

## AHMEDABAD ON A GROWTH PATH

At present, the Ahmedabad property market looks positive

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When one names Gujarat, the first thing which strikes the mind is Ahmedabad. It is the sixth-largest city and seventh-largest metropolitan area of India. Today 'Aapnu Amdavad' is already a mega city. The decadal population growth rate of Ahmedabad is more than 35 per cent. Today, Ahmedabad's population is six million plus and as per the estimate considering scientific population projection methods by Ahmedabad Urban Development Authority (AUDA), the city is ready to strike the population figure of eight million plus in ten years. Further, the city has state-of-the-art physical and social infrastructure, educational institutes, and medical infrastructure and hospitality facilities. In fact, Ahmedabad is one of the fastest growing city and marching towards becoming a tomorrow's metro city.

Ahmedabad's realty market is also worth a mention here. In Ahmedabad, government has played the role of facilitator for urban development as there is a TP scheme mechanism in practice for urban land development which is considered as one of the best public-private partnership method and it is quite effective in the state. It is very well-planned and successfully executed over years now.

Further, since, there is an increased inclination of various industries towards Ahmedabad region, the city is seen as a growing investment destination. To tap the potential, local developers as well as developers having national presence have floated various projects in the city. The very important factor is that for the first time, in development plan of Ahmedabad, the emphasis is given to compact city form with higher density



R REPRESENTATIONAL PICTURE

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by providing higher FSI, enhancement of connectivity and mobility, opting for transit-oriented development. Rather than expanding the city horizontally, emphasis is being given to redevelopment of existing areas and areas which have

good connectivity with BRTS and proposed metro. This is seen as a very good move to contain ring radial pattern intact of the city.

### Future outlook

Thus, overall, the Ahmedabad property market looks positive. In the last couple of years, the market led to become investor-oriented and today, many end-users are willing to buy properties here. Recently, declaration of affordable zone in development plan, availability of green belt for urban housing and restriction of development in peri-urban villages has resulted in development within the city. The middle income group which is always a genuine and large buyer of property (affordable segment) will be thus, having many options to buy home within the city. In future, the availability of smaller housing units and competitive real estate pricing as it is going to be buyer's market will make sure that end user's dream of owning a house comes true in coming times in Ahmedabad.

*(The writer is city-based housing planner)*



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