



## SR. MANAGER - MEP

Location: Pune | Moshi (Project Sites & Head Office coordination) | Full-time | Experience: 15+ Years | **Industry:** Real Estate, Construction | **DEPARTMENT:** Constructions

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### About Us

**Kumar Properties Lifespaces Pvt. Ltd.** is one of India's most trusted and respected real estate brands, with a rich legacy of over 58 years in shaping urban landscapes. Headquartered in Pune, we have successfully delivered more than 35,000 satisfied homes and numerous commercial landmarks across key locations.

Our commitment to quality construction, timely delivery, and customer satisfaction has earned us an unmatched reputation in residential and commercial real estate. At Kumar Properties, we don't just build spaces — we craft enduring lifestyles.

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### The Opportunity

The **Sr. Manager (MEP)** will be responsible for end-to-end planning, execution, and monitoring of all MEP works across projects. The role demands strong technical expertise, vendor management, cost control, and team leadership to ensure timely and quality delivery of MEP services as per project requirements.

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### Key Responsibilities

#### Design Evaluation

- Evaluate designs to ensure they meet project, safety and energy efficiency standards before construction starts.
- Review, Analyze and optimize the design of building services to ensure they are functional, efficient, compliant with regulations, and properly integrated before construction begins.
- Act as a critical checkpoint between conceptual design and on-site execution, focusing on cost-effective, sustainable solutions.

#### Planning & Execution

- Lead and manage Mechanical, Electrical, Plumbing, Fire Fighting, and HVAC work at project sites.
- Review MEP designs, BOQs, specifications, and drawings, and provide technical inputs to consultants and architects.

- Prepare project schedules for MEP activities and ensure timely execution in coordination with civil teams.
- Oversee the installation to ensure it adheres to the approved design and quality standards.

### **Project Management**

- Monitor daily/weekly progress of MEP works and ensure alignment with project timelines.
- Ensure compliance with building codes, safety norms, statutory regulations, and environmental standards.
- Review shop drawings, material submittals, and method statements for approval.

### **Vendor & Contractor Coordination**

- Identify, evaluate, and finalize MEP contractors/vendors in consultation with the procurement team.
- Conduct technical discussions, negotiate contracts, and monitor contractor performance.
- Ensure availability and timely delivery of required MEP materials/equipment.

### **Quality & Cost Control**

- Monitor execution quality and ensure adherence to project specifications and standards.
- Control costs, minimizing wastage, and optimizing resource utilization.
- Certify contractor bills, check measurements, and ensure compliance with agreed terms.

### **Team Management & Coordination**

- Lead the MEP project team and supervise site engineers/technicians.
- Coordinate with internal departments (Design, Procurement, Contracts, Execution, Sales).
- Provide training and technical guidance to team members.

### **Handover & Maintenance**

- Ensure proper commissioning of MEP systems before handover.
  - Prepare as-built drawings, O&M manuals, and snag lists.
  - Support post-handover maintenance requirements as per project scope.
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### **What We're Looking For**

- Strong technical knowledge of MEP systems (HVAC, Electrical, Plumbing, Fire Fighting, IBMS)
- Proficiency in reviewing drawings, BOQs, and technical submittals
- Excellent project management and vendor management skills
- Strong analytical and problem-solving abilities
- Proficiency in MS Project / Primavera and MS Office
- Ability to manage large teams and multiple projects simultaneously
- Excellent communication, negotiation, and leadership skills
- B.E./B.Tech / M.Tech in Mechanical / Electrical Engineering
- PMP / Project Management certification preferred