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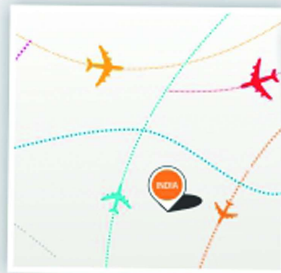
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Editorial

MOVING FORWARD

Dear Readers,

Greetings and Best Wishes, Year 2021 is closing

This is year of COVID fear, but it taught us to adapt to situation, accept reality and build self-confidence. Every difficulty forces us to sustain, innovate and implement. When we select new route, we will be forced to face risk at some point, which can turn out to be an opportunity for betterment.

World is fast moving based on technology and construction sector too is travelling in the same path. Our industry creates job opportunities, at the same time, utmost importance may be given to build more and more energy efficient, green buildings. As a developing nation, we are bound to adhere to global warming control, duly following stipulated norms. Each and every builder must put their effort in minimizing pollution which can be his share of contribution to the society.



Saving water (strictly avoid wastage at all construction sites) should be the highest priority at sites by which we are enabling next generation their right to live.

Let us all adopt **"Save water, Save Energy, Save the Mother Earth"** as our slogan for future.

Take care of yourself, your family, and all associated with you, your neighborhood, by following COVID protocol. Wear Mask, motivate others to wear and maintain distance.

WISHING YOU ALL A NEW YEAR

K.S. Chandran,
Bulletin Editor.

2022

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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.

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Chairman's Message

Friends,
Hearty greetings to you all,

I am glad to share my views on various aspect connected with construction industry with you.

I wish to state here that food, shelter and clothes are the basic needs of all, and as providers of the second basic need and provider of the second largest employment after agriculture, we, as builders, should be proud of our profession. That makes our responsibility of delivering quality houses in time more important. Our performance in this direction was well appreciated by all concerned and resulted in getting the trust and confidence of people. Let us continue this legacy.

The contribution of realty sector to the GDP is substantial at 7 percent and that gives us a sense of satisfaction of contributing to the national kitty.

Now, the debilitating impact of pandemic...COVID-19...was felt in all fields, namely human resources, economic activity, health department, and most important of all human relations. CREDAI-Visakhapatnam, as an association and its members as individuals and builders, have their own share in all the above mentioned fields. A heartening development, however, is that the pandemic curve is showing downward trend, and hopefully,

this trend would continue and normalcy returns sooner than later. However, let us not be complacent and continue to follow the COVID19 protocol, while resuming all our activities.

Now I want to share with you two important developments that are of profound concern to all of us. The first is the approval and notification of the VMRDA's Perspective Plan-2051 and the Master Plan-2041. After a lot of exercise, running into several months and seeking suggestions from various quarters and stake holders, the AP Government on 08/11/2021, issued a G.O.Ms.No.136, and notified and approved the above mentioned Plans. It's a very exhaustive one and touches all aspects of development in the Visakhapatnam Metropolitan Region Development Authority (VMRDA) for the coming two to three decades. It defines various types of buildings, what is a site or plot, what is utility, uses permissible in various land zones, developments of roads in specific development zones and a host of other issues. I strongly recommend you to have a copy of it (which will be kept open for inspection by the public at the VMRDA Office and at the offices of ULBs/Panchayats or you can get from our association office) and try to understand various



issues. Steps would be taken to enlighten various aspects in the new Master Plan at our meetings.

The second most important thing I wish to discuss with you is the conduct of association's Property Expo. The main object of the Expo is to bring all projects/properties under one roof to choose or own the property by the prospective Buyers.

You are aware that conduct of Property Expo is one of the important activities of our association and we had conducted six Property Expos very successfully and there is appreciation from all stake holders. In fact the successful conduct of Property Expos had boosted the image of CREDAI-Visakhapatnam tremendously and it was because of this that our association has become a household name among the public in the city and surrounding area, and construction by a member of CREDAI-Visakhapatnam had become a symbol of trust and quality.

The CREDAI-Visakhapatnam decided to conduct the 7th CREDAI Vizag Property Expo on 24th 25th and 26th December at the iconic Gadiraju Palace and Convention Centre and I request you all to extend full cooperation to make the 7th edition of our Expo a grand success and ensure that the reputation of our association in conducting Property Expos gets further boost.

The initial response from the sponsors had been very good. With your cooperation, I am sure, this would be another milestone in conduct of Property Expos by the CREDAI-Visakhapatnam.

As there are clear signs of decreasing cases of COVID, all other activities, especially in the economic and construction fronts, would increase and business in our field will also increase. This means that good days are ahead again.

But let us not forget that we have a large number of long pending problems, which include, skyrocketing prices of materials used for construction like cement, steel, labour cost etc, scarcity of sand and its high cost, difficulties being faced because non-implementation of GOs already issued, LRS and a host of other issues.

I wish to assure that we have been following all important issues with the highest authorities concerned and many issues had been solved, yet some remain unsolved despite best efforts by our association.

These include, among others, non-implementation GOs already issued, VLT assessment, online entry of TDR, Change of land use, common zone regulations, reduction of stamp duty

etc.

With a view to help members and enlighten them various issues connected with our business, we have been conducting technical sessions and inviting experts in respective fields. Interactive sessions, which would help builders to get clarifications on a various issues, are also being arranged.

Problems in any sphere of activity are bound to surface and our industry is no exception. Development and problems are described as the head and tail of the same coin. Our aim should be to solve them and continue our forward journey with commitment and confidence.

We are fortunate in having committed persons like Sri K.S.R.K Raju as President, Sri E. Ashok Kumar as Hon Secretary and Sri A. Shivanand as Treasurer, who always devote required time and effort for solving our problems. Also, the CREDAI-AP President Sri B. Raja Srinivas and his team have been continuously pursuing our problems with highest authorities at Amaravathi, and a special advantage for our association is the commitment of Hon'ble MP, Sri M.V.V. Satyanarayana, a person from our own fraternity, in solving issues connected with construction industry.

I once again assure you all that no stone would be left unturned to attend to our problems and solve them expeditiously.

Wish you all the very best.....

Thanking you,

Yours,

B. Srinivasa Rao
Chairman,
CREDAI Visakhapatnam.

'GREEN' REAL ESTATE

Niranjan Hiranandani

'green' real estate development
CW Team

India, as part of a growing economy, needs to accelerate its low-carbon future transition. There is a huge war cry on carbon neutrality and net zero emission on the climatic front. This nudges Indian economy to set a short term and long-term pledge for being carbon positive with predefined sustainable development goals.



Here lies a huge opportunity for Indian real estate sector to claim its leadership in lowering carbon footprints at each stage of urban development. Real estate and construction industry lays its sustainable goals on the world environment day 2021 for ecosystem restoration. Adopting innovative global best technological practices to 'Reuse, Recycle, and Reproduce' will pave the way for sustainable living and growth.

Real estate development needs to strike a balance between the development roadmap and mitigation mission to fine tune the balance between how we urbanise and how we industrialise. The World Bank estimates, the real estate sector must reduce CO2 emissions by 36% by 2030. Real estate sector must calibrate its sustainable investment to achieve sustainability targets. It is important to place high priority on becoming environmentally sustainable.

A head that bends before Almighty will always remain erect.

The industry should step forward to make a conscious set of sustainability principles and develop a community that dedicatedly adopts such initiatives. The sector needs to imbibe sustainable building practices and emphasise on making green building practices more prevalent. The engineers, architects and planners can take a lead in facilitating a sustainable urban future. The dearth to create more self-sustainable spaces with best environmental practices will reconcile the need to create more ecological balance, address the impact of climatic issues and the wellbeing of occupants.

The developers can play a pivotal role in building sustainable urban spaces with renewable materials, natural topography, more social and environmentally friendly practices that shape

the future living. Ideally, sustainable urban development through an ecosystem should be made up of urban planning, smart cities development, affordable housing, urban flood management, sewerage and wastewater management, rainwater harvesting, and urban transport - including intelligent transport management systems - transitoriented development and multimodal integration and disaster resilient development.

Taking this to the logical next level is where the foundation of sustainable real estate development starts. Real estate construction can adopt innovative raw materials that are eco-friendly, whereas planning and architecture must plan the structures that

allow natural light and ventilation, which will reduce the need for electricity powered luminaries and HVAC systems in the daytime. Innovative construction materials should be used to reduce carbon emission and balance heat emission.

The real estate development should consist of planning for rainwater harvesting, sewage treatment, water treatment plant, and solid waste management in all the projects to make the development self-sustain-



able and be eco-friendly in nature. India Inc needs to strategise and practice conscious consumerism in each aspect of the project development. This involves conscious development, sustainable measures, environmentally friendly practices, social responsibility which encompasses necessary support socially, philosophically, and ethically. According to Nielsen, sustainable product sales have increased by nearly 20% since 2014.

This indicates growth in awareness and concerns for ecology restoration among the consumers. Housing can be developed with more sustainable materials, adopt more green building features, and support the ecosystem.

The new-age homebuyers are well informed, and they prefer sustainable living by mindful consumption. Real estate developers need to be more thoughtful in their green policy and allocate budget and resources to achieve ecological targets. Homebuyers post pandemic life have underpinned the value of open spaces, green corridors, natural ventilation with more sunlight, home garden spaces as some of the preferred luxury for their personal abodes. Also, the luxury to enjoy uninterrupted water, power and internet supply is due to sustainable amenities offered in the projects by the branded developers that gained traction post pandemic era.

The redesigning of product boards is inevitable by the developers to cater the emerging choices and preferences of the discerning homebuyers. Use of energy-efficient lights, growing their own greens in kitchen gardens, buying local, ensuring waste is composted and used as manure, as well as making efforts to reuse, recycle and replenish. These are not just poster children for eco-friendly real estate development and end-use; these are environment-conscious citizens for whom, causing least possible damage to the environment has become a way of life.

They follow trends that improve their way of living while also protecting the planet. They live in sustainable habitat, which is created by real estate development which does not harm the environment and is positioned in an urban conglomeration which has been planned to promote sustainable living...

The one who Falls and Gets up..is so much Stronger than one who never Fell!

RISING NEED FOR ENERGY EFFICIENT VRF HVAC SYSTEM IN COMMERCIAL SPACES..



Naohiko Hosokawa
 Director & Business Unit Head-Living Environment Division at Mitsubishi Electric India Pvt. Ltd.

HVAC stands for heating, ventilation, and air conditioning. Conceptualised and engineered for both residential and commercial uses, HVAC cleanses the air and keeps you warm and cosy in winters and fresh and cool in summers. HVAC has several other features that make it more reliable and flexible. To understand it well before buying, it is imperative to realise its working potential.

Variable Refrigerant Flow (VRF), a type of HVAC technology, is among those top-class air conditioning developments in the past years. Known for its high-ranking energy efficiency, VRF HVAC has both cooling as well as heating properties. Some models are even capable of providing both heating and cooling effects simultaneously to separate areas within your space.

VRF with the help of different units, each with their respective temperature controls can offer individualised temperature comfort for each user. This is one of the main reasons why VRF HVAC systems are in demand, especially in commercial spaces.

Working module.. A VRF HVAC system provides better comfort, flexibility, and energy-saving, and much more. The working, as well as set up for these technologies, is extremely complex. VRF HVAC systems use inverter driven compressors to provide powerful heating or cooling for all indoor and outdoor units. In VRF systems, there is one or more outdoor condensing units connected with multiple indoor units. VRF also

offers the flexibility to pick and choose the type and combination of indoor unit(s) based on application and or aesthetic requirement. As the term suggests, variable refrigerant flow is the system's ability to control the amount of refrigerant that flows to the multiple indoor units. Their design approach allows for the use of several indoor units with different capacities and configurations, connected to condensing unit(s). This whole arrangement offers individual comfort control.

Why go for a VRF HVAC system?

Space-saving- VRF HVAC systems are the first choice of people having space issues for installation. Unlike traditional ACs, VRF HVAC does not need much space due to small individual units to suit each area.

Easy installation- Due to the flexibility and compact size of VRF HVAC, their installation is superficial. No maintenance room, service shafts, water pumps, distribution fans, or hefty pipes for the circulation of fluid are required to install such systems. Hence, they use less space and are easier to install.

Quiet operation- As the condensing units of VRF HVAC System have been installed outside, the indoor workplace environment remains calm and relaxed.

Energy efficient- It is one of the most significant advantages of VRF HVAC. Designed to offer the exact amount of cooling or heating required for a space, VRF HVAC is an energy-efficient system and therefore considered to be environment friendly.

Less downtime- A VRF HVAC system undergoes less wear and tear as it is designed to run only when needed and can efficiently operate at partial-load conditions. Thus, there will be lesser chances of breakdown of the complete system or the components of the system.

Zoned heating and cooling- One can adjust the temperature settings according to their need. A VRF system can also provide heated or cooled air to suit individual requirements. This way, it promises the important benefit of zoned heating and cooling...

Beautiful dress can change your physical appearance....But a beautiful behavior can change your personality.



AN EVENT BENEFICIAL TO ALL STAKE HOLDERS.

**CREDAI-VSP
TEAM**

A major annual activity of CREDAI-Visakhapatnam is the conduct of PROPERTY EXPO. So far, the association had conducted six EXPOs at important and centrally located avenues which included, the Swarna Bharati Auditorium, built to mark the Golden Jubilee Celebrations of Independence, the spacious and reputed AU Engineering College grounds and the Gadiraju Palace and Convention Centre, which had become an iconic venue for important events in the city.

All the six EXPOs had been conducted with elan and aplomb. The ever increasing footprints at the EXPOS and the on the spot business transactions at the EXPO is an unmistakable indication of its popularity among all stake holders.

In fact the very purpose of organizing PROPERTY EXPO is to bring all stake holders under one roof and provide an ambience which is pleasant and enjoyable. The participants include builders, suppliers of materials needed for construction of houses apartments, financial institutions and of

course, the potential buyers of houses, who are the main target of all participants.

BUYER IS THE KING IN ANY BUSINESS ACTIVITY.

So, the target of all participants here also is the potential buyer. To own a house of his choice is the dream of everyone, especially middle class persons. All possible steps are taken by all participants to impress the prospective buyer and see that he would purchase his dream house.

All kinds of houses that is, flats, villas, plots, gated community homes, building material, construction equipment would be on display at the PROPERTY EXPO. The potential buyer would have umpteen number of choices and varieties, to choose from. He would have the choice to choose a house which suits, not only his pocket, but also to decide the method of payment.

There would be competition among buyers to sell and customers could take advantage of this competition. Similar competition among the par-

ticipating financial institutions, which include the SBI which is the principal sponsor of the event, would be beneficial to the prospective buyer. There would be offers of discounts and other incentives to the buyer.

Participating manufacturers of various products used by builders would have an opportunity to get the attention of apartment builders by displaying their quality product and sell the same. There is the possibility of business transactions done on the spot.

At every PROPERTY EXPO, the walk-ins run into the several thousands and deals exceed several crore rupees. The EXPO is a three day event and people in large number visit on all days. By visiting the EXPO and seeing various articles and material used for construction activity, people would have an opportunity to assess the type and quality of the material used for building houses. Since all Expos were organized at reputed venues, people would also visit to spend a pleasant evening with family members, that is to say, a type of "window shopping".

The world is a book, every step we take, opens a new page for us.

NOC IMPORTANCE

WHAT IS A NO-OBJECTION CERTIFICATE (NOC) AND WHY IS IT IMPORTANT?

A no-objection certificate or NOC is a very important document that establishes the legality of a particular transaction

- What is an NOC in property transactions?
- When is an NOC issued?
- Why is an NOC important?
- What does an NOC contain?
- Sample and format of an NOC
- Common types of NOC
- How to get no objection certificate?
- What is no objection certificate from bank?
- No objection certificate for building construction
- No objection certificate under RERA
- No objection certificate for property use
- No objection certificate for property transfer
- No objection certificate from legal heirs
- FAQs

No-objection certificates or NOCs are legal documents that one may require to carry out a large number of tasks. The importance of NOCs is, however, extremely crucial when it comes to property transactions. Builders need a large number of NOCs to start a housing project; sellers also need NOCs to offload their property; homebuyers may also need certain NOCs to carry out property purchases. This is why having a clear understanding about this highly important document is a must for anyone involved in a property sale or

purchase.

What is an NOC in property transactions?

An NOC is basically a document issued by government bodies, local authorities, banks and even individuals, stating certain facts about the property. In property transactions, an NOC acts as a clarification that there will not be any legal hassle from the side of the NOC-provider, if the deal takes place.

When is an NOC issued?

An NOC is sought or issued while you make an offer, or a business deal, or are involved in a transaction. In real estate, a property buyer requires an NOC from an authority or a previous owner, to ensure that there are no legal tangles/ encroachments attached to the property in question.

Why is an NOC important?

Besides establishing that there is no objection, an NOC can also be produced in a court of law and can be used to prove your innocence, if you happen to be caught up in a legal tangle.

For example, obtaining an NOC from your bank or lending institution, once the home loan is repaid, will enable you to collect all the legal documents of the property without any hassle. An NOC will also help in getting a lien on property removed. A lien on prop-

erty means that the banks or lending institutions have a legal claim on your property and the right to sell the property until you pay off your debts. What does an NOC contain?

An NOC consists of the basic details of the parties involved and is addressed to whomsoever it concerns.

A sample format of an NOC from an owner for leasing out his/her premises:

TO WHOMSOEVER IT MAY CONCERN

I/We, _____, son/daughter of _____ do hereby state that, I/We am/are the legal owner/s of the premises situated at _____ (hereinafter referred to as "the said premises").

I/We have no objection in _____ {Enter name} using the said premises as the registered office of the partnership firm/proprietorship/LLP/private limited company/public company.

Date: _____ Signature _____

Place: _____ (Owner)

A gardener may water the plants daily... but the fruits grow only in the season... Have patience.....

Likewise, even a person selling a vehicle to another party in a different state, must also get an NOC from the Regional Transportation Officer (RTO) first, before it can be registered or used elsewhere. Nowadays, one can also obtain this type of no-objection certificate (NOC) certificate online, from the 'Parivahan Sewa' website under the Ministry of Road Transport and Highways. In short, remember that an NOC is a vital procedure for house registration or immigration, building construction or just about anything that has to do with any transaction.

Common types of NOC

- NOC for Property Transfer
- NOC for Court Purposes
- NOC for Visa [Employees]
- NOC for Visa [Students]
- NOC of GST
- NOC from Landlord
- NOC for Leaving Job [Issued by Employer]
- NOC for Banking Requirement
- NOC cum Experience Certificate
- NOC for Starting or Leaving a Course of Study
- NOC for Attending a Conference/Event
- NOC for Tour/Visit

How to get no objection certificate?

For obtaining the no-objection certificate from an authority, organisation, or institution, you need to write a letter, mentioning your (applicant's) details and explaining the purpose for which the NOC is required. It is also important to provide all the supporting documents.

What is no objection certificate from bank?

The way you follow the due procedures when applying for a home loan, it is also equally necessary to complete the necessary home loan closure formalities. That is, if you have availed of a home loan, you must obtain the NOC on the closure of the loan account. The NOC for home loan is a legal document, which states that the borrower has paid all the home loan EMIs and settled other outstanding loan dues.

No objection certificate for building construction

In India, when constructing a house, an apartment complex or any structure, it is necessary to obtain a no objection certificate from various authorities and government departments.

As per the Development Control Regulations and the National Building Code, 2016, certain categories of buildings require an NOC from the fire services department. For example, buildings that are 15 metres above the ground level or having more than three storeys, are considered high-rise structures. They require a certificate of approval from the Director of Fire Force, before starting the construction work.

After the building plan is reviewed and approved by the sanctioning authority for construction, the chief fire officer issues the no objection certificate (NOC).

No objection certificate under RERA According to Section 15 of the RERA, for transferring or assigning rights and liabilities related to a real estate project to a third party, a developer or promoter must obtain prior written consent from two-thirds of the allottees. Once the allottees grant the NOC, a similar certificate will be issued by the RERA authority.

No objection certificate for property use

When a tenant, usually a company, takes a property on lease and intends to use the premises as a registered office, then, getting a No Objection Certificate (NOC) from the landlord becomes necessary. The company must obtain the NOC before setting up the office.

Landlords must issue an NOC stating that they are willingly renting out the premises to the company and have no objection to the use of the premises or a part of it by the company.

The NOC should contain details, such as:

- Name of the landlord.
- Name of the company to which the property is being rented out.
- Address of the property.
- Date and place.
- Landlord's signature and contact details.

No matter, how big or soft or warm your bed is, you still have to get out of it.

No objection certificate for property transfer

Getting a no objection certificate (NOC) for land registration has become an important procedure, as this allows the government to keep a check on the growth of illegal colonies. For the transfer of land or development of a colony, getting NOCs from the department concerned is mandatory.

An NOC should be obtained from the authority for the transfer of immovable property or land, under Section 21 of the Registration Act, 1908. The procedure involves submitting an application, along with the required documents and specified fees to the respective Circle Office. The NOC will be issued by the deputy commissioner. The applicant can then go for registration and mutation of the property.

No objection certificate from legal heirs

Legal heirs must know the procedure involved to obtain ownership of a property after the death of a person in whose name it is registered. While in the presence of a will, the process is easy. Legal heirs can also challenge a will if the property was inherited instead of self-acquired. However, in the absence of a will, the succession law comes into play. A no objection certificate from other legal heirs, along with an affidavit, is one of the documents that will be required for the transfer of a property. If one has paid any consideration, in kind or cash, to any heir or claimant for acquiring their share, then it must be mentioned in the transfer papers. Further, one needs to register the release deed for the transfer of share.

FAQs

Is it necessary to get an NOC from society for a gift deed for property?

If you have all the relevant documents to prove the ownership of a property, you do not need to get an NOC from the society to gift a property.

Is an NOC valid for life?

No, once you obtain an NOC, it is valid for only six months.

How do I write an NOC for land?

You can simply state your willingness to let out/sell your land and then go on to mention all the details of the property.

Laughter the Best Medicine

When one gets RICH

Human beings get rich as they grow old:

Silver in hair

Gold in teeth

Sugar in blood

Precious **Stones** in kidney..

and a never ending supply of **Gas!!!**

BE THE CHANGE. LEAD THE WAY.!!!



Mother Earth today is stressed with CO2 and other embodied energy. This is because of the swift increase in global population and increase in production wastes despite the efficient means of production. Globalization leads to water pollution, soil pollution and greenhouse effect. According to the living planet report, humanity is now consuming over 20% of the resources than the Earth can produce. Can we bring about a change?

Nothing in this universe is permanent other than the Sun. A change is a must for everyone and everything on Earth. When seen from space this Earth is just a dot and we are the invisible living things on the so-called living planet!! Our planet is a bundle of immeasurable resources. Our Earth has been nurturing humanity since ages and accordingly multiplying herself to cater to our needs. We

are grateful to Earth which has been following a natural system of Flow, Cycles and Balance. The theory of Biomimicry clearly states that in a cyclic flow all materials consumed can be reused to the fullest to give it back, where it came from. This vicious pattern of give and take must have a cohesion or else will lead to an outbreak. In this context, the theory of biomimicry holds good for earth too, our earth is over stressed as she has given enough and even more, now relaxing to get replenished with fresh air and a more stable and cleaner environment.

What is CHANGE?!! Is it transformation, retransition, or modification? All these phrases are very well known by each one of us. Nature exhibits a paradox because our Earth is recreating nature for survival. It was vernacular in the past ages, slowly turning towards contemporary and now is the phase of sustainability.



Ar. Mridula

CWW Coordinator, Visakhapatnam.
B'Arch, M Planning, IGBC & ECBC
LEED AP.

Vernacular was always a path of sustainability. The approach that we adopt is very important. Sustainable approach is the need of the hour which clearly understands its three pillars- Environmental, Socio Cultural and Socio economic. Bring a change in our own little ways. A fine way to reform and transform is "**Sustainability**". Follow the Four "R"- **REDUCE**, **REUSE**, **RECYCLE** & **RECOVER** which is considered as the 360° approach which will help conserve valuable resources such as water and energy. We can, **REDUCE** by cutting down the amount of little that we produce. **REUSE** by finding ways to use things again that you would normally throw away. **RECYCLE** rubbish that cannot be used. **RECOVER** or convert waste into resources like compost, electricity, heat, and fuel.

As the saying goes, little drops of water make a mighty ocean, let us play our part and make our Mother Earth healthier and promise a cleaner environment for our future generations.



VISAKHAPATNAM CENTRE

A warm note from **Ar. Mridula**, Co-ordinator of CREDAI WOMEN'S WING, Visakhapatnam and Ar Suma - CWW Secretary.

CWW was inaugurated on 4th of July, 2021 on a virtual platform in the presence of National President - Elect Mr. Bomman Irani and National CWW Convenor Ms. Bani Anand along with other State heads.

We thank the chairman Bayana Srinivas garu, CREDAI Visakhapatnam, President Sai Raju garu and Secretary Ashok Kumar garu for giving this opportunity to take CWW forward. I also thank all the senior members for supporting us. On the day of the inauguration we were only a group of 5 women, but take pleasure to inform you

all that we are now a family of 20, each being a woman of power & positive influence.

Our motto of CSR activities is towards Sustainability.

Taking CREDAI , Visakhapatnam as a role model and following their footsteps, we promise to carry on and make a mark in CWW & as well as in CREDAI, Visakhapatnam chapter.

I, on behalf of CREDAI WOMEN'S WING, assure you all that CWW bud will soon bloom into a flower and spread its fragrance.

Thank you.



Ar. Mridula
CWW-Co-ordinator.
Srinivasa Constructions (221)
B.Arch, M Planning, IGBC & ECBC LEED AP.



Ar. Suma Burugupalli
CWW-Secretary.
Burugupalli Infrastructures (033)
B.Arch.,



Kalidindi Saritha
Sai Sree Constructions
Partner
B.Com.,



Kanumuri Lakshmi
KSR developers
Director
B.Tech.,

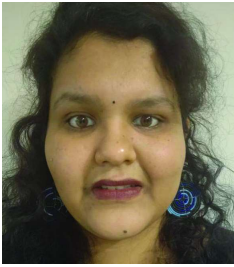


Deepika Pusalra
Sagara Durga Developers (766)
Director
B.Tech , M.B.A (F.M.S, Delhi University)



Sravya Vasireddy
Sree Srinivasa Projects
MBA (Central Michigan University)

A head that bends before Almighty will always remain erect.



Radhika Sri Paravastu
(Going to switch jobs)

B.Tech Civil Engineering, JNTUK
MS in Environmental Management,
Columbia University. LEED GA (Certification)



Madhuri Sagi
GCON URBAN

B.Arch,



Sasanapuri Alekhya
Patra infrastructure Pvt Ltd

MBA



Alekhya
AR Ventures

BFD



Villa Devi Saranya
Managing Director, Saranya Builders,
Executive Director, Sri Sai Builders

: B.Tech, MBA, Interior Designer



Anitha Nuthigattu
Srinivasa Constructions
Director

MBBS, DNB, MBA, (Rajiv Gandhi University)



Sailaja Reddi
Krishna Mohan
Architects n Engineers

M.A



Dhanalaxmi
Chandan Construction

Housewife



K Priya
Sriram Projects

MCA



Salvika Reddy
KVR Construction

B.Tech.



Neeraja Jami
Greenjams Buildtech Ltd

Housewife



Mounika Thunikala
Kyra and kalathmika groups
(Ready mix concrete)

Entrepreneur



A head that bends before Almighty will always remain erect.

RETROFITTING IN CONSTRUCTION INDUSTRY





What is retrofitting in construction industry?

Here is everything you need to know about the concept of retrofitting in relation to the construction industry.

- Retrofitting in construction industry
- Types of retrofitting in construction industry
- Benefits of retrofitting
- Problems with retrofitting

Retrofitting is the act of "putting a new piece of equipment into an old machine". This equipment, which the machine did not have when it was built is meant to increase its efficiency and lifespan. Simply put, retrofitting is to provide a machine with a new part in order to boost its performance.

Retrofitting in construction industry
In an ever-progressing construction industry, which sees tremendous changes in construction technologies each year, the concept of retrofitting is highly applicable, too. Retrofitting in fact is particularly beneficial for the construction industry since all buildings are made to have a large time span, but unless they are retrofitted with the latest technological advancement knowhow, they might not be as efficient or long lasting.

Retrofitting in the construction industry helps revive old structures

and buildings by the insertion on equipment or machines that could potentially prolong its lifespan and make the structure safer for residency.

A cost-effective approach, retrofitting of a building also eliminates the need to redevelop the entire structure. Redevelopment is more expensive and require a lot of time, energy and resources.

Types of retrofitting in construction industry

There are various ways in which a building could be retrofitted to improve its overall performance and safety. These types of retrofitting of structure broadly include:

- Retrofitting of concrete structure: Using various technologies, changes are made in the concrete structure of a building.
- Retrofitting of masonry structure: Similarly, alterations are made in the masonry work in a building to make it perform better.
- Retrofitting of floors
- Retrofitting of roofs
- Retrofitting of tanks and pipes
- Retrofitting of lighting
- Retrofitting of air conditioning
- Retrofitting of windows and doors

Benefits of retrofitting

Retrofitting of buildings is beneficial in more ways than one.

• Retrofitting is a comparatively cost-effective method to make a building safer and better and have a longer life span.

• Retrofitting can increase the energy efficiency in a structure by a huge margin.

• Retrofitting can help a structure incorporate green practices, resulting in low carbon emission.

• With an increase in its efficiency, a retrofitted structure will become low on maintenance.

• Retrofitting is basically an opportunity to upgrade a building without having to work on it from the ground up.

Problems with retrofitting

Retrofitting of buildings could be a tricky affair unless:

- You have the know-how, the right team and the right tools to carry out the task.
- You are willing to spend the money. Even though retrofitting is comparatively more cost effective than redevelopment of a building, it is by no means cheap, especially because of speaking of incorporating up-and-coming technologies in an existing structure.
- For the time during which the retrofitting process is on, it would cause inconvenience to the occupants.
- If not done properly by a skilled and trained team of engineers, retrofitting can also go wrong.

Remembrance is the beautiful chain that links the world together....Let us not forget each other.....

BRICK BY BRICK

INDIAN REAL ESTATE MARKET IS CLIMBING OUT OF THE COVID HOLE

Kailash Babar

The Indian real estate market is showing signs of steady recovery with both residential and commercial property segments recording robust performance in the July-September quarter.

Real estate activity gained momentum during the quarter as the country began to cautiously return to normal economic tempo supported by aggressive vaccination drives.

Record-low home loan interest rates and sops offered by realty developers helped top Indian property markets move upward after a lull in the April-June quarter marked by the pandemic's resurgence and restrictions imposed by various state governments.

Top seven Indian property markets recorded over 124% on-year jump in housing sales at 32,358 apartments, data from JLL India showed, while the Knight Frank data recorded 92% rise in housing sales across 8 cities at over 64,010 units.

"The market seems to have factored in the very low likelihood of a complete lockdown as was seen last year

due to the ample availability of the Covid vaccine. Comparatively lower residential prices, attractive interest rates and higher household savings rate over the past year should support housing demand going forward. With the upcoming festive season, the market is gearing up for new project launches and consumers are likely to reciprocate," said Shishir Bajjal, CMD, Knight Frank India.

The growing need for home ownership and stable employment scenarios led by sectors like information technology and healthcare drove housing demand during the quarter.

"Developers have already started launching optimal sized apartments to capture changing consumer preference across most of the cities. The Indian residential sector is expected to witness sustained growth in the coming quarters. Renewed buyer confidence has been instrumental in the recovery of the housing market in Q3 2021, which recorded good volume of sales and launches compared to the same period last year and almost inching towards the pre-covid era," said Siva Krishnan, head - residential, India, JLL.

Mumbai has consistently been the largest contributor to sales over the past five quarters. In the September quarter, Mumbai and Delhi each accounted for one-fifth of total sales followed by Pune and Bengaluru. Recovery is well underway as sales surpassed pre-covid levels.

India's office transactions also recorded a strong quarterly growth at 12.5 million sq ft, up 168% on-year despite a more severe second wave of covid infections and the looming threat of a third wave, showed the Knight Frank data.

According to analysts, the total office transactions of the eight India markets during the quarter have improved and reached 83% of the 2019 quarterly average level.

Among the larger markets, Chennai, Bengaluru, and National Capital Region (NCR) recorded the highest recovery in the September quarter with transactions reaching the level of 123%, 112% and 93% respectively of the quarterly average of the year 2019.

Silent lips may avoid many problems, but smiling lips will solve many problems..Always have smiling lips..

TRIGGERS FOR GROWTH



The Information Technology sector was the largest consumer of space during the quarter and took up 34% of the space transacted. The heightened transaction activity from this sector is an encouraging driver for office demand as it is the most prolific occupier category in the office market. Occupiers also took up nearly 23,500 co-working seats across the eight markets during the quarter, the highest this year.

New completions of office projects also picked up significantly with 11.9 million sq ft delivered during the quarter, a 67% on-year growth. Bengaluru, Pune and Hyderabad accounted for 73% of the new completions with Bengaluru witnessing

the most space delivered at 4 million sq ft.

The fourth quarter of 2021 is expected to see heightened traction as seen in 2020, if infection levels continue to remain low and vaccination targets are achieved.

In terms of pricing and rentals, the market is heading towards stability in both residential and commercial segments.

In the office market, NCR was the only market that experienced rental growth during the quarter. However, that was also restricted to 1%. Landlords' strategy of offering relaxed lease terms is reflected in the


fall in rentals on a year-on-year basis across most markets. However, the fall in rentals has reduced in the last few months.

In the residential segment, to push sales, developers had earlier pursued an aggressive pricing strategy over the year with spot discounts, finance deals, stamp duty waivers and other freebies to entice buyers. This has been observed to have reduced in the September quarter as the price decline in most markets has been arrested. Residential markets such as Chennai, Hyderabad and Kolkata have seen prices increase marginally during the quarter.

Laughter the Best Medicine

A worried person went to a book shop and during his search for a particular book, found a book titled "How to solve fifty per cent of your Problems" So, he purchased two books!!.

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THE ANDHRA PRADESH GAZETTE
PART IV-B EXTRAORDINARY
PUBLISHED BY AUTHORITY

RIGHT TO INFORMATION

No. 7] AMARAVATI, THURSDAY, 29th JULY, 2021.

ANDHRA PRADESH ACTS, ORDINANCES AND REGULATIONS Etc.,

The following is the authoritative text in English Language of the Ordinance promulgated by the Governor on the 27th July, 2021 is being published under Article 348(3) of the Constitution of India for general information :-

ANDHRA PRADESH ORDINANCE No. 7 OF 2021.

Promulgated by the Governor in the Seventy Second year of the Republic of India.

AN ORDINANCE FURTHER TO AMEND THE ANDHRA PRADESH AGRICULTURAL LAND (CONVERSION FOR NON-AGRICULTURAL PURPOSES) ACT, 2006.

Whereas, the Legislature of the State of Andhra Pradesh is not now in session and the Governor of Andhra Pradesh is satisfied that circumstances exist which render it necessary for him to take immediate action;

Now, therefore, in exercise of the powers conferred by clause (1) of Article 213 of the Constitution of India, the Governor of Andhra Pradesh hereby promulgates the following Ordinance:-

1. (1) This Ordinance may be called the Andhra Pradesh Agricultural Land (Conversion for Non-Agricultural Purposes) (Amendment) Ordinance, 2021.

Short title and Commencement.

J.No. 98/21 [1]

Nature has a beauty that does not require make up.

2

ANDHRA PRADESH GAZETTE EXTRAORDINARY

[PART - IV-B]

(2) It shall come into force at once.

Amendment of
section 2.
Act No. 3 of 2006.

2. In the Andhra Pradesh Agricultural Land (Conversion for Non- Agricultural Purposes) Act, 2006 (herein after referred to as the Principal Act), in section 2,

(1) in clause (a),-

(i) in sub-clause (ii), after the expression "the raising of orchards; or", the expression, "Horticulture or Plantation or Sericulture" shall be added.

(ii) after sub-clause (iv), the following shall be added, namely,-

"(v) such other uses, as may be prescribed."

(2) in clause (b), for the words "Agriculture Lands", the words "Agricultural Lands" shall be substituted.

Amendment of
section 4.

3. In the principal Act, in section 4, in sub-section (1),

(i) for the expression "3%", the expression "5%" shall be substituted.

(ii) the proviso shall be omitted.

Amendment
of section 6.



4. In the Principal Act, in section 6, in sub-section (2), for the expression "50%", the expression "100%" shall be substituted.

BISWA BHUSAN HARICHANDAN,
Governor of Andhra Pradesh.

VADDADI SUNITHA,
Secretary to Government(FAC),
Law, Legal and Legislative Affairs & Justice.
Law Department.

Relation is not collection of people, but it is selection of hearts.

Registered No. HSE/49.

RIGHT TO INFORMATION

ఆంధ్రప్రదేశ్ రాజపత్రము
THE ANDHRA PRADESH GAZETTE
PART -IV-B EXTRAORDINARY
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No. 7] AMARAVATI, THURSDAY, 29th JULY, 2021.

ANDHRA PRADESH ACTS, ORDINANCES AND REGULATIONS Etc.,

ఆంధ్రప్రదేశ్ చట్టములు, అధ్యాయములు మరియు వినియోగములు మొదలగునవి.

2021, జూలై, 27వ తేదీన గవర్నరు జారీ చేసిన ఈ క్రింది అధ్యాయములకు ఇంగ్లీషు భాషలోని అధికార పాఠమును భారత సంవిధానము యొక్క 348(3) అనుచ్ఛేదము క్రింద అందరి ఎరుక నిమిత్తము ప్రచురించబడుచున్నది.

2021లోని 7వ ఆంధ్రప్రదేశ్ అధ్యాయము
 భారత ప్రజాస్వామ్య డెబ్బై రెండవ సంవత్సరములో గవర్నరుచే జారీ చేయబడినది.

ఆంధ్రప్రదేశ్ వ్యవసాయ భూమి (వ్యవసాయేతర ప్రయోజనాల కొరకు మార్పు) చట్టము, 2006ను ఇంకనూ సవరించుటకై అధ్యాయము.

రాష్ట్ర శాసనసభ ఇప్పుడు సమావేశములో లేనందునమా మరియు వెంటనే వర్ష తీసుకోవలసిన పరిస్థితులు ఏర్పడినవని ఆంధ్రప్రదేశ్ గవర్నరు అభిప్రాయపడినందుననూ,
 భారత సంవిధానములోని 213వ అనుచ్ఛేదపు ఖండము (1) ద్వారా ఒనగబడిన అధికారములను వినియోగిస్తూ, ఆంధ్రప్రదేశ్ గవర్నరు ఇప్పుడు, ఇందుమూలంగా ఈ క్రింది అధ్యాయమును జారీచేయుచున్నారు:-

1. (1) ఈ అధ్యాయమును ఆంధ్రప్రదేశ్ వ్యవసాయ భూమి (వ్యవసాయేతర ప్రయోజనాల కొరకు మార్పు) (సవరణ) అధ్యాయము, 2021 అని పేర్కొనవచ్చును.	సంప్రదించుము మరియు ప్రారంభము.
(2) ఇది, వెంటనే అమలులోనికి రావలెను.	
2. ఆంధ్రప్రదేశ్ వ్యవసాయ భూమి (వ్యవసాయేతర ప్రయోజనాల కొరకు మార్పు) చట్టము, 2006 (ఇందు ఇటు పేర్కొనబడు ప్రధాన చట్టముని పేర్కొనబడు)లోని పరిచ్ఛేదము 2లో, (1) ఖండము (ఎ)లో,-	2వ పరిచ్ఛేదమునకు సవరణ. 2006లోని 3వ చట్టము.

[3]

We search divinity in temples, churches and mosques, forgetting that it is inherent in us.

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A PICTURE IS WORTH A THOUSAND WORDS...



Second meeting of CWW, held on September 6 at Fairfield by Marriott. Coordinator Ms. N. Mrudula and Secretary Ms. B.Suma and other members of the CWW.



A group photo of CWW members after its meeting at Marriott Hotel on September 6.



Chairman Sri Bayana Srinivasa Rao (with mike in hand), flanked by President Sri KSRK Raju and Hon Secretary Sri E. Ashok Kumar, at the Annual General body meeting held on 06/09/2021 at the Fairfield by Marriott Hotel.



Hon'ble MP. Sri MVV Satyanarayana, presenting a sapling to CWW Coordinator, Ms. N. Mridula at the AGM held on September 6.



Chairperson of VMRDA, Ms. A. Vijayanirmala, was felicitated by the CREDAI-Visakhapatnam at the AGM at Hotel Marriott on 06/09/2021. Hon'ble MP, Sri M.V.V. Satyanarayana and office bearers of CREDAI-Visakhapatnam Sarvasree Bayana Srinivasa Rao, Chairman, KSRK Raju, President, Hon Secretary E. Ashok Kumar, Treasurer Sri A. Shivanand, and former Chairmen Sri K.S. Chandran, Sri GVVS Narayana and other members are also seen in the picture.



Felicitations to Chairman of Brahmin Corporation Sri Seetham Raju at the AGM on 6/9/21 at the Hotel Marriott.

PHOTO NEWS



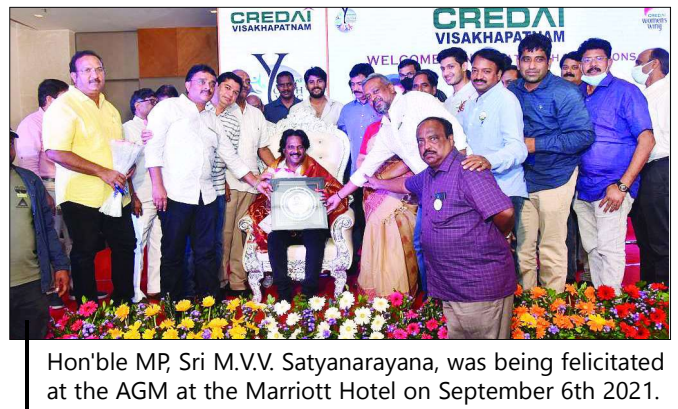
Felicitation to Sri K.K. Raju, NREDCAP Chairman, at the AGM, held on 6/9/21.



Felicitation to Sri G. Venkateswara Rao (GV), Chairman, Visakhapatnam Smart City Corporation at the AGM at Hotel Marriott on 6/9/21.



Brother of Sri Kayala Venkata Reddy, who was nominated as Chairman, MARITIME Board, receiving the felicitation trophy on behalf of his brother at the AGM at the Marriott Hotel.



Hon'ble MP, Sri M.V.V. Satyanarayana, was being felicitated at the AGM at the Marriott Hotel on September 6th 2021. The Hon'ble MP, himself a former Chairman of CREDAI-VSP, was profusely garlanded and a memento was presented to him. Participants included Chairman, President, Hon Secretary, Treasurer as also members Sri. P. Narasimha Rao, Sri. N. Vamsi Mohan, former Chairman, Sri GVVS Narayana and members from the CYW.







RERA, Member, Sri Chandu Samabasi Rao, visited CREDAI-Visakhapatnam office on 10/10/21 and after interacting with members, he was presented with a memento by the association. Chairman, Sri B. Srinivasa Rao, President Sri KSRK Raju, Vice President Sri. Ch. Govinda Raju, EC Member Narasimha Rao, CREDAI-AP President, Sri B. Raja Srinivas, CREDAI-Visakhapatnam former Chairman Sri P. Koteswara Rao, are also seen in the picture....

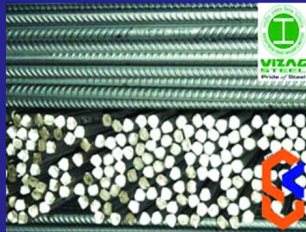


CREDAI-Visakhapatnam, President Sri K.S.R.K Raju, Chairman Sri B. Srinivasa Rao and EC Member Sri Narasimha Rao at the blood donation camp, jointly organized by CREDAI-Visakhapatnam and Rotary Club Waltair, on October 2nd at M.K. Gold Coast apartment.



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