## RESUME

## S.S.Vasan

***# 115, 1st Cross, 6th Main,Shankarnagar,***

***Adj. to Mahalaxmi Layout, Bangalore – 560 096,***

***Karnataka State, INDIA.***

***🕿: {M} 9845117853***

*E-mail:* [*vasanssv@gmail.com*](mailto:vasanssv@gmail.com)*,* ***Alt****: - vasanssv@hotmail.com*

### *OBJECTIVE:*

*A challenging career which provides responsibilities and opportunities to use my skills and experience at the best in an organization & perform assigned duties with sincerity and dedication and become an important asset to the Company.*

### *Educational Summary:*

* ***B.E.{Civil},*** *from National Institute of Engineering, Mysore –* ***1993-January****}*
* ***M.E.M,*** *‘****Master of Engineering Management from Sri Jaya Chamarajendra College of Engineering., Mysore*** *–* ***1999-January****}*
* ***M.B.L*** *– Course Completed ‘Master of Business Law’ from National Law School, {Deemed Law University} Bangalore. {02 Years Distance Education Program} {****2012 to 2014****}*
* ***Successfully Completed 1 year course on Advanced Management Program in Real Estate Infrastructure from Indian School of Business [ ISB] – Mohali-. {Jan 2021 to Jan- 2022}.***

### *Electives:*

* ***B.E. {Civil}*** *1. Advanced Geo-Technical Engineering*

*2. Industrial Wastes & Air Pollution*

* ***M.E.M*** *{Master of Engineering Management}*

*1. Management Information Systems*

*2. Advertising and Publicity*

### *Project work :*

* ***B.E.{Civil}****: - “Computer Aided Design of Trusses “Language Used:*

*Turbo Pascal & Auto CAD Release –10.0*

* ***M.E.M****: - “Obtaining ISO – 9001 Certification by a Builder / Developer*

*in Construction Industry”*

* ***Computer Literacy:***
* Windows, AutoCAD, MS –Office, MS Projects
* ***Special Aptitudes :***
* *Having Successfully completed 6 months certificate course in “****Advanced design of Concrete Structures****” from ‘Proficience’, Indian Institute of Science, Bangalore –* ***August’93 to******December’93***
* *Successfully completed short term course on “****AutoCAD REL – 12.0****” from National Institute of Engineering, Mysore. -* ***May’95 to June’95***
* *Successfully completed 6 months certificate course on “****Project Management****” from ‘Proficience’, Indian Institute of Science, Bangalore – 12, {****Aug’96 to Dec’96****}.*
* ***Certified Chartered Engineer for Bangalore City Corporation vide reg. no.***

***BCC/BL-3.2.3/E-2305/2002-2003, dtd. 21.11.2002.***

* *Successfully completed a training course on “****Internal Quality Auditor”,*** *course conducted by Zandiq TQM solutions Pvt. Ltd.- {****29th and 30th Sep’ 2003****}.*
* ***Certified ISO-9001: 2000 QMS/LEAD auditor,*** *certified by “National Quality Assurance Ltd”, DUNSTABLE, UK & NQA – India operations, Bangalore, course dates –*

***18th to 22nd Oct’******2003*** *conducted by Zandiq TQM solutions Pvt. Ltd. Bangalore – 71.*

* **Field of Interest:**
* Management related divisions viz., **Corporate Affairs**, **Business Development**, **Legal** & **Liaison Work**s, **Project Co-ordination.**
* **Linguistic Abilities :**
* English, Kannada, Tamil, Hindi, Telugu, {Both Read & Write}

### *Professional Experience :-*

1. *Presently working as* ***Head – Compliance & Approvals [South Region]*** *for* ***Brookfield-Properties****, based out of Bangalore. {2nd Feb 2022 to till date}.*

***Current Job Responsibility:***

1. *Ensuring all Statutory Compliances viz Approvals, Labor and Government regulations related to Six IT Office Space /Commercial Development inclusive of a Shopping-Mall in Bangalore & 2 IT Office Space in Chennai.*
2. *Ensuring all Statutory Compliances viz Approvals, Labor and Government regulations related to Hotel Leela Palace in Bangalore and Chennai*
3. *Last assignment was as* ***Senior Vice President – Regulatory Approvals*** *for* ***Shapoorji Pallonji Real Estate Pvt Ltd.,*** *{05th March 2021 to 31stJan 2022}*

***Nature of Duties Performed:***

* *Was handling both Regulatory Approval & BD for the entire Southern Region (Karnataka, Tamil Nadu States) for “****M/s Shapoorji -Pallonji Real Estate”.***
* *Under Regulatory Approvals, building important contacts and nurturing healthy relationship with the Government bureaucrats (IAS, IPS, IRS) and establishing good political contacts and undertake Corporate Image building exercise about the Group.*
* *Under Liaison -getting all the necessary Statutory approvals (Pre, During Project & Post Project) from all Statutory bodies for the projects for Phase-2 and Phase 3 – 47-acre Residential project at Bangalore.*
* *Was involved earlier in getting all the Sanction / Approvals forPhase1, Phase2 and Phas3-* ***47Acre****s Mixed Used Development {Commercial & Residential development} in Bangalore from Bangalore Development Authority, Bruhat Bangalore Mahangara Palika, MOEF, Fire & Emergency Services, BESCOM, BWSSB, CEIG, KSPCB, AAI etc.,*
* *Got all approvals for Phase 1[ 3 Towers, @b, G +18 Upper Floors, 703 apartments] – Plan Sanction/Construction, Fire Clearance, CTO from KSPCB, CEIG approvals, Occupancy Certificate, Water and Sanitary Connection, Power service etc.,*

1. *Worked as “****Regional Head – Corporate Relations- South****” for* ***TATA REALTY AND INFRASTRUCTURE LIMITED”*** *{****05th August 2020 To 04 March 2021}***

***Duties Performed:***

* *Handling both Corporate Affairs & Liaison for the entire Southern Region (Tamil Nadu, Karnataka & Kerala States) for “****TATA REALTY AND INFRASTRUCTURE LIMITED”*** *for all Commercial and Residential projects in South India., based out of Bangalore.*
* *Under Corporate Affairs, building important contacts and nurturing healthy relationship with the Government bureaucrats (IAS, IPS, IRS) and also establishing good political contacts and undertake Corporate Image building exercise about the Group.*
* *Under Liaison -getting all the necessary statutory approvals (Pre, during & Post construction) from all statutory bodies for the projects for all Commercial and Residential project (both ongoing, completed and forthcoming).*
* *Was instrumental in getting all the Modified Plan Sanction / Approvals for 12* ***Acre****s Residential Development in Chennai from Chennai Metropolitan Development Authority.*
* *Got all Key Statutory approvals for 114 Room Service Apartment in Ramnujam IT Park- Chennai from Chennai CITY Corporation [GCMC], MOEF, Fire & Emergency Services, TNEB, CMWSSB, CEIG, TNPCB, AAI, Police Department, Explosive License Dept., etc.,*
* *Also, involved in getting the necessary clearances and approvals from SEAC- MOEF Statutory Authority and CTO Renewal from TNPCB in Chennai Two Multi Storied Residential Projects.*
* *Got Fire Clearance & Occupancy Certificate for 05 Towers -406 units – Multi Storied Residential Apartments in North Bangalore.*
* *Part of the team involved in Development of 140 acres – Mixed Use Development in North Bangalore. From Concept Stage to all Approvals activities being handled for Corporate Relations department.*

*3.. Was associated as “****Senior Vice President – Business Development****” for* ***DLF Home***

***Developers Ltd.,*** *for Southern Region based out of Chennai* ***{02nd Dec 2019 To 25th July***

***2020****}*

***Duties Performed:***

* *Handling both Corporate Affairs & Liaison for entire Southern Region (Tamil Nadu, Telangana & Karnataka States) for “****M/s DLF Home Developers Ltd.,”.***
* *Under Corporate Affairs, building important contacts and nurturing healthy relationship with the Government bureaucrats (IAS, IPS, IRS) and establishing good political contacts and undertake Corporate Image building exercise about the Group.*
* *Under Liaison -getting all the necessary statutory approvals (Pre & Post) from all statutory bodies for the projects for all Commercial and Residential project (both ongoing and forthcoming).*
* *Was instrumental in getting all the Sanction / Approvals for 27* ***Acre****s Commercial Development {IT/ITES development} in Chennai from Chennai Metropolitan Development Authority, Chennai CITY Corporation [GCMC], MOEF, Fire & Emergency Services, TNEB, CMWSSB, CEIG, TNPCB, AAI etc.,*
* *Also, involved in getting the necessary clearances and approvals from various Statutory Authorities in Chennai for the completed DLF CYBER CITY IT project at Manapakkam-Chennai for expansion.*

***\*BUSINESS DEVELOPMENT****:-*

* *Actively involved in* ***Business Development*** *activities viz Identification of land parcels for Commercial, Residential developments. Doing complete Due diligence of the proposals. Preparing feasibility reports to the Management to enable them to take suitable decisions.*
* *Informing the Management about Statutory aspects pertaining to the potential development viz Zoning, FAR, Limitations/Constraints etc.,*
* *Part of BD team and worked on assessment and deriving business models [in coordination with Central BD Team] for arriving development potential of lands DLF- Owned Land Parcels at Sriperumbudur and Pudupakkam for Affordable Housing- Residential development in Chennai.*
* *Part of BD team, worked on identification of lands for Commercial / Residential development in Chennai. Interacting with IPC and Property Owner/ Consultants.*
* *Was studying and reporting to the Management on the market developments in the region in terms of Land transactions, Government Guideline value revision, Market Value of Lands, New Project Launches, Rental Transactions of very Commercial/IT Parks etc.,*

*4. Worked as “****Senior Vice President – Business Development****” for* ***Shapoorji Pallonji Real******Estate*** *based out of Bangalore {05****th Sep 2012 to 27th Nov 2019}***

***Duties Performed :***

* *Was handling both Corporate Affairs & Liaison for the entire Southern Region (Karnataka, Tamil Nadu States) for “****M/s Shapoorji -Pallonji Real Estate”.***
* *Under Corporate Affairs, building important contacts and nurturing healthy relationship with the Government bureaucrats (IAS, IPS, IRS) and establishing good political contacts and undertake Corporate Image building exercise about the Group.*
* *Under Liaison -getting all the necessary Statutory approvals (Pre, During Project & Post Project) from all Statutory bodies for the projects for all Commercial and Residential project (both Ongoing and Forth-coming).*
* *Was involved in getting all the Sanction / Approvals for* ***47Acre****s Mixed Used Development {Commercial & Residential development} in Bangalore from Bangalore Development Authority, Bruhat Bangalore Mahangara Palika [BBMP], MOEF, Fire & Emergency Services, BESCOM, BWSSB, CEIG, KSPCB, AAI etc.,*
* *Also, involved in getting the necessary clearances and approvals from various Statutory Authorities in Chennai for the Ongoing Commercial/ IT space project.*
* *Actively worked on Affordable Housing Development land identification & feasibility studies.*
* *Got all Post project approvals for 3 million SQFT Commercial development in Chennai viz ‘CC’ from CMDA, ‘Final Clearance’ from Fire& Rescue Services-TN, ‘Modified EC’ from SEIAA, ‘CTO’ from TNPCB, HT Power Service from Electricity Board, Electrical Inspectorate approvals from CEIG-TN, Lift/DG Operation approvals from CEIG.*

***BUISNESS DEVELOPMENT****:-*

* *Was Actively involved in* ***Business Development*** *activities viz Identification of land parcels for Commercial, Residential developments. Doing complete Due diligence of the proposals. Preparing feasibility reports to the Management to enable them to take suitable decisions.*
* *Informing the Management about Statutory aspects pertaining to the potential development viz Zoning, FAR, Limitations/Constraints*.
* *Part of the team involved in acquiring* ***126 Acres*** *of Land in Metagalli- Mysore from KIADB for IT & ITES development. Currently the acquisition process is ongoing and nearing final stages.*
* *Part of BD team, worked on identification of lands for Commercial / Residential development in Chennai. Interacting with IPC and Property Owner/ Consultants.*
* *Part of BD team, worked on finalizing TWO land parcels [10 to 15 acres] at Miyapur – Hyderabad for Affordable Housing projects.*
* *Was studying and reporting to the Management on the market developments in the region in terms of Land transactions, Government Guideline value revision, Market Value of Lands, New Project Launches, Rental Transactions of very Commercial/IT Parks etc.,*
* *Also attempted to bid for Government Projects for Development in various States like Karnataka, Telangana, Tamil-Nadu.*

1. *Worked as “****Asst Vice President – Liaision****” @ BANGALORE for ‘****Market City-******Resources Pvt Ltd’ – A division of PHOENIX GROUP- MUMBAI***

***{April 2011 to******04 Sep******2012}***

***Duties Performed :***

* *Handling both Corporate Affairs, Liaison & Business Development activities for the entire Southern Region for Phoenix Group*
* *Got all Post Construction Approvals for* ***Phoenix Mall*** *[B, G+2UF] At Mahadevapura, Bangalore viz Occupancy Certificate [OC] from BBMP, CFO – Consent for Operation from KSPCB, Fire Dept. Clearance Certificate, 6.5 MVA HT Power Sanction & Service from BESCOM*
* *Obtained BBMP Plan Sanction for 05 Towers [900 units, 2B, G + 18 UF]- High Rise Multi- Storied Residential Apartments- No. 1, Bangalore West at Rajajinagar, Bangalore.*
* *Got AAI, BESCOM, BWSSB, KSPCB-CFE, Fire NOC, SEIAA Clearance from MOEF for the above-mentioned project in record time.*

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1. *Worked as “****Joint General Manager – Corporate Affairs & Liaison – South****” for*

***ESSAR Realty Holdings Ltd****., {A Division of* ***ESSAR Group*** *} {* ***Oct 2007 to 31Mar***

***2011****}*

***Duties Performed:***

* *Handling both Business Development and Corporate Affairs activities for the entire Southern Region*
* *Under Corporate Affairs, was instrumental in establishing good contacts with State Govt. various departments like CM’s Office, Mines & Geology, Urban Development, Energy/Power, Industries, Revenue-departments. Worked closely with bureaucrat’s w.r.t Land Acquisition for proposed Steel & Power plants setting up in North Karnataka.*
* *Under Liaison, was actively involved in getting all the necessary Statutory-approvals (Pre & Post Development) from all Statutory bodies for the ongoing and proposed projects undertaken by the company.*

***BUSINESS DEVELOPMENT****: -*

* *Under Business Development, identification of new land parcels for various types of developments viz., Integrated Townships, SEZ’s, Retail & Commercial activities, IT, Residential etc., Doing a thorough due diligence in terms of Commercial, Legal & Statutory aspects. Preparing a feasibility report to the Company Management.*
* *Was instrumental and part of the team to conclude* ***100 acres*** *Joint Development of land parcel for Mixed use development with M/S Citi lights Developers of Bangalore [ Year 2008].*
* *Also, was instrumental and part of the core team for purchase of* ***08 Acres*** *of land from*

*M/S Ashed Properties Pvt. Ltd., in Hebbal area (Opp Nagawara Lake – ORR) Bangalore for development of High-end Residential apartment. Conducted the Legal Due-diligence from Approvals perspective and also got actively associated with M/S Poovayya & Co – Advocates & Solicitors for Conducting the Total Legal due-diligence (from start to end i.e Purchase Registration) and Purchase of the property [Year 2010].*

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*7. Worked as “****Deputy General Manager – Business Development & Liaison”*** *for*

***M/S K. Raheja Corp****, Bangalore, a leading Property Development Company from Mumbai.*

*{****Dec 2005 to Oct’2007****}.*

***Duties Performed***

* *Handling the Dept. of Legal & Liaison, i.e, Inter-acting with Advocates w.r.t legal aspects related to property matters, Registration activities at the Sub-Registrar’s office. Obtaining necessary clearances, NOC’s, approvals from various Statutory Authorities like Income-Tax, Government & Semi-Govt., agencies like Bangalore City Corporation, Bangalore Development Authority, Fire Dept., Pollution Control Board, BWSSB, KPTCL, Electrical-Inspectorate etc … Getting all Pre, During Construction & Post Construction approvals from all relevant statutory authorities.*
* *Performing complete Due-diligence {Legal & Technical} for new properties identified for development. Preparing feasibility analysis and reports pertaining to the same.*
* *Started to venture into Corporate Affairs activities. This was the first stepping stone to learn and develop the art of building relationships and establishing contacts at the top administrative level of the Government [both with Officials and Politicians].*

***BUSINESS DEVELOPMENT****: -*

* *Worked extensively on Identification of suitable properties for development viz Commercial & Residential.*
* *Conducted Techno-commercial feasibility studies and reported to VP- Business Development for further needful action.*
* *Also, was closely monitoring the major land transactions that used to take place among the builder community and used to collect the transaction value, buyer’s details and also the proposed development details and inform the Top Management for necessary information.*
* *Had good association with IPC’s and leading Property Consultants associated with land procurement and transaction.*

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***8.*** *Worked as “****Senior******Manager- Business Development*** *“for M/S Mantri* ***Developers Pvt******ltd****.,*

***Bangalore*** *[Leading ISO– 9001 property Development Co.,] {****Dec2003 to Nov 2005****}.*

***Nature of Duties :***

*\* Handled the Dept. of Legal & Liaoning divisions {overall activities].,*

*\* Was instrumental in getting 3 projects – Occupancy Certificate from BDA and BBMP.*

*\* Got Plan Sanction for 4 MS – Residential Apartment project and 1 Commercial Building from BDA/BBMP.*

*\* Also got NOC’s from Various Statutory Authorities for 3 proposed new MS Residential Apartment Projects.*

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***9.*** *Worked as “****Manager- Business Development*** *“for M/S* ***Shriram Properties Ltd****.,* ***Bangalore***

*[Sister concern of 2500crores Shriram Group of Companies, Chennai]*

*{****May 2000 to Dec 2003****}.*

***Duties Performed :***

*\* Handled the Dept. of Legal & Liaison, i.e, Interacting with Advocates w.r.t legal aspects related to property matters, Registration activities at the Sub-Registrar’s office. Obtaining necessary clearances, NOC’s, approvals from various Statutory Authorities like Income-Tax, Government & Semi-Govt., agencies like Bangalore City Corporation, Bangalore Development Authority, Fire Dept., Pollution Control Board, BWSSB, KPTCL, Electrical-Inspectorate etc …*

* *Had additional charge of “****Purchase Department”*** *for purchase of various materials related to building industry for Ongoing projects.*

***10.*** *Worked as "****Project Officer****" for* ***S. I. Property Development Ltd****.,* ***Bangalore****.*

*{****Feb1998 to Apr 2000****}.*

***Duties Preformed****:*

\* In-charge of liaison Ing & Administrative Dept., Performing all activities related to liaison & Administrative Department.

*\* Well versed with Documentation of Various Land / Property and other records pertaining*

*to various Statutory authorities.*

***11.*** *Worked as* ***"Branch Office****" for* ***Brigade Developers Pvt. Ltd****., (An ISO-9001 Co.) at*

*its branch office in Mysore.* ***[July'96 to Jan’98]***

***Duties Performed :***

*\* Was in-charge of the Branch office at Mysore. \*Had the additional responsibility of 'Engineer Quality Control' in supervising construction of a residential apartment complex {Brigade Royal, 20 units, G+3 Floors, Luxury Apartments}. \*Liasoning with various Govt. & Semi-Govt. agencies w.r.t clearances, plan sanction approvals, N.O. C’s, Tax assessments, Registrations, Katha transfers etc,.*

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***12****. Worked as "****Liaison Officer****" FOR* ***'Oman Builders Pvt. Ltd****., Bangalore*

*{****June'95 to June'96****}.*

***Duties Performed:***

\* Co-Ordinating between various Govt./Semi-Govt. department w.r.t Plan sanctions obtaining clearances / NOC, Permissions, Tax assessments etc.

\* Also was actively involved in "Purchase of materials" for ongoing projects for the “Materials Department".

\* Was handling the assignment of "Documentation of various Land & Property records, Registrations / Conversions, and maintenance of Up-to date status of Tax particulars etc.

***13****. Worked as "****Trainee Civil Engineer****" for* ***Karnataka Electricity Board*** *[****Govt. of Karnataka****} under Executive Engineer (Civil) at Bangalore and Mysore* ***{June'94 to June'95****}.*

***Duties Performed :***

*\* Preparing Estimates, drawings for various Office & Residential buildings.*

*\* Supervision of Ongoing Constructional activities.* \* Scrutinizing Bills for various approved works viz, Annual repairs, Special repairs, Improvement to existing structure.

***14****. Worked as "****Software Development & Marketing Engineer****" for M/S* ***INTELSOFT Pvt. Ltd****., Bangalore* ***{June '93 to May '94****}.*

***Duties Performed***

*\* The Company was engaged in Development of Self-Learning interactive software for preparation to various competitive exams like I. E. S and Common Entrance Test for admission to Professional Colleges for PUC - II students. My job was to assist in the development of Software pertaining to Civil Engineering section and market the same to various educational and computer training institutions.*

***15.*** *Have undergone training in "****New Mud Block Construction & Related Technologies from*** *ASTRA / KSCST, at Indian Institute of Science, Bangalore {****Mar'93 to Apr'93****}.*

*This was a Training-program conducted by* ***National Housing******Board*** *in association*

*with '****ASTRA****' of Dept. Of Civil Engg****, IISC, Bangalore****.*

***16.*** *Worked as* ***Site Engineer****" for M/S* ***Sauhardha Engineering*** *Co., supervising "Machine Foundation" works at a factory in Peenya, Bangalore {Jan****'93 to Mar'93*** *}.*

*\* The first assignment taken-up to gain field experience because one of the Elective's I had studied was 'Advanced Geo-Technical Eng.' which dealt about Special Foundations, Soil-Classification - structure and behavior for Machine Foundations etc.,*

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***I hereby confirm that the information given above is true and correct to the best of my knowledge.***

***If provided with any Opportunity, will assure you that I will work to the best of my ability with Sincerity and Dedication and bring laurels to the company.***

***Place: Bangalore S S Vasan***

***Date: …../…./2022***

#### *PERSONAL DETAILS*

***Date of Birth*** : ***26th March 1967.***

***Father Name*** : **(late)** ***M.N.Srirama – Retd. Divisional Engineer,***

***Southern Railways, Bangalore.***

***Address*** : *#* ***115, “Srinivasa”, 1st Cross, 6th Main,***

***Shankar Nagar, Adj to Mahalaxmi Layout,***

***Nandini Layout Post, Bangalore – 560 096***

***Ph: {M} +91 9845117853***

***Religion*** *:* ***Hindu***

###### Caste : Sri Vaishnava Iyengar

***Languages Known*** *:* ***English, Hindi, Kannada, Tamil, Telugu {Speak,***

***Read & Write} Malayalam {Speak Only}***

***Marital Status : Married***

***Passport No./ Validity : L 5989185 / 04.11.2023***

***Reference’s : Can be provided on request.***

***Date:…./…../2022***

***Place: Bangalore S S Vasan***