

LAND MANAGEMENT – SEMINAR

Summer Term-2024

Instructors

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Final Presentation

PRESENTED BY:

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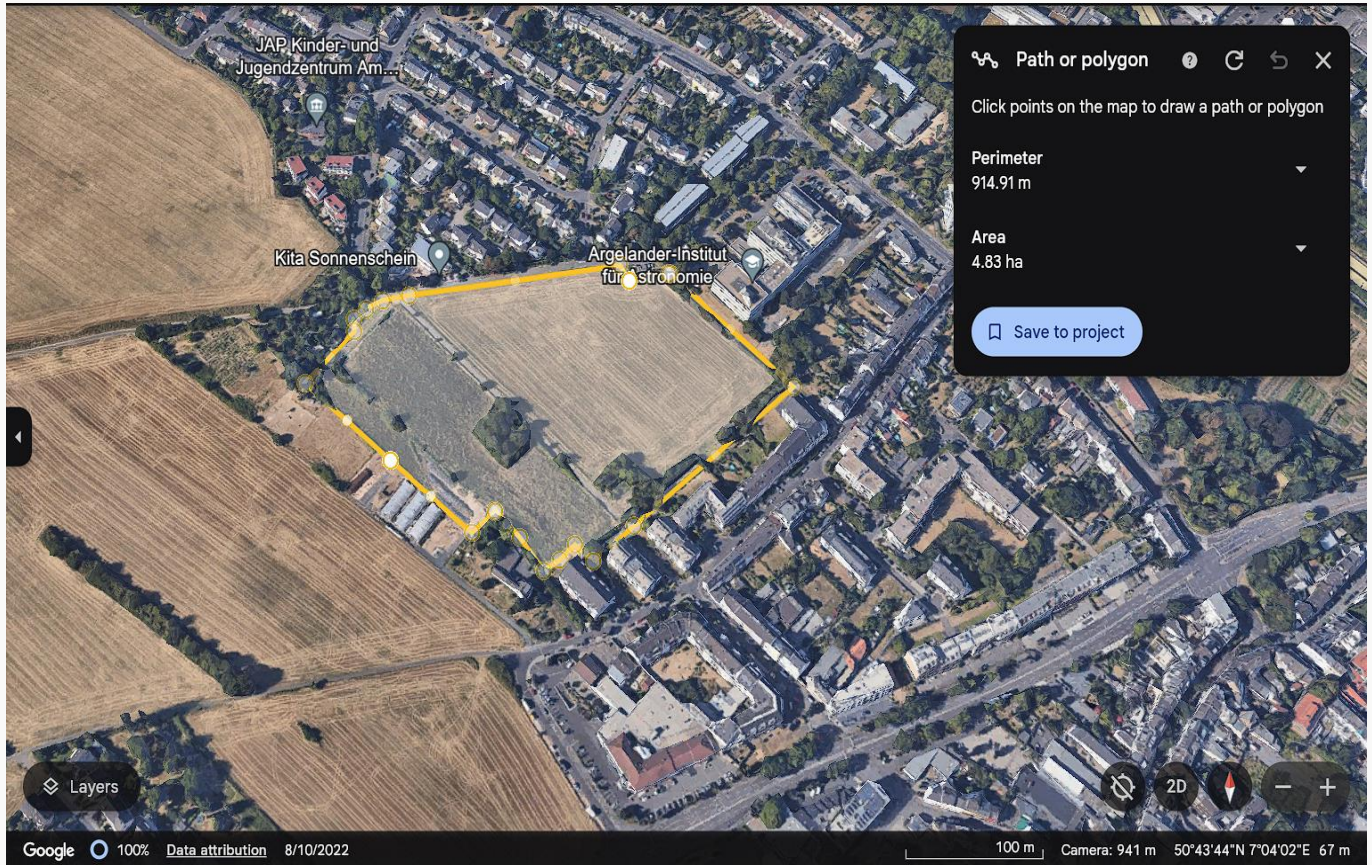
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INTRODUCTION TO THE SITE

- **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
- DH** DETACHED HOUSES
- SDH** SEMI-DETACHED HOUSES
- RH** ROW HOUSES
- MSH** 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

Stadt Bonn - Endenich
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DESIGN PLAN



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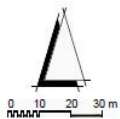
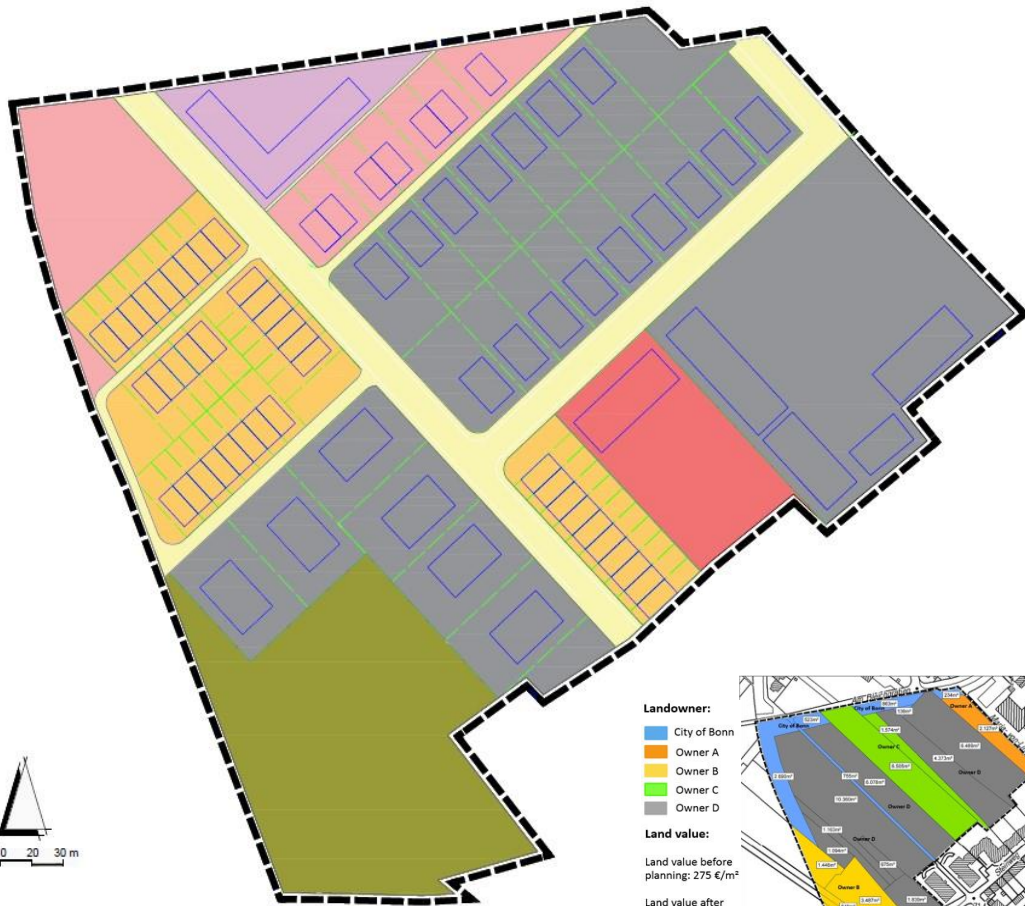
1. JIGNEESH AMKADAVADI
2. ABDUL AHAD

The map illustrates the 'Kornhaus' development, a large-scale urban project in Berlin. The development is divided into several color-coded zones: a green zone in the southwest, a yellow zone in the center, an orange zone in the northeast, and pink and red zones in the middle. Building footprints are shown as hatched areas, and the map includes street names such as 'Steinweg', 'Erich', and 'Ebertstraße'. A north arrow and a scale bar are located in the bottom left corner. The map also shows the 'Mar-Planck-Institut' to the northeast and the 'Kornhaus' development itself, which is a large, irregularly shaped area with a complex internal structure.

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Land Readjustment Plan



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



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

Stadt Bonn - Endenich
Land Management

LAND READJUSTMENT PLAN



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Bonn, JULY 2024

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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)		.818

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 €