

TECHNOESIS

Accredited by CDC, DSIR, Govt. of India

Company Profile

 ***Structural Design***

 ***Project Management***

 ***Structural Rehabilitation***

 ***Professional Training***

 ***Commercial Mediation***



DHARGALKAR TECHNOESIS (I) PVT. LTD.

D-104, Radha Govind, Near Siddharth Nagar, Off W.E. Highway
Borivali (E), Mumbai 400 066, India

Phones: 91 (22) 28461500, 28461317, 28463012

E-mail: mail@technoesis.co.in • Website: www.technoesis.co.in

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Civil -Structural • Repair-Redevelopment • Project Management • Training

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COMPANY PROFILE

- Name:** **DHARGALKAR TECHNOESIS (I) PVT. LTD.**
- Status:** Private Limited Company incorporated in 1997
Registered Service Enterprise (MSME), Govt. of India
- MD & CEO:** Umesh Dhargalkar, B.Tech. (Civil), M.Tech. (Struct.) IIT-Bombay
- Office:** D-104, Radha Govind, Near Siddharth Nagar, Off W.E. Highway
Borivali (E), Mumbai 400 066, India
Phones: 91 (22) 28461500, 28461317, 28463012
Email: mail@technoesis.co.in Website: www.technoesis.co.in
- Consulting:
Services**
1. Structural Design of Buildings, Transmission Lines & Special Foundation
 2. Project Management - Redevelopment & Construction
 3. Structural Audit, Rehabilitation & Retrofitting of Buildings
 4. Professional Training in Construction Industry
 5. Commercial Mediation (Alternate Dispute Resolution)
- Accreditation:**
1. Accredited by CDC, DSIR, Ministry of Science & Technology, Govt of India
 2. Accredited Mediator, Indian Institute of Arbitration & Mediation (Director)
- Empanelment:
& Licenses**
1. Structural Engineer's License, Municipal Corp. of Greater Mumbai
 2. Surveyor License, Municipal Corporation of Greater Mumbai
 3. Empanelled with University of Mumbai as Structural Consultants & PMC
 4. Empanelled as a Neutral (Mediator & Arbitrator) with Indian Institute of Arbitration & Mediation (Director)
 5. Empanelled as a Mediator/ Conciliator with Ministry of Corporate Affairs, Government of India (Director)
 6. Member of Indo-German Chamber of Commerce
- Associates:**
- Architects: S.B. Associates
Structural: Pedanekar & Associates
Legal: Krishna Tanna & Associates
Testing: Aaryan Engineers
- Major Clients:** MCGM, MMRDA, MSEB, Jyoti Structures Ltd., Videsh Sanchar Nigam Ltd. University of Mumbai, Leela Scottish Lace Ltd., Army Welfare Housing Organization, Indian Railways Welfare Organization, Indian Oil Corporation, Konkan Railway Corporation Ltd., MHADA, Kamat Hotels (I) Ltd., Hotel Leela Kempinski, Aga Khan Education Service, Kvaerner Powergas, Bank of India, Aga Khan Planning & Building Service, India, National Housing Bank, Somaiya Polytechnic, Wacker Chemie India Pte Ltd, LIC, ACG Associated Capsules Pvt. Ltd., private developers & housing societies
- Overseas:
Projects**
- National Electric Power Authority of Nigeria, Dept of Electrical Services, Brunei Ministry of Elect & Water, Dubai & Research Project for Purdue University-USA.

CV OF UMESH DHARGALKAR

- Name:** **UMESH DHARGALKAR**
Managing Director, Dhargalkar Technoesis (I) Pvt. Ltd.
- Educational:** B. Tech. (Civil), IIT Bombay, May 1982
- Qualifications** M. Tech. (Structures), IIT Bombay, Jan 1985
- Fields of Practice:** Civil-Structural Engineering, Construction Project Management
Structural Rehabilitation, Professional Training and Commercial Mediation
- Accreditation & Empanelment**
1. Senior Professional Engineer, Engineering Council of India & CIDC
 2. Accreditation from Consultancy Development Center, DSIR, Ministry of Science & Technology, Govt of India (For the Company)
 3. Accredited Mediator, Indian Institute of Arbitration & Mediation
 4. Empanelled Neutral (Mediator & Arbitrator) with Indian Institute of Arbitration & Mediation
 5. Empanelled Mediator/Conciliator with MCA, Government of India
- Prof Licenses & Memberships**
1. Structural Engineer's License, Municipal Corp. of Greater Mumbai
 2. Surveyor License, Municipal Corporation of Greater Mumbai
 3. Advisory Trustee of the Indian Society of Structural Engineers
 4. Fellow of the Institution of Engineers (I): Chartered Engineer
 5. Life Member of the American Concrete Institute
 6. Life Member of the Indian Concrete Institute
 7. Life Member of the Association of Consulting Civil Engineers
 8. Life Member of Indian Association for Structural Engineering
 9. Life Member of Practicing Engr, Arch & Town Planners Association
 10. Life Member of Indian Geotechnical Society, Mumbai Chapter
 11. Member of India International ADR Association (IIADRA)
- Awards:** Received CIDC Vishwakarma Award 2017 as an "Innovator" in March 2017
- Publications:** He is a co-author of a Manual of Practice "*Professional Services by Structural Design Consultants*" published by the Indian Society of Structural Engineers.

Technical Papers Published:**A] Construction Project Management**

Title of Paper	Name of Journal/ Conference	Date of Publication
1. A Management Information System for Monitoring Construction Projects	Proceedings of 6 th National Conference on Construction, CIDC, New Delhi	Nov 2003
2. A Model for Evaluation of Item-Rate Bids	Proceedings of 6 th National Conference on Construction, CIDC, New Delhi	Nov 2003
3. Essentials of Redevelopment of Infrastructure – An Indian Scenario	International Conference on “Recent Advances in Civil and Environmental Engg, Walchand College, Sangli	Mar 2017

B] Structural Design & Detailing

Title of Paper	Name of Journal/ Conference	Date of Publication
1. Guidelines for a Structural Engineer for Practicing as Design Consultant	The Indian Concrete Journal	Jan 2002
2. Quick Calculations of Steel for Singly Reinforced Section	Journal of the Indian Society of Structural Engineers	Jan-Mar 2002
3. Generalized Approach for Designing RC Beams	The Indian Concrete Journal	Dec 2002
4. Ready Formulae for Calculating stress in Steel	Journal of the Indian Society of Structural Engineers	Jul-Sep 2002
5. Effects of Distribution of Rebars on Design of Columns	Journal of the Indian Society of Structural Engineers	Apr-Jun 2003
6. Design of Simply Supported One-Way Slab loaded by Strip Load along Span	The Indian Concrete Journal	Feb 2004
7. Post Tensioned Slabs	Journal of the Indian Society of Structural Engineers	Oct-Dec 2004
8. Understanding Quenched & Tempered Rebars	Journal of the Indian Society of Structural Engineers	Oct-Dec 2006
9. Structural Design Using Quenched & Tempered Rebars	Journal of the Indian Society of Structural Engineers	Jan-Mar 2007
10. Corrosion of Reinforcement	Journal of the Indian Society of Structural Engineers	Oct-Dec 2007

C] Structural Assessment & Rehabilitation

Title of Paper	Name of Journal/ Conference	Date of Publication
1. Regulating Alterations within Apartments in a Co-op Housing Society	The Indian Concrete Journal	Aug 2003
2. Seismic Assessment of Buildings: A Suggested Methodology	The Indian Concrete Journal	Aug 2002, Special Issue

Title of Paper	Name of Journal/ Conference	Date of Publication
3. Structural Rating of RC Buildings using Qualitative Parameters	Proceedings of the 12 th Symposium on Earthquake Engineering, IIT-Roorkee	Dec 2002
4. A Structural Distress Scenario for the City of Mumbai	Proceedings of the National Seminar on "Repair and Rehabilitation of Structures", ACI-IC, Mumbai	Jan 2004
5. Seismic Rating of Buildings using Qualitative Parameters	Proceedings of the International Conference on "Managing Seismic Risk in Developing Countries", Bhopal	Mar 2004
6. A Web-Based Model for Rapid Seismic Assessment of Buildings	Proceedings of the 19th Indian Engineering Congress, The Institution of Engineers (I), Mumbai	Dec 2004

Seminars/ Workshops: He has conducted/ given talks at the following seminars/ workshops:

Seminar/ Workshop Topic	Date	Venue	Remarks
1. Seismic Design and Detailing of RCC Framed Structures	Feb 2002	VJTI Mumbai	For Indian Society of Structural Engineers
2. Software Tools for Structural Design of Buildings	Feb 2003	VJTI Mumbai	For Indian Society of Structural Engineers
3. Seismic Aspects for Design of Buildings	Oct 2003	Bhiwandi	For Municipal Corporations of Mumbai and Bhiwandi
4. Structural Audit: Methodology, Guidelines and Related Issues	Nov 2003	Mumbai	For Indian Society of Structural Engineers
5. Structural Audit/ Assessment	Nov 2003	Mumbai	For Indian Society of Structural Engineers
6. Structural Audit/ Assessment	Apr 2004	Pune	For Indian Society of Structural Engineers
7. Post Tensioned Slabs	Oct 2004	Mumbai	For Indian Society of Structural Engineers
8. Structural Audit/ Assessment	Dec 2004	Mumbai	At K.J. Somaiya Polytechnic
9. Rapid Seismic Assessment of Buildings	Jun 2005	Dubai	For Aga Khan Planning & Building Service
10. Structural Detailing In RCC Buildings	May 2007	Mumbai	For Indian Society of Structural Engineers
11. Seismic Isolation and Column shortening of High-rise	Sep 2008	Mumbai	For Indian Society of Structural Engineers
12. Structural Audit/ Assessment	Sep 2008	Pune	For Indian Society of Structural Engineers
13. Structural Audit/ Assessment	Apr 2009	Pune	At Sinhgad College of Engineering
14. Structural Detailing Using Software	Jun 2009	Mumbai	For Indian Society of Structural Engineers

Seminar/ Workshop Topic	Date	Venue	Remarks
15. Structural Design of Multistoried RCC Buildings	Jul 2009	Mumbai	With Sardar Patel College of Engineering
16. Design of Steel Structures Using IS 800: 2007	Nov 2009	Mumbai	With Sardar Patel College of Engineering
17. Effective Property Management in the 21st Century	Dec 2009	Mumbai	At K.J. Somaiya Institute of Management Studies
18. Planning & Designing Earthquake Resistant Buildings	Feb 2010	Mumbai	With IES College of Architecture
19. Structural Audit & Rehabilitation of Buildings	Mar 2010	Mumbai	At VJTI
20. Structural Audit/ Assessment	Feb 2011	Pune	At Sinhgad College of Engineering
21. Structural Audit/ Assessment	Mar 2011	Solapur	For Indian Society of Structural Engineers
22. Structural Audit/ Assessment	Jan 2012	Mumbai	At VJIT
23. Understanding Essentials of Redevelopment Projects	Sep 2014	Mumbai	For General Public
24. Redevelopment of Buildings – Role of Various Agencies	Dec 2014	VJTI Mumbai	At VJIT
25. Process of Redevelopment, Roles of Different Agencies & Selection of a PMC	Jan 2015	ICAI Mumbai	For Institute of Chartered Accountants of India
26. Understanding Essentials of Redevelopment Projects	Mar 2015	Mumbai	For General Public
27. Structural Audit & Non-destructive of Buildings	Mar 2016	Mumbai	At CETTM
28. Construction of Civil works: Reinforcement	Jul 2016	Mumbai	Industry Readiness Program for Fresh Engineers
29. Effective Supervision of Projects: Site Records, Communication and Reporting	Aug 2016	Mumbai	Industry Readiness Program for Fresh Engineers
30. Structural Audit: Concept, Scope & Procedures	Aug 2016	Amravati	For Government College of Engineering, Amravati
31. Mediation for Dispute Resolution in Construction Projects	Sep 2016	Mumbai	At Big5 Construct India Exhibition
32. Deal Mediation	Feb 2017	Mumbai	Professional Mediation Training Program at CETTM
33. Mediation for Dispute Resolution in Construction Projects	Feb 2017	Pune	For Indian Society of Structural Engineers, Pune
34. RCC Design using Spreadsheet Applications	Apr 2017	Mumbai	CPD Program approved & supported by ECI & CIDC
35. Rehabilitation & Strengthening of Structures	May 2017	Mumbai	CPD Program approved & supported by ECI & CIDC
36. Construction Cost Management - A Modern Approach: Billing, Bill Checking and Certification	Jul 2017	Mumbai	CPD Program approved & supported by ECI & CIDC
37. Construction Cost Management - A Modern Approach: Engineer's & Architect's Certificates as per RERA	Jul 2017	Mumbai	CPD Program approved & supported by ECI & CIDC

TECHNICAL TEAM**Key Technical Persons:****Umesh Dhargalkar**

Designation: Managing Director
 Qualifications: B. Tech. (Civil), IIT Bombay
 M. Tech. (Struct.), IIT Bombay
 Experience: 33 years

Rupali Joshi

Designation: Director
 Qualifications: B E (Civil)
 Experience: 22 years

Laxmikant Umarji

Designation: Sr. Project Coordinator
 Qualifications: B E (Civil)
 Experience: 40 years

Neetin Khedkar

Designation: Sr. Project Coordinator
 Qualifications: B. Tech. (Civil), IIT Bombay
 Experience: 35 years

R.K. Nair

Designation: Project Coordinator
 Experience: 12 years

Other Technical Staff:

Name	Designation	Qualification	Experience
1. Shruthi Argekar	Sr. Project Engineer	B E (Civil)	8 yrs
2. Nilesh Kale	Sr. Project Engineer	B E (Civil)	6 yrs
3. Pratik Patel	Project Engineer	B E (Civil)	3 yrs
4. Darshan Tawade	Project Engineer	B E (Civil)	3 yrs
5. Ketan Waghela	Project Engineer	B E (Civil)	1 yr
6. Rupesh Hatankar	Project Assistant	B Com, CBM	3 yrs

Associates:

- Architects: Suhas Borole, S.B. Associates
- Structural: Pedanekar & Associates
- Legal: Krishna Tanna & Associates
- Testing: Aaryan Engineers

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Structural Analysis & Design



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Structural Engineering Services by Technoesis

Structural Design:

1. 3D modeling of structures on structural software
2. Structural analysis & design as per the latest codes of practice including earthquake resistant design and ductile detailing
3. Preparation of structural drawings for execution of work
4. Checking of the structural work at the important stages of execution by site visits
5. Issue of certificate of structural stability on completion of work

Proof Checking of Structural Design:

1. Review of Structural Design Parameters & Methodology of Design
 - Loading: Dead, Live, Wind and Earthquake Loads
 - Grades of structural materials: concrete and steel reinforcement
 - Type of foundation (with respect to geotechnical report)
 - Structural framing and load transfer
 - Methodology of structural analysis and design
 - Provision for ductile detailing
2. 3D modeling of structure on structural software
3. Review of structural design
4. Review of structural drawings
5. Submission of Structural Review Report

Checking Stability of Existing Structure & Feasibility of Extension:

1. Study of existing architectural & structural drawings
2. Preparation of structural framing plans by actual measurements
3. Condition survey of structure
4. Non destructive testing of structure
5. Soil investigation
6. Physical verification of typical frame members & foundations
7. 3D computer modeling of structure including proposed extension
8. Checking of structural stability and feasibility of extension
9. Submission of Structural Feasibility Report

Design of Special Structures:

1. Pile foundations for transmission towers
2. Elevated Storage Reservoirs
3. Post-tensioned slabs

LIST OF MAJOR STRUCTURAL CONSULTANCY WORKS

Name of Work	Name of Client	Year of Work	Value of Work Rs. Lac	Stage of Work
1. Residential buildings at Andheri (E), Mumbai	Silvex Developers Pvt. Ltd.	1990	950	Completed
2. Trans. Towers for National Elect. Power Authority of Nigeria	Hidada Ltd., Jeddah, Saudi Arabia	1993	N.A.	Completed
3. Residential buildings at Santacruz (W), Mumbai	Symphony Homes Pvt. Ltd.	1994	500	Completed
4. Residential Complex for AWHO at Bangalore consisting of Residential buildings, Community Hall, Shopping Centre etc	Army Welfare Housing Organization	1994	2200	Completed
5. Reconstruction of Bhandari Chawl at Sewri, Mumbai	MHADA	1996	240	Completed
6. Pile Found. For Trans. Towers for Ministry of Elect. & Water, Dubai	Emirates Trading Agency, Dubai	1996	N.A.	Completed
7. Pile Fdns. For Trans. Towers for MSEB	Jyoti Structures Ltd. Mumbai	1996	N.A.	Completed
8. Pile Fdns. For Trans. Towers for Power Grid	Jyoti Structures Ltd. Mumbai	1996	N.A.	Completed
9. Housing Complex at Thane (E) with Stilts + 12 floors buildings and ancillary structures	Satguru Enterprises Pvt. Ltd., Thane	1998	750	Completed
10. Housing Complex at Thane (E) with Stilts + 12 floors buildings and ancillary structures	Geeta Constructions, Thane	1998	400	Completed
11. Housing Complex for IRWO at Kharghar, New Bombay consisting of Residential buildings, Community Hall, Welfare and Medical Centre	Indian Railway Welfare Organization	1999	2250	Completed
12. Extn. Of Office Building at Prabhadevi, Mumbai	Videsh Sanchar Nigam Ltd.	1999	575	Completed
13. Portals & other structures for MSRDC	Konkan Railway Corporation Ltd.	2000	225	Completed
14. Pile Fdns. For Trans. Towers for NEPC, Nigeria	Jyoti Structures Ltd.	2000		Completed
15. Residential Complex for AWHO at Kharghar, Navi Mumbai consisting of Residential buildings and Community Centre etc.	Army Welfare Housing Organization	2001	1500	Completed
16. Proof Checking of Pile Foundations for Trans. Towers for DES, Brunei	Kvaerner Powergas India Pvt. Ltd. Mumbai	2003	N.A.	Completed

Name of Work	Name of Client	Year of Work	Value of Work Rs. Lac	Stage of Work
17. Quantity Audit of Diamond Jubilee High School, Mumbai	Aga Khan Education Service, India	2003	N.A.	Completed
18. Residential buildings at Malad (W) with Ground + 14 & Ground +7 floors	Shri Krishna Enterprise	2004	500	Completed
19. Rapid Seismic Assessment of 719 buildings and houses	Aga Khan Planning & Building Service, India	2004	N.A.	Completed
20. Residential buildings at Thane (W) with Ground + 7 floors	Buildwell Land Developers Pvt. Ltd.	2005	300	Completed
21. Elevated Storage Reservoir at Nimkar Marg, Mumbai	Municipal Corp. of Greater Mumbai	2005	10	Completed
22. Residential buildings at Chembur with Ground + 4 floors	Municipal Corp. of Greater Mumbai	2006	200	Completed
23. Residential buildings at Borivali (E) with Ground + 16 floors	Shri Krishna Chaitanya Enterprises	2006	3000	Completed
24. Beautification of Shamnagar Lake, Jogeshwari (E), Mumbai	Municipal Corp. of Greater Mumbai	2006	225	Completed
25. Proof checking of industrial building Keval Estate, Goregaon (E), Mumbai	Wacker Chemie India Pte. Ltd.	2008	52	Completed
26. Residential Building "Shreeji" at Vile Parle (E), Mumbai with Stilts + 7 floors	Shri Krishna Chaitanya Enterprises	2009	300	Completed
27. Residential Building "Sanman" at Andheri (W), Mumbai with Stilts + 14 floors	Shri Krishna Chaitanya Enterprises	2009	720	Completed
28. Municipal School building at Paspoli, Powai	Municipal Corp. of Greater Mumbai	2010	79	Completed
29. Review of structural design for SE building in West Bengal	Wacker Metroark Chemicals Pvt. Ltd.	2010	N.A.	Completed
30. Checking structural feasibility of extension of DAV College at Bhandup	Uttari Bharat Sabha, Bhandup	2010	N.A.	Completed
31. Checking structural feasibility of extension of IDUBS High School, Bhandup	Uttari Bharat Sabha, Bhandup	2010	N.A.	Completed
32. Review and design of strengthening scheme for Transmission Tower foundations (Tuticorin-Salem Part II)	EMC Ltd., Kolkata	2015	N.A.	Completed

Name of Work	Name of Client	Year of Work	Value of Work Rs. Lac	Stage of Work
33. Structural design of supporting system for cooling towers at Kandivali (W)	ACG Associated Capsules Pvt. Ltd., Kandivali	2017	N.A.	In progress
34. Feasibility study and design of extension of existing building at Goregaon (E)	Wacker Chemie India Pvt. Ltd., Goregaon	2017	N.A.	In progress

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&
Construction
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Technoesis Services for Redevelopment Projects

For redevelopment projects entrusted to us, Technoesis provides consultancy services right from the assessment of feasibility to completion and hand over of the buildings to the Society. Broadly, our services are provided under three distinct phases of redevelopment as follows:

Phase I: Feasibility Report

Redevelopment is a techno-commercial activity. Therefore, it is necessary to ascertain its feasibility before such a step is taken. In fact, whether to go for redevelopment at all and how much financial benefit one should expect from such a proposal would depend on the feasibility report. In this phase, we provide the following services:

1. Studying property documents, plans, remarks, physical survey etc provided to us by the Society
2. Estimating total carpet area consumed in the buildings based on old approved plans provided by the Society
3. Estimating various project costs on account of TDR, construction cost, rent, brokerage, transportation, bank guarantee, municipal premia, professional fees of consultants etc
4. Preparing a Feasibility Report as per prevailing DCR & estimating probable benefits that can be expected. The report shall be based on utilization of area only. Preparation of plans is not covered in this scope.

Phase II: Tendering

The Feasibility Report shall be discussed in a General Body meeting and Society's demands shall be finalized. We shall prepare a tender document based on the parameters specified by the Society. The tender document shall be prepared on behalf of the Society and the same shall form a uniform basis for selection of a developer. Our services in this phase shall be as follows:

1. Preparing Tender Document consisting of the following bids
 - **Part A: Technical Bid**
 - Tender notice and important features of the proposal
 - Instructions to bidders
 - Scope of work
 - General conditions of contract
 - Special conditions of contract
 - Work Specifications & Amenities
 - List of documents to be submitted by bidders
 - Undertaking by bidders
 - **Part B: Commercial Bid**
 - Additional Carpet Area/ Hardship compensation
 - Compensation for alternate accommodation
 - Free car parks
 - Professional fees for Society's Consultants
 - Performance Bank guarantee
 - Reimbursement of Society's expenses, if any
 - Stages of release of various payments
2. Discussing the Tender Document and incorporating Society's suggestions
3. Suggesting draft for advertisement (Tender Notice) in a newspaper
4. Providing technical support for tendering
5. Attending a pre-bid meeting, if necessary
6. Opening bids at the Society's Premises

Technoesis

7. Preparing a comparative statement of bids received
8. Providing technical support for selection process including joint meetings, visits to shortlisted developers' ongoing projects and negotiations with the developers
9. Preparing a final report on tendering including shortlist of bidders

Phase III: Project Monitoring

Our services in this phase shall be provided as under depending on the stages of construction:

Pre-execution Stage

1. Review of architectural plans prepared by the developer and help Society during approval of the plans before they are submitted to MCGM
2. Review of Redevelopment Agreement to check its conformity with the provisions of Tender Documents
3. Review Master Schedule & Milestones prepared by the Developer
4. Verification of plans and flat areas approved by MCGM wrt the agreed plans

Execution Stage

1. Monitoring quality of work with reference to working drawings prepared by the developer's consultants and materials specified in the Redevelopment Agreement / through weekly site visits by our Project Coordinator
2. Deploying designated personnel at site for day-to-day monitoring of progress of work during construction period, after the construction work is started
3. Issuing site instructions to the Developer's site-in-charge, whenever necessary
4. Weekly site visits by our Project Coordinator
5. Checking test reports of materials and products received from the Developer
6. Pointing out deviations in quality so that the Society can take necessary action
7. Monitoring progress of work w.r.t. master schedule prepared by the Developer
8. Participating in monthly review meetings and preparing minutes of meeting
9. Submitting monthly progress reports to Society
10. Advising the Society in case of variations wrt agreed conditions

Completion Stage

1. Inspection of members' flats for amenities before the same are taken over
2. Verification of carpet areas of typical rehab flats
3. Inspection of external and common services and amenities in the rehab component before the same is taken over
4. Providing a list of defects in the rehab area to the Society for rectification by the Developer
5. Submission of Project Completion Report

**Online Tracking of Your Redevelopment Project
On www.technoesis.co.in**

Welcome to Project Tracker, an innovative technological tool, which enables you to track the progress of your redevelopment project on our website www.technoesis.co.in. But that is not the only reason why you would visit the website again and again. The website offers you a whole lot of other things such as Redevelopment Tenders, Downloads, FAQs and so on.

Please read on and check it out for yourself ...

Project Tracker

(Developed by Technoesis, Project Management Consultants for Redevelopment Projects)

Once the members of the Society have vacated their flats and moved to temporary accommodation, the existing building is demolished and construction of new building starts. During the construction phase of 24 months or so they may wonder about the progress of work at their plot and may like to get regular updates about the project status.

Technoesis' Project Tracker helps the Society members to remain regularly informed about the progress of work and the current status of the project by simply visiting our website. Our clients who subscribe to this service are given a user login and password, which they may distribute to their members. Thereafter, any member can visit our website and view the current status report consisting of the current photograph of the construction work, previous month's progress report, minutes of the last progress review meeting held at the site and other remarks about the work progress. Quite an easy way to track your project month after month, isn't it?

The status report is updated once a month and can be viewed by visiting the site any number of times during the period of subscription. It is expressly intended for the members of the client society and not for any other persons.

Technoesis' Project Tracker enhances transparency to a new height. However, the users must remember that the information about their project would be available to anybody having the knowledge of their user login and password and, therefore, it would be entirely their responsibility to ensure that the same is not passed on to unauthorized persons. Technoesis accepts no responsibility whatsoever, direct or indirect as regards the security of user login and password or the content of the status report.

Guest visitors who would like to know about Technoesis' Project Tracker may view a demo by logging in with the following details:

User Name: guest **Password:** guest

LIST OF PROJECT MANAGEMENT WORKS

BUILDING REDEVELOPMENT PROJECTS (As on June 2017)

Summary

Stage Wise Summary:

Execution	18 Nos.	Completed: 4	Construction in progress: 2
		Proposal to MCGM: 2	Development Agreement: 10
Tendering	4 Nos.	Developer Selection: 1	Tendering in progress: 3
Feasibility	4 Nos.	Report Submitted: 2	Feasibility in progress: 2

Plot Area Wise Summary:

More than 15,000 SqM	1
10,000 to 15,000 SqM	4
6,000 to 10,000 SqM	5

3,000 to 6,000 SqM	5
Up to 3,000 SqM	11

Members Wise Summary:

More than 300 Members	2
201 to 300 Members	1
151 to 200 Members	3

101 to 150 Members	5
Up to 100 Members	15

List of Projects

Name of Client	Plot Area {SqM}	No. of Members	Current Stage
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A. Completed Projects

1. MIG III CHS at Bandra (E)	5133	80	Completed
2. Manav Kalyan CHS at Goregaon (W)	11703	160	Completed
3. Kala Niketan CHS, Andheri (W)	840	16	Completed
4. Sahajeevan CHS, Borivali (W)	1449	32	Completed

B. Execution Stage

5. Jai Vijay CHS, Vile Parle (E)	8979	112	Construction in progress
6. Vaidya Cottage CHS, Vile Parle (E)	960	19	Construction in progress
7. Sahyadri CHS, Borivali (W)	913	24	IOD received

Name of Client	Plot Area {SqM}	No. of Members	Current Stage
8. CBI Staff CHS (Sahayog), Andheri (W)	1760	32	Proposal submitted to MCGM for approval
9. Shiv - Sagar CHS, Andheri (W)	2032	40	Agreement signed & Planning in progress
10. Sunder Sangam CHS, Malad (W)	5600	118	Agreement Signed & Planning in progress
11. Lijjat Godavari, Kandivali (W)	3218	100	Agreement signed & planning in progress
12. EFF Jumbo Darshan CHS, Andheri (E)	7077	136	MOU signed & planning in progress
13. Vanashri CHS, Borivali (W)	6254	105	Agreement & planning in progress
14. Sunder Milan CHS, Malad (W)	6608	170	Agreement & planning in progress
15. Shree Mohan CHS, Borivali (W)	11279	164	Agreement in progress
16. Divya Jyoti CHS, Santa Cruz (W)	1994	33	Agreement in progress
17. Om Shree Gokul CHS, Borivali (W)	2506	63	Agreement & planning in progress
18. Margadarshan CHS, Andheri (E)	6459	102	Agreement & planning in progress

C. Tendering Stage

19. Shree Parleshwar CHS, Vile Parle (E)	12630	202	Selection of a developer in progress
20. Ram Laxman Kutir CHS, Andheri (W)	5324	87	Tendering in progress
21. Shree Rameshwar Kripa CHS, Jogeshwari (E)	728	14	Tendering in progress
22. Avishkar CHS, Borivali (W)	1042	24	Tendering in progress

D. Feasibility Stage

23. Brindavan CHS, Andheri (E)	5425	88	Feasibility Completed
24. Naya Daur CHS, Jogeshwari (W)	1688	44	Feasibility in progress
25. Deepmala, Deepanjali, Prasanna Vastu Unity Apartment CHS, Malad (W)	12745	408	Feasibility Completed
26. Satya Darshan CHS, Andheri (E)	18795	308	Appointed as PMC

CONSTRUCTION PROJECTS

Name of Work	Name of Client	Year of Work	Value of Work Rs. Lac	Stage of Work
1. Residential Complex for AWHO at Kharghar, Navi Mumbai	Army Welfare Housing Organization	2001	1500	Completed
2. Construction of 19 Gr + 7 buildings at Chembur	Mumbai Metropolitan Region Development Authority (MMRDA)	2004	2748	Completed
3. Construction of 7 Gr + 7 buildings at Chembur	Mumbai Metropolitan Region Development Authority (MMRDA)	2004	1700	Completed
4. Construction of 2 residential buildings (Gr +14 & Gr+7), Malad (W)	Shri Krishna Enterprises	2005	500	Completed
5. Construction of Ground + 7 residential building at Dharavi, Mumbai	National Housing Bank	2006	700	Completed
6. Construction of residential and commercial building at Everard Nagar, Sion	Keystone Realtors Pvt. Ltd. (Rustomjee)	2007	5000	Completed

TECHNOESIS

Structural Rehabilitation Consultants

Structural Audit & Rehabilitation



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Structural Audit/ Condition Survey

What is Structural Audit?

The general health and performance of a building depends on its quality of maintenance. As a building grows old, ageing, use (or misuse) and exposure to the environment can affect the health of the building significantly. Therefore, it is advisable to monitor it periodically by taking a professional opinion. Structural Audit is a preliminary technical survey of a building to assess its general health as a civil engineering structure. It is usually initiated as the first step for repair. This is similar to the periodic health checkup recommended for older people.

When to do Structural Audit?

Model bye-law no. 77 specifies Structural Audit as a mandatory requirement. It stipulates that if the age of a building is 15 to 30 years, Structural Audit must be carried out once in 5 years and for buildings older than 30 years it must be carried out once in 3 years. You may, however, go for it even earlier if you suspect the condition of your building to be bad.

How is it carried out?

Structural Audit is commissioned by appointing a Consulting Structural Engineer registered with the Municipal Corporation of Greater Mumbai (MCGM or BMC). The Consultant carries out a visual survey of the building covering its faces, stilts, staircase, terrace, flats, shops and ancillary structures such as pump room, compound wall, etc. A light tapping hammer, damp detector, spirit level, magnetic compass and magnifying glass are used during survey. Repair history of the building and specific observations/ experiences of the members are also noted. Critical observations, probable causes of distress, remarks on structural health and recommendations for further action are given in the Structural Audit Report.

Why Technoesis?

With several years of experience and expertise in the field of structural assessment, we at Technoesis have evolved a unique methodology for carrying out structural audit. Technoesis offers you the following advantages:

1. Licensed Structural Engineers (highest category) registered with MCGM.
2. Member of a Special Repair Panel formed by MCGM and several professional bodies
3. Member of a Panel for Repair & Reconstruction of Buildings formed by MHADA
4. Trained and experienced surveyors (engineers)
5. Structural Audit as per the guidelines of the Indian Society of Structural Engineers
6. Methodology supported by exhaustive checklists and software
7. Detailed report along with documentation of flat wise observations
8. Over 100 structural audits completed
9. Conducted professional training seminars on Structural Audit
10. Extended consultancy for all further needs such as testing, repairs, extension etc

Articles on Structural Audit:

1. Understanding Structural Audit www.technoesis.co.in/Art3-SAudit1.asp
2. More about Structural Audit www.technoesis.co.in/Art4-SAudit2.asp

Comprehensive Services for Repair - Rehabilitation

Cracks in the RCC, walls or plaster, seepage through walls and slabs, hollowness in RCC or plaster and corrosion of reinforcement are some of the common signs of distress, which suggest that your building needs to be repaired. Structural damage can be very serious and should be attended to immediately. Repair/ rehabilitation of a building is a specialized job requiring good engineering judgment, experience and special skills. It also requires experience in the fields of tendering, project management and dispute resolution.

We offer a comprehensive and standardized methodology for repair-rehabilitation of structures, spread over the following phases:

Phase I: Assessment, scheme of repair and cost estimate

1. Collection of basic information about the building and about previous repair/ maintenance/ extension works
2. Visual survey of the building and ancillary structures in the premises and taking measurements for the cost estimate
3. Conducting non-destructive, chemical or other tests, if necessary
4. Deciding on a scheme repair
5. Preparing an item wise estimate of cost based on guideline rates along with assignment of priorities, if necessary

Phase II: Tendering and evaluation of bids received

1. Finalizing the scheme of repair and dividing work into phases, if necessary, in consultation with the client
2. Preparing specifications of work, conditions of contract and bill of quantities
3. Preparing the Tender document
4. Assisting the client to invite bids from contractors
5. Evaluating bids received, preparing comparative statement and advising on selection of a contractor

Phase III: Supervision and certification

1. Advising for signing the contract and completing formalities as per the Tender conditions
2. Briefing session for the contractor for deciding on a mechanism on reporting and quality control
3. Providing necessary technical support during the execution of work
4. Periodic evaluation of quality and progress of work through site visits and meetings
5. Regular supervision of work through our engineer, if necessary
6. Checking of measurements and certification of contractor's bills
7. Certification of virtual completion of work

Phase IV: Completion and defect liability period

1. Completion report giving description and terms of work completed and terms of maintenance during defect liability period
2. Inspecting the work towards the end of the defect liability period, if necessary and submitting a report

Structural Rehabilitation & Seismic Retrofitting

If your building is in a very bad structural health or its stability is a matter of concern, you need to consult an experienced structural engineer immediately. Settlement or tilting of building, diagonal cracks at beam column junction, major distress in structural members etc indicate such a need. Fire, earthquake, cyclone, explosion etc may also cause serious damage to a building. Such a structure may need **major structural rehabilitation**.

In case your building was not designed for earthquake, its stability during an earthquake can be doubtful even if presently it does not show significant distress. Even newly constructed structures can be vulnerable to earthquakes. Your building may need **seismic retrofitting** if:

1. It was initially not designed and constructed to resist earthquakes
2. It was initially designed and constructed to resist earthquakes but,
 - a) The loading/ load carrying parameters have changed since its construction e.g.:
 - The present structural quality is bad due to poor maintenance or ageing
 - Loads have increased due to change of mode of use etc
 - Alterations/ extensions are carried out or are currently being contemplated
 - b) The design specifications have changed since its construction such as:
 - Upgrade of the seismic zone, Importance factor etc
 - Revision in the methodology or specifications of structural design/ detailing

Technoesis has the necessary expertise to take up such specialized works.

Non-destructive Testing of Structures

Your building is a civil engineering structure. You may need to carry out non-destructive tests, chemical analysis or concrete core tests to assess the quality of concrete, the amount of corrosion in the reinforcement, the extent of carbonation of concrete etc. Many times such tests are useful in arriving at an appropriate methodology for structural repair.

Technoesis has the necessary expertise to carry out such tests.

Internal Alterations/ Change of Mode of Use

There may be times when an organization/ a member of the Society wants to carry out internal alterations or change the mode of use to satisfy the new requirements. The most common examples of this aspect would be provision of a mezzanine, loft or an internal staircase, removal of walls for combining two areas, enclosing an external area such as a balcony, installing a water tank, use of an apartment as an office space or a store etc. It is important to check the structural feasibility of the proposed work before the same is carried out.

In such cases, we not only check the feasibility of such alterations or change of mode of use before the work is carried out but we also confirm that the actual work is carried out as per the approved plan. This is ensured through the following steps:

1. Prepare a sketch plan showing proposed alterations/ change of mode of use
2. Check structural feasibility of the proposal and suggest modifications, if necessary
3. Incorporate the suggestions in the plan and issue the feasibility report
4. After the work is completed, inspect the work and issue a compliance report

For this purpose we may be appointed by the owner of the building (or a Society) or by the owner of an individual unit, who intends to carry out such alterations/ change of mode of use.

LIST OF STRUCTURAL AUDIT & REHABILITATION WORKS

Name of Work	Name of Client	Year	Stage of Work
1. Structural Repair of Laundry	Hotel The Leela, Mumbai	1999	Completed
2. Extension and Repair of Factory Bldg at Vasai	Leela Scottish Lace Ltd., Mumbai	1999	Completed
3. Assessment for Repair of a Residential Building at Vikhroli	Videsh Sanchar Nigam Ltd.	2000	Completed
4. Structural Assessment of Staff Quarters, Ahmedabad	Indian Oil Corporation	2000	Completed
5. Assessment & Estimate of Aroon Ind. Estate, Malad	Mr. Aroon Patel	2001	Completed
6. Assessment of Iqbal House, Malad, Mumbai	Iqbal House Co-op. Housing Society	2001	Completed
7. Repair of building Blasé View at Andheri, Mumbai	Blasé View 'A' Co-op. Housing Society	2001	Completed
8. Repair of building Shivanjali Andheri	Shivanjali Co-op. Housing Society	2001	Completed
9. Repair of building Meher Abad at Bhulabhai Desai Road	Meher Abad Co-op. Housing Society	2002	Completed
10. Repair of Central and other building, Dadar (E)	Bombay Hindu Co-op. Housing Society	2002	Completed
11. Assessment & Repair of building Supriya, Andheri	Supriya Co-op. Housing Society	2002	Completed
12. Repair of Satguru House, Bandra	Satguru House Co-op. Housing Society	2002	Completed
13. Struct. Audit of 11 buildings at Bandra	MIG VI Co-op. Housing Society	2002	Completed
14. Assessment & Estimate of building Shreeji, Vile Parle	Shreeji Co-op. Housing Society	2002	Completed
15. Struct Audit & Repair of building Keshav, Mahim	Keshav Co-op. Housing Society	2003	Completed
16. Estimate of buildings D51, B55 at Bandra	MIG VI Co-op. Housing Society	2003	Completed
17. Assessment & Estimate of 9 buildings at Nerul	Shree Ganesh Co-op. Housing Society	2003	Completed

Name of Work	Name of Client	Year	Stage of Work
18. Repair of elevated Storage Reservoir at Mahim	Municipal Corp. of Greater Mumbai	2003	Completed
19. Struct Audit & Repair of building Joycelyn, Bandra	Joycelyn Co-op. Housing Society	2003	Completed
20. Struct Audit & Estimate of building Devrup at Bandra	Devrup Co-op. Housing Society	2003	Completed
21. Struct Audit & Estimate of bldg Suleman Chambers, Apollo Bunder	Suleman Chambers Co-op. Housing Society	2003	Completed
22. Struct Audit & Repair of Krishna Kunj, Khar (W)	Mayfair Housing Builders & Property Developers	2003	Completed
23. Repair of Bldg. C9, CBD Belapur, Navi Mumbai	Nilgiri Gardens Co-op. Housing Society	2004	Completed
24. Structural Audit of 2 buildings at Dahisar	Gomant Nagar Co-op. Housing Society	2004	Completed
25. Struct Audit of building Sahyagiri at Goregaon	Sahyagiri Co-op. Housing Society	2004	Completed
26. Struct Audit & Repair of building Casa Maria at Bandra (W)	Casa Maria Co-op. Housing Society	2004	Completed
27. Struct Audit of building Del House at Santa Cruz	Del House Co-op. Housing Society	2004	Completed
28. Struct Audit & Estimate of building Flo-Ville, Santa Cruz	Silvex Realty Ltd.	2004	Completed
29. Struct Audit of building Chandrama, Prabhadevi	Chandrama Co-op. Housing Society	2004	Completed
30. Struct Audit & Estimate of Mangireesh, Mahim	Mangireesh Co-op. Society	2004	Completed
31. Rapid seismic assessment of 719 buildings & houses in Maharashtra, Gujarat & Andhra Pradesh	Aga Khan Planning & Building Services, India	2004	Completed
32. Struct Audit & Repair of building Meher Abad, Bhulabhai Desai Rd	Meher Abad Co-op. Housing Society	2005	Completed
33. Struct Audit & Repair of Mahavir Indl. Estate, Andheri (E)	Mahavir Indl. Estate Premises Co-op. Society	2005	Completed
34. Struct Audit & Repair of building Verawali, Chunabhatti	Verawali Co-op. Housing Society	2005	Completed

Name of Work	Name of Client	Year	Stage of Work
35. Struct Audit & Estimate of Holy View building, Dongri	Holy View Co-op. Housing Society	2005	Completed
36. Structural Audit of building Payal, Versova	Payal Co-op. Housing Society	2005	Completed
37. Struct Audit of building Shreepad, Ghatkopar (E)	Ghatkopar Garden View Co-op. Hsg. Society	2005	Completed
38. Rapid Seismic Assessment of building Sudhakar, Nepean Sea Rd	Sudhakar Co-op. Hsg. Society	2005	Completed
39. Structural Assessment of Wagal Hospital Building, Girgaon	Municipal Corporation of Greater Mumbai	2005	Completed
40. Structural Assessment of Vithaldas Building, Grant Road	Municipal Corporation of Greater Mumbai	2005	Completed
41. Struct Audit of R & D Building, Wadala (E)	Castrol India Ltd.	2005	Completed
42. Assessment of Vidya Vinay Vivek buildings, Vile Parle (W)	Vidya Vinay Vivek Co-op. Hsg. Society	2005	Completed
43. Structural Audit of Meera Apartments, Versova	Meera Apartments Co-op. Hsg. Society	2006	Completed
44. Survey & Repair of Jay Nagar buildings, Malad	Jay Nagar Co-op. Hsg. Society	2006	Completed
45. Struct. Audit of Dunhill building, Andheri (W)	Dunhill Co-op. Hsg. Society	2006	Completed
46. Structural Survey of Adarsh Indl Estate, Andheri (E)	Adarsh Ind. Estate Premises Co-op Soc	2006	Completed
47. Structural Survey of Kohinoor Indl Estate, Goregaon (E)	Kohinoor Ind. Estate Premises Co-op Soc	2006	Completed
48. Structural Survey of Green Crest buildings, Andheri (E)	Green Crest Co-op Hsg. Soc	2006	Completed
49. Struct. Audit of Purvanchal building, Mulund (E)	Purvanchal Co-op. Hsg. Society	2006	Completed
50. Struct. Audit of Manhar building, Jogeshwari (E)	Manhar Co-op. Hsg. Society	2006	Completed
51. Structural Audit & Repair of Kenmore building, Andheri (W)	Kenmore Co-op. Hsg. Society	2006	Completed

Name of Work	Name of Client	Year	Stage of Work
52. Repair of building Sahyagiri at Goregaon (E)	Sahyagiri Co-op. Housing Society	2006	Completed
53. Struct Audit & Repair of building Shantivan 'A', Andheri (W)	Oshiwara Shantivan 'A' Co-op. Housing Society	2006	Completed
54. Structural Survey & Repair of Royal Ind. Estate at Wadala	Royal Ind. Estate Co-op. Hsg. Society	2006	Completed
55. Structural Survey of "The Shack" bungalow, Juhu	Tata Chemicals Ltd.	2006	Completed
56. Struct. Audit of Sea Shell building, Andheri (W)	SBI Officers' Co-op. Hsg. Society	2007	Completed
57. Struct. Audit of Oscar Diamond, Andheri (W)	Oscar Diamond Co-op. Hsg. Society	2007	Completed
58. Struct. Audit & Repair of Yogi Prestige, Borivali (W)	Yogi Prestige Co-op. Hsg. Society	2007	Completed
59. Survey & Repair of Sonmarg building, Nepean Sea Road	Sonmarg Co-op. Hsg. Society	2007	Completed
60. Feasibility of installation of large hoardings on the buildings, Oshiwara	Tarapore Garden Co-op. Hsg. Society	2007	Completed
61. Structural Audit of Abhishek building, Goregaon (W)	Abhishek Co-op. Hsg. Society	2007	Completed
62. Structural Audit of Motamahal building, Andheri (W)	Motamahal Co-op. Hsg. Society	2007	Completed
63. Structural Audit of Whispering Palms Building No. 4, Kandivali	Whispering Palms Co-op. Hsg. Society	2007	Completed
64. Structural Audit of Yogi Jyot, Borivali (W)	Yogi Jyot Co-op. Hsg. Society	2007	Completed
65. Structural Audit & Repair of Lotus bldg, Andheri W	Lotus Co-op. Hsg. Society	2007	Completed
66. Structural Audit of Sriranjani, Chembur	Sriranjani Co-op. Hsg. Society	2007	Completed
67. Structural Audit of Satyam building, Borivali (W)	Satyam Co-op. Hsg. Society	2007	Completed
68. Visual Survey of G.K. Industrial Estate, Thane	Wacker Metroark Chemicals Pvt. Ltd.	2007	Completed

Name of Work	Name of Client	Year	Stage of Work
69. Structural Audit of Skandha bldg, Chembur	Arumuga Co-op. Hsg. Society	2007	Completed
70. Structural Audit of Nirmal bldg, Govalia Tank	Nirmal Co-op. Hsg. Society	2007	Completed
71. Structural Audit of an office bldg, Andheri (E)	IndusInd Media & Communications Ltd.	2007	Completed
72. Structural Audit of Satguru House, Bandra W	Satguru House Co-op. Hsg. Society	2008	Completed
73. Structural Audit of Nityanand Nagar -4, Andheri (E)	Nityanand Nagar -4 Co-op Hsg. Society	2008	Completed
74. Structural Assessment & Proof Checking of an Industrial building, Goregaon (E)	Wacker Chemicals (South Asia) Pte. Ltd.	2008	Completed
75. Structural Audit of Tapasya bldg, Chembur	Tapasya Co-op. Hsg. Society	2008	Completed
76. Structural Audit of Gokul Monarch, Kandivali (E)	Gokul Monarch Co-op. Hsg. Society	2008	Completed
77. Structural Audit of Om Parshwanath, Borivali (W)	Om Parshwanath Co-op. Hsg. Society	2008	Completed
78. Structural Audit of M.A. High School, Andheri (W)	The Andheri Education Society	2008	Completed
79. Structural Audit of K.J. Somaiya Polytechnic, Vidyavihar, Mumbai	K.J. Somaiya Polytechnic	2008	Completed
80. Structural Audit of Corner View building, Bandra (W), Mumbai	Corner View Co-op Housing Society	2008	Completed
81. Structural Audit of Star View bldg. Sion, Mumbai	Star View Co-op Housing Society	2008	Completed
82. Structural Audit of Pushpagandha bldg, Prabhadevi	Pushpagandha Co-op. Hsg. Society	2008	Completed
83. Structural Audit of Del House, Santa Cruz (W)	Clarence D' Sa	2008	Completed
84. Structural strengthening of Keval Estate, Goregaon (E), Mumbai	Wacker Chemie India Pte. Ltd.	2008	Completed
85. Repair of Sneh CHS, Goregaon (E), Mumbai	Sneh CHS, Goregaon (E)	2008	Completed

Name of Work	Name of Client	Year	Stage of Work
86. Structural Audit of Darpan building, Andheri (W), Mumbai	Darpan CHS, Andheri (W)	2009	Completed
87. Structural Audit & block estimate for building Oceana, Marine Drive	Rohini K. Gupta & Mohini K. Gupta	2009	Completed
88. Structural Audit of Reena Apartments, Malad (W)	Reena Apartments CHS, Malad (W)	2009	Completed
89. Structural audit of 2 buildings at Ballard Estate and a godown at Sewree for Binani Industires, Ballard Estate	Binani Industires Ltd., Ballard Estate	2009	Completed
90. Structural Audit of Zarine Palace, Malad (W), Mumbai	Zarine Palace CHS, Malad (W)	2009	Completed
91. Structural Audit & NDT of Tirupati Balaji, Khar (W), Mumbai	Tirupati Balaji CHS, Khar (W)	2009	Completed
92. Structural Audit & Estimate of Vyomesh, Borivali (W), Mumbai	Vyomesh CHS, Borivali (W)	2009	Completed
93. Structural Audit & Estimate of Ratan Palace, Ulhasnagar	Ratan Palace CHS, Ulhasnagar	2009	Completed
94. Structural audit of building Meher Abad at Bhulabhai Desai Road	Meher Abad Co-op. Housing Society, Bhulabhai Desai Road	2010	Completed
95. Structural audit of building Jawahar Mansion at Sitaram Podar Marg	Jawahar Mansion Co-op. Housing Society, Sitaram Podar Marg	2010	Completed
96. Structural audit & extension of Shivaji Shikshan Sanstha's school building at Ghatkopar (E)	Shivaji Shikshan Sanstha, Ghatkopar (E)	2010	Completed
97. Structural audit of building Krishna Palace at Kandivali (E)	Krishna Palace Co-op. Housing Society, Kandivali (E)	2010	Completed
98. Structural audit of building Ajit Park at Malad (W)	Ajit Park Co-op. Housing Society, Malad (W)	2010	Completed
99. Structural audit of Indian Mercantile building at Dadar	Life Insurance Corporation of India	2010	Completed
100. Structural audit & repair of Associated Capsules factory building	ACG Associated Capsules Pvt. Ltd.	2010	Completed
101. Structural audit of Nariman building at Maharshi Karve Road	Nariman building Co-op. Housing Society, Maharshi Karve Road	2010	Completed
102. Structural audit & repair of Ajas Components Pvt. Ltd. factory building	Ajas Components Pvt. Ltd.	2010	Completed

Name of Work	Name of Client	Year	Stage of Work
103. Structural audit and repair of Aram nagar Meena at Andheri (W)	Aramnagar Meena Co-op. Housing Society, Andheri (W)	2010	Completed
104. Structural Audit of K.L. Ponda High School at Dahanu	K.L. Ponda High School, Dahanu	2010	Completed
105. Non-destructive testing of Charkop Jeevan Akshay at Kandivali (W)	Charkop Jeevan Akshay Co-op. Hsg. Society, Kandivali (W)	2010	Completed
106. Structural Audit & Estimation of Cost of Repair of Chandrama Apts at Prabhadevi	Chandrama Apts Co-op. Housing Society, Prabhadevi	2011	Completed
107. Repair of Sindur CHS at Goregaon (E)	Sindur Co-op. Housing Society, Goregaon (E)	2011	Completed
108. Condition Survey & Cost Estimation for Bhanukant Complex at Goregaon (E)	Bhanukant Complex Co-op. Housing Society, Goregaon (E)	2011	Completed
109. Structural Audit of Shilpa building at Bhayandar (E)	Shilpa Co-op. Housing Society, Bhayandar (E)	2011	Completed
110. Structural Audit of Piramal Nagar at Goregaon (W)	Piramal Nagar Co-op. Housing Society, Goregaon (W)	2011	Completed
111. Structural Audit of Sea Shells at Andheri (W)	Sea Shells Co-op. Housing Society, Andheri (W)	2011	Completed
112. Structural Audit of Shri Mahavir Prasad Near Apollo Mill	Shri Mahavir Prasad Co-op. Housing Society Near Apollo Mill	2011	Completed
113. Structural repairs to the Canada building at Fort	Life Insurance Corporation of India	2011	Completed
114. Structural Audit of Sagar View building at Andheri (E)	Sagar View Co-op. Housing Society, Andheri (E)	2011	Completed
115. Repair of Janhavi building at Goregaon (E)	Janhavi Co-op. Housing Society, Goregaon (E)	2011	Completed
116. Repair of Textila buildings at Prabhadevi	Textila Co-op. Housing Society, Prabhadevi	2011	Completed
117. Structural Audit of Anand Prakash Satyam building at Andheri (E)	Anand Prakash Satyam Co-op. Housing Society, Andheri (E)	2011	Completed
118. Structural Audit of Manali building at Dadar	Manali Co-op. Housing Society, Dadar (W)	2011	Completed
119. Structural Audit of New Ekta building at Airoli	New Ekta Co-op. Housing Society, Airoli	2011	Completed

Name of Work	Name of Client	Year	Stage of Work
120. Structural Audit of Suresh Colony building at Vile Parle (W)	Surech Colony Co-op. Housing Society, Vile Parle (W)	2011	Completed
121. Structural Audit of Devendra building at Borivali (W)	Devendra Co-op. Housing Society, Borivali (W)	2012	Completed
122. Structural Audit of Girish Kunj building at Vile Parle (W)	Vatsal Sheth, Vile Parle (W)	2012	Completed
123. Repair Pranam building at Borivali (W)	Pranam Co-op. Housing Society, Borivali (W)	2012	Completed
124. Struct Audit of Sahyagiri building at Goregaon (E)	Sahyagiri Co-op. Housing Society	2012	Completed
125. Repair of MIG Adarsh Nagar CHS, Worli	MIG Adarsh Nagar CHS, Worli	2013	Completed
126. Structural Audit & repair of building on Plot No.130A for ACG Associated Capsules Pvt. Ltd., Kandivali (W)	ACG Associated Capsules Pvt. Ltd.	2016	Completed
127. Repair of Aram Nagar Meena CHS at Andheri (W)	Aram Nagar Meena CHS, Andheri (W)	2016	Completed
128. Structural Audit and Repair of Meher Abad at Grant Road	Meher Abad CHS, Grant Road	2016	Work in progress
129. Structural Audit of BOB Officers' Quarters Building II, Bhandup (W)	Bank of Baroda	2016	Completed
130. Repair of ACG Associated Capsules Pvt. Ltd., at Kandivali (W)	ACG Associated Capsules Pvt. Ltd.	2016	Work in progress
131. Structural Audit of Jawahar Mansion CHS Ltd. at Charni Road	New Jawahar Mansion CHS Charni Road	2017	Completed
132. Structural Audit of Serdia Pharmaceutical Company Pvt. Ltd. at Parel	Serdia Pharmaceutical Company Pvt. Ltd. Parel	2017	Completed

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Professional Training by Technoesis

Continuing Professional Development (CPD) is the means by which professionals can maintain, improve and broaden their knowledge and skills and develop the qualities required in their professional lives. CPD can be defined as the conscious updating of professional knowledge and the improvement of professional competence throughout a person's working life.

Technoesis™ is a consulting firm with domain expertise in the construction field acquired over past 25 years. One of our key functions is to organize Professional Training Activities, with a view to build a strong professional foundation and to update the professional knowledge and skills based on the latest technological and computational advances. We have already imparted over 30,000 man hours of training to more than 1500 participants across India. Our programs are conducted by experts from high professional and academic background and are supported by many professional bodies. We have received accreditation from Consultancy Development Centre, Department of Scientific & Industrial Research, Ministry of Science & Technology, Government of India.

Technoesis CPD Programs are approved by Engineering Council of India (ECI) and Construction Industry Development Council (CIDC) who are our Supporting Partners. A List of such CPD Programs is available on our website www.technoesis.co.in.

A list of our previous Training Programs is as under:

A] Professional Development Programs

Title	Date	No. of Sessions	No. of Participants	Remarks
1. Structural Design of Multistoried RCC Buildings	Jul-09	33	53	With Sardar Patel College of Engineering, Mumbai
2. Design of Steel Structures Using IS 800: 2007	Nov-09	16	33	With Sardar Patel College of Engineering, Mumbai
3. Effective Property Management in the 21st Century	Dec-09	10	18	At K.J. Somaiya Institute of Mgmt Studies, Mumbai
4. Planning & Designing Earthquake Resistant Buildings	Feb-10	8	120	With IES College of Architecture, Mumbai
5. Structural Audit & Rehabilitation of Buildings	Mar-10	10	115	At VJTI, Mumbai
6. Structural Audit & Non-destructive of Buildings	Mar-16	4	63	At CETTM, Mumbai
7. Mediation for Dispute Resolution in Construction Projects	Sep-16	1	50	At Big5 Construct India Exhibition, Mumbai
8. Application of MS Project to Construction Projects	Dec-16	8	10	At CETTM, Mumbai

Title	Date	No. of Sessions	No. of Participants	Remarks
9. 5 Day Professional Mediation Training Program	Feb-17	20	13	At Mumbai in association with Indian Institute of Arbitration & Mediation
10. RCC Design using Spreadsheet Applications	Apr-17	4	37	At Mumbai approved & supported by ECI & CIDC
11. Rehabilitation & Strengthening of Structures	May-17	8	41	At Mumbai approved & supported by ECI & CIDC
12. Construction Cost Management – A Modern Approach	Jun-17	8	31	At Mumbai approved & supported by ECI & CIDC

B] Seminars/ Workshops

Topic	Date	Venue	Remarks
1. Seismic Design and Detailing of RCC Framed Structures	Feb-02	Mumbai	For Indian Society of Structural Engineers
2. Software Tools for Structural Design of Buildings	Feb-03	Mumbai	For Indian Society of Structural Engineers
3. Seismic Aspects for Design of Buildings	Oct-03	Bhiwandi	For Municipal Corporations of Mumbai and Bhiwandi
4. Structural Audit: Methodology, Guidelines and Related Issues	Nov-03	Mumbai	For Indian Society of Structural Engineers
5. Structural Audit/ Assessment	Nov-03	Mumbai	For Indian Society of Structural Engineers
6. Structural Audit/ Assessment	Apr-04	Pune	For Indian Society of Structural Engineers
7. Post Tensioned Slabs	Oct-04	Mumbai	For Indian Society of Structural Engineers
8. Rapid Seismic Assessment of Buildings	Jun-05	Dubai	For Aga Khan Planning & Building Service
9. Structural Detailing In RCC Buildings	May-07	Mumbai	For Indian Society of Structural Engineers
10. Seismic Isolation and Column shortening of High-rise	Sep-08	Mumbai	For Indian Society of Structural Engineers
11. Structural Audit/ Assessment	Sep-08	Pune	For Indian Society of Structural Engineers
12. Structural Detailing Using Software	Jun-09	Mumbai	For Indian Society of Structural Engineers
13. Structural Audit/ Assessment	Mar-11	Solapur	For Indian Society of Structural Engineers
14. Redevelopment of Buildings – Role of Various Agencies	Dec-14	Mumbai	At VJIT
15. Process of Redevelopment, Roles of Agencies & Selection of a PMC	Jan-15	Mumbai	For Institute of Chartered Accountants of India
16. Mediation for Dispute Resolution in Construction Projects	Feb 17	Pune	For Indian Society of Structural Engineers, Pune

C] Expert Lectures

Topic	Date	No. of Participants	Remarks
1. IS 800: 2007 - New Concepts & Applications in Steel Design	Sep-10	60	By Prof. M.R. Shiyekar at Mumbai
2. Quality Assurance in Ready Mixed Concrete	Oct-10	30	By V.R. Kulkarni at Mumbai
3. MS-Excel Based Software Applications for RCC Design	Nov-10	42	By Umesh Dhargalkar at Mumbai
4. Structural Design of Post-Tensioned Slabs	Dec-10	50	By Dr. Florian Aalami at Mumbai
5. Contract Management and Dispute Resolution	Jan-11	43	By N.N. Shrikhande at Mumbai
6. Structural Pitfalls & Rehabilitation – Case Studies	Feb-11	33	By B.V. Bhedasgaonkar at Mumbai
7. Earthquake Resistant Design of Buildings using Base Isolators	Mar-11	59	By Dr. R.S. Jangid at Mumbai
8. Structural Dynamics	Apr-11	42	By Dr. M M Murudi at Mumbai
9. Construction Aspects of Deep Foundations	May-11	55	By Suhas Ambiyee at Mumbai
10. Innovative Enabling Structures for Challenging Construction Projects	Jun-11	43	By A.B. Karnik at Mumbai
11. Ductile Detailing: Philosophy and Applications	Jul-11	46	By D.S. Joshi at Mumbai
12. Non-destructive testing of deep foundations & superstructures	Aug-11	34	By Ravikiran Vaidya at Mumbai
13. Arbitration for resolution of disputes in construction projects	Sep-11	68	By Dr. Kirty Dave at Mumbai
14. Performance Based Seismic Design of buildings	Oct-11	24	By Satish Jain at Mumbai
15. Earth Retaining Schemes for basements & Deep Excavations	Nov-11	36	By D.V. Karandikar at Mumbai

D] Industry Readiness Programs for Students/ Fresh Engineers

Topic	Date	No. of Sessions	No. of Participants	Remarks
1. Structural Audit/ Assessment	Dec-04	2	40	At K.J. Somaiya Polytechnic, Mumbai
2. Structural Audit/ Assessment	Apr-09	2	40	At Sinhgad College of Engineering, Pune
3. Structural Audit/ Assessment	Feb-11	1	25	At Sinhgad College of Engineering, Pune
4. Redevelopment of Buildings	Dec-15	1	60	At Universal College, Thane
5. Getting Ready for a Career in Civil Engineering	Mar-16	1	55	At SPCE, Mumbai
6. Getting Ready for a Career in Civil Engineering	Mar-16	1	66	At VJTI, Mumbai
7. Getting Ready for a Career in Civil Engineering	Apr-16	1	49	At ARMIET, Shahapur
8. Getting Ready for a Career in Civil Engineering	Apr-16	1	47	At MPSTME, Mumbai
9. Setting Up a Construction Project	Jun-16	8	20	At CETTM, Mumbai

Topic	Date	No. of Sessions	No. of Participants	Remarks
10. Construction of Civil Works	Jul-16	8	20	At CETTM, Mumbai
11. Construction of Finishing Works & Services	Jul-16	8	21	At CETTM, Mumbai
12. Effective Supervision of Projects	Aug-16	8	22	At CETTM, Mumbai
13. Costing & Billing in Construction Projects	Aug-16	8	26	At CETTM, Mumbai
14. Effective Construction Project Management	Aug-16	8	27	At CETTM, Mumbai
15. Construction of Finishing Works	Jan-17	8	76	At Somaiya Polytechnic Mumbai

E] Faculty Development Programs

Topic	Date	No. of Participants	Remarks
1. Structural Audit/ Assessment	Jan-12	38	At VJIT, Mumbai
2. Redevelopment of Buildings – Role of Various Agencies	Dec-14	30	At VJIT, Mumbai
3. Structural Audit: Concept, Scope & Procedures	Aug-16	60	For Government College of Engineering, Amravati
4. Redevelopment of Buildings - Roles of Various Agencies	Jan-17	22	SBMP Polytechnic, Mumbai

F] Public Awareness Programs

Topic	Date	Venue	Remarks
1. Understanding Essentials of Redevelopment Projects	Sep-14	Mumbai	For General Public
2. Understanding Essentials of Redevelopment Projects	Mar-15	Mumbai	For General Public

TRAINING PROGRAMS AVAILABLE ON REQUEST

Program Title	Duration { Days}
Construction Engineering & Management	
1 Construction Engineering & Management (<i>6 Modules</i>)	12
2 Setting Up Project Infrastructure & Logistics	2
3 Construction of Foundations & Substructures	2
4 Construction of Civil Works	2
5 Use of Formwork in Construction Projects	1
6 Construction of Finishing Works & Services	2
7 Supervision & Quality Control of Construction Projects	2
8 Costing & Billing in Construction Projects	2
9 Effective Construction Project Management	2
10 Construction Problems – Prevention & Remedies	1
11 Quality Control in Construction Projects	2
12 Planning & Scheduling of Construction Projects	2
13 Use of MS-Project for Managing Construction Projects	2
Structural Engineering	
1 RCC Design Using Spreadsheet Applications	1
2 Structural Design of RCC Buildings	3
3 Design of Steel Structures	3
4 Structural Detailing In RCC Buildings	1
5 Earthquake Resistant Design of RCC Framed Structures	3
Structural Assessment & Rehabilitation	
1 Structural Assessment, Audit & Non-destructive Testing	2
2 Strengthening & Rehabilitation of Structures	2
Contract Management & Dispute Resolution	
1 Management of Construction Contracts	2
2 Mediation & Arbitration for Resolution of Construction Disputes	2
Career Development & Enhancement Programs	
1 Executives & Senior Managers	5
2 Contractors	2
3 Site Supervisors	5
4 Essential Soft Skills for Civil Engineers	2
5 Suitable Careers for Lady Civil Engineers	1
6 Mediator Training Program (<i>in association with IIAM</i>)	5
Allied Programs	
1 Planning & Designing Earthquake Resistant Buildings	2
2 Geotechnical Investigations	1
3 Waterproofing of Structures	1
4 Mechanical, Electrical & Plumbing Works	2
5 Non-destructive Testing of Structures	2
6 Use of Construction Chemicals	1
7 Safety Management in Construction Projects	1
8 Effective Property Management	2
9 Design & Construction of Post Tensioned Slabs	2

TECHNOESIS

Commercial Mediation

Dispute Resolution by Mediation



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Dispute Resolution Through Mediation

WHAT IS MEDIATION?

Of all mankind's adventures in search of peace and justice, mediation is among the earliest. Long before law was established or courts were organized, or judges had formulated principles of law, man had resorted to mediation for resolving disputes.

Mediation is a process of dispute resolution in which one or more impartial third parties intervenes in a conflict or dispute with the consent of the participants and assists them in negotiating a consensual and informed agreement. It can also be said as a confidential process of negotiations and discussions in which a "neutral" third party or mediator assists in resolving a dispute between two or more parties.

Mediation presents the opportunity to express differences and improve relationships and mutual understanding, whether or not an agreement is reached.

It is generally considered to be a non-adversarial approach to the resolution of conflicts or disputes. The general role of the mediator is to facilitate communication between the parties, assist them on focusing on the real issues of dispute and to generate options that meet the respective parties' interests or needs in an effort to resolve the dispute.

The most important feature of Mediation is that it provides a solution that both parties can live with, instead of a verdict imposed by a court. Both parties are involved in suggesting possible solutions to the conflict.

Mediation is based on the voluntary cooperation and good faith participation of all parties. The mediator cannot force the parties to resolve their differences. But the mediator can help the parties reach a solution agreeable to both of them. If the parties work out all or some of their differences, the resolution - or agreement - is put in writing and signed by both the parties. Mediation may be able to plow beneath the surface of frequently vexatious litigations by addressing the underlying conflicts. The mediator acts as a bridge to iron the wrinkles of differences affecting the parties.

Mediation differs from arbitration, in which the third party (arbitrator) acts much like a judge in an out-of-court, less formal setting but does not actively participate in the discussion. Unlike a judge or an arbitrator, a mediator does not decide what is right or wrong or make suggestions about ways to resolve a problem. A mediator seeks to help parties to develop a shared understanding of the conflict and to work toward building a practical and lasting resolution. Mediation serve to identify the disputed issues and to generate options that help disputants reach a mutually-satisfactory resolution. It offers relatively flexible processes; and any settlement reached should have the agreement of all parties. This contrasts with litigation, which normally settles the dispute in favour of the party with the strongest argument.

Mediation is different from counseling, therapy or advocacy. The mediator does not take sides or push for any one solution. Mediators maintain a neutral role. Mediation focuses on the future, not the past, and what will resolve the conflict. Mediation does not replace the need for legal advice or counseling if your "rights" in a situation are the concern.

WHY MEDIATION?

If you have given up on negotiating a settlement of your dispute directly with the other party, mediation may be the best way to solve it. Compared to a lawsuit, mediation is quick, private, fair, and inexpensive. And, if your dispute is with someone that you need to deal with in the

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future – such as an employer, landlord, neighbour, business partner, or co-parent – mediation will help you resolve your disagreement without destroying your relationship.

In a lawsuit, no matter whether you have won or lost, it is usually a loss. Litigation is public. People lose their sense of privacy. It is slow, it is overburdening. Mediation and other forms of conflict resolution empower people to take control of their own lives and find creative solutions that work for them. Further we avoid the economic disadvantage because we spend so much on litigation.

ADVANTAGES OF MEDIATION

As mentioned earlier, in addition to the fact that it is voluntary, mediation is a much less formal process than arbitration or litigation. Sessions are usually scheduled at a time and location convenient to all parties. Because the parties are directly responsible for developing the terms of an agreement, they are more likely to keep the agreement. Participants in mediation reach agreements about 80% of the time and keep those agreements about 90% of the time. Even if a written agreement is not reached, parties may lay groundwork for future agreements by opening lines of communication.

Advocates of mediation say that mediation can address each of these issues, namely, diverting cases from court, building bridges between communities and transforming society into a more tolerant, understanding people.

Another benefit is that mediations remain under wraps, whereas court cases are usually in the public domain. The process is also far less intimidating than a courtroom. Most often, the parties feel empowered by the process as they have been directly involved in negotiating the outcomes.

The driving motivation behind mediation is to find a solution. Mediation need not be viewed as a process by which the mediator helps people come to a resolution. It could be viewed as a process by which the mediator helps people go to the next step; whether it is clarifying a thought process, communicating with another person, or simply organizing a person's thinking. The mediator can support and focus the party's thinking.



Umesh Dhargalkar - Mediator Profile

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Mobile: +91-9869904337

Website: www.technoesis.co.in



Qualifications:

- B. Tech. (Civil Engg), M. Tech. (Structural Engg), IIT Bombay
- Accredited Mediator, Empanelled with Indian Institute of Arbitration & Mediation

Fields of Experience:

30 Years' Experience as a Consulting Engineer practicing in the fields of Civil-Structural Engineering, Construction Project Management, Structural Rehabilitation and Professional Training. Mainly worked in the following fields:

- Housing & Real Estate Projects
- Infrastructure, Industrial and Transmission Power Projects
- Educational, Pharmaceutical, Bank and Corporate Structures

He has also conducted several professional training programs and delivered expert lectures.

Current Position & Background:

- Managing Director of Dhargalkar Technoesis (I) Pvt. Ltd.
- Empanelled as a Mediator/ Conciliator with Ministry of Corporate Affairs, Government of India
- Empanelled as a Neutral (Mediator & Arbitrator) with Indian Institute of Arbitration & Mediation
- Member of India International ADR Association (IIADRA)
- Received CIDC Vishwakarma Award 2017 as an "Innovator" in March 2017

Mediation Training:

- Completed 15 Hours Distance Education Program 'Certificate in Dispute Management' by Indian Institute of Arbitration & Mediation
- Completed 40 Hours Mediation Training Program at Kochi by Indian Institute of Arbitration & Mediation
- Attended Conflict Resolution Day Commemoration by IMC Chamber of Commerce & Industry
- Organized a 40 Hours Mediation Training Program jointly with Indian Institute of Arbitration & Mediation at Mumbai and conducted 2 sessions therein
- Delivered a talk "Mediation for Dispute Resolution in Construction Projects" at Big5Construct India Exhibition, Mumbai
- Delivered a talk "Mediation for Dispute Resolution in Construction Projects" at ISSE, Pune
- Presented a Case Study on "Dispute Resolution in a Redevelopment Project" at a Mediation Awareness Seminar & Dispute Resolution Camp held at Panvel, Navi Mumbai

Mediation Fields:

- General Commercial / Business
- Construction / Real Estate / Property
- Contracts

Mediation Style:

- Facilitative
- Evaluative

Mediation Location:

India

Mediation Languages:

English, Hindi, Marathi

Mediation Experience:

In his role as a Project Management Consultant, he has worked as a neutral/ advisor for resolution of disputes in real estate and construction/ redevelopment projects.

Professional Affiliations & Licenses

- Accredited Mediator of the Indian Institute of Arbitration & Mediation
- Member of India International ADR Association (IIADRA)
- Accreditation from Consultancy Development Center, DSIR, Ministry of Science & Technology, Govt of India (For the Company)
- Senior Professional Engineer, Engineering Council of India & CIDC
- Licensed Structural Engineer, Municipal Corp. of Greater Mumbai
- Licensed Surveyor, Municipal Corporation of Greater Mumbai
- Advisory Trustee of the Indian Society of Structural Engineers
- Fellow of the Institution of Engineers (I): Chartered Engineer
- Life Member of the American Concrete Institute
- Life Member of the Indian Concrete Institute
- Life Member of the Association of Consulting Civil Engineers
- Life Member of Indian Association for Structural Engineering
- Life Member of Practicing Engr, Arch & Town Planners Association
- Life Member of Indian Geotechnical Society, Mumbai Chapter

Publications:

- He has published 19 Technical Papers in National and International Conferences and Technical Journals.
- He is a co-author of a manual of practice "*Professional Services by Structural Design Consultants*" published by the Indian Society of Structural Engineers.

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<input type="checkbox"/> PMC for Redevelopment	<input type="checkbox"/> Professional Training
<input type="checkbox"/> Structural Audit/ Assessment	<input type="checkbox"/> Commercial Mediation
More Details:	

Please fill in and send this Form to:

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