

BRIGADE *INSIGHT*

THE QUARTERLY NEWSLETTER OF THE BRIGADE GROUP

This issue released in the last week of December.

BRIGADE GROUP

WISHES YOU

WISHES YOU
A HAPPY & PROSPEROUS 1998
NEW YEAR

Brigade launches two new projects



The bhoomi puja of Brigade Lavelle, luxury apartments, was held on 7 Nov.

Situated on a quiet private lane off Lavelle Road, Brigade Lavelle has 3 blocks. Its red-brick structure, tiled roofs and greenery give it an ambience of a country retreat in the heart of

Bangalore. Architects: Thomas Associates.

Two blocks will have 16 luxury apartments, 8 apts to a block—all 3-bedroom—2 apts to a floor, with areas ranging from 2025–2130 sq ft. Its luxury facilities include a swimming pool, ample covered parking space, back-up power. Consumers also have the option of getting designer wardrobes and kitchen cabinets.

Brigade Lavelle III is another first for Brigade. It will have 1- & 2-bedroom fully-furnished executive suites / service flats / transit flats and several unique facilities.

contd on pg.3

American study reveals India as good investment destination

Popular perception that India of late has become unattractive to foreign investors may be wrong, after all. A recent survey, conducted by the U.S. Embassy in New Delhi, of 135 American companies whose estimated market value of investments stood at \$ 2.1 billion in India, reveals their perception that India's economic growth during 1997-2001 will be "substantial." The favourite destination of Americans are the major metropolitan areas of Bangalore, Mumbai and Delhi.

The survey said that 79 of 132 respondents felt that the investment climate in India in general is good, particularly in the southern and western states.

a few thoughts...

While the announcement of the expected and inevitable mid-term polls has brought the suspense to an end, the continuing political chaos is taking its toll on the already bruised and battered Indian economy. But the timing seemed most inopportune for the real estate business, as many major decisions were expected to be taken in the winter session of the Parliament—repeal of the Urban Land Ceiling Act; introduction of Foreign Exchange Management Act; amendments to the Income Tax Act (incentives for infrastructure projects), etc.

Considering that many leading economies of Asia are undergoing a turmoil, a stable government at the centre would have helped bring in major foreign investments into the country.

One should pray and hope for a stable government in the ensuing elections, something which the citizens surely deserve. Otherwise, the sleeping tiger will slide into deep slumber.

Since the economic downturn was triggered by the fall in the stock market and real estate, the revival may be led by the same sectors. With alternate investment avenues like gold, bank deposit rates and stock indexes down in the dumps, and real estate prices, after substantial drop, having stabilised at pre-boom price levels, selective investment in Indian real estate (Bangalore in particular) should bring in handsome returns for the long-term investors and actual users. With the recent depreciation of the rupee, Indian real estate has become all the more attractive to the Non-Resident Indian.

As the curtains come down on what may be called the most forgettable year, one hopes 1998 will bring the smiles back to many faces. With Best Wishes for a Happy & Prosperous '98!

Jaishankar
Jaishankar

BRIGADE INSIGHT

THE QUARTERLY NEWSLETTER
OF THE BRIGADE GROUP

VOL. I NO. 4

OCT-DEC. 1997

EDITOR'S NOTE

Brigade Insight's blend of Brigade corporate news and development news about Bangalore along with many "info you can use" items has received a very favourable response from our readers. Requests for copies have been coming in steadily. One reader has asked for two copies—one for his team and one for him to read at leisure!

We welcome your comments and suggestions for improvement.



**BRIGADE
GROUP**

We deliver more than we promise.

**You won't find another
commercial space like this
in the City Area.**

For Love or Money.



**BRIGADE
PLAZA**
ANANDA RAO CIRCLE

Bangalore's first fully air-conditioned,
ultramodern Business Complex with
rooftop swimming pool and health club.
Showrooms 430-1190 sft or more.
Offices 980-12,170 sft.

Unmatched features and specifications:

- Fully air-conditioned • 100% power back-up
- Multi-level parking • Party hall with multi-cuisine restaurant • Swimming pool with health club

Suitable for Branded Products, Company Offices,
Software Companies, Supermarkets and Restaurants.

Architects : Zachariah Consultants

Construction of 6th floor level in progress.



"A day to remember, a day to cherish...
worth its wait in light years." —Indira

"A very memorable experience... motivation, understanding and team spirit prevailed...." —Alok

"A wonderful, memorable and sensational day...." —Basavaraj

"A hearty breakfast and the peaceful ambience of our surroundings put one and all into top gear...." —Bhat

"The highpoint of the day was the final get-together for prize distribution.... It was with a pang of regret that we realised that the day was about to end...." —Bhide

"The picnic was pure fun and frolic.... Hats off to the organiser." —Vinod

A picnic at Green Valley ...a day to cherish

And this is what members of the Brigade team had to say about it.

"30 of us went to Green Valley, and we had a lot of fun playing the games—Antakshari, forming the longest tail from newspapers, 3-legged race, sack race, passing the parcel, housie, treasure-hunt, tug-of-war, basketing the ball...."

—Shanmugam

"I was initially tense, but the day dawned bright and clear and the bus was on time. Some of my tension dissipated.... I have several pleasant memories of the day—the members zealously working to make their teams win, the team selections amidst chaos, the sack race, the trick candles on Jaishankar's birthday cake, which refused to blow out, the fun and camaraderie...."

—Vrunda

"A splendid action-packed picnic! Brigadiers' talent outside their workplace was in full display, and it was a pleasure to watch! Three cheers to the organisers for their excellent efforts! In short, a memorable day worth repeating."

—Jaishankar

THE Charge of the CRICKET BRIGADE

But in this encounter there are no enemies, Brigade Wins!

The Brigade Group scored an emphatic five-wicket victory over their communication consultants—Resource Communications—in a friendly tie at the Murphy Grounds on Sunday, 14 Dec.

Having won the toss, Brigade decided to field first. Resource ran up a total of what looked like a decent score of 133 from 25 overs. But the 134 runs needed was easy meat for the Brigade batsmen, who led by Harish with a score of 25 and Shanmugam with a score of 24, bulldozed 134 runs in 17 overs.

Earlier, Resource had set the fighting to-



After the match, both teams pose for a photograph.

tal with some fine batting by Mohan who scored 27 runs and Rana and Suresh with 24 runs each.

Apart from the sparkling cricket and the camaraderie on the field, there was also pep amongst those who had gathered to cheer their teams. Posters demanded that sixes be smashed or showed a batsman the get out sign.

The teams had spent a day tuning up strategies for the contest, but finally the team that played better cricket won.

What some BRIGADIERS have been up to!



Nirupa Shankar, Jaishankar's daughter and a IX std student of Sophia High School has been elected to the school's Senior Student Council. She is the Captain of the Barat House. Nirupa is also a prominent member of the school band, for which she plays the trombone. She is member of the school choir and the school basketball team. Congratulations, Nirupa!

Weddings

There have been two weddings in the Brigade team recently. **Krishnakumar** of the Engineering Dept wedded **Uma**, at Tumkur on 21 Dec. Also, our front office executive **Latha**, married **Lakshminarayanan**, on 19 Nov. We wish both the couples a happy married life!

Brigade Seshamahal Booked

Brigade Seshamahal, a luxury business complex in Basavanagudi, has been contracted by PHL Software Services Pvt. Ltd.

PHL Software is a subsidiary of the Phoenix Home Life Insurance Group, a Fortune-500 company and the 9th largest Mutual Insurance Company in the world, with over 15 billion dollars of assets in the US, and looking to invest in Argentina, Scotland and India. PHL Software and their associate Command International, are also Brigade's clients at Brigade Champak, Infantry Road.

Brigade Seshamahal is the first business complex of its kind in South Bangalore. Its harmonious blend of modern and vintage architecture captures the spirit of Basavanagudi. It is aesthetically designed by Venkataraman Associates, with exteriors in brown tile cladding and reflective glass structural glazing.

The contract re-inforces Brigade's quality consciousness in their projects and service.

(See interview with CEO of PHL Software on pg.4.)

contd from pg.1

12 Nov. saw the bhoomi puja of Brigade Point, customised commercial space, situated behind Hotel Ashok, on Railway Parallel Road, Kumara Park (West).

Architects Chandavarkar and Thacker have planned Brigade Point on an area of approximately 11,000 sft, with a total super built-up area of 25,000 sft.

Brigade Point is in close proximity to four 5-Star hotels—West End, Windsor Manor, Le Meridien and Hotel Ashok. It is ideal for Software Companies and Corporate Offices, and has both lease and sale options.



RAJAGOPAL RETROSPECTIVE

50 YEARS OF
HIS PHOTOGRAPHY
CHITRAKALA PARISHAT
KUMARAKRUPA RD, HIGH GROUNDS
10 A.M.-7 P.M., 16-19 JAN. 1998
PRESENTED BY BRIGADE GROUP

*The Brigade Group warmly invites
you and your friends to the exhibition.*

New on

brigadegroup.com

Financial info for NRIs, real estate market info, extensive project info, Bangalore development news and the Brigade Insight are now on our website. Visit it for this info and more.

CODE OF ETHICS FOR DEVELOPERS

KOAPA is in the process of finalising a detailed code of ethics. This code is to help create transparency and uniformity in developer-client dealings.

3

Brigade at the

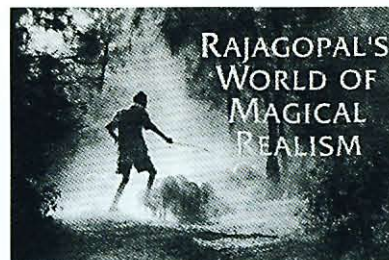
Mumbai Propshop



To make its presence known in Mumbai, the Brigade Group participated in Propshop '97, an exhibition of Indian real estate, organised by CitiHome Shelters. The exhibition lasted 4 days,

from 17-20 Oct. at the Nehru Centre, Worli, Mumbai. This was Brigade Group's first major promotional effort in the financial capital of the country.

Art in Brigade Calendars— the tradition continues



Our 1998 calendar features the work of C. Rajagopal, a pictorialist of world renown.

Rajagopal is a photographer of original talent

who has established his own standard in international photography. He has received over 100 awards and the highest honours from several photographic societies around the world. The citation from the Photographic Society of America reads: "For extraordinary leadership in advancing the art and science of photography, through work as an internationally acclaimed pictorialist... for inspiring countless other photographers...."

As a tribute to his 50 years of photography, the Brigade Group is organising a *Rajagopal Retrospective* in mid-January 1998.

In this calendar, photographs by Rajagopal portray the placid and pastoral Bangalore of the '40s and '50s.

From the flyleaf of our '98 calendar.

The best specifications anywhere in Bangalore Come and see our fully furnished model flats.



Crisil Rating PA2

**BRIGADE
REGENCY**

8TH MAIN, MALLESWARAM

68 Luxury Apartments
2-, 3- & 4-Bedroom apts
1375-1800-2675-3345 sft
Swimming pool, gym,
indoor games and party hall.

Architects: Thomas Associates

Construction nearing completion

Only few 2-bedroom apts available

Approved for home loans

Brigade Seshamahal Booked

Interview with Satish Bangalore, CEO of PHL Software Services

PHL Software Services is part of the Phoenix Home Life Insurance Group, and at present handles the internal software requirements of the Group. PHL Software Services has recently taken Brigade Seshamahal (see report on pg.3).

Some excerpts of the interview conducted by Alok Narula of the Brigade Marketing Team, at the offices of PHL Software Services, Brigade Champak, Infantry Road:

Q: What made you choose Bangalore as your centre?

A: Bangalore has the highest concentration of experienced professionals in the country. This was the main factor that helped us decide.

Q: What would you say are the strengths and weaknesses of Bangalore as against Hyderabad, Pune or Chennai?

A: Pune, Hyderabad, Chennai have infrastructural problems, like Bangalore. But they are not destinations for software professionals.

At Bangalore, not only can we draw upon the present pool of professionals, but there is also a willingness in people from other parts of the country to come and work here. For software professionals, this is the mecca.

Q: What does the future hold for the software industry in India, after Y2K?

A: Even in the future there will be a gap between the demand and supply of software professionals. Y2K is just one of the problems that we are trying to solve. With



left to right: Satish Bangalore, CEO, PHL Software Services and Alok Narula, Brigade Group

Y2K, India as a source of software professionals will become firmly planted in the minds of many corporations. And companies who have the foresight to use this opportunity to build long-term relationships with their clients will reap rewards even after Y2K.

Q: You recently sponsored the ATP Tennis Championship—doubles, in the U.S. Do you have plans to hold a similar tournament in India?

A: Yes, we are interested in sponsoring a tournament wherever it is held. But it will make sense to hold it in Bangalore.

Q: What are the contributions you have made towards discharging your social responsibilities?

A: We have started investigating as to how we can help the disadvantaged sections of population, especially women in rural areas and the disabled. We have hired a disabled person on the recommendation of the Ministry of Labour. The outcome has been positive and encouraging. So, we are looking at these sectors for our staffing.

Swabhimana needs your help

Swabhimana is a movement to promote people's participation in Bangalore's development, and comprises a core team of dedicated NGOs. We at the Brigade Group recognise the need to support and encourage citizen-government initiatives. As a start, Brigade Group is contributing to Swabhimana, by supporting the salary of a staff member. More civic activities from the Brigade Group are planned.

Now Swabhimana needs computers for their data processing. If you have computers to spare, please contact Goverdhan of Swabhimana, at 222 5515.

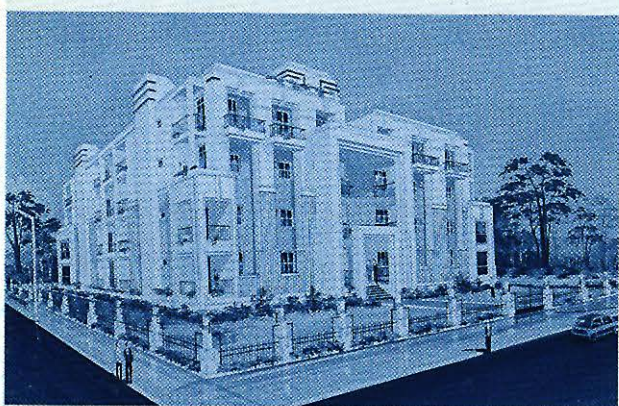
Centre for Environment Education—a short profile

In our last issue (Jul.—Sept.), we started a feature on Swabhimana's core team of NGOs. The Centre for Environment Education (CEE) is one of the NGOs associated with Swabhimana. It provides assistance to several resident groups in setting up waste systems; conducts awareness building programmes for citizen groups; conducts training programmes for volunteers and officials; and assists in documentation of waste management practices.

CEE is at present involved in organising training programmes for the hospital waste management plan in Malleswaram (see article on pg.5), and will soon be expanding its activities to other parts of Karnataka.

Swabhimana representative at CEE:
Anita V.
Ph: 286 9094 / 286 9907

LUXURY APARTMENTS IN A SERENE LOCATION



BRIGADE
HillView
GAVIPURAM, BASAVANAGUDI

A serene and tranquil location.
Behind Ramakrishna Ashram.
Within walking distance from Lalbagh
and Gandhi Bazar.

3-Bedroom luxury apts
Only 16 apts 1825 sft each

Architects: Venkataramanan Associates

Construction in progress

ISO Workshop

The ISO is a truly rigorous and demanding process. It demands continuous improvement in systems and processes. With this in mind, the Brigade Group organised an ISO workshop at Hotel Atria, on 4 Dec., for their associates, with whose co-operation this continuous improvement is made easier.



During this awareness programme Dr R.V. Jayathirtha of Bullseye Consulting Group spoke on several aspects of ISO—the concept of quality and quality systems, the need for quality systems and procedures, the concept of TQM, the evolution of ISO, the ISO 9000 series and certifications.

Thomas Associates, Venkataramanan Associates, Chandavarkar & Thacker, Semac, Sterling Engineering, Procon Engineers, Prakash Consultants, Resource Communications, Hariyalee and Zachariah Consultants were represented in this workshop.

It pays to know.... "The four absolutes of quality"

Philip Crosby—the man who gave the world the definition of quality and the concept of 'zero defects', has based his philosophy on four absolutes of quality. 1) Quality is conformance to requirements 2) The system of quality is prevention 3) The performance standard is zero defects 4) The measurement of quality is the price of non-conformance (PONC)—these are the four absolutes. He further explains that the PONC is the cost of doing things wrong. Manufacturing organisations have a PONC that is about 25% of sales. This is a massive drain on the bottomline. PONC is hence a management tool that delivers business results by focussing on the largest areas of waste in the organisation.

He has also outlined 14 steps to ensure that quality is managed effectively. At the core of these steps is the management structure that needs to review, monitor and correct the quality movement, he says.

TOWARDS A BETTER BANGALORE

FKCCI's initiative to save Bangalore The Federation of Karnataka Chambers of Commerce and Industry (FKCCI), a private sector organisation, is setting up an infrastructure corporation to monitor civic amenities like roads, water, electricity and garbage clearance.

The FKCCI feel that they should take pro-active part in the city's development to give it better vision and outlook—so the initiative.

TERI launches waste-management scheme The Tata Energy Research Institute (TERI) has launched a composting scheme for decomposition of garbage. This scheme started with a door-to-door garbage collection scheme in June 1997, and has now expanded to 175 houses in Ramamurthy Nagar. Local farmers are already showing interest in buying the compost.

TERI has decided to expand the scheme so that it becomes a model for other areas.

CITIZENS' INITIATIVES

Citizens launch 'Keep Lalbagh Clean' drive Recently the 'Keep Lalbagh Clean' campaign was launched and as part of the programme, 40 student volunteers from the PTA school will go about in the park advising visitors not to litter and directing them to throw the garbage in the dustbins.

Residents' association takes on BCC duties In another citizens' initiative, the Beautify Lavelle Road Association (BLRA)—a 2-year-old residents' association on Lavelle Road—has decided to adopt and maintain Mac Iver Town.

BLRA has already launched a successful door-to-door garbage collection scheme on which it spends Rs 1.25 lakh annually. The money comes mainly from membership, fees for garbage collection and sponsors.



Work on Devanahalli airport to begin in mid-98

Work on the international airport—a 1400-crore joint venture project involving the Tatas, Raytheon, the Airport Authority of India (AAI), and a consortium of Singapore companies along with the Govt of Karnataka—near Bangalore, is to start during mid-1998.

The state government has already initiated action for providing basic facilities—exclusive water and power supply and widening and strengthening of the highway from Bangalore city. These are estimated to cost Rs 150 crore.

The acquisition of land for the

project is almost complete. The total extent of land to be acquired will exceed 5,000 acres.

Rs 30 lakh released for air quality monitoring centres

The Dept of Ecology and Environment has released Rs 30 lakh to the IISc for setting up air quality monitoring centres in various parts of the city.

BANGALORE DEVELOPMENT NEWS



Apartments, layouts, 5-Star hotels to recycle sewage water

The State Pollution Control Board has ordered all apartments, upcoming layouts and five-star hotels in the city to install a sewage treatment plant. The treated effluents are to be used for tertiary activities like flushing, gardening, car washing, air-conditioning, construction and swimming pools.

BANGALORE—SETTING STANDARDS

Bangalore—only Indian city to rank in top 20 Asian cities

A recent Asiaweek survey has ranked Bangalore first in India and 19th in Asia, in a study on the best cities to live in Asia. The ranking has been done on the basis of tax rate, spending on education, job opportunities, home price, hospital beds, number of cinemas and disposable income.

IISc Bangalore—first in Asia-Pacific

The Indian Institute of Science, Bangalore, has been ranked first in the Asia-Pacific region and 18th in the World University rankings, according to the World Education Report of Sept. 1997.

The 10 criteria for ranking included the number of international publications in renowned journals, research projects funding as a percentage of overall university funds, feedback from agencies for which the university has handled research projects, and patents held by the university.

UN chooses Bangalore for prestigious study

UNESCAP has chosen Bangalore from all the cities in India to conduct the prestigious State of the City study. This study is to be presented in the second Urban Ministerial Conference of the Asia-Pacific region on Urbanisation, to be held in early 1999.

Nearly 20 countries of the Asia-Pacific region will participate in this conference.

The task of conducting the research has been entrusted to CIVIC, whose profile we covered in the last issue of Brigade Insight (Jul.-Sept.).

BU, IISc chosen for UN programme

The Bangalore University and IISc are among the six universities selected by the UNESCO, for a programme to bridge the gap between education, research and work.

KNOW YOUR BDA COMMISSIONER



In our last issue (Jul.-Sept.), we had covered the profile of Dr A.Ravindra, BCC Commissioner.

Featured in this issue is a profile of another leader, who has contributed significantly to the development of Bangalore.

Lakshmi Venkatachalam, Commissioner of the Bangalore Development Authority, is an M.A. (Economics) and an M.B.A. from the Boston University, USA. She

became a member of the IAS in 1978, and has since then held several key positions—Asst Commissioner & Sub-Divisional Magistrate, Raichur;

Dy Secretary to the Govt of Karnataka, Public Works and Electricity Dept, Bangalore; Dy Commissioner & Dist Magistrate, Tumkur; Joint Secretary to the Governor of Karnataka; Managing Director, Karnataka State Co-operative Marketing Federation; Director, Ministry of Steel, Govt of India, New Delhi; and Commissioner, Bangalore Development Authority.

As the BDA Commissioner, Lakshmi Venkatachalam heads an organisation comprising about 1200 personnel in engineering, town planning, finance and general administration.

Investments in Immovable Properties

Q: Do non-resident Indian citizens require permission of Reserve Bank to acquire residential / commercial property in India ?

A: No.

Q: Do foreign citizens of Indian origin require permission of Reserve Bank to purchase immovable property in India for their residential use ?

A: No.

Q: In what manner should the purchase consideration for the residential immovable property be paid by foreign citizens of Indian origin under the general permission ?

A: The purchase consideration should be met either out of inward remittances in foreign exchange through normal banking channels, or out of funds from NRE / FCNR accounts maintained with banks in India.

Q: What are the formalities required to be completed by foreign citizens of Indian origin for purchasing residential immovable property in India under the general permission ?

A: They are required to file a declaration in form IPI 7 with the Central Office of Reserve Bank at Mumbai within a period of 90 days from the date of purchase of immovable property or final payment of purchase consideration along with a certified copy of the document evidencing the transaction and bank certificate regarding the consideration paid.

Q: Can such property be sold without the permission of Reserve Bank ?

A: Yes. Reserve Bank has granted general permission for sale of such property. However, where the property is purchased by another foreign citizen of Indian origin, funds towards the purchase consideration should either be remitted to India or paid out of balances in NRE / FCNR accounts.

Repatriation of sale proceeds in our next issue, or visit our website, www.brigadegroup.com

Law of Wills

The law of wills is generally governed by the Indian Succession Act, 1925. It does not however apply to Muslims. Wills executed by Muslims are governed by the rules of Muslim Law. Some provisions of the Indian Succession Act do not apply to Hindus, or apply to them with modifications considered necessary for social and historical reasons.

Will is the legal declaration of the intentions of a testator regarding his property (movable and immovable), which he desires to be carried out after his death.

Codicil: Alterations, additions or explanations to any part of a will already executed can be made by a document titled codicil. A codicil becomes a part of the will.

Testator is a person making the will.

Executor is a person appointed by the maker of the will to 'execute' (to carry out) the acts / deeds enshrined in the will. Any person who has attained the age of majority and is of sound mind can be an executor. A married woman can be appointed as an executor without her husband's consent.

Administrator is a person appointed by a competent authority to administer the estate of a deceased person when no executor is appointed under a will.

Probate is a certified copy of the will

issued by the court.

Residuary Legatee is a person to whom the testator / legator gives the 'residue' i.e. whatever remains of the testator's property after other legatees have taken.

Privileged will is made by soldiers, airmen and mariners.

Capacity to make a will

All persons (including deaf, dumb and prisoners) of sound mind, other than a minor, can make a will. Even an insane person can make a will during an interval in which he is of sound mind.

Requirements for execution of a will

Script: The will must be in writing / typing / printing or any other mode of recording by letters, either on paper or on any other material.

Signature: Testator must sign the will or affix his left thumb mark in order to effect to the script / writing as a will. Physically incapacitated testator can ask some other person to sign in his presence and by his direction.

Attestation: A will must be attested by at least two witnesses. Each witness must attest the will in the testator's presence.

More in the next issue

N. Harish

Legal Officer, Brigade Group



The Bangalore Street Atlas

The Bangalore Street Atlas is a complete guide to Bangalore's streets and surrounding areas.

121 pages of this 168-page hardbound book are filled with detailed maps of Bangalore's localities. The 38-page index is a guide to named streets, numbered streets, airports, areas, BWSSB offices, bus stations and numerous other institutions and services.

The data used is from high-resolution satellite photographs and from the Bangalore A to Z of the Karnataka State Council for Science and Technology, IISc.

For copies and information, contact the Street Atlas Company at 080-220 5674.

A SELF-CONTAINED DELUXE RESIDENTIAL ENCLAVE



**Komarla
BRIGADE
RESIDENCY**

Banashankari

- Deluxe Apartments in 2 multi-storeyed blocks • 3-bedroom apts 1590-1680 sft
- 5,000 sft Supermarket, Club House for indoor games and entertainment
- Swimming Pool with changing rooms
- Round-the-clock security • 31,000 sft earmarked for Park, Tennis Court and Playground • 21,000 sft earmarked for Civic Amenities
- Attractive pricing

Architects: Zachariah Consultants

Construction of model flat underway.

Construction of project to commence soon.

Bookings open.

NEWS FROM KEB

Power cut on HT lifted The 20% power cut imposed on High Tension (HT) installations consuming over 1000 KV in the state has been lifted as of 16 Dec.

IT industries exempted from power cut The Govt of Karnataka has exempted all IT industries from power cut, according to a notification dated 30 Aug. Also refer KEB circular no. 195 dated 25 Oct.

57 HP load to convert to HT According to a KEB notification dated 18 Sept., it is mandatory for all existing LT installations with a sanctioned load of 57 HP and above to convert to HT within a period of three years. Also refer KEB circular no. KEB / B11 / 6948 / 90-91 dated 3 Nov.

HOUSING LOAN SCHEMES

RESIDENT INDIANS

Institution	Loan Amt Max. (Rs)	Amt (Rs in lakhs)	Int (% p.a.)	Period (Years)	EMI (Rs) for a Loan of Rs 1,00,000 Rates of Interest			
LIC (Griha Prakash)	25,00,000 (80% of the property value)	Up to 2	15	5	15%	15.25%	15.75%	16.25%
		2-5	15.25	10	2486	2501	2530	2560
		5-10	15.75	15	1660	1676	1708	1740
		10-25	16.25	20	1425	1442	1477	1512
HDFC	50,00,000 (85% of the property value)	Up to 2	15	5	12.25%	15%	15.5%	16%
		2-5	15.5	10	1840	2003	2033	2063
		5-10	16	15	1490	1660	1692	1724
		Above 10	16.5	20	1240	1425	1460	1495
CanFin Homes	25,00,000 (80% of the property value)	Up to 0.5	12.25	7	12.25%	15%	15.5%	16%
		0.5-2	15	10	1840	2003	2033	2063
		2-5	15.5	15	1490	1660	1692	1724
		5-10	16	20	1240	1425	1460	1495
Citibank	60,00,000 (70% of the property value)	2.1-5	17	5	17%	17.5%	18%	
		5.1-10	17.5	10	9120	9144	9168	
		10.1-60	18	15	2485	2512	2539	
				20	1738	1770	1802	
SBI	25,00,000 (85% of the property value)	Up to 2	15	5	15%	15.5%	16%	16.5%
		2-5	15.5	10	2486	2515	2545	2575
		5-10	16	15	1660	1692	1724	1756
		10-25	16.5	20	1425	1460	1495	1530

As on 1.12.97

NRI'S

Institution	Loan Amt Max. (Rs)	Amt (Rs in lakhs)	Int (% p.a.)	Period (Years)	EMI (Rs) for a Loan of Rs 1,00,000 Rates of Interest			
HDFC	50,00,000 (85% of the property value)	50	14	5	14%			
LIC (Griha shoba)	25,00,000 (75% of the property value)	5-10	15.75	5	15.75%	16.25%		
		10-25	16.25	7	2530	2560		
CanFin Homes	25,00,000 (75% of the property value)	Up to 0.5	12.25	7	12.25%	15%	15.5%	16%
		0.5-2	15	10	1840	2003	2033	2063
		2-5	15.5	15	1490	1660	1692	1724
		5-10	16	20	1240	1425	1460	1495
SBI	25,00,000 (85% of the property value)	Up to 2	15	5	15%	15.5%	16%	16.5%
		2-5	15.5	10	2486	2515	2545	2575
		5-10	16	15	1660	1692	1724	1756
		10-25	16.5	20	1425	1460	1495	1530

As on 1.12.97

SOME DEVELOPMENT INITIATIVES FROM THE CENTRAL GOVT

Move to privatise water supply

There is a move in the Union Ministry of Urban Affairs and Employment to privatise water and sanitation sectors in mega cities. The acute shortage of funds for water utility bodies has prompted the Government to think along these lines.

Urban Land Ceiling Act—amendment or repeal?

Discussions ongoing

On 13 Nov., the cabinet decided to repeal the Urban Land (Ceiling and Regulation) Act if at least one more state legislature asks it to.

So far, only two state legislatures—Haryana and Karnataka—have given the Union Govt a green signal. But Karnataka's okay is for amendment, not repeal. A decision on ULCA's repeal will proceed only if at least one more state legislature supplements Haryana's okay.

A few states enact their own imitation of ULCA. Three states—Kerala, Tamil Nadu and Jammu & Kashmir—have their own state urban land ceiling laws and so, didn't adopt ULCA.

All this could mean that the proclaimed end of ULCA, the mass freeing of land from state clamps and the resultant sharp drop in land prices may be somewhat premature.

Govt plans to allow 30% foreign investment for urban infrastructure

The Urban Development Ministry has prepared a proposal which seeks to allow foreign investment of up to 30% for integrated urban infrastructure development sector. This will include use of surplus land for developing integrated commercial and housing complexes.

Finance for office premises

LIC Housing Finance is now providing finance for purchase, construction, extension, repairs and renovation of office premises. Finance is available for reputed listed public limited companies and public sector undertakings, only for the time being.

LUXURY APARTMENTS IN MYSORE



BRIGADE ROYAL

MYSORE

In Mysore's most preferred locality—V.V.Mohalla

2-Bedroom apts 1345-1360-1390 sft
3-Bedroom apts 1700-1815 sft

Architects : Venkataramanan Associates

Project nearing completion

Our Mysore address:

Brigade Group, G5, Brigade Residency, 41, Gokulam Road,
V.V.Mohalla, Mysore 570 002 Ph: 91-821-511 239

e-mail:

brigade.mys@gnmvs.globalnet.ems.vsnl.net.in

ICICI cuts lending rates by 0.5—1%

The Industrial Credit and Investment Corporation of India (ICICI) announced a 0.5-1% cut in its lending rates, on 27 Oct. At the same time, Corporation Bank has reduced its prime lending rate (PLR) to 13%, and has announced the lowest long-term prime rate (LTPR) among nationalised banks at 12.5%.

Loan scheme for payment of betterment charges

The Housing Development Finance Corporation (HDFC) has introduced a new loan scheme for payment of betterment charges levied by the BCC.

The loans amounting to a maximum of 100% of betterment charges payable by the owners will be based on the individual's payment capacity as determined by the HDFC.

The rate of interest on the betterment fee loans has been fixed at 12.5% for up to 3 years, 13.5% for 4 years, and 14.5% for 5 years.

Change in your
mailing address?
Do let us know.

Brigade Insight
for your friends?
Write to us.

Get a surprise gift
for an interesting
comment or sugges-
tion I Write to us
today!

Rubberwood in interior decoration

Rubberwood has recently been identified as the best raw material for the furnishing industry. Several factors have contributed to its popularity—its easy working properties (it is easy to saw, glue, stain, crosscut and machine), its even, moderately coarse texture, its multi-utility, its low cost and accessibility.

Rubberwood also possesses better aesthetic appeal than steel, aluminium or plastic. The rising popularity of rubberwood has also been attributed to timber shortage and soaring prices of wood. It is also eco-friendly.

Source: Interior today

OUR OTHER PROJECTS

In progress & forthcoming

RESIDENTIAL

BRIGADE LAVELLE

7th Cross, Lavelle Rd
3-bedroom Luxury apts and
Service apts

BRIGADE PALACE

Palace Rd
12 Designer Luxury Apartments

BRIGADE MANSION

Govindappa Rd
Deluxe Apartments

BRIGADE REGAL

Ontikoppal, Mysore
Luxury Apartments

TOWNSHIP

BRIGADE ENCLAVE I & II

J.P. Nagar
Integrated Township Project

COMMERCIAL

BRIGADE CHAMBERS

Gandhi Bazar

BRIGADE-BDA COMPLEX

J.P. Nagar
The first commercial complex
of the Bangalore Development
Authority (BDA), to be awarded
for development to a private
property developer

CORPORATE OFFICES/ SOFTWARE CENTRES

BRIGADE POINT

Railway Parallel Road
Kumara Park West

BRIGADE SQUARE

Cambridge Road

ANY SOFTWARE ORGANISATION WOULD LOVE TO BE HERE



8,000-55,000-1,35,000-1,90,000 sft

For lease or ownership

- Situated in South Bangalore which has the largest pool of software professionals
- Customised space exclusively for software development
- Architectural expertise of international software parks
- A turnkey solution from the Brigade Group
- Rooftop Swimming pool & Clubhouse, Training Centre, Restaurant and Conference rooms
- Very attractively priced

Architects : Thomas Associates

Some Housekeeping tips

- To remove lime scale from bathrooms, apply lemon juice to the stain with an old toothbrush, or rub gently with a lemon dipped in salt. Then rinse thoroughly. An alternative is to mix a little borax and white vinegar to make a paste, and applying to the stain. Then clean as usual.
- To clean stained baths and basins, use equal quantities of turpentine and linseed oil. Apply with a soft cloth and clean with hot soapy water. Then rinse thoroughly. If the bath is very badly stained, try neat paraffin.

From Good Housekeeping—Traditional House hold Hints and Tips, by Linda Gray



**BRIGADE
GROUP**

The **ONLY** property developer
in South India to receive the
internationally recognised

ISO 9001

Quality Assurance Certification

For private circulation only. Brigade Insight is published by the Marketing Dept of the Brigade Group.

Co-ordinating Editor: Vrunda Bhaskar. Editorial Consultancy and Design: Resource Communications. Printed at Mytec, Bangalore.

BRIGADE GROUP, Brigade Towers, 135, Brigade Road, Bangalore 560 025 Phone: 91-80-227 7017-20 Fax: 91-80-221 0784
e-mail: brigade.blr@gnbl.globalnet.ems.vsnl.net.in Website: <http://www.brigadegroup.com>