

LAND MANAGEMENT – SEMINAR

Summer Term-2024

Instructors

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Final Presentation

PRESENTED BY:

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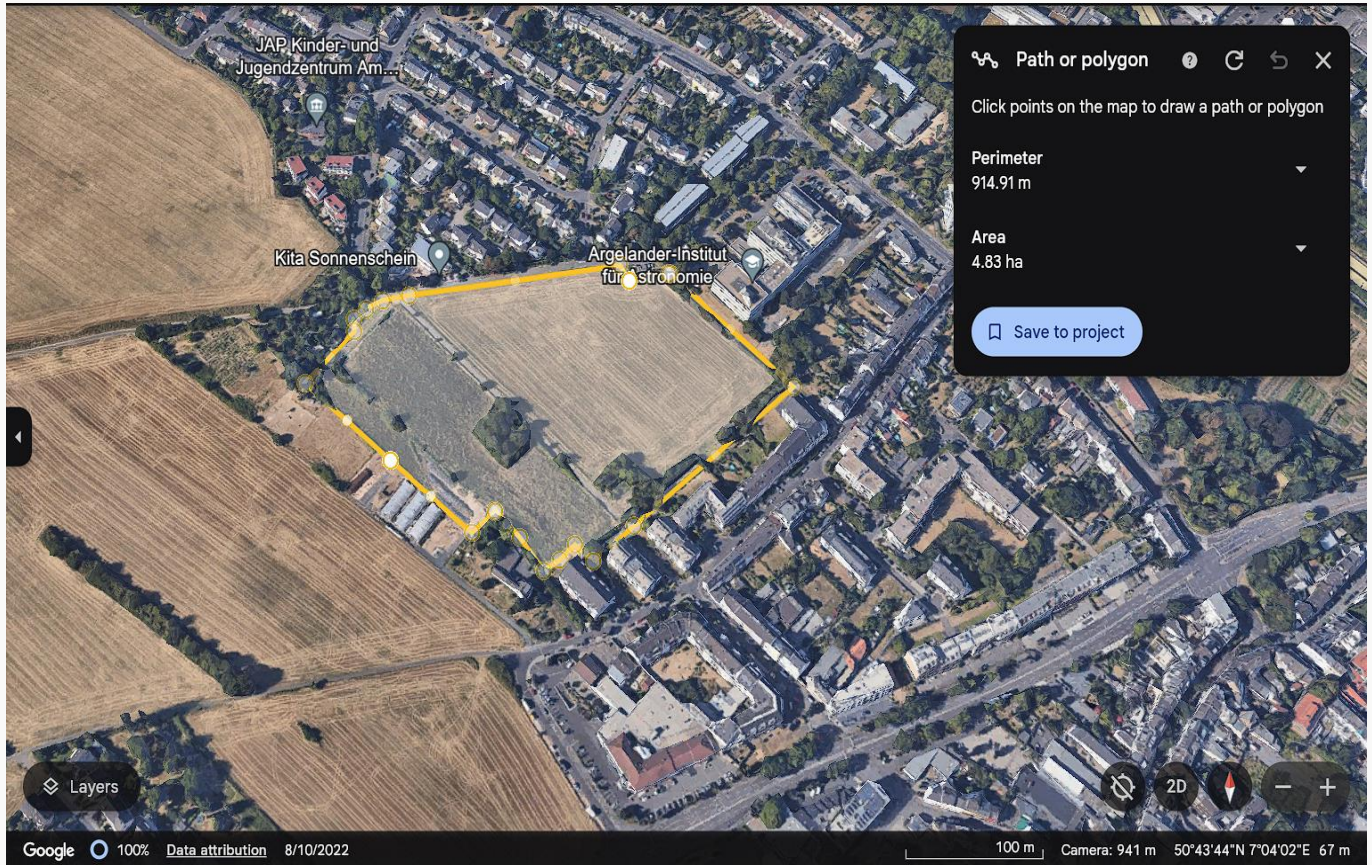
INDEX

- i. Introduction to the site**
- ii. Methodology to the site Appraisal**
- iii. Appraisal finding and Recommendations**
- iv. Structure Plan**
- v. Design Plan**
- vi. Binding Plan**
- vii. Land Readjustment Plan**

INTRODUCTION TO THE SITE

- **Data collection:** Utilizing GIS mapping and local data sources by physical case studies for thorough analysis.
- **Current Use:** Currently underutilized, potential of redevelopment proposals.
- **Purpose of Appraisal:** To assess the potential for mixed-use development- for Urban development

INTRODUCTION TO THE SITE



METHODOLOGY OF SITE APPRAISAL

- **Data collection:** Utilizing GIS mapping and site visit for access local data.
- **Tools Used:** We have employed a comprehensive range of tools, including Google Earth to ensure topography is flat.
- **Key Features Examined:**
 - Transportation Accessibility: BUS, TRAIN station
 - Proximity to services: Hospitals, supermarkets, schools, Adequate Recreational Areas like restaurants, cafes, Pub, Gymnasium, SportsCenter, Government Buildings Religious Building
 - Environmental and zoning constraints: Messdorf Fields, Schools & Uni-bonn Institute, Residential Area,

Appraisal Findings: Strengths, Challenges, and Opportunities

Aspects	Details
Strength	<ul style="list-style-type: none">• Ideal for urban development.• Excellent transport links: Bahnhof 2.5 km away, Gemeinschafts Ranken Haus Bonn 2.1 km away.• Frequent bus services: Every 10 minutes within 300 meters.• Tram connection: Bonn-Endenich Nord within 1000 meters.
Challenges	<ul style="list-style-type: none">• Zoning limitations: School-University Institute of Astronomie & Max Plank Radioastronomie.• Environmental considerations: Messdorf Fields Nature Conserve, private farms.• Green areas: Limited access for Endenich/lessenich Auf dum Hugel.
Opportunities	<ul style="list-style-type: none">• Mixed-use development potential.• Variety of public amenities: Aldi, Netto, Rewe, cafes, restaurants, theatre, gymnasium, sports center.• Proximity to services: Supermarket, Job center, kindergarten, student housing, recreational areas.

Design Approach

Efficient Design

- Space Utilization: Maximize land use with smart planning.
- Energy Efficiency: Incorporate sustainable energy solutions.
- Transportation: Ensure easy access to public transportation.

Social Cohesion

- Community Building: Foster a sense of community through shared spaces.
- Inclusive Design: Cater to diverse age groups and social backgrounds.
- Safe Environment: Prioritize safety and accessibility.

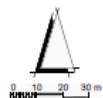
Neighborhood Amenities

- Kindergarten: Establish local kindergartens for early childhood education.
- Commercial Facilities: Include retail shops, cafes, and essential services.
- Recreational Spaces: Provide parks, playgrounds, and sports facilities.

Housing Diversity

- Multistorey Buildings: Offer apartments to accommodate more residents.
- Row Houses: Provide options for family living with private gardens.
- Affordable Housing: Ensure a range of housing prices to cater to different income levels.

Structure Plan



LEGENDE

- PRIVATE GREEN AREA
- COMMON GREEN AREA
- SEMI-DETACHED HOUSES PLOT
- DETACHED HOUSES PLOT
- ROW HOUSES PLOT
- MAJOR ROAD
- COMMERCIAL PLOT
- WALKING PATH
- RESIDENTIAL ROAD
- FOOTPATH
- INSTITUTIONAL PLOT
- DETACHED HOUSES
- SEMI-DETACHED HOUSES
- ROW HOUSES
- MULTI-STOREY BUILDING

Stadt Bonn - Endenich
Land Management

STRUCTURE PLAN



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Bonn, JULY 2024

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Design Plan



LEGENDE

- PRIVATE GREEN AREA
- COMMON GREEN AREA
- PLAY GROUND FOR KITA
- MIXED USE PLOT
- COMMERCIAL PLOT
- MAJOR ROAD
- CAR PARKING
- WALKING PATH
- RESIDENTIAL ROAD
- FOOTPATH
- FLAT ROOF
- GABLE ROOF
- CANOPY FOR CAFES
- DH DETACHED HOUSES
- SDH SEMI-DETACHED HOUSES
- RH ROW HOUSES
- MSH MULTI-STOREY BUILDING
- KITA KINDER GARDEN

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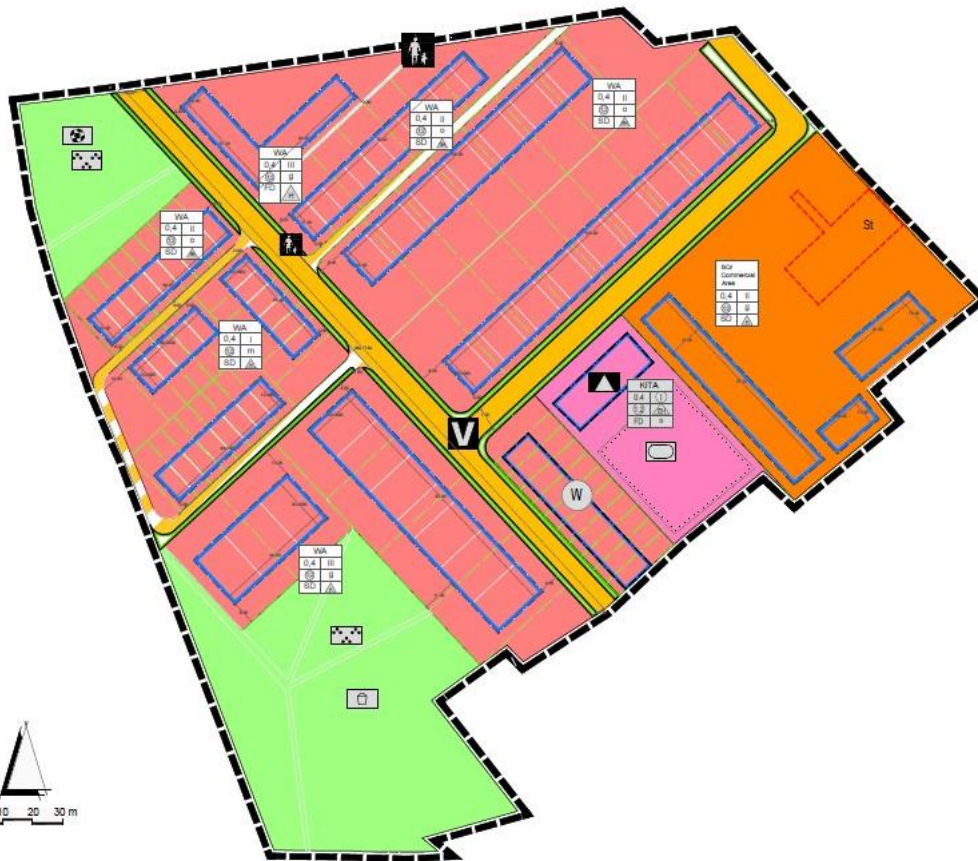
DESIGN PLAN



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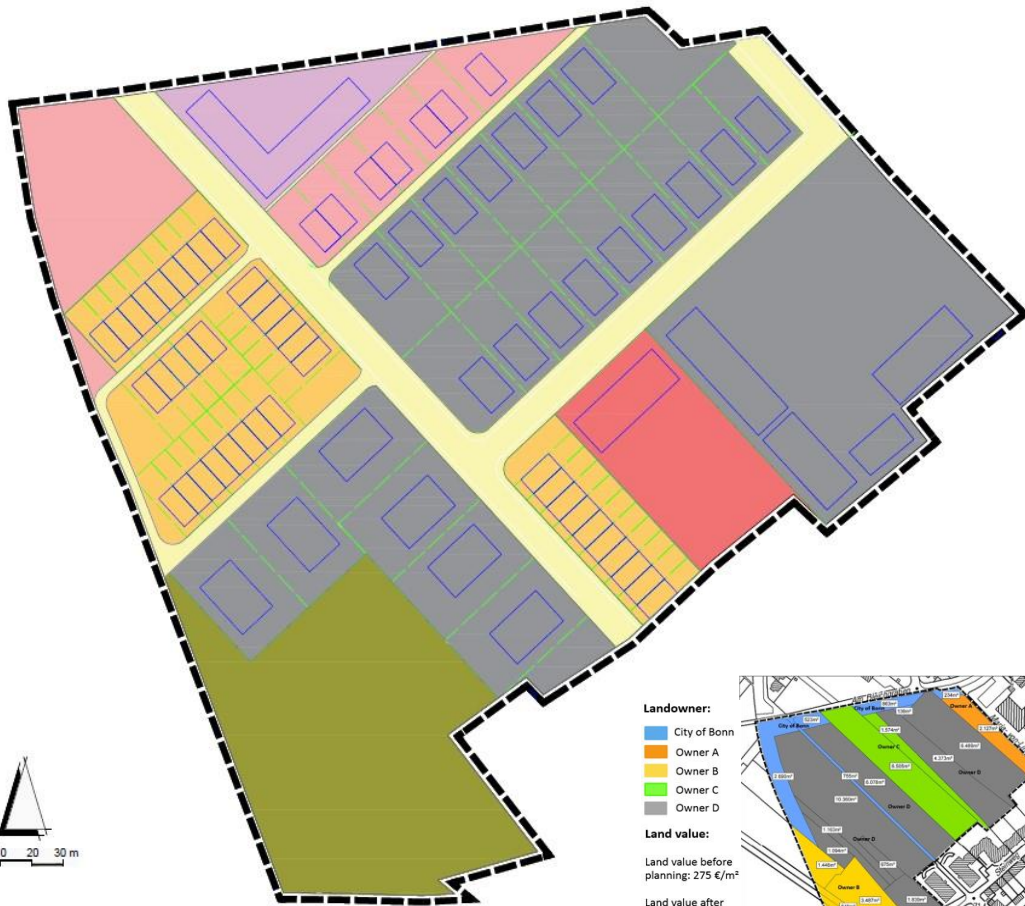
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Land Readjustment Plan



LEGENDE

- PUBLIC AREA (STREET OR MAIN F
- PUBLIC AREA (PUBLIC PARK)
- CITY BONN (KINDER GARDEN)
- OWNER A
- OWNER B
- OWNER C
- OWNER D
- PLOT BOUNDARIES
- OUTER PLOT BOUNDARIES
- BUILDING SET BACKS

- Landowner:**
- City of Bonn
 - Owner A
 - Owner B
 - Owner C
 - Owner D

Land value:

Land value before planning: 275 €/m²

Land value after planning: 440 €/m²



Stadt Bonn - Endenich
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LAND READJUSTMENT PLAN



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Land Readjustment Plan

Before Readjustment (price per m²=275 €)

owners	Parcel	Parcel	Parcel	Parcel	Parcel	Parcel	Parcel	Parcel	Parcel	Area-m ²	value- €
City of Bonn	523	863	138	2,690	1,446	619	467	677	123	7,7546	18,223,310
A	2127	234								2,3617	554,835
B	1094	3487	575	1839						6,995	1,643,825
C	1574	6505								8079	1,898,565
D	5,489	4,373	10,360	755	6,078	1,165				28,220	6,631,700
Total										53,201	14,630,275

		Size (m ²)	Value (€)
Whole area	U	53,201	
Old public places	A	7,546	
Old area	E=U-A	45,655	10,728,925
New public places	N	15,828	
Area to subtract	f=(N-A)	8,282	
Subtraction	S=f/E	0.18	
New area	V=(U-N)	37,373	16,444,123
Distribution ratio	q=(V/E)		1.33

Land value after planning: 440 €/m²

Cost after planning= 23,408,440€ (53,201m²×440m²€)

Land Readjustment Plan

Detailed Calculation for Owner A

Metric	Value
Size	2361 m ²
Value (€)	649275 €
Property before planning (E)	2361 m ²
Distribution quotient (q)	0.818
Legal Claim ($V = E * q$)	1930.11 m ²
Legal Claim value (€)	849248.4 €
Advantage of Readjustment ($G1 = V - E$)	199973.4 €
Actual Property (Z)	4000 m ²
Actual Property value (€)	1760000 €
Advantage Of Readjustment ($G2 = Z - V$)	910751.6 €
Financial Compensation ($G1 + G2$)	1110725 €

Detailed Calculation for Owner B

Metric	Value
Size	6995 m ²
Value (€)	1923625 €
Property before planning (E)	6995 m ²
Distribution quotient (q)	0.818
Legal Claim ($V = E * q$)	5723.51 m ²
Legal Claim value (€)	2518344.4 €
Advantage of Readjustment ($G1 = V - E$)	594719.4 €
Actual Property (Z)	4000 m ²
Actual Property value (€)	1760000 €
Advantage Of Readjustment ($G2 = Z - V$)	-758344.4 €

Land Readjustment Plan

Detailed Calculation for Owner C

Metric	Value
Size	8079 m ²
Value (€)	2220725 €
Property before planning (E)	8079 m ²
Distribution quotient (q)	0.818
Legal Claim ($V = E * q$)	6608.52 m ²
Legal Claim value (€)	2907748.8 €
Advantage of Readjustment ($G1 = V - E$)	687023.8 €
Actual Property (Z)	3000 m ²
Actual Property value (€)	1320000 €
Advantage Of Readjustment ($G2 = Z - V$)	-1587748.8 €
Financial Compensation ($G1 + G2$)	-900725 €

Detailed Calculation for Owner D

Metric	Value
Size	28220 m ²
Value (€)	7760500 €
Property before planning (E)	28220 m ²
Distribution quotient (q)	0.818
Legal Claim ($V = E * q$)	23090.36 m ²
Legal Claim value (€)	10159758.4 €
Advantage of Readjustment ($G1 = V - E$)	2399258.4 €
Actual Property (Z)	3000 m ²
Actual Property value (€)	1320000 €
Advantage Of Readjustment ($G2 = Z - V$)	-8839758.4 €
Financial Compensation ($G1 + G2$)	-6440500 €