

Nitin Ashokrao Adik

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SUMMARY

- I am very much passionate about the work to use new technology & to develop the new ideas, especially in construction, finishing & interior.
- Good leader of a team.
- Having Experience of 20 years in managing, leading small and large teams related with construction of lock & key projects.
- Having ability to handle the large scale projects or multiple projects.
- Proven Experience in negotiations with clients/contractors.
- Excellent coordination with each team related with projects & management.
- Always ready to accept the challenges to complete.
- Always think for betterment of company & growup its business with the help of management.
- Extensive experience in residential, commercial & industrial projects.
- Having knowledge of Auto Cad, MS Projects & SAP to track the project progress & activities.
- Always working in healthy atmosphere to develop the relation with client / management / staff.
- Must be avid & staunch advocate for safety at all levels on Projects Sites with a zero-tolerance policy.
- Good sportsman, playing cricket as well as badminton.

Educational Qualification: Bachelor of CIVIL Engineering with First Class with Distinction from Swami Rama Nand Tirth University Nanded (2004), Maharashtra, India.

Technical Knowledge: Auto cad, MS project, SAP.

MANAGEMENT EXPERTISE:

I possess excellent written, oral communication skills including effective Presentation, facilitation skills & the provision of accurate & timely operational reporting with briefings to management, business and information technology units.

I have excellent negotiation and conflict resolution skills with the ability to negotiate & mediate with the key stakeholders, clients and staff at all levels and experience in prioritizing support and change requests through a consultative process.

Work Experience:

Project History:

Clinent : Unique Properties, 2nd floor, Amar Avinash corporate city, Bund Garden road, above HSBC bank. Agarkar Nagar, Pune 411001

Project Name :

- 1) Unique Youtopia, Kharadi, 10 Acre.(10 building of 14th floor, 15 L Sqft)
- 2) QUE - 914, Keshavnagar, 4 Acre.(3 bldg of 22 & one of 12th floor. 12 L Sqft.)
- 3) Unique Skyline, Baner pashan link road. 4 Acre.(5 bldg of 14th floor. 6.4 L sqft)

Duration : (Sept 2024 to Feb 2025)

Title : General Manager.

Team size : 50

Responsibility :-

- A lead role in controlling optimizations of project and divide responsibilities amongst team members.
- Coordinate with Directors, Seniors, main architect, consultants and internal team to complete the work of optimization in given time frame with desired optimization results.
- Prepare monthly progress report of various teams of architectural, structural and MEP and present cost savings achieved for project undertaken.
- Plan & execute construction project (Observe and follow the project time lines as per schedule) along with MEP works.
- Evaluate various construction methods & determine the most cost effective plan & schedule.
- Monitoring of construction activities. Implementation and Monitoring Project execution plan and ensuring compliance with project budget.
- Implementing, Monitoring and maintaining Quality Standards at the project with Safety health and environment plan as per ISO norms.
- Control of construction activity & Quality assurance activity at site.
- Negotiate & recommend sub-contractors for various Items of Works Along with detailed rate workouts.
- Overseeing all projects stages from preliminary layouts to final engineering designs
- Documenting processes and presenting project progress updates
- Ensure contractors execute in time with desired quality.
- Ensure deliveries by purchase department are on time.
- Ensure Quality and quantity inspection and billing of all vendors / contractors.
- Ensure handover of customer flats with appropriate finish and timelines with complete satisfaction
- Disciplined to get work from all associates, vendors, contractors..
- Able to handle all local, political, civil issues very well.

***Client: Palmore Luxury Developers, Elite Square, Borabazar, Ballard Estate Fort, Mumbai 400001.**

Project Name: 1) Kadar Villa, 4 Acre. 2) JS Villa, 2 Acre. 3) Kumars Villa, 9 Acre. 4) Magic Villa, 2 Acre. 5) NV Villa, 2 Acre. 6) FF Villa, 2.5 Acre. 7) VVS Villa. 2.5 Acre. 8) Shahs Villa, 10 Acre. 9) Tarak Villa, 1 Acre. 10) Modi Villa, 2 Acre. 11) Township of 20 Acre, Proposed.

Duration: (May 2024 to Sept 2024)

Title: Chief Engineer.

Team Size: 25

SUMMARY: - Palmore meets the elements in this idyllic setting, where our intuitive response to the environment creates distinctive private holiday homes. With over fifteen years dedicated to a boutique approach, father and son Navzer and Karl Irani draw from global architectural practices and localized perspectives. Exacting standards, sensitivity in navigating the terrain and a flavor for the exotic lend each home their singular character.

Responsibility: -

- Lead and manage engineering teams and projects.
- Develop and implement engineering strategies and processes.
- Oversee the design, interior work, development, and execution of engineering projects.
- Ensure compliance with company standards, regulations, and best practices.
- Manage budgets, schedules, and resources for engineering projects.
- Collaborate with other departments, stakeholders, and clients to ensure project success.
- Provide technical guidance and support to team members.
- Monitor and improve engineering practices and performance metrics.
- Managing all site related legal issues on site.

***Client: Goel Ganga Developments. Bund garden, Opp Puna Club. Camp.**

Project Name: 1) Ganga Aria, Dhanori. 2) Ganga Aashray, Dhanori. 3) Euro School, Kharadi, 4) Ganga Avanta, Mundwa. Pune, Maharashtra, India.

Duration: (March 2021 to April 2024)

Title: Chief Engineer.

Team Size: 40

SUMMARY: - Goel Ganga Developments has been a well-known builder of Pune for decades with lacks customers satisfaction & many more to comes in construction of 55 Lack sqft area in & around Pune. The project headed in my guidance of around 15 L sqft.

Responsibility: -

- Capable of handling high value projects and manage a team
- Execution Of Project as Per Design, Drawing & Specifications Within Given Time and Budgetary Framework.
- Coordinating with Directors, architects, consultant and engineers and ensuring appropriate project planning.
- Overall Control of Construction Activity & Quality Assurance Activity at Site.
- Negotiate & Recommend Sub-Contractors for Various Items of Works Along with Detailed Rate Workouts.
- Preparations Of Various Periodical Reports & Ensure Its Timely Submission.
- Maintaining QC Lab & Timely Testing of Building Materials Regularly.
- Overseeing all projects stages from preliminary layouts to final engineering designs
- Inspecting completes projects for compliance with industry codes, specifications, and safety standards.
- Documenting processes and presenting project progress updates
- To ensure contractors execute in time with desired quality.
- To ensure deliveries by purchase department are on time.
- To Ensure Quality and quantity inspection and billing of all vendors / contractors.
- To ensure handover of customer flats with appropriate finish and timelines with complete satisfaction
- To deliver projects with perfect quality and handover on time.
- A Great project planning and eye for detailing
- Passion to construct building with great aesthetics and quality
- Disciplined to get work from all associated vendors/ contractors/ team members
- Ability to delegate and extract work from contractors, laborers and do needful reporting.

AUTHORITY

- Promote research & development activity for lifting quality standards & achieve cost optimization.
- Determine / define quality standards for materials & workmanship.
- Work inspection on site personnel.
- Incorporate new technologies & trends in construction.
- Encourage cost control practices at sites.
- Impart training to staff for uplifting performance & improved effectiveness.
- Ensure processed of material verification & in process checks are being followed.
- Monitor customer complaints & ensure attendance of them.
- Co-ordination with various departments within organization for timely delivery of project like - Legal department, Purchase department, Contracts, Account, Sales, Consultants, Architects... etc.,

***Client: Venkateshwara Associates / Realty.**

Project Name: 1) The Ridges, 2) Kanchagunga, 3) Hill view apartment, Pune, Maharashtra, India. Duration: (May 2017 – Oct. 2020).

Title: Project Manager. (Project

Head) Team Size: 22

Summary: Venkateshwara Associates is the private builder farm; they are mostly work on residential projects & redevelopment projects in main city of Pune. They developed their first large project in Bhugaon near Pune, called "**The Ridges**". The project is on a hilltop with a beautiful lake in front & Singhad fort surrounded with lush green view around it.

It's having 56 luxurious villas in 20-acre land with Club house, Gym, Open garden, Amphitheatre & Long tennis court, total cost of project is 140 Cr.

Responsibility:

- As a Project in-charge, managing & supervising all the construction work at the site.
- Involvement in all the project processes including reviewing design, costing, planning, supporting Govt. approvals, contract management, overall responsible for execution and timely delivery.
- Interact with architects, consultants and related parties for the timely delivery.
- Responsible to deliver project as per company standards / quality/safety & as per the schedule.
- Coordinating schedule achievements & supports their activities to ensure that project execution schedule is achieved.
- Implementing best construction practices and ensuring all activities are carried out in accordance with company standard, specifications and procedures.
- Able to do bottle neck construction execution activities.
- Ensuring cash flow management to allowed proper execution of monthly activities.
- Implementing master schedule / micro schedule including resource planning pour schedule & tracking logs for various activities.
- Check on-going job execution at site with drawings.
- Follow up with contractors and staff at site for daily activities.
- Weekly meetings with contractors to avoid delays in planned activities.
- Taking meeting at site with engineers / staff & CRM as per requirement to discuss progress, issues of work & client queries.
- Review safety procedures and support manager quality & safety at project sites.
- Study drawing & provide comments on drawings to consultant and architect.
- Inspection of work quality and material delivered at site.
- Ensuring sufficient manpower at site with contractor's representatives and in compliance with labor laws.
- Overview / reviewing schedule & Cost of the project on regular basis.
- Checking the required material quantities as per planned.
- Maintaining various records as per company's project procedure manuals, test certificates, construction logs, handover certificates etc.
- Monitoring, controlling and verifying contractor's progress and bills.
- Establish proper contract management with clients and contractors.
- Tracking extra items and variation items etc. in line with contract clauses.
- Obtain sample material approval well in advance from design & architect.
- Arranging team building & motivating the team activity for better output.
- Regular reporting to Director.

***Client: LODHA GROUP, Mumbai.**

Project Name: LODHA Belmondo,

Pune,

Maharashtra, India. Duration: (Jan 2014 – Oct 2016).

Title: Dy. Manager of Finishing & Interior.

Team Size: 13

Summary: LODHA GROUP is one of the leading construction real estate companies in India, they work on residential & commercial projects and having one project in Pune, name is "Belmondo".

The project is covered in 105-acre land with 28 apartments (9 luxurious & 19 are semi luxurious) of G + 21 floors, 28 luxurious row house bungalows & lush green 45-acre 9-hole Golf Course. I was looking for luxurious 5 apartments of 3 BHK & 4 BHK, total cost of project with development headed by me is 80 Cr.

Responsibility:

- Handled all finishing activity till the handover to CRM department.
- Finalized the detail drawing with coordination of architect & design department.
- Made BOQ from estimation & costing/purchase department as per the selection of architecture company policy.
- Uploaded all the BOQ in SAP system with the help of SAP & IT team.
- Coordinated with site, MEP, design, purchase, architect, legal & other project related teams to overall & timely delivery of the projects.
- Lead a team of site engineers / staff, contractors & supervisors to make the project successfully completion.
- Taking meeting weekly or as per required with staff, architect, design & prepare the MOM to send VP.
- Driven the project with quality control, timelines & cost at site.
- Making the work progress reports in MSP with coordination of Project Coordinator to send VP.
- Preparing the Project schedule, procurement tracker & resource planning for the projects.
- Ensured effective implementation of all the defined processes and implement procedures to achieve project expectations on quality, time & budget.
- Monitor the project execution in line with approved master construction or finishing plan & report to the management.
- Bring new ideas on board to optimize the model & make it more efficient.
- Study drawing & provide comments on drawings to consultant and architect.
- Make a sample material board for the future references to all staff.
- Inspection of work quality and material delivered at site.
- Obtain sample material approval well in advance from design & architect.
- Arranged team building & motivating team activity for better output.
- Reported to Sr. VP as higher authority. (Mr. Sandip Shaha sir).

***Client: LAVASA CITY, HCC GROUP, Mumbai.**

Project Name: LAVASA, Pune, Maharashtra,

India. Duration: (Oct 2010 – Jan 2014).

Title: Sr. Executive (Ass. Project Manager)

Team Size: 6

Summary: The LAVASA is first well planned city of Maharashtra & its India's first planned hilly town is situated on the top of Sahyadri Hills near the banks of Varasgaon Dam, It takes 2 hour from Pune to reach this place. The project approximately covered in 25,000 acres of land with residential apartments, commercial buildings & bungalows.

Responsibility:

- Handled 5 apartments of G + 4 floors.
- Responsible for RCC & completed finishing work.
- Site In-charge for handover of H & I Portofino apartment, it's having five apartment buildings H-1, 2, 3 & I-1, 2.
- Maintain good Coordination with all departments, Design, Infra, Safety, Environment, QA/QC, THL, R & C, for the project related issues & development.
- Worked on Project planning, estimation and cost saving.
- Prepared bar chart as per schedule.
- Worked on Microsoft office Project (MSP) for project tracking & scheduling.
- Final bill checking & processing.
- Checked quality & finishing of all construction work.
- Conducted Weekly site meeting with AVP, Contractors, juniors regarding work activity, progress of work, quality of work, etc.
- Prepared & tracked work program to achieve the scheduled target.
- Planned & monitor day to day activity for target setting.
- Reporting & Coordinating with VP, AVP for work progress & its related issues.
- Coordinated with project coordinator for making progress chart on MSP.

***Client: Tyagi & Rameshwar Developers.**

Project Name: 1) Grand View-7, Ambegaon. 2) Wind ward in Wakad, Pune, Maharashtra, India.

Duration: (April 2009 - July 2010).

Title: Sr. Engineer.

Team Size: 4

Summary: Grande View 7 phase 1 is a well-planned venture which provides natural light from all sides of building, it has 5 apartment of 2 BHK (G+12 floor) with open garden, Gym, swimming pool & club house. In Wind ward I am handling 3 building of G + 12 floor i.e. D, E & F.

Responsibilities:

- In charge of two building A & D in Grand View – 7 Ambegaon for finishing work.
- In charge of three building D, E & F in Wind ward, Wakad for RCC work.
- Responsible for all activity from building execution to handover.
- Contract execution & its rate finalization with the help of Chief Engineer.
- Coordinated with Directors, site and office staff to speed up the work on site.
- Responsible for final quality of work.
- Made bar chart & working on estimate, costing for project.
- Planned and completed Project activities as per schedule.
- Maintained ISO document for audit as per company policy.
- Reporting head is Chief Engineer.

***Client: Kolte –Patil Developers Ltd, Pune, Maharashtra, India.**

Project Name: 1) DEW–DROPS, SHOPPERS ORBIT, VISHRANTWADI, (All Development, Swimming pool & Club Housework), 2) BIZ-BAY COMMERCIAL COMPLEX, NIBM ROAD, (finishing work only)

Duration: (June 2007 - March 2009)

Title: Sr. Engineer.

Team Size: 6

Summary: Dew Drops & Shoppers Orbit, it's a residential & commercial project. Its offers spacious and skillfully designed 2BHK and 3BHK apartments, Shops & office spaces. The project is well equipped with all basic amenities & facilitate as per the needs of residents. It has 3 towers of 13 floors (141 units) with open garden, club house, gym & swimming pool.

Responsibilities:

- Finalized drawing with help of Architect and Consultant.
- Coordinated with site and office staff.
- Responsible for quality of work.
- Prepared bar chart, estimate, costing for project.
- Involved in Project planning & monitoring.
- Maintained ISO document for audit from staff.
- Rewarded with increment for timely completion of project.
- Appreciated for getting NC in ISO audit.
- Reposting head is Project Head & Project Manager.

***Client: Raviraj Group, Pune, Maharashtra, India.**

Project Name: FORTALEZA, Kalyani Nagar, Phase -1 (One building) & Phase – 3 (Two building).

Duration: (June 2006 – May 2007).

Title: Sr. Engineer.

Team Size: 5

Summary: Raviraj Group mostly worked on residential & commercial projects; its Fortaleza is a residential housing apartment project located in Pune at New Kalyani Nagar. The Apartment is very spacious, and the size starts from 1650 sq ft, also its close to prime area of Pune is Koregaon Park as well as Airport.

Responsibilities:

- Site execution & coordination with juniors.
- Involved in Project planning.
- Made building estimation as per the company policy.
- Prepared activity in the bar chart.
- Finalized drawing in coordination with Architect and Consultant.
- Held Regular meetings with SIC/Project Manager for site issues.
- Responsible for quality work.
- Maintained & checked ISO document for audit. (Facing audits 2007 – No NC. All documents were clear & got the increment & Promotion.)
- Reporting head is Project Head / Project Manager.

***Client: Bharucha & Company, Pune, Maharashtra, India.**

Project Name: 1) Talera Multiplex (3 Screen), Wadgaon Sheri, Pune. 2) Persistence Software Company, Nalstop, Pune (P.T.Slab).

Duration: (Nov. 2004 – May 2006).

Title: Sr. Engineer.

Team Size: 3

Summary: Bharucha & Company is the one of the largest contracting firm in Pune, they are working on residential & commercial projects. Its largest project in Pune city is Persistence Software Company, having 6 L Sqft buildup area, I am looking for its RCC & finishing work under the guidance of Project Manager.

Responsibilities:

- Prepared bar chart for project execution.
- Prepared estimation & costing for project budgeting.
- Held Meeting with Architect and Consultant for drawing & execution related issues.
- Checked quality of work.
- Held meeting with directors & Project head regarding site related issues.
- Checked & made Contractors bills.

Extra-Curricular Activities / Achievements:

- Active participation in various cultural and management events in college & during Engineering.
- Represented college cricket team in inter college competition.
- Received Best Bowler award in college for two years in a row.
- Participated in Badminton championship in college & regularly playing the same.
- Part of winning team in Cricket & other team build activity was organized in Lavasa & Lodha group.
- Represented as a team leader in various sports as well as construction activities of companies.
- Having knowledge of SAP, MSP, ERP (In4 Velocity), AutoCad, etc.

Current CTC : - 26 L (24+2)

Expected CTC: - As per company norms

SIGNATURE

(Nitin A. Adik)