

K.VENKATESWARAN

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Project / Construction Management (Civil) with Leading Organizations

Executive Summary

Professional with 36 years of qualitative experience in Project Management, Execution of Civil Works and Site Management. Having capabilities to handle the different projects, i.e. I.T. Parks, Educational/Residential/Commercial Industrial Buildings, Off & On Shore Constructions, Windmill/Sub-Stations, Reservoir, Irrigation Projects.

Core Competencies

Management Capabilities

Project Management, Planning, Vendor Approval / Development, Drawing Verification/ Checking Bill of Materials / Indents, Co-ordination for Audits- Technical / Safety, Co-ordination with Technical & Cost consultants / Architects

Execution Capabilities

Taking Lead role in site, Having control of Main contractor, Finishing Team & Vendors, Scheduling of jobs, Status Tracking, Quality Control, Progress Monitoring, De-bottlenecking, Safety Audit

Credentials

Appreciations:

- One of the tallest Residential structures in Chennai- Ouranya Bay@ Padur, Chennai.
- GIS- Gas Insulated Sub- Stations @ Abu Dhabi & Dubai.
- TamilNadu State Govt. Prestigious Drinking Water Supply Project – VEERANAM- Laying Pipe Line about 100 KM length for Chennai City.
- Third Biggest Mosque In the World - Grand Mosque Project @ Abu- Dhabi.
- **First of Its Kind in India - Projects:**
 - ✓ Hi- tech Mushroom project Near Chennai & Guntur.
 - ✓ Forming of Sea Water reservoir of Storing 8.0 Lakh Cu.m of Water for Shrimp Farm (Aquaculture) near Nellore.
 - ✓ Off shore/On shore Construction of Ship Repair Yard with Floating Dry Dock facilities @ Chennai Port.

Awards : "LEED Certification" was awarded to SP INFOCITY – Project @ Perungudi, Chennai.

"IGBC Rating – Platinum "is being awarded to Mahatma Gandhi Block -Project @ VIT, Vellore.

Cost Savings : SPINFOCITY @ Perungudi, Chennai - Involved in Co-ordination & Liaison between Structural Engineer and Value Engineer, to optimise the Designs of Concrete Structure i.e. Reduction in Consumption of Concrete & Reinforcement Steel Quantities prior to Freezing the drawings and Prompt Delivery of the Approved Drawings at site.

New Methodology Adopted:

- Construction of Architectural Collage & International Residential School @ Vellore and Chennai.
 - ✓ Adopted Radial Cooling system on Floors which reduces room heat & HVAC demand.
 - ✓ Adopted Filler slab method (By using Porothem / Fly Ash Blocks) in roof slab concrete.
 - ✓ Adopted Exposed Concrete RCC walls with special Formworks.
- Construction of Residential Flats @ Ouranya bay, Chennai.
 - ✓ Adopted Shear Wall Constructions from Foundation to Pent House, Which Yielding the results.i.e Speedy Construction, Withstanding the Seismic Conditions, Good Quality Structure, Neat Finishing.
- Construction of IT - Park– SPINFOCITY @ Perungudi, Chennai
 - ✓ Adopted PT Slabs(Beam less slabs) in every Floor which makes reduction of Cost and Time in terms Of De- Shuttering period and achieve great strength for structure.
 - ✓ Advised the Management to make RCC Flat Slab instead of PT Slab for Terrace Floor to take care of heavy loading HVAC & other equipments.
 - ✓ Advised Management to make Floor Slab design & its Beam Layout to suit Seating of Seize of DG set- Base Frame in-order to withstand heavy loading & ensure smooth run of DG, which free from Vibration.
- Construction of IT Park @ R.A.Puram, Chennai.
 - ✓ Advised Management & Adopted the Bored – Cat- insitu – piles - 1.20 m dia of 30 m deep for foundations.
 - ✓ Adopted RCC Flat Slab in every Floor (Beam less slabs).

Quality Certification:

- Co-ordinated with ISO Auditors & obtain ISO 9001 Certificate during the Construction of the Following Projects:
 - ✓ Construction of Residential Flats @ Ouranya Bay, Chennai
 - ✓ Mahindra Residential project @ Mahindra World City, Chennai

Present Employment

At CHERALATHAN ASSOCIATES, Chennai (PMC) - From Sep'17 – Till Date

Role & Resp : **Project Manager - Overall In- charge for Civil & MEP Works - Responsible** for Coordination / Technical Liaisoning with Contractor / Consultant / Architect / Client, Material Procurement (client Supply), Tender Process, Design & Progress Review Meetings, Drawing Control, Progress and Quality Control, Schedule tracking / Monitoring, Bill Certification, Implementation of IGBC / LEED – Green Building Norms, As – Built Drawing and Handing over – Concept to commissioning.

Project # II : **Construction of VIS International Residential School, Ph-I at RECT Campus, Chennai.**

Description : Five (5) Special Buildings with architectural modern features, Designed by Leading Architect – M/s Mind Space Architects , Bangalore.

Area : Horizontal developments spread out in 33 acres.

Value : INR 70+ Crores

Project # I : **Construction of Architectural Collage - Mahatma Gandhi Block at VIT Campus, Vellore.**

Description : G + 4 – Special Building with architectural modern features, Designed by Leading Architect – M/s Mind Space Architects , Bangalore.

Area : 3 acres.

Value : INR 60+ Crores

Previous Employments

Jan'13 – Aug'17	SAI ADITHYA FOUNDATIONSS	Proprietor
Jan'12 – Dec'12	M/s Suprajaa Constructions(P) Ltd	Engineer - In charge
Mar'11 – Dec'11	CB RICHARD ELLIS (CBRE)	Senior Project Manager
Jun'10 – Jan'11	True value Homes (TVH) Chennai	Assistant General Manager – Projects
Nov'07 – Jun'10	Shapoorji Pallonji & Co.Ltd. (SPRE) Chennai	Construction Manager
Aug'05 – Nov'07	Lancor G: Corp Properties Ltd., Chennai	Project Manager (Owner Engineer)
Feb'04 – Jul'05	Emirates Trading Agency (ETA) - Power Projects Division, Abu Dhabi	Site Engineer
Dec'02 – Jan'04	Srikar & Associates (P) Ltd., Chennai	Site Engineer cum Quantity Surveyor
May'02 – Nov'02	Impregilo S.P.Q., Abu Dhabi (Grand Mosque Project)	Foreman
Feb'89 – Apr'02	Esquire Engineers & Consultants Ltd., Chennai	Principal Engineer
Jun'88 – Jan'89	Tamil Nadu Adi-Dravidar Housing Dev. Corp, Kallakkurichi	Technical Assistant
Mar'87 - May'88	PL. Ramanathan (Licensed Surveyor & Contractor), Pudukkottai	Site Engineer
May'85 – Feb'87	Public works Department, Vriddhachalam	Technical Assistant
May'84 - Apr'85	M.K.M.S. Builders, Villupuram	Site Engineer

- Since 2013, Established a Company Called “SAI ADITHYA FOUNDATIONSS” – Recently, Constructed a Residential Flats on Contract basis at Chennai :
 - ✓ Pallavaram : G + 2 Building : Total 6 Units : Flat Area 700 – 850 Sft – 2 & 3 BHK
- Undertaken own project – Promoting Residential Flats on Joint- venture basis at Chennai :
 - ✓ Selaiyur : G + 2 Building : Total 6 Units : Flat Area 700 – 850 Sft – 2 BHK
- Executed the Residential Projects for M/s Suprajaa Constructions(P) Ltd, the following Projects at Chennai :
 - ✓ Perumbakkam : G + 2 Building : Total 5 Units : Flat Area 750 – 1100 Sft – 2 & 3 BHK
 - ✓ Pozhichalur : G + 2 Building : Total 6 Units : Flat Area 550 – 1050 Sft - 1 & 2 BHK
 - ✓ Urappakkam : G + 4 Building : Total 16 Units: Flat Area 850 – 1050 Sft - 2 BHK

VITAL PROJECTS

At CBRE RICHARD ELLIS (CBRE) Chennai (PMC)

Project : **Aqualily – Mahindra Residential Project @ Mahindra World City, Chengalpattu, Chennai**

Description : 151 luxury villas and twin homes - an extent of 15 lakh Sq.Ft targeted on Premium buyers.

Area : Mahindra World City

Facilities : Club house with swimming pool, Gym, recreation centre, Power fencing, UG Sump, OHT, Common roads, storm water & Common sewage networks, Video door phone, solar water heater and landscape.

Value : INR 100+ crores

Role & Resp : **Phase 1-Villa- Overall In- charge- Responsible** for Design Coordination, Material Procurement, Contract Administration, Progress and Quality Control. Process implementation and Frequent Audit of team performance. Initiation of Change order management. SPOC (Single point of contact) for Contractor / Consultant /Client.

At True Value Homes (TVH) Chennai (Owner Engineer)

Project : Construction of Residential Flats - Ouranya Bay @ Padur, Chennai

Description : 6 Towers of 27 Floors of 103mtrs high & each Tower contains 152Flats in an extent of 2.75 lks sq.ft.

Area : 15 acres

Facilities : Recreation/Club House, Multi level Car Park, State of Art Landscaping, Water Treatment Plant/STP, Helipad Arrangements.

Value : INR 350+ Crores.

Role & Resp : **Overall In-charge of Project** - Having Control on Bills of Quantities, Work Orders, Technical Specifications, Receipt of Materials, Conducting Design & Progress Review Meetings, Quality Control, Certification of Contractor & Vendor's Bill, Liaisoning with Govt / Financial Institution Authorities during their site visit, Parallel Reporting to Head of Department of Safety/Quality/Store/Material Procurement/Marketing, Prepare the final "AS BUILT" Drawing. And also closely coordinate with the PMC on the following areas: Material Procurement / Manpower Planning, Quality Assurance & Standards ,Billing & Technical Audits conducted by them, Issuance of "Good for Construction" Drawings at the site in Time, Handing Over.

At Shapoorji Pallonji & Co.Ltd. (SPRE)Chennai (Owner Engineer)

Project : Construction of IT Park – SP Info City @ Perungudi, Chennai

Description : SBA – 3 Million Sq.ft-Blocks A, B &C, 3 Basement Floor-Car Parking, Ground Floor-Shopping Mall 1st - 9th Floor - Office Area, 10th - 13th Floor - Hotel & Restaurants

Value : INR 500+ Crores.

Roles & Resp : **In-charge of Block –A** -Execution, Programme & Progress-Timely Completion Of works, Drawings Control, Detailing of Drawings for Workability & Economical, Value Engineering, Material Procurement, Monthly Reconciliation. Billing, Progress Reports, Preparation MOM & its review, Co-ordination / Liaison/Organizing Review Meetings with Consultants /SPCL / Service Contractors, Quality Control& its Documentation, Final Authorization of Pour Cards / Pour Sequences / Concrete Clearances Close Co-ordination with CBRE – Facility Management for handing Over &House Keeping.

At Lancor G: Corp Properties Ltd, Chennai (Owner Engineer)

Project : Construction of IT Park @ R.A. Puram, Chennai

Description : SBA – 3 Lakh Sq. Ft. Basements + G.F. + F.F. - Car Parking, 2nd to 10th Floor - Office Area

Value : INR50+ Crores

Roles & Resp : **In- Charge for All Site Construction Activities**-Day-To-Day Supervision, Quality &Quantity Check, Material Indent / Quality / Reconciliation, Progress Review Meeting with Contractor, Design / Drawing Co-Ordination with Architect / Consultant, Issuance of Drawings, Records Maintenance, Concrete Pour Clearances, De- Bottle-necking and "ASBUILT" Drawings.

At Emirates Trading Agency (ETA) - Power Projects Division, Abu Dhabi & Dubai

Projects : 220/132/11kv Substation (GIS) at Ramah near Al-Ain under ADWEA Contract.

: 132/11kv Substation (GIS) at Jebel Ali Free Zone Authority (JAFZA) under DEWA Contract.

: Reactor Room Building at 132/11kv Jebel Ali Industrial Substation under DEWA Contract.

Roles & Resp : **In- Charge for Civil Works**- Supervision, Quality Check, Billing, Review Meeting with Civil/ MEP Contractors / Safety Personnel, Issuance of Drawings to Sub-Contractor; Co-ordination/Obtaining Concrete Pour clearances from DWEA/JAFZA/DEWA Authorities, Making of "ASBUILT" Drawings, Site Co-ordination with MEP Engineer / Contractor for Fixing of Templates / Rails / Sleeves preciously & Erection of DG Equipment /Machineries & Testing, Commissioning & Project handing over in totality.

At Srikar & Associates (P) Ltd., Chennai (PMC)

Project : Veeranam -Water Supply Project

- Layout of drinking water Pipe line of 100km Length.

- Construction of pipe carrying Bridges Crossing Canals & Rivers.

Roles & Resp : **Civil Works**- Supervision, Quality Check, Technical Specification, Schedule of Works, Deviation Statement, Joint Measurements @ Site, Check & Issuance of Steel BBS, Billing –Both the Client /Sub Contractor, M. Book Maintenance.

AT Esquire Engineers & Consultants Ltd., Chennai (PMC)

Involved in Project Management Services for the following Projects :

- ✓ **Wind Turbine Generator – Foundation & Pedestals of 750KW** for M/s. Asian Wind Turbines (P) Ltd., Tirunelveli & Kanyakumari, Tamil Nadu.
- ✓ **Switchyard & Control Room Building for 400 / 220 kV Substation** including tower foundations for incoming transmission line for M/s BHEL in Power Grid Corporation of India Ltd. Campus at Kanpur, UP State.
- ✓ **Hi-Tech Mushroom plant** for M/s NVS HOLLAND AGROTECH LTD., Guntur, Andhra Pradesh.
- ✓ **Seawater Reservoir (First of its kind in India)** with surplus escape for shrimp farming [Aqua culture] project of M/s Balaji Biotech Ltd., Nellore, Andhra Pradesh.
- ✓ **Hi-Tech Mushroom plant (First of its kind in India)** for M/s Saptarishi Agro Industries Ltd. near Chennai.
- ✓ **Residential Complex** for Senior/Technicians for M/s Christian Medical College & Hospital -Vellore, TamilNadu.
- ✓ **Off-Shore Construction and related On-Shore Construction & 11kV Indoor** substation, DG sets for forming **ship repair yard** with floating dry dock facilities (**First of its kind in India**) for M/s Chokhani International Ltd. at Port of Chennai.

Involved in Project Engineering Services for the following projects:

- ✓ Preparation of design & detailed engineering for Sewage Treatment Plant (External Public Health Engineering) for M/s. Nuclear Power Corporation of India Ltd., Koodankulam.
- ✓ Preparation of design & detailed engineering for up-gradation of existing Effluent Treatment Plant for M/s. AAVIN at Salem Diary.
- ✓ Pre-tender Engineering for Switchyard Civil works under Sharqiya Transmission System - Oman for M/s SPIC - SMO for 6 nos of 132 Kv and 3 nos of 33 Kv Substations
- ✓ Preparation of tender documents, for civil works for following substations for M/s Haryana State Industrial Development Corporation Ltd., Haryana through M/s Feedback, New Delhi at and Bawal.
 - 220 / 66 / 11 kV S/S - 1 no: 132 / 11 kV S/S - 1 no: 66 / 11 kV S/S - 4 nos
- ✓ Estimation, preparation of drawings, tendering, negotiating and co-ordinating in site activities for expansion / modernization of cosmetic unit for M/s Ponds India Ltd., Pondicherry.
- ✓ Preparation of plant layout, and building drawings for obtaining statutory approval for M/s Hemanjali Agri Foods Ltd., Vijayawada, Andhra Pradesh.
- ✓ Feasibility study and analysing the cost hike of civil works for development of Megh Malhar Complex a 26 floor residential complex for M/s Transcon Builders & Contractors Pvt. Ltd., Mumbai.

Scholastics

- **Diploma in Civil Engineering from Central Polytechnic, Taramani, Chennai with First Class marks (70%) in 1984.**
- **Software Skills: MS Office**

Personal Dossier

Date of Birth : 25th July 1966.
Address : Flat # 011, F-Block, SBIOA Unity Enclave, Mambakkam, Medavakkam High Road, Chennai– 600 127.
Passport No. : K8307863 valid up to 07.04.2023
Languages Known : Tamil, English, Telugu and Hindi.