

To Identify Factors Affecting Redevelopment of Building

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Abstract— Redevelopment is the best thing in construction industry. Redevelopment solves the problems of demoralization, increase in population by reusing land to give maximum benefits to the living peoples. In major cities like Mumbai, Hyderabad, Ahmadabad etc. There are no more land available for constructing new buildings and cannot solve the problem of decentralization. Redevelopment is the best effective solution for solving these problems. In future as special in metro cities, real estate market accept the redevelopment project due to their win-win situation. Redevelopment helps user to fulfil their basic need like lift, appropriate parking area, garden area, security of society etc. and increase in their living of standards. . Redevelopment not only gives benefits to user but also to government, neighbourhood, and developer. So, study of redevelopment is necessary. As project manager, most affecting factors which is affecting the old building to go for redevelopment.

Keywords: Redevelopment, Repair and stakeholder prospective

I. INTRODUCTION

Redevelopment is the most important thing in the construction industry. There are many problems facing due to old construction building there are many problems occurs due to old construction or increase in population so for solving that problem redevelopment is the best solution and there are not much land also not available for constructing a new building.

To solve the problems of decentralization, population density and high growth rate of urbanization. There are two options.

- 1) Repair
- 2) Rebuilt

Redevelopment is best option for growth of construction industry and agriculture industry. Redevelopment solves the problems of decentralization, population density by reusing used land to give maximum output. In major cities like Mumbai, Delhi, Hyderabad, Ahmedabad etc. have not much land to fulfill the problem of decentralization. Redevelopment is the only way to make sustainable solution.

Factors which affects the redevelopment:

- 1) Technical
- 2) Admin/maintenance
- 3) Social
- 4) Regulation

II. STUDY AREA

Ahmedabad is the largest city and former capital of the Indian state of Gujarat. Ahmedabad's population of 5,633,927 (as per 2011 population census) makes it the fifth most populous city in India. Ahmedabad is divided by the Sabarmati into two physically distinct eastern and western regions. The eastern

bank of the river houses the old city, which includes the central town of Bhadra.

This part of Ahmedabad is characterized by packed bazaars, the pol system of closely clustered buildings, and numerous places of worship. The western part of the city houses educational institutions, modern buildings, residential areas, shopping malls, multiplexes and new business districts centred on roads such as Ashram Road, C. G. Road and Sarkhej-Gandhinagar Highway. Ahmedabad has a hot, semi-arid climate, with marginally less rain than required for a tropical climate.

Ahmedabad has emerged as an important economic and industrial hub in India. The effects of liberalization of the Indian economy have energized the city's economy towards tertiary sector activities such as commerce, communication and construction.



Fig. 1: Map of Gujarat

Ahmedabad's increasing population has resulted in an increase in the construction and housing industries resulting in recent development of sky scrapers. In 2010 Ahmedabad was ranked third in Forbes's list of fastest growing cities of the decade.



Fig. 2: Map of Ahmedabad

There are more than 100 projects in Ahmedabad city which are under construction. These under construction projects include Residential, Commercial, and Industrial, Recreational, Institutes and many other forms of construction project. Ahmedabad is a rapidly growing city in terms of urban physical growth. Majority of this urban growth is occurring around the city, in the outskirts area of Ahmedabad city. Also, majority of under construction projects are Residential project or Commercial project.

There are more than 50 projects in Ahmedabad city which is under redevelopment and more than 80 co-operative societies are planning for redevelop their societies. Redevelopment is more preferable to residential building then commercial building.

III. REDEVELOPMENT RULES & REGULATION

Rules of redevelopment are divided in some stages. So it is easy to understand.

- Offer letter to the society
- Terms and conditions with the society
- Agreement with the society
- Sanction from Municipal corporation in favours of the society
- Loading of Transfer of development rights in the society's name
- Obtaining the Intimation of disapproval
- Shifting of the members
- Demolition of the building
- Obtaining the Completion certificate
- Construction of the new building
- Obtaining the Occupancy certificate
- Shifting the old members

IV. REDEVELOPMENT PROCESS

- Conveyance deed
- Society registration certificate
- General body resolution to go for redevelopment
- List of member with their respective carpet areas
- Revenue document of land
- Draft planning remarks, if the property is under town planning scheme then town planning remarks
- Copy of municipal approval plans.

A civil engineer is required to cross check R.C.C. drawings of the proposed building and check on site quality

Name of developers		Shree-nath developers	
Present status		Under construction	
Year of building construction		1978	
		Before Redevelopment	After development
1	Area details		
	Plot area	2983 m ²	2983 m ²
	Construction area (built up area)	2648 m ²	11,800 m ²
	Parking area	As per GDCR norms	2481 m ²

		(general provided)	
	Common plot	334 m ²	298 m ²
	Floors	Ground floor + 2 floors	Ground + 13 floors
	Market value	₹ 33,00,00,000	₹ 98,00,00,000
2	Unit details		
	Total numbers of units	60 Nos.	98 Nos.
	Room details :	1 BHK	3 BHK
	Built up area/carpet area	65 m ²	121 m ²
	Extra amenities:	Nothing	2 Lift/block, 1 car allotted parking, Club house, Gym, Garden area, Indoor Games etc.
	Market value	₹ 55,00,000	About ₹ 1,00,00,000
3	Cost aspect		
	Construction Cost		₹ 9,45,00,000
	Compensation		₹10,00,000/member
	Rent par member		₹ 12,000/month
	Government taxes & Fees		₹ 2,00,00,000

Table: 1 Cost Model of Redevelopment

V. ISSUES HAVING WITH OLD RESIDENTIAL BUILDING



Fig. 3: load bearing structure & frame structure



Fig. 4: Improper use of sun light and air circulation



Fig. 5: Residential building is used as commercial building

- After the finding the factors using Relative Importance Index (RII) Methodology.
- This method will be used to rate the various parameters. These ratings make it possible to compare the relative importance of the parameters as observed by the sets of respondents.

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VI. CONCLUSION

- In this thesis cost model data collection of redevelopment is done by help of data which is helpful for developers which is interested in redevelopment.
- This data will be helpful for selecting project that which is more profitable from project which is developed on virgin land or else project which is redevelopment project.
- After data collection, it will be easy to certify which project has low investment, low risk with high return.
- The next step In This thesis is finding the factors which affect on the Redevelopment.