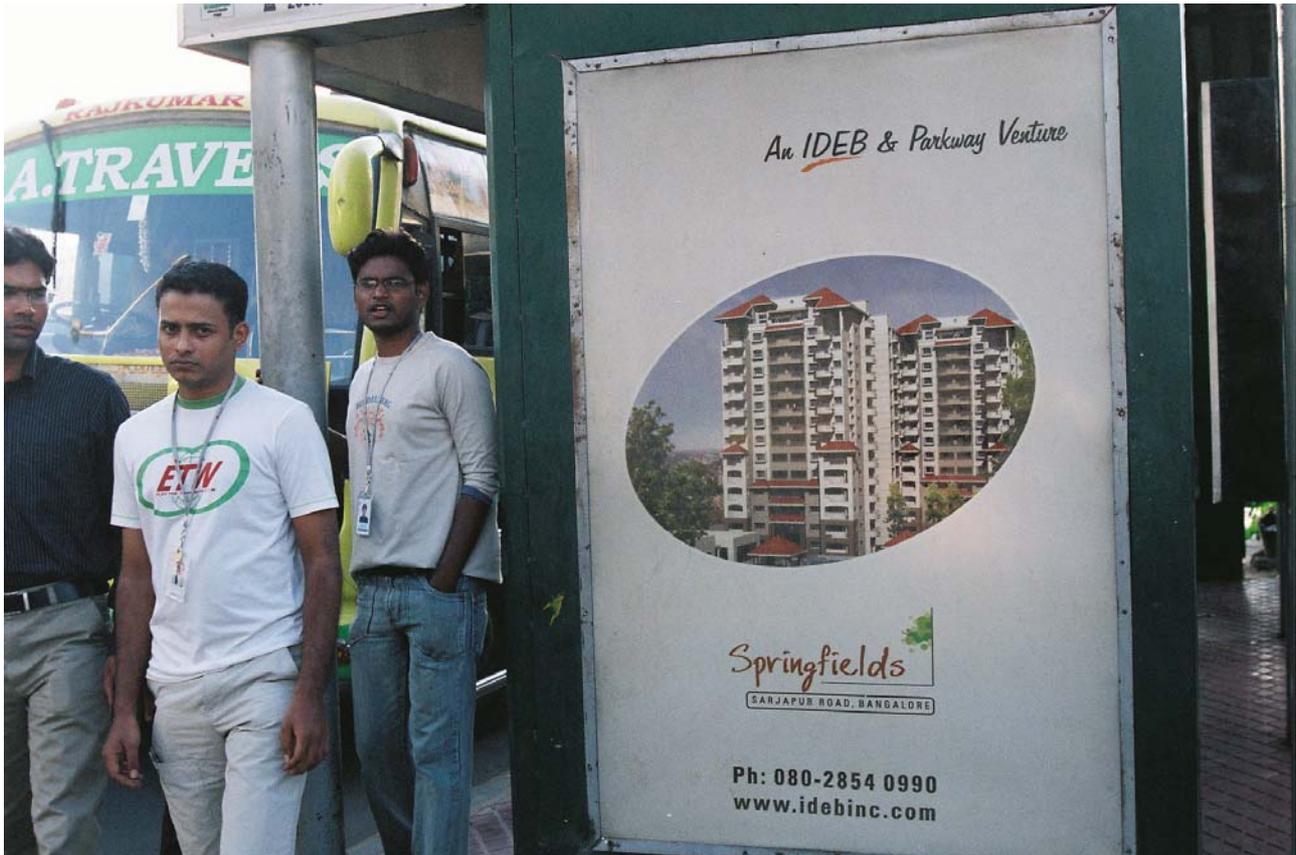




## Interview 4 Property developer

Krishna TG, Sai Lakshmi Constructions



We know the market very well in Bangalore. We know how the city works and what suits different people. We have built up a formidable reputation for quality and people choose us first.

And there's no shortage of foreigners keen to have a stake in all of this. I'm going to Germany next week for a conference. I've never left India and now I need to go to these places and make deals like never before.

Bangalore is India's fastest growing city. We had 1.5 million people living here in 1971, and 5.5 million in 2001. There's been an influx of nearly two lakh (100,000) every year, and the planners say it will reach 10 million in the next five years. So, there's no shortage of work.

Young people from the IT companies want apartments. They're called names like 'Heritage Luxury', not Indian names anymore.



My company doesn't build apartments. We only build houses. These places will change our people. South Indians have always been quiet, respectful people. We value tradition and culture. Apartments don't fit in here. They are so noisy and people are not used to living in boxes.

We pay our workers well. We take on daily wage labourers. There are plenty around here. They get 80 a day (95p). We don't employ children. Sometimes they come along and help out, but we don't encourage it.

Much of the construction is not safe. People are using cheap metal wires and watered down cement. We had floods in October 2005 and hundreds of homes collapsed in the city, and tens of people died.

We Bangaloreans find it hard to say we're from the Garden City now. Parks and green areas have been eaten up by roads and traffic. There's pollution on the waterways, in the streets, in the air. It's hotter now than five years back. Summers were 32°, now they are 35°.

Drainage tanks (reservoirs) and empty ground used to keep the city cool. They helped to keep it in balance. Now, there are buildings there, and we have pockets of heat all over. Mosquitoes have come into the city. This hap-hazard development is destroying us.

