

उ.प्र. भू-सम्पदा विनियामक प्राधिकरण
राज्य नियोजन संस्थान (नवीन भवन), कालाकांकर हाउस,
पुराना हैदराबाद, लखनऊ-226007

विज्ञापन सं. 721/उ.प्र. रेरा/पी.एम.डी. कन्स./2025-26 दिनांक: 31 जुलाई, 2025

उ.प्र. भू-सम्पदा विनियामक प्राधिकरण मुख्यालय लखनऊ में प्रोजेक्ट मैनेजमेन्ट डिवीजन में परामर्शदाता की पोजीशन पर सेवाएं प्राप्त करने हेतु विज्ञापन

उ.प्र. भू-सम्पदा विनियामक प्राधिकरण मुख्यालय लखनऊ में उ.प्र. भू-सम्पदा (विनियमन एवं विकास अधिनियम, 2016) के अन्तर्गत प्राधिकरण में पंजीकृत परियोजनाओं के कार्यों को सुचारु रूप से सम्पादित करने हेतु नियत मानदेय पर प्रोजेक्ट मैनेजमेन्ट डिवीजन में परामर्शदाता हेतु शैक्षिक योग्यता एवं सेवा शर्तें निम्नवत् नियत हैं:-

1. The applicant should possess a Bachelor's Degree in Civil engineering or Planning or Architecture from a reputed Institute/ University. Applicants possessing Master's Degree in Planning with specialization in Regional Planning/ Urban Planning/ Housing will be given preference.
2. The applicant should not be more than 70 years of age on the last date fixed for receiving applications.
3. The applicant should have experience of working for at least 10 years in the area of planning/ project monitoring in the department/ public sector undertaking/ corporation of central or state government.
4. The period of the engagement of the PMD Consultant shall be two (02) years from the date of signing the contract, with the provision of extension of contract for one more year based on mutual consent of both the parties, provided the proficiency of work, compliance of obligations in time and timeliness are adhered to by the concerned consultant.

उक्त पद हेतु ऑनलाईन आवेदन आमंत्रित किये जाते हैं। इस पद की सेवा शर्तें तथा आवेदन का प्रारूप उ.प्र. रेरा की वेबसाइट <https://up-rera.in> पर दिनांक 04-08-2025 से उपलब्ध रहेगा। इच्छुक अभ्यर्थियों द्वारा उ.प्र. रेरा की वेबसाइट <https://up-rera.in> के CAREER लिंक पर जाकर दिनांक 04-08-2025 से दिनांक 25-08-2025 की सांय 05:00 बजे तक निर्धारित प्रारूप पर ऑनलाईन आवेदन किया जा सकता है।


सचिव

उ.प्र. भू-सम्पदा विनियामक प्राधिकरण

राज्य नियोजन संस्थान, (नवीन भवन)

कालाकांकर हाउस, पुराना हैदराबाद, लखनऊ-226007

संख्या: 7721/यू.पी.रेरा/पी.एम.डी. कन्स./2025-26

दिनांक 31/07/2025

Terms of reference for engagement of Consultant, Project Management Division for U.P. RERA

The Real Estate Regulatory Authority has been established primarily for regulation and promotion of the real estate sector and to ensure sale of plot, apartment or building, as the case may be, or sale of real estate project, in an efficient and transparent manner and to protect the interest of consumers in the real estate sector and to establish an adjudicating mechanism for speedy dispute redressal and also to establish the Appellate Tribunal to hear appeals from the decisions, directions or orders of the Real Estate Regulatory Authority and the adjudicating officer and for matters connected therewith or incidental thereto.

To achieve the mandate as given in the Real Estate (Regulation and Development) Act, 2016. (hereinafter "the RERA Act") and the Uttar Pradesh Real Estate (Regulation and Development) Rules, 2016 (hereinafter "the UP RERA Rules"), the Authority seeks to engage a Consultant for the Project Management Division of U.P. RERA on contract basis. The Project Management Division is part of the Technical Division of U.P. RERA responsible for monitoring of real estate projects throughout its lifecycle, i.e. from registration till completion of real estate projects. The Consultant, Project Management Division shall be responsible for overseeing the activities of Project Management Division, including but not limited the following tasks -

1. Monitoring of Periodic Compliances of Registered Real Estate Projects

- a) Monitoring of periodic compliances of registered real estate projects such as Quarterly Progress Reports (QPRs), Architect, Engineer and Chartered Accountant certificates of real estate projects and Annual Audit Reports (AARs) uploaded by promoters;
- b) Analysis of QPRs and review of compliance reports and certificates so as to identify inconsistencies or discrepancies and non-adherence to the declared milestones of the project.

2. Review of Completion Certificates / Occupancy Certificates of Real Estate Projects

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- a) Review project completion-related documents such as Occupancy Certificate (OC)/ Completion Certificate (CC) to ensure compliance as per regulatory standards;
- b) In case of application for OC/CC having been uploaded by promoter on U.P. RERA portal, review of NOCs submitted along with application for OC/CC.

3. Monitoring of Real Estate Projects with Lapsed Registration

- a) Maintain a list of real estate projects, where the registration has expired and/or will be expiring in twelve (12) months;
- b) Review completion status of such projects and suggest appropriate corrective measures;
- c) In case of stalled projects, analyse the possible reasons on the basis of QPRs and other compliance reports submitted by the promoter.

4. Monitoring of Real Estate Projects with Extended Registration

- a) Maintain a list of all real estate projects, where the registration has been extended beyond one-year period and closely monitor the progress of completion in such projects;
- b) Co-ordinate and organize meetings with real estate promoters and association of allottees once in every three (3) months for monitoring of construction progress of such extended projects and reporting the delays, if any, to the Authority.

5. Review of proposals for editing different fields in registered Real Estate Projects

- a) Review of application of real estate promoters requesting editing of different fields filled by them on U.P. RERA web-portal with respect to their registered real estate projects.
- b) Due-diligence of the grounds cited by the promoters seeking such edits.

6. Monitoring of Real Estate Projects under Section 8 of the Act

- a) Facilitate the process of rehabilitation of projects with lapsed or revoked registration as per Section- 8 of the Act.
- b) Coordinate and organize periodic meetings of the Project Advisory and Monitoring Committee with real estate promoters and/or association of allottees of real estate projects that are being rehabilitated under the orders of the Authority under Section 8 of the Act for monitoring construction progress and resolving issues raised by the stakeholders.

- c) Review of the report of the Project Management Consultant deployed for monitoring and reporting the progress of such projects undertaken under Section 8.

7. Support in development of U.P. RERA web-portal version 2.0

The present web-portal of U.P. RERA is in the process of being enhanced to version 2.0. An I.T. consulting firm has been hired for this purpose. The PMD Consultant shall be required to provide requisite support to the Authority in monitoring the design, development, implementation, data migration and maintenance of the UP RERA 2.0 Web Portal. The Consultant will play a critical role in ensuring that the UP RERA 2.0 Web Portal meets its strategic objectives and adheres to the required standards and specifications.

8. As per requirement of the tasks assigned, the PMD Consultant shall ensure to

- a. Issue notices to real estate promoters for non-compliance of regulatory requirements.
- b. Co-ordinate and organise meetings and/ or follow-up with real estate promoters to resolve the identified issues as required.
- c. Do the necessary follow-ups with the promoters for the corrective action at their end.
- d. Prepare supporting documents for further regulatory action by the Authority, including office noting, minutes of meeting, agenda, draft office orders etc.

Eligibility Conditions

The applicants meeting the following eligibility conditions will only be eligible to apply:

- I. The applicant should possess a Bachelor's Degree in Civil engineering or Planning or Architecture from a reputed Institute/ University. Applicants possessing Master's Degree in Planning with specialization in Regional Planning/ Urban Planning/ Housing will be given preference.
- II. The applicant should not be more than 70 years of age on the last date fixed for receiving applications.
- III. The applicant should have experience of working for at least 10 years in the area of planning/ project monitoring in the department/ public sector undertaking/ corporation of central or state government.
- IV. The applicant must be proficient in use of computer utilities for the purpose of analysis and crunching of data.
- V. The applicant should possess strong analytical and reporting skills with proficiency in communications.
- VI. The applicant should not be facing any vigilance or criminal case/enquiry and should not have been punished at any stage of his/ her career. A declaration to this effect shall have to be submitted with the application.

Terms and Conditions of Engagement

1. The period of the engagement of the PMD Consultant shall be two (02) years from the date of signing the contract, with the provision of extension of contract for one more year based on mutual consent of both the parties, provided the proficiency of work, compliance of obligations in time and timeliness are adhered to by the concerned consultant.
2. The selected applicant will sign a contract with the Authority.
3. The selected applicant will be paid an amount of Rs. 1,00,000/- per month with a provision of annual enhancement of 05 (five) percent. However, in case of the applicant being a pension holder, this amount will be payable only if the last pay drawn (-) pension is more than this amount; else the amount equivalent to last pay drawn (-) pension will be payable.
4. Tax deduction at source, as per applicability, will be done out of above remuneration.
5. The consultant will be based at U.P. RERA headquarters at Lucknow. However, he may be required to stay in Regional Office of U.P. RERA at Greater Noida as part of the assignment. In case of such outside travels, T.A. and D.A. as admissible to the applicant on the last post held in his/her parent department will be payable.
6. Twelve days of leave will be admissible to the Consultant with prior information to the competent level and the approval thereon.
7. The Authority can terminate the contract anytime, without assigning any reason, by giving a prior notice of one month or by paying advance remuneration of one month. The selected candidate can similarly terminate the contract by giving one month prior notice to the Authority or by depositing an amount equivalent of one month's remuneration with the Authority.

Method of Selection

The selection will be on the basis of interview from amongst the eligible applicants.

The Process of Selection

The willing and the eligible applicants can apply for the engagement online, on the website of the Authority (<https://up-rera.in>), within the stipulated time using the link CAREER on the homepage of the website.


 (Mahendra Verma)
 Secretary