

T. Ashok Chokkanathan

PROPERTY MANAGER | FACILITY MANAGER | PEOPLE LEADER



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AREAS OF INTEREST



Skill development



Operations



Capability Building



**Sales &
Marketing**



People Management



Innovation

WORK EXPERIENCE – 20 YEARS

Hiranandani Parks, Oragadam

Operations-Township and Industrial Park (June 2017 to till date)



- Oversee operations working with the General Manager to include ongoing training and coaching on specific issues, e.g., Project transition, client handover, expenditures, compliance with regulatory requirements.
- Develop, implements, and evaluates comprehensive preventive maintenance programs
- Develop annual operating budgets and monitors operational expenses on a regular basis and implements strategies to ensure expenditures remain within prescribed budgets
- Manage service contract negotiations, and implements purchasing and expense control strategies to help them to stay competitive within the market
- Ensure all agreements and documents are in compliance with rules and regulations outlined by other entities (such as CMHC, BC Housing, Federal and Municipal Governments etc.)
- Play a key leadership role in combining sound property management principles with a commitment to providing supportive services to property/operations managers/staff and collaborates with General Manager to assure this connection.
- Develop and deploy the facility /property management strategy and implement policies and processes related to customer satisfaction, maintenance, parking, house-keeping, horticulture etc

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- Prepare & adhere to the budget for operations, security, and engineering & review quarterly
- Identify training needs and organize requisite training programs for permanent employees and outsourced staff in areas of housekeeping, security management etc
- Liaise with local municipal authorities/ government and other regulatory bodies along with the Manager - Liaison and ensure that all permissions/ licenses are in place

JLL (INS Divyasree infra developer)



Property Manager (2015-2017 april)

- Responsible for equipment timely maintenance and repair of HT systems, HVAC , BMS systems and Energy Management Systems.
- Responsible for collaborating, communicating and co-ordinating with internal departments to handle and promptly respond to processing, allocating , segregating, customer complaints
- Responsible for 1500 KVA diesel generation plants, 33 kv substation, Air-Conditioning plants, Refrigeration plants, Package AC, Split AC with full accountability of Performance monitoring, maintenance and defect rectification..
- Part of crew member of Major Overhaul of Dg set.: Responsible for Implementation of Submarine safety policy ensuring that work is executed in accordance with the approved drawings and specifications, agreed procedures and method statements.
- Ensure activities of organizational requirements for quality management, health and safety, legal stipulations, environmental policies and general duty of care and Discipline, managing men, material and smooth running of Organization.

Indospace Industrial Park Pvt Ltd



Property Manager (2013-2015)

- Develop and deploy the facility /property management strategy and implement policies and processes related to customer satisfaction, maintenance, parking, house-keeping, horticulture etc
- Prepare & adhere to the budget for operations, security and engineering & review quarterly
- Identify training needs and organize requisite training programs for permanent employees and outsourced staff in areas of housekeeping, parking etc
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Sistema Shyam Teleservice Pvt Ltd (MTS)



Data Centre Operation in PAN India(2011-2013)

- Expertise in identifying and rectifying defects for continuing operation to achieve operational commitments. Revamping of units by making thorough cause and Defect analysis, Adept at conducting down time analysis and control, Breakdown, Preventive and Predictive maintenance, Cost Optimisation, Shutdown Planning and Safety Management.
- Oversee the entire maintenance function, providing leadership to the maintenance team and focus on providing proactive maintenance solutions and help the team to set up sound preventive maintenance systems for plant & equipment
- To apply significant knowledge of the market trend to improve the services provided by the company to the clients

JLL (INS Shiram Porperities)



Property Manager(2007-2011)

- Responsible for 1500 KVA diesel generation plants, 110 kv substation, Air-Conditioning plants, Refrigeration plants, Package AC, Split AC with full accountability of Performance monitoring, maintenance and defect rectification.
- Responsible for Analysis of various performance inputs and maintaining balance of the plant. Analyzing the defects and implementing Defect Prevention activities with reference to OEM.
- Responsible for Ensuring that safety rules and regulations are communicated to the workforce and are fully enforced
- Preparation and Execution of the Plan for preventive maintenance

- OPERATION MANGER in M/S Unisol infra service (2005 – 2007)
- FACILITY MANGER in M/S UPDATER service (2003 – 2005)
- TECHNICAL SUPERVISOR in M/S Well shine granites (2001 – 2003).
- TECHNICAL SUPERVISOR in M/S MV DIABATIES CENTRE (1999 -2001)
- SUPERVISOR training in M/S SENTHIL ELETRICALS (1997 -1999)

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SKILLS AND COMPETENCIES



Analytical skills



Technical skills



Creativity



Problem solving skills



People management skills



Team & Vendor management

KEY STRENGTHS



Deadline management



Decision making ability



Team player



Client-focused



Interpersonal skills



Dedication and Flexibility

EDUCATIONAL SUMMARY

1999

B tech (Anna University)
Oct 2010

1994

Diploma in Electrical Engineering

1992

Primary & Secondary School Education

LINGUISTIC SKILLS

English



Tamil



Hindi



PERSONAL DETAILS

Spouse Name: Shobana. V

Kids: Two daughters

I am an Indian, born on 22nd March, 1976

Supporting documents shall be furnished upon request