ESTD. : 1947

THE GUJARAT INSTITUTE OF CIVIL ENGINEERS & ARCHITECTS

GICEA NEWS

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PRESIDENT'S MESSAGE

THE GUJARAT INSTITUTE OF CIVIL ENGINEERS & ARCHITECTS
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FROM THE DESK OF PRESIDENT

Dear Members,

Welcome to the 62nd glorious year of The Gujarat Institute of Civil Engineers & Architects.

At the outset I wish to thank you all for electing me as the President of our prestigious institute in the year 2009-2010. I consider this as greatest honour of my life. I know that I will have to make great efforts to reach the heights achieved by my illustrious predecessors. However, I am confident that with blessings of my seniors and my hard working team and support of members I will be able to fulfill your expectations.

During past few months we have already organised various technical and cultural programmes which has received tremendous response from the members.

We have already made arrangements with professional organizations to organise exhibition Nirman 2009 and publishing of new members' directory. Our Practicing Professional Committee is doing excellent job by taking up concerned issues with authorities seeking information through Right to Information, Interacting with AUDA about GDCR, and also Development Plans (DP), Building Bylaws etc.

I assure you that myself and my team will strive very hard to heighten the image of our institute as the premier institute of Gujarat during my tenure.

On behalf of my entire team I appeal to you to extend your active support, guidance and blessing to achieve our goals and I am sure that I will receive it generously from you.

On behalf of entire Managing Committee I wish you all "Happy Diwali & Prosperous New Year"

Regards,

Prashant Shah
President

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Courtesy: Indian Institute of Real Estate, Pune

THE UNION BUDGET 2009-10

Excerpts from the Finance Minister's Speech, & Implications for the Real Estate Sector

Prof.Dr.P.S.N.Rao

The Union Finance Minister Hon'ble Shri Pranab Mukherjee presented the Union Budget on the 6th of July 2009. He stated that the UPA Government has come back to power with a renewed mandate. He quoted Prime Minister, Dr. Manmohan Singh, **"It is a mandate for continuity, stability and prosperity. It is a mandate for inclusive growth and equitable development."** He said that **"it is a mandate that we accept with humility and a firm resolve to do all that we can for the welfare of this nation".** He added, "I am deeply conscious of the faith reposed by the people in our government and the responsibilities that come with it. I am sensitive to the great challenge of rising expectations of a young India. It reflects a population that is restless, yet engaged and is ready to seize the opportunities that it is presented with. There are new and powerful reasons for us to create, facilitate and sustain those opportunities".

(a) Sustain a growth rate of at least 9 per cent per annum over an extended period of time

(b) Strengthen the mechanisms for inclusive growth for creating about 12 million new work opportunities per year

(c) Reduce the proportion of people living below poverty line to less than half from current levels by 2014

(d) Ensure that Indian agriculture continues to grow at an annual rate of 4 per cent;

(e) Increase the investment in infrastructure to more than 9 per cent of GDP by 2014

(f) Support Indian industry to meet the challenge of global competition and sustain the growth momentum in exports

(g) Strengthen and improve the economic regulatory framework in the country;

(h) Expand the range and reach of social safety nets by providing direct assistance to vulnerable sections

(i) Strengthen the delivery mechanism for primary health care facilities with a view to improve the preventive and curative health care in the country

(j) Create a competitive, progressive and well regulated education system of global standards that meets the aspiration of all segments of the society, and

(k) Move towards providing energy security by pursuing an Integrated Energy Policy.

The Government recognizes the challenges that this task entails, particularly at a time when the world is still struggling with an unprecedented financial crisis and an economic slowdown that has also affected India. While we are determined to convert our words into deeds, Members would appreciate that a single Budget Speech cannot solve all our problems, nor is the Union Budget the only instrument to do so. Yet, it is an important means to share the vision of the Government, particularly as we begin a new term. I propose to do just that for the next hour or so, as I dwell on the challenges and outline the approach of the government in the short term and medium term perspectives.

The **first challenge** is to lead the economy back to the high GDP growth rate of 9 per cent per annum at the earliest. Growth of income is important in itself, but it is as important for the resources that it brings in. These resources provide us with the means to bridge the critical gaps that remain in our development efforts, particularly with regard to the welfare of the vulnerable segments of our population.

The **second challenge** is to deepen and broaden the agenda for inclusive development; and to ensure that no individual, community or region is denied the opportunity to participate in and benefit from the development process.

The **third challenge** is to re-energize government and improve delivery mechanisms. Our institutions must provide high quality public services, security and the rule of law to all citizens with transparency and accountability.

While this year's budget did not specifically make any mention of either the housing or the real estate sector, there is some reference to infrastructure development which impacts on the way the housing and real estate sector is going to develop.

To stimulate public investment in infrastructure, the Government had set up the **India Infrastructure Finance Company Limited (IIFCL)** as a special purpose vehicle for providing long term financial assistance to infrastructure projects. 'Takeout financing' is an accepted international practice of releasing long term funds for financing infrastructure projects. It can be used to effectively address the asset liability mismatch of commercial banks arising out of financing infrastructure projects and also to free up capital for financing new projects. IIFCL would, in consultation with banks, evolve a 'takeout financing' scheme which could facilitate incremental lending to the infrastructure sector.

Government has had some success in attracting private investment in a wide range of infrastructure sectors such as telecommunications, power generation, airports, ports, roads and even in railways through public private partnerships (PPP). To ensure that infrastructure projects do not face financing difficulties arising from the current downturn, it was indicated in the Interim Budget Speech that the Government has decided that IIFCL will refinance 60 per cent of commercial bank loans for PPP projects in critical sectors over the next fifteen to eighteen months. The IIFCL and Banks are now in a position to support projects involving a total investment of Rs.100 thousand crore in infrastructure. Combined with the steps we are taking to increase public investment in infrastructure, this will provide a big boost to such investment.

Courtesy: Indian Institute of Real Estate, Pune

THE UNION BUDGET 2009-10

The Finance Minister believes. "The investment in infrastructure for the growth of economy is critical. I have urged my colleagues in the Central and State Governments to remove policy, regulatory and institutional bottlenecks for speedy implementation of infrastructure projects. I, on my part, will ensure that sufficient funds are made available for this sector".

The allocation during the current year to National Highways Authority of India (NHAI) for the National Highways Development Programme (NHDP) is being stepped up by 23 per cent over the 2008-09 (BE). The allocation for the Railways has also been increased from **Rs.10,800 crore made in the Interim Budget for 2009-10 to Rs.15,800 crore.**

The Jawaharlal Nehru National Urban Renewal Mission (JNNURM) has been an important instrument for refocusing the attention of the State governments on the importance of urban infrastructure. In recognition of the role of JNNURM, the allocation for this scheme is being stepped up by 87 per cent to Rs.12,887 crore in the current budget. To improve the lot of the urban poor, it is proposed to enhance the allocation for housing and provision of basic amenities to urban poor to Rs.3,973 crore in the current year's budget. This includes the provision for Rajiv Awas Yojana (RAY), a new scheme announced in the address of the President of India. This scheme, the parameters of which are being worked out, is intended to make the country slum free in the five year period.

The Accelerated Power Development and Reform Programme (APDRP) is an important scheme for reducing the gap between power demand and supply. It is proposed to increase the allocation for this scheme to Rs.2,080 crore, **a steep increase of 160 per cent above the allocation in the BE of 2008-09**.

The proposal that IIFCL will be given more flexibility and has been authorized to raise Rs 100,000 crore in for the development of the infrastructure sector can indirectly benefit the real estate industry since quite a few infrastructure projects have a real estate component. Therefore, boosting infrastructure projects gives an impetus to the real estate sector too. The clearing of regulatory bottlenecks for infrastructure projects will help bring forward many pending projects, thereby boosting the construction sector. Further, allocation for the NHAI has been increased and this will mean improved and accelerated connectivity, raising the value of existing real estate along these routes and also opening up new land parcels for development.

Allocation for JNNURM has been substantially increased and this can held in improving road and rail connectivity in urban areas, thereby leading to a boost in mass housing schemes on the fringes of the metros. To what extent this will actually happen is yet to be seen. On the same lines, increased allocations for Rural Electrification Scheme, the Rural Housing Fund and Rural Road scheme may serve to improve the real estate markets in far-flung areas and may also help to reduce inward migration from the villages by providing industrial growth in the hinterlands. This may herald the beginning of organized real estate in the semi-urban and rural areas. Again, these are all long term, rather than short term, perceived benefits of this budget.

In a specific context, the increase of funding for the Commonwealth Games could vastly enhance development potential in the Delhi NCR region and have direct positive implications for the hospitality industry in this sector.

Manufacturers of prefabricated concrete slabs will now have a tax relief and goods made at construction sites now have their exemption reinstated. This is good for developers of lower income housing segment, who depend largely on low cost construction. This could give the much-needed impetus to prefabricated housing.

The increase in Income tax exemption limits is not sufficient to make a significant difference in buyers' purchasing power, but may serve as a feel-good factor.

The budget has been silent on the tax implications of software parks vis-à-vis the special economic zones and thereby, the real estate developers are left rather high and dry on this account.

The budget has been silent on the tax implications of software parks vis-à-vis the special economic zones and thereby, the real estate developers are left rather high and dry on this account.

On the social housing sector, the new Rajiv Awaas Yojna may enhance the prospects of urban slum dwellers of getting better quality housing. This scheme under **JNNURM** is intended to promote support and property rights to people living in slum areas. However, the extent to which the benefits actually reach the target groups, as in all other government schemes, is a matter to be closely watched.

The Budget did not mention FDI into the real estate sector or **REITs** and **REMFs**. There has also been no light on increasing tax exemptions on housing loans, principal repayment and interest. No mention was made on the undoing of service tax on rentals, which were introduced, in the previous budget. This is not going to improve the status in terms of commercial and retail leasing. There is a lack of measures in terms of end user facilitation, boosting of purchasers and the growth of affordable housing.

Looking at the above proposals as well as the lack of any clear directed proposals in the personal taxation rates, but for a very small benefit to individual direct tax payers, it is clear that the government has focused more on the overall infrastructure sector improvement. It has not touched individuals and improving their ability to invest in housing finance and real estate projects. It has also not provided for any incentives for the real estate developers or the housing finance companies to create affordable housing for the masses. Therefore, in this kind of a scenario, the possibility of the real estate sector seeing good times in the near future appears to be delayed. The Government has really lost a very good opportunity of using housing and real estate as the fuel to ignite the economy and roll it back full steam.

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BUILDING THE FUTURE

The architecture of von Gerken, Marg and Partners

We are passing through one of the most technologically advance era. We haven't built so much in such a short period in any other civilization of the world before. And the future of building industry seems to have even bigger promises for us to fulfill.

"Building the Future" book gives the glimpses of building projects of present times that will inspire the future. It takes us through the projects created by Gerkan, Marg and Partners (GMP) founded by Meinhard von Gerkan and Volkvin Marg in 1965.

In this publication, 30 architectural designs of the firm GMP are documented. With 400 pictures and plans, the book is a visual delight. The firm has achieved critical acclaim in the architectural world during last 40 years. The book is a journey into different building types executed in different parts of the world. Be it traffic infrastructure, cultural, sports or academic research facilities, meeting places or commercial complexes, it is very inspiring to understand GMP's visionary design approach & philosophy.

Architects, engineers, urban planners, students as well as interested individuals will find this publication interesting & inspiring.

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Hirak Shah
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THE VALUES IN A VALID VALUATION

Most people seeking construction project finance are aware that the Valuation Report of a project and property forms the mainframe of project viability. While it is prudent to hand over the task of creating a valuation report to a professional, it is definitely negligent to stay blind about what is being done to that report. Delegation does not assure performance and after all the Valuer is not the person who needs that loan or finance, or would be hurt in the belly if the proposal gets rejected.. This article deals thoroughly with the pros and cons of valuation of property for seekers of construction finance who are themselves not professional valuers, but need to supervise valuation reports. The author is a degree holding civil engineer with experience in construction finance processing for leading banks...

Basic understanding of a valuation report is very handy tool while making purchase of property or availing a construction finance loan. A comprehensive valuation report should not only provide the estimated value of the property but also warn about any legal or technical complication associated with property. Unfortunately there is no single fixed formula to derive the value of a property and principles applied are, to a large extent, contextual. For example, the principles of valuation in a case for government acquisition of land will be different from the principles of valuation applied in case of compensation against insurance or similar claims for the same property. Here, we deal with the common approaches taken for assessing a property for mortgage for the same are used in valuing a property for construction finance.

An accurate and fair real estate property valuation not only allows obtaining construction finance, but it also helps the borrower to form clear project strategy, curtail the risk of default and assure profitable return on investments. Property valuation is a specialized job and it takes lots of skills, knowledge and diligence to derive the precise value of any real estate property; however the principles applied are general enough for any layman to follow.

The Values in a Valid Valuation

Definition of Valuation

In a very simple language, property valuation is a process of estimating and determining the value of the real estate property.

Property valuation is a serious affair

Property and land rates are changing almost everyday. Being a capital intensive industry, a minute error in a valuation report can result in a loss of millions. A person valuing the property must be well aware of the real estate market of the location where the property under consideration is located and thoroughly knowledgeable of all aspects of construction. Banks and other financial institutions generally prefer government approved valuers for doing the job. Banks also hire experienced engineers who know the local market and have high professional ethics. Private Banks like ICICI and Kotak have an in-house team of qualified civil engineers to conduct day to day property valuations. Organizations hire civil engineers and train them to do the specialized job of property valuations. This gives financiers better control over the process and lesser Turn around Time. So, when you are submitting a project proposal in today's world, be sure the financier would not only have its own valuation done on the project, but it would be done by properly skilled people.

Key Factors that affects the value of the property and about which the information should be as accurate as possible

a) Location of the Property:

Location of the property is extremely important. A flat or Bungalow located near city center will fetch far more value than same quality flat or bungalow in an Industrial area. The distance of the property from mass transit routes like highways, bus terminuses, or railway stations is a contributing factor to the value of the property.

b) Development of surrounding area:

A lot depends on the development of the surrounding area or neighborhood of the property. People hesitate to pay for exclusive bungalows or flats surrounded by slums. Posh green surroundings with proximity to appropriate water supply, drainage and electricity and proximity to schools, offices and public transport services is preferred one. Neighborhood development and convenient access of amenities have a high effect on actual valuation of a property and its salability.

c) Approach and society road:

Property should be easily accessible and approach road and internal society road should be smooth and comfortable. Difficulty in accessing the property has a negative impact on valuation and salability, while ease of access enhances the value.

Ease of approach also includes, in multistoried buildings, facilities like elevators and their number.

d) Construction quality and extra amenities of the Property:

This refers to the quality of the construction. Plaster spilling off from the walls, reinforcement bars segregating from the concrete, faded exterior and interior paint is some of the visible signs of poor quality construction. Extra amenities like garden, swimming pool or gymnasium will fetch better value for a property or a project.

Specifications of finishing materials including tiles, bathroom and kitchen finishing, marble or stone finishing of floors etc. directly influence the value of a property and are factors taken into consideration during valuation.

e) Frontage and floor level of the property:

This is more relevant in commercial properties. Larger frontage will provide greater visibility to the customer and clients. Properties located at ground floor and with large frontage will fetch more value than property on the first floor with lesser frontage in the same complex. Hence different portions of the same project property will have different applicable rates.

However, even in residential properties, the level of the floor in which the property is situated has a bearing on its price and valuation.

f) Growth of the Area or City:

This is a very crucial factor. Cities with lots of infrastructure projects like Metro rail, Highways, power plants, Airports going on, have higher property rates and price escalation rates of property.

The above listed are foremost factors which affect the valuation of any property. There are many more other factors which may or may not have an impact on the value of the like Vastu Shastra, reputation of the builder in local market, demography etc.

Methods in Use

The common methods in use for property valuations are

1. Summation or cost Method
2. Income approach Method
3. Residual Method
4. Comparison Method

Every property is different from the other property and there are several methods available to derive the value of real estate property but the method which has been adopted largely by the banks and valuation agencies is the Comparison method for real estate property valuations.

Summation or Cost method:

At the time of inspection the data collected should include measurement of the area of the building, quality of construction (Type of flooring, paint, etc.), storey height and other amenities provided. Once this data is available cost of the building structure can be calculated. Land value can derived from the market place depending mainly upon the size and location of the land. Final value of the property can be derived by adding land value and building vale.

Income approach method:

This method used for mainly for the valuation of commercial properties. This approach estimates the income flow that would be generated at the maximum and best use of a property. The income is then capitalized into an estimate of value. The value of the property is hence directly related to income generation capacity of the property.

The Values in a Valid Valuation

Residual Method:

This method is used when a property has prospects for development or redevelopment. Property valuation of the project under development is made relative to its presumed market value upon completion and end of project period.

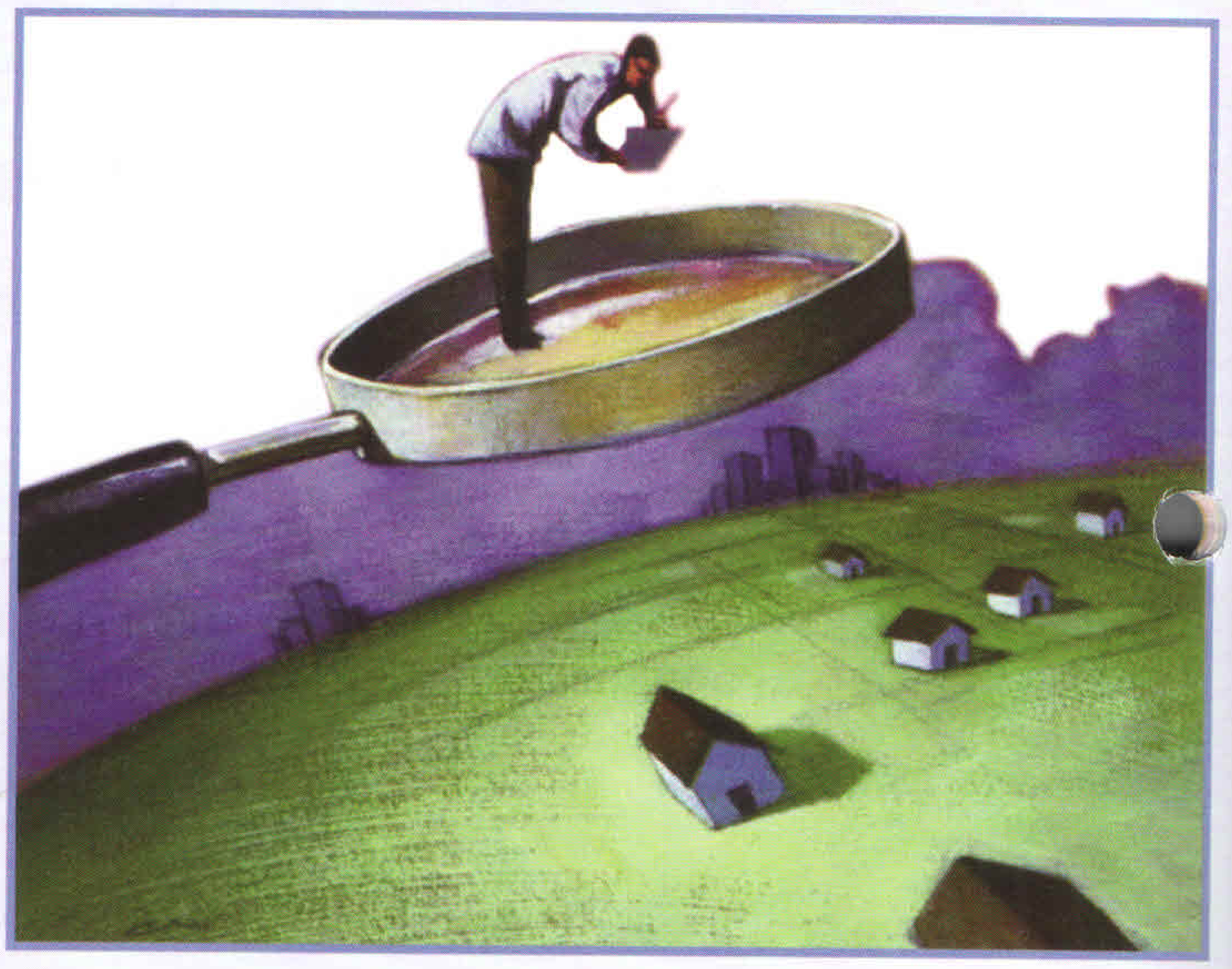
For example, when five years is the time period for completion of a project, the finance available in stages for a property would be proportionate to the value the property is expected to fetch after five years from the date of valuation taking into consideration all factors like inflation, population and economic growth of surrounding area, and completion of other developmental projects in the locality which can add or subtract value to the project.

Comparison method:

The Comparison method is the most popular method contemporarily used by current valuation service providers. The principle of the comparison method is 'Comparing an apple to apple'. The value of rate per unit area, at which similar properties in the same locality were actually sold or are expected to be sold by the time of completion of the project, is multiplied by the actual area of the property under consideration. Certain changes to the value of the property which have to be made depending upon the positives and negatives of the property under consideration should be decided by an engineer visiting the property. The problem with this method is sometimes value of two identical adjacent properties can differ drastically.

Common sources of data:

Valuation is done upon information received, and besides in-house calculations and assumptions, the following external sources of information are accessed for gathering data pertaining to valuation of a property



1) Government Registry Office:

Every property transaction must be registered in a government registry office. This data bank can be accessed and it contains data like property name, date and time of registration and declared consideration value of property transfer. This data provides a basic and irrefutable reference to the valuer for identifying the minimum rate at which properties are being sold in the neighborhood area where the property under consideration is located.

2) Brokers and Real estate agents' Feedback:

Brokers and real estate agents are the people who are involved in day to day transactions of properties. Their own database can provide a valuer with vital information concerning the ground reality. However, this is not an approved or irrefutable source and brokers are not always willing to share the information. However, a good relationship with local property brokers and real estate agents is very handy tool for real assessment of a property.

3) Real Estate Property Web sites:

Real estate property web sites launched in recent times have gained popularity amongst property buyers and sellers. These web sites contain extensive data base of properties and their rates per unit.

4) Government Circle rates:

Every year government authorities release the property rates for calculation of property tax. This data is very easily available. However, circle rates can only be used as very rough rate estimation because most of the times circle rates are significantly lower than the actual current market rates.

Value addition to Valuation

Valuation of any property is not only restricted to just valuing the property. Banks demand lots of due-diligence from the engineer who is visiting the property. Apart from providing the accurate value of the property, the engineer is also required to carry due diligence of technical and legal aspect of the property and must be made satisfied in this respect.

Clearing the doubts of the financier through a valuation report

1) Authenticity of Plans and Permission:

The authenticity of the plans and permission issued for the construction of the property needs to be shown in a valuation report. Approved plans and permissions for any particular project have to be obtained from government designated local authorities. Clear and proper references should be made in the valuation report on the authenticity of plans, and copies of certified documents including plans and title deeds and agreements should always be appended to valuation reports to avoid complications or doubts.

2) Additional floor

Addition of an extra floor than the approved no of floors is extremely dangerous as this might be demolished by government bodies, and is not something that should ever find place in or be indicated in a valuation report or a project proposal.

) Change of use:

Reserve Bank of India has made its policy more stringent in its last directive regarding change of use violation. For an instance, any property passed as residential use must be used for residential purpose, and if it is found being used as commercial or any other usage other than residential, the property can be sealed. Hence, any possible or probable change of use should never be proposed or indicated in a valuation report or project proposal.

4) Construction on government road or society road:

Any construction on government land without prior approval or special permission is illegal, and illegal constructions have no place in a valuation report or project proposal for construction finance.

5) Construction out side approved plan's plot area:

Building or any part of the building constructed beyond the approved plot is illegal unless legal complications are removed and clear claim to title is established, and as such cannot find any reflection in a valuation report or a project proposal. For example, positive negotiations may be on with the owners of a plot adjacent to the project for expanding the project area, but unless such negotiations are fully concluded in a legally acceptable manner and upon passing of consideration, the expansion cannot find place in a valuation report or project proposal.

F5 Tech Zone –
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REVIT vs AUTOCAD

Can REVIT really replace AutoCAD??

Let's go back to 1989.
90% of architectural and engineering firms in India used drafting boards for drafting and only 10% used CAD applications.

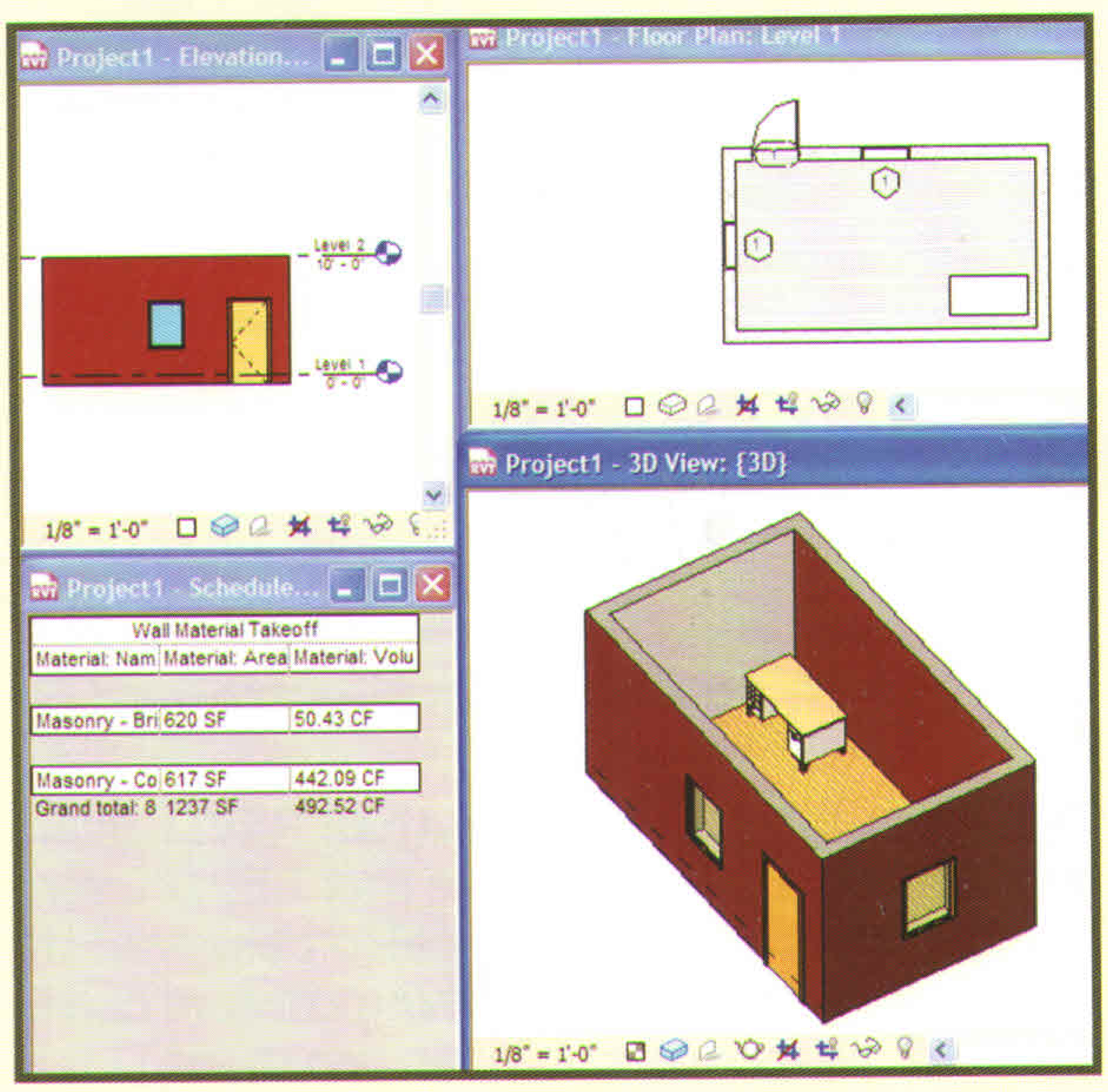
Today in 2009,
90% of architectural and engineering firms in India use CAD applications (like AutoCAD) and only 10% use BIM based applications (like REVIT).

Does that mean, REVIT has the ability to replace AUTOCAD?
Many say "YES", many say "NO".
Let's ask these **10 questions** before we form our own conclusions

1. What is so special about REVIT that AutoCAD can't manage?

"BIM" is the answer.
"BIM" – Building Information Modeling – A technology that integrates a 3D model of a building with all its information that may be documented.

Let's take a small example.
Unlike AutoCAD, Revit uses 3d components like walls, windows, doors, etc to build a model. Thus, it understands the component's geometry from all views. A wall in REVIT, created in plan view, will automatically be generated in all other views like Elevation, Section & 3D view. This wall understands the "information" like its height, its material, its structural usage, its fire rating and also its connection with the roof. This helps the software to automatically generate non-graphical views like material quantities and schedules.



BIM software thinks the way you think of the design and this is what makes it different from CAD application, giving you more time to design than draft.

2. Is it necessary to have CAD experience to use REVIT?

NO, it is not necessary to have CAD experience to learn REVIT.
REVIT is specifically designed as a tool for thinking intuitively about buildings and their behavior. As a result, the software is easier to understand and learn than other drafting software.

But any previous knowledge of CAD or drafting will surely help in gaining confidence over REVIT.

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REVIT vs AUTOCAD Can REVIT really replace AutoCAD??

3. Why should I spend my time, money & energy in transforming from CAD to BIM, when CAD can do all the work that I need in the office?

Of course, CAD too is a powerful technology which is why it has been used worldwide so intensively. But if going one step forward can double the productivity in your office with less overhead and infrastructure cost, than it surely needs a second thought.

It is true that most firms assume that if they implement a BIM solution, they'll experience productivity losses during the transition period. Indeed, a Revit implementation web survey conducted by Autodesk cited an average productivity loss of 25-50% during the initial training period on Revit.

But the reality is that these initial productivity losses get quickly wiped away by productivity gains. For Example: Following is the table, comparing productivity between CAD tools and BIM tools during different stages of the design process.

Task	CAD (hours)	BIM (hours)	Hours saved	Time savings
Schematic design	190	90	100	53%
Design development	436	220	216	50%
Construction documents	1023	815	208	20%
Checking & coordination	175	16	159	91%
Totals:	1,824	1,141	683	

The above findings are based on experiment carried out by Lott+Barber architects from Georgia who compared the time spent on different stages of the design process for two projects of similar size and scope.

4. Is it true that, REVIT is more useful for projects of large size only?

No, it is a myth. From small individual residence to large township, REVIT is useful for all types of projects.

5. Is it easy to find & employ trained Revit users?

There are more CAD users than REVIT users in the industry currently. And thus, it is difficult to find a well-trained REVIT user. It is true that REVIT users have higher expectations of remuneration in comparison to CAD users. Simultaneously, it is also observed that the output of one Revit user is equivalent to approx. 2-3 CAD users. Well established training centers can be of assistance in finding right candidates for your office.

6. How much return on Investment shall we expect while purchasing BIM software?

Productivity gain and loss are the most sensitive variables while calculating return on investment for any software purchase. Slight changes in those figures can produce dramatic changes.

In Autodesk's recent online survey, over half of the respondents experienced productivity gains of over 50% using Revit building information modeling software. This leads them to achieve a healthy 60% return on investment at the first year.

A more detailed ROI on the adoption of REVIT could include profit gains from increased repeat business due to improved project quality, increased billing and more confident client presentations.

7. How do I communicate with my associates who do not use Revit? Do I still need CAD applications in my office?

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REVIT drawings can be exported as DWG format which is used by CAD applications. Within no time, you convert your REVIT project into DWG drawings to send it to your consultants. Similarly, DWG drawings can also be imported into REVIT as references.

Your office can completely transform into REVIT without using AutoCAd. But if you need to communicate with other associates through CAD, then it is advisable to have at least one CAD application installed in the office.

8. Can we create good quality rendered 3D images and walkthrough in REVIT? Do we need to depend on other rendering software for the same ?

Yes, it is possible to create high quality rendered images and walkthrough in REVIT. Revit is very useful visualization software. Although, for creating animated walkthroughs REVIT model can be exported to 3ds Max or similar rendering software for further development.

9. How does REVIT manage requirements of Architectural, Structural & MEP (Mechanical, Electrical and Plumbing) Service drawings?

REVIT is a complete solution to building needs. And thus, it is divided into three parts. REVIT ARCHITECTURE, REVIT STRUCTURES, REVIT MEP. Each software is customized to manage the industry's needs. They are also interconnected so that a well coordinated design can be developed efficiently.

10. What are the disadvantages of REVIT?

Unlike AutoCAD, REVIT uses 3d components in its building model. Thus, it may take a firm some time to develop their content library. But dedicated time and efforts from the IT team can overcome this issue.

SUMMARY

This is the age where we need to give quality, economy and speed - al together. REVIT is the technology of tomorrow. Sooner or Later the equations will change and we will have more professionals and firms working with REVIT than CAD. Let's pace up and be more productive with our IT investments.

For more information and queries, please contact
F5 Tech Zone - Autodesk Authorized Training Centre at f5techzone.atc@gmail.com

MORTGAGE TYPES

Strangely enough, the word "mortgage" comes from the French word "mort," which means "dead," and "gage," from Old English which means "pledge".

According to Sir Edward Coke (who lived from 1552 to 1634), the term came from the doubtfulness of whether or not the mortgagor would pay the debt! In those days, if the mortgagor did not, then the land pledged as security for the debt was taken away. The land was considered 'dead' to the mortgagor.

Nowadays, the term mortgage is commonly used to refer to a loan for the purpose of purchasing a property. We don't associate anyone's death with it!

Home mortgages are the most common type of mortgage. Very few of us will be in the unique position of paying cash for our home.

Mortgage types and interest rates have more variety than doughnuts. This is the challenging part of shopping for a mortgage.

MORTGAGE TYPES

Low interest rate mortgage:

A low interest rate mortgage is the fondest desire of every potential home buyer.

How do you get a low interest rate mortgage? Well, while you can try to negotiate yourself with a commercial lender, you might also want to think about a mortgage broker.

A mortgage broker will do some of the footwork on your behalf. A mortgage broker may know about smaller lending institutions which are offering a much more competitive interest rate than a big bank or finance company. Once a mortgage broker identifies some good low interest rate mortgage opportunities it's up to you to be sure that the mortgage, and its options, match your needs.

Also, don't just take the broker's word for it that a company is a good. Check!
You have to remember that the mortgage broker will be getting a commission if you take your mortgage with the company they recommend. Since they get a commission they are not completely 'unbiased'. So, check before you say yes.

In the end, even if you use a broker, do some research yourself. You'll be more confident when you do sign on the dotted line. More importantly, you might even find a better low interest rate mortgage deal than the one you're being offered.

Adjustable rate mortgage

Adjustable rate mortgages do what you'd expect - the rate 'adjusts'.

It works like this: With a fixed rate mortgage your monthly payments will be the same over the life of the mortgage. You'll always know what you'll have to pay. In contrast with an adjustable rate mortgage (sometimes called an ARM) your payments will change over time.

The mortgage payment will be 'adjusted' when the interest rate is adjusted. You can expect the interest rate to be adjusted at regular intervals.

Usually, you start with a period of a year at a fixed rate. This rate is often quite low, as an incentive to get an adjustable rate mortgage. Then, after the initial fixed period the interest rate is usually adjusted yearly to reflect the current rates. If the rates go down so do your mortgage payments. But if the rates go up, your payments will go up.

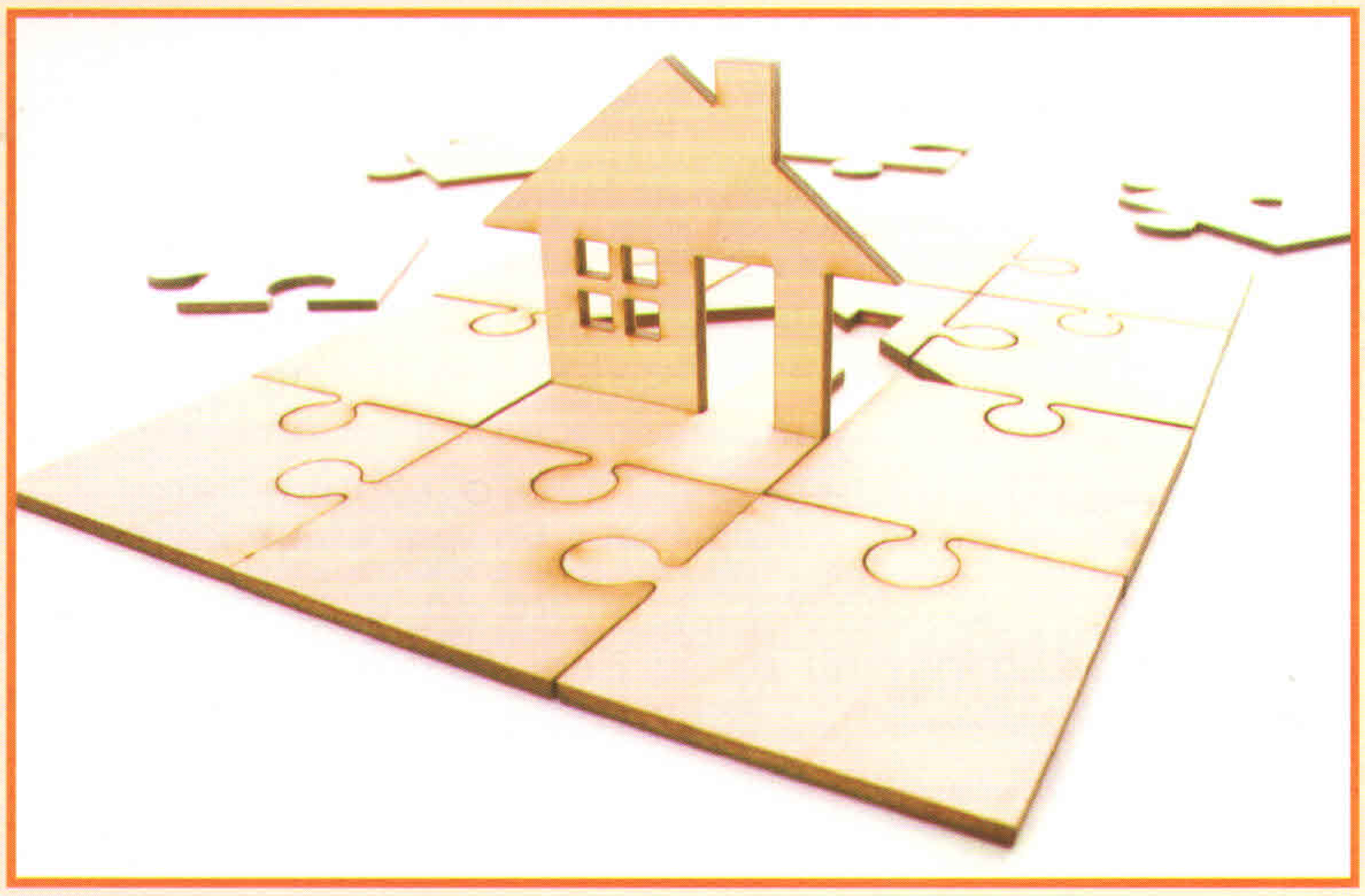
In general, if you are interested in an adjustable rate mortgage take a relatively short fixed term - 3 years is likely the best; depending on the interest rate you are offered for the fixed term.

The benefit of ARMs is you have periods of fixed interest and then opportunities to take advantage of current interest rates. If rates go down, you benefit.

The problem is that you may find your rate adjusting during periods of rising interest and this can mean higher payments and more money out of your pocket. But these do give you some of the benefits of variable rate mortgages with more stability for those who want to mitigate the risk of a variable rate mortgage.

However, as with all good deals check the fine print. Sometimes, an adjustable rate mortgage can cost you more in the long run, especially after the initial incentive interest rate is replaced by an adjusted rate. Know what you are getting into.

Interest only mortgage



An "interest-only" mortgage is like a line of credit. You can pay only the interest on the mortgage. This can greatly reduce your payments in time of financial stress. However, it also means that the debt will never be paid off.

The only reason to use an interest-only mortgage is either to relieve short-term financial stress or when you have an investment property that is building equity because the market price is going up. It may also make sense if you can completely write off your mortgage interest a part of a business venture.If it will reduce your taxes it can be a good deal. Otherwise, most of us should stay away from this kind of mortgage. Before taking an interest-only mortgage, speak with a financial advisor and see if there are sound financial reasons for you to do this.

Assumable mortgage

You've put in an offer on a house. The real estate agent says that the seller of the property has a mortgage on the property that is 'assumable' and it's at a great interest rate. What do you do?

Assumable mortgages are mortgages that can be passed from one owner to another. It can be an advantage to assume a mortgage if the interest rate is very good compared to negotiating a brand new mortgage.

Keep in mind that you cannot assume a mortgage unless you have a big enough down payment to cover the difference between the value of the house and the amount of the mortgage. Otherwise, you are in the situation of negotiating a second mortgage - which you should generally avoid. Second mortgages are often at much higher interest rates and any savings you get from assuming the first mortgage could be lost.

Also remember that when you assume a mortgage you assume it 'as is'. This means that it may not have the options you want, like prepayment privileges and payment frequency options. Read the fine print on any mortgage contract - but especially if you want to assume a mortgage. Be sure it's the best deal for you.

Fixed rate mortgage

A large majority of people choose the fixed rate mortgage. This mortgage guarantees a certain interest rate for a period of time. The most popular fixed mortgages are 3,4 and 5 years. However, you can have a fixed mortgage for as short as 6 months or as long as 10 years.

The biggest selling feature of fixed mortgages is the 'guarantee' of the payment that you will be paying.

However, if you pick a long-term fixed mortgage - say 5 years - you'll pay a lot for the privilege of having your interest rate locked in. In general, unless interest rates are steadily climbing you'll pay more in interest costs over the life of your mortgage if you choose long term fixed each time.

Why? You'll actually pay a much higher interest rate over a longer period unless interest rates go up fairly significantly.

- This strategy works best when interest rates are staying fairly stable (within 1 percentage point or so) or are falling.
- You should have a mortgage lender who will allow you to lock in to a longer-term mortgage if rates go up and without a penalty.

If you have these two features through your lender go ahead and get a short-term fixed mortgage. The only downside is signing papers for your next term on a more frequent basis. When looking at fixed rate mortgages don't be fooled by fancy promotions like cash back and other things. These incentives are usually restricted to 5 year and longer fixed rate mortgages. The lender can afford to give them because you are going to be their customer for a long time. Further, they don't reduce your interest rate which is the one thing that will really benefit you.

Your other best bet in an interest market where rates are staying the same or dropping is usually some form of 'variable' or 'adjustable' mortgage. These mortgages will allow you to get a better rate now in general (while the amount of your mortgage is higher) and will allow you to take advantage of fluctuating rates (which are hopefully moving in your favour).

Again, you must have the option to lock in if rates go up. This will allow you to manage your risk. Simply keep a sharp eye on interest rates. Pay attention to what the analysts are saying about the short and longer-term future of rates. Then lock into a fixed rate mortgage from your variable or adjustable one.

This gives you the best of all possible worlds, including the lowest interest rate now and options later. But you have to make sure that you HAVE this option. Read the fine print. And be sure to ask your lender if it is possible before you sign the fixed rate mortgage papers.

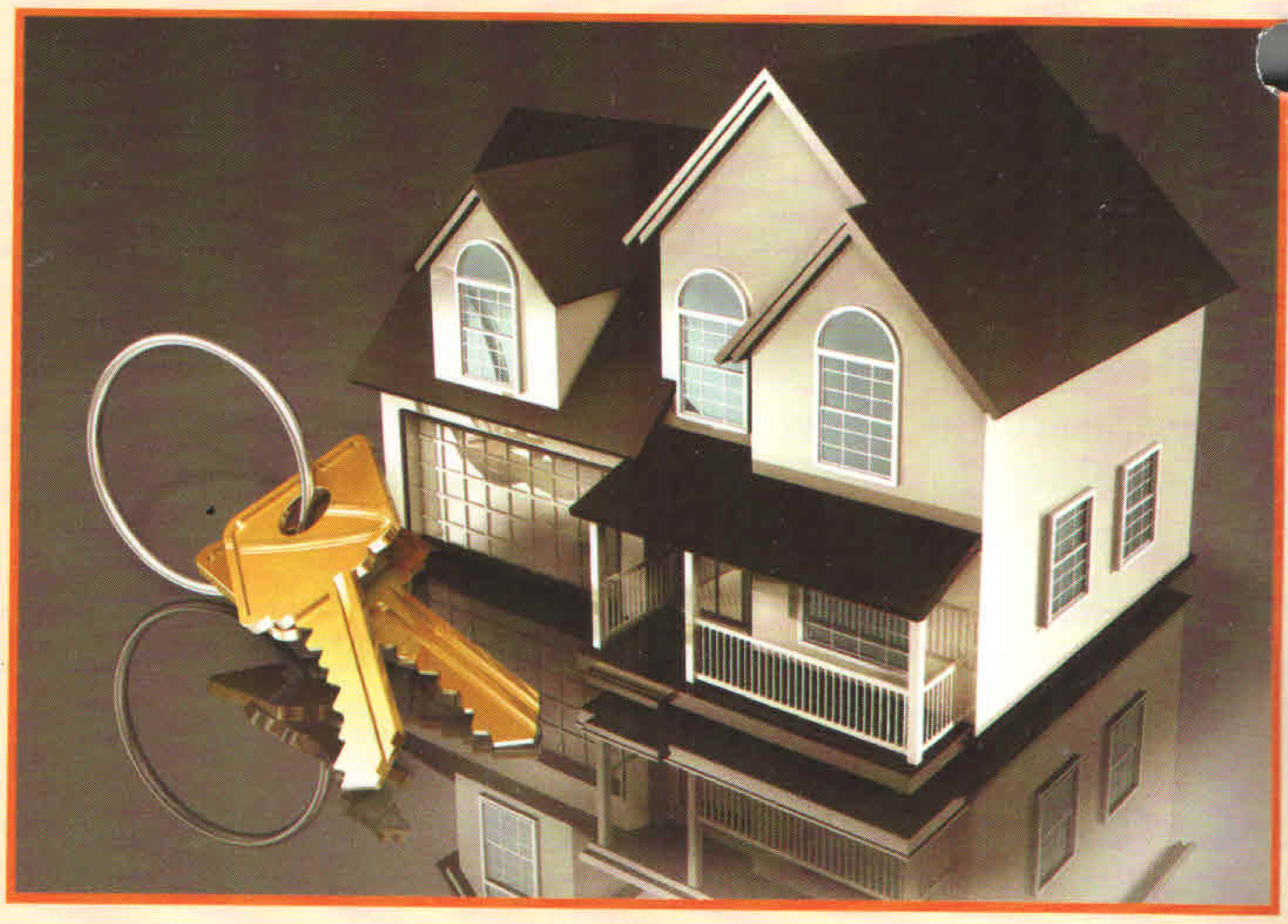
Reverse mortgage

A reverse mortgage isn't really a mortgage at all.

A reverse mortgage allows you, the property owner, to access some of the value of your property without selling it. You remain the owner with all your current obligations. And you get a cash stream from your property. When the reverse mortgage agreement is over you or your heirs must repay all of your cash advances plus interest. Reputable lenders don't want your house; they want repayment.

Although there are different types of reverse mortgages all of them are similar in certain ways. For instance, you are still responsible for paying your own property taxes, homeowner insurance and repairs. So this doesn't change.

There are things you should be aware of with reverse mortgages. While they can be ideal, you need to know what it will mean for you.



Courtesy: http://www.mortgagesguide.org/mortgage/types/

Compiled by : Vikram Shah

ESTD. : 1947

PUBLIC PRIVATE PARTNERSHIP (PPP)

1. Introduction

This Project Finance manual provides managers of public-private partnership (PPP) projects with a broad understanding of the process around project financing. Although the respond-holders must understand the process when evaluating the value for money conditions set out in the Treasury Regulations on PPP projects. Understanding the process will also assist depart-mental managers to manage transaction advisors and in negotiating with private sector par-ties. Finally, it is important to understand that the processes and structures used in the financing of projects are dynamic and continue to evolve. All stakeholders will therefore need to be flexible.

PPPs are often funded through the department's budget, but may also be partially or completely funded by the users of the service (e.g. a toll road or port). PPP projects vary significantly in term and in structure. Every project requires a certain level of financing, but this Project Finance manual primarily addresses the financing of longer-term PPP projects in which the private sector provider is required to raise funds for capital investment. Most of these PPPs pro-vide social services to the public.

The objective of using project financing to raise capital is to create a structure that is bank-able (of interest to investors) and to limit the stakeholders' risk by diverting some risks to par-ties that can better manage them. In project financing, an independent legal vehicle is created to raise the funds required for the project. Payment of principal, interest, dividends and operating expenses is derived from the project's revenues and assets. The investors, in both debt and equity, require certain basic legal, regulatory and economic conditions throughout the life of the project.

The project's revenues are obtained from the government and/or fees (tariffs) charged to the users of the service. In some projects, the private sector provider also pays concession fees to the government or to another designated authority, in return for the use of the government's assets and/or the rights to provide the service, which is often a monopoly.

2. Project finance structures

For years, many governments, including the South African government, funded projects by using existing surplus funds or issued debt (government bonds) to be repaid over a specific peri- od. However, governments have increasingly found this funding to be less attractive, as it strained their own balance sheets and therefore limited their ability to undertake other proj- ects. This concern has stimulated the search for alternative sources of funding.

Chart : Public finance

- A government borrows funds to finance an infrastructure project and gives a sovereign guarantee to lenders to repay all funds. Government may contribute its own equity in addition to the borrowed funds.
- Lenders analyse Government's total ability to raise funds through taxation and general public enterprise revenues, including new tariff revenue from the project.
- The sovereign guarantee shows up as a liability on Government's list of financial obligations.

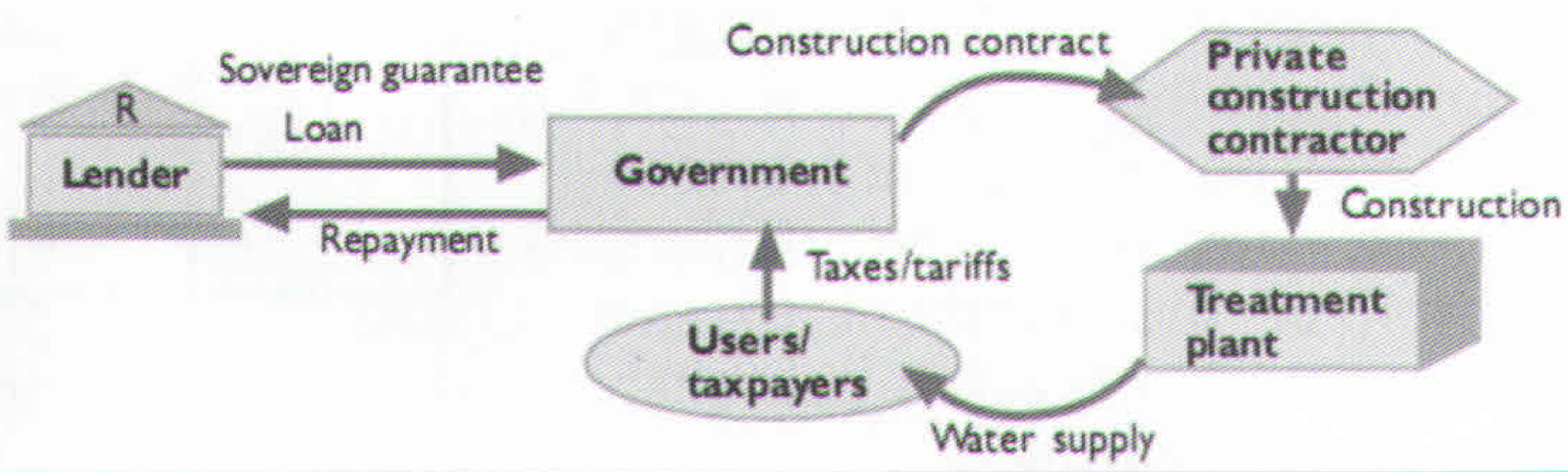
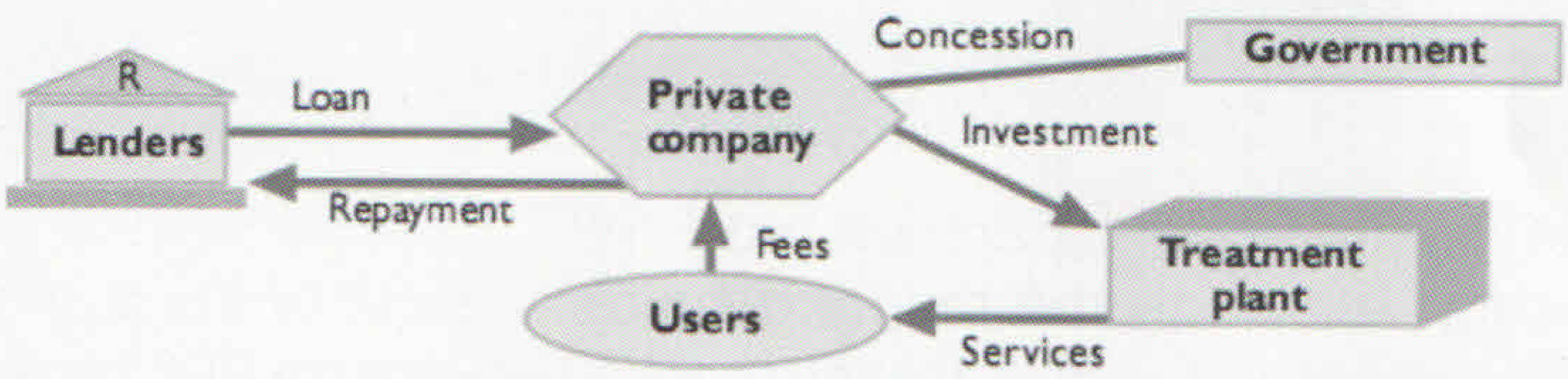


Chart : Corporate finance

- A private company borrows funds to construct a new treatment facility and guarantees to repay lenders from its available operating income and its base of assets.
- The company may choose to contribute its own equity as well.
- In performing credit analysis, lenders look at the company's total income from operations, its stock of assets, and its existing liabilities.
- The loan shows up as a liability on the company's balance sheet ("Mining the Corporate Balance Sheet")



Corporate Finance

The following chart illustrates the structure of a water treatment project in which the private sector participant uses its own credit for raising the funds due to its capacity and the limited size and nature of the project. This option is often used for shorter, less capital-intensive projects.

3. Project funding alternatives

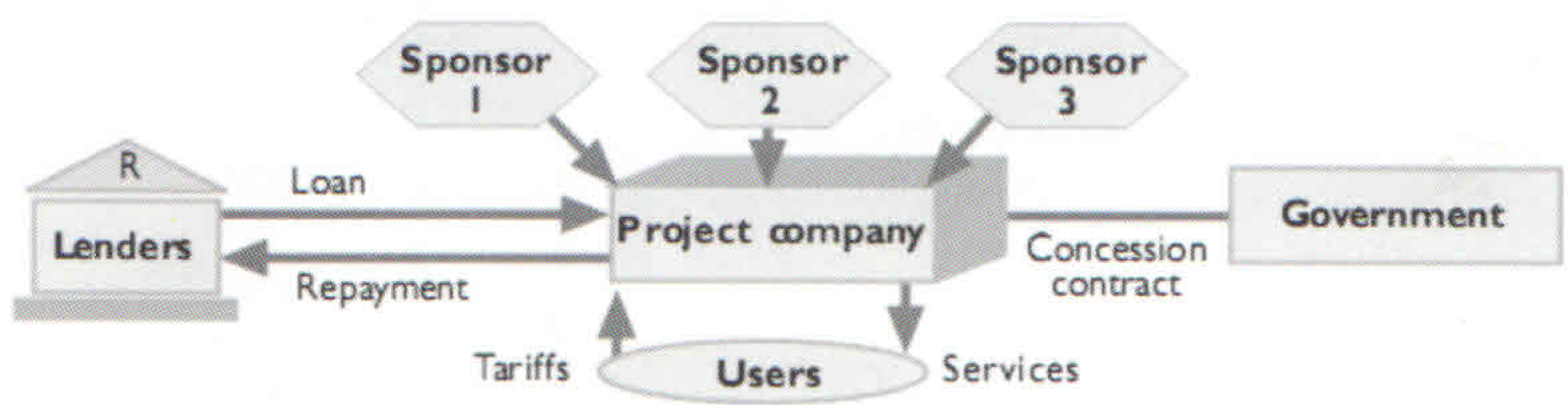
Project financing uses the project's assets and/or future revenues as the basis for raising funds. Generally, the sponsors create a special purpose, legally independent company in which they are the principal shareholders. The newly created company usually has the minimum equity required to issue debt at a reasonable cost, with equity generally averaging between 10 and 30 per cent of the total capital required for the project. Individual sponsors often hold a sufficiently small share of the new company's equity, to ensure that it cannot be construed as a subsidiary for legal and accounting purposes. The final legal structure of each independent project is different. The following chart illus- trates a simple project finance example. It shows that the legal vehicle (company) frequently has more than one sponsor, generally because:

- the project exceeds the financial or technical capabilities of one sponsor
- the risks associated with the project have to be shared
- a larger project achieves economies of scale that several smaller projects will not achieve
- the sponsors complement each other in terms of capability
- the process requires or encourages a joint venture with certain interests (e.g. local partici- pation or empowerment)
- the legal and accounting rules stipulate a maximum equity position by a sponsor, above which the project company will be considered a subsidiary.

In large projects, different legal vehicles may be established to perform specific functions (i.e. construction, maintenance and actual ownership). The structure is often dictated by tax and other legal conditions, as well as by the credit implications for each participant. In designing the structure of the project, stakeholders should maintain maximum flexibility. In other words, sponsors often have other interests in the project, including the design, construction or management of the project, for which they will establish independent legal entities.

Chart : Project finance

- A team or consortium of private firms establish a new project company to build, own and operate a specific infrastructure project. The new project company is capitalised with equity contributions from each of the sponsors.
- The project company borrows funds from lenders. The lenders look to the projected future revenue stream generated by the project and the project company's assets to repay all loans.
- The host country government does not provide a financial guarantee to lenders; sponsoring firms provide limited guarantees. "Off-Balance-Sheet" financing.



• **Common equity** represents ownership of the project. The sponsors usually hold a significant portion of the equity in the project.

• **Preferred equity** also represents ownership of the project. However, the sponsors have a priority over the common equity holders in receiving dividends and funds in the event of liquidation.

• **Convertible debt** is convertible to equity under certain conditions, usually at the option of the holder. This debt is generally considered subordinate and senior lenders regard it as pseudo-equity.

• **Unsecured debt** can be either short- or long-term and, although not secured by specific assets, is senior to equity and pseudo-equity in receiving dividends and repayment of principal.

• **Secured debt** may also be short- or long-term and is secured by specific assets or sources of revenues.

• **Lease financing** can vary in terms of structure and duration, although the lessor always retains the rights to the leased assets. Tax issues and the strength of the collateral are usu- ally the driving forces behind a lease strategy. A lessor may be able to depreciate an asset for tax purposes, or the lessee may be exempt from taxes or expect losses in the early stages of the project. Banks generally offer other short-term funding options. These are best described by their use of funds and carry specific conditions that will meet those requirements.

• **Construction financing**, as the name suggests, is used for construction purposes and is usual- ly very flexible with respect to draw downs. When the construction is completed, it is generally replaced by one or more of the longer-term securities described above. The level of security required by the lender will vary. Construction financing lenders may require a designated long-term investor to commit to paying out the construction finance at a predetermined time. It is also not unusual for the lender of the construction financing to also be the long-term investor who will settle the construction financing.

• **Bridging finance** is similar to construction financing but can be used for other purposes, usu- ally during inception. This form of financing is also generally terminated when longer- term funding is received. As with construction financing, bridge financing may require various levels of security, including a firm commitment on the part of a long-term lender to provide a facility for settling the bridging finance.

• **Line of credit** funding is obtained and repaid on a regular basis throughout the life of the project. Credit lines are used as a cash management tool and are usually set up with various banks. Because a line of credit will not necessarily be used, the fee structure is based primarily on a commitment fee a percentage (usually between 1 and 3 per cent) of the total line of credit committed by the investor.

Considering the dynamic nature of finance and the uniqueness of each project, hybrid securities are constantly being developed to meet investor requirements. Some forms of securities may be independent or attached to the securities listed above, such as options and rights to purchase additional securities (usually equity). Under certain conditions, other vehicles (e.g. trust funds and guarantees) may be established to reduce the risk to certain investors. It is essential that the terms, conditions and risks be well defined and understood by all participants.

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4. Investor profiles

Sponsors usually include construction, supply, management and empowerment companies. They may derive other opportunities (e.g. construction, supply or management contracts) from projects such as toll roads, dams and power plants, but also from any project that requires significant capital investment. For this reason, other investors may require the sponsors to hold their investment for a minimum period (e.g. four years or until the shares are floated publicly, as discussed below).

- Equity funds may include locally registered unit trusts or foreign equity funds. Most funds have an investment mandate or strategy that allows them to invest in certain industries (e.g. infrastructure), geographical locations (e.g. southern Africa) or to promote certain social issues (e.g. black empowerment).

- Banks are involved at least as short-term lenders and frequently as long-term lenders and financial arrangers (underwriters). On large projects, several banks may form a consortium to raise funds together. South African banks are currently bundling and securitising large project loans, and selling them to the public.

- Non-bank financial institutions include pension, insurance and trade union funds, with a primary function of investing their assets in medium or long-term securities. Although these institutions often have significant resources, they are generally quite limited, by law and/or mandate, in their investment options.

Suppliers may also provide funding in the form of short- to medium-term debt or extended terms on accounts payable. A supplier may also be a sponsor and take an equity interest in a project. As with construction and management companies, the suppliers' primary inter- est in the project is usually the supply contract with the project company.

5. Terms and conditions of investment agreements

- Drawdown conditions stipulate how funds will be transferred from the investors' account to the project's account. The schedules are based on the project's cash flow requirements. Debt investors often require equity drawdowns to be either greater or equal, in proportion, to the debt drawdowns, or set certain milestones or conditions for drawdowns.

- Pricing (interest rate or preferred dividend) is the cost of borrowing the funds, and is based on existing market rates plus an amount for risk. Longer-term securities will require higher interest rates than short-term securities, except under unusual economic conditions. Both fixed and variable interest rates may be negotiated. A fixed interest rate transfers the risk of inflation and high interest rates to the lender, who is ultimately rewarded for taking such risk. A variable interest rate structure retains the risk at project level.

- The repayment schedule sets out how the principal debt will be repaid – on either a "straight line" or a "balloon" basis (when it is repaid at the end of the project). Many repayment schedules include grace periods in which no payment is required on principal and may even include an interest accrual period in which interest is added to the principal rather than paid to the investor. Section 7 addresses the repayment schedule options in detail.

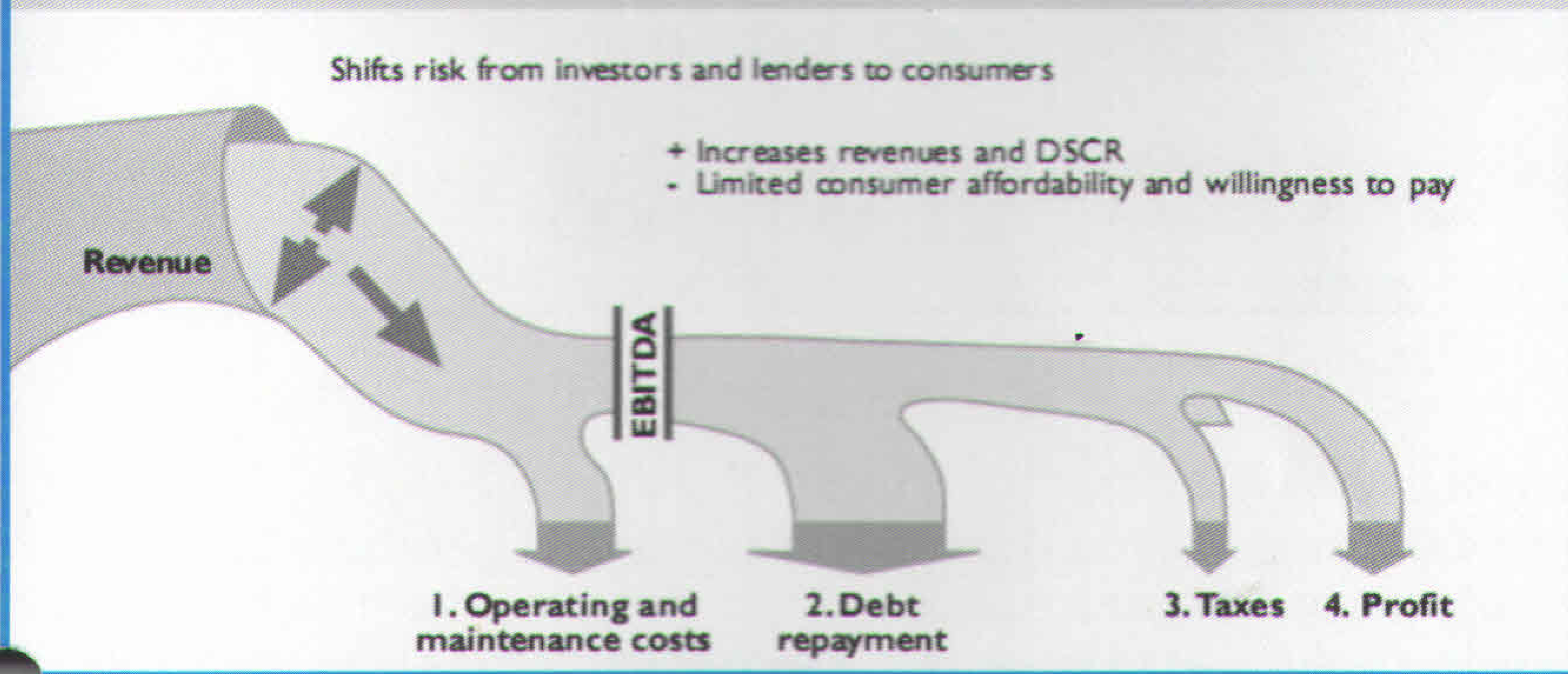
- A grace period is an opportunity for deferring payments of principal for a pre-established period. Although interest payments are usually due throughout, projects may also negotiate to have the interest capitalised (added to the principal) during the grace period. This condition is often negotiated through the construction period. Annexure 1 shows that all of TRAC's long-term debt carries a grace period of 4-10 years.

- The term or maturity of a debt issuance reflects when the final payment is due. The term is generally based on the projected life of the assets (e.g. 15-25 years). Under this condition, the depreciation or amortisation of the assets will frequently mirror the scheduled repayment of principal.

6. Financing strategies

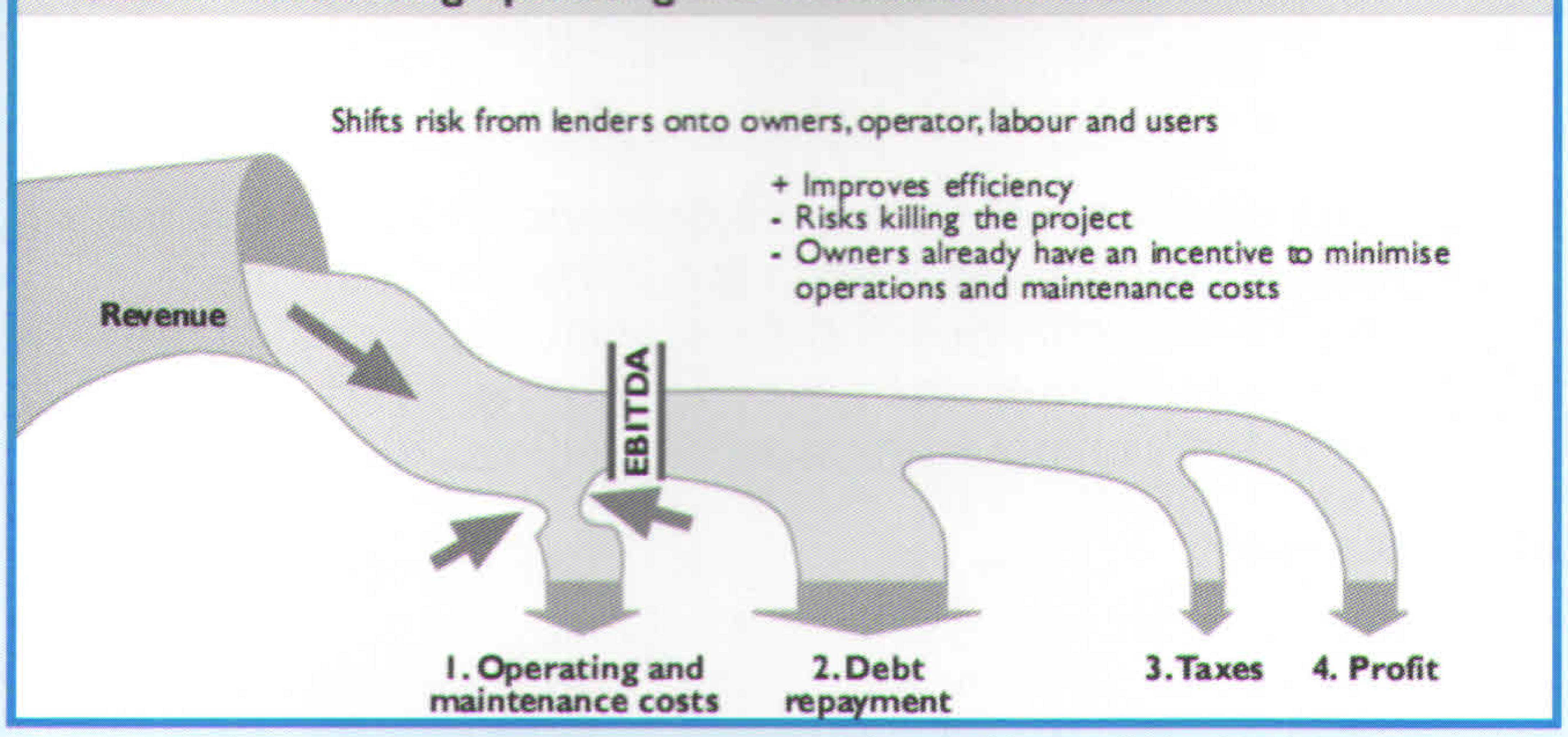
These strategic financial engineering options include the following:

Chart : Increasing tariffs



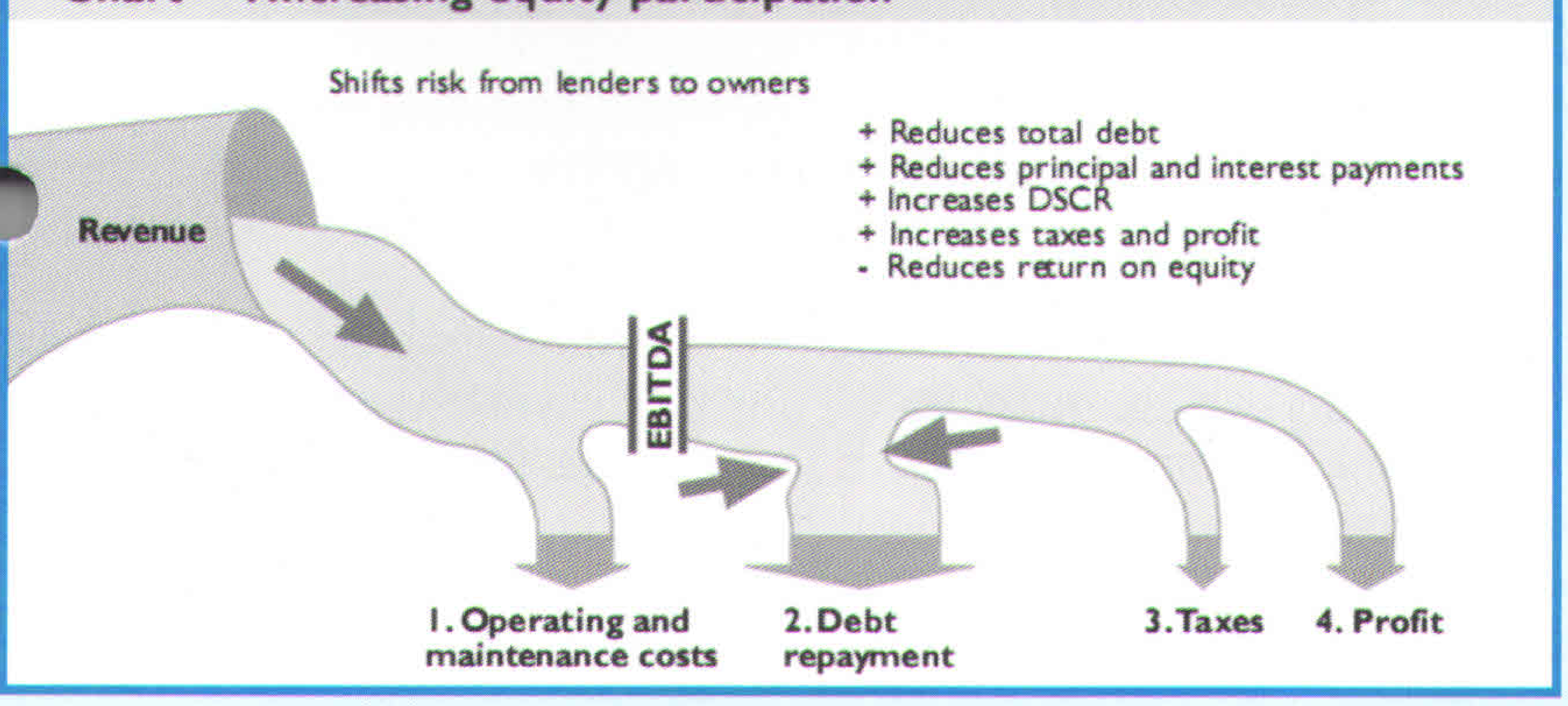
• Increasing tariffs (see chart) is one option for making the project feasible, and may reflect higher government payments for the provision of services. However, the value for money condition set out in the Regulations and Guidelines for PPPs may preclude this option.

Chart : Reducing operating and maintenance costs



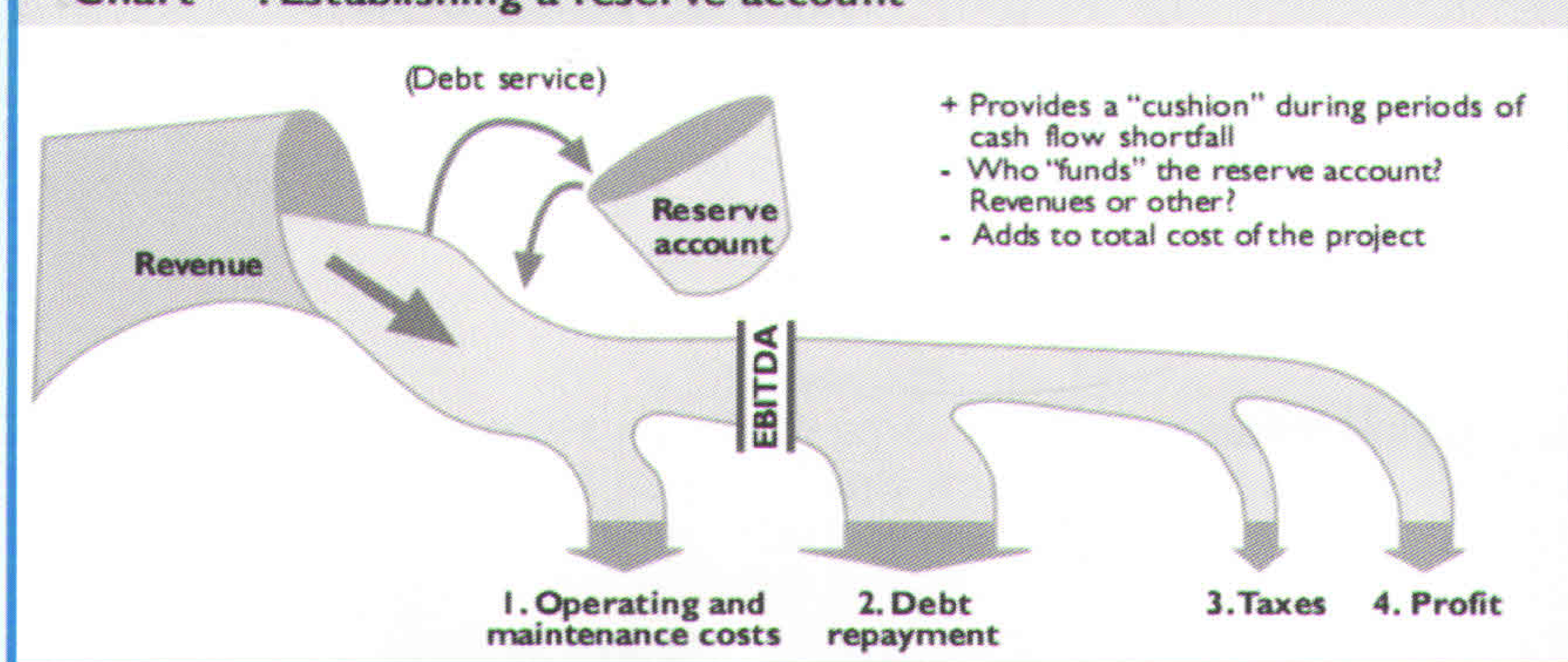
• Decreasing operating and maintenance costs (see chart) may improve the efficiency of the project, but may also undermine the project if it is already operating efficiently or if such reductions are mismanaged.

Chart : Increasing equity participation



• An increase in equity (see chart) will reduce the amount of debt financing required, but may also reduce the return on equity to an unacceptable level, as noted above.

Chart : Establishing a reserve account



• Establishing a reserve account (see chart) may satisfy the beneficiaries of the reserve account (usually the debt holders) and reduce the cost of debt. The source of funds for such a reserve account may be the project's revenue or an independent third party. In either case, this increases the overall cost of the project as the funds in the reserve account could have been better invested.

ESTD. : 1947

TRY TO BE EXACT FOR YOURSELVES AND YOUR FAMILY

TIPS TO SAFEGUARD YOUSELF & YOUR FAMILY FROM FINANCIAL EMERGENCIES

Bank
Name of a/c holder
Account no
Account type
Document location
Bank branch

Insurance
Name of insured
Policy no
Insurance company
Sum assured
Annual premium
Beneficiary
Relation
Start and end date
Maturity date

Document location
Bank safe key
Stock investment details
Mutual fund investment details
Monthly income scheme &
ppf passbook
Bond certificate
Insurance policies
(life, medical, car, household)
with name of agent
Election card
Passport
Pan card
Ration card
Driving license
Property document
Will
Marriage and birth certificate
Bank account &
Bank related details

Documents:
Make a list of documents you think are important to get them together in store at a safe place. Tell your spouse where these are kept so that during emergency you don't waste time. Don't forget to discuss with your spouse about how the banking system and operations of local govt and private bodies work.

Keep handy:

- Keep handy important phone nos for utility services like gysers, freeze, gas supply ,electric co, plumber, electrician, carpenter, etc.
- Keep handy the membership nos of clubs or institution, credit card nos, vehicle registration number & rto book
- Keep handy birth dates of family members, relatives, friends

Important Records:

- Keep bank records updated.
- Safely make a note of all bank accounts of the entire family (saving, current, o.d., pledge etc) along with name of joint holders. Don't keep any account in single name
- Name of the nominee should be registered for all investments & properties share holding. It should be in joint name & in demat form.
- Ppf account must have name of nominee entered in pass book. Verify data on election card. If there is an error, it should be rectified immediately.
- You can use passport as a proof of your nationality, address, photo identity etc. Pan card is must for all sorts of investments. Income tax ration card shows family members living together in same premises. Driving license should be with you every time you move out of your house as it is an important identity proof.
- Share certificate should be kept with property documents. Keep all certificates such as birth, education, marriage etc readily available. Keep passport size photographs of all family members handy.

And the last and most important
Never sign any documents in bank, shares or anywhere on behalf of your spouse or anybody.

Will
Will is must for your spouse & dependents to get property transferred in their name easily. It can be on simple plain paper stating summary of investments & bank balance. Your will should clearly show that to whom and what you want to give. Make sure what ever you wish to share, be it your property, house, office, money, ornaments, shares, other investments; the will should be very clear and specific. Take signature of two persons as witness preferably a C.A. & Dr. They don't have to read the will while signing -if you are having big family appoint two executors (must not be beneficiary)

Courtsey : P. S. Shah (FLM-33)

AMC - MAHITI

સેલરમાં પાર્કીંગ ડીપોઝીટ – ધી બી.પી.એમ.સી. એક્ટ ૧૯૪૯ના સેક્શન ૩૮૬ (૧) તથા (૨) અન્વયે અમદાવાદ મ્યુનિસિપલ કોર્પોરેશનને મળેલ સત્તાની રૂએ વસૂલ લેવામાં આવે છે. બીજા સેલરના બાંધકામની વિકાસ પરવાનગીની મંજૂરી માટે માંગણી કરવામાં આવે ત્યારે રૂા.૨૦૦૦/- પ્રતિ ચો.મી.ના દરે ખાત્રી ડીપોઝીટ વસૂલ લેવામાં આવે છે. સદર ડીપોઝીટની રકમ બી.યુ. પરમીશન મેળવ્યા બાદ ૨ વર્ષના સમય બાદ જો અરજદાર તરફથી ડીપોઝીટ પાછી માંગવા માટે અરજી આવે તો, સંબંધિત વિભાગ દ્વારા જરૂરી ચકાસણી કરી, મ્યુનિસિપલ કમિશ્નરીશ્રીની મંજૂરી મળેથી ડીપોઝીટની રકમ પરત કરવા આનુષંગિક કાર્યવાહી કરવામાં આવે છે.

જી.ડી.સી.આર.ના પ્રકરણના ના વિનિયમ ૭.૨ની જોગવાઇ અનુસાર ટ્રી પ્લાન્ટેશન ડીપોઝીટ લેવામાં આવે છે. જો સ્થળે નિયમાનુસાર હયાત મોટા ઝાડ હોય તેવા કેસમાં ટ્રી પ્લાન્ટેશન ફી લેવામાં આવતી નથી. જી.ડી.સી.આર. ની નકલ આપ અમદાવાદ મ્યુનિસિપલ કોર્પોરેશન ની વેબ સાઇટ લીંક
http://www.egovamc.com/bp/bphome.asp ઉપરથી મેળવી શકાશે.

બિલ્ડીંગ મટીરીયલ રીમુવલ એક્સપેન્સીસ ધી બી.પી.એમ.સી. એક્ટ, ૧૯૪૯ ના સેક્શન ૨૩૯ મુજબ તથા ૩૮૬(૧) તથા (૨) અન્વયે અમદાવાદ મ્યુનિસિપલ કોર્પોરેશનને મળેલ સત્તાની રૂએ વસૂલ લેવામાં આવે છે.

CONGRATULATIONS

N. K. Patel (FLM-225)
Heartiest congratulations on being elected consecutively for the 6th year as Director, Institute of Town Planners, India (I.T.P.I) New Delhi & as Vice president at Sports Club of Gujarat Ltd. Ahmedabad.

Dilip Gor (FLM-1032)
Heartiest congratulations on being appointed as Dy. Municipal Commissioner, Ahmedabad Municipal Corporation (AMC), Ahmedabad.

AGM - Audience - SSS

Outgoing President Shri Bharat Modi felicitating Incoming President Shri Prashant Shah

Interaction with Building and Construction Authority – Singapore

Dr. M. S. Patel - Seminar on Kalpsar Project

Summer Camp Participatns Certificate Distribution Audience

Gold Medal Award Ceremony

Seminar on Facing the Future - SSS

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GICEA

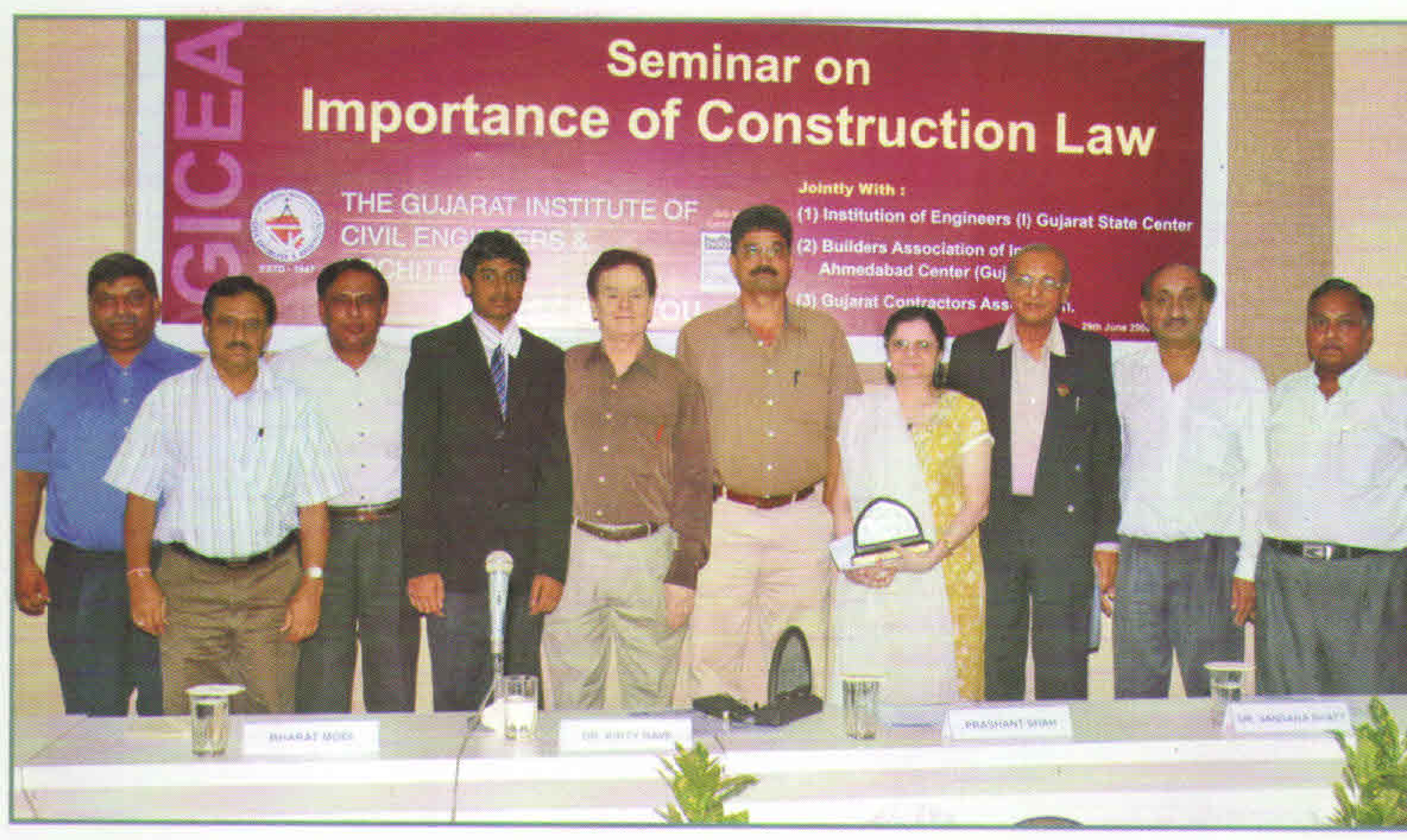
Ek Dava Nirali : 15 Second Ki Tali - SSS of GICEA

Interaction with Building and Construction Authority – Singapore

Kailash Mansarovar Yatra Shubhechha Samaroh

Seminar on Kalpsar Project - Dr. M.S.Patel

61st Annual General Meeting of GICEA



Shri Kirty Dave - Seminar on Importance of Construction Law

EVENTS : 2009

Seminar on Union Budget 2009-2010

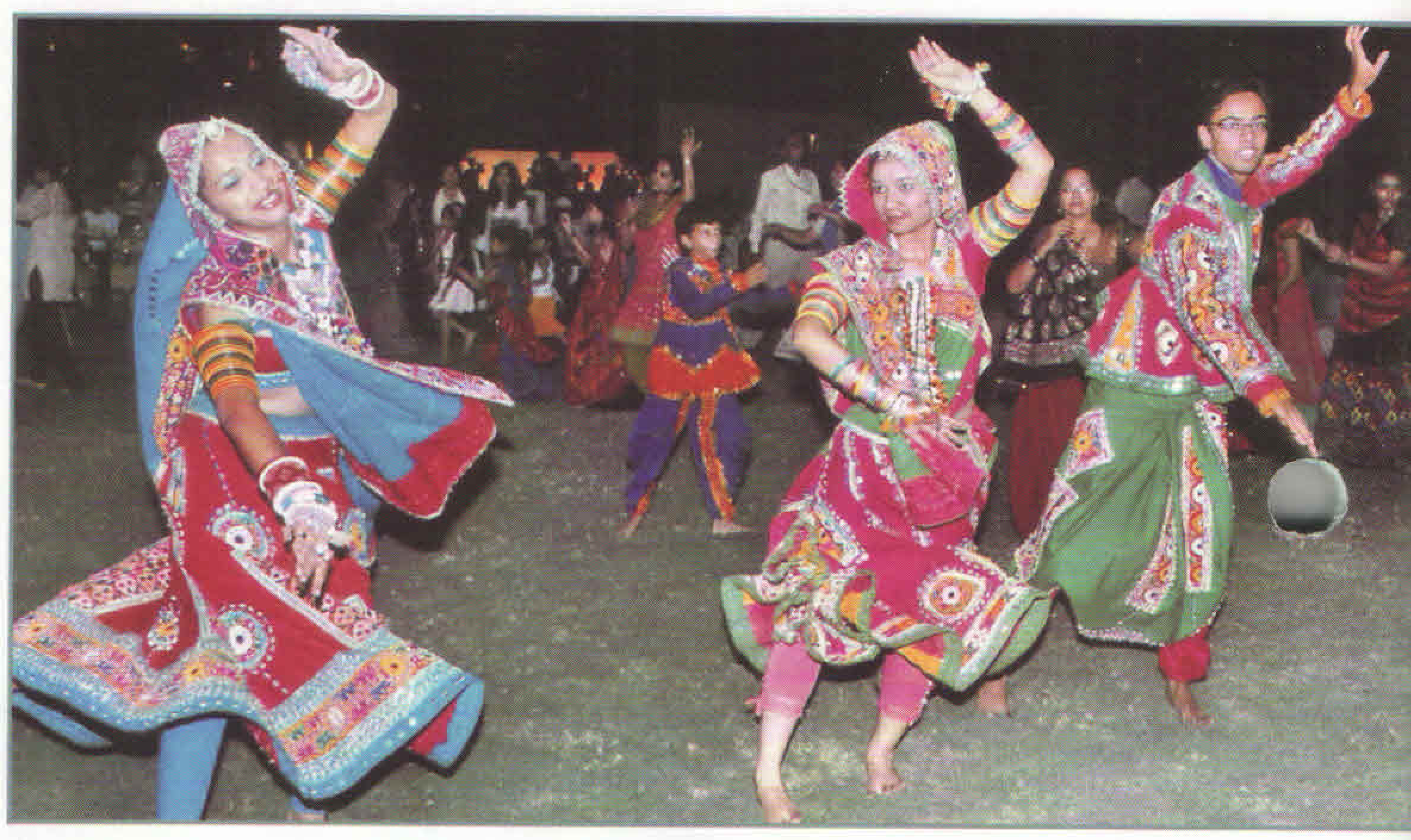
Shri Mukesh Patel - Seminar on Union Budget 2009-2010


Hon'ble Minister Shri Jaynarayanbhai Vyas - Seminar on Union Budget 2009-201

Senior Citizen Meet - Felicitation of Shri P.K.Laheri


Flag Hoisting on Independence Day


Drama: Jay Ho Jamnadas


Navratri Ras Garba 2009


Shri Surendrakaka with GICEA Dignitaries at
GCCI seminar with Shri Arun Shourie

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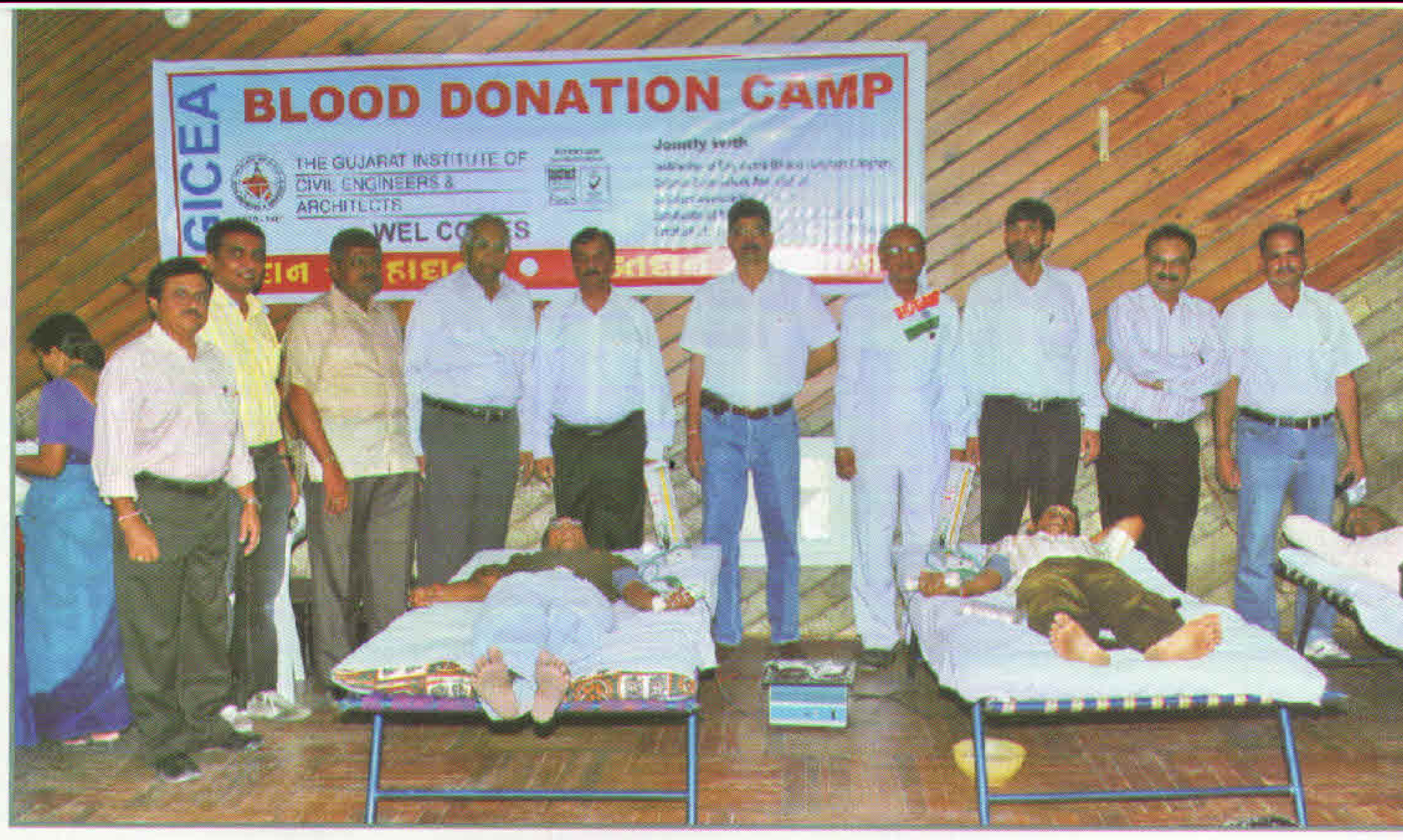
Seminar on Ocean Hazard & Climate Change - Dr. T.S.Murthy (Canada)



Blood Donation Camp

Life Style Management & Diabetes Awareness & Understanding Heart Disease-SSS of GICEA

Habits, Diet & Yog - SSS of GICEA

Navratri Ras Garba 2009

Navratri Ras Garba 2009

EVENTS : 2009

Seminar with Shri Arun Shourie - Gujarat Chamber of Commerce

A winning material, for a winning construction

After 23 stupendously successful years, NIRMAN – Gujarat's Biggest Construction Show needs no introduction. But it would still be worthwhile to remind you here that the success story is also as much about Construction Materials and Equipments, as it is about Infrastructure, home décor and interiors.

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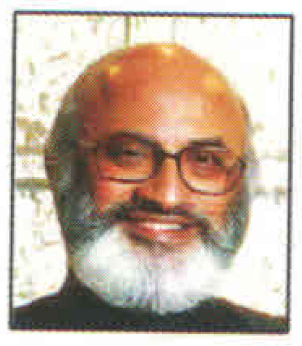
Augment your vision and gain more insight into the issues related to construction sector at **NIRMAN SYMPOSIUMS.** Three Symposiums on the vital issues like **GREEN BUILDINGS IN GUJARAT: Emerging Business Opportunities, HIGH RISE / SMART BUILDINGS: The Need, the Concerns & the Future** and **INFRASTRUCTURE CHALLENGES: Planning for a Better Gujarat** concerning the construction industry would be organised on the first three days of the exhibition.

Aimed at providing a platform to the industry for idea-sharing, these Symposiums are sure to add luster to the brand equity of the show.

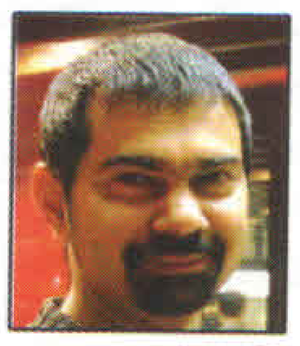
Confirmed Speakers

Dr. Ajay Mathur
Director General,
Bureau of Energy Efficiency
New Delhi

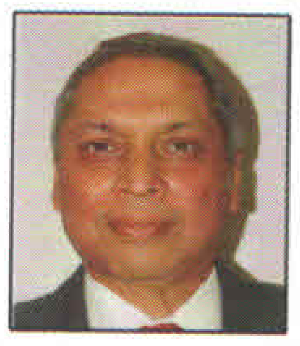


Ar. Karan Grover
KGA Associates
Baroda

Cr. James Law
James Law Cybertecture
Hong Kong

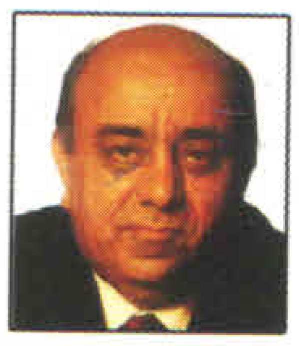


Ar. Sanjay Puri
Sanjay Puri & Associates
Mumbai



Ravi Uppal
CEO & MD (Power)
Larsen & Toubro
Mumbai

Varun Kohli
Associate
Skidmore Owings and Merrill, LLP
New York



Arun K. Nanda
Executive Director & President
Infrastructure Development Sector
Mahindra & Mahindra Limited
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