

Y. BHASKAR SANDHIP

Real Estate Management

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🏠 Core Competencies

Facilities Management

Project Planning & Execution

Space Management

Resource Management

Contract Management

Quality Control Management

Budgeting/Cost Optimization

People Management

☰ Soft Skills

Communicator

Innovator

Collaborator

Intuitive / Team player

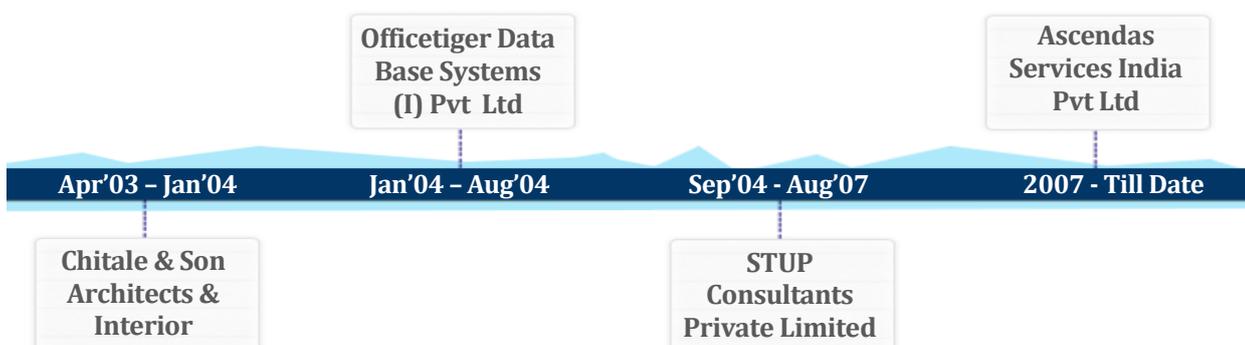
Analytical / Thinker

A versatile professional having 33+ years of profound **Leadership** experience in **Facility Management, Project Management, Construction Management, Asset Management, Business Process Improvements, Portfolio Management, Lease Administration, Operations Management, Vendor Management, and Team Management** in an organization of high repute.

🧠 Profile Summary

- ➊ A competent professional having rich and qualitative experience in managing high value projects including planning, defining, and developing schedules, activities, estimating resources and activity durations.
- ➋ Comprehensive experience in directing overall functions for executing facility management projects involving scoping, space management, human resource mobilization, structured communication, and execution within cost & time parameters.
- ➌ Strategic to optimize the use of space and equipment while reducing operating costs and to create a cock pit for the entire facilities.
- ➍ Demonstrated professional credibility in handling major turn-key projects consisting of a wide variety of structures such as Multi-storied Buildings for Commercial, Apartments, Hospitals, Churches, Educational Institutions (Schools, Colleges, Hostels & Auditoriums etc.) and Industrial structures and Software Parks, SEZ IT Parks, Integrated Industrial Township etc. of various Government, Public & Private Sector Ventures at National as well as multi-National levels.
- ➎ Evinced in-depth knowledge in Filler Slab Construction, High Rise Buildings, Post-Tension Flat Slabs for Industrial Projects, the techniques like sand blasting, shot crating by guniting & concrete encasement, Central Air Conditioning, Interior works, Structural Glazing works, Structural Steel Works, Fire Fighting Systems, CCTV, Access Control Systems, Integrated Building Management Security systems for Software Facilities.
- ➏ Extended coordination with multiple agencies includes architects, clients, consultants, and contractors in completing interior fit-out projects: design finalization & implementation Acquisition, construction, and closeout.
- ➐ Proficiently used negotiation skills with great leadership, capacity building qualities, and analytical power; inbuilt people management skills with the ability to inspire and engage people at all levels to deliver results.

📅 Career Timeline (Recent 4 Companies)



Work Experience

2007 - till date: Ascendas Services India Pvt. Ltd. (MNC) Now called CAPITALAND, Chennai as Senior Manager

- Visionary and Strategist with expertise in Project Management practices, formulating project strategies, defining clear targets and objectives and leading the team to ensure the project completion with efficiency, scope and quality.
- Assisted in the definition of project scope and objectives, involving all relevant internal stakeholders, and ensuring technical feasibility.
- Extended coordination with internal resources and third parties/vendors for the flawless execution of multiple projects.
- Proficient in ensuring that all projects are delivered on-time, within scope, within budget, resource availability and allocation.
- Substantially managed changes to the project scope, project schedule, and project costs using appropriate verification techniques.
- Dynamic in meeting budgetary objectives and adjusting project constraints based on financial analysis.

Projects Handled:

- IT Parks & Sez' – 250 CRORES, BTS, Logistic Park, RBF et.,
- Integrated Industrial Township – 350 CRORES

Sep'04 - Aug'07: STUP Consultants Private Limited, Chennai as Manager (Projects), Project Co Ordinator

- Proven excellence in developing a detailed project plan to monitor, track progress and project performance, specifically to analyze the successful completion of short and long-term goals.
- Significantly devised cost-effective plans to enable effective project completion and managed risks to avoid delays or reputational damage.
- Strong understanding of all facets of the building process and extended coordination between clients, architects, engineers, subcontractors, and regulatory personnel.
- Oversaw and rendered direction to general contractors, subcontractors, and vendors when doing groundwork ensuring quality standards are met.
- Robust experience in planning and identifying potential risks, performing qualitative and quantitative risk analysis, and planning risk mitigation strategies.
- Dynamically reviewed the project cost plan & cash flow forecasting and monitors cost to complete estimates.

Projects Handled:

- Information Technology Park for Patni Computers Systems India Ltd.,
- Area: 6,00,000 Sq.ft.; Cost: 150.0 crores
- Hotel Atlantic Project, Chennai
- Hotel Viceroy Project, MRC Nagar, Chennai.

Jan'04 – Aug'04: Officetiger Data Base Systems (I) Pvt. Ltd., Chennai as Manager (Projects) (Head of Facilities - Projects)

- Dynamically managed the construction site on a day-to-day basis, including supervising the labour force, monitoring subcontractors, checking materials, inspecting work and overseeing quality control
- Liaised between engineers, architects, and others working on the project and prepared and managed estimates, budgets, timetables, and resources
- Proactively identified, mitigated, and tracked recurring construction issues and adhere to legal regulations, building and safety codes, and other requirements
- Conducted and documented quality assurance and safety inspections throughout the construction process, assuring working environment is maintained at acceptable levels, and tools and equipment are in good working condition
- Affluent experience in managing sourcing through identification of cost-effective vendors / suppliers for procurement with an aim of reducing cost while improving quality & reliability

Projects Handled:

- Completed Interior Fit Outs for 10,000 Sq.ft. 1.6 crores.
- Coordination for Interior Works for 53,000 Sq.ft. 12.0 crores
- Facility Management
- Coordination and Project Implementation Selection of Vendors and Award of Contractor and Preparing Budget estimate for the
- Facilities and setting up facilities in India & Abroad.

Previous Experience

- Jan'04 – Aug'04: Officetiger Data Base Systems (I) Pvt. Ltd., Chennai as Manager (Projects) (Head of Facilities - Projects)
- Apr'03 – Jan'04: Chitale & Son Architects & Interior Designers, Chennai as Manager (Projects)
- Mar'01 – Mar'03: Chandavarkar & Thacker Architects Pvt. Ltd., Architects, Engineers & Interior Designers, Bangalore as Project Manager
- May'98 – Mar'01: Brigade Enterprises Private Ltd., Brigade Group, Bangalore as Project Manager (QA/QC In-Charge)
- Jun'95 – May'98: RV Property Development Corporation RV Group, Bangalore as Project Manager
- Nov'88 – Jun'95: M/S. Kingsway Consultants, Architects & Engineers, Chennai as Senior Engineer

Personal Details

Date of Birth: 28th Mar, 1967

Address: Chennai, India - 600042

Languages Known: English, Hindi, Telugu, Kannada, and Tamil