

# REAL VIEW

Observation On Developments In Tamil Nadu

April 2008

Dear Non / Resident Chennaities,

Very happy to meet you through this e news letter. In this month news letter we have covered Central and State Government Budget synopsis, hence you may find more pages. You can be proud being Chennaitie because it has topped in the list of cities around the world offering Asian expatriates the best quality of life.

## **Half the world's people will live in urban areas:**

UNITED NATIONS: Half the world's people will live in urban areas by the end of this year and about 70 per cent will be city dwellers by 2050, with cities and towns in Asia and Africa registering the biggest growth, according to new U.N. projections. But India is expected to urbanise at a significantly lower rate than China, and is expected to remain the country with the largest rural population during coming decades

## **Industries may be asked to reschedule weekly offs :**

CHENNAI: Insisting that there is no need for enforcing power cuts in Tamil Nadu, Electricity Minister Arcot N. Veeraswami on Wednesday said he was planning to ask industries to reschedule their weekly offs as part of efforts to manage power shortage.

## **Chidambaram hopeful of 9 p.c. growth :** Priority for conducive investment climate

NEW DELHI: With the country's economic fundamentals strong and investment climate full of optimism, Finance Minister P. Chidambaram exuded confidence on achieving an average GDP growth of nine per cent during the Eleventh Plan period (2007-08 to 2011-12) while reining in inflation alongside.

Holding out a warning that the current slowdown in the U.S. would have an effect on the Indian economy, the Economic Survey 2007-08 maintained that sustaining a high GDP growth of nine per cent while reining in inflation would be a tough challenge.

## **Gap between rich and poor widening: Left**

NEW DELHI: Left parties on Thursday slammed the United Progressive Alliance government's economic policies, saying that the reforms process was taking the economy to greater disaster by further widening the gap between the rich and the poor and the urban and the rural India.

## **Inaugural Offer : Independent Duplex Bungalow**

North Facing - 3 Bed, 2 Hall, Kitchen, Dinning Portico at

Sai Kuberan Nagar, Rathinamangalam, Nr. Tagore Er. College, Opp. Tagore Dental College, Before Lakshmi Kuberan Koil - 7 kms from Vandalore JN, 9 Kms from Kelambakkam JN- As per Vasthu & Manaiyadi Sastra.

Inaugural Offer : Rs.2,000-- Rs. 1900 PSFT & Registration Free  
**For Details Feel Free to Contact: 98409 88934**



SAI BHARATH BUILDERS

# 3, 4th Main Road, Purushothaman Nagar, Chromepet, Chennai – 44

Phone : 91-044-43575365

Mail id : saibharathbuilders@yahoo.co.in, www.saibharath.in

# REAL VIEW

*Observation On Developments In Tamil Nadu*

*April 2008*

## **CENTRE BUDGET FOR THE YEAR 2008-09**

Chidambaram's bonanza for middle class

Massive farm loans waiver : Rs.60,000 Crore debts to be written off, 40 Million farmers to benefit, Relief for Income Tax payers too

NEW DELHI: In a politically-crafted budgetary exercise ahead of the general election next year, Union Finance Minister P. Chidambaram announced a massive Rs.60,000- crore loan waiver programme to rid four crore farmers of their financial liability.

The Minister also gave higher-than-expected exemptions to income-tax payers along with restructuring of tax slabs. He put no fresh burden on the corporate sector even as he scaled down excise duties on a number of items to stimulate demand, production and economic growth.

In a bonanza for the middle class, Mr. Chidambaram raised the income-tax exemption limit to Rs. 1.50 lakh from Rs. 1.10 lakh and also restructured the tax slabs. Accordingly, taxable incomes between Rs.1,50,001 and Rs.3,00,000 would attract a tax of 10 per cent; between Rs. 3,00,001 and Rs.5,00,000 would be in the 20 per cent tax bracket, while for Rs.5,00,001 and above, the tax would be 30 per cent. This would work out to a maximum tax saving of about Rs. 44,000 for the year. Besides, mediclaim policies for the parents of tax-payers would be deductible from the taxable income.

More pleasing is the relief accorded to women tax-payers and senior citizens above 65 years. For the two categories, the income-tax exemption limit has been raised from Rs 1.45 lakh to Rs 1.80 lakh and from Rs 1.95 lakh to Rs 2.25 lakh respectively. Two popular savings schemes for senior citizens have also been included for exemption from income-tax.

What should bring some more cheer to Central government employees is his announcement that the Sixth Pay Commission report would be out by March 31.

### **About Budget : New beginning for Agriculture : M.S. Swaminathan**

The Union budget marks a new beginning in addressing the issues confronting farmers in the country, M.S. Swaminathan, agriculture scientist and Rajya Sabha member.

### **Narayana Murthy to join HSBC board**

LONDON: Global banking giant HSBC on Monday said Indian IT major Infosys' Chief Mentor N. R. Narayana Murthy would join its board in May with an annual remuneration of 65,000 pounds (about Rs. 52 lakh).

"Nagavara Ramarao Narayana Murthy CBE (61) has been appointed a Director of HSBC Holdings plc with effect from May 1. He will be an independent Non-Executive Director," HSBC said in a regulatory filing here.

The appointment shall be for an initial three-year term, which would expire at the conclusion of the 2011 Annual General Meeting, it said.

**Independent Duplex Bungalow South Facing : 2 Hall, 3 Bed, Kitchen, Portico at UV Swaminathan Street, SBI Colony, Chitlapakkam, Chennai- 64. As per Vasthu and Manaiyadi Sasthra. For Details Contact: 98409 88934**

SAI BHARATH BUILDERS

# 3, 4th Main Road, Purushothaman Nagar, Chromepet, Chennai – 44

Phone : 91-044-43575365

Mail id : saibharathbuilders@yahoo.co.in, www.saibharath.in

# REAL VIEW

*Observation On Developments In Tamil Nadu*

*April 2008*

## **Singapore is best for Asian expatriates :**

Chennai is the highest ranked Indian city in Asia, says major annual survey

SINGAPORE: Singapore has topped a list of cities around the world offering Asian expatriates the best quality of life, followed by Sydney, a survey from a human resources consultancy said on Tuesday. Chennai was the highest ranked Indian city within Asia, in the 26th spot. Mumbai stood 30th and New Delhi 37th.

The annual location ranking exercise by ECA International, with its headquarters in London, compares living standards in 254 international locations. It found that Singapore is an ideal place for Asians to live in because of the quality of its infrastructure and health facilities.

The city-state's low health risks, air pollution, crime rates and cosmopolitan population added to its appeal, ECA's general manager in Hong Kong, said.

Sydney came in second, followed by Melbourne, Australia, and Kobe, Japan, which tied for third place in the ranking that combines data collected by ECA International with results of a survey of expatriates.

The fifth-best city for Asian expatriates was Copenhagen, the survey found, followed by Canberra (6th), Vancouver (7th), Wellington (8th), Yokohama (9th) and Dublin (10th). —

## **Small home loans may cost less**

Chidambaram for cut in interest rates, says it is for the banks and RBI to decide. Small home loan borrowers may soon have enough reason to cheer. Bank loans up to Rs. 20 lakh are likely to cost less with Finance Minister P. Chidambaram on Thursday favouring a cut in the interest rates. In an interaction with the Associated Chambers of Commerce and Industry of India (Assocham), Mr. Chidambaram said: "I shall certainly bear in mind that there is public demand that interest rates for borrowers, who borrow [for housing] up to Rs. 20 lakh, must be lowered."

Nearly 80 per cent of housing loans fell in the category of below Rs. 20 lakh and these loans involved less risk than those above that amount. Therefore, banks had incentives to lend to the borrowers at lower rates of interest.

Home loans comprise about 12-35 per cent of the total loan portfolio of banks. The loans given by banks and housing finance firms add up to about Rs. 2,00,000 crore.

## **Women's Day Out : More women in jobs than before: ILO**

NEW DELHI: More women are working now than ever before, but they are also more likely than men to get low-productivity, low-paid and vulnerable jobs, with no social protection, basic rights nor any say at work, according to a new report by the International Labour Organisation (ILO) released to mark the International Women's Day.

## **GIS for mapping stormwater drains**

Chennai: Stormwater drains in two zones of the Chennai Corporation have been digitally mapped using the geographic information system (GIS).

Just a few clicks on the digitised map will help officials find data on stormwater drains, which need to be managed well to reduce floods and improve public health in the area. The GIS mapping of stormwater drains in 18 wards in the Basin

**CMDA Approved Vacant Land at Chromepet Purushothaman Nagar, 3600 sft North Facing 45X80 on 30 Ft. Road. For Details Contact: 98409 88934**

SAI BHARATH BUILDERS

# 3, 4th Main Road, Purushothaman Nagar, Chromepet, Chennai – 44

Phone : 91-044-43575365

Mail id : saibharathbuilders@yahoo.co.in, www.saibharath.in

# REAL VIEW

*Observation On Developments In Tamil Nadu*

*April 2008*

## **Two Anna varsity campuses to be declared tobacco-free**

### **Air travel not elitist any more: Sonia**

The UPA chairperson, in her address at Hyderabad, said there was no conflict between the rail network and air connectivity. Air connectivity played a vital role in stimulating development of backward regions.

The Rs. 2,300-crore airport built in the public-private partnership mode has come up on a 5,400-acre land at Shamshabad, about 25 km from here, off the Hyderabad-Bangalore highway.

### **NRIs setting up manufacturing unit :**

They are planning an initial investment of at least Rs.2,000 Crore

CHENNAI: U.S.-based firm Signet Solar Inc. on Monday signed a Memorandum of Understanding with the State government to set up a Rs.2000-crore manufacturing facility near Chennai.

The firm's chairman, Prabhu Goel, signed the MoU with Industries Secretary M.F. Farooqui in the presence of Chief Minister M. Karunanidhi, Mr.Raja and a host of officials. "We are planning an initial investment of at least Rs.2,000 crore," said Dr.Goel, in response to questions from presspersons.

The plant will come up at the SIPCOT Sriperumbudur Hi-Tech Special Economic Zone and will boost Tamil Nadu's chances of attracting investment in high-technology electronic manufacturing industry, according to government officials. About 1,500 persons would be directly employed while another 3,000 are expected to find indirect

### **Circular corridor for Chennai**

CHENNAI: The Tamil Nadu Government has conceived a "farsighted Rs.2,300-crore transportation project" to cater to the increasing traffic in Chennai, Finance Minister K. Anbazhagan said in the Assembly. "Under this project, a circular High Speed Transportation Corridor will be constructed over the banks of water courses in Chennai city such as Adyar river, Buckingham Canal, Cooum river and Mambalam canal and it will be connected to the Chennai bypass road," he said, adding that this 120-km circular corridor would consist of four-lane and six-lane roads. People who travel from the central parts of Chennai to Tambaram, Rajiv Gandhi IT Corridor and ECR and vehicles from Chennai to cities such as Tirupati, Bangalore and Kolkata will be able to travel much faster.

### **Delhiites doubly well off than average Indian**

Economic survey for Delhi 2007-08 presents a wealthy picture of the capital

Per capita income in Delhi was Rs.66,728 during 2006-07 as compared to Rs.29,672 at the national level. The number of schools went up from 3,703 in 1991-92 to 5,063 in 2005-06, by Finance Minister A. K. Walia, Delhi Assembly

The survey also mentioned that Delhi's Gross State Domestic Product that stood at Rs.101,800 crore during 2005-06 had reached Rs.118,240 crore in 2006-07, an increase of 16.1 per cent at current prices and 12 per cent at constant prices.

Also, Delhi had 1,922.32 km of road length per 100 square km of area in 2001 as against the national average of 74.73 km per 100 sq km. As such, 20 per cent of Delhi had actually become road space.

**Approved Vacant Land Available at Guduvancherry, Padappai, Kattankulathur In 1200 / 1800 / 2400 sft**

**For Details Please Contact: 98409 88934**

SAI BHARATH BUILDERS

# 3, 4th Main Road, Purushothaman Nagar, Chromepet, Chennai – 44

Phone : 91-044-43575365

Mail id : saibharathbuilders@yahoo.co.in, www.saibharath.in

# REAL VIEW

*Observation On Developments In Tamil Nadu*

*April 2008*

## **State Government Budget : Tamil Nadu budget focuses on farmers, women**

Rs. 2,973-crore surplus Budget for TN State:

There are no proposals for fresh taxation:

New Crop Loans of Rs.1,500 Crore: 4 Lakh SHGs for Women to be formed

Annual Plan outlay Rs.21,751 Crores to increase by 22% in 2008-09

Allocation for Agriculture & Horticulture up from Rs.1,315 Crores to Rs.1565 Crores

Continued provisions for subsidised credit through cooperatives for farmers

Education outlay raised from Rs.7,004 Crore to Rs.8,592 Crores

Rs.940 Crores allocated for Sarva Shiksha Abhiyan

Health sector allocation increased from Rs.1869 Crores to Rs.2123 Crore

Allocation for Special Development Plan to address regional imbalances increased from Rs.1571 Crore to Rs.2489 Crore

Allocation for rural development increased by 9 percent, to Rs.3351 Crore

Interlinking of rivers in the State, making Women's Commission a statutory body, broadband internet for police stations, setting up of emergency trauma care centres, abolishing of special fees in schools, providing computers for the remaining government high schools and higher secondary schools, establishment of separate welfare boards for persons in the publishing industry, powerloom weavers and Narikoravas, setting up five new engineering and two new medical colleges, provision of Rs.2,000 crore for the rural employment guarantee scheme, addition of 3,500 new buses to the state transport corporation's fleet and establishment of four more special economic zones are some of the schemes announced in the budget.

Government employees stand to gain considerably since they have been promised that the "government will examine the order of the [Sixth Pay Commission] and take expeditious action to issue orders." There is also a hike in reimbursement of their medical expenses.

Revenue surplus budget

Presenting a revenue surplus budget, Finance Minister K. Anbazhagan said crop loans of Rs.1,250 crore were given in 2006-07. So far in the financial year 2007-08, the amount of loans disbursed stood at Rs.1,177 crore. In the coming financial year, this would be increased to Rs.1,500 crore. Also, interest on crop loans would be reduced from 5 to 4 per cent.

Crop insurance

The government allocated Rs. 40 crore to insure crops of 25 lakh farmers. "This is the first time that such a huge number is being covered," Finance Secretary K. Gnanadesikan said later.

**We Invite Proposals For Joint Development of Property From Land Lords, Feel Free To Get The Quote @ Free of Cost, For Further Details Please Contact: 98409 88934**

**SAI BHARATH BUILDERS**

# 3, 4th Main Road, Purushothaman Nagar, Chromepet, Chennai – 44

Phone : 91-044-43575365

Mail id : saibharathbuilders@yahoo.co.in, www.saibharath.in

# REAL VIEW

*Observation On Developments In Tamil Nadu*

*April 2008*

## **Chennai master plan may get the nod soon**

The State government is likely to approve the second draft master plan for Chennai during the current Assembly session.

The CMDA revised the plan and accommodated the government suggestions. The plan was sent back for final approval. Government sources say that a fresh round of consultations was held with various departments. The government is likely to incorporate the opinions given by the departments and approve the plan in this budget session.

The second master plan has raised builders' expectations. It is expected that the building rules such as side setback spaces and classification of special buildings will be relaxed. Anticipating this, some building projects were put on hold.

The first master plan was published in 1975. The second draft master plan was made public in April 2007. The suggestions made by the public and experts were cleared in November, 2007 and the plan was submitted for final approval.

## **Puducherry aims at 100% literacy**

**Welfare scheme for Non-Resident Keralites** Pension benefits, loans to be part of the package Primarily for those doing menial jobs abroad

## **Tata Motors acquires Jaguar, Land Rover**

LONDON: Tata Motors on Wednesday announced its entry into the international luxury car market with some style as the company snapped up two of Britain's most famous names in automobile manufacturing, Jaguar and Land Rover, in a \$2.3 billion deal with Ford, their American owners.

First centre to monitor climate change comes up in Chennai

**India's first centre dedicated to monitoring climate change** : Finding country-specific solutions was opened at Anna University by R.K. Pachauri, Chairman of the Intergovernmental Panel on Climate Change.

"Tamil Nadu has always been a few steps a head of the nation when it comes to innovation. The centre here in Chennai will serve the interests of the State as a whole and its people. I hope this will be one of many," Dr. Pachauri said.

## **Modified property tax norms likely for Chennai**

CHENNAI: The Chennai Corporation is likely to go in for modified norms while revising property tax rates instead of following recent guidelines issued by the government. The Chennai Corporation is the only local body in the State that has published streetwise property tax rates. It follows a square feet system for arriving at the tax, which allows property owners to calculate the levy on their own and avoid discretion or inconsistencies in interpretation norms.

No compulsion to hike property tax: Karunanidhi

CHENNAI: There is no compulsion on urban local bodies to hike property tax, Chief Minister M. Karunanidhi said on Saturday.

"Elected urban local bodies can adopt resolutions on property tax, depending upon their requirements. If there is no need, they can retain the existing property tax," Mr Karunanidhi said.

### **Special Deposit Campaign Offer:**

**We accept Deposits @ 18% P.A Interest payable --- Monthly / Quarterly / Annual Options.**

**Gift worth 2% of Deposits to the Investor --- Plus 2% for the Introducer / Depositor**

**SAI BHARATH BUILDERS**

# 3, 4th Main Road, Purushothaman Nagar, Chromepet, Chennai – 44

Phone : 91-044-43575365

Mail id : saibharathbuilders@yahoo.co.in, www.saibharath.in

# REAL VIEW

*Observation On Developments In Tamil Nadu*

*April 2008*

## **Infrastructure**

Under the Jawaharlal Nehru National Urban Renewal Mission, 177 projects, estimated to cost Rs. 5,460 crore, had been sanctioned and they were being taken up for execution. Under the programme for the provision of infrastructure in town panchayats, developmental works costing Rs. 70 crore were being executed in 140 town panchayats. Underground drainage schemes costing Rs. 1,362 crore were under way in all the district headquarters.

The Rs. 1,000-crore Tamil Nadu Urban Roads Development Project, envisaging the improvement of roads in municipal corporations and municipalities and provision of pavements and stormwater drains, had been proposed. Property tax revision was meant to help implementation of these projects.

## **Hogenakkal project will be implemented at any cost:**

Karunanidhi inaugurates flyover linking North Usman Road and Mahalingapuram, The State government will implement the Hogenakkal drinking water supply scheme at any cost and it will not be cowed down by threats of some leaders, Chief Minister M. Karunanidhi said.

## **CITI, MERRILL LYNCH, DE SHAW LIKELY INVESTORS**

DLF realty trust may get Rs 2,000-crore funding

G LOBAL financial firms Citigroup, Merrill Lynch and DE Shaw are likely to invest Rs 2,000 crore or \$500 million in the DLF Assets'(DAL) real estate investment trust(REIT), according to sources. The transaction is likely to be completed by early next week. Part of DLF Group, the largest real estate developer in the country, DAL is focused on buying and managing office space.

## **True Value Homes plans Rs 700-cr project near Chennai**

Construction company True Value Homes has set up a joint venture with CPI India 1 Ltd to implement a Rs 700-crore residential project near Chennai.

Mr Nakshatra Roy, Director-Corporate Operations, True Value Homes India Pvt Ltd, said CPI India 1 Ltd, a \$1.3- billion fund, is bringing FDI, into the project, being promoted through a special purpose vehicle ? TVH Estates Chennai Pvt Ltd. The project, Ouranya Bay, coming up near Muttukadu, about 30 km south of Chennai, will have over 860 apartments spread over six towers of 29 floors each.

The towers will have two levels of car parking and 27 levels of apartments ranging from 1,230 sq to 2,084 sq ft. The launch price of the apartments is pegged at Rs 3,100 a sqft.

## **The steep appreciation in steel prices is likely to make housing more expensive, says Nidhi Sharma**

Steel prices have increased by Rs 8,000 per tonne. The steel component

Builders protest against steep hike in steel prices :

Mumbai, India, April 03, 2008 - 'The Builders' Association of India (BAI), an All India Association of Engineering Construction Contractors, today strongly protested against the unprecedented rise of over 32 per cent in price of steel in the last three months and expressed doubts about completion of time-bound projects connected with Commonwealth Games-2010 and other projects.

**For any of your specific requirements or services in Buying / Selling / Rental of Property**

**plz feel free to contact us : [saibharathbuilders@yahoo.co.in](mailto:saibharathbuilders@yahoo.co.in)**

**SAI BHARATH BUILDERS**

# 3, 4th Main Road, Purushothaman Nagar, Chromepet, Chennai – 44

Phone : 91-044-43575365

Mail id : [saibharathbuilders@yahoo.co.in](mailto:saibharathbuilders@yahoo.co.in), [www.saibharath.in](http://www.saibharath.in)

# REAL VIEW

*Observation On Developments In Tamil Nadu*

*April 2008*

## India among top three global realty markets after US, China

India's booming realty sector has attracted foreign investors and figures in the top three property markets, offering the best opportunity for capital appreciation after the US and China. In the league of the most preferred property market among foreign investors globally, US has retained its top position, while China was ranked second followed by India, a survey conducted by the Association of Foreign Investors in Real Estate (AFIRE) said.

China moved to the second place, garnering 21.4 per cent votes and displacing India in the process, which was preferred only by 16.7 per cent of the respondents favouring the country as the most fancied place for real estate investment. In 2006, China got 14.6 per cent votes while India had 18 per cent and was ranked in the second position. One of the significant findings that cannot be overlooked is the jump in investors' confidence in China. For the second time in three years, China has been voted as the country offering the second best chance for capital appreciation after the US, AFIRE Chief Executive James A Fetgatter said.

Interestingly, the United States, whose economy continues to be bogged down by the subprime crisis and faces the threat of a recession, still managed to retain the the most preferred destination tag for real estate investment. The annual survey respondents included nearly 200 members of the association and was conducted in the fourth quarter of 2007, after the credit crunch and sub-prime mortgage crisis.

## World's Costliest apartment sells for E 115 Million



■ The unbuilt flat is located on St James's Square, London

A penthouse in St James's Square has been sold for a reported £115mn breaking the record for the world's most expensive property deal set little more than a month ago, the Sunday Times reported. The development, comprising five flats as well as the 20,000 sq ft penthouse, was only given planning permission at the end of last week. The buyer of the penthouse is unknown.

The flat in St James's Square, equidistant from 10 Downing Street and Buckingham Palace, was granted planning permission last week. This beats the sale a few weeks ago of an unbuilt penthouse in Knightsbridge, at the development known as One Hyde Park, for £100mn. 8 St James's Square will be converted from a seven-storey office block to five flats each occupying a whole floor and the penthouse. There will also be a private bar/restaurant for residents on the ground floor.

**Four years ago**, Lakshmi Mittal, Europe's richest man, achieved a world record by paying £70m for a 12-bed-room mansion in London's Kensington Palace

**The Hinduja brothers** bought a family home in Carlton House Terrace in 2006 for £58m. It provides accommodation for 38 members of their extended family.

The block and the house next door designed by Sir Edwin Lutyens were bought in November 2007 for £125mn. It is believed that as well as the penthouse, three of the other flats have been reserved. The development was bought by Greek shipping tycoon Achilleas Kallakis through a subsidiary of his Monaco and Switzerland-based private family trust, Pacific Group. Westminster City Council has obtained almost £4mn from the developers towards affordable housing in the borough. The developers will also pay £1,50,000 for improvements to St James's Square itself, and re-pave the footpath along the building.

**For your feedback and to Include / Delete your contacts in / from our list mail to : [saibharathbuilders@yahoo.co.in](mailto:saibharathbuilders@yahoo.co.in) . or inform over phone by giving your details.**

SAI BHARATH BUILDERS

# 3, 4th Main Road, Purushothaman Nagar, Chromepet, Chennai – 44

Phone : 91-044-43575365

Mail id : [saibharathbuilders@yahoo.co.in](mailto:saibharathbuilders@yahoo.co.in), [www.saibharath.in](http://www.saibharath.in)