



Realty Data

The construction material and labour costs have risen to a new high post pandemic



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FENG SHUI The colours and materials of certain items can make difference on the state of your life's affairs S BS Surendran

AN OVERVIEW

Chennai's Industrial and Logistics Mart

The industrial and warehousing space absorption was 3.5 million sqft during 2021, says a survey by Savills.

Chennai is a hub for global auto production with major vehicle producers, and also home to many electronic and renewable energy companies. The economic development in the capital city of Chennai has been closely tied to its seaport and transport infrastructure.

The city provides able infrastructure for these companies to integrate well with their suppliers, vendors, and customers. Driven by the robust growth seen in the 3PL and manufacturing sectors, industrial and warehousing space absorption in Chennai was at 3.5 million sq. ft. in 2021. The 3PL and manufacturing sectors together accounted for 56% of the total absorption in 2021, followed by the retail sector at 13%. On the supply side, 2.7 mil-

lion sq. ft. of supply was witnessed in 2021. The operational stock stands at 26.9 million sq. ft. as of 2021. The overall vacancy levels decreased from 11.6% in 2020 to 7.2% in 2021 and the rental values remained stable in 2021 across the major micro-markets of the city.

The Bangalore Highway micromarket accounted for 54% of the total absorption witnessed in the city in 2021 followed by GNT Road (27%).

OUTLOOK

Manufacturing, e-commerce and 3PL sectors will continue to drive warehousing demand in Chennai in 2022. Rental and land values are expected to remain stable in 2022. The vacancy level is likely to increase further in 2022 from current levels.

KEY STATISTICS

	2021	2020
Supply (million sqft)	2.7	4.5
Net absorption (million sqft)	3.5	3.5
Total stock (million sqft)	26.9	24.2
Vacancy (%)	7.2	11.6

Source: Savills India Industrial Research

SUPPLY AND ABSORPTION BY MICROMARKET IN 2021

Micromarket	Absorption	Supply
Bengaluru highway	54%	73%
CTH road	16%	0%
GST road	2%	0%
NH-16 GNT road	27%	26%

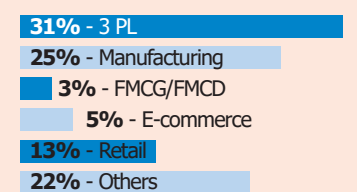
KEY TRENDS

- Bangalore Highway and GNT Road are leading in terms of supply and absorption.
- 3PL, e-commerce and manufacturing sectors are driving the demand.
- Vacancy rates declined more towards Bangalore Highway micro markets.
- Rental values remained stable across the micromarkets

SUPPLY AND ABSORPTION BY GRADE IN 2021

63% Grade A **37%** Grade B

ABSORPTION BY SECTOR IN 2021



MAJOR TRANSACTIONS IN 2021

Occupier	Micromarket	Areas leased (sqft)
3PL	Bengaluru highway	220,000
Retail	Bengaluru highway	200,000
3PL	Bengaluru highway	180,000
Manufacturing	Bengaluru highway	130,000
3PL	Bengaluru highway	120,000

Source: Savills India Industrial Research

What Does the Future Hold for Tamil Nadu?

While disruptions due to the pandemic are unlikely to last beyond the short term; over the long run, global corporates (especially IT / ITeS and manufacturing companies) are expected to continue setting up operations and expanding in Tamil Nadu.

Key future growth drivers of Tamil Nadu's Real Estate:

- Stable political dispensation
- Focused policy initiatives
- Widening infrastructure base
- Availability of a large talent pool
- Economic growth backed by tech and manufacturing sectors

The continued attractiveness of the state as an investment destination in India, particularly for global / domestic manufacturing players, is expected to further push it to the forefront of innovation and technological evolution. This is because companies are increasingly adopting innovative technologies (such as Artificial Intelligence, SaaS, Big Data, Internet of Things, etc.) in their quest to keep pace with the changing times.

In addition, we expect Tamil Nadu's growth story to percolate to its tier-II and tier- III cities, on the back of a supportive policy climate and continued infrastructure initiatives. We also expect investor interest in these cities to grow substantially in the future as they look for expansion avenues, thereby safeguarding the state's position as a premium investment destination in the long run.

Excerpts from the report on
India Major Report - Tamil Nadu - The Blueprint of Real Estate Excellence - December 2021 by CBRE.

Realty Mart on the Upswing

There has been a perceptible shift in housing demand which has encouraged more developers to launch new projects in the coming months, reports V Nagarajan.

There has been a perceptible shift in buying trend among homebuyers even in the midst of pandemic impacting normal life in many sectors. The realisation that housing is vital in a situation like the current one, is gaining momentum and besides security, it has served multiple purposes for people in dire straits in the recent past.

Areas like Poonamallee, Paruthipattu, Urappakkam, Mangadu and Vandalur-Kelambakkam road are sought after due to proximity to infrastructure development. Independent houses in the price range of Rs 35-50 lakh is driving demand in peripheral areas irrespective of the developers category. While there are limited investors in the current scenario, it is the end-users who are driving the housing market today, said Swaminathan J Reddy, director, PropShell Business Solutions Pvt Ltd.

Unlike earlier, it is the non-IT sector that is driving housing demand. As the supply has

been very limited for the past four years, unsold units are getting absorbed due to pent up demand. Due to WFH option, migration of techies to their hometowns has caused vacancy levels to spurt on OMR, say realtors.

According to C Chockalingam, APPCC realtor, enquiries are up, a clear indication of market revival. "There is a mismatch between demand and supply which drives the price up in select areas across micro-markets. There is a consistent and growing demand for resale units in areas like Alwarpet, RA Puram and Adyar. If the pricing matches, then a realtor can expect to close the deal in 15-20 days," said Chockalingam.

"On the commercial front, leased commercial properties in the price range of Rs 3 crore - Rs 20 crore are driving demand among investors. Whereas there is a limited corresponding supply level in the market. Land prices are inching a new high where demand exceeds supply. In Porur, land

prices quoted at Rs 1.5-Rs1.6 crore per ground five months are now quoted at Rs 2.25 crore per ground on revival of demand from investors, said Chockalingam. However, a similar price rise is yet to be noted for apartments, he adds.

The spurt in housing demand is evident from the increase in home loans offered by lead banks like SBI in Chennai. One in four home loan applications in Chennai is being processed by SBI, said Radhakrishnan, general manager, SBI, while addressing developer community at Credai Statecon 2021 at Leela Palace. The lead bank's Chennai Circle is hopeful of reaching a target of Rs 50,000 crore set for the month of December last year.

An estimated 11,958 residential units have been sold during 2021 in Chennai. Various developers have launched 12,783 residential units during last year. The average selling price has been put at Rs 4,050 per sqft, according to Knight Frank India survey.

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CHENNAI RESIDENTIAL MARKET SUMMARY

Parameter	2021	2021 change (YoY)	H2 2021	H2 2021 change (YoY)	Q4 2021	Q4 2021 change (QoQ)
Launches (housing units)	12,783	77%	7,360	98%	3,566	-6%
Sales (housing units)	11,958	38%	6,206	59	2,758	-28%
Average price in Rs/sqft)	Rs 4,050	6.7%	—	—	—	0%

Source: Knight Frank Research

CHENNAI RESIDENTIAL PRICE MOVEMENT IN SELECT

Micromarket	Location	Price range in H2 2021 (Rs/sqft)	12 month change	6 month change
Central	Anna Nagar	10,200-11,600	7%	1%
	Kilpauk	14,000-15,500	6%	2%
North	Kolathur	4,100-5,400	4%	2%
	Perambur	4,000-4,500	8%	0%
South	Perumbakkam	4,000-4,500	8%	0%
	Kelambakkam	3,200-3,900	9%	1%
West	Porur	5,100-5,700	8%	1%
	Mogappair	6,000-6,700	7%	0%

Source: Knight Frank Research

CHENNAI OFFICE MART – BUSINESS DISTRICTWISE RENTAL MOVEMENT

Micro- market	Rental value range in H2 2021 (Rs/sqft/month)	12-month change	6-month change
CBD	65-95	-1%	1%
SBD	55-80	-3%	2%
SBD OMR	54-91	-2%	1%
PBD OMR and GST road	26-40	-4%	2%
PBD Ambattur	28-35	-3%	1%

Source: Knight Frank Research

SNAPSHOTS

NAR India represents Realtor community at J&K Realty Summit

NAR India has represented the realtor community at the Jammu & Kashmir Real Estate Summit held at Jammu on December 27, 2021. The summit was attended by Hardeep Singh Puri, Honourable Minister for Housing & Urban Affairs (MoHUA), Manoj Sinha, Lieutenant Governor of the Union Territory of Jammu & Kashmir, Dr. Jitendra Singh, Hon. Minister of State, Prime Minister Office, Shri Durga Shanker Mishra, Secretary, MoHUA, Dr. Niranjana Hiranandani, Vice Chairman - NAREDCO, Shri Rajan Bandelkar, President - NAREDCO, apart from many other dignitaries. During the summit, an MoU has been signed between NAR India and NAREDCO by NAR India President, Tarun Bhatia & NAR India Vice Chairman, Sam Chopra with NAREDCO President Rajan Bandelkar in the presence of the above mentioned dignitaries and in front of the national media and a packed house at a glittering ceremony at the Circuit House, Jammu. The occasion was taken to represent with Shri Durga Shanker Mishra, Secretary, MoHUA for a discussion on 'One Nation One Licence' for Real Estate Agents under RERA took place, along with the submission of an official request letter with a report prepared on the logic behind 'One Nation One Licence' by NAR India. It also paved the way for a meeting with NAREDCO representatives on the way forward for cementing relations between NAR India and NAREDCO.



APPCC Committee Meeting lays thrust on membership drive

The committee meeting held on January 9 through videoconferencing stressed the need for every committee member to intensify efforts to improve the membership. The APPCC has currently 61 members and efforts are being initiated to reach 75 shortly. The next objective would be to work out on a course of action to reach the 100 members association. Committee members are being encouraged to provide references so that others can do the marketing exercise part of it to encourage more membership to the association. As the overall real estate market is bracing for better days with businesses being generated among members even in the current depressed scenario, it is felt that the timing is appropriate to bring in more members to interact with improved volume of leads to successfully close the deals.

MICRO-MARKET HEALTH

Micro-market	Unsold inventory (housing units) YoY change	Quarters-to-sell	Age of inventory (in quarters)	6 month change
Central	423 (-51%)	3.1	11.40	1%
North	411 (-32%)	4.8	16.80	2%
South	6,027 (-14%)	4.1	16.20	2%
West	5,993 (60%)	6.6	15.70	0%

Source: Knight Frank Research

CHENNAI OFFICE MART SUMMARY

Parameter	2021	2021 change (YoY)	H2 2021	H2 2021 change (YoY)	Q4 2021	Q4 2021 change (QoQ)
Completions (million sqft)	1.8	-47%	0.9	1,359%	0.7	—
Transactions (million sqft)	3.9	-14%	2.7	-15%	1.1	-55%
Average transacted rent in Rs sqft/month) (End of period)	58.3	-2.7%	—	—	—	0%

Source: Knight Frank Research

Residential demand is largely focused on the built units which has reduced average age of inventory, says a survey by Knight Frank India.

South and West Chennai markets dominate in sales

The Chennai residential market has been on a steady path to recovery with sales momentum gradually increasing since H22020 to culminate in 6206 units sold in H2 2021, a 9% growth in YoY terms. The number of homebuyer enquiries and conversions have been rising steadily through 2021 as well, reflecting the improvement in sentiment.

This improvement in sentiment has caused developers to increase supply. As developers gauged the changing mood of the market, 7,360 units were launched in H2 2021 which translated into a 98% YoY growth in supply levels.

els. Appaswami Real Estates, Mahindra Lifespaces, Lancor Holdings and Sobha Homes were among the prominent developers active in the market during H2 2021.

Locations such as Kottivakkam, Perumbakkam, Kolapakkam and Keelakattalai saw increased development activity during the period.

Sales were concentrated in the south and west micro-markets, and together accounted for 91% of the total sales during the period. The south micro-market locations along the OMR and GST roads continue to garner most homebuyer interest at 51%, while the more affordable locations such as

Porur, Valasaravakkam and Poonamalle toward the west account for 34%.

There has been a gradual decrease in the share of sales of ticket sizes < INR 5 million since 2018. The share of sales in this category has shrunk from 54% in H1 2018 to 33% in H2 2021. The shift in demand to ticket sizes over INR 5 million has been significant over the past few years and more pronounced since COVID-19 impacted homebuyer preferences. This trend has been observed across locations due to the need for upgrading the family's primary residence and to accommodate work and study from

home requirements.

The share of projects with ticket sizes of > INR 10 million increased to 23% of the total sales in H2 2021, from 18% in H2 2020.

Homebuyers have become increasingly amenable to explore properties in peripheral locations that were otherwise off their radar, to acquire larger spaces with better amenities to improve the general quality of life.

While the growth in sales has been encouraging in H2 2021, this has also been accompanied by price growth of 7% YoY. Some of this increase may be attributed to a base effect because of the significant price drop during H2

2020. Regardless, this recovery in price is an encouraging sign and can be viewed as an indicator of the market on its way to recovery.

Residential demand is largely focused on the ready-to-move-in properties and has caused the average age of inventory in Chennai to reduce to 14.3 quarters in H2 2021 from 15.5 quarters in the year ago period. The unsold inventory and QTS have increased marginally in YoY terms during H2 2021 but given the fast improving sentiments and recent price recovery, market volumes are expected to pick up in the near to medium term.

Construction Cost Up 8-9%

Construction cost of existing greenfield and interior fit-out projects has increased by 8-9% in Q4 2021 (Oct-Dec) as against Q4 2020 (Oct-Dec), as per JLL's Q4 2021 Construction Price Report.

This is primarily driven by procurement challenges, leading vendors to procure from the first available source at a higher price, increased cost towards health and safety and skilled labour availability. The major impact has been on services, especially Long Lead imported items where there is limited local sourcing of materials. Long Lead Item refers to items whose delivery/supply time is longer as they may be imported from other countries like China, Malaysia and so on. They may also be items that are built as per design. Therefore, these items are not

bought off the shelf and take a longer time to reach construction sites.

The impact of the first wave of the pandemic on market benchmark rates has been neutral to significant depending on the asset classes. There are a few challenges like idleness of plant and machinery along with enormous market competition which is compelling contractors to discount their margin as they bid for new projects. This discount is not sufficient to offset the overall hike in construction material and labour costs.

The second wave has given an overall image that the Covid-19 restrictions are there to last for years and with lockdown, transportation, manufacturing challenges, all the stakeholders are anticipating material cost increase for the forthcoming months. The cost impact

The cost of new projects is up by 10-12% while the existing projects went up by 8-9%. The supply chain breakdown is the key reason as the cost of material and its freight account for 50-60% of construction budgets, says JLL survey.

post-second wave has been significant. The cost of new projects is up by 10-12% while the existing projects went up by 8-9%. The supply chain breakdown is

the key reason as the cost of material and its freight account for 50-60% of construction budgets.

The volatility is here to stay for a while until industry shows a steady sign of recovery along with other sectors like manufacturing, hospitality, FMCG, infrastructure, leisure and so on," said MV Harish, Executive Managing Director, Project Development Services, JLL India.

Spike in raw materials cost and labour cost leading to costlier homes

The findings of JLL's report demonstrates a price increase of overall 10-12% for new projects and 8-9% for existing projects. Contractors are increasing the overheads and profit, anticipating the uncertainty in the market majorly due to labour and material challenges.

The cost of labour has risen 10-15%, besides the regular increase, due to the knock-on impact of Covid-19 protocols and its associated costs. This includes costs related to compliance to new protocols like RT-PCR tests,

idle time until test results, increased accommodation space for the same amount of labour, quarantine facility and sanitation measures. In addition to that, additional labour retention and transportation costs put together have contributed to the increase.

Since Q1 2020, steel is up 45-47% to INR 62,300/MT, copper also at 70-75% to INR 745,000/MT, followed by aluminium at 55-50% to INR 203,385/MT, PVC items by 80-90% to INR165,000/MT, and last, but not the least, fuel (primarily diesel) by a whopping 43-47% to about INR 94/liter.

While upsurge in construction cost per sq. ft for existing projects and new projects was at par (105%) in Q4 2020, new project cost went up substantially, from 105% in Q4 2020 to 113% Q4 2021 translating to an 8% hike.

While the markets continue to be volatile, it is anticipated that by Q2-Q3 2022 the construction prices will stabilize. The price rise that we have witnessed is going to be the "new normal".

EMERGING TIER II REAL ESTATE DESTINATIONS IN TAMIL NADU

The economic and real estate growth in Tamil Nadu has fast grown beyond Chennai over recent years. Cities such as Coimbatore, Madurai and Trichy are expected to emerge as leading tier-II investment destinations in the state, driven by several policy and infrastructure initiatives. Further, a strong local economy, connectivity to other key cities, growth of IT/ITES sector and availability of skilled manpower are expected to create new avenues for real estate development in these cities in the coming years.

City	Key statistics	Major sectors	Existing infrastructure
Coimbatore	<ul style="list-style-type: none"> Geographical area – 247 sqkm * Population – 1.6 million * Literacy rate – 84% 	<ul style="list-style-type: none"> Textile and textile machinery manufacturing Automobile Jewellery manufacturing IT/ITES 	Airport – One international airport, second busiest in the state. Rail : Second largest railway junction in the state; connects to major cities in Tamil Nadu and other states. Road : Three National Highways – NH47, NH67, NH209 and six major arterial roads.
Madurai	<ul style="list-style-type: none"> Geographical area: 148 sqkm Population – 1.0 million Literacy rate – 83% 	<ul style="list-style-type: none"> Agriculture Tourism Automobile Textile 	Airport : One international airport, connects to major Indian cities and select international destinations. Rail – One railway junction, connects to major cities in the state. Road : Three National highways – NH45b, NH208, NH49 and three state highways – SH32, SH33 and SH72.
Tiruchirapalli	<ul style="list-style-type: none"> Geographical area: 167 sqkm Population – 0.9 million Literacy rate – 83% 	<ul style="list-style-type: none"> Heavy engineering/machinery/equipment manufacturing. Retail markets IT/ITES 	Airport : One international airport; connects to major Indian cities and select international destinations. Rail – One railway junction, connects to major cities in Tamil Nadu and other states. Road – Three National Highways – NH38, NH83, NH81.

Source: Census 2011, Guidance Tamil Nadu, GoTN 2021; CBRE Research Q4 2021.

TAX PLANNING



By Priyanka Sahu

When there is a purchase of immovable property, the buyer needs to deduct tax (TDS) from the Sale value, pay the balance amount to the Seller and pay the TDS amount to the Government. As per Indian Income Tax Act, where a resident purchases any property from a Non Resident, he has to deduct tax and pay the balance amount to the Nonresident (Seller).

This article provides a brief description regarding TDS provisions applicable when there is purchase of immovable property from a non resident by a resident.

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TDS on Purchase of Property from NRI

1. APPLICABLE TDS RATES – TDS is to be done as per provisions of Section 195.

2. In case of
• Long term Capital Asset – 20% (Full details given in the below chart)

• Short Term Capital Asset – As per Income Tax Slab rate of Seller (NRI) in India.

The effective TDS rates in case 'Long Term Capital Gain' is calculated below:

2. LOWER RATE OF TDS

There is also provision to deduct TDS at lower rate in case of purchase of property from NRI for which the following steps need to be followed:

- The seller (NRI) is required to apply for a lower TDS deduction from the Jurisdictional Assessing officer of Income Tax.
- The Assessing Officer shall issue a Lower rate TDS deduction certificate within a period of 30 days.
- Based on the Certificate the buyer is required to deduct TDS as mentioned in the Certificate.

3. AMOUNT ON WHICH TDS IS TO BE DEDUCTED

This depends on two situations
1. When the Seller has obtained certificate of Lower deduction of TDS, following process needs to be done:

- The seller shall apply for Computation of Capital Gain to Income Tax Officer.
- Based on the documents provided, the Income tax officer shall compute the Capital gains of the Seller.
- The Capital gain so computed by

Particulars	Effective TDS rate		
	Income is less than INR 50 Lakhs	Income is INR 50 Lakhs to INR 1 Crore	Income is more than INR 1 Crore
Long Term Capital Gain Tax Rate	20%	20%	20%
Add – Surcharge	0%	10% (on above rate)	15% (on above rate)
Total Tax including surcharge	20%	22% (20% + 2%)	23% (20% + 3%)
Add – Health and education cess	4%	4% (on above rate)	4% (on above rate)
Effective TDS Rates	20.80%	22.88%	23.92%

The surcharges shall be subject to marginal relief.

Quarter	Quarterly Return- Due Date	TDS Certificate
Apr-June	31st July	15th August
July- Sep	31st Oct	15th November
Oct- Dec	31st January	15th February
Jan- Mar	31st May	15th June

Notes: A) In this case It is mandatory for the buyer to obtain TAN (Tax Deduction And Collection Number).
B) The seller (NRI) can avail exemption benefits on Long term capital gain under section 54 and section 54EC.
C) To repatriate the money outside India, the NRI would also be required to submit Form 15CA & Form 15CB to the Bank. These forms are required to be generated from the Income Tax Website and then submitted to the Bank.
D) Form 15CA may be generated by the NRI himself or by his Chartered Accountant but Form 15CB can only be generated by a Chartered Accountant.
The Chartered Accountant is also required to sign and stamp the Form 15CB
E) The applicable interest provisions for non-deduction or non-payment of TDS is explained here under –

the Income Tax Officer shall be intimated to the Seller by way of a Certificate.

- The seller needs to submit the certificate of Lower Deduction of TDS to the buyer.
- On the basis of the above certificate, the buyer would deduct TDS on the Capital Gain so computed by the Income Tax Officer.

1. When the seller has not obtained the certificate of Lower de-

duction of TDS:
In this case the TDS is to be deduct-

Particulars	Amount of interest payable
Non-deduction of TDS (either wholly or partly)	1% per month from the date on which TDS is deductible to the date of actual deduction.
TDS deducted, however, not deposited (either wholly or partly)	1.5% per month from the date of deduction to the date of payment.

ed on the total Sale Price instead of Capital Gain. So it is very important for the seller to obtain the Certificate from the Income Tax officer to lessen the Tax burden.

4. TIME OF DEDUCTION

Earlier of the Following:
1. At the time of payment ; or
2. At the time of credit of income.

5. TDS PAYMENT AND RETURN

- The buyer is required to deposit the TDS with Govt. within 7 days from the end of the month in which the TDS has been deducted. (Challan No – 281)
- The buyer is required to submit the TDS return in Form 27Q.



The placement of items, the colours and even the materials of certain items can make an enormous difference on the state of your life's affairs, says **S BS Surendran**

Dimensions for prosperity

By **S.BS.Surendran**

Dimensions, ratios and measurements play a key role in activating the good Vaastu or Fengshui of any building or plot. The school of Vaastu and Fengshui rely more on dimensions which confirm to what is referred to as the "golden ratio".

The master builders of the past understood the value and significance of the golden ratio and applied it to such structures as the Great Pyramid at Giza and the Parthenon. The Great Pyramid at Giza is composed of golden triangles. When the square base of the pyramid is halved and a vertical line drawn up the centre, the slanted height forms a triangle that measures to the value of mathematical symbol 'Phi' and the vertical height equals to the square root of 'Phi'. Of course one does not need to understand the mathematics in order to appreciate and recognise how beautiful this structure is. In the modern times one of the classic



examples of the application of the golden ratio is the United Nations building. The building's width when compared to its height reveals that every ten floors create a perfect golden ratio. The golden ratio in architecture can help you find additional ways to enhance and create better Feng Shui designs and in turn improve prosperity and finances.

One of the important areas in a home where we can adapt Feng Shui to bring in new, unexpected luck, harmony and financial improvement is the bedroom. While the aesthetic elements are the first things generally noticed in a bedroom, the most important feature is

truly the position of the bed. The key to success in both finance and career is to increase the amount of positive energy in your life. This can only be accomplished if your bed is stable, supported by a strong headboard that protects your 'chi' as you sleep and faced away from the door.

Ensuring that the bedroom and the underside of the bed is clutter free is equally important. The placement of items, the colours and even the materials of certain items can make an enormous difference on the state of your life's affairs.

Fengshui attributes several specific elements to financial prosperity and accumulation of wealth. Colours like red, purple and gold are heavily associated with wealth. As these colours are dramatic and deep, it should not be used in abundance instead, one could use them as creative accent pieces in the bedroom. Lampshades, candles and small trinkets are excellent items to bring in these colours as a decor which

in turn activates the Feng shui. Water has a powerful connection to career growth in Feng Shui. Although its presence in the bedroom is generally a Feng shui taboo you could. Place a small table fountain or an elegant piece of artwork depicting flowing water elsewhere in the home, but surely not in the bedroom.

Mirrors are equally beneficial as they relate to upward career movement in Feng Shui, but ensure that they do not directly face the bed and should never be placed on the ceiling.

In addition to red purple and gold, the colour yellow is considered auspicious too. It is a stimulating colour that easily keeps your brain focused, while green is exceptionally calming. Hence having a balance of colours and the right Feng shui activation can aid your ability to move up the career and also accumulate wealth.

Mr Surendran is an accredited master Feng Shui consultant and traditional Vaastu practitioner.