

## Over the hills, and not so far away...

This is an artist's impression of our proposed hill resort at Chikmagalur, 4 hours from Bangalore.

Its architecture is based on the winning entry in an international competition conducted by Brigade.

We have partnered with the internationally renowned Banyan Tree resorts, for the management of the resort.



## Brigade partners with Sheraton for the hotel at Brigade Gateway

Our 5-star hotel **Sheraton Bangalore @ Brigade Gateway** will be managed by Starwood Hotels and Resorts Worldwide Inc, who own the Sheraton brand. The 250+ room hotel will have a host of 5-star facilities—four restaurants, a conference facility, banqueting facilities, health club and spa, as well as a multi-level parking annexe adjoining the hotel. The hotel

is under construction at the 40-acre premium neighbourhood of Brigade Gateway. It will share this lovely environment with the 30-storey North Star office and software facility (Bangalore's tallest building), Orion Mall (Bangalore's largest mall), Galaxy Club, the international-class Columbia Asia Hospital, as well as over 1,200 families in the enclave's residential section.

Contd...Pg 5

## Andromeda 4-bedroom premium apts



Model apartment at Brigade Gateway

The newest wing at Brigade Gateway is now open for booking. The Andromeda wing overlooks the lake in the enclave and comprises large, 4-bedroom luxury apartments, with the finest design and specification standards.

## Brigade Millennium Road inaugurated



Mr P.V. Maiya (left) and M.R. Jaishankar look on as Mr R. Ashok unveils the plaque at the inauguration

The further extension of 24th Main Road was inaugurated on 25 November by Mr R. Ashok, Hon. Minister for Health and Family Welfare and MLA, Uttarahalli Constituency.

An inauguration ceremony marked the opening of the new road, now named "Brigade Millennium Road".

Contd...Pg 3

## Brigade Metropolis Phase 2 apartments launched!



Brigade marketing team in discussion with visitors to the launch

Phase 2 of Brigade Metropolis—our integrated enclave on Whitefield Road—was launched with a 3-day event, on 5, 6 and 7 January, at the project site. The fest marked the launch of a fresh set of 2- and 3-bedroom apartments, in five new blocks of the enclave, and was very well received by visitors to the event.

## Several new projects in Bangalore and Mysore



Artist's impression of Brigade Courtyard

### Bangalore:

Brigade Courtyard, HMT Layout  
Brigade Jasmine, J.P. Nagar  
Brigade Lakeview, BTM Layout  
Brigade PalmSprings, J.P. Nagar  
Brigade Petunia, Jayanagar-Banashankari

### Mysore:

Brigade Citadel, Yadavagiri  
Brigade Horizon, Siddhartha Layout  
Brigade Solitaire, behind Lalitha Mahal Palace

For more information, turn to Pg 4

## Editor's Note

So much is happening at Brigade—both within specific areas and across different domains—that it's hard to know where to begin.

Maybe the logical starting point is on-going projects, of which our enclaves are the largest and most obvious examples. Walk into Brigade Gateway or Brigade Metropolis and you'll see individual buildings taking shape at an inspiring pace...the master-plan is visibly nearing reality in every direction. As one of our customers remarked, "It's like the setting from some epic Hollywood film: deep excavations and buildings-on-the-rise; cranes swinging high above; construction machinery moving in lines...and helmeted construction crews everywhere. The only thing missing is the rousing music!" This purpose and pace is evident in all our projects, across domains.

Brigade Hospitality is another area that overflows with activity. We have finalised several new partnerships with international hotel and resort chains. These will enhance the scope and scale of both our existing and future projects. Our clubs are getting livelier, our serviced residences more popular, our convention centre more frequented. This issue of *Insight* will give you more information on all this.

The Kaveri river has been in the news—and in public consciousness—with the tribunal submitting its recommendations. This edition of *Snippets* briefly describes the Kaveri's journey, from its birth in the Western Ghats to its disappearance into the Bay of Bengal.

We hope you enjoy *your* journey...through the pages of *Insight*. We look forward to your feedback.

## A few thoughts...



2007 hasn't started very well for the real estate industry. The policy makers—the Central Finance Ministry, the Reserve Bank of India and the State Government—seem determined to curb the growth of this sector and check the rise in prices. Some of the negative policy initiatives taken are: increase in home loan interest rates by 50% in six months (from 7.5% to 11% p.a.); restricting bank finance to developers by increasing the interest rates and risk weightage; withdrawing of IT Sec 80I (b) tax incentives to developers; introducing new conditionalities for real estate IPOs; increasing excise duty on cement; increasing guideline values for registration of properties; imposing new cess and impact fees on projects.

The list goes on, making one wonder whether the government does not want the Indian economy to reach double digit GDP growth rates. This kind of one step forward and two steps backward policies of the government can be very unsettling to business and industry.

High inflation is always a cause for concern to governments the world over. But what is high is always a debatable point—is India's 6.5% inflation rate with 9% GDP growth high? Or China's 3.5% inflation rate with 11% GDP growth high? Because both governments are worried with a rise in inflation rate!

★★★★★

Infrastructural woes continue to plague most Indian cities and towns. While there is a desire and a plan to improve the infrastructure by the civic authorities, the delivery is very poor, leaving a huge gap between need and supply. For example, when

the Bangalore International Airport becomes functional by mid-2008, no fast-track transportation system will be ready between the city and the airport (like in Hong Kong, London or Tokyo).

★★★★★

A significant piece of news at Brigade is the signing of the management contract with Starwood Group for their Sheraton brand for our under-construction 5-star hotel—Sheraton Bangalore @ Brigade Gateway. This, together with a similar contract for Banyan Tree Resorts and Spa at Chikmagalur, will help us get a toe-hold into the growing Indian hospitality industry.

★★★★★

Our spacious one-bedroom apts—Jasmine @ Brigade Gardenia Campus, in J.P. Nagar—are an interesting option to both young couples and senior citizens alike. The National Housing Bank's Reverse Mortgage scheme is a step in the right direction and will be appreciated by senior citizens.

★★★★★

We will soon be launching new projects in Bangalore, Mysore, Mangalore, Hyderabad, Chennai and hopefully, in Kochi too.

—M.R. Jaishankar, CMD



The Millennium Cricket Cup was organised by residents of Brigade Millennium on 7 and 8 April. Teams from Brigade Millennium,

Brigade Gardenia, The Brigade School and Brigade Group participated in the tournament, which was held at the mini-stadium in Brigade Millennium. The Millennium residents' team won the final by defeating the Brigade team in a keenly contested match.



## Star of Mysore feature on Brigade

Brigade Group is one of the best developers in the city. The Group is an ISO 9001-2000 certified company, established in 1986.

Luxury apartments, integrated enclaves, state-of-the-art offices, serviced residences, resorts, hotels, clubs and schools are among their creations of excellent civil engineering. The company has pioneered the introduction of many value-enhancing features for the safety and comfort of residents.

Brigade Group was a forerunner in incorporating eco-friendly measures like rainwater harvesting and waste recycling systems.

—Excerpted from *Star of Mysore*; 24 February

## Two new projects added to our J.P. Nagar bouquet



Two new residential projects—Brigade PalmSprings with 3-bedroom luxury apartments and Brigade Jasmine with spacious 1-bedroom apartments—were launched at the Brigade Bonanza on 16, 17 and 18 February. The 3-day event allowed visitors the opportunity to find out about these projects, and avail special launch offers. Also present at the event were leading HFIs, to assist buyers with on-the-spot home loan offers.

More on Pg 4

## Give your child the room to learn and grow.



Brigade PalmSprings features exclusive 3-bedroom apartments. With a third bedroom, allow yourself the flexibility to give your child the private study you've always wanted to.

In addition, residents can also enjoy the benefits of a clubhouse, a swimming pool, indoor games and a party area—all set in a pleasantly landscaped 4-acre campus.



Brigade Millennium Road, 7th Phase, J.P. Nagar  
Ph: +91-80-4018 2222 / 2200  
Mob: +91-98804 05234 / 98804 05247  
sms: Brigade Palmsprings to 6767

## Brigade at J.P. Morgan conference



(L to R) Sunil Garg, MD & Head of Research, J.P. Morgan Asia; Sanjiv Dasgupta, CFO, Kshitij Fund; Irfan Razack, Chairman, Prestige Group; Arun Nanda, Vice Chairman, Mahindra Gesco; M.R. Jaishankar, CMD, Brigade Group and Gautam Chhaochharia, Equity Research Analyst - Real Estate, J.P. Morgan India. Picture taken at the J.P. Morgan India Conference 2006, Mumbai

Thank you for your appreciation!

#### Inauguration of Brigade Millennium Road...

I had always felt that this was a very good project and it did take someone with your tenacity and commitment to complete it, despite facing many constraints in the process. Well done. Congratulations.

— Lakshmi Venkatachalam  
Principal Secretary, Govt of Karnataka, Department of Urban Devpt

I am extremely glad that despite many hurdles, you have reached the inauguration of the Millennium Road. Your patience and perseverance is fully paid off. Lovely newsletter. So impressed with the contents. Superb thought of bringing out the CD of those immortal songs.

— A. Balakrishna Hegde  
President, Karnataka Ownership Apartments Promoters Association

#### On the completion of 20 years...

Please accept my congratulations on the completion of 20 years. I wish you continued success.

— N.R. Narayana Murthy  
Chairman and Chief Mentor, Infosys, Bangalore

The gift sent, commemorating the 20th anniversary of Brigade, was highly scintillating and the CD containing 20 classic Hindi film songs carefully chosen was not only melodious, but also echoed the goodwill and customer-centric approach of the Brigade Group. I would love to cherish the memory and the sentiments conveyed forever.

— R. Ganeshan  
Resident, Brigade Gardenia

## Brigade Metropolis sets safety record

Workers at the Brigade Metropolis site celebrated the completion of 3 million accident-free man hours on 6 January. The 4th Safety Awards were given to the team on the same day.

Mr S.K. Garg—Deputy General Manager, ACIL, and Mr N. Sridhar—FABS, congratulated the site members on achieving this commendable milestone. They spoke about the need for such safety systems, especially for work that is carried out at great heights, the importance of personal protective equipment and team work to ensure zero accidents.

## Our project offices win landscaping award



(Right of the trophy), Horace Machado, B.C. Suresh and Byregowda of Brigade receiving the landscaping award

The landscaped gardens at the project offices of Brigade Metropolis and Brigade Gateway enclaves won the first prize in the garden competition at Bangalore. The competition was conducted by the Department of Horticulture and the Mysore Horticultural Society, Lalbagh, during the Indian Republic Day Horticultural Shows—January 2007. The prizes were distributed on 24 January, at the Golden Jubilee Hall, Lalbagh, Bangalore.

## Our 2007 Calendar

'Magical Mysore', the Brigade calendar for 2007, was released on 15 December, by Mr Kumar Naik, IAS, Commissioner of the

Department of Tourism. This year's calendar takes a journey to the royal city and its exciting environs. And captures the spirit of its history, architecture, literary inheritance, tradition and festivals through vibrant photographs by renowned photographers, accompanied by succinct write-ups.

The featured pictures have been selected from the portfolios of distinguished photographers like T.N.A. Perumal, T.S. Satyan, Dr Manoj Sindagi, H. Satish and Mahendra Simmha, to name a few.

Contd from Pg 1...

## Brigade Millennium Rd inaugurated

Brigade had taken the initiative to develop the further extension of the 24th Main Road as part of our corporate social responsibility initiative. An investment of Rs 300 lakh+ went into the development of the road, as per National Highway standards. The new road is 2.3 km long and 50 ft to 65 ft wide.

An example of Public Private Participation (PPP), it is a dream come true for residents of the area. The new road provides a faster and smoother access for anyone commuting to and from 7th and 8th phase, J.P. Nagar.

Residents of the region will be happy that the tank bund road in the vicinity, which was in a state of total disrepair, is now under construction, and will be inaugurated shortly.



(L to R) Mr Kumar Naik, IAS; M.R. Jaishankar and Vineet Verma, CEO Brigade Hospitality, at the calendar inauguration function

## Reverse mortgage: a blessing to senior citizens

The concept of reverse mortgage loans has been common in the west for some time. It is now set to take off with the National Housing Bank (NHB)—a subsidiary of the Reserve Bank of India—unveiling draft norms for reverse mortgage loans.

This comes as a blessing to senior citizens who would like to invest in real estate. With reverse mortgage loans, senior citizens will be able to mortgage their residential property to

a bank or a housing finance company while retaining the right to stay. The house owner who mortgages will get a steady income to meet old age exigencies. Making it very convenient for any senior citizen interested in investing in a house. Citizens above the age of 60 are allowed to seek loans of up to 60% of the value of the property, which they need not repay. For more information, contact your bank, housing finance institution or Punjab National Bank.

—The Times of India, 19 April

"I've finally found the one-bedroom apartment I was looking for!"

Brigade Jasmine is a new addition to the Brigade Gardenia campus. It introduces an innovative concept in urban living: an entire block of spacious, one-bedroom apartments, with excellent common facilities.

AT BRIGADE JASMINE: • LOUNGE • TV AND READING ROOMS • INDOOR PARTY AREA

ON CAMPUS: • TENNIS AND BASKETBALL COURTS • PARK AND PLAY

AT AUGUSTA CLUB: • BILLIARDS • SQUASH AND BADMINTON COURTS • SWIMMING POOL • INDOOR GAMES • CAROM AND CARDS ROOM • HEALTH CLUB • GYM • LOUNGE AND PARTY AREA • COFFEE SHOP

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sms: Brigade Jasmine to 6767 enquiry@brigadegroup.com



# Construction in rapid progress at our enclaves



Seen above is a view of the construction activity at Brigade Metropolis, Whitefield Road. The view shows the size and scale of structural work in the residential part of the enclave. Summit, the office facility is also under construction.

Similarly, construction is in rapid progress on the various components of Brigade Gateway in the Malleswaram-Rajajinagar region—apartment wings, Orion Mall, North Star office tower, hotel, hospital, club and school.

*Continued from pg 1*

## Nearing completion!

Two of our projects, **Brigade Paramount** on Old Madras Road and **Brigade Harmony** at Whitefield, are at an advanced stage of construction.

Exteriors work is in progress at both projects. Standard apartments are also ready for viewing. Construction is expected to be completed in the last quarter of 2007.

**Brigade Paramount** offers 2-and 3-bedroom luxury apartments with a clubhouse, swimming pool and a landscaped central courtyard. **Brigade Harmony** has exclusive 3-bedroom apartments with a roof-top swimming pool, clubhouse and extensive landscaping. A few apartments are still available at both the projects.

## New projects in Bangalore

**Brigade Courtyard**, located in HMT Layout, will offer 2- and 3-bedroom luxury apartments.

**Brigade Jasmine** is located in the Brigade Gardenia enclave, J.P. Nagar. Now ready to occupy, it introduces an innovative concept in urban living: an apartment block comprising solely of 1-bedroom apartments, supplemented with enriching and convenient common facilities.

**Brigade Lakeview**, BTM Layout, overlooking the Madivala Lake, will have 3- and 4-bedroom apartments with large and airy rooms.

**Brigade PalmSprings** is located at J.P. Nagar. It has exclusive 3-bedroom apartments with a clubhouse, swimming pool and landscaping.



*Artist's impression of Brigade PalmSprings*

**Brigade Petunia**, in the Jayanagar-Banashankari region, will have designer 3- and 4-bedroom apartments.

## MYSORE 3 new jewels in the crown



*Artist's impression of Brigade Solitaire*

We held the groundbreaking ceremony for three new projects on 15 April. **Brigade Citadel**, in Yadavagiri, features 3- and 4-bedroom luxury apartments. **Brigade Horizon**, in Siddhartha layout, offers 2- and 3-bedroom luxury apartments. **Brigade Solitaire**, offering 2- and 3-bedroom apartments, is located behind Lalitha Mahal Palace.



# Lakeview

Lake-facing apartments in a serene setting.

- Eleven spacious 3-bedroom apartments
- Just 3 apartments to a floor, overlooking lake
- With a gym, rooftop swimming pool and garden areas.
- Set in an elegant residential neighbourhood.

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## The Woodrose grows in both size and spirit

The Woodrose is already a year old and has grown considerably in size and spirit. Several new facilities are functional now and the bustle of activities continues to increase. The Woodrose is also now affiliated to many clubs in South India as well as in Mumbai, Pune and Indore.



New Year's eve

### Events and entertainment

With active participation from members and their families, and their ready enthusiasm in organising activities, The Woodrose is becoming livelier with every passing month. The Woodrose 2007—the New Year's Eve Bash—was a grand, gala event.



Fashion Bollywood

Members welcomed the New Year with foot-tapping music, fun and games, and prizes for lucky winners. Other events that have been organised range from a glamorous Fashion Show that traced the changing face of fashion in Bollywood, to an Antakshari evening, several cultural programmes, and drawing and swimming contests for all age groups. In addition, significant occasions such as Republic Day, Valentine's Day, Ugadi and Holi were celebrated. Looking forward, among other activities being planned, the May Queen Ball will be held in May, with members vying for the titles of "May Queen", "May Princess" and "May Prince".

### New facilities

The Barbecue area is now open for service! It offers members sumptuous barbecued snacks

and drinks in an elegant setting. The regal ambience is perfectly complemented by soulful ghazals playing softly in the background.

An environment that calms and nurtures awaits you at The Woodrose Spa. Services include everything from soothing aromatherapy sessions to a variety of rejuvenating Ayurvedic massages. The Spa also offers special packages and free consultation by Dr Krishna, (Ayurveda).



Republic Day celebrations

## Memberships Open

We are pleased to announce that corporate and individual memberships to The Woodrose are open.

For more information and the application process, contact:

**+91-80-41995999**

or write to [membership@woodroseclub.com](mailto:membership@woodroseclub.com)

**woodroseclub.com**

## Theatre in South Bangalore finds a new venue

The MLR Convention Centre is becoming an important venue for several theatre performances in South Bangalore. Ashwin Gidwani's popular play



Scene from Funny Thing Called Love

—*Funny Thing Called Love*—written and directed by Bharat Dabholkar, was staged at the convention centre's 500-seat auditorium. Co-sponsored by HSBC Premier, the play featured well known theatre personalities from Mumbai like Vijoo Khote, Mangal Kenkre, Liladhar Kambli, Dimple Inamdar and Shivani.

Another Ashwin Gidwani play, titled *Punch-a-tantra*, was also staged here. Written by Ayesha Menon and directed by Mandar Chandawadkar, the play was well-received by a record audience.

Contd from page 1...

## Sheraton Bangalore...

The new 5-star hotel will be connected to North Star and Orion Mall by sky bridges. Several such benchmark-setting elements have come together at Brigade Gateway.

The hotel will cater to the ever-growing accommodation needs of the city. It will also service the needs of corporations with offices in North Star.

Apart from this, the hotel will favour medical tourism by providing accommodation to visitors to the Columbia Asia Hospital. The hotel is representative of Brigade's endeavour to provide a better quality of life in every way.



Artist's impression



Serviced residence at Homestead 2, Jayanagar

## Now open: Brigade Homestead 2

Brigade Homestead 2, at Jayanagar, is fully operational now. It offers 34 serviced residences with a choice of studio, 1- and 2-bedroom apartments. Other facilities and services include air-conditioned bedrooms, well-equipped kitchenettes, housekeeping, laundry, electronic safe lockers, broadband internet access and travel assistance. It also features a fully equipped gymnasium, indoor party area and an outlet of Café Coffee Day on the ground floor.

## Celebrate with Brigade Hospitality

Weddings • Engagements • Family events



We bring you two beautiful locations that offer multiple venues, services and accommodation options for a range of occasions...from a pre-wedding gathering to an elaborate, three-day wedding celebration or an intimate anniversary party.

The MLR Convention Centre and The Woodrose club together present a suite of delightful venues, with a unique modular plan and flexible services to cater to celebrations of every scale and size.

### At MLR Convention Centre:

- Banquet hall
- Buffet hall
- Auditorium
- State-of-the-art kitchen
- Guest rooms and suites

### At The Woodrose:

- Conference room
- Boardroom
- Terraced courtyard
- Guest rooms

### Services offered:

- Catering
- Hiring of furniture
- Decorations
- Salon



Ph: +91-80-4199 5999, 4024 2222, 4018 2222  
sms: Brigade MLR to 6767 [enquiry@woodroseclub.com](mailto:enquiry@woodroseclub.com)

# In conversation with Suresh Heblikar—Actor, Director, Environmentalist

SURESH HEBLIKAR is a celebrated actor and film maker of Karnataka. He has won the State Award for his movie 'Aaghaatha', National and State Awards for his 'Kadina Benki' and the prestigious International Osiris Award for his 'Shepherds on the Move'.



He is an equally passionate environmentalist. Heblikar has made short films on subjects like solar energy, wildlife, lakes, the Western Ghats, conservation of greenery and more. In 1998, Heblikar founded 'Eco Watch', an NGO that has been instrumental in "Urban Forest Development", producing films and holding educative seminars on environmental issues.

Brigade's association with Suresh Heblikar began with our participation in World Water Year 2007, an Eco Watch initiative. Excerpted below is a free-wheeling conversation the Brigade Insight team had with Suresh Heblikar.

## Can you tell us more about 'World Water Year 2007' and the initiatives being taken?

We are spreading awareness about the water shortage crisis through schools, corporates and the media. We are also making a short documentary on polluted ground water. We use bore wells to tap the ground water. Sewage and effluents are dispatched to lakes, which in turn charge the ground water with polluted water. This results in outbreaks of illnesses. People are not aware of the chain reaction.



The book sponsored by Brigade and produced by Eco Watch for the World Water Year campaign

## What can be done to save the city's lakes?

Lakes can be protected through 'Reeds Belt Treatment'. Reeds absorb and hold pollutants, leaving the lake water clean. We can periodically check pollutant levels, clean the reeds belt and plant fresh reeds. It also absorbs foul odour.

## What can be done to maintain an ecological balance in a rapidly urbanising world?

I often say that all economic growth is at the cost of the environment. In a few years, 50-60% of the population will be living in urban areas. This is a tremendous pressure. Because everything that we do—building houses and engines, cars, clothes—has to come from nature. More people are migrating to cities, making them congested. We need more greenery and lung space.

Bangalore's lakes act like air-conditioners, cooling warm air in summer and warming cold air in winter. There are nearly 1,500 water bodies in Bangalore. They need to be rejuvenated.

To maintain the balance of ecology, 33% of any region must have a forest. We need to plant trees that can absorb more carbon dioxide and release oxygen. Eco Watch is involved in the projects in almost all these areas. I feel the most important thing is to teach children and spread awareness.

## What is the solution to the plastic menace?

Thick plastic used in milk sachets or carry bags is recyclable for use in sports goods, toys, ducts, cables, irrigation pipes. Thin plastic is not easily recyclable. Unfortunately, it is the most used. We need to either add value to waste or convert waste to value.

There is technology available to shred and mix thin plastic with bitumen for use in making roads. About 300 km of roads in Bangalore are prepared using this. But segregation of plastic in

every home is important. We have involved some schools and have asked children to collect thin plastic. This must happen on a much larger scale.

## What is your advice to builders and those living in modern apartments?

To the extent possible, builders should use eco-friendly architecture, spare 30% space for greenery and create water bodies through rain water harvesting. Residents should save water and electricity. Use indoor plants which not only absorb indoor pollutants but also produce more oxygen. Terrace gardens help in creating a cooling effect.



Suresh Heblikar with his son, Akshay (right), in conversation with Indira Sharma, VP Marketing and Mathew Abraham, Sr Manager—Corporate Communications (left)

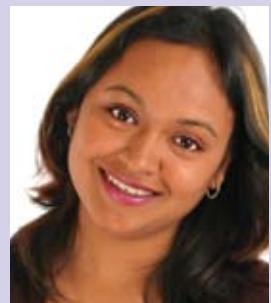
## What would you consider Eco Watch's most satisfying achievement?

We were the first NGO to have implemented a major scheme of creating urban forests in Bangalore.

On Airport Road-Koramangala Intermediate Ring Road, we are bringing up a 150-acre urban forest. We have planted 50,000 trees with the assistance of the Norwegian environment programme and some government funding. We have involved thousands of students, corporates and other professionals.

In Belgaum, we have planted 270 species native to the Western Ghats, in 30 acres of land. When it comes up fully, it will be like a tropical rain forest. There is still a lot more to be achieved.

## Home to people the world over.



Serviced residences across Bangalore.

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[homesteadbangalore.com](http://homesteadbangalore.com)

# So many reasons to be proud...

The academic year 2006-07 has been a year of many achievements for The Brigade School. The most impressive and memorable achievements, highlighted below, show the variety of activities held over the past year.

**Outstanding students:** The Brigade School students have participated in various external exams and competitions and have come out with flying colours.

Vinay Kumar Kola, of Class 10, was ranked 45th nationwide in the National Talent Search Exam (NTSE). Vinay also received a medal for his outstanding performance in the ASSET exams and stood 2nd at the third National IIT/PMT Olympiad (NIPO), an annual event conducted by Edusys, at New Delhi. Another student of note at NIPO was Shraddha Muralidhar of Class 4, who was ranked 12th nationwide and 1st in the state. She has also topped in many subjects. Shraddha has overcome a hearing disability to achieve all this and is a shining example to all the children of the school.

Achievements of students outside the school is also a reflection of the efforts of the school staff. Students have won awards in events such as Athletics, Judo, Karate and Swimming—in State and National level competitions. Another moment of great pride for the school was winning the first Rolling Cup 2007, instituted by the Bangalore Chapter of Sahodaya, the association for CBSE schools.

**Cultural day:** The annual cultural day was a kaleidoscope of the abundant talent present within the student community. Eminent theatre personality, Mrs Arundhati Nag, was the befitting chief guest for the occasion. The school chooses a country or Indian State as the theme for the year, in an effort towards creating global citizens without missing out on their rootedness. We started with Karnataka for obvious reasons and many parents—some moved to tears—commented on how it was a lesson even for them. The theme next year will be China, because it is our neighbour and is also in the news with the Olympic Games being held there next year.

**Field trips:** Students have had adventurous, educative and enjoyable field trips, and have participated in science and social science projects—which contribute to making learning lively and exciting.



Githa Shankar, Chairperson, Brigade Foundation, gives away the Best House of the Year award to the Hoysala house. Principal Meera Rao stands second from right



Nirupama Annadanam, Class 4 C, Best Student (Academics) and Outstanding Student of the Year



Best Class of the Year—Class 7 A



Shilpa Shenoy, Class 8 B, Best Student (Mind Space)

**A growing school:** A new block is being constructed to house classes 11 and 12, so that The Brigade School can cater to children from Nursery to pre-college.

The first school magazine, **The Soaring Seagull**, was released with great fanfare and was highly appreciated by one and all.

The staff of the school held a welcome lunch for new additions to the school staff on the lawns of The Woodrose club. It was an afternoon of song and laughter and a well deserved break after months of hard work.

**Community development:** To further Brigade Foundation's commitment to community development, a new section for needy students is being planned. This section will provide the same academic inputs that the regular students receive. To make it a success, we seek the philanthropy of associates and well wishers.

## The Brigade School bids a fond farewell to its first outgoing batch



The first graduating class with the teachers



The first outgoing Captain, Sneha Ravikumar, gives her farewell speech



The valedictorian for the year receiving the Best Outgoing Student award



Parents at the graduation ceremony



Dr K. Kasturirangan addressing the audience

At a moving graduation ceremony—held on 8 February at the MLR Convention Centre, Brigade Millennium campus—The Brigade School bid adieu to its first outgoing batch of students.

Githa Shankar, Chairperson of the Brigade Foundation, made the graduation address. Meera Rao, Principal, administered the pledge.

Dr K. Kasturirangan, former Chairman of ISRO, Director of National Institute of Advanced Studies and sitting MP of the Rajya Sabha, was

the Chief Guest at the ceremony. In his speech, he spoke of the benchmark-setting achievements of young Indians in various fields today. He went on to say that the goal should be to set excellent standards for oneself, rather than strive to meet the standards set by others.

Amid cheers from fellow-students, the chief guest presented the Best Outgoing Student award to Vinay Kumar Kola.



THE BRIGADE SCHOOL

## Admissions 2007-08

Pre-school to Standard 10

For admission details, please contact us at:  
+91-80-41301390 or email us at:  
enquiry@brigadeschools.org  
**brigadeschools.org**

## Careers

with The Brigade School

We believe in the concept of a 'neighbourhood school', and welcome those in the vicinity of J.P. Nagar interested in working with us, in various capacities. If you are looking for a fulfilling job in a stimulating atmosphere, get in touch with us.

Phone: +91-80-41301390  
email: enquiry@brigadeschools.org  
**brigadeschools.org**

# Towards a better Bangalore



## Peripheral Ring Road gets cabinet approval

BDA's most ambitious Peripheral Ring Road (PRR) is expected to cost Rs 31 crore per km—the most expensive so far.

The road will have underpasses and changeovers of international standards.

About 11.5 km away from the Outer Ring Road, the PRR will connect Tumkur Road, Magadi Road, Mysore Road, Bellary Road, Old Madras Road, Hosur Road and Kanakapura Road. Phase 1, covering 65 km, will be from Tumkur Road to Hosur Road crossing, Bellary Road, Old Madras Road, Varthur Road and Sarjapur Road. It will require 1,980 acres of land.

The 51 km Phase 2 stretch will connect Hosur Road to Tumkur Road crossing Kanakapura Road, Mysore Road and Magadi Road. The project will totally require 3,532 acres of land.

—Times News Network, 26 March

## Six laning of NH4: The Bangalore-Pune Road



The Government has approved the six laning of 6,500 km of National Highways comprising 5,700 km in the Golden Quadrilateral and 800 km of other sections having traffic more than 25,000 PCU by December 2012. This will be done through Public Private Partnership (PPP) on a Build, Operate and Transfer (BOT) basis.

National Highway 4, from Pune to Bangalore, being a part of the Golden Quadrilateral, is covered under the approval. Action on land acquisition and cost estimation is yet to be initiated.

—INR news, 14 March

## FDI's share in Indian real estate touches 26%

FDI's share in the domestic real estate market touched about 26%, 10% higher than levels of 16% for fiscal 2005-06. This is driven by increasing demand for office space, particularly in the IT and BPO sectors.

According to the 'Study on the Future of Real Estate Investment in India' by Associated Chambers of Commerce and Industry of India (ASSOCHAM), overseas investments will also fund a greater share of SEZ and retail investments.

ASSOCHAM says that currently the real estate market is growing at 30% per annum. The domestic real estate market which is presently estimated at US\$ 16 billion will increase by over 3½ times and touch US\$ 60 billion by 2010. The share of foreign investments will be within the range of US\$ 25-28 billion by 2010.

The study also indicates that the office property market in India will witness a further boom. In the last two years, capital values of the commercial office spaces have increased by 40%.

India will have a demand-supply gap of 17.9 million housing units by 2010. Capital values in the residential sector have risen by about 25-40% p.a., in the last 2-3 years.

The Chamber also holds that the number of malls in Kolkata, Mumbai, Bangalore, New Delhi, Hyderabad and Pune will grow to 300 in numbers by 2010 as against their present strength of 50.

The retail market in India has been growing due to increasing demand, higher disposable incomes and shortage of quality space. The capital appreciation in this sector is close to

20-35% p.a. The organised retail segment is expected to grow from a 2% to 20% by 2010.

The SEZ is the new destination for real estate investors. According to ASSOCHAM, IT SEZ could be developed and made operational within a period of six months from the date of notification. Thus over 130 approved IT sector SEZs would immediately result in an investment of US\$ 9 billion to US\$ 12 billion resulting in massive employment generation.

The study also says that the flow of FDIs in the Indian real estate sector has started growing as China's real estate market is reaching saturation and foreign investors prefer to invest in freehold land, which is available more freely in India.

—INR news, 27 November

## PROPERTIES WANTED

**In Bangalore, Mysore, Chennai, Hyderabad and Kochi**

**For joint-development, outright purchase or long lease**

We require properties with clear titles (15,000 sft to many acres), in prime residential, commercial and retail localities and suburbs.

Please write with details including plot dimensions, location map, landmarks, road width, current land usage, applicable F.A.R. and expected commercial terms.

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## New Bangalore Airport and connecting roads



Terminal building under construction (3 April)

The opening date of the new International Airport at Bangalore, as fixed by M/s Bangalore International Ltd (BIAL), is 2 April 2008.

The work on six laning of NH 7 linking Bangalore City with Devanahalli, where the new airport is being built, is complete except for two Railway Over Bridges (ROBs), which are being constructed by the Railways. These too will be ready by the end of the year 2007.

—INR news, 13 March

## Office absorption in Bangalore surpasses previous record

According to research by DTZ, the Grade A and B leasehold office space absorption in Bangalore crossed 8.9 mn sft in the first three-quarters of 2006.

According to the report, the IT/ITES sector accounts for over 70% of total office space absorbed in this quarter. Rising demand from corporates and the IT/ITES sector has led to an increase in rental values. The absorption figures for Bangalore are the highest in India.



Brigade TechPark, Whitefield

—INR news, 14 March

## Implications of the Union Budget 2007

### Service Tax

- Renting of immovable property has now been included as a taxable service.
- Service tax rate has increased from 12.24% to 12.36% by levy of Secondary and Higher Education Cess.
- Threshold limit of Service Tax exemption has been raised from 4 lakhs to 8 lakhs
- Services provided by resident welfare associations to members is exempt (where monthly contribution does not exceed Rs 3,000 per month).
- Works Contract: Service tax now includes the service component of works contracts as an additional service category, excluding works contract for roads, airports, railways, transport terminals, bridges, tunnels and dams.

### Income Tax

Units meeting the following conditions would be entitled for tax concessions:

- Started on or after 1 April 2006, in a SEZ
  - Not formed by splitting or reconstructing a business already in existence
  - Not formed through transfer of previously used plant and machinery to a new business. (This means that existing units moving into SEZ will not be able to avail tax exemption.)
- Sec 80 IA—which provides for 100% deduction of profits derived from infrastructure facility, industrial parks, etc., is now restricted to developers or builder-developers and not to contractors or sub-contractors.
- Deduction of profits from new residential projects under Sec 80 IB(10) has not been extended for projects started after 31 March '07.
- Basic exemption limit raised from Rs 1,00,000 to Rs 1,10,000. For women and senior citizens, the limit would be Rs 1,45,000 and Rs 1,95,000 respectively.
  - Education Cess increased from 2% to 3%.
  - For companies and firms, payments above

- Rs 20,000, if not made by an account payee cheque or demand draft, would be disallowed.
- Interest on loan paid for higher studies is allowed as a deduction under Sec 80E.
- Medical insurance up to Rs 15,000 for a policy in the name of the individual, spouse and children is allowed as a deduction. For senior citizens the limit is Rs 20,000.
- Tax on distribution of dividends by a company has increased from 12.5% to 15%.
- Stock options given to employees would come under the purview of FBT.

### Excise Duty:

Duty on cement has been reduced to 12.5% for 50 kg bags with MRP of Rs 190. If MRP exceeds Rs 190, the duty stands increased by 50%.

### Luxury Tax:

Tax only on actual amounts of room rent collected by hotel and not on rack rate.

—Brigade Finance Department

## New guidance values in Bangalore

The guidance cost (official cost) of residential sites has been increased by 50%, commercial properties by 60% and industrial properties by 25%. For properties adjoining national highways, the hike is 50% of the hike in residential areas; for state highways, it is 25%. Commercial properties under erstwhile CMCs, revenue areas and gramathana regions is hiked by 30%; flats for commercial purposes to pay 20% more than residential flats. Corner sites to pay an additional 10%.

A few months ago, the government had increased guidance values for Bangalore Rural district. This increase is because of the unprecedented growth seen by the IT city. As a result, registration charges will go up.

—Times of India, 19 April

## Karnataka Budget 2007

### Stamps and Registration

- To introduce suitable e-stamping system in the State on pilot basis.
- To extend concession of 0.5% on conveyance deeds backed by valid Title Insurance policy, issued by an insurance company recognised by Insurance Regulatory and Development Authority.
- A ceiling limit of Rs 5,00,000 on the stamp duty will be fixed for deposit of title deeds for the purpose of development of immoveable properties for commercial use and Rs 50,000 for the purpose of residential use and advalorem rate for any other purpose.

—Brigade Finance Department

## NRIs find reasons to buy property in India

There are many reasons for NRI interest in Indian real estate. NRIs holding Indian passports do not need RBI permission to buy immovable property in India. Payments can be made either by remitting funds from abroad through normal banking channels or out of an NRE / FCNR / NRO account.

NRIs of Indian nationality do not require any permission for acquisition, transfer or disposal, by way of gift, of property which is not a farmhouse, agricultural or plantation land. Declaration on Form IPI 7 for acquisition of commercial property for carrying on industrial, commercial or trading activity by their proprietary / partnership firm in India needs to be filed with RBI within 90 days from date of purchase.

Money can be repatriated abroad if bought with the foreign exchange earned abroad. Lastly, Indian professionals are now returning to India with competitive international salary benchmarks. Others prefer to be prepared with a house of their own back home. Many use it as a holiday home. Furnished apartments used for a few weeks annually are now common.

—The Economic Times, 1 April

## Housing Loan Schemes

Indicative Equated Monthly Installment  
for every Rs 1 lakh of loan\*

Period up to (in years)	5	10	15	20
<b>Floating Rate of Interest</b>				
EMI	1,225	1,435	1,201	1,102
<b>Fixed Rate of Interest</b>				
EMI	2,325	1,554	1,332	1,242

As on 21 April 2007

\* Conditions apply

- Loan amounts that can be availed depend on the housing finance institution • Loan amount limit depends on the income of the applicant • Security of the loan is the first mortgage of the property to be financed • Loans can be availed from leading financial institutions • Interest rates and EMIs are subject to change without notice, check with the financial institutions for prevailing interest rates • Calculations are based on loan amount of up to Rs 10 lakh. • Administrative fee will be 0.25% of loan amount + 12.24% service tax.

Factual information contained in this newsletter is subject to reconfirmation where relevant. E. & O.E.

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## SNIPPETS

*The sharing of the Kaveri's\* water has been the subject of debate and dispute between Karnataka and Tamil Nadu for over a century.*

*The dispute has its roots in two controversial agreements—signed in 1892 and 1924 between the Madras Presidency and the Princely State of Mysore—on the equitable sharing of Kaveri water. Karnataka believes both agreements favoured Tamil Nadu, which was, after all, a British Presidency. Tamil Nadu contends that making a change in the agreement, on the behest of the state that has upper riparian control, will lead to disastrous results*

*and set dangerous precedents.*

*In 1990, the Government of India appointed a tribunal to rule on the matter. The tribunal's verdict of 5 February seems to be as controversial as the subject of contention. The tribunal has allocated 419 tmc ft of water annually to Tamil Nadu, 270 tmc ft to Karnataka, 30 tmc ft to Kerala and 7 tmc ft to Puducherry. The issue is far from resolved: all concerned states have filed review petitions and challenged the division.*

*The debate over its waters rages on, as...*

## ...Gently flows the Kaveri

India has seven rivers that are considered sacred: the Ganga, Godavari, Narmada, Sarasvati, Sindhu or Indus, Yamuna...and Kaveri. The Kaveri—also known as Dakshina Ganga or Ganga of the South—is regarded as the most sacred river in South India.



### A mountain-top genesis

It is considered a miracle; a holy moment that is witnessed by thousands of pilgrims. And it happens every October, during Tula Sankramana, when a natural spring—said to originate within a small tank in the hills of Kodagu—is deemed to be reborn. The place is Talakaveri. And the much heralded surge of water is believed to be the first manifestation of the mighty Kaveri.

### Point of origin...the Western Ghats

From Talakaveri, 1,355 metres above sea level in the Western Ghats, the Kaveri flows across the Deccan Plateau and the southern lowlands before it disappears into the Bay of Bengal. It is a picturesque and varied journey, during which the river covers 765 kilometres.



Talakaveri

The Western Ghats, with high rainfall areas, is one of the three watersheds of India. It is the source of some of the major perennial rivers of peninsular India: the Kaveri, Godavari and Krishna. A fourth river is the Mahanadi, whose headwaters

originate in the southern part of the Chhattisgarh plain. Together, these east-flowing rivers account for 20% of the country's total outflow. The west flowing rivers in Karnataka are faster flowing, due to their shorter length and sharper gradient. They drain into the Arabian Sea.

### A long and lovely journey

During its travels, the Kaveri flows through the landscapes of both Karnataka and Tamil Nadu. At various points, it is joined by a slew of tributaries with musical names; Shimsha, Hemavati, Harangi, Amaravati, Kapila, Honnuhole, Lakshmanathirtha, Bhavani, Lokapavani, Noyyal, Kabini, Arkavathi and Suvarnavathy. (Incidentally, except for the last three, all these rivers rise and flow completely in Karnataka. And, if you count the Kabini's contribution, you could say the Kaveri flows through Kerala and Puducherry too.)

Alone, and assisted by its tributaries, the Kaveri creates islands and waterfalls of great beauty and majesty as it flows towards the Coromandel Coast. As the Kaveri enters the Deccan Plateau, its waters bifurcate twice: to form the islands of Srirangapatna, (20 km north-west of Mysore) and Sivasamudra (20 km east of Talakad). It is near Sivasamudra that the river drops over 100 metres to create two majestic waterfalls—Bharachukki and Gagana-chukki—which reach a dramatic 300 metres width during the height of the monsoons. Other well known waterfalls include Kunchikal, Hoganekal, Shimsha and Lushington.



Sivasamudra Falls

### The power of water

Where there are waterfalls there are dams...and hydroelectric projects. Ancient anicuts (weirs) and dams, many dating back to the 12th century, can be seen on the alluvial tableland along which the Kaveri flows. And in more modern times, the Kaveri's course has been punctuated by several large dams and hydel projects. Karnataka's first

### River systems of Karnataka

#### EAST-FLOWING RIVERS

The Kaveri System:

Kaveri, Hemavati, Harangi, Kapila, Shimsha.

The Krishna System:

Krishna, Tungabhadra, Vedavati, Hagari Malaprabha, Ghataprabha, Doni, Bhima.

#### WEST-FLOWING RIVERS

Kalinadi, Gangavali, Aghanashini, Sharavati, Varahi, Netravati.

#### OTHER RIVERS

Manjra and Karanja (tributaries of the Godavari).  
Palar, Pennar, Ponnaiyar.

hydel project was the Shimsha Power Station, set up at Sivasamudra in 1902. It supplied power to Bangalore—which became Asia's first city to be fully electrified and to have electric street lights.

### History on the sands

A river's banks are always the preferred place for human settlement. And while a river may change its course, traces of the history that has unfolded on its banks often remain.

The Kaveri is no exception. Monuments are everywhere. On the island of Srirangapatna (once the seat of the Wodeyar dynasty and the beloved capital of Tippu Sultan) you will find the Sri Rangaswami Temple (894 AD); the fort, palace and mosque of Haider Ali and Tippu (18th century)—and their mausoleum. Further down, at Somnathpur, is the 13th century Kesava temple, a marvel of Hoysala architecture. At Talakad, headquarters of the Gangas in the 8th and 9th centuries, temples lie partially or wholly buried within sand dunes.

It is in the nature of human beings to value the natural world in different ways; to invest it with special meaning and symbolism. The river Kaveri is no exception. On a practical level it is vital to irrigation, power generation and everyday living; in a more esoteric sense, it is sacred to mythology, history and human emotion.



Sri Rangaswami Temple

\* Also spelt Cauvery

—Team Brigade Insight



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ARTIST'S IMPRESSION: A Gateway promenade with the residential section seen across the lake.

## BANGALORE

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WHITEFIELD

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