

CHANDRASHEKHAR MAURYA B.E. (Civil Engineering)

Career Objective:

To leverage my expertise in liasoning, regulatory compliance, documentation, drawing scrutiny, OC processes, valuation, and asset monitoring to contribute to high-value real estate projects, ensuring operational excellence and strategic growth within a leading global organization.



CONTACT-:

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Date of birth: 01/05/1998

EXPERIENCE-:

Deputy Manager, Truboard Technologies Pvt Ltd, Andheri, Oct-2024-Present

- Lead the asset monitoring process for real estate projects, focusing on key metrics such as regulatory compliance, financial performance, and timely project delivery for fund houses.
- Provide real-time data analysis and reporting to help investment firms and fund managers track the performance and risk of their real estate assets.
- Conduct detailed site assessments to ensure compliance with local zoning laws, environmental regulations, and approval processes, ensuring asset integrity.
- Collaborate with fund houses to assess project feasibility, monitor asset lifecycle, and ensure that key milestones are met in alignment with investment objectives.
- Oversee the document management process for regulatory approvals (e.g., CC, OC, etc.), ensuring that all necessary documentation is up to date and compliant.
- Provide clear insights into asset valuation, Redevelopment potential, and market dynamics to drive efficient decision-making and help align real estate strategies with fund house goals.

Technical Due Diligence Executive, Sugee Group, Worli, Dadar Nov 2023- Oct 2024

- Prepared detailed feasibility reports for redevelopment projects, open plots, and stalled projects, ensuring compliance with DCPR-2034 and UDCPR-2020 regulations.
- Conducted thorough analyses of FSI, TDR, and Premium calculations, determining the feasibility and alignment of each project with regulatory standards.
- Actively engaged in meetings with society representatives to address concerns and gain consensus for redevelopment projects, fostering smooth collaboration between developers and societies.
- Assessed stalled projects, identifying reasons for delays, analysing funding viability, and proposing strategies (such as Joint Venture or DM models) for restarting or re-structuring the project.
- Evaluated the current construction status, cost incurred, and pending approvals to determine project risk levels and identify critical regulatory clearances for timely execution.
- Reviewed all regulatory documentation (e.g., CC, OC, NOCs) to ensure compliance and identify any potential barriers to project completion.
- Delivered actionable viability reports with insights on approval statuses, construction milestones, financial investments, and risks, helping stakeholders make informed decisions to advance projects efficiently.

Liaisoning officer Shah Gattani Consultants, Vasai, Mumbai /Jan 2021 Nov2023

- Managed the complete documentation process from Commencement Certificate (CC) to Occupation Certificate (OCC), ensuring timely submission and approvals.
- Scrutinised project drawings as per UDCPR, collaborating with VCMC engineers for compliance with local planning norms.
- Performed FSI, TDR, and Premium calculations for building layouts, ensuring alignment with regulatory guidelines for project approvals.
- Coordinated with government bodies to facilitate the approval process for CC and OCC, ensuring all necessary documentation was in place and followed up on approval progression.
- Conducted CFO site visits to verify progress, review documentation, and calculate charges in compliance with regulatory requirements.
- Conducted site inspections to ensure work completion and compliance with RERA guidelines for securing the RERA certificate.

Site Engineer, Devash Construction, Kandivali, Mumbai / May 2019- Dec 2020

- Site Execution & Ensure project completion within the scheduled
- Responsible for the checking of a structural element (slab, beam, column) before pouring to RMC with proper check.
- Responsible for quality related issues, repairs, touch up and compliance reports.
- Responsible for maintaining all the data / documents related to quality.
- Surveying Work with Auto level
- Work with Proper implementations related to Safety and Quality as per the requirements of Clients. Meeting with Contractors/Clients etc.

Site Engineer, Sai project Mumbai pvt ltd, Khar road, Mumbai /Aug2018-April2019

- Managed site execution, ensuring that construction activities were carried out as per the approved plans and timelines.
- Handled labour management, coordinating tasks and maintaining productivity while ensuring safety standards were met.
- Prepared daily progress reports, documenting work completed, material usage, and any challenges faced on site.
- Conducted site surveys to assess project requirements and validate work progress.
- Performed quality checks on materials to ensure compliance with required standards and specifications for durability and safety

EDUCATION & CREDENTIALS

Year	Degree/Certificate	Institution	CGPA/Percentage
2018	B.E. in Civil Engineering	Theem College of Engineering, Boisar	7.81/10
2014	Higher Secondary Certificate (HSC)	Vartak College, Vasai	71.52%
2012	Secondary School Certificate (SSC)	Rahul Hindi High School, nallasopara	89.45%

LANGUAGES

- **English:** conversational | ■ ■ ■ ■
- **Marathi:** conversational | ■ ■ ■ ■
- **Hindi:** Fluent | ■ ■ ■ ■ ■

Hobby Interest Level

Travelling ■ ■ ■ ■

Cricket ■ ■ ■ ■

Reading ■ ■ ■ ■ ■