

Southern Builders Association of India - Southern Centre

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MAY 2022

17.05.2022 அன்று தென்னக மய்யத்தின் 72வது மகாசபைக் கூட்டம் நடைபெற்றது



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Offical Journal of Builders' Association of India - Southern Centre.

May 2022

Builders' Association of India Southern Centre

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Si. No.	Description	Rate Per Issue	Rate Per Annum
1.	Multi Colour A4 Size Rear Cover Outer	Rs.30,000/-	Rs.3,00,000/-
2.	Multi Colour A4 Size Front Cover Inner / Rear Cover Inner	Rs.20,000/-	Rs.2,00,000/-
3.	Multi Colour A4 Size Inner Page	Rs.15,000/-	Rs.1,50,000/-
4.	Multi Colour A4 Size Half Size Inner Page	Rs.10,000/-	Rs.1,00,000/- រក្ល
5.	Black & White A4 Inner Page	Rs.10,000/-	Rs.1,00,000/-
6.	Black & White A4 Half Page Inner Page	Rs.6,000/-	Rs.60,000/-

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அன்புடையீர் வணக்கம்,

தமிழ் நாட்டின் நெற்களஞ்சியம் தஞ்சை தரணி என்றழைத்திட முக்கிய காரணியாக இருந்தது ஸ்டான்லி நீர்தேக்கம் என்றழைக்கப்படும் மேட்டூர் அணையாகும். ஆங்கிலேய அரசு வீணாகும் நீரை விவசாயத்திற்கு பயன்படும் வகையில் திட்டமிட்டு காவிரியின் குறுக்கே மேட்டூர் அணை கட்ட 1924ம் ஆண்டு சென்னை மாகாண கவர்னர் ஸ்டான்லி ஆணையிட்டார். 9 ஆண்டுகளில் 1934 ல் 4.8 கோடி செலவில் கட்டி முடிக்கப்பட்டது. இன்றும் இந்த அணை ஸ்டான்லி டேம் என்றழைக்கப்படுகிறது.



மேட்டூர் அணை கட்டி முடிக்கப்பட்ட போது இதுதான் ஆசியாவிலேயே மிக உயரமானதும்



உலகிலேயே மிகப் பெரியதுமான ஏரியாக விளங்கியது. அணையின் அதிக பட்ச உயரம் மற்றும் அகலம் முறையே 214 மற்றும் 171 அடி ஆகும். அதிக பட்ச சேமிப்பு 120 அடியாகும். மேட்டூர் அணைக்கு கர்நாடகாவில் உள்ள கபினி அணை மற்றும் கிருஷ்ணாராஜாசேகர அணை ஆகியிவற்றிலிருந்து நீர் பெறப்படுகிறது. மேட்டூர் அணையில் இரண்டு நீர் மின் நிலையங்கள் உள்ளன. முதலாவது ஆங்கிலேயர் ஆட்சியின் போதும் இரண்டாவது இந்தியக் குடியரசிலும் கட்டப்பட்டது அணையின் மொத்த நீளம் 1700 மீட்டர்களாகும். அணையின் உயரம் 120 அடிகள். மேலும் இதன் கொள்ளவு 93,4 டி.எம்.சி.

கர்னல் கீ.வி. எல்லிஸ் என்ற ஆங்கிலேய பொறியாளர் தலைமையில் வடிவமைக்கப்பட்டு 120 அடி நீர்தேக்கிடவும் உபரி நீர் அணைக்கு எந்த பாதிப்பும் இன்றி வழிந்தோடிடும் வகையில் கட்டப்பட்டது. இரண்டு முறை மின்னல் தாக்கியும் அணைக்கு எந்த சேதாரமும் இல்லை என்கிற பெருமை வடிவமைத்த பொறியாளர் சிற்பி கர்னல் கீ.வி. எல்லிஸ் அவர்களையே சாரும். மின் உற்பத்தி மற்றும் டெல்டா மாவட்டம் என்கின்ற தஞ்சை, திருச்சி, சேலம், நாமக்கல், ஈரோடு, நாகப்பட்டிணம் என 11 மாவட்டங்களில் சுமார் 270000 பரப்பளவு நிலங்கள் பாசன வசதி பெறும் வகையில் அணை அமைந்துள்ளது. ஜூன் 12ந் தேதி மேட்டூர் அணை திறப்பு என்று நாட்காட்டிகளில் ஆங்கிலேயர் ஆட்சி காலம் தொட்டு இருந்து வந்தது. காலப்போக்கில் கர்நாடக அரசின் ஒப்பந்த விதிமீறல் நடவடிக்கைகளால் மேட்டூர் அணைக்கு நீர்வரத்து குறைந்து குறித்த தேதியில் நீர் திறக்க இயலாத நிலை ஏற்பட்டது. இதனால் விவசாயம் கேள்விக்குறியானது.

இன்று இயற்கையின் அருட்கொடையினால் அணையின் நீர்மட்டம் உயர்ந்திருக்க மாண்புமிகு தமிழக முதல்வர் அவர்கள் வரலாற்றில் குறிப்பிடத்தக்க வகையில் மே மாதம் 24ந் தேதியே விவசாயத்திற்கு நீர் திறந்து விட்டு விவசாய பெருங்குடி மக்களை மகிழ்ச்சியில் திளைக்க வைத்துள்ளார். கர்நாடக அரசின் தவறான செயல்பாட்டை கண்டித்து தமிழக அரசு உரிமையை நிலைநாட்டிட சட்ட போராட்டம் நடத்தி வரும் அதே வேளையில் ஆக்கிரமிப்புகளை அகற்றி நீர்வழிப்பாதை, ஏரி குளம் குட்டை நிரம்பி வழிந்திடும் வகையில் நீர் மேலாண்மைத் திட்டங்களை வகுத்து விவசாயத் தொழிலை காத்திட முனைப்புடன் செயல்பட்டு நீரை சேமித்து நிலத்தடி நீர்மட்டம் உயர்த்திட செயலாற்றுவது மிகவும் அவசியம் ஆகும்.

04

இருபுனலும் வாய்ந்த மலையும் வருபுனலும் வல்லரணும் நாட்டிற்கு உறுப்பு.

என்றும் அன்புடன் S. அய்யநாதன்

மய்யத்தலைவர் மடல்

அன்புடையீர் வணக்கம்,

கடந்த 05.05.2022 இஙனற CII ஏற்பாடு செய்திருந்த EXCON ROAD SHOW-2021ல் காப்பாளரும் அகில இந்திய முன்னாள் தலைவருமான திரு. Mu.மோகன் அவர்கள் உரையாற்றி நமது மய்யத்திற்கு பெருமை சேர்த்தார். இதில் நானும், மய்ய நிர்வாகிகள் மற்றும் முன்னாள் காப்பாளர் திரு. K. இராமானுஜம் அவர்களும் திரு. S.D. கண்ணன் அவர்களும் கலந்து கொண்டோம்.

CREDAI தனது தேனாம்பேட்டை அலுவலகத்தில் 09.05.2022 அன்று ஏற்பாடு செய்திருந்த கட்டுநர்கள் எதிர்கொள்ளும் பிரச்சனைகள் குறித்து விவாதிக்க நமது மய்யத்தை அழைத்திருந்ததன்பேரில் நானும், செயலாளர், பொருளாளர் மற்றும் முன்னாள் மய்யத்தலைவர் திரு. S. இராமப்பிரபு ஆகியோர் கலந்து கொண்டோம்.

மாநில அளவிலான முதலாவது MC/GC கூட்டம் தேனி மய்யத்தின் உபசரிப்பில் கடந்த 11 மற்றும் 12.05.2022 ஆகீய நாட்களில் நடைபெற்றது. இக்கூட்டத்தில் நமது மய்யத்தின் சார்பில் பெரும்பாலான உறுப்பினர்கள் கலந்து கொண்டோம்.

அரசால் புதிதாக அறிமுகம் செய்யப்பட்டுள்ள ஒற்றை சாளர முறை (Single Window System) நடைமுறைபடுத்துவது குறித்து நமது அலுவலக அரங்கில் சென்னை பெருநகர வளர்ச்சிக்குழும உறுப்பினர் செயலர் திரு. அன்சூல் மிஸ்ரா, இ.ஆ.ப அவர்களோடு ஏனைய உயர் அதிகாரிகளும் கலந்து கொண்டு செயல் விளக்கம் அளித்தனர்.

பெருமைமிகு நமது மய்யத்தின் 72வது மகாசபைக்கூட்டம் நமது மய்ய அரங்கில் 17.05.2022அன்று மாலை 4.00 மணிக்கு நடைபெற்ற்து. கூட்டத்தில் 2021-22ம் ஆண்டிற்கான ஆண்டறிக்கை சமர்ப்பிக்கப்பட்டது. தொடர்ந்து 50வது முறையாக மய்ய மகாசபைக் கூட்டத்தில் கலந்து கொண்ட சேவாரத்னா பீஷ்மா R. இராதாகிருட்டிணன் அவர்களுக்கு நினைவுப் பரிசு வழங்கப்பட்டது.

27.05.2022 அன்று வணிகவரி மற்றும் GST பற்றி மாநில அளவிலான வரி செலுத்துவோர் ஆலோசனைக்கூட்டம் நந்தனத்தில் திரு. K. பனீந்திரரெட்டி, இ.ஆ,ப, அவர்களின் தலைமையில் நடைபெற்றது. நமது மய்யத்தின் சார்பில் பொருளாளர் திரு. P.K.P. நாராயணன் அவர்களும், Taxation குழுத்தலைவர் திரு. S.D. கண்ணன் அவர்களும் கலந்து நமது கருத்துக்களை பதிவு செய்தனர்.

நமது மய்ய அலுவலகத்தில் 31.05.2022 அன்று இணைப்பு சங்க பிரதிநிதிகளுடனான ஆலோசனைக் கூட்டம் நடைபெற்றது இதில் கட்டுநர் சமுதாயம் எதிர்கொள்ளும் பிரச்சனைகள் குறித்து ஆலோசிக்கப்பட்டது.

நமது மய்ய உறுப்பினர்களின் எண்ணிக்கை உயர்த்த உறுப்பினர்கள் நிரந்தர உறுப்பினர்களை சேர்க்க ஒத்துழைப்பு தருமாறு அன்புடன் கேட்டுக்கொள்கிறேன்.

இப்படிக்கு,

(8A)

என்றும் அன்புடன் **R.R. ஸ்ரீதர்**



STRUCTURAL SCHEMES FOR MULTI-STOREY BUILDINGS (Part 1)

1.1 MODERN TECHNIQUES IN STEEL FRAME CONSTRUCTION

1.1.1 Buildability of Steelwork Construction

One of the main considerations in planning a building project is to have the building ready and occupied as early as possible. In order to reduce the time over which the investment is tied up in construction and maximize the return of investment through the use of the building, the design needs to consider the buildability aspects of the construction.

Speed in construction is achieved through a number of factors, some of which are listed below:

Simple building design to avoid complicated site works Design for minimum delay in construction Maximize use of pre-fabricated and precast elements to avoid delays on site Reduce the number of operations on the critical path Complete all the designs before starting work on site Complicated geometry and building layout design should be avoided where possible. This is especially critical in crowded city sites where access and storage of materials may be a problem. Repetition of work means that the work can be done in a much faster process. The more repetition in elements, the quicker the site team goes through the process of familiarization.

In steel framed building the positioning of services may need careful consideration at the design stage to allocate service zones. Hence, conflict of interests between various professions can be avoided.

Steel offers the best framing material for prefabrication. With the use of metal decks, the concept of Fast Track Construction is introduced. The metal decking can be placed easily and used as the slab reinforcement. Throughdeck stud welding for composite action reduces beams weights and/or depths. It also helps ensure that the floor slab can be used as a diaphragm to transfer lateral loads to the bracing frames or stiff cores. Lightweight fire protection can be applied at a later stage, taking it off the critical path.

1.1.2 Prefabrication and Ease of Construction

Steel members and plates can be shop-fabricated using computer-controlled machinery, which have less chance of mistakes. On site the assembly is mainly carried out by a bolting procedure. Lateral load resisting system should be located at the lifts, stair towers etc to provide stability throughout, rather than a rigid unbraced frame where temporary bracing may be required during erection. Structural members delivered to site should be lifted directly and fixed into position, avoiding storage on site. Steel stairs, erected along with the frame, give immediate access for quicker and safer erection.

Metal decking may be lifted in bundles and no

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



further craning is required as it is laid by hand and fixed by welded studs. This gives both a working and safety platform against accidents. Secondary beams should be placed close enough to suit the deck, so that temporary propping can be avoided, and the deck could be concreted immediately.

1.1.3 Steel-concrete Composite Design

Considerable benefit is gained by composition of the slab with the steel beam with possible weight savings of up to 30%. An effective width of a slab is assumed to carry the compressive stresses leaving virtually the whole of the steel beam in tension creating a T - beam effect. Interaction between the slab and the beam is generated by 'through deck" stud welding on to the beam flange.

1.1.4 Deflection and Cambering

Where the floors are unpropped, the deflection due to wet construction requires consideration to avoid the problem of ponding.

Dead load deflections exceeding 15-20mm can be easily offset by cambering which is best achieved by cold rolling the beam. This is a specialized operation but not only is the camber permanent because of stress redistribution due to controlled yielding. These will depend upon a number of factors and the advice of the specialist should be sought.

Because cambering can add 10-20% to the basic steel cost, this should be compared with the cost of a deeper and stiffer beam section provided that the increase in building height does not compromise additional cladding costs.

1.1.5 Fire Resistance

In the event of fire the metal deck unit would cease to function effectively due to loss of strength. However, additional strength can be provided by the added wire mesh for up to one hour fire rating.

For higher period of fire resistance or for exceptionally high imposed loads, heavier reinforcement in the form of bars placed within the deck troughs can be used. Up to 4 hours fire rating can be obtained using this method based upon fire engineering calculations with the deck units serving only as a permanent formwork.

For beams and columns, fire resistance may be provided by lightweight systems, which are quick to apply and economic. Normally cement based sprays are applied to beams, and boards around columns. For tall buildings, steel columns may be encased or circular steel columns infilled with high-strength concrete to enhance resistance against compression and fire

To be continued

Tax Corner

GST – ON – LAND VALUE

Being a very important recent Landmark Judgement of Gujarat High Court in respect of Land Valuation with 1/3rd Abatement for Levy of GST, let us have a discussion on the subject.

The Real Estate including works contract services is always a target for the law makers and the industry has been fighting every adverse move of taxation methods.

GST applicability on Real Estate Sector was thoroughly revamped from 1st April 2019.

From that date, the Real Estate Sector has been struggling to understand the new regime. Every company, promoters, law professionals are taking their own way to pay taxes (GST) on the Real Estate.

In the new regime the assessee has to forgo the ITC (Input Tax Credit) and also to fulfil certain conditions like 80% of the input and input services to be purchased / availed from a registered dealer. The unregistered purchase like cement to be accounted with RCM @28% and any shortfall in the 80% as stated supra, GST has to be paid @18%.

Now the main issue as Gujarat High Court observed in the case of:-

Munjal Manishbhai Bhatt Vs Union of India

The condition imposed in the notification was challenged before the Gujarat High Court that,

In many cases, GST is unduly levied

One of the contentious issues faced by the sector was exclusion of the value of land/undivided share of land (UDS land) transferred to a buyer when a house or an apartment is purchased, for the purpose of levy of GST. When a buyer buys a house or when an apartment is purchased from a builder, the land on which the house or apartment raised, is also transferred to the buyer; no GST is levied on sale of land / UDS land. The notification issued by the Government in this regard allows a uniform deduction of one third of the total purchase price towards the value of Land / UDS land and GST is levied on the remaining two third value for construction of building.

In many situations, such as construction in prime locations or construction of bungalows on a vast stretch of land, the actual value of the land is typically more than one third of the total price. This means that GST is unduly levied on a portion of land also.

This condition in the notification was challenged before the Gujarat High Court, which recently held that such mandatory uniform deduction of one third of the total price is discriminatory and if the actual value of the land is ascertainable, the same can be excluded or the value of construction service is alone chargeable to GST and be arrived at as per the valuation rules. திரு. S.D. கண்ணன் Taxation Committee



The judgment has some interesting implications.

- Where the value of the Land/UDS land being transferred in favour of the buyer is separately ascertainable, GST will be payable on the total value minus the actual value of land/UDS land, as per the registration documents. This would benefit the buyers of apartments in prime areas, where the actual value of the land/UDS land is more than one third of the total price.
- When the actual value of the land/UDS land is less than one third of the total price, only the actual value of the land/UDS land can be deducted and not one third of the total price. Thus, this judgement would be prejudicial to the buyers of apartments in areas, where the actual value of the land/UDS land is less than one third of the total price. Going by the judgement, it would be difficult to claim the one third deduction when separate value of land/UDS land is ascertainable.
- When the value of the land/UDS land is not separately ascertainable (the sale deed is for the total price without any break up in value), the builder has the option of determining the value for levy of GST either after excluding one third of the total price or by determining the value of construction (ideally cost of construction plus 10 per cent).
- With the stamp duty rates being at variance in different States, proper tax planning is required to optimize the tax liability, within the legal framework and the ratio of the Gujarat High Court judgement.
- Though the judgement is by and large beneficial for the real estate sector, still there is uncertainty as to whether the Government will take it before the Supreme Court or not. If better sense prevails, the Government may well accept the judgement as the relevant condition has only been "read down" by the High Court in appropriate circumstances and not completely quashed.
- GST Authorities across the states will not really accept the verdict of the Gujarat High Court, because the High Court in the case referred above addressed the challenge of virus with reading down instead of strictly down the deeming portion of the notification
- No doubt it is a welcome Judgement as these are our real estate industry is severally aggrieved with currently affecting the business.
- Let us wait and watch but continue to pay GST as per the Act w.e.f. 1.4.2019 till we get a final verdict on this from Supreme Court.

Compliance Calendar June 2022			
Date	Day	Compliance	Period
1	WEDNESDAY		
2	2 THURSDAY		
3	FRIDAY		
4	SATURDAY		
5	SUNDAY		
6	MONDAY		
7	TUESDAY	TDS/TCS Payment	May 2022
8	WEDNESDAY		
9	THURSDAY		
10	ERIDAY	GSTR-7	May 2022
10	FRIDAY	GSTR-8	May 2022
11	SATURDAY	GSTR-1 (Non QRMP)	May 2022
12	SUNDAY		
12	MONDAY	IFF (Optional)	May 2022
15	MONDAT	GSTR 6	May 2022
14	TUESDAY		
2		Quarterly TDS Certificate (Other than Salary)	Jan-Mar 2022
15	WEDNESDAY	TDS Certificate (Salary) (Form 16)	F.Y.2021-22
15	WEDNESDAY	PF/ESIC Payment	May 2022
		1st Installment of Advance Tax	A.Y.2023-24
16	THURSDAY		
17	FRIDAY		
18	SATURDAY		
19	SUNDAY		
		GSTR-3B (Non QRMP)	May 2022
20	20 MONDAY	GSTR 5	May 2022
		GSTR 5A	May 2022
21	TUESDAY		
22	WEDNESDAY		
23	THURSDAY		
24	FRIDAY		
25	SATURDAY	GST PMT 06 (QRMP) (Applicable if GST Payable)	May 2022
26	SUNDAY		
27	MONDAY		
28	TUESDAY		
29	WEDNESDAY		
		PAN - Aadhar Linking (Fee Rs.500 up to 30/06/22)	N.A.
		Income Tax UDIN Updation	F.Y.20-21 (A.Y.21-22)
		GSTR-4 (Composition Dealers)(Extended Date)	F.Y.2021-22
	30 THURSDAY	Equalistion Levy Statement	F.Y.2021-22
20		Form CSR-2	F.Y.2020-21
50		From DPT-3 (Return of Deposits)	F.Y.2021-22
		Form 11 (LLP Annual Return)(Extended Date)	F.Y.2021-22
		Last Date for Relaxation in Additional Fees for all event	25/02/2022 to
		based forms in LLP where due dates are falling	23/02/2022 10
		between Feb 25 to May 31.	51/05/2022

The Role of Engineers in the Sustainable Development of the Nation

Introduction.

The rapid expansion of population, resource consumption and associated pollution by the human race has put a strain on the natural ecosystems of the Earth we rely upon to survive. The limits to our expansion are beginning to show, as significant issues such as resource depletion, climate change, scarcity of water, soil fertility depletion and changes in biodiversity occur. People always talk about sustainability, sustainable developments, green building, green energy and many more terms. But all these aspects lead to economic, environmental, and social which are informally referred to as people, planet, and profits.

Sustainability. Sustainability means meeting our own needs without compromising the ability of future generations to meet their own needs. In addition to natural resources, we also need social and economic resources. Sustainability is not just environmentalism. Sustainability improves the quality of our lives, protects our ecosystem and preserves natural resources for future generations. In the corporate world, sustainability is associated with an organization's holistic approach, taking into account everything, from manufacturing to logistics to customer service.

Development. Generally, development is the gradual growth of a situation that becomes more advanced and strong than the previous one. Development is intended to bring a positive change to human beings and their surroundings. Development may take place by bringing about a change in policy, projects and legislation. Development is the unfolding of human potential for meaningful participation in economic, social, political and cultural processes and institutions so that people can improve their conditions.

Sustainable Development. The development that meets the needs of the present without compromising the ability of future generations to meet their own needs. Sustainable development is also defined as an approach to developing or growing by using resources in a way that allows for them to renew or continue to exist for others. Using recycled materials or renewable resources when the building is an example of sustainable development. The 4 main components of sustainable development are sustainability, human, social, economic and environmental.



GAD

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



Sustainable Development Goals(SDGs). It is the Global Goals, adopted by the United Nations in 2015 as a universal call to action to end poverty, protect the planet, and ensure that by 2030 all people enjoy peace and prosperity. The 17 SDGs are: (a) No poverty, (b) Zero hunger, (c) Good health and well-being, (d) Quality education, (e) Gender equality, (f) Clean water and sanitation, (g) Affordable and clean energy, (h) Decent work and economic growth, (i) Industry, innovation and infrastructure, (j) Reduced inequality, (k) Sustainable cities and communities, (I) Responsible consumption and production, (m) Climate action, (n) Life below water, (o) Life on land, (p) Peace, justice, and strong institutions, (q) Partnerships for the goals.

Sustainable Development in India. With a GDP of USD 2.72 trillion in 2018-19, India strives to become a USD 5 trillion economy by 2025, and pursue an inclusive and sustainable growth trajectory by stimulating manufacturing, building infrastructure, spurring investments, fostering technological innovation, and boosting entrepreneurship. However, India has been ranked at 120th position in the Sustainable Development Report, 2021. India's score was 60.07 out of 100. The top 5 countries in this ranking are 1- Finland; 2- Sweden; 3- Denmark; 4- Germany; 5- Belgium. India needs to do more.

Features of Sustainable Development. It takes into account both the present and future generations without overexploitation of natural resources and environmental degradation. They include: (a) Sustained rise in real per capita income and economic welfare: There should be a sustained rise in real per capita income and economic welfare over time. (b) Rational use of the natural resources: Sustainable development does not mean that natural resources should not be used at all. It simply means that natural resources be rationally used in a manner such that they are not excessively exploited. (c) No reduction in the ability of future generations to meet their own needs: Sustainable development aims at making natural resources and environments for asking or raising the existing standard of living in such a way as not to reduce the ability of the future generations to meet their own needs. (d) No increase in pollution: Sustainable development discards those activities which maintain an existing high standard of living, prove to deter mental to natural resources and the environment.

Elements of Sustainable Development.

09

Environmental Sustainability. It concerns the natural environment and how it endures and remains diverse and productive. Since natural resources are derived from the environment, the state of air, water, and the climate are of particular concern. Environmental sustainability requires society to design activities to meet

human needs while preserving the life support systems of the planet. This, for example, entails using water sustainably, and using renewable energy and sustainable material supplies (e.g. harvesting wood from forests at a rate that maintains the biomass and biodiversity).

Land-use Changes, Agriculture and Food. Environmental problems associated with industrial agriculture and agribusiness are now being addressed through approaches such as sustainable agriculture, organic farming and more sustainable business practices. The most cost-effective climate change mitigation options include afforestation, sustainable forest management, and reducing deforestation. At the local level, various movements are working towards sustainable food systems which may include less meat consumption, local food production, slow food, sustainable gardening, and organic gardening. The environmental effects of different dietary patterns depend on many factors, including the proportion of animal and plant foods consumed and the method of food production.

Materials and Waste. As the global population and affluence have increased, so has the use of various materials increased in volume, diversity, and distance transported. Included here are raw materials, minerals, synthetic chemicals (including hazardous substances), manufactured products, food, living organisms, and waste. By 2050, humanity could consume an estimated 140 billion tons of minerals, ores, fossil fuels and biomass per year (three times its current amount) unless the economic growth rate is decoupled from the rate of natural resource consumption. Sustainable use of materials has targeted the idea of dematerialization, converting the linear path of materials (extraction, use, disposal in landfill) to a circular material flow that reuses materials as much as possible, much like the cycling and reuse of waste in nature. Dematerialization is being encouraged through the ideas of industrial ecology, eco-design and ecolabelling. This way of thinking is expressed in the concept of circular economy, which employs reuse, sharing,

repair, refurbishment, remanufacturing and recycling to create a closed-loop system, minimizing the use of resource inputs and the creation of waste, pollution and carbon emissions.







Water Use. For the vast majority of human activities – be that domestic, industrial, or agricultural – we require fresh water. It is a resource often taken for granted in more economically developed countries; people assume that freshwater will be available when the tap is turned on and like electricity do not question the processes or constraints involved in delivering it. However, for many people in the world, easily available freshwater is not the case, and finding clean fresh water for drinking, cleaning and growing plants is a serious challenge. The freshwater systems of the planet are under threat from climate change, unsustainable use and pollution. Engineers have a role in providing the infrastructure to supply water to the world's population.

Biodiversity and Ecosystem Services. It is recommended that human civilization will need a transformative hinge, including sustainable agriculture, reductions in consumption and waste, fishing quotas and collaborative water management. The loss of biodiversity, and provides additional strategies to decrease the rate of our declining biodiversity. The report suggests how preserving natural ecosystems, fire and soil management, and reducing the competition for land can create positive impacts on our environment, and contribute to sustainable development.

Energy Use. We use energy for everything we do, whether it is in industry, agriculture, transport, or the domestic setting. Since the industrial revolution, the majority of this energy has come from a dense, energyrich resource known collectively as fossil fuels. The impacts of the use of fossil fuels are becoming more recognised, in the form of resource depletion and pollution caused by burning these fuels. This chapter will firstly give an introduction to energy; how to measure it and what forms there are. It will then outline worldwide energy use - what we use energy for and where we get this energy from. The effects of this consumption pattern will be highlighted, before presenting a sustainable energy strategy which includes reducing energy, using it more efficiently and introducing renewable energy technologies.

Sustainable Energy Systems - Renewable Energy. After considering seriously reducing energy usage, and implementing as efficient appliances and technology as possible, we can think about using energy resources that are not finite in their resource. Such resources are known collectively as "Renewable Resources" and technology that harness these resources are called "Renewable Energy Technologies". Almost all end uses of energy, such as lighting, electrical outfitting, refrigeration, telecommunications, water pumping and purification, food processing, grain milling and other energy applications can be supplied by technologies that use renewable sources.

•Southern Builder •

Sustainable Construction. There is considerable scope for affecting these national statistics by a combination of careful design, procurement, alteration, refurbishment, replacement, use, commissioning and maintenance of new and existing buildings used for whatever purpose. the impact of the construction industry on the environment; the land, energy, water and material resources it requires and the problems arising from their use. Reduce the footprint of buildings, manage waste during their construction, how design for less energy use over their lifetime, and the options of reducing the energy consumption of existing buildings, known as "retro-fitting".

Sustainable Buildings Strategy. It includes land use, urban form and design, transport, energy, the impact of individual buildings, natural resources, ecology, community and business. Buildings impact a range of societal factors in their construction and use. The area of green architecture is a growing industry and a larger subject to be covered in its entirety. Focus on certain aspects of green building. designing environmentally sustainable buildings by reducing their embodied energy in the materials used for construction, and designing for low energy use during their lifetime. Reduce waste during the construction process. The concept of "retrofitting" existing housing stock, is making alterations to existing high energy use houses.

Management of Human Consumption and Impacts. The environmental impact of a community of humankind as a whole depends both on population and impact per person, which in turn depends in complex ways on what resources are being used, whether or not those resources are renewable, and the scale of the human activity relative to the carrying capacity of the ecosystems involved. Careful resource management can be applied at many scales, from economic sectors like agriculture, manufacturing and industry, to work organizations, the consumption patterns of households and individuals, and the resource demands of individual goods and services.

Improving on Economic and Social Aspects. It has been suggested that because of rural poverty and overexploitation, environmental resources should be treated as important economic assets, called natural capital. Economic development has traditionally required a growth in the gross domestic product. This model of unlimited personal and GDP growth may be over. Sustainable development may involve improvements in the quality of life for many but may necessitate a decrease in resource consumption.

Inequality and Poverty. If the misery of the poor is caused not by the laws of nature, but by our institutions,

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great is our sin - Charles Darwin. Definition of sustainability as "meeting the needs of the present without compromising the needs of the future" implies intergenerational equality, and this concept of equality can therefore be applied to society in the present generation. Using equality as a measure of sustainability It can be seen that an increase in wealth is generally followed by an increase in health. With this level of inequality currently society is a long way off from being called "sustainable". GDP is a measure of how much money a nation spends, but is not necessarily a measure of the country's wealth, as it will includes money spent on hospitals, policing, pollution control and weapons. An increase in car crashes, violent crime, cleaning up an oil spill or going to war will all increase a country's GDP but do not represent a better quality of life.

Cultural Diversity. It is as necessary for humankind as biodiversity is for nature. Sustainable development cannot be understood simply in terms of economic growth, but also as a means to achieve a more satisfactory intellectual, emotional, moral and spiritual existence. How people think, learn and solve problems, what they value and respect, what attracts and delights them, what offends them and their sense of what is appropriate. Manifests itself in human relations, systems of organization, technology, arts, politics, economics, community life - all the things that humans do.

Dimensions of Sustainability Social and Engineering. "I believe that we cannot and will not begin to take care of the world until we become whole ourselves" Ehrenfeld. It is important to be reminded that an engineer's duty foremost is to society and that engineers can have a part to play in working towards solutions to social as well as environmental problems. Inequality between nations within the world, and the associated problems arising from these such as poverty in less economically developed countries. It will then explore social issues facing more economically developed countries, before looking at the links between the two and how globalization has had a part to play. Links between climate change, poverty, globalization and engineering will then be outlined, before finally looking at suggestions for how engineering can assist in progressing social issues towards a more sustainable future. 'Our collective challenge - governments, the private sector, humanitarian organizations, civil society groups and others- is to remedy a gross violation of the most basic rights- to clean water, adequate food, basic health care =that currently leads to millions of children and women dying annually from easily preventable causes. This is a moral imperative. Every child who dies in extreme poverty represents an unacceptable loss of human potential.

The Engineer's Role in Sustainability.

Engineering is the art of directing the great sources of power and Nature to the use and benefit of Man -Thomas Tredgold. Engineering is defined as the discipline, art, skill and profession of acquiring and applying scientific, mathematical, economic, social and practical knowledge, to design and build structures, machines, devices, systems, materials and processes. Development can be called the sum of our products and projects, i.e. our application of technology. In these applications, engineers carry out, influence or decide the options evaluated, the decision-making criteria, the decision and the detailed design and implementation/production. For development to become 'sustainable', engineers must incorporate 'sustainability' into all our planning and engineering of products and projects. Technology is neither good nor bad in itself - how one chooses to apply it determines whether a good balance is achieved. Engineering integrates with all aspects of society; it takes concepts from maths and sciences and puts them into context through social and economic considerations before implementing them as tangible outcomes in society. It is essential that engineering understands social and environmental constraints and does not just conform to economic necessities. The purely business influence has been the paradigm norm of engineering, which has led to the problems outlined above.

An engineer's social responsibility is affecting public policy, the engineering profession is challenged today to help define social responsibility as part of defining the principles and practices of sustainable development. Engineer must implement their knowledge of how the world works to design systems, processes and technology that will benefit humanity. Humanity faces grave challenges in survival, and as such a knowledge of these challenges and a willingness to solve them, must be reflected in an engineer's duty to society. In making the world sustainable a key concept is design; we need to design how society, the economy and the environment can all function as one holistically and symbiotically, without one detrimentally affecting the other. A fundamental part of engineering designs and as such, it will be engineers, integrated and embedded in society that can use their skills to steer humanity away from collapse to a bright and optimistic future. The Engineering Council has produced guidance on sustainability, which defines five principles that engineers should adhere to: (a) Contribute to building a sustainable society, present and future; (b) Apply professional and responsible judgment and take a leadership role; (c) Do more than just comply with legislation and codes; (d) Use resources efficiently and effectively; (f) Seek multiple views to solve sustainability challenges.

Ethics of Sustainability. Motivations for exploring sustainability can be different depending on the worldview: logic, emotion or instinct can be the drivers. Generally, they are based on concepts of humanity inherently striving for survival. Three viewpoints for sustainability are: The Ecologist doesn't see the human race as a separate entity from the planet and its resources but as part of it. Their motivations for preserving the planet are that nature and humanity have an inherent value and should be protected because of that; The Environmentalist sees nature or the planet as separate from the human race. It is there for humans, and as such humans should have stewardship over the world. They see the planet as something to be preserved so that humans can survive and evolve; The Economist understands the measures of un-sustainability arising from a consumer-led culture treating finite resources as an income, but has faith that market forces and a "business as usual" approach will result in a natural crisis aversion occurring; that the system will sort itself out through technological advances if left to its own devices; To assess motivations, first need to place ourself with or in the world, and this is a subjective experience; Engineers have a role in society to design and implement systems that benefit humanity. Before an engineer can undertake a project, they must first have a full grasp of their motivations for being an engineer, and whether the aims and objectives of the project fit in with their ethical standpoint.

The Mechanism for Improving Sustainability.

Sustainability has begun to take a more prominent role in the media and society as a whole, as the very obvious problems of exponential growth, resource depletion, environmental pollution and social inequality are becoming more apparent. The role of engineering, in a broad sense a profession of problem-solving, is significant. Engineering in itself is a wide and diverse profession, and its applications applied to sustainability are similarly diverse.

Attitudinal Change. Our industrial culture is humancentred and utilitarian. We value nature because of its usefulness to us; we believe that we are in charge and can do what we like with the world's natural resources. If we want a sustainable future we need to change this mindset. We need to recognise that all life has intrinsic value. Without such a shift in our personal attitudes towards the natural world, no sustainable lifestyle can be achieved. In place of the utilitarian calculus, a reverential, respectful worldview is required. Then we will destroy less, poison less, and kill less.

Lead Simple Living Style. A high living standard - measured by wealth and material acquisition - has become the be-all and end-all of modern society. For an

eco-friendly life, we need to seek a quality of life instead. More bluntly, we need to live more simply, so that others may simply live. Any fool can make life complicated; it requires genius to make it simple.

Consume Less. Fifty years ago the world's population was 3 billion. Now it has doubled to 7 billion and humans, at their present rate of consumption, are exceeding the capacity of the earth - something we all have to take personal responsibility for. Therefore, live more lightly, taking from nature only what is needed, to make a smaller footprint on the earth. "There is enough in the world for everybody's need, but not enough for anybody's greed", said Mahatma Gandhi.

Minimise Waste. Waste is a sin against nature and a curse of modern life. Every day, millions of tons of waste are thrown into the natural world, which it simply cannot cope with. The pile of old cookers, washing machines, fridges, computers and televisions is now accumulating at 6m. tons a year, a rate that is expected to double by 2010, and most of it ends up as a landfill, wasting resources and posing risks to health and the environment. Millions of plastic bottles and plastic bags are cluttering and clogging the system, polluting rivers and oceans. Therefore, reusing, mending and recycling must be regarded as great virtues.

Walk More. Our lives have become dependent on cars - even for a short distance. This lack of exercise makes us obese and unhealthy, with less energy than we might have if we walked. We live in homes, drive around in machines and work in offices; we hardly ever come into contact with the natural world. But if we do not know, see, and experience nature, how can we love it? And if we do not love nature, how can we protect it? So walking in nature, talking about walking holidays and walking to work can be a real doorway to green living.

Meditate and Pray. Our lives have become too busy and too stressful. The pressure of work, pressure to succeed, pressure to achieve, pressure to cope with excess information - pressure all around. To restore the balance we need to take some time during the day for personal replenishment, for the development of soul qualities, for reflection and for our proper relationship with the natural world and the Creator to develop and grow. Every day, for at least half an hour, we need solitude, stillness and silence, so that the rest of the day is built on a foundation of spiritual tranquillity.

Enjoy Life Despite mass production, industrialisation, automation and mechanisation, we are overworked, often to the point of exhaustion. Too often by the time people come home they have no energy to do anything other than sit in front of the television set. Despite our

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wealth and unprecedented economic growth, our work makes us slaves. For a sustainable future we need to work less, do less, spend less and be more. From simply being will emerge relationships, celebrations and joy. Sustainable living is joyful living.

Be Informed. No one can lay down a blueprint for green living: each of us has to develop our ideas. But we have to build on all the new thinking in this field. There are books, magazines and courses which can help us. We need to make time to study.

Protest to Protect Environment. Vested interests will always find ways to fool people and seek profit and power which damage the earth. Therefore we need to be awake and alert to the exploitative actions of others. But such protests cannot be made alone; we have to be in solidarity with organisations working for a sustainable future, such as Friends of the Earth, Greenpeace, and Christian Aid. Choose an organisation that suits the temperament and work with the local community, form a local group and take interest in local politics. Finally, take heart in the fact that huge multinational companies are now beginning to proclaim the virtues of "sustainable consumption".

Summary.

Sustainable development is an organizing principle for meeting human development goals while also sustaining the ability of natural systems to provide the natural resources and ecosystem service on which the economy and society depend. The desired result is a state of society where living conditions and resources are used to continue to meet human needs without undermining the integrity and stability of the natural system. Sustainable development meets the needs of the present without compromising the ability of future generations to meet their own needs. It is interlinked with the concept of sustainability. The rapid development of technology all over the world, fast exploration of limited natural resources which are not getting enough time for replenishment and the people or society is getting trapped in between these two factors. Therefore, it is essential to manage the fast-changing technology by preserving nature and regulating society which is the major challenge for our future generation to live safely and comfortably on this earth. Engineers have a greater role to achieve sustainable developments.

"Sustainability Development: Holding our world in trust for our children." ~ Michael Meacher. "We do not inherit the Earth from our Ancestors; we borrow it from our children."

OFFICE OF THE DEPUTY DIRECTOR (BOCW) INDUSTRIAL SAFETY AND HEALTH, CHENNAI

From

Thiru. S. Kamalakannan, M.E., Deputy Director (BOCW), Industrial Safety and Health, 47/1, Thiru.Vi.Ka Industrial Estate, Guindy, Chennai - 32 То

1. CREDAI

2. BAI

3. All the Managements

A / 23 / 2022

dated: 12.04.2022

Sir,

Sub: Social Security Welfare Schemes formulated by the Government of India, Ministry of Labour & Emplyoment – in the interest of Building and Other Construction Workers – Registration of Workers under E-Shram Portal – Enrollment of Workers under the Welfare Schemes - regarding

Ref:

Government of India, Ministery of Labour and Employment, New Delhi Letter No A-11019/06/2022-W-I, Dated: 04.04.2022.

The Government of India, have introduced welfare schemes for the benefit of the Un-organised workers, especially the construction workers whose work is characterized by casual nature and temporary relationship with their employers. To deliver the benefits of these schemes, identification of the Un- organized workers is the first step and for which the government has designed a portal (E- Shram portal) through which those workers in the **age group16 -59** and those whose who are **not covered under ESI and EPF** can register themselves and avail the benefits of these schemes.

Hence the managements are requested to take necessary steps for the registration of the workers in the E-Shram portal and send the details of the workers who have been registered in the portal to this office by 2^{nd} of every month.

The management is also required to create awareness about the social security schemes among the workers and encourage them to enroll under the same. Details regarding the enrollment of the workers under the schemes may also be sent to this office by 2^{nd} of every month.

1. PMSBY(Pradhan Mantri Suraksha Bima Yojana)

This scheme is available to people in the age group of 18 to 70 years with a bank account who give their consent to join / enable auto debit on or before 31^{st} May for the coverage period 1^{st} June to 31^{st} May on an annual renewal basis. The risk coverage is 2 Lakh for accidental death and full disability and 1 lakh for partial disability. The premium is Rs.12 /- per year which will be auto debited from the account holders bank account through "auto debit".

2. PMMJJBY(Pradhan Mantri Jeevan Jyoti Bima Yojana)

This scheme is available to people in the age group of 18 to 50 years with a bank account who give their consent to join / enable auto debit on or before 31st May for the coverage period 1st June to 31st May on an annual renewal basis. The risk covered is Rs.2 Lakh in case of death of the insured due to any reason. The premium is Rs.330 /- per year which will be auto debited from the account holders bank account through "auto debit".

5. PMSYM(Pradhan Mantri Shram Yogi Maan-Dhan)

((BRI))

The scheme has been introduced to ensure old age protection for unorganized workers. It is a voluntary and contributory pension scheme under which this subscriber would receive the following benefits.

- i. Each subscriber shall receive minimum assured pension of Rs.3,000 /- per month after attaining the age of 60 years.
- ii. During the receipt of pension if the subscriber dies, the spouse of the beneficiaries shall be entitled to receive 50% of the pension received by the beneficiary as family pension.

A mobile phone, savings bank account and Aadhar number will be required for the enrollment process in the above mentioned schemes. The eligible subscriber may visit the nearest Common Service Center with above documents and get registered themselves for the above schemes. The management in this regard are requested to co-ordinate with the workers and help them accordingly to get them registered under the social welfare schemes.

Deputy Director (BOCW) Industrial Safety and Health, Chennai



ABSTRACT

Registration Department - Project STAR 2.0- Comprehensive web based software- Introduction of Tatkal Token System- Sanction accorded – Orders – Issued.

Commercial Taxes and Registration (J2) Department

G.O. (Ms.) No.92

Dated : 30.05.2022 சுபகிருது, வைகாசி–16 திருவள்ளுவர் ஆண்டு –2053

Read :

From Inspector General of Registration, letter No. 13492/CS1/2022, dated 27.04.2022.

ORDER:

During the Demand for Grants relating to Registration Department (Demand No.11 - Stamps and Registration) for the year 2022-2023, Hon'ble Minister (Commercial Taxes and Registration) has made the following announcement on the floor of Assembly on 28-04-2022:

"பதிவு செய்ய விரும்பும் பொதுமக்களில் சிலர் குறுகிய கால அவகாசத்தில் ஆவணப்பதிவை மேற்கொள்ள விரும்புகின்றனர். இவர்களின் வசதிக்காக ஆவணப்பதிவிற்கான முன்பதிவு டோக்கன்களை கூடுதல் கட்டணம் பெற்று தட்கல் முறையில் வழங்கும் முறை அறிமுகப்படுத்தப்படும். முதற்கட்டமாக, அதிக எண்ணிக்கையிலான ஆவணப் பதிவுகள் நடைபெறும் 100 சார்பதிவாளர் அலுவலகங்கள் தேர்ந்தெடுக்கப்பட்டு இத்திட்டம் செயல்படுத்தப்படும். ஒரு அவசர முன்பதிவு டோக்கனுக்கு ரூ.5000/– கட்டணமாக விதிக்கப்படும்."

2. The Inspector General of Registration in his letter read above has stated that, at present citizens for registering a document are entering the abstract details / create the document through the website (reginet) of the department, obtain a time and date slot for registration, make online payment wherever necessary and visit the respective Sub Registrar Office on the date and at the time slot booked for document registration. Online tokens are issued for all the Sub Registrar Offices and 100 tokens in six slots per day per Sub Registrar Office are only allowed at present. In respect of high volume Sub Registrar Offices, two Sub Registrars will be present registering documents and in those Sub Registrar Offices, 200 tokens are available for booking per day. Document registration is carried out in the

Sub Registrar Office as per the time slot and token number obtained by the registrants. After introduction of serial token management system, registrations are being carried out in the order of token number generated online.

3. The Inspector General of Registration has further stated that the 100/200 tokens allowed at present are not adequate in Sub Registrar Offices that handle high volume of document registration. Tokens are booked well in advance on auspicious days and in general citizens prefer auspicious hours also. In case maximum number of tokens allowed per day are booked, those who could not get tokens / time slots for that particular day will be disappointed as he may not be able to complete the registration on the preferred day/time.

4. In order to facilitate registration to the maximum possible extent on any day as per the preference of the citizen, the Inspector General of Registration has proposed to introduce "Tatkal Tokens" with nominal non refundable fee of Rs.5,000/- (Rupees five thousand only) for registration in the following manner:

Methodology for handling Tatkal Tokens:

1. Ten (10) additional tokens will be allowed for booking in any day as "Tatkal tokens" along with the present tokens as given below.

Slot No.	Time slot	No. of tokens allowed at present	Tatkal Token
I	10 AM - 11 AM	20	2
II	11 AM - 12 Noon	20	2
III	12 Noon – 1 PM	20	2
IV	1 PM – 1.30 PM	10	1
A 160,01 0	Lunch Brea	l Ikataro Dinologijani	147 S
V	2 PM- 3 PM	20	2
VI	3 PM-3.30 PM	10	1
f afes - 1	Total	100	10

2. Tatkal tokens will be processed at the end of the time slot.

3. Tatkal tokens also will be processed as in the current process.

- If citizens are not present at the allocated time for registration and rescheduled time on the day of booking, the token will be null and void and fees will not be refunded.
- 5. Tatkal slots will be available for booking along with the regular slots.
- 6. Tatkal Slot booking will also be opened in two months advance along with regular Tokens.

The Inspector General of Registration has requested the Government to accord sanction to introduce Tatkal Tokens and to follow the methodology for handling them as indicated above. He has also requested to indicate a separate head of account for crediting the tatkal fee viz., Rs.5,000/- per token to be collected from the registrants who opt for tatkal tokens.

5. The Government after careful examination of the proposal of the Inspector General of Registration hereby accord sanction to introduce Tatkal Tokens for document and other registrations by following the methodology indicated in para 4 above. The tatkal token system shall be introduced in 100 select Sub Registrar Offices which record high volume of registrations in the first instance. The Inspector General of Registration shall identify the 100 Sub Registrar offices in which the tatkal token system is to be implemented based on the volume of document / other registrations done.

6. The amount of fee to be collected from the registrants who opt for 'tatkal tokens' shall be credited to the following new head of account:-

"0030 - Stamps and Registration 03 - Registration Fees 104 - Fees for registering documents AD - Receipts from Tatkal Token 2016 - Taxation Fees 41- Registration" (IFHRMS 0030 03 104 AD 21641)

The Inspector General of Registration is Estimation, Reconciling and Controlling authority for the above said new Head of Account.

7. This order issues with the concurrence of Finance Department vide its UO No.25236/Rev/22, dated 30.05.2022.

(BY ORDER OF THE GOVERNOR)

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B.JOTHI NIRMALASAMY SECRETARY TO GOVERNMENT

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PROCEEDINGS OF THE TAMIL NADU REAL ESTATE REGULATORY AUTHORITY

Proc.No.TNRERA /A3/5152/2022

Dated : 04.03.2022

- Sub: TNRERA Applications for registration of Real Estate Projects pertaining to Layouts/Sub-divisions – Requirement of designated Bank Account – Guidelines Issued – Reg.
- Ref: Orders of the Authority dated 03.03.2022

ORDER:

(AD)

Under Section 4 (2) (ℓ) (D) of the Real Estate (Regulation and Development) Act, 2016 "that seventy per cent of the amounts realised for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose:

2. Hence, once the development work is completed, as declared by the Promoter in Form 'B' [Rule 3 (4)] and certified by the Architect/Licensed Surveyor in Form-5, this Authority orders that separate Bank Account is not required in respect of Real Estate Projects pertaining to Layouts/Sub-divisions.

3. This order takes with immediate effect. for CHAIRPERSON, TNRERA

பதிவுத்துறை தலைவர் அலுவலகம், சென்னை - 600 028.

சுற்றறிக்கை

எண்.12446/C1/2019, நாள் :03.03.2021.

பொருள்: இணையவழி தானாக பட்டா மாறுதல்(Automatic mutation of Patta) -சாவே எண் உட்பிரிவு செய்ய தேவை எழாத (Non involvina Sub division) அவணப் பதிவுகள் பொறுக்கு பட்டா மாற்றம் முமுமையாக இணையவமி தானாக நடைமுறைப்படுத்தப்பட உள்ளது – அறிவரைகள் வழங்கி சுற்றறிக்கை பிறப்பிக்கப்பட்டத் – தொடாபாக.

பார்வை: 1.பதிவுத்துறை தலைவர் சுற்றறிக்கை எண்.56154/சி1/2018, நாள்.25.05.2018

> 2.பதிவுத்துறை தலைவர் அலுவலக மேல் வரைவு எண்.1852/சிஎஸ்1/2013, நாள்.06.01.2021 உடன் அனுப்பப்பட்ட அரசு ஆணை (நிலை) எண்.84, வருவாய் மற்றும் பேரிடர் மேலாண்மை துறை (SS-II(2), நாள்.04.02.2020

> 3.ஆணையா, நில அளவை மற்றும் நில வரித்திட்டம் நோமுக கடித எண். கே8/30417/2019 (Sy) நாள்.03.02.2021

4. பதிவுத்துறை தலைவர் சுற்றறிக்கை எண்.12446/C1/2019 நாள் : 08.02.2021.

5. ஆணையா, நில அளவை மற்றும் நில வரித்திட்டம் நோமுக கடித எண். கே8/30417/2019 (Sy) நாள்.02.03.2021

பார்வை -4-ல் குறிப்பிடும் சுற்றறிக்கையின்மீது அனைத்து பதிவு அலுவலர்களின் கவனமும் ஈர்க்கப்படுகிறது.

செய்யப்படும் 2.அசையாச் சொத்து குறித்த உரிமை மாற்றம் அவணப் பதிவுகளின்போது சர்வே எண் உட்பிரிவு செய்ய தேவை எழாத (Non involving Subdivision)சொத்துக்கள் பொறுத்து ஆவணப் பதிவு முடிந்த நிலையிலேயே தானாக முற்றிலும் இணையவழி பட்டா மாற்றம் தொடர்பாக, சார்பதிவாளரால் கணினிவமி ஒப்புதல் வழங்கிடும் நிலையில் பார்வை 2-ல் கண்ட அரசாணையில் பத்தி 3 உட்பிரிவு (2) கண்டுள்ள ஐந்து காரணிகளை கவனத்தில் கொண்டு முழுமையாகப் பரிசீலித்து அதன வழங்கப்பட வேண்டும் என அறிவுறுத்தப்பட்டுள்ளதன் கணினிவழி ஒப்புதல் பின்னரே அசையாச் சொத்து பொறுத்த ஆவணம் எழுதிக் கொடுத்த நபரின் அடிப்படையில்

பெயரும், ஏற்கனவே வழங்கப்பட்ட இணையவழி பட்டாவில் கண்டுள்ள நில உரிமையாளர் பெயரினையும் ஒப்பீடு செய்து இரண்டும் ஒன்றாக இருக்கும் நிகழ்விலேயே 'Automatic Patta Mutation' குறித்து ஒப்புதல் குறியீடு சார்பதிவாளரால் வழங்கப்படவேண்டும் என்பன உள்ளிட்ட நெறிமுறைகள், மேற்குறிப்பிடும் சுற்றறிக்கையின்படி ஏற்கனவே வழங்கப்பட்டுள்ளது.

3. இந்நடைமுறை தொடர்பாக தற்போது பெறப்பட்டுள்ள பார்வை-5-ல் குறிப்பிடும் நிலஅளவை ஆணையரது கடிதத்தில், 'Automatic Patta Mutation' குறித்து ஒப்புதல் குறியீடு 48-சார்பதிவாளர்களால் தவறாக வழங்கப்பட்டதாகவும் இதனில் பார்வை 2-ல் குறிப்பிடும் அரசாணையின் நிபந்தனைகளின்படி செயல்படாமைக்காக சம்பந்தப்பட்ட பதிவு அலுவலர்கள் மீது நடவடிக்கை மேற்கொள்ளுமாறும் கேட்கப்பட்டுள்ளது. எனவே மாவட்ட பதிவாளர்கள் இதனுடன் அனுப்பப்படும் பார்வை-5-ல் கண்ட கடிதத்தில் தெரிவிக்கப்பட்ட அவரவர் எல்லைக்குட்பட்ட சார்பதிவாளர்களிடம் தவறு குறித்து உரிய விளக்கம் பெற்று அனுப்பிட கோரப்படுகிறது.

4. எனவே பார்வை -4-ல் குறிப்பிடும் சுற்றறிக்கையில் தெரிவிக்கப்பட்ட நெறிமுறைகளை தவறாது பின்பற்றுமாறு பதிவு அலுவலர்களுக்கு மீளவும் வலியுறுத்தப்படுகிறது. மேலும், 'Automatic Patta Mutation' குறித்து ஒப்புதல் குறியீடு வழங்கும் நிகழ்வுகளில் சார்பதிவாளர்கள் கீழ்கண்ட விவரங்களை கவனத்தில் கொள்ள கோரப்படுகிறது.

சொத்து குறித்து உரிமை மாற்றம் செய்யப்படும் ஆவணப் அசையாச உட்பிரிவ செய்ய சர்வே எண் கேவை எழாத பகிவகளின்போது (Non involving Sub- division) சொத்துக்கள் பொறுத்து STAR 2.0 மென்பொருளில் செய்யப்பட்ட மாற்றங்களின் அடிப்படையில் அவ்வாவணங்கள் ஆவணப் பதிவு முடிந்த முற்றிலும் இணையவழி பட்டா பெயர் மாறுதல் செய்திட நிலையிலேயே தானாகவே (Automatic Patta Mutation) இயல்பாகவே மென்பொருளில் கண்ட விருப்பத்தோவில் குறியீடு செய்யப்பட்டிருக்கும். (option menu) தோவு செய்யப்பட்டு "tick" இந்நிலையில் பதிவு அலுவலாகள் பார்வை-4-ல் கண்ட சுற்றறிக்கையின் பத்தி 5, 6 மற்றும் 7-ல் கண்ட நெறிமுறைகளுக்குட்பட்டு அவ்வாவணங்கள் இணைய வழி தானாக பட்டா '*தகுதியானது அல்ல'* என தெரியவரின் செய்திட உடன் அந்த மாற்றம் பெயர் விருப்பத்தோவில் இயல்பாக தெரிவு செய்யப்பட்ட "tick" குறியீட்டினை நீக்கம் செய்துவிட வேண்டுமென தெரிவிக்கப்படுகிறது. இந்நிலையில் எதிர்பாராத தவறுகள் தடுக்கப்படும் என கெரிவிக்கப்படுகிறது.

நாளது தேதியில் வழங்கப்படும் அறிவுரைக்கு பின்னரும், இணையவழி பட்டா மாற்றம் தொடர்பாக, சார்பதிவாளரால் கணினிவழி ஒப்புதல் வழங்கிடும் நிகழ்வுகளில் தவறாக ஒப்புதல் வழங்கப்பட்டதாக கவனத்திற்கு வரப்பெறின் சம்பந்தப்பட்ட பதிவு அலுவலர் மீது தமிழ்நாடு குடிமைப்பணி விதிகளில் உரிய விதிகளின்கீழ் தக்க ஒழுங்கு நடவடிக்கை மேற்கொள்ளப்படும் எனவும் தெரிவிக்கப்படுகிறது.

ஒம்/03.03.2021 பதிவுத்துறை தலைவா

/ஆணையின்படி/

கூடுதல் பதிவுத்துறை தலைவா் (முத்திரை மற்றும் பதிவு)







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14.05.2022 – CMDA – ஒற்றை சாளரமுறை குறித்த செயல் விளக்கக்கூட்டம்







Southern Builder



→Southern Builder ←







17.05.2022 அன்று நடைபெற்ற தென்னக மய்யத்தின் 72வது மகாசபைக்கூட்டம்





05.05.2022 – CII – ன் EXCON ROAD SHOW – 2022



முதலாவது மாநில அளவிலான மேலாண்மை மற்றும் பொதுக்குழு கூட்டம் 12.05.2022 அன்று தேனியில் நடைபெற்றது



கட்டுமான ஆராய்ச்சி மற்றும் மேம்பாட்டு சங்கம் நடத்திய இலவச திறன் மேம்பாட்டு பயிற்சி முகாமில் மாநிலத்தலைவர் திரு. K. ஜெகநாதன் அவர்கள் கலந்து கொண்டு சிறப்பித்தார்



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(BAI)

பொறியியல்

5 மிழர் நாகரிகம் மிகவும் பழமையானது. உலகினர் அனைவரும் இதனை ஒப்புக்கொள்கின்றனர் சீனம், மீரம், யவனரகம் இன்னும் தேசம் பலவும் புகழ் வீசிக் கலை கானம் படைத் தொழில் வாணகமும் மிக நன்று வார்த்த தமிழ்நாடு என்பது கவிவாக்கு.

அதவாது சீனா, எகிப்து, கிரேக்க நாடு, ரோம், முதலான பல நாடுகளும் புகழும்படியாக கலைஞானம் பெற்றிருந்தது தமிழ்நாடு, பழந்தமிழ் வளர்த்த கலைஞானத்தில் பொறியியலும் அடங்கும். பொறியியல் என்ற இன்றைய கல்வி முறை அந்த நாளில் இல்லாமல் இருக்கலாம். ஆனால் இன்று நாம் பொறியியல் கலையால் பெறும் பயன்களை இரண்டாயிரம் ஆண்டுகளுக்கு முன்பே தமிழகம் பெற்றிருந்தது.

கட்டிடம் வேலை தொடங்கும்போது நூலறி புலவர் நுண்ணியதாக கயிறிட்டு ரேம் கணித்ததாகக் கூறப்படுகிறது. இதிலிருந்து கட்டிடக்கலை நிபுணர்கள் பலர் பழங்காலத்தில் இருந்தனர் என்று தெரிகிறது. நம் நாட்டின் மாடமாளிகைகள், கூட கோபுரங்களைப் பற்றிச் சங்க இலக்கியங்களில் வர்ணிக்கப்பட்டுள்ளன. இவைகள் இலக்கிய நினைவுகளும் உண்டு. இலக்கிய நனவுகளும் உண்டு.

கால வெள்ளத்தில் கடலில் மூழ்கிய பூம்புகார் கொற்கை முதலான துறைமுகப்பட்டினங்களைப் பற்றி ஆராய்ச்சியாளர்கள் பல உண்மைகளைக் கண்டுள்ளனர். அந்தக் காலத்தில் காவிரிப்பூம் பட்டிணம் மிகப் பெரிய துறைமுகமாக விளங்கியது. பெரிய பெரிய கப்பல்கள் பாய்மரங்களைத் தாழ்த்தாமலே காவிரிப்பூம் பட்டினத்தில் கரைக்கு வந்து சென்றன. இதற்கு ஆதாரமாக செங்கல் அடித்தளப் பகுதிகளைப் புதைபொருள் ஆராய்ச்சியாளர் கண்டுள்ளனர். கப்பல்களைக் கட்டுவதற்கான இவ்வளவு சிறந்த துறைமுகம் அந்த காலத்திலேயே கலை நுணுக்கம் வாய்ந்த கோயில்களையும், நம் மன்னர்கள் கட்டிக் காத்தனர்.

பாறையைக் குடைந்து குகைக் கோயில்களும், மண்டபங்களும் அமைத்த பெருமை மகேந்திர பல்லவன் போன்ற பல்ல மன்னர்களுக்கு உரியது. மாமல்லபுரம் சிறப்க் கோவில்களைக் கண்டு மேல்நாட்டு அறிஞர்கள் வியப்படைகிறார்கள். தமிழரின் பொறியியல் கலைத் திறமைக்கு சான்றுகளாக விளங்கும் தஞ்சைப் பெரிய கோவில் போன்ற மாபெரம் ஆலயங்களைத் தமிழ் மன்னர்கள் அமைத்துப் புகழ் பெற்றுள்ளனர்.

இராஜராஜசோழன் கட்டிய தஞ்சைப் பெரிய கோபுரம் முற்றிலம் கருங்கல்லால் ஆனது. கல்லைக் கல்லோடு சேர்ப்பதற்கு அக்காலச் சிற்பிகள் அட்ட





Er.A.G.Marimuthuraj



பந்தன மருந்து என்பதைப் பயன்படுத்தினர். ஒரு கல்லில் துறையினையும் இன்னொரு கல்லில் முளையினையும் அமைத்து இரண்டையும்

இணைத்து மருந்து பூசிப் பொருத்துவது வழக்கம். வென்று நிமிர்ந்து இதனால் காலத்தை நிற்கும் வலிமையை நம் நாட்டுக் கல்கோயில்கள் பெற்றுள்ளன. கோபுரத்தின் 216 உயரம் தஞ்சை அடி. அப்படியானால் இதன் கடைக்கால் எவ்வளவு ஆழமும், பெற்றிருக்க வேண்டும். கோபுரத்தின் அகலமும் உச்சியில் அமைந்து ஒரே கல் இருப்த்தைந்தரை அடிச் சதுரம் உடையது. இதன் எடை எண்பது டன். இதற்கு பிரமாந்திர தளக்கல் என்று பெயர். மிகப்பெரிய பாரம் தூக்கி நவீன இயந்திரம் இல்லாத அந்தக் காலத்தில் இவ்வளவு பெரிய கல்லைக் கோபுரத்தின் உச்சிக்கு எவ்வாறு ஏற்றினர் என்பது எண்ணி வியத்தற்குரியது.

அரண்மனையிலிருந்து கோவிலுக்குச் செல்லவும், ஊருக்கு வெளியே ரகசியமாகச் செல்லவும், தமிழ் மன்னர்கள் சுரங்கப்பாதைகள் அமைத்துக் கொண்டனர். கோட்டை மதில்கள் அமைப்பதிலும், தமிழ் வேந்தர்கள் மிகுந்த கவனம் செலத்தினர். பழங்கால மதில்கள் அமைப்பில் கட்டிடக்கலை நும்பமும், இயந்திரக்கலை நுட்பமும் இராணுவப் பொறி நுட்பமும் சேர்ந்து விளங்கின.

உயர்ந்த மதில்களில் பாதுகாப்புக்காகப் பலவகையான விசைப்பொறிகள் பொருத்தப் பட்டிருந்தன. தானே வளைந்து அம்புகள் வீசும் வில் பொறிகள் , கருங்குருங்கு போன்ற விசைப் பொறிகள், கற்களை உமிழும் கவண் பொறிகள் பகைவர் மீது கொதி நெய் கவிழ்க்கும் பொறிகள், இரும்பைக் காய்ச்சி ஊற்றும் உலைப் பொறிகள், பகைவரின் கழுத்தை இறுக்கி மறுக்கும் பொறிகள், ஆளிதலை புலி வடிவமான அமைந்த அகழியைத் பொறிகள், புதுமைப் தாண்டி ஏறும் இரும்புக் பகைவர்களை தள்ளி வீசும் காப்புகள், பொலறிகள், பன்றிப் பொறிகள், தூண்டில் ஊசிப் பொறிகள், சங்கிலிப் பொறிகள் முதலான பலவகையான பொறிகள் மதில்களில் பொருத்தப்பட்டிருந்தன என்று சிலப்பதிகாரத்தில் இயந்திர பொறியியல் குறிப்புகள் காணப்படுகின்றன.

"காடு கொன்று நாடாக்கிக் குளந்தொட்டு வளம் பெருக்கும்" பணியில் அக்காலத் தொழிற்கலைஞர்கள் வலிமை பெற்றிருந்தனர். கரிகாற்சோழன் காவிரிப் கரை அமைத்த பெருமையும், கல்லணை கட்டிய சிறப்பும்

•Southern Builder •-

நீர்ப்பாசனம் பொறியியலின் அழியாச் சின்னங்களாக விளங்குகின்றன.

உயர்ந்த மண் அணையினால் அமைக்கப்பெற்றுள்ள வீராணம் என்னும் வீர நாராயணம் ஏரி, செம்பரம்பாக்கம் ஏரி, காவிரிப்பாக்கம் ஏரி, ராஜசிங்கமங்களம் ஏரி முதலான ஏரிகளின் பிரம்மாண்டமான அமைப்பு மேல்நாட்டு பொறியியல் வல்லுநர்களையே வியப்பில் ஆழ்த்தியுள்ளது. வரலாற்றுக்கு முற்பட்ட இவைகளைப் போன்ற மாபெரும் ஏரித்தேக்க முறை இதுவரை வேறு எந்த நாட்டிலும் காணப்படவில்லை என்றும் மேல்நாட்டு அறிஞர்கள் பாராட்டுகின்றனர்.

பாசனக் கால்வாய்கள் தென்னை ஓலையைப் போல் அமைய வேண்டும் என்று ஒரு குறிப்பும் உள்ளது. அதாவது மத்தியில் மட்டை போன்ற பெரிய கால்வாயும் இருப்பக்கம் ஈக்கி ஓலை இதழ்களைப் போல் ஒழுங்காக அமைந்த கிளை வாய்க்கால்களம் இருக்க வேண்டும் என்பது கருத்து. விமான ஓட்டி ஒல்லாமலே தானே இயக்கும் விமானங்களைப் பற்றிய சிந்தனை இரண்டாயிரம் ஆண்டுகளுக்கு முன்பே தமிழனுக்கு வந்துவிட்டது இதனை "வலவன் ஏவா வான ஊர்தி" என்ற புறநானுற்று வரியினால் அறியலாம். சீவக சிந்தாமணியில் பறக்கும் மயில் பொறி பற்றிய குறிப்பு வருகின்றது.

தூங்கு எயில் எறிந்த தொடித்தோட செம்பியம் என்ற சோழ மன்னன் ஒருவன் புகழப்படுகின்றான். அதாவது பறக்கும் கோட்டையை வீழ்த்திய சோழன் என்பது பொருள். பறக்கும் கோட்டைகளும் மயில் பொறிகளம் ஊர்தியும் வலவன் எவா பழந்தமிழ் மக்களின் பொறியியல் சிந்தனைச் சின்னங்களாகத் தோன்றுகிறது. பழந்தமிழர் நகாகரிகத்தில் பொறியியல் சிறப்பாக இடம் பெற்றிருந்தது என்பதில் ஐயமில்லை. காலச் குறாவளிகளுக்கெல்லாம் ஈடு கொடுத்துக் கொண்டு கோபுரங்களும், கல்லணை போன்ற அமைப்புகளும், இன்றைய பொறியியல் கலைக்கே அறைகூவல் விடுப்பது போல் தோன்றுகிறது. பழங்காலப் பொறியியல் திறமையை நன்கு ஆராய வேண்டும். புதிய அறிவியல் முறைகளோடு ஒப்பிட்டுப் பார்க்க வேண்டும். இத்தகைய ஆராய்ச்சி புத்தம் புதிய பொறியியல் சாதனைகள் காண்பதற்குத் துணைபுரியும்.

வாழ்க தமிழர் நாகரிகம் ! வளர்க பொறியியல் கலை !!

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY, CHENNAI – 600 008. (ADMINISTRATION DIVISION)

OFFICE ORDER NO.06/2022

Dated:16.03.2022

- Sub: Establishment CMDA Chennai Metropolitan Area –
 Amendment to Town and Country Planning Act –
 Planning Permission Validity period increased from 5 to 8 years - Government Orders - issued.
- Read: 1. TNGG extraordinary Notification No.83 dated 31.01.2022.
 - 2. G.O.Ms No.19 H&UD [UD4[1] Dept, dated 02.03.2022.
 - 3 TNGG extraordinary Notification No.139 dated 02.03.2022.

The Government have amended vide the reference 1st cited, the Section 50 of Town and Country Planning Act 1971 revising validity period of Planning Permission from 5 years to 8 years and also the provision for the renewal of Planning Permission for further 3 years has been deleted. The Act comes into force from 2nd March 2022 as per the Government Order in the reference 2nd cited. It is therefore, directed that all concerned divisions should take this amendment on record and compliance.

Sd/- ANSHUL MISHRA MEMBER SECRETARY. ADMINISTRATIVE OFFICER (FAC).

Office of the Additional Chief Secretary/ Commissioner of Commercial Taxes, Ezhilagam, Chepauk, Chennai – 600 005.

Dated: 07.03.2022

CIRCULAR

- **Sub:** TNGST Act, 2017-conduct of test purchase under sub-section 12 of Section 67 of TNGST Act, 2017-certain guidelines issued modification Reg.,
- **Ref:** 1. Principal Secretary/Commissioner of Commercial Taxes Circular No. 19/2021 (PP2/(IW3)/8975/2020), dated 25.08.2021.

2. Additional Chief Secretary/Commissioner of Commercial Taxes, Notification No 1/2022 (PP2/GST/15/20/2022), dated 07.03.2022

3. U.O. Note from ADC (Intelligence), O/o the ACS/CCT, IW3/8975/2020, dated 24.02.2022 *****

In supersession of the circular issued in the first cited, with regard to provisions contained in sub-section (12) of section 67 of the TNGST Act, 2017 relating to conduct of test purchase by the field officers in Intelligence Wing and in exercise of the powers conferred under section 168 of the TNGST Act, 2017, the following guidelines are issued for the purpose of uniformity in the implementation of the above said provisions of the Act.

2. Provisions under the TNGST Act, 2017:

i. Section 67(12) of the TNGST Act 2017 states that, the Commissioner or an Officer authorised by him may cause purchase of any goods or services or both by any person authorised by him from the business premises of any taxable person, to check the issue of tax invoice or bills of supply by such taxable person and on return of goods so purchased by such officer, such taxable person or any person in charge of the business premises shall refund the amount so paid towards the goods after cancelling any tax invoice / bill of supply issued earlier.

ii. As per Notification No. 4 dated 12-07-2017 issued by the Commissioner, the Joint Commissioners (ST) concerned have been authorised for the purpose of Section 67 of the TNGST Act, 2017.

iii. Further, Section 31 of the TNGST Act, 2017, mandates the issuance of tax invoice or a bill of supply for every supply of goods or services or both.

iv. Section 122(1)(i) of the TNGST Act, 2017, states that, a taxable person who supplies any goods or services or both, without issue of any invoice or issues an incorrect or false invoice, with regard to any such supply, shall be liable to pay a penalty of Rupees Ten Thousand or an amount equivalent to the tax evaded or the tax not deducted under Section-51 or short deducted or deducted but not paid to the Government or tax not collected under Section 52 or short collected or collected but not paid to the Government or Input Tax Credit availed of or passed on or distributed irregularly, or the refund claimed fraudulently, whichever is higher.

3. Purpose of Test Purchase:

- i. To ensure compliance in issuing tax invoice / bill of supply by the taxable person.
- ii. To prevent composition taxable persons/unregistered persons from collecting tax from the customers.
- iii. Thereby prevent possible evasion of tax.

4. Standard Operating Procedure for Test Purchase:

I. Delegation of Powers:

(**B**A))

1. The Joint Commissioners (Intelligence) is designated as the Authorizing Authority for the conduct of Test Purchase.

2. Prior approval **for conducting the Test Purchase** shall be given by the Joint Commissioners (Intelligence) concerned, **in each case**, duly specifying the amount proposed to be spent on such test purchase.

3. The Joint Commissioners (Intelligence) shall ensure that, test purchase proposed is based on evidence relating to non-issuance of tax invoice / bill of supply by the taxable person. For example, from e-way bill analytics, information through informers, third party information or other sources like complaints, petitions, etc., and also, **Test Purchase should be done on rare occasions, where there is a strong proof for evasion of tax**.

II. Funds Required and Controller of Funds:

1. Taking into consideration, the various factors involved, such as the market price, nature of commodities involved and the number of units involved, an amount of Rs. 50,000/-, will be granted to each Intelligence Division, for conduct of Test Purchases.

2. The Joint Commissioners (Intelligence) is assigned the responsibility of holding control of the funds to be spent on test purchase operations. For test purchases conducted in respect of service sector, the Joint Commissioners (Intelligence) is allowed to recoup the funds accordingly.

3. The Joint Commissioners (Intelligence) shall maintain a Register for the test purchase operations and proper acknowledgement shall be obtained from the officers concerned, for receipt and return of test purchase amount. Further, the details of the denomination of cash issued for the test purchase operations and the Currency Number shall also be noted in the said Register.

III. Selection of Cases:

The criteria for selection of cases shall include the following:

1. Tax Payers who are doing business in large volume, but paying very meagre amount of tax, as cash.

2. Unregistered persons who are doing business and whose turnover is suspected to be higher than the threshold mentioned in the Act, warranting registration, but, who have not obtained registration under the Act.

3. Specific complaints received from the public, if any.

4.Evasion prone commodities and retail business, for which, mostly estimation slips are issued, like, Cement, Tiles, Granite, Hardware, Paints, Electrical Goods, Electronic Goods, Iron & Steel, Timber, Jewellery, House Hold Articles, Furniture, Automobile Spare Parts, Edible Oil, Construction Materials, FMCG, Groceries, Bakery products, Medical Shops etc.,

5. All Services offered in Hotels, Restaurants, Sweet Stalls, Educational Institutions, Amusement Parks etc.,

6. Personal grooming Services, Rental Services etc.,

7. Unregistered taxable persons against whom complaints have been received, along with valid supporting documentary evidences.

8. In respect of complaints received against unregistered taxable persons, without valid supporting documentary evidences, test purchase shall be taken up, only after making discreet enquiry.

IV. Officers to be Assigned:

A team comprising of one State Tax Officer and one Deputy State Tax Officer has to be formed by the Joint Commissioner (Intelligence), for conducting the test purchase and the **State Tax Officer shall be the Team Head.**

V. Procedure to be followed:

1. The Joint Commissioner (Intelligence), shall authorize a Group consisting of officers, as proposed above, for conducting the test purchase, at the business premises of any taxable person (whether registered or unregistered), within their jurisdiction.

2. In respect of cases, where the test purchases are to be conducted at multiple places of business, such as Head Office and additional places of business like branches etc., the manner of operation and time must be followed, uniformly, at all such places of business, so as to prevent leakage of information regarding the test purchase operations.

3. Test purchases must be conducted for a value more than Rs.200/-, since, as per section 31(3)(b) of the TNGST Act, 2017, the taxable persons may not issue tax invoice / bill of supply, if the value of the goods or services or both supplied is less than Rs. 200/-.

4. The Group of officers conducting the test purchase shall not cause any disturbance to the business activity and shall behave like normal customers. They shall not give any indication to the effect that they are officers of the Department.

5. If proper tax invoice / bill of supply is issued by the taxable person, during the test purchase, then, the amount spent by the officer on test purchase, shall be refunded by the taxable person, after cancelling the tax invoice / bill of supply issued earlier.

6. In this regard, necessary documents such as a copy of original invoice, cancelled invoice and a statement of witness, available, if any, shall be obtained by officers conducting the test purchase.

7. If proper tax invoice / bill of supply is not issued by the taxable person, during the test purchase, then, the Group Head shall record a statement, after disclosing the identity of Inspecting Group and shall initiate penal action, as per section 122 (1) (i) of the TNGST Act, 2017.

8. The proceedings of the test purchase should be recorded in writing by the Proper officer concerned for appropriate follow up action.

9. During the conduct of test purchase, the inspecting team should take note of the relevant factors like, volume of business, goods stored / available at the place of business etc., in order to decide the further course of action like Registration, Inspection etc.,

10. During the conduct of test purchase, if it is found that, the turnover limit of the unregistered taxable person exceeds Rupees Forty Lakhs, then, action shall be initiated for suo-motu registration and a report shall be sent to the concerned jurisdictional Proper Officer, through the territorial Joint Commissioner (ST), for follow up, on registration and adjudication for the period till registration.

11. Like wise, during the test purchase, a composition taxable person is collecting tax and contravening the provisions of the Act, then, action shall be initiated to recover the entire tax that has been collected by them, by way of adjudication.

12. In cases where the taxable person has not issued Tax invoices/Bill of supplies at the time of conducting of test purchase, the Joint Commissioner

(ST) Intelligence concerned shall proceed action immediately under Section 67 with intimation to the Commissioner of Commercial Taxes.

VI. Reporting Procedure:

1. The report on test purchase shall be submitted by the Group Head, to the concerned Joint Commissioner (Intelligence), through proper channel, immediately, on conclusion of the test purchase operation.

2. The Joint Commissioners (Intelligence) shall send a detailed report to the Commissioner, on the outcome of test purchase and result of inspection conducted in respect of cases where tax invoice or bill of supply not issued as

3. A periodical Report on the test purchases conducted, shall be submitted to the Commissioner, on or before 10th of every month, in order to monitor the outcome of test purchases.

4. The denomination of the cash issued for test purchase operations, along with the serial number of the currency, shall be noted down in the authorization form and the same shall be recorded in the statement, as well as in the test purchase report submitted to the Commissioner.

5. The Format of test purchase report is attached as Annexure-I

VII. Monitoring Procedure:

1. A test purchase sanction order number shall be assigned for each test purchase.

2. The test purchase number shall be assigned in the manner stipulated for inspection, in Circular No. 10/2019, Dated 31.05.2019. For Example: CH1TP-001-YYYYMMDD

3. All the communications in respect of the test purchase related activities, carried out by the officials, are to be communicated to the Commissioner, in the existing mail ID viz. <u>cct.inspfollowup@ctd.tn.gov.in</u>, prescribed form sending result of test purchases and inspection conducted, duly mentioning the test purchase number, in the aforesaid format, for easy identification and further follow-up of the actions taken on each test purchase, by the officials concerned.

VIII. IT Requirements in relation to Test Purchase:

1. Generation of DRC-07 has to be enabled in the Back Office Portal, for the authorized officials conducting test purchase, in order to raise a demand, in the case of imposition of penalty.

2. The details of the offenses booked and the amount collected as penalty, in respect of test purchase operations, should be linked to the tax payer's profile and made available under a separate head "Test Purchase".

Annexure-I

Format for Test Purchase Report

1.	Authorization Number and Date	
2.	Authorized by Designation	
3.	Date and Time (Starting and Ending) details to enforce the provision under section 67(12)	
4.	GSTIN of the Taxable person	
5.	Trade Name/Legal name of the Taxable Person with complete address	
6.	Whether the place is Principal place of business /Additional place of business	
7.	Jurisdiction of Taxable Person	State (Division)/ Central
8.	Jurisdiction of Intelligence Wing	
9.	Officers authorized to enforce the provision under Section 67(12) (Name/Designation)	¥ð. All dag Jol
10.	Denomination & Serial No. of Currency issued for the Test Purchase Operation	
11.	Goods purchased / Services availed with HSN/SAC code	
12.	Units purchased	
13.	Value of Goods Purchased / Service availed (Assessable Value/Tax Rate /HSN or SAC Code / CGST & SGST Tax)	Create D
14.	Details of Tax Invoice / Bill of Supply issued, while enforcing the provision under Section 67 (12) of TNGST Act, 2017.	
15.	Name and Designation of the Person in-charge of the place of business, at the time of test purchase, along with address	5 10 50 591 9
16.	Time at which goods were returned by the Official	

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F.No.1-72/2010/TCPO/MUT(386) Government of India Ministry of Housing and Urban Affairs (AMRUT Division)

> Nirman Bhawan, New Delhi, dated the 31 May, 2022.

ORDER

Hon'ble Finance Minister stated at para 68 of her Budget Speech on 01.02.2022 that by the time of India (a) 100, nearly half our population is likely to be living in urban areas. To prepare for this, orderly urban development is of critical importance. This will help realize the country's economic potential, including livelihood opportunities for the demographic dividend. For this, on the one hand we need to nurture the megacities and their hinterlands to become current centres of economic growth. On the other hand, we need to facilitate tier 2 and 3 cities to take on the mantle in the future. This would require us to reimagine our cities into centres of sustainable living with opportunities for all, including women and youth. For this to happen, urban planning cannot continue with a business-as-usual approach.

2. At **para 69** of the budget speech, Hon'ble Finance Minister announced that a "*high-level* committee of reputed urban planners, urban economists and institutions will be formed to make recommendations on urban sector policies, capacity building, planning, implementation and governance."

3. Accordingly, Competent Authority has formed a High-Level Committee (HLC) of reputed urban planners, urban economists and institutions to make recommendations on urban sector policies, capacity building, planning, implementation and governance. The composition of the HLC is as under:

Core Committee:

SI. No.	Name and particulars of the experts	Designation
1.	Shri Keshav Varma, Retd. Indian Administrative Service Officer; Former Sector Director at the World Bank; Former Chairman, Sabarmati Riverfront Development Corporation, Ahmedabad.	Chairperson
2.	Shri Kundan Kumar, Adviser - Industry I, Mines, Skill Dev. & Employment, MU Vertical and Work Related to Implementation of NITI Evolution Committee, NITI Aayog, New Delhi.	Member
3.	Shri V. Srinivas Chary, Director, Centre for Urban Governance, Environment, Energy and Infrastructure Development, Administrative Staff College of India (ASCI), Hyderabad.	Member
4.	Shri Sanjeev Sanyal, Member, Economic Advisory Council to the Prime Minister of India, New Delhi.	Member

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5.	Shri Aromar Revi, Director, Indian Institute for Human Settlements (IIHS), Bengaluru.	Member
6.	Shri Gitkumar Singh Nepram, Retd. Chief Town Planner, Town Planning Department, Manipur.	Member
7.	Prof. Amita Bhide, Dean, School of Habitat Studies, Centre for Environmental Health, Tata Instituted of Social Science, Mumbai.	Member
8.	Shri Ravi Kant Joshi, Urban Finance Expert, CRISIL, Pune.	Member
9.	Ms. D. Thara, Additional Secretary, Ministry of Housing and Urban Affairs, Nirman Bhawan, New Delhi.	Member Convener
10.	Prof. Dr. P. S. N. Rao, Director, School of Planning and Architecture, New Delhi.	Member/ Co- Convener

The above Core Committee shall be assisted by a team of supporting members consisting of following experts:

SI. No.	Name and particulars of the experts
1.	Dr. Saswat Bandyopadhyay, Professor, Faculty of Planning, CEPT University, Ahmedabad.
2.	Ms. Reject Mathews, Program Director, Urban development, World Resource Institute India.

- 3. Shri Emani Kumar, Deputy Secretary-General of ICLEI and Executive Director, ICLEI South Asia, New Delhi.
- 4. Shri Srikanth Vishwanathan, Chief Executive Officer, Janaagraha Centre for Citizenship and Democracy, Bengaluru.
- 5. Ms. Nithya Ramesh, Director, Urban Design, Jana Urban Space Foundation, Bengaluru
- 6. Shri Brijesh Bhata, Adjunct Associate Professor, Program Chair Master of Urban Design, Faculty of Planning, CEPT University, Ahmedabad.
- 4. The Terms of Reference of the aforementioned Committee are as under:
 - (i) Facilitate cities to evolve as bedrock of innovation with sustainable population densities based on carrying capacity of ecosystem services.
 - (ii) Providing urban planning scenario in States/ cities with identification of gaps and steps to be taken to adopt urban planning as an integral part of urban governance including urban framework for urban planning.

- (iii) Experts are expected to work with States. They will be supported by Town and Country Planning Organisation, New Delhi for technical and secretarial assistance.
- (iv) Bring in innovative ideas on urban planning and preparing Indian cities as land of unending opportunities with utmost ease of living.
- Assess the present status regarding implementation of recommendations of past committees on urbanization, urban infrastructure, urban planning education and urban planning capacities – Gap analyses.
- (vi) Suggest spatial planning, management and governance mechanisms through which the cities can become 'engines of economic growth and innovation', while ensuring citizen well-being, gender inclusion, and environmental sustainability.
- (vii) Suggest ways and methods for technological interventions in urban planning as focus area.
- (viii) Deliberate on the recommendations of the NITI Aayog report on 'Reforms in Urban Planning Capacity in India' and draw a road map for bringing about urban planning reforms in the States and handhold the town planners.
- (ix) Hand hold the States in implementing urban planning reforms.
- (x) Suggest measures to resolve issues related to city Master Plan preparation with regard to promoting development rather than being restrictive. Sound plan implementation, and effective enforcement, financing mechanism and capacity building of all stakeholders.
- (xi) Suggest measures to strengthen private sector and deepening industry-academia interface in urban planning.
- (xii) Suggest measures to develop cohesive capacity building framework in India and role of 'Centres of Excellences' in building urban planning capacities through a system of certified trainings in urban sector.
- (xiii) Any other issue that the HLC may consider relevant in the interest of the overall purpose.
- (xiv) All these steps to be articulated to make all cities land of opportunities in every respect in Amrit Kaal 2022-2047.

The following deliverables are also expected from the HLC:

- (i) The HLC shall handhold the States/ Union Territories (UTs) with each member taking at least two States/UTs.
- (ii) Experts will engage with the States to find out the existing scenario of urban planning, identification of gaps, and measurable actions that can be taken in a given time frame short (5 years), medium (10 years) and long term 20 (years).

- (iii) For each of the selected State/UT, a State specific report shall be brought out clearly highlighting what is to be done in this State for strengthening urban planning.
- (iv) High impact actions may be identified separately that can have maximum impact in bridging the identified gaps.

6. State specific studies to be undertaken by the HLC shall be funded under "Technical Sub-Mission" component of the Atal Mission for Rejuvenation and Urban Transformation (AMRUT) 2.0 scheme.

7. Town and Country Planning Organization (TCPO), Ministry of Housing & Urban Affaris, New Delhi, shall provide the technical/institutional and secretarial support to the HLC.

- 8. The quorum for meetings of the HLC shall be four.
- 9. The HLC is expected to submit its first report in 9 months

(Rajesh Kumar) Under Secretary to the Govt. of India Email: kumar.r34@nic.in

PROCEEDINGS OF THE TAMIL NADU REAL ESTATE REGULATORY AUTHORITY

Proc.No.TNRERA /A3/5152/2022

Dated : 04.03.2022

- Sub: TNRERA Applications for registration of Real Estate Projects pertaining to Layouts/Sub-divisions – Requirement of designated Bank Account – Guidelines Issued – Reg.
- Ref: Orders of the Authority dated 03.03.2022

ORDER:

Under Section 4 (2) (ℓ) (D) of the Real Estate (Regulation and Development) Act, 2016 "that seventy per cent of the amounts realised for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose:

2. Hence, once the development work is completed, as declared by the Promoter in Form 'B' [Rule 3 (4)] and certified by the Architect/Licensed Surveyor in Form-5, this Authority orders that separate Bank Account is not required in respect of Real Estate Projects pertaining to Layouts/Sub-divisions.

3. This order takes with immediate effect. for CHAIRPERSON, TNRERA

P.K.P. NARAYANAN Advisor

P.N. Navin Kumar



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"No Person Speaks about Religion Particularly When They Require Life Saving Blood"



SOUTHERN CENTRE ACTIVITIES

05.05.2022 EXCON ROAD SHOW

Confederation of Indian Industry (CII) ஏற்பாடு செய்திருந்து EXCON ROAD SHOW -2021 Hotel ITC Grand Cholaல் நடைபெற்ற்து. இதில் காப்பாளர் மற்றும் முன்னாள் அகில இந்தியத் தலைவர் அவர்கள் உரையாற்றினார்கள். இக்கூட்டத்தில் மய்யத்தலைவர் திரு. R.R. ஸ்ரீதர், துணைத்தலைவர் திரு. A.N. பாலாஜி, பொருளாளர் திரு. P.K.P. நாராயணன், முன்னாள் காப்பாளர் திரு. K. இராமானுஜம், திரு. S.D. கண்ணன் ஆகியோர் கலந்து கொண்டார்.

09.05.2022

நமது கட்டுநர் சங்க உறுப்பினர்கள் எதிர்கொள்ளும் பிரச்சனைகள் குறித்து விவாதிக்க CREDAI சென்னை அழைப்பினை ஏற்று தேனாம்பேட்டையில் உள்ள அலுவலகத்தில் மய்யத்தலைவர், மய்யச் செயலாளர் மற்றும் மய்ய பொருளாளர், முன்னாள் மய்யத்தலைவர் திரு. S. இராமப்பிரபு ஆகியோர் கலந்து கொண்டனர். இதில் கட்டுமானப் பொருட்களின் தேவையற்ற விலை உயர்வை கட்டுப்படுத்துதல், முத்திரைக் கட்டணம் மற்றும்பதிவு கட்டணங்களில் குறைப்பு மற்றும் நிறைவுச் சான்றிதழ் மற்றும் RERA சிக்கல்கள் மற்றும் EB இணைப்பு தொடர்பாக விவாதிக்கப்பட்டது.

11.05.2022 to 12.05.2022

மாநில அளவிலான முதலாவது மேலாண்மை மற்றும் பொதுக்குழு கூட்டம் தேனி மய்யத்தின் உபசரிப்பில் 11.05.2022 வரவேற்புடன் துவங்கப்பட்டு 12.05.2022 அன்று முதலாவது கூட்டம் நடைபெற்றது. இக்கூட்டத்தில் அகில இந்திய முன்னாள் தலைவர் பீஷ்மா R. இராதாகிருட்டிணன், காப்பாளர் மற்றும் அகில இந்திய முன்னாள் தலைவர் திரு. Mu. மோகன், மய்யத்தலைவர் திரு. R.R. ஸ்ரீதர், துணைத்தலைவர் திரு. A.N. பாலாஜி, பொருளாளர் திரு. P.K.P. நாரயாணன், இணைச் செயலாளர் திரு. Y. சீனிவாசன், முன்னாள் மாநிலத்தலைவர் திரு. R. சிவக்குமார், மாநிலச் செயலாளர் திரு. K. வெங்கடேசன், மாநிலப் பொருளாளர் திரு. T.V. சந்திரசேகர், பொதுக்குழு மற்றும் மேலாண்மைக்குழு உறுப்பினர்கள் பெரும்பான்மையினர் கலந்து கொண்டனர்.

14.05.2022

சென்னை பெருநகர வளர்ச்சி குழும உறுப்பினர் செயலர் திரு. அன்சூல் மிஸ்ரா, இ.ஆ.ப அவர்களோடு குழும உயர் அதிகாரிகளும் கலந்து கொண்டு புதிதாக அறிமுகப்படுத்தப்பட்டுள்ள ஒற்றைச்சாளரமுறையினை பயன்படுத்துவது குறித்த செயல் விளக்கம் நமது மய்ய அலுவலக வளாகத்தில் உள்ள அரங்கில் நடைபெற்றது. அகில இந்திய முன்னாள் தலைவர் பீஷ்மா திரு. R. இராதாகிருஷ்ணன் அவர்கள் சிறப்புரையாற்றினார். காப்பாளர் மற்றும் அகில இந்திய முன்னாள் தலைவர் திரு. R. இராதாகிருஷ்ணன் அவர்கள் சிறப்புரையாற்றினார். காப்பாளர் மற்றும் அகில இந்திய முன்னாள் தலைவர் திரு. Mu. மோகன், மாநிலச் செயலாளர் திரு. K. வெங்கடேசன், மாநிலப் பொருளாளர் திரு. T.V. சந்திரசேகர், மற்றும் நமது மய்யத்தைச் சார்ந்த முன்னோடிகளோடு உறுப்பினர்களும் இணை உறுப்பு சங்கங்களை சார்ந்தவர்களும் கலந்து கொண்டு பயனடைந்தனர்.

17.05.2022

நமது மய்யத்தின் 72வது ஆண்டு பொதுக்குழு கூட்டம் நமது மய்ய அலுவலகத்தில் உள்ள கூட்ட அரங்கில் மாலை 4.30 மணிக்கு நடைபெற்றது. கூட்டத்தில் 2021-22ம் ஆண்டிற்கான ஆண்டறிக்கை சமர்ப்பிக்கப்பட்டது. இந்த பொதுக்குழு கூட்டத்தில் தொடர்ந்து 50வது முறையாக பொதுக்குழுவில் கலந்து கொண்ட நமது சேவாரத்னா பீஷ்மா இராதாகிருஷ்ணா அவர்களுக்கு நினைவுப் பரிசு வழங்கப்பட்டது. இக்கூட்டத்தில் காப்பாளர் மற்றும் அகில இந்திய முன்னாள் தலைவர் திரு. Mu. மோகன், முன்னாள் அகில இந்திய துணைத்தலைவர் திரு. S. அய்யநாதன், உடனடி முன்னாள் மாநிலத்தலைவர் திரு. R. சிவக்குமார், முன்னாள் காப்பாளர் திரு. O.K. செல்வராஜ், மாநிலச் செயலாளர் திரு. K. வெங்கடேசன், மாநிலப் பொருளாளர் திரு. T.V. சந்திரசேகர், முன்னாள் மய்யத்தலைவர் திரு. S. இராமப்பிரபு, Taxation குழுத்தலைவர் திரு S.D.கண்ணன், செயற்குழு மற்றும் பொதுக்குழு உறுப்பினர்கள் கலந்து கொண்டனர்.

19.05.2022

கட்டுமான ஆராய்ச்சி மற்றும் மேம்பாட்டு சேவை சங்கம் வாயிலாக தொடர்ச்சியாக இரண்டாம் தொகுதி இலவசமாக Revit Architecture என்னும் மேம்படுத்தப்பட்ட பயிற்சி கிண்டி ITI மாணவிகளுக்கு வரும் 19.05.2022 அன்று தொடங்கப்பட்டது. இதன் பயிற்சி காலம் மூன்று அல்லது நான்கு வாரங்கள் நடைபெறவுள்ளது.

27.05.2022

அன்று வணிகவரி மற்றும் GST பற்றி மாநில அளவிலான வரி செலுத்துவோர் ஆலோசனைக்கூட்டம் நந்தனத்தில் திரு. K.பனீந்திரரெட்டி, இ.ஆ,ப, அவர்களின் தலைமையில் நடைபெற்றது. நமது மய்யத்தின் சார்பில் பொருளாளர் திரு. P.K.P. நாராயணன் அவர்களும், Taxation குழுத்தலைவர் திரு. S.D. கண்ணன் அவர்களும் கலந்து நமது கருத்துக்களை பதிவு செய்தனர்.

31.05.2022

நமது மய்ய அலுவலகத்தில் 31.05.2022 அன்று இணைப்பு சங்க பிரதிநிதிகளுடனான ஆலோசனைக் கூட்டம் நடைபெற்றது இதில் கட்டுநர் சமுதாயம் எதிர்கொள்ளும் பிரச்சனைகள் குறித்து ஆலோசிக்கப்பட்டது.



18.05.2022 அன்று நடைபெற்ற இரண்டாவது செயற்குழு கூட்டம்









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