



Vikas Tarachandani

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Summary

Design Strategy leader with **15+ years** of experience across **DLF, Godrej**, and top real estate firms & having **IIT-IIM credentials**. Delivered **44 MW** data centre, **14M+ sqft** asset upgrades, and **₹10,000 Cr+** project launches. Skilled in stakeholder coordination and BIM.

Professional Experience

Deputy General Manager | DLF | Gurgaon

- **Spearheaded** product upgradation of existing asset portfolio of Office buildings, including Cybercity Gurgaon (**11.6 m sqft** Gross Leasable Area (GLA) and **20,448 Cr** INR Gross Asset Value(GAV)) and Cyber City Hyderabad (**0.8 m sqft** GLA and **2,642 Cr.** INR GAV) by aligning various internal and external stakeholders.
- Led site optimization studies unlocking parking potential across prime Cyber City locations.
- Coordinated the phased delivery of a **44 MW data centre (20 MW completed, 24 MW ongoing)** with an additional **35 MW** in pipeline at DLF Techpark Noida.

Senior Manager – Design Strategy | Godrej Properties | Gurgaon

- **Headed** design strategy for NCR-3 region; led end-to-end design for a **3.6M sqft** project in Central Delhi.
- Defined inception strategy and product mix across 6 phases of Godrej Ashok Vihar (**₹7,200 Cr** booking value).
- Orchestrated the launch of Godrej Zenith (**₹3,000 Cr** booking value), making Godrej number 1 in booking value in FY24–25.
- Championed BIM implementation across large-scale residential and retail projects.
- Facilitated inter-departmental communication to ensure alignment across design, sales, legal, and execution teams.
- Liaised with regulatory authorities including MCD (Municipal Corporation of Delhi), HUDA (Haryana Urban Development Authority), MoEF (Ministry of Environment and Forest) and RERA (Real Estate Regulatory Authority of India) etc to secure timely government approvals and compliance.

Assistant General Manger | Advance India Projects Ltd. (AIPL) | Gurgaon

- **Led** design strategy for multiple mixed-use developments of around **2M Sqft** Saleable Area and **₹3700 Cr** Booking Value.
- Enabled launch readiness through show unit creation, cross-functional coordination, and stakeholder alignment.
- Drove adoption of BIM 360 and **Digital transformation** for department-wide digital transformation, enabling 4D/5D planning.

Assistant General Manger | ASF Group | Gurgaon

- Part of Design Strategy of ASF Insignia , a **47 Acre** IT/ITes SEZ with 4 M Sqft of IT/ITes Offices.
- **Spearheaded** the upgrade of existing assets of **2 M Sqft** of ASF Insignia.
- Successfully facilitated the completion of the residential tower of SEZ.
- Explored various options of the product including a co-living space in an existing designed 2.5 and 3 BHK tower.
- Coordinated with clients to understand their Fit-out requirement and converting it to a successful product for them.
- Successfully handed over the Fit-out of Sale Area ~ **14,561 Sqft** to Global Logic.
- Liaised with various government authorities such as HUDA for successful completion of the residential Tower of SEZ named as IDR (Isle De Royale).
- Successfully got the re- approval of EIA (Environment Impact Assessment) of the SEZ from MoEF(Ministry of environment and Forest).

Senior Manager – Planning and Coordination | Viridian RED | New Delhi*

- **Headed** the planning and coordination strategy for WTC Noida, an IT/ITeS development spanning **42 acres** with a 5 million sqft saleable area and **₹4,500 Cr** booking value.
- Increased saleable area efficiency (SA/FAR) from **1.38** (company baseline) to **1.45** by optimizing floor plate layouts, significantly enhancing project revenue potential without additional FAR cost.
- Spearheaded the company's first commercial leasing transaction, securing VIVO Mobile as anchor tenant for WTC Noida Phase 01, generating **₹63 lakh/month** in rental revenue and saving **₹2.2 Cr/month** in assured return commitments. Led the transformation of a commercial office building into a specialized mobile assembly unit.
- Drove the entire delivery lifecycle from project concept and design finalization to construction completion and handover, proactively addressing bottlenecks to ensure on-time execution. Obtained critical approvals such as the Occupancy Certificate for Phase 01, through regulatory bodies.
- Achieved **₹210 Cr** in cost savings by reducing construction budgets by 20% across project phases via rigorous design reviews, scope optimization, and vendor negotiations.

- Led multi-state RERA registration for projects across Uttar Pradesh, Haryana, Gujarat, and Chandigarh, completing all filings within a record time of **1.5 months** despite evolving regulatory norms.

Senior Architect – Design management | Amrapali Group | Noida

- Led coordination efforts for major residential projects including Amrapali Verona Heights & Leisure Valley – 100-acre integrated group housing project with a total SA of **22 m sq. ft.**
- Evaluated and proposed multiple strategies to optimize Floor Area Ratio (FAR) utilization (**3.5 and 5.0**).
- Successfully managed the initiation and implementation of precast construction technology for Verona Heights.
- Liaised effectively with internal departments and government authorities to ensure regulatory compliance.

Architect | ARCOP Associates | Gurgaon

- Led the end-to-end coordination of Adani Shantigram — a **32-acre** group housing project of 23 residential towers.
- Managed the technically challenging integration of services sourced from a 7-acre man-made lake.
- Oversaw the design coordination of basements and MEP services with retaining walls directly abutting the lake.
- Facilitated the adoption of MIVAN construction technology by providing detailed design drawings.

Education

B. Arch – IIT Roorkee | Roorkee

PGPPM(Project Management- Distance)- NICMAR, Pune

Accomplishments and Awards

- **Secured All India Rank 702 in IIT JEE 2003** Screening.
- **Gold Award** for Most Collaborative Person - Godrej Properties
- **Gold Award** for The Propeller Team (Special Category Award) – Godrej Properties.
- **Special Mention** by client for exemplary performance by client (Adani Group) at Arcop Associates.

License & Certifications

Excel Skills for Business : Advanced course from Macquarie University, Sydney Australia.

Co/Extra-curricular

- Gold Awards (Doubles) in Billiards tournament for two years continuously held at IIT Roorkee I 2005-2007.
- Organised Various Events at IIT Roorkee.
- Received Competent Communicator Recognition in Toastmasters International
- Received Competent Leader and Advanced Leader Bronze Recognition in Toastmasters International.