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## Time to see the light

The importance of natural lighting for a building cannot be emphasised enough. It is time that Chennai adopts it for good



PHOTO: GETTYIMAGE

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That a building should have natural light is obvious. But modern designs and the availability of a variety of lighting options have ensured that most buildings function under artificial lights.

Houses in the past had large courtyards and open spaces which automatically brought in light and fresh air and a good view.

The discovery of electricity changed the dynamics of building design as it was felt that there was no actual need for natural lighting since bulbs and tube lights would suffice.

"Chennai is an example of a city that has an abundance of sunlight but the irony is that most buildings function in artificial light," says Durganand Balsavar, an environmental architect and social activist. Balsavar holds inappropriate design responsible for this dichotomy.

In the traditional design, houses would have elements like the *thin-nai* (verandah) or an inner courtyard, which would not only bring in enough light and fresh air, it would also function as open spaces where people spent time together, says Balsavar.

Having enough windows, a skylight, inner courtyard can all contribute towards bringing in enough natural light.

According to Benny Kuriakose, who is well-known for his work

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with traditional architectural designs, "It would be best to have windows on two sides of the room. This helps the building get maximum benefit of the light and air. Having windows in three sides of the room will be even better. That is why people prefer to have a house in the corner," says Kuriakose.

Awareness about the need to focus on natural elements is on the rise and people are incorporating design changes to this effect.

"The change is seen especially in residential buildings now as people want this natural element in their homes," says Kuriakose.

However, a climate policy will go a long way in bringing about a perceptible change that will help conserve scarce resources and result in a healthy lifestyle for the people Chennai, says Balsavar.

**FAST FACT**

IN THE TRADITIONAL DESIGN, HOUSES WOULD HAVE ELEMENTS LIKE THE THINNAI (VERANDAH) OR AN INNER COURTYARD WHICH WOULD NOT ONLY BRING IN ENOUGH LIGHT AND FRESH AIR, IT WOULD ALSO FUNCTION AS OPEN SPACES WHERE PEOPLE SPENT TIME TOGETHER

## NEWS DIGEST



### HOME LOAN TO BECOME CHEAPER

With the RBI reducing the repo rate by 25 basis points to 7.25 per cent, housing finance companies and banks are likely to reduce the home loan lending rates in the coming weeks. SBI took the lead to cut its base rate by 0.15 per cent and its revised base rate would be 9.70 per cent. A reduction in 0.25 per cent lending rate for a Rs 1 crore home loan would make EMI cheaper by ₹1,650-1700 with a cumulative interest savings potential of about ₹4 lakh for a loan with 20 year repayment period.

### COMMERCIAL REALTY PICKING UP

With e-commerce entry and consolidation and expansion of existing facilities by IT/ITES companies, commercial property market in Chennai is gaining momentum, according to industry sources. The second quarter office space absorption is expected to touch 1.5 million sqft.

"Supply seems to be a continuous challenge for the corporates in primary locations but developers have started evaluating the commercial opportunities", said Preetham Mehra, Head-Chennai Operations and CBRE Consulting (South). At least five developers are planning to enter into commercial development, he adds. While the development is in the planning stage, even if they commence this year, supply levels can be anticipated by 2017-18.

## CEOSPEAK



## "Many old buildings have been undergoing redevelopment"

VUMMIDI BARATH, JOINT MD, BBCL, TALKS ABOUT RECENT TRENDS IN REALTY IN CHENNAI

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### WHAT IS THE CURRENT SCOPE OF REDEVELOPMENT IN CHENNAI?

In recent times, a lot of old buildings have been undergoing redevelopment, especially the ones developed by the Tamil Nadu Housing Board (TNHB). Predominantly, such buildings opt for redevelopment

with the intention of getting enhanced space. Besides, the residents there can also enjoy certain lifestyle essentials such as elevators, pneumatic water supply, better spacious buildings and primarily

to ensure adequate covered car parking. Needless to mention, enhanced landscape, besides modern amenities within the possible space, is an add-on feature.



of the finest location, amenities and pricing that realty can offer today. Built in the heart of Nungambakkam, with a land size of 1.4 acres, the property is adjacent to Taj Coromandel and towers over the Nungambakkam High Road. We have not left a single stone un-

house occupies the top 2 floors. A banquet hall, mini theatre suite, sky lounge, the most respected fitness brand in the world - Holyfield Gym along with an exclusive salon and spa run by the renowned Warren and Tricomi, makes VGN Presidency the perfect ensemble for cr me de



## "VGN Presidency is not just an asset but a legacy that will pass on to the next generation"

In a quick chat with Pratish Devadoss, managing director of VGN Developers, the 4th generation entrepreneur elaborates on how VGN Presidency will be by far the most illustrious address to reckon with, in the city.

### What are the core dynamics of VGN to have sustained this ever evolving market since 1942?

A relentless persuasion towards better living through innovation forms the core spirit of VGN. In 2006 the strength of our expertise in land banks was extended into the realty business and that experience has transitioned our visibility in the ever dynamic industry. We strictly operate in an environment of clean practices that facilitates world class homes. With over 4 million sq.ft of residential projects constructed till date, we are one of the few companies in India to have invested in enhancing our in house construction capabilities which has empowered us to function independently.

### The 500 crore project planted in the heart of the city, will VGN Presidency redefine luxury housing in Nungambakkam?

It will definitely redefine ones perception of luxury and reaffirm how your home is an extension of yourself. The residential complex is a combination

turned, be it the design engineering, architecture or Vaastu compliance, the project reflects the aspirations of the growing urban population of Chennai.

### What are the core attractions of VGN Presidency, making it the talk of town already?

Apart from the location and the unbeatable all inclusive pricing that begins at 6.8 Crs, we have ensured to present a culmination of the finest state of the art infrastructures. The project boasts of an automatic multi-level car parking system, air-conditioned apartments with VRV systems and lifts with access control only to name a few. The 15 storey building welcomes its residents with a 7 star studded lobby and a tastefully designed club-

la cr me of the society. Apart from this we also offer premium club concierge services facilitated by Les Concierges.

### Why should one choose VGN Presidency over anything else?

It's simply the best that money can buy. With investments, the property is a no brainer that will undoubtedly multiply the ROI's. With keen interest from investors across India and abroad, 25% of the project has been successfully sold out within 30 days of its launch. To invest in VGN Presidency is to invest in a legacy and bank on a rare opportunity yet to arise in any cosmopolitan city. The illustrious address even down the years will always reflect the celebration of one's success.

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