

Economic impact of urban planning regulations outskirts

In a growing trade market, India lacks venues to carry out international exhibitions, making convention centres attractive for REIT investors to consider in their portfolio

REPRESENTATIONAL PICTURE



rate speculation cannot take place as large area is under provision of affordable housing and numerous players are operating in supply of housing mechanism and buyer's profile is also fixed.

Moreover, the slum rehabilitation policy is also crafted neatly to convert shabby housing into decent colonies.

The main advantage of

compact city form will boost redevelopment

within the city areas (which will lead to change in a skyline of Ahmedabad and the process has already begun by redevelopment of existing housing societies).

Further, provision of higher FSI on BRTS and Metro route is bound to attract developers which ultimately will generate capital through chargeable FSI to civic bodies and later on remarkable property tax will also be generated from the same property, which will be multiple times (because of vertical development) compared to existing property tax generation. Considering civic authority point of view, this is an ideal municipal finance scenario to increase self-generated finance and fund infrastructure projects within the city.

—Anushrav Bhatt
(Writer is a city based housing planner and real estate analyst)

- ▲ THE DEVELOPMENT PLAN IS IMPORTANT FOR ANY CITY
- ▲ INSTEAD OF HAPHAZARD DEVELOPMENT OF FRINGE AREAS, THE FOCUS IS ON PLANNED DEVELOPMENT
- ▲ COMPACT CITY AND AVAILABILITY OF HOUSES FOR ALL WAS A KEY VISION

Urban planning is an art of shaping and guiding the physical growth of the town, creating buildings and environments to meet the various needs such as social, cultural, economic and recreational etc. Good urbanisation ensures that towns and cities are free from slums and provides adequate opportunities for productive employment and a decent quality of life to all their inhabitants including the poor.

There is a concentration of the urban population in large cities and existing urban agglomerations. As per census 2011, there are 53 million plus cities accounting for about 43 per cent of India's urban population.

In such a scenario,

government intervention, in the form of regulations, infrastructure investments and taxation, has a direct impact on urban land supply, on the demand for land and therefore, on the price of land and housing. The development plan is very important for any city. It defines land use and type of urban development which is going to take place in the coming decade.

CASE STUDY OF AHMEDABAD MARKET

Recently finalised development plan of Ahmedabad is a good example of making the city compact and developing efficient land use plan. Instead of haphazard development of fringe areas, the focus is on

planned development. Compact city and availability of houses for all, was a key vision while preparing the plan. Till declaration of development plan, owning a house was a distant dream for home aspirant but provision of affordable housing zone in Ahmedabad will increase the housing stock supplied by formal private sector developers.

To make housing affordable, chargeable floor space index (FSI) is subsidised (the lesser the size of proposed housing unit, cheaper is the chargeable FSI). Moreover, authorities also plan to supply housing through Mukhyamantri Gruh Yojana which will make sure housing is available to masses. Here, the