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SECOND EDITION

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VOLUME 01 | ISSUE 02

1 Lakh units unsold

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**There is** a glut in real-estate market of Bangalore. The awaited price correction is nowhere in the scene. There are almost 1 lakh units unsold. People want to buy apartments, there are apartments available but they are unaffordable by most of the people living in Bangalore. The problem?

No takers for stray

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**NSoJ student** shares her shocking experience of rescuing a stray pup from Koramangala. She moves around Bangalore with a disease struck pup, trying to find a shelter for it. She gets the dog vaccinated but still no takers? Why are there no takers for strays



Hanging out at KIA

P4



**There is** a new hangout place in northern Bangalore. The Kempegowda International Airport which boosted the primacy of this region and made land prices shoot up has become the latest picnic spot. There are many options as far as food is concerned. Some of the most popular food outlets include Subway, Maiyas, Katti Roll, Chai point, Hattikappi, Café Noir, Café Coffee Day etc.

The romance persists

P4



**How do** you buy books? Now when internet has taken over practically everything, NSoJ students try to find how most of the people prefer buying books. Several bookstores have closed down, other are facing less sales but the romance still persists among some.

# TALE OF A BRAVE-HEART

## Unending struggle for dignity

By Khushboo Aneja and Ashwini Nagaraja

She enters with the melody of her anklet following her. With a dazzling smile, ladylike walk, and intoxicating voice... There is nothing that will tell you that she was born a male.

She wanted to die at the age of 12, but today she is an inspiration to hundreds of transgenders, who are just a matter of joke, in this country.

Akkai Padmashali, founder of Ondede, and male to female transgender. She is first of her kind to

receive the Rajyostva award, the second biggest civilian award given by Karnataka government, for her work for sexuality minorities. Born and bought up in Bengaluru as Jagdish, Akkai realized her true identity at the age of eight. As a child she always preferred being with girls rather than with boys and dreamed of meeting her prince charming. However, her behavior was unacceptable to her parents. "My father once poured boiling water on my feet to make me stop acting like a girl", recalled Akkai thinking of poor Jagdish. She tried to commit suicide twice. And

it was at the age of 16 that she told about herself to her brother, and he accepted her.

Asked about how long she had struggled, she said, "From the age of eight. I am 32 now and have been struggling still; it continues every single day. First it was a struggle with myself, then it was a struggle with family, society and the laws of the land. There has been a continuous fight, and I have no time to think about myself"

Transgenders have been fighting for a dignified and normal life: from identity to marriage and inheritance, and even for burial grounds. The Supreme Court has recognized transgenders as the third gender, but there is little implementation in reality. Society still think of them as evil, unnatural and even as child kidnappers. They are not even allowed to travel outside the city without permission of the local police. Akkai, with her community, has filed a petition against section 377 of the Indian Penal Code.

Talking about the economic condition of the transgenders, Akkai said: Their condition is poor. They have no job avenues. The only option is sex work or begging in the streets. There are no savings as there are no bank accounts. The government has reserved 2 percent for transgenders in government jobs but it has not been implemented. "Akkai did sex work for four years before joining the NGO, Sangama, while her parents thought she was working for some private company. Her motivation for working for her community was the question: why? Why are we being discriminated against? Why are we not allowed at public spaces?

The award is not just for Akkai but for whole transgender community. Akkai could not say much about what changed after her getting the award except to repeat her father's words: "Today you have become my daughter."

“My father once poured boiling water on my feet to make me stop acting like a girl.”





# 1 LAKH UNITS UNSOLD

## Prices rise high, builders won't climb down



### TALL BUILDINGS COMING UP IN NORTHERN BANGALORE

By Namrata Srivastva

The real estate market in Bengaluru is facing a glut. Yet, the much-awaited price correction, which could potentially bring about a parity between demand and supply, is proving elusive.

According to a report released by L J Hooker, a real estate company, the "unsold inventory" in Bengaluru's residential market has been pegged at 1.01 lakh units "amounting to about Rs 85,000 crore."

The primary reason for the properties not finding buyers is the mismatch between the demand and supply prices. A prominent builder, who requested anonymity, said: "Prices have not fallen because there is a mismatch in the price of supply and the price of demand. Prices have become unaffordable."

"The cheapest properties offered by the top builders are in the price range of Rs 90 lakh and Rs two crore. The average price is Rs 60-90 lakh an apartment. Not many apartments are available at less than Rs 50 lakh, and this is where the demand is," said

another builder who also spoke on the condition of anonymity.

Even a fall in the home loan rates has not helped the sector that has been facing a slow-down over the past year. "There is a considerable fall in the number of people approaching us for home loans. Several clients have cancelled their loans even after the bank has approved it," MrPrabhat sales manager, ICICI Bank, told NSOJ Post.

According to the L J Hooker study, there has been an increase of 24 per cent in the supply of residential properties compared to last year. The maximum addition of properties has been in north-east and south-east Bengaluru. These areas alone account for 73 per cent of the city's supply in almost equal proportion.

There are 58,321 housing units. Of this, 84 per cent are apartment units, 10 per cent plots, and 5 per cent villas. Budget homes dominate the supply with 158.4 million square feet (sqft) on offer and an unsold inventory of 50.7 million sqft. Mid-range apartments have a supply of 123.6 million sqft with 47.1 million sqft remaining unsold, the Hooker report said.

Feroz Khan, a realtor in Indiranagar,

- Unsold residential inventory is pegged at Rs 85,000 crore
- 24% hike in supply of residential properties
- Fall in the home loan rates has not helped the sector

said, "Purchase of houses has become stagnant. However, leasing houses for start-ups have become a trend now."

Arundhati, housewife, said: "We are looking for flats which are close to my husband's office in Whitefield and where we can find good schools for our children. There are nice places in South Bengaluru but they are too expensive." Asked if they would prefer taking a loan from the bank, Arundhati said: "we have to take a loan, however, the sky high cost of flats is compelling us to reconsider our decision to buy one."

No official of the Confederation of Real Estate Developers' Association of India (CREDAI), which has been holding multiple property shows in the city, was prepared to speak.



## No takers for strays

By Pavani Kodati

Dog lovers are dime a thousand rather than the proverbial dozen. But, try adopting a stray puppy, and the experience will leave you wondering about the norms that go against the very cause of the best friend of mankind.

On a Sunday morning, I found a stray puppy in a pathetic condition near a bus stop in Koramangala. Worried that it would not last long, I decided to take it to a dog shelter.

When I reached my first option, the man who takes in stray dogs for treatmentsaid: "You will have to pay Rs 2500 for the treatment as you rescued it. If you are not willing to pay then please take the dog to CUPA (Compassion Unlimited Plus Action), they will accept it".

Disheartened, I took pup to another shelter on the premises of the



veterinary hospital and run by CUPA in hebbal.

An official of the CUPA animal rescue centre said: "We can start the treatment but it is not possible for us to take in the dog as it is a pup, and adoption of a stray dog is a huge problem".

Undeterred, I decided to take his advice seriously and took the pup to KARUNA animal shelter right opposite to the CUPA rescue centre. They took in the stray pup along with a donation of Rs. 200 after I got the pup vaccinated and treated for

dog bites.

I was not alone in this ordeal. A woman, who rescued puppies frequently, was also facing the same problem. She had to pay Rs 1000 as donation.

An official explained: "There is a fixed amount for pedigree dogs: Rs 2500 for an adult dog and Rs 1000 for a puppy. But for stray dogs the donation depends upon the individual's interest".

In other words, it means that rescue shelters are primarily for pedigree dogs. If additional space is available, stray dogs are accommodated.

A member of CUPA, who did not want to be identified, said, "as these stray dogs are not considered pure breeds, there are fewer chances of finding a home for them. Compared to the pedigree dogs, these are less attractive. But, we at CUPA person-

It is difficult for stray dogs to find homes as they are not 'pedigree'. The fact is they make for sturdy wonderful watchdogs, at low maintenance.

ally recommend Indian stray dogs, as they don't require much attention and are least prone to any diseases as they are far more resistant than the foreign breeds which are domesticated more in urban India.

"No one wants to adopt a street dog although people may have sympathy for it. Everyone wants a purebred dog even though the stray dogs have the same basic needs. They also need a place to sleep, yearly vaccinations, and some care and affection. They can be wonderful watchdogs," the CUPA member said.





Pictures: Abdul Azeez Zain



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# Fragrance of Bengaluru

Krishnarajendra (K.R) Market, is one of the largest wholesale markets in the country. Named after Krishnarajendra Wodeyar, the former ruler of Mysore state, the Market is located in Kalasipalyam Area. KR market is also witness to a landmark event in modern India as it had the first electric bulb lit in 1905.

Also known as City market this area has a huge fruit and vegetable market, and early morning is the best time to visit. The many lanes and bylanes which lead one to the main KR Market complex is named after various businesses/products being sold viz Akkipet (rice), ragipet (ragi/finger millet), Cottonpet (cotton/clothes) etc

The location of the market is said to have been a battlefield in the 18th century. A visit here is a good way of getting the local feel of the place. The market's original red and white brick building still stands, but just behind it is the newer and much larger market complex. Earthy and pungent smell of vegetables, fruits, flowers, spices and anything one can think of and the brilliant riot of colours are truly magical. Best time to visit is early mornings as the southern end of Avenue Road becomes the city's biggest flower market. Fresh-cut flowers covering the streets and pavements is truly a spectacular sight.

- 1 A man selling flowers at the KR Market Plaza ,the whole sale flower market
- 2 Spinach and other greens being sold
- 3 Garlands made of Marigold !!
- 4 Sugarcane in abundance
- 5 Variety of flowers in the central block
- 6 The market plaza is also a great place for Paan lovers
- 7 Fresh fruit stalls like these in plenty
- 8 Vegetable vendor struggling for space
- 9 Sapota, bananas adding to the colour
- 10 Skull caps and Handkerchiefs on sale

Malleswaram...



Pictures: Ashwini Nagaraja

One of the oldest neighbourhoods of Bangalore, Malleswaram boasts of a traditional market which has an old world charm. Awaiting a remodelling by BBMP this market has seasonal flowers, vegetables, pooja items and condiments for all occasions.



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# Hanging out at KIA

By Jisho Sunil

Bengalureans are always ready to embrace the new and start something afresh making it the startup capital of the country. A change from the routine makes them opt for a new experience. This includes some of the popular global favourites such as shopping, trying out new food or travelling to unexplored places.

The northern parts of the city, which saw a surge in population and increasing number of residential and commercial properties is seeing a new trend in the recent past. The Kempegowda International Airport which boosted the primacy of this region and made land prices shoot up has become the latest picnic spot. The mushrooming of restaurants which serve food from different parts of the world has made the airport a must-visit spot. For Rekha, a single parent and a resident of Yelahanka this has come as a real boon. "It is safe to come here even at odd hours as the shops are open 24/7. The well-lit ambience, the cleanliness and the big crowds here are an absolute delight. The whole atmosphere is very lively and my daughter and I love coming here any time."

**Options galore:** There are many options as far as food is concerned. Some of the most popular food outlets include Subway, Maiyas, Katti roll,



Chai point, Hattikappi, Café noir, Café coffee day etc. Along with the many who drive down just to soak up in the ambience, thousands of people on transit or those who come to see off or receive their dear ones enjoy the facilities. Prices are moderate and seats are plenty to sit and relish the food. The frequent bus services to different parts of the city have only added to the magic of the place.

Manisha who works for an IT major says "it is very safe for people like me who are staying alone to have a

Many drive down just to soak up in the ambience, as KIA becomes the latest picnic spot.

relaxing drive free of traffic in the late hours. I meet up friends here often. There is ample parking too. The quality of and variety of food is good. So I prefer to drive to airport for a late-night dinner. "Many Bangaloreans are trying this new venue for a week end short drive too", she adds.

Safety, quality of food, eateries open 24 hours and ample parking facilities are some of the factors which attract many people. The glitz and the glam of the airport makes it another picnic spot for the Bangalorean to unwind.

## Online sales, e-books far ahead of bookstores, but the romance persists

By NSoJ bureau

In the recent past, several bookstores of fame and reputation have closed down in all major cities, thanks to the invasion of online sellers into the worlds of books.

While the stores which have continued to be afloat despite disastrous financial outcomes remain adamant on prices (although certain concessions are extended selectively), the online sellers, some internationally known, have successfully lured the readers away from bookstores, which had a special place in the hearts of booklovers, with great discounts. In this raging battle, the readers, the main stakeholders, have not been taken into consideration with the significance they deserve.

"I love to read books. But after a busy week at the office I wouldn't want to spend hours travelling to a bookstore to pick my next read. I would rather sit at home and order as many books as I want at a cheaper rate," says Aditya Jamwal,

manager in an MNC.

Mehak, who likes to call herself a book lover, can't seem to read a book unless she feels it in her hand. She loves to escape into books, and bookstores help her find the best escape door. She says, "if you are a regular customer, the seller offers you more discounts. They even suggest you good reads."

Christopher, a psychologist, buys academic books online. And other books he likes to buy from a store after browsing through them. "When I am low on cash, I buy second hand books. You don't get them online"

Akshvini, a journalism student, loves to read but finds it hard to spare money for books. She says, "This is the era of technology. I search for books online. There are so many sites providing free e-books. I download them and read at my leisure."

Online stores, or book stores, avid booklovers can find their heaven anywhere. It doesn't matter how one reads, kindle application or a book, it should just be accompanied by a hot cup of steaming coffee.



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We invite final-year undergraduate students in any discipline to express your courage, independence, curiosity, open-mindedness, your ability to communicate and your engagement with society, your country and the world.

Submit a 500-word story on any of the topics listed below

- "Make in India" campaign: PR exercise or FDI driver?
- Corporatisation of sports leagues in India (IPL, HLL, Pro Kabaddi and ISL): can India become a sports super power?
- Does mainstream Indian cinema (Bollywood, Tollywood, etc.) reflect the culture, values and aspirations of modern India?
- India in the villages versus urban India: development, social justice and poverty.

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1. Name
2. College / University
3. Undergraduate course details (for example, BA in English Literature, BE in Mechanical Engineering, etc.)
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