To Study the Components Influencing the Redevelopment of Building

Darshan Shah[1], Krupa Dave[2]

[1]PG Student, M.E. (Civil) Infrastructure Engineering, L.D.R.P. Institute of Technology & Research, Gandhinagar
[2] Asst. Professor, Dept. of Civil Engineering, L.D.R.P. Institute of Technology & Research, Gandhinagar

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Abstract – The main objective of redevelopment process are various factors having an effect on redevelopment of building. Present building construction and social factor are the factors having effect on redevelopment. In this study data sheet made for collecting the most important factor having an effect on redevelopment of building structure stability, parking space insufficiency, improper maintenance and social factors are the factors which present problems in the building. After analysing the factors , google data sheet made for collecting the information and collecting the social media review. I collect 304 stake holders answers and reviews in this google form to find out the most important factor affecting redevelopment. After getting these reviews using the RII method, I found the five important factors affecting the redevelopment.

Key Words: Redevelopment, Repair and Stakeholder

1. INTRODUCTION

Redevelopment is one of the most important thing in construction industry. To solve the problems due to old construction building and increase in population, redevelopment is the best solution as there are not so much land available for a new building construction. It solves the problems of population density, decentralization and high growth rate of urbanization. There are two options:

1. Repair
2. Rebuild

For growth of construction & agriculture industry, redevelopment is a good option as reusing used lands gives maximum outputs. Thus in major cities like Mumbai, Ahmedabad, Delhi etc not having enough land to fulfill the decentralization problem, redevelopment is only way to make sustainable solution.

2. STUDY AREA

Ahmedabad is the largest city in Gujarat and Sabarmati River divides Ahmedabad in Eastern and Western regions.

The eastern river bank comprises the old city including central town of Bhadra and pol system of closely clustered buildings and packed bazaars. The western part of city comprises shopping malls, movie theatres, educational institutions and modern infrastructures on roads such as C.G.Road , S.G.Highway, Ashram road.

More than 120 projects are under construction in Ahmedabad city, which includes commercials, residential, industrial, institutes and other forms of construction projects.

In consideration of physical urban growth which is occurring around the city-Ahmedabad, city is rapidly growing. Residential and commercial projects are main constitutes of under construction project.

Ahmedabad has become an important hub of industry and economy in India and has been selected as one of the Indian cities to be developed as a smart city under government of India flagship smart cities mission. Old Ahmedabad city named as India's first UNESCO World Heritage City.

In Ahmedabad city, more than 50 projects are under redevelopment and co-operative societies planning for redeveloping are more than 80. Residential buildings are more preferred for redevelopment than commercial buildings.

MAP OF AHMEDABAD
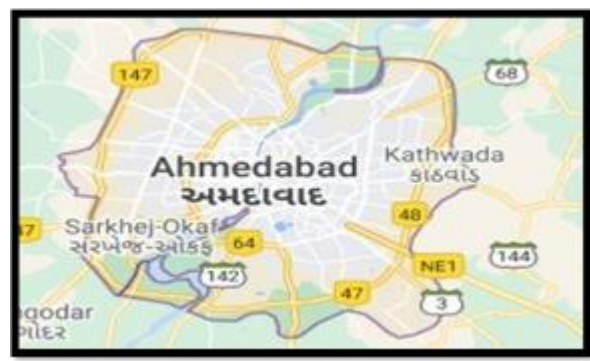
3. REDEVELOPMENT PROCESS

• Conveyance deed

• Society Registration certificate.

• General body resolution to go for redevelopment

• Revenue document of land

• Copy of municipal approval plans.

4. DATA ANALYSIS

• Data analysis is done with Relative Importance Index Methodology.

• This method rates various parameters and compares relative importance of parameters
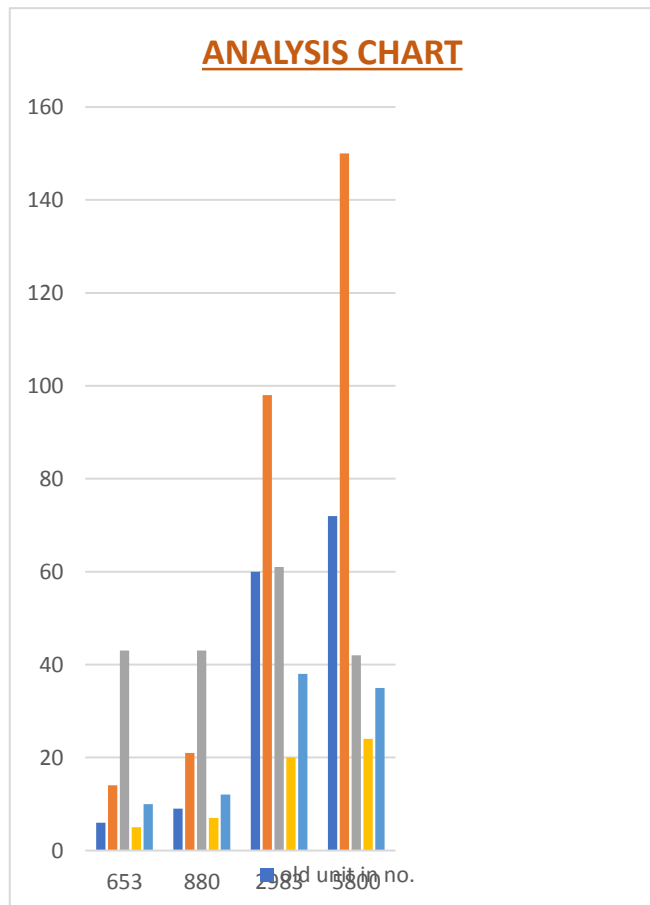
Here,

  1. Blue one is old unit in numbers.

  2. Orange one is new unit in numbers.

  3. Grey one is percentage of old members

  4. Yellow one is investment in crore.

  5. Sky blue is for return in crore.

5. CONCLUSIONS

A. FACTORS AFFECTING REDEVELOPMENT

Sr no.	Factors	RII
1.	Structural stability	0.9487
2.	Profitable aspect	0.9125
3.	Insufficient parking space	0.8151
4.	Change in use of building	0.8053
5.	Quality of life index of area	0.7908

B. COST MODEL OF REDEVELOPMENT

Data collected from different location of Ahmedabad. From the chart it is easily calculated that low investment gives high returns. When numbers of old members units is less than 50% it gives high returns. When the projects have higher new permissible FSI the return is increase.

ACKNOWLEDGEMENT

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