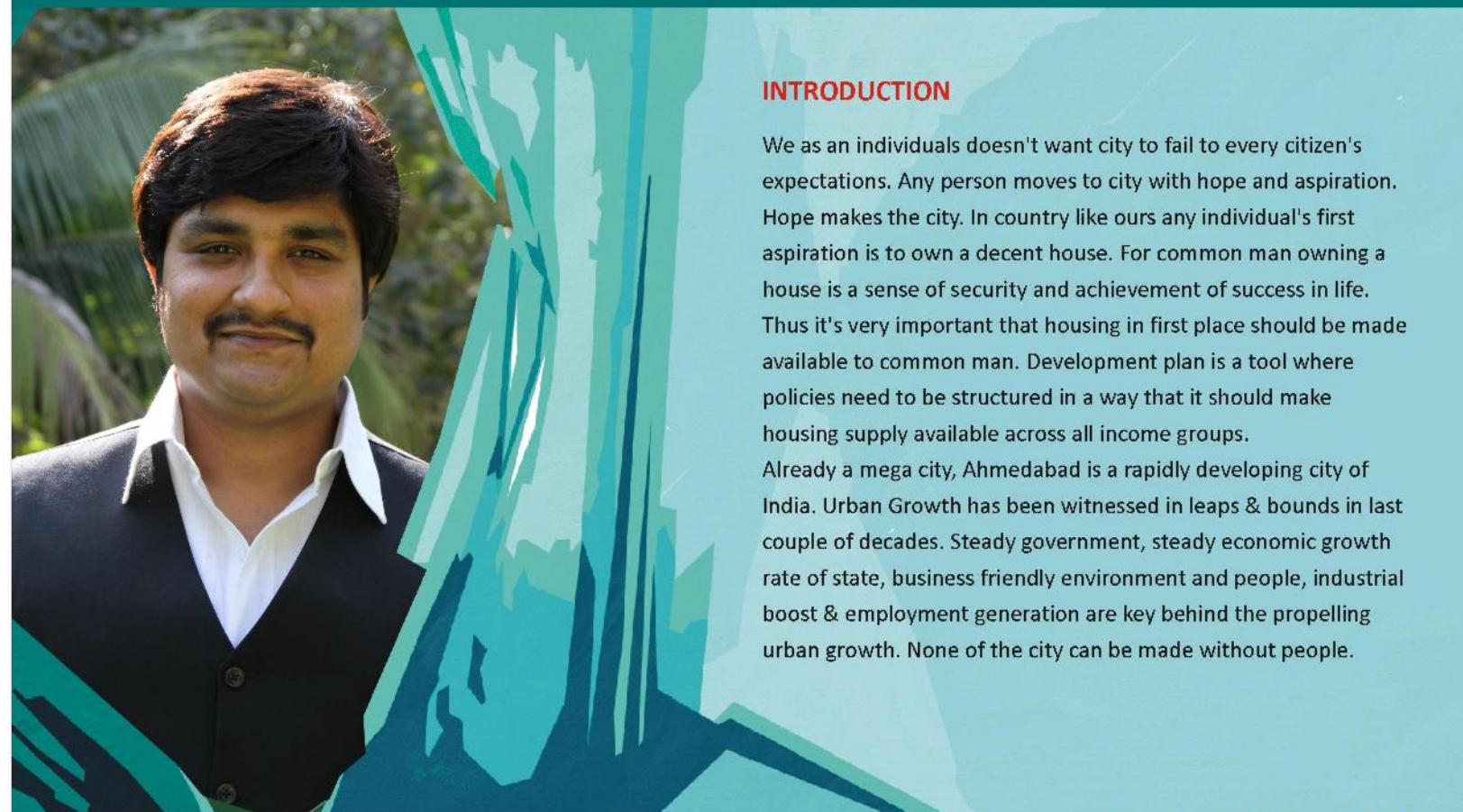


Draft Development Plan 2021 of ahmedabad

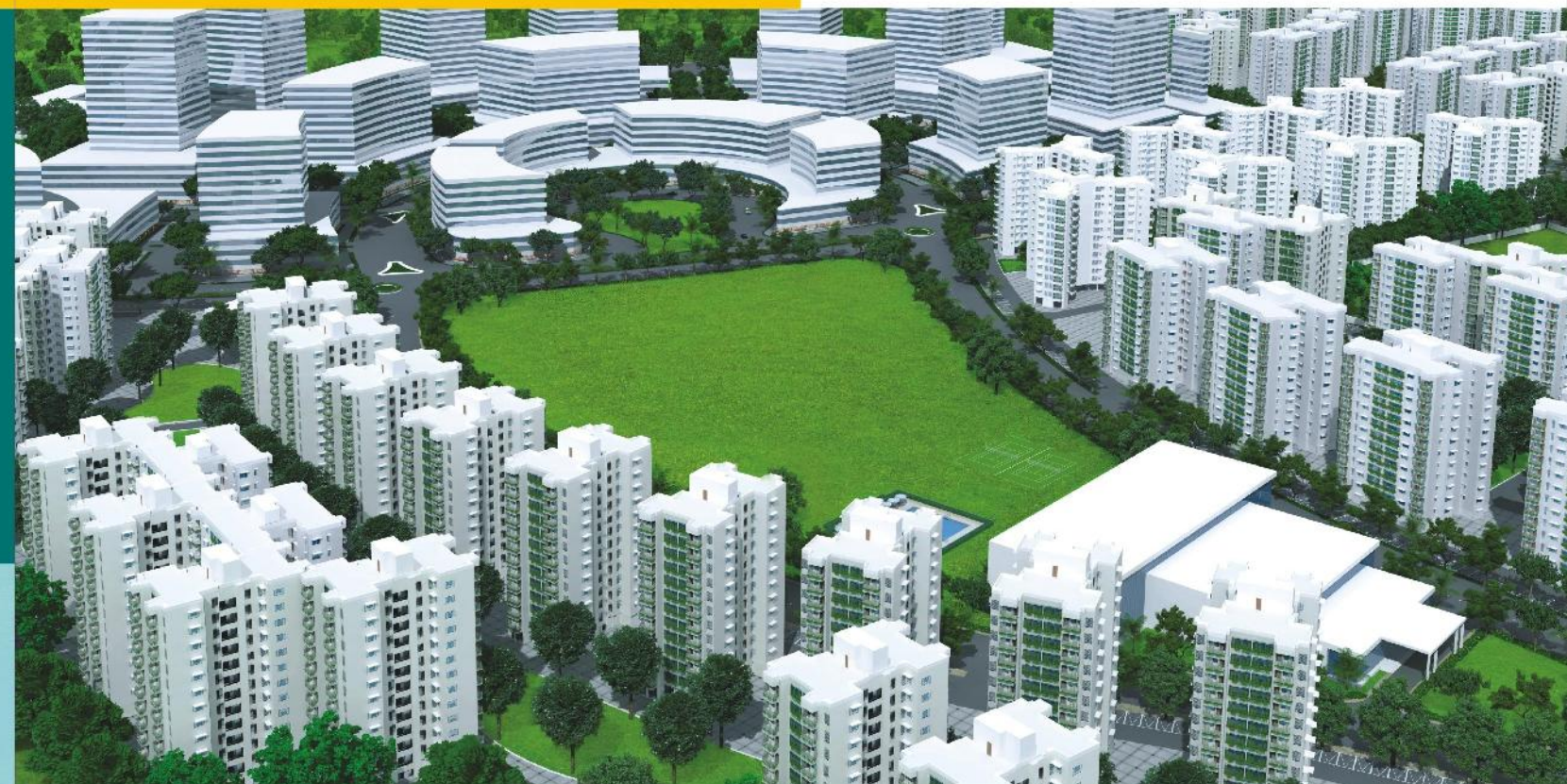
(Second revised) and its impact on Housing

Today Ahmedabad is a destination where migration rate is considerably high compared to other similar scale cities. Populations heave in to the city resulting in demand for urban space. "Urban Planning is to visualize which nobody can realize." Thus, Development Plan plays significant role in envisaging future. Development Plan is an instrument with Development Authorities to restrict unplanned, unwanted growth so that cities can be made more vibrant, dynamic and sustainable.



INTRODUCTION

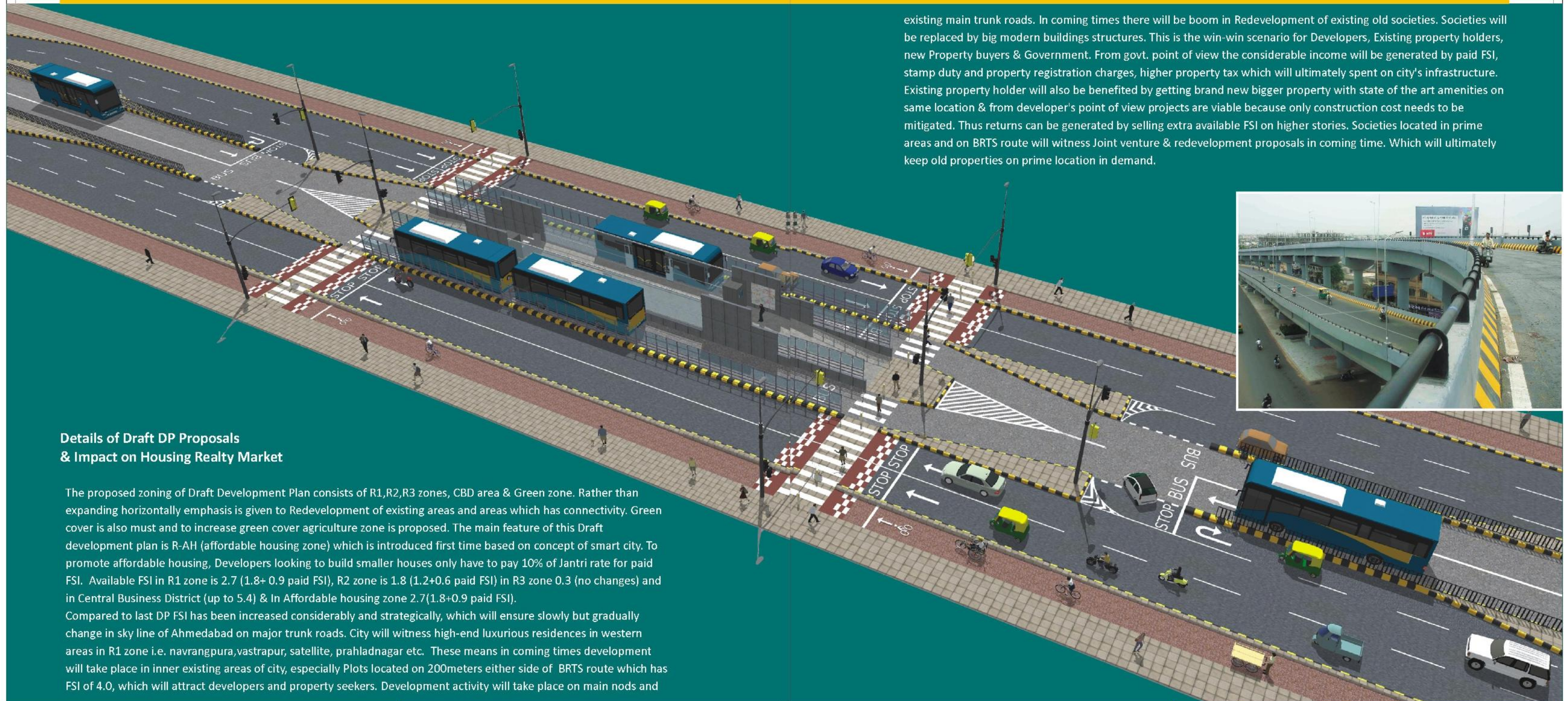
We as an individuals doesn't want city to fail to every citizen's expectations. Any person moves to city with hope and aspiration. Hope makes the city. In country like ours any individual's first aspiration is to own a decent house. For common man owning a house is a sense of security and achievement of success in life. Thus it's very important that housing in first place should be made available to common man. Development plan is a tool where policies need to be structured in a way that it should make housing supply available across all income groups. Already a mega city, Ahmedabad is a rapidly developing city of India. Urban Growth has been witnessed in leaps & bounds in last couple of decades. Steady government, steady economic growth rate of state, business friendly environment and people, industrial boost & employment generation are key behind the propelling urban growth. None of the city can be made without people.



Draft Development Plan 2021 of Ahmedabad (Second revised)

Today, Ahmedabad population is 6 million plus and as per the estimate through scientific population projection methods, Ahmedabad Urban Development Authority (A.U.D.A) city is ready to strike the population figure of 8 million plus in coming 10 years. It is undoubted fact that Ahmedabad is definitely on the way of becoming a next metro and an epicenter of growth in western India. Thus, it's very important juncture for Ahmedabad where future growth needs to be planned and channelized in a manner that it should have basic need of people i.e. Housing and Infrastructure. In current times Smart city concept is gaining acceptance across urban planning thinkers and policy makers. To make city truly smart, development plan plays a crucial role. Looking at a first glance Ahmedabad Draft Development Plan 2021 (Second revised) by A.U.D.A prepared in a manner that vision of making it compact smart city will be achieved. This is the DP in which proper emphasis has been given to Planning theories. Development along connectivity specifically BRTS, Metro corridor and CBD will push existing city areas for redevelopment which will rejuvenate old existing areas and areas which are near to city centre. Provision of Affordable housing zone is welcome move. It will give hope to home aspirants of Middle Income group. Overall, Draft DP 2021 (second revised) prepared by AUDA has many positive points.

ANUSHRAV BHATT M.Tech Housing, B.E.Civil, LL.B.,
Diploma in Finance, Chartered Engineer & Approved Valuer
(Chairman NIRANTAR group)
Contact : 9898619203 | E-mail : anushrav@nirantargroup.com

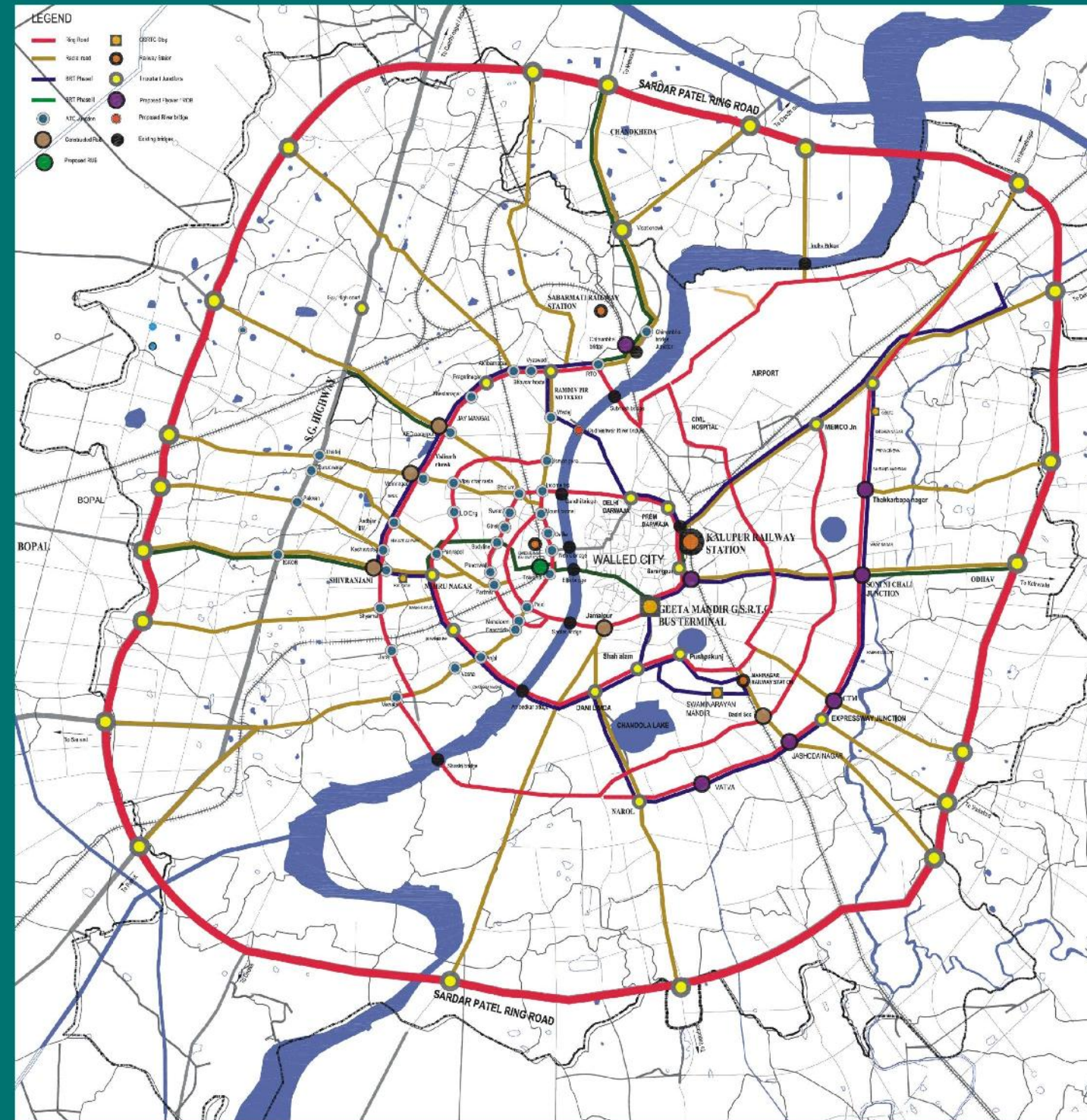


Details of Draft DP Proposals & Impact on Housing Realty Market

The proposed zoning of Draft Development Plan consists of R1, R2, R3 zones, CBD area & Green zone. Rather than expanding horizontally emphasis is given to Redevelopment of existing areas and areas which has connectivity. Green cover is also must and to increase green cover agriculture zone is proposed. The main feature of this Draft development plan is R-AH (affordable housing zone) which is introduced first time based on concept of smart city. To promote affordable housing, Developers looking to build smaller houses only have to pay 10% of Jantri rate for paid FSI. Available FSI in R1 zone is 2.7 (1.8+ 0.9 paid FSI), R2 zone is 1.8 (1.2+0.6 paid FSI) in R3 zone 0.3 (no changes) and in Central Business District (up to 5.4) & In Affordable housing zone 2.7(1.8+0.9 paid FSI). Compared to last DP FSI has been increased considerably and strategically, which will ensure slowly but gradually change in sky line of Ahmedabad on major trunk roads. City will witness high-end luxurious residences in western areas in R1 zone i.e. navrangpura, vastrapur, satellite, prahladnagar etc. These means in coming times development will take place in inner existing areas of city, especially Plots located on 200meters either side of BRTS route which has FSI of 4.0, which will attract developers and property seekers. Development activity will take place on main nodes and

existing main trunk roads. In coming times there will be boom in Redevelopment of existing old societies. Societies will be replaced by big modern buildings structures. This is the win-win scenario for Developers, Existing property holders, new Property buyers & Government. From govt. point of view the considerable income will be generated by paid FSI, stamp duty and property registration charges, higher property tax which will ultimately spent on city's infrastructure. Existing property holder will also be benefited by getting brand new bigger property with state of the art amenities on same location & from developer's point of view projects are viable because only construction cost needs to be mitigated. Thus returns can be generated by selling extra available FSI on higher stories. Societies located in prime areas and on BRTS route will witness Joint venture & redevelopment proposals in coming time. Which will ultimately keep old properties on prime location in demand.





The one more main important aspect is more than two third populations (mainly LIG & MIG) of city is living in Eastern part of Ahmedabad. It has been witnessed in last couple of decades people aspire to own address towards western areas for housing. But now provision of higher FSI in eastern areas will certainly boost development activities. At present eastern areas of Ahmedabad witnessing development of affordable houses and introduction of R-AH (affordable housing) zone will likely to get overwhelming response in eastern part of city like naroda, nikol, vatva, odhav & BRTS connectivity propelling the urban growth in these areas. Overall, Draft DP of Ahmedabad 2021(second revised) will definitely ensure availability of housing stock across the all segments. Luxuries housing will be come up in existing posh areas by developers. Affordable housing zone surrounding SP ring road will ensure supply of smaller housing units across the city and competitive market in R-AH zone which will control speculation. Eastern Areas and Ashram Road (CBD) will be rejuvenated and one will be able to see state of the art new building will replace existing old structures. One can argue endlessly about zoning pattern in sub urban areas but this Draft DP will surely change skyline and scale of Ahmedabad in coming decade. Transaction will take place within the city limits and it will lead to win- win scenario for all.