



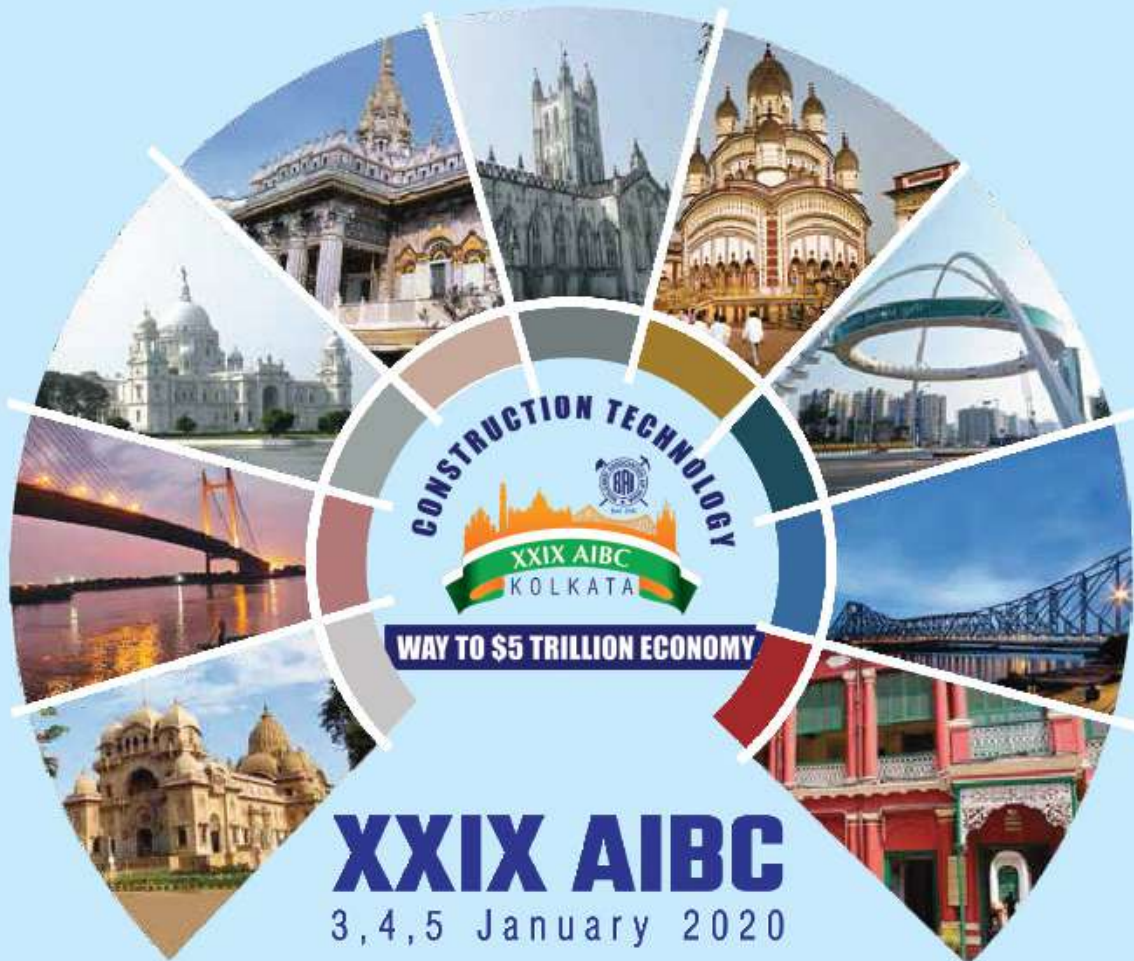
# Southern Builder



Bulletin of Builders Association of India - Southern Centre

For Private Circulation only

September 2019



## XXIX AIBC

3, 4, 5 January 2020

### XXIX All India Builders' Convention

Vedic Village Spa Resort, Kolkata

#### Highlights :

- Three days of high-content brainstorming technical sessions.
- Concurrent exhibition of building & construction industry materials, methods and machinery.
- Highly informative 'Technical-cum-Souvenir' volume.
- Sponsorship opportunities with attractive commensurate benefits.
- Networking opportunity amongst peers from the building and construction industry over fellowship dinners.

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Southern Centre

Casa Blanca, #11 Casa Major Road, Egmore, Chennai - 600 008.

(T) 044-2819 2006 | (F) 2819 1874 | (E) baisouthern1950@gmail.com | (W) www.baisouthern.com

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# ஆசிரியர் மடல்



## வணக்கம்

அக்பரின் அரண்மனை அதிகாரி ஒருவர் மீது ஊழல் புகார் வந்தது அக்பரது பிரிய மனைவிகளில் ஒருவரது நெருங்கிய உறவினர் அதனால் அவரை அந்தப்புர நிர்வாகத்தின் பொறுப்பாளராக நியமித்திருந்தார். அதில் அவர் அரசியின் உறவினர் என்கிற மமதையில் நிறைய ஊழல் செய்து கொண்டிருந்தார்.

அக்பரது கவனத்திற்கு இந்த விஷயம் வந்தது. அவருக்கு அரசியின் உறவினரை எப்படி தண்டிப்பது என்ற தயக்கம். பீப்பாலை அழைத்து ஆலோசித்தார். பீப்பால் அரசனிடம் நோமையற்ற மனிதர்கள் திருந்த மாட்டார்கள். அரசு அதிகாரி தவறு செய்தால் கண்டிப்பாக தண்டிக்கப்பட வேண்டும் என்றார். அதற்கு அக்பர் அரண்மனையில் பணப்புழக்கத்தில் இருந்ததால்தான் அவருக்கு ஊழல் செய்ய வாய்ப்பாக போய் விட்டது. அவரை பணப்புழக்கமே இல்லாத ஒரு வேலைக்கு மாற்றிவிட்டால் அவர் தவறு செய்ய முடியாது என்றார். பீப்பால் தவறு செய்பவர்கள் எங்கிருந்தாலும் தவறு செய்வார்கள் அரசே. தாங்கள் கூறுவதால் அந்த அதிகாரியை கடலின் அலைகளை தினமும் எண்ணச் செய்யலாம் என்று ஆலோசனை கூறினார். அதன்படி அக்பர் உத்தரவிட்டார்.

ஒரு சில வாரங்களுக்குப் பிறகு அக்பரும் பீப்பாலும் மாறு வேடத்தில் நகர் உலா சென்றனர். அப்போது பீப்பால் இன்று நம் படகில் பயணிக்கலாம் என்று கூற அதன்படியே அரண்மனையை ஒட்டியுள்ள கால்வாய் வழியே படகில் பயணித்து கடற்கரைக்கு வந்தனர். அங்கே படகுகள் கடலுக்குள் செல்லாமல் நீண்ட வரிசையில் காத்திருந்தன.

அக்பரும் பீப்பாலும் கூட்டமாக நின்றிருந்தவர்களிடம் சென்றனர். அங்கிருந்தவர்களிடம் ஏன் படகுகள் கடலுக்குள் செல்லவில்லை என்று வினவினர். அதற்கு படகோட்டி அந்த அநியாயத்தை ஏன் கேட்கிறீர்கள். இங்கே அதிகாரம் செய்து கொண்டிருக்கும் அதிகாரி அரசரின் உறவினராம். அரசர் அவரை கடல் அலைகளை எண்ணும்படி உத்தரவிட்டிருக்கிறாராம். அதனால் கடல் அலைகளை எண்ணுவதற்கு படகுகள் தடையாக இருக்கும் என்று மிரட்டி எங்களிடம் லஞ்சம் வாங்குகிறார். அவருக்கு அவர் கேட்கும் காசை கொடுத்தால்தான் நாங்கள் கடலுக்குள் செல்ல முடியும் என்றார். அந்த அதிகாரியிடம் அக்பரும், பீப்பாலும் சென்றனர். தங்கள் படகு கடலுக்குள் செல்ல வேண்டும் என்றனர். அதற்கு அந்த அதிகாரி ஆணவத்துடன், நீங்கள் என்ன புதுசா. இங்கே இத்தனை பேர் நிற்கிறார்களே தெரியவில்லையா ? காசு கொடுத்தால்தான் கடலுக்குள் செல்ல முடியும் என்று கூறினார். உடனே அக்பர் அந்த அதிகாரியை கைது செய்து சிறையில் அடைக்க உத்தரவிட்டார்.

தவறு செய்யும் அரசு ஊழியர்கள் தண்டிக்கப்பட வேண்டும் என்ற பீப்பாலின் கருத்தை அக்பர் ஆமோதித்தார்.

குடிபுறங் காத்துஓம்பிக் குற்றம் கடிதல்  
வடு அன்று வேந்தன் தொழில்

- திருக்குறள்

அன்புடன்  
மு. மோகன்



# மய்யத்தலைவர் மடல்



## வணக்கம் !

இம்மடல் வாயிலாக உங்கள் அனைவரையும் சந்திப்பதில் மீண்டும் பெருமகிழ்ச்சி கொள்கிறேன். செப்டம்பர் மாதம் 5ந் தேதி நமது மய்யம் சார்பாக சென்னை அண்ணா பல்கலைக்கழகத்தில் TDS பற்றிய கலந்தாய்வுக் கூட்டம் துணை ஆணையர் மற்றும் வருமான வரித்துறை அதிகாரிகளால் நடைபெற்றது. இதில் நூற்றுக்கும் மேற்பட்ட உறுப்பினர்கள் கலந்து கொண்டு தங்களது சந்தேகங்களை கேட்டு தெரிந்து கொண்டனர். அதில் மிக முக்கிய பிரச்சனையாக நமது மாநகராட்சி ஒப்பந்ததாரர்களிடம் இருந்து பிடிக்கப்படும் TDSயை மாநகராட்சி முறையாக அரசிடம் செலுத்தாத காரணத்தால் ஒப்பந்ததாரர்கள் பல்வேறு பிரச்சனைகளுக்கு ஆளாவதாக கூறினார். அதற்கு இணை ஆணையர் தக்க நடவடிக்கை எடுப்பதாக கூறினார். செப்டம்பர் மாதம் 10ந்தேதி நமது பாரத நிதி அமைச்சர் திருமதி. நிரமலா சீதாராமன் அவர்கள் தலைமையில் சென்னை லீ மெரிடியன் ஓட்டலில் நடைபெற்ற கருந்தாய்வு கூட்டத்தில் நமது மய்யம் சார்பாக அலுவலக நிர்வாகிகள் மூத்த முன்னோடிகள் கலந்து கொண்டு கட்டுநாகளுக்கு ஏற்படும் சிரமங்களைப் பற்றி மாண்புமிகு அமைச்சரிடம் விரிவாக எடுத்துரைத்தோம். அதில் முக்கியமாக தனியார் ஒப்பந்தத்திற்கு விதிக்கப்பட்டுள்ள GST 18 சதவீதத்தை 12 சதவீதமாக குறைக்கும்படியும் AFFORDABLE HOUSING ரூபாய் 45 லட்சத்திலிருந்து 75 லட்சமாக உயர்த்துமாறு கோரிக்கை வைத்தோம். மேலும் சிமெண்ட் விலை உயர்வை கட்டுப்படுத்தும் வகையில் Regulatory அமைக்குமாறு வலியுறுத்தினோம். அதுமட்டுமல்லாமல் கட்டுமானத் துறையில் தற்போது நிலவிலும் பல்வேறு பிரச்சனைகளை மாண்புமிகு அமைச்சரிடம் எடுத்துரைத்தோம்.

செப்டம்பர் மாதம் 13ந் தேதி Affiliated Association கூட்டம் சென்னை காஸ்மோ பாலிடன் கிளப்பில் நடைபெற்றது. அதில் பல்வேறு சங்கங்களின் அலுவலக நிர்வாகிகள் கலந்து கொண்டு அதில் அடுக்குமாடி கட்டுநாகளுக்கு ஏற்படும் இன்னல்கள் குறித்து மிக விரிவாக விவாதித்தோம். இறுதியில் பல்வேறு பிரச்சனைகளை அரசாங்கத்தின் கவனத்திற்கு கொண்டு செல்வதாக முடிவெடுத்தோம். செப்டம்பர் மாதம் 17ந் தேதி நமது மாதாந்திர EC/GC உறுப்பினர்களின் 6வது கூட்டம் காஸ்மோ பாலிடன் கிளப்பில் நடைபெற்றது. அதில் அரசு ஒப்பந்ததாரர்கள் அடுக்குமாடி கட்டுநாகள் ஆகியோர்களுக்கு ஏற்படும் பல்வேறு பிரச்சனைகள் குறித்து மேற்கண்ட கூட்டத்தில் விவாதிக்கப்பட்டது.

நமது தமிழக அரசால் பிப்ரவரி மாதம் 4ந்தேதி வெளியிட்ட கட்டுமான தளபரப்பு FSI 2.0 பற்றிய அரசாணையை அரசு வெளியிட்டிருந்தாலும் அதை உள்ளாட்சித் துறைகளுக்கு, அதிகார பகிர்வு ஆணை பிறப்பிக்காததால் சிறிய கட்டுநாகளும், பொது மக்களும் பெரும் துயரத்திற்கு ஆளாகி இருந்து வந்தனர். அந்தப் பிரச்சனையை தொடர்ந்து அரசாங்கத்தின் கவனத்திற்கு நமது சங்கம் கொண்டு சென்றதால் இறுதியாக செப்டம்பர் 24ந் தேதி உள்ளாட்சித் துறைகளுக்கு அதிகார பகிர்வை அரசு அறிவித்தது. இதன் மூலம் 12 மீட்டர் உயரம் உள்ள, 10 ஆயிரம் சதுர அடி பரப்பளவு வரை கட்டப்படும் 16 குடியிருப்புகளுக்கு அனுமதி சென்னை மாநகராட்சியிலும் 7 ஆயிரம் சதுர அடி தரை பரப்பு வரை 8 குடியிருப்புகள் வரை 12 மீட்டர் உயரத்திற்கு கட்டிட அனுமதி உள்ளாட்சித் துறைகளுக்கு பகிர்ந்து அளிக்கப்பட்டது. இந்த ஆணையால் வரும் காலங்களில் தமிழகத்தில் கட்டுமானத்துறையில் நல்லதொரு மாற்றத்தினை எதிர்பார்க்கலாம். இதற்காக தமிழக அரசிற்கு நாம் நன்றி கூட கடமைப்பட்டுள்ளோம்.

வருகின்ற அக்டோபர் மாதம் 19ந் தேதி சென்னை மோகன் கார்டனில் கட்டுநா தின விழா மிகச் சிறப்பாக நடத்த ஏற்பாடுகள் செய்யப்பட்டுள்ளன. அவ்விழாவில் உறுப்பினர்கள் அனைவரும் பெருந்திரளாக கலந்து கொண்டு விழாவினை சிறப்பிக்க வேண்டுகிறேன்.

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S. இராமப்பிரபு



# MINIMUM THICKNESS OF CONCRETE SLAB BEAM COLUMN FOUNDATION



**A.R. Santhakumar**  
Former Emeritus Professor,  
Department of Civil  
Engineering IIT Madras

Minimum thickness of concrete slab, beam, column, foundation and other structural members is selected to meet the design requirements as per standard codes. Minimum thickness of concrete structural elements based on ACI 318-14, IRC 2009, IS 456: 2000, and UBC 1997 is presented.

The minimum dimensions are the opinion of the author and the same as to be used judiciously

Design process includes proper assumption of structural element sizes and then check the suggested dimensions to make sure that it meets the requirements of the design.

If proper structural dimension is not assumed, then the design would be time consuming and required considerable effort since substantial trials will be involved till satisfactory dimensions are specified.

That is why majority of codes provide minimum dimensions and specifically thicknesses for almost all structural elements.

## 1. Minimum Thickness of Slabs

### 1.1 Minimum thickness of One-way slab

ACI 318-14 provides suggested minimum thickness for one-way solid slab, as provided in Table 1, unless deflections are calculated.

**Table 1 minimum thickness of one-way solid slab unless deflections are calculated**

Minimum thickness, h			
Simply supported	One end continuous	Both end continuous	Cantilever
Members not supporting or attached to partitions or other construction likely to be damaged by large deflections			
$l/20$	$l/24$	$l/28$	$l/10$

Notes: Values given shall be used directly for members with normal weight concrete and Grade 420 reinforcement. For other conditions, the values shall be modified as follows:

- For lightweight concrete having equilibrium density ( $w_c$ ) in the range of 1440 to 1840 kg/m<sup>3</sup>, the values shall be multiplied by  $(1.65 - 0.0003w_c)$  but not less than 1.09.
- For  $f_y$  other than 420 MPa, the values shall be multiplied by  $(0.4 + f_y/700)$ .

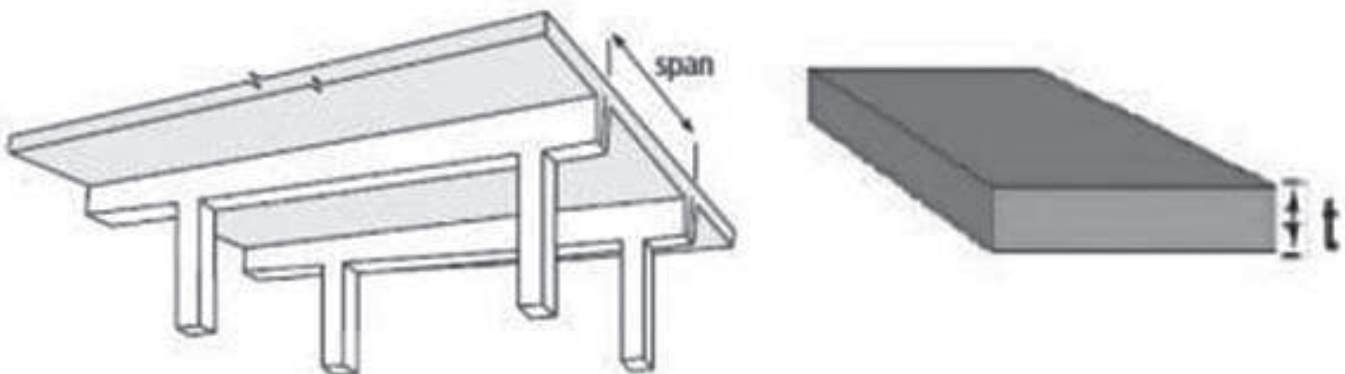


Fig.1: one way slab thickness



## 1.2 Minimum thickness of Ribbed slab

ACI 318-14 recommend the same value of non-prestressed beams as provided in Table 2. Unified Building Code (UBC) specified minimum thickness of ribbed slab to be 1/12 distance between ribs or 51mm.

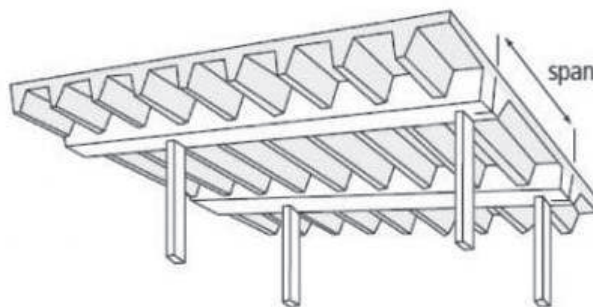


Fig.2: Ribbed one way

## Slab thickness with embedded conduits and pipes

- UBC recommended minimum thickness of slabs with embedded conduits and pipes to be 25mm greater than total overall depth of conduits or pipes.
- ACI 318-14 specify that, conduits and pipes shall not be larger in outside dimension than 1/3 the overall thickness of slab, wall, or beam in which they are embedded

## 1.3 Minimum thickness of Slab on the ground

UBC recommends minimum thickness of Concrete floor slabs supported directly on the ground to be 89mm, whereas BCGBC4010A – Apply structural principles to residential low-rise constructions determined minimum thickness to be 100mm.

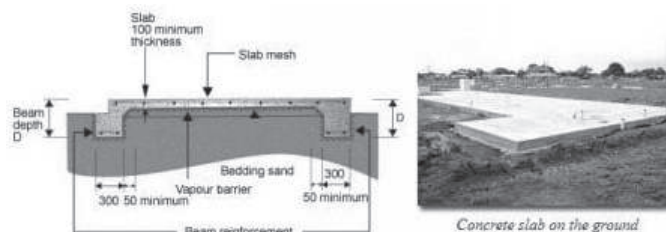


Fig.3: slab on ground

## 1.4 Minimum thickness of Diaphragms

UBC recommend concrete slab and composite topping slab serving as structural diaphragm used to transmit earthquake forces to be 50mm.

## 1.5 Minimum thickness of Two-way slab

ACI 318-14 provided recommendations to determine minimum thickness of slabs (including slabs with beams, flat slabs, flat plates) that can be found here.

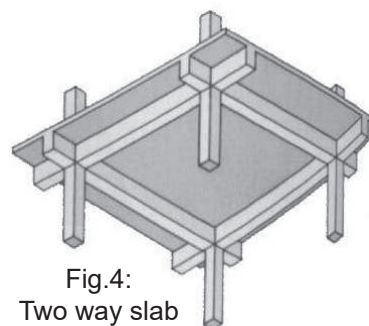


Fig.4:  
Two way slab

## 1.6 Minimum thickness of Drop panel

sometimes drop panels used at top of columns to improve shear strength of slabs. The minimum thickness of drop panels shall be quarter of slab thickness beyond the drop.

## 2. Minimum Thickness of Beams

- ACI 318-14 provides suggested minimum thickness for non-prestressed beams, as provided in Table 2, unless deflections are calculated.
- Canadian Standard Association CSA provides similar table except for one end continuous which is 1/18.

Table 2 minimum thickness of non-prestressed beams unless deflections are calculated

Minimum thickness, h			
Simply supported	One end continuous	Both end continuous	Cantilever
Members not supporting or attached to partitions or other construction likely to be damaged by large deflections			
l/16	l/8.5	l/21	l/8

**Notes:** Values given shall be used directly for members with normal weight concrete and Grade 420 reinforcement. For other conditions, the values shall be modified as follows:

- For lightweight concrete having equilibrium density ( $w_c$ ) in the range of 1440 to 1840 kg/m<sup>3</sup>, the values shall be multiplied by  $(1.65 - 0.0003w_c)$  but not less than 1.09.
- For  $f_y$  other than 420 MPa, the values shall be multiplied by  $(0.4 + f_y/700)$ .

The depth of beam can also be estimated based on span/depth ratio. IS 456 2000 provides span to depth ratio to control deflection of beam as provided in Table 3.

Table 3: Span to depth ratio based on the span and type of beams, IS 456 2000

Beam span	Beam type	Span/depth ratio
Up to 10m	Simply supported	20
	Cantilever	7
	Continuous	26
Greater than 10m	Simply supported	20*10/span
	Cantilever	- -
	Continuous	26*10/span



### 3. Minimum Thickness of Columns

Dimensions of columns is based on the requirements of the design and several shapes can be selected for the columns such as square, rectangular, trapezoidal, cylinders, and others. A bare minimum of 300 is recommended.

### 4. Minimum Thickness of Walls

#### 4.1 Bearing walls

UBC recommends minimum thickness of bearing wall to 1/25 supported height or length whichever is shorter or not less than 102mm.

#### 4.2 Exterior basement wall and Foundation wall

- UBC specified minimum thickness of exterior basement wall and foundation wall to be 191mm.
- The same value is recommended by International Residential Code (IRC 2009) for foundation wall.

### 5. Minimum Thickness of Footings

#### Footing on soil

The minimum depth for footing on soil is advised to be 150mm.

#### Footing on pile

The minimum depth for footing on pile is recommended to be 300mm

#### Plain concrete structural footing

The minimum thickness for plain concrete structural footing is suggested by ACI 318-14 and set as 200mm, and the same value is suggested by UBC. It shall be known that plain structural footing is not suitable to be used for the top of piles.

#### Raft foundation

The minimum thickness of raft foundation is 300mm.

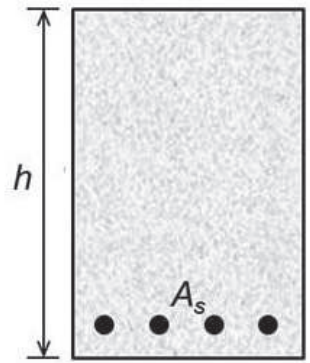


Fig.4: Reinforced concrete beam thickness, h

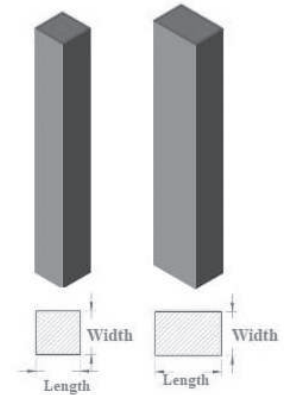


Fig.5: Column dimensions

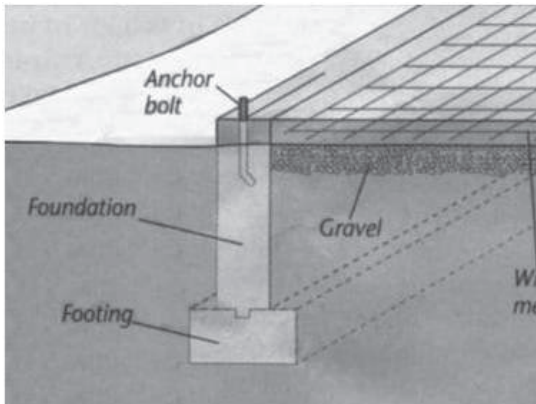


Fig.7: Footing thickness

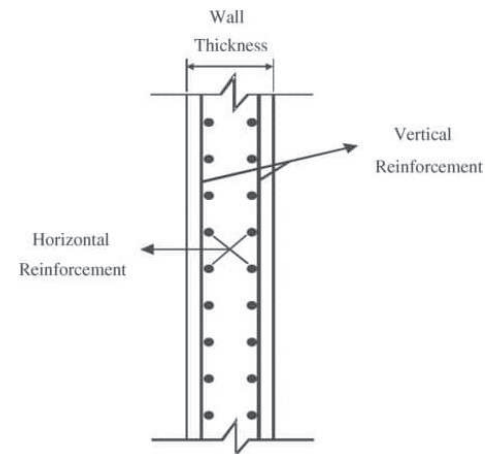


Fig.6: wall

### 6. Minimum Thickness of Other Concrete Members

Table 4: minimum thickness for other structural elements

Structural Element	Thickness, mm
Pile cap	600 mm
Levelling concrete below liquid retaining structures	100 mm
Levelling concrete for other RCC foundations	75 mm
Underground pit / reservoir (below ground water table) walls and slab	200 mm
Underground pit (above water table) walls and slab	200 mm
Parapet wall	100 mm
Chajja	100 mm
Cable / pipe trench walls and base slab	125 mm
Precast trench cover	125 mm
Insert plate	12 mm



# **TAX CORNER**



திரு. S.D. கண்ணன்  
Taxation Committee

## **ON GST RATE ON GOODS AS RECOMMENDED BY THE GST COUNCIL IN ITS 37<sup>th</sup> MEETING HELD ON 20.09.2019**

GST Council in the 37<sup>th</sup> meeting held on 20.09.2019 at Goa took the following decisions in respect to rates relating to goods.

### **I. GST rates reduction, -**

- a) 18% to 12% on parts of Slide Fasteners
- b) 18% to 5% on Marine Fuel 0.5% (FO)
- c) 12% to 5% on Wet Grinders (consisting stone as a grinder)
- d) 5% to Nil on:-
  - (i) Dried tamarind
  - (ii) Plates and cups made up of leaves/ flowers/bark
- e) 3% to 0.25% on cut and polished semi- precious stones
- f) Applicable rate to 5% on specified goods for petroleum operations undertaken under Hydrocarbon Exploration Licensing Policy (HELP)
- g) Exemptions from GST/IGST on:-
  - (i) imports of specified defence goods not being manufactured indigenously (upto 2024)
  - (ii) supply of goods and services to FIFA and other specified persons for organizing the Under-17 Women's Football World Cup in India.
  - (iii) supply of goods and services to Food and Agriculture Organisation (FAO) for specified projects in India.

### **II. GST rates have been recommended to be increased from, -**

- a) 5% to 12% on goods, falling under chapter 86 of tariff like railway wagons, coaches, rolling stock (without refund of accumulated ITC). This is to address the concern of ITC accumulation with suppliers of these goods.
- b) 18% to 28% +12% compensation cess on caffeinated Beverages

### **III. Measures for Export Promotion**

a) Exemption from GST/IGST:-

- (i) at the time of import on Silver/Platinum by specified nominated agencies
- (ii) supply of Silver/Platinum by specified nominated agency to exporters for exports of Jewellery,

b) Inclusion of Diamond India Limited (DIL) in the list of nominated agencies eligible for IGST exemption on imports of Gold/ Silver/Platinum so as to supply at Nil GST to Jewellery exporters.

**IV.** A uniform GST rate of 12% on Polypropylene/Polyethylene Woven and Non- Woven Bags and sacks, whether or not laminated, of a kind used for packing of goods (from present rates of 5%/12%/18%)

**V. GST concession in certain cases for specific period: -**

- a) Exemption to Fishmeal for the period 01.07.17 to 30.09.19. There were doubts as regards taxability of fishmeal in view of the interpretational issues. However, any tax collected for this period shall be required to be deposited.
- b) 12% GST during the period 1.07.2017 to 31.12.2018, on pulley, wheels and other parts (falling under heading 8483) and used as parts of agricultural machinery.

**VI.** Passenger vehicles of engine capacity 1500 cc in case of diesel, 1200 cc in case of petrol and length not exceeding 4000mm designed for carrying upto 9 persons attract compensation cess of 1% for petrol and 3% for diesel vehicle. Council recommended same compensation cess rate for vehicles having these specifications (length and engine capacity) but designed for carrying more than 10 persons but upto 13 persons. (Presently these vehicles attract compensation cess at the rate of 15%)

**VII. Other miscellaneous Changes:**

- Aerated drink manufacturers shall be excluded from composition scheme.
- Option to pay GST at the rate of 18% on transaction value at the time of disposal of specified goods for petroleum operations (on which concessional GST rate of 5% was paid at the time of original supply) provided that the goods are certified by Directorate General of Hydrocarbons (DGH) as non-serviceable.

- Restriction on refund of compensation cess on tobacco products (in case of inverted duty structure)
- Prescribing modalities for allowing concessions on spare parts imported temporarily by foreign airlines for repair of their aircraft, while in India in transit in terms of the Chicago Convention on Civil Aviation.
- Certain other changes of technical nature for the sake of clarity in application of notification.

**VIII. Clarifications as regards applicability of GST rate in respect of certain goods recommended by GST Council which *inter-alia* includes:**

- Mere heating of leguminous vegetables (gram/lentil) for removing moisture, or to soften and puff it or removing the skin, and not subjecting to any other processing or addition of any other ingredients (salt, oil etc.) would be classified under HS code 0713.
- All “mechanical sprayers” falling under HS Code 8424 would attract 12% GST.
- Parts like Solar Evacuation tubes for solar power based devices like solar water heater, solar steam, generation systems, would be eligible to 5% GST rate.
- Exclusive parts and accessories suitable for use solely or principally with a medical device (falling under headings 9018, 9019, 9021 or 9022) would fall in respective headings and attract GST at the concessional rate of 12%.
- Almond milk is classifiable under HS code 22029990 and attracts GST rate of 18%.
- Imported stores for Navy would be entitled to exemption from IGST.

**The rate changes shall be made effective with effect from 1<sup>st</sup> October, 2019.**

*[This note presents the decision of the GST Council in simple language for ease of understanding, which would be given effect to through Gazette notifications/circulars, which shall have force of law.]*



## PRESS RELEASE

### ON GST RATE ON SERVICES AS RECOMMENDED BY THE GST COUNCIL IN ITS 37<sup>th</sup> MEETING HELD ON 20<sup>th</sup> SEPTEMBER, 2019

GST Council in the 37<sup>th</sup> meeting held on 20<sup>th</sup> September, 2019 at Goa took following decisions relating to changes in GST rates, ITC eligibility criteria, exemptions and clarifications on connected issues.

#### (A) EXEMPTIONS / CHANGES IN GST RATES / ITC ELIGIBILITY CRITERIA:

##### Rate reduction sector wise:

##### Hospitality and tourism:

1. To reduce the rate of GST on hotel accommodation service as below: -

Transaction Value per Unit (Rs) per day	GST
Rs 1000 and less	Nil
Rs 1001 to Rs 7500	12%
Rs 7501 and more	18%

2. To reduce rate of GST on outdoor catering services other than in premises having daily tariff of unit of accommodation of Rs 7501 from present 18% with ITC to 5% without ITC. The rate shall be mandatory for all kinds of catering. Catering in premises with daily tariff of unit of accommodation is Rs 7501 and above shall remain at 18% with ITC.

##### Job work service:

3. To reduce rate of GST from 5% to 1.5% on supply of job work services in relation to diamonds.
4. To reduce rate of GST from 18% to 12% on supply of machine job work such as in engineering industry, except supply of job work in relation to bus body building which would remain at 18%.

##### Exemption sector wise:

##### Warehousing:

5. To exempt prospectively services by way of storage or warehousing of cereals, pulses, fruits, nuts and vegetables, spices, copra, sugarcane, jaggery, raw vegetable fibres such as cotton, flax, jute etc., indigo, unmanufactured tobacco, betel leaves, tendu leaves, rice, coffee and tea.

##### Transportation:

6. To increase the validity of conditional exemption of GST on export freight by air or sea by another year, i.e. till 30.09.2020.

**Insurance:**

7. To exempt “BANGLA SHASYA BIMA” (BSB) crop insurance scheme of West Bengal Government.
8. To exempt services of life insurance business provided or agreed to be provided by the Central Armed Paramilitary Forces (under Ministry of Home Affairs) Group Insurance Funds to their members under the respective Group Insurance Schemes of these Central Armed Paramilitary forces.

**Export promotion:**

9. To exempt services provided by an intermediary to a supplier of goods or recipient of goods when both the supplier and recipient are located outside the taxable territory.
10. To issue a notification under Section 13(13) of IGST Act notifying the place of supply of specified R&D services (such as Integrated discovery and development, Evaluation of the efficacy of new chemical/ biological entities in animal models of disease, Evaluation of biological activity of novel chemical/ biological entities in in-vitro assays, Drug metabolism and pharmacokinetics of new chemical entities, Safety Assessment/ Toxicology, Stability Studies, Bio Equivalence and Bio Availability Studies, Clinical trials, Bio analytical studies) provided by Indian pharma companies to foreign service recipients, as the place of effective use and enjoyment of a service i.e. location of the service recipient.
11. To clarify that the place of supply of chip design software R&D services provided by Indian companies to foreign clients by using sample test kits in India is the location of the service recipient and section 13(3)(a) of IGST Act, 2017 is not applicable for determining the place of supply in such cases.

**Miscellaneous**

12. To allow the registered authors an option to pay GST on royalty charged from publishers under forward charge and observe regular GST compliance.
13. To notify grant of liquor licence by State Governments against payment of license fee as a “no supply” to remove implementational ambiguity on the subject.
14. To exempt services related to FIFA Under-17 Women's World Cup 2020 similar to existing exemption given to FIFA U17 World Cup 2017.

**(B) RATIONALIZATION/ TRADE FACILITATION MEASURES:**

15. To allow payment of GST on securities lending service under reverse charge mechanism (RCM) at the merit rate of 18% and to clarify that GST on securities lending service for period prior to RCM period shall be paid on forward charge basis. IGST shall be payable on supply of these services and in cases where CGST/SGST/UTGST have been paid, such taxpayers will not be required to pay tax again.

16. To allow RCM to suppliers paying GST @ 5% on renting of vehicles, from registered person other than body corporate (LLP, proprietorship) when services provided to body corporate entities.

**(C) CLARIFICATIONS:**

17. To clarify the scope of the entry ‘services of exploration, mining or drilling of petroleum crude or natural gas or both’.
18. To clarify taxability of Passenger Service Fee (PSF) and User Development Fee (UDF) levied by airport operators.

Note: It is proposed to issue notifications giving effect to these recommendations of the Council on 1<sup>st</sup> October, 2019.

*[This note presents the decision of the GST Council in simple language for easy understanding which would be given effect to through Gazette notifications/ circulars which shall have force of law.]*

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## Income tax rate for Domestic Companies Reduced to 22%

The Government has brought in the Taxation Laws (Amendment) Ordinance 2019 to make certain amendments in the Income-tax Act 1961 and the Finance (No. 2) Act 2019. This was announced by the Union Minister for Finance & Corporate Affairs Smt Nirmala Sitaraman during the Press Conference in Goa today. The Finance Minister elaborated further, the salient features of these amendments, which are as under:-

### **DIWALI COMES EARLY FOR DOMESTIC COMPANIES**

- 1. Corporate Income Tax rate reduced to @ 22%**
  - 2. For New Manufacturing companies @ 15%**
  - 3. MAT Reduced To 18.5% to 15%**
  - 4. Surcharge Not applicable on Capital Markets**
  - 5. Buy Back Tax not applicable before 01.07.19**
  - 6. CSR Scope expanded to include PSU and Govt sector agencies**
- Benefit given : 145000 crore annually**

**Corporate Income Tax rate reduced to @ 22% only (with Exemption)**

In order to promote growth and investment, a new provision has been inserted in the Income-tax Act with effect from FY 2019-20 which allows any domestic company an option to pay income-tax at the rate of 22% subject to condition that they will not avail any exemption/incentive. The effective tax rate for these companies shall be 25.17% inclusive of surcharge & cess. Also, such companies shall not be required to pay Minimum Alternate Tax.

**For New Manufacturing companies Tax rate 15%**

In order to attract fresh investment in manufacturing and thereby provide boost to 'Make-in-India' initiative of the Government, another new provision has been inserted in the Income-tax Act with effect from FY 2019-20 which allows any new domestic company incorporated on or after 1st October 2019 making fresh investment in manufacturing, an option to pay income-tax at the rate of 15%. This benefit is available to companies which do not avail any exemption/incentive and commences their production on or before 31st March, 2023. The effective tax rate for these companies shall be 17.01% inclusive of surcharge & cess. Also, such companies shall not be required to pay Minimum Alternate Tax.

## **MAT Reduced To 18.5 to 15%**

A company which does not opt for the concessional tax regime and avails the tax exemption/incentive shall continue to pay tax at the pre-amended rate. However, these companies can opt for the concessional tax regime after expiry of their tax holiday/exemption period. After the exercise of the option they shall be liable to pay tax at the rate of 22% and option once exercised cannot be subsequently withdrawn. Further, in order to provide relief to companies which continue to avail exemptions/incentives, the rate of Minimum Alternate Tax has been reduced from existing 18.5% to 15%.

## **Surcharge Not applicable on Capital Markets**

In order to stabilise the flow of funds into the capital market, it is provided that enhanced surcharge introduced by the Finance (No.2) Act, 2019 shall not apply on capital gains arising on sale of equity share in a company or a unit of an equity oriented fund or a unit of a business trust liable for securities transaction tax, in the hands of an individual, HUF, AOP, BOI and AJP.

The enhanced surcharge shall also not apply to capital gains arising on sale of any security including derivatives, in the hands of Foreign Portfolio Investors (FPIs).

## **Buy Back Tax not applicable in Companies where Buy Back announced before 01.07.2019**

In order to provide relief to listed companies which have already made a public announcement of buy-back before 5th July 2019, it is provided that tax on buy-back of shares in case of such companies shall not be charged.

## **CSR Scope expanded to include PSU and Govt sect agencies**

The Government has also decided to expand the scope of CSR 2 percent spending. Now CSR 2% fund can be spent on incubators funded by Central or State Government or any agency or Public Sector Undertaking of Central or State Government, and, making contributions to public funded Universities, IITs, National Laboratories and Autonomous Bodies (established under the auspices of ICAR, ICMR, CSIR, DAE, DRDO, DST, Ministry of Electronics and Information Technology) engaged in conducting research in science, technology, engineering and medicine aimed at promoting SDGs.

The total revenue foregone for the reduction in corporate tax rate and other relief estimated at Rs. 1,45,000 crore

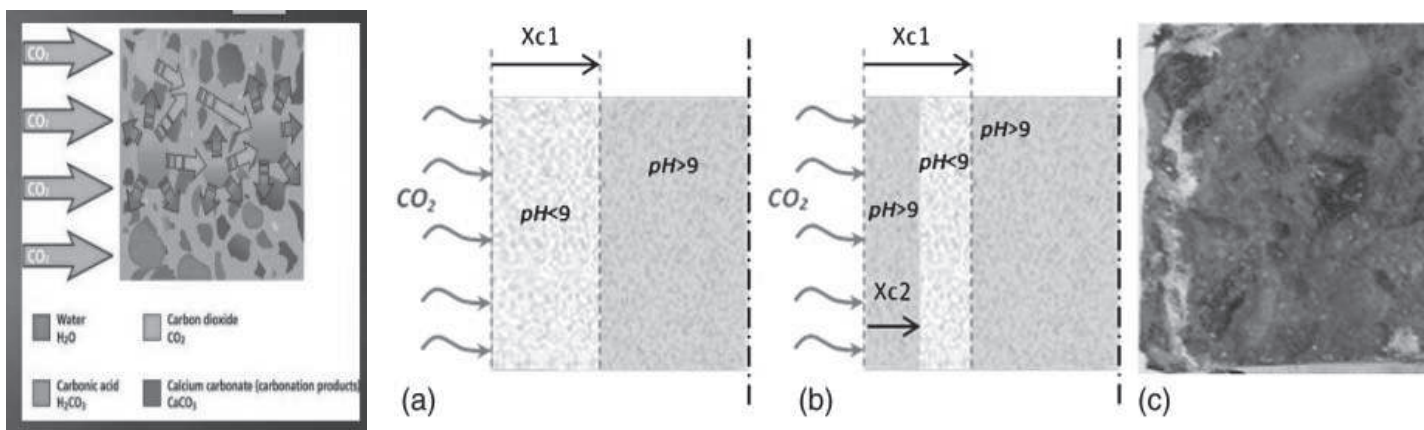
# CARBONATION OF CONCRETE STRUCTURES



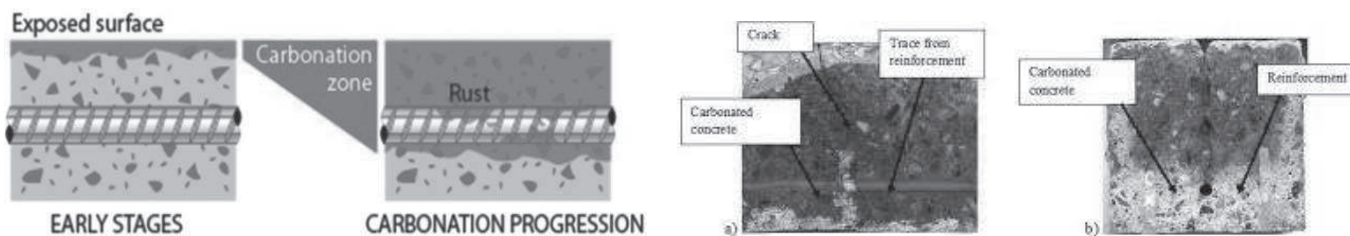
**DR. Colonel. P Nallathambi.**  
**Ph.D (Structural Engg), ME, MBA, FIE, FIV),**

## Introduction.

The microstructure of concrete has capillary pores to the extent of 28%. The extent of the pores are depending upon quality of concrete and the water/cement ratio at the time of mixing of concrete. These pores are created due to evaporation of excess free water during strength development of concrete mass. The pores are inter-connected and goes inside the concrete mass from surface of concrete structures. Making more dense concrete with less water/cement ratio reduces the amount of pores.



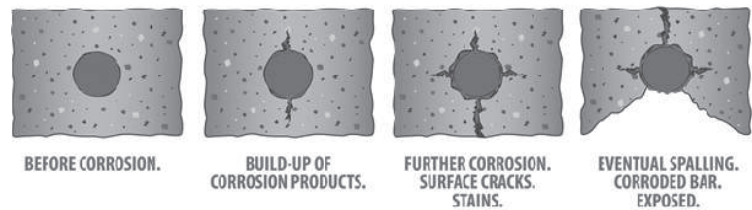
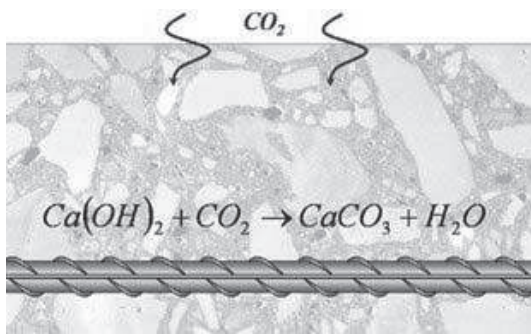
Within a few hours or a day, the surface of fresh concrete will react with CO<sub>2</sub> from the air. Gradually, the process penetrates deeper into the concrete at a rate proportional to the square root of time. After a year or so, it may have reached a depth of perhaps 1 mm for dense concrete of low permeability made with a low water/cement ratio, or up to 5 mm or more for more porous and permeable concrete made using a high water/cement ratio. For example, if the carbonation depth is 1mm in a one year old concrete, it will be about 3mm after 9 years, 5mm after 25 years and 10mm after 100 years.



Cement paste contains 25-50 wt% calcium hydroxide (Ca(OH)<sub>2</sub>), which means that the pH of the fresh cement paste is at least 12.6 which provides a protective layer (passive coating) to the steel reinforcement against corrosion. Loss of passivity occurs at about pH 11 and the pH of a fully carbonated paste is about 7. Means in carbonated zone the pH range below 9.2.

Carbonation of the concrete, caused by carbon dioxide in the atmosphere, has the effect of reducing the pH. The precipitation of calcium carbonate reduces the pH level of concrete. Hardened concrete is basically alkaline in nature having pH more than 12.6. It is due to its alkalinity that the cover of concrete protects reinforcement from corrosion. Due to concrete carbonation, its alkalinity reduces and having a





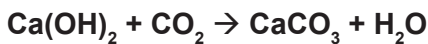
The corrosion cycle of steel begins with the rust expanding on the surface of the bar and causing cracking near the steel/concrete interface. As time marches on, the corrosion products build up and cause more extensive cracking until the concrete breaks away from the bar, eventually causing spalling.

way for the corrosion. The corrosion leads to an expansion in volume of film over steel bar. This expansion in volume create cracks in concrete. This cracks further invite CO<sub>2</sub>. Thus the vicious cycle continues and ultimately leading structure in a disaster state.

### A physio-chemical reaction During Carbonization.

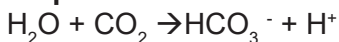
Carbonation of concrete is a process by which carbon dioxide CO<sub>2</sub> from the air penetrates into concrete through pores and reacts with calcium hydroxide Ca(OH)<sub>2</sub> to form calcium carbonates CaCO<sub>3</sub>.

The conversion action of results corrosion of steel reinforcement and shrinkage.

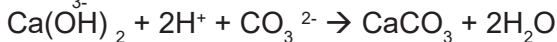
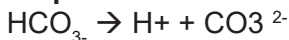


Reaction between atmospheric carbon dioxide and water generated the calcium hydroxide during hydration of cement. The mechanism of carbonization are explained in two steps:

#### Step 1:



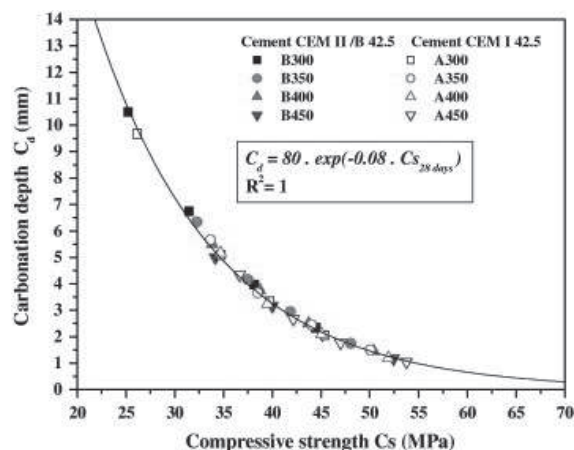
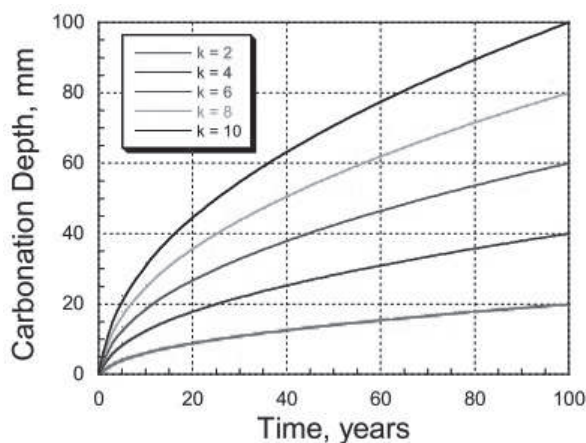
#### Step 2:



The carbonation process requires the presence of water because CO<sub>2</sub> dissolves in water forming H<sub>2</sub>CO<sub>3</sub>. CO<sub>2</sub> changes into dilute carbonic acid, which attacks the concrete and also reduces alkalinity of concrete (i.e. pH value reduces). If the concrete is too dry (RH < 40%) CO<sub>2</sub> cannot dissolve and no carbonation occurs. If on the other hand it is too wet (RH > 90%) CO<sub>2</sub> cannot enter the concrete and the concrete will not carbonate. Optimal conditions for carbonation occur at a RH of 50% (range 40-90%). The concentration of CO<sub>2</sub> gas in atmosphere in rural air may be about 0.03 percent by volume. But increasing annually higher in cities due to motor vehicles and fossil fuel burning, the content may go up to 0.3 percent or exceptionally it may go up to even 1.0 percent. In the tunnel, if not well ventilated the intensity may be much higher. When Ca(OH)<sub>2</sub> is removed from the paste, hydrated CSH will liberate CaO, which will also carbonate. The rate of carbonation depends on porosity & moisture content of the concrete.

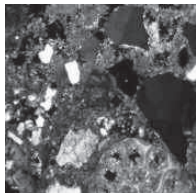
### Effect of carbonation on concrete.

Due to the concrete carbonation, reinforcement corrosion often occurs on the building facades which are exposed to moisture, rainfall and shaded from sunlight. The steel corrosion in concrete also occurs due to the carbonation, when the concrete has a least cover over the steel reinforcement. Evidently oxygen and moisture are the other components required for corrosion of embedded steel.

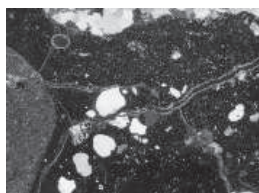


Compressive strength of carbonated concrete slightly increases in comparison with non carbonated concrete. Carbonation depth increase with increase of carbonization time and higher CO<sub>2</sub> concentration has a higher carbonation death. The splitting strength of carbonated concrete gives increased compared to the non carbonated concretes. Electrical resistivity increases with an increase of carbonation time. Carbonation leads to a significant reduction in the permeability and porosity of the concrete.

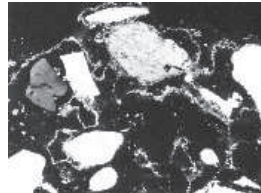
The depth of carbonation decreases with increase in compressive strength. Very logical, Since both carbonation and compressors strength significantly controlled by the pore structure of concrete.



*Fully carbonated paste in the concrete surface. Carbonated paste appears orange-brown in crossed polarized light.*



*Carbonated paste along cracks inside a concrete. The cracks are formed due to alkali silica reaction.*



*Weak carbonation of paste at the rim of large connected voids in zero slump concrete.*



*"Pop-corn" like calcite crystals present in carbonated paste. The concrete is suffering from bi-carbonation.*

**Bi-carbonation Process in Concrete.** Occasionally concrete may suffer from bi-carbonation process with very high water/ cement ratio due to formation of hydrogen carbonate ions at pH lower than 10. Contrary to normal carbonation, bi-carbonation results in an increase in porosity making the concrete soft and friable. Bi-carbonation may be recognized by the presence of large "pop-corn" like calcite crystals and the highly porous paste.

**Identification of Carbonisation.** Carbonation may be recognized in the field by the presence of a discolored zone in the surface of the concrete. The color may vary from light gray (difficult to recognize) to strong orange (easy to recognize). Carbonation can be visualized by using phenolphthalein. In the optical microscope carbonation is recognized by the presence of calcite crystals and the absence of calcium hydroxide, ettringite and un-hydrated cement grains. Porosity of the concrete is lower in the carbonated zone.

### Testing for carbonation

The concrete carbonation test for in-situ concrete is associated with the corrosion of reinforcement steel. Measurement of carbonation depth from the concrete surface can be deducted by using phenolphthalein indicator solution. Phenolphthalein is a white or pale yellow crystalline material. For use as an indicator, it is dissolved in a suitable solvent such as isopropyl alcohol (isopropanol) in a 1% solution. Spraying the indicator on the split surface of the concrete cylinder. The solution become a pink colour in the carbonated concrete. It can be differentiated from the un-carbonated concrete. Carbonation depth up to an accuracy of 5mm can be identified with the naked eye.

Carbonation depth is assessed using solution of phenolphthalein indicator. Carbonation is slight and eventually comes to get stop, with the depth increases be known as maximum carbonation depth. Carbonation depth amounts to only a few millimeter and cannot extend as far as reinforcement carbonation protection (CO<sub>2</sub> proofing) is not necessary. If carbonation has nearly reached the reinforcement layer then Carbonation protection is necessary to stop further progress. If the majority of reinforcement is located in the already carbonated zone of the concrete then carbonation protection would be too late.

The phenolphthalein indicator solution is applied to a fresh fracture surface of concrete. If the indicator turns purple, the pH is above 8.6. A strong, immediate, color change to purple suggests a pH that is rather higher, perhaps pH 9 or 10. Where the solution remains colorless, the pH of the concrete is below 8.6, a fully-carbonated paste has a pH of about 8.4. The colourless acid-base indicator monitoring the carbonation depth and indicates the boundary at which the carbonated front meets with the uncarbonated concrete, where concrete is alkaline.

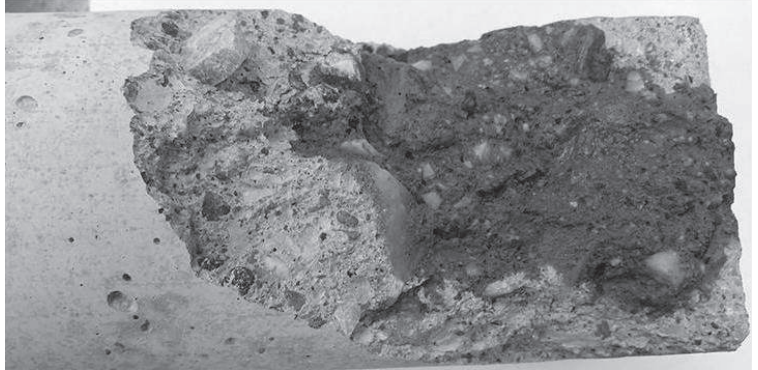


If a partially carbonated zone where the pH value is not easily detected using phenolphthalein indicator then FT-IR (Fourier Transform Infra Red) spectrum analysis can be used to find a particular carbonated zone. FT-IR spectroscopic test can identify a partially carbonated front more readily than phenolphthalein indicator.

### Conclusion

Carbonation-induced corrosion affects all reinforced concrete building structures where the moisture saturation level of the capillaries is suitable for supporting both CO<sub>2</sub> ingress and steel oxidation, either continuously or cyclically with different seasonal environmental exposure conditions. Such conditions are found in the externally exposed elements of structures and buildings exposed to or sheltered from rain, which accounts for approximately two-thirds of all structural concrete used. The service life of most reinforced concrete building structures is, therefore, normally governed by cover carbonation and subsequent reinforcement corrosion. Although carbonation-induced corrosion is rarely catastrophic, the effects are on serviceability and aesthetics which are economically significant for large-scale property owners, such as municipal housing authorities. Carbonation can be controlled by using low water cement ratio and keeping low relative humidity. Carbonation can be prevented or protected by using barrier coating (Keim mineral paint ) from the increased of water and CO<sub>2</sub> conditions.

The carbonization of concrete is the process that carbon dioxide in the air penetrates concrete, chemically reacts with calcium hydroxide in cement paste and generates calcium carbonate and water to reduce the alkalinity of concrete, also known as neutralization.



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# HEALTH IS AN INVESTMENT

Today our biggest challenge is in maintaining Optimum health and people today are ageing rapidly, become victims of chronic illness at even very young age. Cancer and Diabetes are on increase. Basic reasons for all degenerative dis-eases including Cancer are our body becoming acidic, Oxidative stress and Free Radical Damage of our cells and dehydration at Cellular level.

If you look at our lifestyle, 70% of our food is acidic, most of the water which is almost 70% of our body that we consume is acidic and people do not consume enough water to hydrate cell which further slows down enzyme activity and triggers Oxidative stress, Free Radical damage of our cells and dehydration at cellular level.

About our drinking water our knowledge is very limited and we just focus on cleanliness, Purity, Minerals & Salts (TDS – Total Dissolved Salts) and not on the properties of water like how much Oxidized Water is (ORP), what is the molecule/Cluster size of water and whether water is Acidic or Alkaline.



## UNHEALTHY WATER (RO / BOTTLED WATER)

### PROPERTIES

- Oxidised (ORP +100mV to +400mV)
- Heavily Clustered (Size 24)
- Acidic (pH 3 to 6)
- Unstructured

### HEALTH ISSUES

- Accumulation of Toxins & Acidic waste
- Obesity
- Diabetes
- Heart Disease
- Digestive/Metabolic Disorders
- DNA Cellular Damage/ Degeneration
- Faster Ageing
- Neurological /Brain/ Memory Issues
- Severe Joint Pains & Arthritis
- High Risk of Cancer
- Low Immunity / Higher Infections
- High Risk of Heart Attack & Strokes due to Dehydration

## HEALTHY WATER

### PROPERTIES

- High Anti-Oxidants (ORP-800mV)
- Micro-Clustered (Size 6)
- Alkaline (pH 8.5 to 9.5)
- Structured & Active Hydrogen

### HEALTH BENEFITS

- Detoxification & Removal of Acidic Waste
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- Prevention & Reversal of Diabetes
- Increase Cardiovascular Health
- Get Increased Energy
- Faster regeneration of the body
- Slow Down Ageing
- Healthy Neurological/Brain/ Memory
- Strong Joints / Bones
- Strong Defence Against Cancer
- Higher Immunity/Strong Defence Against Infections
- Good Heart Health & No Strokes due to Super Hydration

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**Er.Aattanathy Viswanathan – 9884023906| Er.Venkat - 9566232300**

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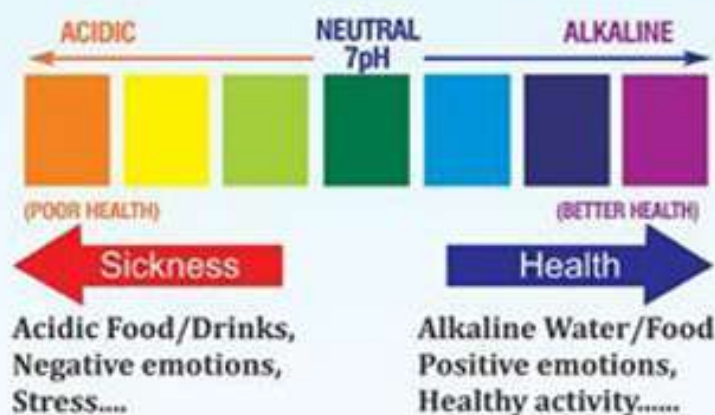
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or STAY FIT?



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05.09.2019 அன்று அண்ணா பல்கலைக்கழத்தில் உள்ள கின்னஸ் அரங்கில்  
TDS பற்றிய விழிப்புணர்வு கூட்டம் நடைபெற்றது.



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TDS பற்றிய விழிப்புணர்வு கூட்டம் நடைபெற்றது.







01.09.2019 அன்று கல்பாக்கம் புதிய மய்யம் துவங்கப்பட்டது



13.09.2019 அன்று Affiliated Association உறுப்பினர்களுடனான கூட்டம் காஸ்மோ பாலிடன் கிளப்பில் நடைபெற்றது.



15.09.2019 அன்று திருச்சியில் உடனடி முன்னாள் அகில இந்திய துணைத்தலைவர் திரு. M. திருசங்கு அவர்களின் இல்லத் திருமண வரவேற்பு விழா.

## MEETING WITH UNION FINANCE MINISTER

A delegation of BAI consisting Senior functionaries of State/Southern Centre led by All India Past President & Trustee Mr. Bhishma.R. Radhakrishnan along with Mr. R. Muthukumar, State Chairman, Mr. S. Ramaprabhu, Centre Chairman, Mr. K. Venkatesan, State Treasurer, Mr. L. Shanthakumar, Centre Vice Chairman, Mr. Mu. Moahan, Past National Vice President and Mr. S. Ayyanathan, Immediate Past State Chairman met Hon'ble Union Finance Minister of Corporate Affairs Smt. Nirmala Sitharaman on 10.09.2019 at Hotel Le Meridian and submitted below memorandum urging the Central Government to constitute a Cement Regulatory Authority to curb cartelization in the industry and requested to set up a single window mechanism for environmental and forest clearances.

### 1. To reduce GST rate for private projects at par with Infrastructure Project.

Respected Madam, as the infrastructure and construction industry as the key drivers for economic growth of the country and major investment is planned in this sector under the current plan. The Government has rightly understood the importance of infrastructure project and reduced the GST rates from 18% to 12% which may please be reconsidered for reduction in GST rates as 8% .

Respected Madam, we request you to kindly extend similar GST rate i.e.GST rate @8% to private projects also. For kind information, the private projects are levied GST rate of 18%.

### 2. Input Tax Credit –Real Estate.

S. No	Issue Being Faced / Views Improvement proposed	Suggestion	GST Law / After References Remark If Any
1.	GST rate of 12% on construction of "single house" only pure labour contract exempted.	To exempt fully from GST for the construction of "single house" this will help to improve middle class house construction activity.	Under service tax regime, the constructions of single house was exempted.
2.	GST for house / flats or apartments.	To exempt fully from the purview of GST for flats/ apartments value up to 1 Crore to boost the activity of the construction industry.	
3.	Land Value – deduction of 1/3 of total value as deemed value of land and actual value of land is ignored.	Sale of land is kept outside the GST. When land value is available, ascertainable and deemed value should not be insisted – No GST for land cost.	Notification No. 11/2017 Central Tax date 28.06.2017 as amended.
4.	GST old rate 18% effective 12 %, New rate 7.5 % effective 5% and rate 1.5% effective 1% for real estate sector.	The builder / promoter should be allowed to choose either old rate or new rate even for the new construction W.E.F. 01.04.2019	The new rate without ITC affects most of the builders. They want to continue in the old rate for the New projects W.E.F. 01.04.2019 with ITC.

### 3. Bank Guarantee Matter

Many of our members, who are executing major contracts, have received communications from various banks intimating the following major changes in the norms for issuance of Bank Guarantees, both for extensions of existing and issuance of future.

1. Bank Guarantees will carry an additional claim period of at least one year beyond the validity of the bank guarantee period.

2. For this additional claim period also bank commission will be payable,

3. The securities held by the bank against a bank guarantee will not be released unless the beneficiary returns the original bond with a no claim certificate or a time period of 3 years for private parties & THIRTY years for Government beneficiaries elapses after the claim period.





4. The vacancy in the bank guarantee limit will also not be created unless securities, as stated in 3 above, is released.

These will create cash flow issues, bank guarantee limit issues and of course, enhance one to one dependence on the concerned personnel of the beneficiary organisation.

#### **4. Request for increase the slippage period in NPAs from 90 days to 180 days Facility for Contractors.**

Respected Madam, you are aware about the current stringent bank norms for NPAs. Contractors are doing work for and on behalf of Government as well as major private companies. Due to the current economic scenario, contractors are not getting the payment on time and most of the time, it takes 6 months to 1 year to release the payment.

Respected Madam, we therefore request your goodselfs to increase the number of days of slippage from minimum 90 days at present to 180 days in respect of contractors who are doing government / private projects to save their accounts slipping into NPAs.

#### **5. Release of Arbitration Award.**

Respected Madam, we request you to kindly consider issuing necessary recommendation to work authorities to release 50% of the arbitration award received in favour of contractors immediately once the award is pronounced. The balance 50% may kindly treat as security to bank against the NPAs accounts of the contractor.

#### **6. Single window mechanism for Environment and Forest clearance.**

Though India has recently jumped in the rank of ease of doing business, the construction business still has difficulty in getting permissions for various activities. This is very alarming situation. Our Hon'ble Prime Minister have fixed up the target that, within 5 years, India will rank in first 50 countries in easy doing business. To achieve this, a drastic change in approval system of all real estate project and infrastructure project is needed. Presently on an average 18 to 24 months are needed to get any one Real Estate project at almost all parts of the country. As more than 64-65 permissions are needed from local self government, State Government and Central Government. There is no co-ordination between these three authorities. Moreover, there is no co-ordination between various departments of respective government itself. This is increasing cost of project and ultimately every consumer has to pay heavy pay to get their house. If we create one window clearance system by putting all authorities at one place, a lot of relief can be given to all





developers and in turn to consumer, very precious money and unwarranted frustration can be overcome by this one window system. Similarly, as regard to the infrastructure project as per the Government data, infrastructure projects of various National Highway, State Highways, Power projects, Industrial corridor of more than Rs.7.00 Lakh Crore are pending because of non clearance from the Environmental Ministry or Ministry of Forest. Almost all infrastructure projects require the clearance from Environmental & Forest Ministries at multiple layer, which not only creates abnormal delay in completing the projects but also effect the ultimate cost of the project. One window clearance for this approval is also needed for the project as a whole.

## **7. Formation of A Cement Regulatory Authority to curb cartelization in the cement industry.**

It is high time the Government of India should seriously consider complying with the recommendation of the Parliamentary Standing Committee for appointment of a 'Cement Regulatory Authority' similar to the Regulatory Authorities constituted by the Government of India to regulate various Core Sectors of Economy like :-

- a) **SEBI** as Regulatory Authority for Capital Market / Stock Exchanges.
- b) **TRAI** as Regulatory Authority for Telecom Industry.
- c) **IRDA** as Regulatory Authority for Insurance Sector.
- d) **RERA** as Regulatory Body for Real Estate Developers.

## **8. Request for extending the Bill Discounting Facility For Government Works Contractors.**

Respected Madam, Bills discounting is one of the safest mode of short term advance by a Bank, as there is a documentary bill from the Government department to support or to guarantee such a payment on a particular future date. Further, Bills of Exchange is a negotiable instrument and it is considered as one of the safest legal documents to deal with the Banks or Financial Institutions. Not only the Bank is assured of its payment on the maturity date by the drawer of the Bill, but also there is an acceptance of the Bills of Exchange by the payee / Government department to make good the payment on maturity date.

Bill discounting or invoice discounting, is the act of sourcing working capital from future payables by the contractor, which will help in managing his debtors and suppliers in time, therefore the smooth progress of the balance works and payment of the employees' salaries and worker wages.

In this regard, we request your good offices to extend the same kind of arrangement to the Government Contractors and relaxing to accept the certified bill as the collateral for the 75% of the bill payment to the contractor, and allow flexibility in devising proactive responses to changing socio-economic and market conditions would allow us to make a significant contribution to the counties development.

Respected Madam, A small delegation of BAI would like to visit to you in your office, on any day and time convenient to you to explain more on the current scenario of the industry, so that; the Government could consider providing stimulus package or similar measures to the industry.



**உறுப்பினர் செயலர்**  
**சென்னை பெருநகர வளர்ச்சிக் குழுவும், சென்னை - 600 008**  
**அவர்களின் செயல்முறை ஆணை**  
**முன்னிலை: முனைவர்.D.கார்த்திகேயன், இ.அ.ப.**

செயல்முறை ஆணை எண்.RT/16127/2019-1

நாள்: 24.9.2019

பொருள்: செ.பெ.வ.கு. - பரப்பு திட்ட பிரிவு - திட்ட அனுமதி - சென்னை பெருநகர எல்லைக்குள் உள்ளடங்கிய பெருநகர சென்னை மாநகராட்சி பகுதிக்குள் திட்ட அனுமதி வழங்க அதிகாரப் பகிர்ந்தளிப்பு - ஆணையிடுவது - தொடர்பாக.

- பார்வை: 1. அரசாணை (நிலை) எண்.147, வீ.வ.ம.ந.வ.துறை, நாள் 26.10.2018.
2. அரசாணை (நிலை) எண்.18, உ.நி.ம.கு.வ. துறை, நாள் 4.2.2019.

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**ஆணை :**

பார்வை 1ல் தமிழக அரசு கட்டடங்களுக்கு வழங்கப்படும் தளப்பரப்பு குறியீட்டை 1.5 லிருந்து 2.0 ஆக உயர்த்தி ஆணை பிறப்பித்தது. தொடர்ந்து பார்வை 2ல் தமிழ்நாடு ஒருங்கிணைந்த வளர்ச்சி மற்றும் கட்டட விதிகள், 2019, அறிவிக்கை செய்யப்பட்டது. இதன் தொடர்ச்சியாக, சென்னை பெருநகர வளர்ச்சிக் குழுமமானது அக்டோபர் மாதம் 2018 லிருந்து உயர்த்தப்பட்ட தளப்பரப்பு குறியீட்டிற்கான திட்ட அனுமதி விண்ணப்பங்களை பரிசீலித்து அனுமதி வழங்கி வருகிறது.

2. தற்பொழுது அரசு அமுல்படுத்தியுள்ள கூடுதல் தளப்பரப்புடன் கூடிய திட்ட அனுமதி விண்ணப்பங்களுக்கு திட்ட அனுமதி வழங்க ஏதுவாக, தமிழ்நாடு நகர் மற்றும் ஊரமைப்பு சட்டம், 1971, பிரிவு 9-சி, உட்பிரிவு (3)யின் படி கீழ்காணும் திருத்தப்பட்ட அதிகாரப் பகிர்ந்தளிப்புகள், ஆணையர், பெருநகர சென்னை மாநகராட்சி அவர்களுக்கு வழங்கி ஆணையிடப்படுகிறது.

கட்டட உபயோக வகைகள்	தற்பொழுது வழங்கப்பட்டுள்ள அதிகாரப் பகிர்ந்தளிப்பு	திருத்தி அளிக்கப்படும் அதிகாரப் பகிர்ந்தளிப்பு
குடியிருப்பு கட்டடங்கள்	9 மீ வரை உயரம் உள்ள 6 குடியிருப்புகள் கொண்ட தரைத்தளம் மற்றும் முதல் தளம் அல்லது வாகன நிறுத்தம் தளம் மற்றும் இரண்டு தளங்கள்	12 மீ உயரம் வரை உள்ள, 10,000 சதுர அடி பரப்பளவு வரை கட்டப்படும் 16 குடியிருப்புகளுக்கு மிகாமல் கொண்ட தரைத்தளம் மற்றும் இரண்டு தளங்கள் அல்லது வாகன நிறுத்தம் தளம் மற்றும் மூன்று தளங்கள்

3. வணிக உபயோக கட்டடங்கள் (12 மீட்டர் உயரம் வரை), நிறுவனங்கள் மற்றும் தொழிற்சாலைகள் போன்றவற்றிற்கான கட்டடங்களுக்கு ஏற்கனவே வழங்கப்பட்ட அதிகார பகிர்ந்தளிப்பின் அடிப்படையில் 18.3 மீ உயரம் வரை தொடர்ந்து திட்ட அனுமதி வழங்கலாம். மேலும், மனைப்பிரிவு மற்றும் மனை உட்பிரிவுகளுக்கான திட்ட அனுமதி வழங்க தற்பொழுது நடைமுறையில் உள்ள அதிகாரப் பகிரிந்தளிப்பு தொடரும்.

4. மேற்கண்ட அதிகாரப் பகிர்ந்தளிப்பை ஆணையர், பெருநகர சென்னை மாநகராட்சி அவர்கள் மண்டல அலுவலர்களுக்கு உரிய முறையில் அதிகாரப் பகிர்ந்தளிப்பு செய்து ஆணையிடலாம்.

— ஒப்பம்—  
24.9.2019  
உறுப்பினர்—செயலர்

### இரங்கல் செய்தி



தோற்றம்: 17.12.1944      மறைவு: 01.09.2019

**BAI ஈரோடு மய்யத்தின் நிறுவனத்தலைவரும்,  
Erode Builders Education Trustன் நிறுவனத் தலைவரும்,  
P&C Group of Companiesன் நிறுவனத் தலைவருமான**

**திரு. S.P. பெரியசாமி**

அவர்களின் மறைவிற்கு தென்னக மய்யம் தனது  
ஆழ்ந்த வருத்தத்தை தெரிவித்துக் கொள்கிறது.



நகர் ஊரமைப்பு இயக்குநர் அவர்களின் செயல்முறை ஆணை  
முன்னிலை: திரு.சந்திர சேகர் சாகமூரி, இ.ஆ.ப.

ந.க.எண்.4367/19/நஊ2

நாள்:24.9.19.

பொருள்: நகர் ஊரமைப்பு – அதிகாரப் பகிர்வு – உள்ளாட்சிகளுக்கு திட்ட அனுமதி வழங்க கூடுதல் அதிகாரம் வழங்குதல் – சம்பந்தமாக.

பார்வை: 1) நகர் ஊரமைப்பு இயக்குநர் அவர்களின் செயல்முறை ஆணை எண். 9862/10/பிஎ1, நாள்: 25.5.2010, 14.6.2010, 30.12.2010 மற்றும் 17.2.2011.  
2) அரசாணை எண்.18, நகராட்சி நிர்வாகம் மற்றும் குடிநீர் வழங்கல் (எம்எ.1) துறை, நாள்: 04.02.2019 –ல் வெளியிடப்பட்டு தமிழ்நாடு ஒருங்கிணைந்த வளர்ச்சி மற்றும் கட்டிட விதிகள், 2019 தமிழ்நாடு அரசிதழ் அசாதாரணம் – பகுதி 3 பிரிவு 1எ, நாள்: 4.2.2019-ல் வெளியிடப்பட்டது.

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ஆணை:

பார்வை 1-ல் காண் இவ்வலுவலக சுற்றறிக்கையில் இத்துறையின் உள்ளூர் திட்டக் குழுமங்கள், புதுநகர் வளர்ச்சி குழுமங்கள் மற்றும் மண்டல அலுவலகங்களின் கட்டுப்பாட்டில் உள்ள அனைத்து உள்ளாட்சிகளுக்கும் நகர் ஊரமைப்பு சட்டம், 1971 பிரிவு 49-ன் கீழ் மற்றும் 47எ-ன் கீழ் முறையே திட்ட அனுமதி மற்றும் தொழில்நுட்ப அனுமதி வழங்க சில அதிகாரப் பகிர்வு வழங்கப்பட்டுள்ளது.

பார்வை 2-ல் கட்டிய ஒருங்கிணைந்த வளர்ச்சி மற்றும் கட்டிட விதிகள், 2019 வெளியிடப்பட்டு நடைமுறைப்படுத்தப்பட்டு வருவதைத் தொடர்ந்தும், உள்ளாட்சிகளுக்கு கூடுதல் அதிகாரப் பகிர்வு வழங்க பல கோரிக்கைகள் வரப்பெற்றதைத் தொடர்ந்தும் உள்ளாட்சிகளுக்கு ஏற்கனவே வழங்கப்பட்டுள்ள அதிகாரப் பகிர்வில் பகுதி மாற்றம் செய்து குடியிருப்பு கட்டிட உத்தேசங்களைப் பொறுத்தமட்டில் உள்ளாட்சிகளுக்கு கூடுதலாக அதிகாரப் பகிர்வு கீழ்க்கண்டவாறு வழங்கப்படுகிறது.

வ. எண்.	கட்டிடப் பயன்பாடு	ஏற்கனவே உள்ள அதிகாரப் பகிர்வு	தற்போது வழங்கப்படும் மாற்றிய அதிகாரப் பகிர்வு
1.	குடியிருப்பு	4000 சதுர அடி தரை பரப்பு வரை, 4 குடியிருப்புகள் வரை கொண்ட தரைதளம் மற்றும் முதல் தளம் அல்லது வாகன நிறுத்தம் தளம் மற்றும் இரண்டு தளங்கள்	7000 சதுர அடி தரை பரப்பு வரை, 8 குடியிருப்புகள் வரை கொண்ட 12மீ உயரத்திற்கு மிகாத தரைதளம் மற்றும் இரண்டு தளங்கள் அல்லது வாகன நிறுத்தம் தளம் மற்றும் மூன்று தளங்கள்

குறிப்பு:

\* வணிக உபயோக கட்டிடங்களைப் பொறுத்தமட்டில் ஏற்கனவே வழங்கப்பட்ட அதிகாரப் பகிர்ந்தளிப்பே தொடரும். மேலும், ஏற்கனவே வழங்கப்பட்ட அதிகாரப் பகிர்வு ஆணையில் தெரிவிக்கப்பட்ட அனைத்து நிபந்தனைகளும் அவ்வாறே தொடரும்.




மண்டல துணை இயக்குநர் தங்கள் கீழ் உள்ள அனைத்து உள்ளாட்சிகளையும் ஆய்வு செய்து ஆய்வு அறிக்கை வருடம் ஒருமுறை நகர் ஊராமைப்பு இயக்குநருக்கு அனுப்பதில் வேண்டும்.

மேற்படி உள்ளாட்சிகளுக்கு வழங்கப்படும் அதிகாரப் பகிர்வு மாகாட்ட ஆட்சித் தலைவர், சம்பந்தப்பட்ட மாவட்ட நிர்வாகம் (மாவட்ட ஊரக வளர்ச்சி அலுவலர், மாகாட்ட பேருராட்சி அலுவலர்), ஆகியோரால் கண்காணிக்கப்படல் வேண்டும். மேலும் மேற்படி அதிகாரப் பகிர்வினை மாவட்ட ஆட்சித் தலைவர்கள் நாளிதழ்களில் பொதுமக்கள் அறிவும் வண்ணப் பிரசுரம் செய்திடல் வேண்டும்.

மேற்படி சுற்றறிக்கை பெற்றுக் கொண்டமைக்கான ஒப்புதலைச் சான்று அத்துடன் வைக்குமாறு கேட்டுக் கொள்ளப்படுகிறது.

(ஒம்./-)/...  
நகர் ஊராமைப்பு இயக்குநர்

	<p><b>Proceedings of the Commissioner, Greater Chennai Corporation, Ripon Buildings, Chennai – 600003</b></p> <p><b>Present: Mr. G. Prakash, I.A.S.,</b></p>
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W.D.C.No.2106/2019

Dated:27.09.2019.

Sub: Greater Chennai Corporation - Works Department -  
Delegation of Powers to the Officers - Orders  
issued - Regarding.

### **ORDER:**

In the interest of Administration the following powers of the Commissioner are delegated to the officers noted against each by virtue of powers given under section 16 of CCMC Act, 1919. This order takes immediate effect.

Sl. No	Subject	Powers		Delegation Issued
1	Sanction and Refusal of Building Application for Non-High Rise Buildings under section – 234 and sec – 238 of CCMC Act, 1919.	(a)	Non-High Rise Residential building with maximum height of <b>9.0 m, 16 dwelling units</b> and up to <b>5000 sq.ft (464.50 sq.m)</b> area with stilt + 2 floors / Ground floor + First floor.	Zonal Executive Engineers
		(b)	Non-High Rise Commercial building with maximum height of <b>9.0 m</b> , with stilt + 2 floors / Ground floor + First floor and up to <b>300 sq.m</b> area.	Zonal Executive Engineers
2.	Sanction and Refusal of planning permission application	(a)	Non-High Rise Residential buildings with maximum height of <b>9.0 m, 16 dwelling units</b> and up to <b>5,000 sq.ft (464.50 sq.m)</b> with stilt + 3 floors / Ground floor + 2 floors.	Regional Superintending Engineers
		(b)	Non-High Rise Commercial buildings with maximum height of <b>12.0 m</b> and up to <b>300 sq.m</b> area with stilt + 3 floors / Ground floor + 2 floors.	Regional Superintending Engineers

3	Sanction and Refusal of Building Application for Non-High Rise buildings under section – 234 and section – 238 of CCMC Act, 1919.	(a)	Non-High Rise Residential buildings with maximum height of <b>12.0 m, 16 dwelling units</b> and area more than <b>5,000 sq.ft (464.50 sq.m) up to 10,000 sq.ft (929.00 sq.m)</b> of stilt + 3 floors / Ground + 2 floors.	Principle Chief Engineer
4.	Sanction and Refusal of layout application as required under section – 215 and section – 216 of CCMC Act, 1919 <b>(Planning Permission Approval by C.M.D.A)</b>		Area unlimited	Principle Chief Engineer
5.	Sanction and Refusal of sub-division application where taking over of roads and OSR are not involved under section – 234 and section – 238 of CCMC Act, 1919. <b>(Planning Permission Approval by C.M.D.A)</b>		Area unlimited	Principle Chief Engineer
6	Sanction and Refusal of Building Application for Non-High Rise Buildings and High Rise Buildings under section – 234 & section - 238 of CCMC Act, 1919 <b>(Planning Permission Approval by C.M.D.A)</b>		Area of the building and height unlimited	Principle Chief Engineer
7	Sanction and refusal of Demolition application under section-246(A) of CCMC Act, 1919.		Existing building of any area and height	Zonal Executive Engineers

**Note:** Apart from the powers delegated to the Regional Superintending Engineers, the Regional Superintending Engineers shall conduct a monthly review meeting at the Regional level to follow up on the number of applications received in the zone, number of files processed and completed, number of files pending etc., to ensure quick processing and disposal. The concerned Executive Engineer of the Zones shall attend without fail for all such meetings. The particulars of review meetings shall be submitted by Regional Superintending Engineers to the Principle Chief Engineer in the first week of every month through Works Department.



# பட்டா அறிவோமா ?

நாம் வாங்கும் நிலத்தை பத்திரப்பதிவுத் துறையின் மூலம் பதிவு செய்யும்போதே, பட்டா மாறுதலுக்கான மனுவும் சேர்த்தே சமர்ப்பிக்கிறோம். பதிவுத்துறையின் மூலமாகவே நமது பட்டா மாறுதல் மனுவருவாய்த் துறையினருக்கு அனுப்பி வைக்கப்படுகிறது. அதன்படி வருவாய்த் துறையினர் இயல்பாகவே, நாம் வாங்கிய நிலத்துக்கான பட்டாவில் பெயர் மாறுதல் செய்து நமக்குத் தர வேண்டும். அரசாணை வெளியிடப்பட்ட ஆண்டு 1984 ஆனால் நடை முறை அப்படியா இருக்கிறது? இல்லவே இல்லை. நிலத்தை பதிவு செய்த விட்டு பட்டா பெயர் மாறுதலுக்காக கூடிகிளி விடம் போகிறோம். அவர் குறைந்தபட்சம் 4000 ரூபாயில் தொடங்கி நம்மிடம் எதிர்பார்க்கிறார். வெறும் பட்டா பெயர் மாறுதலுக்கோ, உட்பிரிவு உள்பட பெயர் மாறுதலுக்கோ சல்லிக்காசு கூட கட்டணமில்லை. ஆனால் அவரோ, தாசில்தார், மண்டல துணை தாசில்தார் உள்பட வருவாய்த் துறையின் அத்தனை மேஜைகளுக்கும் படியளந்துதான் பட்டா பெற முடியும் என்பதாக நம்மிடம் அளந்து நம்மிடம் எதிர்பார்க்கும் தொகைக்கான பங்குத் தொகைப் பிரிப்பை பட்டியலை விரிக்கிறார்.

இந்தக் கொள்ளையை எதிர்த்து, சமூக ஆர்வலர் திரு. ஓ பரமசிவம் என்பவர் சென்னை உயர்நீதி மன்ற மதுரை கிளையில் வழக்கு தொடுத்துள்ளார். தலைமை நீதிபதி திரு. சஞ்சய்கிஷன் கவுல் மற்றும் நீதிபதி எஸ் தமிழ்வானன் ஆகியோர் தமிழக அரசின் 1984 ஆம் ஆண்டு அரசாணையின்படி எவ்விதக் கட்டணமுமின்றி உடனடியாகப் பட்டா பெயர் மாறுதல் செய்து வழங்கிட ஆணையிட்டுள்ளனர். மேலும் நிலம் பதிவு செய்யும்போதே பட்டா மாறுதலுக்கான மனுவும் பெறப்படுவதால் பதிவு செய்த ஒரு மாத காலத்துக்குள் பட்டாவில் பெயர் மாற்றம் செய்து உரியவருக்கு வழங்கப்பட வேண்டும். புதிதாக விண்ணப்பிக்க வேண்டியதில்லை என்றும் அத் தீர்ப்பில் ஆணையிட்டுள்ளனர். அந்தத் தீர்ப்பின் நகல் இத்துடன் இணைக்கப்பட்டுள்ளது.

## BEFORE THE MADURAI BENCH OF MADRAS HIGH COURT DATED: 06.02.2015

Coram

THE HONOURABLE Mr.SANJAY KISHAN KAUL, The Chief Justice and  
THE HONOURABLE Dr.JUSTICE S.TAMILVANAN

Writ Petition (MD) No.8250 of 2008  
and  
M.P.(MD)No.1 of 2018

Consumer Rights Protection Council,  
through its Secretary O.Paramasivam,  
No.6, Thamukkam Shopping Complex,  
Tallakulam, Madurai-2,  
Madurai District.

... Petitioner

vs.

1.Tamil Nadu Govt., rep.by  
The Secretary, Revenue Department,  
St.George Forts Building, Chennai.

2.Inspector General of Registration,  
The Registration Department,  
120, Santhome High Road,  
Chennai-4.

... Respondents

Writ Petition filed under Article 226 of the Constitution of India, praying for issuance of a writ of mandamus, directing the respondent No.2 and his subordinates to forward the application and the fee collected for survey and patta transfer at the time of registration to sale deed to 1st respondent Revenue Offices and respondent No.1 to transfer patta in the name of the purchaser without obtaining another application and charges.

For Petitioner : Mr.S.Thamizharasan  
For Respondents : Mr.B.Pugalendhi,  
Spl.Govt.Pleader.

## ORDER



(Order of the Court was made by The Hon'ble Chief Justice) The petitioner, claiming to be the Secretary of the Consumer Rights Protection Council, seeks to file the present writ petition, in public interest, on account of the grievance that any transaction for purchase of immovable property of any kind, which are registrable and whereafter patta is required to be issued, the 2nd respondent/Registration Office is collecting charges for patta transfer and even issuing receipts as also for sub- division. It is submitted that thus when the purchaser approaches the revenue authorities, a second set of charges are to be paid.

2.In the counter affidavit, it has been stated that patta transfer application in prescribed form/Registration-II Form No.52, tendered along with documents presented for registration, is forwarded by the Sub- Registrar to the Tahsildar in whose jurisdiction the property is situated and the job of collecting this fee now has been entrusted to the Registration Department as per G.O.Ms.No.916 CT & RE Department, dated 23.08.1984. It is thus submitted that there is no occasion to once again pay the fee to the Revenue Authorities.

3.The aforesaid stand of the respondents thus shows that the requirement is to pay only one set of fee but, the collecting agency for such fee is now the Registration Office. No second set of fee is required to be paid.

4.The petition is accordingly closed. No costs. Connected miscellaneous petition is also closed.

Index:yes/no  
Internet:yes/no.  
gb

(S.K.K.,CJ) (S.T.,J)  
06.02.2015

The Hon'ble Chief Justice  
and  
S.TAMILVANAN,J

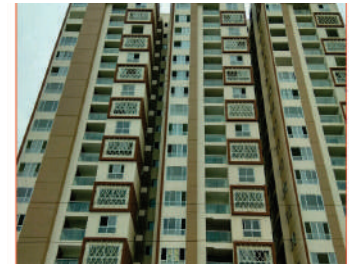
gb

To:

1.The Secretary, Revenue Department, Government of Tamil Nadu, St.George Forts Building, Chennai.  
2.Inspector General of Registration, The Registration Department, 120, Santhome High Road, Chennai-4.  
Order in W.P.(MD)No.8250/2008 and MP(MD)No.1 of 2008 Dated:06.02.2015

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**Letter received from Engineer in Chief (Building), PWD regarding payment of GST for on going project entered prior to 01.07.2017**

**Letter No. HDO/A/27992/2017. dated 24/09/2019**

**FINANCE [Salaries] DEPARTMENT**

**G.O.Ms.No.296, Dated 9<sup>th</sup> October 2017.**

*(Heyvilambi, Puratasi-23, Thiruvalluvar Aandu 2048)*

**ABSTRACT**

Works Contracts – Payment in Works Contract Consequent to the Introduction of Goods and Services Tax – Orders – Issued.

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**Read:-**

G.O.(Ms)No.264, Finance (Salaries) Department, dated: 15.09.2017.  
-oOo-

**ORDER:**

In the Government Order read above, orders were issued directing the procuring entities to make 'on account' payment of bills presented by the contractors, restricting the payments to the value due as per existing contract agreements and to make final payment, adjusting excess payment if any in the retained amount, after issue of detailed orders on policy decision that the risk arising due to introduction of GST regime shall be borne by procuring entities.

2. Presently, Rule 14(7) of the Tamil Nadu Transparency in Tenders (TNTIT) Rules, 2000 requires that financial bid quoted should be inclusive of taxes and duties. The new Goods and Services Tax (GST) laws require that all invoices should show the value of supply and GST separately, and the value of supply will therefore include non GST taxes, which remain embedded in the input prices, such as taxes on petroleum products.

3. Since the tender rules require that price bid quoted should be inclusive of taxes and duties, most procuring entities have entered into contract that are subsisting on 01.07.2017 that provide for payment to the contractor or supplier of a sum that includes taxes. While procuring entities have obtained tax payable information separately, some procuring entities have not done so.

4. The Tamil Nadu Value Added Tax Act, 2006 allowed Input Tax Credit (ITC) of Value Added Tax (VAT) paid on inputs. The ITC in the account of the supplier refers to the total VAT that has been paid by the supplier while purchasing the input goods and services. The GST laws allow



the ITC credit under the existing Acts to be carried forward under their transitional arrangements.

5. As regards the Central Excise Duty that have already been paid on goods that have been purchased in the pre-GST period by way of embedded tax in the pre-GST price of the goods, the GST laws in section 140 allow ITC on the closing stock on the transition date. Even in case of a registered taxable person who was not a registered dealer prior to GST, section 140(3) Tamil Nadu Goods and Services Tax Act, 2017 and Rule 117(4) Tamil Nadu Goods and Services Tax Rules, 2017 allow ITC on VAT on normative basis and section 140(3) Central Goods and Services Tax Act, 2017 and Rule 117(4) Central Goods and Services Tax Rules, 2017 allow ITC on Central Excise Duty on normative basis. Therefore, Section 140 of the GST laws in effect allow credit of all subsumed taxes paid by a taxable person on his inputs, including the Central Excise Duty embedded in the price of inputs. Thus, the ITC that finally gets credited into the GST credit ledger of the supplier through transitional arrangement includes both the VAT and Central Excise Duty paid on the inputs.

6. The supplier, while raising bills and tax invoice post- GST, will now have to collect GST from the purchaser at revised rates of notified percentage of value of supply and remit the same to the respective Government. The entire GST of the supply will have to be finally borne by the purchaser.

7. Under works or supply contract that has been entered into, prior to GST, the work order amount or the contracted amount can be divided into two components, namely, (1) value of supply including taxes and duties such as Customs Duty, taxes on petroleum products and other non-VAT taxes that have not been subsumed into GST; and (2) value of taxes subsumed into GST such as Central Excise Duty and VAT. Therefore, value of subsumed taxes under GST needs to be separated out from the contracted amount to arrive at the value of supply.

8. The supplier will have to pay GST on the value of supply, which he will pay to the respective Government, partly using the ITC that represents the taxes that he has already paid through the inputs, and partly using cash collected from the procuring entity concerned. Through this arrangement, the value of value addition (profits) by the supplier would remain unchanged. The supplier also cannot claim to have incurred loss on account of embedded Central Excise Duty that has been paid on the inputs, since the GST law provides for ITC credit towards this payment.

9. The existing TNTIT Rules require that the bid amount in tender should be inclusive of all taxes. In many departments, the quoted or contracted amount is inclusive of tax, and therefore, there is a need to estimate the value of subsumed tax. The key issue is to estimate the value of subsumed tax carefully and as accurately as possible.

10. Considering the necessity to provide for a transparent means of estimating subsumed tax Government direct that the following methodology

to be adopted for estimating the value of subsumed taxes in the contracted value of work:

- a. If the supplier has furnished break up of taxes within the quoted value (bid value) at the time of submission of tenders, it shall be taken as the basis for estimating the value of subsumed tax. If, after negotiation, the contracted value is less than the bid value, the tax quoted shall be proportionately reduced to arrive at estimate of the value of subsumed tax. For instance, if the bid value was Rs.50 lakh and the break up of tax is Central Excise Duty of Rs.1 lakh and VAT or CGST of Rs.1 lakh, the corresponding subsumed tax as per his break up of taxes is Rs.2 lakh and after negotiation, the contracted value was reduced to Rs.48 lakh, the subsumed tax shall be taken as  $\text{Rs.2 lakh} \times 48/50 = \text{Rs.1.92 lakh}$ .
- b. In case, the break up of taxes was not obtained or furnished in the bid document, the supplier may be asked to furnish break up of the taxes within the contracted amount, giving details and explanations and based on this estimate of total subsumed tax shall be arrived. For instance, if for the contracted amount of Rs.48 lakh in the example above, the supplier states that the Central Excise Duty is Rs.1 lakh and VAT or CGST is Rs.1 lakh, after checking the reasonability of his claim, the subsumed tax may be arrived at Rs.2 lakh.
- c. The estimate of subsumed tax should also be worked out independently from the departmental estimates. Revised Schedule of Rate (SOR) showing basic price and tax components separately are being issued by the Public Works Department. Using the revised SOR, revised departmental estimates for the work without subsumed tax shall be arrived as per normal procedure. The difference between the departmental estimates arrived using earlier SOR with taxes would constitute value of subsumed tax in the value of work. For instance, if the Estimate arrived at using the revised SOR without subsumed taxes is Rs.45 lakh and that with earlier SOR with taxes is Rs.50 lakh, the value of subsumed taxes in the value of work is Rs.5 lakh. If the contracted value for this same work of Rs.50 lakh is Rs.55 lakh, i.e. with tender premium of Rs.5 lakh, then the value of subsumed tax may be proportionately enhanced (or reduced in case of tender discount or minus tender) as follows:  $\text{Rs.5 lakh} \times 55/50 = \text{Rs.5.5 lakh}$ . This method is considered as a good proxy for the actual value of subsumed tax for the purpose of determining the value of supply for payment to the supplier along with taxes under the GST laws.

11. The value of the subsumed tax may finally be arrived at values estimated in (a) or (b) or (c), whichever is higher.

12. The procuring entities shall negotiate existing agreements with works contractors and enter into supplemental agreements with revised agreement value fixed as the original contracted value minus the value of subsumed tax arrived in paragraph 11 above plus GST as applicable. The procuring entities shall make payment of final bills accordingly, in cases where 'on account' payment has been made as per Government Order first read above and any excess payment, if made 'on account', shall be adjusted from out of 5 percent amount retained by the procuring entities.

**(BY ORDER OF THE GOVERNOR)**

**K.SHANMUGAM**  
**ADDITIONAL CHIEF SECRETARY TO GOVERNMENT**

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Chennai - 600 061  
9841094331



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**Civil Works Contractor**  
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9444019941



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Madhavaram, Chennai - 600 060.







# SOUTHERN CENTRE ACTIVITIES

## 05.09.2019 TDS பற்றிய விழிப்புணர்வுக் கூட்டம்

அண்ணா பல்கலைக்கழகத்தில் உள்ள கின்னஸ் அரங்கில் 05.09.2019 அன்று மாலை TDS பற்றிய விழிப்புணர்வு கூட்டம் வருமான வரித்துறை ஆணையர் திரு. P.K. ஜோஸ் மற்றும் திரு.S.K. ரவி, திரு. ராஜாராம், திரு. அனந்தராஜ் மற்றும் திரு. சீதாபதி ஆகியோர் கலந்து கொண்டு TDS பற்றிய விளக்கம் அளித்தனர். இக்கூட்டத்தில் அகில இந்திய முன்னாள் தலைவர் திரு. R. இராதாகிருட்டிணன், மய்யத்தலைவர் உட்பட மய்ய நிர்வாகிகள், முத்த உறுப்பினர்கள் , செயற்குழு மற்றும் பொதுக்குழு உறுப்பினர்கள் உட்பட 100க்கும் மேற்பட்ட உறுப்பினர்கள் கலந்து கொண்டு பயனடைந்தனர்.

## 10.09.2019 மத்திய நிதியமைச்சர் திருமதி. நிர்மலா சீதாராமனுடன் சந்திப்பு

மாண்புமிகு மத்திய நிதியமைச்சர் திருமதி. நிர்மலா சீதாராமன் அவர்களை 10.09.2019 அன்று சென்னையில் ஓட்டல் Le Meridianல் அகில இந்திய முன்னாள் தலைவர் திரு. R. இராதாகிருட்டிணன், மாநிலத்தலைவர் திரு. R. முத்துக்குமார், மய்யத்தலைவர் திரு. S. இராமப்பிரபு, உடனடி முன்னாய் மய்யத்தலைவர் திரு. L. வெங்கடேசன், துணைத்தலைவர் திரு. L. சாந்தகுமார், மாநிலச் செயலாளர் திரு. R. சிவக்கமார், முன்னாள் அகில இந்திய துணைத்தலைவர் திரு. Mu. மோகன், ஆகியோர் சென்று சந்தித்து கட்டுமானத் துறையின் பல்வேறு பிரச்சனைகள் அடங்கிய கோரிக்கை மனுவை அளித்தனர்.

## 13.09.2019 Affiliated Association கூட்டம்

காஸ்மோ பாலிடன் கிளப்பில் 13.09.2019 அன்று அனைத்து Affiliated Association உறுப்பினர்களுடனான கூட்டம் நடைபெற்றது. இதில் சுமார் 25 உறுப்பினர்கள் கலந்து கொண்டனர். இதில் மய்யத்தலைவர் மற்றும் மய்ய நிர்வாகிகள் கலந்து கொண்டனர். இதில் கட்டுநர் எதிர்கொள்ளும் பல்வேறு பிரச்சனைகள் குறித்து விவாதம் செய்யப்பட்டது. இறுதியில் பத்திரிக்கையாளர்களை சந்தித்து நமது கோரிக்கைகளை வலியுறுத்த வேண்டும் என்று முடிவு செய்யப்பட்டது.

## 17.09.2019 ஆறாவது செயற்குழு மற்றும் பொதுக்குழு கூட்டம்

காஸ்மோ பாலிடன் கிளப்பில் 17.09.2019 அன்று ஆறாவது செயற்குழு மற்றும் பொதுக்குழு கூட்டம் உயர்திரு S. அய்யநாதன், உயர்திரு. O.K. செல்வராஜ், உயர்திரு. S.D. கண்ணன், உயர்திரு. S. சரவணபெருமாள், உயர்திரு. G. யோகாநந்தன் ஆகியோரின் உபசரிப்பில் நடைபெற்றது.





Estd : 1941

# BUILDERS' ASSOCIATION OF INDIA

(All India Association of Engineering Construction Contractors)

Southern Centre Estd : 1950

## MEMBERSHIP APPLICATION FORM

To  
The Secretary,  
BAI - Head Office  
G-1/G-20, 7<sup>th</sup> Floor, Commerce Centre  
J. Dadajee Road, Tardeo  
MUMBAI – 400 034  
Ph : 022-2352 0507 / 2351 4802  
Website : www.baionline.in

Through  
The Honorary Secretary,  
BAI - Southern Centre  
"Casa Blanca", 2nd Floor, 11, Casa Major Road,  
Egmore, Chennai - 600 008.  
Phone : 044-28192006, 28191874  
Web : www.baisouthern.com  
E-mail : baisouthern1950@gmail.com /  
baisouthern@yahoo.com

Dear Sir,

Please enroll my/our name (s) PATRON / RENEWAL Member of Builders' Association of India. I/We am/are connected with the Building Profession / Trade / Construction industry as (please tick relevant box/s)

- |   |   |  |
|---|---|--|
| <input type="checkbox"/> Civil Construction Contractors | <input type="checkbox"/> Real Estate Developer / Promoter | <b>Registered With</b>   |
| <input type="checkbox"/> Electrical                     | <input type="checkbox"/> Architect/Engineer               | <input type="checkbox"/> Central PWD                             |
| <input type="checkbox"/> Plumbing                       | <input type="checkbox"/> Transporter                      | <input type="checkbox"/> State PWD                               |
| <input type="checkbox"/> Fabrication                    | <input type="checkbox"/> Demolition                       | <input type="checkbox"/> MES                                     |
| <input type="checkbox"/> Roads                          | <input type="checkbox"/> Manufacturers /Suppliers         | <input type="checkbox"/> Railways                                |
| <input type="checkbox"/> Water Proofing                 | <input type="checkbox"/> Dealers/Hirers                   | <input type="checkbox"/> Other State/Central Govt.Dept.(specify) |
| <input type="checkbox"/> Interior decorator             | <input type="checkbox"/> Engineering College/Polytechnics | _____  |
| <input type="checkbox"/> Repairs/Maintenance            | <input type="checkbox"/> any other (specify)              | _____  |
|   |   | <input type="checkbox"/> any other (specify)                     |

\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

I /we specialise in \_\_\_\_\_

I/We have read the Rules and Regulations of your Association and agree to abide by the same. Please find herewith sum of

Rs. \_\_\_\_\_/- (Rupees \_\_\_\_\_)

\_\_\_\_\_ by Cash/Cheque/Demand Draft No \_\_\_\_\_ Dated

\_\_\_\_\_ drawn on \_\_\_\_\_ in favour of "BUILDERS ASSOCIATION OF INDIA"

towards the membership subscription.

Yours faithfully,  
(For & On Behalf of)

Date : \_\_\_\_\_

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



Fill below in Block letters:

I. Full Name and Address.....

.....

.....

.....

Tel : Office : ..... Res ..... Mobile: .....

GSTNo: ..... E.mai : .....

2.Give names in case of partnership firm/  
Ltd Company /Institution and indicate  
against each whether Partner / Director /  
Executive attorney

a).....

b).....

c).....

d).....

Name of the Person  
who will attend and vote at the meeting with residence  
address and contact numbers

a).....

b).....

c).....

d).....

Res / Address. & Tele. No. ....

.....

.....

PROPOSED BY .....

SECONDED BY .....

APPLICATION IN ORDER : FEES RECEIVED Rs. \_\_\_\_\_ Receipt No. \_\_\_\_\_

\_\_\_\_\_ Date \_\_\_\_\_ Accepted by the Managing Committee at its meeting held on \_\_\_\_\_

at \_\_\_\_\_

SECRETARY'S NOTING

SECRETARY

The Membership fees

The Patron Membership fees Rs.29,700/- ( Inclusive of GST @18% )

Renewal Membership fees Rs.3627/- ( Inclusive of GST @18% )

Annual Membership fees Rs.3745/- ( Inclusive of GST @18% )

Cheque May drawn in favour of BUILDERS ASSOCIATION OF INDIA.

**Please enclose Recent Passport Size Photographs - 2Nos, Photo ID and Address Proof.**





# Media Focus

## Builders want cement regulator

The Builders Association of India (BAI), Southern Centre, has urged the Centre to constitute a Cement Regulatory Authority to curb cartelisation in the industry. In a representation to Union finance minister Nirmala Sitharaman on Tuesday, BAI southern centre chairman S Ramaprabhu said the Centre must consider the recommendation of the Parliamentary Standing Committee for appointment of a regulatory authority on the lines of other regulatory authorities such as SEBI, TRAI and RERA. It comes in the backdrop of cement prices shooting up earlier this year hitting developers and those building independent houses. The apex body of construction sector has also sought the government to set up a single window mechanism for environmental and forest clearances.

## State sees dip in property registration

Too early to zero in on any specific reason: official

### Realty check

The first five months of the financial year saw a dip in registration of documents and revenue from registration

T. RAMAKRISHNAN  
CHENNAI

The overall economic slow-down appears to be catching up with the State economy, if one were to go by the trend of registration of documents, invariably land deeds, and the consequent collection of revenue over the last five months.

Compared to the corresponding period (April-August) of the previous year, there was a dip of around 2%, both in terms of the number of documents registered and revenue collections.

"Though the prevailing 'mood of doom and gloom' is said to have been the main factor, a look at the pattern of the activity reveals that the last five months had alternated between negative and positive growth rates. A senior official of the Registration Department says it is too early to zero in on any specific reason, and the department is studying the situation.

Month	REVENUE COLLECTED			DOCUMENTS REGISTERED		
	2018-19 (₹ crore)	2019-20 (₹ crore)	Growth BP (%)	2018-19	2019-20	Growth BP (%)
April	882.9	767.05	-13.12	1,91,081	1,70,415	-10.82
May	933.76	895.52	7.41	2,12,374	2,15,178	1.32
June	975.84	926.85	-5.02	2,28,559	2,11,786	-7.34
July	944.06	1025.37	8.61	2,34,339	2,47,569	5.65
August	834.27	792.73	-4.98	2,00,881	2,00,649	-0.12
Total	4,493.98	4,407.51	-1.92	10,67,254	10,45,597	-2.03

9.01% and 16.42%, respectively, after five successive years of negative growth rate.

### 'Systemic Issues'

A senior executive of a private home financing company says "systemic issues" are a major cause of the current situation. Other than Chennai Metro Rail, the State has not seen the execution of any big ticket infrastructure project in recent years. Besides, the State, for the time being, seems to be experiencing a stagnation in registration of high-value properties.

A "lasting revival" of the real estate sector hinges on the generation of greater employment opportunities through infrastructure projects.

S. Ramaprabhu, chairman, Southern Centre of the Builders' Association of India, says the real estate sector will acquire greater momentum if the Centre brings under the scheme of 'affordable housing' projects aimed at constructing houses costing up to ₹25 lakh each.

This will cover at least 50% of the housing projects that are under way in the State.

"For the next two years or so, the interest rate can be lowered to 6.5%, as is being done for projects under the Pradhan Mantri Awas Yojana," he says, adding that the Union government could consider providing income tax relief in respect of the purchase of a third home.

## Builders seek lowering GST on par with infra projects

**CHENNAI:** Struggling to pay a higher GST rate for construction projects, the Builders' Association of India (BAI) requested the Centre to reduce tax rate for the private construction projects and make it on a par with the government infrastructure projects.

In a representation to the Union Finance Minister Nirmala Sitharaman, S Rama Prabhu, chairman of BAI (Southern Centre) pointed out that the builders were paying 18 per cent GST for private projects while the tax for infrastructure projects was reduced to 12

per cent from 18 per cent. "The government may also consider reducing GST rate to eight per cent. The eight per cent GST can be extended to private projects also," he said.

Apart from urging the government to cut the GST, the association has also demanded changes in approval system for real estate and infrastructure projects, as the present system takes 18 to 24 months.

"There is no coordination between State and Centre, and local bodies. This increases the cost of projects and ultimately consumers have to pay heavy for their houses. Single-window clearance system will provide

relief to developers and consumers," Rama Prabhu pointed out.

The association added in the petition that failure to accord clearance by the Environment Ministry has held up several Highway, power and industrial corridor projects, approximately worth Rs 7 lakh crore.

Hit by the frequent rise in

**Apart from urging the govt to cut GST, the association has also demanded changes in approval system for real estate and infrastructure projects**

cement prices, the BAI also urged the Finance Minister to constitute a Cement Regulatory Authority to control the prices, alleging that there was cartelisation in the cement industry. "The government should seriously consider complying with the recommendation of the Parliamentary Standing Committee for creating the Cement Regulatory Authority similar to SEBI, TRAI, IRDA and RERA," Rama Prabhu added.

Apart from highlighting the issues facing the real estate industry, the association also sought an appointment to meet the Finance Minister to explain the issues in person.

## TNRERA kept 50 files of building projects and layouts pending?

C SHIVAKUMAR @ Chennai

ARE building projects across the State being hit due to delay in registration of projects by Tamil Nadu Real Estate Regulatory Authority (TNRERA)?

The RERA Act mandates registration of all ongoing housing projects with a minimum of eight units and 5000 sq. feet, including housing layouts meant for sale. While Tamil Nadu Regulatory Authority Chairman K Gnanadesikan denies the allegation that files are pending, Confederation of Real Estate Developers Association of India (CREDAI) and Builders Association of India (BAI) say they have already sent representations to TNRERA chairman over the delay in registration.

Builders Association of India chairman, Southern centre, S Rama Prabhu told *Express* that around 50 files pertaining to projects and layouts have been kept pending by TNRERA for months putting developers

to hardship. "We have been getting representations from our members based in Tiruchy and Coimbatore over pending files," he said.

"In most cases, the applications are kept pending without notifying the causes and when the developer approaches TNRERA, then only he is informed about the issues. It will be better TNRERA informs officials whether applications lack any requirements," he said.

"Usually, we never faced this problem earlier and applications were cleared immediately. Now there is a huge delay," said Prabhu. He said when members of BAI contacted TNRERA officials, they claimed it was due to staff shortage.

Prabhu says developers approached TNRERA officials and also sought appointment with Gnanadesikan but it was of no avail. "Following the meeting with TNRERA officials, a note was issued by TNRERA chairman," he said.

As per the note accessed by *Ex-*

press, TNRERA has said with reference to various difficulties being pointed out in the registration of projects, particulars which are not specified either in the act, rules or regulations, are not called for. In case of any difficulty, the applicant may contact the additional director (Operation) either in person or through e-mail id [contact@tnrera.tn.gov.in](mailto:contact@tnrera.tn.gov.in) and [adddidrop.tnrera@tn.gov.in](mailto:adddidrop.tnrera@tn.gov.in).

CREDAI chairman, Tamil Nadu chapter, S Sridharan, told *Express* that they had also represented their concern over delay in registration by TNRERA following which a note has been released by the chairman.

When *Express* contacted TNRERA chairman, he rejected the charge by developers and said there has been no delay on part of TNRERA. He rejected claims that more than 50 files are pending. He also said none of the organisations approached him directly. He said there was no shortage of staff. "The disposal of application for registration of project is expedited if all the required particulars are furnished," he says.

## Move would boost real estate sector, says builders association

► From P 1

Welcoming the move, Builders Association of India, Southern Centre, said the move would boost the real estate sector.

The association's southern centre chairman S Ramaprabhu said the move would make it easier to get planning permission from Greater Chennai Corporation for construction within the city.

"Small developers building 16 kitchen units can get both planning permission and building approvals from Greater Chennai Corporation, which can save considerable time," he added.

Urban development experts have questioned the disparity between Chennai and other corporations over the total area of a project.

S Kanagasundaram, president of Coimbatore-based Association of Registered Professional Engineers, said all corporations should be treated on a par with Chennai.

"Why should Greater Chennai Corporation give permission for construction up to 10,000 square feet when other corporations are confined to 7,000 square feet after the uniform combined development and building rules have come into effect," he said.



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