

# TIMES PROPERTY

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BHADRESH GAJJAR



40 per cent deduction of land for common public amenities in Town Planning Schemes in fringe areas like Shela and Ghuma have raised concerns with the investors

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## FRINGE FISSURES

**A**hmedabad is spreading its wings and is on its way to become a metro city. In the last decade, the city has witnessed flourishing demand oriented growth in all sectors of real estate. Prices have escalated tremendously. Economic growth of the city has resulted in migration and job opportunities. The Urban development, in and around Ahmedabad, has been rapid and is likely to be the same in future. Sensing the same, currently the Ahmedabad Urban Development Authority (AUDA) is making the development plan (DP) of Ahmedabad for future channelised and planned growth. Newly added 68 outskirts villages of Ahmedabad under the jurisdiction of AUDA will bring huge quantum of urban land in near future for development after declaration of the Development Plan. To make development realise faster on ground, the state government has directed authority to make town planning schemes simultaneously with the Draft Development Plan so that urban land can be made available for housing. This is a positive approach by the proactive government.

Because of this move, new Af-

fordable housing stock is going to be created in the western fringe areas. Areas abutting to Bopal like Ghuma, Manipur, Shela, Goghavi, Nidhrad, Kaneti, Racharda etc will emerge as new prime residential pockets in the coming times. Many township projects are also awaited. The housing market of Ahmedabad will provide many options across all segments to all income groups.

### THE ISSUE IN URBAN FRINGE AREAS

Recently Ahmedabad Urban Development Authority (AUDA) has declared a town planning scheme in Shela and Ghuma. In these TP schemes the authorities have deducted 40% land for the roads, parks, play grounds, libraries and other common public amenities for both agriculture as well as non-agriculture land. 80% of these town planning schemes are non-agriculture plotted development housing societies. As per the recent Town Planning Scheme announced by the AUDA, thousands of private individual plot holders have been affected due to the reservations kept in their land parcels, since earlier there was a policy for non agriculture (NA) land in which the deduc-

tion percentage for NA land in TPS was upto 20%. There has been a huge protest by Ghuma plot holder's association against the authority. This is the burning issue of the fringe areas of Ahmedabad. Property worth crores is at stake. The 40% deduction for non agriculture land has put the plot holders in a fix, since they might have to lose their ownership and much valued investment. Eventually this will cause legal battles between the plot holders and the authority, which in turn, will slow down the pace of development and availability of new housing stock.

### NEED OF THE HOUR

Authorities have to keep a positive and practical approach to the present scenario. To avoid unnecessary issues, the planning needs to be done with a public participatory approach. The Government needs to take urgent policy decision on the matter to resolve the burning issue and to facilitate development.

Anushrav Bhatt

(The author is a city-based housing planner, civil engineer and lawyer. Views expressed are personal)

### QUICK BYTES

■ IN THESE TP SCHEMES THE AUTHORITIES HAVE DEDUCTED 40% LAND FOR THE ROADS, PARKS, PLAY GROUNDS, LIBRARIES AND OTHER COMMON PUBLIC AMENITIES FOR BOTH AGRICULTURE AS WELL AS NON-AGRICULTURE LAND.