

3A ASSOCIATES

Think Different, Think Construction



3A Associates

(Project Management Consultancy)



About 3A

Project Management Consultancy

Known for the highest quality standards

3A ASSOCIATES:

Project Management Consultancy Headquartered in Guwahati is a rapidly growing and well-reputed PMC company in India. We are involved in a full range of engineering, architectural, and construction activities for industrial, commercial, and Residential infrastructural development. Since 2017 we deliver end-to-end solutions in 10 business segments, namely construction, PEB, MEP, interior fit-outs, turnkey projects, road services, General contracts, maintenance, collaboration, and project management. The unique amalgamation of commitment, innovation, and confidence is the essence of our company's culture. Using modern principles & sophisticated technologies we envision being the primary preference at all times both nationally as well as globally for our renowned excellence, quality performance, and reliability in all types of construction in India, Nepal, Bhutan, and Bangladesh.

3A “Name of Trust”:

Since our inception year, we have accomplished client's faith and that's what we consider our success. We have a reputation for striving towards enhancement and perfection on every project that we undertake, regardless of its size. Thus, from major construction and building projects through the provisions of refurbishment services, designing, and fit out- our services extend to all the big and small spheres of building and construction. Our highly trained in- house team of engineers, architects, and designer apply their specialized skill set of knowledge to efficiently produce high-quality service at your delight.

Strict Quality Control:

Our personnel are extremely capable of coordinating and understanding the client's perspective, as our clients are our greatest advocates and thus, we offer all our services keeping in view their needs and desires. We are meticulous about the quality of the services we provide, to resist risk we procured most of the material centrally I.e., Purchased directly from the companies instead of distributors to ensure the best available material is being used furthermore, regular reviews by subject/ Technical experts in order to check work done, quality of raw material, the pace of work and safety concerns. In this way, we work diligently, efficiently, and effectively.

Our Experience:

There is an old saying "Perfection comes after practice and experience", with over 100 happy clients Sense Projects is now an old-handed team of professionals, setting benchmarks with each passing year. Awarded as the best construction company, our work includes Commercial, Residential, Hotels, Resorts, retail, shopping malls, Restaurants, institutions, Landscaping, industrials, Hospitals, and road services. Our workforce includes veterans; project engineers and architects, site engineers, safety engineers, technicians, and labour.

Why Choose Us?

- **High-Quality Standards**
A team of highly trained experts is appointed specifically to each project, to ensure the efficiency of work
- **Integrity**
We are committed to our words and values.
- **One Stop Solution**
We are a leader in our industry, and we have always worked to develop advanced technology and innovative methods.
- **Best Technical Design and Detailing**
We strive to give uniqueness in every project that meets our client's demands.
- **We Are Always Improving**
We strive to meet the needs of today's world without jeopardizing the needs of tomorrow.

Scope of the Services

1. Design Coordination

- In consultation with clients and consultants, coordinate approval of all designs, finishes, and detailed specifications and samples.
- Coordinate with Vendors/Contractors for shop drawings and approval of the same from respective design consultants.

2. Design Review and Detailing

- Check and review drawings of all disciplines, after receipt from consultants and other concerned agencies to confirm site suitability and inter conflicts as far as possible.
- Coordinate with Vendors/Contractors for shop drawings and approval of the same from respective design consultants.
- Check and review drawings of all disciplines to confirm site suitability and inter conflicts as far as possible for smooth site execution.
- Review GFC drawings to check that they are complete and sufficient to initiate and continue work on site.
- Coordinate for execution details required on site in line with the overall design concepts, in consultation with the architects and interior designers.

3. Tender and Procurement Administration.

- Assist in the decision the on right construction award methodology and tender packages
- Advice owners in pre-qualifying and short-listing prospective contractors for each package.
- Review the offers received and negotiate with the contractors in consultation with the client
- Recommend the most appropriate contractor for the particular tender package.

4. Construction Management Including Quality & Schedule Management

- Prepare project execution plan.
- Administer and manage the work of the contractors and suppliers, in accordance with contract conditions.
- Organize weekly site meetings with all contractors for coordination and program review.
- Direct and supervise the contractor's works to achieve satisfactory performance.
- Recommend a course of action when the contractual requirements are not being met.
- Maintain periodic records for work performed and share weekly progress reports.
- Recommend necessary or desirable changes to the Owner.
- Review the contract documents of the vendors/contractors and advise the owner of necessary documents/inputs as required.
- Incorporate change management.
- Monitor and review the program submitted by the contractor.
- Establish, implement, and manage a quality management system in accordance with specifications and quality control procedures.
- Implement remedial action as defects are noted.
- Develop the master program matching with the project construction schedule in consultation with consultants and contractors.
- Monthly review meeting with Client, Architect, Consultant, and other stakeholders.
- Update and reissue the project construction schedule as required to show current conditions.

- Assist clients in keeping track of updated schedules.
- Certify labor bills, RA bills of contractors, and works contract bills and recommend weekly, monthly payments in discussion with the client.

5. Handover Management

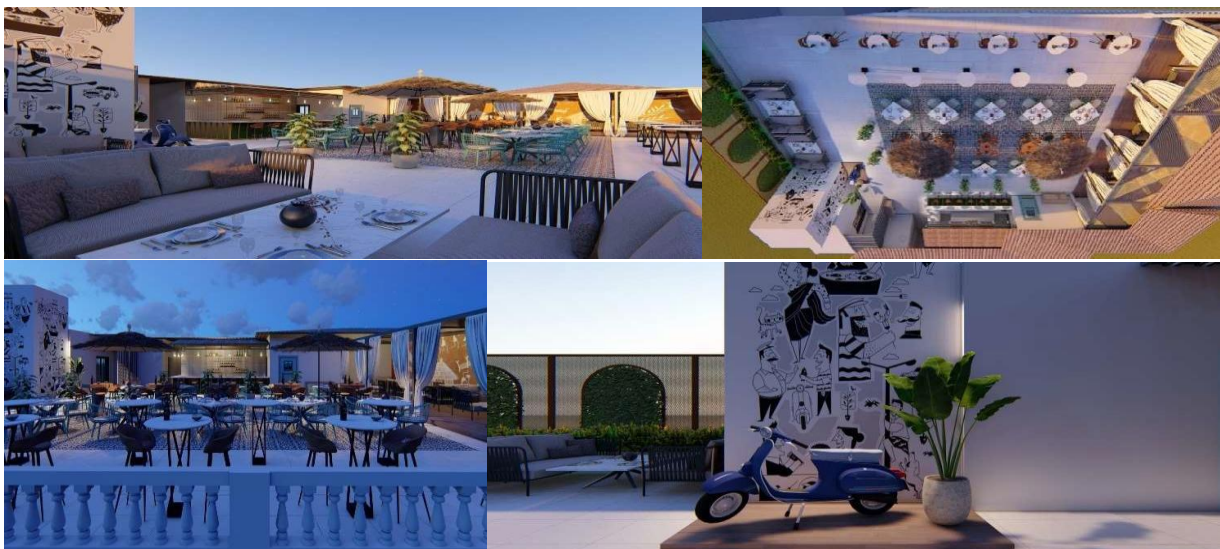
- Establish standards for final acceptance along with consultants.
- Coordinate the commissioning of services- like Plumbing, Firefighting, Electrical works, Audio Video, Fire Detection and Alarm system, public address system, Kitchen, HVAC, etc.
- Implement remedial action should a defect be noted.
- Advise the client on acceptance of particular completion; manage handover to the Operations and Maintenance staff of the hotel property.
- Assist client team in coordination for Operations and maintenance manual, collection of Guarantees, warranties, and closeout phase documentation such as-built drawings, Operation/maintenance manuals.
- Coordinate with system integrators/ vendors for the training of operations team members.
- Documentation of vendor details
- Project closure report

FILE LIST MAINTAINED BY PMC

- ❖ BG Register
- ❖ Change order
- ❖ Confirmation of verbal instruction
- ❖ Document transmittal notes
- ❖ DPR
- ❖ Drawing requirement schedule
- ❖ Imp rest bill
- ❖ Inspection request
- ❖ Material reconciliation
- ❖ MOM
- ❖ Non-compliance
- ❖ Procurement records
- ❖ Request for Information
- ❖ Site visitor
- ❖ Standard BOI tracker
- ❖ Statutory approvals
- ❖ WPR

Our Project (Completed):

- ❖ **ITC Welcome, Amritsar:** Located at Amritsar, this is a proposed hotel with two new wings and the restoration and adaptive reuse of a heritage structure in the centre. The guest wing consists of 100 keys over three floors, and the second wing is the banqueting wing. Public areas consisting of a restaurant, bar, coffee shop, and reception, are accommodated in an existing “Kothi” at the site, built in colonial style. The total land area is about 5.30 acres.
- ❖ **State Cancer Institute at Jaipur:** Client Tata Trusts. The Tata Trusts is supporting the State Government in setting up the project in a fast-track mode. The project includes 4nos Liner Accelerators, Simulators, Brachytherapy, Modular OTs, and in-patient and outpatient facilities. The total built-up area involved is about 1.13 lacs sqft
- ❖ **The Taj, Theog:** This is a premium resort located at a height of over 8000 ft. The resort has 90 keys and is located over an area of about 5 acres on a 1 km-long mountain ridge overlooking the mountains. The location and weather which are the USPs of the site, have however posed a major challenge in its construction. The Hotel is expected to start operations in the middle of this year.
- ❖ **Novotel Hotel, Guwahati:** This is a city-based business and leisure hotel located in the heart of Guwahati. With a 150-key hotel and retail development, this is a 10-story building with a total built-up area of 125,000 sqft.
- ❖ **Mayfair, Guwahati:** This is a premium resort located in the Sonapur Forest area. The resort has 230 keys and is located over an area of about 40 acres on a 3 km-long mountain ridge overlooking the mountains. The location and weather which are the USPs of the site, have however posed a major challenge in its construction. The Hotel is expected to start operations in the middle of this year.
- ❖ **The Air Hotels, Bhairahawa, Nepal:** This is a city-based business and leisure hotel with 120 keys.
- ❖ **Tiger Resorts for VIP Casino project, Bhairahawa, Nepal.**
- ❖ **Pawan Palace Hotel, Lumbini, Nepal:** This is a premium hotel with 228 keys.
- ❖ **Axom Platinum Scrappers LLP, Amingaon, Guwahati:** This is a Industrial Project for Tata Motors.



Hotels
ITCW

Project Management



JW Marriott

Taj Theog

Ginger



FatehPrakash
City Pillar, Udaipur

Project Management,
Architecture and design



Cancer Hospitals

P.r.jedl, JWPenM



u91wrd



TMITMII



Cancer Hospitals
T-Truste
Jamshedpur, Jharkhand

Project Management



Express Towners
Nariman Point, Mumbai

Project Management



School
1-RMG, oba/School,
Oadhi

PrC/ICIMM/temell



City Square Mall

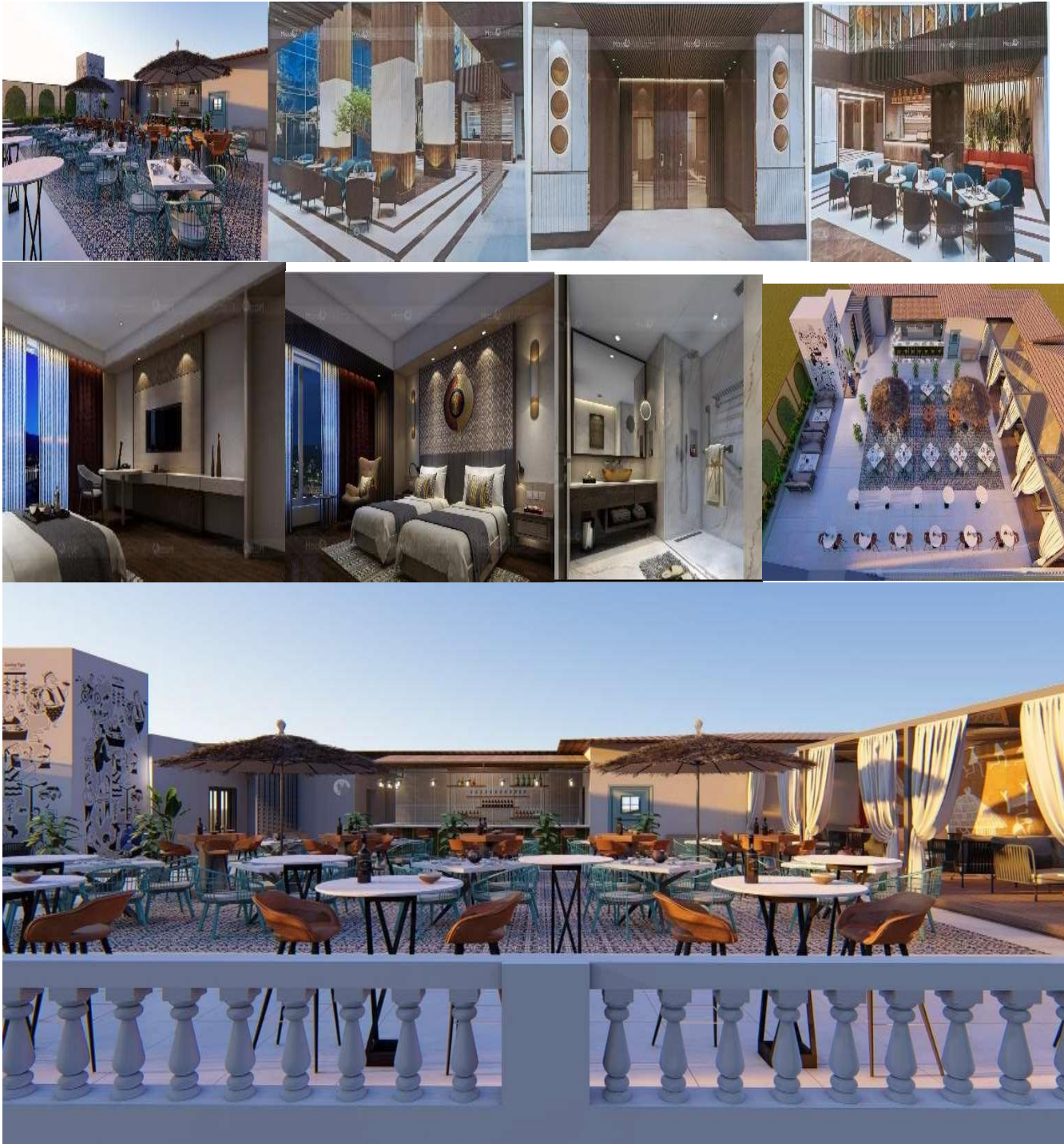
Project Management



Running Projects:

- ❖ Mayfair Spring Valley Resort, Guwahati
- ❖ The Dhar – A Signature Atmosphere, Guwahati
- ❖ ITC Welcome, Gangtok
- ❖ The Royal Keepsa Hotel, Gangtok
- ❖ Cygnet Hotel, Tawang
- ❖ Golf Vista, Shilong
- ❖ Lunawat Reality 4-star hotel, Siliguri.
- ❖ Thje Air Hotels, Bhairahawa, Nepal





Well Experienced & Qualified Team:

Sr. No.	NAME	QUALIFICATIONS & EXPERIENCES
1.	Mr. Anil Mishra	M Tech in Mechanical Engineer (with experience of 20 Years in Green Field & Brown Field Projects. Started this company in 2017 and running successfully)
2.	Mr. Shaik Iqbal Kasim	Electrical Engineer with 15 yrs experience.
3.	Mr. Gurmeet Singh	Civil Engineer with experience of 40 years, (CPWD Retd.)
4.	Mr. Gaurav Srivastava	Mechanical Engineer. with over 18 years' Experience as MEP Project Head
5.	Ar. Sumita	Six years as a design head
6.	Mr. Suman Thakur	Electrical Engineer with over 14 years of experience as an Electrical Engineer & MEP Project Engineer.
7.	Mr. Aadarsh Kumar Tiwari	Civil Engineer with over 11 years as Civil Engineer
8.	Mr. Atul Kumar Shukla	Material Handling Manager (12 Year Experience)
9.	Mr. B.B Mishra	B.E Civil Engineering With 23 Year Experience
10.	Mr. Rahul	Electrical Engineer with over 6 years of experience as an Electrical Engineer & MEP Project Engineer.
11.	Mr. Manik Mandl	Interior Engineer with 5-Year Experience
12.	Mr. Arvind	Draftsman
13.	Mr. Vivek Verma	Civil Engineer

** Down the line, we have a dedicated team of Project Coordinators. Engineer. Skilled workers & Technicians are viz. & administrative staff.

** It may not be out of place to mention that we have our own Staff & Supporting business partner strength of over 50 Senior Team Members.



Mr. Anil Kumar Mishra
Founder & CEO



Mr. Brajesh Mishra
Founder & CEO



Mr. Gurmeet Singh
Senior Civil Advisor



Mr. B.B Mishra
Civil Head



Mr. Gaurav Shrivastava
MEP Head



Mr. Aadarsh Kumar Tiwari
Chief Civil Engineer



Mr. P Banerjee
Advisor Architect



Mr. Atul Kumar Shukla
Material Handelling Manager



Ar. Sumita
Design Head



Mr. Shaikh Iqbal Kasim
Project manager MEPF



Mr. Suman Thakur
Electrical Engineer

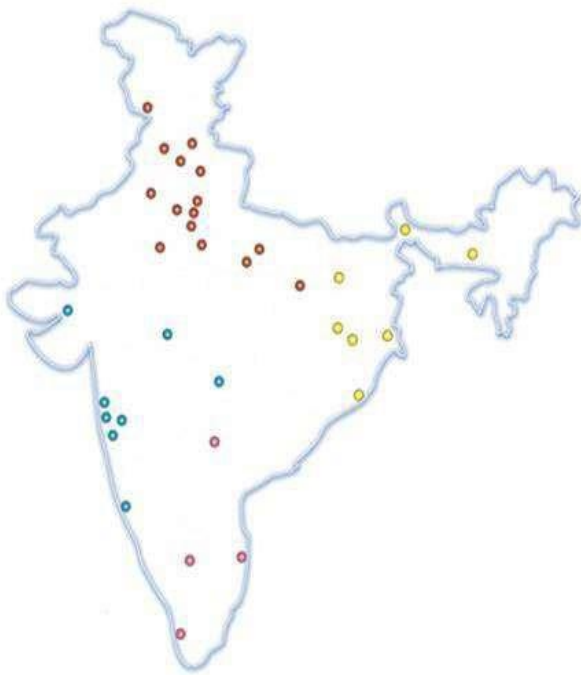


Mr. Manik Mandal
Interior Engineer



“We are Global in India”

We understand your time is valuable, so we are very straightforward with our pricing. Knowing your situation will help us give you the information you need to start developing a trusting relationship from day one.



FOUNDER & CEO
MR. ANIL KUMAR MISHRA

CONTACT US:

Mr. Anil Kumar Mishra

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Call us: 7086008600/9395958600