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Digest

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Dear Readers,

Greetings from CREDAI Bengal and welcome to the 9th Edition of 'CREDAI Bengal Home Front 2020'.

For the 2nd year we are partnering with 'The Times of India' to reach out to more people and widen our connect amongst potential buyers. Home Front, being hosted in the heart of the city, at the Netaji Indoor Stadium has traditionally attracted serious buyers, primarily because it means business and because projects displayed here bear the stamp of CREDAI Bengal's reliability. Also, a CREDAI Bengal-organised exhibition generally stands out from the others because of the participants being bonafide players in the real estate market. We've been at the fore of the real estate revolution of 'selling lifestyles and not just houses' and now we've taken it to the next level of 'putting customers first before profits'. So welcome you all to Home Front 2020. Hope you all appreciate and enjoy the variety that Home Front has to offer this year.

As consumers, you all must be aware how the West Bengal Housing Industry Regulatory Act, 2017 (WBHIRA) modelled on the national 'RERA' has revolutionized real estate. It basically translates to making real estate investments somewhat clear-cut and more empowerment has been vested with the consumer for addressing their grievances. Regulations imposed by the government have also effectively brought speculative activity to a standstill and laid the foundation for a healthy end user's market. I see more and more projects being registered under WBHIRA across the state and real estate operations even of mid-size players in Tier II cities being carried out in a more transparent manner than before, thereby lending a safety sheath to end-users. Like last year, only projects with WBHIRA registration are being put up for sale at this exhibition.

As with every industry, it is our collective future-readiness that will help us grow, thrive and survive. We too are treading on that path. The Indian economy has transitioned and its workforce too has expanded undeniably. We are in the midst of a lot of emerging concepts. Like workplaces are becoming more modern and open, in keeping with the aspirations of the millennial working population. Housing is getting more affordable and is being backed by government initiatives and

Kolkata too has been no exception here in this changing real estate environment. On account of its strategic location and excellent connectivity, the city has emerged as a key business and financial centre in Eastern India and has become the hub of commercial real estate activity in West Bengal. We have proximity to port-based industrial regions such as Haldia making it a major trading hub in Eastern India. It is true that the advent of foreign players has globalised the sector, including local developers. CREDAI Bengal, as the apex body for real estate developers has risen to this challenge and we look forward to a resurgence of positive sentiments from the consumer.

It's always wonderful to connect with you who are the end-users of real estate, apprising you of who we are and our objectives and initiatives through our annual magazine "Real Estate Digest". I hope you will enjoy reading about the ongoing projects of our members by glancing at the gamut of properties on display in this Edition and we look forward to a collaborative effort as we journey together through 2020.

Best Wishes and New Year Greetings.

Nandu Belani
President, CREDAI Bengal
& MD, Belani Group

From the President's Desk

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About

CREDAI
BENGAL



CREDAI Bengal is the biggest chapter for real estate developers in eastern India, affiliated to the Confederation of Real Estate Developers' Associations of India (CREDAI) which is the apex body of real estate developers pan-India. CREDAI presently has more than 20,000 real estate developers as members, with a presence in 21 states and 220 cities. CREDAI Bengal symbolizes the organised representation of real estate's stakeholders bringing in transparency, credibility and professionalism to the sector. Members comprise real estate developers engaged in the development of urban and social infrastructure projects (residential & commercial development including IT/ ITeS buildings, hospitals, hotels, logistics, malls and similar amenities). We collaborate with Government Departments and agencies to pursue issues related to the state's real estate development and consequently promote West Bengal as a significant investment destination. Encouraging and implementing a Code-of-Conduct for self regulation to all our members, we work with other CREDAI chapters to exchange best practices and help grow the real estate sector. CREDAI Bengal regularly organises events and exhibitions to propagate transparent communication between industry and consumer as well as to promote and exhibit real estate projects of members. It also organises knowledge sharing events for the benefit of its real estate stakeholders. CREDAI Bengal concurrently works at relationship building between industry and government in a bid to create a positive atmosphere for sectoral growth. We have welcomed the implementation of West Bengal Housing Industry Regulation Act (WBHIRA) in the state and look forward to ushering in a new era of ethical and transparent business practices in the real estate industry.

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President



Piyush Bhagat
Vice President



Sanjay Jain
Vice President



Harish Singhania



Basant Parakh

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Zonal Coordinator for East



Rahul Kyal
State Co-ordinator



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State Secretary



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City Co-ordinator

Women's Wing



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Convener,
CREDAI Bengal Women's Wing



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Sr. CSR Executive



Abhirup Hatai
Jr. Executive Accounts



Sudeshna Banerjee
Jr. Executive - Front Office



Dear Reader,

Greetings.

It's lovely reaching out to you on the occasion of the 9th Home Front exhibition organised by CREDAI Bengal.

We are happy to be continuing with presenting to you an exhibition which has since its inception become synonymous as a superb repository of the city's best properties across ticket prices, locations etc.

Our exhibition offers you properties developed by only bonafide members of CREDAI Bengal and this is the best distinction of our property show. Each year, we have been recipients of a very loyal customer base who come back and spur a repeat-comeback of friends and families because of the goodwill of the 'CREDAI Bengal' brand and its affiliated members.

This year we have renewed our association with 'Times of India' for the 2nd time as our collaborator and I'm sure Times of India's terrific reach amongst readers has contributed to the popularity of Home Front 2020.

When CREDAI Bengal started hosting property exhibitions a decade back, we were in a non-digitised era. But several years later, it is technology which is playing a hyper role in people's lives when it comes to consumption and making choices, whether for apparel or houses ! But we believe that a physical exhibition will always offer an intimate experience whilst integrating a direct communication linkage between the seller and the prospective buyer. So let's all get together and make Home Front 2020 a great success.

I want to take this opportunity to thank the entire Exhibition Committee of CREDAI Bengal for having contributed towards organising this fair.

I'm very excited bringing the 9th CREDAI Bengal Home Front to you and I look forward to seeing everyone at Netaji Indoor Stadium on 31st January, 1st and 2nd February 2020.

Ravi Todi,
Convener, Exhibition Committee

From the Exhibition Committee Convener's Desk

Exhibition Committee Members

- Siddhant Arya
- Saumya Patodia
- Rishad Ramchandani
- Suhel Saraf
- Yashaswi Shroff
- Jitendra Khaitan
- Gaurav Dugar

Dear Members, Partners & Friends,

Compliments of the Season!!

It is CREDAI Bengal's inmost prerogative to bring to you Home Front 2020 from 31st January to 2nd February 2020 at Netaji Indoor Stadium, a venue that witnessed many important national and international trade fairs, exhibitions and events.

For a second year in a row, we have collaborated with Times of India to organize Home Front 2020, the largest property exhibition in Eastern India.

Home Front 2020 delineates the latest projects from High-end, Mid-range and Affordable Housing segments from leading developers along with the leading banks of the country under one roof. Home Front provides you with the platform to discuss and get answers to all your queries when buying a home. Home Front 2020 resonates deeply as the most important venue for our members, visitors and participants to make vital connections, significant partnerships and productive relationships.

It seems pertinent to state here that we at CREDAI Bengal work round the year on various verticals like CSR activities, knowledge sharing sessions, informative seminars & workshops. We also spearhead a customer grievance cell to assist aggrieved customers. We are currently expanding our footprint across the State of West Bengal by adding a number of new city chapters which will further ensure real estate to become a more streamlined and organized sector as a whole. We are confident that this endeavor of ours will be propitious in terms of active participation and will lead to an overall positive spirit.

On that note I take the opportunity to thank all members for their constant support in making CREDAI Bengal grow strength to strength with each passing year. It is also quite unerring to state that this would not have been possible without the continued enthusiasm and hard work of each and every member of the Secretariat who have ensured that the vision and mission of CREDAI Bengal is achieved.

Lastly, we wish you and your families the best and hope that the New Year 2020 brings all the joy and fulfillment.

Regards,

Sanjuncta G Dastidar
Asst. Secretary General



From the Asst. Secretary General's Desk

CREDAI
BENGAL

EVENTS

As an Industry Body for Real Estate, CREDAI Bengal organises a multitude of events including seminars, summits, exhibitions, technical workshops, awards shows etc for multi-pronged engagement with real estate stakeholders. Some of the events that were organised in the last one year are :

"Deal Dynamics - Real Estate sector" organised by PWC in association with CREDAI Bengal

22nd January 2019 at Bengal Club

PWC in association with CREDAI Bengal organised a Seminar titled "Deal Dynamics - Real Estate Sector" focusing on recent regulatory aspects impacting structuring of transactions in the real estate sector.



Women's Wing Field visit to Batanagar

5th February 2019

Members of CBWW had an educative, first-hand experience at the waste-management and composting wing of 'Calcutta Riverside and Hiland River' where household waste is segregated, recycled and consequently composted. Dr Sanghamitra Mukherjee, waste-management expert, explained to members the process of CCCM implemented here. Calcutta Riverside has been implementing CCCM from 2016 onwards.





BGBS 2019

7-8 February 2019 at BB CC, New Town

BENGAL GLOBAL BUSINESS SUMMIT

CREDAI Bengal hosted the Sectoral Session on 'sustainability challenges in urban development and the way ahead' at BGBS 2019. Our speakers, experts like Graham Morrison, Tanmay Tathagat and Shashi Verma exemplified through successful urban regeneration projects undertaken in major global cities to tackle urban swell. A report by Colliers International, our Knowledge Partner was also released on the occasion. Our guest-speakers Graham Morrison from Allies and Morrison, UK, Tanmay Tathagat from Leeds and Shashi Verma from Transport for London (TfL) exemplified through successful urban regeneration projects undertaken in major global cities to tackle urban swell. A report by Colliers International, our Knowledge Partner was also released on the occasion by the eminent dignitaries on stage. Mr Morrison spoke about three masterplans that his firm was working on in London - Kings Cross, the London 2012 Olympics and Bankside. The three projects were an interesting subject to be delved on in themselves and taken together aimed at exemplifying lessons to be learned and experiences to be shared about urban planning in cities like Kolkata and London. Our other eminent speakers Mr Tanmay Tathagat, Director LEED AP, IGBC, Council of Architecture and Shashi Verma, Director of Strategy and Chief Technology Officer, TfL also spoke of pragmatic measures to rise to the challenge of rising urban population and shrinking urban spaces. Mr Verma also emphasized on the greater role of public transportation in urban development and how the two subjects must be addressed as a composite index of urban sustainability measures.



CREDAI Bengal Realty Expo 2019

22-24 February 2019 at Science City, Kolkata

The 11th Edition of CREDAI Bengal Realty Expo 2019 took place in February 2019. 50+ developers took part in the exhibition held at Science City, Kolkata. This was the first time CREDAI Bengal held the exhibition in association with Times of India. The exhibition was inaugurated by Shri Firhad Hakim, Hon'ble Mayor of Kolkata and Hon'ble Minister, Urban Development & Municipal Affairs Department, Govt. of West Bengal. The Winners for the 3 Best Stalls were : Winner : Alcove Realty; 1st Runner Up : Sugam Griha Nirman and 2nd Runner Up : Merlin Projects. For the first time 'CREDAI Bengal Realty Expo 2019' collaborated with 'Times of India' and the fair exuded a carnival like ambience, where hunting for the choicest deals in real estate went hand-in-hand with having a whole lot of fun at the venue too. Experts spoke on significant subjects connected to real estate, rubbed shoulders with celebrities, sampled delightful cuisine and clinched that deal on acquiring one's dream-home, all in the confines of a state-of-the-art, sanitized AC hangar at Science City, Kolkata. 'Be Here Be Now' resonated with all the valued customers because Realty Expo connected them with bonafide real estate companies under the 'CREDAI Bengal' umbrella. Another uptick was that all the participants displayed ready WBHIRA-approved real estate projects which brought enormous credibility and transparency on the table. Most participants also offered special discounts at their stalls, specially designed for CREDAI Bengal Realty Expo 2019, so that made this Expo doubly attractive. Also, on the final day of the Expo, a scintillating performance by Bikram Ghosh wowed the visitors at the fair.





Glimpses of the Expo



Hon'ble UD Minister & Mayor of Kolkata Sri Firbad Hakim inaugurates the Expo



The Hon'ble Minister takes a round of the Expo



Lighting the Inaugural Lamp



Glimpses of the Expo



Glimpses of the Expo



Glimpses of the Expo

International Women's Day

The CREDAI Bengal Women's Wing leadership was invited by the Women's ITI, Gariahat on 8th March 2019 to speak on women empowerment on the occasion of the International Women's Day. CREDAI Bengal is industrial partner to the Women's ITI for the past decade.



Seminar on GST & Environment

7th March 2019 at The Park, Kolkata

A Seminar was organised by CREDAI Bengal to sensitize members about the implications of the 33rd GST Council Recommendations vis-a-vis real estate. Senior members and Rajarshi Dasgupta from Aquilaw addressed GST issues being faced by the industry currently, and the way forward. Two presentations were also made at the seminar on 'Impact of recent GST Recommendations' and 'Guidelines on Pollution Control at Construction Sites'.



Mall Management Workshop

4th April at Acropolis

A Workshop was held on the techniques of administration behind the scenes of Mall Management for the members of CBWW. Mr K Vijayan, GM, Acropolis Mall explained the nuances of mall-management and also took the members on a tour of the mall.



Honouring the Pulwama Martyrs on Valour Day

9th April at CRPF HQ, Salt Lake

Paying homage to the contributions of our armed forces, CREDAI Bengal organized a ceremony as a tribute to those martyred in the Pulwama attack. An apartment was each given to the families of Late Bablu Santra of the 35th Battalion and Late Sudip Biswas of the 98th Battalion, the two slain soldiers from West Bengal, both martyred during the Pulwama terrorist attack in February 2019. Present during the occasion were Mr S Raveendran, IG, West Bengal Sector, CRPF and Mr Nandu Belani, President of CREDAI Bengal who handed over the promissory allotment letters to the next of kin of the two martyrs during the ceremony at the CRPF Camp, Salt Lake today. One flat has been donated by Alcove Group, a member of CREDAI Bengal, at their 'New Kolkata' project whilst the other flat has been funded through contributions from CREDAI Bengal members.



Handing over promissory notes to kin of the martyrs

CREDAI Bengal pays homage to the two brave martyrs



Handing over promissory notes to kin of the martyrs

CBWW Workshop on Building Construction

25th April at ILEAD

In this workshop, Mr Pradip Chopra enlightened members with the fundamentals of building construction in the first session and spoke on stress management and its importance in our daily life in the second session. Several members from CREDAI Bengal Women's Wing attended the workshop.



CYW Seminar on GST and its impact on real estate

26th April at The Park

A Symposium on 'GST & its impact on Real Estate' was organised by CYW West Bengal where Mr V Lakshmikumaran, Founder & MD, Lakshmikumaran & Sridharan delivered a riveting address on the current nuances of GST, whilst Mr Pulak Saha, senior partner, PWC, Kolkata made a presentation on the same topic. The symposium concluded with a panel discussion and questions from the audience were also fielded by the eminent speakers.



Summit on Digital Success for Real Estate

10th May 2019 at Oberoi Grand

The day-long summit 'Digital Success for Real Estate' was held in association with Indus Net Technologies. The summit aimed to help understand the importance of digital tools for real estate businesses, how digital evolution affected the real estate ecosystem and the roles that digital marketing play to grow in the market. Vertical leaders, innovators and sector professionals demonstrated through keynotes and presentations, how technology and digital services hold the key for real estate businesses' success.



'Navigating the Undercurrents'- A Real Estate Conclave

8th June 2019 at Lalit Great Eastern, Kolkata

ACAE Chartered Accountants' Study Circle – EIRC organised the 5th edition of the Real Estate Conclave on the theme 'Navigating the Undercurrents' at Lalit Great Eastern on 8th June, 2019. The Conclave was organized with CREDAI Bengal as Technical Partner and JLL India as Knowledge Partner. The Conclave covered topics on IBC, GST, Income Tax, legal issues and investment opportunities in real estate. Chief Guest & Keynote Speaker, Shri Debashis Sen, IAS, Additional Chief Secretary, Government of West Bengal & Chairman cum Managing Director, WBHIDCO Ltd., inaugurated the Conclave alongwith Guest of Honour, Shri Nandu Belani, President of CREDAI. The subjects covered were Real Estate in Insolvency & Bankruptcy Code (IBC), Investing and building wealth in real estate sector, Resolving compliances related to GST, Indirect Tax and Direct Tax



Change-of-Guard event of CREDAI Bengal Women's Wing

18th July 2019

The CREDAI Bengal Women's Wing (CBWW) saw a 'Change-of-Guard' with Ms Kavita Kajaria taking over the reins of Convener from Ms Indu Patodia for 2019-20. Ms Kajaria spoke about her vision for CBWW and some of the core projects she wants to undertake during her tenure. On the occasion, Ms Pinky Kapoor, eminent Vaastu & Feng Shui expert gave a discourse on 'Harmony and Balance' for the CBWW members.



Workshop on 'Water Efficiency and Management in Real Estate'

31st July 2019 at The Park Hotel

CREDAI Bengal organized a Workshop on 'Water Efficiency and Management in Real Estate' to discuss the need for implementing a proper water policy in the real estate industry in West Bengal in tandem with the state Government and other agencies, thereby attempting to put in place a plan to conserve water and implement scientific usage of water resources in the real estate industry. The real estate industry amongst many other industries is a high consumer of water and hence there is an urgent need to draft a proper policy framework in the building sector by monitoring and controlling water usages across sites. The two-hour workshop deliberated on the possibilities of reducing water consumption by 40 to 50%, water recycling, re-use of water, rainwater harvesting, landscaping with native species, water management systems, composting toilets, waterless urinals etc. A presentation was made by Mr M Selvarasu on ways to inculcate the 'energy-water-food nexus' and a panel discussion ensued thereafter.



CREDAI NATCON 2019

05-07 August 2019 at Tel Aviv, Israel

Delegates of CREDAI Bengal, CREDAI Howrah-Hooghly and CREDAI North Bengal participated in CREDAI NATCON 2019 at Tel Aviv, Israel. Billed as the largest CREDAI NATCON, with over 1200 delegates participating, NATCON 2019's theme 'Resilience to Excellence' reverberated with the resolve and technological prowess of Israel with curated sessions woven around the same. A special message by Mr Benjamin Netanyahu, Prime Minister of Israel, was also broadcast to the visiting Indian real estate developers during the Inaugural Session. 45 delegates traveled from West Bengal to Tel Aviv for the 19th Natcon.



CYW RED Session

10th August 2019 at Ambuja Neotia Eco-Centre

The first Real Estate Dialogue (RED) session was organised by the CREDAI Bengal Youth Wing on 10th August 2019 with industry stalwart, Padma Shri Mr. Harshvardhan Neotia of Ambuja-Neotia Group. The Session was peppered by great insights from Mr Neotia's personal life and business career and focused on his journey in real estate and outside its realm.



CESC - CREDAI Bengal Interaction

28th August 2019 at Bengal Club

CESC organised an interaction with CREDAI Bengal wherein their senior leadership focused on Electric Vehicles (EV) and Electric Cooking, urging our members to implement the construction of EV charging stations across real estate developments. CREDAI Bengal endorsed the initiative as EV-s are zero-emission and will help clean up the city's air. Mr Nandu Belani, President, CREDAI Bengal says, " We too believe buildings should provide built-in infrastructure to charge EV-s. What we have to see is whether we should bunch the points in a common parking area where a cluster of EV-s can be charged overnight on a pay-per-charge-basis or provide separate charging points at individual parking spaces".



Women's Wing meeting

7th September 2019 at Alipore, Kolkata

The first meeting was held under Ms Kavita Kajaria's convenership wherein it was discussed and decided that CREDAI Bengal Women's Wing would undertake two primary projects : 1) Collection drive for recyclables and non-recyclables and 2) Aligning with 'Calcutta Heritage Collective' for adopting 3 monuments of the city.



CYW's Workshop on 'BIM'

14th September 2019 at The Park

CYW Bengal organised a Knowledge Session on 'Building Information Modelling' (BIM) focusing on virtual design and construction (VDC), highlighting architectural, structural and MEP modeling, clash detection services, fabrication drawings, 3D reinforcement detailing and constructability reviews based on value engineering. This event was part of a series of technical workshops that CYW is organising year-round.



30th Annual General Meeting of CREDAI Bengal

19th September 2019 at ITC Royal Bengal, Kolkata

The 30th Annual General Meeting (AGM) of CREDAI Bengal was held at ITC Royal Bengal on the 19th of September 2019. In the presence of members, Mr Nandu Belani was re-elected President for another term and Mr Piyush Bhagat and Mr Sanjay Jain were both re-elected Vice-Presidents for another term. The names of members constituting the Managing & Executive Committee of CREDAI Bengal were also announced during the evening. On the occasion, Mr Belani made a presentation on the activities and events undertaken in the past year and also presented an overview of the issues on which dialogue with the state Government is ongoing. Mr Rahul Kyal, State Coordinator of CYW West Bengal also apprised members of their activities. Members congratulated the new office bearers and the new Managing and Executive Committee. 100+ CREDAI Bengal Members attended the AGM, which also saw the release of the Year-Book titled 'Milestones 18-19'.



Interactive Session & Workshop on WBHIRA

23rd September 2019 at Rotary Sadan

An Interactive Session & Workshop on WBHIRA was conducted by CREDAI Bengal in the presence of Smt. Chandrima Bhattacharya, Hon'ble Minister for Housing with independent charge, Govt. of West Bengal, (Retd) Justice Shri Mir Dara Sheko, Chairman of Housing Industry Appellate Tribunal and Shri O S Meena, Secretary of Housing Department & Designated Authority, WBHIRA. The Hon'ble Housing Minister promised to look into all matters pertinent to WBHIRA which were still unclear to developers, with the Department working together with Industry and offering to soon host a convergence programme between various Govt. Departments connected to WBHIRA and Developers. Justice Dara Sheko explained the functioning and purpose of the Appellate Tribunal in detail. The Housing Secretary made a presentation on WBHIRA and also helped dispel many doubts and queries on the subject from the audience in a vibrant Q&A Session that followed thereafter. The event saw participation from 150+ attendees from the real estate developers' community.



Press Conference for announcing www.credaibengalhomes.com

25th September 2019 at The Lalit Great Eastern

CREDAI Bengal organised a press conference to announce the launch of its latest endeavour : the property portal : credaibengalhomes.com. The press conference, addressed by Mr Nandu Belani, President of CREDAI Bengal, the Convener and the Members of the PR, Publications & Digital Media Committee, conveyed to the press the merits and objectives of developing a portal which would enable ONLY members of CREDAI Bengal to advertise their projects. It was also highlighted that CREDAI Bengal was the only CREDAI state chapter to create its own property portal for the benefit of its members who would consequently enjoy higher Return on Investments at comparatively cheaper advertising rates.



CII-CREDAI Bengal Conference on 'Value Chain Development for Real Estate Sector'

27th September 2019 at ITC Sonar, Kolkata

A half-day conference on "Value Chain Development of Construction & Infrastructure Sector" was hosted by CII in association with CREDAI Bengal today at ITC Sonar. The Hon'ble Minister, Dr. Amit Mitra spoke on the significance of building in the state, a thriving eco-system of 35 major ancillary products connected to real estate and announced from the stage about allocating 100 acres exclusively for building material supply chain manufacturing at the Panagarh Industrial Park. A panel discussion on the subject also ensued.



CREDAI Bengal donates dengue-detection machines to KMC

13th November 2019

CREDAI Bengal was lauded by the Kolkata Municipal Corporation (KMC) for donating state-of-the-art RT-PCR machines for accurate dengue-detection through viral-DNA tests. Shri Firhad Hakim, Hon'ble Mayor and Shri Atin Ghosh, Deputy Mayor, Kolkata jointly addressed the press at KMC HQ thanking CREDAI Bengal members who had dedicated these machines for the benefit of citizens. Shri Nandu Belani, President, CREDAI Bengal, Shri Harsh V Patodia, President-Elect, CREDAI National, Shri Sushil Mohta, Immediate Past President, CREDAI Bengal, Shri Sanjay Jain, Vice President, CREDAI Bengal alongwith the contributing members were present at the event.



The Donor-Members are :

- Belani Group
- Ideal Group
- Merlin Group
- Primarc
- Salarpuria
- Siddha Group
- Simplex
- Space Group
- Unimark Group

CYW RED Talk

15th November 2019

CYW Bengal organised the second Session of Real Estate Dialogue (RED) with Mr Sajjan Bhajjanka, CMD, Century Ply. The objective of RED Sessions are to enlighten CYW members through Sessions peppered with anecdotal and real-life experiences of industry captains



CREDAI
BENGAL

CSR

Every day we move into another tomorrow. So, the good we do today keep us ready for a better tomorrow. Towards this CREDAI Bengal offers to its Members several programmes for worker benefits:

- Skilling and Assessment for worker development and improving the quality and economy of the project
- Worker Health check-up schemes to reduce chances of hazard from undetected ailments
- SSY enrollment of workers so that they can utilize huge accumulation under BOCWA Cess for better health and welfare

Together these schemes make any project site a safer and better workplace and give a better product for customer satisfaction

We are thankful to each and every CREDAI Bengal member who comes forward to serving the economically backward construction workers and making their lives a little better through their contributions towards these initiatives.

Skilling of Construction Labourers

Worker development by Skilling & Certification is the new thrust area for nation-building and to meet future advances in construction. Many Developers - Merlin, Space, Siddha, Amaya, Primarc, Vinayak, Arrjavv, Purti, Unimark, Diamond, DTC, Greentech, Rungta, Signum, Hiland, Sugam etc. have already come forward at several sites to do such programmes under CSR funding with CREDAI Bengal. More than 1,400 workers have been enrolled at different sites till date.



Construction workers are class 5-8 dropouts and have no formal training or certification. They learn from seniors informally. They need simplified formal training to fill any gaps and to certify their knowledge. However they do not have the time anymore to return to a training centre. Hence CREDAI has partnered with NSDC/CSDCI, PNB HFL and taken the initiative for bringing the training centre to the workers through on-site skilling.

CREDAI Bengal, in its continuous effort to upskill workers and add value to members' projects, now brings the shortest and the simplest program – RPL (Recognition of Prior Learning) 4 – which is free of cost and entirely funded by the Govt of India. Skills developed informally by the worker will be formally tested as per national standards and recognized by a life long certificate from CSDCI.



"CREDAI Bengal believes in skilling our workforce and as a CSR initiative has skilled many construction workers till date. A skilled workforce is one of the best predictors of economic performance. A skilled worker at site is an asset not only for the employer, but for the entire construction industry. In India a large majority of skill training is carried out through self-taught practices, observation or a transfer of skills from a master craftsperson. Hence the construction industry is grappling with shortage of a skilled workforce and the need for skilling is urgent in order to keep pace with India's infrastructure development plans. Generally, construction workers are school dropouts and have no formal training or certification. Workers do not have the time or opportunity to return to a training centre. Understanding this predicament of skilling the workers, CREDAI along with government backed agencies (NSDC/CSDCI) and PNBHFL has come forward to skill as many numbers of unskilled constructions labours On Site and Off Site. Thus, in order to mitigate this problem of shortage of skilled workers, I appeal to all my fellow developers to continue to give their sites for training and thereby also contribute to the socio economic upliftment of the workers, who are the backbone of our industry"



Vivek Kajaria

Mentor

Labour Welfare (Skilling, Health Camp, Labour Registration) Committee



“We all do CSR at some level and stage of life, in some form or the other. Well, I strongly believe charity begins at home. I encourage each one of us to start from our own project sites and in the process help build a new India. Labour Welfare Programmes are not just welfare schemes for the semi-skilled and unskilled labourers of our projects sites but it also instills in them confidence that people & governments are there to support them. These are the people who generally feel ignored by both the Govt. and by employers hence programmes like these which help to cover their health screening, assess their current level of skills, uplift or develop their skills through onsite trainings and provides insurance coverage, help not only them but their entire families. It’s a complete package for them and it is mostly free of cost for developers. Our next generation partner developers are very passionate for inculcating innovation in real estate for which we need to have a strong skilled labour-force who would not have to worry about their basic needs. Our programme encompasses all the facets of a worker’s well-being, hence i believe these efforts from our end for the upliftment of skills and improving their socio-economic well being would help them focus on their work at hand in an unprecedented manner”



Avinash Yaduka
East Zonal Convener, Skilling
City Chapter Head, Labour Welfare



Labour Registration

The Government of West Bengal had a number of Social Security Schemes for unorganized sector workers to assist them in old age, accident, disability, children’s education, support for girl child, medical care and empowerment. One such scheme is especially targeted for the construction industry where the source of funds is already in place through “Labour Cess” under BOCWA where a huge amount of money has accumulated because the beneficiary construction workers do not come forward to register themselves with the govt.

Real estate construction industry has a large workforce in the unorganized sector drawing minimum or near minimum wage, for whom these benefits are very relevant and necessary. Under the mentorship of CREDAI Bengal the developers will be taking the initiative of registration of workers at their respective sites. In West Bengal the present worker benefit scheme is Samajik Suraksha Yojana (SSY 2017). And real estate industry in West Bengal alone is estimated to hire 1,00,000 workers.



Type of Labour Welfare programme	Numbers achieved so far
Health Camp	17329
Skilling	1472

Free Health Camps for Construction Workers:

Arranging for the Health camps has been a major CSR initiative by CREDAI Bengal. CREDAI Bengal Youth Wing regularly initiates Health camps for the labourers at the site. The objective of conducting the health camp for construction site workers is to create awareness of general health among them and their contractors and to provide them with general health care services and counselling them on basic healthcare and hygiene. A healthy worker is a safe worker. The hazards of workplace can be reduced if the worker is healthy. Till date more than 17,000 labourers have got screened at different project sites. The camps are organized by iKure in association with CREDAI Bengal and sponsored by Members.





AWARENESS PROGRAMME
On Segregation of Waste



CREDAI Clean City Movement (CCCM)

CCCM was conceived in 2007, under CREDAI Kochi to put in place a decentralized model for waste management based on segregation at source, aimed at zero or minimal discharge of waste to the landfill sites. CCCM was launched in Kolkata by CREDAI Bengal Youth Wing in 2017. It is based on the principles of:

Composting all biodegradable waste

Recycling Dry Waste with 100% utilization

In lieu of the landfill crisis and unaccountable pollution created by them, CREDAI Bengal took forward this initiative and facilitated installing composter machines for over 2000 households in various projects such as - P.S Vinayak, Merlin Legacy, Eden Sky Terrace, Arrjav Cavetto, Merlin 5th Avenue, Merlin Waterfront, Empress Altius, Sugam Sudhir, Puri Planet, Puri Flowers, Orbit Ashwa, Ideal Unique Residency, Alcove Ganapati, South City Mall, Primarc Southwinds, Primarc Junction Mall and others. Discussions are going on presently with other developers too who are keen on installing CCCM at their projects .

CCCM may be implemented at under-construction, ready-for-possession and already-handed-over projects :

- In Under Construction Projects, the waste- segregation is done at labour hutments. This helps to keep the project site clean, ensuring a sanitised environment for the labourers to work and stay in.
- In Ready for Possession projects, bins are distributed and a brief on waste segregation is imparted to the new residents. In most of the upcoming projects the Pollution Control Board has made installation of composting bins an imperative.
- In Already Handed Over Complexes, the Resident Welfare Association (RWA) is contacted in the complexes, facilitated by the developers wherein a brief on their roles and responsibilities to help protect the environment as per SWM (Solid Waste Management) Rules, 2016 is imparted and a complete presentation made on the objective and subsequent implementation of CCCM.
- Costing : Costing for the developer depends on the project size, no. of households and the type of composter machine to be installed.

How CREDAI Bengal facilitates with the Developers :

We approach the Developers or the Resident Welfare Association (RWA) subsequent to which an awareness programme is conducted on the entire process of adopting CCCM including the type of composter machine etc. CREDAI Bengal also facilitates the selection of the type of machine/s according to the need of the developer / RWA which generally depends on household capacity, complex type, total area etc. The CCCM team goes and inspects the machine/s every 3 months to check its working condition, its handling by staff etc, productivity etc post which a report is prepared and handed over to the site manager / RWA.



Testimonials

Merlin Legacy : "A Semi Automatic composter machine has been installed at Merlin Legacy and the team is very happy because they are not disposing the waste outside like earlier. There is a lot of interest from the staff / residents to participate in this process. It is also environment friendly and above all the residents are very happy with the method applied to combat waste output".

Amaya Altius : "An in vessel 200 kg automatic composter machine has been installed at the site. The Team is very happy and is diligently carrying out CCCM without facing any problem. We are finding this process of waste-disposal very convenient also".



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CREDAI Bengal Realty Awards Edition V

23th March 2019

The 5th Edition of the CREDAI Bengal Realty Awards 2019 took place on 29th March 2019. Like every sector these awards have been consistently recognizing real estate brilliance in West Bengal, acknowledging the tireless contribution of the real estate builders who embellish the skylines of our metropolitan cities and towns. Alongwith Telegraph and CRISIL, with whom we've collaborated with from the inception, each and every developer-member's participation too has remained consistent in this Awards show. In this Edition the Awards were conferred in 24 Categories with Developers and Architects being conferred separate trophies for their excellence. This year too the awards were widely contested, wherein all leading developers participated with equal fervour. The awards show too saw a thunderous response from all the members and participants. The Winners of this year's Awards were :



CATEGORY - Best Upcoming Luxury Residential Project Upto 1 Lakh Sq Ft

WINNING PROJECT : '6 Rawdon'

DEVELOPER : PS Group

WINNING ARCHITECTS - Agarwal & Agarwal; MN Consultant; Master Management Consultants



CATEGORY : Best Completed Luxury Housing Project Upto 1 Lakh Sq Ft

WINNING PROJECT : '7 Loudon'

DEVELOPER - PS Group

WINNING ARCHITECT : Espace



CATEGORY : Best Completed Commercial Project Above 1.5 Lakh Sq Ft

WINNING PROJECT : AdventzInfinity@5

DEVELOPER : Infinity Infotech Parks Ltd

WINNING ARCHITECT : Agarwal & Agarwal



CATEGORY : Best Digital Presence

WINNER : Ambuja Neotia Group



CATEGORY : Best Residential Project Completed from CREDAI Howrah-Hooghly or Asansol or North Bengal

WINNING PROJECT : 'Embee Fortune'

DEVELOPER : Embee Lifespace LLP

WINNING ARCHITECTS : Maheswari & Adroit



CATEGORY : Best Upcoming Budget Residential Project Above 4 Lakh Sq Ft

WINNING PROJECT : 'Eternis'

DEVELOPER : Srijan Realty

WINNING ARCHITECT : Espace



CATEGORY : Best Upcoming Residential Project from CREDAI North Bengal

WINNING PROJECT : 'Manakamna 24'

DEVELOPER : Shiv Shakti Lifespace

WINNING ARCHITECT : Mass & Void Architects



CATEGORY : Best Onsite Sales Office

WINNING PROJECT : 'Morya Phase 1'

DEVELOPER : Sugam Diamond Abasan LLP



CATEGORY : Best Upcoming Mid Segment Residential Project 1 to 4 Lakh Sq Ft

WINNING PROJECT : 'Morya Phase 1'

DEVELOPER : Sugam Diamond Abasan LLP

WINNING ARCHITECT : Innate



CATEGORY : Best Upcoming Budget Residential Project Upto 4 Lakh Sq Ft

WINNING PROJECT : 'Navita'

DEVELOPER : Navita Space Housing LLP

WINNING ARCHITECT : Agarwal & Agarwal



CATEGORY : Best Upcoming Mid Segment Residential Project Above 4 Lakh Sq Ft

WINNING PROJECT : 'One 10'

DEVELOPER : PS Group

WINNING ARCHITECTS : MN Consultants; One Design Solutions



CATEGORY : Best Completed Mid-Segment Housing Project Above 4 Lakh Sq Ft

WINNING PROJECT : 'Panache'

DEVELOPER : PS Group

WINNING ARCHITECT : The Design Cell



CATEGORY : Best Upcoming Mid Segment Residential Project Upto 1 Lakh Sq Ft

WINNING PROJECT : 'Shree Krishna Ashrey'

DEVELOPER : Yaduka Group

WINNING ARCHITECT : Sayan Dey



CATEGORY : Best Brochure

WINNING PROJECT : 'Siddha Sky'

DEVELOPER : Siddha Group



CATEGORY : Best Completed Budget Housing Project Above 4 Lakh Sq Ft

WINNING PROJECT : 'Southwinds Phase 1'

DEVELOPER : Primarc Group

WINNING ARCHITECT : Agarwal & Agarwal; Singhal Associates



AWARD CATEGORY : Best Completed Budget Housing Project Upto 4 Lakh Sq Ft

WINNING PROJECT : 'Sugam Serenity'

DEVELOPER : Sugam Homes

WINNING ARCHITECT : Shelter; Krys Tomaryk



AWARD CATEGORY : Best Completed Mid-Segment Housing Project 1-4 Lakh Sq Ft

WINNING PROJECT : 'Sugam Sudhir'

DEVELOPER : Sugam Homes

WINNING ARCHITECT : Espace; Bibek Bikash Mallick; Krys Tomaryk



AWARD CATEGORY : Best Completed Commercial Project Upto 1.5 Lakh Sq Ft

WINNING PROJECT : 'The Address'

DEVELOPER : PS Group

WINNING ARCHITECT : Maheshwari Architects; Salient



AWARD CATEGORY : Best Upcoming Luxury Residential Project Above 1 Lakh Sq Ft

WINNING PROJECT : 'The Reserve'

DEVELOPER : PS Group

WINNING ARCHITECTS : MNC Consultant; Agarwal & Agarwal; Landscape Tectonix



AWARD CATEGORY : Best Upcoming Commercial Project

WINNING PROJECT : 'The Volt'

DEVELOPER : PS Group

WINNING ARCHITECT : Abin Design Studio; MN Consultant



AWARD CATEGORY : Best Upcoming Residential Project from CREDAI Howrah Hooghly

WINNING PROJECT : 'Vinayak River Links'

DEVELOPER : Jai Vinayak Group

WINNING ARCHITECT : Kamal Kumar Periwal; Maheswari Associates



AWARD CATEGORY : Best Completed Luxury Housing Project Above 1 Lakh Sq Ft

WINNING PROJECT : 'Zen'

DEVELOPER : PS Group

WINNING ARCHITECT : Design Cell

Congratulations to All the Winners of CREDAI Bengal Realty Awards 2019



Jury Meet

25th & 26th March 2019

The Jury Meet of the CREDAI Bengal Realty Awards 2019 were held over two days for ascertaining the Winners of the Awards this year. The Jury Members were :

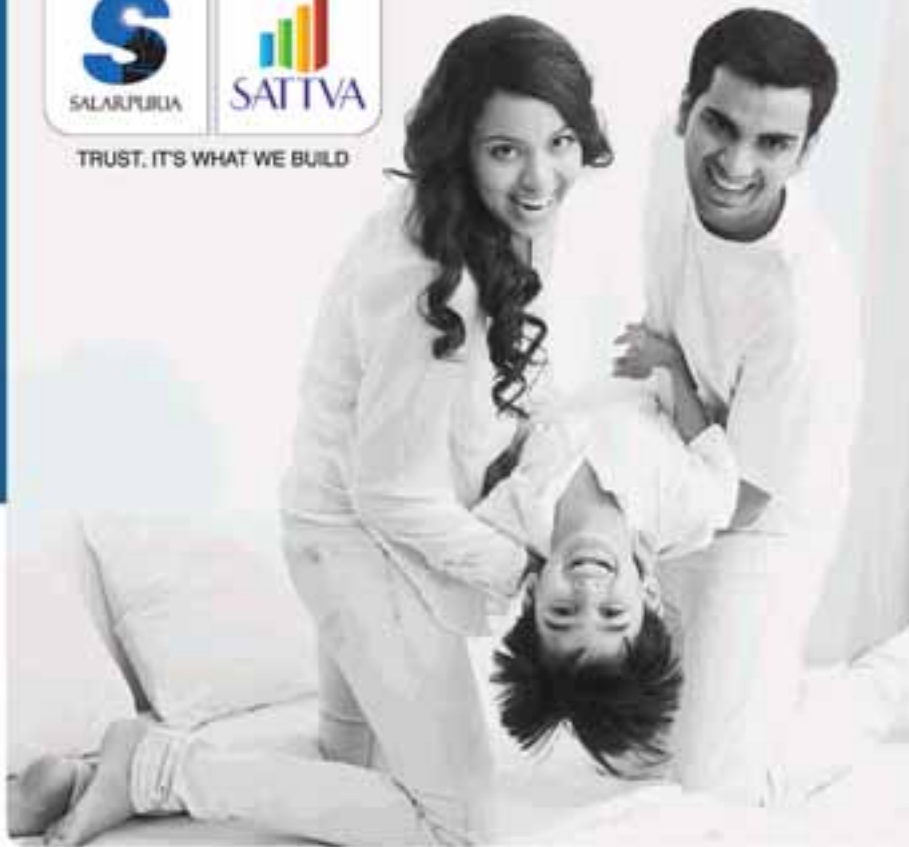
- **V Suresh Chairperson**, Indian Green Building Council (IGBC) & Vice Chairman, National Building Code of India
- **Girish Dravid**, Chairman, CTBUH India
- **Dr Mangesh G Korgaonker**, Director General, NICMAR
- **Abhay Ghate**, Chairman, Optimal Consultancy Services
- **M Selvarasu**, Managing Director, Lead Consultancy and Engineering Services
- **Debasish Guha**, Founding Director, ARCOP

The winners were decided based on aggregate scores of the jury members which has been a standard procedure for determining awardees, thereby contributing immensely to the credibility of the awards.





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JW Marriott,
EM Bypass

AWARDS & RECOGNITIONS

Realty Plus Excellence Awards 2019 (East) -
Luxury Project of The Year - Victoria Vistas,
Kolkata

Realty Plus Excellence Awards 2019 (East) -
Affordable Housing Project of the Year
- Amarana Residences, Kolkata

The Golden Globe Tigers Awards 2017 - Most
Sustainable Real Estate Company &
Excellence in Delivery

The Rising Leadership Awards 2017 - Most
Innovative Housing Developer of The Year
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CREDAI Bengal Statecon 2019- the annual real estate conference was organised by CREDAI Bengal and CREDAI Bengal Youth Wing (CYW) alongwith CREDAI Asansol, CREDAI Howrah-Hooghly and CREDAI North-Bengal. The objective of the conference was to collectively chart the way forward for the industry after assessing the current real estate ambience and offering solutions for the same. Powerful Knowledge Sessions were curated by Knowledge Partner CBRE to pique stakeholder interest and offer takeaways. This was the 2nd Edition of CREDAI Bengal Statecon with the CREDAI Bengal Youth Wing (CYW) leading its organizational efforts.

The theme of Statecon 2019 was 'Poised to Rebound' and attuned to this theme were 8 sessions covering a gamut of subjects on the road ahead for real estate that is currently at the cusp of transformation.

Who attended :

- ❖ Political Dignitaries
- ❖ Government Officials
- ❖ Industry Captains
- ❖ Real estate developers across tiers
- ❖ Members of all 3 City Chapters of the state
- ❖ Realtors
- ❖ Youth Wing and Womens' Wing Members
- ❖ Think- tanks
- ❖ Policy Makers
- ❖ Financial Institutions
- ❖ Investors
- ❖ Media Representatives



CREDAI Bengal Statecon 2019 was inaugurated by Shri Amit Mitra, Hon'ble Finance Minister, Govt. of West Bengal and Smt Chandrima Bhattacharya, Hon'ble Minister of Housing Department, Govt. of West Bengal.

The session highlighted the prospects of the state and the plans for rebuilding the legacy with new real estate formats, designs and technologies.



Keynote Address by

Shri Amit Mitra, Hon'ble Finance Minister, Govt. of West Bengal

The Hon'ble Minister apprised the audience about Real Estate being the 2nd highest employer in West Bengal for both skilled and non-skilled workers. He stressed on the need to make West Bengal a hub for the chain of ancillary products catering to the real estate industry. He spoke of 250 such ancillary products which are essential for construction and which can be banded under a single supply chain industry in the state. Exemplifying through the expanding operations of cement companies like Dalmia Bharat and Emami Cement and their satisfaction in operating out of West Bengal due to the congenial atmosphere of doing business, Mr. Mitra appealed for establishment of similar ancillary industries needed for construction and real estate. He spoke about the need for affordable housing to be generated, greater mobilization of office leasing activities and increasing the total no. of man-days in the construction industry.

Some of the statistics stated by Hon'ble finance minister were :

- Total Residential and Commercial Housing projects registered in 2018-19 are 1,09,117 units
- Investment in real estate sector since 2011 till date is Rs 40,000 Crores which had produced 1,75,000 units of which 60-70% is affordable housing

He congratulated CREDAI Bengal and its members for having developed such a considerable volume of affordable housing. He also requested CREDAI Bengal to submit data on Employment-Investment Elasticity.

He cited from the CBRE Report (Report released on the occasion by Knowledge Partner CBRE) some key investments instances in West Bengal in the past few years which included Kohlberg Kravis Roberts (KKR) and Xander.

The minister announced that his government has appointed consulting firm Deloitte to come up with a solution on how to bring parity between the transaction value of a property and the notified circle rate of the area where the property is located.



Special Address by

Smt. Chandrima Bhattacharya, Hon'ble Minister of Housing Department, Govt. of West Bengal

The Hon'ble minister congratulated the real estate industry stake holders for successfully adapting to the new regulatory regime and expounded the merits of West Bengal Housing Industry Regulatory Act (WBHIRA) for addressing concerns of buyers and in the process making real estate more transparent and effective. She detailed the objectives of WBHIRA and appreciated the Housing Department officers for working seamlessly with real estate stake holders throughout West Bengal in a bid to make WBHIRA a reality through and through by reaching out not only to Kolkata builders but also those in Tier II cities. She appraised the audience on how a mechanism was established for speedy dispute redressal under the ambit of WBHIRA and the subsequent formation of an Appellate Tribunal. She enumerated, that so far, 310 real estate projects had been registered, 110 real estate agent had been listed and Rs. 9 crores had been collected as registration fees.





SESSION - Financing the Future of Real Estate

Speakers

Nikhil Bhatia (Moderator), MD & Co-Head, Capital Markets, CBRE India
Nidhi Jain, Zonal Head – South & East, ICICI Bank
Pankaj Kapoor, Founder and Managing Director, Liases Foras
Abhinav Sharma, Head Residential Funding, Xander Group
Tarun Mehrotra, Regional Business Head-North & East India, Tata Realty Ltd.
Manish Tewari, National Head - Marketing & Regional Business Head, Eastern Region, HDFCL



SESSION - The Rise of PropTech

Speakers

Sunder Jagannathan, Director, Co-Founder, Touch Wizard Technologies
Abilash Haridass, Founder, WEGoT Utility Solutions Pvt Ltd
Sarit Sethi, Co-Founder and CPO, BuildSupply



SESSION - The Millennial Boost

Speakers

Raka Khashu Razdan (Moderator), Head, Marketing and CSR, CBRE South Asia Pvt. Ltd
Abhishek Bansal, Co-Founder & CEO, Shadowfax
Abhinav Joshi, Head of Research, CBRE India



SESSION - The New Age Real Estate

Speakers

Peush Jain (Moderator), Executive Director and Head of Advisory & Transaction, North and East India, CBRE
Brijesh Gaur, General Manager, Antara Senior Living
Uday Lakkar, Co-founder of CoHo
Shouvik Mandal, Chief Executive Officer, Apeejay Real Estate
Harsh Lambah, Country Manager India, VP Sales - South Asia at IWG



SESSION - Strengthen your brand through Integrated Marketing

Speakers

Dr. Ankit Kesharwani, Assistant Professor, IIFT
Easo John, Vice President, Ogilvy



SESSION - Embracing the new

Speaker

Deepa Malik, Indian athlete and the first Indian woman to win a medal in the Paralympic Games, Rio

Deepa Malik wrapped up CREDAI Bengal Statecon 2019 with a riveting essay of her life as a paraplegic sports person and how she never let impediments deter her from dreaming big and subsequently achieving them. CREDAI Bengal salutes her spirit !



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Evolution of West Bengal as an Investment Destination



Anshuman Magazine, Chairman & CEO - India, South East Asia, Middle East & Africa, CBRE



The overall quantum of investment for 2019 reached about USD 6.06 billion, out of which more than 40% was in the office sector.



West Bengal is the 13th largest state and the sixth largest economy of India. With a population of nearly 91 million, the state accounted for a 5.8% share in the national GDP during 2018-19. Its GSDP growth has accelerated significantly from 6.1% in 2015-16 to 10.7% in 2018-19. The state's growth can be attributed to the services sector, which contributed almost 53%, followed by the industry sector (about 29%). West Bengal houses more than 500 IT companies, employing more than 135,000 people directly/indirectly. Exports grew by 10.5% during 2016-17 fiscal while debt as a percentage of GSDP reduced from 40.65% during 2010-11 to 33.72% during 2016-17.

The state acts as the entry point for businesses seeking a foothold in South East Asian and ASEAN countries. The large talent pool, transparent governance processes and much-improved social and physical infrastructure have made its position stronger as a business hub. Successive state governments have undertaken several initiatives to develop West Bengal into an investment destination. These initiatives include improving higher education and encouraging industry – university collaboration for skill development, encouraging small-scale industries to create jobs, and modifying tax revenues to attract more businesses. Appended is a detailed view on various aspects that have built West Bengal as a business hub.

Infrastructure Initiatives:

The state has the country's third largest road coverage spanning more than 3 lakh km and the second largest metro rail network which includes India's first underwater Metro tunnel. Its capital city, Kolkata, is a major commercial and industrial hub of eastern India and is well connected with



the rest of India via rail, road, air and water. Rapid infrastructure development improved multi-modal transportation network and focus on skill development have boosted the city's image as a business-friendly centre. Further, the country's mega infrastructure projects such as the Dedicated Freight Corridor (DFC), Sagarmala project and inland waterways project are expected to further improve the city's prospects as an investment destination. Below is a lowdown of some major infrastructure works that are expected to boost the state's prospects as an investment destination:

- **Eastern Dedicated Freight Corridor (EDFC)** – It is a part of the central government's dedicated freight corridor initiative to enable seamless movement of goods and develop one of the world's largest cargo operations network. It is predicted that 92 million tonnes of traffic would move through the Eastern Dedicated Freight Corridor. The first phase of the Eastern Dedicated Freight Corridor (Bhadan to Khurja, 200 km) has been completed.
- **Inland Waterways** – The state is working to develop a major inland waterway hub across Haldia, Howrah and Kolkata. The Inland Waterways Authority of India (IWAI) is planning to convert 106 rivers into National Waterways to navigate cargo within country in a much cheaper and smoother manner. As part of this initiative, the industrial hinterlands of West Bengal such as Haldia, Howrah and Kolkata have been identified as key nodes for the eastern region.
- **International road network** – The state is constructing a road to connect Bhutan and India to improve trade relations. This road is a part of an Asian highway and is in an advanced stage of construction.
- **Ports** – The state houses two major ports – Haldia and Kolkata. Together, these two handle large volumes of traffic and cargo every year. The Kolkata port handled a record traffic of about 64 million tonnes of cargo in 2018, registering a yearly growth of about 10%. On the other hand, Haldia handled about 45 million tonnes of cargo traffic, a yearly growth of close to 12% in 2018. Under its Make in India programme, the Centre

has identified the state's Tajpur port for increasing overall cargo handling capacity.

- **Greenfield airport & aerotropolis** – The state has developed a greenfield airport near Durgapur to cater to its growing industry. Further, the state is also building a township in and around the airport, complete with various commercial and residential developments. The township will also house an industrial facility for the maintenance of aircraft and ensuring its self-sufficiency.

In addition, the government has launched several schemes and incentives to encourage small businesses and emerging entrepreneurs like Nodal Department for Startups and Dedicated Portal. These initiatives by the state has proved to be immensely productive as about 417 start-ups have emerged in the state since 2016. Start-ups in Kolkata have raised USD 43.7 million across 37 deals from 2014-2019. For its efforts, the Department of Industrial Policy and Promotion (DIPP) has recognized the state as an 'Aspiring Leader' in the State Start-up Ranking 2018. Further, the state has performed well on the seven-pillar framework for start-up ranking, positioning itself as one of the third highest scorer.

Improving ease of doing business

Owing to policy reforms, West Bengal ranked 10th in the country in terms of Ease of Doing Business. With an overall score of 94.6 on the reform parameters set by the government, the state overtook major states such as Maharashtra and Tamil Nadu on this index in 2017-18. The policy reforms which aided in this ascent include dissemination of web-based information, incentives and land allotment for real estate developments, GIS mapping, decentralization of approval power, introduction of self-declarations and self-certifications, reduction of documentation and single-window solution.

Building its Industrial profile

Owing to rich mineral deposits and its key position as the growth capital of the country, West Bengal has traditionally seen high

industrial activity along select corridors. Over time, its industrial profile evolved in keeping with the times and the IT / ITeS sector became one of the highest contributors to its economy. Below is an overview of the state's key industries and the steps the government has taken to improve its industrial profile over the years:

- **IT/ITeS:** Currently, the state has more than 500 tech firms, directly and indirectly employing about 135,000 people. The state's supportive business environment has led to the state's IT exports growing by 80% between 2012 and 2017. Additionally, the state is aiming to increase its share in the production of electronic goods to 25% by 2030.
- **Heavy Engineering:** West Bengal accounts for 10% of the country's total steel capacity, thanks to Durgapur which is home to two major steel plants. West Bengal is one of the key exporters of engineering goods in the eastern region, accounting for an about 60% share. The state exported iron, steel and related products worth more than USD 1,300 million in 2016-17. Further, the total value of mineral production (excluding atomic and minor minerals) from the state stood at USD 1.3 billion during 2017. The industry employs more than 0.3 million people in the state.
- **Construction:** This is the second biggest contributor to the state domestic product after the engineering and manufacturing sector. The contribution of this sector in KMA districts grew by an average of 5.3% in the current decade. Real estate and infrastructure development accounts for a major portion of the construction sector. The real estate activity in the state has increased at a significant pace of 9.8% in the current decade.
- **MSMEs:** West Bengal is home to the second highest number of MSMEs in the country, accounting for 14% of India's total MSMEs. According to government estimates, nearly 95% of MSMEs in the state are in the unorganized sector and this sector employs nearly 1.1 crore people in West Bengal. The state government has taken concrete steps in developing this sector which include skilling initiatives, industry-specific schemes such as Comprehensive Handloom Development Scheme and Project Terracotta, and even organizing industry fairs.

Investment opportunities in West Bengal:

While the state's investment potential has gone up substantially, thanks to a friendly policy environment, it lags behind other states in terms of state-sponsored investment opportunities. To encourage private investment across the country, the central government has identified projects in all states across various segments such as real estate, infrastructure, auto, textile, transport, etc. It has been encouraging private players to participate in these projects under the public private partnership (PPP) model. West Bengal too has identified several projects across the spectrum for private investment. These include the USD 1.27-billion Pashchim Bardhaman – Purba Medinipur Expressway Project and the USD 889-million Bandu Nala Hydel Project in Purulia. However, when compared with other states in terms of these investment opportunities, the state has a long way to go.

Foreign Direct Investments

Favourable demographics, strategic location and improving business environment have driven up foreign investment inflows in West Bengal. To enhance its FDI potential, the state has undertaken several initiatives such as single window facility to avail state services, dedicated government departments to monitor and support business processes, sector-specific policies, incubator and monitoring centers for start-ups, incentives for tech, manufacturing, and other sectors, etc. The state is also encouraging public – private partnership in various segments of real estate such as office spaces, housing and retail amongst others. In the recent past, various key private equity firms such as KKR, Blackstone, and ESR have invested in various asset types such as office, retail and logistics.

West Bengal's enabling policy environment, impetus to infrastructure growth and favourable business environment are helping the state attract business and thereby investments in an unprecedented manner. However, the state has still a long way to go before it becomes the top investment destination in the country. For one, while the state has been growing at an unprecedented rate, this growth as of now is making up for decades of being among the lowest ranked states in the all-India growth table. With the right push from the Centre and state governments, West Bengal is expected to put itself on the global investment map in the near future.





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Restore Revive Reuse

Calcutta Heritage Collective was formed with the objective of restoring, reviving and reusing the built heritage of Kolkata and West Bengal. It sought to build pride for the past by reviving its architectural beauty. In an interview we learn more about the challenges and plans to revive and restore key heritage properties in Kolkata.



Prince of Wales Memorial



Prince of Wales Memorial

When did Calcutta Heritage Collective come into being? What is its mission and vision? Why was it formed?

Calcutta Heritage Collective was formally launched in March 2018 with an event titled, VIVA where we showcased photographs of heritage properties where some actually required restoration. The exhibition was held in a 200 year old house adjacent to Marble Palace. We were very happy with the response to the event and what was significant was the presence of youngsters at the event. Award winning photographer Kounteya Sinha's photographs at home and abroad were showcased at the exhibition.

The mission of our collective, is to create awareness and not only restore but also to find sustainable solutions to achieve built heritage conservation. The vision of Calcutta Heritage Collective is to re-use built heritage for modern day living.

Could you highlight few of the efforts that Calcutta Heritage Collective has been taking in this regard?

The first event was VIVA, following which Emami is in the process of restoring the property in which the event was held.

We have now identified several projects where restoration will be carried out. Interestingly students from the Architecture Department of the Om Dayal Group of Institutions have documented three sites

Initiatives by CHC





Baneswar Shiv Temple in Kumartoli



Baneswar Shiv Temple in Kumartoli

that we have identified. As soon as all permissions are in place, we will start the restoration process.

It must also be mentioned that members of the collective include Architects, Historians, Photographers, heritage property owners and businessmen – i.e. of varied professions and occupations. Conservation also includes dealing with complex laws and regulations and concurrently creating awareness. Thus, the whole process of conservation is complex and challenging. Meanwhile, we have launched our web site:- www.calcuttaheritagecollective.com Therein, we will be posting information on Calcutta's architectural and historical beauties.

Calcutta Heritage Collective has taken over three heritage renovations in Kolkata – could you identify them and tell us about the criteria for selection?

The first site is the McDonell Fountain - in the compound of the Assembly House, opposite the Town Hall. The McDonell Fountain is currently lying in a very shabby state and if not restored, it might completely disappear. Some historical facts, it is understood that a trough was located here where the British would feed their horses. CHC plans to get the lion-mouth shaped water spout working.

The second site is the Baneswar Shiv Temple in Kumartoli which is one of the oldest temples in the city built around 1740 by Banmali Sarkar when he built his own mansion. It is now one of the two surviving terracotta temples of the city. We plan to first undertake immediate repairs of the sanctum sanctorum including

the entry and repair the Shiv Ling. The architecture students of Om Dayal Institute have prepared a detailed report on the Shiv Mandir. Soon the restoration process will resume. Post restoration, the Mandir will be opened to the public.

Kolkata, Chandannagar and Serampore have a number of awe-inspiring heritage properties along the Hooghly. It would be a proud day for us to see some of them saved from ruin and disrepair. We want the youth to be initiated and involved in the conservation process and hence for World Heritage Day we organized two walks and two quizzes for school students.

The third heritage site is the Prince of Wales Memorial at Fairlie Place, Dalhousie. It was built by Nawab Abdul Ghani and his son Nawab Ahsunullah Khan Bahadur to commemorate the visit of the Prince of Wales Albert Edward to Calcutta in 1875. The Welcome Arch shockingly is being used presently by hawkers as a tea shop, located as it is in a prominent location like Fairlie Place. The Calcutta Heritage Collective hopes to restore it to its former glory.

Since Calcutta Heritage Collective is fairly new, we have chosen small projects to understand and comprehend the challenges of the restoration process.

We have also initiated a dialogue with the Tourism Department, Government of West Bengal to install plaques at the sites where history of the property will be written ! It must be noted that Calcutta's history goes beyond British rule so there is more to Kolkata than just the Colonial times.

How are the renovation plans shaping up ?

There are lot of factors involved here such as the Kolkata Municipal Coporation (KMC) bye-laws, privately owned properties, centrally owned properties and so on. We are planning to organise workshops on conservation involving architects and technical contractors. Meanwhile, people who own heritage properties are not knowledgeable about up-keep, thus they too are being educated. Everything has to work on a parallel level- educating the property owners, dealing with rules and regulations and creating general awareness.

It must be highlighted that Calcutta Heritage Collective is focusing on built heritage and not cultural heritage. Our goal is to conserve and re-use heritage properties. In fact, our tagline is to respect, restore and re-use heritage properties.

Could you tell us about the Kumortuli Heritage Walk organized by the Kolkata Heritage Collective?

The walk was opened up to guests to create awareness. The participants were extremely excited and fascinated by the walk. We also hosted an exhibition at the Ganges Art Gallery of photographs taken by the participants of the walk. We also had Mala Pal as the chief guest, who is well known for creating idols of Maa Durga at Kumartuli. Meanwhile, at the Apeejay Kolkata Literary Festival (AKLF) 2019, we had a quiz on heritage with five schools. Two hundred and fifty students participated and it was nice to note that some of the students were quite aware of the challenges of conservation in our country. We are planning on a Heritage Festival for schools where a quiz, debate, photography exhibition, panel discussions and a walk will also be held.

(RED spoke to Mukul Agarwal and Munish Jhajarria about this initiative. Both are trustees of the Calcutta Heritage Collective.)



Mc Donnell water fountain opposite Calcutta High Court










Mc Donnell water fountain opposite Calcutta High Court

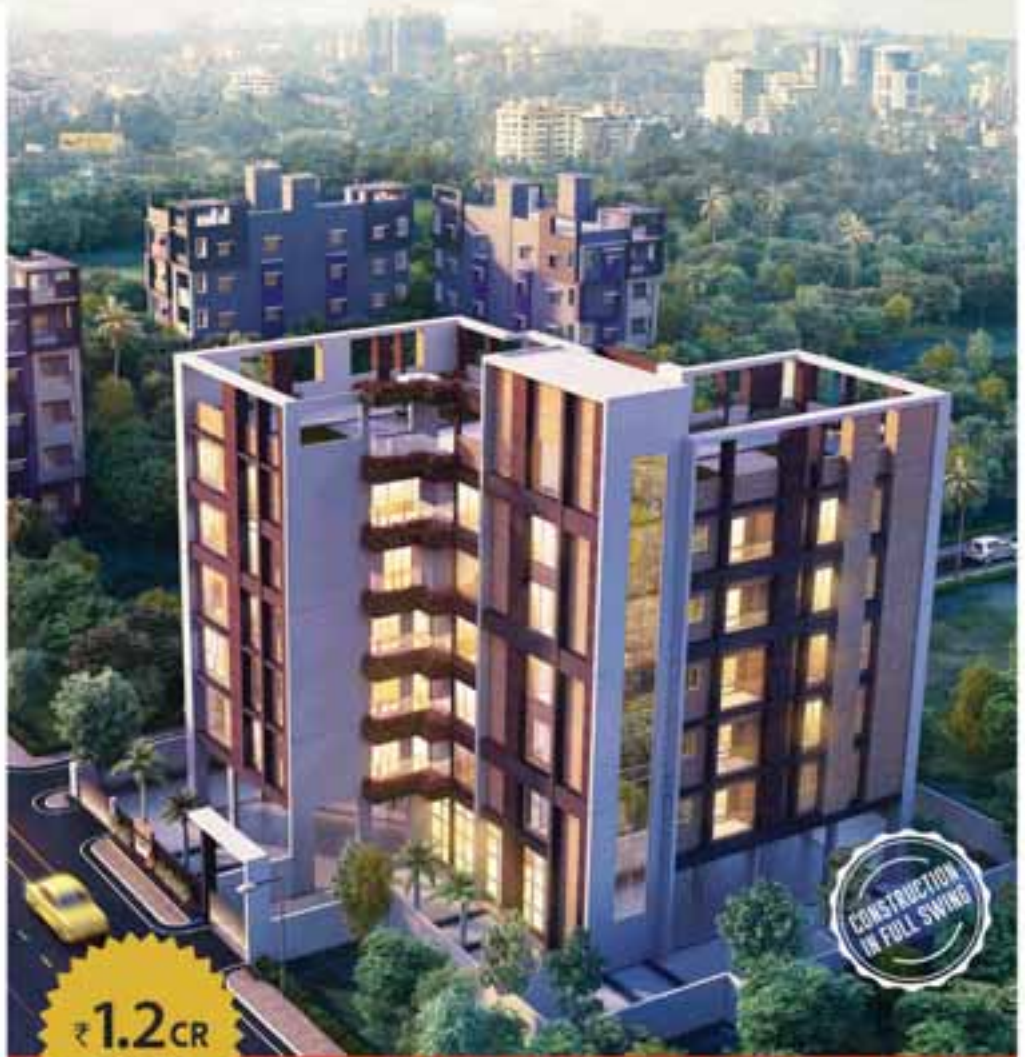
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Rise of the Phoenix



You are greatly associated with philanthropic initiatives for causes that you believe in.. tell us about it...

It was very important to lend a helping hand to the differently abled who are in need of physical, material, financial and emotional support and hence we founded our foundation 'Wheeling Happiness'. Through this foundation we generate resources by organising fund-raising events, donations, supporting grants and voluntary contributions. My daughter Devika who co-founded Wheeling Happiness promotes inclusion and advocates for better access to opportunities for people living with physical and mental disabilities. Our work has impacted more than 10,000 people through advocacy work, sports inclusion programmes and providing accessibility aids. Devika is also deeply committed to the cause and regularly organises disability awareness & inclusion workshops through the country. Adhering to our vision, Wheeling Happiness 'stands strong and supportive beside those in need of help irrespective of their age, social status, type of disability or geographic location within our country'. I appeal to all the members of CREDAI Bengal to please come forward and support this cause for persons with disabilities and to help them live a life of dignity.

To donate please visit <https://wheelinghappiness.org/> or write to us at : deepamalik30@gmail.com, devikamalik8@gmail.com

Deepa Malik is no ordinary woman. Yet she makes the extraordinary look ordinary. Breaking new ground and winning new territory is part of her everyday life now. A dedicated paraplegic athlete who is determined to raise others out of the oblivion of apathy, she is also an ambassador for the rights of people with disabilities and is striving to make their lives better through her sustained initiatives.

Padmashri Deepa Malik is a woman who inspires you to never give up on your dreams despite every adversity. She is an award-winning paraplegic athlete, the first female paralympian to win a medal for India at the Rio Olympics and a true inspiration. She was bestowed with the Rajiv Gandhi Khel Ratna Award last year for her stellar contribution to sports. Real Estate Digest interviewed her on her grit, grace and never-give-up-attitude.

If you were to define your journey in one word, which word would be most suitable?

Well, that would be two phrases: 'Having the will to learn' and 'Never give up'.

What gets you going in the morning? Are the mornings calm or hyper-active?

I don't think the calmness works for me; on the contrary it is the hyperness which helps because I am in such a hurry to do so much! My daughter sometimes tells me, "Mom, that's not how you plan a day, there's a limit to multitasking also"! Yet it's not the calmness or the meditation but the excitement of what is lined up that really gets me going. My routine invariably is peppered with things that I'm passionate about. So I get very excited beaming at the thought that, "Oh! Today I will be driving from Place A to Place B..... Oh! Wow I will be driving for 30kms today....." these prospects get me really excited.

Sometimes it could be a social interaction which enthuses me; I love interacting with people and now I have found a purpose through that...like when I spoke at the CREDAI Bengal event, I am sure a lot of lives were touched. My day is spent with my NGO work or I go for my gym training or my sports practice, so basically my routine excites me. I want to do so much..... I am a very positive person and I want to live for the day...I do not want to postpone things for tomorrow, so that too becomes a source of my energy.

Your story has inspired many others to come out of depression and oblivion. To share their stories with people at large... how do you feel with the ability to change lives for the better?

See, I feel that each one of us has their own share of challenges. See, I feel that each one of us has their own share of challenges. It might differ in character but the underlying fact is that it remains a challenge, whether it is financial, social or emotional. It could be related to anything. Whenever a person feels down or alone and they convince themselves that, "Wow! My problems are not unique to me" and share their stories, then people start



positive attitude.

Do you have any inspiration or role model in life?

To be honest, it can never be one person. As an afterthought, it can't be anybody for that matter! I am hungry to feed myself with inspiration and that is again something which I am proud of because I strongly feel inspiration or motivation is not what you get from one instance. Yes, some things may inspire you or may become a moment of realization for you, but it is only perseverance which can make it happen finally. You need to fuel yourself with continued motivation. And the way you eat food thrice a day, you have to look for something that inspires you and fires you each day. So it cannot be just one person. Yes, in throwbacks you do go back to that person again and again, like I recollect things that my parents taught me. But for me it can be anything...it can be sitting in the balcony with a cup of tea in the morning looking at the safai karamchari. I will tell you about a reflection watching him at work. In my balcony, when I pray to the Sun Lord, these three safai karamcharis clean the colony area. One of them does it with extra-dilligence compared to his colleagues, and I marvel at his dedication notwithstanding his paltry salary. Little instances like these cheer me up. I could also never forget an uneducated amma whom I met in the hospital. She was not a nurse, she was an aaya or a safai karamchari, an uneducated woman who was probably reared by her family for a job like this. That woman

identifying with it because at some stage they have also gone through their share of ups and downs. So, you connect easily. I feel 'sharing is caring'. You don't feel alone when you share. When you hear each other's stories and the challenges faced etc and if you have emerged out of them and you have found a way to face them and you have found a solution, then it inspires the other person too. The resounding thought is that "if she could rise from her low, even I can". When I travel the world and win medals it triggers some amount of self-belief and self-motivation in a person and that becomes a connecting factor with people. It inspires for sure because I can tell you twenty such stories about people who have reached out after having heard my stories. A very small example is my own classmate who took up biking at the age of 47 or another childhood friend who is now preparing for Veteran Badminton. I will say for my Rio medal that it has become larger than just a sporting medal. It has helped women men both. There is a property dealer I know who lost 10 kilos. On asking him about his motivation to become a fitter and healthier self, he said, "Ma'am, it's thanks to you". So, there are hundreds of such stories. It's a chain reaction...it is an epidemic for

one day told me that "Madam what I understand of your illness is that it is permanent in nature because I have been in this ward and I understand like any other doctors or nurses. You will never walk again but remember one thing 'sar par baraf aur muh mein cheeni rakhna, aapka zindagii kat jayega'. 'Sar par baraf' is what? Postive attitude, happy feeling, happy thoughts, no tension, no





The moment of triumph at 2016 Summer Paralympics, Rio



President Ram Nath Kovind confers Deepa Malik with the Rajiv Gandhi Khel Ratna award

remorse, no depression. 'Muh pe cheeni' is talk happy stuff, don't always keep cribbing about your illness, cribbing about crying. So if you are a happy person and if you are calm and positive in your thoughts then you will never ever have a dirth of people coming to you and helping you. True to her saying, today I am surrounded by friends who come to me because they love my company. They tell me they have come to take energy from me. My friends tell me, "yaar Deepa tera dose ka time ho gaya"! So how come a person who has lost everything in life, who can't even move, let alone walk, becomes the source of others' energy. That's partly because I took motivation from that safaai karamchari and the illiterate amma.

You have been a member of the working group in the formulation of the 12th five-year plan (2012-2017) on Sports and Physical Education on behalf of the Sports Ministry. During that time, what had been your charter of recommendation?

Basically my recommendation was that the treatment of Paralympic Sports be made at par with Mainstream Sports, wherein we would be entitled to the same amount of training. I maintained that the right to equality exists in every forum of the country. Whether it is sports, jobs, economy, voting rights or property rights, when everyone is treated equally in these domains, why would the same right guaranteed by the Constitution not reflect in the ambit of sports? I raised my voice to make policies at par with able-bodied sports for receiving training, government funding, job opportunities and cash awards that are bestowed by the Government of India to the para-athletes. So all that finally got reformed and the equal training opportunities and other reforms accorded to us by the Government reflected in the fact that at the Rio Olympics we got four medals from amongst a contingent of 19 sportspersons and the 60 + member able-bodied contingent bagged 2 medals ! Similarly, we have outnumbered the able bodied team even in Asian Para Games and you will definitely see the same success quotient in 2020. Para sports becoming



Receiving the Padma Shri from the Hon'ble Prime Minister

mainstream sports has largely changed and impacted the entire society and suddenly the stories of abilities beyond disabilities have started being circulated from all corners of the country. These policy changes have also gradually started changing the mindsets of people. People with disabilities are now accepted as sportspersons and fit people and that is a huge ice breaker as far as the mindset of the society is concerned. We still have a long way to go through... we are still fighting for budget allocations for a para-athlete to be the same as an able-bodied athlete etc. These are all certainly ripple effects of policy changes made at the top level.

What measures do you recommend the Government to take up to make everyday life better for paraplegics in India?

The answer is very simple. We need to have Universal Accessibility and Transportation for people with disabilities in the country. Whenever I say adoption of universal accessibility we denote its implications on pavements, parks, sporting facilities, libraries, any community place, market places, road sides, and transportation modes. The moment you give us universal accessibility automatically more of us will come out and be visible to the society at large. We will not be somebody who come out of the blue suddenly for a bit and go back to our caves. So Universal Accessibility is an imperative for us. When I talk about universal accessibility I also talk about implementing the accessibility quotient on IT & Software mechanisms.

You were a Rajiv Gandhi Khel Ratna Awardee last year.... What were your emotions surrounding the awards and how did life change after that?

I think life changed majorly after the 'Arjuna Award'. For me it was the first stepping stone, the major ice breaking that occurred in 2012 and the rest was just an addition to that ! The 'Rajiv Gandhi Khel Ratna' is one of the highest sporting honours of our country and it was of course special as this was a mainstream award and not a reserved category for para athletes. I was chosen out of the entire sporting fraternity for this award, so that speaks how inclusive the sporting fraternity has become nowadays.

What has been the role of your family in this extraordinary journey?

I have had an extremely supportive family from the outset. My dad has been particularly encouraging since childhood to keep going on. He passed onto me an extremely positive energy because he was tireless when it came to my continuous treatment for several years. He tirelessly took me for physiotherapy treatment even when I was paralyzed as a child and later as a grown up woman. I give a lot of credit to my dad for his unstinting support and courage. Once I took charge of my own body, my daughters came as my extensions to my limbs and arms. Probably, the brain used to be mine and they were the working hands. I gradually became a little more evolved and well versed with discovering the world around, post which a huge credit goes to my friends and most of all my daughters. They were a great spring board but having said that I had to take my own leap of faith and find my own solutions.





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Award winning architect **Abin Chaudhuri** speaks on why India is lagging behind in architectural designs compared to the overseas scene and what could be possible remedial measures.



IMI Kolkata is Abin Chaudhuri's pick for a public-service-building-done-right !

Spurt in architecture schools :

There has been a manifold increase in the sheer number of institutes churning out architects every year. There are numerous architectural schools pan-India producing roughly 25,000 architects annually ! I would think that there are not more than 10 good architectural schools in India, whilst the rest certainly do not have the wherewithal, faculty or infrastructure to holistically train students of architecture. The lack of good professors consequently produce average students. Furthermore, students are not being exposed to a practical hands-on approach in these schools which is one of the causal factors impeding the growth of these students.

Urban concentration :

It is observed that most architects want to work in the ambit of established metropolitan urban zones. Even though the future of

architecture lies in the stories of B and C towns and cities, yet there is no evident intent to look that way. It is pure economic considerations that pull architects towards the big cities, especially those who are freshly graduating. Lack of funds for designing also produce average projects. A lot of times, it has been observed that a huge compromise has had to be made in terms of quality, design-understanding and engineering. This is either due to paltry funds allocated towards the architectural aspect of the building or simply due to the utter lack of design education or aesthetics in the architect.

Sensitizing the Decision-makers :

I believe that bureaucrats and technocrats could do good by being introduced to a design course because it is they who take critical decisions about how public service building stock would look.

Focus on Public Service Buildings :

Internationally, most architectural practices have won stupendous fame and recognition in their construction and design of public Service Buildings. These buildings are in fact funded by Governments. Governments in these countries are regularly funding the design and architecture of huge parks, roads, hospitals, libraries which constitute public social infrastructure. Interestingly, these governments hire top architects for public utility buildings, and therefore the aesthetics of these collective public spaces are so stunningly attractive and appreciated by the public at large. These kind of ideation and spending should be inculcated onto our public spaces too by our Government.

Marketing good aesthetics :

For instance, if you go to Paris, you cannot miss the Louvre

Museum – but how many tourists and visitors drop by the Indian Museum in Kolkata ? Furthermore, there is a serious dearth in mentors and ideators in India – as a result of which the quality and design aesthetics of buildings suffer. It is also pertinent to mention that sometimes owing to paucity of funds, only the rudimentary concept is commissioned from experts abroad but the implementation is left to the whims of a local partner / collaborator who’s probably not in sync with the original masterplan. Hence the final product quality takes a beating. So, from ideation to the final product, a series of dilutions occur. In India, ideation and execution works on a 40-60 ratio time-wise, which becomes a major struggle point for architects.

Training is key :

Meanwhile, training of architects is an essential contributing factor for good quality design & construction to see the light of day.



Pompidou Centre Museum in Paris



A neighbourhood in Colombia's Salento exemplifying indigenous art ethos



New Town School designed by ABS

Like I said before, without adequate training, you cannot expect architects to construct impressive buildings or infrastructure in the country. Our education system has to be overhauled to curb the trend of poorly trained architects passing out so often from even reputed institutions. Till that time, we do not address this issue at the core, there will continue to remain a sharp chasm between global and Indian practices.

Making architecture immersive for all :

In the international arena, architects are made aware of the philosophy of the design from the very outset hence projects have a central design philosophy represented and as a consequence these buildings have a soul. Often the motif is local, well blended with the geography etc which is sadly missing in the case of India. For eg in Latin America or Bangladesh, you will find some hugely fascinating projects. Even in Dhaka, the average architecture is very impressive. Also, in Sri Lanka, a relatively small country, the overall architectural landscape is completely mesmerizing. In the case of Singapore, Malaysia, Bangkok and other south-east Asian countries, there is a lot of understanding of generic public design-aesthetics. People residing in these countries can differentiate between an average and a fantastic architectural design. In India the government has failed to showcase the correct picture of architecture buildings to the public. Meanwhile, Colombia, Peru, Brazil are poor countries but their architectural designs are superb. They have the right set of qualified people working on these projects. The public buildings there are so beautiful that they create a positive impact on the people's minds. In these countries, it is sound policy-making that has gone on to play a very important role in making public architecture an immersive experience. In India the government needs to devise a policy-shift when it comes to architectural practices and public buildings, otherwise we'll just continue to celebrate the wrong design practice thereby not being able to compete with global practices.

Public Service Building : As it should be ...

I can give an example of one of my projects at IMI Kolkata to be that of a public-service-building-done-right ! The bold statement of predominantly using colour glass in this building was a big

challenge, especially in Kolkata. This was probably the first time that a public service building achieved an international standards. This building inspired the architect community and sent out the message that "it can happen in Kolkata as well".



Abin draws inspiration from small and big things, from things that surround him and ideas from across the globe. He appreciates design in every field and hopes to grow with the collective growth of the world. He founded the Abin Design Studio in Kolkata, one of the most reputed architectural firms in India.





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Streets of Calcutta

A Photo-Story

Real Estate Digest invited 4 passionate photographers to share their worthy captures for this Edition. The photographs are from their photo project titled 'Streets of Calcutta'.

Kolkata is not just a city. It is indeed an emotion. From the nostalgic bye lanes of North Kolkata to the sprawling Maidans to the modernity of South Kolkata. The more you explore, Kolkata's wide- ranging canvas fascinates you even more. As acclaimed writer and director Pradeep Sarkar says "Calcutta is beautiful. Wherever you place a camera, you get a vision". In 2015 a few amateur lensmen initiated an interesting project called "Streets of Calcutta". The sole objective was to document unique moments of Kolkata through their lens. Here are a few incredible moments by the members of Streets of Calcutta to cherish the spirit of the City of Joy.



Soumya Shankar Ghosal is a Management Consultant by profession and an MBA by education. He has been documenting Kolkata for over a decade.

The temporary wall painting of Goddess Durga on the facade of Peerless Hotel, Esplanade is reflected onto the rear window of the iconic Kolkata yellow taxi. Co incidentally the taxi driver who happens to be a Muslim man by faith looks on creating a strong contrast of being divided by religion but united by the love and warmth Kolkata is known for.



Captured by : Soumya Shankar Ghosal



Captured by : Soumya Shankar Ghosal



This was photographed on the eve of Eid at Nakhoda Mosque. While the world was immersed in the festivities the old gentleman is entirely devoted to God offering his prayers.

Prithwiraj Sarker is an interior designer by profession and also a consultant for planetariums. Photography is his sincere passion and he loves to build on it everyday.



Captured by : Prithwiraj Sarker



Victoria Memorial, the stately spacious monument is an emotion which can hardly be expressed in words. From the very first day when I had visited this place holding my father's hand and till my last visit a few weeks back it has had the same impact on my visual mind which I now record with my camera. On one such evening I saw the sisters of Missionaries of Charity who had come for their evening stroll at the memorial. I photographed them when they appeared visually appealing in my mind.



Kolkata is a city that helps you live in its past still today. You may have arrived at the banks of the Ganga with the help of Google map but the Kolkata palette still presents to you its age old suspended vivid architecture of Howrah bridge and the hooded old style fishing boat. This was photographed as the fishermen arrived with their early morning catch.



Captured by : Prithwinaj Sarker



Like any old city Kolkata is a place where we find presence of many old cultures and traditions."Bohurupi" is one such tradition which is now practiced by only a handful of people in Kolkata. The Bohurupi-s are quick-change artists who physically metamorphose into many characters generally Hindu Gods and Goddesses.



Captured by : Nilanjan Pathak



On the banks of the Ganga, a "Pehlwan" is seen practising his skills picked up at the "Akhaara"



Captured by : Nilanjan Pathak



Nilanjan Pathak is an IT Professional specializing in computer maintenance business. Photography is his hobby and he pursues it very seriously. He mostly shoots the city of Kolkata on a regular basis.



Local daily passengers on the move. Here, people are seen crossing the Jetty over the River Ganga to reach the Ahiritola ferryghat. In the background, the iconic Howrah Bridge.

Captured by : Ayanava Sil



In Kumartuli, the lane of idol makers in North Kolkata, sprawling beside several ghats adjoining River Ganga, an artisan is seen breathing life into the idols of Maa Durga who will be invoked by lakhs of devotees a month later all over West Bengal. The master artisan is seen carving a beautiful idol out of clay at his workshop in Kumartuli. Durga Puj is West Bengal's biggest religio-socio-cultural event of the year.

Captured by : Ayanava Sil



Ayanava Sil is an MBA and currently works in the real estate sector. He is a Street and Documentary photographer with an objective of documenting everyday life. He manages 'Streets of Calcutta' the street photography archive of Kolkata.

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Kripalani from Karachi to Kantha in Kolkata

Shamlu Dudeja recounts her journey of revitalizing and re-inventing Kantha from a poor man's quilting stitch to one of the most revered styles of embellishment for textiles at home and overseas. And she also speaks about how Kantha has empowered women and made them financially independent.



My father was a mathematician and I grew up with Math as the first born child. When I was nine years old our family came as refugees from Karachi to Delhi. While growing up I was never allowed to enter the kitchen and help my mother with cooking. It was my younger sister who helped out with the cooking.

I studied mathematics, got married in Mumbai and came to Kolkata in 1962. I got a number of scholarships to the UK and the US. I went to both the countries for six months each for teaching Math. Here my objective was to teach Mathematics in such a way so that the children enjoyed and absorbed the subject.

Meanwhile, I taught how to teach Mathematics at the Loreto Teachers' Training College (TTC) for 12 years and then I had a seven-pound tumour in my abdomen. During this period, one day when my daughter Mallika was playing tennis at the Calcutta Club, I chanced upon a Shantiniketan mela being held across the road at the Calcutta Information Centre.

We went in for the exhibition and there were leather goods around. On one of the tables, there were cloth pieces displayed. This reminded me of my school days when our crafts teacher, Ms Lahiri, taught us to make three layered cotton pieces, with a common running stitch as a craft.

Suddenly it came to my mind as to whether these running stitch patterns could be done on my sarees. So I asked one of the girls

at the information desk if she could do the running stitch patterns on my sarees but she declined. The girls did the patterns on three layers of cotton and I requested them to do it on the layer of silk. However, they weren't ready for it.

After much argument, I requested them to come to my house and see what they could do. They finally decided to come on the same evening. I told them to make two paisleys, (jora kalka) all along the border and they agreed to do the same.

I also gave them a couple of printed sarees to do the patterns on. I paid the girls an advance and after about 20 days Mallika and I went to their village on the outskirts of Shantiniketan, to see the work they were doing. We were both horrified to see their living conditions – they were in one room, with the beds rolled up and there was no furniture. On the verandah outside, there was one charcoal fire with rice cooking on it.

When Mallika and I returned home, we thought if there was any way we could help them. So the initial step was to give them more sarees after they came back with the first lot.

This is exactly what I did. I gave them more sarees and told them to repeat the pattern they had earlier done. After a couple of months the girls returned with beautifully done work. Moreover, they were happy with the repeat work because they were also earning their living.

In 1987, I had breast cancer. Mallika decided not to go to Cambridge and she stayed back to study in Loreto College.

In College, Mallika found the girls were wearing Kurtas and Kurtis. So she decided to embroider her kurtas on the sleeves and on the back. Her friends appreciated the designs.

Mallika then started making patterns on fabrics and selling them to her friends in college. With time, I recovered from my illness and we started working together. Eventually, Mallika's Kantha Collection and Trading Pvt Ltd was formed.

While Mallika and I were working together, she got married and had her children. The work carried on and in 1993-94, I took the first exhibition to the UK. In the UK, R. Beeche, a friend's

With local artisans



friend came to Kolkata from London and stayed with us. We took the exhibition to her house in London across the Victoria and Albert Museum. The house had 17 ft high windows. And the sarees were hung there. The visitors at the exhibition really appreciated the designs. We also took the exhibition to the US, Japan, Hong Kong, Italy, Germany and several other countries.

Later, after Mallika's children grew up she returned to help me. In fact, currently, Mallika is trying to expand Kantha into western outfits for the younger generation.

Earlier, in 1985, while we were investing in fabric from what we were selling, we started thinking about corporate social responsibility. We started putting money aside for rural welfare. A decade later, the She Self Help Enterprise was registered. The

She Foundation is the outlet for corporate social responsibility. I received 21 awards for empowering women and for bringing Kantha back to circulation.

In fact, my best gift has been that so many women have been empowered. In return, I have been empowered. And I am glad that I have been a Kantha revivalist in so many countries. Its indeed been enriching and rewarding for me.

I would also like to mention that we have two outlets overseas- one in France, where 800-900 scarves are sold annually. The other outlet is in the US, called Santafe- where there is a folk art museum. Every year for the past 14 years, they invite NGOs from all over the world to showcase their folk art. We received a community impact from here.

House Proud



We shifted from our Lord Sinha House to our Alipore residence with limited furniture and artifacts. My husband who was in the tea industry, started his own company and was extremely fond of collecting rare artifacts. So gradually our collection of artifacts and furniture grew. A couple of tables that you see in the drawing room are made from tea plants. My additions are the Kantha wall hangings. The bar is a 100 years old. The hookah is antique. The wooden structure in the drawing room is a slice of a tree which we got from Assam. I am not a religious person, but we have a Buddha, a Ganesha and Christ at home.



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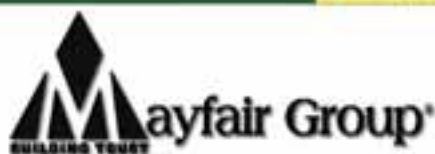
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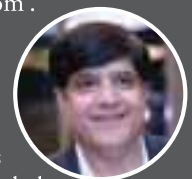
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Nandu Belani,
President, CREDAI Bengal

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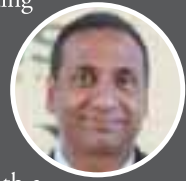
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"It is a matter of great pride that CREDAI Bengal now has a property portal to call its own. The portal 'CREDAI Bengal Homes' is already empowering the real estate industry further by lending members an opportunity to showcase under-construction and ready inventory to home-buyers. The dominance of digital selling is clear in front of us and this is the present and the future. Thus, we at CREDAI Bengal are building a repository of genuine housing stock, developed only by real estate builders who are members of CREDAI Bengal and this should be a real attractive proposition for the buyers. Our aim is to have each and every member of CREDAI Bengal be a part of this portal, because the USP of this selling platform is the sheer credibility and trust that the customer reposes with a developer who is affiliated to CREDAI Bengal. We want www.credaibengalhomes.com to be the cornerstone of the marketing and selling strategy of all our developers."



Pawan Agarwal,
Mentor, IT Committee, CREDAI Bengal

This website is a one stop destination for home buyers and offers a plethora of features and benefits for its consumers, including customised search query posting options, Loan and EMI calculator, an array of options of upcoming projects and properties from across Bengal by certified developers. The portal which went 'Live' from August 2019 is already gaining traction amongst those searching for houses through the digital space.

Credai online platform to list approved projects

TIMES NEWS NETWORK

Kolkata: The Bengal chapter of Confederation of Real Estate Developers Association of India (Credai) on Wednesday launched Credai Bengal Homes, an online real estate platform that showcases all properties and projects approved by Credai and WBHRA.

Speaking on the occasion, Credai-Bengal president Nandu Belani said, "The property portal, credaibengalhomes.com, is a dynamic website for property buying, which is exclusively meant for projects being developed

REALTY CLICK

by Credai-Bengal members. Around 200 projects are listed on the portal at present."

Pawan Agarwal, the convener of the digital media committee of Credai-Bengal, said the portal would offer members an opportunity to showcase under-construction and ready inventory to home buyers. "The dominance of digital selling is clear in front of us and this is the present and the future. Thus, we, at Credai-Bengal, are building a repository of genuine housing stock, developed only by real estate builders, who are members of Credai-Bengal and this should be a real attractive proposition for the buyers," he said.

প্রপার্টি পোর্টালে বিশ্বজুড়ে তথ্য জানাবে ক্রেডাই

বিশ্ব প্রতিদিন: কলকাতা, ২৪ ডিসেম্বর - বড়ি-বা সেনার আনুষ্ঠানিকভাবে ঘোষণা করা হয়েছে যে বাসার এখন পুষ্টি নিশ্চয়। শুধু এখানেই নয়, সারা দেশেই এমন সম্ভাব্য পরিচিতি রয়েছে। বিশেষ করে ক্রেডাইয়ের কাছেও এই কথা রয়েছে। এই সারা দেশে নিজেই অনেকেই এখন নিজস্ব একটি ডেভেলপমেন্ট প্রকল্পের জন্য বাসার (ক্রেডাই) পোর্টাল বিশেষ বড়ি-বা বাসার ছাড়া অন্য কোনো বিকল্পে আনুষ্ঠানিকভাবে ঘোষণা করা হয়েছে। ক্রেডাইয়ের কাছে এই পোর্টাল সম্পর্কে বিস্তারিত জানতে পারুন।

স্বাগতম সবারই নতুন জেনারেশন পোর্টাল, 'credaibengalhomes.com' নামে এই পোর্টালটি ইতিমধ্যেই অনলাইন হয়েছে। এখানে অন্যান্য বিক্রি হয়েছে, এছাড়াও পরিচয় প্রকল্পের মধ্যে পোর্টালটি বিশেষ সম্ভাব্য হতে পারে বলে ঘোষণা করা হয়েছে। সারা দেশে সারা দেশে ১০০টিরও বেশি সম্ভাব্য এই নতুন সম্ভাব্য বাসার পোর্টালটিতে তথ্য বিস্তারিত রয়েছে। এই পোর্টাল এখনই এমন একটি পোর্টাল হয়ে উঠবে। এছাড়াও এটি বিশেষ করে সবার জন্য বিশেষ করে এই উদ্দেশ্যেই পোর্টালটি চালু করা হয়েছে।

স্বাগতম সবারই নতুন জেনারেশন পোর্টাল, 'credaibengalhomes.com' নামে এই পোর্টালটি ইতিমধ্যেই অনলাইন হয়েছে। এখানে অন্যান্য বিক্রি হয়েছে, এছাড়াও পরিচয় প্রকল্পের মধ্যে পোর্টালটি বিশেষ সম্ভাব্য হতে পারে বলে ঘোষণা করা হয়েছে। সারা দেশে সারা দেশে ১০০টিরও বেশি সম্ভাব্য এই নতুন সম্ভাব্য বাসার পোর্টালটিতে তথ্য বিস্তারিত রয়েছে। এই পোর্টাল এখনই এমন একটি পোর্টাল হয়ে উঠবে। এছাড়াও এটি বিশেষ করে সবার জন্য বিশেষ করে এই উদ্দেশ্যেই পোর্টালটি চালু করা হয়েছে।

ক্রেডাই বঙ্গাল নে শুরু ক্রিয়া পোর্টাল

কলকাতা, ২৪ ডিসেম্বর - ক্রেডাই বঙ্গাল (CREDAI Bengal) আজ শুক্রবার (২৪ ডিসেম্বর) কলকাতায় একটি আনুষ্ঠানিকভাবে ঘোষণা করে ক্রেডাই বঙ্গাল (CREDAI Bengal) নামের একটি অনলাইন পোর্টাল চালু করেছে। এই পোর্টালটি ক্রেডাই বঙ্গাল (CREDAI Bengal) এর অন্যান্য পোর্টালগুলির মতোই একটি অনলাইন পোর্টাল হিসেবে চালু করা হয়েছে। এই পোর্টালটি ক্রেডাই বঙ্গাল (CREDAI Bengal) এর অন্যান্য পোর্টালগুলির মতোই একটি অনলাইন পোর্টাল হিসেবে চালু করা হয়েছে।

ক্রেডাই বঙ্গাল (CREDAI Bengal) এর অন্যান্য পোর্টালগুলির মতোই একটি অনলাইন পোর্টাল হিসেবে চালু করা হয়েছে। এই পোর্টালটি ক্রেডাই বঙ্গাল (CREDAI Bengal) এর অন্যান্য পোর্টালগুলির মতোই একটি অনলাইন পোর্টাল হিসেবে চালু করা হয়েছে।

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Developer's Name: Yaduka Group Project
 Project Name: Shree Krishna Ashrey
 Land area: 14,709 sq ft.
 Location: Kankurgachi, Kolkata
 Price Range: On Request
 Completion date: 2022 December
 Contact: 6291141549
 E-mail: sales@yadukagroup.com
 Website: <https://www.yadukarealty.com/>
 HIRA No: HIRA/P/KOL/2018/000110



Developer's Name: Fortune Realty
 Land area: 5.8 Acres of Free Hold Land
 Location: 168, Krishna Nagar Road, Barasat Kolkata 700 125
 Price Range: 2 BHK from Rs. 24 Lacs onwards
 2.5 and 3 BHK from Rs. 30 Lacs onwards
 Completion date: Phase I (Ready For Possession)
 Phase II (April 2021)
 Contact: 9830011551
 E-mail: fortuneheights@nkrealtors.com
 Website: www.fortunerealty.in



Developer's Name: Fortune Realty
 Land area: 8 Acres of Free Hold Land
 Location: 49/2 Jessore Road (East), Kazipara, Barasat, Kolkata 700 125
 Price Range: Duplex with Private Lawn
 Rs 35 Lacs onwards
 Completion date: Ready For Possession (No GST)
 Contact: 9748570000 / 9163281999
 E-mail: enquiry@fortunerealty.in
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Fortune
ESTATES

Developer's Name: Fortune Realty
 Land area: 32 Cottah
 Location: 27, Chetla Central Road (Near Alipore) Kolkata - 700 027
 Price Range: 2/3 BHK Rs. 1 Crores onwards
 4/5 BHK Rs. 3.5 Crores onwards
 Completion date: Ready For Possession (No GST)
 Contact: 9163281999
 E-mail: debashish@fortunerealty.in
 Website: www.fortunerealty.in



Developer's Name: Ankur Group
 Land area: 844 Sq.Mtr.
 Location: 24, Deodar Street, Near Garcha, Ballygunge, Kolkata - 700 019
 Size: 4BHK with Servant Room
 G+11 Floor - 11 Apartment
 Price Range: On Request
 Completion date: December - 2021
 Contact: 033 2242 8885/86
 E-mail: ankurkol@hotmail.com
 WBHIRA No: HIRA/P/KOL/2019/000520



Developer's Name : Primarc Group, Srijan and Riya Group
 Land Area : 16 acres
 Location : 132, Ghoshal Para Road, Southern Bypass
 Price Range : 37 lakh – 60 lakh
 Completion Date : Phase 2 - April 2021
 Phase 3 - April 2022
 Phase 4 - May 2023
 Contact : 9883055000
 E-mail : customercare@primarc.in
 Website : southwinds.primarc.in

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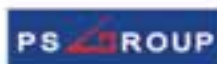
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the SOUL

Developer's Name : PS Group & Primarc Group
 Land Area : 6.89 Acres
 Location : Rajarhat, Near Shukhobristi, Action Area -3
 Price Range : 50 lakh- 90 lakh
 Completion Date : Phase 1 - January 2023
 Phase 2 - December 2024
 Contact : 9883055000
 E-mail : customercare@primarc.in
 Website : thesoulrajarhat.com

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