Zenith
FACILITY SERVICES



INTEGRATED FACILITY MANAGEMENT

ONE PARTNER.

Every Facility Need.

ABOUT ZENITH

Facility management, consolidated.

Zenith Facility Services is an Integrated Facility Management (IFM) company. We bring people, technical expertise, systems and infrastructure together under one accountable partner — so the buildings you own, lease or manage simply work.

Our core is facility operations: housekeeping and gardening, MEP (mechanical, electrical and plumbing), elevators and lifts, security, building care, renewable energy, interiors, EV infrastructure, staffing and specialised facility services — plus construction cost and project management consultancy, and events and live experiences.

Alongside these, our qualified advisory team and partner network of chartered accountants and consultants support clients on finance, taxation, audit, regulatory and business matters.

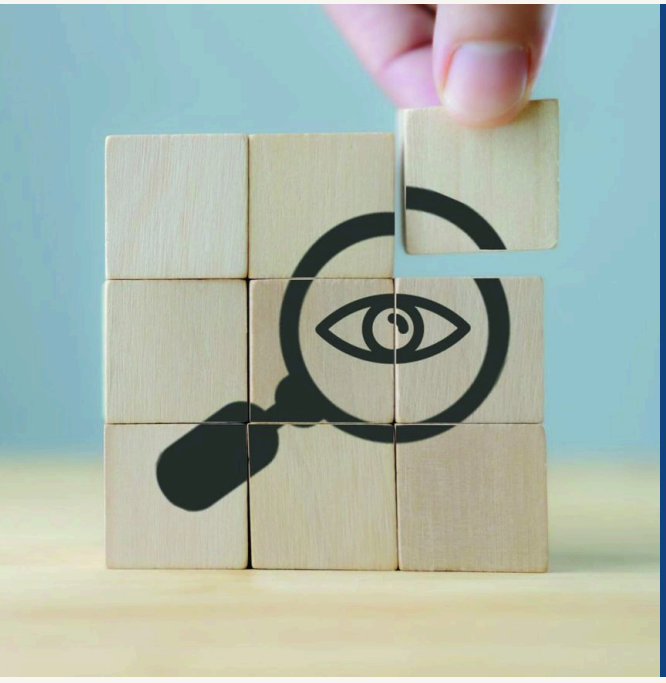
The result: one relationship, one point of coordination and one line of accountability.

15
integrated service pillars

ISO
9001:2015 certified processes

24×7
trained, PASARA-licensed security teams

1
accountable partner for every requirement



OUR VISION

To be the most trusted integrated facility partner in every market we serve — the name owners rely on when their building simply has to work.

OUR MISSION

To deliver safer, more efficient and better-performing facilities through trained people, disciplined processes, responsive technical support and integrated technology.

OUR SERVICE ARCHITECTURE

Fifteen pillars. One integrated system.

Our capabilities are organised into fifteen service pillars — twelve covering facility operations, and three extending beyond the facility into professional advisory, construction consultancy and events. Engage a single pillar, combine several, or consolidate the whole relationship with one accountable partner.

FACILITY OPERATIONS · 01–11 & 15

BEYOND THE FACILITY · 12–14

01 Housekeeping & Gardening	**02** Technical & MEP (Mechanical, Electrical & Plumbing)	**03** Integrated Security Solutions
04 Renewable Energy Solutions	**05** Building Care, Waterproofing & Restoration	**06** Interior Fit-Out & Modular Solutions
07 Specialised & Recreational Flooring	**08** EV Charging Infrastructure	**09** Fuel & Energy Supply Management
10 Staffing, Payroll & Compliance	**11** Elevators & Lifts	**12** Business, Financial & Compliance Advisory
13 Construction Cost & Project Management Consultancy	**14** Events & Live Experiences	**15** Value-Added Facility Services

ACROSS THE LIFECYCLE

From plan to performance.

PLAN	BUILD	OPERATE	COMPLY	GROW
Business setup	Interior fit-out	Facility management	Taxation & GST	Fundraising support
Feasibility studies	Solar EPC	Housekeeping & gardening	EPF / ESI	Business advisory
Project finance support	EV infrastructure	Technical & MEP	Professional Tax	Due diligence
Financial planning	Waterproofing	Elevators & lifts	Labour compliance	Valuation
Business structuring	Flooring	Security	ROC / MCA	Corporate restructuring
	Cost consultancy & PMC	Staffing & payroll	Corporate compliance	
		Events & experiences		

HOUSEKEEPING, GARDENING & TECHNICAL SERVICES

The everyday systems that keep buildings running.

01 FACILITY OPERATIONS

Housekeeping & Gardening

Clean, hygienic spaces and well-kept gardens, maintained every day by trained and supervised teams.

- Institutional & commercial housekeeping
- Façade & glass cleaning
- Floor care, scrubbing & polishing
- Waste segregation & disposal
- Gardening, landscaping & horticulture
- Deep cleaning & sanitisation
- Restroom hygiene & consumables
- Pantry & cafeteria management
- Pest control & fumigation
- Front-of-house & lobby care





02 FACILITY OPERATIONS

Technical & MEP Services

Planned and responsive care for the systems a building depends on — cooling, power, water and controls.

HVAC & MEP (MECHANICAL, ELECTRICAL & PLUMBING)

- HVAC & air-conditioning
- Mechanical & electrical services
- VRV / VRF & centralised HVAC
- Plumbing & water systems

MAINTENANCE

- AMC & comprehensive maintenance
- DG & backup power
- Preventive & breakdown maintenance
- Emergency MEP response

SPECIALISED

- Gas charging & leak detection
- Piping & drainage
- Coil & deep cleaning
- Electrical control & load management

SECURITY & RENEWABLE ENERGY

Protecting people. Powering facilities.





03 FACILITY OPERATIONS

Integrated Security Solutions

Trained people and connected technology working together to protect sites, assets and occupants — day and night.

MANNED SECURITY

- Industrial & corporate security
- Mall, retail & hospitality security
- Residential & gated community security
- Hospital & institutional security
- 24×7 trained personnel deployment
- Ex-servicemen supervision
- Night patrol & site visits
- Gunmen & bouncer services
- Valet parking management
- Background-verified workforce

ELECTRONIC SECURITY

- CCTV design, supply & installation
- IP, PTZ, Wi-Fi & 4G cameras
- NVR / VMS surveillance systems
- Access control & visitor management
- Remote & mobile monitoring
- Alarm & sensor integration
- Solar-powered & off-grid CCTV
- AMC & system upgrades

04 FACILITY OPERATIONS

Renewable Energy Solutions

Solar power designed, built and maintained end to end — lowering energy costs and dependence on the grid.

- Turnkey solar EPC
- Rooftop solar — residential, commercial & industrial
- Plant design, installation & commissioning
- Solar operations & maintenance
- Solar street lighting
- Solar fencing
- Energy performance monitoring
- Preventive maintenance & AMC



BUILDING CARE & INTERIORS

Protecting the building. Improving the space.

05 FACILITY OPERATIONS

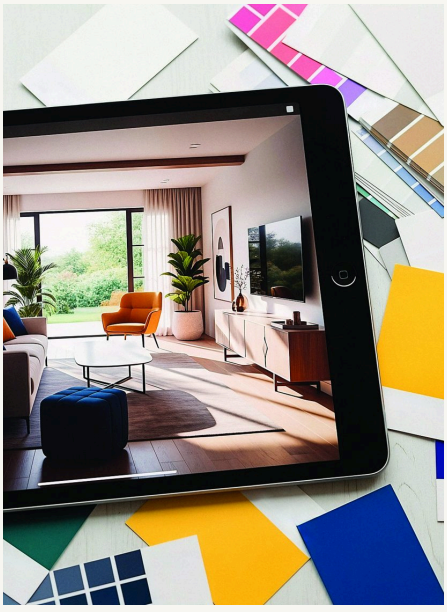
Building Care, Waterproofing & Restoration

Protection for the building fabric — from basements and terraces to tanks, pools and façades.



- Basement, terrace & podium waterproofing
- Wet-area & water-tank waterproofing
- Swimming-pool & planter-box waterproofing
- STP / OHT / UGT waterproofing
- Anti-carbonation & protective coatings
- Crack-bridging & elastomeric coatings
- Anti-mould & anti-algae treatments
- Tile installation, adhesives & grouts
- Structural repair & surface restoration
- Construction chemical applications

Stronger buildings. Smarter spaces.



06 FACILITY OPERATIONS

Interior Fit-Out & Modular Solutions

Turnkey interiors for homes, offices and commercial spaces — designed, manufactured in-house and installed by one team.

- Turnkey interior design & execution
- Space planning & renovation
- Modular kitchens & wardrobes
- Modular storage, TV & furniture units
- Custom & solid-wood furniture
- Civil works & wall modifications
- Office & commercial fit-outs
- In-house manufacturing & installation

SPECIALISED FLOORING & EV INFRASTRUCTURE

Surfaces built for play. Power ready for the road.

07 FACILITY OPERATIONS

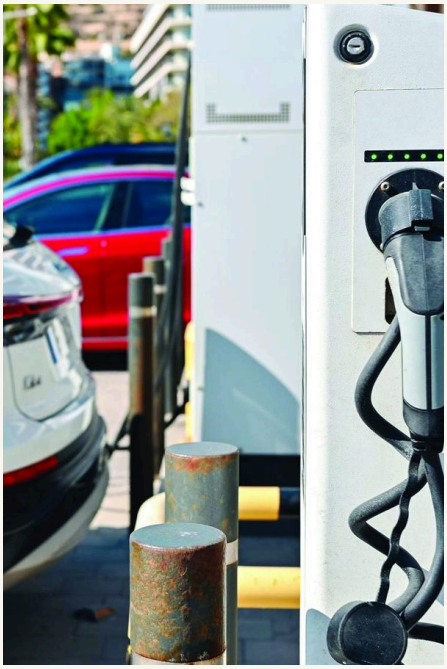
Specialised & Recreational Flooring

Performance surfaces for sport, fitness and play — designed, installed and finished to specification.

- Sports court design & installation
- Acrylic, PU & wooden sports flooring
- EPDM running & jogging tracks
- Rubber gym & fitness flooring
- Artificial & natural turf systems
- Children's play-area safety flooring
- Indoor multi-sport & vinyl flooring
- Court marking & surface finishing



Built for performance. Ready for the future.



08 FACILITY OPERATIONS

EV Charging Infrastructure

Charging for homes, workplaces and fleets — from charger supply and installation to smart billing and monitoring.

- AC & DC fast charging stations
- EV charger supply & installation
- Residential, commercial & fleet charging
- OCPP-based smart charging
- Smart billing & payment integration
- Load management & electrical integration
- Remote monitoring
- Preventive maintenance
- Home EV charging solutions

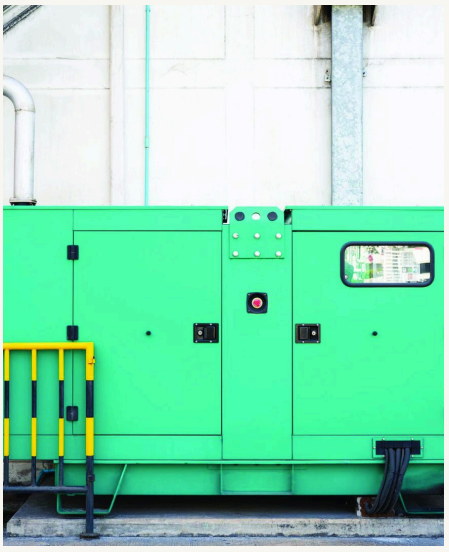
ENERGY SUPPLY, STAFFING & ELEVATORS

Supporting the facility beyond the core.

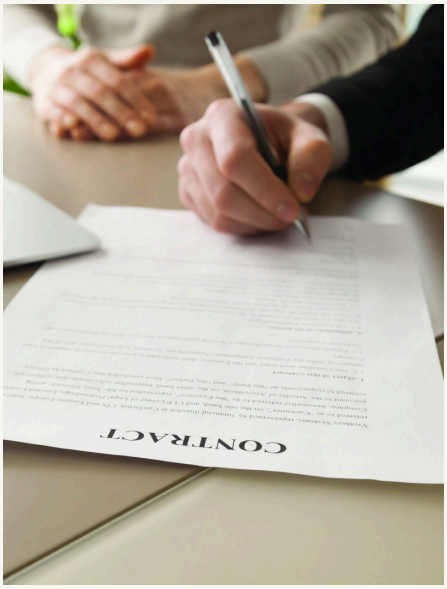
09 FACILITY OPERATIONS

Fuel & Energy Supply Management

Dependable supply of LPG, diesel, petrol and lubricants — plus diesel generator sales, service and AMC.



- Domestic & commercial LPG distribution
- Reticulated LPG for apartments
- Industrial & restaurant fuel supply
- Bulk diesel & petrol supply
- Fleet & generator fuel management
- Lubricants & lube oils
- Commercial & industrial energy supply
- End-to-end fuel logistics



10 FACILITY OPERATIONS

Staffing, Payroll & Compliance

The right people deployed, paid and kept compliant — with statutory obligations handled for you.

- Skilled & unskilled manpower
- Outsourcing & contract staffing
- Payroll processing
- CTC structuring
- EPF & ESI compliance
- Professional Tax compliance
- Contract labour compliance
- Labour-law compliance
- Background verification
- PASARA-licensed security manpower

11 FACILITY OPERATIONS

Elevators & Lifts

- Lift AMC & comprehensive maintenance
- Preventive maintenance & breakdown response
- Passenger, goods & service lifts
- Repairs & spare parts
- Modernisation & upgrades
- Safety inspections & statutory compliance
- Emergency rescue support

12

BUSINESS, FINANCIAL & COMPLIANCE ADVISORY

Professional support beyond the facility.

A well-run organisation needs more than efficient buildings and trained manpower. Financial discipline, statutory compliance, taxation, accounting systems and business planning matter just as much to sustainable operations.

Zenith gives clients access to financial, taxation, accounting, regulatory and business advisory services — delivered by our advisory team and a partner network of qualified chartered accountants and consultants.

01
Audit & Assurance
Statutory, tax, internal, bank, revenue and expenditure audits.

02
Taxation & Regulatory Compliance
Direct tax, GST, TDS/TCS, ROC, FEMA, RBI, NCLT and secretarial compliance.

03
Business & Financial Advisory
Business setup, feasibility, project finance, due diligence, valuation and financial planning.

04
Government & Institutional Audits
CAG, PSU and autonomous-body audits, special audits and grant utilisation.

05
Payroll, HR & Accounting Systems
Payroll, EPF, ESI, Professional Tax, labour compliance, ERP and accounting systems.

06
Startup, Corporate & Sector Advisory
Startup compliance, fundraising, business structuring, corporate restructuring and sector-specific advice.

Delivered by Zenith's qualified advisory team, supported where required by a professional network of specialist firms and consultants — with one point of coordination for the client.



CONSTRUCTION CONSULTANCY, EVENTS & VALUE-ADDED SERVICES

Building projects. Staging experiences.

13 BEYOND THE FACILITY

Construction Cost & Project Management Consultancy



Cost, quantity and project control — first BOQ to final account.

Cost Consultancy

- Quantity take-offs & BOQ preparation
- Cost estimation & budgeting
- Tender documentation & evaluation
- Post-contract cost control
- Variation management
- Bill certification

Bar Bending Schedules

- Steel quantity & bar calculations
- Cut-length calculations
- Shop drawings & BBS documents
- Steel procurement support
- Billing certification support
- Steel reconciliation

Project Management

- Planning & scheduling
- Contractor & consultant coordination
- Quality management
- Cost & budget monitoring
- Progress tracking
- Resource & safety management
- Handover & close-out

QS Audit

- Quantity & measurement audit
- Contractor bill verification
- BOQ review & validation
- Variation & change-order review
- BBS & steel reconciliation
- Final account review

14 BEYOND THE FACILITY

Events & Live Experiences



Weddings, launches, concerts and celebrity shows — run end to end.

Event services

- Planning & execution
- Weddings & destinations
- Experiential events
- Brand building via events
- Corporate events & launches
- Concerts & live events
- Celebrity & entertainment
- Event consulting

Concert consulting

- Artist management
- Venue & production
- Digital marketing & media
- Brand positioning
- Sponsorship decks
- Artist logistics
- Commercial negotiations
- Strategic planning & marketing
- Sponsorship & partnerships
- Experience design
- Production execution

15 FACILITY OPERATIONS

Value-Added Facility Services

- Corporate health & dental check-up camps
- Interior decoration
- Vehicle insurance services
- Gas-line installation & maintenance
- Insurance & LIC assistance
- Loan facilitation

WHY ZENITH

One partner. One line of accountability.

01
Single-window delivery
Facility, infrastructure, manpower and professional support under one relationship.

02
Integrated operations
Soft and hard services, security, energy, projects, events and staffing — coordinated.

03
Professional support
Audit, taxation, accounting, compliance and business advisory on call.

04
Preventive & process-driven
Planned maintenance, structured processes and proactive management.

05
Scalable engagement
Start with one requirement, bundle several, or hand over the whole facility.

One contract.
One team.
Every facility need.

INDUSTRIES WE SERVE

Built around how each organisation runs.

Corporate offices & IT parks	Real estate & developers	Apartments & gated communities	Hospitals & healthcare
Shopping malls & retail	Hotels & hospitality	Manufacturing & industrial plants	Warehouses & logistics
Educational institutions	Infrastructure projects	Banking & financial services	FMCG organisations
IT & technology companies	Government & PSU organisations	Startups & growing businesses	Commercial & high-rise buildings

TRUST & GOVERNANCE

Compliance you can audit.

- ISO 9001:2015 certified processes
- PASARA-licensed security services
- EPF & ESIC compliance
- Professional Tax compliance
- Labour-law compliance
- Contract Labour Regulation compliance
- Background verification protocols
- Fire-safety & first-aid trained personnel
- Statutory documentation & audit readiness

HOW TO START

Three ways to work with us.

Total Facility Management
Hand us the whole facility under one consolidated contract.

Bundled Services
Combine the pillars that matter most to you in one agreement.

Single Service / AMC
Start with one line — housekeeping, HVAC AMC, security or CCTV — and scale as trust builds.

GET IN TOUCH

Let's build a better-run facility.

Whether it is one service line or your entire facility, talk to us about the scope — we will propose the right engagement model.

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