

REDEVELOPMENT OF HOUSING SOCIETIES – ADDRESSING REALTORS ISSUES

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Introduction:

Redevelopment of housing societies is a intricate process that requires attention. The tragedy of buildings falling in Mumbai during rains is a stark reminder of the city getting old and dilapidated structure are not only cause of concern for the people inhabiting there but also to the government agencies. In the process a Realtor who is ready to take their houses and provides them the newly created structure is a welcome step. Dilapidated structures are putting lives at danger and causing massive pains and suffering. To safeguard the security of inhabitants and the protection of natural resources, it is essential to develop a comprehensive redevelopment plan. This plan should include the identification of suitable sites for redevelopment, the development of a timeline for the project, and the allocation of resources to ensure its successful completion. Additionally, the plan should include measures to ensure that the redevelopment process is transparent and accountable. Furthermore, it is nessasary to involve the local community in the redevelopment process. This will ascertain that the project is tailored to the needs of the community and that the project is completed in a timely and efficient manner. Additionally, it is important to ensure that the redevelopment process is conducted in an environmentally sustainable manner. This will ensure that the project does not have a negative impact on the environment and that the natural resources are preserved. Finally, it is important to ensure that the redevelopment process is conducted in a socially responsible manner. This will ensure that the project is beneficial to the local community and that the rights of the residents are respected. Redevelopment of housing societies is a complex process that requires careful planning and consideration. By following the steps outlined above, it is possible to ensure that the redevelopment process is conducted in a safe, sustainable, and socially responsible manner.

Redevelopment is to convert broken-down old structures into new structures and also to bring about a better living conditions. Redevelopment could be in slums, chawls or old flats.

The process is time consuming a painful process with more than 100 documentation which is not only tedious for the Inhabitants but its also equally painful for the Realtors who have to shed many hours in putting a meeting and go through the grind of society members.

An average Realtor goes through nearly 30 meetings with a society having less than 40 members but the number goes drastically high when the number of members are more than 80.

The Realtor has to go through a rigorous questions and answers of the society members. And he has to convince them that the property which they are handing over will be with them and be safely given back to them with better amenities.

The usual time frame if all documents are in place the pre redevelopment will take place is a minimum of 18 months to 24 months. The construction period would last for a minimum of 24 months. The average time taken in Mumbai to get the starting to completion work done would be 5 years.

Realtors must submit several documents to the local authorities for registering their redevelopment projects. These documents include Project plan, Architectural plans, Structural plans, List of materials to be used in the construction, Agreements with the concerned parties, Environmental clearance, Fire

safety clearance, Copy of the title deeds of the property and the no-objection certificates from the relevant authorities.

The Realtor apart from the time he is giving he is also investing a lot of money into the project as discussed he has to a bare minimum give 5 years for a project to come up and stand and then he sells the project.

It is a fact that under the Redevelopment of Housing societies the builder gets the land and based on the increase in the heights of the current structure he can also make profits from the same. But the moral of the story is he is also taking the risk in constructing the house and building and his money are at stake whereas the Inhabitants Houses are stake. It's a give and take theory.

As per the law of the land and as India has a federal structure between central and state the authority to have it's own Law in the hands of the respective state as per Maharashtra RERA the current rule stands of giving a 33% extra floor space to the Inhabitants. So for an example an old building in Mumbai with 35 year old of existence a family residing in 500 sq. ft. carpet area would be entitled to get approximately an area of 667 sq. ft. or to say in a simple words a 1 Bedroom Hall Kitchen (BHK) will be converted into 2 BHK house. Now the ideal construction cost on the same would be nearly 40% of the Selling price of the house. The risk of the same price is being taken by the developer.

The developer not only have to deal with finance but has to oversee even the local authorities in terms of clearance of the project on time, others like the available of labour, availability of raw materials. Developers are required to obtain various approvals and sanctions before starting the construction. The RERA authorities can also ask for additional documents if required.

Review of Literature:

Greg O'Hare (1998) has stated that Mumbai (Bombay) is India's main industrial and commercial center. As indicated by the United Nations it is the seventh biggest city on the planet with the fifth quickest rate of populace development. Over a large portion of the populace, be that as it may, live in states of degraded destitution, packed into stuffed ghettos and hutments situated in unfortunate minimal conditions. There are numerous perplexing purposes behind Mumbai's lodging emergency, incorporating solid populace in-relocation and development. Previous urban improvement approaches favored capital-escalated businesses and the fast development of a low-wage casual part. Subsidized transport systems allowed poor people to live and work in the city.

Petersen (2002). In his book designed to understand the theory, tools, techniques and key success factors for you to succeed in Construction projects. The Researcher will be looking at all aspects of managing projects – from the technical checklists to the soft skills that are essential for a Project Manager to succeed.

Raftery J, (2003). In his book demystifies risk analysis and enables decision makers to improve the quality of their judgments by providing more realistic information on which to base decisions. With a reasonable approach, limiting language, science and scholastic references, the creator gives professionals clear portrayals of the idea of hazard and hazard mentality. He also describes techniques of analysis and assesses their strengths and weaknesses.

Jan Nijman (2008) claimed that, in line with the neoliberal tendency throughout the developing world, slum policies in urban India have grown more dependent on the market and on neighborhood "self-help" agencies. The analysis concludes that while there are some fresh avenues for rehabilitation initiatives, large-scale results are improbable given the neoliberal conditions that exist in urban India.

Objectives of the study:

- To study the hindrances faced by realtors in approval of inhabitants housing society.
- To study on approval from government / local authorities.
- To understand any political interference and legal hurdles
- To study on the finances of realtors

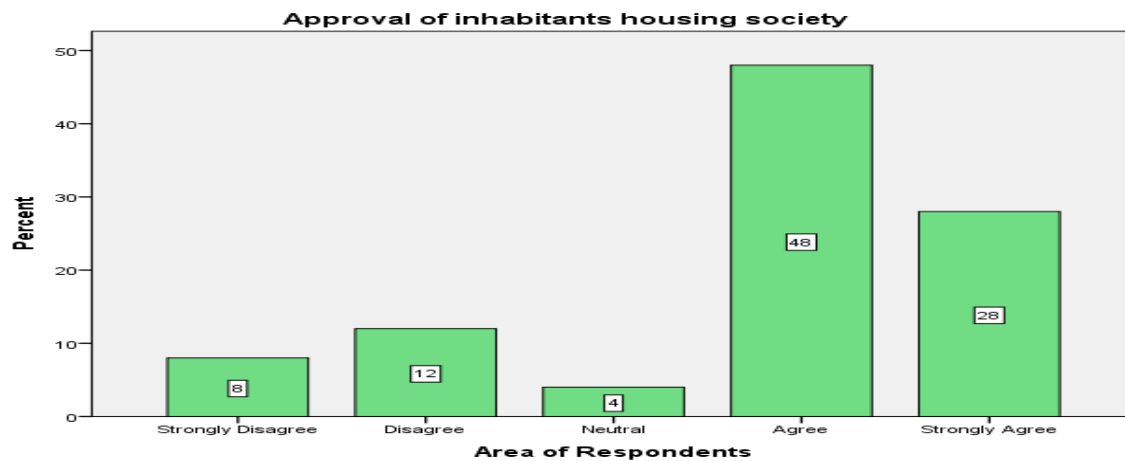
Hypothesis:

1. There is positive relation between realtors outlook under redevelopment scheme.
2. There is positive relation between realtors approach and factors influencing pre and post redevelopment plan.

Hindrances before redevelopment:**Table 1:** Approval of inhabitant's housing society

Items	Frequency	Percent	Valid Percent	C.F. (%)
Strongly Disagree	4	8.0	8.0	8.0
Disagree	6	12.0	12.0	20.0
Neutral	2	4.0	4.0	24.0
Agree	24	48.0	48.0	72.0
Strongly Agree	14	28.0	28.0	100.0
Total	50	100.0	100.0	

Source: Primary data (SPSS Method)

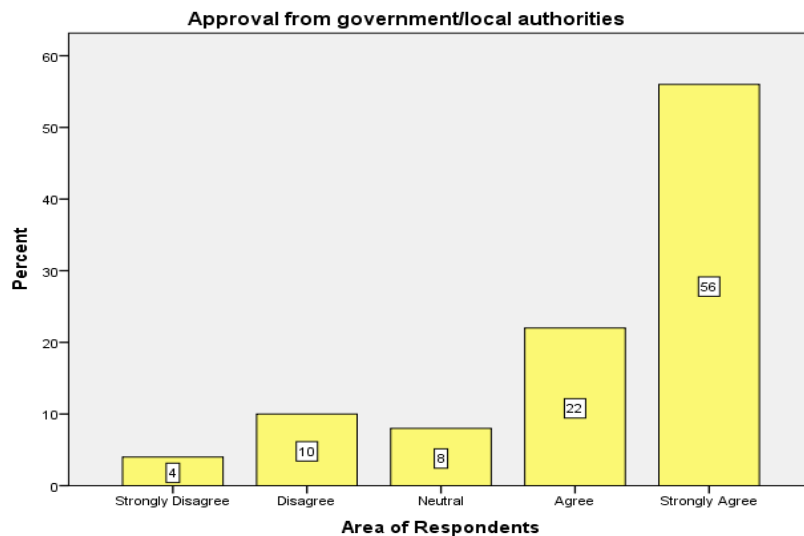
Graph 1**Interpretation:**

It is seen from the above table and figure that out of total sample, 48% realtors have agreed that they found problem in approval of inhabitant's housing society. 28% developers have strongly agreed about the problem in approval of inhabitants housing society. 8% realtors and developers have strongly disagreed and 12% disagreed about the hindrance of approval of inhabitants housing society, while 4% realtors were neutral about the same.

Table 2: Approval from government/local authorities

Items	Frequency	Percent	Valid Percent	C.F. (%)
Strongly Disagree	2	4.0	4.0	4.0
Disagree	5	10.0	10.0	14.0
Neutral	4	8.0	8.0	22.0
Agree	11	22.0	22.0	44.0
Strongly Agree	28	56.0	56.0	100.0
Total	50	100.0	100.0	

Source: Primary data (SPSS Method)

Graph 2**Interpretation:**

From the above table and figure, it reveals that out of 50 samples, 56% developers/ realtors have strongly agreed that they found problem in approval of government and local authorities. 22% developers have agreed about the problem in approval of government and local authorities. 4% realtors and developers have strongly disagreed and 10% disagreed about the hindrance of approval of government and local authorities, whereas 8% realtors were neutral about the same.

Table 3: Summary of Descriptive Statistics

		N	Mean	Std. Deviation
Approval from government/local authorities	Andheri	4	5.00	.000
	Jogeshwari	6	5.00	.000
	Goregaon	8	5.00	.000
	Malad	6	5.00	.000
	Kandivali	10	4.40	.516
	Borivali	8	3.63	.518
	Dahisar	8	1.88	.641
	Total	50	4.16	1.184

Source: Primary data (SPSS Method)

Table 4: ONE WAY ANOVA

		Sum square	df	Mean square	F (Calculated Value)	Table value @5% level of significance
Approval from government/local authorities	Between Groups	61.570	6	10.262	61.714	2.3
	Within Groups	7.150	43	.166		
	Total	68.720	49			

Source: Primary data (SPSS Method)

Since the calculated value of F (61.714) is greater than the table value (2.3) as shown in above in One Way Anova table, null hypothesis (H_0) is rejected. So, it can be said that realtors of different suburban have opined differently that they have faced the problem of approval from government/local

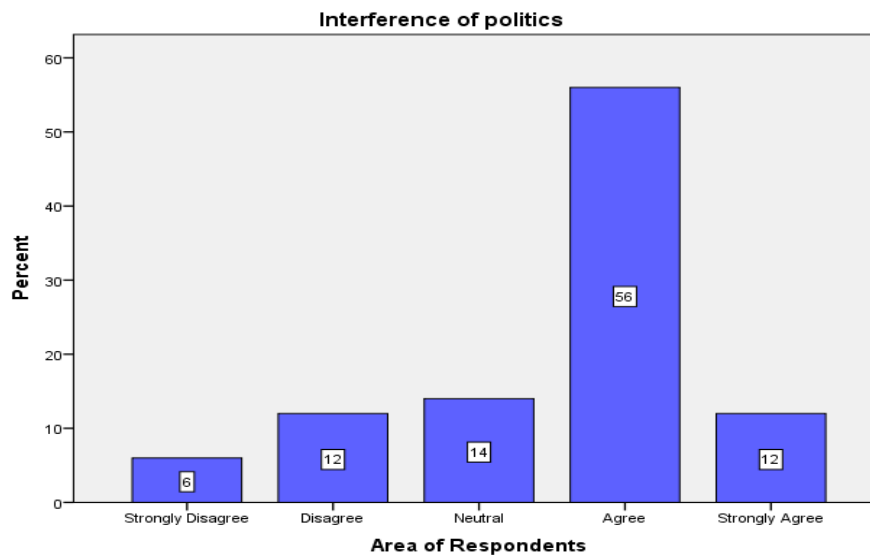
authorities. So, it is inferred that hypothesis, “there is a relation between developer’s perception and hindrances before redevelopment scheme” is proved.

Table 5: Interference of politics

Items	Frequency	Percent	Valid Percent	C.F. (%)
Strongly Disagree	3	6.0	6.0	6.0
Disagree	6	12.0	12.0	18.0
Neutral	7	14.0	14.0	32.0
Agree	28	56.0	56.0	88.0
Strongly Agree	6	12.0	12.0	100.0
Total	50	100.0	100.0	

Source: Primary data (SPSS Method)

Graph 2



Interpretation:

It is seen from the above table and figure, it reveals that out of 50 samples, 12% realtors have strongly agreed that they found problem of interference of politics. 56% developers have agreed about the problem of interference of politics. 6% realtors and developers have strongly disagreed and 12% disagreed about the hindrance of interference of politics, while 14% realtors were neutral about the same.

Table 6: Summary of Descriptive Statistics

		N	Mean	Std. Deviation
Interference of politics	Andheri	4	5.00	.000
	Jogeshwari	6	4.33	.516
	Goregaon	8	4.00	.000
	Malad	6	4.00	.000
	Kandivali	10	4.00	.000
	Borivali	8	2.88	.354
	Dahisar	8	1.63	.518
	Total	50	3.56	1.053

Source: Primary data (SPSS Method)

Table 7: ONE WAY ANOVA

		Sum of Square	df	Mean Square	F (Calculated Value)	Table value @5% level of significance
Interference of politics	Between Groups	50.237	6	8.373	88.170	2.3
	Within Groups	4.083	43	.095		
	Total	54.320	49			

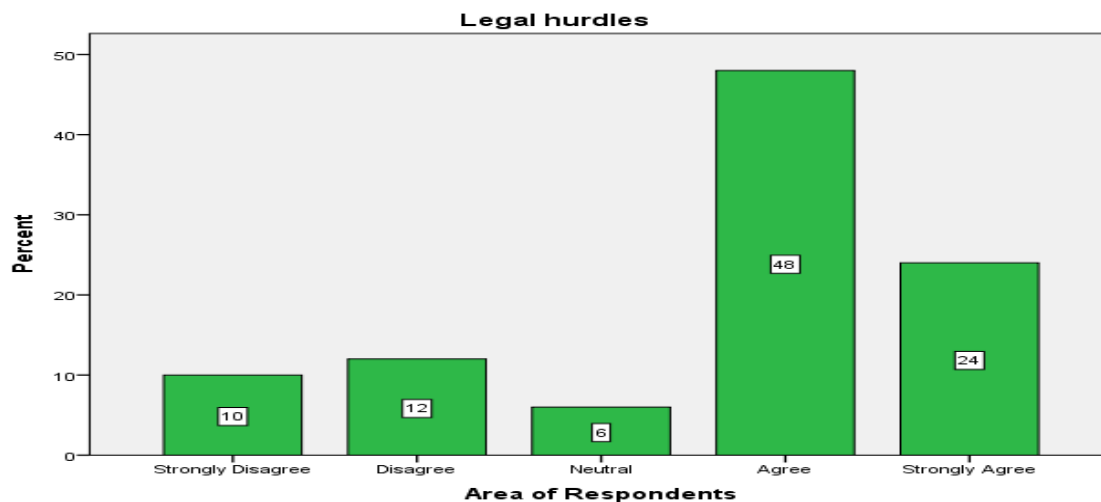
Source: Primary data (SPSS Method)

Since the calculated value of F (88.170) is greater than the table value (2.3) as shown in above One Way Anova Table, null hypothesis (H_0) is rejected. So, it can be said that realtors of different suburban have opined differently that they have faced the problem of interference of politics. So, it is inferred that hypothesis, “there is a relation between developer’s perception and hindrances before redevelopment scheme” is proved.

Table 8: Legal hurdles

Items	Frequency	Percent	Valid Percent	C.F. (%)
Strongly Disagree	5	10.0	10.0	10.0
Disagree	6	12.0	12.0	22.0
Neutral	3	6.0	6.0	28.0
Agree	24	48.0	48.0	76.0
Strongly Agree	12	24.0	24.0	100.0
Total	50	100.0	100.0	

Source: Primary data (SPSS Method)

Graph 3**Interpretation:**

From the above table and figure, it reveals that out of 50 samples, 24% realtors have strongly agreed that they found problem of legal hurdles. 48% developers have agreed about the problem of legal hurdles. 10% realtors and developers have strongly disagreed and 12% disagreed about the hindrances of legal hurdles, whereas 6% realtors were neutral about the same. As some previous pending case also comes with the developer when they acquired land from inhabitants.

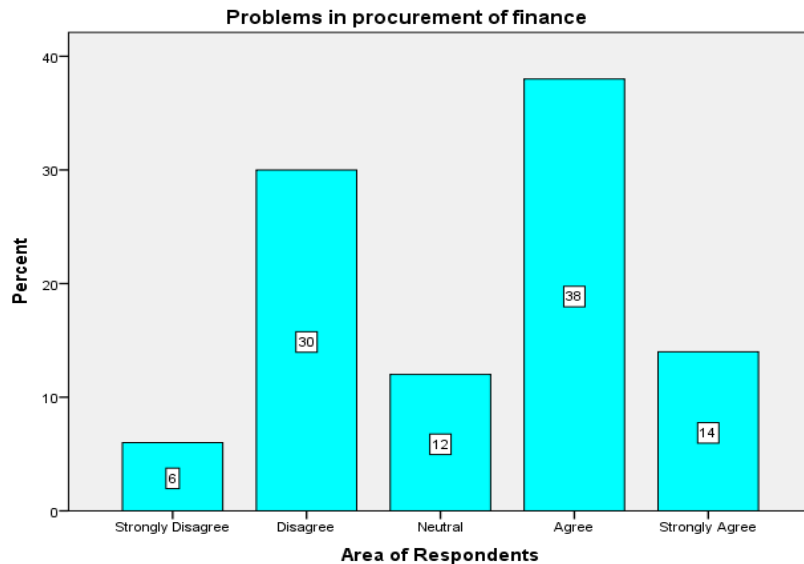
Table 9 : Problems in procurement of finance

Items	Frequency	Percent	Valid Percent	C.F. (%)
Strongly Disagree	3	6.0	6.0	6.0

Disagree	15	30.0	30.0	36.0
Neutral	6	12.0	12.0	48.0
Agree	19	38.0	38.0	86.0
Strongly Agree	7	14.0	14.0	100.0
Total	50	100.0	100.0	

Source: Primary data (SPSS Method)

Graph 4



Interpretation:

It is seen from the above table and figure, 14% realtors have strongly agreed that they found problem in procurement of finance. 38% developers have agreed about the problem in procurement of finance. 6% realtors and developers have strongly disagreed and 30% disagreed about the hindrance of procurement of finance, while 12% realtors were neutral about the same.

Table 10: Summary of Descriptive Statistics

		N	Mean	Std. Deviation
Problems in procurement of finance	Andheri	4	4.00	.000
	Jogeshwari	6	4.00	.000
	Goregaon	8	4.75	.463
	Malad	6	3.83	.408
	Kandivali	10	3.20	.919
	Borivali	8	2.00	.000
	Dahisar	8	1.63	.518
	Total	50	3.24	1.205

Source: Primary data (SPSS Method)

Table 11: ONE WAY ANOVA

		Sum of Squares	df	Mean Square	F (Calculated Value)	Table value @5% level of significance
	Between Groups	59.312	6	9.885	35.997	2.3
	Within Groups	11.808	43	.275		

Problems in procurement of finance	Total	71.120	49				
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Source: Primary data (SPSS Method)

Since the calculated value of F (35.997) is greater than the table value (2.3) as shown in above One Way Anova Table, null hypothesis (H_0) is rejected. So, it can be said that realtors of different suburban have opined differently that they have faced the problem in procurement of finance. So, it is inferred that hypothesis, “there is a relation between developer’s perception and hindrances before redevelopment scheme” is proved.

Conclusions:

Mumbai is to be land where dreams come true, the capital of finance of the world of films. Every person dream to make Mumbai its home.

Profit is same as oxygen is to all the creatures in the world as it not only provides breathing space to the developer as it helps in making more and more spaces and building new ventures.

As the land parcel of Mumbai goes diminishing year on year Redevelopment is a welcome step and the government and local authorities should come ahead and help the developers in ways which is beneficial to Inhabitants, the developers and also to Government in earning more taxes in terms of revenue.

Housing is a major problem of Mumbai and Scarcity of Land poses a challenge to providing Housing to All and on this context the Researcher took it as a challenge to see what is ailing the developers and found that the problems of housing is of immense importance to every living individual of the city along with the problems a developer encounters with which far talked and spoken about.

The researcher has tried to cover some micro points for the real estate realtors to see the extent of the changes that it has brought to the lifestyle of inhabitants and those changes have been positive.

References:

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