

Date: 01/05/2023

To,

The Chairman / The Secretary

SANJEEV OAK

ARCHITECT

1204/11, "Vivek" apts. Ramchandra Vaze Path,
Shivajinagar, Pune 411004. Tel: 9422037402
Off. 020-20251171 sanjeevoak18@gmail.com
Regd.No. CA/85/8875

Sir / Madam

BENEFITS OF REDEVELOPMENT

Extra areas

Since families are growing requirement of bigger area/space became necessity. Selling existing flat & buying new in a far away locality is a loss & cause inconvenience. With new bye laws of construction, one gets more area without any extra cost in the same new building & option to buy more area, if needed at concessional rate is available when redevelopment is done.

Lift

When existing flat/ apartment was bought, you were young & could do up & down on higher floors effortlessly. With old age, movement of climbing stairs is difficult except ground floor. So requirement of lift becomes necessity that too it has to be stretcher size.

Six level security system

With digital development, online shopping became necessary. With old age, heavy traffic on roads one prefers to sit at home & order things in the comfort of own houses. But the threat is delivery people/unknown people in the name of delivering goods & products, entering your society/building/house made safety, security of residents, a must. That's how installation different modes of security system as under became must:

- 1 manual interface(watchman)
- 2 Cc tv cameras in the premises & outside the building
- 3 access control in ground floor lobby
- 4 Door phone
- 5 Safety door
- 6 Intercom

Recreational area & amenity space

With old age there are limitations on going out of the house. The concept of recreation for senior citizens as well as residents was never thought of. When redevelopment is done many recreational facilities for eg.

- 1 hall for small functions
- 2 gymnasium for senior citizens
- 3 area for sitting games, garden
- 4 walking area
- 5 children's play area are made available.
- 6 wheel chair access through out the building can let them enjoy all amenities, facilities in the new building/ society.

Social cause

Indian green building council (IGBC)

With global warming & degradation of an environment, our responsibility towards restoring nature is very much required /is necessary for our future in any new development & is our contribution to the society.

- 1 producing solar power i.e. generating electricity for your own use. This reduces cost of electricity & reduces dependence on government supply.
- 2 water heating, common lighting in the premises, use of electricity for lifts, water pumps, all these uses by solar power generated by you for your building reduces use of electricity & eventually cost of it.
- 3 Water conservation. Recycling water through STP (sullage water treatment plant) & water taps for reducing water consumption,.
- 4 Rain water harvesting.
- 5 Segregation of waste at source in three categories: a dry waste. B plastic waste. & c wet garbage.

Dry & plastic waste can be taken away by municipal authorities.

But disposal of wet garbage is our own responsibility. Having system to convert wet garbage into manure is a must for getting completion certificate from municipal authorities for new building. By doing this all residents get concession in property tax.

Parking

Thirty years ago when this building was made, parking was least required, & one would have never thought that he/she needs parking. But with vast development in Pune in all directions

& ultimately increase in vehicular traffic with no timely public transport, people require own vehicle either two or four-wheeler. With very high prices of two/four wheelers, having safe place for parking the same became necessity. became necessity.

In redevelopment one can have choice of design which is modern, easy to use materials & individual flats are well ventilated, well lit up. Saves energy & cost. With redevelopment value of asset i.e. flat, increases & becomes double.

In redevelopment recurring problems such as

- 1 water clogging
 - 2 drainage work eg. Cleaning of drainage etc.
 - 3 Leakages & choke ups in plumbing line
 - 4 Leakages in terrace slabs & toilets
 - 5 Painting work
- are totally eliminated & irregularities in old construction are regularised.

Though all these are benefits of redevelopment there are following things which incurs extra cost to the residents:

- 1 Increases property tax
- 2 Increased maintenance cost.
- 3 Trauma of shifting back to the new flat/building in agreed time.

Thank you

Sanjeev Oak