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# Editorial



**K.S. Chandran**  
Bulletin Editor

**Dear Readers,**

## **Wish You A Happy and Profitable Dusshera,**

Warm greetings on the occasion of 75th year of our Independence.

95% of our members are born in Independent India. Probably this generation may not be interested in knowing about pre-independence era, but some knowledge of those times is needed to guide our future generation for adapting themselves and the hardship as well as innovating routes adopted by the old generation to overcome such hardship without losing self confidence.

Today real estate industry is full of opportunities for innovation as well as implementation. Like any other trade, construction methodology keeps changing, in tune with the demand, circumstances and surrounding environment.

I wish to point out that plumbing and electrical areas need more professional guidance, duly complying with different ISI codes. As you might be aware, different news channels have been reporting loss of precious lives because of electrical short circuits. This problem could be minimized by taking care of the electrical installations.

RERA has provided safety/security to home buyers. Other agencies like pollution control board have also been playing their role. We, as responsible citizens cannot leave safety/ security untouched.

We spend a lot of money for advertising, marketing, giving facelift, landscaping etc., but we spend very little for safety and security of buildings. We are accustomed to pay penalties imposed by authorities, but are reluctant to spend on our own for safety and security.

It is necessary to update members on the Govt. rules and regulations as and when they are issued by authorities and local chapters may educate the members to abide by those new rules. I urge all members / chapters to contribute liberally for CSR activities, and spend more on skill development activities.

Thank you and wish you all success in all your endeavors.

Chandran.

**CREDAI VISAKHAPATNAM** (Regd. No, 231 of 2010)

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All the Members are requested to get their address updated with the association in order to ensure timely delivery of magazine also your email ID for speedy communication.

If you are not receiving a copy of magazine of CREDAL VISAKHAPATNAM Chapter. Please Contact @ 9848854448

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## President's Message

Dear Esteemed Member,

It gives me immense pleasure in addressing you through this message and share my feelings with you on all issues connected with our business activities.

We, at CREDAI-Visakhapatnam, consider our activity of constructing houses, not just a business venture, aimed at earning some profit, but treat it as an important social responsibility of providing the most basic requirement of all, namely, a house, that is not only pocket-friendly but also takes into account, different tastes of different people.

After pandemic, real estate sector has been recovering slowly but steadily and with the increasing demand for flats, plots, luxury houses and homes in gated communities, things are looking really rosy.

But like any other sector, real estate sector has also been riddled with many issues. **We have been facing a number of problems connected with RERA, GST, LRS, VLT, TDR and RDP.** CREDAI- Visakhapatnam, in collaboration with CREDAI-AP, have been pursuing these issues with the highest authorities concerned.

I am very grateful to CREDAI-AP President, Sri B. Raja Srinivasa, our respected Chairman, Sri Bayana Srinivasa Rao, our hard working Hon Secretary Sri E. Ashok Kumar and our immediate past Chairman Sri Peela Koteswara Rao, for their time and efforts in attending to all our problems.

**Interactive sessions with experts are being arranged to enable better understanding of the subject. Cyber crime is the latest problem to which bank accounts have become vulnerable. We propose to organize an interactive session on this subject very soon.**

I wish to recall that, if **CREDAI-Visakhapatnam could organize a national event like NIS (New India Summit) and more recently, the Azadi ka Amrit Mahotsav, in an exemplary and grand way, it was solely because of your cooperation and help.**

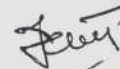
**I am glad to inform you that it was decided to institute an Award in the memory of K. Subba Raju, who had contributed immensely for the development of the institution. It is a small token of gratitude that great soul.**

I express my deep gratitude for the unflinching support and cooperation extended by all members, especially members of the EC, CYW and CWW, to discharge my responsibilities as the President.

I look forward for similar cooperation in future also.

I once again thank you all and wish peace and happiness at homes and profit and good name in business.

Thanking you



**K.S.R.K. Raju (Sai),**  
President  
CREDAI, VISAKHAPATNAM

# MSME



By  
**Dasari Madhu Kiran,**  
 Committee Member,  
 CREDAI Visakhapatnam.

**T**he Central Government notifies the following criteria for classification of micro, small and medium enterprises, namely:—

- (i) a micro enterprise, where the investment in Plant and Machinery or Equipment does not exceed one crore rupees and turnover does not exceed five crore rupees;
- (ii) a small enterprise, where the investment in Plant and Machinery or Equipment does not exceed ten crore rupees and turnover does not exceed fifty crore rupees;
- (iii) a medium enterprise, where the investment in Plant and Machinery or Equipment does not exceed fifty crore rupees and turnover does not exceed two hundred and fifty crore rupees. This notification shall come into effect from 01.07.2020.

## What is MSME:

MSME stands for Micro, Small and Medium Enterprise.





**Why MSME:**

The Micro, Small and Medium Enterprises (MSME) sector is a very important for India’s legacy economic model and a part of the critical supply chain for products and services. This sector is considered as the job creator and plays a crucial role in providing large-scale employment and industrialization of rural and backward areas.

**Importance of MSME:**

MSME has introduced in the year 2006 in India. There are still some service sectors that were not yet included in this sector was included in the definition of the Micro, Small and Medium-sized Enterprises making a historic change to this Act. It creates large-scale employment:

**Following are its advantages:**

**1** Enterprises that are inclusive in this sector require low capital to start up new business. Moreover, it creates a vast opportunity for the unemployed people to avail. India produces about 1.2 million graduates per year out of which the total number of engineers are around 0.8 million. There is no economy so far that could provide that large number of freshers in one year only. MSME is the boon for the fresh talent in India.

Economic stability in terms of Growth and leverage Exports: It is the most significant driver in India contributing to the tune of 8% to GDP.

**3** Considering the contribution of MSME to manufacturing, exports, and employment, other sectors are also benefitting from it.

Encourages Inclusive Growth: The inclusive growth is at the top of the agenda of Ministry for Medium, and small and Medium-sized enterprises for several years. On the other hand, poverty and deprivation are a deterrent to the

**4** development of India. Besides, it includes marginalized sections of a society which is a key challenge lying before the Ministry of MSME.

Cheap Labor and minimum overhead: While in the large-scale organizations, one of the main challenge is to retain the human resource through an effective human resource management professional manager. But, when it comes to MSME, the requirement of labor is less

**5** and it does not need a highly skilled laborer. Therefore, the indirect expenses incurred by the owner is also low.

Simple Management Structure for Enterprises: MSME can start with limited resources within the control of the owner. From this, decision making gets easy and efficient. On the contrary, a large corporation requires a specialist for every departmental

**6** functioning as it has a complex organizational structure. Whereas a small enterprise does not need to hire an external specialist for its management. The owner can manage himself. Hence, it could run single-handedly.

The main role in the mission of “Make in India”: The signature initiative by the Prime Minister of India “Make in India” has been made easy with MSME. It

## Advantages of MSME registration for Developer/ Construction company:

**There are unlimited benefits of MSME Registration, a few are:**

The government has announced a Rs 3 lakh crore credit guarantee fund for lending to industry, especially MSME. Banks and financial institutions will lend money to MSME without demanding collateral under this scheme. This scheme is open to businesses with a revenue of Rs 100 crore and an outstanding limit of Rs 25 crore.

The MSME Department now has new definitions of MSME so that more construction and other companies can join and take advantage of the schemes offered under MSME Registration.

The Finance Minister has also announced an increase in the subsidiary debt facility for MSME to Rs 20,000 crore. This compensation would be given to MSME whose accounts have been deemed stressed or non-performing assets. This will aid in the revival of struggling MSME businesses, especially construction companies.

Another Advantage of MSME Registration for a company is the reduction in EPF Contribution.

Construction companies after enrolling under MSME Registration get Subsidies on power, taxes, and entry to state-run industrial estates. The construction company can also get Exemption from certain direct taxes in the initial years of your business after successful Udyam Registration.

Six months would be allocated for project completion under RERA regulations for MSMEs as well. This will assist developers in finishing their projects and obtaining a completion certificate while avoiding any penalties. In addition, TDS levels have been cut by a quarter.

**MSME / UDYAM registration can be**

## Documents Required for MSME/UDYAM registration:

Copy of the Aadhaar card	Individual / Proprietor / Partners / Directors duly linked with an active mobile number
Copy of PAN card	Individual / Proprietor / Partners / Directors ( linked with Aadhaar)
PAN card	Of the company
GST number	Of the company
Contact information of the company	Phone number, email ID etc.



Details of the bank account	Of the company or the individual; either savings or current account
ITR statements	Including losses and profits
Information on the units of the company	If the company registration and the name of its units are the same or different. If different, details to be included.
Category of the individual	SC, ST, OBC etc.
Specify the disability	If there is any
Information on the desired status	Either as a manufacturing unit or service provider or as both
Information on employees	Number, details on their gender etc.
Information on the willingness to participate	In the Gem portal

## HOW TO REGISTER FOR MSME/UDYAM:

done by clicking the following link:

<https://udyamregistration.gov.in/Government-India/Ministry-MSME-registration.htm>

**NIC (National Industrial Classification) codes:w.r.t. construction sector are:**

Section F:	Construction
Division 41	Construction of buildings
Group 410	Construction of buildings
Division 42	Civil engineering
Group421	Construction of roads and railways
Group422	Construction of utility projects
Group429	Construction of other civil engineering projects
Section L	Real estate activities
Division 68	Real estate activities
Group 681	Real estate activities with own or leased property
Group 682	Real estate activities on a fee or contract basis

# ఎలక్ట్రానిక్ పరికరాలకు

# "మార్కొనైట్" రక్షణ కవచం



- నాణ్యవంతమైనది, మన్నిక అయినది
- సర్వోపరణయితమైనది మార్కొనైట్ శ్రీ కాస్ట్ ఎలక్ట్రానిక్

అరుణ్: ఫ్లోరొస్ట్ర ప్రతినిధి

కాలం శరవేగంగా మారుతోంది. కాలంతో పాటు అభివృద్ధి వేగంగా జరుగుతోంది. పరిశ్రమలు, విద్యా, వైద్య సదుపాయాలు, ప్రభుత్వ కార్యాలయాలు, విద్యుత్, రవాణా వ్యవస్థలు వృద్ధి చెందుతున్నాయి. ఈ క్రమంలోనే మానవ జీవన విధానాలు మారుతున్నాయి. అందుకు తగ్గట్టుగానే అధునాతనమైన, సుందరమైన నివాస భవనాలు వెలుస్తున్నాయి. దానికి తగ్గట్టుగానే అనేక సౌకర్యాలు పెరుగుతూవస్తున్నాయి. సామాన్యుల నుంచి ఉన్నత వర్గాల వరకూ నేడు నిత్యం ఎలక్ట్రానిక్ పరికరాల వాడకం పెరిగింది. అన్ని వర్గాలవారికి వాటి వినియోగం తప్పనిసరి పరిస్థితులు ఏర్పడ్డాయి. టీవి, మిక్సర్, వాషింగ్ మిషన్, ఫ్రిజ్, ఏసీలు, కంప్యూటర్లు వంటి పరికరాలు అందరికీ అవసర వస్తువులు అయినాయి. ఇవన్నీ విద్యుత్ ఆధారిత పరికరాలు. విద్యుత్ సరఫరాలో ఏమాత్రం హెచ్చు తగ్గులు వచ్చినా అవి పాడవుతాయి. పెద్ద పెద్ద మెరుపులు, ఉరుములు వంటి ప్రకృతి విపత్తులు సంభవించినా అవి నాశనం అవుతాయి. వీటి రక్షణకై ఆయా ప్రదేశాల్లో "ఎర్"లను అమరుస్తారు. వాటిల్లో మాత్రం ఇంతవరకు మార్పులు రాలేదు. పాత పద్ధతిలోనివే వాడుతున్నారు. ఇంత విలువైన పరికరాల రక్షణకు ఇప్పుడు అత్యంత రక్షణాత్మకమైన "మార్కొనైట్" శ్రీ కాస్ట్ ఎలక్ట్రానిక్ ఎలక్ట్రానిక్"ను మార్కెట్లోకి అందుబాటులోకి

తెచ్చారు నగరానికి చెందిన సాయి కెమికల్స్ వారు. ఈ అధునాతనమైన ఎర్లింగ్ ఎలక్ట్రానిక్ గురించి సాయి కెమికల్స్ మేనేజింగ్ పార్టనర్ నరేష్ గుప్తాను అడిగి తెలుసుకుందాం..

మన్నికైనది.. తుప్పు పట్టదు:

ఈ పరికరం దీర్ఘకాలం 50 ఏళ్లకు పైగా పనిచేస్తుంది. ఎన్నార్లకైనా తుప్పు పట్టదు. మెరుగైన పనితీరు ఉంటుంది. ఒకటి కన్నా తక్కువ రెసిస్టివిటీ ఇస్తుంది. కొండ ప్రాంతం, ఇసుక, ఉప్పు నీటి ప్రాంతాలవంటి అన్ని చోట్లా అనువైనది. అన్ని రకాల నేలలోనూ ధీటుగా నిలుస్తుంది. నిర్వహణ వ్యయం ఉండదు. ఒక్కసారి అమరిస్తే 50 ఏళ్లకు పైగా మన ఎలక్ట్రానిక్ పరికరాలకు రక్షణ కవచంగా నిలుస్తుంది. అవసరానికి తగినట్లు ఎన్ని అడుగులు లోతువరకు వేయాల్సి వస్తే అన్ని అడుగుల పరికరాన్ని పెట్టుకోవచ్చు.

యు.కె. నుంచి దిగుమతి:

ఇది అధునాతనమైన టెక్నాలజీతో రూపొందించింది. యు.కె. నుంచి దిగుమతి చేస్తున్నాం. ఎపి ఆధరైజ్డ్ డిస్ట్రిబ్యూటర్స్. ఇంతవరకు మనం ఏర్పాటు చేస్తున్న ఎర్ లలో ఉప్పు, బొగ్గు, ఇసుక వేసి ఇసుక రాడ్ వాడుతున్నాం. ఇది త్వరగా తుప్పు పడుతుంది. ఐదేళ్ల లోపే మార్పుకోవాల్సి వస్తుంది. ఈ కొత్త మైక్రోనైట్ శ్రీ కాస్ట్ ఎలక్ట్రానిక్ ఎలక్ట్రానిక్ ఉప్పు, బొగ్గు, ఇసుక అవసరం లేకుండా ప్రత్యేకమైన లోహ పరికరం. ఎన్నార్లైనా తుప్పు పట్టదు, నిర్వహణ వ్యయం ఉండదు. కేరళ వంటి రాష్ట్రాల్లో ప్రభుత్వ కార్యాలయాల్, 66 కేబి సబ్ స్టేషన్, అధికారిక భవనాల్లో దీనినే ఏర్పాటు చేస్తున్నారు. అంబాలా ఎయిర్ బేస్ లో 150 అడుగుల పరికరాన్ని అమర్చారు. దేశ వ్యాప్తంగా ఉన్న ఇండియన్ ఆయిల్ కార్పొరేషన్ (ఐ ఓ సి) లో ఈ పరికరాన్నే ఏర్పాటు చేస్తున్నారు. నేపీ, మిలటరీ, ఎలక్ట్రిసిటీ, ఇందియన్ ఆయిల్ బర్డ్స్ లో ఆఫ్టావల్ పొందింది. సోలార్ వినియోగం దగ్గర కూడా వాడడానికి అప్రూవల్ ఉంది. విశాఖలోని విఐపి రోడ్డు లో ఉన్న షాపర్స్ స్టాప్ లోని ఓ సాఫ్ట్వేర్ కంపెనీలో, కంప్లెనర్ ఫైట్ స్టేషన్ లో, చాలా అపార్టెంట్లలో దీనిని ఏర్పాటు చేయడం జరిగింది. మనం లక్షలు, కోట్లు పెట్టి కట్టుకుంటున్న ఇళ్లలో వేలు, లక్షలు విలువైన సున్నితమైన ఎలక్ట్రానిక్ వస్తువులు వాడుతున్నాం. వాటికి దీర్ఘకాలం పాటు రక్షణగా నిలిచే మార్కొనైట్ శ్రీ కాస్ట్ ఎలక్ట్రానిక్ ఎలక్ట్రానిక్ ఎంతో ఉత్తమమైనది.

నరేష్ గుప్తా,  
సాయి కెమికల్స్ మేనేజింగ్ పార్టనర్.

# అందరూ ఎదురు చూసే క్రెడాయ్-విశాఖ స్థిరాస్తి ప్రదర్శన.

## క్రెడాయ్ విశాఖ గురుంచి సంక్షిప్తంగా.

అందరికీ అందుబాటులో ఉండే స్థిరనివాసాలు నిర్మించేందుకు సుమారు మూడు దశాబ్దాలు క్రిందట apartment builders అసోసియేషన్ గా శ్రీకారం చుట్టుకొని, 2010 లో క్రెడాయ్ విశాఖపట్నం గా నామాంతరం చెంది తన ప్రస్థానాన్ని విజయవంతంగా కొనసాగిస్తోంది. క్రెడాయ్-విశాఖ చేపట్టిన అనేక కార్యక్రమాల్లో..... అత్యంత ముఖ్యమైనది, అందరూ ఎదురు చూసేది, నిర్మాణ రంగంలోని అందరికీ, ముఖ్యంగా సొంత స్థిరనివాసం ఉండాలని కలలు కనేవారికీ, ఉపయోగ పడేది "క్రెడె-విశాఖ స్థిరాస్తి ప్రదర్శన" (CREDAI-VISAKHAPTNAM PROPERTY EXPO).

ప్రతీ ఎడాబీ విధిగా నిర్వహించే ఈ కార్యక్రమం ఈ యేడాది డిసెంబర్ 23, 24, 25, తేదీలలో, మిల మిల మెరుస్తున్న నీటితో కళకళలాడుతున్న బంగాళా ఖాతం కి అభిముఖంగా, నగరానికి వన్నె తెచ్చేలా ఉన్న గదిరాజు ప్యాలెస్ లో యేర్పాటుచేస్తుంది క్రెడాయ్-స్థిరాస్తి సంస్థ.

నిర్మాణ రంగంతో ప్రమేయం ఉన్న అందరికీ అన్నీ విధాలా ఉపయోగపడే...

"క్రెడాయ్ -విశాఖ స్థిరాస్తి ప్రదర్శన"

ఎవరికీ...ఎలా.....!

\* నిర్మాణరంగంలో ఉన్న వారందననీ...అంటే అమ్మకందారు కొనుగోలుదారుతో సహా.... ఇల్లు కొనుగోలుకు అప్పు ఇచ్చే బాంకులూ ఇతర ఆర్థిక సంస్థలూ, ఇళ్ల నిర్మాణానికి అవసరమయ్యే సామగ్రిని విక్రయించే కం పెనీలూ, ఇతరులనూ, ఒకే చోట చేరుస్తుంది స్థిరాస్తి ప్రదర్శన. దీనివల్ల.....

\* సొంతఇంటిని సొకారం చేసుకోవాలనుకోనే కొనుగోలుదారు.... ప్రదర్శనలో ఉన్న వివిధరకాలైన ఇళ్లనించి తనకు ఇష్టమైన, తన ఆర్థిక స్థితిమతుకు అనుకూలమైన, ఇల్లును ఎంచుకొని, పూర్తిగా సొమ్ము చెల్లించి కానీ, వాయిదాల పద్ధతిలో కానీ కొనుగోలు చెయ్యుచ్చు ప్రదర్శనలో వివిధరకాలైన ఇళ్లు ఉంటాయి. రక రకాల apartments, gated community నిర్మాణాలతో సహా, విలాసవంతమైన అన్నీ సదుపాయాలూ ఉన్న ప్రత్యేకమైన ఇళ్లు ప్రదర్శన లో ఉంటాయి. ఏ రకమైన ఇల్లు ఏ ప్రాంతంలో ఉన్నదీ తెలుసుకొని తనకు ఇష్టమైన ప్రాంతంలోని ఇల్లు ఎంపిక చేసుకునే అరుదైన అవకాశం కొనుగోలు దారునికి ఉంటుంది.

ఇది కొనుగోలు దారునికి స్థిరాస్తి ప్రదర్శన ద్వారా లభించే అరుదైన వకాశం. క్రెడాయ్-విశాఖపట్నం అంటేనే ఓ నమ్మకం... నాణ్యతపై విశ్వాసం.. భద్రతపై భరోసా... అన్న విషయాలు విశాఖ నగరవాసులకేకాక యీ ప్రాంత ప్రజలందరికీ విశిష్యమే...

\* అమ్మకం దారు..... ఎలాంటి అమ్మకం దారుకైనా ధ్యేయం ఒకటే.....కొనుగోలుదారును ఆకట్టుకోవడం. యిన్ని ఉన్నతమైన నాణ్యతా ప్రమాణాలు పాటించినా, తన

నిర్మాణాన్ని కొనుగోలు దారు దృష్టికి తెచ్చి... ఆకట్టుకొని... కొనేలా చేయడం అమ్మకందారు ముఖ్య ధ్యేయం. తన నిర్మాణం లోని ప్రత్యేకతలేమిటో... ఇచ్చే రాయితీలేమిటో... స్వయంగా కొనుగోలుదారుకు వివరించేందుకు స్థిరాస్తి ప్రదర్శన దోహద పడుతుంది.. తన ధ్యేయం నెరవేరుతుంది. వేల సంఖ్యలో ప్రదర్శనకు తరలి వస్తారు. అందులో చాలామంది కొనుగోలుదారులుంటారు.

ఇది గతంలో నిర్వహించిన స్థిరాస్తి ప్రదర్శనల ద్వారా వచ్చిన అనుభవం.

\* ఆర్థిక సంస్థలకు..... అన్నీ ప్రభుత్వాలూ, ప్రజలకు సొంత ఇల్లు సమకూర్చే కార్యక్రమాలకు ప్రాధాన్యతనిస్తున్నాయి. ఇందుకు అనేక కార్యక్రమాలు రూపొందించాయి.

ఇందుకు తగిన ఆర్థిక వనరులు... అంటే తక్కువ వడ్డీతో రుణాలు రూపేణా ఇచ్చే బాధ్యత, బాంకులు ఇతర ఆర్థిక సంస్థల పై ఉంటుంది. ఇలాంటి బాధ్యతను స్థిరాస్తి ప్రదర్శనలో పాల్గొనడం ద్వారా నిర్వహించవచ్చు.

వివిధరకాలైన లోన్లు, సులభవాయిదాల్లో తిరిగి చెల్లించేవివరాలూ, తమ సంస్థలు ఇచ్చే రాయితీలు, ఇల్లు కొనే ఉత్సాహం ఉన్న వారికి వివరించడానికి స్థిరాస్తి ప్రదర్శన చక్కని వేదిక అవుతుంది.

\* నిర్మాణానికి అవసరమైన వస్తువులు ఉత్పత్తి చేసే కంపెనీలు..... తమ ఉత్పత్తులను ప్రదర్శించి వాటి నాణ్యతనూ, ధరల వంటి విషయాలను, కొనుగోలు దార్లకూ, అమ్మకం దార్లకూ, వివరించవచ్చు. తద్వారా తమ తమ అమ్మకాలనూ, పెంచుకోవచ్చు. దీనివల్ల నిర్మాణానికి ఎలాంటి నాణ్యతగల సామగ్రి వినియోగిస్తున్నారో తెలుసుకొని ఓ నిర్ణయం తీసుకునే అవకాశం కొనుగోలు దారుకూ ఉంటుంది.

చివరి వినియోగదారు (end user) కొనుగోలు దారుడే కదా. ప్రదర్శన లోని అన్ని కార్యక్రమాల ధ్యేయం కొనుగోలుదారుని ఆకట్టుకోవడమే గదా!

By  
CREDAI Visakhapatnam

# CREDAI-VSP PROPERTY EXPO

## **BRIEF HISTORY:**

The most important activity of the CREDAI-Visakhapatnam has been the conduct of Property Expo, normally conducted in the last week of December every year. So far it has conducted seven property shows. And like the refulgent seven colors in the rainbow, each having its own beauty, the last seven Property Expos of CREDAI-Visakhapatnam, have had their unique features and specialties. The one common feature of all the seven Expos, being their grand success and each made a niche for itself in the hearts of people, especially people of this fast growing "city of destiny".

Now, CREDAI-Visakhapatnam is all set to launch its eighth edition of Property Expo on December 23rd 24th and 25th 2022, at the iconic Gadiraju Palace and Convention Center, overseeing the blue and shimmering waters of Bay of Bengal.

The Property Expo of CREDAI-Visakhapatnam is the largest in the state and people, especially prospective home buyers, look forward for this annual event eagerly and with great expectations.

## **ALL UNDER ONE ROOF:**

This Expo brings together reputed builders, trusted and tested land developers, leading financial institutions, popular brand companies selling quality building construction materials, under one roof. It gives a wide range of property options that suit all tastes, budgets and dreams.

Exhibition of these multiple products under a single roof, would have multiple benefits for multiple people.

## **FOCUS ON BUYERS:**

It helps potential home buyers to choose their dream house, from among the umpteen number of apartments, flats, gated communities, luxury dwellings that would be on display at the exhibition. The Expo would also help buyers to know details of properties, their location and other aspects.

## **ADVANTAGE TO BUILDERS:**

It enables builders to display their product and attract customers, who visit the Expo in their thousands, and even a strike a deal on the spot. For this, financial institutions, who would participated in good numbers, help them to come to a decision by giving details of various loan options, subsidies, EMIs that are available to them. Thus participating financial institutions would get an opportunity to do good business.

Companies displaying construction material would have an opportunity to explain to builders the quality and other aspects their material and improve their chances of good business. Prospective buyers would also have an idea of the material that is likely to be used in construction.

UNDER THE WATCHFUL EYES OF TRUSTED AND TESTED.

The Chairman, Sri Bayana Srinivasa Rao, President, Sri KSRK Raju (Sai) and Hon Secretary Sri E.Ashok Kumar, who have been in the construction sector for the last several decades, keenly watch every new development in the field of construction sector and reinvent property trends and chalk out CREDAI-Visakhapatnam's Property Expo plan accordingly.

### A HOUSEHOLD NAME

This ensures that every stake holders or participant has a lot to gain from this annual event of CREDAI-Visakhapatnam which has become a house hold name in these parts because of its impeccable and unblemished track record.

*Lot of prizes are there for the visitors.*

*COME! And GRAB them.*

**ENTRY IS FREE.**

# Making Bricks

## Out of Crop Residue

By Tarun Jami, Founder & CEO of GreenJams



**M**aking Bricks Out of Crop Residues to Rid the Carbon Woes of Construction

Written by Tarun Jami, Founder & CEO of GreenJams

It seemed like a beautiful foggy winter morning when I drove into Delhi in late 2019. After spending just about 2 hours in the city, a raging headache hit me like a sledgehammer. Soon my vision blurred, which made me almost crash my car. Frazzled by the experience, I decided to drive back to Roorkee. Interestingly, the farther I got away from Delhi, my condition seemed to get better. To my dismay, I realized that what seemed like a pleasant fog was toxic smog, and this was my first

ever exposure to such severe conditions.

Intrigued and troubled by the whole experience, I decided to research the subject a bit more. Coincidentally, around the same time, there was a slew of newspaper articles talking about the issue. One report said that the air pollution caused by crop residue burning causes over one million pre-mature deaths and almost 2 lakh crore rupees of economic losses due to worker productivity and public health loss. I had also found a few high-impact journal articles which reported that more than 100 million tonnes of crop residues are burnt annually in India, the majority of which is rice straw.

Leveraging the vast knowledge I had gained by developing the world's strongest hempcrete, I sat down with my team – Er. JLN Murty, my father

and managing director of GreenJams, a construction industry veteran with over 35 years of experience, and Varun Jami, my brother and co-founder of Green Jams – to figure out how we could use rice straw to make the next-gen building material.

A few tens of trials later, we succeeded at creating a super strong, durable, thermally insulating and carbon-negative building material, which we named Agrocrete®. Soon, we were able to expand the range of crop residues we could use to produce Agrocrete®. Today, we can use rice straw, wheat straw, bagasse, cotton stalk, corn stover, etc. Traditionally, bricks were made with quarried sand and stone, but in Agrocrete® we replace them with crop residues.

Functionally, Agrocrete® performs much better than conventional building materials like burnt clay bricks, fly ash bricks and concrete blocks because of the crop residues. While it is stronger than the incumbent building materials, the crop residues help reduce the weight by over 50% and increase its thermal insulation three-fold. What's more? The crop residues, which came to be because of the photosynthesis process, capture carbon dioxide from the atmosphere. The same process makes afforestation and reforestation attractive as a tool to fight global warming and climate change. Because of crop residues and a zero-emissions manufacturing process, Agrocrete® claims the distinction of being the only carbon-negative loadbearing block in the entire world. Through Agrocrete®, we found a solution for the gigantic carbon footprint of the construction industry and a method to improve public health. We found that the technology is so simple, frugal, and

scalable that anyone can adopt it. A small manufacturing facility that produces about 9,00,000 blocks per annum and caters to 3,00,000 sq ft of built-up area consumes about 600 – 800 metric tonnes of crop residues. Costing only a fraction of what it would cost to set up a modern “green” building material factory, the return on investment is significantly higher. Today, we have two Agrocrete® manufacturing locations (franchisees) – Vizag and Delhi-NCR, and so far, have captured 35 metric tonnes of CO<sub>2</sub>, prevented over 175 metric tonnes of carbon emissions, and prevented over 750 metric tonnes of crop residues from burning.

We can overcome many of the human predicaments if we simply fix how we design. For far too long, we have been wasteful simply because we followed unintelligent systems. Most of our current processes focus only on the shorter term and are designed to reap immediate benefits. The crop residue burning issue is also a result of such a practice. The push for widespread monoculture of cash crops and food grains might have been suggested as a quick-fix solution at the time, but we have been at it for far too long now. We might have bitten off more than we can chew, and it is choking us now, quite literally. But solutions emerge when attitudes change, and the status quo is challenged. For it was the convention that landed us in trouble in the first place.

#### **Short Bio:**

Tarun Jami is the founder of GreenJams, an award-winning cleantech enterprise creating carbon-negative building materials out of crop residues and industrial by-products to solve for the climate change caused by construction and crop residue burning. At GreenJams he primarily takes care of product development and technical operations. He is an INK Fellow and Forbes 30 Under 30 listee. He holds bachelor's and master's degrees in civil engineering and environmental sciences. He is also currently pursuing a PhD in civil engineering from CSIR-Central Building Research Institute, Roorkee and RMIT University, Melbourne.

# Development and Sale of Plots



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**A**rticle on Development and Sale of Plots 09th August, 2022 In view of recent clarification by the Central Board of Indirect Taxes through its Circular vide No. 177/09/2022 TRU dated 3rd August 2022, there is once again buzz in the real estate sector about the GST implications on development and sale of plots. From the very beginning of GST era, there is a lot of confusion on GST implications on development and sale of land being plots. Notification no 3/2019 CTR has put to an end many confusions in so far as construction and selling of residential or commercial apartments. However, similar clarity is missing for development and sale of plots. Moreover, in many parts of the country, show cause notices

have been issued on developers of land to pay GST on their

activity. In view of the above, the latest Circular No 177 has gained lot of importance as it tries to clarify the confusion though not fully. This article aims to discuss the GST implications on various types of activities involved in land development.

The following types of transactions takes place, in general, in Development and Sale of Plots: A. Developer owns the land a. Sale of plots to the customers; B. Developers enters a Joint Development Agreement with a Land Owner a. Transfer of Development Rights by the Land Owner to Developer; b. Sale of plots by the Developer to his customers (Developer share); c. Development of land owner share and handing over to Land Owner; d. Sale of plots by Land Owner to his customers (Land Owner Share). A. Whether sale of plots to buyers thereof chargeable to GST – both the cases of Own Land and Joint Development Agreement? When a developer starts development of a land into plotting and other development activities like electricity, drainage, water facilities, parks, club house etc., he may enter into sale agreements with the prospective buyers either before commencement of such development or during the course of such development or after development is completed. Circular 177 cited above, clarifies that “As per S.No. (5) of Schedule III of the Central Goods and Service Tax Act, 2017 (CGST Act) sale of land is neither supply of goods nor a supply of service”. The S. No 5 of Schedule III reads as below: 5. Sale of land and, subject to clause (b) of Paragraph 5 of Schedule II, sale of building. Para 5 of Schedule II deals with GST on construction and selling of apartments when sold before the building gets occupancy certificate. The provisions of Para 5 of Schedule II are different from S.No. 5 of the Schedule III. Hence sale of land whether before development or after development it remains land, and in the absence of specific provisions similar to Para 5 of Schedule II the same shall not be subject to GST. Accordingly, the above-



mentioned circular provides the following clarification: Land may be sold either as it is or after some development such as levelling, laying down of drainage lines, water lines, electricity lines, etc. It is clarified that sale of such developed land is also sale of land and is covered by Sr. No. 5 of Schedule III of the Central Goods and Services Tax Act, 2017 and accordingly does not attract GST.

Hence it can be concluded that sale of plots by a developer to his customers, whether before development, or during the course of development or after development shall be exempt from GST. Summary – Whether it is a case of own land or JDA case, the plots sold by the developer to his customers are not chargeable to GST in terms of the said Circular. B. Cases where a project is developed under Joint Development Agreement: The next crucial area which is not addressed by the Circular is – Whether Transfer of Development Rights by a land owner under a Joint Development Agreement would be liable to GST? And Whether development services provided by developer to the land owner towards land owner share under JDA would be liable to GST? Let's take up one by one – 1. Whether Transfer of Development Rights by owner of the land

under JDA to the developer attracts GST? For this we may refer Notification no. 13/2017 CTR (Reverse Charge Notification) S.No. 5B which provides that services supplied by any person by way of transfer of development rights or FSI for construction of a PROJECT by a promoter, the GST thereon shall be paid by the promoter under Reverse Charge Mechanism (RCM). The explanation to the Notification 13/2017 provides definition of the term "Project". Clause (k) of the explanation provides that the term project shall mean a Real Estate Project or a Residential Real Estate Project. Clause (l) of the explanation provides that the term Real Estate Project shall have the same meaning assigned to it in clause (zn) of Section 2 of the Real Estate (Regulation and Development) Act, 2016. 4 Section 2 (zn) of the RERA Act, 2016 defines the term Real Estate Project. The definition is defined in an exhaustive manner starting with the words "means". The definition contains the development of land into plots Therefore, to sum up, transfer of development rights for construction of a project attracts RCM and project includes land development and therefore, it might be inferred that, in the case of transfer of development rights for development of land into plots may attract GST under RCM and the developer may be liable to pay GST. Though there is no specific mention about the taxation of TDR on land in any notification etc., department may interpret in the above-mentioned manner and propose GST on TDR in the hands of the builder under RCM. It is pertinent to mention at this juncture that the exemption available for transfer of development rights under Notification no 12/2017 is only for when it is for construction and sale of residential apartments and hence not applicable to development of plots even if it is for residential purposes. 2. The Second question is whether the development services provided by the developer to the land owner under a JDA attracts GST? It is similar to that of payment of GST on land owner share of flats by the builder of apartments in terms of Notification No 3/2019 CTR based on value of first flat sold by the builder to a third party nearest to the date of JDA; The clarification as per Circular No 177 provides that sale of land whether before development or after development shall not attract GST. However, under a JDA there is no sale of land by the developer to the land owner, in fact the land is owned by the land owner and hence the question of sale of land by the developer to land owner does not arise. Then what the developer is doing for land owner might be termed as a service. 5 Section 2 (102) of CGST Act defines the term service to mean – "Anything other than goods, money and

securities but includes activities relating to the use of money or its conversion by cash or by any other mode, from one form, currency or denomination, to another form, currency or denomination for which a separate consideration is charged" Therefore, the development of land is an activity being done by one person called developer to another person called land owner and the consideration for such an activity is development rights being granted by land owner to the developer. Hence, it appears that development services being provided by developer to the land owner may attract GST in the absence of any specific clarification from the Board. C. Whether sale of developed or under developed plots by land

above mentioned circular, the sale of land whether before or after development is not liable to GST whether it is sold by developer or any other person and hence the sale of plots by land owner of his share, shall not attract GST. D. Whether the developer can avail ITC in respect of goods and services used for development of plots? As per the provisions of Section 16 read with the provisions of Section 17, so long as the goods or services are used in the course or furtherance of business and it is not exclusively used for providing exempted services, the taxpayer shall be entitled to claim ITC subject to Section 17 (5). In the instant case of development of plots, it is opined that (in the previous paragraphs) sale of plots by developer to his customers are exempt from GST whereas in the case of JDA, development services provided to land owner and transfer of development rights are taxable in the hands of the developer. Therefore, the developer shall be entitled to claim ITC in order to discharge GST payable. (The article and opinions thereof are purely interpretation by the author of the law, rules, notifications and clarification issued by the Government from time to time. It should not construe any professional advice and we shall not be liable for any actions taken based on above clarification).



# GST Latest Developments

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I thought of writing this article on one of the important recent amendments in view of lot of buzz going on in Trade and Professional Fraternity discussing various situations and taxability in each of those situations. Amendment has been carried out by the Government to the Exemption Notification No 12/2017 CTR and 13/2017 CTR withdrawing exemption for renting of residential dwelling units to registered persons and casting the responsibility to pay GST on service recipients on such renting of residential dwelling units to registered persons. S.No. 5AA of Notification No 13/2017 CTR reads as below – the new ERA begins “Services by way of renting of residential dwelling to a registered person by any person” From the above it is clear that any person whether registered under GST law or not, providing services of renting of a residential unit to a registered person shall now attract reverse charge

mechanism provisions and therefore such registered person shall pay GST on such rental expenditure under reverse charge mechanism. There has been a confusion among the tax payers, that if a registered person takes a residential unit on rental basis for being used for residential purposes, whether taxable or not and many are of the view that it is NOT taxable. However, the exemption notification vide S.No. 12 of 12/2017 CTR duly amended by notification number 4/2022 CTR dated 13. 7. 2022 effective from 18.7.2022 reads as below: **“Services by way of renting of residential dwelling for use as residence except where the residential dwelling is rented to registered person”** No doubt renting of residential dwelling for residential purposes is exempt from GST but with a condition that “the person who taken such premises should not be a Registered Person”. 3 The moment the service recipient is a registered person the above-mentioned exemption would cease to apply and therefore becomes taxable. Now read 12/2017 with 13/2017. The moment 12/2017 is not applicable to a case on hand, 13/2017 comes into operation and accordingly the service recipient who is a registered dealer shall pay GST under RCM. It should be noted here that what is taxable is renting of residential dwelling to a registered person, there are no exceptions provided either under the exemption notification or under the reverse charge notification therefore, taxability Comes into picture the moment residential dwelling is rented out to a registered person. Key points:



1. The owner or the lessor of the residential dwelling may be a registered person or not, and it is not relevant to determine the taxability.

2. What is rented out is a residential dwelling

3. The person to whom the residential dwelling is rented out must be registered person

4. Such a transaction is taxable under reverse charge mechanism in the hands such a registered person.

5. Further taxability does not depend upon the purpose for which the residential property has been put to use. The registered person who has taken such premises may put to use, the residential dwelling, either for residential purposes or for commercial purpose but whatever may be the case it is taxable in his hands under reverse charge mechanism.

Various situations under which taxation of residential houses when given on rent would arise:

Situation	Owner/Lessor of Residential unit (R.U)	Person to whom R.U is rented out	Purpose for which R.U is put to use	TAXABILITY
1	Registered	Unregistered	Residential	NOT TAXABLE
2	Unregistered	Unregistered	Residential	NOT TAXABLE
3	Registered	Registered	ANY (Residential/ Commercial)	Taxable under Reverse Charge
4	Unregistered	Registered	ANY (Residential/ Commercial)	Taxable under Reverse Charge
5	Registered	Unregistered	Commercial	Taxable under Forward Charge
6	Registered	Registered	Commercial	Taxable under Forward Charge

Unregistered Unregistered Commercial Exemption up to threshold limit of ATO – 20lacs can be availed and Forward Charge. Some frequently asked questions and answers thereof – 1. A registered person has taken a residential property on rental basis and uses it for his own business whether taxable? Ans – Yes Taxable, As mentioned earlier taxability of a residential unit does not depend upon the purpose for which it is being used by the registered service recipient. 2. A registered person has taken a residential house on rental basis and uses it for his residence whether taxable? Ans- Yes taxable, as we say the moment residential unit is rented out to a registered person it is taxable in the hands of such registered person irrespective of the purpose for which it is being used. 3. Registered person takes on rent residential house and provide seat as residential accommodation to its directors or employees whether taxable? Ans- Yes taxable as a service recipient is a registered person and there is no exemption for renting of residential unit to a registered person. 5 4.

How to



identify whether a unit rent it out is a residential dwelling unit or a commercial unit? Ans- It is very important to identify whether the premises which is rented out his residential property or a commercial one it can be verified based on the plan approval or municipal tax Received or electricity bill or any other similar document. 5. What if a registered dealer gives out on rent a commercial property to another registered dealer whether reverse charge mechanism is applicable? Ans- No. the RCM provisions are applicable only for residential property therefore the question of RCM does not arise in the case of commercial properties. In such cases the property owner will be liable to pay GST subject to threshold limit. 6. A Registered

person takes a residential house on rental basis and paying GST under reverse charge mechanism under notification number 13/2017 whether he is eligible to claim ITC? Ans- Eligibility to ITC is covered by section 16 read with section 17 of the CGST act section 17(5) Provides cases or situations where ITC is not eligible. Clause (g) provides that Goods or services or both used for personal consumption or not eligible for ITC.

Therefore, there is no ambiguity of Eligibility of ITC when the house taken is used for the purpose of business-like residential house taken by a chartered accountant or in advocate being used as his office for conduct of his profession is eligible for ITC. However, If the

house so taken on rent is being used by the service recipient for his residence ITC may not be available as it amounts to services used for personal consumption Further there may be a case where a registered person who takes residential property on rental basis and provides it as an accommodation to its employees or directors. now the question arises whether the said

i n p u t



service is said to be used for business purpose or worker personal consumption of its employees. These are the cases which may lead to litigation under this renting of residential houses department may argue that personal use by employees amounts to personal use by the employer and therefore ITC is not eligible. 6 7. What if a registered dealer takes a residential property on rental basis but does not book the expenditure in his P & L account. whether he is still liable to pay GST under reverse charge mechanism? Ans- Yes What is taxable is renting of residential unit by any person to a registered person. Therefore, it doesn't

depend upon whether the registered person has booked the expenditure in his books of accounts or not the moment he pays or enters into a rental agreement with the landlord he is bound to pay GST on such rentals paid to the landlord. 8. What is the rate of tax applicable for renting of residential units which are chargeable to GST under RCM in the hands of service recipient? Ans- The applicable rate of tax is 18% under the service classification "Renting of Immovable Property Service". 9. What if the person who is taking residential unit on hire is registered as a Composite Tax Dealer under Section 10? Ans- A person who opted for composition scheme under Section 10 is a Registered Person under the GST Law and hence, he also shall be liable to pay GST under RCM. And at the same time, he cannot avail ITC even if the said property is used for business purposes as composite dealer are not eligible to claim ITC. Summary To sum up the new tax entry is wide enough to cover renting of residential property by any person to a registered person in the taxability does not depend upon the purpose for which the said house property is being used by the said service recipient.

*(Disclaimer - the article and opinions thereof are purely interpretation of the author of the law, rules, notifications and clarification issued by the Government from time to time. It should not construe any professional advice and we shall not be liable for any actions taken based on above clarification).*

# Housing prices **UP By 5%** amid healthy demand: Report



Delhi-NCR saw the highest increase in residential prices at 10% year-on-year.

By FORTUNEINDIA.COM, Aug 16, 2022 3 min read



Residential prices have been seeing an upward trend led by rising demand amid rising prices of construction materials.

Image: Sanjay Rawat

A resurgence in residential real estate demand has led to a 5% increase in property prices across the top eight cities while registering a marginal decline in unsold inventory during the April-June quarter of 2022, according to a joint report by Credai, Colliers and Liases Foras. Delhi-NCR saw the highest increase in residential prices at 10% year-on-year, followed by Ahmedabad and Hyderabad with 9% and 8% YoY increase respectively, the report shows. Residential prices, which have surpassed pre-pandemic levels, have been seeing an upward trend led by rising demand amid



rising prices of construction materials.

The sales momentum that started in the latter part of last year continued in Q2 2022 as well, led by pent-up demand and attractive pricing, says the report.

Despite rising prices and an increase in new launches in the last few quarters, unsold inventory saw a dip in the majority of the cities.

Bengaluru witnessed the steepest decline of 21% year-over-year in its inventory overhang, led by higher sales. Only Hyderabad, Mumbai Metropolitan Region (MMR) and Ahmedabad saw an increase in unsold inventory, which was led by significant new launches. MMR still accounts for the highest share in unsold inventory at 36%, followed by 14% in Delhi- NCR and 13% in Pune.

This comes days after the Reserve Bank of India (RBI) hiked the repo rate to 5.4%, taking the key policy rate back to pre-pandemic levels – the highest since August 2019. It also marked the end of the low-interest rates regime which drove housing sales across the country during the pandemic.

“The central bank continues to increase repo rates to offset the impact of inflation and banks are

expected to increase loan interest rates including that of home loans. As captured in this report, the housing prices have increased between 2-5% across cities, as materials and labour costs continue to remain high,” says Harsh Vardhan Patodia, president of CREDAI National.

***“We may see a marginal dip in demand due to increasing interest rates, but I am confident that the sales will continue to grow across segments from September, as we enter the festive season,”***

Patodia adds.

Rising homeownership amongst millennials supported by higher disposable income and willingness to upgrade to larger spaces equipped with better amenities have sparked a sharp growth in housing demand in the last few quarters, says Ramesh Nair, chief executive officer and managing director of Market Development Asia at Colliers.

While the RBI has increased the repo rate amid inflationary pressures and banks have already begun increasing the lending rates, the upcoming festive season, however, is likely to keep the market sentiment high resulting in higher sales, adds Nair.

***“With discounted EMI schemes, we see early signs of developers absorbing the impact of increasing interest rates. Sales volumes are likely to improve as we see growing new supply with festive offers,”***

says Pankaj Kapoor, managing director of Liases Foras. Follow us on Facebook, Twitter, YouTube & Instagram to never miss an update from Fortune India. To buy a copy,

visit Amazon.

# How to keep your home PEST-FREE?



Pest control is an important part of home maintenance, especially with the seasonal change round the corner. 99acres.com suggests some effective ideas for safeguarding your home against pest infestations.

By Farozan Akhtar  
Research Analyst 99acres.com

Summer and monsoon seasons witness a variety of pests flourishing in and around our homes. With the hot and humid weather receding, most people tend to get laidback about pest control. However, you must remember that winters do not necessarily bring a respite from pest problem. In fact, pests proliferate in heat, and human homes provide both warmth and food easily.

Rats, cockroaches, spiders, termites, bed bugs, ants and moths are common during the chilly winters. The omnipresent houseflies and fruit flies are perennially found in almost all homes. Instead of offering a comfortable shelter to these pests, we must stay alert and engage in proper home maintenance. 99acres.com lists some tips to help you save your home from these pesky invaders.

- Secure any unwanted openings, including cracks, crevices, gaps and holes, in your homes, before pests find them.
- Always keep the dustbins covered and dispose garbage on a regular basis. Besides attracting rodents and cockroaches, garbage provides a breeding ground for harmful disease causing germs.
- Keep your floors and kitchen counters free from any food crumbs that might otherwise attract ants and mice. Ensure that all food items are always kept covered, preferably stored in airtight containers.
- Cover all ventilation ducts with wire mesh.
- Pay heed to pipe leakages and faulty drainage. Keep bathrooms, sinks and other wet areas as dry and clean as possible.
- Clean your house regularly, especially the dark, inaccessible corners around appliances. Get rid of any unwanted clutter like cardboard boxes as spiders and cockroaches love to set up their abode in such places. The cleaner your home is, the less attractive it will be for pests.
- Keep a few naphthalene balls in cupboards and other storage units, except where edible items are stored, to keep moths and termites away. Stock up on repellent sprays and use them regularly in and around drain pipes to get rid of any unwanted creatures living inside.
- Airing all clothes, upholstery and mattresses out in the sun before



winters set in is a very effective practice for getting rid of any bugs and vermin.

- Your pets can carry a variety of bugs into your homes. Bathe them regularly to keep their coats free of fleas, and keep their food and water bowls and their resting places clean.
- To avoid flying insects like moths around your house, ensure that all lights are pointing away from your house.

Keeping a little distance between the outside lights and windows will ensure the insects don't easily enter your house.

Being proactive about cleanliness is the best way to keep your home safe from annoying pests. A good sanitation regime will make sure that you enjoy the chilly weather instead of running around with a bug-spray in hand. So, take some time out before the winter sets in and make your home pest-free.



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# HEALTHY CONSTRUCTION PRACTICES



## CENTERING AND FORMWORK

Weak and unstable centering and formwork may lead to injuries/loss of life in addition to material loss. Here's how centering and formwork should be done:

1. Centering should be strong enough to hold the fresh concrete till it hardens.
2. No slumps in slab formwork or imperfect formwork in beams are to be allowed for better structural performance.
3. To ensure stability, centering should be supported at specified intervals with props that are adequately braced.
4. Gaps between the centering sheets should be sealed to prevent leakage of slurry, which otherwise would result in honey combed concrete.

## FOOTINGS:

1. The foundation should rest on firm soil. If the soil is found to be loose it is recommended to excavate till the appropriate soil with bearing capacity is reached.
2. In soils where water level is near the Existing Ground Level, footings are casted in Wet Conditions



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only. The surface is to be maintained in dry condition before casting the concrete. Laying 40mm Aggregate and crusher dust or lean concrete can be used to maintain the surface dry.

3. Ensure that the excavation done is true to levels, slope, shape and pattern as indicated by the Geotechnical expert.
4. Bracing the sides of excavation with tight shoring work for deep excavations to avoid collapsing of the sides of the excavation area is





a mandatory practice and should be done to satisfaction of Geotechnical experts.

5. Consolidate the bed of excavation by watering and ramming. Soft or defective spots should be dug out and filled with concrete.

6. In Isolated Footings, the reinforcement is bent into 90 Degrees at one end only instead of both ends.

7. In Isolated footings, pedestal reinforcement should be bent so as to provide development length at both the ends.

8. In Combined footings, sufficient chairs are to be provided to maintain distance between the top and bottom mats.

9. In Ribbed Rafts, the Slab reinforcement is to be placed below the Beam Reinforcement.

### **COLUMNS:**

1. Column Ties are to be provided

from the footing bottom itself.

2. Column Ties are to be provided at the Beam Column junction.

3. Column ties are to be provided with varying spacing instead of constant spacing throughout the height. The spacing near the slabs should be less compared to the middle height of the Column.

4. The laps in longitudinal reinforcement of column shall be spliced in mid-half length and confined with ties at 150mm spacing. Not more than 50% cross-sectional area of bars shall be lapped at a section.

5. Column Lapping's are to be done for length equal to the Development length of the bar.

6. Column Tie hooks are to be followed as per IS Code.

7. Core-cutting is absolutely not allowed in Columns.

### **BEAMS:**

1. Continuous reinforcement in the beams is to be bent into 90 degrees bend along both the ends. Preferably both the top and bottom bars are to be tied with each other along the

mid depth of the beam.

2. The Top Extra reinforcement provided in the beam is to be bent into 90 degrees.
3. Spacer Bars are to be provided in beams where reinforcement is placed in 02 layers.
4. Z or U Crank Bars are to be placed in primary beams supporting the secondary beams at the junction.
5. Wherever sleeves are provided in the beams proper reinforcement detailing to be done around the openings or additional reinforcement is to be introduced to stiffen the beam.
6. For beams of depth more than 750mm, Side face reinforcement equal to 10% of beam gross area must be provided.
7. Stirrups spacing for the beam to be varied instead of maintaining same spacing throughout the length of the beam. Spacing near the Supports is to be less than the spacing at the centre of the beam.
8. Not more than 02 electrical conduits are to be allowed to lower at the same location of the beam. It is preferable if the electrical conduits are avoided near the L/4 span from the supports or columns.
9. Whenever beam depth varies along the length of the beam, the beam bottom reinforcement of shorter depth span should be continued for a distance of Development length into larger depth span.



#### Slabs:

1. The Reinforcement along the shorter

span is to be placed below the reinforcement along the longer span.

2. The crank lengths of L/3 for continuous spans and L/4 for discontinuous spans from the face of the beam are to be provided.
3. Whenever openings or cut-outs are to be provided in Slabs, proper detailing i.e., vertical, and diagonal bars are to be provided in Slabs.
4. It is preferable to maintain the diameter of electrical conduits limited to 1" or less for slabs of thickness 5" or 125mm.
5. Overlapping of the electrical conduits one over the other should not be allowed. If required junction boxes are to be used.
6. If the Diameter of the electrical conduits required is more than 1" or 25mm than its preferable to increase the slab depth accordingly. It is recommended to cross check the reinforcement after electrical layout placement as the technicians displace the reinforcement cage for their ease of working.
7. In slabs of shorter spans (both  $l_x$  and  $l_y$ ) either the reinforcement is to be provided in double mats or alternate cranked instead of providing reinforcement only in the Top Mat.
8. In Cantilever Spans the Slab Top Reinforcement provided should be extended L/3 into the opposite span instead of starting it from the face of the beam.

#### Curing

Curing is the process of maintaining satisfactory moisture content and temperature in freshly cast concrete for a definite period of time immediately following placement. The process serves two major purposes such as a) It prevents or replenishes the loss of moisture from the concrete, b) It maintains a favourable temperature for hydration to occur for a definite period. If the curing is not done properly, the concrete shall result in immature cracking and not attaining its desirable compressive strength.

#### Plastering

Wall plasters that have unsightly cracks and spoilt interior/exterior finishes are quite common.

- Poorly implemented plastered surfaces develop cracks and sometimes disintegrate due to lack of proper adhesion. Also thickness of plastering is to be taken care of which can lead

sheering of the wall due to its own weight prematurely.

- Surface preparation plays a vital role in ensuring the adhesion. The surface should be free from any loose particles, dust etc., and the joints between the bricks/blocks should be properly raked.
- Lean mixes are preferred for plastering as rich and weaker mixes tend to develop cracks.
- Normally, plastering should be done in two coats leaving adequate time between the coats.

**Waterproofing**

Dampness or moisture can prove very damaging to any construction. A lot of money can get wasted due to unexpected seepage of water into walls or woodwork. Sometimes the presence of moisture can even corrode the steel framework, thus placing the whole structure at risk. In

order to safeguard your precious construction and also to avoid future inconvenience, it is highly important to take strict measures to waterproof the structure as per requirement. There are various waterproofing techniques that can be used during and after the construction. It is essential to consult a qualified Engineer or Architect for an appropriate waterproofing method to be followed in order to avoid subsequent hassles and damage.

**Terraces:**

It often happens in structures that rainwater or water leaking from the overhead water tanks spoils the flooring of the terrace and even seeps through the roof of the floor underneath. Before commencing any waterproofing measure for the terrace, ensure that the structure is complete and the work on rainwater pipes and electric conduits is over.

**Sunken Areas:**

Washrooms and kitchens have a sunken area below the floor that houses the water pipe network. There is often a presence of water within the sunken areas, and adequate waterproofing is essential to avoid its seeping through the floor/walls and causing damage to the construction.



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G.821

**NOTIFICATIONS BY GOVERNMENT**

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**MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT DEPARTMENT (M)**

MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT DEPARTMENT – LEVY OF IMPACT FEE FOR RESIDENTIAL AND NON-RESIDENTIAL BUILDINGS ABUTTING ROADS OF WIDTH 60'-0" AND ABOVE MASTER PLAN ROADS/NATIONAL HIGHWAYS/STATE HIGHWAYS/ BYE PASS ROADS/ RING ROADS WITHIN THE AP CRDA/MRDA/UDAS/ULBS JURISDICTION IN ADDITION TO NORMAL FEE AND CHARGES - ORDERS – ISSUED.

*[G.O.Ms.No.117, Municipal Administration & Urban Development (M) Department, 11<sup>th</sup> August, 2022]*

**APPENDIX**  
**NOTIFICATION**

In exercise of the powers conferred under Section 123 of AP CRDA Act, 2014, Section 104 of Andhra Pradesh Metropolitan Region and Urban Development Authorities Act, 2016, read with Rule-3(18) of AP Building Rules, 2017, the Impact Fee shall be collected at the time of issue of building permission as proposed below:

Sl. Nos	Categorization	Rates of impact fee (i.e., percentage of basic land value as per the registration dept., as on date of application per sq ft of built-up area of rates fixed below, whichever is higher)			
		<b>GVMC, VMC, GMC</b>	<b>Other Corporations</b>	<b>Municipalities &amp; Nagar Panchayats</b>	<b>Gram Panchayats falling in UDAs</b>
(1)	<b>Road width 18.00 Mts (60'-0") and below 45 Mts (150'-0")</b>				
	<b>Levy of impact fee to the abutting buildings</b>				

<b>Non-Residential Buildings other than Industrial buildings</b>				
Site area more than 500 sq ms.	3% or Rs.150/- per Sft (Rs. 1614/- per Sq.mtr)	3% or Rs.100/- per Sft (Rs. 1076/- per Sq.mtr)	2% or Rs.75/- per Sft (Rs. 807/- per Sq.mtr)	2% or Rs.50/- per Sft (Rs. 538/- per Sq.mtr)
Site area less than 500 sq mts.	2% or Rs.75/- per Sft (Rs. 807/- per Sq.mtr)	2% or Rs.50/- per Sft (Rs. 538/- per Sq.mtr)	2% or Rs.50/- per Sft (Rs. 538/- per Sq.mtr)	2% or Rs.25/- per Sft (Rs. 269/- per Sq.mtr)
<b>(2) Road width 45 Mts (150'-0") and above</b>				
<b>Levy of impact fee to all the buildings within 250 Mts on either side</b>				
A) Residential	2% or Rs.75/- per Sft (Rs. 807/- per Sq.mtr)	2% or Rs.50/- per Sft (Rs. 538/- per Sq.mtr)	2% or Rs.50/- per Sft (Rs. 538/- per Sq.mtr)	2% or Rs.25/- per Sft (Rs. 269/- per Sq.mtr)
<b>B) Non-Residential Buildings other than Industrial buildings</b>				
Site area more than 500 sq ms.	3% or Rs.150/- per Sft (Rs. 1614/- per Sq.mtr)	3% or Rs.100/- per Sft (Rs. 1076/- per Sq.mtr)	2% or Rs.75/- per Sft (Rs.807 /- per Sq.mtr)	2% or Rs.50/- per Sft (Rs. 538/- per Sq.mtr)
Site area less than 500 sq mts.	2% or Rs.75/- per Sft (Rs. 807/- per Sq.mtr)	2% or Rs.50/- per Sft (Rs. 538/- per Sq.mtr)	2% or Rs.50/- per Sft (Rs.538 /- per Sq.mtr)	2% or Rs.25/- per Sft (Rs.269/- per Sq.mtr)

- Whenever land usage is different from master plan Land Use, in such cases the applicant has to pay CLU charges in addition to impact fee as specified above.
- The amount collected under impact fee shall be payable to Development Authorities (DA), which shall be shared among the ULBs and UDAs in equal proportion.,
- In case of areas which are not covered under any of the Development Authority, the amount collected shall remain with the concerned Urban Local Body(ULB).
- Impact fee collected shall be kept in separate account and shall be utilized by DA's and ULB's for the purpose of implementation of Road Widening, Link Roads, Slip Roads, Parallel Roads, Junction Improvements, Fly overs, Master Plan proposals and critical Urban Infrastructure Development.
- The above impact fee shall be charged for all new building permissions to be issued on such Roads, which are already formed / under formation / and where Land Acquisition initiated for formation of Roads.

**Y. SRILAKSHMI**  
**SPECIAL CHIEF SECRETARY TO GOVERNMENT**

**GOVERNMENT OF ANDHRA PRADESH  
MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT (M) DEPARTMENT**

**Memo.No.1426943/M2/2021**

**Dated:10.08.2022**

Sub: Municipal Administration & Urban Development Department – The Andhra Pradesh Regularisation of unapproved Layouts and Plots Rules, 2020 - Preparation & Approval of in Principle Layout pattern for all eligible unauthorised Layouts and disposal of pending applications filed under LRS before 31-10-2022 – Instructions – Issued

- Ref: 1. G.O.Ms.No.10, MA&UD (M) Dept., Dated: 08.01.2020.  
 2.From the DTCP, AP Lr.RoC.No. 17/409/2019/PLG, Dated:10.06.2021.  
 3.Government Memo.No.1426943/M2/2021, dated:17.06.2021.  
 4.From the DTCP, AP, Lr.RoC.No.17/409/2019/PLG, Dated:30.07.2021  
 5. Government Memo.No.1426943/M2/2021, dated:11.08.2021.  
 6. From the DTCP, AP, Lr.RoC.No.17/409/2019/PLG, Dated:11.10.2021  
 7. Government Memo.No.1426943/M2/2021, dated:03.11.2021.  
 8. From the DTCP, AP, Lr.RoC.No.17/409/2019/PLG, Dated:30.03.2022  
 9. Government Memo.No.1426943/M2/2021, dated:31.03.2022.  
 10. From the DTCP, AP, Lr.RoC.No.17/409/2019/PLG, Dated:30.06.2022

\*\*\*\*\*

The attention of the officers noted in the address entry is invited to the references cited and they are informed that, the Government vide Memo 3<sup>rd</sup>, 5<sup>th</sup>, 7<sup>th</sup> & 9<sup>th</sup> cited have issued instructions to the concerned Metropolitan Commissioners/Vice Chairperson of Development Authorities and Municipal Commissioners of Urban Local Bodies to prepare and approve in-principle layout patterns for all the eligible unauthorised layouts identified under UCIMS, in various ULBs/Development Authorities and also to dispose the pending applications filed under the LRS, 2020 before dt:30.06.2022.

2. In the reference 10<sup>th</sup> cited, the Director of Town & Country Planning, AP, Mangalagiri has reported that the Town Planning Staff have actively involved in identification and preparation of Jagananna Smart Towns (MIG), Pedalandariki Illu Scheme, Jagananna Sampurna Gruha Hakku Scheme 2022 / OTS Scheme, Verification of GIS based Master plans for all Towns and therefore requested the Government to extend time limit for disposal of all pending applications filed under LRS 2020 scheme.

3. In the circumstances reported by the Director of Town & Country Planning, AP and after careful examination of the matter, the Government hereby extend the time limit till dt:31.10.2022 for disposal of all pending applications filed under LRS, 2020 issued vide G.O. 1<sup>st</sup> cited.

4. All the officers noted in the address entry shall scrupulously follow the above instructions and take necessary action accordingly.

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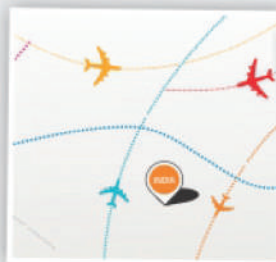
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- **Madhurawada** - Sai Enclave, Ground Floor, D No. 5-30/31, P.m Palem, Ward No. 4, Madhurawada - 530 041.
- **Siripuram** - Soudamani, 1st & 2nd Floor, Opp. HSBC, Waltair Main Road, Siripuram, Visakhapatnam 530 003.
- **Vizianagaram** - Flat No. GF - 1, D No. 4-2-23, Kesava Aditya Towers, Santapeta South Ward, Vizianagaram - 535 001.

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Members of the youth wing at CYW meeting held on 21/07/22.



IT Minister Sri G.Amarnath,GVMC Mayor Smt.Hari Vankata Kumari and Commissioner Sri Lakshmis and others displaying cloth bags donated by Credai-Visakhapatnam, to replace use of plastic bags. The even which is part of "Say No To Plastic" program was organized at the RK Beach on 05/06/22.



CREDAI-Visakhapatnam Chairman Sri Bayana Srinivasa Rao,handing over a cloth bag to the IT Minister Sri G.Amarnath at a meeting held at RK Beach on 05/06/22. CREDAI-Visakhapatnam donated a large number of cloth bags to replace plastic bags.



Members of CREDAI-Visakhapatnam,displaying cloth bags which have been distributed to general public as part of "Say No To Plastic" program held on 05/06/2022. (extreme right) Hon. Secretary, Sri E. Ashok Kumar and other members of the EC are seen in the picture.



Office bearers of CREDAI-Visakhapatnam formally called on CCP, GVMC who assumed charge (from right) CREDAI-Visakhapatnam President Sri KSRK Raju (Sai Sri EC Member Sri P. Narasimha Rao, Chairman Sri Bayana Srinivasa Rao, Treasurer Sri A.Shivananda, EC members Sri I.Surya Prakasha Rao and Sri V.Murali Krishna and Vice President Sri Ch.Govinda Raju.



Motivational speaker Ms. Anjali Dange participating in the "PRERANA" program organized by the CWW at the association office on 26/07/2022. CWW members are seen attentively hearing the speaker.



Members of the CWW after the conclusion of Preran Program organized by it on 26/007/22 at the association office.



Hon Secretary, Sri E.Ashok Kumar, reading out minutes of the previous regular meeting at the next meeting held on 06/06/22. President Sri KSRK Raju (Sai) and Chairman Sri Bayana Srinivasa Rao are also seen.



Vice President Sri Ch. Govinda Raju, handing over a cloth bag to the member, CREDAI-Visakhapatnam, gave two cloth bags to each firm as part its campaign against use plastic.



Presenting a memento to Ms Sarita Sahoo (from left ) CREDAI VSP Chairman Sri Bayana Srinivasa Rao Ms Sarita Sahoo, CREDAI-VSP President Sri K.S.R.K. Raju (Sai) CREDAI-VSP immediate past Chairman Sri P.Koteswara Rao and Joint Secretary Sri K.S.R.K. Raju (Ramesh) at the meeting held on 04/07/2022 at the KSR Functon Plaza.



Office bearers of CREDAI-Visakhapatnam (from left) Sri V.Dharmender, Sri Ch.Govinda Raju, Sri KSRK Raju (Sai) Sri Bayana Srinivasa Rao, presenting a memento to IT Minister Sri G.Amarnath at the interactive session organized by the VCCI on 16/07/22.

# CYW Vizag Committee 2022-23

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**COORDINATOR**



G.Karthik

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Pavan Avadesh Adabala

**COMMITTEE MEMBER**



Atluri Rama Rajanya

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One fowl is a **goose**, and two are called **geese**,  
Yet the plural of **moose** is never called **meese**.

You may find a lone **mouse** or a house full of **mice**;  
But the plural of **house** is **houses**, not **hice**.  
The plural of a **man** is always **men**,  
But the plural of **pan** is never **pen**.

If i speak of a **foot**, and you show me two **feet**,  
And i give you a **book**, would a pair be a **beek**?  
If one is a **tooth** and a whole set are **teeth**,  
Why shouldn't two **booths** be called **beeth**?

If the singular's **this** and the plural is **these**,  
Should the plural of **kiss** be ever called **keese**?

We speak of a **brother** and also of **brethren**,  
But though we say **mother**, we never say **methren**.  
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