



Designation: Manager-Design

Location: Mumbai (Worli)

Purpose of the Role:

Job description & Responsibilities:

Job description

Roles and Responsibilities

- Proper designing, planning and completing the project in time as per site execution and Liasioning
- Planning and designing projects to ensure the project design is complete with all legal requirements(TDR,FSI,ULC)
- Planning and redesigning projects as envisaged by the management and also required by the sales department having good business proposition as per than prevailing market scenario.
- Using of new concepts in design for optimum utilization of FSI and TDR. Using of new building material so as to ensure a cost effective design. It should be most appealing from customer point of view. To introduce new design aspects in every project.
- To ensure that the project do not go beyond the budget allocated for the said project by close coordination with budget team and team of consultants and if required do necessary changes in the design and specifications with prior approval of HOD & management.
- Liasioning to obtain various certificates for proper completion of project.
- Fortnightly visit to various sites and submit visit report to the md thereafter
- Preliminary Planning Of Site Before Acquisition To Calculate The Sale Value And Feasibility
- Planning and Designing Projects as Per Requirements and Latest Trends.
- Calculating the FSI and TDR for Municipal Purpose and Doing Municipal Follow-up.
- Co coordinating, planning, complying the requirement of MOEF. Attending meetings of MOEF and to ensure Environment NOC on time.
- To Study New Techniques And Be Resourceful
- Checking Saleable Areas , Municipal Areas , Contractors Area And Municipal FSI
- Checking Drawings before sending It to Site and ensuring timely submission of all the required drawings to the concerned departments.
- Checking drawings from different consultants and to suggest required changes/amendments so as the design is cost effective / cost saving without any technical compromise.
- Designing Elevations As Per The Marketing Concept
- Making Regular Site Visits for checking details or as and when required. Modify or redesign as per site conditions / feasibility and or site team requirement to complete the project in time.
- Keeping Follow-up with Liasioning Architects for various approvals.
- Coordinating with all technical consultants for details and Services.
- Checking and verifying the invoices put up by the consultants as per the deliverables schedule mention in the agreement and actual drawings delivered.
- Following up / coordinating with internal team for consultants pending invoices so as not to hamper drawing deliverable schedule expected from them.



PROVENANCE

- Co-ordinating with all the departments internally for better working and project execution
- To adhere with the deliverable schedule given by the planning team every month with zero tolerance / time lag.
- To study and suggest changes in deliverable schedule proposed by planning dept which are not feasible/practical. Planning dept to have one to one meeting with Architect dept before releasing any deliverable schedule.

Positon Requirement:

Experience:

- Minimum 8Yrs-10Yrs

Educational Qualification

- Bachelors in Architecture from Tier-1 Institute.
- Candidate must also have knowledge of methods and techniques of Revit.

Industry Exposure:

- 8 years in design of luxury Hotel and/or premium Residential real estate projects.
- High levels of Innovation and Creativity coupled with an Attitude for Design Efficiency.
- Team Player.

Perks and Benefits

- Compensation shall be competitive. Growth Opportunities across Hospitality, Residential and Commercial segments.