining these services, Blue Star provides a one-stop solution for optimizing facility operations and reducing costs.

Other Value-added Services

Energy Management Services

Energy costs typically account for 70–80% of overhead costs in establishments. Blue Star's facility management enhances efficiency by monitoring consumption, managing power quality and voltage, and calibrating loads.

Our BEE-certified auditors conduct energy audits and compare findings against BEE, ASHRAE 90.1, and ECBC benchmarks to recommend improvements.

Energy Saving Solutions

Blue Star employs technology to reduce overhead costs, leveraging IoT to remotely monitor HVAC equipment, adjust set points according to ambient temperatures, save energy, and reduce operating costs.

Retrofit Solutions for HVAC Systems

Blue Star offers VFD retrofits for chillers and AHUs to increase the efficiency of existing chiller systems and low-side units. This optimization allows for enhanced facility operations without significant capital investment.

Support Services

- Condition Assessment and Energy Audits
- Electronic Reporting and Maintenance
- 24/7 Breakdown Response and Technical Support
- Client Integration Solutions





Energy Efficiency

Blue Star's BEE-certified experts have audited 150+ facilities, saving up to 10% in running costs.



Safety

Blue Star's "safety-first" motto has earned accolades for its extensive use of PPE & safety training.



Uptime Guarantee

Blue Star ensures 98% uptime through preventive maintenance and root cause analysis, boosting MTBF.



Sustainability

Blue Star's BEE-certified auditors and LEED-AP facilitators ensure on-going facility efficiency.



Comprehensive Solution

Blue Star provides a one-stop solution for all operations and maintenance needs.



Service Specialists Group

Skilled specialists with the right tools resolve complex problems efficiently.



Quality Management

Blue Star's ISO-certified team audits sites for continuous improvement.

The Blue Star Advantage

Blue Star benchmarks industry practices and implements best practices to enhance customer experience at all levels.



For more information, please contact BLUE STAR LIMITED · **Ahmedabad:** 301 & 302, (3rd floor), Abhishree Avenue, (Near) Nehru Circle, SM Road, Ambawadi, Ahmedabad – 380015. Tel: (079) 40224000 · **Bengaluru:** Anjuman Kay A R R Tower, No 28, Ward No 77, Mission Road, Bengaluru – 560027. Tel: (080) 4185 4000 · **Bhubaneshwar:** 3A Satya Nagar, 2nd floor, Bhubaneshwar – 751007. Tel: (0674) 2572403/2573670 · **Chandigarh:** 4th floor, Adarsh Mall, Plot No. 50, Industrial & Business Park, Phase II, Chandigarh – 160002. Tel: (0172) 5024000 · **Chennai:** KRM Plaza, No. 2, Harrington Road, Chetpet, Chennai – 600031. Tel: (044) 42444000 · **Ghaziabad:** C 53A, Third floor, Rajnagar District Centre (RDC), Raj Nagar, Ghaziabad – 201001, Uttar Pradesh. Tel: (0120) 2821400 · **Goa:** 210, 2nd floor, Gera's Imperium 1, Patto, Panjim, Goa – 403001. Tel: (0832) 2438171/2437287 · **Guwahati:** Oasis Plaza, 1st Floor, Dr. B. Baroah Road, Ulubari Kamrup, Guwahati – 781007. Tel: (0361) 2468496 · **Gurugram:** 6th floor, Vatika Atrium, Golf Course Road, Sector 53, Gurugram – 122002. (Haryana). Tel: (0124) 4094000 · **Indore:** Office No. 502, Maloo-01 26/C, Scheme No. 94/C Ring Road, Indore – 452010. Tel: (0731) 4001211/4001311 · **Jaipur:** A-19, 1st floor, Main Sahakar Path, Near Sahakar Bhavan, Jaipur – 302001. Tel: (0141) 2744033-35 · **Jamshedpur:** 2nd Floor, Sai Apartment, Opposite Thakur Pyara Singh Ground, Kasidhi, Sakchi, Jamshedpur – 831 001 Tel: (0657) 222 1530 · **Kochi:** 2nd floor Millennium Plaza, MKK Nair Road, Alinchuvadu Junction, Kochi – 682024, Tel: (0484) 4499000 · **Kolkata:** Blue Star Limited, Eco Centre Business Tower, 11th Floor, Unit No. : 162, Plot No. 4, EM Block, Sector 5, Salt Lake, Bidhannagar – 700091 Tel: (033) 40815400 · **Ludhiana:** Blue Star Limited, 5th Floor Sandhu Tower-2, Gurdev Nagar Ferozpur Road, Ludhiana – 141001 Tel: (0161) 5064000 · **Lucknow:** 177/4, Faizabad Road, Lucknow – 226007 Tel: (0522) 403400 · **Mumbai:** Blue Star House, 9-A Ghatkopar Link Road, Saki Naka, Mumbai – 400072. Tel: (022) 66684100 · **Nagpur:** 219, Bajaj Nagar, 1st floor, South Ambazari Road, Nagpur – 440010. Tel: (0712) 2249000/6624000 · **New Delhi:** Blue Star Ltd., Plot No. 8, 1st Floor, Elegance Tower, Jasola, New Delhi – 110025 · **Patna:** Ambition Business Centre, Laxmikant Niketan Parisar, 4th floor, 'B' Block, Room No. 405, Jamal Road, Patna – 800001 · **Pune:** 201/A, Nityanand Complex, 1st floor, 247/A, Bund Garden Road, Pune – 411001. Tel: (020) 41044000/26161342 · **Raipur:** Alaska Corporates, 3rd floor, Opp. VIP Road, Jivan Vihar Colony, G E Road, Raipur, Chhattisgarh – 492006. Tel: (0771) 4280900 · **Hyderabad:** Ashoka Raghupati Chambers, No. 1-10-60 to 64, 4th Floor, S P Road, Begumpet, Hyderabad, Telangana – 500 016. Tel: (040) 4400 4000 · **Thane:** 2nd Pokhran Road, Majiwada, Thane – 400610 Tel: (022) 6715 4500 · **Thiruvananthapuram:** TC IV/962, 'Chandrika', Sree Chitra Nagar, PipeLine Road, Kawdliar, Thiruvananthapuram – 695003. Tel (0471) 2720025/65 · **Vadodara:** Ramakrishna Chambers, 7th floor, Productivity Road, Alkapuri, Vadodara – 390007. Tel: (0265) 2330334/6614100 · **Vijayawada:** No. 40-1-62, Nagas Hafeez Plaza, Opposite to Grand Modern Supermarket, Near BENZ Circle, M G Road, Vijayawada 10. Tel: (0866) 2484004 · **Visakhapatnam:** D. No. 49-24-65/1, Near Sankarmatam Road, Madhura Nagar, Visakhapatnam – 530016. Tel: (0891) 2748405/2748433