

## CIRRICULAM VITATE

### Ajay C. Kulkarni

226/A Kubera Sankul  
Kanchan Flat No. 703  
Gadital Hadapsar Pune 411028  
Mobile No. 9422582182



and 8793224129 (WhatsApp only) Email:- desiarch@gmail.com

#### EXECUTIVE SUMMERY

A hard working Result Oriented, adaptable and articulate Project Manager with good Organizational, Communication, Time and Risk management skills.  
A total experience of well over 30 years covering a wide range of works (Bangalows Apartments (High rise) Hospitals Factory sheds, Hotels) in field of construction engineering.

**Awarded as Best Project Manager (Pillar Of Amanora) for year 2014 and 2015**

#### OBJECTIVES

To achieve success in large scale construction projects through use of modern tools and techniques, proper planning, effective optimal use of resources, compliance to statutory and regulatory norms, by completing the projects to expected quality standards, within time and cost parameters resulting in satisfaction the Management and Costumers.

#### AREAS OF EXPERTISE

- ❖ Adept in Planning, Executing and spearheading construction projects.
- ❖ Resourceful at maintaining business relationships with Customers, End users, Consultants, Contractors, statutory authorities, and other Stakeholders.
- ❖ Can work effectively in team oriented collaberative environments.
- ❖ Efficient in prioritization of tasks and executing them under high pressure situations.
- ❖ Identifying and resolving inefficient operational processes and providing solutions to critical problems
- ❖ Liaison with Collaborators, Promoters, Architects, Consultants, and End Users for Finalizing requirements, technical specifications, and Conceptualization for preparation of Building Plans.
- ❖ Coordinating with The Government Agencies to obtain all Technical Sanctions and Approvals.
- ❖ Preparing and reviewing the Quality Control Plans, Billing and Safety Systems.
- ❖ Participating in project review meetings for Evaluating project progress, Mitigation and MIS reporting.
- ❖ Effective in Team Building, Delegating Tasks, Change Management, Waste Control, and Conflict Resolution,
- ❖ Conversant with **PMP processes and Knowledge areas.**
- ❖ Good knowledge of **SAP (PS and MM module), MEP, ISO, EMS, OSHAS.**
- ❖ Well conversant with **AutoCAD (2D and 3D), MS Project, MS Office and Sketchup**
- ❖ An effective communicator deft in swiftly ramping up Projects with competent Cross-Functional Skills.
- ❖ Have worked with conventional and Mivan Shuttering.

#### PROFESSIONAL

##### EXPERIENCE (DETAILS OVERLEAF)

Shakti LifeSpaces Pvt. Ltd.	AGM Constructions	June 2023 till date
Baramati Agro Ltd.	Manager Civil (HOD)	Jan 2021 June 2023
Egis India Consulting engineers Pvt. Ltd.	ARE	Feb 2019 - Jan 2021
Precast India Infrastructures	Project Manager	June 2018-Jan 2019
City Corporation Ltd. Pune	AGM Constructions	Sept 2012-Mar 2017
Rohan Housing Pvt. Ltd. Pune	Project Manager	Sept 2009 - Sep-2012
PSC Infracon Pune	Project Manager	Mar 2008 -Aug, 2009
Self-employed Kolhapur	Contractor	April 1988 -Mar, 2008
Bhagyashree Builders Kolhapur	Site Engineer	April 1987-Mar, 1988

## ACADEMIC CREDENTIALS

---

- ❖ **Diploma in Construction Technology (Civil)** Board of technical Education Maharashtra 1986
- ❖ **Valuation of Immovable Properties** :- Shivaji University Kolhapur in 1989
- ❖ **Limit State Method of Design (RCC)** :- Shivaji University Kolhapur in 1990
- ❖ **Project Management Professional** :- Synergy school of business skills Pune  
(Preparatory course)
- ❖ **Certified course in MSP** :- **Synergy school of business skills Pune**

## PERSONAL INFORMATION

---

Date of Birth :- 11-07-1967 Place of Birth :- SANGLI Maharashtra.  
Marital Status:- Married Dependents :- 4

## Current employment

### SHAKTI LIFESPACES PVT. LTD.

---

#### JUNE 2023 – TILL DATE -- (AGM CONSTRUCTIONS)

Project HAPPY HOME HAPPY STREET Cidco Growth Center Sambhaji Nagar)

- Execution of three residential buildings B+G+FF+5 floors total area 12085 sqm
- Architect Mr. Sanjeev Mehta Mumbai Structural Consultant Mr Bansode S Nagar.
- Total 40 flats 44 shops 10 kiosks project cost 23.5 Cr

Project GOLOKDHAM Oric MIDC Jalana Road Near Iscon Temple Sambhaji Nagar

- Execution of residential tower B+G+9 Floors + 18 row houses
- Total Area 30000 sqm (202 flats +28 shops + 18 row houses)
- Architect Mr. Sanjeev Mehta Mumbai Structural Consultant MS Bhilare Associates Pune
- Total Project Cost 58 Cr

## Details of previous employments

### BARAMATI AGRO LTD.

---

#### JAN 2021 – JUNE 2023 -- (Manager Civil HOD)

SUGAR UNIT 1 Shetfalgade Baramati

- Execution of Expansion work for Sugar unit from **7500 TCD to 10000 TCD** including **Boiling and Sugar house** expansion, **Cogen** unit 5 MW and 10 MW Turbine Units Expansion of **Distillery Unit** from 350 to 500 TCD, construction of foundations for Truck Tippler **Internal Concrete Roads** Drainage Systems, Cooling Towers, Molasses Tank Foundations, sugar Godown, Folding Compound.

CHICKEN PROCESSING PLANT at Lakadi road Baramati

- Expansion works for dressing unit Ice flake unit, Lairage Shed, Drainage systems,
- Internal Concrete Roads, Store building PEB shed for Value added Products, Administrative Building.

### EGIS INDIA CONSULTING ENGINEERS PVT. LTD

---

#### FEB 2019 – TILL DATE -- (ASSISTANT RESIDENT ENGINEER)

- Management of project for **MPPMAY (AHP PROJECTS) Bhopal Madhya pradesh** Stationed at NAGARI PRESHASHAN (Directorate of urban planning Building) Project scattered in 42 Urban Local Bodies A total of 138189 EWS DU's 45898 LIG DU's, 18150 MIG DU's and 88 HIG, DU'S with total area of 7714152 sqm (Carpet area) and total approximate cost of Rs.15520 cr. To be completed till year 2022

## **PRECAST INDIA INFRASTRUCTURES PVT. LTD.**

### **JUNE 2018 – JAN 2019 – (PROJECT MANGER)**

Projects execution at **NALANDA SEZ Pvt. Ltd.** (RCC works Execution Contracting)

- **NALANDA SEZ**—HINJAWADI BLUERIDGE PROJECTS.  
Project cost 200 crores, Total Construction 22 LAC SQFT. P X 4+12 floors.  
Clients Paranjape Scheme, Architect & Designer – ADVENT CONSULTANTS

## **CITY CORPORATION LTD.**

### **SEPT 2012 –MAY 2017 – (ASSISTANT GENERAL MANAGER)**

Project executed at **Amanora Park Town Project**, City Corporation Ltd. Hadapsar, Pune.

- **PEARSON SCHOOL**- Team 5 full time +6 shared resources  
Full Execution from foundation to handing over.  
Project Cost 18 crores, Total Construction 78000 Sqft. G+6 floors.  
Client – In House. Architect & Designer – J+W Consultants & Integrid (Architects).
- **CLUB HOUSE PHASE III** – Team 5 full time +6 shared resources  
Full Execution from foundation to complete finishing.  
Project Cost 15 Crores Total 64000 sqft. G+ 3 floors.  
Client – In House. Architect & Designer – J+W Consultants & Integrid (Architects).
- **VICTORY TOWERS** (Maha Sainik City) – Team 11 full time + 6 shared resources  
Full Execution from foundation to handing over  
Project Cost 86 crores, Total 450000 Sqft. G+P+11 floors.  
Client – In House, Architect & Designer – J+W Consultants & Spiro Designs (Architects).

## **ROHAN HOUSING PVT. LTD.**

### **SEPT 2009 –AUG 2012-- (PROJECT MANAGER)**

Project executed at **Rohan Housing Pvt. Ltd.**

- **ROHAN MADHUBAN** --Baner, Team 12 full time (Execution of Finishing Works)  
Project Cost – 80 Crores. 42 Luxurious Bungalows with High-End Specs. Each @ 4500 sqft.
- **ROHAN MITHILA**-- Vimannagar, Pune Team 16 full time  
Project Cost–1200 Crores. Luxurious Flats with High-End Specs for B+G+06 Each 46,000 sqft.  
Client – In House, Architect & Designer – J+W Consultants & Mind Space Architects. SAP Coordinator PS and MM Module Overall Site Material Management, Schedule Control MIS reporting.

## **PSC INFRACON PVT. LTD.**

### **Mar 2008 – Aug 2009 – (PROJECT MANAGER)**

Projects executed at **PSC Infracon Pvt. Ltd.** (RCC works Execution Contracting)

- **LA-CRESTA**-- Fatima chowk Sopanbaug Pune Team 8 full time.  
Project cost 70 crores, Total Construction 325000sqFt. B+G+11 floors.  
Architect & Designer – J+W Consultants & Mind Space Architects Clients Paranjape Scheme.

## **CHAITANYA CONSTRUCTIONS**

### **April 1988 – Jan, 2008— Self Employed.**

Completed Various Projects under Trade Name of **Chaitanya Constructions**  
Drawing Designing and Construction of Hospitals, Factory buildings, Commercial complex  
School Building, and Bungalows.