

NEETIN KHEDKAR

CEO, Challenge Project Managers

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SPHERE OF ACTIVITIES

- Project Management:
 - Supervising the entire gamut of execution activities from foundation work to finishing in coordination with Contractors, Architects and Structural Engineers; participating in project review meetings for evaluating project progress.
 - **Providing technical assistance to plan and schedule the assigned works.**
 - Monitoring projects with respect to Cost, Resource Deployment, Time over-runs and Quality.
 - **Compliance to ensure execution of projects within the time & cost parameters.**
 - Identifying, quantifying critical and non-critical risk areas, mitigating & suggesting measures to minimize the impact of risk, monitoring status of risk throughout the project. Site & Construction Management
 - **Site & Construction Management**
 - Low Cost Housing and helping develop financially self-sustaining models for housing.
 - **Worked extensively with MHADA and other Housing Boards all over India to finance housing projects. More than 8000 houses have been constructed all over India through these efforts.**
 - Inspecting field sites to observe and evaluate condition and operation of facilities and structures, and to collect field survey data and measurements.
 - **Anchoring on-site construction activities as per the given drawings to ensure completion of project within the time & cost parameters and effective resource utilization to maximize the output.**
 - Designing and implementing stringent systems, detailed design and quality plans / manuals to ensure high quality standards during all the stages of project.
- Contract Administration:
 - Writing Contract Documents and Interpreting contractual obligations & rights; and evaluation of Tenders
 - Technical / financial problems for management reporting.
 - Resolving various financial issues with project contractors; ensuring completion of financial transactions as per the terms & conditions of the Contract.
 - Coordinating with external agencies for techno-commercial negotiations, preparation of tender / contract documents, cost estimates, billing, variation / deviation proposals, extra claims, etc.
- Resource Planning & Control:
 - Planning the Resources, identifying Resource needs & ensuring timely deployment of resources.
 - Identifying resources for under / over allocated areas, monitoring & controlling resource utilization and productivity so as to ensure smooth execution of projects.
- SOCIAL SECTOR ACTIVITIES

Actively associated or actually worked full time with several NGOs, for low cost housing, urban and rural sanitation, Self Help Groups etc. shaping necessary background for working with housing societies, for counselling and helping them overcome internal friction to complete re-development.

Projects

1. **Completed more than 10000 houses over a career spanning 30+ years in various cities in North, West and South India.**

Recently completed / under construction projects:-

2. **'Lords' at Nahur**

A mini township with 268 flats of 2 BHK each, completed in record time. The project is cited in Limca Book of Records, 2013.

3. **'Solitaire' at Thane**

A tower housing 108 apartments at Ghodbunder Road, Thane, presently nearing completion.

1. **Rajas Residency**

A tower redeveloped at Office Building No 1, Pant Nagar, Ghatkopar East

2. **Skywalks at Wadala and Cotton Green**

Complete Project Management on behalf of the PMC

3. **Shushrusha Hospital, Vikhroli**

Complete Project Management on behalf of the Client, Shushrusha Citizens Coop Hospitals Ltd.

A 120 bed Multi Speciality Hospital, for the benefit of Lower Income Group, Coop Sector. A project inaugurated by Hon. Devendra Fadnavis, CM, Maharashtra, and spearheaded by Mr Dinesh Afzulpurkar, former Municipal Commissioner, MCGM, and former Chief Secretary, Govt. of Maharashtra.

Education

IIT Mumbai

B TECH, Civil Engineering, 1977 - 1982

Activities and Societies: Telescope making, Photography, National Social Service

Raja Shivaji Vidyalaya and Ruia College

HSC, Science and Mathematics, 1975 - 1977

SSC, Science and Mathematics, 1965 - 1975

Activities and Societies: Photography Club

CMC Limited

Post Graduate Diploma in Computer Programming

Skills & Expertise

New Business Development

Team Building

Relations

Project Management

Monitoring

Time Management

Management

Contract Management

Management

Technical Documentation

Environmental Awareness

Development

Business Planning

Public

Progress

Budget

Operations

Negotiation

Sustainable

Languages

Marathi, English, Hindi and Gujarati

Organizations

IITBAA, IE(I)

January 1982 to Present

Publications

South East Asian Housing Program

ASEAN January 1, 2008

Authors: NEETIN KHEDKAR

The publication discusses problems related to Housing for the Poor

Honours and Awards

Winner, Limca Book of Records, Limca Book, June 2013

268 numbers of 2 Bed Room Hall Kitchen full-fledged flats with amenities were constructed in a record time.

Awarded Appreciation Letter; By CMD, NHB, New Delhi, For saving Life and property during a Fire Incidence in Mumbai Office.