SHIVAJYOTHI GROUP

THE NORTH ANDHRA PROPERTY GUIDE

Before you buy.

A clearer way to choose your next address.

Airport corridors. Coastal plots. Resort communities.
The questions worth asking before you commit.

A practical handbook for families, first-time plot buyers and NRIs exploring Vizag and Vizianagaram.

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01 / THE GROWTH CORRIDOR

Buy the location. Check the connection.

Infrastructure can change a region. Your decision still begins with the route, the neighbourhood and the plot itself.

01 An airport name is not a travel time.

Check the exact airport entrance and drive the route from the project. Note the time of day, current road access and any last-mile bottlenecks. Ask which route supports a quoted travel time.

02 Separate existing from proposed.

For each highway, beach corridor or interchange claim, ask for the official project reference and present status. A line on a marketing map is a prompt for questions, not proof of access.

03 Look beyond the growth story.

Visit nearby shops, hospitals and schools. Ask whether the property suits the way your family would use it today, even if surrounding development takes longer than expected.

ONE USEFUL QUESTION

Would this address still work for us if the next infrastructure milestone were delayed?

Context: the Ministry of Civil Aviation recorded Bhogapuram airport's aerodrome licence in July 2026. This guide does not certify routes, travel times or future price growth. [1]

02 / DOCUMENTS BEFORE DECISIONS

Know what you are buying.

Ask for a document pack for the exact project, phase and plot you are considering.

01 Match the project and phase.

Check the relevant RERA registration, promoter identity, phase and disclosed completion dates, where registration applies. Compare these with the offer and agreement. [2, 3]

02 Check the approved layout.

Ask for the competent authority's sanctioned layout and approval proceedings. Match the plot number, dimensions, access road and designated open spaces to the plan. [2]

03 Have title reviewed independently.

Ask your property lawyer to examine ownership and link documents, encumbrances, disputes, development rights and the seller's authority. An approval or registration alone should not replace a plot-specific title review. [2]

04 Read the payment agreement.

Have your adviser review the booking amount, payment schedule, development obligations, cancellation terms and possession provisions. Section 13 of RERA limits advances above 10% before the required written and registered agreement for sale. [3]

Keep a dated copy of every document and all written clarifications. Applicability and transaction requirements should be checked by your independent adviser.

03 / THE PRICE BEHIND THE PRICE

Compare the complete commitment.

Use the same worksheet for every shortlisted property. Ask for a dated, itemised quotation.

Plot consideration

Area x agreed rate; record the unit used.

Location premiums

Corner, facing, road width or preferential location charges.

Government charges

Current stamp duty, registration and other applicable levies.

Development and utilities

What is included, payable separately or still to be delivered?

Club or resort access

Membership fee, eligibility, usage charges and exclusions.

Recurring ownership costs

Maintenance, sinking fund, local taxes and upkeep.

Funding and advisory costs

Loan charges, interest, legal review and documentation.

YOUR COMPARISON NUMBER

Acquisition cost + recurring costs + planned construction = your real ownership budget.

04 / COASTAL AND RESORT LIVING

Enjoy the promise. Read the fine print.

A good site visit tests how the community will function, not only how it will look.

01 Ask what access actually includes.

Is the resort part of the sale, a separate business or a membership benefit? Ask who operates it, who can use it, whether guests can stay, and what residents pay. Record the answer in the transaction documents.

02 Walk the everyday infrastructure.

Inspect approach roads, drainage, water arrangements, electrical provision, security and waste management. Ask which services are completed and which remain scheduled.

03 For a coastal site, check the site itself.

Ask an independent professional to review applicable coastal restrictions, flood exposure, drainage levels, soil suitability and construction requirements for your exact plot. Sea proximity alone does not establish buildability.

04 Distinguish renderings from commitments.

Ask which clubhouse, landscape and recreation elements form part of the approved and contracted scope. Request delivery timing, responsibility and ongoing operating costs.

TAKE THIS ON YOUR VISIT

Photograph the plot markers, access road, surrounding levels and existing amenities. Compare them with the dated plan.

05 / BUYING FROM ABROAD

Make distance manageable.

A simple document trail makes a remote purchase easier to evaluate and follow up.

01 Confirm eligibility before booking.

NRI and OCI purchase rules differ from those for other overseas buyers. RBI guidance generally permits NRI/OCI purchases of eligible property, with restrictions on agricultural land, plantation property and farmhouses. Confirm the land classification and your status. [4]

02 Set the banking route early.

Ask your authorised dealer bank which payment route and documentation apply. RBI guidance specifies banking channels and permitted accounts; confirm current requirements before remitting funds. [4]

03 Appoint an independent local reviewer.

Use a property lawyer for title and agreement review, a surveyor where needed for boundaries, and a tax adviser for your transaction. Have any power of attorney checked before signing.

04 Create one shared purchase folder.

Keep the approved plan, title opinion, agreement, receipts, registration documents and site reports together. Record who will inspect the plot, monitor maintenance and receive notices after purchase.

BEFORE THE NEXT PAYMENT

Request a dated update showing what was promised, what is complete and what remains due.

06 / YOUR NEXT STEP

Take better questions to your next visit.

Use this final checklist with any developer, including SVN.

- [ ] The exact plot is marked and matches the approved layout.
- [ ] Ownership and sale authority have been independently reviewed.
- [ ] Approval and registration details match the project and phase.
- [ ] The complete quotation and recurring charges are recorded.
- [ ] Amenity access, delivery scope and timelines are written down.
- [ ] Cancellation, payment and possession terms are understood.
- [ ] The location works for our family and our ownership budget.

Explore SVN

Bay Parck / Parckwud / Miraya / Ayodhara

Arrange a site visit: +91 85999 36363
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Vizianagaram & Visakhapatnam

SOURCES & EDITORIAL NOTE

[1] Ministry of Civil Aviation - Bhogapuram aerodrome licence

[2] AP RERA - project disclosure fields and supporting documents

[3] India Code - Real Estate (Regulation and Development) Act, 2016

[4] RBI - purchase of immovable property by non-resident individuals

Prepared 30 October 2026. Practical educational guidance, not a title certificate, project approval or personalised legal, tax or investment advice. Confirm current requirements with qualified advisers. No appreciation, income or resale outcome is promised.