



FPA BULLETIN



Magazine from Flat Promoters Association
Chennai South

Year - 1, Book - 2

August - 2021



For Private Circulation only

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LOANS TO NRIS

Loan Quantum : A Maximum of 80% if the total cost of Property
Term : Professionals - 15 Years Non - Professionals - 10 Years
(Loan terms not exceeding 55 years of elder applicant)
Age of Building : Less than 35 Years

In Case of Salaried Person :

1. Photo 2
2. Six Month Salary Slips
3. Six Months Bank Statement
4. Residence Proof
5. Office ID.
6. Form 16 + Income Tax Return
7. Pan Card
8. Degree Xerox
9. LIC Policy Xerox
10. Latest Increment Letter with CTC
11. Old Company Reliving Order
12. Cheque Leaf 1
13. Any Other Loan Details

In Case of self employed Person

1. Latest 3 years IT Returns,
Compilation of Income Copies of
TDS Certificates Tax Challans,
Balance Sheet and Profit & Loss
account with schedules
2. Bank Statements of last one year

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Cell : 98400 49467 e-mail : thulasiganeshan@yahoo.com

In Case of NRI:

1. Copy of Passport, Visa, Service contract Latest 6 months salary slips (All duly attested by indians Embossey / Notary)
2. General Powe of Attomery in LIC HFL format duly maished & adjudicated
3. Bank statements for the lost 6 months reflecting salary credit & local (NRC/NRO) Bank Statement for 6 months
4. NRI annuxe in LIC/HFL format duly completed

MY ACHIEVEMENTS - at LICFHL, with your Co-operation

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4. Continuously on Top 3 Agent in Business performance of the Region
5. Major Contributor for the Office in terms of Volumes
6. Chain of referrals from One Builder to Another Builder
7. More than 25000 satisfied Customers
8. More than 120 Builders are engaging my service

What Can I do for you

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No. 103/250, Bharathamatha
Street, East Tambaram,
Chennai - 600 059.

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சங்கத் தலைவர் மடல்

அன்பான நண்பர்கள் அனைவருக்கும்
வணக்கங்களும், வாழ்த்துக்களும்.

முதற்கண் மறைந்த உடனடி முன்னாள் தலைவர் திரு. சிவானந்தம்
அவர்களது ஆன்மா சாந்தி அடைய இறைவனைப்
பிரார்த்திக்கிறேன்.

பெருந்தொற்று பேரிடர் காலத்திலும் நமது சங்கப் பணிகளை
தொய்வின்றி தொடர உத்வேகமாக செயல்படும் நிர்வாகிகள்
மற்றும் உறுப்பினர்கள் அனைவருக்கும் எனது மனமார்ந்த நன்றிகள்.
எங்களது முதல் காலாண்டில் கொரோனா நிவாரண உதவிகள்,
பேராசிரியர் ஹாஜி அவர்களின் "தொழில்நுட்பக் கருத்தரங்கம்",
திரு. அப்துல் சமது (DIG, Retd) அவர்களின் பதிவுத்துறை
தொடர்பான "சிறப்பு கலந்தாய்வு", கொரோனா "தடுப்பூசி முகாம்"
மருத்துவர் சுதன் கிறிஸ்துதாஸ் அவர்களின் உடல்நல விழிப்புணர்வு
கலந்தாய்வு மற்றும் நமது முன்னாள் தலைவர்கள் திரு சுரேஷ்,
திரு.தமிழ்ச்செல்வன் மற்றும் முன்னாள் செயலாளர் திரு. ராபர்ட்
அவர்களின் "தலைமைப் பண்பு பயிலரங்கம்" என பல்வேறு
பணிகளை நிர்வாகிகளின் ஒத்துழைப்புடன் இனிதே
நிறைவேற்றினோம்.

நமது சங்க முதல் இதழுக்கு நீங்கள் அளித்த பங்களிப்பிற்கும்
ஆதரவிற்கும் நன்றி. இத்தருணத்தில் சிறப்பாக
செயல்படும் இதழின் ஆசிரியர் குழுவிற்கு எனது
மனமார்ந்த பாராட்டுதல்களைத் தெரிவித்துக்
கொள்கிறேன்.

இறை அருளால் நமது கட்டுமான
தொழில் மேன்மேலும் வளர நமது
சங்கம் தொடர்ந்து பாடுபடும்.
வாழ்க வளமுடன்.

நன்றி,
S.வில்சன் ராஜ்
தலைவர்



PAST PRESIDENT'S DESK

I am happy to see that our association has released maiden magazine "FPA BULLETIN". Congratulations to President & Office bearers. It will be a great platform to share our industry related issues & technical updates. Knowledgeable editorial team are doing a wonderful job. This is a unique achievement in our builders fraternity. I hope future office bearers to carry forward this initiative to new heights

Mr. D. Thirugnanasambandam



நமது சங்கத்தின் இனிய புதிய வரவாக "FPA BULLETIN" வெளி வருவதில் மிக்க மகிழ்ச்சி கொள்கிறேன். தலைவர் மற்றும் நிர்வாகிகளுக்கு என் மனமார்ந்த வாழ்த்துக்களை தெரிவித்துக் கொள்கிறேன். மேன்மேலும் இப்பத்திரிகை வளர்ச்சி அடைய அனைவரும் இணைந்து பணியாற்றுவோம்.

திரு. R. ஜெயசீலன்

It is indeed a matter of joy and success. Congratulations PST & his editorial team for this great launch of "FPA BULLETIN" and may our magazine reach great heights in the years to come.

Mr. J. S. Vijayakumar



TAX CALENDAR

August 2021

- 07 TDS Payment for July
- 11 GSTR 1 (Monthly) for July
- 15 Quarterly TDS certificate (other than salary) for the quarter ending June 30, 2021
- 15 Provident Fund (PF) Payment for July
- 20 GSTR 3B for July for Monthly
- 25 GST Challan Payment if no sufficient ITC for July (for all Quarterly Filers)
- 31 End date GST Amnesty Scheme with reduced Late Fee refer.. COVID-19 : Due-date relaxation for Income Tax, GST, ROC

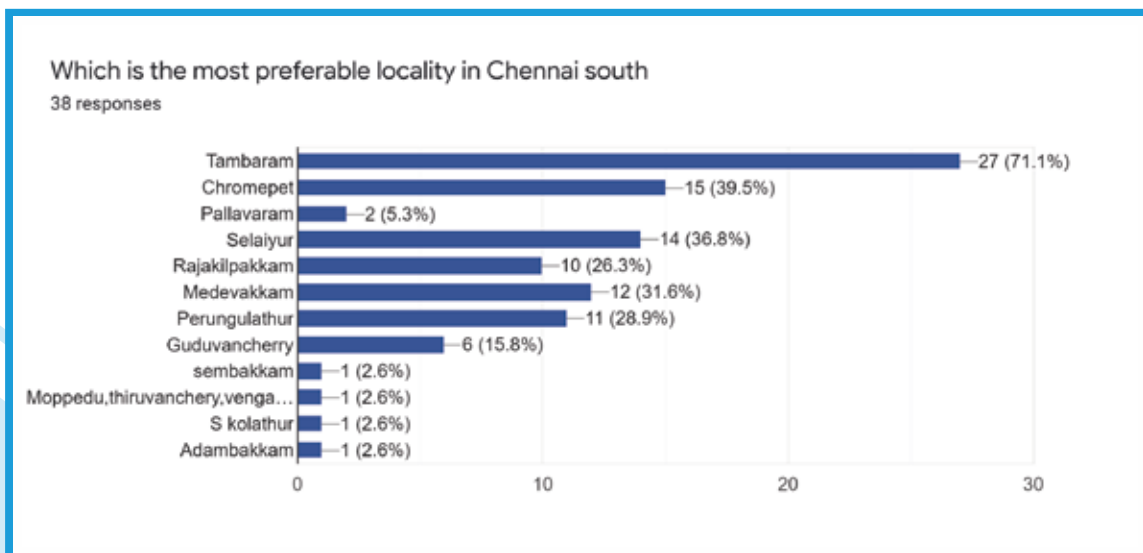
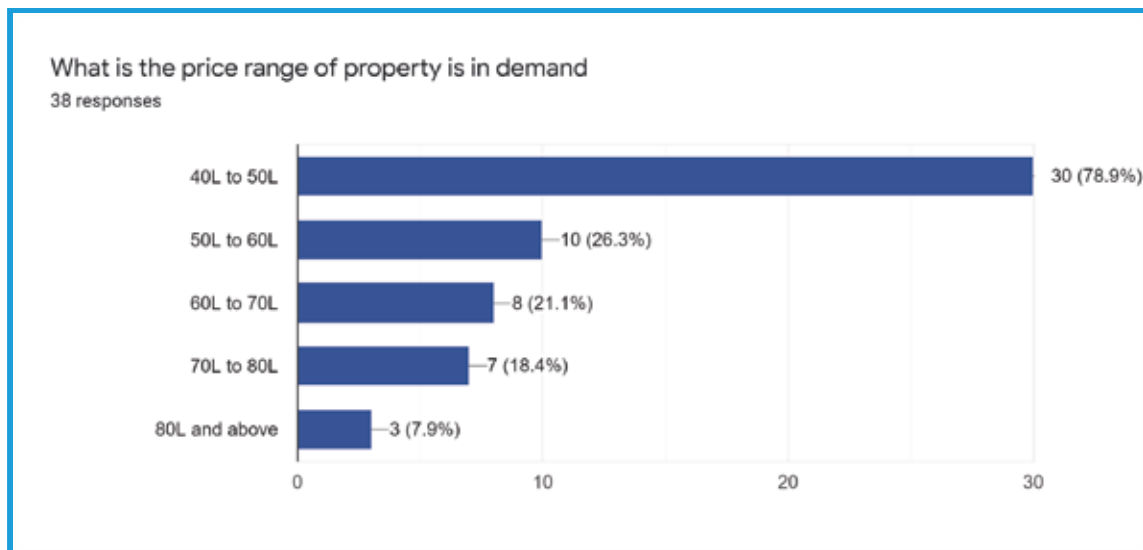
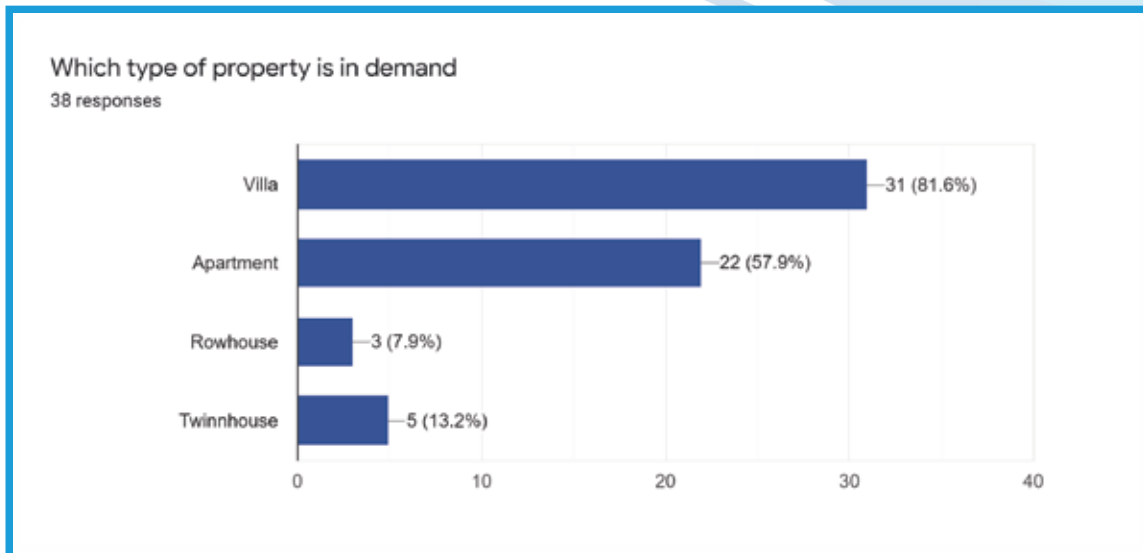


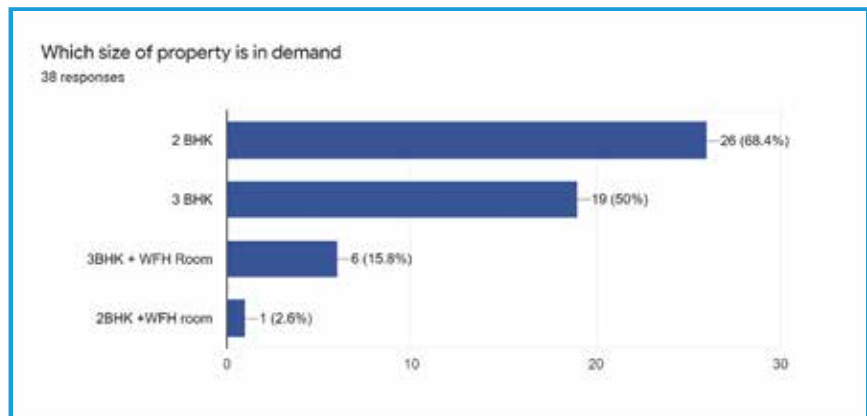
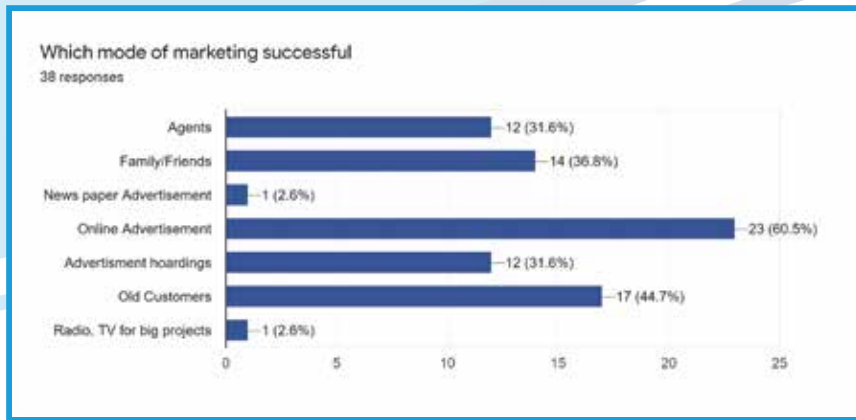
*Compiled by
Er. A. Ganesa Subramanian*

September 2021

- 7 TDS Payment for Aug
- 11 GSTR 1 (Monthly) for Aug
- 15 Advance tax Payment for July to Sep 2021
- 15 Provident Fund (PF) Payment for August
- 20 GSTR 3B for Aug 2021 for Monthly
- 25 GST Challan Payment if no sufficient ITC for Aug (for all Quarterly Filers)
- 30 Income Tax Returns for Individuals, Non Corporates who are not-liable to Tax Audit for 21-22 30 Income Tax Returns for Companies & Tax Audits
- 30 Due date for Linking of PAN with Aadhaar

CURRENT MARKET TREND SURVEY RESULTS





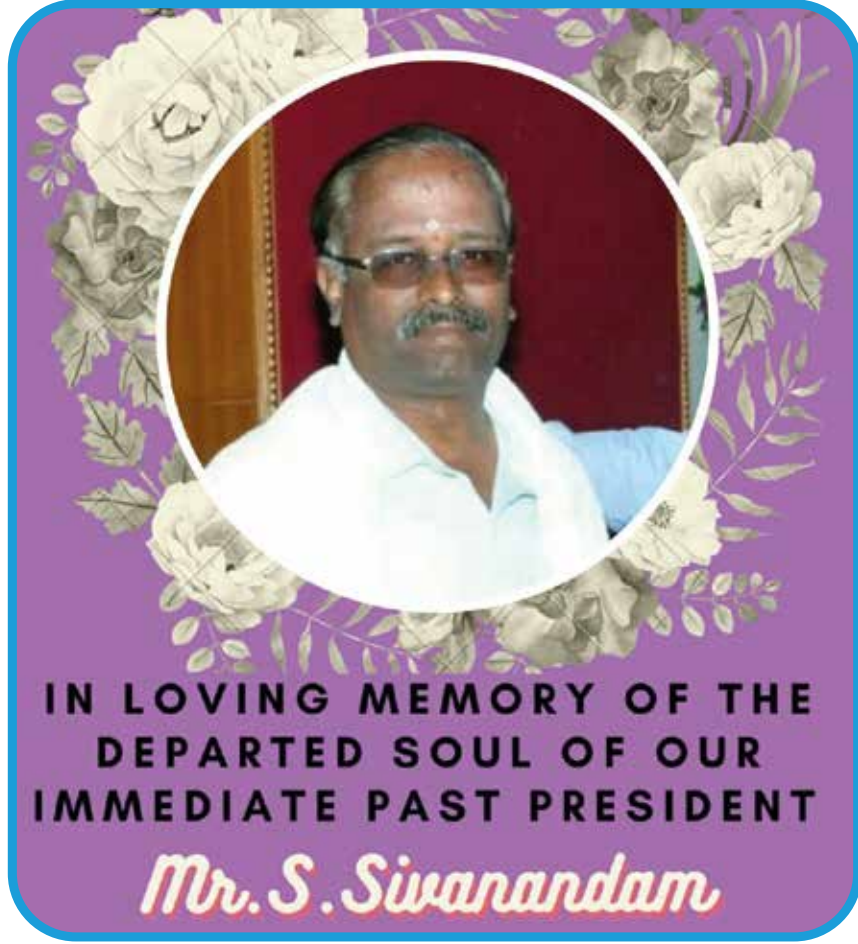
Important feedback from our members

- ▶ Right place + Right price + Right Quality = Better Sales
- ▶ 3 BHK apartments and small gated communities are more attractive
- ▶ Rising material cost has become a bigger problem in selling at affordable price.
- ▶ Most of the customers prefers 3BHK Villa/flat
- ▶ Very tough situation to do business
- ▶ In this scenario previous customer's referral converted immediately.
- ▶ Online Customers take time for analysis
- ▶ Do business without any hesitation
- ▶ Market slow down due to covid 19 but need not lose hope, we have a bright future
- ▶ Customers only expectation is low-budget
- ▶ Ready to occupy projects are preferred by customers. Road width and Vaasthu are more important. At least one balcony is a must.
- ▶ This time people realize the importance of own house. They do bargaining as much as possible and ready to occupy house in demand
- ▶ People want bigger houses at a lesser cost
- ▶ Shortage of skilled laborers is the main reason for the delay in completion
- ▶ Covid 19 has slowed down the prospective buyers
- ▶ Plots are also in demand
- ▶ The latest trend is moving towards the positive side and the budget of 40 -50L flats are in demand
- ▶ Villas within 85 and Flats within 50 lacs preferably 3 Bedrooms with lift are in Demand
- ▶ Low budget with a spacious house is in demand

Compiled by
Er. A. Ganesa Subramanian

ஐன் திங்கள் 5ம் தேதி நமது சங்கக் கட்டிடத்தில் நடைபெற்ற கொரோனா தடுப்பூசி முகாம்





நமது சங்கத்தின் மூத்த உறுப்பினரும், உடனடி முன்னாள் தலைவருமான திரு. சிவானந்தம் அவர்கள் உடல்நலக் குறைவால் ஜூலை 20ம் தேதி இயற்கை எய்தினார். அவர் நமது சங்கத்தின் செயலாளராக 2010-11 ஆண்டிலும், சங்கத்தின் தலைவராக 2020-21 ஆண்டிலும் சிறப்பாக பணியாற்றியவர். அன்னாரது நினைவாக நமது சங்கக் கட்டிடத்தில் ஜூலை 23ம் தேதி நினைவஞ்சலி கூட்டம் நடைபெற்றது.

Our monthly meeting held via Zoom on 18/04/21. We have arranged Guest lecturer by Dr.Haji Sheik Mohammed, Professor, Crescent Institute of Technology, Chennai.

He has presented an excellent interactive seminar on "Avoidable errors in building construction" with lot of case studies, do's and don'ts in site works , rehabilitation procedure especially in water leakage & corrosion.

He emphasised a balanced approach to enhance the durability & service life of construction. His PPT was also shared in ourwhatsapp group.

Later our president & Vice President visited his college & honoured him.

Regards

Technical committee



STEEL REBARS : PROCUREMENT & STORAGE

PROCUREMENT

- ❖ Purchase as per immediate requirement - preferably rust free rebars
- ❖ Same brand : throughout the project – similar chemical composition (Scientifically valid point)
- ❖ Testing of sample rebars : Yield Strength, % elongation, bendability, diameter, wt/mtr.



STORAGE

- ❖ Proper staking & storage of fabricated rods
- ❖ Storage as per Indian Standards

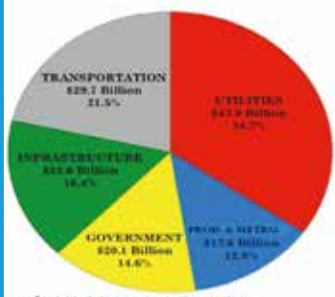


Note : The rebar shall go in to the concrete : rust free

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CONSEQUENCES OF REPAIR WORK



Corrosion cost split-up in the USA (FHWA 1998)

- > Rs. 2 lakhs crores/year
- ~ 4% of GDP
- ~ up to 50% construction budget
- 50% structures hit a repair in about 10 years
- 40% steel
- 30% cement

Corrosion protection & waterproofing strategy – Must to minimize the repair and maintenance costs

- Reinforced Concrete is very much alive.
- Integral action of Steel rebars and Concrete is vital for stability and Durability of Reinforced Concrete Structures.
- Adoption of Durability measures during construction vital for trouble free service of buildings.
- Effect huge savings in Life cycle cost, Conservation of Energy and Protection of Eco-system

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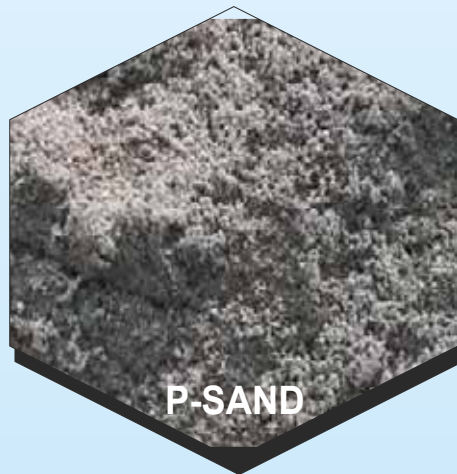
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S.SATHISH KUMAR, M.A., M.L.,

98413 87867

S.THIAGARAJAN, M.COM, LLB., LL.M.,

98403 43321

K.RAJU, M.Arch, M.L.,

98413 20280



STR LAW ASSOCIATES

Advocates

**Office : G5, Chandra Apartments,
Old No 15, New No 3 IInd Street,
Race View Colony, Guindy,
Chennai - 600 032.**

**Branch :
No 7, New Colony,
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Chromepet, Chennai - 600 044.**

E-mail : strlawassociates2019@gmailcom

Prof. K.Raju

M.Arch., M.B.A. M.L. M.A.(Astro).M.A.(His)., B.Com., Ph.d.,

Consultant in:

Architecture, Advocacy-(Legal), Astrology

Vastu, Academics, Project Management, Accounts & Tax

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COVID RELIEF WORK

We are witnessing one of the world's worst disaster in the century. As the second wave of the pandemic continues to extract a hefty toll and leads to a crippling shortage of medical supplies & beds. Response to this critical situation Our association members extended their helping hand in various options. Around 50 members have donated Rs.3,76,000/-. As per guidance of covid committee we tracked the assistance needed in the government hospitals around our locality. We have supplied medical equipments, NRM Masks, oxygen regulator, fumigator, bed spreads,water dispenser,& ceiling fans in regular intervals to Tambaram TB hospital, Chrompet GH, Sembakkam PHC & East Tambaram PHC.

Thank you friends for being so brave and helping so many people during this unprecedented time. Kudos to covid committee members & office bearers for their dedicated work.

Regards,

S.Wilson raj

President



COVID RELIEF WORK



நமது சங்கத்தின் மாதாந்திரக் கூட்டம் ஜூலை 28ம் தேதி இனிதே நடைபெற்றது. சிறப்பு நிகழ்வாக நமது சங்கத்தின் மூத்த உறுப்பினரும் பெருமைமிகு சட்டமன்ற உறுப்பினருமான **திரு ரூபி மனோகரன்** அவர்கள் கௌரவிக்கப் பட்டார்கள். **டாக்டர் சுதன் கிறிஸ்துதாஸ்** அவர்களின் உடல்நல விழிப்புணர்வு கலந்தாய்வு சிறப்பாக நடைபெற்றது.



ALTERNATIVE REINFORCEMENT

அன்பு நண்பர்களுக்கு வணக்கம்

நமது பருஉடல் (Physical body) எலும்பு மற்றும் தசைகளாலானது . அதை போல் இன்றைய கட்டுமானம் கம்பிகள் மற்றும் கலவைகள் (Concrete) சேர்ந்ததே. இவ்வாறு கம்பிகளின் முக்கியத்துவத்தையும், அதனை பயன்படுத்தும் விதத்தையும் **Prof. HAJI SHEIK (HOD, Crescent University)** அவர்கள் நமது சங்கத்தின் கடந்த கால கூட்டத்தில் மிக ஆழமாக, அறிய பல தகவல்களை பகிர்ந்து கொண்டார்கள்.

கம்பிகளை நீண்ட நாட்களாக, நாம் இருப்பு வைத்தால் (Stock) அதன் தன்மை (Quality) மாறுபடும். எனவே இருப்பு அதிகம் வைக்காமல் இருக்க முயற்சி செய்வோம்.

நமக்கு வரைபடத்தின் படி சில அளவு உள்ள கம்பிகள் தேவைப்படலாம். (As per drawing) அந்த கம்பிகள் நம்மிடம் இருப்பு இல்லாமல் இருக்கலாம், அதே சமயத்தில் அடுத்த அளவுள்ள கம்பிகள் கூடுதலாக இருக்கலாம். இந்த சமயத்தில் இருக்கின்ற கம்பிகளை வைத்து வேலையை எப்படி அதே திறனுடன் முடிப்பது என்பது பற்றி பார்ப்போம்.

உதாரணமாக **8mm** அளவு கம்பிகள் **10cm** இடைவெளியில் பொறுத்த வேண்டும். அதற்கு மாற்றாக நம்மிடம் இருப்பு உள்ள **10mm** அளவு கம்பிகளை **15cm** இடைவெளியில் பொருத்தி வேலையை அதே தரத்துடன் வரைபடத்தின்படியே முடிக்கலாம்.

இதற்கான அட்டவணையைப் (Table) பார்த்து நாம் உபயோகிக்கலாம். இதே போல் column, beam இவற்றில் alternate கம்பிகள் பயன்படுத்தும் முறையைப் பற்றி அடுத்து பாப்போம்

Ex: 8mm Rod 10cm c/c = 10mm Rod 15cm c/c
(Area - 5.03cm²/m) (Area - 5.24cm²/m)

நன்றி

Compiled by
Mr. P. Muruganatham

Spacing (cm)	Reinforcement bar diameter (mm)											
	6	8	10	12	14	16	18	20	22	25	28	32
5	5.7	10.0	15.7	22.6	30.7	40.2	50.8	62.8	76.0	98.1	123.1	160.85
6	4.7	8.40	13.1	18.9	25.7	33.5	42.4	52.4	63.4	81.8	102.6	134.0
7	4.0	7.18	11.2	16.2	22.0	28.7	36.3	44.9	54.3	70.1	87.9	114.89
8	3.5	6.28	9.82	14.1	19.2	25.1	31.8	39.3	47.5	61.4	77.0	100.53
9	3.1	5.59	8.73	12.6	17.1	22.3	28.3	34.9	42.2	54.5	68.4	89.36
10	2.83	5.03	7.85	11.3	15.39	20.1	25.4	31.4	38.0	49.1	61.6	80.42
11	2.57	4.57	7.14	10.3	13.99	18.3	23.1	28.6	34.5	44.6	56.0	73.11
12	2.36	4.19	6.54	9.42	12.83	16.8	21.2	26.2	31.7	40.9	51.3	67.02
13	2.17	3.87	6.04	8.70	11.84	15.4	19.6	24.2	29.2	37.7	47.4	61.87
14	2.02	3.59	5.61	8.08	11.00	14.3	18.2	22.4	27.1	35.1	44.0	57.45
15	1.88	3.35	5.24	7.54	10.3	13.4	17.0	20.9	25.3	32.7	41.0	53.62
16	1.77	3.14	4.91	7.07	9.62	12.6	15.9	19.6	23.8	30.7	38.5	50.27
17	1.66	2.96	4.62	6.65	9.06	11.8	14.9	18.5	22.4	28.9	36.2	47.31
18	1.57	2.79	4.36	6.28	8.55	11.2	14.1	17.5	21.1	27.3	34.2	44.68
19	1.49	2.65	4.13	5.95	8.10	10.6	13.4	16.5	20.0	25.9	32.4	42.33
20	1.41	2.51	3.93	5.65	7.70	10.0	12.7	15.7	19.0	24.5	30.79	40.21
21	1.35	2.39	3.74	5.39	7.33	9.57	12.1	15.0	18.1	23.4	29.32	38.30
22	1.29	2.28	3.57	5.14	7.00	9.14	11.6	14.3	17.3	22.3	27.99	36.56
23	1.23	2.19	3.41	4.92	6.69	8.74	11.0	13.6	16.5	21.3	26.77	34.97
24	1.18	2.09	3.27	4.71	6.41	8.38	10.6	13.1	15.8	20.5	25.66	33.51
25	1.13	2.01	3.14	4.52	6.16	8.04	10.2	12.6	15.2	19.6	24.63	32.17
26	1.09	1.93	3.02	4.35	5.92	7.73	9.79	12.1	14.6	18.9	23.68	30.93



G JOSHUA GANESH
H SUDHARSAN SAMY RAJA
 Principal Architects - **SDC GROUP**

EVERY

IN KITCHEN WHEN YOU HAVE A CHIMNEY OR STORAGE IN EASTERN SIDE, HOW CAN YOU GET NATURAL LIGHTING IN AN APARTMENT ?

Just like a healthy balanced breakfast, your kitchen requires the right balance of **natural lighting, Cabinets & Chimney placement**, allows you to get on the right track to accomplish the day's tasks.



When we have a window & chimney at the same east wall, slit windows below the storage cabinet lightens the working area in kitchen, Without disturbing the chimney.

www.greenmaid-appliances.com



The chimney is hidden behind the Storage Unit & the slit open brightens the space.

www.housebeautiful.com



The horizontal slit openings above lintel level allows the kitchen to be kept private from the neighborhood & adds airy feeling of the entire home.

www.homedecorbliss.com



Kitchen window Niches can be act as a Storage of daily essentials. We don't want to overcrowd the space and block out the sun, so decorating can become a balancing act.



Glass bricks can be used instead of fixed plain glass. It lowers the cost of laying wall tiles. It is affordable & easy to clean.

www.Remodelaciones.info



It is good to Provide Fixed glazing with Grills for safety reasons. It can be implemented in apartment design. Beyond improving the overall visibility of the space, proper natural lighting allows you to make a space look and feel larger.

DETAIL COUNTS..

HOW TO EFFICIENTLY USE A 4'0"X7'0" TOILET SPACE IN AN APARTMENT ?

It's time to spruce up your teeny-tiny baths with **Concealed Niches**.

If you don't have a place to put toilet essentials, you may choose from a variety of options, all with the same goal in mind, to keep your space appearing clean & tidy. This Concealed niches can be provided in a **9 inch thick wall**.

Concealed niches — It can be created within a 9 inch thick toilet wall which is covered with a tile finish. The back side of Ledge wall or wall between Dry & wet area can be used in these ways to store Toilet essentials & for an easy access. In a shower area, niches can be provided at the adjacent wall of shower to store bath essentials.



Fabricated Niches — These types of niches has to be Pre-framed according to our needs & to be fixed in an existing niche. It can be used to hide Tissue rolls, Brushes, & all types of cleaning households etc.,

Being the most common in Indian households, storage options gets limited with soap trays and corner stands. It's time to give your design space an organized view.

Washboard sink is used primarily for cleaning clothes. These sinks are functional, stylish, and affordable. It can be made out of Granite, as per our specific measurements & requirements. During covid quarantine, if the individual who is quarantined wants to wash their garments, they can do so.

Features:- Eco-Friendly, Easy maintenance, Repairable, Customize any shape/colour.



TAMILNADU REAL ESTATE REGULATORY AUTHORITY (TNRERA) ACT REAL ESTATE (REGULATION AND DEVELOPMENTS) ACT, 2016

The following is the Continuation and Concluding part of the last TNRERA Act article by Me in our Association Magazine Contd.,

The promoter shall sell flat on Carpet Area basis only Carpet Area is calculated with the following norms Excluding:

External walls

Service shafts

Exclusive balcony or verandah area

Exclusive open terrace area

Including:

Internal partition walls

Regulations:

- Where the Real Estate Project is to be developed in phases, every such phase shall be considered a standalone Real Estate Project, and the Promoter/Builder shall obtain registration under this Act for each phase separately.
- Registration is valid for a specified period as mentioned by the builder in application form.
- Registration certificate will be issued within 30 days provided the application is in order.
- Registration Certificate shall be given for individual blocks.
- Renewal of registration of Real Estate Projects for a period as decided by the Authority without prejudice to the rights of the Buyers under any agreement, act and rules.

Post Registration with RERA

- 70% of the money collected from the allottees to be kept in a separate account (any Scheduled Bank) to cover the cost of the Project.
- To be withdrawn in proportion to the percentage of completion of the Project.
- Amount can be withdrawn after it is certified by an Architect, Engineer and Chartered Accountant in Practice.
- Promoter to furnish Quarterly Progress Report (QPR) of the registered Projects in the Format.

- To furnish Annual Report on Statement of Accounts (Form-7) within 6 months after the end of every Financial Year duly certified by a Chartered Accountant.

Information to Prospective Buyers

Following details are available in our website

- i. Profile of the Promoter
- ii. Background of the Promoter
- iii. Track record of the Promoter
- iv. Details of litigations if any on the land
- v. All approval details
- vi. Details of Architect, Engineer and other Consultants involved with the Project
- vii. Facilities and amenities proposed to be provided
- viii. Financial details of the Promoter
- ix. Quarterly Progress of the Project

Completion

- On completion of the Project
- To furnish Completion Report
- Building (Form-4)
- Layout (Form-5)
- Can withdraw the balance amount subject to acceptance of certificates in Form-4, Form-5 and Form-7 relating to Annual Report on Statement of Accounts by the Authority.
- Above are the means provided in the Act & Rules for timely completion of the project and proper handing over to the consumers
- In spite of above measures, if there are instances of non-compliance leading to dissatisfaction of the home buyers, the following recourses are available

Complaints

- Any aggrieved person may file a complaint with the Authority, under section 31 of the Act read with Rule 37 for any violation under the Act or the Rules and Regulations made thereunder, save as those provided to be adjudicated by the Adjudicating Officer, in Form-M of Rule 37 (1) which shall be accompanied by a fee of Rs.1,600/- remitted online along with supporting documents duly attested in all pages by registered post or in person in office. All documents should be indexed properly.

- Any aggrieved person may file a complaint in the prescribed Form–N with the Adjudicating Officer for compensation under Section 12, 14, 18 and 19 of the Act read with the Rule 38 and Regulations made thereunder, save as those provided to be adjudicated by the Authority, which shall be accompanied by a fee of Rs.5,600/- remitted online along with supporting documents duly attested in all pages by registered post or in person in office. All documents should be indexed properly. Complaint - Disposal
- On filing a complaint with the Authority, a copy of the complaint shall be served on the Promoter by the Complainant.
- Three sets of complaints to be sent to the Authority apart from the complaint to be sent to the Promoter.
- Will follow summary procedure for enquiry.
- All final orders uploaded in website.
- Failure of compliance of orders and direction of the RERA and Appellate Tribunal will make a promoter and Real Estate Agent liable for penalty including imprisonment imposed under section 59 to 66 of Real Estate (Regulation & Development) Act, 2016.

Benefits of the Act

- The beneficial consequences are not only for the home buyers but also for the Promoters.
- By this Act, the Promoter has a clear frame work of what is expected from him and the consequences in case of non-compliance.
- Act not only provides for the rights of the home buyers but also clearly indicates the duties of the allottees.
- Home buyer, shall be responsible to make necessary payments in the manner and within the time as specified in the said agreement.
- Home buyer shall pay interest, at such rate as may be prescribed, for any delay in payment towards any amount or charges to be paid.
- Every home buyer of the apartment, plot or building as the case may be, shall participate towards the formation of an association.

TAMIL NADU REAL ESTATE APPELLATE TRIBUNAL (TNREAT)

- Established Appellate Tribunal to hear Appeals from the decisions or orders of the Real Estate Regulatory Authority and the Adjudicating Officer.
- Comprises of Chairperson and Two Members.
- Has its Jurisdiction over Tamil Nadu, Union Territory of Andaman & Nicobar Islands and Puducherry.

TNRERA Website

URL - <https://www.rera.tn.gov.in>

Address

Tamil Nadu Real Estate Appellate Tribunal
(TNREAT),
No.1A, 3rd Floor,
Gandhi Irwin Bridge Road, Egmore,
Chennai - 600008.

Phone: Office - 044 28887932

Email: contact.tnreat@tn.gov.in

*Compiled by,
Er. D. Gomathi Sankar*





Er. R. Suresh

DEMAND FOR BIGGER HOMES ON THE RISE

India has witnessed a severe second wave of Covid-19, and once again the importance of having that extra space in your home is being reiterated. Hence, it comes as no surprise that buyers are purchasing or upgrading to spacious homes to cater to this new need. “Small homes have been a way of life in Chennai, we have seen houses shrink in size with each passing year. This was thenorm until the pandemic hit and a need to isolate family members arose, thus making citizens realize they had over compromised on space .This led to Chennaites ask for an extra room for home isolation or to use as a study or office. The increased demand from families to upgrade from 1-BHK to 2-BHK. Besides there has been a substantial demand for well-heeled clients for a 3-BHK and 4-BHK as well.Post the first wave last year, people have realized the importance of bigger homes. While affordability is still a driving factor for buyers, the size of the house is also of prime importance. People are reluctant to step out due to thepandemic, thus making ownership of home.(and a bigger one) a key need. They are ensuring that homes are multifunctional, have dedicated workspaces and relaxation areas to accommodate the needs of all.”

THE IMPACT OF SECOND WAVE ON THE REAL ESTATE MARKET

Residential sales revive across India

Residential sales in Q1 (Jan-March) 2021 recovered to more than 90 percent of the volumes witnessed in Q1 2020 (pre-Covid-19) across the top seven cities. The cities including Chennai, Hyderabad, Kolkata, and Pune surpassed the sales volumes of Q1 1010. Overall sales increased by 17percent on a sequential basis. Importantly sales either improved or stayed at similar levels (in Q1 2021 when compared to Q4 2020) in a majority of the residential markets under consideration. Chennai has consistently been the largest contributor to sales in the last four quarters. In Q1 2021, Mumbai accounted for 23 percent of the the sales, followed by Delhi NCR with a share of 21 per cent. Kolkata also saw the maximum increase in sales activity in Q1 2021 comparison in the fourth quarter of 2020.

Unsold inventory increased marginally

As new launches outpaced sales, unsold inventory at various stages of construction across the seven markets under review increased marginally from 462, 380 units to 470, 750 units. Mumbai, Delhi NCR, and Bangalore together accounted for 70 percent of the unsold stock. An assessment of years to sell (YTS) reveals that the expected time to liquidate the stock has increased from 4.2 years in Q4 2020 to 4.6 years in Q1 2021.

Prediction for upcoming quarters

The rising concerns around the rapid spread of the pandemic has compelled several state governments to enforce stringent lockdown like restrictions. While this is essential to break the chain, it is likely to impact real estate business in the next few months . At the same time, rapid progress in the rollout of vaccines paired with the ongoing restrictions provides us elbowroom to believe that this is a short-term blip and the market will be back on track sooner than later.

ORIENTATION



Leadership workshop & Orientation for office bearers conducted by Past President R.Suresh along with Past President R.Tamilselvan & Past Secretary Robert Livingston on June 24th at our FPA party hall

Charles Correa: India's Greatest Architect !

Charles Correa, a man known to be 'India's Greatest Architect' named by the Royal Institute of British Architects (RIBA) in 1984 was a prolific designer. Also, he became one of the most important persons of post-independent India by shaping its architecture.

Correa, for his creative works, has been respected with many awards in his lifetime. He was also awarded Padma Vibhushan in 2006, the second most prestigious civilian award of India. Correa being the most iconic modern architect has gifted more than 100 marvelous architectural wonders to India alone. His contribution to the built environment also grew its roots in many other countries. And in 2015, at the age of 84, his role in this World came to an end. However, all the amazing Charles Correa works still keep him alive.



Most Common Characteristics of Charles Correa Buildings:

The symmetrical spaces, flawless forms of concrete, use of modern materials, and sensitivity towards the site are some of his main architectural characteristics.

Charles Correa was very much against the use of mechanical heating and cooling for the buildings. He instead opted for passive techniques like the shading of spaces, proper use of building orientation, controlled air movement, and special techniques in building materials.

He believed in open to sky spaces, which are visible in most of his buildings through courtyard planning.

Recycling the water, energy renewal, habitat friendly systems were his main principles with some twist of light and air.

Another main element that can be seen in all Charles Correa buildings is the connecting pathway that moves throughout the whole structure.

Prominent Charles Correa Buildings:

McGovern Institute for Brain Research in Boston

Kanchanjunga Apartments in Mumbai

Jawahar Kala Kendra in Jaipur

Tube House , Ahmedabad

National crafts Museum

Bharat Bhavan

Chamalimaud Centre for The Unknown in Lisbon, Portugal

Jawahar Kala Kendra, in Jaipur

LIC building, at Connaught Place, New Delhi

"Mahatma Gandhi Memorial", at the Sabarmati Ashram, Ahmedabad

Ismaili Centre, Toronto

In conclusion, Charles Correa architecture became a new language to tell the tales of India. He will always be remembered as the first urban visionary of independent India. His idea of using modern materials to create the traditional structures which have the context of the city made him stand out in this competitive world. He was successful in achieving his vision of architecture and is still alive with Charles Correa works.



*Compiled by
Mr. S. Essakinathan*



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Area: 0.30sqft.



Thickness:
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Size: 290mm x 190mm
Area: 0.56sqft.



Thickness:
Size: 12" x 12"
Area: 1sqft.



Thickness:
60 mm, 80mm
Size: 247mm x 120mm
Area: 0.30sqft.



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60 mm
Size: 204mm x 127mm
Area: 0.48sqft.



Thickness:
Size:
Area: 1sqft.

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Zig Zag - 18



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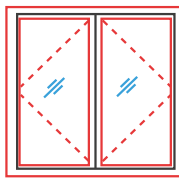
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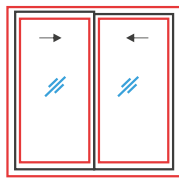
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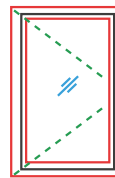
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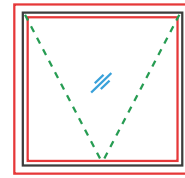
French Window



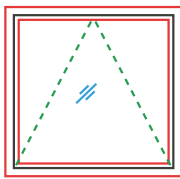
Sliding Window



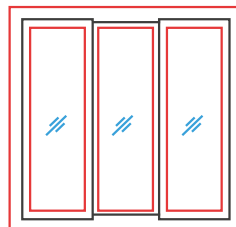
Right Inward Casement



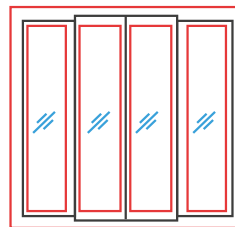
Bottom Hung Tilt In



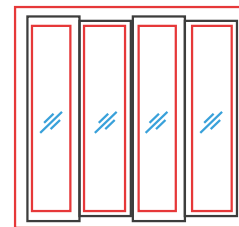
Top Hung Tilt In



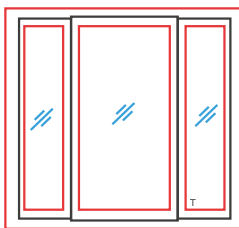
Horizontal Slider OXX



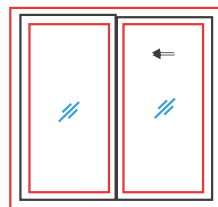
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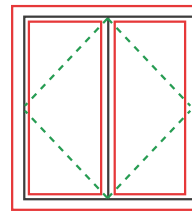
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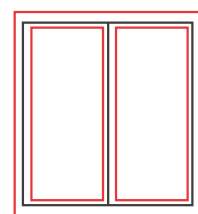
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