



**LANDBASE** Consulting  
Construction Project Management Solutions

## LANDBASE CONSULTING

Landbase Consulting was started with the objective of providing a cross boundary approach to construction project management by incorporating best working practices and policies from across the construction industry across the globe. This is achieved by the systematic application of a set of generic project oriented management principles throughout the lifecycle of a project. We bring together the professionals and specialists at the right time to enable them achieve defined objectives. The value we add through collective experience, expertise and involvement of top management is unique; no other process or method can add similar value, either qualitatively or quantitatively.

### Profile

Landbase Consulting is a multi-disciplinary project management services company offering custom-made solutions for all Land Development, Construction Project Management and Engineering requirements.

This organization is largely built on four pillars of **Integrity, Ethics, Values and Transparency**, which are essential to be an extension of our client's interests and success in their ventures. Each of the Landbase resources is handpicked by the senior management who believe that the success of any project rest on the personnel who drive it sincerely.

We have a passion for providing aesthetically pleasing and functional buildings of exceptional quality and understand each project requires a different approach tailor-made to meet our client's business aspirations. We love what we do and pride ourselves on the quality of our work, our attention to detail and our ability to deliver the right solutions for you. Our reputation rides on the quality of our delivery and our client's satisfaction. We provide all the services from inception to completion ranging from new premises to high quality refurbishment of existing sites.

Our Senior Management gives each project, individual hands-on care and complete attention. This is vital in the construction industry to ensure that every project runs smoothly. We have the expertise to anticipate and deal with any problem before it shows up, giving a seamless project that fits the client's needs and the needs of their business.

### WHY PMC?

Good Project Management shows on your building and the product.

#### KEY MARKERS:

- **Who is in charge?**  
Once on board, PMC takes charge and runs the project on behalf of the client. They act as the face of the client for the project and keeps the stake holders updated on the every aspect of the project on a regular basis with complete transparency.
- **Meet the Expert**  
Designers, QS, and Contractors are not PMs, they are experts in the respective fields where as Project Management is a different vista with its own set of specialists and professionals.
- **Curb Budget Overruns**  
Budget Overruns pose as a nightmare to any developer. Through efficient Project Management Processes, PMs maintain strict control on the approved budget and capture any variations that are likely and ensure that the same is approved by the client prior to proceeding forward.
- **Control your Project Schedule**  
A project finished behind schedule is loss of business for any developer. Through efficient Project Management Processes, PMs maintain strict control on the Project Schedule and apprise the client on any likely variations.
- **Value Add to your investment**  
A Project involves a good deal of investment and the PMs ensure that the same is invested judiciously on the right elements. Past experiences reveal that Value engineering done by the PMs often offsets the PMC cost for the project.

## MANAGEMENT TEAM:

### Cibi Mathew

Cibi Mathew has a career span of more than 27 years in the field of Construction Project Management with reputed Project management firms, Property Developers and Contractors in India and abroad. His expertise varies from Hotels & Resorts, Mall & Retail projects, Hospitals, Commercial buildings, Educational campuses, Residential villas and township projects along with various Mixed-use developments.

Cibi holds a Bachelor's degree in Civil Engineering. He has been previously associated with organizations such as Jones Lang LaSalle (JLL), Hooloomann & Associates etc. at Senior Management roles. He was involved in the development of many prestigious projects like Casino De Maurice, Shanti Anantha Resort at Mauritius, Ephelia Resorts, Le Meridien Hotel, Hilton Northolm Resorts etc. at Seychelles, White sands resorts at Maldives, The Westin Hyderabad, Radisson, Sheraton Hyderabad, Apollo Hospitals Hyderabad etc. along with various other Residential, Commercial and Mixed Use Developments in India.

At Landbase Consulting, he oversees the entire company operations, overall project performance and client requirements. He involves in the major decision making in the projects along with the client.

### Vinod Binu

Vinod Binu handles the Project management process compliance at various ongoing projects. He oversees the project design development and Project execution plans (PEP) to ensure the projects are planned, monitored and controlled and meets the necessary target milestones, set.

Vinod holds a Bachelor's degree in Architecture and Master's degree in Building Technology and Construction Management from IIT, Madras and also is a qualified Project Management Professional (PMP) certified by Project Management Institute (PMI).

Previously, he has worked with Jones Lang LaSalle (JLL), Larsen & Toubro (L&T), etc. and was involved in the development of Airport projects, IT parks, Hospital, Commercial, Industrial and various Interior fit out projects for Deloitte, Oracle, Computer Associates, etc.

### Solomon Raju

With more than 33 years of experience in the electro mechanical field, Solomon Raju oversees all projects where Landbase Consulting is involved. His extensive experience and market knowledge helps our clients to economize their projects and bring in value add coupled with energy efficiency which reduces the building operations cost. He has been supported with a team of qualified and experienced Electrical and Mechanical engineers who ensure the right quality materials and workmanship has gone into the project.

Solomon holds a Bachelor's degree in Electrical and Electronics Engineering from JNTU Kakinada and has worked with Firepro Systems Private Limited, Voltas Limited, MRF Limited, L&T Limited, Hindustan Fluorocarbons Ltd, Macmet India Ltd, Neeraj Petrochemicals Ltd, Best & Crompton etc. for various reputed projects such as Vishakhapatnam Steel Plant, Neeraj Petrochemical process plant, Tyre manufacturing plants, Inorbit mall, Novotel Hotel GMR Airport, Vimta Labs, Tishman Speyer (TSI), Maxcure Hospital, Fernandes Hospital, Lodha Towers, Mantri Towers, ICICI building, Salapurja Oracle etc. at senior management positions.

## Projects Team

Landbase Consulting deploys an efficient team at site, which consists of well-qualified and experienced industry professionals throughout the project period. Our team ensures that the works are done as per the design standards within the projected budget and time frames with adequate safety measures at site. They follow the same ethics and values that are envisaged by the senior management and accounts for every penny spent by the client on the project.

## ETHICS:

Landbase Consulting aspires to contribute to the development of infrastructure by offering construction and engineering solutions, while respecting environmental and social responsibilities. These values are reflected in the behaviour, thinking and actions of our workforce.

**A responsible company:** We are attentive to our clients and their requirements. We scrupulously respect professional ethics and integrity. We are committed to the principles of sustainable development and demonstrate a sense of responsibility concerning the long-term impact of development on the environment and living conditions.

**A creative company:** We foster technical and methodological innovation. We encourage professional and intellectual mobility, and incite in our personnel a desire to undertake and rise to challenges. The members of the same profession are grouped together to enhance our teams' capacity for innovation.

**A caring company:** We take into account the aspirations of our employees and duly acknowledge their contributions. We promote effective team work in which each person has his or her place. We encourage autonomy and responsibility in our staff and recognise and promote their skills and values.

Our core values that will continue to direct the sustainable growth of our company are: Striving towards excellence to achieve the highest possible standards in our quality of delivery; acting with absolute integrity; building strong relationships based on collaboration, mutual cooperation and respect for our colleagues, our customers and associates; continuously improving the standards in delivering value to our customers through innovation and creativity; developing a highly engaged workforce through openness, honesty, fairness and transparency; and building value into the investments to maximize stakeholders returns.

## APPROACH:

At Landbase Consulting we view ourselves as contributors who partner with the clients to enhance the value of their company.

We listen to know our clients, their team and their company, and give them an opportunity to know us. We learn to understand their needs and what they are trying to achieve. We explore to test alternatives to identify the most effective way to achieve their objectives, and evaluate how best to manage all the proposed project's implications. We put the right team in place bringing together consultants with the appropriate mix of skills and experience and the appropriate array of tools to work with them throughout the project. We measure to establish a clear set of desired outcomes and tracking progress against those outcomes.

Our people bring fresh thinking into client issues, along with their expertise and further research to know what really works. We deliver practical, evidence-based solutions that are tailored to the client's organization's culture and goals.

## QUALITY POLICY

We believe in the significance of client satisfaction, quality-based management and a culture of progressive development within the company, for sustainable success in the sector. Our quality policy is based on the following values:

- To provide the most appropriate solutions to our clients, through assessment of their needs and demands, and consultation, with our experience and expertise in project management;
- To conform to every valid standard within the context of project at the maximum level, contract agreement conditions, country's legal arrangements/laws, other compulsory standards and to all ethical rules;
- To be a sector leader in utilization of modern and valid techniques, material and management systems, and to maintain the sustainable development in every area;
- Efficient and effective management of the company's human resources that helps in the realization of projects in advance of set deadlines, conforming to every quality standard prescribed;
- To transfer successively the company's corporate culture and values to its employees.



- To run an excellent info-sharing management system and communication link among the client, construction site and headquarter offices.
- To prioritize and value the most valuable asset of Landbase Consulting, company employees, and to contribute to their technical and self-development through the company's continuous learning environment, and to provide social securities; and
- To create permanent relations with subcontractors, suppliers and project partners based on good intentions and trust, and to contribute also to their progress within the sector.

## **SERVICES:**

### **Project management**

- Integration Management
- Scope Management
- Cost Management
- Time Management
- Quality Management
- Safety Management
- Risk Management
- Procurement Management
- Human Resource Management
- Communication Management
- Construction Management

### **In general as Project Managers, We**

- Assist in preparing the Client brief
- Develop project strategy & goals
- Prepare Project Execution Manual
- Establish Project organization chart
- Develop consultant brief
- Devise project Master Program and documentation schedule
- Analyse and advise in the selection of project team consultants
- Co-ordinate design process and design development with other consultants and client

- Co-ordinate and arrange for Client to submit statutory permits and approvals
- Arrange for insurance and warranties from Contractors
- Select procurement system and prepare procurement schedule
- Arrange tender documentation
- Organise contractor pre-qualification and short listing
- Evaluate tenders and report to the client
- Participate in contractor selection and negotiations, evaluate tenders and report
- Participate in contractor appointment
- Organise project control systems
- Monitor progress and programme
- Monitor quality of works with respect to the design specifications.
- Monitor safety and security standards
- Arrange project meetings & prepare Minutes of the meetings
- Authorise payment certificates for the work done
- Organise communication / reporting systems to Client
- Provide total co-ordination of the Project
- Address environmental aspects
- Monitor budget and variation orders
- Develop final account
- Arrange for handover the building to end users and obtain sign off
- Organise maintenance manuals and warranty certificates

**PROJECTS:**

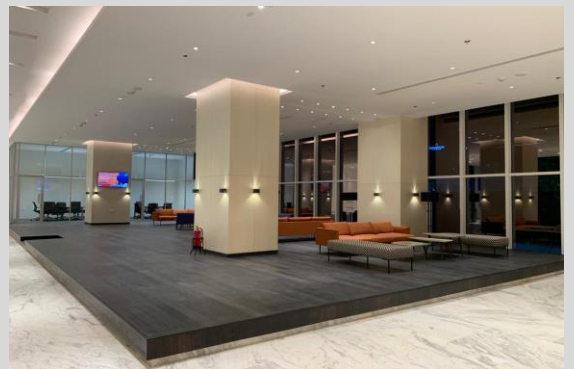
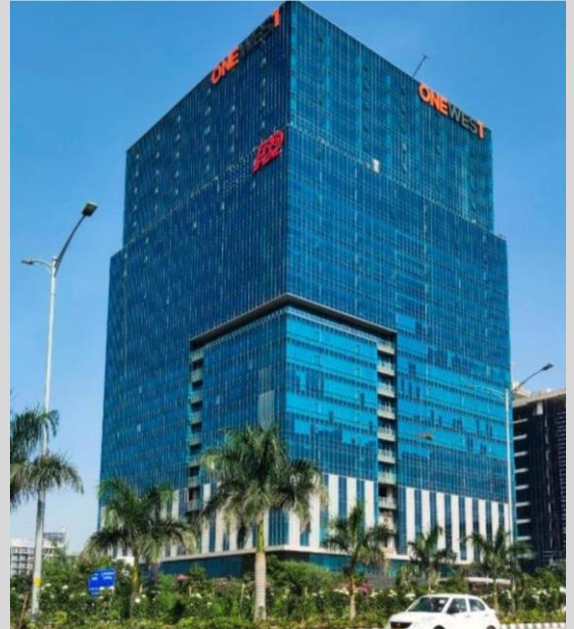
1. **WESTMONT:** 2,500,000 sqft built-up area; Greenfield project and Interior fitout; Affordable housing. Client: NJC Avenues LLP. Status: Ongoing



2. **Asian Institute of Gastroenterology:** 1,500,000 sqft built up area; Greenfield and Interior fit out; Hospital Project at Gachibowli, Hyderabad. Client: Asian Institute of Gastroenterology. Status: Completed



3. **One West:** 1,350,000 sqft built-up area; Greenfield project and Interior fitout; A Mixed-Use building comprising Commercial and Hotel. Client: KG Ventures Pvt. Ltd. Status: Completion Stage



4. **THE POINTE** – 10,00,000 sqft built-up area; Greenfield project, Comprising of 195 Villas with clubhouse Client: Terminus Anuktha ventures LLP. Status: Ongoing.



5. **SLN Terminus** – 920,000 sqft built-up area; Greenfield project and Interior fitout; A Mixed-Use building comprising Retail, Commercial and Serviced Apartments. Client: Terminus Infrastructures India Pvt. Ltd. Status: Completed



6. **WEST Point:** 670,000 sqft built-up area; Greenfield project and Interior fitout; A Mixed-Use building comprising of Retail, Multiplex & Office. Client: Terminus Projects LLP. Status: Ongoing



7. **One Golden Mile:** 640,000 sqft built-up area; Greenfield project and Interior fitout; A Mixed-Use building comprising of Retail & Office. Client: Aurean Eskar Terminus Ventures LLP. Status: Ongoing



8. **Minaas Project:** 700,000 sqft built-up area; Greenfield project and Interior fitout; A Commercial building. Client: Minaas Constructions LLP. Status: Ongoing



9. **The RESERVE- Peach Tree:** 450,000 sqft built-up area; 40 High- end ultra-luxury residential units. Client: Sri Aditya Homes Pvt. Ltd. Status: Ongoing



11. **The DISTRICT:** 340,000 sqft built-up area; Greenfield project and Interior fitout; A Commercial building. Client: Terminus Projects Status: Ongoing



10. **Krinss:** 400,000 sqft built-up area; Design Development & Base build; 47 High- end residential units. Client: Navanaami Projects Pvt. Ltd. Status: Completed



12. **Preston Prime:** 300,000 sqft built-up area; Greenfield project; and Retail and Multiplex building. Client: Preston Developers. Status: Completed



15. **B-HUB:** 160,000 sqft built-up area; Greenfield Project and Interior fitout; Pharmaceutical Project. Client: Genome Valley Biotech Park and Incubators Private Limited. Status: Ongoing

13. **Sunshine Hospitals, Raidurg:** 200,000 sqft built-up area; Green field & Interior fit out project; Hospital building. Client: Sahrudaya Healthcare Pvt. Ltd. Status: Completed



16. **Hamptons:** 150,000 sqft built-up area; Monitoring and Control; 68 Residential units at Hyderabad. Client: Ark Terminus. Status: Completed

14. **Keystone International School:** 200,000 sqft built up area; Greenfield and Interior fit out; School Project at Nanakramguda, Hyderabad. Client: Keystone International School. Status: Completed



17. **Marriott Executive Apartments:** 150,000 sqft built up area; Interior fit out; Serviced Apartments for Marriott at SLN Terminus, Gachibowli, Hyderabad. Status: Completed



18. **Prabhakar Towers:** 110,000 sqft built-up area; Greenfield project; and Commercial building at Hyderabad. Client: Mr. Prabhakar Reddy, Sony Transport Solutions. Status: Completed



19. **The HUB:** 70,000 sqft built-up area; Greenfield project and Interior fitout; A Commercial building at Hyderabad. Client: JV Ridgefield & Giridhari. Status: Completed



20. **Sunshine Heart Centre:** 80,000 sqft built-up area; Interior fit out project; Hospital building. Client: Sahrudaya Healthcare Pvt. Ltd. Status: Completed



21. **Gravity Zip Gaming Zone, Hyderabad:** 55,000 sqft built up area; Greenfield and Interior fit out; Gaming Zone project for Gravity Zip at Gandipet, Hyderabad Status: Completed



22. **SPAR Hypermarket for TIPL:** 50,000 sqft built up area; Interior fit out; Retail Project for SPAR Hypermarket at Hyderabad. Status: Completed



23. **TS Fire Command Control Centre:** 40,000sqft built up area; Greenfield and Interior fit out; Fire Centre project at Financial district. Client: CREDAI. Status: Ongoing



24. **Automobile Showroom for NISSAN:** 30,000 sqft built up area; Greenfield and Interior fit out; Showroom Project at Gachibowli, Hyderabad. Client: Lumbini Filling Station. Status: Completed



25. **Corporate Office for Sai Life Sciences Ltd:** 25,000 sqft built up area; Interior fit out; Corporate Office for Sai Life Sciences Ltd. at Hyderabad. Status: Completed



26. **Corporate Office for Tata Communications:** 15,000 sqft built up area; Interior fit out; Corporate Office for Tata Communications at Hyderabad. Status: Completed



27. **Terminus Business Centre:** 10,000 sqft built up area; Interior fit out; Corporate Office Project at Hyderabad. Status: Completed.



28. **Corporate Office for Phoenix American Salesfocus Solutions India Pvt. Ltd:** 10,000 sqft built up area; Interior fit out; Corporate Office for Phoenix American Salesfocus Solutions India Pvt. Ltd. at Hyderabad. Status: Completed



29. **Corporate Office for Core Services:** 7,600 sqft built up area; Interior fit out; Corporate Office for Core Services. at Hyderabad. Status: Completed.



30. **Corporate Office for Bosch Limited:** 7,000 sqft built up area; Interior fit out; Corporate Office for Bosch Limited at Hyderabad. Status: Completed.



31. **Corporate Office for Sky High Networks.:** 5,000 sqft built up area; Interior fit out; Corporate Office for Sky High Networks at Hyderabad. Status: Completed



32. **Corporate Office for Volante Software Pvt. Ltd.:** 3,000 sqft built up area; Interior fit out; Corporate Office for Volante Software Pvt.Ltd. at Hyderabad. Status: Completed



33. **Corporate Office for Applaud Solutions:** 2,000 sqft built up area; Interior fit out; Corporate Office for Applaud Solutions at Hyderabad. Status: Completed



34. **Serafina Restaurant, Bangalore:** 4,000 sqft built up area; Interior fit out; Restaurant for Serafina at Koramangala, Bangalore. Client: Badminton Buddies. Status: Completed.



35. **Serafina Restaurant, Hyderabad:** 4,000 sqft built up area; Interior fit out; Restaurant for Serafina at Gachibowli, Hyderabad Status: Completed



36. **Retail Space for Escape Hunt:** 3,000 sqft built up area; Interior fit out; Retail Outlet for Escape Hunt at Hyderabad. Status: Completed





## Contact Us

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