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NEW HORIZON

BUYERS' FAVOURITE

Motera-Koteshwar-Bhat are growing fast due to their proximity with to airport and railway station

Instead of spreading the city horizontally, recently finalised development plan 2021 of Ahmedabad is made on the guidelines of making compact and highly dense city form. Thus, instead of keeping new residential zones in village outskirts, higher FSI (floor space index) is permitted within the city limits in the existing zones. For sustainable and balanced growth, higher FSI is permitted on major

residential neighbourhood is expanding to adjoining areas like Motera-Koteshwar-Bhat which are strategically located between Ahmedabad and Gandhinagar and have close proximity through road connectivity to industrial areas like Naroda GIDC.

With the changing dynamics of the city, travel time and travel distance cannot be considered as a constraint. The city is growing rapidly; the pace of development

KETUMAN TRIVEDI



trunk roads, especially which have BRTS (Bus Rapid Transit System) connectivity and proposed final metro route.

In the last decade, development activity is witnessed in northern part of the city, areas like Motera, Sabarmati, Chandkheda, New Ranip and New CG Road. State-of-the-art buildings with cosmopolitan population have emerged in residential neighbourhood in these areas.

It has provided homes to new migrated and house aspirants in the last decade. With the city growing by size and number, this

which will be witnessed in near future in these areas will be at its peak. Currently, both renowned and local developers are operating in the area. For proper area planning and town planning, a number of schemes are also being implemented. They provide an extra mileage for selection of an area for an investment.

In the current times of competitive market scenario, offer prices are reasonable.

—Anushrav Bhatt
(The writer is a city-based housing planner and real estate analyst)