

CEBACA

Coimbatore Builders And Contractors Association

TIMES

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PRESIDENT: MR. SP. RAAMANATHAN | SECRETARY: MR. P. RAVI CHANDRAN | TREASURER: MR. A. SHAMSUDEEN
EDITORIAL TEAM: MR. S. P. RAAMANATHAN | MR. D. VEERAPATHIRAN | MR. S. G. SWAMINATHAN

CONSTRUCTION UPSKILLING: FUTURE-PROOFING YOUR WORKFORCE.

“EDUCATION IS THE
PASSPORT TO THE
FUTURE. FOR
TOMORROW BELONGS
TO THOSE WHO
PREPARE FOR IT TODAY.”

— MALCOLM X.



KNOWS YOUR DAY. DRIVES YOUR WAY.

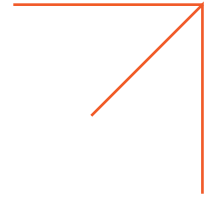
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President Message



Dear Esteemed
Members of CEBACA,

As we embrace the vibrant festive season with Dussehra, Diwali, and the anticipation of Christmas, I extend my warmest greetings to you and your families. May this time of celebration bring joy, prosperity, and light into your homes and hearts.

This quarter, our theme, "Construction Upskilling: Future-Proofing Your Workforce," could not be more timely. As we delve into this critical aspect of our industry, we recognize the rapid technological advancements and changing regulatory landscapes that continuously reshape our field. In response, upskilling becomes not just an option but a necessity for staying competitive and compliant.

The need to adapt is urgent. Traditional skills are being augmented or replaced by new competencies, including digital literacy, green construction techniques, and advanced automation. This shift presents a dual challenge: the need to continuously train our workforce and the opportunity to significantly enhance our project execution capabilities.

Our focus should be on effective training strategies that not only meet the current demands but also anticipate future needs. We have to explore structured upskilling programs that can lead to greater job satisfaction among workers and increase productivity. Let us use this festive season as a reminder of the light that education and knowledge bring to our lives.

Just as we light lamps to banish the darkness, may we continue to illuminate our minds with new skills and ideas. The investment we make today in upskilling our workforce is the foundation upon which we will build a more secure and thriving future.

Thank you for your commitment to growth and excellence.

Enjoy the festivities and the rich content of this edition.

Warm regards,



Mr. SP. Raamanathan
President, CEBACA



Drivers of Change[■]

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 Mr. R. Senthil
 Mr. B. K. Balakrishnan (Coordinator)
 (for Media & Website)

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 Dr. A. Sudhahar

Cebaca Times Journal

Mr. D. Veerapathiran
 Mr. S. G. Swaminathan

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Coimbatore Builders and Contractors Association

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The Legacy

The Vision

CEBACA has a vision of seeing its nation as a superpower flourishing with ethical values, wealth, and advanced science and technology and it recognizes the importance of education in achieving this vision. It also envisions restoring the nation's ancient glory and promoting harmony among its people through Social and Environmental Well-being.

The Mission

CEBACA's mission is to create an atmosphere that motivates students to pursue their studies by providing training and the necessary infrastructure for schools that lack basic facilities such as classrooms, libraries, labs, sports materials, and toilets.

We are also committed to increasing awareness and education on social and environmental issues, including the quality of life of individuals and communities and the importance of conservation, and sustainable living. To help achieve this goal, CEBACA will facilitate public participation and industry support.

The Values



Professional Ethics

At CEBACA Professional ethics is at the core of our value system, it acts as the determining factor to guide the professional behaviour of our member organizations. Integrity, Confidentiality, Competence, Objectivity, Professional Responsibility, and Accountability.



Safety

At CEBACA safety is given priority and importance in all aspects of the organization's operations, culture, and decision-making processes.



Empowerment

At CEBACA Empowerment is one of the foundational pillars of our strategy. We firmly believe in increasing the capacity of our members, staff, and students and helping them make informed decisions and take action to achieve their goals.



Commitment

At CEBACA commitment underlines every action taken by each member and it has contributed immensely to our success over the past decade.



Quality

At CEBACA quality is imperative, it determines every activity undertaken by us.



The Theme ■

Live as if you were to die tomorrow.
Learn as if you were to live forever.

— Mahatma Gandhi

In today's construction industry, the pace of technological and regulatory changes presents both formidable challenges and remarkable opportunities. As the sector evolves, the demand for a skilled workforce that can navigate new tools, materials, and standards is becoming increasingly critical. The theme "Construction Upskilling: Future-Proofing Your Workforce" explores the necessity and strategies for continuous professional development within the industry, ensuring that businesses are not only prepared for current demands but are also paving the way for future growth.

Challenges in the Construction Industry

One of the primary challenges in the construction industry is the skill gap. As older workers retire, there is a pressing need to transfer their knowledge to the next generation while simultaneously equipping new workers with skills in emerging areas such as sustainable construction, digital modelling, and automation. Furthermore, the rapid advancement in technology, such as the use of AI and IoT in construction projects, requires ongoing education and training to ensure that workers are proficient in leveraging these innovations effectively.

Another significant challenge is the resistance to change. In an industry traditionally slow to adopt new methodologies, fostering a culture that embraces continuous learning and adaptability can be difficult. There is also

“ Construction Upskilling: Future-Proofing Your Workforce ”

the logistical challenge of implementing training programs without disrupting ongoing projects, which requires strategic planning and resource allocation.

Opportunities Through Upskilling

Upskilling presents a myriad of opportunities for business growth and competitiveness. Firstly, a well-trained workforce is more efficient and capable of delivering higher quality work with fewer errors and safety incidents. This enhances business reputation and client satisfaction, leading to repeat business and referrals.

Investing in employee development also increases engagement and job satisfaction, which can reduce turnover rates and associated costs. Moreover, by embracing cutting-edge technologies and practices, companies can tap into new markets, such as green construction, that may be less accessible to those with outdated skills.

Finally, upskilling is not merely about adapting to changes; it's about leading the charge. By foreseeing industry trends and preparing the workforce accordingly, businesses can position themselves as leaders in innovation and excellence, driving the entire industry forward.

Leading the Charge[■]

MID-TERM MILESTONES

July - September Report

"As we reach the midpoint of the current term, the July-September activity report highlights the significant strides made by the CEBACA team. This quarter saw the successful initiation of several key projects and the strengthening of industry partnerships. Focused efforts on upskilling initiatives have notably enhanced member competencies and readiness for upcoming technological advancements. The team remains dedicated to advancing our strategic objectives, setting the stage for a robust and productive second half of the term."

Monthly Meetings July - September



CEBACA's July meeting on the 8th of July at the Coimbatore Cosmopolitan Club was a dynamic assembly of construction industry professionals. The session included a comprehensive agenda—welcoming remarks, a secretary report, panel discussions, and exciting product presentations from ABW Fly Ash Bricks and Zaron Industries, culminating in the release of the latest CEBACA Times.



On August 12th, 2024, CEBACA members convened at G.V. Hall, Coimbatore Cosmopolitan Club, for the monthly meeting, enriched by a product presentation from Asian Paints. The evening included a welcoming address, detailed reports, and discussions, aimed at fostering collaboration and innovation within the community.



On September 9th, 2024, CEBACA's monthly meeting at the Coimbatore Cosmopolitan Club featured engaging product presentations by SS Marble and Unitile Trends India Pvt Ltd. Members engaged in vibrant discussions, reviewed business matters, and reinforced their commitment to industry excellence during the well-attended evening.

ECM, July - September



3rd EC Meeting of CEBACA held at HAVON Plantation Resort, Solayur on June 22, 2024.



4th EC Meeting convened at WINDSTONE Residency, Peelamedu on July 22, 2024.



5th EC Meeting at Kutalam on September 2, 2024.



6th EC Meeting hosted at Park Elanza Hotel on September 23, 2024.

PROJECTS

Academic Panel:



CEBACA's Academic Panel successfully hosted an enlightening session on "The Scope of Civil Engineering" on July 5, 2024, at Kangeyampalayam GHS School, Sulur, Coimbatore. Chief Guest Ar. T.S. Ramani Sankar delivered a compelling address on "Civil Engineering - Past, Present & The Future," inspiring a new generation of students. Speaker Mr. R. Arun Chandra Bose, gave an motivational speech on "Inspiring Hope: A Guide to Future Success."



CEBACA in collaboration with the Vizhi Organization, regularly conducts commendable events to promote our Tamil language. The third event of this year's Academic Panel was a Thirukkural explanation competition held on Monday, 23rd September, at Ganapathy Ramakrishnapuram Municipal Middle School. This competition involved students explaining 1330 couplets from Thirukkural. Prizes were awarded as follows: first prize of INR 5000, second prize of INR 3000, third prize of INR 2000, and consolation prizes of INR 1000 each for four students.



President Mr. Ramanathan, Academic Panel Head Mr. Balakrishnan, President-Elect Mr. Ramya Senthil, Secretary Mr. Ravichandran, along with other members, participated in this event. The school's principal, Mr. Anandakumar, and the founder of the Vizhi Organization, Rotarian Suresh Kumar, also graced the event.

Training Panel:



On August 13, 2024, CEBACA hosted a Civil Engineer's Technical Update Programme at Sierra ODC Private Limited in Kalapatti, Coimbatore. The esteemed speakers, included Yusuf Turab, Managing Director of Inhabit & Buildscape, who spoke on "Green Building Norms," L.R. Venkatesh, Managing Director of Vesat Renewables Pvt Ltd, spoke on "Power Generation," and Prakash Krishnan, Chairman of the India Plumbing Association, Coimbatore Chapter, on "Water Saving Tips." The speakers provided valuable insights aimed at enhancing sustainable practices within the construction industry.

Social Service Panel:



On 15-07-24, Rotary Club of Coimbatore Sai City & CEBACA jointly undertook cleaning efforts at Vilankurichi Kulam.



Independence Day celebrated with a flag hoisting ceremony at CEBACA Tower on 15-08-24, fostering patriotism among the community members.



On 05-09-2024, a discussion on Vannarkuttai was conducted to access the progress of the project.

Member Service Panel:



On the 26th and 27th of July 2024, CEBACA members were invited to a facility visit and an unique engineering workshop hosted by HMG Stones. This event took place at the HMG Stones Experience Center and Factory on Sankey Road and in Attibele, Bengaluru. The workshop was aimed at providing valuable insights into stone selection and handling techniques to enhance industry practices.



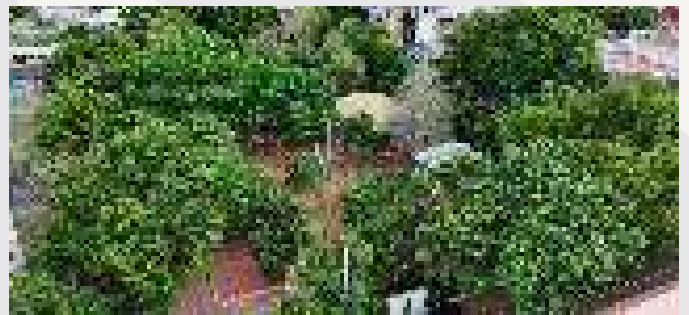
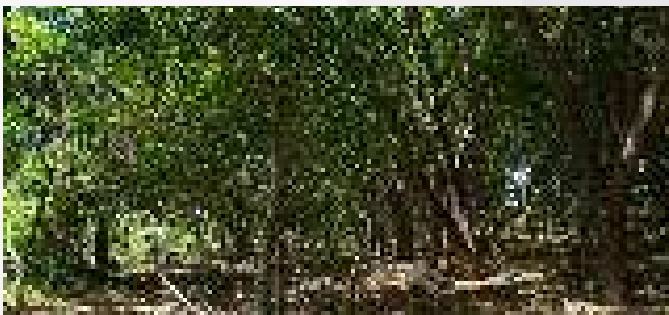
Events:

On July 5, 2024 the members of CEBACA attended the 8th International Conference on "Moving towards sustainable flooring" organized by Industrial Flooring Association at Hotel Hilton, Chennai.



The President and CEBACA members inaugurated Interio & Exterio Expo at CODISSIA, Coimbatore from August 30 to September 1, 2024.

Our CEBACA vanam as on date



சுதாசார், தனமயர்,
கோவை உத்தமபுரம் தீரணி கவுன்சில்

Celebration Space ■

KNOW YOUR MEMBER



P. Gopalakrishnan

Proprietor, M/s Asvin Constructions

Discover the inspiring journeys of CEBACA's members in this October's "Know Your Member" section. Delve into personal stories of resilience, innovation, and success that highlight the diverse expertise and contributions of our members, enriching the fabric of our construction community.

Why did you choose Civil Engineering?

I chose to study Civil Engineering at CIT Coimbatore, and became a graduate in 1986. My decision was influenced partly by a desire to carve my own academic path, distinct from my elder brother who had pursued Mechanical Engineering. I was also motivated by the rapid industrial development of the Coimbatore region during that period, which heightened the demand for Civil Engineers. This field seemed the perfect opportunity to contribute significantly to the growth and infrastructure of the region.

What is your advice to entrepreneurs?

My advice to aspiring entrepreneurs' centres on 4 core principles: Stay updated with the latest developments in your field, as staying relevant is key to innovation and growth. Embody integrity in all dealings; it builds character and trust. Work hard, as dedication is the cornerstone of success. Most importantly, be true to yourself no matter on the circumstance. These guidelines have shaped my journey and, if embraced, can significantly influence the success and sustainability of your entrepreneurial ventures.

Where did you begin your academic journey?

I was born in Karadivavi village near Palladam where my academic journey started from the Govt. Elementary School up to 5th Std. From 6th to 12th Std., I studied in the SLNM Hr. Sec. (VLB Aided School) in my village, a place that shaped both my intellect and character. Both my Mother Mrs. Pankajam, a graduate and my Father Mr. Purushothaman, a post graduate Teacher were working in the same School and living in the Teachers Quarters. This nurturing environment fostered my dual passions for education and sports, allowing me to excel in both arenas.

Who were the people who inspired and influenced you the most?

The pillars of my professional philosophy were greatly influenced by two key personalities: Mr. Jaganathan, from whom I learned the value of hard work, time management, and discipline-fundamentals that I have integrated into all aspects of my life. Additionally, Mr. Lakshmanan, the Managing Director of Shanthi Feeds, played a crucial role. Despite my limited experience, he entrusted me with significant responsibilities. He was an exemplary administrator and was well known for promptness in payments, these two virtues I still uphold in my life and business.

When did you find yourself in this field?

I found my true calling in the field of Civil Engineering when Mr. Jaganathan, the former President of CODISSIA and a relative, invited me to join in his United Constructions Company in 1986 doing various Govt. & Private construction works. In 1992, I ventured independently initially handling small residential projects. By 1997, I started Asvin Constructions.

A pivotal moment was the first project of Shanthi Feeds in 1997 that marked my significant breakthrough in professional construction and project management. Then we expanded to commercial and industrial projects.

What are some of your notable projects?

Throughout my career, I have completed numerous residential and commercial projects, but three stand out for their significance and impact. The first is the Michel Job Memorial Chapel, a 20,000 sq. ft. educational institution project in Sulur, Coimbatore, which was completed in just 90 days. The second is the quadrangle building at PSG Tech, a two-story RCC auditorium with an unsupported span of 100 feet. The formwork was designed at 20 feet height to support 2,100 tons of concrete and steel; 680 cubic meters of concrete was cast in just 8 hours. The third is the academic block and indoor stadium at PSG Hospital, featuring a G+8 structure with two basements and an area of 550,000 sq. ft., including an RCC-roofed indoor stadium with a clear span of 100 feet and a height of 36 feet. These projects represent key contributions to my portfolio and the community.

What about your family?

My wife Mrs. Annapoorani is a Post-Graduate in Science. Her support has been vital to the administration of Asvin Constructions since its inception. She has been a pillar of strength in both my life and career. My son, Mr. Asvin Ram, earned his Civil Engineering degree from CIT, Coimbatore, and subsequently completed his Master's degree in the UK.

He plays a key role in our companies, including Asvin Constructions, Cellcon Precast Pvt Ltd, and Purnaya Developers Pvt Ltd, and was honoured with the 'ICI – Ultratech 2023 Outstanding Young Concrete Engineer Award.' My daughter, Ms. Sreya, has completed her B.Com. Honours degree and is poised to join the family business.

What is your vision for CEBACA?

My vision for CEBACA is to forge a stronger bond between academia and industry through focused student training programs that prepare our future workforce with practical, real-world skills. Additionally, I advocate for regular skill-building and social empowerment programs for the staff and labourers of our companies. By investing in our people across all levels, we aim to enhance their capabilities and ensure they are well-equipped to meet the evolving demands of the market and society.

Life Philosophy

My life philosophy centres on always helping people in need, striving to provide assistance in any and every possible way to those who require it.

Tech Talk ■

DR. A. SUDHAHAR



Chief Consultant , DIMENSIONS
Chairman – Association of Consulting
Civil Engineers (India), Coimbatore Centre

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Dear Readers,

This series is a small attempt to understand the nuances of earthquakes, the general principles and related techniques to build earthquake resistant structures. The various parts of this series are a collection of information obtained from various open sources and curated by experience gained through design and execution of various structures and my personal involvement in the rebuilding of the affected areas after the Bhuj earthquake in the year 2001.

Group	Magnitude	Annual Average Number
Great	8 and higher	1
Major	7 - 7.9	18
Strong	6 - 6.9	120
Moderate	5 - 5.9	800
Light	4 - 4.9	6,200 (estimated)
Minor	3 - 3.9	49,000 (estimated)
Very Minor	< 3.0	M2-3: ~1,000/day; M1-2: ~8,000/ day

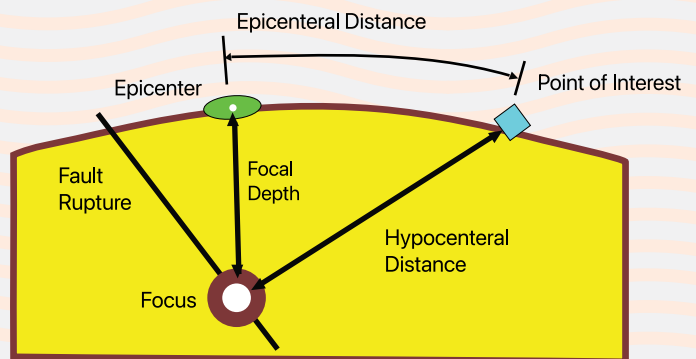
However, for a more detailed understanding of the subject, it is recommended that the reader may refer to specialist literature and design monographs on the subject. For easiness of understanding, the subject has been dealt with in a question-and-answer format. For more specific queries, the reader may contact the author. Happy learning !

How to understand Earthquake from a construction point of view?

Basic Terminologies:

1. Focus: Point where the movement (Slip) occurs inside the earth's crust. This is the origin of earthquake energy.

2. Epicenter: The geographical location on the earth's surface below which the focus point is located.



How are Earthquakes measured?

Magnitude: : It is the QUANTITATIVE measure of an earthquake. It is popularly expressed in the form of Richter Scale Number.

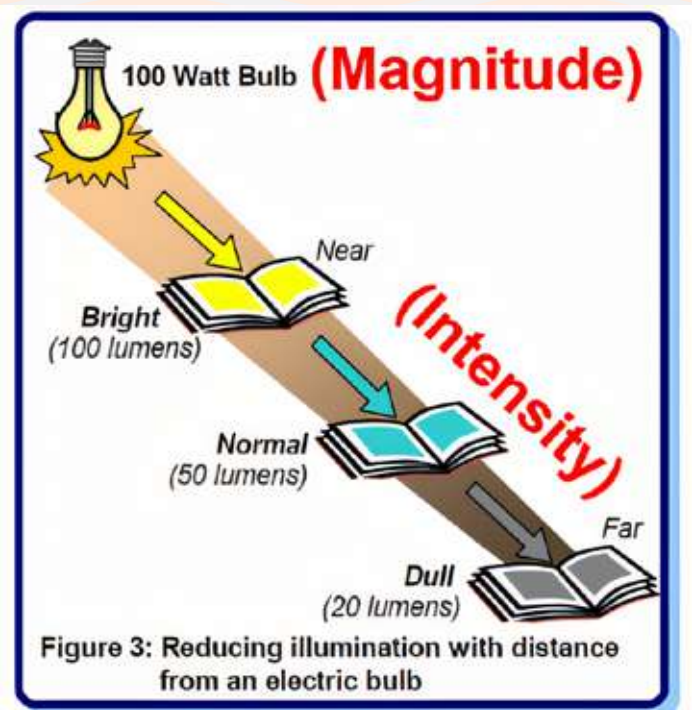
The earthquake vibration's amplitude is larger, if the magnitude is higher. For a given magnitude, the vibration's amplitude is larger near the epicenter and diminishes as it reaches farther.

If the magnitude of the earthquake increases by 1, it means the amplitude of the vibration is higher by 10 times and the amount of energy released is higher by 31 times.

An earthquake of Richter Scale 6.5 releases 31 times more energy than that released by an earthquake of magnitude 5.5 and 1000 times more energy (approx. 31×31) than an earthquake of magnitude 4.5.

Intensity: It is the QUALITATIVE measure of an earthquake. It is popularly expressed in the form of MMI (Modified Mercalli Intensity) Scale or the MSK (Medvedev-Sponheuer-Karnik) Scale. It represents the actual ground shaking at a particular location during an earthquake. It is expressed as a roman number from "I" to "XII". The intensity is increased with the increase in value.

Magnitude vs Intensity :

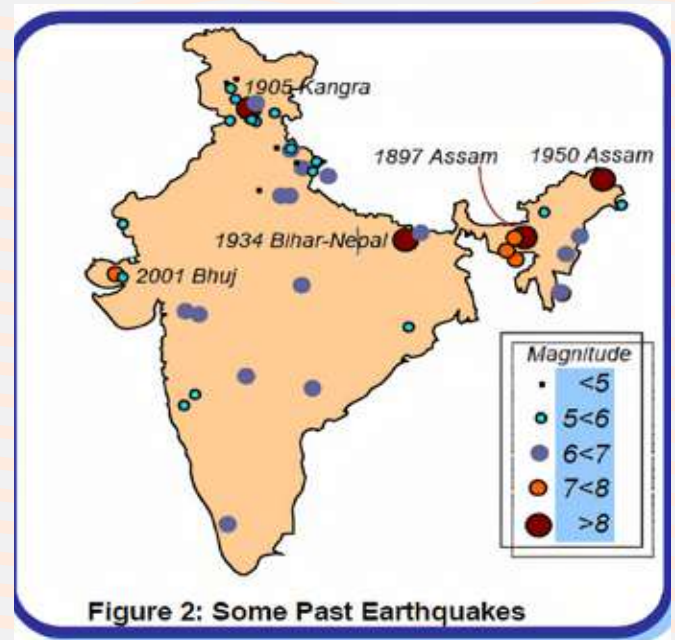
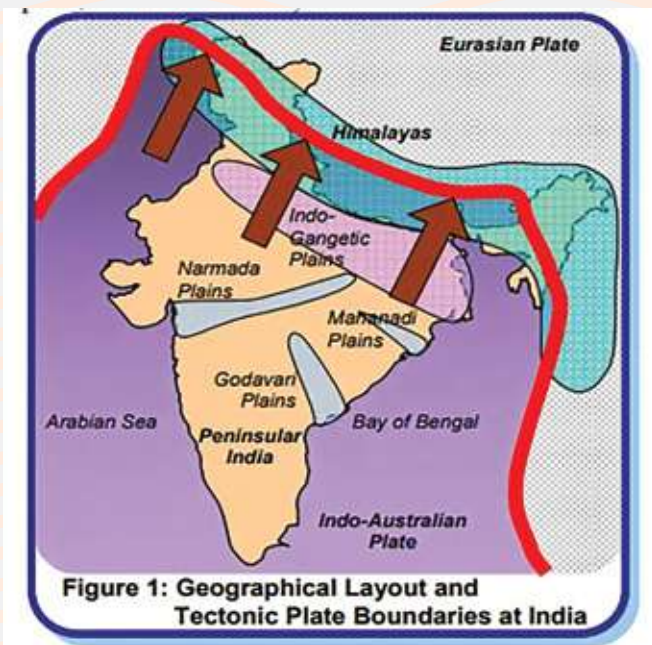


Movement and collision of the Indo-Australian Tectonic plate with the large Eurasian Plate can cause earthquakes

Earthquake Scenario in India?

Date	Event	Time	Magnitude	Max. Intensity	Deaths
16 June 1819	<i>Kutch</i>	11:00	8.3	<i>IX</i>	1,500
12 June 1897	<i>Assam</i>	17:11	8.7	<i>XII</i>	1,500
8 February 1900	<i>Coimbatore</i>	03:11	6.0	<i>VII</i>	Not Known
4 April 1905	<i>Kangra</i>	06:20	8.0	<i>X</i>	19,000
15 January 1934	<i>Bihar-Nepal</i>	14:13	8.3	<i>X</i>	11,000
15 August 1950	<i>Assam</i>	19:31	8.6	<i>XII</i>	1 530
21 July 1956	<i>Anjar</i>	21:02	6.1	<i>IX</i>	115
10 December 1967	<i>Koyna</i>	04:30	6.5	<i>VIII</i>	200
23 March 1970	<i>Bharuch</i>	20:56	5.2	<i>VII</i>	30
21 August 1988	<i>Bihar-Nepal</i>	04:39	6.6	<i>IX</i>	1,004
20 October 1991	<i>Uttarkashi</i>	02:53	6.4	<i>IX</i>	768
30 September 1993	<i>Killari (Latur)</i>	03:53	6.2	<i>VIII</i>	7,928
22 May 1997	<i>Jabalpur</i>	04:22	6.0	<i>VIII</i>	38
29 March 1999	<i>Chamoli</i>	00:35	6.6	<i>VIII</i>	63
26 January 2001	<i>Bhuj</i>	08:46	7.7	<i>X</i>	13,805

Past earthquakes in India



It is important to understand the basics of earthquakes and the relevance to the area of consideration. The points and pictures depicted above might have given you a glimpse of the fundamentals of earthquake as a phenomenon. The articles to follow will focus on the effect of earthquakes on buildings, the philosophy of earthquake analysis and the guidelines to achieve earthquake resistance in construction.

IMPORTANCE OF WASTE MANAGEMENT IN CONSTRUCTION



Mr. Munnuswamy KC

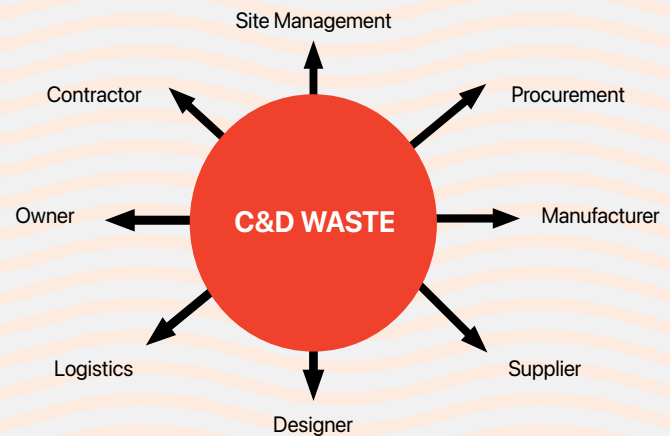
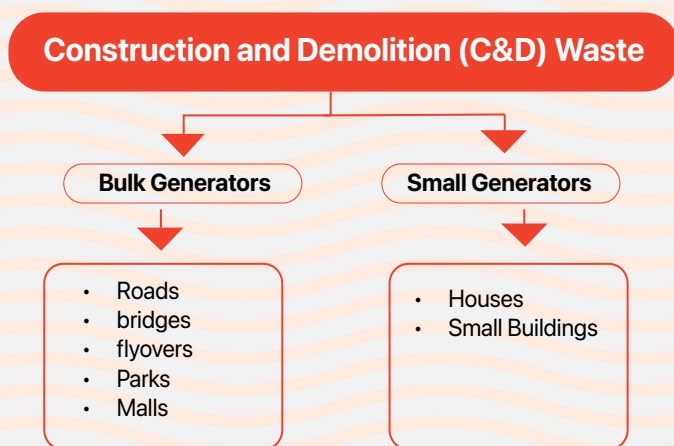
Construction and demolition waste is a major environmental concern in most of the Indian municipalities, as the CW generated in India is 150 MT and accounts for 35%–40% of the global C&D waste annually. India recycles only 1% of the C&D waste that is produced, according to Centre for Science and Environment estimates.

Despite the regulations and schemes in India, onsite implementation of C&D waste management is difficult. C&D waste management is among the major sustainability deliverables, however, it is presumed to involve high capital investment and is characterized by a low collection rate, low recycling, and increased open dumping.

In India, construction waste management is becoming an increasingly important issue due to the rapid pace of urbanization and infrastructure development. The construction sector is one of the largest contributors to waste generation in the country. By understanding the importance of waste management in construction, construction companies may operate more sustainably and responsibly, cut costs, and enhance their

reputation in the community. Construction industry is largest economic expenditure in India. According to eleventh five year plan, it is the second largest economic activity after agriculture. The impact caused to the environment by Indian construction industry is also large. Construction industry consumes high volume of raw materials and products. It generates high employment opportunity. Based on an analysis of the forward and backward linkages of construction, the effect in the construction on economy is estimated to be significant. The boom in the economic growth in the country is attributed to the developments in the construction industry. Investment in construction accounts for nearly 11 per cent of India's Gross

Domestic Product (GDP). Our construction sector is likely to continue to record a higher growth rate in the years to come due to the Governments recent initiative to allow cent per cent foreign direct investment in real estate development related projects. Based on the studies done by Technology, Information, Forecasting and Assessment Council –TIFAC (2000) the total construction works in the country for the five years during 2006-2011 has estimated to be for \$847 billion. From the cost analysis of various modes of expenses in Indian construction industry, it has been seen that the component of material cost comprises nearly 40 to 60 per cent of the project cost. The material waste generation in construction industry is huge in monetary terms.



Thus, cost saving potential for India is expected to be millions of dollars by adopting suitable measures for waste management. This is particularly essential for a development that responds to the challenges of environmental sustainability, low carbon emission and minimal resource depletion. The total quantum of C&D waste generated in India is estimated to 11.4 to 14.69 million tonnes per annum (TIFAC, 2000). The distribution of various components of C&D waste in India is given in the above Fig. The concrete, brick and masonry together constitute more than 50 percent of the total C&D waste. This shows the importance of developing C&D waste management plan for these components.

What is Construction Waste Management?

Construction waste management is the practice of minimizing and precisely disposing of the waste produced during construction projects. It is crucial for encouraging sustainability, cutting costs, and reducing the environmental effect of construction projects.

Understanding the various types of building structures is crucial in implementing effective waste management practices during construction.

Importance of Construction Waste Management

1. Reduces Environmental Impact

Construction projects can have a major negative influence on the environmental impact due to the volume of construction waste they produced. Efficient construction waste management in construction can assist to minimize this harm by limiting the quantity of waste created and disposing of any waste that is produced. Construction teams can help minimize their overall environmental impact by recycling materials, eliminating extra packaging, and properly disposing of hazardous materials.

2. Keeps Track of Materials

Effective construction waste management also involves monitoring the materials used during construction. This can assist construction teams in precisely estimating the number of materials required for a project and tracking the amount of waste produced. Construction teams can reduce waste and spend less money by only ordering the materials they need by keeping track of their materials.

3. Meets Legal Requirements

Proper waste management in construction is also crucial for meeting regulatory requirements. Many countries have put restrictions in place regarding the disposal of construction waste and hazardous materials. By disposing of waste and hazardous materials under certain standards, construction teams can avoid fines and legal consequences.

4. Construction Waste Management Reduces Costs

Proper waste management in construction can also help to cost savings. Construction teams can cut down on the requirement to buy new materials for

the next projects by reusing materials like concrete and metal. Construction teams can also save money on disposal fees by minimizing waste and properly disposing of any waste that is generated.

5. Improves Reputation

Finally, appropriate waste management in the construction sector can help to boost a company's reputation. By encouraging sustainability and reducing the environmental impact of construction, companies can show their dedication to business ethics. This can enhance ties with regulators and other stakeholders and bring in customers who want to do business with environmentally conscious firms.

Types of Construction Waste

- **Inert Waste:** This kind of construction waste is non-reactive and does not decompose, it will not harm the environment. Bricks, concrete, soil, rocks, and asphalt are examples of inert waste.
- **Non-hazardous Waste:** This type of construction waste is often referred to as general waste and includes materials that do not immediately damage the environment or human health. Wood, cardboard, plastics, glass, and metal are a few non-hazardous waste examples.
- **Hazardous Waste:** This type of construction waste is potentially harmful to the environment or human health, and needs special processing and disposal. Hazardous waste in the construction industry can take the form of chemicals, asbestos, lead-based paint, and polluted soil. Hazardous waste can harm wildlife, pollute the environment and water resources, and be harmful to human health if not managed properly.

How to Do Construction Waste Management

Each type of construction waste management requires a different approach. Following are some strategies for managing each type of waste:



Construction Waste Management Process

1. Inert Waste Management

- Sort the waste on-site and segregate the inert materials from other waste types
- Reuse materials where possible, for example, smash concrete and use it as a road base.
- Recycle materials that can be crushed and reused in new construction, such as asphalt and concrete.
- Dispose of inert waste at an allowed landfill or disposal site.

2. Non-hazardous Waste Management

- Sort non-hazardous waste from other forms of waste and then store it in a specific location.
- Create a platform for recycling materials like cardboard, plastic, and metal.
- Reuse materials wherever possible, such as using wooden pallets for other projects.
- Place non-hazardous waste in a designated landfill or disposal site.

3. Hazardous Waste Management

- Using the right labels and storage methods, identify hazardous waste and segregate it from other waste types.
- Get in touch with a licensed hazardous waste contractor to collect and dispose of the hazardous waste following local regulations.
- Store hazardous waste in a safe location to prevent pollution.
- Train workers on appropriate handling and disposal of hazardous waste.
- Adopt a waste management strategy that includes a hazardous waste management plan, an emergency response strategy, and a leakage prevention, control, and countermeasure strategy.

CONCLUSION

Effective waste management in construction is essential in the construction industry to reduce the harmful impacts of construction activities on the environment. The various types of construction waste include hazardous waste, non-hazardous waste, and inert waste, each requiring specific construction waste management strategies.

When considering waste management in construction, it is important to note the various types of piling methods that may generate different types of waste.

As a construction company, you need to implement sustainable construction waste management strategies, such as minimizing waste generation, recycling, and reusing materials, and disposing of waste properly.

You can increase efficiency on construction sites by implementing training for workers on waste management. By adopting sustainable construction waste management practices, the construction industry can contribute to a cleaner and more sustainable future for everyone.

FAQs

What is the main purpose of construction waste management?

The basic purpose of waste management construction is to minimize, control, and dispose of waste in a way that is safe for the environment, ethical for society, and practical for the economy.

What is the most essential part of waste management in construction?

The most important part of waste management in construction is the reduction and prevention of waste formation in the first place, followed by reuse and recycling. Proper disposal of waste is also crucial to prevent environmental harm.

How can I improve construction waste management?

You can improve construction waste management by implementing strategies to minimize waste generation, such as using sustainable materials, designing constructions for disassembly, and implementing a construction waste management plan.

What are the effects of construction waste?

The effects of construction waste can include environmental pollution, loss of natural resources, increased greenhouse gas emissions, and negative impacts on human health. This underlines the importance of construction waste management.

What is construction scrap?

Construction scrap is the term used to describe the leftover materials or waste from a construction site, which may include wood, concrete, metal, plastics, and other items that are frequently disposed of in landfills.



Make your walls speak with our bricks

ஸ்ரீ அண்ணாமலையார் சேம்பர்ஸ்

அன்பார்ந்த வாடிக்கையாளர்களே

- ★ இந்தியாவிலேயே முதல் முறையாக **WASHING METHOD** முறையில் மண்ணை சுத்தம் செய்து உயர்தர செங்கற்கள் உற்பத்தி செய்யப்படுகிறது.
- ★ எங்களின் கற்கள் உயர்தர தொழில்நுட்ப இயந்திரங்கள் உதவியுடன் **WIRECUT** முறையில் சரியான வடிவத்தில் சரியான எடையில் மற்றும் நல்ல நிறத்துடன் உற்பத்தி செய்யப்படுகிறது.
- ★ எங்களிடம் கற்களை செட்டில் வைத்து மின்விசிறிகள் மூலம் உலர வைக்கும் வசதி உண்டு.
- ★ எங்களிடம் உரிய நேரத்தில் உரிய இடத்தில் முதல் மாடி வரை ஏற்றி டெலிவரி செய்து தரப்படும் வசதி உள்ளது.
- ★ வருடம் 365 நாட்களும் சப்ளை செய்து தரப்படும்.

- ★ கல் உற்பத்தி செய்தல்
- ★ கற்களை உலரவைத்தல்
- ★ கற்களை அடுக்குதல்

- ★ கற்களை முதல் மாடி வரை ஏற்றி தரும் வசதி உள்ளது.



புளியம்பட்டி/ பழனி/ திண்டுக்கல் மாவட்டம்



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India's Greenest Building[■]

SIERRA ODC'S "EFACILITY" @KALAPATTI

Mr. Sivagnanaprakash

M/S .Selva Vinayakar Enterprises

The "eFacility" Building

In a world where environmental sustainability is becoming increasingly crucial "eFacility" is not only a workspace but also a technological marvel. Earning the LEED (Leadership in Energy and Environmental Design) Platinum certification from the U.S. Green Building Council (USGBC). This certification places the facility among the

top green buildings in the world. SIERRA's office has also been rated as the world's 2nd most energy-efficient building in the "Small Office" category, with a score of 103 points out of the available 110 points on the Energy Performance Index (EPI). "eFacility" is one of the most intelligent, automated and smartest building on the earth.



ENERGY COST
SAVINGS
64%



CARBON
NEUTRAL
BUILDING



WATER
SAVINGS
89.31%



RAIN WATER
HARVESTED
100%



WATER
RE-CYCLED
100%



INCREASED
PURIFIED FRESH AIR
60%



ORGANIC WASTE
RECYCLING
100%



DAYLIGHT
USE
86%



NATURAL
VIEWS
97%



BETTER LIGHT
POWER DENSITY
80%



CONSTRUCTION WASTE
REUSED / SENT FOR
RECYCLING
82.5%



RECYCLED CONTENT IN
CIVIL MATERIALS
20.15%



REGIONAL
MATERIALS
78.3%



RAPIDLY RENEWABLE
MATERIALS
3.15%



FSC
CERTIFIED WOOD
100%



VEGETATED
AREA
25%

Following is the list of exclusive features that make this building unique:

SITE SUSTAINABILITY

- The site has been developed in a designated industrial zone and not in an environmentally sensitive Greenfield site.
- More than 10 basic amenities are available within 800 mtr walking distance, reducing vehicle use.
- 200 mm of fertile top soil was stored near site and was reused for landscaping purposes.

• Private fossil fuel vehicle use has been reduced by following measures:

- Bicycle parking along with shower and changing facilities to encourage cycling.
- Shuttle bus facility to nearest bus stops along with city pick up and drop, to reduce private vehicle use.
- Provision for electric vehicle charging stations to encourage switch to electric vehicles.
- Onsite parking to reduce disturbance on public roads.

- Employees were assisted in the following ways for shifting their homes closer to the office locations:
 - Bachelor Room accommodation provided at 50% rental subsidy with all furnishings within 400 meters from the site
 - Guest House accommodation provided at 50% rental subsidy with all furnishings within 2 kms from the site
 - HR department provided assistance to families to locate accommodations near to the site.
- To protect and restore habitat over 20% of the site area including green roof is reserved for landscaping and planted with native species that promote biodiversity.
- Heat island effect is reduced by minimizing paved surfaces by providing parking within building footprint.
- Heat island effect from roof is reduced by using a combination of green roof, cool roof and shading through solar panels
- Local biodiversity is further protected by reducing evening light pollution through provision of automated blinds that shut light trespass to the outside and outdoor lighting is designed to ensure no excess light leaves the site boundary and no upward lighting is installed.
- All-electric hygienic kitchen to take care of staff and visitors' breakfast and lunch requirements to reduce staff movements.

Water Efficiency ■

- The building has achieved 89% water savings through the use of waterless urinals, high efficiency sensor faucets, reuse of treated water for flushing and reuse of stored rainwater for domestic use.
- The development is a zero discharge site by ensuring 100% rainwater harvesting and 100% waste water treatment to tertiary standards.
- Landscape water demand is reduced by over 40% through use of native drought tolerant species. Only treated water is reused for irrigation.
- Ground water quantity and quality will be improved gradually through recharge wells to percolate all excess water into the ground.
- High end automation ensures all tanks are level controlled with no human input required for water conveyance.
- All water sources have digital sub metering linked with the BMS to monitor water use and identify wastages.
- Minimum auto-flushing of water-less urinals based on occupancy levels of the building using BMS reducing the need for frequent cleaning and usage of cleaning materials
- State of the art Sequencing Batch Reactor (SBR) based STP System from KLARO, Rainy-filter for rain water filtration, Raw water treatment using pressure sand filter & carbon filter, Rain water additional treatment using dual-media filters & UV treatment leading to high-quality
- Water use improving efficiency by way of leak free working of all fixtures.

Energy Efficiency ■

Efficiency

- The building has achieved over 64% energy savings through the use of high performance building materials, HVAC, lighting and state of the art automation linked to the Building Management System.
 - The envelope measures include use of high performance glass, use of 16 inch wall assembly with AAC blocks and insulated roof assembly using foam concrete.
 - The building generates close to 1 lakh units of power annually through its 60 KW rooftop solar PV and 3 KW Amorphous Crystalline Building Integrated PV
 - Conventional roof top solar panels generates power only when the light levels are good whereas Amorphous Crystalline BIPV panels perform better in low light levels and so a good choice for building facades.
 - All HVAC systems use eco-friendly refrigerants to reduce greenhouse gas emissions.
 - The project has the most modern measurement systems that constantly measures the energy and water use at various sources and a plan is in place to correct any malfunction of the systems.
 - The building owner has voluntarily purchased over 2.5 lakh units of green power through Renewable Energy Certificate to ensure the project is run completely on green power for the first two years
 - A third party commissioning of equipment was organized to test all systems were working as per design and an operation and maintenance manual was also prepared to ensure efficient operations.
 - Night-purging is done in buildings which is the pumping-in of outside air when the outside temperature is much below than the inside temperature in some geographical regions that are found conducive. In this case, night purging is planned to be implemented by sensing the outside temperature and also the differential CO2 levels to improve energy efficiency
 - The Somfy Animeo KNX Shadow Management Solution implemented
- ## Concept:
- The manually operated blinds are generally operated to improve the day-light use, improve the natural view for the occupants, improve the thermal comfort
 - By automating the blinds operations based on the sun's position at the time of the month/ day, direction of the rays, outside LUX levels the above factors are maximized resulting in energy efficiency
 - The west side window blinds are kept open during the mornings till mid-afternoons whereas the east side blinds tilts are adjusted during that time to avoid direct sunlight and then slowly moved up based on the sun's location and the same happens for the west side blinds when the sun moves the other side. The LUX sensors outside helps to sense cloudy days to keep the blinds fully open.
- ## Benefits:
- Maximized natural views, natural lighting while managing thermal comfort and energy efficiency.

- Water and electricity meters to measure zone / purpose wise utilization and energy dashboards displaying solar power generation, savings and utilization data to improve sensitivity and awareness among building occupants. Display of energy saving targets and the achievement levels to improve outcome.

Materials and Resources

- All organic wastes are converted to manure and reused on site using a composting system
- Special provisions have been made through multiple bins on every floor for source segregation, Storage and collection of recyclable wastes.
- Over 95% of the construction wastes generated were recycled or reused, thereby diverting it from landfills.
- Over 20% of the total civil construction materials contains recycled content.
- Over 80% of all civil materials were procured from within 800 km radius from site, thereby reducing transport impacts.
- Over 95% of all wood used in the project is Forest Stewardship Council certified. This ensures raw wood was procured from sustainably managed forests.
- The project also uses small quantities of salvaged materials and rapidly renewable materials.

Indoor Environmental Quality

- The entire development has been declared as no smoking zone.
- The project has a robust ventilation system that pumps in 45% more treated fresh air compared to code requirements.
- The building has 13 CO2 sensors in all densely occupied spaces that is linked to the Demand Control Ventilation. Additional fresh air is automatically pumped in when CO2 level go above 800 PPM or when the outside vs inside differential is beyond 500 PPM
- Best practices were followed during construction to reduce contamination of indoor environment.
- A building flush out was carried out and indoor air quality was tested before occupancy.
- Materials were carefully chosen to ensure only low emitting/low VOC paints, coating, adhesives and sealants were used.
- All composite wood used is free of added Urea Formaldehyde.
- The building uses metal entryway systems to reduce dust indoors from occupant footwear (have installed double of the expected capacity considering dusty Indian conditions)
- The HVAC system uses high efficiency MERV 13 filters to filter particles even below 10 micron.
- Over 90% of the occupants have individual controls to manage their personal lighting and thermal comfort needs.
- Thermal comfort has been designed to meet international ASHRAE 55 standards to ensure health & productivity of occupants
- Quarterly surveys are conducted among building users to check the comfort levels in the building and operational changes are made based on the feedback.

- Over 85% of the regularly occupied spaces are day lit optimally through optimization of glass and skylights. Daylight sensors are provided to ensure lights turn on or off based in the indoor light levels.
- Over 97% of the occupants have access to outdoor views from their workspace, further improving connect with the outdoor environment.
- All windows have weather controlled automatic blinds that change positions based on the weather outside to further optimise daylighting, thermal comfort, energy efficiency while reducing light pollution.

Building Automation

The following building automation implementations are handled in this project:

- Lift monitoring & automatic fault detection and work order generation
- Air-conditioning system monitoring, operation, fault detection and work order generation
- CO2, Humidity based operation of HRV systems (Heat Recovery Ventilators)
- PA System: Automated playing of pre-recorded messages during fire situations
- Access Control System: Auto-release of all door locks during fire situations, detection and alert in case of long open locks, occupancy level logging for automatic flushing of waterless urinals
- CCTV system monitoring & automatic fault detection and work order generation. Perimeter detection and raising of security alerts.
- Scheduling of street lights, parking lights, gate lights, switching on of occupancy sensors based on lux levels
- Logging of critical parameters from UPS, monitoring, fault detection and work order generation
- Logging of data from water & electrical meters
- Roof top and BIPV solar inverters logging of data, monitoring, alarm detection and work order generation.
- Automation of fresh water, flushing water pumping and filtration system using water level indicators for completely automated operation
- Automated operation of garden sprinkler system based on humidity and temperature logs and schedules
- Automated operation of solar panel cleaning system using water jets operated based on fixed schedules to maximize solar power generation
- Fire pump monitoring, fault detection and work order generation
- Fire door monitoring and fire alarm generation
- Main doors monitoring and raising of theft alarms
- Generation of critical panic alerts (SMS, App based Mobile Notification and Email Alerts) to security team and management team in case of fire, security break, critical equipment malfunction and panic button triggering by building occupants.
- DG Set monitoring, operation, logging, fault detection and work order generation.
- Automatic opening of motorized gates in case of fire situations and remote locking in case of security situations
- Sewage Treatment Plant monitoring, logging, fault detection and work order generation
- LT Panel monitoring, logging of critical parameters, fault detection and work order generation
- Water filtration systems monitoring, logging, fault detection and work order generation

Innovations

- Relatively switch free office with most lighting and the air-cons controlled through touch panels and/or customized mobile application installed on each employee phones.
- 95% of the lighting is controlled using occupancy sensors operated based on LUX levels controlled by the BMS system ensuring maximum energy efficiency with provision to calibrate individually based on occupant's individual needs
- Continuous air quality measurement for Volatile Organic Compounds (VOCs) using Foobot indoor air quality monitors.
- First building to have a Building Integrated Photo Voltaic system in this region
- Need based operation of back-up diesel generator:
- The lighting, security controls and all important equipment are connected with Uninterrupted Power Supply (UPS)
- So, when there is a power failure, the diesel generators are not immediately turned-on and automatically turned-on only when the below parameters are detected:
- Any of the UPS battery backup levels goes below 20%
- When there is a need to pump water to any of the overhead tanks
- User request for lift operation (considering it is 3 storey building)
- This ensures that the even during weekends and holidays, the entire system is fully automated, energy efficient and smartly managed.

Automation of fault detection and generation of work orders using eFACiLiTY® - Computer Aided Facility Management (CAFM) tool integrated with Honeywell' Tridium Niagara® Building Automation System. (Video: <https://youtu.be/ITg9BgQMOB>)

- Controlling of air-conditioning & lighting systems at conference and training rooms based on room booking schedule using eFACiLiTY – Facility Booking System integrating with Honeywell' Tridium Niagara® Building Automation System. Video: <https://youtu.be/vWeEmcflW7Q>
- eFACiLiTY Smart Building Mobile App used for individual comfort control, automation of entry/exit tasks to improve comfort and energy efficiency and automation of common office tasks.
- Automatic cleaning of urinals using motorized valves linked with occupancy data through the BMS
- Automated gates and access control office floors which allows lighting and ventilation to work on demand.
- Subsidized accommodation provided to eligible staff members at a nearby location to reduce travel time and related pollution.

Certifications and Accolades

eFacility's commitment to sustainability has been recognized through various certifications and accolades. The building has achieved a LEED (Leadership in Energy and Environmental Design) Platinum rating, the highest level of certification from the U.S. Green Building Council. It has also been honored with multiple awards for its innovative green design and energy-efficient performance.

Community Impact

Beyond its technical achievements, eFacility serves as a role model for other developments in India. Its successful integration of sustainable practices demonstrates that green building principles can be effectively applied in diverse contexts. The building also contributes to the local community by setting a high standard for environmental responsibility and inspiring future projects to adopt similar practices.

Conclusion

eFacility represents a significant milestone in India's journey towards a more sustainable future. Its innovative design, commitment to energy efficiency, and holistic approach to environmental

stewardship make it a standout example of green architecture. As India continues to grapple with the challenges of urbanization and climate change, buildings like eFacility offer a hopeful glimpse into a more sustainable and resilient future.

eFacility at Kalpatti, Coimbatore is India's top scoring LEED Platinum building and the smartest of the smart buildings. We hope the project will inspire more real estate developers to push the boundaries and also educate end users on what they must demand from the real estate developers.

Inputs from

1. Yusuf Turab, Managing Director, InHabit & BuildScape, Coimbatore
2. greenestbuilding.com

7 Benefits of Estate Planning

1. Prevents financial and legal grief to your loved ones
2. Avoids complications, disagreement, bitterness and drift in the family
3. Ensures that physical, financial and online assets are passed on to your loved ones
4. Can provide for, or address to a family member or a loved with special needs
5. Estate planning can also help pass accolades bestowed on you to a specific individual
6. Helps to prepare for contingencies
7. Helps the beneficiary reduce tax outgo on account of inheritance



BK S. Balakrishnan

Managing Partner
BK POWER

Estate planning in the context of assets refers to the process of organizing and managing how a person's assets and wealth will be distributed, preserved, and managed after their death or during their lifetime in the event of incapacity. It typically involves creating legal structures and documents to ensure that assets are distributed according to the person's wishes while minimizing taxes, legal fees, and potential disputes among heirs.

Key Components of Estate Planning:

- 1. Will:** A legal document that specifies how your assets will be distributed after your death. It can also name guardians for minor children.
- 2. Trusts:** Legal entities that hold assets for beneficiaries. Trusts can help manage assets during your lifetime and ensure smoother transfer to heirs while potentially avoiding probate and minimizing estate taxes.
- 3. Power of Attorney:** This document grants someone else the authority to manage your financial or legal affairs if you're unable to do so.
- 4. Health Care Directives:** These specify your wishes regarding medical treatment and care if you become incapacitated.
- 5. Beneficiary Designations:** Some assets, like life insurance policies, retirement accounts, or certain bank accounts, can be passed directly to beneficiaries outside of a will or trust.
- 6. Tax Planning:** Estate planning often involves strategies to minimize estate and inheritance taxes, ensuring that a larger portion of your assets passes to your heirs rather than being lost to taxes.

7. Probate: The legal process through which a deceased person's assets are distributed according to their will (or state law if no will exists). Estate planning can help avoid or streamline the probate process.

Why is Estate Planning Important?

- **Control:** Ensures your assets are distributed according to your wishes.
- **Minimizes Taxes and Fees:** Helps reduce estate taxes, legal fees, and probate costs.
- **Protects Beneficiaries:** Safeguards the interests of your loved ones, especially minors or vulnerable dependents.
- **Ensures Business Continuity:** For business owners, estate planning can help transfer ownership smoothly.
- **Avoids Family Conflicts:** Provides clear instructions and reduces the likelihood of disputes among heirs.

In summary, estate planning is essential for ensuring that your assets are managed and distributed efficiently and according to your preferences, with the least financial or legal complications for your heirs.

Estate planning for South Indian construction business owners

Estate planning for South Indian construction business owners involves not just the management of personal wealth and assets but also ensuring the smooth transition of business ownership and operations. In India, where family-owned businesses are prevalent, it is essential to take steps to avoid legal disputes, tax complications, and disruptions in business operations, particularly in the construction industry, which is capital-intensive and involves significant physical assets.

Key Aspects of Estate Planning for South Indian Construction Business Owners:

1. Succession Planning for the Business:

- **Business Continuity:** Construction business owners must plan how their business will continue in the event of death or incapacitation. This involves identifying successors, usually family members or trusted business partners, and ensuring they are prepared to take over operations.
- **Leadership Transition:** A key part of estate planning is preparing the next generation for leadership roles, ensuring they have the necessary skills and understanding of the business.
- **Family vs. Non-Family Ownership:** Many South Indian construction businesses are family-owned, so it is crucial to clearly define which family members will be involved in running the business and which ones will simply inherit financial assets.

2. Wills and Testamentary Trusts:

- **Creating a Will:** The will should detail the division of personal and business assets. For construction business owners, this includes cash flow, investments, real estate holdings, equipment, and construction projects.

- **Trusts for Family Members:** Trusts can be used to provide for family members while maintaining control over how the assets are used. Testamentary trusts can be set up to protect assets from creditors or ensure that minors or inexperienced heirs receive guidance in managing wealth.

- **Business Ownership:** Specifying in the will who will inherit business ownership, including shares in any partnerships or limited liability companies (LLCs), is critical.

3. Corporate Restructuring:

- **Forming a Private Limited Company:** Many construction business owners may consider restructuring their business into a private limited company (Pvt. Ltd.) to make it easier to transfer ownership to the next generation. This structure can provide protection against personal liability, making estate planning more efficient.
- **Family Holding Companies:** Some families set up a holding company that owns the construction business and other family assets. The shares of the holding company can then be transferred to the next generation via a will or trust, streamlining the succession process.

4. Real Estate Planning:

- **Land and Project Holdings:** South Indian construction businesses often own valuable real estate, including land banks, commercial properties, and ongoing construction projects. Estate planning should include provisions for how these assets will be transferred & managed.
- **Property Division:** Clear instructions on how to divide real estate among heirs can avoid disputes. This is particularly important for construction business owners who may have multiple properties and projects spread across various regions.

5. Minimizing Estate and Gift Taxes:

- **Tax Efficient Structures:** Using trusts and family-owned companies can reduce estate taxes. For example, transferring ownership through a trust can lower the taxable value of the estate by shifting income-generating assets to beneficiaries over time.
- **Gift Deeds:** In South India, it's common to transfer real estate or other assets to family members during one's lifetime via a gift deed. This can help minimize taxes on assets after death and ensure smooth transfers.
- **Capital Gains Tax:** For construction businesses that deal in real estate, the capital gains tax on the sale of properties needs to be planned carefully to reduce tax liability. Proper estate planning can help avoid triggering significant tax consequences upon inheritance.

6. Use of Power of Attorney:

- **Managing Assets in Case of Incapacity:** A power of attorney allows someone to manage your personal and business finances if you become incapacitated. In construction, this can be crucial, as there may be projects that need immediate attention, payments that need to be made, or contracts that need to be signed.
- **Appointing a Successor for Business Management:** Business owners can designate someone to act on their behalf in case of temporary or permanent incapacity. This can ensure that operations are not disrupted if the owner is unable to make decisions.

7. Health Care Directives:

- **Medical Power of Attorney:** In addition to a financial power of attorney, a medical power of attorney allows someone to make health care decisions on your behalf. This can help ensure that in the event of an emergency, there is someone authorized to act quickly.

8. Wealth Preservation and Asset Protection:

- **Preserving Wealth for Future Generations:** For many construction business owners, the goal is not only to pass on the business but to also preserve wealth for future generations. This involves planning for asset protection against creditors, legal claims, and tax liabilities.
- **Avoiding Legal Disputes:** The Indian construction industry is highly competitive, and disputes over contracts and land ownership are common. Estate planning should include measures to protect the business and personal assets from potential litigation.

9. Nominee Arrangements for Key Assets:

- **Bank Accounts, Insurance, & Investments:** South Indian construction business owners should ensure that all bank accounts, insurance policies, and investments have designated nominees. This ensures that these assets are passed on smoothly to the intended beneficiaries without legal complications.
- **Joint Ownership of Assets:** If assets are owned jointly (such as with a spouse or business partner), planning should ensure a smooth transition to the surviving owner in case of death.

10. Family Business Constitutions:

- **Family Business Governance:** Some South Indian construction business families create a family constitution or governance framework to outline how the family business will be managed across generations. This can include rules for the distribution of profits, the role of family members in the business, and guidelines for decision-making.

Estate Planning Challenges in the Construction Industry:

1. Complex Ownership Structures: Construction companies may have multiple projects, partnerships, and joint ventures. Estate planning must account for these complexities, ensuring that contracts and obligations are transferred smoothly to the next generation.

2. High-Value Real Estate: Construction business owners often hold significant real estate assets, which may have large capital gains or inheritance tax implications. Estate planning strategies must carefully manage these assets to avoid large tax liabilities.

3. Business Liabilities: Construction businesses often have liabilities, such as loans, vendor payments, and project commitments. Estate planning must ensure that these liabilities are covered, and that the business remains financially stable during the transition.

4. Family Conflicts: In family-owned construction businesses, disputes among heirs are a common concern. Clear and comprehensive estate plans can help mitigate the risk of family conflicts by outlining specific roles, responsibilities, and shares in the business.

Conclusion:

For South Indian construction business owners, estate planning is essential for preserving wealth, protecting assets, and ensuring the continuity of their businesses. It involves not only preparing for the distribution of personal wealth but also planning for the smooth transition of business operations, real estate holdings, and leadership.

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தகராட்சி தீர்வாகத் துறை
வெளியிட்டுள்ளது.
தமிழகத்தில், 2,500
சதுர அடி வரையிலான
மனைகளில், 3,500 சதுர
அடி வரை விட்டு கட்டுவ
தற்கு, சவ சான்று அடிப்பட
ையில் உடனடி கட்டட
அனுமதி வழங்கும் திட்டம்
துவங்கப்பட்டுள்ளது.
கட்டட அனுமதி நடை
முறைகள் எந்தாவி
ட உள்ளதால், இதற்கு
பொதுமக்கள் மத்தியில்
வரவேற்பு கிடைத்துள்ளது.
இதில் பரிசீலனை கட்ட
டணம், உட்கட்டடமடப்பு
மற்றும் வசதிகள் கட்ட
டணம் செலுத்துவதில்
யிலக்கு அளிக்கப்பட்டுள்
ளது. இருப்பினும், பிற
வகை கட்டணங்களை
எப்படி வசூலிப்பது என்ற
கேள்வி எழுந்துள்ளது.
இது தொடர்பாக, தக

ராட்சி தீர்வாகத் துறை
பிறப்பித்துள்ள உத்தரவு:
உடனடி கட்டட அனு
மதிக்கு ஒருங்கிணைந்த
முறையில், கட்டணங்கள்
திண்ணிக்க முடிவு செல்
வப்பட்டுள்ளது. இதை
படி, சென்னை மாநகராட்சி
யில், சதுர அடிக்கு, 100
ரூபாய் கட்டணம் திண்ண
ிக்கப்பட்டுள்ளது.
கோவை, திருப்பூர்,
மதுரை மாநகராட்சிகளில்
சதுர அடிக்கு, 88 ரூபாய்;
தாமிரவருடி, சேலம், திருச்சி
மாநகராட்சிகளில் சதுர
அடிக்கு, 84 ரூபாய்
கட்டணம்.
ஆவடி, திருநெல்வேலி,
வேலூர், தூத்துக்குடி,
சரோடு மாநகராட்சிகளில்
சதுர அடிக்கு, 70 ரூபாய்;
தஞ்சை, தாகர்கோவில்,
ஒருடி, கடலூர், கரூர்,
ரூம்பகோணம், திண்டுக்க
லி, சிவகாசி, காவிரியூர்
மாநகராட்சிகளில் சதுர
அடிக்கு, 74 ரூபாய் கட்ட
டணம் திண்ணிக்கப்பட்டு
உள்ளது.
இவ்வாறு அதிக கூறப்
பட்டுள்ளது.

உள்ளடக்கிகளில் சதுர அடிக்கு எவ்வளவு கட்டணம்?

- சிறப்புநிலை, தேர்வுநிலை தகராட்சிகள் - 74 ரூபாய்
- முதல் மற்றும் இரண்டாம் நிலை தகராட்சிகள் - 70
- சிறப்புநிலை பேருராட்சிகள் - 70
- தேர்வுநிலை பேருராட்சிகள் - 68
- முதல்நிலை பேருராட்சிகள் - 65
- இரண்டாம் நிலை பேருராட்சிகள் - 45 ரூபாய்
- ஊராட்சிகளில் அவற்றின் நிலைக்கு ஏற்ப சதுர அடிக்கு, 15 முதல் 27 ரூபாய்.AGR

**GST Tech**
@Infosys_GSTN

As per GST portal data policy, data for view by the taxpayer is to be retained for 7 years only. Therefore, return data will not be available to view beyond 7 years on GST portal.

This data archival is going to be a monthly activity, hence on 01st October, 2024 data of September 2017 shall be taken down from the GST portal and so on so forth.

Hence, if required, please download and save September 2017 return data, as the same will not be available on the GST portal after 30th September 2024.

STANDARD CONSTRUCTION AGREEMENT FOR BUILDING PROJECTS

This Service Agreement is made and entered into on this _____ day of _____
20_____

BY AND BETWEEN _____ herein after referred to as the
'Client' (which expression shall, unless it be repugnant to the context or meaning thereof, mean
and include its successors-in-interest, title, legal representatives, executors, administrators,
and permitted assigns or anyone claiming through or under them) OF THE ONE PART;

AND

_____ having its Registered/principal Office at _____
_____ ; represented by _____

and hereinafter referred to as the 'Contractor' (which expression shall, unless it be repugnant
to the context or meaning thereof, mean and include its successors-in-interest, title, legal
representatives, executors, administrators, and permitted assigns or anyone claiming through
or under them) OF THE OTHER PART.

The Client and Contractor are hereinafter jointly referred to as the 'Parties' and individually as
a 'Party'.

WHEREAS the Client has proposed to construct a _____ building at _____

WHEREAS the contractor has submitted their proposal based on the client's requirements
and the client, satisfied by it, has nominated the contractor for the construction of the above
said building.

WHEREAS the parties have accepted the contract and agreed to commence the work on
_____.

CEBACA Draft Agreement and Technical support by
CEBACA Contract Agreement Terms And Conditions (CATAC) Panel.

Legal draft by

Lr.Srinidhi Sridhar, B.Com LLB hons.

Terms & Conditions of Contract

1. Scope of Contract

The contractor shall perform the contract in accordance with the terms and conditions contained herein to the satisfaction of the client.

The work shall be executed in accordance with the drawings made by the contractor and finalized by the Client prior to the commencement and from time to time of the construction.

2. Drawings and Specifications

The drawings, specifications, details, etc., which are prepared by the Contractor as per the IS code norms and terminology, shall not be used for any purpose other than the work covered by this agreement. The working specifications enclosed as Annexure I are subject to change on account of continuous improvement in quality construction.

3. Client's Responsibility:

• Decision Making & Periodical Inspection & Approval

The Client shall be responsible for timely review and approval of design submissions, samples, drawings, and other documents requiring approval as per agreed timelines. The Client shall also conduct periodic inspections of works at various stages.

• Coordination Between Other Agencies

The Client shall be responsible for the works of and coordination with other agencies appointed by them. Any delays or damages by the other agencies shall not affect the contractor. Supporting works to

the other agencies shall be approved by the client, and the respective costs shall be paid separately.

• Water and Electricity

The Client shall provide water and electricity for construction and electricity for security purposes free of cost. The Client shall allocate open space within the site premises for setting up temporary labour sheds and facilities.

The Contractor will construct and maintain the sheds at their own expense, including the cost of water and electricity.

• Instruction & Notice

Any work carried out in accordance with the verbal instructions of the Client shall be confirmed on record by the Contractor prior to the carrying out the work, and if it is not denied on record by the Client on receipt of the Contractor's confirmation, it shall be deemed to have been in accordance with the instructions of the Client.

The client shall notify the contractor of any dissatisfaction/dissatisfaction in the working immediately to avoid unnecessary misunderstandings.

4. Contractor's Responsibility:

• Materials Procurement & Stocking Tools For The Execution

The contractor has to make their own arrangements to procure all the building materials like cement, steel, M sand, fly ash bricks, etc., and also for unloading, storing, handling, etc. Contractor should

procure good quality materials and ISI fixtures for the construction.

The contractor shall make his own arrangement to support or scaffold, etc., wherever necessary for safe execution of the work and without disturbing the adjacent structures, if any, temporary building or building requiring support have to be properly strengthened, supported, shoring and strutting, if any, have to be done by the contractor without any extra payment.

The unused materials supplied by the Client shall be returned to the Client in good conditions as is supplied at the place of supply. In case of damages to or loss of materials, recovery at the specified rate will be made.

• **Workmanship as per Given Details**

The Contractor shall ensure works are carried out by skilled workers using high quality, approved materials and as per drawings/details shared. Strict quality checks shall be conducted at all stages to avoid reworks. Sub-standard works will not be accepted, and if found, any shall be reconstructed by the contractor at their own cost.

• **Engaging Technical Team for Execution & Supervision**

The Contractor shall appoint an experienced and qualified Site Engineer along with required supervision. Adequate engineering and safety staff shall also be deployed based on project requirements. Any sub-contractors or other agencies appointed by the contractor shall coordinate with the contractor & his team for all matters. They shall not contact the client for any financial or other matters directly or indirectly.

• **Obey All Health & Safety Norms To Prevent Accidents**

The Contractor shall comply with all applicable

health and safety laws and take requisite precautions to prevent accidents. Adequate protections, signage, equipment, first aid, etc., shall be provided.

The Contractor will be solely responsible for any safety non-compliances/mishaps. In case of any injuries, casualties, damages, loss, theft, etc., happening to the men, materials, and machine of contractor due to their fault or fault application or on violating their span or space of the work, the client shall not be held responsible.

5. Program of Completion

The contractor agrees to complete the work within _____ months from the date of commencement of work. The contractor shall have an extension of time to hand over the work if it is not completed on account of the un-availability of building materials, force majeure, natural calamities, legal impediments, non- or delayed payment of running bills, dues by the client, and/or delay in necessary decision-making from the client's side, if any.

6. Taxes: Gst Details

The Contractor shall ensure timely compliance with all requirements under the GST in India with respect to the contract works. The Client shall bear and pay the applicable GST (currently 18%) on all payments made to the Contractor for works. The Contractor shall provide invoice copies with due GST credit to the Client.

7. Measurements & Tolerance

The detailed executed measurement as in the site shall be recorded in a separate measurement sheet and to be forwarded at the time of inspection along with the client.

In case of any dispute as to the mode of measurement adopted for any item of work, it shall be referred as per relevant ISI standard specifications. Construction tolerance (level of acceptable errors) shall be permitted as per IS code.

8. Mobilization Advance & Mode of Payments

The contractor shall be entitled to payment at the rates specified in the estimates as agreed upon for the actual work executed at the site as per the drawings and specifications enclosed.

The final value of bills may vary depending upon the actual works as executed at the site and applicable tax.

_____ % of the estimated value as agreed by the parties prior to the commencement of the agreement shall be paid as mobilization advance. The above advance shall be adjusted in every bill amount, and the balance, if any, will be fully adjusted in the final bill.

The Contractor should present the bills as per site progress.

The contractor's bill for the work done shall be checked, and the payment shall be released within 5 days. However, if there is any inordinate delay, 75% of the bill value shall be paid within 5 days from the date of receipt of the bill, and the balance shall be adjusted on settlement of that bill. [Or The payment shall be divided into _____ parts and shall be paid at various stages as mentioned and enclosed in the Annexure II.]

On any delays in payment, it shall be deemed as non-payment and shall affect the continuity and pace of the work.

9. Extra Items & Extra Works

For the event of contractors being asked to execute any items of work that is not covered under the contract, such items of work shall be paid separately as follows:

The rates are worked out on the basis of material cost, labour cost, and service charges for the above work to cover overhead expenses and profit also. The above amount shall be added to the total contract value.

For any additional works confirmed within six months of the contract in the same premises, the contractor agrees to execute the work at the same rates and conditions of the contract.

10. Cost Escalation Within Time Frame

The following are the basic rates considered any variation in the below cost will call for an escalation of rates.

Cement Rs. _____ per 50 kg.

Steel Rs. _____ per kg.

The above quoted rates are applicable for a period of ____ months only. Further period as mentioned in clause 5 of this agreement calls for escalated rates which shall be intimated to the client prior to raising the bill.

11. Dispute Resolution Mechanism

All disputes and difference of any kind whatever arising out of or in connection with contract or the carrying out of the work (whether during the progress of the work or after its completion and whether before or after determination, abandonment or breach of the contract) shall be referred to a technically qualified arbitrator as

agreed by both parties. The Proceeding and decision of the arbitration will be governed by the provisions of the Indian Arbitration Act 1940. Both parties shall bear the costs of the Arbitration proceedings.

12. Defect Liability Period

The client shall inform the contractor of any defect in the construction within one month of taking possession of the building. And whereas for glazed tiles, sanitary wares, and electrical switches, the complaining period is one week from the date of taking possession. No such complaints shall be entertained after the said period.

The client shall inform the contractor of any dissatisfaction/dissatisfaction in the working immediately to avoid unnecessary arguments at the final stage.

13. Termination / Suspension of Contract

The Client shall terminate the contract by giving 30 days' notice with the reason for such termination. The Client shall also terminate immediately if the Contractor becomes bankrupt, insolvent, makes a wrongful claim, or is involved in fraud or safety violations.

The Client shall clear all pending/arrear payments to the contractor before engaging other agencies. The Client shall suspend the work wholly or partly for 30 days by giving notice with reasons. The period of suspension shall be considered non-working days. If suspension exceeds 60 days due to no fault of Contractor, they shall be compensated for proven expenses and demobilization costs.

14. Compensation of Delay

The works shall be completed within the scheduled time period along with a grace period of _____ days. Delay caused by the contractor beyond the agreed period shall attract a penalty of 0.25% of contract value per week up to a maximum of 5%.

If delay extends beyond _____ days, the Client may either grant a suitable extension with agreed compensation or terminate the contract with 15 days' notice and get the remaining works completed at the risk and cost of the Contractor. The above penalties shall not relieve the Contractor of their contractual obligations to complete the works.

IN WITNESS WHEREOF the Parties hereto have caused this Agreement to be executed on the day and year first written above.

By: _____
Name:
Client

By: _____
Name:
Contractor

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Members Speak: Insights and Inspirations

In this special section, we highlight the invaluable feedback from three esteemed senior members of CEBACA. Their insights reflect on the quality and impact of our publications, proposing enhancements that could further enrich our journal's content and community engagement. Join us in appreciating their thoughtful contributions and forward-thinking suggestions.

Dear Members,

I would like to bring to your attention of the best quality of our journal CEBACA Times in terms of articles of technical, commercial, social etc, layout, printing etc.

Similarly CEBACA Connect will also really will be meaningful journal for all of us to know about our family and their achievements, Social Columns etc. No Doubt, our journal surpassed the all India journal. Team Veerapathiran has done excellent work by contributing their quality time. Now it is our responsibility to motivate them to make it better by reading completely and sharing our views and comments of the articles . Well done Team Veerapathiran for making our Association Still better.

Mr.G.Srinivasan,
Advisor ,CEBACA

It is with great pleasure that I offer my congratulations to the editorial team of CEBACA Times for delivering an edition that not only resonates with the challenges and aspirations of our industry but also sets a benchmark for excellence in content and presentation.

The theme of "Building Integrity: Upholding Ethics in Construction" is a timely and vital reminder of our collective responsibility to uphold the highest standards in all facets of our work. This focus on ethics serves as the cornerstone of a successful and sustainable future for the construction sector. The quality of the writing, combined with the depth of insights on topics ranging from risk management to the adoption of new technologies, truly enriches the reader's understanding of both current trends and long-term strategies.

The inclusion of well-researched articles that are accessible to a wide audience—from seasoned professionals to emerging leaders—demonstrates an inclusive approach that strengthens the magazine's value as a tool for education and inspiration.

Suggestions for Further Enhancement:

1. Incorporation of Best Practices and Case

Studies: While the articles are highly informative, future editions would benefit from the inclusion of detailed case studies showcasing how CEBACA members have successfully applied ethical principles in real-world projects. This would not only provide practical examples but also encourage others to emulate best practices.

2. International Perspectives & Global Trends:

To broaden the scope of the magazine, I suggest introducing sections that highlight global trends in construction, comparing how ethical practices are evolving internationally. Such insights could offer a valuable comparative framework for our members, helping us stay ahead of industry shifts.

3. Member Contributions and Interactive Features:

Inviting more contributions from members, perhaps through expert opinion columns or interactive Q&A sessions, could foster a more engaged readership. This would allow the magazine to serve as both a source of information and a platform for dialogue within the community.

Critique and Opportunities for Growth: While the magazine is undeniably successful in conveying the importance of ethics, it could be further enhanced by including more critical analyses of the gaps that still exist in implementing these standards across our industry. A well-structured segment, featuring anonymous surveys or expert panels discussing challenges, would add a layer of introspection and drive for improvement.

Moreover, exploring diverse voices within the sector could offer fresh perspectives and solutions to ethical dilemmas in construction.

In conclusion, CEBACA Times continues to evolve as a valuable resource for the community, and this edition stands as a testament to the association's forward-thinking leadership and commitment to excellence. I look forward to future issues that build upon this foundation, offering even greater insights and fostering collaboration among all stakeholders.

Er.BK. S.Balakrishnan

Manging Director

BK POWER, Member, CEBACA

Member – National Federation of Engineers
for Electrical Safety (NFE)

I want to extend my warmest congratulations to the entire team behind * CEBACA Times* led by Mr. Veerapathiran for producing an outstanding issue. The quality of the content and the attention to detail are truly impressive. It's clear that a great deal of effort has been put into making this magazine such a meaningful resource for all of us. The edition reflects the creativity and commitment of the team, and it's much appreciated!

I'm also extremely thrilled about * CEBACA Connect* , which focuses on the stories and talents of our association's family members. I believe this new initiative will bring us closer and foster a stronger sense of community. As a suggestion for future issues of * CEBACA Times* , it would be great to include a section featuring upcoming international exhibitions related to our construction industry. This would help keep our members informed about global trends and opportunities to connect with industry leaders worldwide.

Thank you again for your hard work, and I look forward to seeing even more incredible content in the future!

Best regards,

A Shamsudeen



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அக்டோபர் மாதம் ஒன்பதாம் தேதி அவிநாசி சாலையில் லீ மெரிடியன் ஹோட்டல் எதிரில் டெக்கத்தலான் ஸ்போர்ட்ஸ் சென்டர் அருகில் இந்த ஆண்டிற்கான மரக் மரக்கன்றுகள் நடும் முதல் நிகழ்வு நடைபெற்றது.

பல்வேறு வகையான 300 மரக்கன்றுகள் இங்கு நடவு செய்யப்பட்டது .

இதற்கு சொட்டுநீர் பாசனம் மூலமாக தண்ணீர் வழங்குவதற்கும் ஏற்பாடு செய்யப்பட்டிருக்கிறது.

இந்த நிகழ்வில் சிறப்பு விருந்தினராக நீலாம்பூர் பஞ்சாயத்து தலைவர் திருமதி டாக்டர் சாவித்திரி அவர்கள் கலந்து கொண்டு சிறப்பித்தார்கள். முன்னாள் பஞ்சாயத்து தலைவர் திரு சண்முகசுந்தரம் அவர்கள் வாழ்த்துரை வழங்கினார்கள்.

இந்நிகழ்வில் பஞ்சாயத்து துணைத் தலைவர் பஞ்சாயத்து வார்டு உறுப்பினர்கள் இளைஞர்கள் ஊர் பொதுமக்கள் மற்றும் சிபாக்காவின் உறுப்பினர்கள் கலந்து கொண்டு மரக்கன்றுகளை நட்டு சிறப்பித்தனர்.



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