

Location Plan

Not to Scale



Project Developers



Flat no 502, GVK Plaza,
Seethampet,
Visakhapatnam 530016

Authorised Consultants



M/S Kalidindi Real Konsult LLP
51-8-40/20/1, KRM Colony,
Seethammadhara, Visakhapatnam - 530013
Ph: 8886088855

Society Auditors

M/S Tummala & Associates
Sitarama House, Vijaya Gardens,
Inner Ring Road, Gunadala,
Vijayawada - 520 008
Ph: 9490332327

Project Engineers

Sri Boppana Rama Rao
501, Akruthi Enclave,
Road No.4, KPHB,
Hyderabad - 500072
Ph: 9032877889

Legal Advisors

THR & Co
Sri Turlapati Bhairaju
23-4-11, Kakarpathi Vari Street,
Satyanarayanapuram, Vijayawada - 11
Ph: 9848263285

Our Bankers:



Andhra Pradesh State Government Employees Mutually Aided Cooperative House Building Society Ltd.

Regd. Office: Door, No.54-16-3/3, Plot No. 48, Rd. No.3, Loyola Gardens, Vijayawada - 520008, Phone: 0866-2452129

Visakhapatnam Branch Office: No.6, First Floor, Kalyana Patra Technopolis, Vemula Valasa Village, Near Anandapuram Jn.,
Visakhapatnam - 531163, Ph: 08933-294599

Bhimavaram Branch Office: Door No. 9-1-1/2, G-1, SLV Towers, Adj., Four Seasons Apartment, Palakollu Road
NH-165 PP Road, Bhimavaram - 534 203, West Godavari Dist. Phone: 08816-230999

Phone No. 9100666208 / 9100666210 / 9100666216

E-mail: housing.emp@gmail.com, www.aphousingsociety.com

Aerial view of Vishanupuram Phase-1



VISHNUPURAM PHASE-2 VISAKHAPATNAM (Govt. Employees Layout) By Us - For Us



Andhra Pradesh State Government Employees Mutually Aided Cooperative House Building Society Ltd.

(Regd No. AMC/KNA/DCO/2016/122), Vijayawada

VIJAYAWADA

APCRDA Approved
layout in 84.29 Acres
only Few plots
available

BHIMAVARAM

DTCP Approved,
Land aquisition
completed 1st Phase
Bookings in Progress

VIZAG

VMRDA Approved,
Phase-1 Completed
Phase-2 Bookings
in progress

RAJAHMUNDRI

DTCP Approved
Project near
Rajanagaram,
Bookings in progress

Visit us at: www.aphousingsociety.com

Email: housing.emp@gmail.com

*This brochure is only conceptual presentation of the project for awareness of the Society members, not for legal offering.

About Society

Our society has been established in the year 2016 with a Motto to provide plots to State and Central Govt. employees at 25-30% lesser price compared to the market price. With over 3800 members across state of Andhra Pradesh, our society developed its first project at Kethanakonda, Vijayawada in 84.29 Acres with APCRDA & RERA approvals, Society developed **"Vishnupuram - Phase 1"** at Visakhapatnam in association with M/S. Sakshi Developers and successfully completed plot allotment, and completing plot registration to members. Now, society opened bookings for **"Vishnupuram Phase-2"** which is extention of Phase-1 layout and adjoining to 100 feet masterplan road. Society also developing **"Sriharipuram - Bhimavaram"** in about 50 Acres very close to Bhimaravaram Town, Society further taken up **"Chandrika Smart City - Sriharipuram"** at Rajahmundry from M/S. Raaki Avenues at very competitive price to benefit its members.

Features of Proposed Vishnupuram Phase -2 Govt. Employees Layout - Visakhapatnam

At Ravada Village, Bhogapuram Mandal, Vizainagaram Dist.

- Located at 2 KM distance on the right side of the Chennai-Kolkata 6 lane National Hi-way.
- Nearest vicinity, on the way to Visakhapatnam (Bhogapuram) International Airport
- Located adjacent to 100 feet wide Road, as per the Visakhapatnam master plan.
- Located close to well-known Sun Ray Village Resorts, and nearer to CMR layout.
- Only 14 minutes travel from the Fastest developing Tagarapuvalasa area and 25 minutes travel from Bhimili (Beach Resorts).
- Just 4 Kms away from Avanti Research Technological Institute.
- 2 Kms from Airport Jn., and 2.5 Kms from Gumcity School. 4 Kms to Beach corridor road.
- 8 Kms from Avanti Engineering College. 8 Kms from Oakridge International School.
- 12 Kms from Anil Neerukonda Institute of Technology & Sciences (ANITS)
- 9 Kms from Emmanuel Engineering College and 11 Kms from Raghu Engineering College.
- 20 Kms to Gambhiram IT Sez, Anandapuram Jn. 18 Kms.

Proposed Development works be taken up in the Layout

- Layout shall be with the approval of VMRDA (Visakhapatnam Metro Region Development Authority)
- Plots of 200 syds & 300 syds available
- 40 feet wide internal roads with black top
- Kurling stones to either side of the roads
- Avenue plantation on either side of roads
- Overhead Water Tank, Drinking water supply to every plot through pipelines.
- Underground drainage, Electrical lines to the entire colony, Street lights and well developed parks.
- Beautiful Entry Arch and Gate with a Security Room, with a boundary compound wall.
- All developments as per VMRDA specifications



Vishnupuram Phase - 2 - Visakhapatnam (Ravada) Layout Pricing details:

The cost of Sq.yard is Rs.13,900/- (Rs. 9,000/-for the plot Land cost and Rs. 4,900/- for development and other expenses). Advance payment for both plot sizes is given in a table form. Our society runs on “No loss - No profit basis”. The price is 25%-30% lesser than the local prevailing market price.

Rs. 13,900/- per Sq. Yard or Rs.6,72,760/- per Cent Inclusive of land cost, Development charges and other expenditure.	200 Sq. Yards 4.13 Cents (36'x50')	300 Sq. Yards 6.19 Cents (45'x60')
Advance for plot booking (25% of the total plot cost)	₹ 6,95,000/-	₹ 10,42,500/-
2nd installment (25% of the plot cost) within 2 months	₹ 6,95,000/-	₹ 10,42,500/-
Balance 50% at the time of Registration	₹ 13,90,000/-	₹ 20,85,000
Total cost of the plot:	₹ 27,80,000/-	₹ 41,70,000/-

*Registration cost extra * There may be slight changes in Plot sizes, Road width and other Specifications as per VMRDA approved layout. *Bank loan facility available.

Advance payment mode and Plot allotment method:

The Member who is interested to purchase the plot has to fill the application form and deposit the advance payment through a Cheque/DD/Transfer in any of our Society bank accounts. Plots will be allotted in the form of a transparent open lottery draw in presence of members, after obtaining layout permissions from VMRDA, This process will be carried out as per society bylaws No. 38 respectively.

(VMRDA) Visakhapatnam Metro Region Development authority Draft Master Plan can be seen in internet through this link: <http://vmrda.gov.in/masterplan.aspx>

Our Propsed Layout location can be seen here as per the VMRDA master plan.

