DELHI METRO RAIL CORPORATION LTD.

(A Joint Venture of the Govt. of India and the Govt. of the NCT of Delhi)



The Lifeline of Delhi

ADVT NO.DMRC/PERS/22/HR/2026 (230), Dated: 08/05/2026

REQUIREMENT OF GENERAL MANAGER (PROPERTY DEVELOPMENT), FOR DMRC, ON DEPUTATION/ POST RETIREMENT CONTRACTUAL ENGAGEMENT BASIS

The Delhi Metro Rail Corporation (DMRC) Ltd., a Joint Venture company with equal equity participation fromthe Govt. of India and the Govt. of the National Capital Territory of Delhi, has been entrusted with the responsibility of implementation of the rail-based Mass Rapid Transit System, for Delhi. The Delhi Metro RailCorporation, the Lifeline of Delhi, prides itself on its ability to nurture its employees through its unique workculture. DMRC is empowered by about 14,000 employees, with MRTS activities spread over Delhi-NCR, and other cities in India and abroad. The average passenger journey per day in Delhi/NCR is about 64 Lakhs. In addition to the above, DMRC is involved in providing consultancy services to several cities, within India and abroad.

To meet with the immediate requirement of DMRC and its allied projects, applications are invited from experienced, dynamic and motivated Officers, from amongst those working in/ retired from any State Govt./Central Govt./ Autonomous bodies and having relevant experience, for filling up of 02 (two) posts of General Managers (HOD level positions) in the Property Development department in DMRC, on Deputation / Post Retirement Contractual Engagement basis:

Sl. No.	POST (Post Code)	No. of Post(s)	Educational Qualification**	Age Limit (as on 01.05.26)
1	**General Manager/ Property Development** Post Code: **01/GM/PD**	*02 (TWO)	**Essential:** Graduate in any field from a Govt. recognized university/ institute with 60 % marks **Desirable:** 1. MBA (Finance/Marketing/ Infrastructure/Real Estate) from a reputed institution. 2. Additional qualifications/certification in: Contract Management (FIDIC/PPP certifications) 3. Real estate/urban planning	**1. Deputation**: Max. 55 years **2. Post Retirement Contractual engagement (PRCE):** Min. 55 Years & Max. 62 Years

Important:

All eligibility criteria shall be reckoned as on 01.05.2026.

*Vacancies are provisional and subject to increase/decrease.

**The degree must be full- time from a recognized University/ Institute

II. ELIGIBILITY CRITERIA (AS ON 01/05/2026):

a. The candidates should be working/had worked in any State Govt./Central Govt./ Autonomous bodies at senior administrative/decision-making level and also have experience and expertise in Property Development activities, understanding of transport projects, Real estate sector, commercial aspects of various properties, and coordination with various statutory & advisory / regulatory bodies and experience of contract management. Candidates must also be conversant with functioning in a computerized environment. Candidates should be free from the D&AR and Vigilance angle.

III. EXPERIENCE

ESSENTIAL:

a. 10 years in contract management at senior administrative/decision-making level
b. 5 years in handling large-value PPP / concession / infrastructure contracts
c. Experience in Railways / Metro / Urban Infrastructure / CPWD / NBCC / DDA / RLDA / Smart Cities / Govt. PSUs

IV. SPECIALISED EXPERIENCE:

DESIRABLE:

Experience in:
a. Transit-Oriented Development (TOD)
b. Station commercialization / airspace development
c. Land monetization and asset recycling models

V. Pay scale/ Pay eligibility criteria:

i) For candidates applying on Deputation basis:

The Officers working in the CDA Pay scale at Level 14 (Rs. 144200–218200) as per 7th CPC, or, in the IDA pay scale of Rs. 120000 – 280000/-, on a regular basis, in any State Govt./Central Govt./ Autonomous bodies, including service put in on deputation, in the above pay scale, with a total of **18 (Eighteen) years'** service at the Gazetted / Executive level in the relevant field.

ii) For candidates applying on Post Retirement Contractual Engagement (PRCE) basis:

Officers working in/ retired from the CDA Pay scale at Level 14 (Rs. 144200–218200) as per 7th CPC, or, a higher grade, or, working in / retired from the IDA pay scale of Rs. 120000—280000/-, or, above, in any State Govt./Central Govt./ Autonomous bodies, including services put in on deputation, in the above pay scale, with a total of **18 (Eighteen) years'** service at the Gazetted / Executive Level in the relevant field.

VI. JOB DESCRIPTION AND RESPONSIBILITIES:

i. The incumbent of the post shall be responsible for augmenting the non-fare box revenue by executing Property Development activities and to prepare & finalize related tenders. The work in DMRC involves, understanding of transport projects, real estate sector, commercial aspects of various properties, coordination with various statutory & advisory /regulatory bodies.

ii. The incumbent shall be responsible for end-to-end planning, development, monetization, and management of property assets and commercial business associated with metro systems.

a. Strategic & Business Development

i. Formulate and implement property development and monetization strategy aligned with organizational NFBR targets.

ii. Identify and structure Transit-Oriented Development (TOD), airspace development, station redevelopment, and mixed-use projects.

iii. Develop long-term revenue models including leasing, licensing, PPP concessions, and joint development frameworks.

b. Contract & Commercial Management

i. Oversee entire lifecycle of contracts: bid structuring, tendering (RFQ/RFP), evaluation, award, and post-award management.

ii. Draft concession agreements, lease deeds, development agreements, ensuring risk allocation and bankability.

iii. Ensure compliance with public procurement frameworks (GFR, CVC guidelines, PPP policies).

iv. Lead contract negotiations, dispute resolution, claims management, and arbitration processes.

c. Property Development & Project Execution

- Drive planning and execution of commercial developments at stations, depots, and land parcels.
- Coordinate with engineering, finance, legal, and external agencies for project approvals and execution.
- Monitor project timelines, financial closures, and construction milestones.

d. Stakeholder & Regulatory Management

- Liaise with government authorities, urban local bodies, development authorities (MOHUA, DDA, MCD, NDMC, NBCC, RLDA, etc.).
- Handle approvals related to land use, zoning, building permissions, and statutory compliances.
- Engage with private developers, investors, and financial institutions.

e. Financial & Risk Management

- Prepare and evaluate financial models (IRR, NPV, viability analysis) for projects.
- Ensure financial prudence in contract structuring and revenue realization.
- Identify and mitigate commercial, legal, and execution risks.

f. Team Leadership & Governance

- Lead multidisciplinary teams across legal, finance, engineering, and operations.
- Establish SOPs, governance frameworks, and performance monitoring systems.
- Ensure transparency, audit compliance, and ethical practices.

VII. JOB LOCATION/ PLACE OF POSTING

The initial posting of the selected candidate shall be in **Delhi/ NCR**. However, the selected candidates shall be liable to be posted/transferred to any of the offices/Project sites under the control of the corporation in India, or, abroad.

VIII. TERMS OF APPOINTMENT

i). The normal tenure of Deputation is five (05) years, which may be extended further to seven (07) Years, in special cases, or, till the date of superannuation, whichever is earlier.

(ii) The initial engagement on Post Retirement Contractual Engagement basis shall be for a period of one year. The term of contract may be extended further, subject to the requirement of the Corporation, on the basis of satisfactory performance.

IX. PAY AND EMOLUMENTS:

i). **For candidate selected on Deputation basis**– The selected candidates shall continue to draw parent department pay plus deputation allowance, as applicable, under the relevant rules.

ii). **For candidate selected on PRCE basis** – The selected candidate shall be eligible for consolidated fee as indicated below:

Sl. No.	Name of post	Working in/ Retired from CDA pay scale # (as per 7th CPC)	Working in/ Retired from IDApay scale	Fee
1	General Manager/Property Development	Level 14 (Rs. 144200–218200) as per 7th CPC, or, higher grade	IDA pay scale of Rs. 120000-280000/-, or, above	Rs.182500/-**

#Candidates must be working in/retired from the functional grade, on regular basis. **MACP benefits, etc., would not be considered.**

**The consolidated fees for those who retire from a higher grade shall be restricted to the fees prescribed in the advertisement for the post in which they are engaged in DMRC. The emoluments are in terms of the extant rules of DMRC. The remuneration shall be based on their last substantive grade, subject to a maximum amount, as indicated above.

X. SCREENING PROCESS:

The selection methodology for candidates applying on Deputation basis shall comprise of Personal Interview.

The screening methodology for candidates applying on PRCE basis shall comprise of Personal Interview and Medical fitness examination.

(The Medical Examination shall be in Executive/ Technical category. The details of Medical Examination are available on the DMRC website).

The selection process would judge different facets of knowledge, skills, comprehension, aptitude and physical fitness. Candidates would have to qualify/pass the Screening Process and the Medical Examination (as applicable), before being adjudged as suitable for selection. Candidates, who fail in the prescribed medical test, will not be given any alternative employment and the decision of the Corporation shall be final on this issue.

All related information shall be available only on Website: http://www.delhimetrorail.com and candidates must regularly check the website for updates.

XI. SCHEDULE OF SELECTION:

i. The Last date of receipt of duly filled in application (along with the relevant documents) through Speed Post OR email shall be **29/05/2026**. Incomplete applications or applications received after the due date shall be summarily rejected. DMRC shall not be responsible for loss / delay in post.

ii. The list of shortlisted candidates shall be uploaded on the DMRC website in the **second week of June**, **2026** (tentatively) and screening shall be held in the **third week of June, 2026** through offline/Online mode (tentatively) (Complete details shall be displayed on the DMRC website).

iii. No separate communication, by post, shall be sent to the candidates individually. Candidates are advised to go through the instructions /schedule for screening displayed on the DMRC website and appear for the screening accordingly, along with the original copies of testimonials.

iv. **The final result shall be declared by the fourth week of June, 2026(Tentatively).**

Eligible and willing candidates for the aforesaid post may apply as per the application format at Annexure-I. The candidate must enclose all the relevant documents in support of their qualification, experience, pay & pay scale.

The candidates presently employed in any State Govt./Central Govt./ Autonomous bodies should send their application through proper channel along with the Copies of APARs of the last five years, Vigilance and D&AR clearance at the attached pro-forma in Annexure-II, so as to reach the under mentioned address/ e-mail id, by the stipulated date. Those not working shall also have to submit copies of APARs of the last five years, along with vigilance and D&AR clearance in the attached proforma (Annexure-II).

Applications received through proper channel, i.e., forwarded by the Cadre Controlling Authority of the parent organization, till the last date of the receipt of the application, shall only be entertained, in case of working Executives. Under no circumstances, shall Advance Copies be entertained.

The applications received after the due date shall be summarily rejected.

The duly filled in application forms should be sent in an envelope super scribing the Name of Post on the cover prominently, latest by 29/05/2026, through Speed Post to the following address OR email the scanned copy of duly filled in Application Form along with the scanned copies of all other documents sought (as stated in the Application Form) to:career@dmrc.org, by indicating the advt. No., in the subject of e-mail:

General Manager (HR)
Delhi Metro Rail Corporation Ltd.
Metro Bhawan, Fire Brigade Lane,
Barakhamba Road, New Delhi

दिल्ली मेट्रो रेल कॉर्पोरेशन लि०
DELHI METRO RAIL CORPORATION LTD.
(A JOINT VENTURE OF GOVERNMENT OF INDIA AND GOVT OF DELHI)

ADVT. No. DMRC/PERS/22/HR/2026 (230)

AFFIX A RECENT PASSPORT SIZE SELF ATTESTED PHOTOGRAPH

ANNEXURE-I

DMRC APPLICATION FORMAT

(TO BE FILLED IN CAPITAL LETTERS)

S. No.	DETAILS	PARTICULARS		
1A	**POST NAME**	**General Manager/ Property Development**		
B	**POST CODE**	**01/GM/PD**		
C	**BASIS FOR APPLYING THE POST** (Please tick one option)	Deputation ☐ Post Retirement Contractual Engagement ☐		
2	**APPLICANT's NAME (Sh./Smt./Ms.)**			
3	**FATHER's/HUSBAND's NAME (Sh.)**			
4	**DATE OF BIRTH (dd/mm/yyyy)**			
5	**SERVICE**			
6	**DEPARTMENT**			
7	**AGE as on 01/05/2026** (Max. 55 Years)- for Deputation (Min. 55 years & Max. 62 Years)- for PRCE	**YEARS**	**MONTHS**	**DAYS**
8	**CORRESPONDENCE ADDRESS**			
		STATE:	**PINCODE:**	
9	**CONTACT NUMBER WITH STD CODE**			
10	**MOBILE NUMBER**			
11	**E-MAIL ID**			
12	**CATEGORY (**SC/ST/OBC/GENERAL**)**			
13	**DATE OF SUPERANNUATION**			
14	**EDUCATIONAL QUALIFICATIONS**			

	Qualification	Particulars (Name of degree)/Please Mention (Full Time /Part Time)	Subject	Institute /University	% or CGPA	Passing Year
A	**GRADUATION**					
B	**POST GRADUATION**					
C	**OTHERS**					

15	**WORK EXPERIENCE (AS ON 01/05/2026) (FILL ONLY THE APPLICABLE COLUMN)**			
I	**TOTAL WORK EXPERIENCE**	**YEARS**	**MONTHS**	**DAYS**
A	CURRENT ORGANIZATION			
B	LAST ORGANIZATION (if applicable)			
C	**DATE OF LAST PASSED REGULAR EXAMINATION (DD/MM/YYYY)**			
D	**DATE OF JOINING FIRST REGULAR JOB (DD/MM/YYYY)**			
E	DITS (DATE OF ENTRY IN TIME SCALE)			
F	PRESENT PAY BAND WITH GRADE PAY AND BASIC PAY AS ON DATE OF APPLICATION			

II	**FOR APPLICANT FROM State Govt./Central Govt./ Autonomous bodies employees in <u>CDA/ IDA</u> PAY SCALE (**Complete details of service/position held since joining**)** **(**Separate sheet may be attached, if necessary**)** **(Tick the applicable PayScale type–CDA/IDA and mention the full Pay Scale below)**			
	Designation/ Post Held during Gazetted/ Executive service (since date of initial appointment)	Organization Name with Place of posting	**Pay Scale (IDA/CDA)** and Grade (i.e., JAG/SG/SAG, etc.,)	**Period (from–to) dd/mm/yy – dd/mm/yy**
A				
B				
C				
D				

III	**DETAILS OF DEPUTATION DURING SERVICE**	
A	DETAILS OF PREVIOUS DEPUTATION/FOREIGN ASSIGNMENT, IF ANY	
B	WHETHER DEBARRED FROM DEPUTATION? IF YES, PLEASE FURNISH DETAILS.	
C	WHETHER COOLING OFF PERIOD COMPLETED? IF YES, DATE OF RETURN FROM PREVIOUS DEPUTATION WITH DETAILS, WHEREVER APPLICABLE.	

IV	**ESSENTIAL WORK EXPERIENCE**	
A	HAVING VARIED EXPEIRENCE IN ANY STATE GOVT./CENTRAL GOVT./ AUTONOMOUS BODIES, AS MENTIONED IN PARA II(a) OF THE ADVERTISEMENT	**YES / NO**
B	HAVING ESEENTIAL EXPEIRENCE AS MENTIONED IN PARA III OF THE ADVERTISEMENT, i.e., a. 10 years in contract management at senior administrative/decision-making level b. 5 years in handling large-value PPP / concession / infrastructure contracts c. Experience in Railways / Metro / Urban Infrastructure / CPWD / NBCC / DDA / RLDA / Smart Cities / Govt. PSUs	**YES / NO**
C	HAVING 18 YEARS OF EXPERINECE AT GAZETTED/ EXECUTIVE LEVEL IN ANY STATE GOVT./CENTRAL GOVT./ AUTONOMOUS BODIES AS MENTIONED IN ADVT. IN PARA V OF THE ADVERTISEMENT.	**YES / NO**
D	WORKING IN/ RETIRED FROM CDA / IDA PAY SCALE IN ANY STATE GOVT./CENTRAL GOVT./ AUTONOMOUS BODIES, AS MENTIONED IN THE ELIGIBILITY CRITERIA OF ADVT., IN PARA V (i) / (ii) OF THE ADVT. (WHICHEVER IS APPLICABLE)	**YES / NO**
V	**BREIF DESCRIPTION OF THE WORK EXPERIENCE**	
16	**WHETHER ANY CONVICTION (by court of Law) /PUNISHMENT/ PENALTY (due to disciplinary action by employer) WAS AWARDED TO APPLICANT IN LAST 10 YEARS**	**YES/NO**
	IF YES, DETAILS OF THE CASE	Enclose Separate sheet
17	**WHETHER ANY CASE PENDING IN THE COURT OF LAW, OR, ANY DISCIPLINARY ENQUIRY GOING ON, AGAINST THE APPLICANT**	**YES/NO**
	IF YES, DETAILS THERE OF	Enclose Separate sheet
18	**NOC FROM CURRENT EMPLOYER ENCLOSED**	**YES/NO**
19	**VIGILANCE AND D&AR STATUS FROM CURRENT EMPLOYER ENCLOSED**	**YES/NO**
20	**COPIES OF ANNUAL PERFORMANCE APPRAISAL REPORT FOR LAST 5 YEARS ENCLOSED**	**YES/NO**
21	**WHETHER APPEARED FOR INTERVIEW IN DMRC IN THE PAST (IF YES, DETAILS THERE OF)**	**YES/NO**

22	**ANY OTHER RELEVANT INFORMATION (DISTINCTIONS/AWARDS/CERTIFICATES, etc.,)**
23	**HOBBIES/ INTERESTS**

I hereby declare that the particulars furnished above are true. I understand that my candidature shall be cancelled, if any information is found to be incorrect, or, false at any point in time.

Date:_____

Place:_____

Signature of Candidate

Name: _____

Mobile No.: _____

Email ID: _____

Documents to be enclosed (as applicable)

1. Educational Certificates (Matriculation, Graduation, Post-Graduation and Others)
2. Work Experience Certificate/ Service Certificate
3. Copy of PPO (in case of retired State Govt./Central Govt./ Autonomous bodies employees, if applicable)
4. NOC from Employer along with D&AR and Vigilance clearance (in case of working in State Govt./Central Govt./ Autonomous bodies)
5. APARs of Last 5 years
6. Documents in support of substantive grade, on regular basis (for candidates working in CDA/IDA pay scales).
7. Last pay Certificate/ Pay Slip.
8. Last promotion order regarding pay scale substantively held by the candidate in the present/ last organization.

Annexure- 'II'

PARTICULARS OF THE EXECUTIVE FOR WHOM VIGILANCE COMMENTS/ CLEARANCE BEING SOUGHT

(To be furnished and signed by the CVO or HOD)

1. Name of Official (in full) :_____

2. Father's Name :_____

3. Date of Birth :_____

4. Date of Retirement :_____

5. Date of Entry into service :_____

6. Service to which the official :_____

Belongs including batch/year cadre-
etc wherever applicable.

7. Positions held including whether :_____
the officer has functioned as a CVO in
part time or additional charge capacity
belongs Including batch/ year
(During the ten preceding years)

S. No	Organization (Name in Full)	Designation & place of posting	Administrative/Nodal Ministry/Deptt. Concerned (in case of officers of PSUsetc.,)	From	To
1.					
2.					
3.					
4.					
5.					
6.					

Date:

(SIGNATURE)

Name :_____
Designation : _____

VIGILANCE PROFILE OF THE EXECUTIVE FOR WHOM VIGILANCE COMMENTS/CLEARANCE BEING SOUGHT

(To be furnished and signed by the CVO or HoD)

Name of the Official: _____

8.	Whether the Official has been placed on the "Agreed List" or "List of Officers of Doubtful Integrity" (If yes, details to be given)	
9.	Whether any allegation of misconduct involving vigilance angle was examined against the officer during the last 10 years and if so, with what result	
10.	Whether any punishment was awarded to the officer during the last 10 years and if so, the date of imposition and details of the penalty	
11.	Is any disciplinary/ criminal proceedings or charge sheet pending against the officer, as on date	
12.	Is any action contemplated against the officer as on date(If so, details to be furnished)	
13.	Whether any complaint with vigilance angle is pending against the officer (If so, details to be furnished)	

Date:

(SIGNATURE)

Name: _____

Designation: _____