



PLANNING ENGINEER

Location: Moshi, PCMC | Job Type: Full-time | Experience: 07-10 Years | Industry: Real Estate, Construction | Gender: Female, Male

About Us

Kumar Properties Lifespaces Pvt. Ltd. is one of India's most trusted and respected real estate brands, with a rich legacy of over 60 years in shaping urban landscapes. Headquartered in Pune, we have successfully delivered more than 35,000 satisfied homes and numerous commercial landmarks across key locations.

Our commitment to quality construction, timely delivery, and customer satisfaction has earned us an unmatched reputation in residential and commercial real estate. At Kumar Properties, we don't just build spaces — we craft enduring lifestyles.

The Opportunity

Planning Engineer will be responsible for independently handling planning for **multiple residential Commercial projects**, interacting with Project Heads and site teams, and giving management an early warning when a project is likely to slip. The Engineer will manage project timelines, track daily site progress, and ensure residential or commercial developments finish on schedule and within budget.

Key Responsibilities

1. Project Planning & Scheduling

- Prepare detailed project schedules from project commencement to completion.
- Develop **Baseline Schedule, WBS, activity sequencing and milestones**.
- Prepare detailed/micro-level schedules for **RCC, masonry, plaster, MEP, finishing and external development works**.
- Prepare construction schedules in **MS Project / Primavera P6**.
- Develop 30/60/90-day look-ahead plans.

2. Progress Monitoring

- Track actual progress against approved baseline schedules.
- Prepare **Daily, Weekly and Monthly Progress Reports**.
- Monitor planned vs. actual progress and identify schedule deviations.
- Track critical and near-critical activities and project milestones.
- Conduct regular site visits to validate physical progress.

3. Delay Analysis & Recovery

- Identify reasons for delays and their impact on project completion.
- Prepare **Delay Analysis Reports** and schedule variance reports.
- Develop recovery/catch-up plans for delayed activities.
- Recommend corrective actions, resource enhancement and activity sequencing changes.
- Monitor implementation of recovery plans.

4. Resource Planning

- Prepare manpower, material, machinery and equipment requirements based on project schedules.
- Monitor productivity and resource utilization.
- Coordinate with Project/Site teams to ensure resources are available as per requirements.

5. Coordination

- Coordinate closely with:
 - Project Managers
 - Site Engineers
 - Architecture & Design
 - MEP
 - Procurement
 - Contracts
 - Billing/QS
 - QA/QC

- Consultants
- Contractors and vendors
- Ensure drawings, approvals, materials and resources are aligned with the construction programme.

6. MIS & Management Reporting

- Prepare **S-Curves, progress dashboards, milestone reports and schedule variance reports.**
- Prepare presentations for monthly project review meetings.
- Highlight critical issues, delays and risks to senior management.
- Provide management with clear timelines and expected completion dates.

7. Cost & Project Controls

- Coordinate planned progress with billing and cost teams.
- Monitor planned vs. actual quantities/progress.
- Assist in cash-flow projections linked to project schedules.
- Track project performance against approved timelines and budgets.

8. Procurement & Drawing Coordination

- Prepare procurement schedules linked with construction requirements.
- Track availability of critical materials.
- Coordinate with Design/Engineering teams for timely release of drawings.
- Identify potential delays arising from drawings, approvals or material procurement.

9. Documentation

- Maintain updated project schedules and planning records.
- Maintain baseline, revised and recovery schedules.
- Maintain progress reports, MOMs, delay records and supporting documentation.
- Ensure proper version control of project schedules.

Mandatory Skills and Qualification

- **07–10 years of relevant experience in real estate (residential high-rise / commercial projects)**
- Strong knowledge of construction sequencing.

- Excellent knowledge of **MS Project/ Primavera P6**.
- Advanced **MS Excel** skills.
- Good understanding of RCC, finishing, MEP and external development activities.
- Strong analytical and problem-solving skills.
- Ability to identify **critical path and project delays**.
- Good communication and coordination skills.
- Ability to independently prepare and present MIS to senior management.
- **Qualification: B.E./B.Tech/Diploma in Civil Engineering**