



Maintenance
Manual

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Section 1

Cost of *Maintenance*

01 Cost of Maintenance

The **maintenance cost including the manpower, Utilities, consumables and equipment** required to maintain the Reserve and the individual Forest Gardens as per initial estimates is **Rs. 0.57 paise per sq.ft. per month** payable in advance on 1st April for the subsequent year.

Maintenance will be applicable from date of possession or 1st April, 2024 for all plots sold prior to 31st March, 2024.

Disclaimer : The same will be revisited and finalized by **31st March 2024** once the whole study is completed. The final maintenance fee will be applicable to all plot owners.



Section 2

The *Maintenance* Team

The *Maintenance* Team

The Maintenance team includes the following:



▶ In-House Farming Resources



▶ Expert Team of Consultants



▶ Head Office Team





In-House

Farming Resources

- Farm Labour (Local or Resident Labour)
- Semi-skilled Labour
- On-demand Labour for de-weeding, soil application, & manual pest intervention





Expert Team of
Consultants

Expert team of Consultants to be involved in the maintenance of the Retreat

- Permaculturist
- Landscape Architect
- Ecologist
- Irrigation Expert
- Geo-Technical Engineers





Head-Office Team

- Logistics
- Accounts
- Customer Relationship Management Team
- Tech Team
- Activities & Experiences Team



Section 3

Green Innovations IoT

Green Innovations IoT

We will manage key farming related activities at the retreat using IoT.



▶ Sensors using IoT

- soil moisture levels
- soil temperature
- wind speed
- rate of evaporation & humidity levels



▶ Database of Trees & Biodiversity



Section 4

Farming related activities

Farming related activities



Compost
Application

Once Yearly
for productive plants
(in-house +
External on-demand staff)



De-weeding

Twice a Year
(in-house +
External on-demand staff)



Mulching

All Common Areas
(in-house +
External on-demand staff)



Pruning of
Side Branches

Once a Year



Farming related activities



Preventive
Spray

If required



Drip
Management

Quarterly Maintenance



Water Ponds
& Reservoirs

Irrigation Management
(In common areas)



Maintaining
Hedges

Planted in the
Reserve



Farming related activities



Irrigation &
Monitoring

Through IoT
- Monthly



Soil Testing
& Correction

Once Yearly



Avenue Tree
Maintenance

Twice Yearly



RWH
Management

Trenches, Swales
& Recharging



Farming related activities



Draw
Fire Lines

Once Yearly
Prevention of Forest Fires



Farming
Equipments

A.M.C. and Maintenance of
Weather Stations, Water & Sand Filters,
and Mulchers for Common Areas



Pumps
& Motors

Quarterly
A.M.C. and Maintenance
in Common Areas



IoT
Infrastructure

Drone Subscription

Section 5

On-demand *Services*

On-demand *Services*

On-demand services will be provided at an additional cost by the O&M team

- Thinning & Replanting
- Harvesting
- Mulching
- Construction of small ponds and reservoirs in individual plots



On-demand *Services*

***Terms and Conditions for On-demand Services**

We maintain your basic garden, but in case of elaborate landscapes, the plot owner can design and maintain the same.

You will enter into an Operations & Management Agreement (O&M) with Ecoco for maintaining the Common Areas and the basic upkeep of your gardens within your individual plot as per the inclusions in the O&M Agreement.

In case you would like to design your own landscape and maintain the same yourself you are free to do so, however the same should not impact the existing ecosystem at The Lake Retreat. In such case, there will be no change in the maintenance fee applicable and the plot owner shall have to pay the applicable maintenance fees along with conveyance considerations as per payment schedules provided by Ecoco, being a package deal.

Section 6

Day-to-Day *Maintenance*

Day-to-Day *Maintenance*



Internal Roads

Once a Year
Upkeep of the Internal Roads



Security

Security for the Reserve



Lighting

Common Area Lighting
& other electrical infrastructure,
street lights, and power back-up
for common areas



Farmer's Quarters

Food, stay &
medical arrangements
for the maintenance staff
on-site

Day-to-Day *Maintenance*



Storm Water Drains

Cleaning of storm water drains shall be done periodically



Grey Water Treatment

Grey water to be treated with individual septic tanks and shall be maintained by individual plot owners



Garbage Disposal

Garbage shall be segregated into bio-degradable & non-bio-degradable wastes. The garbage management team shall collect it from each plot



Water Supply

Water supply shall be provided and meters shall be installed. However individual plot owners should install their own water storage tanks

*The scope mentioned in the maintenance manual is indicative only. The scope may be changed/alterd as required by Ecoco at its own discretion.

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Thank
you