



VINAYAK S CHANDORKAR

Proprietor / Charter Engineer / PMC services

To leverage my 25+ years of expertise in engineering and project management to drive innovation and excellence in construction. I aim to lead and oversee challenging projects, applying advanced technical knowledge and effective leadership to deliver sustainable solutions. By continuously enhancing my skills, fostering collaboration, and upholding the highest industry standards, I aspire to contribute to the growth of the construction sector while achieving personal and professional fulfillment.

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📍 Thane, Maharashtra

📅 27 August, 1972

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📄 Passport No : P1143405

🏢 WORK EXPERIENCE

Proprietor / Charter Engineer/ PMC Super Divine Realty

01/2014 - Present,

Achievements/Tasks

- Analyzing project financials, including cost estimation, budgeting, and forecasting, and hiring necessary architects, engineers, and consultants for project success.
- Creating a detailed plan outlining scope, schedule, and resource allocation, and maintaining schedules to track progress and meet milestones and deadlines.
- Monitoring and managing project cash flows, ensuring funds are available for expenses, and utilizing MIS tools for data collection, analysis, and reporting.
- Responsible for managing project documentation, procurement, inventory management, and financial tracking, as well as overseeing site operations like material management and contractor coordination.
- Managing through quality control measures, ensuring compliance with established standards and safety regulations on the construction site.
- Hiring, training, and managing project staff, as well as maintaining relationships with municipal authorities to obtain necessary approvals, permits, and NOCs.
- Collaborating with architects and stakeholders to ensure project design and execution align with approved plans, verifying contractor bills, and managing tender documents for subcontractors and vendors.
- Issuing work orders to contractors and suppliers, managing contracts and purchase orders for project procurement and construction, and organizing project documentation for client handover.
- Creating and maintaining accurate as-built drawings of the project's final state, as well as preparing and submitting necessary documentation to comply with RERA regulations.
- Property Inspection with thermograph for detection of mold , dampness, leakages and check list for all civil & electrical fittings for quality work and reporting.

🏠 PARTNER- CONSTRUCTION DIVISION

(2013- 2015)- Sakaar Developers, Thane

G+ 4 Storied Building at Ashoka Marg, Nashik- Status – Complete.

(2017-2019)- Skill House Developers, Dapoli.

G + 3 Second home Apartment project- Status - Complete.

(2018-2021)- Vastusukh Developers, Thane Dreamland,

G+ 7 Storied Redevelopment Building. Status -Complete

🏆 PREVIOUS WORK EXPERIENCE

Associate Partner Interior Ccontracting Company (04/2004 - 12/2014)

S.A. Enterprises Thane , West

Charter Engineer (04/2003 - 12/2014)

Shree Swami Samarth Associates

Project Manager (12/2001 - 03/2003)

Edifice Architects Pvt Limited. 1st floor, Pitruchaya, sanghavi Estate, Govandi- East

🧠 SKILLS

Project Management

Leadership

Financial Management

Quality Control

Contract Management

Risk Management

Health, Safety, and Environment (HSE)

Construction Technology

Procurement

Communication

Municipal Regulations

Technical Expertise

Team Building

Problem-Solving

Time Management

🎯 CAREER HIGHLIGHT

As a seasoned professional, bringing extensive leadership experience to the table. With a proven track record in managing diverse construction projects, have consistently demonstrated the ability to lead and inspire teams to achieve exceptional results.

Leadership style is characterized by strategic vision, effective communication, and a hands-on approach to project management. Excel in profit analysis and project planning, adeptly balancing budgets and schedules to maximize profitability while ensuring timely completion.



PREVIOUS WORK EXPERIENCE

Project Manager (06/2001 - 11/2001)

Dattani Constructions, Builders & Developers, Laxmi Shopping, Kandivali West

Civil Engineer (Technical Assistant to Director) (01/1998 - 06/2001)

Amogh engineering & Mgmt Services Pvt Ltd. 122, Vardhman Industrial Estate, Thane West

Civil Engineer (07/1996 - 12/1997)

Jayant Tipnis Consultants Pvt Ltd. Sadguru Darshan , New Prabhadevi Road, Dadar-22

Junior Civil Engineer (07/1995 - 07/1996)

Lok Housing & Construction Ltd. Lok chambers, Marol Maroshi Road, Andheri -59

Junior Civil Engineer (01/1994 - 07/1995)

Soham Builders Pvt Ltd. Ram Maruti Road, Thane West



PROJECTS HANDLED

Re Development project , Mukund Vishnu, Devadatta, Gurukrupa Dreamland Himdhaval, Mandar , Gururprana- All Ground plus 7 storied building- Thane (2014 - 2023)

- Client: Swami Krupa Associates, Thane
- Architect: Archtype, Pravin Jadhav,, Sandeep Prabhu,Makarand Torasakar, Thane
- Project:** Villa/ Bungalow and plotting project about 5 Acre plot, with Infrastructure development & Second home project at Dapoli, Ratnagiri (2016 - 2020)

- Client: Skill House Realtors,Thane
- Architect: Sachin Charpe, Thane

Project: Inorbit Mall Pune –Interior, Viveria Towers Mahalaxmi- Civil Finishing (2008 - 2011)

- Client: K Raheja Corp,

Project: Four Point Hotel, Lake Side Chalet Interior & Civil Finishing (2006-2010)

- Client: Chalet hotels, Mumbai

Project: Kalpataru - Kalpataru Estate -,Andheri, Kalapataru Aura – Ghatkoper Kalpataru Riverside- Panvel, Kalpataru Vienta- Kandivali , Kalpataru Horizon- Worli show flats and Club house Interior & Civil Finishing (2004 -2008)

- Client: Kalpataru Developers

Project: Atlantis ,club house worli, Tipco clubhouse Malad, Raheja Exotica clubhouse Civil finishing at Chromium Parel (2006-2010)

- Client: Raheja Universal, Mumbai

Project: Ashok Towers, Mumbai Interior- Finish & 18 Acre Sales office-Show flat at Nashik (2010-2013)

- Client: Peninsula Land Developer / Piramal Realty

Project: Club House & Lobby Interior Athena & Irish Thane,- Golfink villa-8 Nos Interior & Civil Finishes, Kalyan-Dombivli (2011-2014)

- Client: Lodha Developers

Project: Civil- Interior finish Urbana-Thane, Riviera & Elanza- Clubhouse & swimming pool finishing, Malad- (2011-2014)

- Client: Keystone Realtors- Rustomjee Developers

Project: Terminal T1 Extension and relocation of back office and server rooms, Mumbai Airport through MIAL and L & T-2012

- Client: MIAL & L& T

Project : Swami Krupa Phase 1 & Phase 2 Kolshet - , Thane- (2004-2008)

- Architect: Ulhas Pradhan & Shashikant Deshmukh, Thane

- Project Brief: Residential Complex with 4 Buildings of Ground plus 10 storied 4 with stilt plus 7 storied with a clubhouse, Landscaping, and related Infrastructure work, about 2.5 lac SFT of Area.
- Client: Agile Corporation & Agile Developers, Thane.

Project: Raheja Gardens, Thane, Residential project, Worked as Senior Engineer- Construction Reporting – Mr. Akshay Raheja- (2003-2004)

- Employer: R Raheja Properties / Gokul Constructions- Santacruz, Mumbai.

Project: Hutchison max telecom- Orange office @ Moraraji mills, Mumbai, Mastek Ltd Mhape,Information Technology building structures with Civil, Interior, Mep , Data cabling works about 5 lac sft of total area as Project Manager-(2001-2003)

- Employer: EDIFICE Architects Pvt Ltd, Govandi, Mumbai

Project: Silverline Technology park, IT buildings , Thane & Chennai about 4 lac sft and Yogi sabhagruh Auditorium Dadar for BAPS trust as Technical Assistant to Director

- Employer: Amogh Engineering & mgmt services, Thane – (1998-2001)

Project: Auditorium for KDMC corporation Kalyan, Lok Everest Towers @ Mulund & Flower valley complex at Thane as Civil Engineer- (1994-1995-1996-1998)

- Employer: Jayant Tipnis Consultant- Dadar / Lok Housing & Construction-Andheri/ Soham Builders-Thane



CAREER HIGHLIGHT

Commitment to quality and safety is unwavering, as evidenced by a strong record of implementing and enforcing stringent quality control and HSE measures.

Thrive in liaising with municipal authorities and architects, facilitating approvals and maintaining collaborative relationships. Moreover, expertise in contract management, tendering, and procurement ensures cost-effective and efficient project execution.



CERTIFICATIONS

✦ Master's Certificate in Project Management Construction- S.P. Jain Institute of MGMT- Bombay (2002)

✦ Training Program on civil Contracts Management- Organized by ACC-Thane (2000)

✦ AutoCAD 2d- AMT-Thane (1997)

✦ Computer Operations- Word, Excel, Internet- Maharashtra Vocational (1992)

✦ Thermography- Lvl I-2024



EDUCATION

Diploma in Civil Engineering
Mumbai University,
Maharashtra

1991 - 1994,
Bombay

Diploma in Automobile Engineering

The Indian Technical Education Society.
Mumbai University
Maharashtra

1988 - 1991,
Bombay



SOFTWARE SKILLS

MS office (Word, Excel, Access)

AutoCAD

MS-Project



FLEXIBILITY

Can work as Full time / Contract Basis
Free Lancer / Project basis