



HARSHIL KHICHADIA PMC™



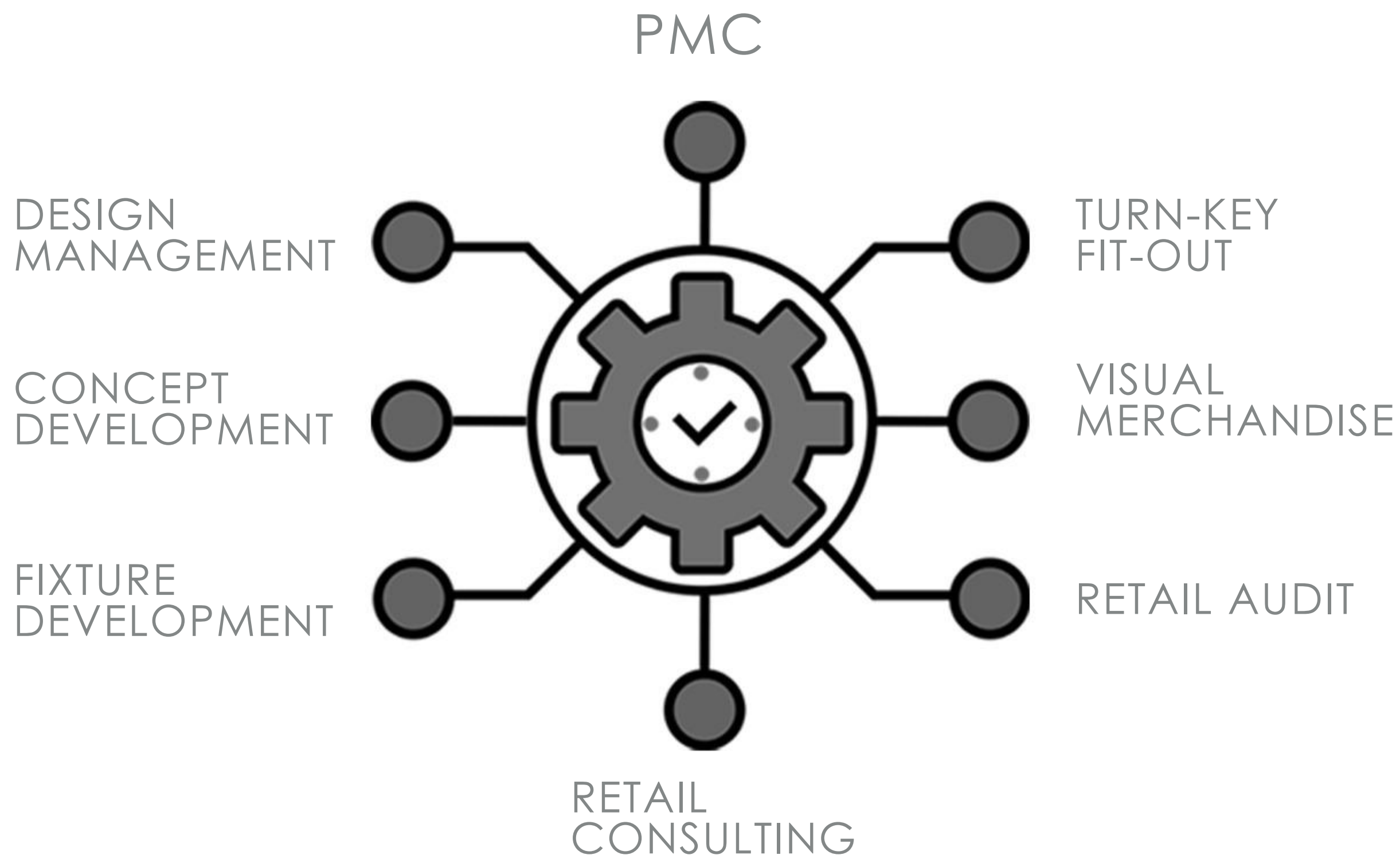
Harshil Khichadia is an award winning Mumbai based project management consultant (PMC) working across the Premium Retail, Luxury Retail, mixed use Retail & commercial spaces. Our projects span one-off stores in the prime and super prime sectors.

Working with Mall developers, brand team and private end-users, our process is iterative and collaborative through all project stages from site appraisal, project completion, and post completion evaluation.

We also have extensive experience in delivering commercial retrofit, new-build and interior projects, and specialize working within challenging and constrained sites; radically adapting spaces for contemporary situations.

ABOUT US

WWW.HKPMC.IN



PROJECTS DONE SO FAR IN
RETAIL.



GAGGENUA

GAGGENUA - worlds top Luxury brand in Home Appliances segment.

GAGGENUA India division, B/S/H/ India group has officially appointed Harshil Khichadia PMC as GC partner for it's 1st India Experience Centre / Boutique GC work.

GAGGENAU



BOSCH

BOSCH Premium Home Appliances.

BOSCH India division, B/S/H/ India group has officially appointed Harshil Khichadia PMC as GC partner for it's 1st Bosch Premium Experience Centre / Boutique GC work.

Here we have provided following services to brand.

➤ Turnkey Fit-out



COPPER CHIMNEY

Copper Chimney has officially appointed HK PMC as Consultant for its few restaurants PMC execution and Value Audit needs across India.

Here we have provided following services to brand.

- Value Audit.
- PMC & Turnkey Fitout



JOSHH

JOSHH Pure Veg Restaurant from house of Copper Chimney has officially appointed HK PMC as Consultant for its first few QSR PMC execution needs across India.

Here we have provided following services to brand.

- Project Management Consulting.



24 SEVEN.

The 24 Seven chain of convenience stores is another example of Godfrey Phillips India's innovative.

here GPIL has officially appointed HK PMC as Consultant for it's 24Seven retail stores executions across India.

Here we have provided following services to brand.

- Project Management Consulting.
- Turnkey Fitout.



7ELEVEN

7ELEVEN India has officially appointed HK PMC as Consultant for its first few retail stores PMC executions across India.

Here we have provided following services to brand.

- Project Management Consulting.

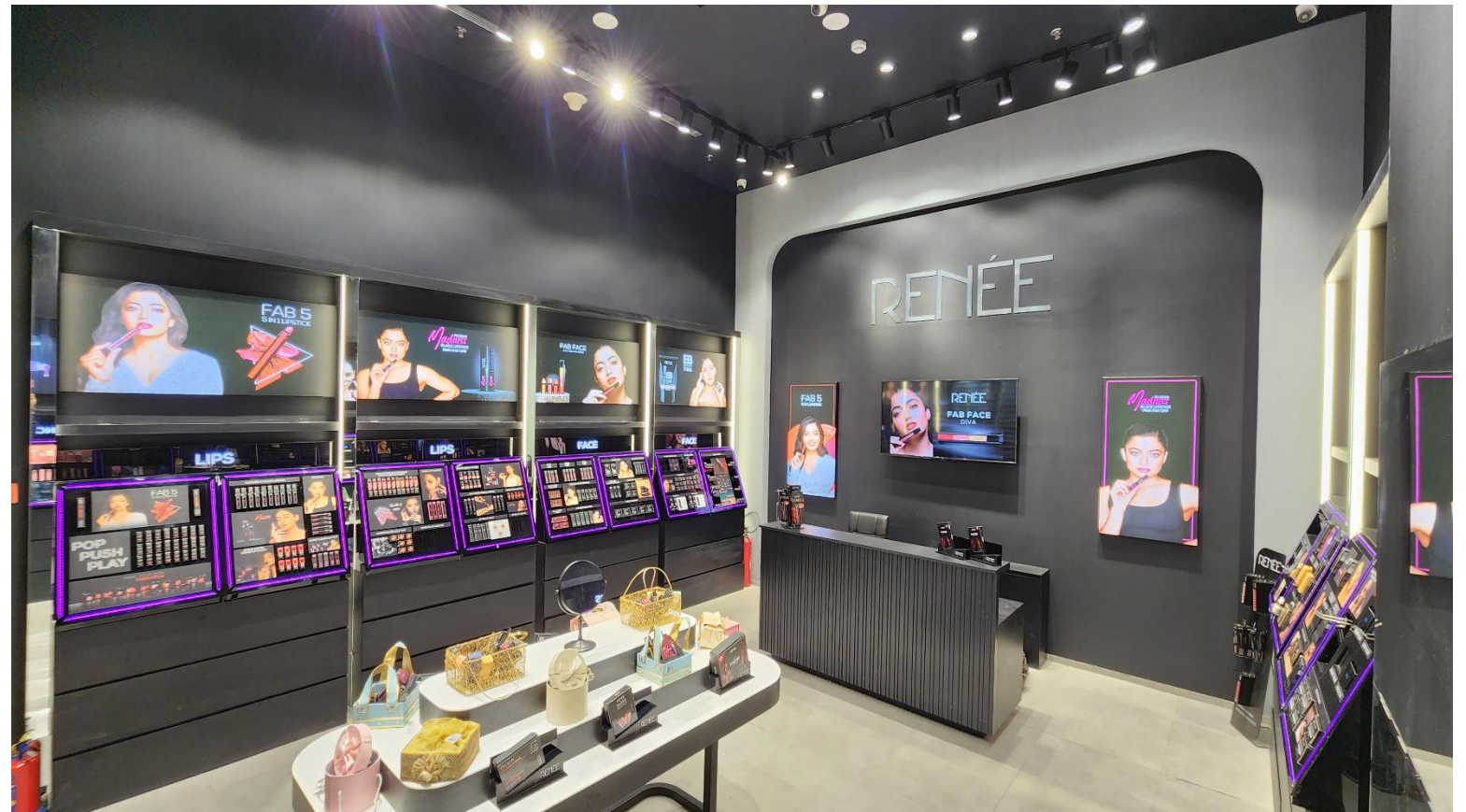


RENÉE

RENÉE cosmetics India group has officially appointed HK PMC as turnkey partner for it's 1st 10 Boutique / Retail store Development work.

Here we have provided following services to brand.

- Design Development
- Turnkey Fit-out



L'OCCITANE

L'Occitane is Beauty, Skincare & Wellness International brand.

Here we have provided following services.

➤ Turn-key Fitout



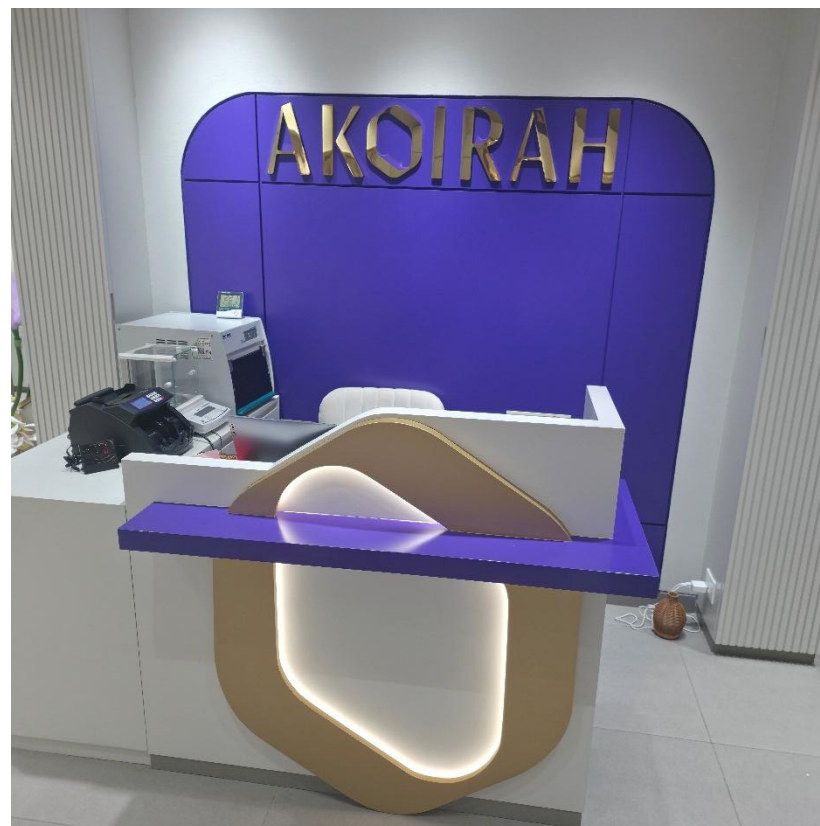
AKOIRAH

AKOIRAH by Augmont is LAB grown Dimond brand from Mumbai.



Here we have provided following services to AKOIRAH Boutique.

- New Concept Design Development
- Turnkey Fit-outs and Furniture & Fixtures

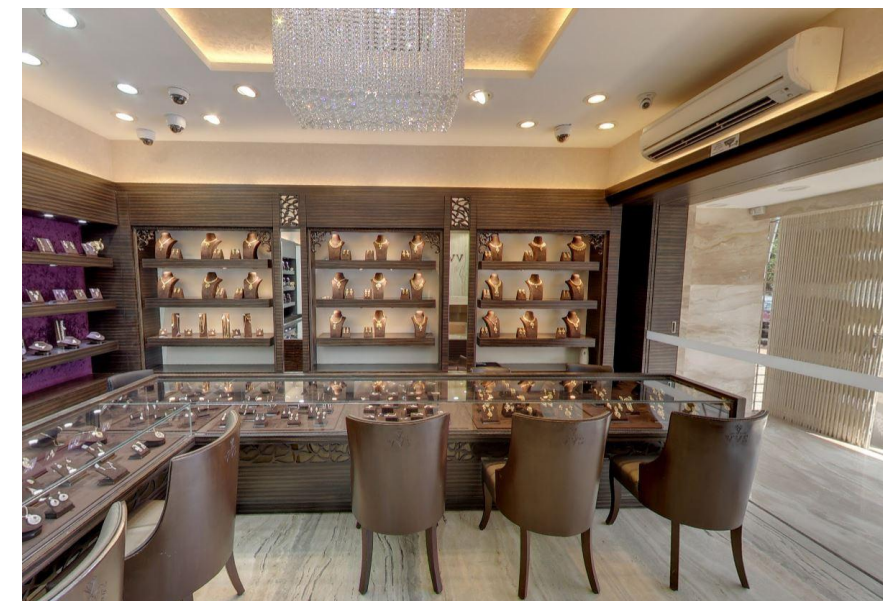


VVS JEWELS

VVS Jewels is high standard Jewellery boutique in Mumbai Suburban for the one who love to wear only the best.

Here we have provided following services to VVS Boutique.

- New Concept Design Development
- Project Management Consulting
- Visual Merchandise



GUESS INC.

Guess Inc. has re-entered in to India in 2018 as Guess India Pvt Ltd under 100% subsidiary of Guess Inc. here Guess India has officially appointed Harshil Khichadia as PMC for it's retail stores & SIS expansion.

Here we have provided following services to brand

- Design Management
- Project Management Consulting.



RETAIL PROJECTS DONE SO FAR..

GUESS INC.



BEBE

bebe has re-entered in to India in 2019 with fresh Partner. here bebe India has officially appointed Harshil Khichadia PMC as consultant partner for it's retail stores & SIS expansion.

Here we have provided following services to brand

- New Concept Design Development
- Project Management Consulting.
- Fixture Development



RETAIL PROJECTS DONE SO FAR..

BEBE - ACCESSORIES.



RETAIL PROJECTS DONE SO FAR..

BEBE - APPAREL.



CLARKS

CLARKS – London base footwear brand, Clarks India has officially appointed Harshil Khichadia PMC as consultant partner for it's retail stores expansion.

Here we have provided following services to brand.

- Design Adaptation
- Turnkey Fit-outs

Clarks®



GULMOHAR LANE

GULMOHAR LANE – Jaipur based Home Décor Brand first Experience center developed as Turnkey fit-out partner in Mumbai Kamla Mills, Lower Parel.

Here we have provided following services to brand.

➤ Turnkey fit-out.

GULMOHAR LANE®



MR. D.I.Y.

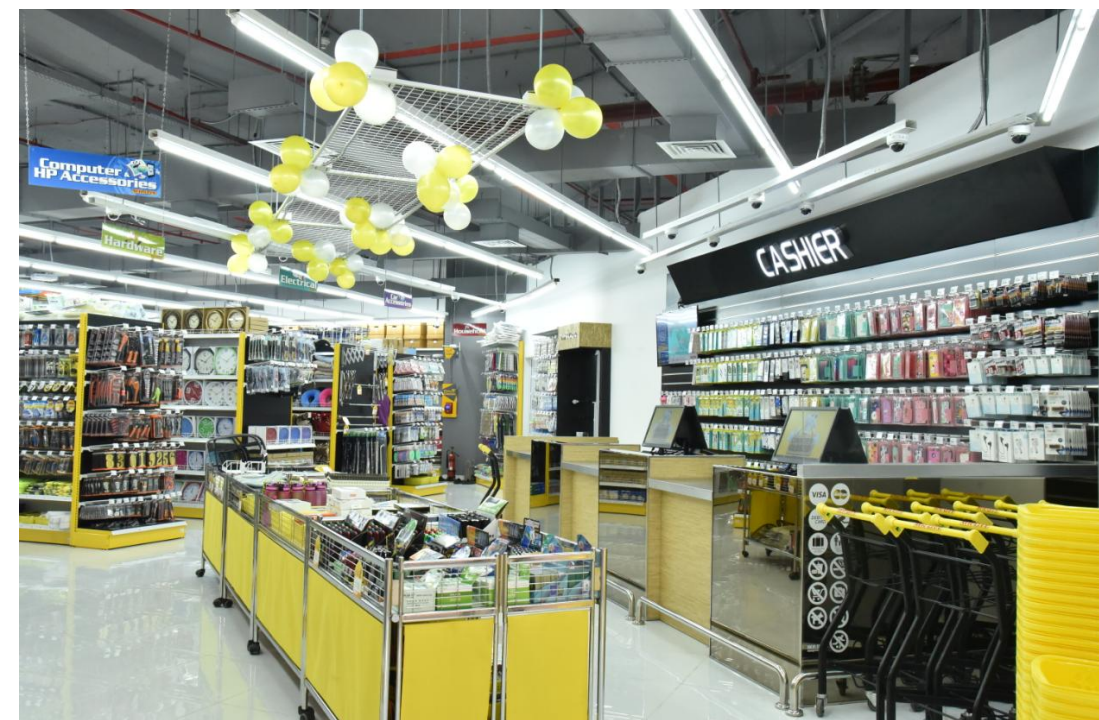
MR.DIY – Asia's largest Home Improvement Retail Brand has entered in to India in 2019. here MR.DIY India has officially appointed Harshil Khichadia PMC as consultant partner for it's retail stores expansion.

Here we have provided following services to brand.

- Design Adaptation
- Turnkey Fit-outs



MR.D.I.Y.
Always Low Prices



TIMEZONE

TIMEZONE India has officially appointed HK PMC as Consultant for its Entertainment centre's development PMC execution needs across India.



Here we have provided following services to brand.

- Project Management Consulting.



PLAY N LEARN

TIMEZONE India has officially appointed HK PMC as Consultant for its PLAY N LEARN centre's development PMC execution needs across India.

Here we have provided following services to brand.

- Project Management Consulting.



SHOPPERS STOP

Shoppers Stop India's largest fashion departmental Retail Brand has officially appointed Harshil Khichadia PMC as PMC consultant partner for it's retail stores expansion.

Here we have provided following services to brand.

- Project Management Consulting.

SHOPPERS STOP

START SOMETHING NEW



THE READING SQUARE

The Reading Square – Mumbai's premium reading library centre chain . here TRS has officially appointed Harshil Khichadia PMC as GC partner for it's Library chain expansion.

Here we have provided following services to brand.

- Turnkey Fit-outs



PROJECTS DONE SO FAR IN RETAIL. (FROM CLIENT SIDE)

Harshil Khichadia is having 18+ years of rich experience in Retail Store setup, Project Management, Retail Operations, VM & Business Development from Client side. In this 16 year tenure harshil Khichadia has worked with India's top Retail company's and Brands.

In next four slides you can see the few highlights of his career.



RELIANCE BRANDS LTD.

Harshil Khichadia has worked for various International brands in association with RBL.

HK experience with Superdry & RBL showed him the power of empathetic leadership and expanded my artistic comfort zone.

In RBL HK has managed Design & Build of 13 Superdry Stores, 03 Juicy Couture stores, 10 Steve Madden Stores & four MUJI Stores.

Here HK have utilized value engineering skills and reduce 25% capex budget of Superdry stores, which helps brand to recover faster ROI & create possibilities to enter in to tier 2 & tier 3 markets.

[RBL]¹⁰

EXPONENTS OF GOOD LIVING
SINCE 2007



Juicy Couture
los angeles, california

STEVE MADDEN



MAJOR BRANDS (I) PVT LTD.

Harshil Khichadia has worked for various International brands in association with MBPL.

HK was the first, lucky Project Manager who work with Promod India & MBPL small & brilliant team. Promod enter in to India in JV with Major Brands (I) Pvt Ltd. Promod taught HK to surround himself with people who pushed him to extreme limits.

In MBIPL HK has managed Design & Build of 18 Promod stores, 12 Inglot cosmetic stores, 09 Queue Up stores, one Guess store & one Mango Store.

promod
BOUTIQUE FRANÇAISE

INGLOT



MANGO

TBZ JEWELLERS

TBZ (Tribhovandas Bhimji Zaveri Ltd) was making stores in traditional design format and company needed new concept ID, keeping in mind of heritage legacy & modern touch. Here I managed **complete new concept development & project management of new design ID store**. Open first modern generation store for TBZ the Original in Noida.

As PMC -

- Develop new concept ID for retail store
- Setup SOP for Projects department to improve performance of team

AS Retail consultant –

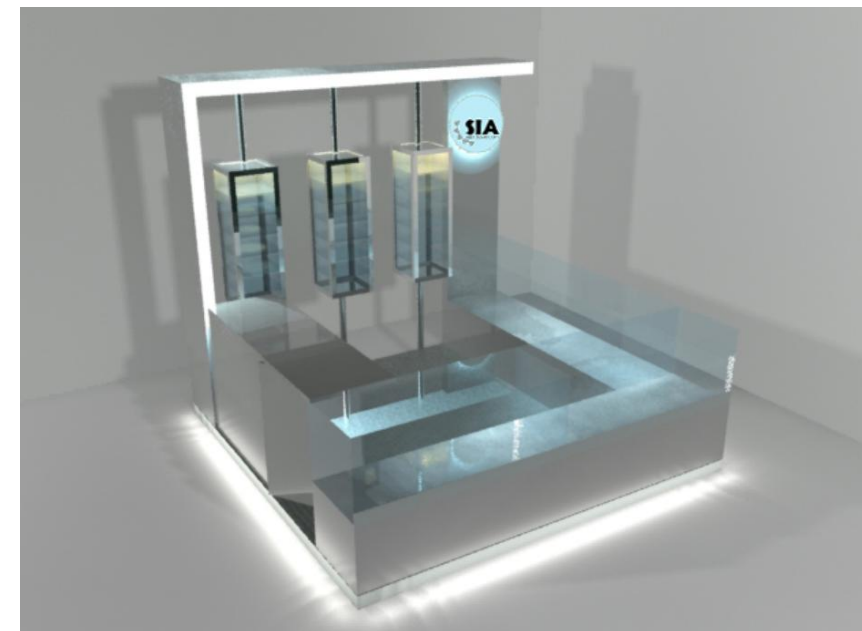
- Manage six stores leasing, in mix of Malls & High street for retail store expansions.



SIA ART JEWELLERY

Sia Jewellery is first Indian brand in fashion Jewellery segment. Here I have managed multiple roles in project management, Retail operations, Visual Merchandise, Business development, legal & franchise.

Distinction of setting-up 21 stores at across India and a Corporate Office. Instrumental in setting up **51 Shop In shop** in MBO's & 6 Traditional SIS Store's at different locations in India.



PROJECTS DONE SO FAR IN CORPORATE WORKSPACE.



CORPORATE PROJECTS DONE SO FAR..

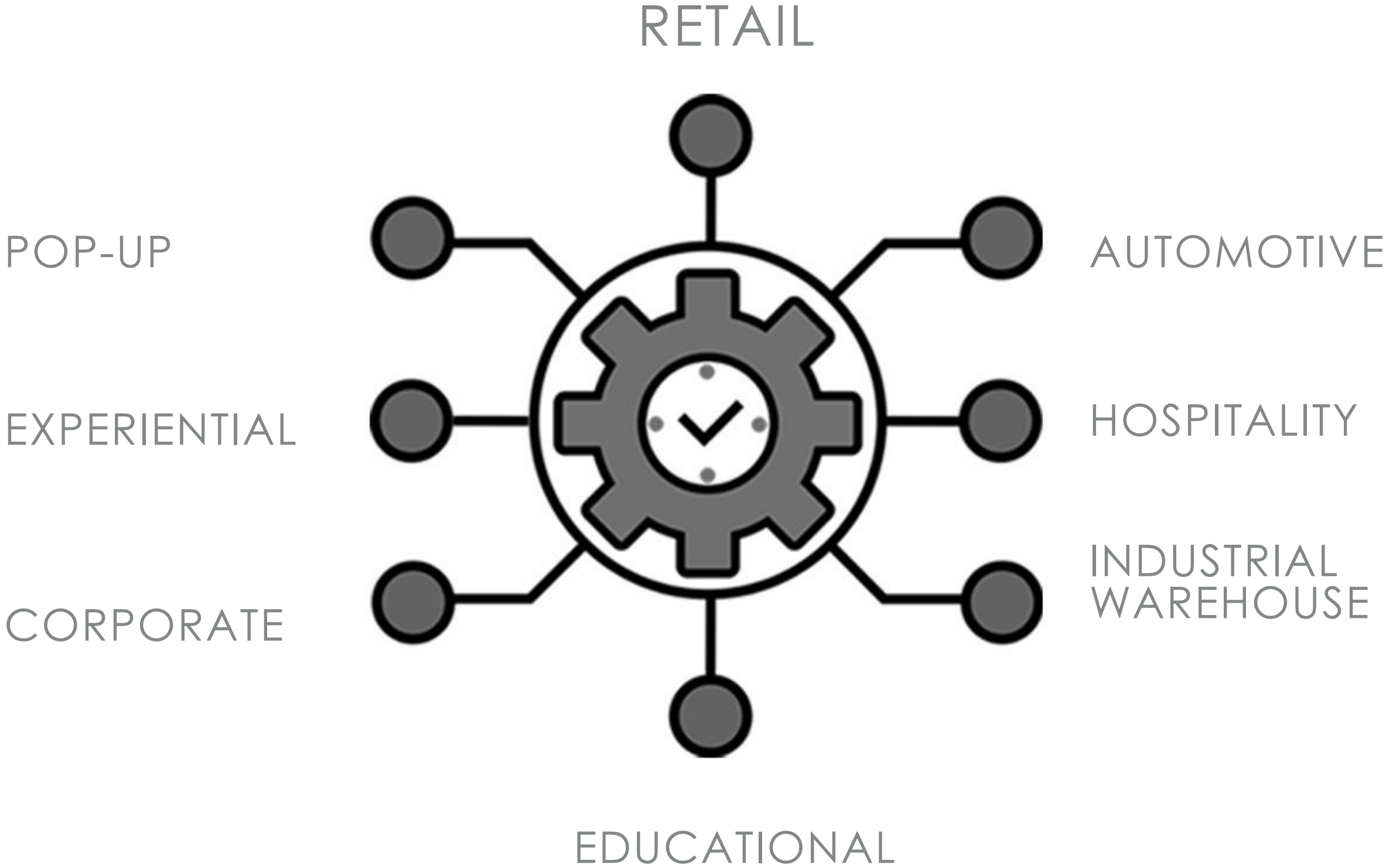
SIA LIFESTYLES PVT LTD

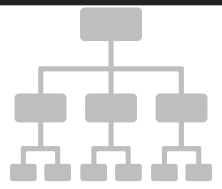
We have managed **complete Project management of SIA Lifestyles corporate office** at Andheri west – Mumbai.

Area – 5000sq.ft. carpet | Execution time – 90 days

SIA LIFESTYLES
PVT. LTD.







PROJECT MANAGEMENT

Whether you are an owner, investor or contractor, you need to deal with a range of requirements during every phase of your project. our project management services provide you with comprehensive supervision, inspection and commissioning services for all types of projects – no matter the size or location.

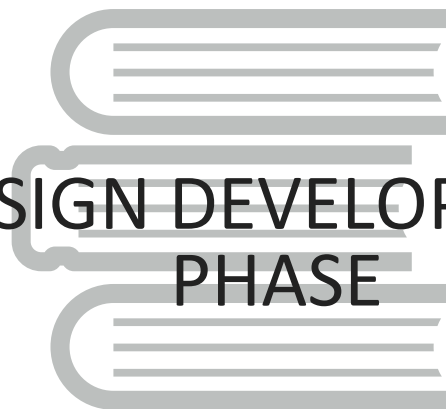
As a leader in project management, we offer you extensive experience in all aspects of design, planning & construction. As a result, we can help you reduce technical risks, prevent construction errors, control budgets and effectively keep your project within the planned schedule. Plus, we can help you meet all applicable requirements, whether they are regulatory, voluntary or client based.

our Project Management services are classified into three typical stages:

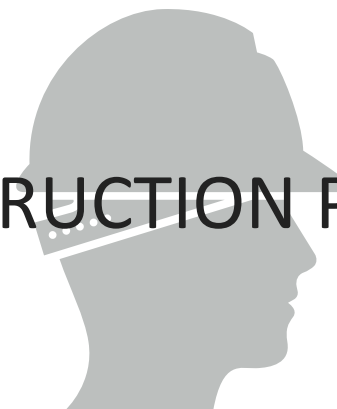
PRE-DESIGN PHASE

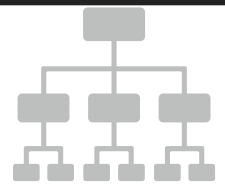


DESIGN DEVELOPMENT
PHASE



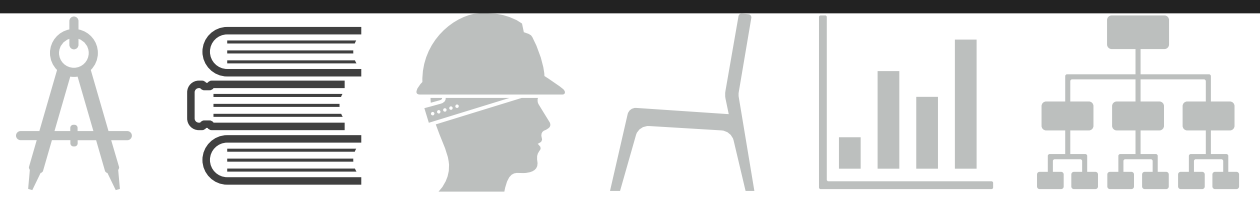
CONSTRUCTION PHASE





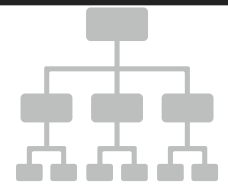
PRE-DESIGN PHASE

- ▶ Assist the Client & Architect to organise Project team and resources to ensure information gathering and decision-making processes.
- ▶ Assist Architect & Client to prepare an estimated Project Budget and Project Schedule.
- ▶ Assist Client to evaluate, negotiate, select and administer agreements with architect, structural designer, other consultants and contractors as required.
- ▶ Assist Client to review project design and construction items.
- ▶ Assist Client to establish and maintain Project administration procedures.
- ▶ Assist Client to establish and maintain Project cost accounting and control system.
- ▶ Chair all Project co-ordination meetings, and verify that minutes are distributed by and to the appropriate par.



DESIGN DEVELOPMENT PHASE

- ▶ Monitor design development and recommend necessary adjustments to maintain the Architect's, Structural engineers' and other consultant's adherence to Client's budget, schedule, and quality goals.
- ▶ Checking structural drawings and accord approval for issuing GFC drawings.
- ▶ Organize weekly Design development meetings with Clients, Architects, Engineers, other Consultants, provide inputs to expedite Project timelines, reduce costs, and MOMs are distributed by and to the appropriate parties.
- ▶ Identify opportunities for cost savings and time schedule improvements, including alternative materials and systems.
- ▶ Suggest design and construction adjustments to meet Project schedule and budget requirements.
- ▶ Identify long lead items which may require pre-ordering.
- ▶ Evaluate bidding procedures & bid documents prepared by Architects and confirm that all bid documents – BOQ, Drawings, Contract terms & conditions- are correct and complete.
- ▶ Assist Client to float tenders for contractor and vendor pre-qualifications, negotiation, and finalization at the right time in the project lifecycle.
- ▶ Monitor Project budget and Project schedule, update them periodically.
- ▶ Be in the know of all major design issues and correspondence regarding design development.



CONSTRUCTION PHASE

I. PROJECT PLANNING & MONITORING

Prepare Gantt based construction schedule for every contractor and provide weekly/monthly updates, noting areas of concern, time restraints, long-lead items etc.

Review periodically construction progress by contractor w.r.t quality & timelines, and implement remedial actions.

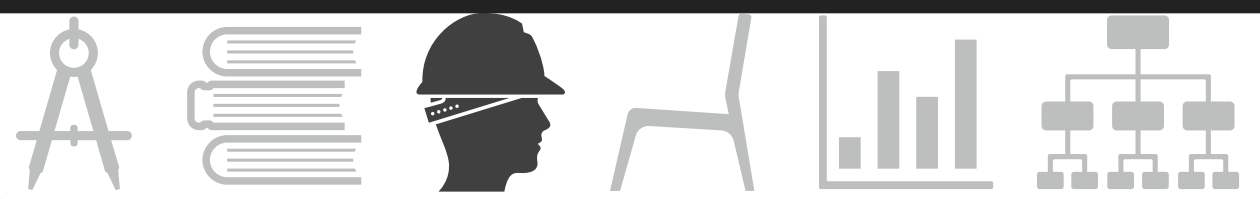
Review availability of materials, inventory control, and adequacy of Supervision, Personnel and Equipment.

Set performance standards for contractors and suppliers, establish quality control procedures.

Maintain records such as daily logbook for work plan for all contractors, progress schedules, manpower report, and material consumption reports.

Recommend special inspection or testing procedures which are not in accordance with the provisions of the contract documents.

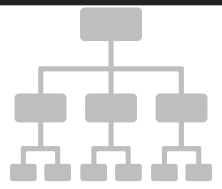
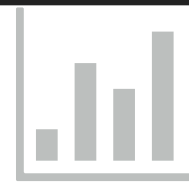
Organize/ Chair weekly construction coordination meetings, and ensure that minutes are distributed to the appropriate parties.



CONSTRUCTION PHASE

II. CONSTRUCTION MANAGEMENT

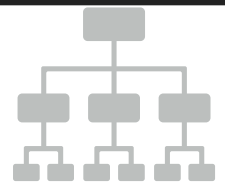
- ▶ Supervise day-to-day work executed by contractors as per approved drawings and contract documents.
- ▶ Checking pert chart schedule given by Architect.
- ▶ Ensure drawings are received from architect, structural designer & interior designer at the right sequence and time in the project lifecycle.
- ▶ Review delivery schedules, Shop drawings, Mock-ups, Samples and brochures.
- ▶ Facilitate co-ordination of various service drawings such as electrical, HVAC, plumbing, fire fighting, fire alarm etc. with interior drawings.
- ▶ Study drawings issued by architects, structural designer & MEP consultants, and suggest improvements, if any.
- ▶ Get the structural drawing vetted by a reputed structural designer before release for execution.



CONSTRUCTION PHASE

III. QUALITY CONTROL & SAFETY MANAGEMENT

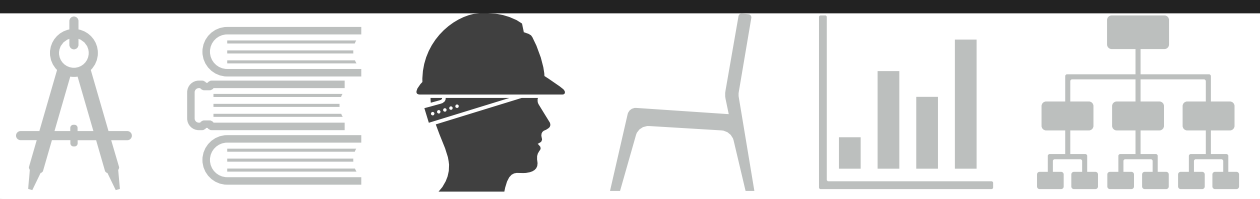
- ▶ Ensure that only approved brands of materials are procured.
- ▶ Implement quality control programs to ensure required standards of construction are met with.
- ▶ Develop a checking and testing procedure to ensure all systems are adequately tested prior to their acceptance.
- ▶ Ensure tests are conducted by the contractor as per technical specifications & building codes and maintain accurate records of those at site.
- ▶ Implement a comprehensive safety program, which includes project team/ worker induction programs, safety checklists & procedures, safety awareness programs & safety audits.
- ▶ Ensure general site conditions such as site security, storage, clean up facilities, temporary facilities etc are provided by the contractor.



CONSTRUCTION PHASE

IV. CHANGE MANAGEMENT/COST CONTROL

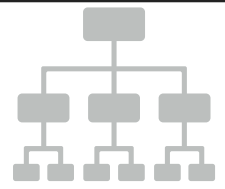
- ▶ Ensure that only approved brands of materials are procured.
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- ▶ Ensure tests are conducted by the contractor as per technical specifications & building codes and maintain accurate records of those at site.
- ▶ Implement a comprehensive safety program, which includes project team/ worker induction programs, safety checklists & procedures, safety awareness programs & safety audits.
- ▶ Ensure general site conditions such as site security, storage, clean up facilities, temporary facilities etc are provided by the contractor.



CONSTRUCTION PHASE

V. PROJECT COMPLETION

- ▶ Assist Client to enforce contract rights, including obtaining lien waivers and releases, rectification of defects, and enforcement of warranties.
- ▶ Determine substantial completion of the Project, prepare punch list, follow up contractors to get it completed, and assist the Architect in final inspection and job sign-offs.
- ▶ Assist Client in Project completion and final close-out of Architect, Contractor, Suppliers, and consultant accounts.
- ▶ Ensure “as-built” drawings are submitted by contractors or consultants, as the case may be.
- ▶ Necessary documentation for issue of virtual completion certificate.
- ▶ Ensure all guarantees, warranties, operating / maintenance manuals as per contract are provided by contractors/ vendors.
- ▶ Ensure manufacturer’s representative provide on-site training for major equipment.
- ▶ Assist Client and Architect with post occupancy review.
- ▶ Prepare and submit Final Project Summary Report.



DESIGN MANAGEMENT *Design what you want...*

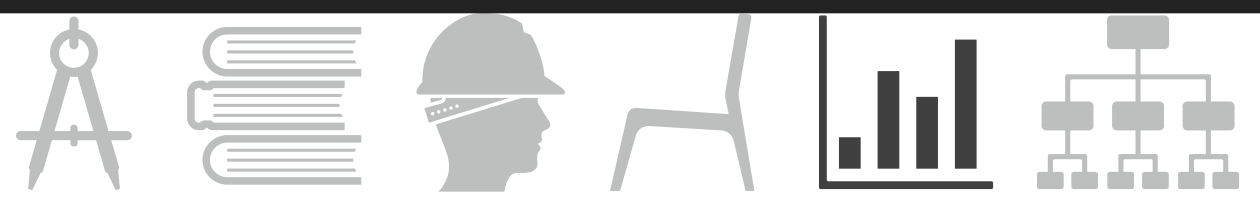
We aim to make every project green. We advocate passive techniques and design for maximum social, economic and environmental value. Whether a sustainable new unit or improvement of an existing store/office, we can devise simple, robust solutions that minimize energy use, impact and running costs in the whole life cycle of your project.

INTERIOR DESIGN SERVICES

- Interior Space planning
- Concept & schematic designs development
- Detail design development.

DESIGN MANAGEMENT SERVICES

- Establishment of design management strategy
- Control, Manage, assign scope and take accountability for delivery of various Projects.
- Manage design change effectively by the evolution of technical, time and cost effects of proposed changes.
- Maintain stipulated quality of the design and associated documentation
- Control project cost
- Manage design schedule.



TURN-KEY FITOUTS

we pride ourselves on giving our clients more than they expect. If you have an architect, you have drawings and you're ready to build, we're here to get the job done.

From the preliminary clarification to the coordination to the opening on time – the experts of HK PMC will realize your holistic store planning – General Contracting par excellence. With top professional expertise and prudent management skills the Store Makers keep all the shopfitting trades, such as lighting, floors, fire protection and much more, working to schedule – We take care of everything.

We have carefully put systems in place to keep projects running smoothly, on-time and within your desired budget. We're proud to say we've never delivered anything less. We'll manage every contract for you, ensuring you realize maximum contract efficiency in your project. And we'll control costs, schedule and quality throughout every phase of your project. We've honed our General contracting to efficiently and safely deliver a build of any size or scope.



CONNECT

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