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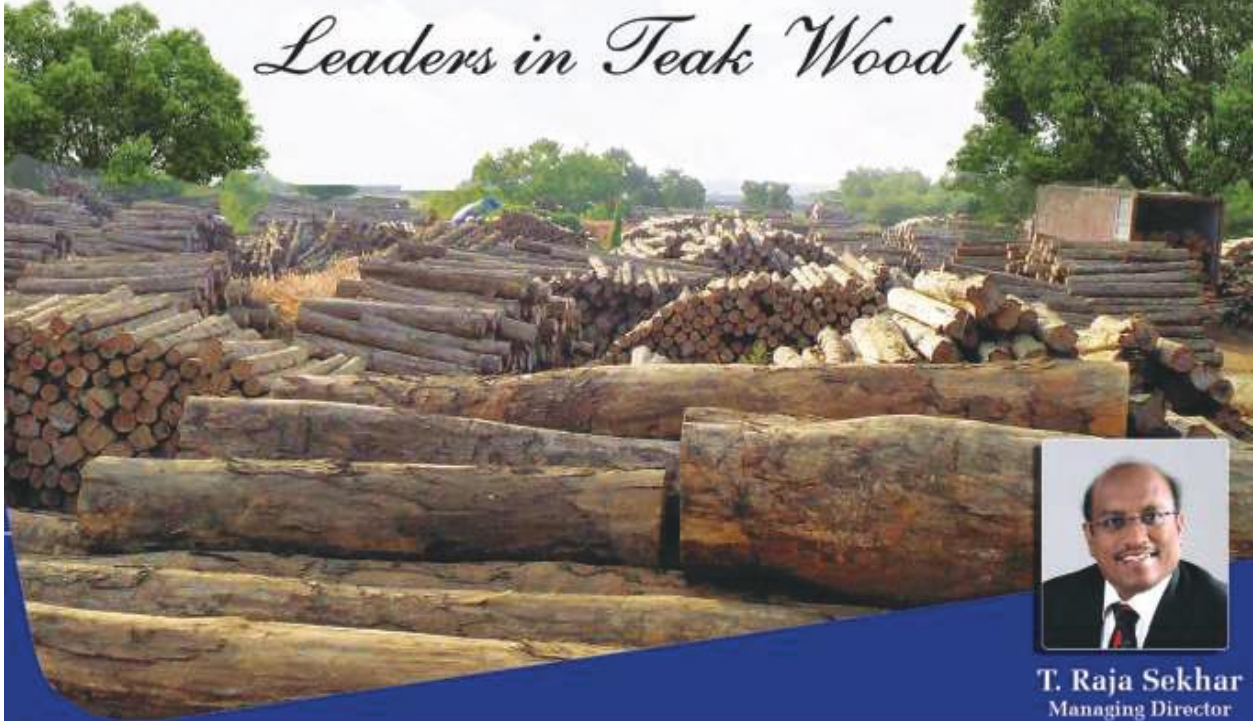
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Casa Blanca, 11, Casa Major Road,
Egmore, Chennai - 600 008.
Tel: 2819 2006, Telefax: 2819 1874
Email: baisouthern@yahoo.com
Website : www.baisouthern.com

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ஆசிரியர் மடல்



குத்துச்சண்டை பயில்வான் ஒருவர் இருந்தார். அந்தப் பகுதியில் அவரை வெல்ல யாருமே இல்லை. சில குத்துக்களிலேயே எதிரியை வீழ்த்திவிடும் வலிமை அவருக்கு இருந்தது. தோல்வி என்பதையே அறியாமல் வாழ்ந்து வந்தார். தன்னை வெல்ல யாருமில்லை என்கிற மமதையில் அகங்காரம் கொண்டு மற்றவர்களை உதாசீனப்படுத்தினார். அதனால் அவரால் அவமதிக்கப்பட்டவர்கள் அவரை வீழ்த்த வேறு ஏதாவது வகையில் திட்டம் வகுக்க ஒன்று கூடினார்கள்.

அவரை வீழ்த்துபவருக்கு 10 லட்சம் பரிசு கொடுப்பதாக வாக்களித்தார்கள். இந்தச் செய்தி காட்டுத்தீ போல பரவியது. இது புதிதாய் சண்டைப்பயிற்சி செய்து வரும் ஒரு இளைஞனின் காதிலும் விழுந்தது. அந்த புதிய இளைஞன் தான் போட்டிக்கு வருவதாக முன்வந்தான். பயில்வானும் அவனுடன் சண்டையிட சம்மதித்துவிட்டார். போட்டியின் நாள் அறிவிக்கப்பட்டது.

புதிய இளைஞன் தன்னுடைய நண்பர்களை வரவழைத்து அவர்களிடம் தனக்காக உதவி செய்யும்படி சில விஷயங்களைக் கூறினான். அவன் நண்பர்கள் அவன் சொன்னதை அப்படியே செய்தார்கள். அதில் ஒருவன் பயில்வானின் வீட்டுக்கு பழங்களுடன் போய் அவர் போட்டியில் வெற்றி பெற வாழ்த்துக்கள் சொன்னான். வந்தவன் திடீரென்று என்னய்யா ஆச்சு உங்களுக்கு? பேசும்போதே இப்படி மூச்சு வாங்குதே, கல்லு மாதிரி இருந்தீங்களே உடம்பைப் பார்த்துக்குங்க என்ற சொல்லிக் கிளம்பினார்.

மறுநாள் அதிகாலை அவர் வீதியில் ஓட்டப்பயிற்சியில் ஈடுபட்டுக் கொண்டிருக்கும்போது திட்டப்படி இன்னொரு இளைஞன் அவருக்கு எதிர்ப்பட்டு வணங்கினான். போட்டியில் நீங்கதான் ஜெயிக்கப் போகிறீங்க. ஆனாலும் முன்னால் உங்க ஓட்டத்தில இருந்த வேகமும், வலிமையும் இப்ப இல்லை உடம்பு சரியில்லையா என்று கேட்டுவிட்டு நகர்ந்தான். இப்போது பயில்வானுக்கு சிறிதாய் பயம் துளிர்விட்டது.

போட்டி துவங்கியது. இளைஞனின் நண்பனான மற்றொரு இளைஞன் கையில் பூங்கொத்துடன் வந்து அவரை வாழ்த்திக் கைகுலுக்கினான். அப்போது என்னாய்யா எப்பவும் உங்க பிடி இரும்பு மாதிரி இருக்கும் இப்ப ரொம்பவும் தளர்ந்து போச்சே என்னாச்சு உங்களுக்கு என்று கேட்டுவிட்டு விடைபெற்றான்.

பயில்வான் முற்றிலுமாக சோர்ந்து போனார். போட்டி துவங்கியது. அவர் வேகமாய்த் தாக்குதலை ஆரம்பித்தாலும் இனம் புரியாத சோர்வு அவரை மேற்கொண்டது. இளைஞனின் தாக்குதலை சமாளிக்க முடியாமல் பலவீனமாய் சரிந்தார். எல்லோரும் ஓடி வந்து இளைஞனின் சாதனையையும், வீரத்தையும் பாராட்டினார்கள். அவனோ நன்றி புன்கையோடு தன் நண்பர்களின் முகத்தை ஏறிட்டான்.

பலருடைய வாழ்வில், வந்துவிட்ட வியாதியைவிட, வந்துவிடுமோ என்று எண்ணி பயப்படுகிற வியாதியே பலரை விழத்தள்ளி விடுகிறது.

நல்ல எண்ணங்களால், தன்னமைப்பிக்கையால் பலப்படுவோம்.

நோய்எல்லாம் நோய் செய்தார் மேலவாம் நோய்செய்யார்
நோயின்மை வேண்டு பவர்

- திருக்குறள்

அன்புடன்,
மு. மோகன்



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மய்யத்தலைவர் மடல்



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மணல் தட்டுப்பாட்டை நீக்க வேண்டியும், பத்திரப்பதிவு கட்டண உயர்வை குறைக்க வேண்டியும், அரசு அதிகாரிகளின் மெத்தனப் போக்கை கண்டித்தும் 06.07.2017 அன்று சென்னை சேப்பாக்கம் விருந்தினர் மாளிகை அருகே காலை 9.00 மணி முதல் மாலை 5.00 மணி வரை ஒரு நாள் வேலை நிறுத்தம் மற்றும் உண்ணாவிரதப் போராட்டம் நடைபெற்றது. கட்டுநர் சங்கம் தலைமையில் கட்டுமானத் துறையைச் சார்ந்த அத்துனை அமைப்புகளும் கலந்து கொண்டு பெருந்திரளாக சுமார் 25000 பேர் கலந்து கொண்டனர். நமது அகில இந்திய முன்னாள் தலைவர் திரு. R. இராதாகிருட்டிணன் அவர்கள் போராட்டக் குழுத் தலைவராக இந்த போராட்டத்தை எழுச்சியுடன் நடத்தினார். அகில இந்திய துணைத்தலைவர் திரு. V.N. வரதராஜன் அவர்களும், தமிழ்நாடு மாநிலத்தலைவர் திரு. C. வேதானந்த அவர்களும் சென்னையில் நமது போராட்டத்தில் கலந்து கொண்டனர்.

அரசியல் கட்சிகளை தவிர்த்து பொது அமைப்புகள் சார்பாக நடத்தப்பட்ட உண்ணாவிரதப் போராட்டத்தில் இதுபோன்ற பெருந்திரளான கூட்டம் சென்னையில் நடைபெற்றதில்லை என்று அங்கு கலந்து கொண்ட பத்திரிக்கை மற்றும் ஊடகவியாளர்கள் வியந்தனர்.

போராட்டக்குழு ஒருங்கிணைப்பாளராக திரு. Mu. மோகன், முன்னாள் அகில இந்திய துணைத்தலைவர் அவர்கள் , மாநிலச் செயலாளர் திரு. S. அய்யநாதன் அவர்களுடன் இணைந்து மாநிலம் முழுவதும் அனைத்து கட்டுநர் சங்க மய்யங்களிலும் போராட்டம் வெற்றிகரமாக நடைபெறச் செய்தனர்.

30.07.2017 அன்று மாண்புமிகு மத்திய நிதியமைச்சர் திரு. அருண் ஜெட்லி மற்றும் வர்த்தகம் & தொழிற்துறை அமைச்சர் திருமதி. நிர்மலா சீதாராமன் அவர்களுடன் காலையில் நேரடி சந்திப்பில் நமது அகில இந்திய கட்டுநர் சங்கத்தின் சார்பில் தயார் செய்து வைத்திருந்த GST பற்றிய கடிதத்தை மாண்புமிகு இந்திய நிதி அமைச்சர் திரு. அருண் ஜெட்லி அவர்களிடம் சமர்ப்பித்தனர். அமைச்சர் அவர்களும் நாம் கொடுத்த கடிதத்தை மிக கவனமாக படித்துப் பார்த்து நமது குழுவுடன் 10 நிமிடங்கள் விவாதித்ததுடன், தக்க நடவடிக்கை எடுக்க ஆவன செய்வதாக உறுதியளித்தார். மேலும் 1.00 மணி யளவில் நடைபெற்ற மதிய உணவு விருந்தின்போதும் பல்வேறு குழுக்களுடன் விவாதித்தது குறித்தும் விரிவாக அமைச்சர் அவர்கள் உரையாற்றினார்.

மாலை 3.30 மணியளவில் GST மகாசபைக்கூட்டம் சென்னை பல்கலைக்கழக நூற்றாண்டு விழா அரங்கில் நடைபெற்றது. இதில் கட்டுநர் சங்கம் சார்பாக நமது அகில இந்திய முன்னாள் தலைவர் திரு R. இராதாகிருட்டிணன் அவர்கள் சிறப்புரையாற்றினார். முடிவில் மாண்புமிகு மத்திய நிதி அமைச்சர் திரு. அருண் ஜெட்லி அவர்கள் சிறப்புரையாற்றினார். இம்மகாசபை கூட்டத்தில் மாண்புமிகு இந்திய வர்த்தகம் மற்றும் தொழிற்துறை அமைச்சர் திருமதி. நிர்மலா சீத்தாராமன் அவர்களும், தமிழ்நாட்டின் மாண்புமிகு நிதியமைச்சர் திரு. D. ஜெயக்குமார் அவர்களும் கலந்து கொண்டு சிறப்பித்தனர். இம்மகாசபைக்கூட்டத்தில் கலந்து கொண்ட அனைவருக்கும் நமது தென்னக மய்யத்தின் சார்பில் Hi- Tea வழங்கப்பட்டது.

இந்த மாத நிகழ்வுகள் தென்னக மய்யத்தின் வரலாற்று சிறப்புமிக்க நிகழ்வாக அமைந்துவிட்டது.

என்றும் அன்புடன்,

K. வெங்கடேசன்
மய்யத்தலைவர்



GST IMPACT STUDY ON CONSTRUCTION SECTOR

Mr. S.D. Kannan
Chairman- Taxation Committee

1. What is GST?

Goods & Service Tax or GST is a value added tax which will subsume and replace all the current indirect taxes levied in India. Hailed as one of the biggest fiscal reforms in the country, GST will be applicable to all businesses, small and large. With GST, there will be no scope for variable taxation anymore and the entire nation will follow a unified tax structure.

GST will be levied on both goods and services. India will follow a dual system of GST to keep the Centre and State fiscally independent of each other. The GST Council, consisting of the Union Finance Minister and various State Finance Ministers, has devised a four-tiered tax structure for the country with tax slabs of 5%, 12%, 18%, and 28% for different categories of products.

2. Taxable Person

A 'taxable person' under GST, is a person who carries on any business at any place in India and who is registered or required to be registered under the GST Act.

GST registration is mandatory for (amongst others)-

Any business whose turnover in a financial year exceeds Rs 20 lakhs (Rs 10 lakhs for North Eastern and hill states)

Input service distributor

3. GSTIN

An expected 8 million taxpayers will migrate from various platforms into GST. All of these businesses will be assigned a unique Goods and Services Tax Identification Number (GSTIN). But most are yet not aware of the new registration process and the identification number.

Each taxpayer will be allotted a state-wise PAN-based 15-digit Goods and Services Taxpayer Identification Number (GSTIN). PAN is absolutely mandatory for GST. A person without PAN must first obtain a PAN before registering for GST.

Reverse Charge

Normally, the supplier pays the tax on supply. In certain cases, the receiver becomes liable to pay the tax, i.e., the chargeability gets reversed which is why it is called reverse charge.

The concept of reverse charge mechanism is already present in service tax. In GST regime, reverse charge will be applicable for goods (new) as well as services.

4. (a) Mixed Supply & Composite Supply under GST

This is a new concept introduced in GST which will cover all supplies made together, in a bundle, whether the supplies are related or not. The concept of composite supply in GST regime is similar to the concept of bundled services under Service Tax Laws. However, the concept of mixed supply is entirely new.

Composite supply means a supply comprises two or more goods/services, which are naturally bundled and supplied with each other in the ordinary course of business, one of which is a principal supply. The items cannot be supplied separately.

4. (c) Mixed Supply

Mixed supply under GST means two or more individual supplies of goods or services, or any combination, made together with each other by a taxable person for a single price. Each of these items can be supplied separately and is not dependent on any other.

4. (d) Continuous Supply

The goods/services are supplied periodically and the payments are also made periodically, often monthly. For example, supplying bricks to builders is a continuous supply of goods because there will be a periodic supply for a long time.

Telecom and internet services provided by telecom companies are other examples of continuous supply of services.

5. Basics of Works Contracts

Works contract as well as sale of under-construction property have been classified as a 'service' under Schedule II to the Act. This is the most positive sign for the construction and real estate sector as this would take care of major valuation related issues dealing with splitting the total agreement into value towards material and labour.

As far as construction of complex is concerned a significant change that is now visible is that apart from the requirement of completion certificate from the competent authority there is also a reference of "first occupation" as an alternative option. This would suggest that the moment first occupation (though may be illegal) is proved by anyone, any subsequent bookings would not be subjected to GST. However the said term has been left undefined under the act leaving a scope for ambiguity and confusion, hence it may be advisable to issue suitable clarification with regard to the same.

The government during the discussions at the 14th GST Council Meeting on 19th May, 2017 has released a document containing the rates at which services would be taxed under GST. Two relevant entries in the said list are as below:-

S. No.	Description of Services	GST Rate
1	Construction of a complex, building, civil structure or a part thereof, intended for sale to a buyer, wholly or partly. [The value of land is excluded at 1/3 rd of the total amount charged from the service recipient]	18% With Full ITC but no refund of overflow of ITC
2	Composite supply of Works contract as defined in clause 119 of section 2 of CGST Act	18% With Full ITC
3	Works Contract services provided to Government, local authority or governmental authority and in respect of post-harvest storage infrastructure for agricultural produce, mechanized food grain handling system.	12% with full ITC decided in the GST council on 5 th August 2017.

6. Valuation

Also as far as the valuation is concerned it may be relevant to note the provisions of Section 15(2)(a) of the act which talk about inclusion of any taxes, duties, cesses, fees and charges levied under any other law (other than GST) while discharging the GST liability.

Now the issue is whether stamp duty and registration charges collected from the buyer would also be subjected to GST or not?

Since the payment of these taxes are primarily an obligation of the buyer, the same should not be included in the valuation for the purpose of charging GST. Besides, free of cost supplies by the developer to the contractor would not be liable to GST as there is no provision within the valuation framework (both act and rules) to cover such issues.

7. Composition Scheme is not available

Composition scheme is not available to works contractors as it is treated as service under GST. Composition scheme is only available to suppliers of goods. This will be a big blow to the small sub-contractors who cannot opt for composition scheme. They will be forced to register for normal taxation scheme increasing their compliances and costs.

While GST has clearly defined works contract as service bringing in some clarity, more information is required especially in the areas of input tax credit and composition schemes. Otherwise the same confusion and lengthy costly legal disputes will be seen also under GST regime.

No abatement has been prescribed for works contract service so far. Currently VAT is payable on the works contract. Service tax is paid @15% on either 40% (on new work) or 70% (on repair, maintenance work).

8. Time and Place of Supply

Contractors and Developers would be covered under Continuous Supply of Service, implying that the milestones for payment as decided in the Construction Contract / Agreement to sale would become the Time of Supply. Utmost care is thus required that the payments are actually received as per the pre-decided milestones.

This has to be done by defining the events in such a way that the time difference between date when tax liability is due and the date of receipt of payment are reduced to the shortest period.

Place of supply for services in relation to immovable property would be the location of the immovable property. There may be possible issues where a single contract is entered into for provision of services related to immovable properties across two or more States. For example, in case of services from an architect, a single contract may be entered into with the vendor, for which consolidated invoices may be raised at one location. Under GST, since immovable property may be located in more than one State, the place of supply would be each such State where the immovable property is located, and hence, there may be a requirement for the vendor to raise separate invoices (for which separate contracts may also be required).

9. Exemptions

The government has notified following exemptions relevant to the construction sector :-

No.	
1	Services provided by way of pure labour contracts of construction, erection, commissioning, installation, completion, fitting out, repair, maintenance, renovation, or alteration of a civil structure or any other original works pertaining to the Beneficiary-led individual house construction / enhancement under the Housing for All (Urban) Mission/Pradhan Mantri Awas Yojana (PMAY);
2	Services by way of pure labour contracts of construction, erection, commissioning, or installation of original works pertaining to a single residential unit otherwise than as a part of a residential complex;

The way these exemptions have been drafted, they would simply be redundant as a big contractor / developer as they would never enter into pure labour contracts with a prospective customer.

Hence practically none of the existing exemptions related to low cost housing, slum rehabilitation, infrastructure have been grand fathered under GST.

10. Impact on Ongoing Projects - Transitional Issues

Ongoing projects are those where completion certificate is not received. There are several issues which may be faced during the transitional period. Some of these are as below :-

Availability of Tax credits stipulated vide Section 140 for ongoing projects.

Government has prescribed a rate of 18% for payment of GST on construction and Real estate projects. This rate would apply not only to projects which are launched after the GST implementation date but also those projects which are ongoing as on the implementation date. This would suggest that whatever input tax credit stream that is available to new projects should also be available to ongoing projects.

The only challenge is that the ongoing projects will carry a legacy of work done prior to GST regime where the various costs incurred have been subjected to old taxes like VAT, Excise, CST, Service Tax, Octroi, Entry Taxes etc. Bare reading of the fine print does not make the life comfortable. Let's look at various transitional provisions incorporated to smoothen the availability of past credits

As per Section 140(1) the act, existing tax payers shall be eligible to carry forward credits which are carried forward in the past returns subject to eligibility under the GST regime. Section 140(2) permits carry forward of unavailed capital goods cenvat credit not carry forwarded in the returns.

Section 140(3) and Section 140(6) are the most critical sections applicable to registered taxable persons availing benefit of service tax abatement in case of construction of complex, building, etc or paying VAT under the simplified composition schemes under the state VAT Act respectively. These provisions however use the words "credit of eligible duties in respect of inputs held in stock and inputs contained in semi-finished or finished goods held in stock on the appointed day". The doubt that surfaces in the minds based on this clause is whether the stock of Work in Progress of the under-construction property could be termed as a stock of semi-finished goods when construction of complexes have been deemed to be a service under Schedule II of the Act. Well the fact that there is a same GST rate for both new and ongoing projects would suggest that intention of the law is not to block these credits. At this stage it would be noteworthy to refer to the case of ALA Chemicals vs. CCE (2011)-TIOL-940-CESTAT – MUM – Held in CEA, 1944 that where work -in-progress goods and semi-finished goods are not defined – common parlance meaning should be used - goods which do not attain finality are

called as work-in-progress/semi-finished goods/intermediate goods – Benefit of remission available u/r 21 of CER, 2002.

However there are certain bottlenecks in the act which may prevent a free flow of the Cenvat Credits despite doing the bravery of assuming WIP to be the semi-finished goods as referred to above :-

- a) Possession of documents evidencing the payment of duties.

IT is very likely to be the case that goods are procured from a vendor who is not registered under the excise laws and hence proper documents would not be available leading to lapse of the excise credits.

- b) Documents should not be earlier than 12 months immediately preceding the appointed day.

The above restriction of 12 months would hit a developer very hard who may have a substantial amount of Work in progress where the procurement of raw materials like cement and steel may have taken place prior to 12 months. Thus we are talking of a scenario where the rate of GST would be applicable at 18% with a presumption by the government that the developer is availing all the credits. However the transitional credits are being blocked by such restrictive clauses thereby leading to inflationary tendencies. The 40%/60% credit scheme when the excise documents are not available is restricted only to the traders.

The only way out would be to allow a 5% transitional rate without credits which should go as representation to the Government.

11. Taxability of ongoing projects stipulated vide Section 142(10) and 142(11).

Section 142 of the GST Bill provides for transition provisions for works contract/ periodic supplies as under:

'(10). Save as otherwise provided in this Chapter, the goods or services or both supplied on or after the appointed day in pursuance of a contract entered into prior to the appointed day shall be liable to tax under the provisions of this Act.

(11)(a). notwithstanding anything contained in section 12, no tax shall be payable on goods under this Act to the extent the tax was leviable on the said goods under the Value Added Tax Act of the State;

(b) notwithstanding anything contained in section 13, no tax shall be payable on services under this Act to the extent the tax was leviable on the said services under Chapter V of the Finance Act, 1994;

(c) where tax was paid on any supply both under the Value Added Tax Act and under Chapter V of the Finance Act, 1994, tax shall be leviable under this Act and the taxable person shall be entitled to take credit of value added tax or service tax paid under the existing law to the extent of supplies made after the appointed day and such credit shall be calculated in such manner as may be prescribed.'

The goods and/or services supplied on or after the appointed day in pursuance of a projects entered into prior to the appointed day shall be liable to tax under the provisions of this Act. Hence the unexecuted portion of the project would be subjected to GST after the appointed day and no grandfathering mechanism is being followed here.

Further Section 142(11)(c) above creates a very interesting situation. The intention of the government seems to be to avoid double taxation. Lets study it with an example

M/s XYZ a developer is in the process of completing a project which has just 6 units. Each of these units has achieved a 50% completion except the sample house purchased by Customer ABC which is at 90% completion.

Name	Agreement Value	Extent of Supply or % Completion	Value on which VAT is Paid (in % terms upto appointed day)	Value on which Service Tax is Paid (in % terms upto appointed day)	Balance Agreement value to be subjected to CGST and SGST	Value out of (E) already suffered Service Tax and now subjected to CGST	Value out of (E) already suffered VAT and now subjected to SGST	Excess ST Paid	Excess VAT Paid
	A	B	C	D	E	$F = A*(D-B)$	$G=A*(C-B)$	$I = F*4.5\%$	$J = E*1\%$
ABC	1,00,000	90%	90%	90%	CGST 10000 SGST 10000	0	0	0	0
PQR	1,00,000	50%	100%	90%	CGST 50000 SGST 50000	40000	50000	1800	500
SEA	1,00,000	50%	0%	50%	CGST 50000 SGST 100000	0	0	0	0
CBA	1,00,000	50%	20%	20%	CGST 80000 SGST 80000	0	0	0	0
RQP	1,00,000	50%	100%	40%	CGST 60000 SGST 50000	0	50000	0	500
AES	10,00,000	50%	100%	100%	CGST 500000 SGST 500000	500000	500000	22500	5000

Some critical observations from the above working table are as below :-

1. The presumption taken is that the phrase "extent of supply" as referred in the Section 142(11)(c) would mean the stage of physical construction (Extent of Supply or % Completion).

2. As long as VAT and Service Tax are paid in tune with the % completion, there are no over lapping taxes. (Customer ABC)
3. As long as the % completion is more than the % values on which VAT and Service Taxes have been paid, there are still no over lapping taxes. (Customer CBA)
4. The moment the % values on which VAT and Service Tax have been paid both of which exceed the % completion, the provisions of section 142(11)(c) seem to be triggered. (Customer PQR, AES).
5. If only Service Tax has been paid and VAT has not been paid in a case, then the provisions of Section 142(11)(c) do not seem to be attracted. Instead provisions as referred to in Section 142(11)(b) would be attracted giving the necessary relief by ensuring no charge of CGST on the same value. (Customer SEA). However a recent notification No. VAT. 1517/C.R.57/Taxation-1 dated 26-05-2017 issued under the Maharashtra VAT Act would ensure that such a scenario does not arise.
6. The excess service tax & VAT paid would be available as a credit, however instead of giving the credit on an actual basis the Government has chosen to prescribe rules for the same which may either lead to some losses or even gains.

7.

12. INPUT TAX CREDITS:

GST is expected to usher into a regime of free credit flows. Government has been making tall claims all across. However very silently the list of blocked credits under the act continues to deny a lot of credits which were hitherto unavailable in the earlier regime.

The word "Construction" for Input Tax Credit has been defined separately by way of explanation under section 17(5)(d) of the CGST Act and includes re-construction, renovation, additions or alterations or repairs, to the extent of capitalisation, to the said immovable property.

Section 17(5) of the Act provides exception where no credit would be available for:

'(c) Works contract services when supplied for construction of immovable property (other than plant and machinery) except where it is an input service for further supply of works contract service

(d) goods and services or both received by a taxable person for construction of an immovable property (other than plant and machinery) on his own account including when such goods or services or both are used in the course or furtherance of business.

13. Invoicing under GST

Filing of Invoices

GSTR-1 (sales details) for July must be filed by September 5. Deadline for GSTR-1 for August will be September 20.

GSTR-2 (purchase details) and GSTR-3 (monthly summary) for these two months will be filed thereafter. Both GSTR-2 & GSRT-3 will be auto-populated from GSTR-1.

This means the reconciliation of buyer and sellers returns for the first two months – July and August – will take place only after September 5 and 20, respectively

E-way Bills will be implemented in due course.

The GST E-way bill will be deferred as rules for the same have not yet been finalized due to a difference in opinions among states.

Businesses and transport agencies, too, are not ready for e-way bills as it will involve many prerequisites along with a RFID device (Radio Frequency Identification Device).

Hence, the e-way bill will be implemented later once the complete rules are finalized. Until then, the existing provisions regarding inter-state transport of goods will prevail.

In the GST regime, two types of invoices will be issued:

1. Tax invoice
 2. Bill of supply
1. Tax Invoice

When a registered taxable person supplies taxable goods or services, a tax invoice is issued. Based on the rules regarding details required in a tax invoice, a sample tax invoice has been shown:

14. Bill of Supply

Tax invoice is generally issued to charge the tax and pass on the credit. In GST there are some instances where the supplier is not allowed to charge any tax and hence a Tax invoice can't be issued instead another document called Bill of Supply is issued.

Cases where a registered supplier needs to issue bill of supply:

Supply of exempted goods or services

Supplier is paying tax under composition scheme

15. How many copies of Tax Invoices are to be issued?

When goods are supplied, the supplier is required to issue three copies of the invoice– Original, Duplicate, and Triplicate.

Copies of Tax invoice for supply of goods

Copy 1: Original for Recipient



Copy 2: Duplicate for Transporter



Copy 3: Triplicate for Supplier



Original invoice: When a buyer makes the purchase he gets the first copy of invoice, marked as 'Original for recipient'.

Duplicate copy: The duplicate copy is issued to the transporter(carrier of goods) to present as evidence as and when required, and is marked as 'Duplicate for transporter'. The transporter doesn't need to carry the invoice if the supplier has obtained an invoice reference number.

Note: How to generate "Invoice Reference Number"?

The supplier can obtain an Invoice reference number from the common portal (GSTN) by uploading a tax invoice issued by him. The invoice reference number will be valid for 30 days from the date of uploading.

Triplicate copy: This copy is retained by the supplier for his own record.

In the next article we will learn about the invoicing rules, format of invoices to be issued etc in case of supply of services by registered GST dealers.

17. GST Returns

Return Filing Relaxed For 2 Months

The Council has given businesses 2 months to prepare for the filing of GST returns which brings some relief.

Companies can file a single-page summary return in the GSTR-3B form on a self-declaration basis for the first two months – July and August – by the 20th day of the following month.

This means that the summary return for July must be filed by 20th August along with taxes (self-assessed). The return for August will be filed by September 20.

This will bring much relief to all companies who were requesting a delay in GST implementation because of a lack of preparation.

Filing GST return under the GST regime will be most critical business activity as it will also determine compliance rating and timely refunds. Discover more

A return is a document that a taxpayer is required to file as per the law with the tax administrative authorities. Under the GST law, a normal taxpayer will be required to furnish three returns monthly and one annual return. Similarly, there are separate returns for a taxpayer registered under the composition scheme, taxpayer registered as an Input Service Distributor, a person liable to deduct or collect the tax (TDS/TCS).

What Are the Returns Applicable Under GST?

In the table below, we have provided details of all the returns which are required to be filed under the GST Law.

Return Form	What to file?	By Whom?	By When?
GSTR-1	Details of outward supplies of taxable goods and/or services effected	Registered Supplier Taxable	10th of the next month
GSTR-2	Details of inward supplies of taxable goods and/or services effected claiming input tax credit.	Registered Recipient Taxable	15th of the next month
GSTR-3	Monthly return on the basis of finalization of details of outward supplies and inward supplies along with the payment of amount of tax.	Registered Person Taxable	20th of the next month
GSTR-4	Quarterly return for compounding taxable person.	Composition Supplier	18th of the month succeeding quarter
GSTR-5	Return for Non-Resident foreign taxable person	Non-Resident Person Taxable	20th of the next month
GSTR-6	Return for Input Service Distributor	Input Service Distributor	13th of the next month
GSTR-7	Return for authorities deducting tax at source.	Tax Deductor	10th of the next month
GSTR-8	Details of supplies effected through e-commerce operator and the amount of tax collected	E-commerce Operator/Tax Collector	10th of the next month
GSTR-9	Annual Return	Registered Person Taxable	31st December of next financial year
GSTR-10	Final Return	Taxable person whose registration has been surrendered or cancelled.	Within three months of the date of cancellation or date of cancellation order, whichever is later.
GSTR-11	Details of inward supplies to be furnished by a person having UIN	Person having UIN and claiming refund	28th of the month following the month for which statement is filed

GSTR-3B

For August 2017 – 20th August 2017	Summary of declaration taxable value and tax paid on also supply and supply subject to reverse charges.
For July 2017 – 20th September 2017	Summary value of ITC availed and In eligible ITC. Payment of Taxes.

மணல் பற்றாக்குறை போக்க வேலைநிறுத்தத்துடன் கூடிய உண்ணா விரதப்போராட்டம்

சென்னை சேப்பாக்கம் அரசு விருந்தினர் மாளிகையின் அருகில் (கிரிக்கெட் ஸ்டேடியம் எதிரில்) காலை 9.00 மணி முதல் மாலை 5.00 மணி வரை மணல் பற்றாக்குறை மற்றும் பத்திரப்பதிவு கட்டண குறைப்பு பற்றி எந்த ஒரு முடிவும் எடுக்காத அரசின் மெத்தனப்போக்கை கண்டித்து கண்டனக் குரல் எழுப்பியும், ஆர்ப்பாட்டம் செய்தும், மற்றும் போராட்டத்திற்கு வருகை தந்த போராட்டக் குழு உறுப்பினர்கள் ஒவ்வொருவராக அரசின் கவனத்தை ஈர்க்கும் வகையில் பேசினார்கள். இப்போராட்டம் அகில இந்திய முன்னாள் தலைவர் திரு. R. இராதாகிருட்டிணன் அவர்களின் தலைமையில் அகில இந்திய துணைத்தலைவர் திரு. V.N. வரதராஜன், மாநிலத்தலைவர் திரு. G. வேதானந்த், மய்யத்தலைவர் திரு. K. வெங்கடேசன் , திரு. பொன். குமார், முன்னாள் தலைவர், தமிழ்நாடு கட்டுமான தொழிலாளர் நலவாரியம், CREDAI, Flat Promoters Association, Civil Engineers Association, தமிழ்நாடு மணல் லாரி உரிமையாளர் சங்கங்களின் கூட்டமைப்பு, Real Estate Association. தமிழ்நாடு கட்டுமான தொழிலாளர்களின் சங்கம், தமிழ் நாட்டில் உள்ள அனைத்து அடுக்குமாடி குடியிருப்போர் கட்டுமான சங்கங்கள், தமிழ்நாடு அரசின் அனைத்து துறை சார்ந்த ஒப்பந்ததாரர்கள் (PWD, Highways, Corporation, EB, CMWSSB Housing Board,) மத்திய அரசாங்கத்தின் கட்டுப்பாட்டில் வரும் Railways. CPWD. போன்ற துறைகளை சேர்ந்த ஒப்பந்ததாரர்களும், சங்கங்கள்.தமிழ்நாடு முழுவதும் உள்ள Ready Mix Concrete Association. Quarry Owners Association, செங்கல் லாரி உரிமையாளர்கள் சங்கம், CITU, டிப்பர் லாரி உரிமையாளர்கள் கூட்டமைப்பு, தென்னக ரயில்வே பொறியாளர்கள் ஒப்பந்ததாரர்கள் சங்கம், ஆவடி, அம்பத்தூர் அடுக்குமாடி குடியிருப்போர் சங்கம், Singara Chennai Builders Association, Paver Finish Road Builders Association, Tamil Nadu Fly Ash Bricks & Blockis Association, Tamil Nadu Solid Hollow & Paver Blocks Association, Association of Builders Chennai Development (ABCD) ஆகிய சங்கங்களின் உறுப்பினர்கள் கலந்து கொண்டனர்.

இப்போராட்டக்குழுவின் ஒருங்கிணைப்பாளராக உடனடி முன்னாள் அகில இந்திய துணைத்தலைவர் திரு. M. மோகன் அவர்கள் செயல்பட்டார். இப்போராட்டத்தில் அனைத்து சங்கங்களிலிருந்தும் சுமார் 25000க்கும் மேற்பட்டோர் கலந்து கொண்டனர். இக்கூட்டத்தில் ஆறு கோரிக்கைகள் அடங்கிய தீர்மானம் நிறைவேற்றப்பட்டு அது தமிழக அரசின் கவனத்திற்கும் கொண்டு செல்லப்பட்டது. இப்போராட்டம் பற்றிய ஒளிபரப்பு அனைத்து ஊடகங்களிலும் ஒளிபரப்பப்பட்டது. மேலும் இப்போராட்டம் பற்றிய செய்திகள் அனைத்து செய்தித்தாள்களிலும் பிரசுரிக்கப்பட்டது.

GST CONCLAVE

நமது அகில இந்திய கட்டுநர் சங்கம் உட்பட மற்ற பிற 14 சங்கங்கள் ஒருங்கிணைந்து “GST CONCLAVE” என்றும் ஒரு மகா சபைக் கூட்டத்திற்கு ஏற்பாடு செய்து, மாண்புமிகு இந்திய நிதித்துறை அமைச்சர் திரு. அருண் ஜெட்லி அவர்களையும், நிதித்துறையின் மற்ற சக அமைச்சர்களாக திரு. நிர்மலா சீதாராமன், Hon'ble MOS for Commerce & Industry. திரு.அர்ஜுன் ராம் மெக்வால், Hon.MOS for Finance மற்றும் திரு. சந்தோஷ் குமார், Governor, Hon'ble MOS for Finance, Govt. of India ஆகியோரை இம்மகாசபை கூட்டத்திற்கு அழைத்திருந்தனர்.

பிற்பகல் 12 மணிக்கு Lunch on Meeting at Hotel Ramada-in. இங்கு நடைபெற்ற One on meeting –ல் அகில இந்திய முன்னாள் தலைவர் திரு. R. இராதாகிருட்டிணன், அகில இந்திய துணைத்தலைவர் திரு. V.N. வரதராஜன், திரு. R. சிவக்குமார், தென்மண்டல செயலாளர், மய்யத்லைவர் திரு. K. வெங்கடேசன், மய்யச் செயலாளர் திரு. S. இராமப்பிரபு, திரு. ராஜுஜான், Executive Secretary. தலைமையகம் ஆகியோர் Hon'ble Union Finance Minister திரு. அருண் ஜெட்லி அவர்களையும், Hon'ble Union For Commerce & Industry திருமதி. நிர்மலா சீதாராமன் அவர்களையும் சந்தித்து பூங்கொத்து அளித்து வரவேற்றனர். நமது அகில இந்திய கட்டுநர் சங்கத்தின் சார்பில் தயார் செய்து வைத்திருந்த GST பற்றிய கடிதத்தை (பொதுநிலை அறிக்கை) மாண்புமிகு இந்திய நிதி அமைச்சர் திரு. அருண் ஜெட்லி அவர்களிடம் சமர்ப்பித்தனர். அமைச்சர் அவர்களும் நாம் கொடுத்த கடிதத்தை மிக கவனமாக படித்துப் பார்த்து நமது குழுவுடன் விவாதித்ததுடன், தக்க நடவடிக்கை எடுக்க ஆவன செய்வதாக உறுதியளித்தார்.

மாலை

நமது கட்டுநர் வல்லுநர் சங்கம் உட்பட 14 மற்ற கூட்டமைப்புகள் ஏற்பாடு செய்திருந்த GST Conclave மகாசபைக்கூட்டம் மாலை 3.30 மணியளவில் Madras University Centenary அரங்கில் நடைபெற்றது. இம் மகாசபை கூட்டத்தில் 14 சங்கத்தைச் சேர்ந்த நிர்வாகிகளும், அலுவலர்களும், உறுப்பினர்களுமாக மற்றும் பிற உறுப்பினர்களுமாக சுமார் 2000க்கும் மேற்பட்டோர் கலந்து கொண்டனர். நமது மய்யத்தின் சார்பாக 250க்கும் மேற்பட்ட உறுப்பினர்கள் கலந்து கொண்டு சிறப்பித்தனர். நமது சங்கத்தின் சார்பில் திரு R. இராதாகிருட்டிணன் அவர்கள் சிறப்புரையாற்றினார். அதே போல் இன்னும் பிற சங்கங்களின் சார்பில் நிர்வாகிகள் உரையாற்றினர். முடிவில் மாண்புமிகு மத்திய நிதி அமைச்சர் திரு. அருண் ஜெட்லி அவர்கள் சிறப்புரையாற்றினார். இம்மகாசபை கூட்டத்தில் மாண்புமிகு இந்திய வர்த்தகம் மற்றும் தொழிற்சாலை அமைச்சர் திருமதி. நிர்மலா சீதாராமன் அவர்களும் கலந்து கொண்டு சிறப்பித்தார். இம்மகாசபைக்கூட்டத்தில் கலந்து கொண்ட அனைவருக்கும் நமது தென்னக மய்யத்தின் சார்பில் Hi-Tea வழங்கப்பட்டது.

06.07.2018 அன்று மணல் தட்டுப்பாட்டடை நீக்க வேண்டி சேப்பாக்கம் விருந்தினர் மாளிகை அருகில் நடைபெற்ற ஒரு நாள் வேலை நிறுத்தம் மற்றும் உண்ணாவிரதப்போராட்டம்.







30.07.2017 அன்று சென்னை பல்கலைக்கழக நூற்றாண்டு விழா
அரங்கில் நடைபெற்ற GST மகாசபைக்கூட்டம்





Prof.A.R.Santhakumar

SAFETY OF BUILDINGS DURING EARTHQUAKES

Introduction : Past earthquakes such as the one which recently occurred in Gujarath has shown that unsafe buildings fail and kill people. We cannot avoid future earthquakes or know when they will occur but safe buildings will definitely reduce the risk and damage. About 60% of our country is susceptible for damaging levels of earthquakes. Therefore, it is necessary for us to know the forces acting on the structure in which we live and its vulnerability during earthquakes.

Buildings in Urban area: Most buildings in urban areas like Chennai are made using RCC frame type construction. A well designed and built RCC framed structure will perform excellently well without collapse during disasters. However, due to several planning and execution reasons, weakness gets introduced making the building vulnerable for collapse.

Normally the weight of the building acts vertically down. All buildings are designed and constructed to bear this weight. If not they would have fallen even during normal times. During earthquake the ground moves laterally. For this sideways movement the building has to be designed and constructed specifically.

These sideways movements generate horizontal forces in the columns and moments in the joints of the frame. Because of this the building tends to sway in both directions. This affects the joints of columns and beams. The ground floor columns carry the weigh of the upper storey and in addition have to resist lateral forces. Thus these columns are affected the most.

Earthquake Zoning and vulnerably: The Bureau of Indian Standards has laid rules for design and construction which classify the area with respect to seismic vulnerability. For example Chennai has been declared to be in Zone III. The effects of earthquake in a limited area due to ground shaking are identified by the intensity. In this zone, when quakes occur it frightens every one, making it difficult for people to stand. Buildings of good design and construction suffer only slight damage. Poorly designed and constructed buildings suffer considerable damage. (Intensity VII in the MSK scale Ranging from I to XII)

Weakness in the framed structures: The RCC framed structure where the ground floor is left open without any partition wall between columns are called Open ground storey building or building on stilts. In such buildings ground storey is relatively flexible and weak.

The presence of walls in the upper storey makes them much stiffer than the ground storey. Therefore the upper storeys move as a rigid single block during lateral sway. This leads to severe damage to the ground storey column, and subsequently collapse of the whole super- structure. In the case of the frame

where the first floor is projected beyond the column in the ground floor, using 'floating column' the situation becomes precarious. Such buildings are better avoided or else the ground storey has to be specially designed to withstand the lateral load using bracings or shear walls between weak columns.

In general for the lateral load safety of the structure, the column size should never be less than the transverse beam depth (including the depth of slab) it supports. The following elements should be carefully checked for safety.

1. Corner column
2. Peripheral columns and beams
3. Cantilevers
- 4 Stair walls, columns and lift walls
5. Water tank
6. Beam column junctions
7. Securing non-structural elements

Three points to check for safety of your flat:

1. While buying, make sure that your building is designed and built as per norms laid down for earthquake safety in BIS code.

2. If you are already owning or living in a flat, get its safety checked by a qualified and competent structural engineer as per the BIS code.

3. If you are living in an unsafe building as per the norms of the BIS code, make it safe by retrofitting. Strengthening must be done to avoid collapse during earthquakes. The location specific technology, expertise and the codes of practice for this is available in our country.

Retrofitting unsafe building : There are several alternative methods of improving the seismic safety of buildings. These include provision of seismic belts and jacketing weak members like columns. These are covered in the Indian standard guidelines for repair and seismic strengthening of buildings (IS 13935:1993)

Cost Implications : Incorporation of seismic resistant features during initial construction is more economical than spending on retrofitting later on. The extra cost for new construction in zone III and above will only be 3 to 8 % for RCC buildings up to 5 storey. The cost of retrofitting a deficient building may be 10 to 20 %

Reference :

An earthquake preparedness guide-A ready reckoner for home dwellers-
National Disaster Management Division-Ministry of Home Affairs, Govt. of India,
North Block, New Delhi

Annexure –II

Penalty for exemption under Sec.113-C of Tamil Nadu Town and Country Planning Act, 1971

Penalty / Charges

- i) FSI violation – at premium FSI rates.
- ii) Single regularisation penalty instead of charging separate penalties each for Road width and Setback Violations as suggested by the Justice Rajeswaran Committee shall be charged at following multiples of Infrastructure and Amenities Charges on the total achieved FSI of the building to be regularised.

Road Width / Setback Violations not amounting to FSI Violation (FSI achieved upto 1.5)	FSI achieved between 1.5 and 3.0	FSI achieved above 3.0
100 %	200 %	300 %

- iii) **Parking regularization charges shall be collected at the following rates:**

Car Park	CMA	Outside CMA
Residential	Rs. 10,000/-	Rs.10,000/-
Commercial	Rs.1,00,000/-	Rs.50,000/-
Two Wheelers	Rs. 2,500/-	Rs. 2,500/-

Note: Total penalty worked out as per the Table I to IV of Annexure-IA, IB and Annexure-II shall be restricted to an amount not exceeding 3 times of GLV of the site extent.

Routine Charges

- iv) OSR charges to be levied as prescribed in this Scheme, adopting Guideline Value.
- v) Scrutiny fee to be charged as prescribed in this Scheme.
- vi) Normal Infrastructure and Amenities charges, Development Charges and other routine charges at current rates as applicable to be charged.
- vii) Scrutiny Fee: Rs.1 per sq. ft. for ordinary buildings and Rs.2 per sq.ft. for buildings other than ordinary buildings to be paid as scrutiny fee along with the application.

DHARMENDRA PRATAP YADAV
SECRETARY TO GOVERNMENT.

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(b) Uniaj uniaj
Section Officer. 22

B. Nagar
22/6/17.

IV Multi-Storied Building

S.No.	Category and use of building	Road width required		Minimum setback required	Maximum FSI allowable	Parking required	Open Space Reservation Required
		Minimum Road width	Maximum No. of floors				
1	Residential	9m	SF + 7F or GF + 6F	50% of the normally permissible on all sides	5.0	At least 50% of the requirement shall be provided either on site or off site. Balance 50% is chargeable as per rates prescribed.	<p>a. In case of unauthorized construction in a site of extent > 2500 sq.m, the applicant has an option to reserve the required 10% open space in the site and hand over to the Local Authority or the OSR charges to be paid for 10% of open space to be reserved as per the GLV.</p> <p>b. In case of unauthorised construction in a plot of extent ≤ 2500 sq.m., in an unauthorized layout laid on or before 1-7-2007, OSR charges for 10% of the plot area to be collected as per the GLV.</p>
		12m	SF + 9F or GF + 8F		5.0		
		15m	SF+20F or GF+19F		5.0		
		18m	Floors permissible as in 30.5m road				
2	Commercial	9m	SF + 7F or GF + 6F	50% of the normally permissible on all sides	5.0	At least 50% of the requirement shall be provided either on site or off site. Balance 50% is chargeable as per rates prescribed.	<p>a. In case of unauthorized construction in a site of extent > 2500 sq.m, the applicant has an option to reserve the required 10% open space in the site and hand over to the Local Authority or the OSR charges to be paid for 10% of open space to be reserved as per the GLV.</p> <p>b. In case of unauthorised construction in a plot of extent ≤ 2500 sq.m., in an unauthorized layout laid on or before 1-7-2007, OSR charges for 10% of the plot area to be collected as per the GLV.</p>
		12m	SF + 9F or GF + 8F		5.0		
		15m	SF+20F or GF+19F		5.0		
		18m	Floors permissible as in 30.5 m road				
3	Industrial	9m	SF + 7F or GF + 6F	50% of the normally permissible on all sides	5.0	At least 50% of the requirement shall be provided either on site or off site. Balance 50% is chargeable as per rates prescribed.	<p>a. In case of unauthorized construction in a site of extent > 2500 sq.m, the applicant has an option to reserve the required 10% open space in the site and hand over to the Local Authority or the OSR charges to be paid for 10% of open space to be reserved as per the GLV.</p> <p>b. In case of unauthorised construction in a plot of extent ≤ 2500 sq.m., in an unauthorized layout laid on or before 1-7-2007, OSR charges for 10% of the plot area to be collected as per the GLV.</p>
		12m	SF + 9F or GF + 8F		5.0		
		15m	SF+20F or GF+19F		5.0		
		18m	Floors permissible as in 30.5 m road				
4	Institutional	9m	SF + 7F or GF + 6F	50% of the normally permissible on all sides	5.0	At least 50% of the requirement shall be provided either on site or off site. Balance 50% is chargeable as per rates prescribed.	<p>a. In case of unauthorized construction in a site of extent > 2500 sq.m, the applicant has an option to reserve the required 10% open space in the site and hand over to the Local Authority or the OSR charges to be paid for 10% of open space to be reserved as per the GLV.</p> <p>b. In case of unauthorised construction in a plot of extent ≤ 2500 sq.m., in an unauthorized layout laid on or before 1-7-2007, OSR charges for 10% of the plot area to be collected as per the GLV.</p>
		12m	SF + 9F or GF + 8F		5.0		
		15m	SF+20F or GF+19F		5.0		
		18m	Floors permissible as in 30.5 m road				

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SECRETARY TO GOVERNMENT.

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(Signature)
Section Officer. 22/6/17

(Signature)
22/6/17

3	Industrial	7m	1.5m on all sides with a feasible driveway.	3	As per DCR. Shortfall condonable on payment of charges as prescribed	In case of unauthorised construction in a plot which is in an unauthorised layout, laid on or before 1-7-2007, OSR charges for 10% of the plot area to be collected as per the guideline value.
4	Institutional	7m	1.5m on all sides with a feasible driveway.	3	As per DCR. Shortfall condonable on payment of charges as prescribed	a) In case of unauthorized construction in a site of extent > 2500 sq.m, the applicant has an option to reserve the required 10% open space in the site and hand over to the Local Authority or the OSR charges to be paid for 10% of open space to be reserved as per the guideline value. b) In case of unauthorized construction in a plot of extent ≤ 2500 sq.m., in an unauthorized layout laid on or before 1-7-2007, OSR charges for 10% of the plot area to be collected as per the guideline value.

III Group Developments

S.No.	Category and use of building	Minimum Road width	Minimum setback	Maximum FSI	Parking	OSR requirement
1	Residential	7m	1.5m on all sides. Distance between the blocks – Ordinary buildings 1.5m Other Buildings-3m	3	As per DCR. Shortfall condonable on payment of charges as prescribed	a. In case of unauthorised construction in a site of extent > 2500 sq.m, the applicant has option to reserve the required 10% open space in the site and hand over to the Local Authority or the OSR charges to be paid for 10% of open space to be reserved as per the guideline value. b. In case of unauthorised construction in a plot of extent ≤ 2500 sq.m., in an unauthorised layout, laid on or before 1-7-2007, OSR charges for 10% of the plot area to be collected as per the guideline value.
2	Commercial	7m	1.5m on all sides. Distance between the blocks – ordinary buildings-1.5m Other Buildings-3m	3	As per DCR. Shortfall condonable on payment of charges as prescribed	a. In case of unauthorised construction in a site of extent > 2500 sq.m, the applicant has option to reserve the required 10% open space in the site and hand over to the Local Authority or the OSR charges to be paid for 10% of open space to be reserved as per the guideline value. a. In case of unauthorised construction in a plot of extent ≤ 2500 sq.m., in an unauthorised layout, laid on or before 1-7-2007, OSR charges for 10% of the plot area to be collected as per the guideline value.

3	Commercial (other than areas covered in Sl. No. 1 above)	7m	1.5m on all sides	3	As per DCR. Shortfall condonable on payment of charges as prescribed	<p>a) In case of unauthorized construction in a site of extent > 2500 sq.m, the applicant has option to reserve the required 10% open space in the site and hand over to the Local Authority or the OSR charges to be paid for 10% of open space to be reserved as per the guideline value.</p> <p>b) In case of unauthorized construction in a plot of extent ≤ 2500 sq.m., in an unauthorized layout, laid on or before 1-7-2007, OSR charges for 10% of the plot area to be collected as per the guideline value.</p>
4	Industrial	7m	1.5m on all sides	3	As per DCR. Shortfall condonable on payment of charges as prescribed	In case of unauthorized construction in a plot which is in an unauthorized layout, laid on or before 1-7-2007, OSR charges for 10% of the plot area to be collected as per the guideline value.
5	Institutional	7m	1.5m on all sides	3	As per DCR. Shortfall condonable on payment of charges as prescribed	<p>a) In case of unauthorized construction in a site of extent > 2500 sq.m, the applicant has an option to reserve the required 10% open space in the site and hand over to the Local Authority or the OSR charges to be paid for 10% of open space to be reserved as per the guideline value.</p> <p>b) In case of unauthorized construction in a plot of extent ≤ 2500 sq.m., in an unauthorized layout laid on or before 1-7-2007, OSR charges for 10% of the plot area to be collected as per the guideline value.</p>

II Special Buildings

S.No.	Category & use of building	Minimum Road width	Minimum setback	Maximum FSI	Parking	OSR requirement
1	Residential and Commercial Buildings in EWS/ LIG/ Poor Class areas/ Declared as Slum by local body and Continuous Building Area.	7m	FSB – Nil RSB – Nil SSBs – Nil	3	As per DCR. Shortfall condonable on payment of charges as prescribed	<p>a) In case of unauthorized construction in a site of extent > 2500 sq.m, the applicant has option to reserve the required 10% open space in the site and hand over to the Local Authority or the OSR charges to be paid for 10% of open space to be reserved as per the guideline value.</p> <p>b) In case of unauthorized construction in a plot of extent ≤ 2500 sq.m., in an unauthorized layout, laid on or before 1-7-2007, OSR charges for 10% of the plot area to be collected as per the guideline value.</p>
2	Residential building having a maximum of basement/ stilt floor and 4 floors and more than 4 dwelling units. (other than areas covered in Sl. No. 1 above)	7m	1.5m on all sides	3	As per DCR. Shortfall condonable on payment of charges as prescribed	<p>a) In case of unauthorized construction in a site of extent > 2500 sq.m, the applicant has option to reserve the required 10% open space in the site and hand over to the Local Authority or the OSR charges to be paid for 10% of open space to be reserved as per the guideline value.</p> <p>b) In case of unauthorized construction in a plot of extent ≤ 2500 sq.m., in an unauthorized layout, laid on or before 1-7-2007, OSR charges for 10% of the plot area to be collected as per the guideline value.</p>

Annexure –IB
Planning Parameters for Section 113 C of the Act for areas falling under
Directorate of Town and Country Planning Areas

**I Ordinary Buildings – the buildings that do not fall under the categories of Special Buildings/Group Development/
Multistoried Buildings**

S. No.	Category & use of building	Minimum Road width required	Minimum setback required	Maximum FSI allowable	Parking required	OSR requirement
1	Residential and Commercial Buildings in EWS/LIG/Poor Class areas/ Declared as Slum by local body and Continuous Building Area	Access to a public road	FSB – Nil RSB – Nil SSB – Nil	2	As per DCR. Shortfall condonable on payment of charges as prescribed	In case of unauthorized constructions in a plot forming part of an unauthorised layout, laid on or before 1-7-2007, OSR charges amounting to 5% and 10% of the plot area to be collected as per the guideline value.
2	Residential and Commercial buildings (maximum of G+1 and not exceeding 300 sq.m. floor area), other than areas covered in Sl. No. 1 above	Access to a public road	FSB – Nil RSB – Nil SSB – Nil	2	As per DCR. Shortfall condonable on payment of charges as prescribed	In case of unauthorized constructions in a plot forming part of an unauthorised layout, laid on or before 1-7-2007, OSR charges amounting to 5% and 10% of the plot area to be collected as per the guideline value.
3	Industrial (maximum of G+1 and not exceeding 300 sq.m. floor area)	Access to a public road	FSB – Nil RSB – Nil SSB – Nil	2	As per DCR. Shortfall condonable on payment of charges as prescribed	In case of unauthorized construction in a plot in an unauthorised layout laid on or before 1-7-2007, OSR charges 10% of the plot area to be collected as per the guideline value.
4	Institutional (maximum of G+1 and not exceeding 300 sq.m. floor area)	Access to a public road	FSB – Nil RSB – Nil SSB – Nil	2	As per DCR. Shortfall condonable on payment of charges as prescribed	In case of unauthorized construction in a plot in an unauthorised layout laid on or before 1-7-2007, OSR charges 10% of the plot area to be collected as per the guideline value.

3	Industrial	9m	SF + 7F or GF + 6F	50% of the normally permissible on all sides	5.0	At least 50% of the requirement shall be provided either on site or off site. Balance 50% is chargeable as per rates prescribed.	In cases where a site falls in an unauthorised sub-divisions / layouts laid prior to 1.7.2007, with the total extent more than 3000 sq.m. the applicant has the option to reserve the required open space in the site and handover to the Competent Authority or pay the OSR charges for 10% of open space to be reserved as per the guideline value.
		12m	SF + 9F or GF + 8F		5.0		
		15m	SF+20F or GF+19F		5.0		
		18m	Floors permissible as in 30.5 m road				
4	Institutional	9m	SF + 7F or GF + 6F	50% of the normally permissible on all sides	5.0	At least 50% of the requirement shall be provided either on site or off site. Balance 50% is chargeable as per rates prescribed.	In cases where a site falls in an unauthorised sub-divisions / layouts laid prior to 1.7.2007, with the total extent more than 3000 sq.m. the applicant has the option to reserve the required open space in the site and handover to the Competent Authority or pay the OSR charges for 10% of open space to be reserved as per the guideline value.
		12m	SF + 9F or GF + 8F		5.0		
		15m	SF+20F or GF+19F		5.0		
		18m	Floors permissible as in 30.5 m road				

DHARMENDRA PRATAP YADAV
SECRETARY TO GOVERNMENT.

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IV. Multi- Storied Buildings

S. No.	Category and use of building	Road width required		Minimum setback required	Maximum FSI allowable	Parking required	Open Space Reservation Required
		Minimum Road width	Maximum No. of floors				
1	Residential	9m	SF + 7F or GF + 6F	50% of the normally permissible on all sides	5.0	At least 50% of the requirement shall be provided either on site or off site. Balance 50% is chargeable as per rates prescribed.	In cases where a site falls in an unauthorised sub-divisions / layouts laid prior to 1.7.2007, with the total extent more than 3000 sq.m. the applicant has the option to reserve the required open space in the site and handover to the Competent Authority or pay the OSR charges for 10% of open space to be reserved as per the guideline value.
		12m	SF + 9F or GF + 8F		5.0		
		15m	SF+20F or GF+19F		5.0		
		18m	Floors permissible as in 30.5 m road				
2	Commercial	9m	SF + 7F or GF + 6F	50% of the normally permissible on all sides	5.0	At least 50% of the requirement shall be provided either on site or off site. Balance 50% is chargeable as per rates prescribed.	In cases where a site falls in an unauthorised sub-divisions / layouts laid prior to 1.7.2007, with the total extent more than 3000 sq.m. the applicant has the option to reserve the required open space in the site and handover to the Competent Authority or pay the OSR charges for 10% of open space to be reserved as per the guideline value.
		12m	SF + 9F or GF + 8F		5.0		
		15m	SF+20F or GF+19F		5.0		
		18m	Floors permissible as in 30.5 m road				

III. Group Developments

S. No.	Category & use of building	Minimum Road width required	Minimum setback required	Maximum FSI allowable	Parking required	Open Space Reservation Required
1	Residential	7m	1.5m on all sides Distance between the blocks Ordinary buildings - 1.5m Other buildings - 3m	3	As per DR. Shortfall condonable on payment of charges as prescribed	In cases where a site falls in an unauthorised sub-divisions / layouts laid prior to 1.7.2007, with the total extent more than 3000 sq.m. the applicant has the option to reserve the required open space in the site and handover to the Competent Authority or pay the OSR charges for 10% of open space to be reserved as per the guideline value.
2	Commercial	7m	1.5m on all sides. Distance between the blocks –ordinary buildings -1.5m Other Buildings-3m	3	As per DR. Shortfall condonable on payment of charges as prescribed	In cases where a site falls in an unauthorised sub-divisions / layouts laid prior to 1.7.2007, with the total extent more than 3000 sq.m. the applicant has the option to reserve the required open space in the site and handover to the Competent Authority or pay the OSR charges for 10% of open space to be reserved as per the guideline value.
3	Industrial	7m	1.5m on all sides with a feasible driveway.	3	As per DR. Shortfall condonable on payment of charges as prescribed	In cases where a site falls in an unauthorised sub-divisions / layouts laid prior to 1.7.2007, with the total extent more than 3000 sq.m. the applicant has the option to reserve the required open space in the site and handover to the Competent Authority or pay the OSR charges for 10% of open space to be reserved as per the guideline value.
4	Institutional	7m	1.5m on all sides with a feasible driveway.	3	As per DR. Shortfall condonable on payment of charges as prescribed	In cases where a site falls in an unauthorised sub-divisions / layouts laid prior to 1.7.2007, with the total extent more than 3000 sq.m. the applicant has the option to reserve the required open space in the site and handover to the Competent Authority or pay the OSR charges for 10% of open space to be reserved as per the guideline value .

II. Special buildings

S. No.	Category & use of building	Minimum Road width required	Minimum setback required	Maximum FSI allowable	Parking Required	Open Space Reservation Required
1	Residential buildings in CBA	7m	FSB - nil RSB - nil SSB - nil	3	As per DR. Shortfall condonable on payment of charges as prescribed	In cases where a site falls in an unauthorised subdivisions / layouts laid prior to 1.7.2007, with the total extent more than 3000 sq.m. the applicant has the option to reserve the required open space in the site and handover to the Competent Authority or pay the OSR charges for 10% of open space to be reserved as per the guideline value.
2	Residential buildings in areas other than CBA	7m	1.5m on all sides	3	As per DR. Shortfall condonable on payment of charges as prescribed	In cases where a site falls in an unauthorised subdivisions / layouts laid prior to 1.7.2007, with the total extent more than 3000 sq.m. the applicant has the option to reserve the required open space in the site and handover to the Competent Authority or pay the OSR charges for 10% of open space to be reserved as per the guideline value.
3	Commercial buildings in CBA	7m	FSB - 1.5m RSB - nil SSB - nil	3	As per DR. Shortfall condonable on payment of charges as prescribed	In cases where a site falls in an unauthorised subdivisions / layouts laid prior to 1.7.2007, with the total extent more than 3000 sq.m. the applicant has the option to reserve the required open space in the site and handover to the Competent Authority or pay the OSR charges for 10% of open space to be reserved as per the guideline value.
4	Commercial buildings in areas other than CBA	7m	1.5m on all sides	3	As per DR. Shortfall condonable on payment of charges as prescribed	In cases where a site falls in an unauthorised subdivisions / layouts laid prior to 1.7.2007, with the total extent more than 3000 sq.m. the applicant has the option to reserve the required open space in the site and handover to the Competent Authority or pay the OSR charges for 10% of open space to be as per the guideline value.

Annexure-IA

Planning Parameters for Section 113 C of the Act for Chennai Metropolitan Area

I. Ordinary Buildings - the buildings that do not fall under the categories of Special Building/Group Development/ Multi-storied Buildings

S. No.	Category & use of building	Minimum Road width required	Minimum setback required	Maximum FSI allowable	Parking required	Open Space Reservation required
1	Residential and Commercial buildings in CBA	Access to a public road	FSB - Nil SSB - Nil RSB - Nil	2	As per DR	OSR charges for 5% and 10% of the plot area to be collected as per the GLV in cases of construction in an unauthorised sub-division / layouts laid on or before 1-07-2007 for residential and commercial buildings respectively.
2	Residential and Commercial buildings in areas other than CBA	Access to a public road	FSB - Nil SSB - Nil RSB - Nil	2	As per DR	OSR charges for 5% and 10% of the plot area to be collected as per the GLV in cases of construction in an unauthorised sub-division / layouts laid on or before 1-07-2007 for residential and commercial buildings respectively.
3	Industrial	Access to a public road	FSB - Nil SSB - Nil RSB - Nil	2	As per DR	OSR charges for 10% of the plot area to be collected as per the GLV in cases of construction in an unauthorised sub-division / layouts laid on or before 1-07-2007.
4	Institutional	Access to a public road	FSB - Nil SSB - Nil RSB - Nil	2	As per DR	OSR charges for 10% of the plot area to be collected as per the GLV in cases of construction in an unauthorised sub-division / layouts laid on or before 1-07-2007.



ABSTRACT

Rules – Rules under section 113-C of the Tamil Nadu Town and Country Planning Act, 1971 for Assessment and Collection of Amount for Exemption of Buildings, 2017 – Notification – Issued.

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HOUSING AND URBAN DEVELOPMENT [UD4(3)] DEPARTMENT

G.O.(Ms).No.110

Dated:22.06.2017

ஹேவிளம்பி வருடம், ஆனித் திங்கள் 8,
திருவள்ளூர் ஆண்டு 2048

ORDER:

The appended Notification shall be published in the Tamil Nadu Government Gazette Extraordinary dated the 22nd June, 2017.

(BY ORDER OF THE GOVERNOR)

**DHARMENDRA PRATAP YADAV
SECRETARY TO GOVERNMENT.**

To
The Works Manager,
Government Central Press, Chennai-600 079.
The Secretary to Governor, Raj Bhavan, Chennai – 600 032.
All District Collectors.
The Additional Chief Secretary to Government,
Finance Department, Chennai- 600 009.
The Additional Chief Secretary to Government,
Rural Development and Panchayat Raj Department, Chennai-600 009.
The Principal Secretary to Government,
Municipal Administration and Water Supply Department, Chennai-600 009.
The Secretary to Government, Law Department, Chennai – 600 009.
The Commissioner of Town and Country Planning, Chennai-600 002.
The Member Secretary,
Chennai Metropolitan Development Authority, Chennai – 600 008.

Copy to:

The Chief Minister’s Office, Chennai- 600 009.
The Secretary to Chief Minister, Chennai – 600 009.
The Senior Personal Assistant to Minister (Hg&UD), Chennai – 600 009.
The Public (SC) Department, Chennai-600 009.
UD I, UD VI and UD VII Sections in Housing and Urban Development
Department, Chennai – 600 009.

SF/SC.

//Forwarded//By order//


Section Officer. 22/6/17


22/6/17.



**Southern
Builder**



SOUTHERN CENTRE ACTIVITIES

04.07.2017 Affiliated Association மற்றும் அனைத்து கட்டுநர் கூட்டமைப்புடனாக கூட்டம்

மணல் பற்றாக்குறை, பத்திரப்பதிவு கட்டண குறைப்பு சம்மந்தமாக சென்னையில் காஸ்மோ பாலிடன் கிளப்பில் மாலை 3.30 மணி அளவில் Affiliated Association உறுப்பினர்கள் மற்றும் அனைத்து கட்டுநர் கூட்டமைப்பைச் சேர்ந்த நிர்வாகிகள் மற்றும் உறுப்பினர்கள் கலந்து கொண்டு போராட்டம் பற்றி தீவிர ஆலோசனை செய்து 06.07.2017 அன்று ஒரு நாள் வேலைநிறுத்தத்துடன் கூடிய உண்ணா விரத போராட்டம் நடத்துவது பற்றி முடிவெடுக்கப்பட்டது. மேலும் இதற்கான ஏற்பாடுகள் செய்வது பற்றியும், முடிவு செய்யப்பட்டது.

06.07.2017 ஒரு நாள் வேலை நிறுத்தத்துடன் கூடிய உண்ணாவிரதப் போராட்டம்

04.07.2017 அன்று எடுக்கப்பட்ட முடிவின்படி சேப்பாக்கம் சென்னை அரசு விருந்தினர் மாளிகையின் அருகில் (கிரிக்கெட் ஸ்டேடியம் எதிரில்) காலை 9.00 மணி முதல் மாலை 5.00 மணி வரை மணல் பற்றாக்குறை மற்றும் பத்திரப்பதிவு கட்டண குறைப்பு பற்றி எந்த ஒரு முடிவும் எடுக்காத அரசின் மெத்தனப்போக்கை கண்டித்து கண்டனக் குரல் எழுப்பியும், ஆர்ப்பாட்டம் செய்தும், மற்றும் போராட்டத்திற்கு வருகை தந்த போராட்டக் குழு உறுப்பினர்கள் ஒவ்வொருவராக அரசின் கவனத்தை ஈர்க்கும் வகையில் பேசினார்கள். இப்போராட்டம் அகில இந்திய முன்னாள் தலைவர் திரு. R. இராதாகிருட்டிணன் அவர்களின் தலைமையில் அகில இந்திய துணைத்தலைவர் திரு. V.N. வரதராஜன், மாநிலத்தலைவர் திரு. G. வேதானந்த், மய்யத்தலைவர் திரு. K. வெங்கடேசன் , ஆகியோருடன் திரு. பொன். குமார், முன்னாள் தலைவர், தமிழ்நாடு கட்டுமான தொழிலாளர் நல வாரியம், திரு. சுரேஷ் கிருஷ்ணா , CREDAI, Flat Promoters Association, Civil Engineers Association, தமிழ்நாடு மணல் லாரி உரிமையாளர் சங்கங்களின் கூட்டமைப்பு, Real Estate Association. தமிழ்நாடு கட்டுமான தொழிலாளர்களின் சங்கம், தமிழ் நாட்டில் உள்ள அனைத்து அடுக்குமாடி குடியிருப்போர் கட்டுமான சங்கங்கள், தமிழ்நாடு அரசின் அனைத்து துறை சார்ந்த ஒப்பந்ததாரர்கள் (PWD, Highways, Corporation, EB, CMWSSB Housing Board,) மத்திய அரசாங்கத்தின் கட்டுப்பாட்டில் வரும் Railways. CPWD. போன்ற துறைகளை சேர்ந்த ஒப்பந்ததாரர்களும், சங்கங்கள்.தமிழ்நாடு முழுவதும் உள்ள Ready Mix Concrete Association. Quarry Owners Association, செங்கல் லாரி உரிமையாளர்கள் சங்கம், CITU, டிப்பர் லாரி உரிமையாளர்கள் கூட்டமைப்பு, தென்னக ரயில்வே பொறியாளர்கள் ஒப்பந்ததாரர்கள் சங்கம், ஆவடி, அம்பத்தூர் அடுக்குமாடி குடியிருப்போர் சங்கம், Singara Chennai Builders Association, Paver Finish Road Builders Association, Tamil Nadu Fly Ash Bricks & Blockis Association, Tamil Nadu Solid Hollow & Paver Blocks Association, Association of Builders Chennai Development (ABCD) இப்போராட்டக்குழுவின் ஒருங்கிணைப்பாளராக உடனடி முன்னாள் அகில இந்திய துணைத்தலைவர் திரு. Mu. மோகன் அவர்கள் செயல்பட்டார். இப்போராட்டத்தில் அனைத்து சங்கங்களிலிருந்தும் சுமார் 15000க்கும் மேற்பட்டோர் கலந்து கொண்டனர்.



DTCP நடத்திய Regularization of Un approved lands பற்றிய கூட்டம்

இக்கூட்டத்தில் மாநிலத்தலைவர் திரு. G. வேதானந்த அவர்களும், மய்ய கவுரவ செயலாளர் திரு. S. ராமப்பிரபு அவர்களும் கலந்து கொண்டு தங்கள் கருத்துக்களை பதிவு செய்தனர். குறிப்பாக On line பதிவு செய்வது பற்றி கூறப்பட்டது.

19.07.2017 மாநில அளவிலான இரயில்வே ஒப்பந்ததாரர்கள் கூட்டம்

காலை 10.00 மணி முதல் 3.00 மணி வரை

மாநில அளவிலான இரயில்வே ஒப்பந்ததாரர்களின் கூட்டம் ஓட்டல் அபுசரோவர் போர்ட்டிகோ, சென்னையில் நடைபெற்றது. இக்கூட்டத்தில் 100க்கும் மேற்பட்ட ஒப்பந்ததாரர்கள் தமிழ்நாடு முழுவதிலுமிருந்து வந்து கலந்து கொண்டனர். ருமது மய்யத்தலைவரும் இ அகில இந்திய இரயில்வே குழுவின் தலைவருமான திரு. K. வெங்கடேசன் அவர்கள் மற்றும் K.S. பாபு ராஜ் அவர்களும், திரு. கவுதமன், சேலம் அவர்களும், திரு. முத்துராமன் (திருச்சி) அவர்களும், திரு. வெங்கடேஷ், மதுரை அவர்களும் இக்கூட்டத்தில் கலந்து கொண்டு தங்களது கருத்துக்களை பதிவு செய்தனர்.

மாலை 3.30 மணி முதல் 5.30 மணி வரை

இரயில்வே அதிகாரிகளுடனான GST கூட்டம் சென்னை டிவிஷன் சார்பில் நடைபெற்றது. இதில் நமத மய்யத்தலைவர் திரு. K. வெங்கடேசன் அவர்களும் மற்ற இரயில்வே குழு உறுப்பினர்களுக்கும் கலந்து கொண்டனர்.

மாலை 6.30 மணி

தென்னக மய்யத்தின் நான்காவது செயற்குழு கூட்டம் ஓட்டல் கிரீன் பார்க், வட பழனி, சென்னையில் திரு. S. கணபதி, திரு. R. எத்திராஜன், திரு. M.A. ஜேசுராஜராஜன், திரு. A. ஜெயசீலன், திரு. Y. சீனிவாசன் ஆகியோரின் உபசரிப்பில் நடைபெற்றது.

22.07.2017 அகில இந்திய இராண்டாவது மேலாண்மை மற்றும் பொதுக்குழு கூட்டம்

இராண்டாவது மேலாண்மை மற்றும் பொதுக்குழு கூட்டம் Hotel Novotal, Hyderabad Airport, Hyderabad -ல் காலை 10.00 மணி முதல் மாலை 5.00 மணி வரை நடைபெற்றது. இதில் தென்னக மய்யத்தின் நிர்வாகிகள் உட்பட 47 உறுப்பினர்கள் கலந்து கொண்டனர். இக்கூட்டத்திற்கு ஐதராபத் நலகொண்டா மய்யத்தின் உபசரிப்பில் நடைபெற்றது.

24.07.2017 DTCP /CMDA Stakeholders கூட்டம்

DTCP Stakeholders meeting Sir PT Thygaraya chettiar Hall , சென்னையில் காலை 9.30 மணிக்கு நடைபெற்றது. இக்கூட்டத்திற்கு மாண்புமிகு Housing & Urban Dept. Minister. தமிழ்நாடு உடுமலை திரு. இராதாகிருட்டிணன் அவர்கள் தலைமை வகித்தார். திரு. தர்மேந்திர பிரதாப் யாதவ், IAS Housing & Urban Dept. Secretary முன்னிலை வகித்தார். மற்றும் DTCP/CMDA துறை அதிகாரிகளும், மற்ற சங்கங்களை சேர்ந்த உறுப்பினர்களும் கலந்து கொண்டனர். தென்னக மய்யத்தின் சார்பாக மய்யத்தலைவர் திரு. K. வெங்கடேசன், கவுரவ செயலாளர் திரு. S. இராமப்பிரபு மற்றும் பொதுக்குழு உறுப்பினர் திரு. V.S. ராமகிருட்டிணன் ஆகியோரும் கலந்து கொண்டு தம் கருத்துக்களை பதிவு செய்தனர்.

29.07.2017 அன்று நமது மேலாண்மைக்குழு உறுப்பினர் திரு. S. கணபதி அவர்களின் பீமரத சாந்தி விழா நடைபெற்றது.



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