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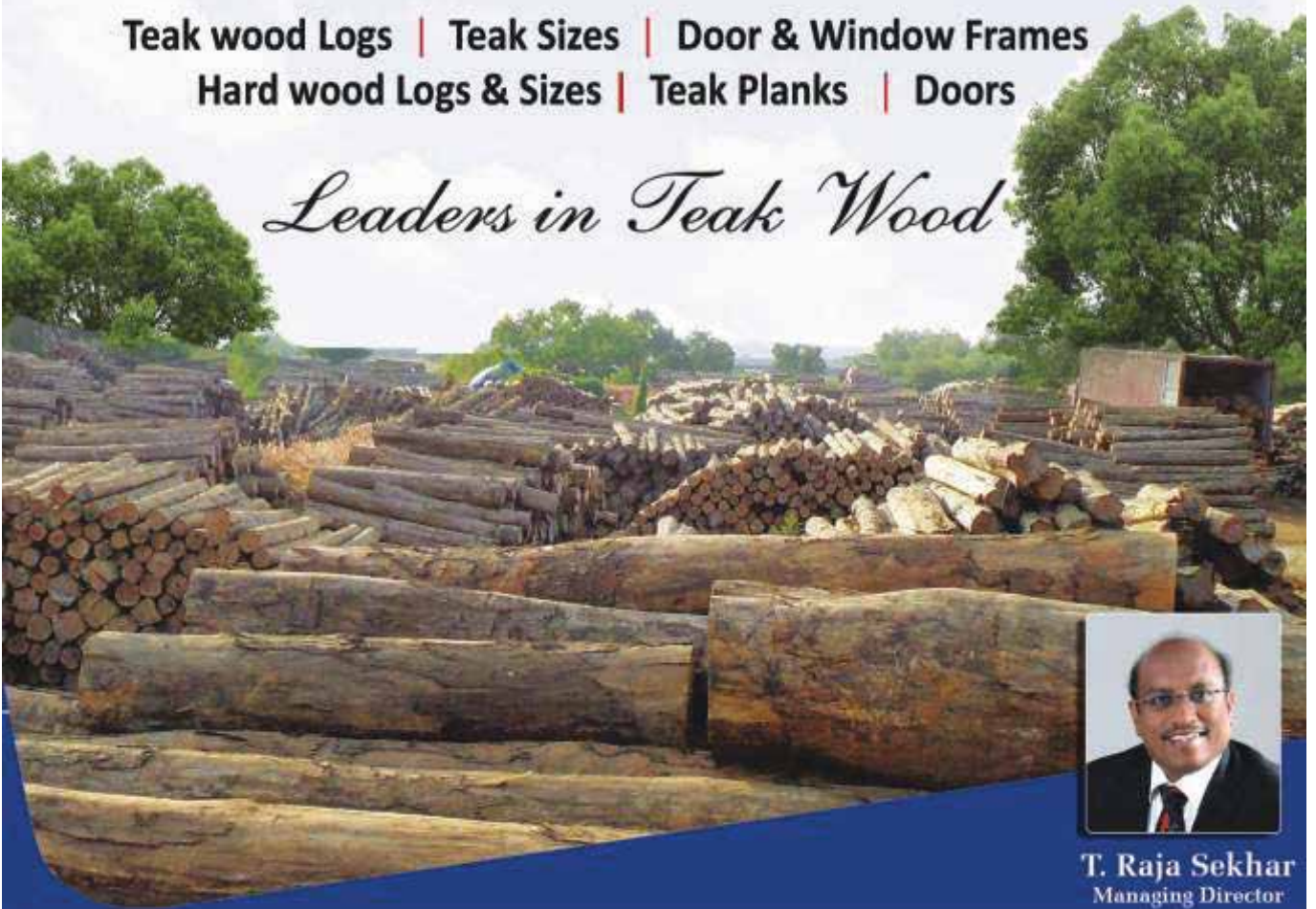


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ஆசிரியர் மடல்



வணக்கம்

செப்டம்பர் 15ம் தேதி மும்பையில் நடைபெற்ற அகில இந்திய mc/gc கூட்டத்திற்கு சென்றிருந்தோம். திரு. சங்கரபாய் தேசாய் அவர்கள் உடல் நலமின்றி இருந்ததால் அக்கூட்டத்தில் கலந்து கொள்ளவில்லை. எனவே அவரை சந்திக்க பீஷ்மர் R. இராதாகிருட்டிணன் அவர்கள் என்னையும் உடன் அழைத்துக் கொண்டு திரு. சங்கரபாய் தேசாய் அவர்களின் இல்லத்திற்கு சென்று அவரை சந்தித்தோம். எங்களை கண்டதும் சங்கரபாய் முகத்தில் பெரு மகிழ்ச்சி. பீஷ்மர் R. இராதாகிருட்டிணன் அவர்களின் கைகளை கெட்டியாக பிடித்துக் கொண்டார்.

கட்டுநர் சங்க சாண்கியர் திரு. சங்கரபாய் அவர்கள் தனது உடல்நிலை குறித்து மிகத் தெளிவாக இருந்தார். தான் கடவுளின் கருணையினால் இத்தனை காலம் வாழ்ந்து விட்டேன். இனி சில நாட்கள்தான் இருப்பேன். எப்போழுது வேண்டுமானாலும் தான் இந்த உலகை விட்டு செல்ல தயாராக இருக்கிறேன் என்று மனத்திடத்துடன் தன் மரணத்தை எதிர்த்து கொள்ள தயாராக இருந்தார்.

சங்கரபாய் அவர்களுடன் நாங்கள் ஒரு மணி நேரம் உரையாடிக் கொண்டிருந்தோம். அதில் 10 நிமிடங்கள் மட்டும் அவரது உடல் நிலை குறித்து விசாரித்தோம். மற்ற நேரம் முழுவதும் அவர் கட்டுநர் சங்கத்தைப் பற்றியே பேசினார். கட்டுநர் சங்கத்தின் செயல்பாடுகள் இனி வரும் காலங்களில் எப்படி செயல்படுத்த வேண்டும் என்பது பற்றி சாண்கியர் திரு. சங்கரபாய் அவர்களும் பீஷ்மர் திரு. R. இராதாகிருட்டிணன் அவர்களும் உரையாடினார்கள். நான் கட்டுநர் சங்கத்தின் இரு மாபெரும் தலைவர்களின் உரையாடலை பார்வையாளனாக கவனித்துக் கொண்டிருந்தேன்.

சங்கர பாய் அவர்கள் சாவின் விளிம்பில் இருந்தாலும் கட்டுநர் சங்கத்தின்பால் அக்கறையுடன் பீஷ்மரிடம் விவரித்தார். பீஷ்மரது சேவையை மனதார பாராட்டினார். இனி வரும் காலங்களில் திரு. பீஷ்மர் R. இராதாகிருட்டிணன் அவர்கள் கட்டுநர் சங்கத்தை கட்டிக் காக்க வேண்டும் என்று கூறினார். கட்டுநர் சங்க செயல்பாடுகளில் ஒரு சில சமயங்களில் இருவருக்கும் கருத்து வேறுபாடுகள் வரும். ஆனால் உடனே அதை மறந்து இருவரும் இணைந்து செயல்படுவார்கள். ராதாகிருட்டிணன் அவர்களது ஒவ்வொரு பிறந்த நாளுக்கும் எனக்கு போன் செய்து தன் சார்பாக ஒரு மலர்கொத்து வழங்க செய்வார். ராதாகிருட்டிணன் அவர்களிடம் சங்கரபாய் கொண்டிருந்த அன்பை நான் நன்கு உணர்வேன்.

விடைபெறும் சமயம் அவர் எழுந்து நின்று இராதாகிருட்டிணன் அவர்களை இறுக கட்டி அணைத்தார். இருபேரும் தலைவர்களும் உடைந்து சில நிமிடங்கள் அழுதனர். நான் நெகிழ்ந்து நின்று விட்டேன். திரு. சங்கர பாய் தம்பதியரிடம் காலில் விழுந்து ஆசி பெற்றேன். இராதாகிருட்டிணன் அவர்களிடம் கட்டுநர் சங்கத்தை கவனித்து கொள்ளச் சொன்னவர் என்னிடம் இராதாகிருட்டிணன் அவர்களை கவனித்துக் கொள்ள சொன்னார்.

தன் வாழ்நாளின் இறுதி மூச்சு வரை கட்டுநர் சங்கத்திற்காக பாடுபட்ட அவரது மூச்சு கடந்த 29.10.2017 அன்று நின்று போனது. அன்னாரது வழியை பின்பற்றி கட்டுநர் சங்க சேவையை நாம் தொடர்ந்து செய்ய உறுதி கொள்வோம். அதுவே அன்னாரது ஆன்மா சாந்தியடைய நாம் செலுத்தும் அஞ்சலி.

நிறைமொழி மாந்தர் பெருமை நிலத்து

மறைமொழி காட்டி விடும்

- திருக்குறள்

அன்புடன்

மு. மோகன்



மய்யத் தலைவர் மடல்

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நாம் மணலுக்காக தொடர்ந்து போராடி இந்த அரசாங்கம் அதற்கு தொடர் உத்தரவாதம் கொடுத்தும் பயன் இல்லை. கடந்த வருடம் சென்னையில் 40-45 ரூபாய்க்கு ஒரு க.அடி (1 Cft) மணல் கிடைத்து. பிறகு படிப்படியாக அது முன்றே மாதத்தில் 120-140 ரூபாய்க்கு உயர்த்தப்பட்டது. மேலும் அரசாங்கம் உடனடியாக நம்மிடையே ஆற்று மணல் குறைவாக உள்ளதாலும் நீர்வள ஆதாரம் அழிகின்றது என்ற காரணம் கூறி உற்பத்தி செய்யப்படும் M-sand-க்கு மாறுமாறு கூறி அதையும் அரசாணையாக உத்தரவு பிறப்பித்தது.

ஆனால் நடந்தது என்ன M-sand 25-30 ரூபாய்க்கு (One Cft) வீற்ற நிலை மாறி தனியார் நீர்வாகங்கள் தற்போது அதையே தங்களுக்கு சாதகமாக மாற்றிக் கொண்டு உடனே 65-75 ரூபாய்க்கு ஒரு க.அடி (One Cft) என்று விலையை ஏற்றி அவர்கள் கொள்ளை லாபம் அடிப்பது மட்டுமின்றி தரமான sand-ம் கிடைப்பது இல்லை.

மேலும் வெளி நாட்டில் இருந்து இறக்குமதி செய்யப்படும் இயற்கை மணலை அரசாங்கமும், அதிகாரிகளும் வெளியில் கொண்டு வரவும், விற்பனை செய்யவும் தடுப்பது யாருக்காக. கர்நாடகா , மகாராஷ்டிரா மற்றும் இது போன்று பல மாநிலங்களின் அரசுகள் தாங்களே முன் வந்து மணல் இறக்குமதி செய்யும் போது நம் தமிழக அரசு மட்டும் அதில் மவுனம் காப்பது மட்டும் அல்லாமல் தனியார் முயற்சி எடுத்து அதுவும் தமிழகத்தில் மணல் இல்லை என்று அரசு கூறிய நிலையில் இறக்குமதி செய்யப்பட்ட மணலை போது விநியோகத்திற்கு விடாமல் தடுப்பதின் நோக்கம் என்ன? இந்த விஷயத்தில் தமிழக அரசு உடனடியாக தக்க நடவடிக்கை எடுத்து இதற்கு ஒரு சரியான தீர்வை காண வேண்டும்.

கடந்த 05.10.2017 அன்று அகில இந்திய அளவில் நடைபெற்ற EPC Contractor Document பற்றிய கலந்தாலோசனைக் கூட்டத்திற்கு மய்யத்தலைவராகிய நாணும், நமது அகில இந்திய முன்னாள் தலைவர் பீஷ்மர் R. இராதாகிருட்டிணன் மற்றும் உடனடி அகில இந்திய துணைத்தலைவராகிய திரு. மு. மோகன் அவர்களும் கலந்து கொண்டு பல்வேறு தரப்பட்ட நிலையில் அந்த ஒருமுகப்பட்ட Model Biding Document தயாரிப்பதற்கு ஆலோசனைகள் கூறியும் தேவையான மாற்றங்களை நடைமுறைப்படுத்த உடனடி நடவடிக்கை தேவை என்பதை வலியுறுத்தப்பட்டது. மேலும் இக்கூட்டத்தில் மத்திய அரசாங்கம் சார்பாக Chairman, Highlevel Committee, Govt. Of India, மற்றும் Director General, CIDC, Dr. P.R. Swarup, Govt. of India கலந்து கொண்டு சிறப்பித்தார்கள்.

நம்முடைய மய்யத்தால் கடந்த 16.10.2017 அன்று கட்டுநர் தின விழா மிகச் சிறப்பாக சென்னை கோர்ட்டிரீவில் அமைந்துள்ள மோகன் காடன் மண்டபத்தில் மாலை 3 மணி முதல் தொழிலாளர் மருத்துவ முகாமுடன் தொடங்கப்பட்டு மாலையில் பொழுது போக்கு நிகழ்ச்சிகள் நடத்தப்பட்டும் 7.00 மணி முதல் கட்டுநர் தின கூட்டம் மிகச் சிறப்பாக நமது பீஷ்மர் அவர்கள் தலைமையில் நமது அகில இந்திய தென் பிராந்திய துணைத்தலைவர் திரு. V.N. வரதராஜன் அவர்கள் சிறப்பு விருந்தினராக கலந்து கொண்டும் சிறப்பித்தார்கள். இந்த அருமையான விழாவை முன்னின்று பொறுப்பாளர்களாக செயல்பட்ட திரு. திவாகர், திரு. நிம்ரோட், திரு. பாலகபிரமணியம் ஆகியோரை அலுவலக நீர்வாகிகள் சார்பாக மனமாற பாராட்டக் கடமைப்பட்டுள்ளோம். மேலும் தொழிலாளர்களுக்காக மருத்துவ முகாம் ஏற்பாடு செய்து சிறப்பாக நடத்திக் கொடுத்த திரு. N.G. லோகநாதன் அவர்களுக்கும் எங்கள் பாராட்டுக்கள்.

நமது அறக்கட்டளை கட்டிடம் மிக நேரத்தியாக கட்டப்பட்டு வருகிறது. அதற்கு உறுப்பினர்கள் தங்களால் இயன்ற நன்கொடை வழங்க கேட்டுக் கொள்கிறேன்.

நன்றி

இப்படிக்கு

K. வெங்கடேசன்



Southern
Builder



Mr. S.D. Kannan

Chairman - Taxation Committee

Recommendations made by the GST Council in its 22nd Meeting held today under Chairmanship of the Union Minister of Finance and Corporate Affairs, Shri Arun Jaitley in the national capital.

The GST Council, in its 22nd Meeting which was held today in the national capital under Chairmanship of the Union Minister of Finance and Corporate Affairs, Shri Arun Jaitley has recommended the following facilitative changes to ease the burden of compliance on small and medium businesses:

Composition Scheme

1. The composition scheme shall be made available to taxpayers having annual aggregate turnover of up to Rs. 1 crore as compared to the current turnover threshold of Rs. 75 lacs. This threshold of turnover for special category States, except Jammu & Kashmir and Uttarakhand, shall be increased to Rs. 75 lacs from Rs. 50 lacs. The turnover threshold for Jammu & Kashmir and Uttarakhand shall be Rs. 1 crore. The facility of availing composition under the increased threshold shall be available to both migrated and new taxpayers up to 31.03.2018. The option once exercised shall become operational from the first day of the month immediately succeeding the month in which the option to avail the composition scheme is exercised. New entrants to this scheme shall have to file the return in FORM GSTR-4 only for that portion of the quarter from when the scheme becomes operational and shall file returns as a normal taxpayer for the preceding tax period. The increase in the turnover threshold will make it possible for greater number of taxpayers to avail the benefit of easier compliance under the composition scheme and is expected to greatly benefit the MSME sector.
2. Persons who are otherwise eligible for composition scheme but are providing any exempt service (such as extending deposits to banks for which interest is being received) were being considered ineligible for the said scheme. It has been decided that such persons who are otherwise eligible for availing the composition scheme and are providing any exempt service, shall be eligible for the composition scheme.

3. A Group of Ministers (GoM) shall be constituted to examine measures to make the composition scheme more attractive.

Relief for Small and Medium Enterprises

4. Presently, anyone making inter-state taxable supplies, except inter-State job worker, is compulsorily required to register, irrespective of turnover. It has now been decided to exempt those service providers whose annual aggregate turnover is less than Rs. 20 lacs (Rs. 10 lacs in special category states except J & K) from obtaining registration even if they are making inter-State taxable supplies of services. This measure is expected to significantly reduce the compliance cost of small service providers.
5. To facilitate the ease of payment and return filing for small and medium businesses with annual aggregate turnover up to Rs. 1.5 crores, it has been decided that such taxpayers shall be required to file quarterly returns in FORM GSTR-1,2 & 3 and pay taxes only on a quarterly basis, starting from the Third Quarter of this Financial Year i.e. October-December, 2017. The registered buyers from such small taxpayers would be eligible to avail ITC on a monthly basis. The due dates for filing the quarterly returns for such taxpayers shall be announced in due course. Meanwhile, all taxpayers will be required to file FORM GSTR-3B on a monthly basis till December, 2017. All taxpayers are also required to file FORM GSTR-1, 2 & 3 for the months of July, August and September, 2017. Due dates for filing the returns for the month of July, 2017 have already been announced. The due dates for the months of August and September, 2017 will be announced in due course.
6. The reverse charge mechanism under sub-section (4) of section 9 of the CGST Act, 2017 and under sub-section (4) of section 5 of the IGST Act, 2017 shall be suspended till 31.03.2018 and will be reviewed by a committee of experts. This will benefit small businesses and substantially reduce compliance costs.
7. The requirement to pay GST on advances received is also proving to be burdensome for small dealers and manufacturers. In order to mitigate their inconvenience on this account, it has been decided that taxpayers having annual aggregate turnover up to Rs. 1.5 crores shall not be required to pay GST at the time of receipt of advances on account of supply of goods. The GST on such supplies shall be payable only when the supply of goods is made.

8. It has come to light that Goods Transport Agencies (GTAs) are not willing to provide services to unregistered persons. In order to remove the hardship being faced by small unregistered businesses on this account, the services provided by a GTA to an unregistered person shall be exempted from GST.

Other Facilitation Measures

9. After assessing the readiness of the trade, industry and Government departments, it has been decided that registration and operationalization of TDS/TCS provisions shall be postponed till 31.03.2018.
10. The e-way bill system shall be introduced in a staggered manner with effect from 01.01.2018 and shall be rolled out nationwide with effect from 01.04.2018. This is in order to give trade and industry more time to acclimatize itself with the GST regime.
11. The last date for filing the return in FORM GSTR-4 by a taxpayer under composition scheme for the quarter July-September, 2017 shall be extended to 15.11.2017. Also, the last date for filing the return in FORM GSTR-6 by an input service distributor for the months of July, August and September, 2017 shall be extended to 15.11.2017.
12. Invoice Rules are being modified to provide relief to certain classes of registered persons.

A photograph of a forest with tall, thin trees reaching up towards a blue sky with white clouds. The text is overlaid in the center of the image.

**There's no art to find the
mind's construction in the
face.**

GROUND IMPROVEMENT TECHNIQUES



Prof.A.R.Santhakumar

The ground can be improved by adapting certain ground improvement techniques. Vibro-compaction increases the density of the soil by using powerful depth vibrators. Vacuum consolidation is used for improving soft soils by using a vacuum pump. Preloading method is used to remove pore water over time. Heating is used to form a crystalline or glass product by electric current. Ground freezing converts pore water to ice to increase their combined strength and make them impervious. Vibro replacement stone columns improve the bearing capacity of soil whereas Vibro displacement method displaces the soil. Electro osmosis makes water flow through fine grained soils. Electro kinetic stabilization is the application of electro osmosis. Reinforced soil steel is used for retaining structures, sloping walls, dams etc.... seismic loading is suited for construction in seismically active regions. Mechanically stabilized earth structures create a reinforced soil mass. The geo methods like Geosynthesis, Geogrid etc.... are discussed. Soil nailing increases the shear strength of the in-situ soil and restrains its displacement. Micro pile gives the structural support and used for repair/replacement of existing foundations. Grouting is injection of pumpable materials to increase its rigidity. The jet grouting is quite advanced in speed as well as techniques when compared with the general grouting.

GROUND IMPROVEMENT

Rapid urban and industrial growth demands more land for further development. In order to meet this demand land reclamation and utilization of unsuitable and environmentally affected lands have been taken up. These, hitherto useless lands for construction have been converted to be useful ones by adopting one or more ground improvement techniques. The field of ground improvement techniques has been recognized as an important and rapidly expanding one.



GROUND IMPROVEMENT TECHNIQUES

1. VIBRO-COMPACTION

Vibro-compaction, sometimes referred to as Vibrofloatation, is the rearrangement of soil particles into a denser configuration by the use of powerful depth vibration. Vibrocompaction is a ground improvement process for densifying loose sands to create stable foundation soils. The principle behind vibrocompaction is simple. The combined action of vibration and water saturation by jetting rearranges loose sand grains into a more compact state. Vibrocompaction is performed with specially-designed vibrating probes. Both horizontal and vertical modes of vibration have been used in the past. The vibrators used by TerraSystems consist of torpedo-shaped probes 12 to 16 inches in diameter which vibrates at frequencies typically in the range of 30 to 50 Hz. The probe is first inserted into the ground by both jetting and vibration. After the probe reaches the required depth of compaction, granular material, usually sand, is added from the ground surface to fill the void space created by the vibrator. A compacted radial zone of granular material is created



APPLICATIONS

- Reduction of foundation settlements.
- Reduction of risk of liquefaction due to seismic activity.
- Permit construction on granular fills.

2. VACUUM CONSOLIDATION

Vacuum Consolidation is an effective means for improvement of saturated soft soils. The soil site is covered with an airtight membrane and vacuum is created underneath it by using dual venturi and vacuum pump. The technology can provide an equivalent pre-loading of about 4.5m high conventional surcharge fill. Vacuum-assisted consolidation preloads the soil by reducing the pore pressure while maintaining a constant total stress.



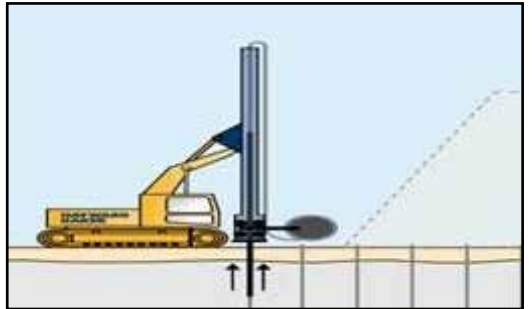
APPLICATIONS

- Replace standard pre-loading techniques eliminating the risk of failure.
- Combine with a water pre-loading in scarce fill area. The method is used to build large developments on thick compressible soil.
- Combine with embankment pre-load using the increased stability

3. PRELOADING

Preloading has been used for many years without change in the method or application to improve soil properties. Preloading or pre-compression is the process of placing additional vertical stress on a compressible soil to remove pore water over time. The pore water dissipation reduces the total volume causing settlement. Surcharging is an economical method for ground improvement. However, the consolidation of the soils is time dependent, delaying construction projects making it a non-feasible alternative.

The soils treated are Organic silt, Varved silts and clays, soft clay, Dredged material. The design considerations which should be made are bearing capacity, Slope stability, Degree of consolidation.



APPLICATIONS

- Reduce post-construction settlement
- Reduce secondary compression.
- Densification
- Improve bearing capacity

4. HEATING

Heating or vitrification breaks the soil particle down to form a crystalline or glass product. It uses electrical current to heat the soil and modify the physical characteristics of the soil. Heating soils permanently alters the properties of the soil. Depending on the soil, temperatures can range between 300 and 1000 degree Celsius. The impact on adjacent structures and utilities should be considered when heating is used.

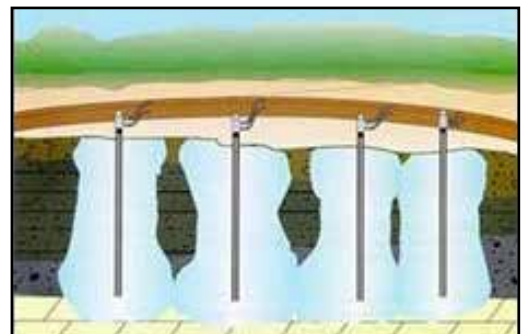


APPLICATIONS

- Immobilization of radioactive or contaminated soil
- Densification and stabilization

5. GROUND FREEZING

Ground freezing is the use of refrigeration to convert in-situ pore water to ice. The ice then acts as a cement or glue, bonding together adjacent particles of soil or blocks of rock to increase their combined strength and make them impervious. The ground



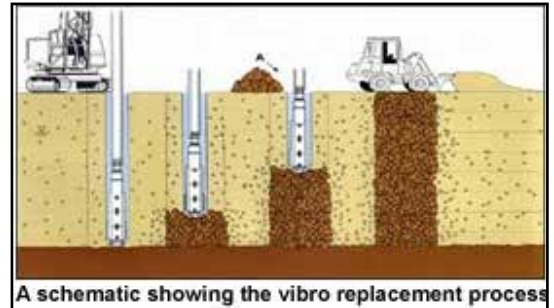
freezing considerations are Thermal analysis, Refrigeration system geometry, Thermal properties of soil and rock, freezing rates, Energy requirements, Coolant/ refrigerant distribution system analysis.

GROUND FREEZING APPLICATIONS

- Temporary underpinning
- Temporary support for an excavation
- Prevention of groundwater flow into excavated area
- Temporary slope stabilization
- Temporary containment of toxic/hazardous waste contamination

6. VIBRO-REPLACEMENT STONE COLUMNS

Vibro-Replacement extends the range of soils that can be improved by vibratory techniques to include cohesive soils. Reinforcement of the soil with compacted granular columns or "stone columns" is accomplished by the top-feed method. The important Vibro-replacement stone columns are Ground conditions, Relative density, Degree of saturation, Permeation.



A schematic showing the vibro replacement process

PRINCIPLES OF VIBRO-REPLACEMENT

The stone columns and intervening soil form and integrated foundation support system having low compressibility and improved load bearing capacity. In cohesive soils, excess pore water pressure is readily dissipated by the stone columns and for this reason, reduced settlements occur at a faster rate than is normally the case with cohesive soils.

There are different types of installation methods which can be broadly classified in the following manner:

- Wet top feed method
- Dry bottom feed method
- Offshore bottom feed method

Summary: Vibro Replacement

Principle	<ul style="list-style-type: none"> • Reinforcement • Drainage
Applicable soil(s)	<ul style="list-style-type: none"> • Mixed deposits of clay, silt and sand • Soft and ultra soft silts (slimes) • Soft and ultra soft clays • Garbage fills
Effect(s)	<ul style="list-style-type: none"> • Increased shear strength • Increased stiffness • Reduced liquefaction potential
Common applications	<ul style="list-style-type: none"> • Airport taxiways and runways • Chemical plants • Storage tanks & silos • Pipelines • Bridge abutments and approaches • Offshore bridge abutments • Road and railway embankments
Maximum depth	<ul style="list-style-type: none"> • 20-40 m
Land / offshore application	<ul style="list-style-type: none"> • Both

VIBRO-REPLACEMENT APPLICATIONS

- Reduction of foundation settlement
- Improve bearing capacity/reduce footing size requirements

- Reduction of the risk of liquefaction due to seismic activity
- Slope stabilization
- Permit construction on fills
- Permit shallow footing construction

GROUND TYPE	RELATIVE EFFECTIVENESS
SANDS	EXCELLENT
SILTY SANDS	EXCELLENT
SILTS	GOOD
CLAYS	MARGINAL TO GOOD
MINESPOILS	EXCELLENT(DEPENDING ON GRADATION)
DUMPED FILL	GOOD
GARBAGE	NOT APPLICABLE

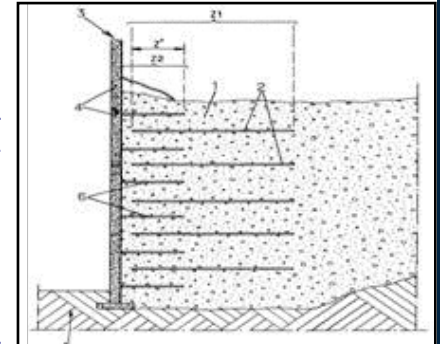


MECHANICALLY STABILIZED EARTH STRUCTURES

A segmental, precast facing mechanically stabilized earth wall employs metallic (strip or bar mat) or geosynthetic (geogrid or geotextile) reinforcement that is connected to a precast concrete or prefabricated metal facing panel to create a reinforced soil mass.

PRINCIPLES

- The reinforcement is placed in horizontal layers between successive layers of granular soil backfill. Each layer of backfill consists of one or more compacted lifts.
- A free draining, non plastic backfill soil is required to ensure adequate performance of the wall system.
- For walls reinforced with metallic strips, load is transferred from the backfill soil to the strip reinforcement by shear along the interface.
- For walls with ribbed strips, bar mats, or grid reinforcement, load is similarly transferred but an additional component of strength is obtained through the passive resistance on the transverse members of the reinforcement.
- Facing panels are typically square, rectangular, hexagonal or cruciform in shape and are up to 4.5m ² in area.
- MSEW- Mechanically Stabilized Earth Walls, when the face batter is generally steeper than 70 degrees.
- RSS- Reinforced Soil Slopes, when the face batter is shallower.



APPLICATIONS

- RSS structures are cost effective alternatives for new construction where the cost of embankment fill, right-of-way, and other consideration may make a steeper slope desirable.
- Another use of reinforcement in engineered slopes is to improve compaction at the edges of a slope to decrease the tendency for surface sloughing.

DESIGN

Current practice consists of determining the geometric reinforcement to prevent internal and external failure using limit equilibrium of analysis.

SOIL NAILING

The fundamental concept of soil nailing consists of reinforcing the ground by passive inclusions, closely spaced, to create in-situ soil and restrain its displacements. The basic design consists of transferring the resisting tensile forces generated in the inclusions into the ground through the friction mobilized at the interfaces.

APPLICATIONS

- Stabilization of railroad and highway cut slopes
- Excavation retaining structures in urban areas for high-rise building and underground facilities
- Tunnel portals in steep and unstable stratified slopes
- Construction and retrofitting of bridge abutments with complex boundaries involving wall support under piled foundations

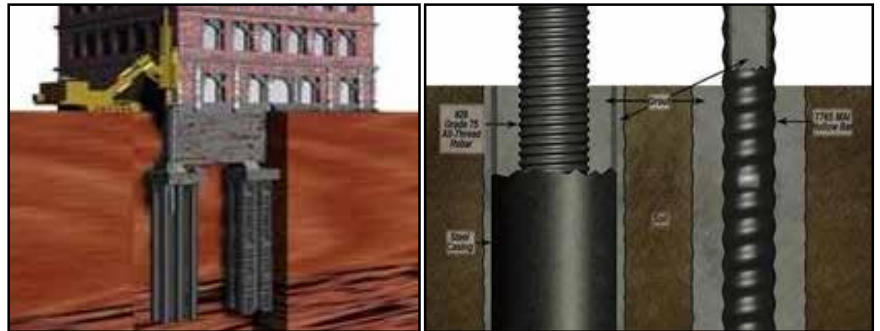


MICRO PILES

Micro-piles are small diameter piles (up to 300 mm), with the capability of sustaining high loads (compressive loads of over 5000 KN). The drilling equipment and methods allow micro-piles to be drilled through virtually every ground condition, natural and artificial, with minimal vibration, disturbances and noise, at any angle below horizontal. The equipment can be further adapted to operate in locations with low headroom and severely restricted access.

APPLICATIONS

- For Structural Support and stability
- Foundation for new structures
- Repair / Replacement of existing foundations
- Arresting / Prevention of movement
- Embankment, slope and landslide stabilization
- Soil strengthening and protection



EXAMPLE

In India, in some circumstances steel pipes, coated wooden piles are used as cost-effective options in improving the bearing capacity of foundation or restrict displacements to tolerable levels and similar uses in stabilization of slopes, strengthening of foundations are common. Sridharan and Murthy (1993) described a case study in which a ten-storeyed building, originally in a precarious condition due to differential settlement, was restored to safety using micropiles. Galvanized steel pipes of 100 mm diameter and 10 m long with bottom end closed with shoe, driven at an angle of 60° with the horizontal were used and the friction between the pile and the soil was used as the design basis in evolving the remedial measures. A similar attempt was made in the present case study in which the bearing capacity of the existing foundation system of a building was restored to safety using micropiles.

GENERAL GROUTING

Grouting is the injection of pumpable materials into a soil or rock formation to change the physical characteristics of the formation. Grouting selection considerations are site specific requirements, soil type, soil groutability, porosity. Grouting can be prevented by collapse of granular soils, settlement under adjacent foundations, utilities damage, daylighting. Grouting can provide increased soil strength and rigidity, reduced ground movement, predictable degree of improvement.

DESIGN STEPS

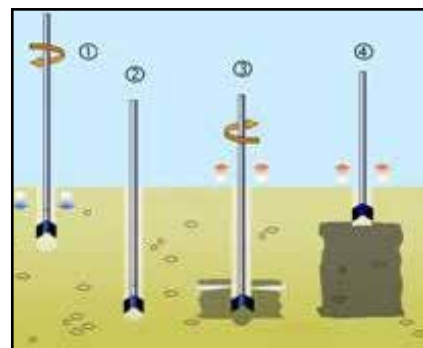
- Identify underground construction problem.
- Establish objectives of grouting program.
- Perform special geotechnical study.
- Develop initial grouting program.
- Develop performance prediction.

- Compare with other solutions.
- Refine design and prepare specifications.

GROUTING TECHNIQUES

The various injection grouting techniques used by grouting contractors for ground improvement / ground modification can be summarized as follows:

- Permeation
- Compaction Grouting:
- Claquage
- Jet Grouting



JET GROUTING

Jet grouting is a general term used by grouting contractors to describe various construction techniques used for ground modification or ground improvement. Grouting contractors use ultra high-pressure fluids or binders that are injected into the soils at high velocities. These binders break up the soil structure completely and mix the soil particles in-situ to create a homogeneous mass, which in turn solidifies. This ground modification / ground improvement of the soil plays an important role in the fields of foundation stability, particularly in the treatment of load bearing soils under new and existing buildings; in the in-depth impermeabilization of water bearing soils; in tunnel construction; and to mitigate the movement of impacted soils and groundwater.

EXAMPLE

Teesta Dam – India

Cut off / jet grouting and grouting

Upstream and downstream cofferdams. 2 cut-off walls by grouting and jet grouting.

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Yours
K. Venkatesan (Chairman)

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Mr V RAMA
M/s Rama builders
No.64, Mettu Street
Thirunindravur, Chennai - 602 024
9840354070 / 95000258/40



Ms SARANYA
M/s Saranya Homes
No.4/2, Sri Saraswathi Nilayam
Manthi Naicken Thottam ,
Ground Floor Ramapuram
Chennai - 600 089 /9841700805



Mr V SERAN
New No.18, Old No.96
Muthamman koil Street
Ayanavaram Chennai - 600 023
26265888 / /9841053494



Mr PYUSH GUPTA
M/s Southern Steel Corporation (Madras)
12-A, Sembudoss Street
Chennai - 600 001
9444075164



Mr P SAMPATH KUMAR
M/s Indian Builders
6/15, Anjugam Nagar Main Road
Kolathur Chennai - 600 099
9841187420



Mr. P KARTHEEK PANDIYAN
M/s. Southern Chemicals India Pvt Ltd
New No.2, Old No.1558, 3rd Floor, 17th
Main Road, 'J'Block, Anna Nagar (West)
Chennai - 600 040
Mob: 9894544922

Mr V KALAYANA SUNDARAM
M/s T.G. Properties
14/A, Dr. Natesan Salai
Ashok Nagar, Chennai - 600 083
9444072333



Mr R PARTHA SARTHY
M/s Tiitus Engineers OPC Pvt Ltd
No.948, Judges Colony
14th Link street, OMR
Thiruvannamalai, Chennai - 600 041
9884686970



Mr A ANAND RAJ
M/s Victory Foundation
No.53, 80 Feet Road, G Block,
Thanikachalam Nagar
Chennai - 600 110
26710402 / 9677445554



M/s SR Contractors
No.7/1, NGO Colony
3rd Street, Vadapalani
Chennai - 600 026
23624799 / 9444151690



Mr R KUMAR
M/s Sri Bhagyalakshmi Stores
No.46, SRP Koil Street
Agaram, Chennai - 600 082
9884095150



Mr R DHANAKOTTI
M/s Sri Bharathi Enterprises
No.18, Galivari kandigai
Arakonam, Chennai - 631 001
94431 70262



Mr B GUNDALU
M/s Standard Building Industries
NO.9, Alapakkamk
Back side of Andhra bank
Chennai - 600 116
9841054228



Ms R ANURADHA
M/s NAPC Limited
184/214, MMPDA Towers
2nd Floor, Royapettah High Road,
Royapettah, Chennai - 600 014
4926 1212



NEW PATRON MEMBERS



Mr P N GOPINATHAN

M/s Amazon Developers
8F, SIS Meridian, By pass Road
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24897101 / 7010003799



Mr V S SEKAR

M/s Associates pile Foundation
No.23/1, Panchali Amman Koil Street,
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23634555 / 9444030205



Mr M S KARTHIKEYAN

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Agathjiyar Street, Alwarthirunagar,
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Mr M K Chandrasekaran

Lakshmi Flats,
Justice Sundaram Road
Mylapore Chennai - 600 004
24352535 / /9840789789



Mr P PETER ARIVARASAN

M/s Dream Asset Promoters
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Mr M Elumalai

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Mr S RAJALINGAM

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Mr G PAVITRA MOHAN

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9444057849



Mr HARI

M/s Hari Siva Lakshmi Builders (P) Ltd
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42873240 / 9791151557

Mr S BALU

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Mr K SENTHIL KUMAR

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7845624775



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9500790000



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9841274435



MR S KUMARESAN

14/62, Dr. Radhakrishnan
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Padi, Chennai - 600 050
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Mr S THIRUNAVAKKARSU

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Mr MEDA RAMAKRISHNA REDDY

M/s Meda Ramakrishna
Reddy 12/128-1, SBI Colony
Kadapa, YSR District
Andhrapradesh. MOB 9491771346



Mr T V RAGHU

M/s MLR Promoters
No.31/133, New Street
Ayanavaram Chennai - 600 023
9840064668





BAI, Southern Centre pays tribute to the Great Dynamic Leader

Family circumstances compelled him to give up his studies and get involved in his family firm, M/s. Desai Lallubhai & Co., which is into the business of trading in tiles, sanitaryware, cement and construction materials. Later sometime in 1979, he started real estate business. He joined BAI in 1966 and is one of the founder members of BAI Mumbai Centre. He has been Chairman of Mumbai Centre; Hon. Gen. Secretary, BAI; Hon. Gen. Treasurer, BAI and Vice President, BAI. He has the unique distinction of actively participating in all the All India Builders' Convention held by Mumbai Centre – 1981, 1996, 2001 and 2003. The vexed problem of Sales Tax on Works Contract between 1986 to 1988 could be resolved during his tenure as Chairman of Mumbai Centre (1998-2000), incidentally, he was heading the Centre's Sub-Committee on Sales Tax from 1988 onwards. He was instrumental in filing complaints and following it up against cement manufacturers with the Hon'ble Competition Commission of India, which after detailed enquiry confirmed the existence of cartel type of arrangement amongst the cement manufacturers and penalized the cement manufacturers with a penalty of Rs.6,307 Crore. It is due to his efforts that 'Indian Construction' journal is now recognised as number one journal of the construction industry in India. He gave it a new look, refurbished it and started a series of new features in it. As a matter of fact, he charted a new path of giving service to the members through 'Mumbai Construction' and 'Indian Construction'. Another area, which held his interest, was publishing series of books on topics affecting the industry. It is also worthwhile to mention here that, during his tenure, the financial strength of the Centre has leaped to greater heights. He has published the following books for and on behalf of BAI Mumbai Centre – Central Excise and the Construction Industry also covering Service Tax; Civil Contractors' Referencer – Statutory requirements; Select Labour Laws for Construction Industry – A Profile and Employees' State Insurance Act, 1948 – Its applicability to the Construction Industry – An insight through judicial pronouncements. He is the recipient of 'Journalist of the Year 2001' Award from Accommodation Times. Institute of Construction Management & Research, Navi Mumbai, presented him an award for his contribution to journalism in construction related journals and publications. During his tenure, as the Chairman of Mumbai Centre, he started a new experiment of the Centre taking up stalls in construction industry related exhibitions. This resulted in a better co-operation with other likeminded organisations. In addition, BAI could increase awareness amongst architects, consultants and contractors. He is the recipient of Honorary Membership from Practicing Engineers Architects & Town Planners Association (India). He is the recipient of IFAWPCA-INDIA CHANAKYA AWARD 2013 from the Organising Committee constituted by the BAI for the conduct of 40th Convention of International Federation of Asian and Western Pacific Contractors' Associations (IFAWPCA).

BUILDERS' DAY CELEBRATION

Our Senior Member Sri. S. Ganapathi is honoured



BUILDERS' DAY CELEBRATION

ORATORICAL WINNER FOR COLLEGE STUDENTS. THEME: BUILD INDIA



BUILDERS' DAY CELEBRATION

HEALTH CAMP FOR CONSTRUCTION WORKERS





CENTRAL PUBLIC WORKS DEPARTMENT

OFFICE MEMORANDUM

No. DG/SE/CM/ENLIST. RULES/30

ISSUED BY AUTHORITY OF DIRECTOR GENERAL, CPWD

NIRMAN BHAVAN, NEW DELHI

DATED: 04.10.2017

Sub : Modification to Rules for Enlistment of Contractors in CPWD, 2017 – Extension of Validity for Composite category, Revision of Tendering Limits and amendments

Validity of Contractors converted to Composite Category under Rule 6.8 of the Enlistment Rules 2017 are hereby extended upto **31.03.2020** under Rule 7 of the Enlistment Rules.

2. Tendering Limits, Requirement of Experience and Financial Soundness and Processing fee of contractors for various classes in each category are modified with effect from **18.10.2017** as follows:-

Sl. No.	Existing Provision as per Rules for Enlistment of Contractors in CPWD, 2017 dated 01.09.2017						Modified Provision					
1.	Rule 9 Jurisdiction, Tendering Limits of Contractors						Rule 9 Jurisdiction, Tendering Limits of Contractors					
	Class		Category				Class		Category			
		Composi te	Civil Road only	Hortic ulture	Furnit ure	Nursery		Composit e	Civil Road only	Horticul ture	Furnit ure	Nur sery
	I(Supe r)	Rs. 500 Crore	NA				I(Super)	Rs. 500 Crore	NA			
	I(AAA)	Rs. 200 Crore					I(AAA)	Rs. 200 Crore				
	I(AA)	Rs. 100 Crore					I(AA)	Rs. 100 Crore				
	I(A)	Rs. 50 Crore					I(A)	Rs. 50 Crore				
	Class-I	Rs. 20 Crore	Rs. 20 Crore	Rs. 1.20 Crore	Rs. 2.0 Crore	NA	Class-I	Rs. 30 Crore	Rs. 30 Crore	Rs. 1.4 Crore	Rs. 2.2 Crore	NA
	Class II	Rs. 5.0 Crore	Rs. 5.0 Crore	Rs. 40 lakh	Rs. 50 lakh	Class II	Rs. 10.5 Crore	Rs. 10.5 Crore	Rs. 50 lakh	Rs. 70 lakh		
	Class-III	Rs. 150 lakh	NA	Rs. 20 lakh	Rs. 20 lakh	Class-III	Rs. 2.5 Crore	NA	Rs. 22 lakh	Rs. 25 lakh		
	Class-IV	Rs. 60 lakh		Rs. 10 lakh	Rs. 7 lakh	Class-IV	Rs. 80 Lakh		Rs. 11 lakh	Rs. 8 lakh		
						Rs. 20 lakh	Class-V	Rs. 25 lakh				
												Rs. 22 lakh

2.

Rule 11.1.1 Experience				
Category: Composite Class- I, II, III and IV				
	I	II	III	IV
	Rs. Lacs			
Three works of value each. (At least two works should be composite work of building and one work can be any composite /Civil/ Electrical/ E&M services)	400	100	30	12
Or				
Two composite works of building of value each	600	150	45	18
Or				
One composite work of building value.	1200	300	90	36
or (for Class-IV only) Graduate Engineer excluding those employed with Govt. organizations/PSUs/Institutions etc. (ER 27 dt. 17.07.2017)				
Note: The composite work of building means Civil building work including either internal electrification or one of the E&M services mentioned below under one agreement: 1. Fire fighting 2. Fire alarm 3. HVAC 4. Lift 5. Electrical Sub Station 6. DG Set.				

Category: Civil Road only Class- I and II		
	I	II
	Rs. Lacs	
Three Civil Road only works of value each.	400	100
Or		
Two Civil Road only works of value each	600	150
Or		
One Civil Road only work value.	1200	300

Category: Furniture Class- I, II, III and IV				
	I	II	III	IV
	Rs. Lacs			
Three works of Rs.	40	10	4	
Or				
Two works of Rs.	60	15	6	2.10
Or				

Rule 11.1.1 Experience				
Category: Composite Class- I, II, III and IV				
	I	II	III	IV
	Rs. Lacs			
Three works of value each.	600	210	70	24
Or				
Two works of value each	900	315	105	36
Or				
One work of value	1800	630	210	72
or (for Class-IV only) Graduate Engineer excluding those employed with Govt. organizations/PSUs/Institutions etc. (ER 27 dt. 17.07.2017)				
Note 1: The composite work of building shall mean as given in Rule 24.1.1.				
Note 2: Works may be Composite /Civil/Electrical/ E&M-services with following reduction factor:-				
Work	Reduction Factor			
Composite	1.0			
Civil/ Electrical/ E&M-services	0.90			

Category: Civil Road only Class- I and II		
	I	II
	Rs. Lacs	
Three Civil Road only works of value each.	600	210
Or		
Two Civil Road only works of value each	900	315
Or		
One Civil Road only work value.	1800	630

Category: Furniture Class- I, II, III and IV				
	I	II	III	IV
	Rs. Lacs			
Three works of Rs.	44	15	5	N.A.
Or				
Two works of Rs.	66	22.5	7.5	2.4
Or				

	One work of Rs.	120	30	12	4.20
Category: Horticulture Class- I, II, III and IV					
	I	II	III	IV	
	Rs. Lacs				
Three works of Horticulture each costing	24	8	4		
Or					
Two works of Horticulture each costing	36	12	6	3	
Or					
One work of Horticulture costing	72	24	12	6	
Category: Nursery					
					Rs. Lacs
Three works of Nursery activities each costing					2.5
Or					
Two works of Nursery activities each costing					4
Or					
One work .					8

	One work of Rs.	132	45	15	4.8
Category: Horticulture Class- I, II, III and IV					
	I	II	III	IV	
	Rs. Lacs				
Three works of Horticulture each costing	28	10	4.4	N.A.	
Or					
Two works of Horticulture each costing	42	15	6.6	3.3	
Or					
One work of Horticulture costing	84	30	13.2	6.6	
Category: Nursery					
					Rs. Lacs
Three works of Nursery activities each costing					3.0
Or					
Two works of Nursery activities each costing					4.5
Or					
One work .					9.0 Rule

3.

Rule 11.2

The financial soundness shall be judged on the basis of

iii) for class-III and IV and Nursery either Banker's Certificate or *for Nursery, at least half acre of land under plantation of Nursery, and for others* sum of annual financial turnover on Construction works/ Civil Road only/Furniture work/Horticulture during last three years duly certified by the Chartered Accountant **as per Table below.** (ER-29 Corrigendum dt. 01.09.2017)

Graduate Engineers shall give the Banker's Certificate of required amount or Working Capital Certificate **for Rs. 3 lacs** (ER-29 Corrigendum dt. 01.09.2017) on the format prescribed in Annexure-V-3.

Banker's Certificate ... to the Enlistment Authority. **Table- Bankers Certificate Amount**

Class	Category				
	Comp osite	Civil Road	Hortic ulture	Furnitu re	Nurser y

11.2

The financial soundness shall be judged on the basis of

iii) for class-III and IV either Banker's Certificate or sum of annual financial turnover on Construction works/ Civil Road only/Furniture work/Horticulture during last three years duly certified by the Chartered Accountant as per Table below. (ER-29 Corrigendum dt. 01.09.2017)and **for Nursery either Banker's Certificate or at least half acre of land under plantation of Nursery.**

Graduate Engineers (ER-29 Corrigendum dt. 01.09.2017) shall give the Banker's Certificate of required amount or Working Capital Certificate for **Rs. 6 lacs** on the format prescribed in Annexure-V-3. Banker's Certificate ... to the Enlistment Authority. **Table- Bankers Certificate Amount**

Class	Category				
	Comp osite	Civil Road	Hortic ulture	Furnitu re	Nurser y

			only						only					
	Class-I	14 Crore	14 Crore	84 Lacs	1.40 Crore	NA			Class-I	21 Crore	21 Crore	92 Lacs	1.55 Crore	NA
	Class II	350 Lacs	350 Lacs	28 Lacs	35 Lacs				Class II	735 Lacs	735 Lacs	31 Lacs	38.5 Lacs	
	Class-III	105 Lacs	NA	14 Lacs	14 Lacs				Class-III	245 Lacs	NA	15.5 Lacs	15.5 Lacs	
	Class-IV	42 Lacs		7 Lacs	5 Lacs				Class-IV	84 Lacs		7.5 Lacs	5.5 Lacs	
							13.5 Lacs							
Table- Turnover Average Annual Turnover							Table- Turnover Average Annual Turnover							
							</							

3. In addition to the above, the following amendments have been incorporated in the **Rules for Enlistment of Contractors in CPWD, 2017 dt. 01.09.2017** and the Rules corrected up-to-date are uploaded herewith:

Sl. No.	Existing Provision	Modified Provision																
6.	Rule 2.2 No Provision	Rule 2.2 The terms “Delhi Region” or “Delhi & NCR” shall mean the jurisdiction of Spl. DG(DR).																
7.	Rule 23.2 Table: Members of Empowered Committee headed by Enlistment Authority for various categories and classes	Rule 23.2 Table: Members of Empowered Committee headed by Enlistment Authority for various categories and classes (The head of the Empowered Committee may either nominate an officer to replace any member whose office has been abolished or curtail the Committee to have, including the head, at least 3 members).																
8.	Annexure-VII Part-II Sl. No. 10 <table><tr><td>Class</td><td>II</td></tr><tr><td>Reporting Officer</td><td>EE</td></tr><tr><td>Reviewing Officer</td><td>SE</td></tr><tr><td>Report to be sent to o/o</td><td>ADG</td></tr></table>	Class	II	Reporting Officer	EE	Reviewing Officer	SE	Report to be sent to o/o	ADG	Annexure-VII Part-II Sl. No. 10 <table><tr><td>Class</td><td>II</td></tr><tr><td>Reporting Officer</td><td>EE</td></tr><tr><td>Reviewing Officer</td><td>SE</td></tr><tr><td>Report to be sent to o/o</td><td>SDG</td></tr></table>	Class	II	Reporting Officer	EE	Reviewing Officer	SE	Report to be sent to o/o	SDG
Class	II																	
Reporting Officer	EE																	
Reviewing Officer	SE																	
Report to be sent to o/o	ADG																	
Class	II																	
Reporting Officer	EE																	
Reviewing Officer	SE																	
Report to be sent to o/o	SDG																	
9.	Annexure-IX Sl. No. 5 Annexure III – List of works completed, in progress & secured during last enlistment/ revalidation period (1 & 2)	Annexure-IX Sl. No. 5 Annexure III-1 and III-2 List of works completed and secured respectively during last enlistment/ revalidation period.																



ABSTRACT

Rules – Regularisation of Unapproved Plots and Layouts Rules, 2017 – under section 113 read with section 122 of the Tamil Nadu Town and Country Planning Act, 1971 – Amendments to the rules – Notification – Issued.

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Housing and Urban Development [UD4(3)] Department

G.O.(Ms).No.172

Dated:13.10.2017

தேவிலாம்பி வருடம், புரட்டாசி திங்கள் 27,
திருவள்ளூர் ஆண்டு 2048

G.O.(Ms).No.78, Housing and Urban Development
Department, dated 04.05.2017.

=====

ORDER:

The appended Notification will be published in the Tamil Nadu Government Gazette Extraordinary dated the 13th October, 2017.

(BY ORDER OF THE GOVERNOR)

DHARMENDRA PRATAP YADAV
SECRETARY TO GOVERNMENT.



**Southern
Builder**

Tamilnadu Town & Country Planning Act

ANNEXURE

NOTIFICATION

In exercise of the powers conferred by section 113 read with section 122 of the Tamil Nadu Town and Country Planning Act, 1971, the Governor of Tamil Nadu hereby makes the following amendments to the Tamil Nadu Regularisation of Unapproved Layouts and Plots Rules, 2017, namely:-

AMENDMENTS.

In the said Rules,-

(1) in rule 2, in clause (14), after the words "the unapproved plot or", the words "unapproved layout or" shall be inserted;

(2) in rule 5,-

(a) in sub-rule (1), for the words "six months", the words "one year" shall be substituted;

(b) sub-rule (2) shall be omitted;

(c) for sub-rule (4), the following sub-rule shall be substituted, namely:-

"(4) Upon receipt of the list of unapproved layouts, the Competent Authority specified in rule 2(2)(ii) shall suo-motu prepare and approve and give in-principle approval for the layout framework as existing on ground, subject to modifications in respect of connectivity to the adjoining lands by employing the services of licensed surveyors/Architect/ Engineer for those layouts which are covered in the list furnished by the Competent Authority specified in rule 2(2)(i), but not applied for regularization by any of the layout Promoter/Registered Co-operative Society/Association of plot owners/individual plot holder.";

(d) in sub-rule (9), in clause (d), the words "and Open Space Reservation charges" shall be omitted;

(3) in rule 7,-

(a) for clause (c), the following shall be substituted, namely:-

"(c) Any plot for regularisation shall abut a public street or gain access from a public street through a private street over which the applicant has the right to access.";

(b) in clause (e), after sub-clause (iv), the following clause shall be added, namely:-

“(v) The individual plot in a layout or a sub-division that were already sold shall be regularized with full exemption from the Open Space Reservation requirements of Development Regulations or Development Control Regulations.”;

(c) clause (f) shall be omitted;

(d) for clause (g), the following clause shall be substituted, namely:-

“(g) In case of layouts:-

(i) If atleast one plot has been sold in an unapproved layout, the internal roads of the layout shall be regularized on “as is where is” basis.

(ii) The reservation of land for Open Space Reservation shall be provided by amalgamating or altering the unsold plots to an extent not less than 10% of the total area of unsold plots. However, it would not be essential to provide 10% of the unsold plot area in a layout in one contiguous stretch or in definite dimension. All the roads and Open Space Reservation area in the layout as shown in the layout framework shall be deemed to have been vested with the concerned local authority.

(iii) In layouts where a portion or whole of the layout is formed in agricultural lands in areas other than planning areas, the Competent Authority shall examine whether any common irrigation field channel has been obstructed or encroached or removed due to the formation of layout and also the level of inundation to decide on the in-principle approval of the layout framework.”;

(e) clause (h) shall be omitted;

(4) for rule 8, the following rule shall be substituted, namely:-

“8. Effect of regularisation.- (1) Plots under earlier regularization schemes implemented by the Government shall be deemed to be regularized for residential usage irrespective of the land use zone in the development plans concerned. Further, the unapproved layout or sub-divisions formed,-

(i) prior to 05.08.1975 in Chennai Metropolitan Area; or

(ii) prior to 29.11.1972 in rural areas and prior to 01.01.1980 in urban areas outside the Chennai Metropolitan Area, shall be deemed to have been approved. The roads and Open Space Reservation area, if any, in such layout shall be deemed to have been vested with the concerned local authority,”;

- (2) All the plots in unauthorised layout/sub-divisions made from-
- a) 05.08.1975 to 20.10.2016 within the Chennai Metropolitan Area;
 - b) 29.11.1972 to 20.10.2016 in rural areas outside the Chennai Metropolitan Area; and
 - c) 01.01.1980 to 20.10.2016 in respect of urban areas outside the Chennai Metropolitan Area,

shall be eligible for regularization under this scheme.”;

- (5) in rule 9, for the words “The above regularization charges shall be remitted into Government account”, the following shall be substituted, namely:-

“(2) The regularization charges levied and collected under this rule shall be remitted into the Government account and shall be earmarked for the purpose of developing infrastructure amenities in the local authorities.”;

- (6) for rule 10, the following rule shall be substituted, namely:-

“10. Levy of development charge.- Development charge shall be collected for the plot or layout or sub-division to be regularized at the rates given below:-

The development charge per square metre of the plot area shall be-

- (a) Rs.500/- in City Municipal Corporation Area;
- (b) Rs.250/-in Special and Selection Grade Municipal Area;
- (c) Rs.150/-in Grade-I and Grade-II Municipal Area;
- (d) Rs.75/-in Town Panchayat Area; and
- (e) Rs.25/-in Village Panchayat Area.

The development charges so collected shall be remitted to the separate account of the respective local authorities and shall be utilized for providing basic infrastructure facilities like roads, drinking water, storm water drains etc., for the particular layout.”;

- (7) rule 11 shall be omitted;
- (8) in rule 13, the words “Open Space Reservation area charges” shall be omitted;
- (9) in rule 14,-
- (a) sub-rules (1) and (2) shall be omitted;
 - (b) in sub-rule (6), the words, “and Open Space Reservation Charges” shall be omitted;
 - (c) in sub-rule (8),-
 - (i) in clause (a), the words “Open Space Reservation Charges and the cost of improvement works” shall be omitted;

(ii) in clause (c), after the words, "The roads", the words "and Open Space Reservation" shall be inserted;

(d) for sub-rule (10), the following shall be substituted, namely:-

"(10) On receipt of the demand notice for payment of charges and fees, the applicant is liable to pay all the charges and fees to the Competent Authority as per the demand notice within thirty days from the date of communication of the said demand notice. If the payment is not made within the time stipulated above, it shall attract interest at the rate of six per cent per annum. If the payment is made as per the demand notice, the competent authority specified in rule 2(2)(i) shall issue regularization order along with a copy of plan showing the plot or plots regularized. The total amount paid by the applicant as per the demand shall be apportioned appropriately and transferred to the respective accounts by the Competent Authority. If the said amount is not remitted within 90 days from the date of receipt of the said demand notice, the application shall be summarily rejected." ;

(10) in rule 16, for the words "within the local body jurisdiction", the words "in the respective layout area" shall be substituted;

(11) after rule 21, the following rules shall be added, namely:-

"22. Problem solving.- The Director of Town and Country Planning and the Member-Secretary, Chennai Metropolitan Development Authority shall issue operational guidelines and clarifications to carry out the provisions of these rules.";

23. The provisions of any other rules regarding approval of plot, layout or sub-division which are inconsistent with these rules shall not apply to the regularization of plot, layout and sub-division.";

(12) for Forms I, II and III, the following Forms shall be substituted, namely:-

Life is beautiful One day, one hour and
one minute will not come again in your life.
Avoid fights, anger and speak
lovely to everyone

Tamilnadu Town & Country Planning Act

Office of the Commissioner of
Town and Country Planning,
807, Anna Salai, Chennai – 600 002.

Unapproved Layout Regularization Scheme, 2017

OPERATIONAL GUIDELINES

Earlier, rules of the unapproved layout regularization scheme, 2017 have been issued vide G.O.Ms.No.78, Housing and Urban Development Department, dated:4.5.2017. Based on representations from stakeholders including associations of real estate developers, layout promoters and from the public all over the State, the rules have been simplified and notified vide G.O.Ms.No.172, Hg&UD dept., dated: 13.10.2017 as amendment to the rules with a view to regularize all the unapproved layouts and brought under main stream for providing basic amenities in the layouts.

(2) Rule 22 of the scheme provides that the Commissioner of Town and Country Planning may issue operational guidelines and clarifications for effective and smooth implementation of the scheme. This subject was elaborately discussed in the review meeting conducted under the chairmanship of the Hon'ble Deputy Chief Minister on 25.10.2017 held at the office of the Commissioner of Town and Country Planning, Chennai in which all field officers of the department also participated. Based on the decisions taken in the review meeting the following operational guidelines and clarifications are issued:

(3) The layout promoter has to submit application for in-principle approval for the layout, when still unsold plots are there with him/her. Application has to be submitted through online in URL: www.tnlayoutreg.in choosing the option for regularization of the layout. Details like plot numbers of unsold plots, layout sketch have to be uploaded by the applicant. Simultaneously, scrutiny fee of Rs.500/- per plot has also to be paid through online. The layout promoter can exercise the option to pay the scrutiny fee for all the unsold plots at a time or can pay for some of the unsold plots alone. The balance fee shall be paid as per the demand notice issued through online by the planning authority / regional office later but before 3.3.2018.

(4) The layout promoter has to submit the following documents to the planning authority/ regional offices along with the printout of the acknowledgement for the application and receipt for the payment of scrutiny fee made on-line.

- (i) Five copies of layout plan showing the dimensions of the plots, road network, width of the roads, dimensions of public open spaces, public purpose plots and the survey field numbers of the village covered by the layout and marking the plots sold in the layout before the commencement of these rules;
- (ii) Self attested copy of ownership document in favour of the owner of the land in which the layout has been formed.

- (iii) Latest Patta, Permanent Land Records (PLR) or Town Survey Land Records (TSLR) and Field Measurement Book (FMB) sketches for the survey fields covered in the entire layout;
- (iv) A self declaration in Form-II to the effect that the layout is not attracted under the provisions of the Tamil Nadu Urban Land (Ceiling and Regulation) Act, 1978 (Tamil Nadu Act 24 of '978) and the Tamil Nadu Land Reforms (Fixation of Ceiling on Land) Act, 1961 (Tamil Nadu Act 58 of 1961);
- (v) In case of applications submitted by layout Promoter / Society / Association, an undertaking in a non-judicial stamp paper of value not less than twenty rupees in Form-III agreeing to undertake the rectification works as directed by the Competent Authority and remit the development charges and regularisation charges as applicable as assessed by the Competent Authority.
- (vi) Then, framework for the layout shall be prepared by the planning authority / regional office adhering to the following procedure;
 - i) The competent authority of the planning authority/ regional office should inspect the layout site, collect and verify the detail of the layout promoter, layout sketches, relevant FMB sketches and other details of plots like width of access road, plots which were sold out and unsold in co-ordination with the local body.
 - ii) Layout drawing shall be prepared accepting the roads and plots as is where is condition duly allocating the Open Space Reservation (OSR) of 10% of the total extent of unsold plot except to extend the road upto the boundary of the adjacent land, if required, by cutting through the plot which is deliberately obstructing the access to the adjacent field.
 - iii) Unapproved layout formed in any land use zone of the Master Plan of planning areas and layouts formed in non-plan areas irrespective of wet land or dry land can be considered for regularization as a residential layout under this scheme.

(6) Sub rule (10) of rule 14 provides that the copy of the in-principle approved layout framework along with gift deed for the roads and the Open Space Reservation (OSR) shall be forwarded to the Tahsildar for carrying out mutation in the revenue records especially in respect of OSR and roads. G.O.Ms.No.172, Housing & Urban Development Department, dated: 13.10.2017 stipulate compulsory gifting of land for OSR of 10% of total extent of unsold plots of the layout promoters. The OSR should be utilitarian and accessible.

(7) The framework of the layout shall be vetted on-line by the Office of the Commissioner of Town and Country Planning. After vetting, the drawing showing the road pattern and OSR location shall be uploaded in the web portal by the planning authority / regional office for viewing and downloading as well. A copy of such drawing shall be sent to the local body, the layout promoter and the sub-registrar office for gifting the space for roads & OSR. A

copy of the drawing shall also be sent to the Assistant Director of Survey and Land Records department for carrying out revenue sub-division and mutation of records for the roads & OSR in favour of the concerned local body. After ensuring the gifting to the local body and revenue sub-division made for the roads & OSR, the planning authority / regional office shall grant in-principle approval for the layout framework by assigning approval number and send the same to the local body. Simultaneously, the same shall be published in the web-portal for viewing and downloading.

(8) Based on the in-principle approved layout frame work, assessment of actual amount of charges and fee to be paid by the layout promoter for regularization of unsold plots and the demand shall be made by the planning authority / regional office requesting for payment of balance amount, if any and the same shall be notified online to the applicant. Simultaneously, individual plot purchasers can also apply for regularization of their respective individual plots on-line. Scrutiny fee of Rs.500/- per plot along with self assessed regularization charges and development charges shall also be paid on-line along with the application. Any application already submitted online shall be taken into account and assessment shall be made for the actual amount of charges and fee to be paid by the applicant and the demand shall be made by the planning authority / regional office for payment of balance amount, if any and the same shall be notified online to the applicant. The balance amount as notified by the planning authority / regional office shall be paid by the applicant (both the layout promoter and the individual plot purchaser) online.

(9) Individual plot purchasers need not allocate OSR or need not pay OSR charges.

(10) If the payment is not made within thirty days from the date of communication of the said demand, it shall attract interest at the rate of six per cent per annum.

(11) The total amount paid by the applicant as per the demand shall be apportioned appropriately and transferred to the respective accounts by the Competent Authority. If the said amount is not remitted within 90 days from the date of receipt of the said demand, the application shall be summarily rejected and simultaneously action shall be taken as per the provisions of the rule no.15 of the scheme as consequences of non-regularisation.

(12) The applicants seeking regularization order for plots shall submit to the concerned local body, the documents as prescribed below including the acknowledgement for the application and receipt for the payment made on-line (since, it will be obligatory on the part of the local body to verify the validity of the ownership of the applicant, essential documents which are found necessary for such verification alone have to be submitted by the applicant):-

(i) Three copies of plan showing the site plan with dimensions of the plot or sub division as per the patta or Field Measurement Book (FMB) sketch, and the width of the access road duly signed by both the applicant who has the right over the land and the Licensed Surveyor or other professionals prescribed in the relevant Act or Building Rules;

(ii) A self attested copy of sale deed or title deed for the plot;

(iii) A copy of patta, Permanent Land Record (PLR) or Town Survey Land Record (TSLR) extract in favour of the applicant shall be furnished. If the patta, Permanent Land Record (PLR) or Town Survey Land Record (TSLR) in favour of the applicant has not been obtained, then, the same in favour of the previous owner of the land;

(13) The final regularization order for the plot/plots shall be issued by the local body within a month's time of receipt of the application. A copy of the regularization order shall be uploaded in the web portal that can be viewed and downloaded. Further, the regularization order as well as the plan copies bearing the approval seal shall be issued by the local body in hard copies to the applicant.

(14) Other important rules / clarifications to be adhered to are as follows:

- (a) Rule No.23 of the scheme provide that any other rule regarding approval of plot, layout or sub-division which are inconsistent to the rules of this scheme shall not apply. Hence, unapproved layout lying within 90m radius of burial/burning ground and unapproved layout lying within 30m distance from the railway property boundary can also be considered for regularization. Similarly, power delegation circular also will not be applicable for this scheme.
- (b) In-principle approval already granted for the layout framework under the earlier G.O.Ms.No.78, Housing and Urban Development Department, dated:4.5.2017 and which are not consistent with the above procedures and the amendments of the G.O.Ms.No.172, Housing and Urban Development Department, dated:13.10.2017 shall be revoked. The layout framework has to be revised by adopting the above procedures.
- (c) As per rule no. 14(9), in-principle approval of layout framework will not automatically regularise the individual plot in the layout. The individual plot owner/promoter (in the case of unsold plots) shall, after regularization of the layout framework, apply for regularisation of the plot/plots Separately and has to obtain regularization order of the local body. Sub-registrar shall not register the plot at the stage when the in-principle approval for the layout framework alone was granted and prior to regularization order is issued by the concerned local body.

Commissioner of Town and Country Planning



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SOUTHERN CENTRE ACTIVITIES

04.10.2017 BUILDERS' DAY MEETING

மய்ய அலவலகத்தில் மய்ய நிர்வாகிகள் மற்றும் கட்டுநர் தின விழா குழுத்தலைவர்களுடனான கூட்டம் நடைபெற்றது. இதில் கட்டுநர் தின குழுத்தலைவர் மற்றும் துணைக்குழுத் தலைவர்கள் கலந்த கொண்டு தங்கள் கருத்துக்களை தெரிவித்தனர். அதில Oratorical competition கின்னஸ் அரங்கில் 11.10..2017 அன்று மாலை 3.00 மணியிலிருந்து நடத்துவது பற்றியும், கட்டுநர் தின விழா அக்டோபர் 16ந்தேதி மோகன் கார்டனின் நடத்துவதற்கு முடிவு செய்யப்பட்டது. அதில் மருத்துவ முகாம் நடத்தவும் திட்டமிடப்பட்டுள்ளது.

05.10.2017 MODEL BIDDING DOCUMENT

ஹதராபாத்தில் நடைபெற்ற “ Model Biding Document for EPC Contractors ல் நமது அகில இந்திய முன்னாள் தலைவர் திரு. R. இராதாகிருட்டிணன், உடனடி அகில இந்திய துணைத்தலைவர் திரு. Mu. மோகன், மற்றும் மய்யத்தலைவர் திரு. K. வெங்கடேசன் ஆகியோர் கலந்த கொண்டனர்.

11.10.2017 ORATORICAL COMPETITION

அன்று அண்ணா பல்கலைக்கழகத்தில் உள்ள கின்னஸ் அரங்கில் மாணவர்களுக்கான பேச்சுப்போட்டி நடைபெற்றது. இப்போட்டியில் KCG College, Velammal Engg. College, Sri. Venkateswara College, Sri. Jayaram Engg. College, SRM university, போன்ற கல்லூரியிலிருந்து மாணவர்கள் கலந்து கொண்டு Builde India through Infrastructure, Build India through Skill Development என்ற தலைப்பில் பேசினர். இப்போட்டியில் முதல் இடத்தை இரண்டு மாணவர்களும், இரண்டாம் இடத்தை இரண்டு மாணவர்களும், முன்றாம் இடத்தை ஒருவரும் பெற்றனர். இதில் அகில இந்திய முன்னாள் தலைவர் திரு. R. இராதாகிருட்டிணன், டாக்டர். D. துக்காராம், திரு. O.K. செல்வராஜ் ஆகியோர் நடுவராக செயல்பட்டனர்,

16.10.2017 BUILDERS DAY

அன்று தென்னக மய்யத்தின் சார்பில் Builders Day கொரட்டூரில் உள்ள மோகன் கார்டனில் மாலை 3.00 மணி முதல் கொண்டாடப்பட்டது. இதில் சிறப்பு மருத்துவ முகாம் அமைக்கப்பட்டு தொழிலாளர்களுக்கு மருத்துவ பரிசோதனை செய்யப்பட்டு அதற்கான மாத்திரைகள் மற்றும் மருந்துகள் கொடுக்கப்பட்டது. இதில் Apollo மருத்துவமனையில் இருந்தும், Savetha Dental University யிலிருந்தும் மருத்துவ குழுக்கள் மருத்துவ பரிசோதனை செய்தனர். கலை நிகழ்ச்சிகளுடன், திரு. B. மணிகண்டன் அவர்களின் நகைச்சுவை சொற்பொழிவும் நடைபெற்றது. கட்டுநர் தின குழுத்தலைவர் திரு. G. திவாகர், குழுத் துணைத்தலைவர் திரு. R. நிம்ரோட், மற்றும் திரு. R. பாலசுப்பிரமணியன் ஆகியோர் விழாவிிற்கான ஏற்பாடுகளை மிகவும் சிறப்பாக செய்திருந்தனர். விழாவில் பேச்சுப்போட்டியில் வெற்றி பெற்ற மாணவர்களுக்கு பரிசு வழங்கப்பட்டது. இவ்விழாவில் தென்னக மய்யத்தின் மேலாண்மை உறுப்பினர் திரு. S. கணபதி அவர்கள் The Best Participation Award வழங்கப்பட்டு கவுரவிக்கப்பட்டார். அனைத்து தொழிலாளர்களுக்கும் பரிசுப் பொருள் வழங்கப்பட்டது. இரவு விருந்துடன் விழா சிறப்பாக முடிவுற்றது.

திருச்சிராப்பள்ளி மய்ய கட்டுநர் தின விழா



புதுக்கோட்டை மய்யத்தின் சார்பில் அரசு பள்ளியில் கட்டப்பட்ட TOILET BLOCK





BUILDERS ASSOCIATION OF INDIA

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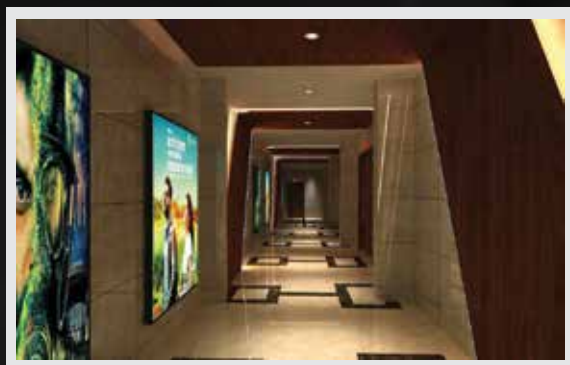
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