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Budget 2015 allocates Rs 14,000 crore

mode, to build about 60 lakh

houses annually over the next

senior government official said

has allocated Rs 14,000 crore

for the programme, which will

work towards housing for all,

including Rs10,000 crore to

there is no allocation for Rajiv

Awas Yojana, the urban hous-

As per the proposal for

GRAM, the cost per house is

expected to go up to Rs 1.1

lakhs and the area would in-

crease to 30 sq metres, includ-

be allowed to pass through and

to be taxed in the hands of the

unit holders of the REIT. "REITs

will become a reality now," JLL

head, Anuj Puri said. "We expect

one or two REITs to be launched

and get listed this calendar year

worth about one billion dollar,"

he added. In September 2014,

market regulator SEBI had noti-

fied norms for listing of REITs

that would help attract more

funds in a transparent manner.

India chairman and country

Indira Awas Yojana, while

The Union Budget 2015-16

seven years in rural India, a

to a scheme that aims at building 6

Tax sops may help REITs attract \$1

crore houses by 2022

The government may soon

come up with a National Hous-

ing Mission to fulfil prime min-

ister Narendra Modi's vision of

India completes 75 years of In-

homes for all by 2022, when

dependence. The plan, to be

prepared by the ministries of

rural development and urban

development along the lines of

the cleanliness initiative known

as Swachh Bharat Mission, wil

schemes, which were started

by the previous Congress-led

UPA government. The govern-

ment is working towards a na-

billion funds in 2015

Real Estate Investment Trusts

(REITs) could attract \$1 billion

worth funds, this calendar year,

in the Union Budget, according

Finance minister, Arun Jaitley

regime for the sponsors of new-

ly-created business structure RE-

ITs. Further, the budget also pro-

rationalised capital gain tax

posed that the rental income

arising from real estate assets

directly held by the REIT, would

following tax benefits announced

to property consultant JLL India.

tional housing scheme, to be

implemented in a mission

subsume existing housing

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ESTATES &

PROPERTIES

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Sneha says she did not want

the journal of American Society identification of seismic hazards ➤ It points out that Mumbai and Navi Mumbai are in 'seismic zone ground surface and will not be vary extensively from soft to stiff

able to withstand higher intensity earthquake.

There is need to relook at the classification of earthquake zones entirely for Mumbai and Navi Mumbai

'Parts of city can't face quake of 7.5 intensity'

➤ The study also published in

of Civil Engineers deals with

and study of soil conditions in

III' but soil and rock conditions

and hard type of material below

Mumbai and Navi Mumbai

reaion.

FINDINGS OF THE STUDY

Prof Deepankar Choudhury

JNPT area. The study was conducted by professor Deepankar Choudhury from IIT-Bomcivil engineering department and his former PhD research scholar and PWD engineer Dr Sarika Desai, "Site-specific studies conducted for soil liquefaction reveal that JNPT and Mumbai Port Trust have typical marine clay and the soil can flow like water at shallow depth," says Choudhury, Therefore, structures in JNPT or Mumbai Port Trust area can be at a serious risk of being razed to ground if there is an earthquake of high intensity due to the marine clay soil. "Even places like Bhandup, Borivli, Dahisar, Malad and Bandra with soft soil can be subjected to such liquefaction for earthquake of high magnitude," says Choudhury.

"We also studied the Peak Horizontal Acceleration (PHA), a measure of earthacceleration quake the ground, (in layman termshow hard the earth shakes in a given geographic area), and found that it increases steadily from relatively low to high seismicity from the central to southern and northern parts of Mumbai region... Therefore, there is need to relook at the classification of earthquake zones entirely for Mumbai and Navi Mumbai," Choudhury said.

Taking SSC exam no big deal for teens who're taking on cancer

@timesgroup.com

Mumbai: A recent seismic

hazard study reveals that

structures built in parts of

Mumbai and Navi Mumbai are

not equipped to face earthquakes of or above 7.5 magni-

tude on the Richter scale due to

tures run the risk of being

razed to the ground because

the soil here is marine clay. Al-

so, major parts of Mumbai and

Navi Mumbai are developed on

reclaimed land and lands filled

up with soft material, making

it vulnerable to increase the

earthquake from bedrock level

to ground level, causing major

fied as a Seismic Zone III re-

gion, which means an earth-

quake of up to magnitude or

intensity of 6.5 on the Richter

scale can be expected. Howev-

er, the study shows that some

locations in Mumbai and Navi

Mumbai, due to soil condi-

tions, can fall under seismic

zone IV and could suffer an

earthquake of higher magni-

tude of 7.5 or above on the Rich-

This study comes at a time,

when the state and Centre have

announced grand plans to de-

velop the Mumbai Port Trust

region and the development is

underway in several places in

Navi Mumbai, including the

Mumbai region is classi-

The study states that struc-

soil conditions.

damage to a city.

ter scale.

Mumbai: Three teenagers, who are battling cancer, were among over 3 lakh students who appeared for the SSC exam's English paper in Mumbai on Satur-State education board authorities said there are nine students who have cancer, and are taking the class 10 board exam from Mumbai division.

Sneha Ari (14), a student of Sacred Heart High School in Worli, has been battling blood cancer since a year and a half. But that has not deterred her from taking the exam. Her father Asim Ari, who has quit work for the past year to take care of Sneha, said his daughter was determined to write the exam. "She finds it difficult to sit for long hours because her bones start hurting, but Sneha wanted to write her papers without a writ-

to lose out on the crucial year. "I used to spend all my free time studying. Though the treatment did not give me enough time for studies, my parents motivated me," said Sneha.

Sneha Ari (14) has been suffering from blood cancer since 18 months

A student of JBKhota School in Borivli is also taking the exam despite a chemotherapy session every 15 days. "The doctor had suggested that my son not take the exam this year, but he was very keen," said the boy's father, who did not wish to be identified.

Since December 2014, this boy has completed five cycles of chemotherapy.

Shweta Doblival, a student of Poorna Prajna school, Dahisar, has had bone cancer for the last five years. "Due to cancer, I developed a condition that affects my heart. Now, even if I don't need to

visit the hospital for chemotherapy, I need to go for the heart condition," said Shweta who does not use a writer.

Rachana Sharma, assistant headmistress at Shweta's school said the girl has never taken undue advantage of the ailment. "Until class 9, she never asked for any help. Even now, she appears for exams and practicals without help," said Sharma.

SSC students, who wrote the exam on Saturday, said the English paper was too lengthy. "I had to rush to complete the paper," said a student from Thane.

140-year-old

Mumbai: An ornate 140-year-old water fountain and clock tower located in Bhat Bazar, Masjid, will be rededicated to the city on Sunday morning. The fountain was built by

philanthropist Kessowji trader Naik and has been restored by his native Kutchi Dsaha Oswal Jain Mahajan community at a cost of Rs

Trust president Nayan Bheda said, "We are proud of Naik who had contributed the largest share of private land to the Bombay Port Trust. He wielded tremendous influence during the Raj era and was awarded the Peace of Justice Award by the British governor."

The trust also runs a 182-yearold Shri Ananthnath Derasar nearby. This is reportedly the third oldest Jain temple in Mumbai and was built to honour the 14th Tirthankar. Bheda says theirs is a small cluster of 32,000 members worldwide, fewer than even the Parsis.

CM Devendra Fadnavis, minister Prakash Mehta, the mayor and municipal commissioner are expected to attend Sunday's rededication ceremony. TNN

THE SPEAKING TREE YOUR SUNDAY STAPLE

Osho tells a seeker how it is possible to relax in the certainty of death Atlanta City, once the Mecca of gaming, also has some exquisite places of worship

... and more: A soul's journey, learning to be tough and we are all Buddhas in today's 8-page edition. Ask your vendor for a copy @ ₹3.00

Mega block on CR? Take a BEST bus on affected route

Somit.Sen @timesgroup.com Mumbai: If your Sunday

commuting plan gets upset due to the weekly mega block, here's some good news for you. The Central Railway has tied up with BEST to ply buses between stations affected by the mega block. This Sunday, for in-

stance, BEST will ply buses between Matunga and Mulund stations where a block will be held, said a senior Central Railway official. Usually, the frequency of BEST buses is lower than on weekdays. The railways also

plan to cobble up similar

pacts with transport bodies

in Navi Mumbai, Thane, Kalyan-Dombivli. Several citizens, who work on Sundays, are badly affected by such mega blocks with many having to shell out exorbitantly for au-

Chief public relations officer of the Central Railway, Narendra Patil, confirmed

torickshaw and/taxifares.

Blocks on CR main, harbour today On Sunday, CR will hold a

mega block between Matunga and Mulund on the Down fast line from 10.45 am to 3.15 pm. Services will run 20 minutes late, an official said.

On the harbour line, a block will be held between Panvel and Nerul from 11 am to 3 pm and Panvel-Andheri services will be cancelled. "Special local trains will run on CST-Nerul and Thane - Nerul sections. Due to this

blocks, suburban trains are likely to be more crowded," said an official. TNN said they would intimate the

BEST of the mega block stretches so that BEST can decide on the number of buses to be plied and the stations from which the buses will be available to commuters. Depending on the demand. BEST may also ply air-conditioned buses.

Engine delinks from train

ommuters on Central Railway's harbour √line were inconvenienced around 11.45am on Saturday after the engine of a goods train broke away, causing a delay in services.

"The engine got de-coupled (separated) and went several metres ahead, leaving the wagons behind,'

A senior CR official said the decoupling happened

said an eyewitness.

around 11.40am and the problem was sorted out within 25 minutes. Due to this, three suburban train services were cancelled. An inquiry has been in-

stituted into the cause of the de-coupling. TNN

department's assistant inspec-If the long wait for environmen-**ICOMING UP**

wasn't bad enough, nearly 30,000 homebuyers in Noida now face significant cost escalations when they register these properties. The Uttar Pradesh stamps and registration depart-

ment has said it will collect at prevailing rates after the zone around the Okhla Bird

sanctuary, was redrawn.



morning and evening.

It is advisable to have a

[TRENDS] **Budget failed to** offer incentives to affordable housing

sector The budget has failed to offer any incentives to the affordable housing sector which is already facing risks in form of high costs and low margins, industry leaders said.

The budget is disappointing.

The affordable housing sector was expecting that the Narendra Modi government, like last time, would extend some support to it and iron out the difficulties. The demand for infrastructure to affordable housing. home loan interest rate subvention schemes to enable affordability for housing and propel the demand for affordable housing (houses below 80 sq m), has also not been heeded to," Credai national president, C Shekar Reddy said. The lowcost housing sector has been demanding infrastructure status so that funding could be made easier. Besides, it had also demanded lower interest rates at under 7.5 per cent. "We were expecting something specific for real estate, specifically to incentivise affordable housing, so that long-term institutional funding could be facilitated," Hiranandani Group's, managing director, Niranjan Hiranandani said.

After green hurdle, stamp duty blow to Noida flat buyers

Sanctuary, SK Singh, the

stamp duty for registry of flats centre notifies the eco-sensitive

tor general, said old rates would not be applicable for properties ready in 2013 but not registered due to the ban on occupa-tion certificates till the eco-sensitive zone around the bird

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water fountain to be restored in Masjid