



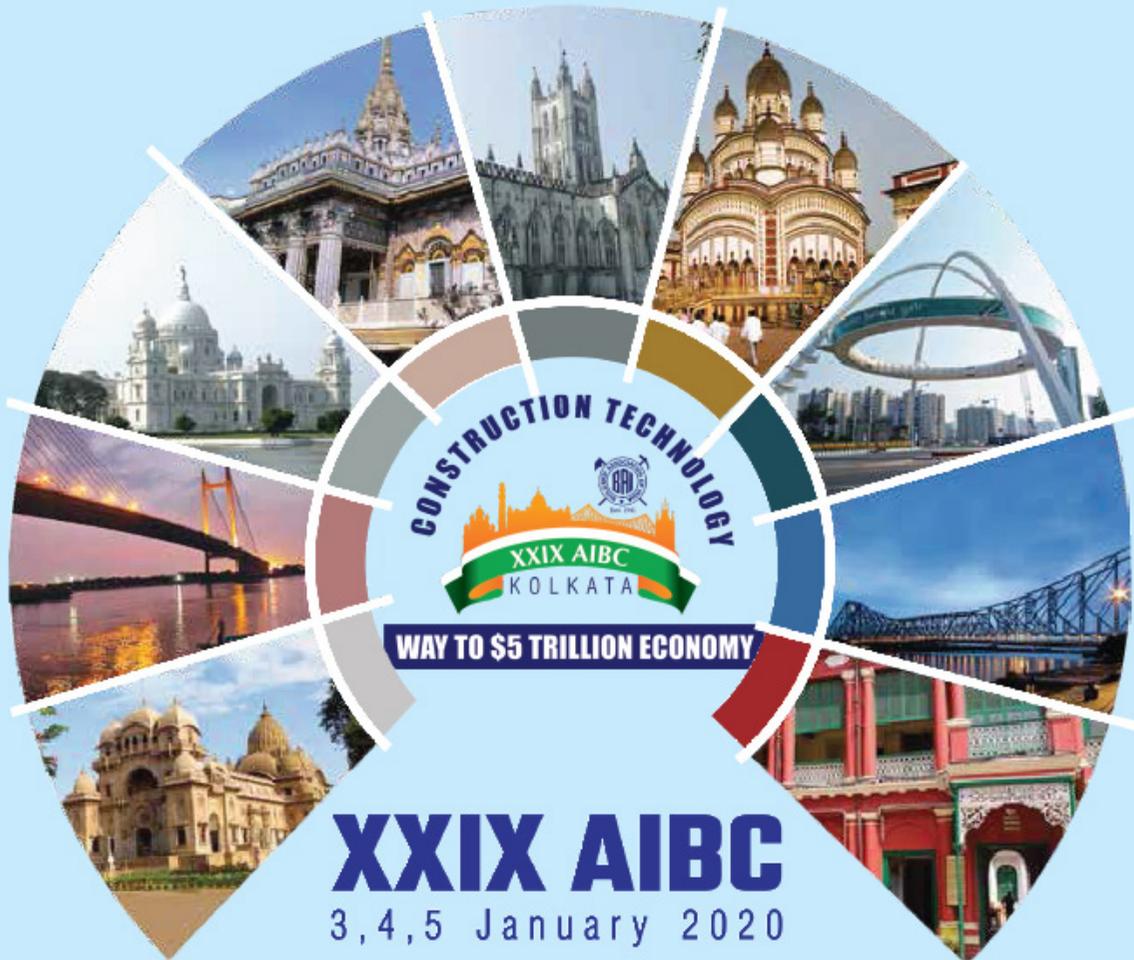
Southern Builder



Bulletin of Builders Association of India - Southern Centre

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November 2019



XXIX AIBC

3, 4, 5 January 2020

XXIX All India Builders' Convention

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CONTENTS

ஆசிரியர் மடல்	04
மய்யத்தலைவர் மடல்	05
Steel-Fibre-Reinforced Concrete	06
Tax Corner - Pre-Budget Memorandum, 2020-21-Direct Taxes	11
Ministry of Labour and Employment	21
Photo Gallery	23
Emerging Concepts of Studio Apartment and its Benifits	29
New Patron Members	34
Southern Centre Activities	39
Media Focus	40

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ஆசிரியர் மடல்



வணக்கம்

ஒரு நாட்டின் மன்னன் முதியோர்களை சுமையாக நினைத்தான். அதனால் அவன் ஒரு உத்தரவு பிறப்பித்தான். நாட்டிலுள்ள வயதான முதியவர்களை நாட்டை விட்டு வெளியேற்றி மலைப்பகுதியில் விட்டுவிட வேண்டும். அவர்கள் இறுதிக் காலத்தை அங்கேயே கழித்தாக வேண்டும். அரசு கட்டளையை மீறினால் கடுமையாக தண்டிக்கப்படுவார்கள். அனைத்து குடும்பங்களிலிருந்தும் முதியோர் அனைவரும் நாட்டை விட்டு வெளியேறப்பட்டனர். குமரன் என்ற ஒருவன் மட்டும் தந்தையின் மீது மீகூந்த பாசம் கொண்டிருந்ததால் யாருக்கும் தெரியாமல் தன் வீட்டின் மறைவிடத்தில் மறைந்து வைத்தான்.

தன் மக்களின் அறிவுத்திறனை பரிசோதிக்க அரசன் ஒரு நாள் ஒரு போட்டியை அறிவித்தான். அதன்படி சாம்பலால் ஒரு கயிறு தயாரித்துக் கொண்டு வருபவருக்கு பரிசு என அறிவித்தான். யாருக்கும் சாம்பல் கயிறு எப்படி தயாரிப்பது என்று தெரியவில்லை. குமரன் தன் தந்தையிடம் சென்று போட்டியை பற்றி கூறினான். அவர் தன் மகனிடம் ஒரு தாம்பாளத்தில் ஒரு நல்ல முறுக்கிய கயிறை வைத்து அதை தீயிட்டு கொளுத்த செய்தார். பின் அதை அப்படியே மூடி அசங்காமல் மன்னரிடம் கொண்டு காட்டினான் குமரன். மூடியை திறந்து பார்த்த அரசன் சாம்பலில் கயிறு கண்டு மகிழ்ந்து குமரனுக்கு நிறைய பரிசளித்தான்.

அடுத்ததாக ஒரு போட்டி ஒரே அளவு உருண்ட மரத்தை கொடுத்து இதில் அடி எது நுனி என்று என்று கண்டுபிடிக்க வேண்டும். மீண்டும் குமரன் தன் தந்தையிடம் இதை கூற தந்தை ஒரு நீர் நிறைந்த தொட்டியில் அந்த மரத்தை போட சொன்னார். அடிமரம் நீரில் அடியில் செல்ல நுனி மரம் மேலிருந்தது. அடிமரம் கனமாக இருப்பதால் நீரில் அடியில் இருப்பதை குமரனுக்கு சொல்லித் தந்தார். இதையும் கொண்டு போய் அரசரிடம் செய்து காட்டி விளக்கினான் குமரன். அவர் மகிழ்ந்து போய் குமரனுக்கு பரிசளித்தான்.

மூன்றாவது முறையாக ஒரு கடுமையான போட்டி வைக்க வேண்டும் என்று மந்திரியுடன் கலந்தாலோசித்து யாரும் கொட்டாத மேளம் ஒன்றை கொண்டு வர வேண்டும் என்ற போட்டியை அறிவித்தார். இதற்கு பெரும் பரிசு தரப்படும் என்ற அறிவிக்கப்பட்டது. நாட்டில் யாரும் இந்த போட்டியில் கலந்து கொள்ள முன் வரவில்லை. குமரன் தன் தந்தையிடம் இது குறித்து கேட்டான். தந்தை குமரனிடம் முதலில் மேளம் தயாரிக்க தேவையான பொருட்களை தயாரித்து தயாராக வைத்து கொண்டு பின்னர் அதன் உள்ளே ஒரு தேன் கூட்டை கலையாதவாறு கொண்டு வந்து வைத்து விட்டு மேளத்தை மூடி கட்டிவிடும்படி கூறினார். அதை அசைக்காமல் கவனத்துடன் கொண்டு சென்று அரசரின் முன்பு வைத்து வணங்கி நின்றான் குமரன். அரசர் அந்த மேளத்தை அருகில் வந்து தொட்டு அசைத்து பார்த்தார். உடனே உள்ளிருந்த தேனிக்கள் கூட்டிலிருந்து கலைந்து மேளத்தின் மீது மோதி சத்தத்தை உண்டாக்கின. அரசரும் அரசவையில் இருந்தவர்களும் ஆச்சரியப்பட்டு மகிழ்ச்சி ஆரவாரமிட்டனர்.

அரசன் குமரனை வெகுவாக பாராட்டினார். இத்தகைய மதிநுட்பம் உனக்கு எப்படி வாய்த்தது? என வினவினார். குமரன், அரசனிடம் தான் தந்தையை தன்னுடன் வைத்திருக்கும் உண்மையை உரைத்தான். தன் தந்தையின் அனுபவ அறிவினால் மட்டுமே தங்களின் சிக்கலாக கேள்விகளுக்கு பதில் கிடைத்தது என்றன். குமரனின் பதில் அரசரை நெகிழ்ச்சி செய்தது. சிக்கலான பிரச்சனைகளுக்கு தீர்வு காண வயதானவர்களின் அனுபவம் உதவியாக இருக்கும் என்பதை உணர்ந்து கொண்டான் அரசன், இனி வயதானவர்களை கெண்டுபோய் மலைப்பகுதிக்கு கொண்டுபோய் விடத் தேவையில்லை என உத்தரவிட்டான். அது முதல் வயதானவர்கள் தங்கள் கடைசி காலத்தை பிள்ளைகளுடன் மகிழ்ச்சியாக வாழ்ந்தனர்.

நம்மை கஷ்டப்பட்டு வளர்த்து ஆளாக்கிய பெற்றோரின் வயதான காலத்தில் அவர்கள் நம்மோடு இருப்பதும் அவர்களை பராமரிப்பதும் நமக்கான கடமை மட்டுமல்ல, நமக்கு இறைவன் கொடுத்த அருள் என உணர்வோம்.

அனுபவ அறிவு என்பது விலை மதிப்பில்லாதது. பெரியவர்களை மதிப்போம். மகிழ்வோம்.

அரியவற்றுள் எல்லாம் அரிதே பெரியாரைப்

பேணித் தமராக் கொளல்.

- திருக்குறள்

அன்புடன்

மு. மோகன்



மய்யத்தலைவர் மடல்



வணக்கம் !

இம்மடல் வாயிலாக உங்கள் அனைவரையும் சந்திப்பதில் மீண்டும் பெருமகிழ்ச்சி கொள்கிறேன். 01.11.2019 அன்று செங்கல்பட்டு மய்யத்தின் கட்டுநா தின விழா காஞ்சிபுரம் நகரில் நடைபெற்றது. அதில் அகில இந்திய முன்னாள் தலைவர் திரு. R. இராதாகிருட்டிணன், மற்றும் அகில இந்திய முன்னாள் துணைத்தலைவர் திரு. Mu.மோகன் மற்றும் தானும் கலந்து கொண்டோம்.

நமது மய்யமும் கட்டிட தொழிலாளர்கள் சங்கமும் இணைந்து 50 பெண் தொழிலாளர்களுக்கு பெயிண்டருக்கான தொழிற்பயிற்சி வழங்கப்பட்டு அவர்களுக்கு 11.11.2019 அன்று மத்திய அரசின் சான்றிதழ் வழங்கப்பட்டது.

தென்னக மய்யத்தின் ஆதரவில் CII நடத்திய EXCON ROAD SHOW சென்னையில் உள்ள Crown Plaza ஓட்டலில் மாலை 6 மணி அளவில் நடைபெற்றது. அதில் நமது துணைத்தலைவர் திரு. L. சாந்தக்குமார் அவர்கள் Panelist ஆக உரையாற்றினார். இதில் நமது மய்ய நிர்வாகிகள் உட்பட 25க்கும் மேற்பட்டோர் கலந்து கொண்டு சிறப்பித்தனர், பெங்களூரில் டிசம்பரில் 1014ந்தேதி வரை நடைபெறும் EXCON Exhibition -ல் நமது உறுப்பினர்கள் அனைவரும் கலந்து கொள்ள வேண்டும்.

30.11.2019 அன்று தென்னக மய்யத்தின் சார்பாக ITI Civil Draughtsman படித்த 10 மாணவிகளுக்கு பல்வேறு நிறுவனங்களில் வேலை ஏற்படுத்தப்பட்டது.

நமது தென்னக மய்யம் வருகின்றன டிசம்பர் 16ந்தேதி முதல் அம்பத்தூரில் உள்ள நமது புதிய அறக்கட்டளை கட்டிடத்தில் இயங்க இருக்கிறது என்பதை மகிழ்வுடன் தெரிவித்துக் கொள்கிறேன். டிசம்பர் 21ந்தேதி நமது கட்டுநா குடும்ப விழா மிக விமரிசையாக Vaibhav Resort -ல் கொண்டாடப்பட உள்ளது. அனைத்து உறுப்பினர்களும் குடும்பத்துடன் வந்திருந்து சிறப்பிக்க வேண்டுகிறோம்.

தமிழக அரசிற்கு நமது சங்கம் மூலமாக சொத்து வரி உயர்வை குறைக்கக் கோரி கொடுத்த பல்வேறு கோரிக்கைகளுக்கு கிடைத்த வெற்றியாக தமிழக அரசு அதை திரும்பப் பெற்றது. இது நம்முடைய முயற்சிக்கு கிடைத்த வெற்றியாகும்.

மேலும் தொடர்ந்து பல்வேறு கடிதங்கள் மூலமாக நேரடியாகவும், பத்திரப்பதிவு கட்டணத்தை மற்ற மாநிலங்களோடு ஒப்பிட்டு பார்க்கும்போது தமிழ்நாடு அதிக கட்டணம் வசூலிக்கப்படுகிறது. இது விஷயமாக துறை சார்ந்த அமைச்சரை சந்தித்து தொடர்ந்து போராடிக் கொண்டிருக்கிறோம். குறைப்பது பற்றி அரசு பரிசீலனையில் உள்ளது. நல்ல முடிவு கிடைக்கும் என்று நம்புவோம்.

SAVE WATER SAVE LIFE

அன்புடன்
S. இராமப்பிரபு



STEEL-FIBRE-REINFORCED CONCRETE



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Advanced cement based materials and improved concrete construction techniques provide opportunities for the design of structures to resist severe loads resulting from earthquakes, impact, fatigue, and blast environments. Conventional concrete cracks easily. When concrete is reinforced with random dispersed fibres, we get favourable behaviour for repeated loads. Fibres prevent microcracks from widening. Addition of fibres makes components ductile and tough. This chapter systematically describes the basic properties and the theoretical background for application of steel-fibre-reinforced concrete (SFRC) for structural components subjected to dynamic loads. It also gives experimental evidence which shows the potential of the extensive use of this material for special applications in earthquake-prone and blast-resistant structures.

Research carried out in various parts of the world has established that addition of fibres improves the static flexural strength, fatigue, ductility, and fracture toughness of the material. Recent investigations have also given rise to highly reinforced SFRC containing up to 20% volume of steel fibres. The recent developments are due to the introduction of a new generation of additives such as superplasticizers and microslicas, which allow the use of high volume of steel fibres and high-strength concrete. Figure .1 is a four-phase representation which defines fibre-reinforced mortar and concrete. Table .1 gives typical ranges of the application of fibre-reinforced material.

Table .1 Typical ranges of application of fibre-reinforced concrete

Volume fraction (%)	Matrix	Application
$V_f < 0.5$	Concrete	Pilecaps members
$0.5 < V_f < 3$	Concrete	Pavements, joints, machine foundation
$3 < V_f < 8$	Mortar	Cement sheets, repair works
$8 < V_f < 20$	Paste/slurry	Asbestos cement

Source: Antoine 1987

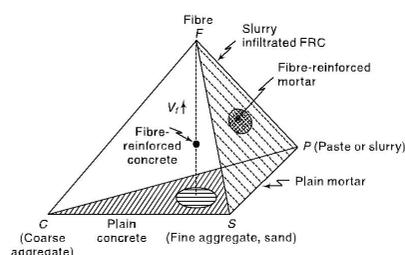


Fig. .1 Four-phase representation of FRC

1 Basic Properties

The durability of concrete when reinforced with conventional rebars is a major concern in aggressive environments. To address this problem, there have been efforts, in recent years, to develop alternatives to conventional rebars. Fibre-reinforced plastics and fibre-reinforced concrete (using different types of fibres) have shown better behaviour because of their inherent ability to stop or delay crack propagation. Reinforcing fibres stretch more than concrete under loading. Materials used in fibre reinforcing include acrylic, asbestos, cotton, glass, nylon, polyester, poly ethylene, poly propylene rayon, rock wool, and steel. Acid-resistive glass and steel are common. Plastic fibres are used because of their ability to resist corrosion. Natural fibres have little value because they are prone to decay.

The percent of fibres in concrete mix is based on volume and is expressed as a percent (fraction) of mix. 1% to 2% of fibers are common.

The main properties of FRC in tension, compression, and shear are influenced by the type of fibre, volume fraction fibres, aspect ratio (the length of the fibre divided by its diameter), and the orientation of fibre in the matrix.

In this section, we consider the properties of steel fibre concrete with random orientation, which is the most common one for civil engineering applications.

1.1 Behaviour in Tension

The most significant effect of incorporating fibres is to delay and control the tensile cracking of this composite material. The fibres provide a ductile member in a brittle matrix and the resulting composite has ductile properties. The fibre and the matrix share the tensile load until the matrix cracks and then almost the full force gets transferred to the fibre. This is a predominant feature of fibre-reinforced concrete (FRC). This mechanism gives rise to favourable dynamic properties such as energy absorption and fracture toughness that distinguish FRC from conventional concrete.

Studies on the tensile strength of fibrous composite have been reported in reference Mangat (1976). The effect of fibres in a cementitious material is principally to cause relief of tensile stress at the crack tip and prevent unstable crack propagation. Kelly (1970) investigated the mechanism of fibre pull-out. The typical load-extension curve presented by him is reproduced in Fig.2. Debonding of fibre characterizes the straight line portion of the curve OA. In the case of short fibres, the debonding occurs at maximum load. The debonding energy per unit



area is obtained by dividing the area OAB under the stress–strain curve by the surface area of the fibre. The additional energy dissipation of fibre concrete results from the debonding energy as well.

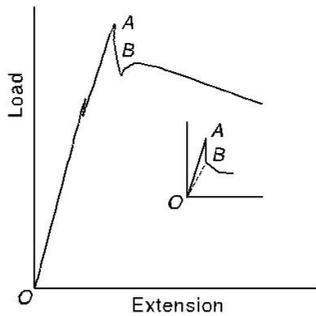


Fig. 2 Typical load-extension curve for fibre pull-out test

1.2 Behaviour in Compression

Though the increase in the compressive strength of fibre-reinforced concrete is marginal and ranges from 0% to 20%, the post-cracking compressive stress–strain response changes substantially. This change is generally characterized by a noticeable increase in strain at peak load and a significant increase in ductility beyond ultimate load, resulting in substantially higher toughness. This increased toughness is advantageous in preventing sudden and catastrophic failures especially under earthquake and blast type of loading. The typical increase in the toughness index varies between 200% and 300% (Ramakrishnan 1987). There is no appreciable change in the linear part of the stress–strain curve in compression for randomly oriented fibres as can be seen in Fig. 3.

The improvements in ductility and energy absorption capacity resulting from the increase in fibre volume fraction are comparable to those improvements due to the effect of confining steel of conventional concrete by transverse steel as shown in Fig. 4. Since confinement by transverse steel produces improvements of the same nature as fibre reinforcement in the compressive behaviour of concrete for a certain reinforcement index of each fibre type, there exists a confinement condition which results in comparable compressive stress–strain relationship of fibre-reinforced concrete. Thus the characteristic model for FRC consists of two curvilinear ascending and descending branches similar to confined concrete as shown in Fig. 5. It is evident that the improvement in material toughness can be assessed as the ratio of total area ($A_1 + A_2$) under the stress–strain curve up to a strain limit beyond the peak stress to the area up to its peak (A_1). Thus the benefits of confining steel in the conventional earthquake resistance design can also be attained by suitable inclusion of fibres i.e., by using fibre-reinforced concrete.

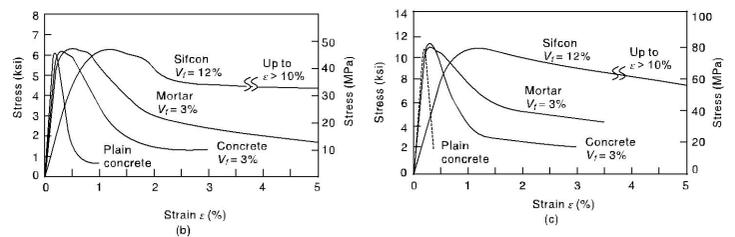
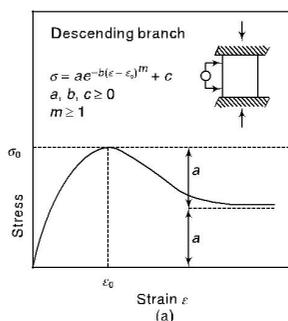


Fig. 3 Typical stress–strain curves for fibre-reinforced concrete in compression

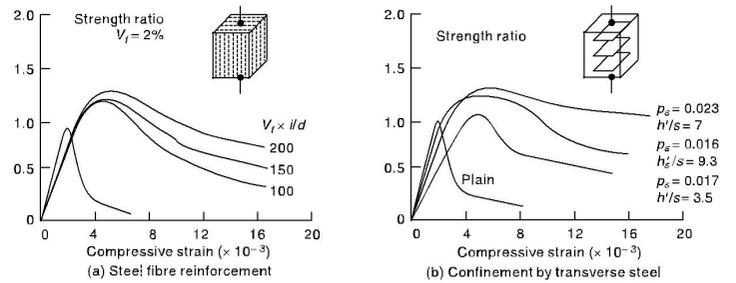


Fig. 4 Effect of fibre reinforcement and containment by transverse steel on compressive behaviour of concrete (h is height of the prism and s is space)

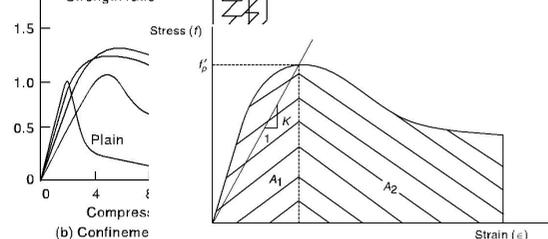


Fig. 5 Characteristics of the compressive stress–strain relationship of concrete and fibre-reinforced concrete

1.3 Behaviour of Reinforced FRC

When fibres are used in members which are also reinforced with conventional steel bars, it is necessary to examine their behaviour in tension more closely (Liquin & Guofan 1987). The typical tensile stress–strain curve of steel-reinforced FRC is shown in Fig. 6. Though more ductile, as seen from Fig. 6, the contribution of fibres for strength is not significant (Fig.7).

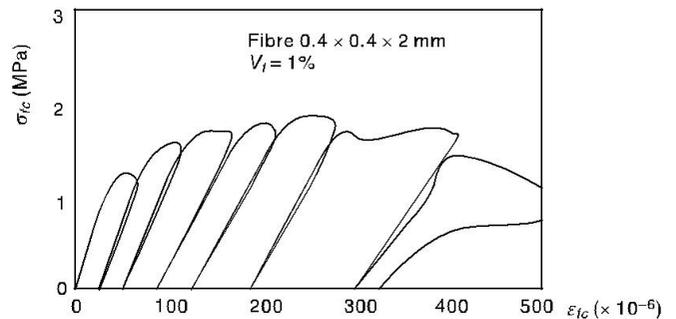


Fig. 6 Tensile stress–strain curve for FRC (Source: Liquin & Guofan 1987)

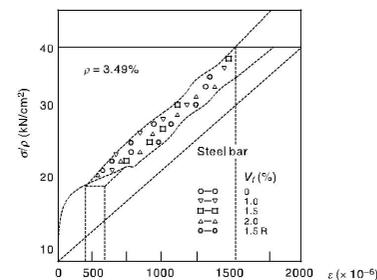


Fig. 7 Stress–strain relationship for steel-reinforced FRC(1987)

1.4 Behaviour of FRC Under Shear

The shear strength and toughness index of compact cube specimens (Barr 1987) are shown in Fig. 8. A perusal of the graph shown in Fig. 8 reveals that the shear strength was not affected by fibre volume. However, the post-cracking toughness increases uniformly with increase in fibre content. This again shows a favourable FRC behaviour in earthquake- and blast-prone areas.

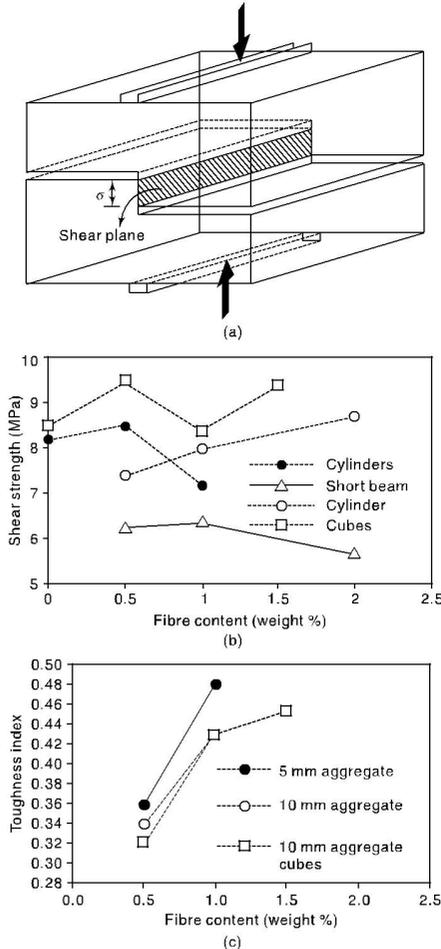


Fig. 8 Shear stress and toughness indices of SFRC (Source: Barr 1987)

1.5 Behaviour of FRC Under Flexure and Cyclic Loading

Fibre-reinforced concrete by virtue of improved toughness functions better under cyclic loading. Figure 9 shows the load–deflection behaviour of SIFCON beams. Note the excellent behaviour of beams under cyclic and reversed cyclic loads.

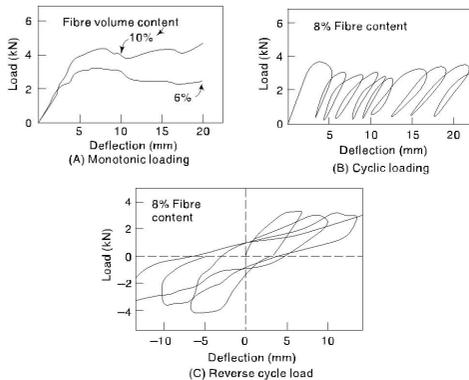


Fig. 9 Flexural behaviour of SIFCON beams

2 Design Requirements

Earthquake-resistant design involves the determination of expected seismic force and designing the structural members to resist this force. Aseismic codes do not intend to ensure that the structure shall suffer no damage during a strong earthquake. This is because a structure that can withstand strong earthquakes without any damage will be too expensive to build. However, though damages are inevitable, the structure should not collapse. For this, the behaviour of the structure in the post-elastic range becomes vital. Hence, non-linear behaviour and toughness or ductility are of great importance in the aseismic design. Ductility of a structure means the capacity to deform to a large extent without loss of strength before collapse.

Consider the member force–deformation relationship shown in (Fig. 10). The maximum deflection δ_{max} developed by the member is the same regardless of the strength property of the two behaviour I and II compared. The ratio of the maximum deflection to the elastic limit deflection is equal to the ratio of the force developed in purely elastic response of I to the member yield force of response II:

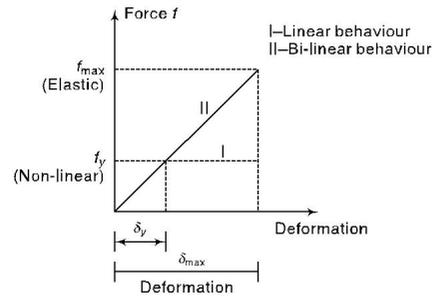


Fig. 10 Definition of ductility factor

$$\frac{\delta_{max}}{\delta_y} = \frac{f_{max}}{f_y}$$

The ductility factor μ of the member in response II is

$$\mu = \frac{\delta_{max}}{\delta_y}$$

i.e.,

$$f_y = \frac{1}{\mu} f_{max}$$

The above equations demonstrate that the member forces are reduced with increase in ductility factor, indicating that the ductility of the member can be advantageously used for earthquake-resistant design. The ductility of the structure depends on the ductility of the members and that of members on the material, though a direct correlation cannot be established.

In fact, concrete as we all know is not a ductile material, but, if reinforced with dispersed steel fibres properly,

can be made to behave in a ductile manner. This can be achieved by careful design of reinforcements. The toughness possessed by FRC can be advantageously used for imparting ductility to concrete members.

3 Theoretical Considerations

Beyond the cracking limit, the following two limit states can be identified for both RC and FRC beams.

- (i) The limit state of the incipient yield of the section indicated by the yielding in steel and concrete or fibrous concrete reaching a maximum strain of 0.002.
- (ii) The limit state of collapse indicated by concrete and fibrous concrete reaching a strain limit of 0.0035 and 0.0095, respectively. While 0.0035 is an accepted limit for concrete, 0.0095 for fibrous concrete is chosen based on tests

(Fig. 3).

With the above assumptions, the following basic equations have been worked out.

For concrete

- (i) At yield, the yield curvature

$$\phi_y = \frac{0.002}{kd}$$

where the depth of the neutral axis is

$$kd = \frac{A_s f_y - A'_s f'_y}{0.85 f'_s b (2/3)}$$

- (ii) At ultimate, the ultimate curvature

$$\phi_u = \frac{0.0035}{c}$$

where the depth of the neutral axis is

$$c = \frac{A_s f_y - A'_s f'_s}{0.85 \times 0.85 f'_c b}$$

For FRC

- (i) At yield, the depth of neutral axis is

$$kd = \frac{A_s f_y + 0.5 \sigma_t - A'_s f'_s}{0.85 f'_c b (2/3) + 0.5 \sigma_t b}$$

where σ_t is the tensile strength of FRC and the yield curvature is

$$\phi_y = \frac{0.002}{kd}$$

- (ii) At ultimate, the depth of the neutral axis is

$$c = \frac{A_s f_y + 0.5(D - c)b\sigma_t - A'_s f'_s}{0.85 \times 0.85 f'_c b}$$

and the ultimate curvature is

$$\phi_u = \frac{0.0095}{c}$$

In ductility predictions it is necessary to determine the deformation that has occurred when the ultimate moment is reached. The actual curvature distribution at ultimate moment can be idealized into elastic and inelastic regions of a typical beam of span $2l$ as shown in Fig. 11.

It may be noted that the curvature ductility

$$\mu_\phi = \frac{\phi_u}{\phi_y}$$

whereas the member ductility is

$$\mu_\Delta = \frac{\Delta_u}{\Delta_y}$$

Wherein the deflection at yield

$$\Delta_y = (\phi_y l / 2) \times (2/3)l$$

and the deflection at ultimate

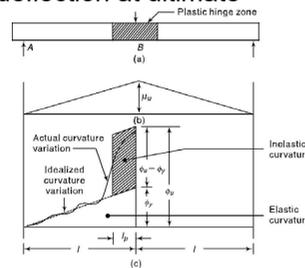


Fig. 11 Curvature distribution along the length of the beam: (a) beam, (b) bending moment diagram, and (c) curvature diagram

$$\Delta_u = (\phi_y l / 3) \times (2/3)l + (\phi_u - \phi_y) l_p (l - l_p / 2)$$

l_p is the length of plastic hinge and may be obtained from the well known expression by Mattock:

$$l_p = 0.5d + 0.05z$$

where d is the effective depth and z is the distance of critical section to the point of contraflexure. l_p can be approximately taken as equal to $2d$.

4 Experimental Evidence

Repeated loading tests have been performed on a relatively small, conventionally reinforced cantilever beams containing steel fibres. The specimens were subjected to displacements into the inelastic range to attain a maximum ductility of the order of 4. A significantly greater ductile response was observed in FRC beams than in RC beams.

Hanager (1977) has reported an experimental comparison between two exterior beam-column joints of a typical multistorey frame. One joint was conventionally reinforced while in the other, fibrous concrete was used



in addition to stirrups at farther spacing. Superior performance of fibre concrete joint was evident from the results of his investigation.

Lakshmipathy (1983) has studied the replacement of stirrups with fibre concrete in beam-column junctions with various amounts of replacements as shown in Table 2.

Table 2 Loading of tests on RC and FRC joints

Joint cycle	RC J	FR J-1	FR J-2	FR J-3	FR J-4
1					
2					
3					
4					
5					
6					
7					
Spacing of stirrups up to 50 cm from the column face	$d/4$	$d/3$	$d/2$	$d/3$	$d/4$
	T—tension	C—compression			

Typical ductilities attained in RC joints and FRC joints are shown in Fig. 12. The increase in ductility is approximately threefold for fibrous joints.

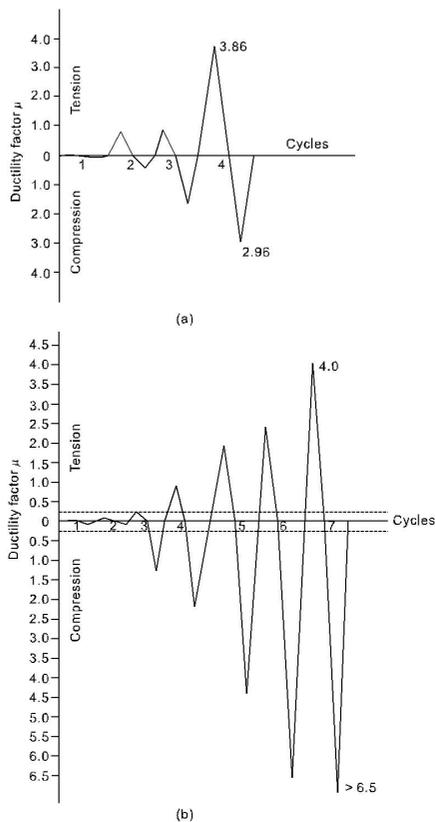


Fig. 12 Ductility of (a) RC and (b) FRC joints

Lakshmipathy (1983) has also reported an elaborate experimental investigation of two-quarter full-size seven-storey frame, one made of RC and the other of FRC joints. The frames were subjected to earthquake-type lateral load. Figure 13 shows a comparison of cumulative energy absorption capacities for the FRC and RC frame. It is evident that the FRC frame exhibits more than twice the cumulative energy absorption capacity as the RC frame.

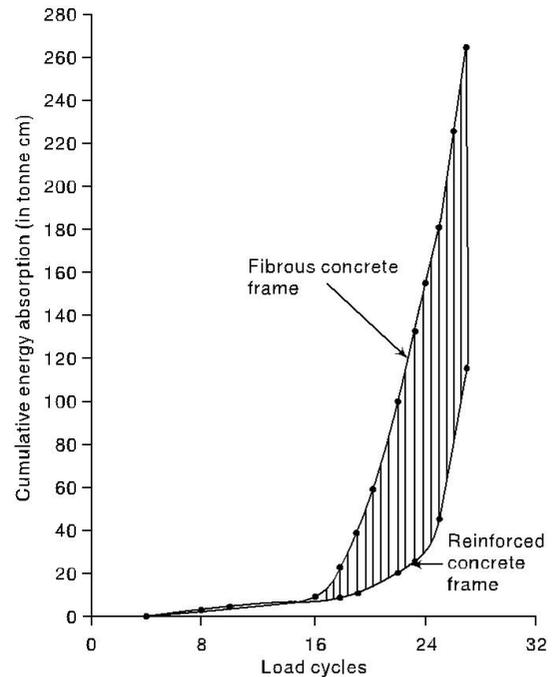


Fig. 13 Cumulative energy absorption capacity of frames

With its superior ductility, ability to sustain increased deformation and tensile strain in post-cracking behaviour, and the energy absorption capacity, the fibre-reinforced concrete appears to possess the qualities of an excellent material for earthquake and blast resistance. Extensive research in recent years has shown the advantages of steel-fibre-reinforced concrete in various civil engineering applications. It is known that this material exhibits increased ductility, higher tensile and flexural strengths, and higher toughness. Thus, the material is most suited for earthquake- and blast-resistant structures. The presentation made in this chapter quantifies the improved performance of fibre-reinforced beam column joints and frames. Currently various fibre types are combined as additives with concrete to design a high-performance fibre-reinforced hybrid composite for specific applications intended to achieve optimum mechanical behaviour.

* * *

PRE-BUDGET MEMORANDUM, 2020-21-DIRECT TAXES



திரு. S.D. கண்ணன்
Taxation Committee

1. PAYMENT OF CERTAIN AMOUNTS IN CASH: SECTION 194N

- The infra Industry acting major role to build the Nation by creating infrastructural facilities wherever required for the public utility, viz, development of Roads including National Highways, Irrigations, water supply/Drainage, Rural Housing, Hospitals & Electricity.
- In most of the occasions the contractors is to take up the projects in most remote areas where, even no basic facilities will be available viz, Road connectivity, Banks, Medical and marketing facilities, etc., and they have to create everything on their own for execution.
- Keeping in view of the fixed time line for completion of projects, the contractors shall have to mobilize/procure most of the required inputs i.e. Metals, Sand, Mud Bricks, allied items, engaging labour force for both skilled & unskilled, etc., from the unorganized sector by paying cash only due to lack of resources in those areas.
- Further it is submitted that with an aim to discourage cash transaction and move towards a cashless economy, in the Union Budget a deduction of TDS @ 2% on cash payment in excess of Rs.1.00 crore in aggregate made during the year, by a Banking company or Co-operative Bank of Post office, to any person from recipient.
- The provision under Section 194N of the Income Tax Act, 1961 which has been introduced, at first glance appears to address the need of the hour to come back the menace of black money and to aid a cashless economy.
- In this regard it is further to submit that though the work done bills were submitted for payments, contractors are not getting their payments timely from the respective government departments with one reason or other and their huge capital amount is held up for quite long time, apart from this additional 2% TEDS on cashless transactions. Due to block up of huge amount they are facing lot of financial problem and not able to achieve the progress in timely completion of the projects.
- Threshold limit is also fixed without considering the volume of transactions and business involved.

SUGGESTION

- Keeping in view of the above, to exempt the Infra Industry Sector at least for 10 years from section 194N of the Income Tax Act, 1961, in order to overcome from their cash flow crunch and complete the projects in time without any hindrance.

2. REDUCED HOLDING PERIOD FOR LAND AND BUILDING

To stimulate housing sector: need to give consequential effects.

Ref: Section 2(42A), 54B, 54D, 54F

- Amended sec.2(42A): Reduced holding period of 24 months from 36 months.
- Consequential effects for new asset to be provided us/s. 54, 54B, 54D, 54F.

SUGGESTION

Amend sections 54,54B, 54D, 54F to bring in alignment with holding period U/s.2(42A).

3. SECTION 2(42a) TO INCLUDE ALL IMMOVABLE PROPERTIES

Section 2(42A) amended for land or building, while many real estate transactions take place on leaseholds, tenancies. To serve spirit of amendment, all immovable properties should be included of stimulate housing sector.

SUGGESTION:

Amend further section 2(42A) to include all immovable properties.

4. TAX ON UNSOLD PROPERTIES HELD AS STOCK IN TRADE:

SET OFF LIMIT OF RS.2. LAKHS APPLIED

Ref: Sections 23(5), 71(3A)

- Section 23(5) provides in respect of unsold property is held as stock-in-trade after a prescribed, it is taxed on notional rental income basis. Mainly it attracts builders and developers who are struggling with various practical issues inclusive of having a large unsold property.
- Section 23(5) making deemed rental income taxable after two years of property construction is a punishment to genuine developers who are unable to dispose off their stock in the slump. Therefore once a builder demonstrates that he has not been able to sell despite genuine efforts to sell, the deeming provisions should not be made applicable.
- In many cases, the builders pay interest on funds borrowed for construction.
- Section 71(3A) provides ceiling of Rs.2 lakhs for set off of loss under the head house property against any other head of income.
- Effect of combined application of sections 23(5) and 71(3A) would mean double sufferings by the builders/developers.

SUGGESTIONS:

- Amend section 71(3A) to exclude provisions of section 23(5)
- Real Estate business entities should be exempted from the provisions of the section atleast for five years.
- For the purpose of section 54 and 54F the time limit for construction of a house should be increased from 3 years to 5 years. If the funds are regularly paid by the buyer and construction of the house is in progress, the delay beyond 5 years should also be allowed.
- Provisions of Section 72A allowing set off of unabsorbed losses and unabsorbed depreciation be allowed to real estate sector also to enable consolidations and mergers.

DEDUCTION OF INTEREST FROM HOUSE PROPERTY: SECTIONS 23 AND 24(b)

Under section 23 of the Income tax Act, 1961 pre EMI interest is allowed for deduction in five equal instalments from the year of completion of construction. Thus, while on the one hand buyer is suffering from delay in construction and on the other hand interest paid by him is not allowed as deduction.

Section 24(b) provides deduction of any interest on borrowed capital to the let out property and Rs.2.00 lakhs limit to the occupation of the owner for the purposes of his own residence. Additional borrowings will have a better housing to owner and in turn it will support the Real estate sector to some extent.

SUGGESTION:

It is therefore, necessary to remove this hardship by allowing deduction of pre EMI interest in the year of payment of interest.

Individual investment in real estate can be encouraged by increasing the ceiling for deduction of interest on housing loan from present Rs.2.00 lakhs to Rs.5.00 lakhs and by allowing deduction to 50% from rental income.

6.FAMILY SETTLEMENT IS NOT INCLUDED IN THE LIST OF SECTION 47

- All judgements are in one direction only that family settlement does not attract capital gains.

SUGGESTION:

- It is necessary that it is included here so as to avoid unnecessary litigations.

7. TAXATION: JOINT DEVELOPMENT AGREEMENTS (JDAS):

- Relaxation granted to individuals and HUFs.
- In towns and cities, due to land availability being scarce, more developments are happening through vertical expansions via JDAs. Tax on most JDAs are Litigated w.r.t.time of taxation and/or value for taxation.
- While welcoming relaxations by Finance Act, 2017, the equity lies in favour of all joint developments, for



capital gains as well as for stock in trade and for all. Types of assesses. This will encourage real estate joint developments.

- The new section incorporates provisions of section 50C, but only partly with the result that relief provisions to assesses aggrieved against higher stamp valuation are not applied.
- While holding constitutional validity of section 50C the court have also taken cognisance of relief remedies built in the said section.
- For capital gains inter alia from JDAs, the exemption provisions are contained in section 54, 54EC, 54EE. However, the time limits in the said sections have not been extended w.r.f. Section 45(5A).

SUGGESTIONS:

- Extend scope of section 45(5A), to all assesses and to transfers of capital assets as well as non capital assets. Make section 50C fully applicable to section 45(5A). Extend time limits of section 54, 54F, 54EC, 54EE in alignment with section 45 (5A).
- Section 45(5A) deals with registered agreements only. However, the judgements on transfer include registered as well as non registered documents as transfers. Therefore, it is necessary to provide some provisions about unregistered development agreements also.

8 TAXATION OF CONSORTIUMS/JVS/AOPS:

Ref.Sec.40(ba), CBDT Circular dated 7th March 2016, Sub head: Section 40(ba)

- Substantial number of real estate transactions are structured as JVs.
- Some of these joint ventures become taxable as AOPs.
- While in case of a partnership, u/s 40(b), remuneration, interest to partners are Allowable deductions subject to prescribed ceilings, in cases of AOPs, section 40(ba) does not allow such deductions
- In practice, in many cases, the JV partners provide specific services and specialised services. Therefore, there such deduction may be allowed subject to fair market valuation of such services.

SUGGESTION:

Amend section 40(ba) to allow remuneration, interest to JV partners. Making the same subject to section 40A(2) with protect revenue's interest.

9. INCENTIVE TO AFFORDABLE HOUSING: SECTION 80IBA

Finance Act, 2016 granted benefits for affordable housing to housing projects approved on or after 1st June, 2016. Finance Act, 2017 has further relaxed some of the relevant conditions.

SUGGESTION:

- Applicability of section 80IBA should be extended to affordable housing projects to give benefit to first house holding owners by way of extending the higher carpet area criteria to achieve the Government's mission for housing for all.
- The time line for deduction u/s 80IBA increased to 31.03.2022 or 2021 to enable planning investments in real estate developments and the MAT/AMT be removed from such projects.

10. CAPITAL GAIN ON SALE OF PROPERTY USED FOR RESIDENCE SECTION 54:

- Capital gain arises from the transfer of capital asset, being buildings or apartments thereto, and being a residential house, is exempt from tax if the Assessee invest in one residential property as prescribed.

SUGGESTION:

- To encourage the housing sector and meet the shortage of housing, the restriction on investment in one residential house in India may be broadened to more than one house.

11. CIRCULAR : CBDT VIDE CIRCULAR DATED 7TH MARCH, 2016 HAS CLARIFIED REGARDING THE TAXABILITY OF CONSORTIUM MEMBERS:

Industry has welcomed the Circular as it lends clarity to taxation of JV partners. One of the requirements of Circular is each member of JV is independently responsible for executing their part of work through their own resources. Practically, in many cases, the works may be subcontracted to the JV partner. The independence needs to be seen w.r.t. who bears risk and rewards of its part.

SUGGESTION:

Circular may be amended or issue clarification.

12. ALLOWANCE TO EMPLOYEES ENGAGED IN INFRA INDUSTRY: SECTION 10:

In most of the occasions, the contractors is to take up the projects in most remote areas and frequently switchover from one place to other. The employees engaged in infra industry cannot change the domicile of their family according to their place of employment. To make a visit to their home from frequently changing work site they have to incur extra expenses towards their travelling.

SUGGESTION:

Allowance under section 10 of the Income Tax Act may be provided for the employees of infra industry. It may be fixed at a suitable percentage on their salary which will justify the mode of transport used by the category of employees concerned.

13. ACCOUNTABILITY OF EXPENDITURE RELATING TO CORPORATE SOCIAL RESPONSIBILITY: EXPLANATION 2 TO SECTION 37(1)

Every company which falls within the ambit of Section 135 of the companies Act 2013, and the companies (Corporate Social responsibility Policy) Rules, 2014 have to incur expenditure @ the prescribed percentage on the Net Profit of the Company.

However, explanation 2 to Section 37(1) disallows CSR expenditure so incurred by it.

SUGGESTION:

The Government may consider to give a generous deduction for the CSR expenditure so incurred by the Companies falling under the category.

All the expenses incurred for CSR covered under Section 135 of the companies, Act 2013 and the relevant CSR Rules may kindly be allowed as an expenditure under the provisions of Income Tax Act, 1961.

14. DISALLOWANCE FOR CASH PAYMENT EXCEEDING Rs. 10,000/- SECTION 40A(3):

- Section 40A(3) provides disallowance of expenditure when aggregate payment exceeds Rs.10,000/- to a person in a day otherwise than by means of prescribed banking channels.
- Our Infra Industry employees uneducated labour deployed in remote areas operations where banking facilities are limited.

SUGGESTION:

Rule 6DD of the Income Tax Rules, 1962 may be amended to grant exemption to construction and real estate sector in the manner it is presently given to certain other sectors such as agriculture, etc.,

15. MONETARY LIMIT FOR AUDIT OF ACCOUNTS: SECTION 44AB:

The monetary limit of total sales, turnover or gross receipt for carrying on business is one crore rupees for the purpose of Audit under section 44AB of the Income Tax Act.

SUGGESTION:

Due to the change in business scenario after implementation of Goods and Services Tax Act, this limit need to be enhanced to five crore rupees.

16. PRESUMPTIVE TAXATION AT 8% SECTION 44AD:

Section 44AD relating to presumptive taxation applies only to small businesses carried on by resident individuals, HUFs and firms excluding LLP. More and more businesses of real estates are carried on now by LLPs in place of partnerships. The purposes of ease of taxation will be better served by extending the benefit to LLPs also.

SUGGESTION:

Extend 44AD benefit to LLPs also.

17. MONETARY LIMIT FOR PRESUMPTIVE BASIS U/s, 44AD

Explain to the Section defines "eligible business. It means total turnover or gross receipts does not exceed an amount of Rs.2.00 crores. 6% is deemed to be the profit of total turnover or gross



receipts if receipts are through prescribed banking channels.

Our members are executing works for various Government departments and private agencies. Most of the payments are received in proper banking channels.

SUGGESTION:

Due to the growth of economic activity and the volume of business, the 6% may be reduced to 5% and turnover ceiling may be increased to Rs.5.00 crores for Infra Industry.

18. TAX DEDUCTED AT SOURCE:

- JV/AOP members should be allowed to declare to the contractee under rule 37BA, that the income of the Joint Venture is taxable in hands of the individual members. Such declaration should enable to contractee to issue separate TDS certificates in the name of the partners.

SUGGESTION:

Clarification may be issued.

19. TAX DEDUCTIONS AT SOURCE: LEND EASE BY INTRODUCING CONTINUING CREDIT SYSTEM:

- One of the main issues that keeps the income tax law away from ease of doing business is mismatches in TDS due to differences in accounting by the deductor and the deductee.
- If a simple rule is introduced that once tax at source has been deducted paid into government treasury, then the deductee may claim deduction in any year(s) of his choice. Introduce pass book system to do this.

SUGGESTION:

Once Tax deducted, allow assessee to claim deduction in any year(s). Pass book system may be introduced.

20. CAPITAL GAIN EXEMPTION FOR INVESTMENT W.R.T. SECTIONS 54F

These are benevolent sections. The majority of the judgements have come in favour of the assessee. However, so many litigations go on endlessly on issues like allotment letter, purchase in joint names including a family member, construction or purchase, so on. It is necessary to take cognisance of spirit of law and the decided case laws and to make the sections more clarificatory and positive so that the litigations can be avoided. There is need to expand the time limits under these sections so that the assessee gets flexibility to invest.

21. TAXATION OF RETENTIONS MONEY/MARGIN MONEY IN THE HANDS OF CONTRACTORS/SUB-CONTRACTORS:

- Law has settled that retention money becomes taxable only when the concerned obligations under the contract are fulfilled or contingencies get decided.
- However, ICDS III relating to construction contracts, provides for taxation of retention money also on percentage completion basis in a manner that every year part of retention money also becomes taxable. This will result into lot many litigations. Further, application of section 5 takes place first and then section 145.

22. DEDUCTION: SECTION 80G:

Section 80G provides deduction to the prescribed donations subject to the ceiling of 10% of gross total income. This ceiling gives additional tax burden for generous donor.

SUGGESTIONS:

The ceiling of 10% on gross total income to be removed.

23. METHOD OF ACCOUNTING; SECTION 145A:

Application of the provisions of Section 145A and the Accounting Standards creates conflicts and unwarranted litigations even it has nil impact on the profitability as well as taxable income.



SUGGESTION:

Section 145A to be amended suitably to fall in line with the Account Standards.

24. TAX DEDUCTED AT SOURCE: SECTION 194C

Section 194C provides lower ceiling of Rs.30,000/- for a single transaction and Rs.1,00,000/- for aggregate transactions. Enhanced economic activity and the effect of implementation of GST and Reverses Charge Mechanism have brought the transactions under control and within the tax net.

SUGGESTION:

Considering the above facts, the above prescribed limits seems to be too low. Hence the limit of Rs.30,000/- is to be increased to Rs.75,000/- for single contract transaction and Rs.1,00,000/- to Rs.3,00,000/- for aggregate of contract payments.

25. TDS ON PAYMENT ON TRANSFER OF CERTAIN IMMOVABLE PROPERTY OTHER THAN AGRICULTURAL LAND: SECTION 194-1A

Section 194-1A provides no deduction of TDS at 1% shall be made where the consideration for the transfer of an immovable property is less than fifty lakh rupees.

SUGGESTION:

To encourage housing industry, this limit may be increased to one crore rupees for the transfer of new houses.

26. LOWER/NON DEDUCTION CERTIFICATE FOR JOINT VENTURE CONCERNS: SECTION 197.

For larger projects, the concerns are forming joint Venture (JV). The entire projects and income/losses are shared by JV partners. Thus JV is not making any profit. But TDS is deducted on the entire amount which leads to a huge refund of tax.

SUGGESTION:

For Joint Venture concerns, a reduced rate of TDS may be prescribed on a predefined method to avoid delay in getting Certificates U/s.197.

27. TDS ON NON AVAILABILITY OF PAN CASES: SECTION 206AA

In non availability of PAN cases, the prescribed rate of TDS is @ 20% or higher rate as applicable.

In our Infra Industry, the mobility of labour force is facing hurdles in providing PAN. It impacts on the construction concerns at higher cost of procedural lapses.

SUGGESTION:

Section 197A to be extended to the persons covered U/s.194C who have income below taxable limit can give a proper declaration.

Section 206AA to be amended to exclude quoting of PAN for those persons having income below taxable limit.

28. RATE OF INTEREST ON REFUNDS: SECTION 244A:

Government collects interest @1% for every month or part of a month for defaults in payment of advance tax U/s. 234B. But it allows only 0.5% for every month of part of a month for the refunds granted by the Government.

SUGGESTION:

A unified rate of interest is to be prescribed both for delayed tax payments and refund cases.

29. PROSECUTION FOR LATE FILING OF TDS RETURNS: SECTION 276B

Prosecution Notices under Section 276B are issued for mere failure of payment of TDS within the time limits.

The provisions of Section 409a0(ia) contemplate time limit for the payment of TDS. Disallowance U/s. 40(a)(ia), levy of interest U/s 201(1A), penalty U/s.271C and U/s. 221 are applied for delay in payment.



SUGGESTION:

Instructions are to be given to make it clear that Section 276B applies only to the total failure cases and not for a mere delay in remittance of TDS.

30. WHILE GRANTING REFUNDS BY CENTRAL PROCESSING CENTRE (CPC): ADJUSTMENT OF OLD DEMANDS AGAINST RECENT REFUNDS

TDS deducted and paid but the credits are not available in Form 26AS to the contractors due to non updation of Form 26AS in the earlier years by the contractor. While allowing refund for current year, the earlier years demands are adjusted without considering the facts. The assessee could not get refund due as submission records relating to earlier years could not be furnished to CPC.

SUGGESTIONS:

Suitable instructions may be given to claim the earlier year amounts which are adjusted against the recent refunds. This would provide relief to tax payers.

31. Give RERA effect in TAXATION:

The ICDS on taxation of builders and developers is ready and is likely to be announced at any time. The said ICDS deals with accounting for builders and developers on percentage completion method. However, it is absolutely necessary to recognise that the RERA law gives an absolute right to the unit buyer to refund of money with interest and compensation on delay beyond assured date. This refund provisions will be more visited in the downward market by the unit purchasers. Under such circumstances, it will create a very difficult situation for the builders and developers as by application of percentage completion method, the tax might have been paid and thereafter if some units sale get cancelled, there is no right of refund. At the most, such tax can be adjusted on subsequent sales. However, if subsequent sales don't happen then it will be an additional punishment to the builder/developer that he has been subjected to refund and he has paid off part of the tax also on percentage completion method.

It is therefore, absolutely necessary that the builder/developer is given an option to recognise sales only on project completion method. This becomes further imperative as the 70% of the sales proceeds cannot be even touched by the builder except for meeting cost of construction and cost of acquisition of land. There may be stoppages of constructions for various reasons. Under such circumstances, money will lie idle in designated bank account.

It is absolutely necessary to provide impetus to the real estate constructions. The present RERA law has stringent constraints upon the project and the developer. The same should be supplemented by the incentives, For example, once a project is completed in all respects as per the RERA deadlines, and as per assurances under RERA, such projects can be made eligible for tax benefits even though it is not covered as affordable housing projects.

32. RATE OF TAX IN CASE OF FIRMS AND LLPs ENGAGED IN THE BUSINESS ON INFRA INDUSTRY AND REAL ESTATE SECTOR:

The Infra Industry has to switchover its business premises starting from metro to more remote rural places frequently. For establishing each work site, every time it has to put enormous efforts as well as resources. For construction contractors, major portion of profit is lying with departments in the form of withheld amount and deposits. The ease doing of business, this industry needs the support of the Government in direct monetary terms.

SUGGESTION:

The reduction in rate of tax @ 22% plus applicable surcharge and cess for the firms and LLPs of this industry at par with the recently reduced corporate tax rate will give a boost to the industry which is building the nation.

33. REQUEST TO REMOVE SECTION 43CA OF INCOME TAX ACT

"43ca. Special provision for full value of consideration for transfer of assets other than capital assets in certain cases: (1) Where the consideration received or accruing as a result of the transfer by an assessee



of an asset (other than a capital asset), being land or building or both, is less than the value adopted or assessed or assessable by any authority of a State Government for the purpose of payment of stamp duty in respect of such transfer, the value so adopted or assessed or assessable shall, for the purposes of computing profits and gains from transfer of such asset, be deemed to be the full value of the consideration received or accruing as a result of such transfer.

In any industry at times there are situations when the producer finds it difficult to settle his/her product. Under this situation the business sense motivates the producer to sell the product at minimum profit margin or at no profit no loss. At times this also doesn't work and then he/she thinks to sell the product even at loss so that liquidity is maintained. However this section of IT Act does not allow the Real Estate developers to sell their products at loss as they will have to cough up further money in the form of Tax on deemed Income. I would like to remind you that the Real Estate Developers are put at huge disadvantage vis a vis other manufacturers of different items – the Government collects tax even on their losses whereas the others have full freedom to dispose of their products at whatever reduced prices they think fit. Builders who are forced to sell the flats at a lower prices, due to the prevailing market situation, is already at a loss, as the demand is stable at almost off cities. The above provision stipulates the builder to sell the flats at a fixed amount and if not sold at the fixed amount or above, will have to compensate the Government by paying tax on the difference amount between the sale of prices and the fixed price stipulated by the Government. This will result the builder to pay tax even when he incurred loss.

SUGGESTION

Hence, it is request to kindly abolish the above section. If complete abolition is not possible, allowable limit of deviation of 5% from Govt Ready Reckoner should be increased to deviation of 30% from Govt Ready Reckoner.

34. REQUEST TO GRANT INDUSTRY STATUS TO REAL ESTATE SECTOR:

Being Housing is one of the basic need of human beings, BAI is grateful to the Government for introducing the Real estate Regulatory Authority (RERA) to regulate the Real Estate Sector in its all sphere of activities. We admit the Regulatory Body constituted by almost all States are doing a commendable job in weeding out malpractices, which ought to have been prevailing in the industry, due various reasons. The real estate sector being well regulated now, by rules implemented by Real Estate Regulatory Authority, are functioning similar to that of an Industry. The RERA provisions have provided due importance to land owners, Real Estate Developers, Investors and Flat Purchasers with clear cut laid down rules on the duties, rights, duties and responsibilities etc This has resulted the Real Estate Sector being functioned as proper unit with systematic accounting practice.

The status of industry will pave the way for more inflow of foreign funds, Relation in RBI norms for financing to the Real Estate Industry, better treatment to labour and managerial staff setting of industry norms.

SUGGESTION:

With the above being the factual position, BAI request the Hon'ble Finance Ministry to consider 'Granting Industry Status to Real Estate Sector', while presenting the union Budget 2020-21.

35. ABNORMAL AND SUDEEN INCREASE OF PRICE OF MAJOR CONSTRUCTION MATERIALS LIKE CEMENT AND STEEL

Cement constitute approximately 17% and steel constitutes approximately 26% of the total cost of construction of any building. Cement and Steel, though being one of the Core Sectors of the economy, is not regulated by any Authority and as such, create havoc in the market by increasing the price at any time of the year without even adhering to the market condition. This not only result an increase of overall cost of the project, but also result the builder incurs heavy loss as such a sudden and abnormal increase is not expected. Cement industry is regarded as a repetitive offender of cartelization and penalised heavily by Competition Commission of India (CCI).

Apart from causing loss to the Builders/Developers this is adversely affecting the Housing for All goal of our Government.



The price of cement and steel at international market is too low when compared to the purchase price prevailing in India and this is due to the “Protectionists approach” extended by the Indian Government to these industries.

SUGGESTION:

BAI request not only to remove these protections on Cement and Steel Industries, but also to consider constituting a ‘Regulatory Body’ for both cement and steel industries with immediate effect.

36. PERMSSIONS/APPROVALS NEEDS TO BE STREAMLINED:

Housing being one of the basic needs of any human being, the permission/approval for constructing houses particularly for ‘Affordable housing’ should be streamlined to one ‘Umbrella Authority”. This will not only help the economy to prosper as a time bound delivery of houses would encourage confidence amongst the flat purchasers as well as financial institutions. This will again add to the ‘ease of doing business’ and will attract more investors to the Real Estate Sector.

RERA law has accepted that buyers of homes and other units need to be protected from builders/developers. However, mandating timely delivery to the builders/developers on the one hand but leaving the permissions and delays unregulated will further destroy the industry and in any case the distrust on the building industry will increase for no fault theirs. Further, since the coveted and laudable objective of the governemtn is also to avoid or reduce corruption, therefore also regulatory mechanism to discipline the local authorities is a must. The local authority must be answerable for the delays beyond standard time. This will increase the trust of the buyers upon delivery and present lull in booking under construction will be taken care of to an extent. For emergence of overall confidence in the real estate market, it is necessary to deal with such artificial barriers and hurdles.

37. ENCOURAGE SETTING UP OF REIT TRUSTS:

REIT has the potential to infuse funds from a large section of public.

To encourage setting up REIT Trusts, it is suggested that setting up of REIT/Business trusts, should be made completely capital gains tax free. Further, to encourage individual investments in REIT Trusts, consider tax free income distribution in the hands of individual investors.

Individual investment in real estate can be encouraged by increasing the ceiling for deduction of interest on housing loan from present Rs.2,00,000 to Rs.5,00,000/- and by allowing deduction to 50% from rental income.

The time line for deduction u/s. 80IBA be increased to 31.03.2022 or 2021 to enable planning investments in real estate developments and the MAT/AMT be removed from such projects.

38. REDUCTION OF STAMP DUTY AND REGISTRATION

The current stamp duty and registration levied by States are varying from 5-15%. This is not only prohibitively high, but also encourage unhealthy practices in Real Estate Sector.

Though the above point is a State subject, BAI appreciate the Union Government to initiate steps to standardise the Stamp Duty and Registration at a uniform /affordable rate.

Any upward movement of Housing and Real Estate Sector, will automatically move the wheels of the economy, as it generates huge employment opportunities due to its backward and forward linkages with a host of other industries. Therefore, BAI earnestly request to consider our view points and we would be more than happy to visit your office on any date and time convenient to your goodself to explain more on the same.

Leasing is preferred way of acquiring land by big businesses. At the time of acquisition of lands on leaseholds, two types of payments are involved: upfront premium and monthly lease rent. Monthly lease rent is rightly allowed as expenditure to the lessee. But premium is capitalised. In reality out of such

suggested that the upfront premium may also be allowed as revenue expenditure as it is essentially a business expenditure only.

NBFCs are facing funding problems after the IL&FS failure. But still there are many strong NBFCs also. RBI should develop mechanism to identify the good NBFCs and encourage them to raise funds from capital markets.

Under section 23 of the Income Tax Act, 1961, pre EMI interest is allowed for deduction in five equal instalments from the year of completion of construction. Thus, while on the one hand buyer is suffering from delay in construction and on the other hand interest paid by him is not allowed as deduction. It is therefore, necessary to remove this hardship by allowing deduction in the year of payment of interest.

Section 2(5) making deemed rental income taxable after two years of property construction is a punishment to genuine developers who are unable to dispose off their stock in the slump. Therefore once a builder demonstrates that he has not been able to sell despite genuine efforts to sell, the deeming provision should not be made applicable.

For the purpose of section 54 and 54F the time limit for construction of a house should be increased from 3 years to 5 years. And if the funds are regularly paid by the buyer and construction of the house is in progress, the delay beyond 5 years should also be allowed.

Provisions of section 72A allowing set off of unabsorbed losses and unabsorbed depreciation be allowed to real estate sector also to enable consolidations and mergers.



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Chairman



MINISTRY OF LABOUR AND EMPLOYMENT

NOTIFICATION

New Delhi, the 31st October, 2019

S.O.3962(E). ----In exercise of the powers conferred by the proviso to sub-section (3) of section 1 of the Employees' Provident Funds and Miscellaneous Provisions Act, 1952 (19 of 1952) , the Central Government hereby extends the provisions of the said Act to apply to the establishments, employing ten or more persons and covered under the provisions of the erstwhile the Jammu and Kashmir Employees' Provident Funds and Miscellaneous Provisions Act, 1961 (XV of 1961), as it stood before its repeal by the Jammu and Kashmir Reorganization Act, 2019 (34 of 2019) , with effect from the 1st day of January, 2020.

(F.No.R.11011/02/2019-SS-II)
R.K. GUPTA. Jt.Secy.

Changes in ESIC/ESI w.e.f. 1st October, 2019

The ESI Act 1948, encompasses certain health related eventualities that the workers are generally exposed to; such as sickness, maternity, temporary or permanent disablement, Occupational disease or death due to employment injury, resulting in loss of wages or earning capacity-total or partial. Social security provision made in the Act to counterbalance or negate the resulting physical or financial distress in such contingencies, are thus, aimed at upholding human dignity in times of crises through protection from deprivation, destitution and social degradation while enabling the society the retention and continuity of a socially useful and productive manpower.

The Employees' State Insurance Act 1948 (the ESI Act) provides for medical, cash, maternity, disability and dependent benefits to the Insured Persons under the Act. The ESI Act is administered by Employees' State Insurance Corporation (ESIC). Benefits provided under the ESI Act are funded by the contributions made by the employers and the employees.

The Government of India in its pursuit of expanding the Social Security Coverage to more and more people started a programme of special registration of employers and employees from December, 2016 to June, 2017 and also decided to extend the coverage of the scheme to all the districts in the country in a phased manner. The wage ceiling of coverage was also enhanced from Rs. 15,000/- per month to Rs. 21,000/- from 01.01.2017.

Current ESIC contribution Rate:

Employers' share: 3.25%

Employees share: 0.75%

Changes in ESIC with effect from 1st October, 2019

- ◆ Employees must be registered online on the date of appointment; the online system shall allow maximum 10 days to register the new employee.
Example – If Employee joins on 1st, then registration must be done by 10th else system will not accept it. If you register on 25th of month, Date of joining cannot be before 16th.
- ◆ Employee will have to collect their Biometric ESI Permanent Card from nearest Branch Office.
- ◆ Contribution against employee must be deposited within the due date. You shall not be able to deposit contribution online after 42 days from the end date of the contribution period.
Example : Payment of April-September cannot be deposited after 11th November, and Payment of October-March cannot be deposited after 11th May.
- ◆ Employee whose per day salary is Rs. 176/- or less need not to pay Employee's contribution and the same will be paid by Govt. However, Employer will have to pay their share of contribution.

◆ ◆ ◆





मुख्यालय
Headquarters
कर्मचारीराज्यबीमानिगम
Employees State Insurance Corporation
पंचदीपभवन, सी.आई.जी. मार्ग, नईदिल्ली-02
Panchdeep Bhawan, C.I.G. Marg, New Delhi-02

No:-P-11/12/Misc./SST Misuse/2019-Rev. II

Dated 19.11.2019

To,

The Regional Directors / Directors (I/c) / Joint Directors (I/c),
Regional Office / Sub- Regional Office.

Subject: - To Restrict the Employer for filing monthly Contribution after 42 days of the end of contribution period.

Sir,

The ESI Corporation has provided on line facility to the employers for generation of the code no. and registration of the unit, generation of the challans, registration of the employees and filing of the returns etc. under the ESI Act. 1948.

The relevant rules provide only forty-two days' time after the termination of contribution period to which it relates, for submission of return including revision of the submitted returns if needed. After expiry of forty-two days, as mentioned above, rule does not permit any change in the submitted 'return of contribution'

In view of above, necessary changes have been carried out in the insurance module of ESIC Project Panchdeep, as provided under Rule-26 of ESI (General) Regulations, 1950 which is as follows:-

- a. With effect from contribution period ending 09 / 2019 onwards the employer will not be allowed to create challan or pay the amount for any month beyond the contribution period after end of 42 days of the current contribution period.
- b. If any employer wishes to add further information to the already submitted RCs of earlier periods, he may be allowed to do so after due verification and approval of concerned RO / SRO and this must be shown separately as Supplementary RC in the system.

It is requested to give adequate publicity of these changes to **Employers, Trade Associations** in your region and strictly monitor the compliance by the employer in respect of the above mentioned changes without fail.

This issues with the approval of the competent authority.

Yours faithfully,

Sd-

(Vimal Rawat)
Dy. Director (Rev.)



11.11.2019 - பெண் தொழிலாளர்களுக்கு பெயிண்டருக்கான தொழிற்பயிற்சி வழங்கப்பட்டு மத்திய அரசின் சான்றிதழ் வழங்கப்பட்டது.



30.11.2019 - தென்னக மய்யம் சார்பாக ITI (Draughtsman Civil) படித்த மாணவிகளுக்கு வேலைவாய்ப்பு ஏற்படுத்திக் கொடுக்கப்பட்டது.



01.11.2019 அன்று செங்கல்பட்டு மய்யத்தின் கட்டுநர் தின விழா



29.11.2019 அன்று திண்டுக்கல்லில் நடைபெற்ற சிறப்புக்குழு கூட்டம் மற்றும் மாநில அளவிலான நாட்குறிப்பு 2020 வெளியிடப்பட்டது.



09.11.2019 அன்று சென்னையில் Southern Railway Contractors Associationன் 7வது தேசிய மாநாடு நடைபெற்றது.



15.11.2019 EXCON – ROAD SHOW நடைபெற்றது



12.11.2019 அன்று சென்னை மாநகர காவல்துறை ஆணையர் அவர்களைத் தென்னக மய்ய நிர்வாகிகள் சந்தித்தனர்.





Abstract

Property Tax – General Revision of Property Tax – Constitution of a Committee to examine the representations for the General Revision of Property Tax and withholding the existing Revision of Property Tax – Orders issued.

Municipal Administration and Water Supply (MA.IV) Department

G.O. (MS) No.150

Dated:19.11.2019

திருவள்ளூர் ஆண்டு 2050,
விகாரி, கார்த்திகை-03.

Read:

1. G.O(Ms) No.150, Municipal Administration and Water Supply (Election) Department, dated:12.11.2007.
2. G.O(Ms) No.110, Municipal Administration and Water Supply (Election) Department, dated:23.06.2008.
3. G.O(Ms) No.73, Municipal Administration and Water Supply (MA.IV) Department, dated:19.07.2018.
4. G.O(Ms) No.76, Municipal Administration and Water Supply (MA.IV) Department, dated:26.07.2018.
5. From the Commissioner of Municipal Administration, Letter Roc.No.40032/2012/R1, dated:23.09.2019.
6. From the Director of Town Panchayats, Letter Roc.No.6783/2018/C5, dated:23.09.2019.
7. From the Commissioner, Greater Chennai Corporation, Letter R.D.C.No.G1/6743/2018, dated:25.09.2019.

ORDER:

In the Government Orders first and second read above, orders and necessary guidelines were issued to carry out the general revision of Property Tax in all Municipal Corporations, Municipalities, Third Grade Municipalities and Town Panchayats with effect from 01.04.2008, as per the existing statutory provisions in the relevant Urban Local Bodies Act.

2. In the Government Order third read above, orders were issued to carry out General Revision of Property Tax in Greater Chennai Corporation, Municipal Corporations, Municipalities and Town Panchayats, with effect from



the current half-year i.e.01.04.2018, as per the existing provisions in the relevant Urban Local Bodies Act, as follows:-

Sl.No.	Description	Proposed revision of property tax
1.	Residential Buildings	Not more than 50%
2.	Rented Residential Buildings	Not more than 100%
3.	Non Residential Buildings	Not more than 100%

3. In the Government Order fourth read above, based on the proposals of the Commissioner of Municipal Administration and the Director of Town Panchayats, an amendment was issued by deleting Sl.No.2 of the table in para 2 of the above Government Order, thus providing for revision of all Residential Buildings i.e., including Rented Residential Buildings as not more than 50%.

4. In the letter fifth read above, the Commissioner of Municipal Administration has stated that based on the orders issued in Government Orders first and second read above, all the Urban Local Bodies have taken steps to undertake General Revision of Property Tax. Moreover, in respect of Chennai and Coimbatore Corporation, rationalization of Property Tax both in the erstwhile Urban Local Body areas and in the added areas have also been taken up.

5. The Commissioner of Municipal Administration has also stated that in other expanded Urban Local Bodies (6 Corporations and 4 Municipalities), the Executive Authorities have taken steps to rationalize the Zones and fixing the Zonal Basic Value in the added areas on par with the erstwhile local body rates for Property Tax assessment. Further, in all the Municipal Corporations (other than Greater Chennai Corporation, and Coimbatore Corporation), the Municipalities and the Town Panchayats, the Executive Authorities have taken re-measurement of the properties in the year 2017-2018 to identify the under-assessed buildings and buildings with change in usage and revised the Property Tax taking into account of the actual measurement of the buildings and period of construction with imposition of penal action and taxes.

6. The Commissioner of Municipal Administration has further stated that representations have been received from various Residents Welfare Association, Traders Associations, Representatives of the Political Parties that the revision of property tax has been multifolded in many cases due to adoption of revised zonal rates, guideline values, causing severe financial hardship. Many commercial associations have also represented to consider the current economic slow down and reduce the increase of 100% tax on non residential buildings. Considering the above representations, the Hon'ble Minister for Municipal Administration, Rural Development and

Implementation of Special Program made an assurance on the floor of the Assembly on 08.07.2019 that the reduction of enhancement of Property Tax will be considered and a committee will be constituted.

7. The Commissioner of Municipal Administration, the Commissioner, Greater Chennai Corporation and the Director of Town Panchayats have requested the Government to constitute a Committee to examine the issues related to General Revision of Property Tax in all the Urban Local Bodies and also the issue of rationalization of Property Tax in the added areas based on re-measurement and also to withhold the revision of tax till the receipt of report from the Committee.

8. The Government after careful examination, accept the proposals of the Commissioner of Municipal Administration, the Commissioner, Greater Chennai Corporation and the Director of Town Panchayats and accord sanction to constitute a committee with the following members to examine the representations received from various quarters of Public for the General Revision of Property Tax:-

SI.No	Designation	Position
1.	The Principal Secretary to Government, Finance (Expenditure) Department	Chairman
2.	The Commissioner of Municipal Administration	Member/ Convener
3.	The Director of Town Panchayats	Member
4.	The Commissioner, Greater Chennai Corporation	Member

9. The constituted Committee in para 8 above shall submit a report to the Government as expeditiously as possible.

10. The Government also hereby orders to withhold the General Revision of Property Tax, ordered in Government Orders third and fourth read above, till the receipt of the report from the committee mentioned in para 9 above and decision on the report taken by the Government.

(By Order of the Governor)

**HARMANDER SINGH
PRINCIPAL SECRETARY TO GOVERNMENT**

EMERGING CONCEPTS OF STUDIO APARTMENT AND ITS BENIFITS



DR. Colonel. P Nallathambi.
Ph.D (Structural Engg), ME, MBA, FIE, FIV),

Studio Apartment Concept.

Human being had lived in open area in the beginning of civilization. Subsequently, they created shelter in the open field and then moved in to closed colony apartments in a plot system. Population growth and less land availability compelled the human being to live in apartments and tall buildings. As the space availability further reduced, flats become costlier and the present situation forced us to adopt studio homes of size approximately 300 - 450 sqft area.

A studio apartment is a newer concept and is rapidly gaining popularity all across the globe. Especially, since apartments are large and costly, studio apartments are small and self-contained. Studio apartment is a single unit of flat contains all the essential rooms found in an apartment without any barrier of walls or divisions. Studio apartments can be a choice for singles, students, retired individuals and those who spend a lot of time away from home, but need someplace to sleep once in a while. Studio apartments are usually low-cost and have low utilities. In a city, studios can often be found near universities, IT areas, thickly populated city locality (Mylapore, Triplicane, T Nagar, etc) and public transportation (Cental Station, Koyambedu bus stand, etc) generally it is called Mansion. Studios offer better living conditions than mansion but for someone who wants to live inexpensively and simply.

Studio apartments are simply a smart way of living especially for the future hi-tech, eco-conscious generation. Single or starting out as a newlywed couple, studio apartment is the best option. There has been a gush in demand for affordable living spaces, especially in the metros, and this has led to the popularization of the studio apartments' concept. In the apartment-for-rent ads, studio apartments often show up among the least expensive. This type of apartment may be the right choice for someone who needs an inexpensive place to rent.

Many are confused between a studio apartment and a 1BHK apartment. The basic difference between the two is that a 1BHK apartment has a separate bedroom, a living room and a kitchen with separate bathroom. But a studio apartment is one single room with an open kitchenette and a separated bathroom. For the same size, the studio apartment is more spacious than a 1BHK apartment. A studio must be arranged for sleeping, eating and dining areas with a separate bathroom. These units are a lot cheaper than traditional apartments and possess their own distinct benefits and drawbacks.

Small studio apartment design ideas give inspiration and encouragement to the owners to use their imagination and creativity by unconventional solutions. Compact living is a future global trend. More and more people are expected to choose to live in the big megalopolis in the small studio and micro apartments homes. It will decrease inhabitable space and the dwellings will become smaller and smaller. Creating fully functional home in a restricted space arrangement is a significant challenge. This difficult task has to be tackled by professional designers and renowned architects by out of box thinking. They can discover by excellent thinking, to make every inch of space is very useful and the studio is made as a tiny, modern and clever home.



Floor Carpet



wall Curtains



Efficient Partition



Utilizing Walls Portion



More Seating



There is a saying in Tamil, “ஆள் பாதி ஆடை பாதி” (half man, half cloth). Men or women may look different in different style of dresses. The same theory is adopted in studio apartments to make it different and elegant by adopting innovative concepts.

The following ideas and features in studio apartment design can provide better outlook and pleasing living environment:

1. Partitioning the Studio Home Floor Space.

Some studios are known to feature half dividing walls in order to separate the sleeping area from the other areas of the house. These walls are introduced with the intent of providing more privacy to the owner in situations when guests are expected to arrive. For apartments that do not feature dividing walls, most owners prefer to add folding partitions to separate the various areas of the unit. Fortunately, there are plenty of stylish partitions that will fit variety of themes and designs out there. They can be very attractive, and hence add to the décor of the apartment.

Folding glass walls. It can be used to achieve dynamic and flexible space separation. This dramatic space composition achieved through the dynamic contrasts in the materials palette, the textural and color combinations. The airy elegance and dynamic modern hint of the black metal with clear glass doors compo introduces flexibility in the small apartment’s interior design. The alternation of smooth green surfaces, cement floors, black metal details and trendy furniture with the warmer presence of the exposed red bricks and soft textiles is an intriguing and rich solution for a confined space.

Glass Partitions. It is used for better illumination and low acoustics of the premises. Modular glass partition walls offer a cost-effective solution, with significant advantages over both traditional sealed glass and drywall partitions

Creating a wall from shelves. A staircase leads to a bed platform is a good place to situate bookshelves and storage compartments, adorning the walls. Even a micro-working desk that can be used by a person sitting cross-legged on the floor completes the playful design arrangement.

Curtains. Putting up curtains will add a more personal touch to the apartment, no matter how simple they are. This may not be an achievable task for everyone though, as they may require the provision of curtain rods at multiple places. Separate the rooms with curtains instead of walls helps reduce space consumption as well as allow for the possibility of reorganizing the apartment. Space division approach can be achieved by the long curtains drapery that reaches the floor and the dark color inside of them. It may give a strain decadent feel to the whole ambiance. The canopy style curtains around the bed are combined with contemporary and smooth materials like the Venetian plaster of ceiling and walls and spiced up with fashionable design pieces of furniture and lamps.



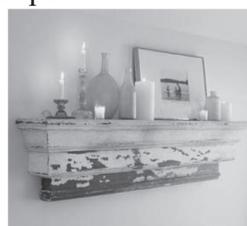
Themed Bathroom



Colour Pops



Bookshelf



Adding Aroma



Space Usage

2. Use of vertical Space.

Creating a special unit for sleeping and using its volume for storage compartments is a feasible concept. All the stuffs in a limited living space can be arranged in a vertical space. An elevated bed can provide the necessary space beneath the stairs to create cabinets and provide storage. The sliding panels that offer privacy to the bed space and the full-height closet on the side complete the picture of this modern and smart design. The custom build unit includes the elevated bed platform with simple lines and luminous characteristic. A cozy working area underneath, roomy desk and stand-up computer station



and extra guest bed can be created in vertical space. Some of the studio homes are having suspended beds from ceiling. Shortage of square footage in an apartment can be made up by using vertical space in a studio apartment. For instance, one of the favorite small apartment design ideas is using bookcases in creative ways. Bookcases make use of space vertically to maximize storage while minimizing use of floor space. Try swapping your nightstand or side table for a bookcase.



Elevated Bed



Folding Glass Wall



Sliding Staircase



Movable Cube

3. Creating Moveable Items.

Sliding staircase. It can be one of the movable elements which if necessary can be hidden or blended with the surrounding. As the sleeping area is used only ones a day, the staircase that leads towards the bed needs to be movable and if necessary to free the space for the daily activates. The classic combination of smooth white surfaces and base, with black framing and wooden accents, is always fresh.

Bedroom into a movable cube on wheels. Colorful bed box on a moveable wheels in a small apartments can resolve the problems with privacy, space, and static border .The bed cube on wheels can be moved around according to mood or social situation.

Movable wall in combination with folding wall bed. A home with sleeping, kitchen, living room, bathroom, dining zone are managed with thee motorized movable wall. A 180 degrees rotating TV unite that can be used from bed or sofa, host's hidden closet, dresser drawers, and clothing storage, when fully extended makes space for a queen-sized fold-down bed. The mirrored surfaces of the floor and ceiling segments give visual depth of the premises and create the illusion of much bigger space. The usage of yellow mirrors and illuminators defects the light spectrum in a whole another dimension and creates the sensation of the surrealistic and enchanting world.

Modular system with movable shelves. Using plywood and its clean and fresh emanation, the designers have composed an ambiance of style and light, playful mood. The wall that stretches from the bedroom platform to the kitchen area, offers the possibility of arranging you shelf system according to your needs is an ingenious approach for confined spaces. This custom made structure gives a useful shelf space and at the same time leaves the premises free and unburden like it will be the case if classical cabinetry system is used.

4. Colour Scheme inside the rooms.

Color is always a friendly thing to work with. If a space is looking dull and boring, look for ways to brighten it up with some color. Whether it is the smallest objects, accents of color can change a room's appearance easily. Different colours for studio apartments give better aesthetics and comfort. Applying paint is the second level in a different tonality. Painting the mezzanine premise with stylish and characteristic wall accents that visually separates the premises creates the feeling that the bed area is a whole separate world. The deep rich green walls that accentuate the ceiling and half of the space, separate the bedroom with its lush plant selection from the rest of the interior design.

Effect of Colours. Purple may actually be better in small spaces. Navy blue paint or painting a room in dark colour camouflages the fact that it's small. A deep blue creates the perception of depth. Coffee colour, play up the cozy factor of a tiny room with a rich, deep brown. It creates intimacy in the small sitting space. Super white reflects the light and makes the walls recede and small space seems larger. Straw shade of yellow is perfect for your kiddos because it's colorful and fun. Blush is a super soft shade of pink which adds warmth to a small room without overpowering it. Pair it with grays and

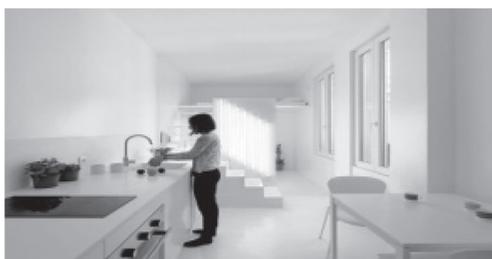
blacks to make sure it doesn't feel too frilly. Off-white maximizes the light in a small living room and it still keeps things feeling airy. Sky blue soothes in a bedroom like a dreamy, soft shade of blue which helps the space feel a bit more expansive. Dark gray and black colors won't make the small space appear smaller, but it will give it a dynamic and splendid touch. Reflective surfaces, bold dark colors and shining metal accents to create visually dramatic impact and sophisticated atmosphere.

5. Lighting of surface.

One can play with the light and create magical effect on the ambiance and illumination reflects the different color hues of light that help in space division. Light in the different color spectrum provide for a visual division of premises. Like an origami, small loft space unfolds its specific shapes and lines lighting accentuates the intricate interiors and provides a blissful environment. Innovative solution offers an elegant and unusual construction for light that filters through the premises. Usage of glass partition helps to secure the space and at the same time remains transparent for light circulation. This concept can be applied to all the zones of the apartment including bedroom, bath, and kitchen. The first two are distinguished by using bright yellow light that adds a beam of fresh accent. The rest of the long narrow space can be designed with light and airy furniture items that blend their whiteness with the rest of the space.



Glass Partition



Aesthetic Flooring



Two Levels in Height

6. Furniture and Carpets.

A studio apartment needs to be well organized to make it as comfortable living. Furniture like a futon sofa serves multiple purposes and helps in using the room efficiently. A dining table that folds to a small space also works well in a studio. Cleaning a studio apartment is fast, if the apartment is not too cluttered. Many small apartments don't have separate dining and living rooms. But one can still create different "zones" using the furniture to divide the space. Among the various small apartment design ideas, using the back of the sofa to act like a wall that divides one large living/dining room into two separate areas helps create spaces without the necessity of a partition. Another of the favorite tricks is to use a bookcase as a divider between your bedroom and living spaces. Furnishing to serve double duty is a big life-saver in studio apartments. Corner nook is a great place to hang out when a guest come, but it can also be used it when working from home or as a dining table.

Keeping furniture off the floor is one of the best apartment designs. This is because; nothing makes a small space look even smaller like a bulky sofa plopped right on the floor. Instead, try using furniture that sits high up off the floor to make your small space look roomier. Pieces with long tapered legs are a perfect choice. Opting for pieces made of glass or acrylic is a great way to trick the eye into thinking your space is larger than it is. So skip the bulky wooden coffee table in favor of a glass or acrylic option. It'll make the space look more open and airy, which in turn will help it feel larger.



Furniture for Separation



Sliding Bed



Second level Bathroom



Suspended Bedroom

Carpet is an easy way to open up the room and make it feel larger. Carpets also pull the room area together. So especially a dining area that is in the same vicinity as a living room, adding a rug will separate the two and a colorful rug can make the room modern. Sometimes it's best to skip a



rectangular rug and embrace an irregular option instead. After all, a rug that is clearly too big or too small will just draw attention to the size of the room. This will create a sense of flow and fill most of the floor space without drawing attention to the small size of your room. One of the best small apartment design ideas is to cover the unattractive floor with a pretty rug. This works whether you have hardwood, tile or carpet that's just not doing enough. Not only does a rug add style, but it also helps define zones in our layout. Plus, rugs are easy to roll up and transport.

7. Make use of balcony area.

Apartments already have a limited amount of space, so one should take advantage of the balcony/patio area by adding a bench, table, or even a plant to make it more attractive.

8. Create theme on walls.

Small apartment design ideas involving lighting and wall scenes can improve the look. Theme on walls can light up the home without wasting valuable floor space or table surface area. Many wall scene options can be plugged into the wall. Some even swivel, giving extra flexibility with the lighting. Art work can be done on a dresser or shelf and lean it against the wall without nailing the wall is a great trick to create a slightly more diverged vibe in wall space. Bathrooms are not one of the most exciting places, but it can be used to our advantage. Create a theme that will unify all the items in the bathroom. Make fun with a color theme or even a nautical/ beach theme. Adding some themed prints, decor and shower curtain to the bathroom, will definitely brighten it up.

9. Suitable materials for different items.

While purchasing things like a TV stand, coffee table, frames, dresser, tables & more, think about the sleek materials they are made out of steel, wood and plastic. Wood is way more warm and inviting than metal or steel. Do not buy all the furniture from the same store. Instead, mix together pieces from different textures and styles. It will create a more interesting and inviting vibe, rather than the "furniture store look."

Benefits.

Besides the inexpensive price or rent, studio apartments are known to have lower utility bills than typical apartments. This is because the studio apartments are small in size and more efficient. It costs less to cool them and the electricity bills of the studio apartments are also lower because the entire unit may be illuminated with a single light placed in a strategic location.

Drawbacks.

The only drawback of studio apartments is that they have limited space. Therefore, if a person wishes to store a lot of his possessions then he has to be highly creative in storing the items or keep a storage unit in another location. Flat boxes that are designed to slide underneath the bed would provide a ready storage solution. Selection of the furniture and home accessories need to be given proper consideration as one wrong choice will make the unit appear cluttered and smaller in size.

Conclusion.

In the present day and age, land prices and cost of apartments are increasing at an exponential rate. Affordability of a medium size home for a common citizen in the city has become a dream. Government and private builders are searching for an alternative to fulfill the public's requirements. Studio apartments are one of the suitable options available to meet the growing needs of various sections of the society. One of the greatest USP is the versatility and the scope of creating unique spaces based on the requirements as well as the palette of the customer. Out of all kind of limitations and restrictions in studio apartments, achieve the best possible results by innovations and out of box thinking. This is the major challenge as well as the opportunity for Engineers, Architects, Builders and Owners.



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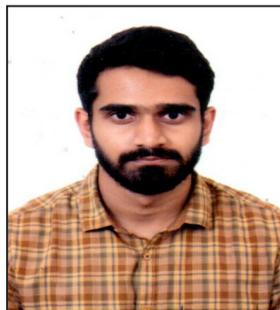
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M/s. PRC Constructions
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SOUTHERN CENTRE ACTIVITIES

01.11.2019

அன்று நடைபெற்ற செங்கல்பட்டு மய்யத்தின் கட்டுநர் தின விழாவில் அகில இந்திய முன்னாள் தலைவர் திரு. R.இராதாகிருட்டிணன், மய்யத்தலைவர் திரு. S.இராமப்பிரபு, அகில இந்திய முன்னாள் துணைத்தலைவர் திரு. Mu.மோகன் ஆகியோர் கலந்து கொண்டு சிறப்பித்தனர்.

11.11.2019

நமது மய்யமும் கட்டிட தொழிலாளர்கள் சங்கமும் இணைந்து 50 பெண் தொழிலாளர்களுக்கு பெயிண்டருக்கான தொழிற்பயிற்சி வழங்கப்பட்டு அவர்களுக்கு மத்திய அரசின் சான்றிதழ் வழங்கப்பட்டது. இவ்விழாவில் அகில இந்திய முன்னாள் தலைவர் திரு. R.இராதாகிருட்டிணன், மய்யத்தலைவர் திரு. S.இராமப்பிரபு மற்றும் அகில இந்திய முன்னாள் துணைத்தலைவர் திரு. Mu.மோகன் ஆகியோர் கலந்து கொண்டு சிறப்பித்தனர்.

12.11.2019 மாநகர சென்னை காவல் துறை ஆணையர் அவர்களுடன் சந்திப்பு

அகில இந்திய முன்னாள் தலைவர் திரு. R. இராதாகிருட்டிணன், மய்யத்தலைவர் திரு. S. இராமப்பிரபு, துணைத்தலைவர் திரு. L.சாந்தக்குமார், உடனடி முன்னாள் மய்யத்தலைவர் திரு. L. வெங்கடேசன், மய்யச் செயலாளர் திரு. R.R.ஸ்ரீதர், நமது நிரந்தர உறுப்பினர் திரு. S.இராதாகிருட்டிணன், M/s. Winner Foundation ஆகியோர் மாநகரச் சென்னை காவல் துறை ஆணையர் அவர்களை சந்தித்து நமது நிகழ்வுகளில் தலைமை தாங்க அழைப்பு விடுத்தனர்.

15.11.2019 EXCON ROAD SHOW

தென்னக மய்யத்தின் ஆதரவில் CII நடத்திய EXCON ROAD SHOW சென்னையில் உள்ள Crown Plaza ஓட்டலில் மாலை 6.00 மணி அளவில் நடைபெற்றது அதில் நமது துணைத்தலைவர் திரு. L.சாந்தக்குமார் அவர்கள் Panelist ஆக உரையாற்றினார். இதில் இந்திய முன்னாள் துணைத்தலைவர் திரு. Mu.மோகன் அவர்கள், மய்ய நிர்வாகிகள், செயற்குழு, பொதுக்குழு மற்றும் மேலாண்மைக்குழு உறுப்பினர்கள் 25க்கும் மேற்பட்டோர் கலந்து கொண்டு சிறப்பித்தனர்.



20.11.2019 அன்று 8வது செயற்குழு கூட்டம் காஸ்மோ பாலிடன் கிளப்பில் திரு. S. கணபதி, திரு. R. எத்திராஜன், திரு. Y. சீனிவாசன், திரு. A. ஜெயசீலன் ஆகியோரின் உபசரிப்பில் நடைபெற்றது.





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Through
The Honorary Secretary,
BAI - Southern Centre
"Casa Blanca", 2nd Floor, 11, Casa Major Road,
Egmore, Chennai - 600 008.
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towards the membership subscription.

Yours faithfully,
(For & On Behalf of)

Date :

(To be signed by Proprietor / Partner / Director of Attorney / Authorised Signatory)



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SECRETARY'S NOTING

SECRETARY

The Membership fees

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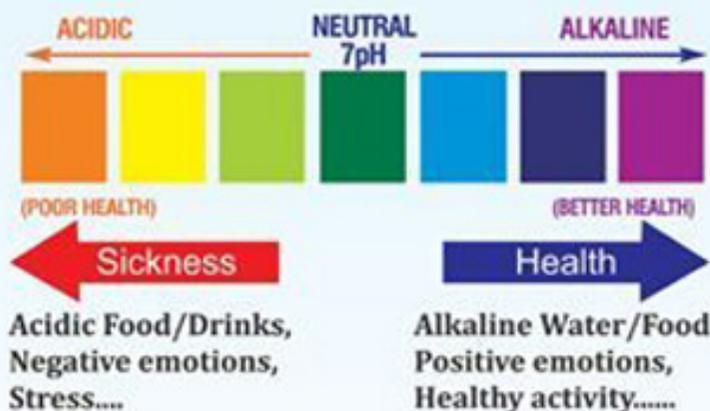
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