

## POSITION SPECIFICATIONS

<b>POSITION TITLE:</b>	Manager Design
<b>Business Unit</b>	GPL( GILAC )
<b>REPORTING TO:</b>	Sr GM Design
<b>LOCATION:</b>	Bangalore
<b>EXPERIENCE:</b>	10-12 years in construction industry
<b>EDUCATION QUALIFICATION:</b>	Bachelor's degree in Architecture /M.Arch /M.Urban design /Construction management

### **Overview of the organization**

We are part of the Godrej group (founded in 1897, annual revenue size in excess of 3.3 Billion US Dollars – as of March 2012 ) and represent the Consumer Product , Real Estate , Agricultural & veterinary and Chemical businesses. One of India's most trusted brand, Godrej enjoys the patronage and trust of around 500 million Indians every single day.

Today, we are at a point in Godrej's history when our amazing past is meeting up with its spectacular future head on. Godrej is learning and relishing being young again.

Godrej Properties is the real estate arm of the GILAC conglomerate with presence in 12 cities across India.

## **ROLE: Manager Design**

### **Key Responsibilities of the role**

Able to start projects, coordinate design, coordinate with technical requirement required for submission of all approvals, make work orders and bill certification, Feasibility studies with FSI calculations

1. Ensure accurate coordination of marketing requirement with execution requirement
2. Interior coordination for mock-up and clubhouse
3. Construction management with projects on site. Detailing, Coordinating with structural and MEP consultants.
4. Interfaces between HO Design and external Design Consultants for approval of designs and drawings as per project time-lines and regional tastes & preferences
5. Coordinates with Projects team during execution of the design
6. Starting new projects, feasibility studies for FSI consumption, type of building on site, etc.
7. Supports marketing to prepare the project brief with regard to design, facilities and space utilization
8. Knowledge of the Bangalore Byelaws, the NBC, and other environmental regulations. ( IGBC, MoEF)

### **Key capabilities required for this position:**

Design coordination with various consultants and then further assistance with the execution teams.

### **FUNCTIONAL CAPABILITIES**

- AUTOCAD
- Should have good communication and negotiation skill
- Thorough in formulating and administering large size projects, primarily in item rate contract.
- Hands on experience on shortlist contractors / vendors according to projects requirement.
- Preliminary Negotiation and finalizing on the rates

### **LEADERSHIP CAPABILITIES**

- Ability to lead and engage people without formal authority
- High degree of emotional and social awareness