Society Redevelopment Amenetied
wish List

# DOs

31/12/2022
mangesh Kenkre
D133

| Sr.No. | Aspect | Ameneties | Type | Remarks |
|---|---|---|---|---|
| 1 | Usability | Split AC Point in hall, bedrooms | Room | |
| 2 | Usability | OTG point in kitchen | Kitchen | |
| 3 | Usability | Chimney point in kitchen | Kitchen | |
| 4 | Safety, Usability | Elevator (min 10 person) capacity + 1 cargo/ strechure with generator backup per building | Common | |
| 5 | Safety | Survillence cameras at all common areas , would be better if cameras are fitted in lift too | Common | 24/7 operational, with night vision, min 3 MP , DVR , bullet and dome cams, DVR to be protected in a case with lock to prevent vandalaization, theft, data manipulation etc. |
| 6 | Usability | Garbage Schute | Common | |
| 7 | Usability | Rain Water Harvesting | Common | It can be linked to underwater borewell to por excess water captured. |
| 8 | Usability | Solar Panel on roof for water | Common | |
| 9 | Usability | Bore well | Common | As an alternative for corporation supply |
| 10 | Safety, Usability | 2 Gates : minimum | Common | In case road / repair work is going on |
| 11 | Usability | Bedroom room size carpet should be minimum 12*12 (Excluding Balcony).Bigger is better | Room | Furniture, beds occupies more space and restricts movement.Prefer big sized 2 BHK rather than 3 BHK with small rooms |
| 12 | Usability | Hall size carpet should be minimum 16*12. (Excluding Balcony). Bigger is better | Room | Furniture, beds occupies more space and restricts movement. Prefer big sized 2 BHK rather than 3 BHK with small rooms |
| 13 | Usability | Walls should be plain | Room | I have seen many flats in which column /plinth is visible in rooms in the middle which looks odd |
| 14 | Usability | Ceiling height should be min 10 feet | Room | Nowadays builder provide 9 feet ceiling only in most cases. After applying false ceiling and ceiling fan it becomes very less |

| | | | | |
|---|---|---|---|---|
| 15 | Cost Effectiveness | Prefer LED bulbs/tubes with T shape rather than wall fixed tubes | Room | Plug-and-play is easier and replacement would be much more convinient. Wall affixed tubes can not be changed easily as it damages the wall paint and wattage would be fixed. |
| 16 | Cost Effectiveness | Latest MSEB meters in which blinking LED light is not present. | Common | This light continuously glows even after no usage of electricity and consume tiny units continously |
| 17 | Usability | Doors should be sufficiently large to allow large object movement | Room | |
| 18 | Vaastu Compliance | Each flat should be East/West facing | Common | |
| 19 | Vaastu Compliance | Society layout should be vaastu compliant | Common | |
| 20 | Safety | Fire Fighting System | Common | |
| 21 | Safety, Usability | Fire Fighting System pipes should NOT be visible in the rooms. Just sprinklers should be visible | Room | There are few societies in which red colored FF system pipes are layed out in all rooms which are seen from outside of the room which looks shabby. |
| 22 | Safety | Location of transformer should be near to entrance or near the road | Common | For quick access for MSEB personnel for maintaince work, fire fighters can easily approach towards transformers in case of mishap. Children often enter into transformer premises which has caused accidents in the past. |
| 23 | Vaastu Compliance, Usability | Either 1 large window for each room or two small ones for better & cross ventilation | Room | |
| 24 | Usability | Each flat owner MUST have 1 dedicated parking slot alloted which can accommodate one 4 wheeler and one 2 wheeler | Common | |
| 25 | Conflict Resolution | Parking demarkation must be completely visible. Each parking must be tagged with the building and flat number insead of owner's name. | Common | |

| | | | | |
|---|---|---|---|---|
| 26 | Usability, Maintenance | Parking should be covered and not mechanical | Common | Mechanical parking has lot of glitches over the period of time and requires more maintainence, vehicle parked at the bottom of the rack has to be removed first everytime for top parked cars to be removed. |
| 27 | Usability | Children Play Area | Common | Some open space to be kept reserved for playing sports like badminton, cricket, garden |
| 28 | Usability | Society Office | Common | Office Meetings, society functions, this place can even be made available to members on rental basis for personal occasions or celebrations |
| 29 | Usability | Prefer black powder coated sliding windows to white ones | Common | Rusting catches on white coated windows quicker as compared to black one. White ones prone to get muddy or dusty quickly |
| 30 | Usability | Staircases step should NOT be more in height | Common | In worst case scenarios , people will have to use staircase, in that case they should not feel exausted while using staircase |
| 31 | Cost Effectiveness, Durability | 316 grade Stainless Steel hinges for all doors. Min 4 hinges per door frame | Room | Brass hinges provide longer life but attract more cost and tend to become dull over the period of time, more maintenance. Pure SS hinges cause no rusting. |
| 32 | Safety & Usability | Video Door Phone | Common | |
| 33 | Safety & Usability | Intercom | Common | Optional |
| 34 | Safety, Usability, Maintenance | Elevator Brands : Schindler, OTIS | Common | Shindler elevators have touch pads which has less maintenace and longer life as compared to push button array. Build quality of Schindler I have experienced bit stronger as compared to OTIS |

| | | | |
|---|---|---|---|
| 35 Looks, Usability | Window grills to be provided from exterior wall side rather than inside | Common | Debatable point. Society example : Dahanukar Colony |
| | **OR** | | |
| Safety | Window grills to be provided from inside the room | Common | Debatable point. In case of emergency, grills can be opened from inside without having to wait for rescue team or other peson to open it or break it from outside. In this case limited space is available to open the sliding doors. Society example : Pune-Ville, Punawale |
| 36 Safety | Ideally each grill ideally should be having small door/window like folding in the middle | Common | This will allow rescue teams to evacuate people without breaking main doors to enter. Taller towers have high risk of evacuation. Such type of grills I have seen in some of the societies in Dahanukar Colony e.g. Nirmal Residency |
| 37 Usability | Lofts (potmala) to be provided for bathrooms/ toilet etc to keep reserved/extra water storage tank | Room | This is a must have as we should NOT be complely relying on PMC supply also there will be scarcity of water as there will be increase of usage due to more flats. |
| 38 Safety & Usability | One point to be provided for inverted backup for each home | Room | This is a must have. |
| 39 Safety | Concealed wiring (Finolex, Sterlite, V-Guard) & modular switches (Schneider Electric or Anchor or L&T) | Room | |
| 40 Usability | Min 4 electrical points per room excluding AC point | Room | |
| 41 Cost Effectiveness | Dim light switch / regulator would be better | Room | |
| 42 Usability | TV, cable, telephone, broadband points to be provided | Common | |

| | | | |
|---|---|---|---|
| 43 Usability | It would be better to provide common dish antena to prevent shabby looks of the buildings | Common | Consesational rates might be applicable for large audience if opted for common Dish provider e.g. DishTV, Tata Sky etc. lots of dish antennas spoil look of the society |
| 44 Usability | TV, cable, telephone, broadband wires to be provided only via underground and building ducts. NO hanging, over the air wires | Common | |
| 45 Safety | Provision of exaust fans in kitchen, toilet and bathrooms | Room | |
| 46 Safety | Flooring MUST be anti-skid in toilet, bathroom, dry balacony & terrace | Room | |
| 47 Usability | Stone-finish like tiles are highly recommended for side walls of toilet, bathrooms, dry balcony as old spartex or regular tiles are delicate prone to break, replacement of matching spartex tiles is impossible | Room | |
| 48 Usability | Commode should be floor-fitted instead of wall-hanging (over the period of time hanging or wall-mounted commodes becomes loose | Room | |
| 49 Usability & vaastu complaint | Ideally toilet and bathroom doors should NOT be facing towards room interior, instead, should be opening near room entrance so that each room will be having 4 complete walls (1 common wall for master bed) and view would be clean | Room | |
| 50 Safety, Durability | If opted for sliding windows with mosquito mesh, then that mesh MUST be either fibre based or aluminium. | Room | Tin or iron mosquito mesh tends to rust vey quickly |
| 51 Safety | Kitchen MUST be having atleast 1 window for better air circulation | Room | |
| 52 Usability | Dry balcony should sufficiently large to accommodate Washing Machine | Room | |

| | | | | |
|---|---|---|---|---|
| 53 | Usability | Dry balcony door ideally should be having door at its corner rather than center | Room | |
| 54 | Usability | Dry balcony door should be sufficiently big to allow movement of washing machine & other objects | Room | |
| 55 | Usability | Rooms, hall, toilet, bathroom , dry balcony doors should be opening at the corners. | Room | I have seen many flats where the door is opening in the middle hence wasting & occupying most of the space, become cumbersome to manuver. |
| 56 | Usability | Provision of electric gyser point in bathrooms MUST be there | Room | |
| 57 | Usability | Provision of piped-gas connection should be there. | Common | Future-proof. Piped gas is very cost effective & accurate as compared to cylinders. No need for cylinder booking, delivery charges, scratches on flooring would not happen |
| 58 | Usability | Kitchen size should not be less than 10*10 as furniture, kitchen-ota occupies most of the space | Room | I have seen many flats where terraces were 10*10 but kitchen was only 8*6 or 8*8 only |
| 59 | Usability | Refrigerator point MUST be provided | Room | |
| 60 | Safety | Peep hole for main entrance | Room | |
| 61 | Safety, Durability | Terrace, balcony, dry-balcony railings ideally should be fitted with SS railings with sufficient height instead of glass. | Common | Glass railings looks richer for first couple of years but tends to get milky/dirty over the period of time. Glass which is at open side can't be cleaned easily from inside. Also, it has few disvantages like higher maintenance, higher replacement cost & safety problems. I have seen at some places where the glass has fallen from 10th floor due to load, air pressure and loose fittings. |
| 62 | | | | Example of glass railings : Rupesh Building |

| | | | | |
|---|---|---|---|---|
| 63 | | | | Example of SS railings : Girish Kamat clinic's building |
| 64 | Usability | Common toilet for service staff like maids, security, cleaning staff etc. | Common | Must have |
| 65 | Usability, Cost Effectiveness | Sufficient light poles for common areas (Solar LEDs would be preferred) | Common | |
| 66 | Usability | balcony ideally to be located towards open area preferably road-side facing | Common | I have seen many buildings in Dahanukar where balconies are located either facing towards nearby flats or near to opposite building Nowadays alternate floor balconies are provided due to which privacy concerns may arise. |
| 67 | Privacy | Either each floor to have balconies ceiling or covered to protect privacy. | Common | |
| 68 | Privacy | Each building should be located at sufficient distance to maintain privacy lighting & ventilation issues. | Common | |
| 69 | Usability | Visitor parking MUST be available for each building or at a common location | Common | |
| 70 | Safety | Internal walls MUST be sufficiently thick to withdtand load, furnitire fixures | Room | Now-a-days, internal walls looks very skinny to provide more carpet in less area |
| 71 | Safety | Compound wall with sufficient height and has to build instead of chain link barrier. | Common | Chain link wall has few disadvantages like advertising poster hanging, internal society view is clearly visible from outside which may leads to security concern in future. Also, chain link can be twisted , bent to get entry like H building to bypass security at main gate |
| 72 | Govt. Regulatory | Vermiculture ducts | Common | Now-a-days it will be a mandate for society to take care of this. Best location for vermiculture plan is neear compound wall at 17th lane corner where no building is nearby and in case of foul smell residents will not face any issues |

| | | | | |
|---|---|---|---|---|
| | | Toilet taps & jets must be located at right hand side of the commode position | Room | |
| 73 | Usability | There should not be too much of verandaa space wastage | Common | |
| 74 | Usability | Extra water tank fitted in each home should have tap connections for toilet, bathroom, sink and dry balcony | Room | Useful when there is shortage or no water supply from PMC |
| 75 | Usability | Geyser point provision in each bathroom | Room | |
| 76 | Usability | Sufficient Electric points provision for each flat member for EV bikes or car recharge | Common | Future Proof |
| 77 | Usability | Sufficient sit-outs / SS benches in premises | Common | |
| 78 | Usability | | | |

# DON'Ts

| Sr.No. | Ameneties | Reason |
|---|---|---|
| 1 | Centralized AC (Like Office AC vents on celling) | Hard to maintain, cost-ineffective |
| 2 | Window AC | Hard to maintain, cost-ineffective, sqaure portion has to be cut in walls for fitment. Example B building, apartment looks shabby, water leakage may appear in walls |
| 3 | Swimming Pool | Rigurous daily maintainance, cleaning, sanitization, life guard appointment |
| 4 | Flooring tiles should not be too shiny/smooth/slippery like spartex or italian marble | Most residents will be senior citizons, surface would be slippery and more prone to human accidents and damage due to sharp or heavy objects movements like furniture, gas cylinders |
| 5 | Avoid complete cement concrete roads | It leads to water clogging issues, no chance for rain water absorbption to maintain borewell levels |
| 6 | Amphi Theatre | Space wastage |
| 7 | Temple | Space wastage & religinal, cultural disputes may occure, srenity and holyness maintenance would not be possible |
| 8 | Gym | Very high maintenance |
| 9 | Pagodas etc | Space wastage |
| 10 | bedrooms should not be having wardrob ducts | cubboards, ward will have to kept in a fixed position forever if the dedicated ducts are provided |
| 11 | Club house not required | Society space/area will be reduced. Parking problems, security concerns. Dahanukar colony has lot of shops & commercial stores already |