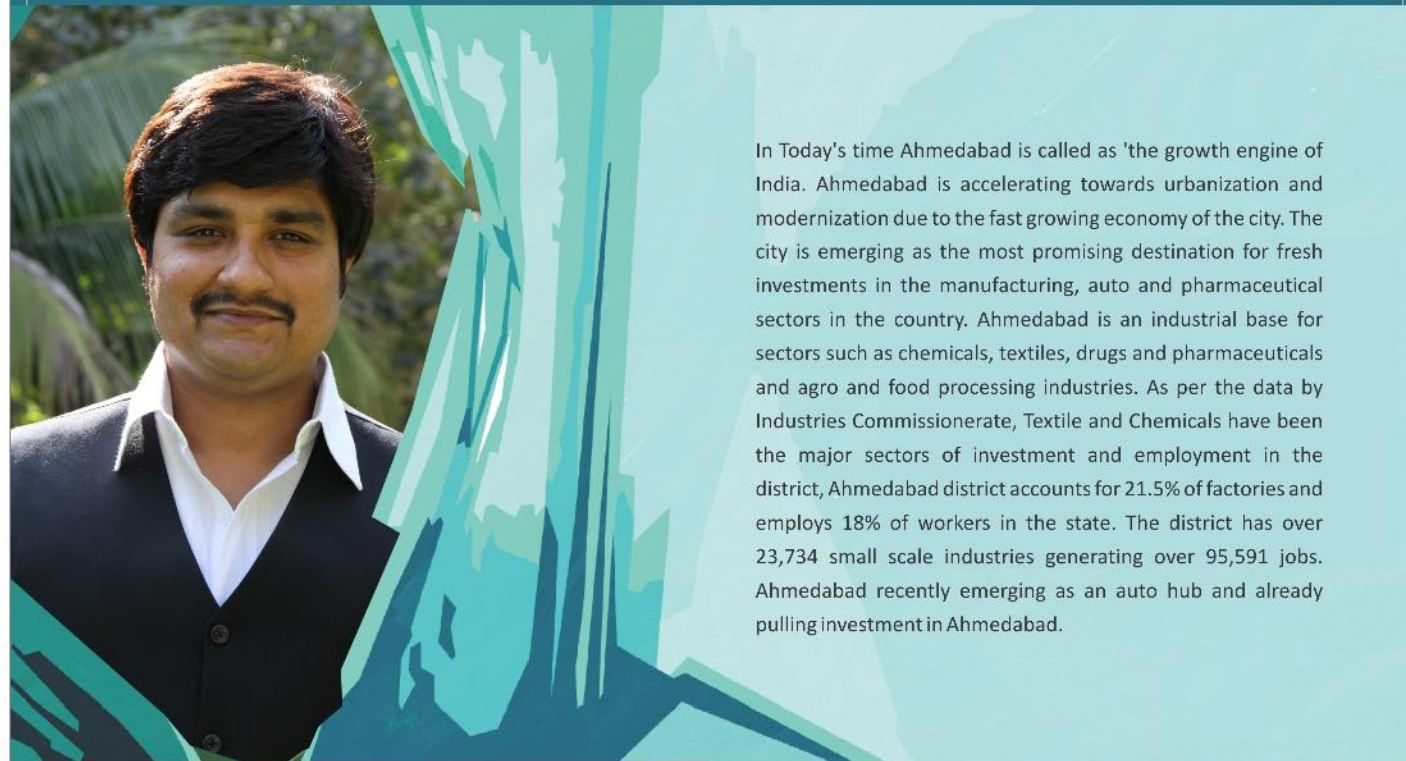


Expert Review

Affordable Housing



In Today's time Ahmedabad is called as 'the growth engine of India. Ahmedabad is accelerating towards urbanization and modernization due to the fast growing economy of the city. The city is emerging as the most promising destination for fresh investments in the manufacturing, auto and pharmaceutical sectors in the country. Ahmedabad is an industrial base for sectors such as chemicals, textiles, drugs and pharmaceuticals and agro and food processing industries. As per the data by Industries Commissionerate, Textile and Chemicals have been the major sectors of investment and employment in the district, Ahmedabad district accounts for 21.5% of factories and employs 18% of workers in the state. The district has over 23,734 small scale industries generating over 95,591 jobs. Ahmedabad recently emerging as an auto hub and already pulling investment in Ahmedabad.

ANUSHRAV BHATT M.Tech Housing, B.E.Civil, LL.B., Diploma in Finance,
CHARTERED ENGINEER & APPROVED VALUER
Contact : 9898619203 | E-mail : anushrav@nirantargroup.com

Investment influx creating job opportunities and ultimately resulting in rise in urban population within city. Rising income levels leading to a sizeable middle class segment which leads to Urbanization. It is an "index of transformation from traditional rural economies to modern one." Urban population is increasing day by day. Growing Cities like Ahmedabad are main influx of population. In today's time Decadal growth of cities are registering exponential growth rate. In India, urbanization can be described as a product of demographic explosion and poverty induced rural-urban migration. This situation has resulted in pressure on urban infrastructure and in an increase in the number of homeless people. The decent livelihood is must for any person within cities which makes urban housing key issue.

To address the same Gujarat Housing Board (GHB), Ahmedabad Urban Development Authority (A.U.D.A), Ahmedabad Municipal Corporation (A.M.C) has floated Gruh Yojana under the vision of proactive and vibrant *Government Of Gujarat*. As per the scheme housing schemes are announced for Economic Weaker Section (E.W.S), Low Income Group(L.I.G) and High Income Group(H.I.G). This is the welcome move. Introduction of RAH Zone: Recently declared second revised Draft Development Plan 2012introduction of RAH (Residential Affordable Housing)zone will also In order to enhance the supply of affordable housing, a new overlay zone RAH is identified within 1 km wide stretch on the outer side of SP Ring Road covering around 75 sq.km of land area. This overlay zone shall be applicable only for development of affordable housing with units. The base FSI for affordable housing in this zone shall be 1.8 with chargeable FSI of 0.9 at reduced rates as specified in GDR.

In Ahmedabad nearly 90% of housing supply is by private developers which resulted in over speculation and housing was not affordable in true sense. The floating of Mukhyamantri Gruh Yojana and introduction of RAH zone are prompt policy decisions and welcome steps which will not only create housing but also control such speculation of prices by and large in coming times.

