



Southern Builder



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

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

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CONTENTS

ஆசிரியர் மடல்	04
மய்யத்தலைவர் மடல்	05
Industrial Building System	06
பத்திரிக்கையாளர் சந்திப்பு	22
Photo Gallery	24
மதித்தல் மாண்பைக் கூட்டும்	32
Cabinet approves Coastal Regulation Zone (CRZ) Notification 2018	33
கெடாமல் பாதுகாக்க	41
Southern Centre Activities	42
New Patron Members	43

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ஆசிரியர் மடல்



வணக்கம்

பொதுவாக ஜப்பானியர்கள் மீன் உணவை மிக விரும்பிச் சாப்பிடுபவர்கள்

அது ஜப்பான் நாட்டின் ஒரு தீவு. அந்தத் தீவு மக்களும் அப்படியே மீன் உணவை விரும்பிச் சாப்பிட படகை எடுத்துக் கொண்டு சில கிலோ மீட்டர்கள் தொலைவில் உள்ள கடற்பகுதிக்குச் செல்வார்கள்.

அக்குறிப்பிட்ட இடத்தில் கிடைக்கும் மீன்கள் தான் மிக ருசியானதாக இருக்கும். ஆனால் மீன் பிடித்ததும் கொண்டு வர இரண்டு நாட்களாகி விடுவதால் அந்த மீனின் சுவை குறைந்துவிடும்.

மீனவர்கள் கையோடு ஐஸ்கட்டிகளைக் கொண்டு சென்று அதில் பதப்படுத்திக் கொண்டு வந்தார்கள். ஆனாலும் மக்களுக்கு திருப்தி இல்லை. புதிய மீனுக்கும் ஐஸ்கட்டிகளில் வைக்கப்பட்ட மீனுக்கும் சுவை வேறுபடுவதை உணர்ந்தனர்.

இப்பொழுது மீனவர்கள் ஒரு சிறு தண்ணீர் தொட்டி ஒன்றைச் செய்து அதில் மீன்களைப் பிடித்துப் போட்டுக் கொண்டு வந்தனர். ஆயினும் அத்தனை பெரிய கடற்பரப்பில் நீந்திக் கொண்டிருந்த மீன்கள், சிறிய தண்ணீர்த் தொட்டியில் இரண்டு நாட்களாக சோம்பிக் கிடப்பதினால் மீனில் சுவை குன்றிப் போவதாக மீண்டும் குறை

யோசித்த மீனவர்கள் புதிதாக ஒரு யோசனை செய்தார்கள்.

குட்டிச் சுறா மீன் ஒன்றைப் பிடித்து அந்தத் தொட்டிக்குள் விட்டார்கள். இந்தச் சுறாவிடம் இருந்து தப்பிப்பதற்காக அந்த மீன்கள் எல்லாம் அந்தத் தொட்டிக்குள் வேக வேகமாக நீந்திக் கொண்டே இருந்தன ஓய்வின்றி.

இப்பொழுது இரண்டு நாட்கள் கழித்து வந்த அந்த மீன்கள் முன்பு இருப்பதையும் விட மிகச் சுவையானதாக இருந்தனவாம்.

நாம் வாழ்கின்ற வாழ்க்கையும் அப்படித்தான். வாழ்க்கை சுவைக்க கவலைகளோடே கிடக்கக்கூடாது. சுறுசுறுப்பாக ஓடிக் கொண்டே இருக்க வேண்டும். பிரச்சனைகள் என்கிற சுறா இருந்தால் மட்டும் தான் வாழ்க்கை என்ற மீன்கள் சுவையானதாக இருக்கும். பிரச்சனைகள் இல்லாவிட்டால் நாம் ஓட மாட்டோம். சோம்பியே தான் கிடப்போம்.

பிரச்சனை இல்லாத மனிதர்கள் இந்த உலகில் யாரும் இல்லை.

சுறுசுறுப்பாக ஓடி வாழ்க்கையை சுவையானதாக மாற்றுவோம்.

மண்ணோடு இயைந்த மரத்தனையர் கண்ணோடு
இயைந்துகண் ணோடா தவா

- திருக்குறள்

அன்புடன்
மு. மோகன்



மய்யத்தலைவர் மடல்



அன்புடையீர் வணக்கம் !

நமது தென்னக மய்யத்தின் அனைத்து உறுப்பினர்கள் பொறுப்பாளர்கள் முன்னாள் மய்ய முன்னோடிகள், அலுவலக பணியாளர்கள் மற்றும் அனைவருக்கும் மய்யத்தின் சார்பிலும், எனது சார்பாகவும் நெஞ்சார்ந்த இனிய புத்தாண்டு மற்றும் பொங்கல் நல்வாழ்த்துக்கள். புதிய ஆண்டு அனைவருக்கும், வளமும், நலமும், உயர்வும் நல்கிட எல்லாம் வல்ல இறையருள் வேண்டுகிறோம்.

கடந்த 11ந்தேதி டிசம்பரில் புதுடில்லியில் நடைபெற்ற அகில இந்திய நிர்வாக குழுக் கூட்டத்தில் தென்னக மய்யத்திற்கு தொடர்ந்து பத்து ஆண்டுகளாக "Best Centre Award (Image Building Activites)" விருதும், நமது மய்யத்தின் சார்பில் பிரசுரிக்கப்பட்டு வரும் "Best Magazine Award (Southern Builder)" மாத இதழுக்கு நான்காவது முறையாக சிறந்த பத்திரிக்கைக்கான விருதும் வழங்கப்பட்டது. இவ்விருது நமக்கு கிடைத்திட செயல்பட்டு அயராது பாடுபட்ட நமது மய்ய உறுப்பினர்கள், முன்னாள் தலைவர்கள், முன்னோடிகள் அலுவலக பணியாளர்கள் மற்றும் அனைத்து தரப்பினருக்கும் இவ்விருதுகளை சமர்ப்பிக்கின்றோம்.

தென்னக மய்யத்தின் சார்பாக தாம்பரத்தில் புதிதாக மய்யம் துவங்க முன் மொழியப்பட்டு அதன் துவக்கத் தலைவராக திரு. ருபி மனோகர் அவர்கள் நியமிக்கப்பட்டு அகில இந்திய நிர்வாகக் கூட்டத்தில் அறிவிக்கப்பட்டது. புதிய தாம்பரம் மய்யத்திற்கு தென்னக மய்யத்தின் வாழ்த்துக்கள்

மய்யப் பணிகள் மேலும் விரிவடைந்து உறுப்பினர்களுக்கு அனைத்து வகையிலும் பயன்பெற்றிட அயராது பாடுபட முயல்வோம்.

அன்புடன்,
L. வெங்கடேசன்
மய்யத்தலைவர்

INDUSTRIAL BUILDING SYSTEM



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

Introduction

Industrial building systems are those structures used by an industry; this can be of any type ranging from small sheds to those manufacturing of heavy equipment. Generally at least a part and in most cases the entire area is of one storey height. These buildings offer column free support and their lengths can vary large. These types of buildings provide thousands of usable square meters for manufacturing needs. Thereby they, offer the most cost effective solution in the market today. Also these buildings are fully customizable with a variety of ceiling heights, windows, insulation and doors. The speed of erection, high strength to weight ratio and ease of extension make steel the most popular industrial building material.

Types of Industrial Buildings:

These industrial buildings are classified in different ways. The following are two major ways of classification:

- Normal type building systems
- Special type building systems.

Normal type building is identified as the shed type building systems which is a rather rough construction used basically for storage purposes. Open frame structures that mainly consist of a structure supported by a skeleton made of steel or reinforced concrete rather than by load-bearing walls are common popular types.. They often have diagonal bracing or shear walls and diaphragms for lateral stability; the strength of steel only makes it possible to have buildings with longer spans.

A wide variety of building types exists, ranging from major structures, such as power stations and process plants, to small manufacturing units for high quality goods.

The most common type is the simple rectangular structure (Figure 1), typically single-storey, which provides a weatherproof and environmentally comfortable space for carrying out manufacturing or for storage. Primarily cost is always an overriding consideration, but within a reasonable budget a building of good appearance with moderate maintenance requirements can be constructed. While ease of extension and flexibility are desirable, first cost usually limits the provisions which can be usefully included in the design for these requirements. Although provisions can achieve savings in the cost of specific future modifications, for example by avoiding, the use of special gable frames (Figure 2), changes in manufacturing processes or building use may vary the modifications required.

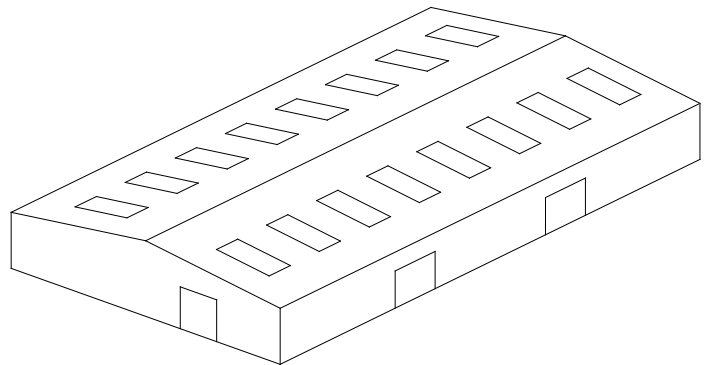


Figure 1 Typical industrial building

Shown below are the different types of industrial buildings. Among these the most common are the truss column type industrial buildings. The columns may be made up of I-section with a bracket or a built-up section. The two legs of a column may be used for supporting the roof truss as well as the gantry girder (Figure 3). Columns are generally hinged at the top of the truss. Sometimes knee braces are used at the connections.



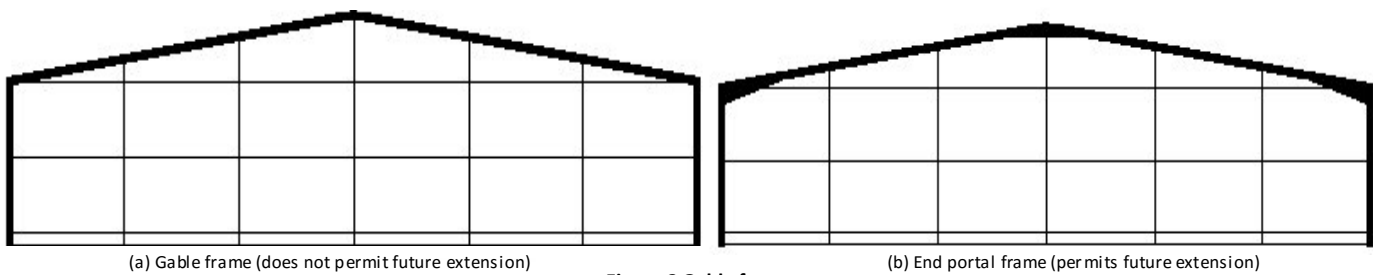


Figure 2 Gable frames

Choice of Industrial Buildings:

During the design and construction of any building, especially an industrial building owing to its large life span, many requirements have to be satisfied. The selection of the location along with the other criteria needs to be satisfied. The criteria to be satisfied are as follows:

- preferred location
- environmental needs and control
- site acquisition
- main dimensions of the industrial plant have to be decided
- process operation
- foundation needs
- day lighting
- staffing level
- plant layout
- handling systems
- service routes

It must be seen to that the safety standards are not compromised with and provision for further development in the future is possible.

The structural requirements such as the location of internal columns and the internal headroom are always important, and consideration of these requirements alone may determine the choice. Also unless there are exceptional reasons such as permanence of specific use, it is unwise to design an industrial building exclusively for a single process, since special features appropriate to the process may make re-development difficult.

There are several constraints to the use of different shapes for industrial buildings (Figure 4). This is mainly based on the lateral loads acting. The hinge is also provided only based on where the bending moment is high. The moments are small for buildings of small height and can be very large in case the buildings are large in height. This is the reason why single storey industrial buildings are preferred. The advantage of having columns hinged at the base is that no bending moment is transferred at the base and the size of the foundation can be reduced. Moments in such an arrangement are transferred only at the junction of knee brace and column. When bracing is not possible, rigid portal frames are provided or columns may be extended up to the roof of the truss and suitably connected to the truss chords.

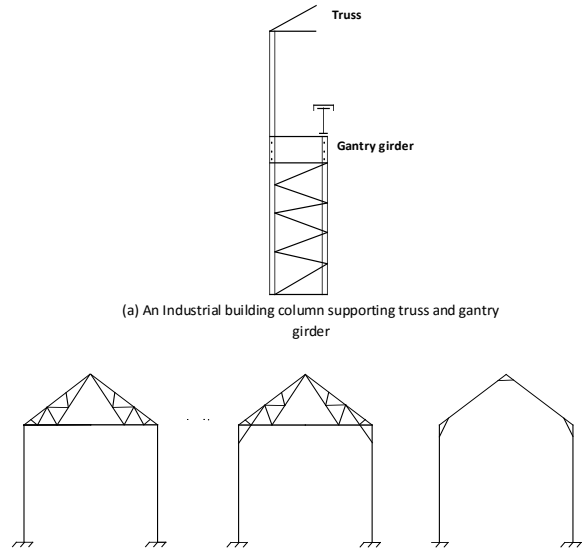


Figure 3 Types of industrial buildings

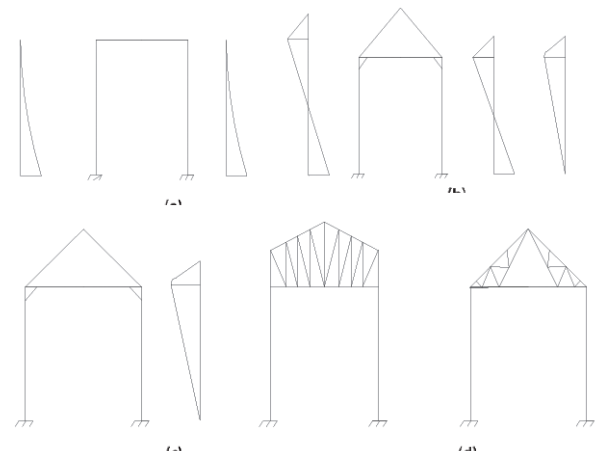


Figure 4 End conditions of industrial building columns and bending

Structural Framing

Bents

The roof truss along with the supporting columns is referred to as the bent.

Aisles

The width of an industrial building may consist of one or more enclosures referred to as the aisle. The different types of aisles are illustrated in the following figure 5.

Bays

The length of the building is divided into bays, that is, bay is the distance between two adjacent bents. The bay lengths are generally a fraction of the span of a truss.

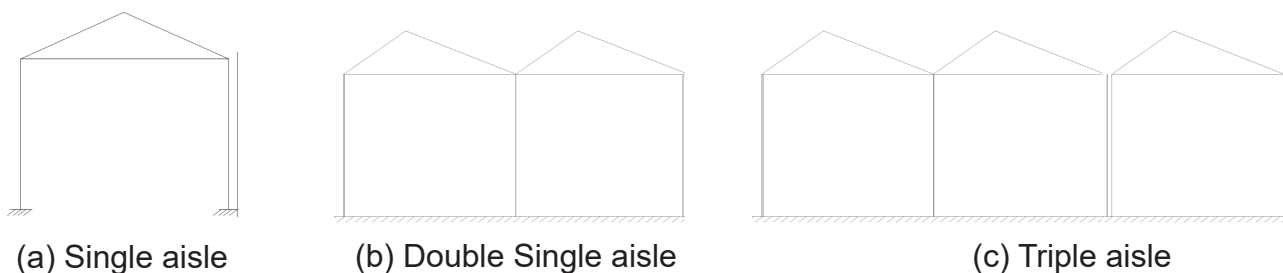


Figure 5 Engineering building bents

Floor Construction

Generally concrete slabs are used for industrial constructions. They can be used below a layer of flooring material or are exposed; slabs on grade provide foundation.

Generally super-flat industrial floors are installed with laser-guided screeds and power trowels. Quality material combined with good design and expert workmanship only yield the best concrete slabs.

Importantly, the slabs are supported on the intermediate rolled steel joists. The intermediate rolled steel joists are supported on columns.

Floors in heavy engineering factories, workshops and garages should be resistant to impact, abrasion and attack by oils spills. The epoxy resin floor topping is suitable for heavy industrial floors. The extent to which the floors will be subjected to heavy wear and impact will often vary widely in different parts. Since the more important type of finishes are more expensive, it is advisable to ascertain as far as possible, before laying the finishes, where trucking gangways or process involving impact will be located. Based on this, the floor types may be provided accordingly. Steel or cast iron tiles or plates, embedded in granolithic concrete may be used for areas of heavy abrasion by steel-tyred trucks or where a high resistance to impact is required. Granolithic concrete with suitable materials and good workmanship can be provided in light industrial workshops and garages, leading to a floor finish of reasonable durability. Special aggregates and metallic floor hardeners may be added to the granolithic concrete where heavy impact and wear is expected. Your factory will be invariably be having a loading and unloading platforms. The requirements of the floor having loading and unloading platforms and industrial loading bays are primarily high resistance to impact and abrasion and non-slipperiness. Steel tiles or 'anchor-plates' or metal grids embedded in granolithic concrete are suitable for loading and unloading platforms subjected to heavy impact.

Roof System

Roofing systems have to be an ideal combination of roofing materials, that are strong but not too heavy, and materials that are long lasting and resistant to weathering, and materials that would not leak, blow away or fall apart. Today, we see many kinds of roofs and roofing materials: wood shingle, plastic or composition shingles, tar paper, tile, slate, built-up roofs, and various kinds of metal roofs. Originally, metal sheets used for roofing were flat and it was necessary to join them by either welding or soldering, or to introduce lap seams and joints. To facilitate this type of installation, it became a common practice to crimp or flange the edges of the panels. Later, in order to provide panels with greater strength, the metal sheet was formed so as to have ribs or corrugations.

One of the most important functions of a building is to keep out the elements: rain, ice, snow, and wind, that is weather protection. Also acoustical and durability properties have to be incorporated for proper maintenance of roof system. So in order to satisfy all these conditions metal corrugated and trafford cement sheets and the galvanized-iron corrugated sheets are used as roof covering materials.

The thickness of the roof is another important criterion and generally it is not less than 100mm.

Wall Constructions

Most buildings erected today are designed with some degree of aesthetic appeal, whether a contemporary office or a more traditional warehouse located in a heavy industrial area. Along with durability economy and functionality are the ones today's customers want in addition to aesthetic appeal.

While the roof provides overhead protection from the weather, and steel framing provides the supporting framework, neither contributes as much to the external appearance as the wall system.

Types of Walls

From the viewpoint of building construction, walls are divided into two major groups: load-bearing wall construction and skeleton-frame construction.

Load-Bearing Wall Construction

Load-bearing wall construction has been the method of structural design employed since the earliest days of the Roman Empire. These walls support their own weight plus the remaining load of the building. In this method, roof beams and bar joists rest upon the exterior walls, which, in turn, transmit the loads to the foundations. It is evident that walls must be of sufficient strength to carry resultant loads as well as their own weight. Consequently, as height of buildings increase the required thickness of walls and the weights brought upon the foundations become excessive and uneconomical. And although this type of wall construction is still in use today, a more modern and functional system has been introduced, called the curtain wall and frame system.

Corrugated cement sheets, Trafford metal sheets and galvanized iron corrugated sheets are also used for wall construction. The glass enclosures are also becoming common.

Partition Walls

The partition walls must be light in weight, must be constructed easily, must have acoustical properties and must have a pleasing appearance. Also RCC bands may have to be provided in 9-inch thick walls. These bands are required to offset the tendency of buckling of the long wall and/or for earthquake safety. Gypsum tiles and clay tiles are commonly used for industrial buildings but light weight and hollow partitions are sufficient. Cement boards and wire glass are also used for the partition walls of industrial buildings.

Staircases

The series or flight between 2 floors must offer convenient, comfortable and safe passage between the two floors. The stairs must be of sufficient length and thickness so as to allow one or more people to comfortably move up and should also be able to withstand load (figure 6). The landing slab must also be positioned correctly. Most commonly, staircases are today being replaced by elevators.



Figure 6 Staircase

Lighting

It is a key element of architecture and interior design. Lighting in nonresidential buildings is predominantly fluorescent. High-pressure sodium-vapor lamps have higher efficiency and are used in industrial applications. Halogen lamps have some specific industrial applications. Depending on their fixtures, lamps (bulbs) produce a variety of lighting conditions. Incandescent lamps placed in translucent glass globes create diffuse effects especially in recessed ceiling-mounted fixtures with reflectors. They can light walls or floors evenly. Fluorescent fixtures are typically recessed and rectangular, with prismatic lenses. Other types including indirect cove lights and luminous ceilings, in which lamps are placed above suspended translucent panels are also common. Mercury-vapor and high-pressure sodium-vapor lamps are placed in simple reflectors in industrial spaces.

Interestingly day light is preferred most of the times as also the sky light is allowed to enter by using monitors specially installed for the purpose. The trusses are so provided so as to give uniform, light throughout the day.

Heating and Ventilation

Not only is it necessary to maintain the temperature and the heat in a particular area but it is also necessary to have a proper circulation of fresh air within and also into and out of a building. This is referred to as ventilation and can be achieved by providing the system with necessary number of doors, windows and other mechanical devices which allow circulation of air. In figure 7 the natural ventilation system has been shown.

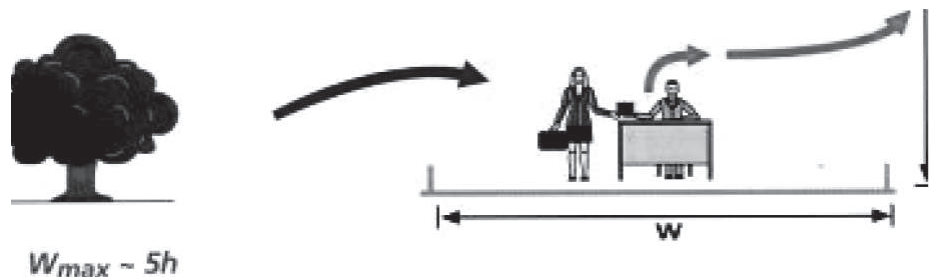


Figure 7 Cross-ventilation & natural ventilation design

Though this is effective, centrifugal fans and air blowers are often used in industrial environment to facilitate easy movement of air.

Elements of Industrial Buildings

Trusses

As already discussed, trusses form the main part of any construction, more so in industrial buildings. Given below are different types of trusses (figure 8) which are generally used. The type of truss used depends on the roof coverings, fabrication and transportation and also their aesthetic value as well as the climatic conditions under which they are used.

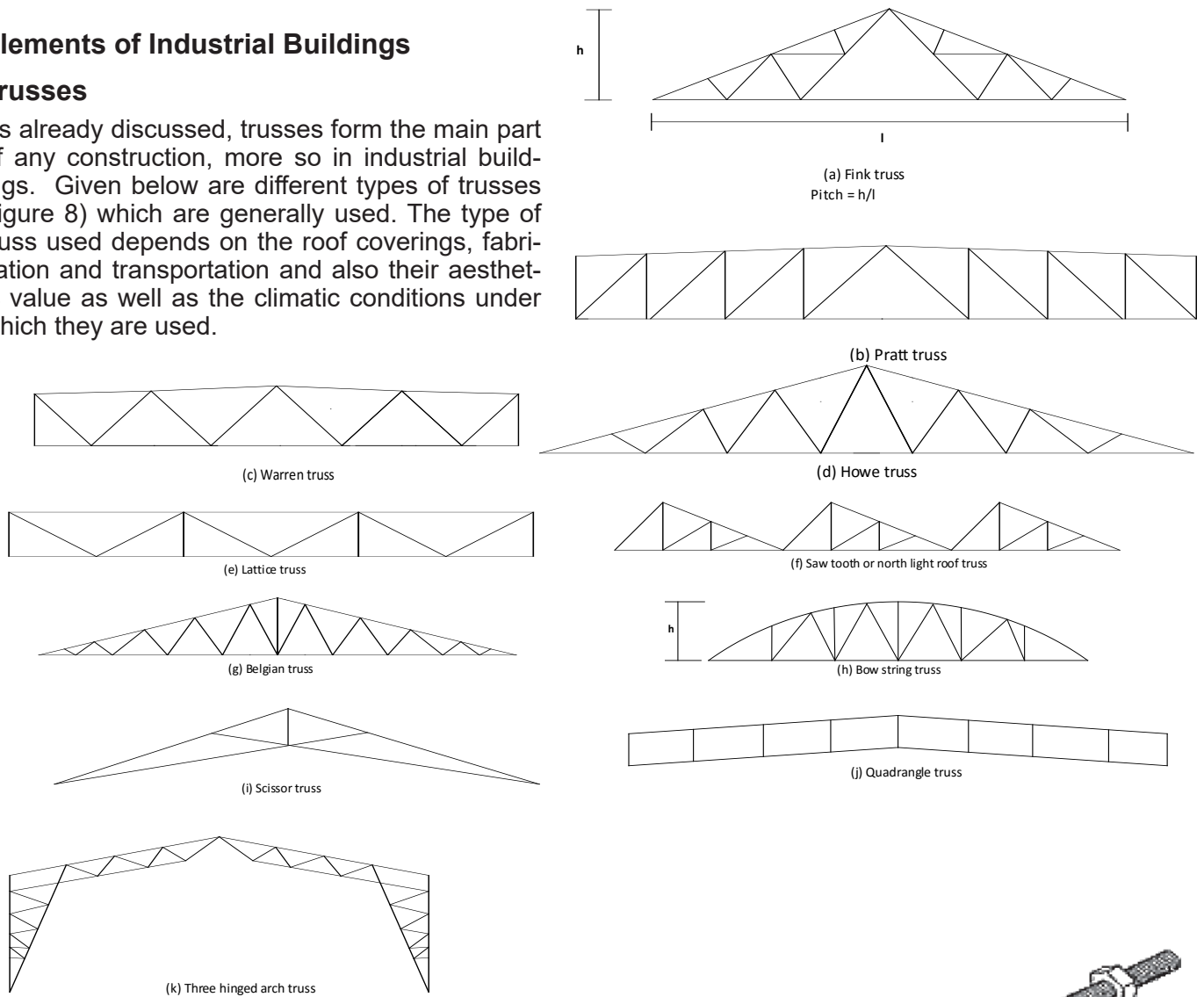


Figure 8 Different types of trusses

Sag rods

A sag rod (figure 9) is designed as a tension member to resist the tangential component of the resultant of the roof load and the purlin dead load. It has to be placed at the point where the resultant of these forces act, but since this is not practically possible; they are placed at the minimum possible distance from the top. The figure 10 illustrates the connections used. The number of sag rods that are needed depends on the length of the purlin and the load to be supported.

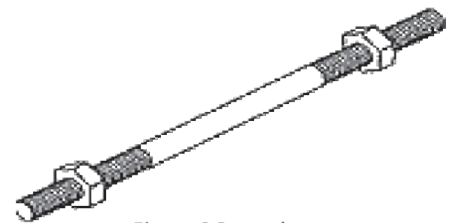


Figure 9 Sag rods

Purlins

These are beams provided over roof trusses in order to support the roof coverings (figure 11). They are placed between the top chords of two adjacent roof trusses. They are generally cold formed and available as channel or Z sections, and are fixed to the rafters of the primary structure and due to the overlaps between the purlins on the rafters, they act as continuous beams.

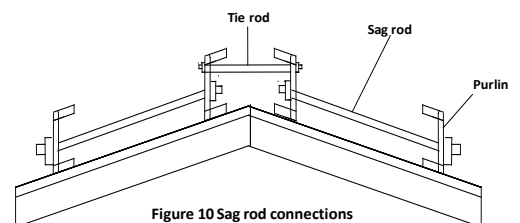


Figure 10 Sag rod connections

Girts

These are beams which are subjected to unsymmetrical bending. These support vertical dead loads from panel and horizontal wind loads. These are unequal angle sections with the longer leg as the outstanding leg to withstand the effect of wind. They are assumed to be continuous and are bolted to the columns and the verticals.

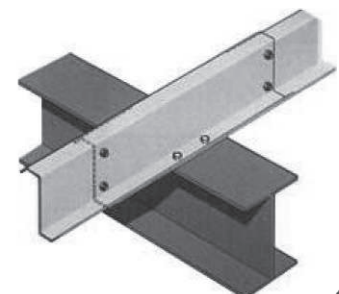


Figure 11 Purlin

Crane Gantry Girders

Cranes, in one form or another, have been around since ancient times. From the pyramids to medieval cathedrals to modern day skyscrapers, cranes are an integral part of the construction process. Cranes usually use some type of pulley system which enables heavy materials to be lifted into the air or lowered to the ground. Some common types of industrial cranes include boom, tower, ship, mobile, gantry, overhead, crawler, floating and jib cranes.

The three most important types of overhead cranes are:

- **BRIDGE CRANE** these are placed on top of or suspended from long steel tracks, generally all types of overhead cranes are referred to as bridge cranes because all of them are essentially suspended from a height. Back and forth movement is possible enabling the entire warehouse to be accessed freely.
 - **GANTRY CRANE** It differs from the ordinary bridge crane in that it is provided with rails for wheels to move on the floor. They are smaller but occupy more space and most importantly are used in the out door yard work more than indoors.
 - **JIB CRANE** These cranes have only one support on which they are pivoted. They come in use especially in small, circular areas used as workstations. They have small lifting capabilities.
- A gantry crane is an alternative to a bridge crane, it features a horizontal bridge girder equipped with a pulley which moves back and forth horizontally. The gantry crane equipment makes it easy to lift and move heavy equipment for shipping, loading and in industrial systems. There are basically two entirely different types of gantry cranes, namely:
1. Large industrial strength gantry crane used for production warehouse of shipping yard
 2. low-cost, low-capacity crane for use in automotive sector and also in workstations

Crane Columns

Craneway columns form important elements in crane use. These columns essentially support the crane-way girder. Though there are many types of such supports possible, usually brackets are provided for support. However these can be used only when the transported goods are light. Other transportation mechanisms are employed in case of heavy equipment transportation. In this case, craneway columns are used to bear the crane-way girders. This is provided such that the rolled steel sections as well as the other fabrication work are minimized. Another popular type of support is the stepped columns. This type provides a combined crane way and building column.

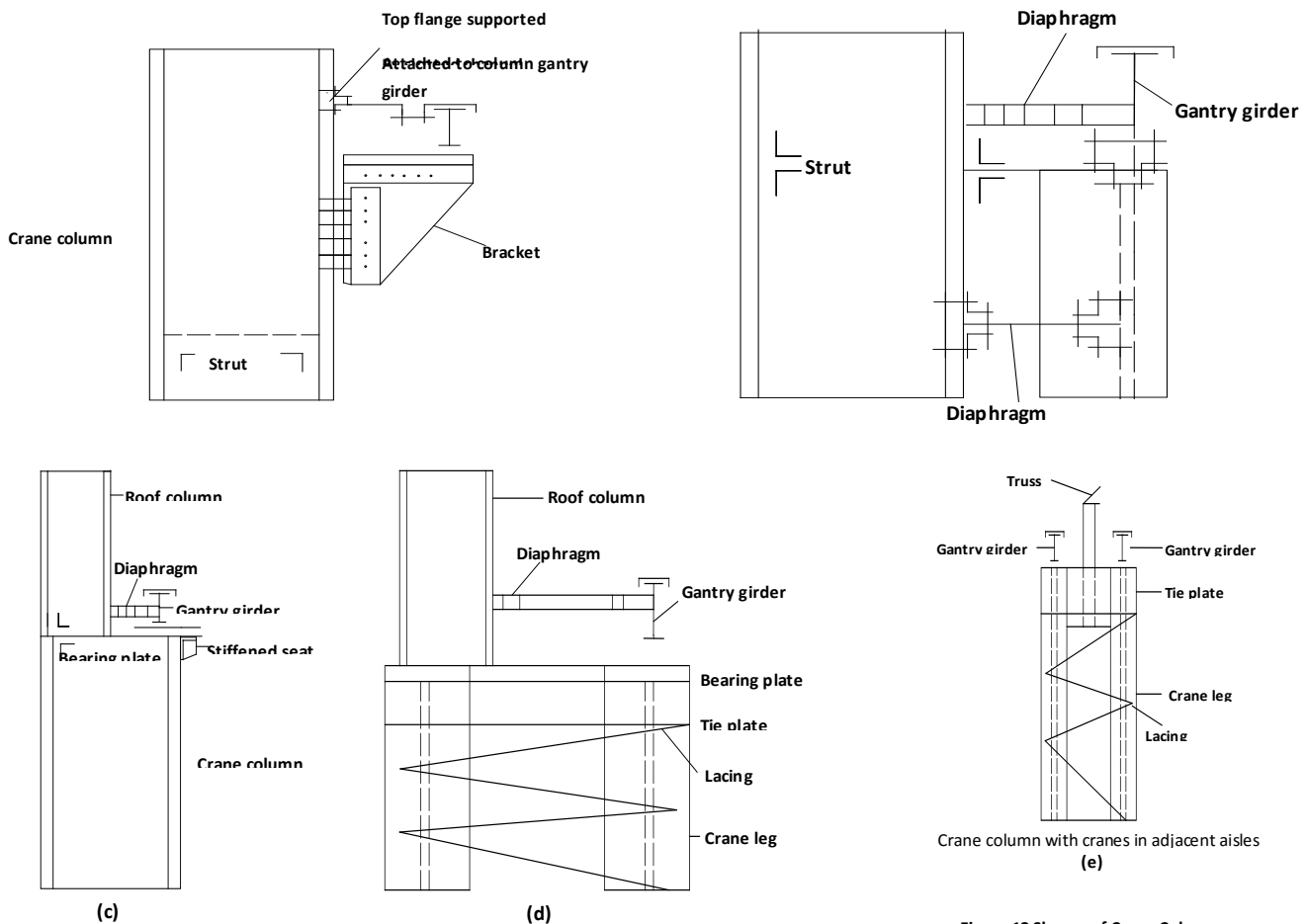


Figure 12 Shapes of Crane Columns

Bracings

In addition to main frames, endwall frames, eave struts, girts, and purlins, the building system must have adequate bracing to make the system stable in a lengthwise direction. Bracing systems transfer wind loads from end walls and sidewalls to the foundation. Bracing, thus, refers to the rods, angles or cables used in the roof and walls of the steel building system in order to transfer loads, such as wind, seismic and crane thrusts to the foundation. It is necessary to brace industrial buildings against loads coming on it. Generally longitudinal bracing is used for wind action against the endwall while transverse bracing is used for wind action on the sidewall.

Steel building bracing types

- **FLANGE BRACING** - Steel buildings use bracing to counteract forces such as torsion, compression, shear, and lift. Flange bracing, made up of structural angles connected between the rafters and purlins, is provided on all steel buildings. This bracing prevents the rafters from moving under a load. Purlin bracing is an angle connecting the bottom flange of adjoining purlins to prevent purlin roll.
- **DIAPHRAGM BRACING** - Diaphragm bracing, created by the wall and roof paneling, acts like a skin or "diaphragm" stretching over the building and integrating it together. It helps in transmitting wind or seismic loads to the foundation.

For most steel buildings that are less than 20 m wide, the diaphragm bracing is the only bracing that is necessary. For steel buildings that are wider than 20 m additional bracing will be necessary.

- **X-BRACING** - Steel buildings that need to accommodate higher loads frequently use x-bracing. With x-bracing, steel rods or cables are used to tightly connect various parts of the frame. This helps a steel building to be more rigid and able to withstand higher wind and snow loads.
- **WEAK AXIS BENDING** - Steel buildings that require heavy loads on the columns typically use weak axis bending in order to increase the size of the base plates. These larger base plates help prevent the columns from moving under heavy stress.
- **WIND COLUMN** - If weak axis bending is not enough to secure the columns, wind columns may be used. A wind column is an additional vertical member used to help further strengthen the columns.
- **PORTAL FRAMES** - In extreme circumstances, a steel building may require a portal frame. A portal frame is a sub-frame consisting of two portal columns and a portal rafter placed between the two adjacent main-frame columns in a bay. A portal frame can be costly and are used if absolutely necessary.

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L Venkatesan,
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Tax Corner

Recommendations made during 31st GST Council Meeting held on 22.12.2018



திரு. S.D. கண்ணன்
Taxation Committee

GST Council took following decisions relating to changes in GST rates on goods and services. The decisions of the GST Council have been presented in this note for easy understanding. The same would be given effect to through Gazette notifications/ circulars which shall have force of law.

1. For E-Cash Ledger

S.No	Existing Rule	Proposed Rule
1	Single e-cash ledger is available for IGST/CGST/SGST which runs into multiple pages and does not fit in computer screen.	There will be single e-cash ledger for each GST separately.

2. For Refund

S.No	Existing Rule	Proposed Rule
1.	CGST refund is transferred to Service tax office/ SGST refund is transferred to VAT office of the state.	Single authority for sanction of refund under both CGST and SGST
2.	After application for refund in form no.GST RFD-01 dealer is need to go service tax or VAT office for submission of hard copy along with relevant documents	All related documents are to be uploaded online. No need to physical visit to service tax or sale tax office for submission.
3.	Refund from cash ledger/refund of ITC for Inverted tax structure / refund of ITC for export/IGST paid on export are allowed	There will be more refund as below- a. Refund on account of assessment/provisional assessment/Appeal or any other order.

3. For Return

S.No	Existing Rule	Proposed Rule
1	GSTR-3B, GSTR-1, GSTR-4 etc are filed within various due date	New Simple GSTR sahaj and sugam shall be available from 01.04.2019 on optional basis and from 01.07.2019 it shall be mandatory.

4. For Annual Return

S.No	Existing Rule	Proposed Rule
1	GSTR-9, 9A and 9C for the FY-2017-2018 due date was 31.03.2019	It is further extended till 30.06.2019
2	None	All due returns must be filed to enable filing of GST Annual Return.
3	HSN code for purchase is mandatory	HSN code is required to furnish only in case where value of a particular purchase comprises 10% or more of total value of inward supply.
4	None	Additional payment of tax if any must be paid by filing of GST-DRC-03 in cash only (cash means by creating challan).

5. For unavailed ITC

S.No	Existing Rule	Proposed Rule
1	ITC missed on purchase invoices for the FY-2017-2018 should be claimed in GSTR-3B for the month of September-2018	The due date is extended till 31.03.2019. Dealer can claim ITC of missed invoices for the FY-2017-2018 latest by GSTR-3B for the month of March-2019

6. For Late Fees

S.No	Existing Rule	Proposed Rule
1	Late fees is applicable for late filing of GSTR- 3B and GSTR-4. It is Rs.50.00 (25+25) in case of taxable return and Rs.20.00 (10+10) in case of Nil return.	Entire late fees for the FY- 2017-2018 and upto September-2018 shall be waived off for all type of tax payer provided that pending returns such as GSTR-3B, GSTR- 1 or GSTR-4 as applicable should be filed before 31.03.2019.

7. For E-Way bill

S.No	Existing Rule	Proposed Rule
1	None	If return is not filed for 2 consecutive tax period , E- waybill generation will be locked.

8. REDUCTION OF GST ON SERVICES/CHANGED New rate wef 01.01.2019

S.No	Name of Service	Existing rate	Proposed new rate
1	Cinema ticket above Rs. 100.00	28%	18%
2	Cinema ticket below Rs. 100.00	18%	12%
3.	Services from bank for account holders of Pradhan Mantri Jan Dhan Yojna	18%	Exempt
4	Services provided by rehabilitation professionals to govt. hospital, college etc		Exempt
5	Services provided by GTA to government departments which is registered in GST for TDS only	RCM	Exempted
6	Services provided by UR business facilitator or Business Correspondent to bank	Exempt	RCM
7	Canteen Services to educational Institute	-	5%

9. REDUCTION OF GST GOODS New rate wef 01.01.2019

S.No	Name of Service	Existing rate	Proposed new rate
1	Pulleys, transmission shafts and cranks, gear box etc falling under HSN 8483	28%	18%
2	Monitors and TV screen size upto 32"	28%	18%
3.	Re-treaded or used pneumatic tyres of rubber	28%	18%
4	Power banks of lithium ion battery	28%	18%
5	Digital camera and video camera recorder	28%	18%
6	Video games consoles and other games and sports requisites falling under HSN 9504	28%	18%
7	Parts and accessories used for the carriage of disable persons	28%	5%
8	Cork all types	18%	12%
9	Marble rubble	18%	5%
10	Natural Cork, Walking Stick, Fly ash blocks	12%	5%
11	Music books	12%	NIL
12	Vegetables which is frozen, branded and put in unit container or provisionally preserved but not suitable to consume in that state	5%	NIL

GST clarifications on solar power generating & other renewable energy plants

- Renewable energy devices and parts required for their manufacture – bio gas plant, solar power-based devices, solar power generating systems etc. – **5% GST**
- Other goods and services used in these plants – **Applicable GST rates**
- Certain disputes have arisen with regards to the GST rates where specified goods attracting a GST of 5% GST were supplied along with services of construction or along with goods used in solar power plants. To resolve these disputes, the GST Council has recommended that –
 - 70% of the gross value shall be deemed as the value of supply of goods – **5% GST**
 - 30% of the gross value shall be deemed as the value of supply of services – **Applicable GST rates**

GST clarifications – Rate of Goods

- Supply of gold by nominated agencies to exporters of articles of gold jewellery – **Exempt from GST**
- Proceeds received by Government from auction of gifts received by President, Prime Minister, Governor or Chief Minister of a State and public servants, the proceeds of which is used for public or charitable causes – **Exempt from GST**
- Animal / Cattle / Aquatic / Poultry Feed – **Exempt from GST**
- **Movement of rigs, tools & spares and all goods on wheels on own account, where the movement is not intended for further supply of such goods, but for the provision of service – Exempt from GST**
- Vehicles imported for temporary purposes under the 'Customs Convention on Temporary Importation of Private Road Vehicles' guidelines – **Exempt from IGST / Compensation Cess**
- Footwear – **5% / 18% GST to be applied based on transaction value**
- LPG supplied in bulk to an OMC by refiners / fractioners for bottling for further supply to household domestic consumers – **5% GST**
- Fabric, even if embroidered or has stitching of lace and tikki etc. and even if sold in three-piece fabric as ladies suit set – **5% GST**
- Specified equipment for waste to energy plants – **5% GST**
- Flexible Intermediate Bulk Container (FIBC), which was earlier rated at 5% or 12% based on the value – **12% GST**
- Sprinkler system consisting of nozzles, lateral and other components – **12% GST**
- Bagasse Board (plain or laminated) – **12% GST**
- Polypropylene Woven and Non-Woven Bags and PP Woven and Non-Woven Bags laminated with BOPP – **18% GST**
- **Wood logs including the wood in rough / log used for pulping – 18% GST**
- Turbo Charger – **18% GST**
- Fish Meal, Meat Bone Meal, Bran, Sharps, Oil Cakes of various oil seeds, manure of determination of classification of vitamins, provitamins etc. as animal feed supplements – **Applicable GST rates**
- Sattu or Chattua – **Applicable GST rates**

GST clarifications – Rate of Services

- Parliament and State legislatures as well as Central and State Governments – **RCM applicable**
- Security services (supply of security personnel) provided to a registered person, except Government Departments which have taken registration for TDS and entities registered under composition scheme – **RCM applicable**
- Services provided by unregistered business facilitators (BF) to a bank and agents of business correspondents (BC) to other business correspondents – **RCM applicable**
- Degrees / diplomas awarded by IIMs (effective 31st January 2018) – **Exempt from GST**
- Services provided by IFC and ADB – **Exempt from GST**
- Services provided by West Bengal Council / Board of Primary / Secondary / Higher Secondary Education for conduct of examination to its students – **Exempt from GST**

- Supply of food and drinks by an educational institution when provided by the institution itself to its students, faculty and staff – **Exempt from GST**
- Services provided by godown owner in case of lease with services, where the godown owner, besides leasing the warehouse, undertakes to carry out activities of storage and preservation of stored food grains – **Exempt from GST**
- Supply of food and drinks by an educational institution when provided by any other person based on a contractual arrangement – **5% GST**
- Printing of Pictures, which many had assumed to fall under 12% GST bracket – **18% GST**
- **Leasing of land and buildings along with equipment – 18% GST**
- License Fee Recovery (LFR) charged for leasing of pumps and reservoirs by the OMCs to petrol pump dealers – **28% GST**

Other Important GST Clarifications

- **Incentives paid by RBI to Banks** – under “Currency Distribution and Exchange Scheme” (CDES) will be taxable
- **Entry for multi-modal transport** – which is rated at 12% GST, covers only transport of goods from one place to another place in India i.e. only domestic multi-modal transport
- **Nature of business establishments supplying food, drinks and other articles for human consumption** – will not determine whether the supply is that of goods or services. Rather, it will depend on the constituents of each individual supply and whether the same satisfy the conditions / ingredients of a composite supply or a mixed supply
- **Banking company** – is liable to pay GST on the entire value of service charge or fee charged to customers whether received via business facilitators / business correspondents or not

Agenda for future GST Council Meetings

Certain matters did come up for discussion at the 31st GST Council meeting, and it was decided that a call on the same will be taken in the next meeting in January 2019.

- **Extending Composition Scheme to Services** – The GST rate and threshold limit will be proposed by the Law Committee and Fitment Committee
- **Lotteries** – GST rate to be proposed by Committee of States
- **Residential Property – The GST rate to be proposed by the Law Committee and Fitment Committee**
- **Threshold limit of exemption** – To be proposed by GoM on MSMEs

Overall, a lot of GST clarifications and decisions have been announced by the GST Council, and the effect of the same will be seen over the next few days. The wait for the next GST Council meeting in January 2019 has already started, and it will be interesting to see what the government has up its sleeve to further simplify GST compliance for businesses and the common man.

CBIC releases 44 GST Notification / Circular / Order on 31.12.2018

GST Council has made several recommendations related to GST Rate Reduction on Good and Services, Late Return Filing Fees Waiver, Extension of Due date of GST Return Filing, Simplification of Annual GST Return and to provide clarification related to GST on Various Services in its 31st GST Council Meeting held on 22nd December 2018. To give effect to these recommendations CBIC has issued 3 Orders, 6 CGST Circulars and 35 Notification related to CGST, UTGST and IGST. In total CBIC has issued 44 Notification / Circular / Order on the eve of New Year as new Year Gift to taxpayers and professionals Across India. Details of Such GST Notification / Circular / Order with relevant Link for ready reference of our readers is given below-

List of GST Notification / Circular / Order issued on 31.12.2018 to give effect to 31st GST Council Meeting Decisions

S.No.	Title	Notification / Circular / Order No.	Date of Issue
1	<u>Due date of GSTR 8 for October to December 2018 extended to 31.01.2019</u>	Order No. 04/2018-Central Tax	31-12-2018
2	<u>FORM GSTR-9, GSTR-9A & GSTR-9C due date extended to 30.06.2019</u>	Order No. 03/2018-Central Tax	31-12-2018
3	<u>CBIC extends due date for availing ITC of FY 2017-18</u>	Order No. 02/2018-Central Tax	31-12-2018
4	<u>Reg. UTGST on Transport of goods in containers by rail by any person other than Indian Railways</u>	Notification No. 30/2018-Union Territory Tax (Rate) G.S.R.1275(E).	31-12-2018
5	<u>UTGST: New services under Reverse Charge Mechanism wef 1st January 2019</u>	Notification No. 29/2018-Union Territory Tax (Rate) G.S.R.1273(E).	31-12-2018
6	<u>CBIC exempt certain services from UTGST w.e.f. 1st January 2019</u>	Notification No. 28/2018- Union Territory Tax (Rate) G.S.R.1272(E).	31-12-2018
7	<u>Changes in UTGST rates of various services from 1st January 2019</u>	Notification No. 27/2018-Union	31-12-2018

		Territory Tax (Rate) [G.S.R. 1279(E)]	
8	<u>CBIC exempts UTGST on supply of gold by nominated agencies to registered persons</u>	Notification No. 26/2018-Union Territory Tax (Rate) G.S.R.1269(E).	31-12-2018
9	<u>CBIC exempt UTGST on certain goods WEF 1st January, 2019</u>	Notification No. 25/2018-Union Territory Tax (Rate) G.S.R.1268(E).	31-12-2018
10	<u>CBIC notifies Change in UTGST rates on goods wef 01.01.2019</u>	Notification No. 24/2018-Union territory Tax (Rate) G.S.R.1267(E).	31-12-2018
11	<u>CBIC amends territorial jurisdiction of Central Tax Officers</u>	Notification No. 79/2018-Central Tax / G.S.R.1283(E)	31-12-2018
12	<u>Time limit to furnish FORM ITC-04 extended till 31.03.2019</u>	Notification No. 78/2018-Central Tax	31-12-2018
13	<u>Late fees leviable for delayed furnishing of FORM GSTR-4 waived</u>	Notification No. 77/2018-Central Tax	31-12-2018
14	<u>Late fees leviable for delayed furnishing of FORM GSTR-3B waived</u>	Notification No. 76/2018-Central Tax	31-12-2018
15	<u>Late fees leviable for delayed furnishing of FORM GSTR-1 waived</u>	Notification No. 75/2018-Central Tax	31-12-2018
16	<u>GST Annual Return, Reconciliation Statement & Refund Application format amended</u>	Notification No. 74/2018-Central Tax	31-12-2018

17	<u>Supply between Govt Depts & PSUs exempted from GST TDS</u>	Notification No. 73/2018-Central Tax	31-12-2018
18	<u>Notification No. 71/2018-Central Tax: CBIC Extends date to file GSTR-1</u>	Notification No. 72/2018-Central Tax	31-12-2018
19	<u>Notification No. 71/2018-Central Tax: CBIC Extends date to file GSTR-1</u>	Notification No. 71/2018-Central Tax	31-12-2018
20	<u>Notification No. 70/2018-Central Tax: Time to furnish GSTR-3B for newly migrated taxpayers extended</u>	Notification No. 70/2018-Central Tax	31-12-2018
21	<u>Notification No. 69/2018-Central Tax: Time to furnish GSTR-3B for newly migrated taxpayers extended</u>	Notification No. 69/2018-Central Tax	31-12-2018
22	<u>Time limit to furnish FORM GSTR-3B for newly migrated taxpayers extended</u>	Notification No. 68/2018-Central Tax	31-12-2018
23	<u>Time limit to avail special procedure to complete migration to GST extended</u>	Notification No. 67/2018-Central Tax	31-12-2018
24	<u>IGST Rules to determine place of supply in case of inter-State supply</u>	Notification No. 04/2018-Integrated Tax	31-12-2018
25	<u>Reg. IGST on Transport of goods in containers by rail by any person other than Indian Railways</u>	Notification No. 31/2018-Integrated Tax (Rate) [G.S.R. 1278(E)]	31-12-2018
26	<u>IGST: New services under Reverse Charge Mechanism wef 01.01.2019</u>	Notification No. 30/2018-Integrated Tax (Rate)	31-12-2018
27	<u>CBIC exempt certain services from IGST</u>	Notification No.	31-12-2018

	<u>w.e.f. 1st January 2019</u>	29/2018-Integrated Tax (Rate)	
28	<u>Changes in IGST rates on various services from 1st January 2019</u>	Notification No. 28/2018-Integrated Tax (Rate)	31-12-2018
29	<u>CBIC exempts IGST on supply of gold by nominated agencies to registered persons</u>	Notification No. 27/2018-Integrated Tax (Rate) G.S.R.1266(E).	31-12-2018
30	<u>CBIC exempt IGST on certain goods WEF 1st January 2019</u>	Notification No. 26/2018-Integrated Tax (Rate) G.S.R.1265(E).	31-12-2018
31	<u>Changes in IGST rates on goods wef 01.01.2019</u>	Notification No. 25/2018-Integrated Tax (Rate) G.S.R.1264(E).	31-12-2018
32	<u>Reg. GST on Transport of goods in containers by rail by any person other than Indian Railways</u>	Notification No. 30/2018-Central Tax (Rate) [G.S.R. 1277(E)]	31-12-2018
33	<u>New services under Reverse Charge Mechanism wef 1st January 2019</u>	Notification No. 29/2018- Central Tax (Rate) [G.S.R. 1276(E)]	31-12-2018
34	<u>CBIC exempt certain services from CGST w.e.f. 1st January 2019</u>	Notification No. 28/2018- Central Tax (Rate) [G.S.R. 1272(E)]	31-12-2018
35	<u>Changes in CGST rates of various services from 1st January 2019</u>	Notification No. 27/2018-Central Tax (Rate) [G.S.R. 1271(E)]	31-12-2018
36	<u>CBIC exempts CGST on supply of gold by</u>	Notification No.	31-12-2018

	<u>nominated agencies to registered persons</u>	26/2018-Central Tax (Rate) G.S.R.1263(E)	
37	<u>CBIC exempt GST on certain goods WEF 1st January, 2019</u>	Notification No. 25/2018-Central Tax (Rate) G.S.R.1262(E).	31-12-2018
38	<u>CBIC notifies Change in GST rates on goods wef 01.01.2019</u>	Notification No. 24/2018-Central Tax (Rate) G.S.R.1261(E).	31-12-2018
39	<u>GST rate for Sprinkler and Drip irrigation System including laterals</u>	Circular No. 81/55/2018-GST	31-12-2018
40	<u>Clarification regarding GST rates & classification (goods)</u>	Circular No. 80/54/2018-GST	31-12-2018
41	<u>GST Refund- CBIC clarifies on 7 Issues</u>	Circular No. 79/53/2018-GST	31-12-2018
42	<u>GST on Export Services through supplier of services located outside India</u>	Circular No. 78/52/2018-GST	31-12-2018
43	<u>Denial of composition option by tax authorities and effective date thereof</u>	Circular No. 77/51/2018-GST	31-12-2018
44	<u>CBIC clarifies on 6 Important GST Related Issue</u>	Circular No. 76/50/2018-GST	31-12-2018

பத்திரிக்கையாளர் சந்திப்பு

தமிழ் நாடு மற்றும் புதுச்சேரி மாநிலத்தலைவர் திரு. S. அய்யநாதன், தென்னக மய்யத்தலைவர் திரு. L. வெங்கடேசன். அகில இந்திய முன்னாள் தலைவர் பீஷ்மா R. இராதாகிருட்டிணன். மாநிலச் செயலாளர் திரு. R. சிவக்குமார், மாநிலப் பொருளாளர் திரு. K. வெங்கடேசன் ஆகியோர் கட்டுநர்களின் பிரச்சனைகளை அரசின் கவனத்திற்கு கொண்டு வர 27.12.2018 அன்று சென்னை பத்திரிக்கையாளர் சங்கத்தில் பத்திரிக்கை மற்றும் ஊடகத்தித்திற்கு எடுத்துரைத்தனர்.

பத்திரிக்கை செய்தி

தமிழக அரசுத்துறை ஒப்பந்தங்களை வெளிப்படைத் தன்மையுடன் மின்னணு முறையில் (E-tender) கோரப்பட வேண்டும். மத்திய அரசுப் பணிகள் மற்றும் மற்ற மாநிலங்களில் ஒப்பந்தங்கள் E-tender முறையிலேயே கோரப்பட்டு வருகிறது. தமிழகத்தில் ஒப்பந்தங்கள் E-tender முறையாக கோரப்பட வேண்டும்.

இது குறித்த நாங்கள் துறை அதிகாரிகள் மற்றும் அமைச்சர்களிடம் எடுத்துக்கூறியும் இதுவரை எந்த பலனும் இல்லை. மேலும் வெளிப்படையான E-tender முறை கோரப்பட வேண்டும் என்று சென்ற ஆண்டு அகில இந்திய கட்டுநர் வல்லுநர் சங்கம் தமிழ்நாடு மாநில சங்கம் சார்பில் நீதிமன்றத்தில் வழக்கு தொடுத்தது. தமிழக அரசு மின்னணு ஒப்பந்தங்கள் நடைமுறைப்படுத்த அதிகாரிகளுக்கு பயிற்சி அளித்து வருவதாகவும் விரைவில் அனைத்து துறைகளிலும் மின்னணு ஒப்பந்தங்கள் நடைமுறைப்படுத்தப்படும் என்று நீதி மன்றத்தில் அவகாசம் கோரியது. ஆனால் ஒரு வருடங்களை கடந்தும் இதுவரை மின்னணு ஒப்பந்தங்கள் கோரப்படவில்லை. ஒரு சில துறைகளில் மின்னணு ஒப்பந்தமுறை நடைமுறைப்படுத்துவதாக அறிவித்து ஒப்பந்தங்களுக்கான முன் வைப்புத் தொகை மற்றும் இயந்திர தளவாடங்கள் சான்று என்று தனியாக அதிகாரிகளிடம் அளிக்க வேண்டும் என்று நிபந்தனைகளை விதித்து ஒப்பந்தங்களில் கலந்து கொள்ள முடியாதவாறு ஒப்பந்ததாரர்கள் தடுக்கப்படுகிறார்கள். அனைத்து ஆவனங்களும் on line முறையிலேயே சமர்ப்பிக்க ஆவன செய்ய வேண்டும். ஒப்பந்தங்களை தேவையின்றி தொகுப்புகளாக (package) அமைத்து ஒரு சில ஒப்பந்ததாரர்கள் பங்குபெறும் வகையில் கோரப்படுவதால் அனைத்து அரசு ஒப்பந்ததாரர்களும் டெண்டர்களில் கலந்து கொள்ள முடியாமல் வேலையின்றி அவதிப்படுகின்றனர்.

சமீப காலமாக சென்னை மாநகராட்சி மற்றும் நெடுஞ்சாலைத்துறைகளில் நடைபெற்ற டெண்டர் முறைகேடுகளை பத்திரிக்கைகள் மற்றும் ஊடகங்களில் செய்திகள் வந்ததை அனைவரும் அறிவோம். எனவே தமிழக அரசு அனைத்து துறைகளிலும் மின்னணு ஒப்பந்தங்களை (E-tender) வெளிப்படையாகவும் பேக்கேஜ் முறையை தவிர்த்து வேலைகளுக்கு தனித்தனியாக அனைத்து வகுப்பு ஒப்பந்தக்காரர்களும் ஒப்பந்தங்களில் பங்கு பெறும் வகையில் ஒப்பந்தங்கள் கோரப்பட வேண்டுகிறோம்.

பொதுப்பணித்துறையில் ஒப்பந்தப் பதிவு புதுப்பித்தலை முன்பு நடைமுறையில் இருந்தவாறு தொடரப்பட வேண்டும். ஒப்பந்தப்பதிவு புதுப்பித்தல் அனைத்தும் மாநில முழுமைக்கும் சென்னையில் தலைமையகத்தில் செய்ய வேண்டும் என்கிற புதிய நடைமுறை நிண்ட காலதாமதத்தையும் மிகுந்த அலைச்சலையும் தருகிறது.



இதை எளிமைப்படுத்தி கண்காணிப்பு பொறியாளர் மற்றும் கோட்டப் பொறியாளர் அலுவலகங்களிலேயே தேவையான ஆவனங்களை முறைப்படி சரிபார்த்து செயல்படுத்த வேண்டுகிறோம்.

மாண்புமிகு தமிழக முதல்வர் செப்டம்பர் 30ந்தேதி அறிவித்தபடி அக்டோபர் 1ம் தேதி முதல் தமிழகத்தில் உள்ள அனைத்து கட்டுமானங்களுக்கும் FSI (தள அளவுக்குறியீடு) 2.0 ஆக உயர்த்தி அரசு அரசாணை வெளியிட்டுள்ளது.

ஆனால் அரசு அறிவித்தபடி இந்த FSI 2.0 சதவிகிதம் 9M (30'அடி) சாலைக்கு குறைவாக உள்ள மனைப்பிரிவில் கட்டிடத்தின் வரைபடம் தயாரிப்பது இயலாத நிலை உள்ளது.

மேலும் தமிழக அரசாங்கம் கொண்டு வரவுள்ள Common Building Rules (பொது கட்டிட வழிமுறைகள்) விரைந்து கொண்டு வந்தால் பொது மக்கள் மிகவும் பயனடைவார்கள். மேலும் இந்த Common Building Rules (CBR) எதிர்பார்த்து புதிய கட்டிட திட்டங்கள் நிறுத்தி வைக்கப்பட்டுள்ளன.

சொத்து பதிவுத்துறையில் தற்போது நடைமுறையில் இருக்கும் பதிவுக்கட்டணம் 7+4=11 சதவிகிதம் உள்ளது. மற்ற மாநிலங்களை ஒப்பிடும்போது இந்த கட்டணம் தமிழகத்தில் மிக அதிகமாக உள்ளது. மேலும் GST மற்றும் RERA ஆகிய அகில இந்திய அளவில் ஒரே மாதிரியான வரி மற்றும் சட்டங்கள் இருப்பதால் இந்த பதிவுக் கட்டணத்தையும் 4 சதவிகிதமாக குறைக்க தமிழக அரசை கேட்டுக் கொள்கிறோம்.

பத்திரிக்கை மற்றும் ஊடகங்கள் எங்கள் நியாயமான கோரிக்கைகள் நிறைவே உதவிட அன்புடன் வேண்டுகிறோம்.

S.அய்யநாதன்

மாநிலத்தலைவர்



அகில இந்திய மேலாண்மை மற்றும் பொதுக்குழு கூட்டத்தில்
தாம்பரம் புதிய மய்யம் அங்கிகரிக்கப்பட்டது.



தென்னக மய்யத்திற்கு 2017- 2018 Best Centre Award
(Image Building Activities) வழங்கப்பட்டது.



2017-2018 Best Magazine Award (Southern Builder)



நாமக்கல்லில் 04.12.2018 அன்று இரண்டாவது மாநில அளவில் மய்யத்தலைவர்கள் மற்றும் குழுத்தலைவர்கள் கூட்டமும் 2019ம் ஆண்டிற்கான டைரியும் வெளியிடப்பட்டது.



19.12.2018 அன்று தென்னக மய்யத்தின் 9th EC/GC கூட்டத்தில் 2019 ஆண்டிற்கான டைரி வெளியிடப்பட்டது.



வரப்பெற்றோம்

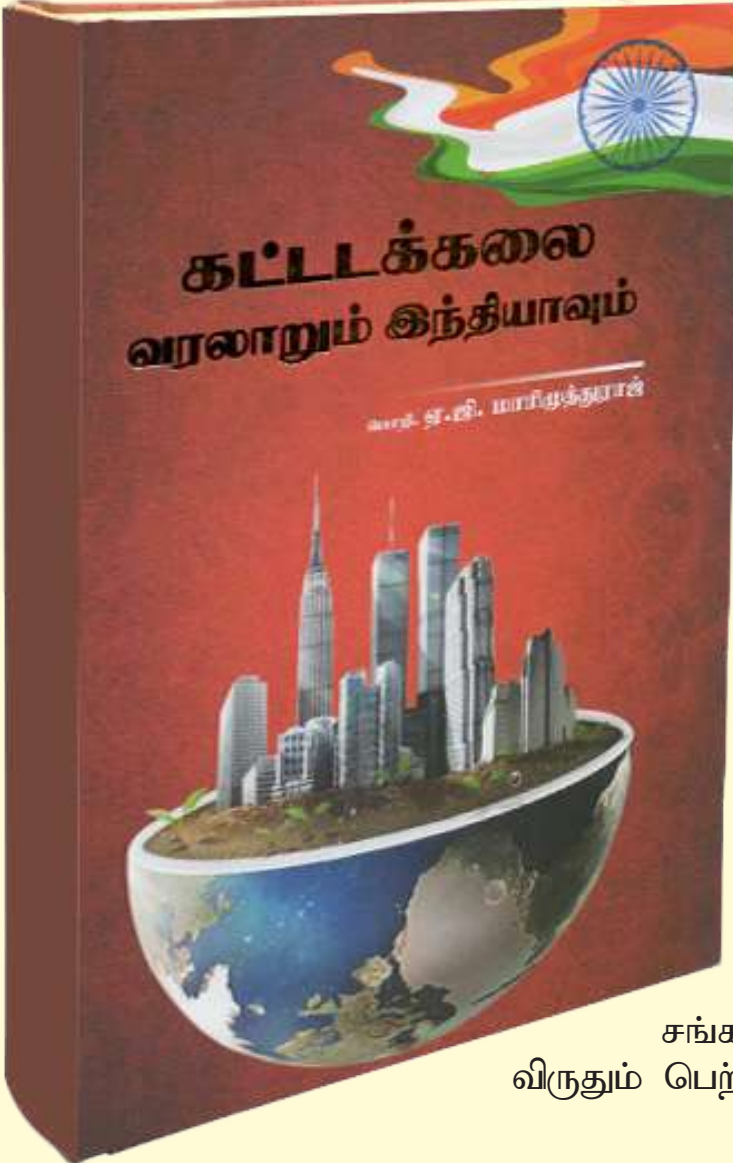


பொறி. மாரிமுத்துராஜ்,
B.E. (Civil)

கட்டடக்கலை வரலாறும் இந்தியாவும் புத்தகம் ஆசிரியர் பொறி. A.G. மாரிமுத்துராஜ் அவர்களால் தென்னக மய்யத்தின் பார்வைக்கு அனுப்பியுள்ளார். கட்டடக்கலைத்துறை சார்ந்த அனைவரும் படிக்க வேண்டிய நல்ல நூல். நமது உறுப்பினர்களுக்கு சிறப்பு சலுவை விலையாக ரூ.350/ தர இசைந்துள்ளார். புத்தகம் தேவைக்கு கைபேசி எண் 8667074872ல் தொடர்பு கொள்ளலாம்

ஆசிரியர் குறிப்பு

பொறி. மாரிமுத்துராஜ், B.E. (Civil) அவர்கள் கடந்த 20 ஆண்டுகளுக்கும் மேலாக கட்டுமானத் தொழிலுடன் வாஸ்து ஆலோசகராகவும் சிறந்த முறையில் இயங்கி வருகின்றார். இவர் கோவை பொறியாளர் சங்கத்தின் உயர்மட்டக் குழு உறுப்பினராகவும், கோவை இல. செ.க.வின் தன்னம்பிக்கை வாசகர் வட்டத்தின் தலைவராகவும், கொசினா விஷன் இதழ் ஆசிரியராகவும், ஆனந்தயோகம் மற்றும் பில்டர்ஸ் வாய்ஸ் மாத இதழின் இணை ஆசிரியராகவும் இருப்பதுடன் மிகச் சிறந்த சுய முன்னேற்றப் பயிற்சியாளராகவும் இருக்கின்றார். இதுவரை இவர் கட்டுரை, கவிதை, பொறியியல், வாஸ்து மற்றும் வாழ்க்கை வரலாறு சார்ந்த தலைப்பில் 13 புத்தகங்கள் எழுதியுள்ளார்.



இவர் கோவை இல.செ.க. வாசகர் வட்டத்தின் மூலம் சிறந்த சுயமுன்னேற்றப் பயிற்சியாளருக்கான விருதும், கோவை பொறியாளர் சங்கத்தின் மூலம் சாதனைப் பொறியாளர் விருதும் பெற்றுள்ளார்.

EPF - COURT ORDER

Recovered Provident Fund contribution should be returned to the employer, if workers are unidentified.

With reference to the above, The Nagpur bench of the Hon'ble Mumbai High Court on 23rd March 2018, in Writ Petition No. 1674 / 2016 filed by Kaushik K. Chatterjee Engineers and Contractors Versus Assistant Provident Fund Commissioner have ordered that 'The amount collected from an employer towards provident fund contribution on behalf of workers should be returned, in case the Provident Fund Department could not identified the name and address of such worker on whose behalf this contribution is collected.' In other words, The Hon'ble High Court attributed the responsibility of disbursing the Provident Fund amount to the workers and if no such workers could be identified, such amount should not be collected by coercive measures mentioned under section 8-B and 8-F of the Provident Fund Act. (This sections speaks about attaching the bank account of the employer or to collect the amount directly from the creditors whose bill are pending /outstanding)

The full order of the subject matter is attached herewith for the benefit of members.

IN THE HIGH COURT OF JUDICATURE AT BOMBAY
NAGPUR BENCH, NAGPUR

WRIT PETITION NO. 1674 OF 2016

Kaushik K. Chatterjee Engineers and Contractors,
A Proprietorship concern
having its place of Business at
Khare Town (Near Asha Mangal Karyalaya)
Dharampeth, Nagpur, 440 010
through its Proprietor
Shri Kaushik Chatterjee.....

PETITIONER

...VERSUS...

Assistant Provident Fund Commissioner,
Employees Provident Fund Organization,
132-A, Ridge Road, Raghuji Nagar,
Nagpur - 440 009

RESPONDENT

Shri S.N.Dandekar, counsel for Petitioner.
Shri S.D.Sirpurkar, counsel for Respondent

CORAM: R. K. DESHPANDE, J.

rd DATE : 23 MARCH, 2018 .

ORAL JUDGMENT 1] This petition challenges the order dated 29.01.2016 passed by the Assistant Provident Fund Commissioner determining the liability of the employer under Section 7-A of the Employees Provident Fund and Miscellaneous Provisions Act, 1952, to pay the provident fund dues of Rs.1,45,75,337/- (Rupees One Crore Forty Five 2 wp1674.16.odt Lakhs Seventy Five Thousand Three Hundred and Thirty Seven only) for the period 2008-09 to 2014-15 with the direction to the employer to deposit the amount of dues and submit the compliance report within the period of 15 days, failing which steps shall be taken to recover the amount by invoking provisions of Section 8-B and 8-F of the said Act. 2] The main ground of challenge in the petition is that without even identifying the employees, the liability has been determined. The order impugned also does not show the names and identifiable addresses of 24 employees said to have been engaged by the contractor employed by the petitioner during the aforesaid period. Obviously, the collection of dues under Section 7-A of the said Act is meant for disbursement of the amount to identifiable employees. If the employees are not identified, then there is no use in saddling liability under Section 7-A of the said Act upon the employer. 3] As per the provisions of Section 6 of the said Act, the contribution which the employer is required to pay to the provident fund is at the rate of ten per cent of the basic

wages, dearness allowance and retaining allowance, if any, 3 wp1674.16.odt for the time being payable to each of the employees, whether employed by him directly or through the contractor. If the employees engaged by the contractor are not found or identified, then it is also noticed that an amount under Section 7-A of the said Act is determined on the basis of fifteen per cent of the total charges paid to the contractor which constitutes the component adopted towards wages paid to the employees for determination of liability under Section 7-A of the said Act. If such amount is not paid, then huge amount of interest and damages under Section 7-Q and 14-B is also assessed and determined.

4] In order to recover such amount from the principal employer, coercive measures are adopted as are prescribed under Section 8-B and 8-F of the said Act either by attaching the accounts of the principal employer in the bank or by making demands from the creditors from whom the employer is entitled to receive the amount. This Court has come across several cases wherein the office of the Provident Fund Commissioner collects huge amount from several employers without even identifying the employees. The anxiety of this Court was, therefore, to know what is 4 wp1674.16.odt done by the Provident Fund Commissioner of such amount collected from the employers and recovered some times with interest and damages levied thereon by adopting coercive measures under Section 8-B and 8-F of the said Act. 5] On 14.03.2018, this Court passed an order as under;

"The contention in this writ petition is that without even identifying employees, the liability of Rs. 1,45,75,337/- has been fixed under Section 7-A of the Employees Provident Fund Act. A specific question was put to the learned counsel for the respondent to point out the names of employees to whom the amount of provident fund to be collected from the petitioner is to be distributed. He is unable to point it out from the order impugned.

The objection is raised as to the existence of the alternate remedy in which, the petitioner will be required to deposit minimum of 50% of the amount of liability imposed. Prima-facie, it does not seem to be efficacious.

Since the learned counsel for the respondent is unable to assist the Court on this aspect, on the sustainability of the order of order passed, the Assistant Provident Fund Commissioner is directed to remain present personally before this Court tomorrow i.e. on 16.03.2018 at 10.30 a.m. so that he can assist the Court in the matter".

6] Thereafter, on 16.03.2018, this Court passed an order as under;

"In response to the order dated 14.03.2018 the Assistant Provident Fund Commissioner is personally present before this court. This court has 5 wp1674.16.odt come across several cases wherein, even without identification of the employees, the liability of provident fund dues is saddled upon the employer determined under Section 7-A, 7-Q and 14-B of the Employees' Provident Funds and Miscellaneous Provisions Act, 1952 ("said Act" for short). It is recovered either by following the

procedure under Section 8-B or under Section 8-F of the said Act, by attaching the accounts or forcing the creditors of the employer to forward the amount due and payable to the employer against whom an order under Section 7-A, 7-Q or 14-B is passed.

It is informed to this Court by the learned counsel appearing for the respondent that if the employees are not identified but the amount is collected or recovered from the employer, then to trace out such employees enquiry is made with the employers to give the address and names of such employees. If it is found that the amount so received or collected from the employer remains unclaimed, then it remains with the office of the Assistant Provident Fund Commissioner.

In the aforesaid background the respondent - Assistant Provident Fund Commissioner is directed to provide the account numbers along with the amount of unclaimed provident fund dues collected from the employer and lying in the said account with the relevant extract of upto date entries. A specific question is put to the Assistant Provident Fund Commissioner, who is present before this court as to how the amount lying in such account is processed? It is informed that the said amount remains with the Assistant Provident Fund Commissioner.

Prima facie it seems that huge amount in crores of rupees is collected from various employers by adopting coercive measures as permitted under Section 8-B and 8-F of the said Act, not only to recover the amount of provident fund dues recoverable under Section 7-A, but also the amount of interest under Section 7-Q and all damages under Section 14-B. The latest entries in the accounts in which the amounts collected under Section 7-A, 7-Q and 14-B is deposited should be produced and the affidavit be filed as to how the amount lying in such accounts is processed and what is done about it.

Put up this matter on 23.03.2018.

6 wp1674.16.odt Steno copy of this order be furnished to the learned counsel for the respondent to act upon."

7] Today, the Assistant Provident Fund Commissioner is personally present before this Court and has tendered through counsel, a summary of inoperative accounts (estimated) as on 21.03.2018, in which the unclaimed amount remains in deposit. A shocking figure has emerged of Rs.351,11,41,170/- (Rupees Three Hundred Fifty One Crores Eleven Lakhs Forty One Thousand One Hundred Seventy only). This amount is not distributed or disbursed to the beneficiaries probably on the ground that the efforts were made after the orders were passed to identify the employees along with their addresses, but the employees remained unidentified or failed to report back to collect the amount.

8] A specific question is put to the Assistant Provident Fund Commissioner as to whether the figure of Rs.351,11,41,170/- includes an amount of interest under Section 7-Q and of the damages under Section 14-B apart from the amount of provident fund dues assessed and collected under Section 7-A of the said Act. He submits that this will be ascertained from the record and it is not possible to make such a 7 wp1674.16.odt statement or to submit classification of such figures and for that purpose he seeks time to file an affidavit. 9] Another question was put to the Assistant Provident Fund Commissioner as to whose duty is to identify the employees. According to him, it is for the employers to submit the names and identifiable addresses of such employees and the duty of the Provident Fund Department is to distribute or disburse the amount so collected, to the beneficiaries. It is also the question put to him as to how and in what manner such huge amount lying in the account for years together is processed or utilized. He submits that the amount is technically unclaimed and as and when the beneficiaries are identified and approached the Department, the amount is disbursed. This, in my view, is not the answer to my question. What is tried to be conveyed is that if the beneficiaries remained unidentified for years together or do not turn up to collect the amount, whether the amount is returned to the employer or there are any further instructions about its utilization. The Assistant Provident Fund Commissioner seeks time to file an affidavit in response to such query. 10] Prima facie, this Court is of the view that there cannot be determination of liability of the provident fund dues 8 wp1674.16.odt under Section 7-A of the said Act without actually identifying the employees along with their verifiable addresses. It is not open for the respondent Assistanat Provident Fund Commissioner to proceed to determine the liability of the employer under Section 7-A of the said Act by holding that the employer has failed to produce the evidence and therefore, the employees remain unidentified. This aspect is dealt with by the Apex Court in paragraph Nos. 7, 8 and 9 of the decision in the case of Food Corporation of India vrs. The Provident Fund Commissioner and others reported in 1990 I CLR 20, which are reproduced below.

"7. The question, in our opinion, is not whether one has failed to produce evidence. The question is whether the Commissioner who is the statutory authority has exercised powers vested in him to collect the relevant evidence before determining the amount payable under the said Act.

8. It is of importance to remember that the Commissioner while conducting an inquiry under section (7A) has the same powers as are vested in a Court under the Code of Civil Procedure for trying a suit. The section reads as follows:

"S. 7(A) Determination of Moneys due from Employer-- (1) The Central Provident Fund Commissioner, any Deputy Provident Commissioner or any Regional Provident Fund Commissioner may, by order determine the amount due from any employer under any provision of this Act (the scheme or the Family Pension Scheme or the Insurance Scheme as the case may be) and for this purpose may conduct such inquiry as he may deem necessary.

(2) The Officer conducting the inquiry under 9 wp1674.16.odt sub-section (1) shall, for the purposes of such inquiry, have the same powers as are vested in a Court under the Code of Civil Procedure, 1908, for trying a suit in respect of the following matters,



- (a) enforcing the attendance of any person or examining him on oath;
- (b) requiring the discovery and production of documents;
- (c) receiving evidence on affidavit;
- (d) issuing commissions for the examination of witnesses.

and any such inquiry shall be deemed to be a judicial proceeding within the meaning of Sections 193 and 228, and for the purpose of Section 196 of the Indian Penal Code."

9. It will be seen from the above provisions that the Commissioner is authorised to enforce attendance in person and also to examine any person on oath. He has the power requiring the discovery and production of documents. This power was given to the Commissioner to decide not abstract questions of law, but only to determine actual concrete differences in payment of contribution and other dues by identifying the workmen. The Commissioner should exercise all his powers to collect all evidence and collate all material before coming to proper conclusion. That is the legal duty of the Commissioner. It would be failure to exercise the jurisdiction particularly when a party to the proceedings requests for summoning evidence from a particular person." (Emphasis supplied).

The law laid down by the Apex Court is absolutely clear in respect of three things i.e. (1) that the Provident Fund Commissioner cannot saddle the liability upon the employer for the reason that the employer has failed to produce evidence, (2) 10 wp1674.16.odt the liability can be fixed only upon identifying the workmen or employees and (3) it is the duty of the Provident Fund Commissioner to collect evidence and collate all material before coming to proper conclusion. I have followed the said judgment in the case of Rallis India Ltd., Akola vrs. Assistant Provident Fund Commissioner, Nagpur and another, reported in 2014 I CLR 233.

11] It further seems that determination of provident fund dues under Section 7-A of the said Act cannot be on the basis of specific percentage of the charges paid to the contractor, which is totally irrelevant to the provisions of Section 6 of the said Act, which requires the contribution to be paid at the rate of ten percent of the basic charges, dearness allowance and retaining allowance payable to each of the employees, whether employed directly or through a contractor. In the absence of determination of specific amount of basic wages, dearness allowance and retaining allowance payable to each of the employee, the amount of contribution cannot be determined.

12] The Provident Fund Commissioner acts as a trustee and is bound to find out the employees to whom the amount 11 wp1674.16.odt determined under Sections 7-A, 7-Q and 14-B is required to be paid. The amount collected in the name of the employees cannot be utilized for any other purposes.

The question, therefore, arises as to whether the Provident Fund Commissioner is required to refund the said amount along with interest to all such employers from whom it is collected, if the amount is not disbursed to the employees within a specific period.

13] Put up this matter before the Division Bench on 27.03.2018 to consider this question as to whether this order can be treated as suo motu public interest litigation and to pass appropriate orders therein in respect of - (i) the amount lying in the deposit; (ii) to prevent recovery of amount without identifying the employees; (iii) consider the question of refund of unclaimed amount to the employers from whom it is recovered; (iv) how and in what manner the coercive recovery under Section 8-F can be resorted to, etc. JUDGE Rvjalit

மதித்தல் மாண்பைக் கூட்டும்

புகழ்பெற்ற ஓவியர் மைக்கேல் ஏஞ்சலோ ஒருமுறை தன்னுடைய சிற்பக் கூடத்தில் மிகவும் கஷ்டப்பட்டு ஒரு சிற்பத்தை அழகாக செதுக்கி கொண்டிருந்தார். பல நாட்களாக பார்த்து பார்த்து எந்த குறையுமின்றி அந்த சிற்பத்தை செதுக்கி கொண்டிருந்தார்.

அப்போது அவருடைய சிற்பக்கூடத்திற்கு நண்பர்கள் மூவர் வந்தனர், அங்கிருந்த சிற்பங்களை வேடிக்கை பார்த்துக் கொண்டிருந்தனர். தன்னை மறந்து சிற்பங்களை செதுக்கி கொண்டிருந்த ஏஞ்சலோவிடம், இந்த சிலையின் முக்கு சரியில்லை, கோணலாக உள்ளது, இதை கொஞ்சம் சரிபண்ணுங்க என்றனர். அந்த சிற்பத்தை திரும்பவும் பார்த்தார், பிறகு சுத்தியலை எடுத்துக் கொண்டு மேலே ஏறி சரி பண்ணினார். இப்பொழுது அந்த சிலையை பார்த்த நண்பர்கள் ஆஹா பிரமாதம்! என்றனர். இதனை கேட்ட ஏஞ்சலோ, இப்படிப்பட்ட நண்பர்கள் தான் எனக்குத் தேவை. குறைகளை சொல்வதன் மூலம் என்னால் சரி செய்யமுடிகிறது என்று தெரிவித்தார்.

உண்மையில் நடந்தது என்ன தெரியுமா? அந்தச் சிலையில் எந்த குறையும் இல்லை என்பது ஏஞ்சலோவிற்கு நன்றாக தெரியும். எனவே சுத்தியலையும், உளியையும் வைத்துக் கொண்டு சரிசெய்வது போல் நடத்துக் கொண்டிருந்தார். உளியின் சத்தத்திற்கு ஏற்ப சில உதிரியான சலவைக் கற்களை கீழே போட்டார், அதைக் கண்ட நண்பர்கள் உண்மையிலேயே முக்கை சரிபண்ணியதாக நினைத்துக் கொண்டனர்.

புகழின் உச்சியில் இருந்த மைக்கேல் ஏஞ்சலோ நினைத்திருந்தால், என்னுடைய சிலையில் குறையா? என்று கேட்டிருக்கலாம். ஆனால் அப்படி கேட்டு நண்பர்களின் மனதை புண்படுத்தாமல் நடந்து கொண்டார். எந்த விசயத்தையும் பொறுமையாக கையாள்வதும் பிறரின் கருத்துகளுக்கு மதிப்பளிக்கும் விதமாகவும் நடந்து கொண்டால் வாழ்வில் என்றும் இனிமை தான். மதித்தல் மாண்பைக்கூட்டும் பொறுமையைவிட மேலான தவமுமில்லை. திருப்தியை விட மேலான இன்பமுமில்லை. இரக்கத்தை விட உயர்ந்த அறமுமில்லை. மன்னித்தலை விட ஆற்றல் மிக்க ஆயுதமில்லை

பொறுமையைவிட மேலான தவமுமில்லை. திருப்தியை விட மேலான இன்பமுமில்லை. இரக்கத்தை விட உயர்ந்த அறமுமில்லை. மன்னித்தலை விட ஆற்றல் மிக்க ஆயுதமில்லை

தோல்விகள் சூழ்ந்தாலும். இருளை விளக்கும் கதிரவன் போல அதனை நீக்கி அடுத்தடுத்த வெற்றி படியில் கால் அடி எடுத்து வையுங்கள். முடியும் வரை அல்ல, உங்கள் இலக்கினை அடையும் வரை. இந்த விடியல் உங்கள் வாழ்விலும் விடியட்டும்! முக மலர்ச்சியோடும், நம்பிக்கையுடனும் எழுந்து புதிய நாளை துவங்க இறைவன் அருள் புரியட்டும்

பி.கே.பி. நாராயணன்



Cabinet approves Coastal Regulation Zone (CRZ) Notification 2018

FSI allowed as per current norms in CRZ areas

**Greater opportunity for Development of densely
populated rural areas**

**Tourism Infrastructure for basic amenities to be
promoted**

CRZ clearance streamlined

No Development Zone of 20 meters for All Islands

**Special importance to All Ecologically Sensitive
Areas**

Special focus on Pollution abatement

Posted On: 28 DEC 2018 3:56PM by PIB Delhi

The Union Cabinet chaired by Prime Minister Shri Narendra Modi has approved the Coastal Regulation Zone (CRZ) Notification, 2018 which was last reviewed and issued in 2011, with periodic amendments to some clauses. The move comes in the backdrop of a series of representations received by the Ministry of Environment, Forest & Climate Change from various Coastal States/UTs, besides other stakeholders, for a comprehensive review of the provisions of the CRZ Notification, 2011, particularly related to the management and conservation of marine and coastal eco-systems, development in coastal areas, eco-tourism, livelihood option and sustainable development of coastal communities etc.



The proposed CRZ Notification, 2018 will lead to enhanced activities in the coastal regions thereby promoting economic growth while also respecting the conservation principles of coastal regions. It will not only result in significant employment generation but also to better life and add value to the economy of India. The new notification is expected to rejuvenate the coastal areas while reducing their vulnerabilities.

Salient Features:

(i) **Allowing FSI as per current norms in CRZ areas:** As per CRZ, 2011 Notification, for CRZ-II (Urban) areas, Floor Space Index (FSI) or the Floor Area Ratio (FAR) had been frozen as per 1991 Development Control Regulation (DCR) levels. In the CRZ, 2018 Notification, it has been decided to de-freeze the same and permit FSI for construction projects, as prevailing on the date of the new Notification. This will enable redevelopment of these areas to meet the emerging needs.

(ii) **Densely populated rural areas to be afforded greater opportunity for development:** For CRZ-III (Rural) areas, two separate categories have now been stipulated as below:

(a) CRZ-III A - These are densely populated rural areas with a population density of 2161 per square kilometre as per 2011 Census. Such areas shall have a No Development Zone (NDZ) of 50 meters from the HTL as against 200 meters from the High Tide Line stipulated in the CRZ Notification, 2011 since such areas have similar characteristics as urban areas.

(b) CRZ-III B - Rural areas with population density of below 2161 per square kilometre as per 2011 Census. Such areas shall continue to have an NDZ of 200 meters from the HTL.

(iii) **Tourism infrastructure for basic amenities to be promoted:** Temporary tourism facilities such as shacks, toilet blocks, change rooms, drinking water facilities etc. have now been permitted in Beaches. Such temporary tourism facilities are also now permissible in the "No Development Zone" (NDZ) of the CRZ-III areas as per the Notification. However, a minimum distance of 10 m from HTL should be maintained for setting up of such facilities.

(iv) **CRZ Clearances streamlined:** The procedure for CRZ clearances has been streamlined. Only such projects/activities, which are located in the CRZ-I (Ecologically Sensitive Areas) and CRZ IV (area covered between Low Tide Line and 12 Nautical Miles seaward) shall be dealt with for CRZ clearance by the Ministry of Environment, Forest and Climate Change. The powers for clearances with respect to CRZ-II and III have been delegated at the State level with necessary guidance.

(v) **A No Development Zone (NDZ) of 20 meters has been stipulated for all Islands:** For islands close to the main land coast and for all Backwater Islands in the main land, in wake of space limitations and unique geography of such regions, bringing uniformity in treatment of such regions, NDZ of 20 m has been stipulated.



- (vi) **All Ecologically Sensitive Areas have been accorded special importance:** Specific guidelines related to their conservation and management plans have been drawn up as a part of the CRZ Notification.
- (vii) **Pollution abatement has been accorded special focus:** In order to address pollution in Coastal areas treatment facilities have been made permissible activities in CRZ-I B area subject to necessary safeguards.
- (viii) **Defence and strategic projects have been accorded necessary dispensation.**

Background:

With the objective of conservation and protection of the coastal environment, Ministry of Environment and Forest and Climate Change notified the Coastal Regulation Zone Notification in 1991, which was subsequently revised in 2011. The notification was amended from time to time based on representations received.

A need was felt overtime to undertake a comprehensive revision of the notification on the basis of number of representations from various Coastal States/UTs, besides other stakeholders particularly related to the management and conservation of marine and coastal eco-systems, development in coastal areas, eco-tourism, livelihood options and sustainable development of coastal communities etc. Therefore, the Ministry of Environment, Forest & Climate Change constituted a Committee in June 2014 under the Chairmanship of Dr. Shailesh Nayak (Secretary, Ministry of Earth Sciences) to examine the various issues and concerns of Coastal States/UTs and other stakeholders for recommending appropriate changes in the CRZ Notification, 2011.

The Shailesh Nayank Committee held wide ranging consultations with State Governments and other stakeholders and submitted its recommendations in 2015. The recommendations were further examined in consultation with Members of Parliament of Coastal States and Union Territories besides other concerned Ministries of Government of India. A draft notification was issued in April, 2018 for inviting comments from public at large.

A number of suggestions and comments were received by the Government and based on overall imperative of sustainable development of Coastal areas and need for conserving the Coastal environment, Government has approved the Coastal Regulation Zone Notification 2018 which is expected to go a long way in meeting the aspirations of Coastal communities besides ensuring welfare of poor and vulnerable populations.

The changes brought about in the CRZ Notification will further add to creating additional opportunities for affordable housing. This will benefit not only the housing sector but the people at large looking for shelter. The Notification is so designed that it balances the needs

in such a way that both are fulfilled. Tourism has been one of the greatest creators of livelihood and jobs. The new Notification will boost tourism in terms of more activities, more infrastructure and more opportunities and will certainly go a long way in creating employment opportunities in various aspects of tourism. This will also give boost to people, desirous of seeing and enjoying the beauty of the mighty seas.



ABSTRACT

Urban Development – Chennai Metropolitan Planning Area – Certain variation to DR 25, 26, 27, 28 and 35 of Second Master Plan for CMA, 2026 – Orders – Issued.

HOUSING AND URBAN DEVELOPMENT (UD1) DEPARTMENT

G.O.(Ms) No.170

Dated: 11.12.2018

விளம்பி வருடம், கார்த்திகை 25,
திருவள்ளூர் ஆண்டு 2049.

Read:

1. G.O. (Ms) No.190, Housing and Urban Development Department, dated 2.9.2008.
2. G.O. (Ms) No.94, Housing and Urban Development Department, dated 12.6.2009.

Read also

3. G.O. (Ms) No.147, Housing and Urban Development (UD1) Department, dated 26.10.2018.
4. G.O. (Ms) No.152, Housing and Urban Development (UD1) Department, dated 1.11.2018.
5. From the Principal Secretary/Member Secretary, Chennai Metropolitan Development Authority, Planning, letter No.B3/18202/2018, dated 23.11.2018.

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ORDER:

In the Government order first read above, the Government have approved the Second Master Plan for Chennai Metropolitan Area, 2026 and the Development Regulations for Chennai Metropolitan Area which form part of the said Second Master Plan.

2. In the letter 5th read above, the Principal Secretary / Member Secretary, Chennai Metropolitan Development Authority has sent a draft proposal to amend to Development Regulations of Second Master Plan for CMA, 2026 in order to increase Floor Space Index (FSI) for the commercial development considering the orders issued in G.O. 3rd and 4th read above increasing FSI for residential building and representation received requesting to extend the benefit of increased FSI for commercial activities also.

3. The Government have examined the proposal of the Principal Secretary / Member Secretary, Chennai Metropolitan Development Authority and decided to accept the proposal with certain modification

4. As ordered in the G.O. 2nd read above, the Government direct the Principal Secretary/Member Secretary, Chennai Metropolitan Development Authority to vary DR 25 Table (2)E, 26 (4) D, 27(3)D, and 28 (2)D of Second Master Plan for CMA, 2026 by substituting the following:-

DR 25 (2)E

E	Maximum FSI	2.0	2.0	2.0
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DR 26 (4) D

D	"Maximum FSI	2.0"
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DR 27(3) D

D	Maximum FSI	2.0
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DR 28 (2) D

D	Maximum FSI	2.0	2.0	3.25	3.25	3.25
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5. The above DR amendments relating to increase in FSI shall come into force from 1.10.2018. Increased FSI and Premium FSI shall not be applicable to the areas covered in Aquifer Recharge Area, Redhills catchment area and Coastal Regulation Zone and any such ecologically sensitive area as may be notified by the Government from time to time.

6. In view of the substantial increase in the normally permissible FSI for residential and commercial developments (2.0 for non high rise building and 3.25 for high rise building) the Government have decided to dispense with the incentive FSI in respect of Hospitals, IT buildings, LIG and MIG housing in cases of Residential or predominantly residential developments. Further, the FSI for non Multi-storied developments with dwelling units size less than 75 sq.mt. along MRTS alignment, also needs to be amended, since now FSI for Residential developments for Non-Multi-storied Building is 2.0.

7. Therefore, the Government direct the Principal Secretary / Member Secretary, Chennai Metropolitan Development Authority to vary Note (ii) below Table (1) in DR 25, Note (iii) below Table A, B and C in DR 26(3), Note below DR 26 (4), Note below DR 27(3), Note below DR 28(2) and DR 35 (3) of Second Master Plan for CMA, 2026 and substitute the following:-

Note (ii) below Table (1) in DR 25

- (ii) In cases of Residential or predominantly residential development,- where dwelling units for Economically Weaker Sections do not exceed 30 sq.m in floor area each, 50% of normally permissible FSI is additionally allowable over and above the normally permissible FSI.

Provided that the developer or promoter or owner shall not sell these dwellings for other than the said purposes and no conversion or amalgamation shall be permissible in these cases of lower income group dwellings.

Note (iii) below Table A, B and C in DR 26(3)

- (iii) In cases of Residential or predominantly residential development,-
where dwelling units for Economically Weaker Sections do not exceed 30 sq.m in floor area each, 50% of normally permissible FSI is additionally allowable over and above the normally permissible FSI.

Provided that the developer or promoter or owner shall not sell these dwellings for other than the said purposes and no conversion or amalgamation shall be permissible in these cases of lower income group dwellings.

Note below DR 26(4)

- Note: (i) For public buildings such as theatres, Kalyana mandapams, assembly halls, exhibition halls, hospitals, nursing homes, hotels, lodging houses etc. setback all around shall not be less than 6 meters.
- (ii) In CBA, there shall be atleast 1 m wide internal passage from rear to front in Ground floor, directly accessible to road.

Note below DR 27(3)

- (i) For public buildings such as theatres, Kalyana mandapams, assembly halls, exhibition halls, hospitals, nursing homes, hotels, lodging houses etc. setback all around shall not be less than 6 meters.
- (ii) In Cases of Residential or predominantly residential developments,-
where dwelling units for Economically Weaker Sections do not exceed 30 sq.m. in floor area each, 50% of normally permissible FSI is additionally allowable over and above the normally permissible FSI.

Provided that the developer or promoter or owner shall not sell these dwellings for other than the said purposes and no conversion or amalgamation shall be permissible in these cases of lower income group dwellings.

Note below DR 28(2)

- Note: (i) The space specified above shall be kept open to sky and free from any erection / projection (such as sunshade/balcony) of any building other than a fence or compound wall provided that these open yards may be used for the provision of access ways to the building's parking facilities.

- (ii) A watchman or caretaker booth or kiosk not exceeding 2.5 m x 2.5 m in size at each gate and not exceeding 3 m in height, or power / transformer room not exceeding 4 m. in height shall be permitted in the set back space at ground level after leaving 7 meters clear set back from the main structure. Provided that the height restriction shall not apply for an open transformer.
- (iii) Gate pillars without or with arches with a min. headroom clearance of 5.50 m atleast to a width of 3.5 m may be permitted in the set back space after leaving 7 meters clear set back from the main structure.
- (iv) In the case where street alignment has been prescribed, the front open space shall be left from the street alignment.
- (v) In cases of Residential or predominantly residential developments,-
 where dwelling units for Economically Weaker Sections do not exceed 30 sq.m. in floor area each, 50% of normally permissible FSI is additionally allowable over and above the normally permissible FSI.

Provided that the developer or promoter or owner shall not sell these dwellings for other than the said purposes and no conversion or amalgamation shall be permissible in these cases of lower income group dwellings.

- (vi) In case of Low Income Group and Economically Weaker Sections housing developments, where the height of the building above the ground level is above 10.25m and upto 30m the minimum required setback space from the property boundary shall be 6 m.

DR 35

35. Discretionary Powers

- (1) In specific cases where a clearly demonstrable hardship is caused the Authority or Government may relax any of the parameters prescribed by these regulations but not the land use.
- (2) In the case of organized market and shopping centers, the Authority or Government may, at its discretion, permit use of machinery not exceeding 15 horse power in respect of each shop, if it is considers that such permission shall not be injurious to health or amenity for the area.

ANNEXURE XIII [DR.NO.24(4)(B)]

- 6. Floor Space Index: The Floor Space Index for such development shall be allowed as normally permissible in Development Regulations, if

such proposals falls within the categories listed in the sub rule 1(a) above.

8. The Government further direct the Chennai Metropolitan Development Authority to vary the Development Regulations as in para 4 and 7 above under sub-section (4) of section 32 of the Tamil Nadu Town and Country Planning Act, 1971(Tamil Nadu Act 35 of 1972) read with Housing and Urban Development Notification No.II(2)/HOU/354/2009, published at page 228 of the Tamil Nadu Government Gazette, dated the 15th July 2009.

9. The Principal Secretary / Member Secretary, Chennai Metropolitan Development Authority is directed to pursue action accordingly.

(BY ORDER OF THE GOVERNOR)

**S. KRISHNAN,
PRINCIPAL SECRETARY TO GOVERNMENT.**

APPENDIX

NOTIFICATION

In exercise of the powers conferred by clause (bb) of sub-section (2) of section 122 read with section 113-C of the Tamil Nadu Town and Country Planning Act, 1971 (Tamil Nadu Act 35 of 1972), the Governor of Tamil Nadu hereby makes the following amendment to the Tamil Nadu Assessment and Collection of Amount for Exemption of Buildings Rules, 2017, namely:-

AMENDMENT.

In the said Rules, in rule 3, in clause (ix), in sub-clause (a), for the words "within eighteen months", the words "within twenty four months" shall be substituted.

**S. KRISHNAN
PRINCIPAL SECRETARY TO GOVERNMENT.**

கெடாசல் பாதுகாக்க

பாராத பயிரும் கெடும்
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கேட்கும்போது உறவு கெடும்
தேடாத செல்வம் கெடும்
தெகிட்டினால் விருந்து கெடும்
ஓதாத கல்வி கெடும்
ஓழுக்கமில்லாத வாழ்வு கெடும்
சேராத உறவும் கெடும்
சிறிறின்பன் பெயரும் கெடும்
நாடாத நட்பும் கெடும்
நயமில்லா சொல்லும் கெடும்
கண்டிக்காத பிள்ளை கெடும்
கடன்பட்டால் வாழ்வு கெடும்
பிரிவால் இன்பம் கெடும்
பணத்தால் அமைதி கெடும்
சினமிகுந்தால் அறமும் கெடும்
சிந்திக்காத செயலும் கெடும்
சோம்பினால் வளர்ச்சி கெடும்
சுயமில்லா வேலை கெடும்
மோகித்தால் முறைமை கெடும்
முறையற்ற உறவும் கெடும்
அச்சத்தால் வீரம் கெடும்
அறியாமையால் முடிவு கெடும்
உழுவாத நிலமும் கெடும்
உழைக்காத உடலும் கெடும்
இறைக்காத கிணறும் கெடும்
இயற்கையழிக்கும் நாடும் கெடும்
இல்லாலில்லா வம்சம் கெடும்
இரக்கமில்லா மனிதம் கெடும்
தோகையினால் துறவு கெடும்
துணையில்லா வாழ்வு கெடும்
ஓய்வில்லா முதுமை கெடும்

ஓழுக்கமில்லா பெண்டிர் கெடும்
அளவில்லா ஆசை கெடும்
அச்சப்படும் கோழை கெடும்
இலக்கில்லா பயணம் கெடும்
இச்சையினால் உள்ளம் கெடும்
உண்மையில்லா காதல் கெடும்
உணர்வில்லாத இனமும் கெடும்
செல்வம் போனால் சிறப்பு கெடும்
சொல்பிறழ்ந்தால் பெயரும் கெடும்
தூண்டாத திரியும் கெடும்
தூற்றிப்பேசும் உரையும் கெடும்
காய்க்காத மரமும் கெடும்
காடழிந்தால் மழையும் கெடும்
குறிபிறழ்ந்தால் வேட்டை கெடும்
குற்றம் பார்த்தால் சுற்றம் கெடும்
வசிக்காத வீடும் கெடும்
வறுமை வந்தால் எல்லாம் கெடும்
குளிக்காத மேனி கெடும்
குளிர்ந்து போனால் உணவு கெடும்
பொய்யான அழகும் கெடும்
பொய்யுரைத்தால் புகழும் கெடும்
துடிப்பில்லா இளமை கெடும்
துவண்டிட்டால் வெற்றி கெடும்
தூங்காத இரவு கெடும்
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கவனமில்லா செயலும் கெடும்
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அவரவர் பொறுப்பு

- படித்ததில் அசந்தது.





SOUTHERN CENTRE ACTIVITIES

03.12.2018 - 04.12.2018

மாநில அளவிலான மய்யத்தலைவர்கள் மற்றும் குழுத்தலைவர்கள் கூட்டம் (Core Committee Meeting) நாமக்கல்லில் நடைபெற்றது. அதில் தென்னக மய்ய குழுத்தலைவர்கள் மற்றும் துணைக்குழுத் தலைவர்கள் கலந்து கொண்டனர்.

10.12.2018 - 11.12.2018

முன்றாவது அகில இந்திய மேலாண்மை மற்றும் பொதுக்குழுக் கூட்டம் டிசம் 10 மற்றும் 11 தேதிகளில் டில்லியில் நடைபெற்றது. தென்னக மய்யத்திலிருந்து 40க்கும் மேற்பட்ட பொதுக்குழு மற்றும் மேலாண்மைக்குழு உறுப்பினர்கள் கலந்த கொண்டு விவாதங்களில் பங்கேற்றனர். அக்கூட்டத்தில் 2017-2018ம் ஆண்டின் சிறந்த மய்யம் (Image Building Activities) தொடர்ந்து பத்து ஆண்டுகளாகவும் மற்றும் 2017-2018 ஆண்டின் சிறந்த கட்டுநர் இதழுக்கான விருது சதான் பில்டர் மாத இதழுக்காக தொடர்ந்து நான்காவது முறையாகவும் வழங்கப்பட்டது.

15.12.2018

Affiliated Association கூட்டம் 15.12.2018 அன்று காஸ்மோ பாலிடன் கிளப்பில் மாலை 6.00 மணி அளவில் நடைபெற்றது. இதில் CMDA பிரச்சனைகள் பற்றிய விவாதம் நடைபெற்றது.

19.12.2018

ஒன்பதாவது செயற்குழு மற்றும் பொதுக்குழுக்கூட்டம் Radisson Blue Hotel, No.2, Ethiraj Sali, Chennai - 600 008-ல் உயர்திரு. R.மனோகர், உயர்திரு. D.அன்பழகன் உயர்திரு. M.A.ஜேசுராஜராஜன், உயர்திரு. ஆன்ரு வேதநாயகம் ஆகியோரின் உபசரிப்பில் நடைபெற்றது. இக்கூட்டத்தில் 2019 ஆண்டிற்கான தென்னக மய்யத்தின் டைரி வெளியிடப்பட்டது.

27.12.2018

சென்னை பத்திரிக்கையாளர் சங்க வளாகத்தில் தமிழ் நாடு மாநிலத்தலைவர் திரு. S. அய்யநாதன் அவர்கள் தலைமையில் பத்திரிக்கையாளர் சந்திப்பு நடைபெற்றது. இதில் கட்டுநர்களின் பிரச்சனைகள் குறித்து பத்திரிக்கை மற்றும் ஊடகங்களுக்கு பேட்டி அளிக்கப்பட்டது.



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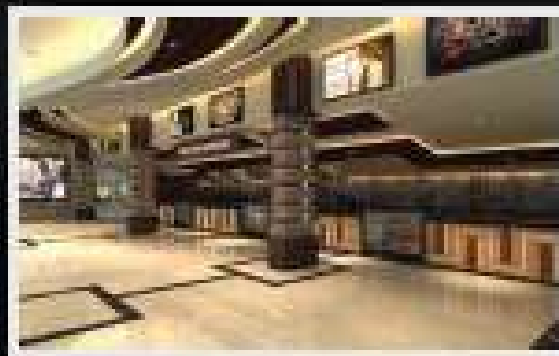
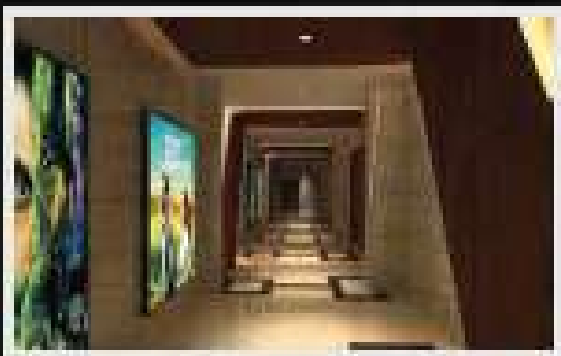
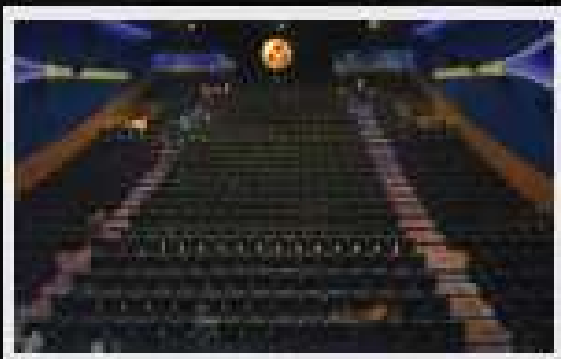
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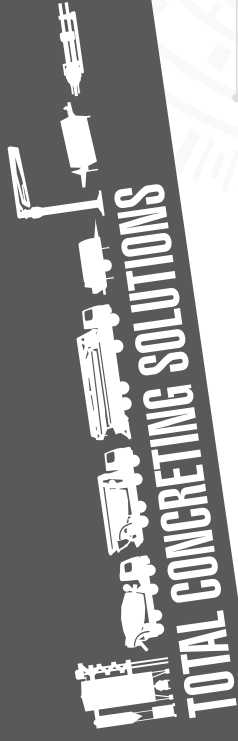
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