

Real Estate Regulatory Authority

4th&6thFloor,Bihar State Building Construction RERA Campus
Hospital Road, Shastri Nagar, Patna - 800023
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Nb RERA/contract solic/31/2019 (kt 1)/689

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NOTICE

For HIRING OF CONSULTANT, ARCHITECTURE ON SHORT TERM CONTRACT BASIS

Government of India has enacted the Real Estate (Regulation and Development) Act, 2016 and all the sections of the Act have come into force with effect from May 1, 2017. The Bihar Real Estate (Regulation & Development) Rules 2017 was notified by the Government of Bihar on April 28th, 2017. The Real Estate Regulatory Authority of Bihar has been providing the platform for Registration of the Real Estate Projects and displaying details of Promoter and Real Estate Agents.

The key responsibilities of the Authority are as follows:

- Ensuring Disclosures of Real Estate Projects by Promoters.
- Real Estate Projects Registration.
- Real Estate Agents Registration.
- Redressal of complaints.

To fulfil its responsibilities, the Authority is looking for qualified, result-oriented candidates with relevant experience for the following post:

DETAILS OF POSITION WHERE HIRING OF CONSULTANT, ARCHITECTURE IS PROPOSED:

- (a) **Name of the Position:** Consultant, Architecture.
- (b) **Open for Hiring :** One Position.
- (c) **Reservation category :** Un Reserved (UR)
- (d) **Honorarium:** Range—Rs.75,000/- (Rupees seventy five thousand only) to Rs.1,00,000/- (Rupees one lac only) P.M. Consolidated monthly Honorarium will be fixed in the given range by the Selection Committee, after taking into account the incumbent's qualification, experience, number of years of service and salary drawn over the last few years.
- (e) **Qualification:** B.Arch. with minimum of 50% marks from recognized university. or equivalent from a reputed Indian University which is recognized by Council of Architecture.
- (f) **Other:** 10 (Ten) years in commercial and housing projects / office building projects as architectural consultant
- (g) **Age:** Maximum Age limit is 55 years.
- (h) **Period of Contract:** One year, which may be extended by another year with a 10% increase in consolidated monthly honorarium.
- (i) **Job Profile:**
(i) Interest in Real Estate and understanding of technical aspects of Buildings (Building Bye Law, deviation, Master Plan, Land use plans, Development Policies).
Strong background in Building Plan analysis & real estate financial analysis related to residential, commercial & retail real estate is ideal.

- (ii) Ensuring Adherence to the standards for design requirement for each project and specifications Timely reporting and Issuance of notices in case of deviation.
 - (iii) Identification and regular reporting of deviations during site visits. Ensuring Adherence to local bye laws, Effective monitoring for ensuring good quality and accurate implementation as per sanction drawings and completion drawings of the approved projects.
 - (iv) Measure the covered areas for the properties visited, get an in- depth feedback on the value of the land / apartment / industry from the real estate brokers available in the vicinity of the property being valued, analyze the properties in terms of transaction value, local enquiry of the property pertaining to legal issues.
 - (v) Should be an organized and cool-tempered professional who is able to handle a crisis and is expected to have a creative mind and excellent communication skills. Should also be confident in public speaking and project management abilities.
 - (vi) Goal will be to cultivate a positive image of RERA, Bihar.
- (j) Technical / Soft Skills required:**
- (i) Proficiency in Auto cad, Working knowledge of Photoshop, 3-D Max, coral draw, Revit*Innovative and Creative thinking, Coordination skills & Quality Orientation
 - (ii) Effective coordination and monitoring, Preparing Monthly plans through MIS.
 - (iii) Knowledge and ability to interpret and apply Architecture Skills to finalize valuations and reporting
 - (iv) Strong communication ability (oral and written).
 - (v) Excellent organizational skills.
 - (vi) Ability to work well under pressure.
 - (vii) Creativity and problem-solving aptitude.

CUT-OFF DATE:

The cut-off date for the purpose of acquiring educational qualifications, experience, age etc. will be **01.01.2020**.

HOW TO APPLY

- (i) Eligible persons who possess the requisite qualifications/experience should apply online from **28th January 2020 till 24.00 Hrs. of 11th February 2020** in the prescribed application format on the website of RERA i.e. <https://rera.bihar.gov.in> Wherein, besides the personal information, details regarding Educational/Professional qualifications (right from matriculation onwards), experience, date of birth, details of caste category, disability and domicile, if any, should be filled in. Online application submitted after **24.00 Hrs.- on 11th February 2020** will not be considered.
- (ii) On filing the application online reference no. of the candidate will be generated Reference no. should be used for all future references/records/correspondence/transactions.
- (iii) Candidates are also required to take a print out of the application filled online, affix a recent passport size photograph on the appropriate place and submit its signed

copy with photocopies of: (a) Matriculation/Secondary Certificate as proof of Birth,(b) Mark Sheets & Certificates in support of all educational qualifications, (c) experience certificates along with evidence of salary paid over the period claimed as experience. (d) Caste Certificate (if applicable). These should be sent to Secretary, Real Estate Regulatory Authority,Bihar,6th Floor, Bihar State Building Construction Corporation Ltd. Campus, Hospital Road, Shastri Nagar, Patna – 800023 through **Registered/Speed Post/ by Hand** on or **before 05.00 PM. of 14th February 2020.** Applications in hard copy with documents, not received till prescribed date and time or received after the prescribed date and time, will not be considered.

- (iv) A list of eligible candidates will be prepared on the basis of their application etc. and from this list only shortlisted candidates will be entitled to appear in the “***Skill Interview***”.
- (v) Applicants need to often visit the website of RERA for all important information including date, time, and venue of “***Skill/Interview***”.
- (vi) No travel cost will be paid to candidates appearing for the “***Skill/Interview***”.
- (vii) Canvassing in any form will be a disqualification.

By Order of Authority


Secretary