

CAPABILITIES DOSSIER · 2025

A short document on how this firm runs a site.

Hard builds. Run quietly.

For owners, architects and procurement teams considering J J Projects for a private residence, a workplace, or a process facility in Delhi NCR. Six pages. Read in eight minutes.

METHOD

Stated before we start. Not renegotiated after.

Most disputes on a hard build come from terms that were never written down. Ours are written below. They do not move once a project is underway — which is the entire reason our sites stay calm.

01 One accountable lead

A single site lead owns the project end-to-end. One number, not a committee. The person who answers is the person responsible.

02 Nothing built unsigned

No change is executed until it is scoped, priced and signed. No verbal scope, no quiet substitutions, no surprises on the final invoice.

03 Weekly transparency

Progress, blockers and pending approvals surfaced every week, in writing, and recorded. You learn of a problem the week it appears, not the week it can no longer be hidden.

04 Your professionals, respected

Your architect, PMC or consultant team are worked with, never around. Their drawing is the project's drawing. Their authority is the project's authority.

05 Discretion by default

No project publicised. No client named. Work shown privately, on request, under a confidentiality understanding.

06 Documented handover

Snag or commissioning closure, a full documentation pack, and a defined defects-liability period.

You should be able to run the building, or hand it to the next person, without us in the room.

HOW A PROJECT MOVES

Four phases. One person answerable in every one.

The same spine runs a farmhouse and a factory. It does not bend mid-project. Approximate durations vary with category and scale.

01 · Fit review

~ 2 WEEKS

Application assessed against scope, category and value. A fit call confirms mutual suitability before either side commits time.

- Initial brief reviewed weekly
- Fit call with the firm's principal
- Plain reply either way

02 · Scope & standards

~ 3 – 6 WEEKS

The terms of the build are written down before a tool is lifted. Finish or performance standards, the change-order protocol, the reporting cadence and the handover definition are agreed and signed.

- Scope, exclusions and assumptions documented
- Change-order protocol signed
- Programme dated, with the critical path identified
- Site lead appointed by name

03 · Delivery

PROJECT LENGTH

One site lead runs the build. Weekly logs are issued. Nothing is built that was not approved. Your architect, PMC or consultants are kept inside the loop, not asked to chase it.

- Weekly progress log issued every Monday
- RFIs raised in writing, with options
- Change orders priced and signed before work

04 · Handover

~ 4 – 8 WEEKS

A REAL-SHAPED PROGRESS REPORT · REDACTED

What a Monday-morning log actually looks like.

The single most credible page in this document. The format below is what your inbox receives every week of the build — project and client names removed.

PROJECT [Project ID]	WEEK ENDING Friday, [date]
COMPLETED THIS WEEK	
Basement waterproofing — eastern wall, second coat applied	Closed Site lead
Stone delivery, lot 3 — inspected, accepted, stored	Closed Procurement
IN PROGRESS / LOOK-AHEAD	
Veneer prototype — principal suite wardrobe wall	In progress Joinery
Boundary wall pour — sequence A, scheduled next week	Scheduled Site lead
BLOCKERS	
Stone slab variant pending architect approval	Awaiting arch. Site lead
APPROVALS PENDING	
Change order CO-014 — joinery hardware spec	Awaiting sign-off Client
RFI 027 — lighting reveal dimension at landing	Awaiting reply Architect

NOTHING BUILT UNSIGNED

What a change order looks like, before the work happens.

No verbal scope. No surprise on the final invoice. Every change is scoped, priced and signed by the client, the architect (where relevant) and the site lead before a tool is lifted.

Change Order · CO-014		[Project ID] / 2025
Date raised	[Date]	
Raised by	[Site lead name]	
Category	Specification change — joinery hardware	
Reason	Original specified hardware unavailable on the required timeline. Two equivalent alternatives identified and shown to the client and architect.	
Scope of change	Substitute push-to-open hardware in the principal suite wardrobe wall (drawing reference J-22). Visual and performance equivalent to the original specification. Sample physically reviewed on [date].	
Cost impact	+ ₹ [amount] (net, taxes additional). Inclusive of supply and installation.	
Programme impact	None. Lead time matches existing schedule.	
Effective on	Sign-off by client & architect	
CLIENT	ARCHITECT	SITE LEAD
_____	_____	_____
NAME & DATE	NAME & DATE	NAME & DATE

HOW TO START A PROJECT

Three doors in. One method behind them.

Whether you are the owner, the architect or PMC, or the procurement team behind a workplace or facility, the application is short and the reply is honest.

If you are an owner

Send us the brief: project type, indicative value, location, whether an architect or PMC is appointed. We read every application. If the residence fits, you are invited for a fit call within the week. Held in confidence — not shared, not published.

If you are an architect or PMC

The application asks for your practice and your role on the project, the category and the stage of the drawing, and one specific question: *what do you most need from a contractor here?* The answer tells us how to protect your intent on site. Your client relationship stays yours.

If you are commercial or industrial procurement

The application asks for the facility type, the operational constraint (greenfield, live site, phased occupation), the deadline, and the compliance scope in play. Programme and compliance are treated as primary deliverables, priced as such.

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