



Poised to grow

Bhushan Vyas
 Managing Director
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I feel ten years from now, Ahmedabad will be somewhere parallel to Bangkok! There will be massive improvement in the infrastructure. Also, by laying stress on the design, the construction would automatically turn out to be creative and new. For example, Chandigarh which is nicely designed, and thus popular for its infrastructure.

Build up on...

I dislike the traffic sense of Amdavadis, and this concern primarily arises because of the badly designed roads and city infrastructure.

Pramod Poddar
 Chairman
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 Ahmedabad Twenty20

Ahmedabad does not have many industries but is still the trading hub of many items and is emerging as a trading hub. In ten years it will overtake Mumbai.

Build up on...

One thing I dislike about the real estate in Gujarat is that people do not deliver according to the money that they charge. If we compare Noida, Delhi and other cities we see that the builders there have quality control and give out the best products. I feel that there is lack of commitment amongst the builders today. The government rules on FSI if improved will be an added advantage to the builders.

Homewards!



was new, when compared to the earlier DPs. Considering the above, the residential zone has been divided into three categories i.e. R1, R2 & R3. The old residential zone, which was included in DP of 1991, was declared as the R1 zone, while the agriculture zone was demarcated as R2 and R3 zone. The bifurcation was done based on the availability of FSI and the

Affordable economical homes is the requirement of the common man. But, to ensure that his dream of owning his abode comes true, certain adaptations are a must

Permissible Height. At present, the permissible FSI in R1, R2, R3 are 1.8, 1.2 and 0.3 respectively. In R2 and R3 zone the total area is of 64 sq kms. On the same baseline, the DP for Gandhinagar was also prepared, and the capital now has R1, R2, R3, R4 & R5 zones.

Ahmedabad and Gandhinagar realty is in the limelight, turning out to be a hot destination for realtors as well as occupants and investors. In the recent past, developers have floated many landmark residential projects in these cities with an aim to give the best of utility, comfort, and joy at sustainable prices.

Planning and development are two sides of the same coin and it's a continuous process. A development plan plays an important and vital role in the development of a city.

In last five years, maximum growth has been witnessed in the housing sector. Prices have escalated by nearly three times when compared to the past years.

are far-off from the city. In recent past, the Ahmedabad Corporation limit was expanded upto SP Ring Road, and hence R2 & R3 zones now fall within the city limit.

To make the development of Ahmedabad and Gandhinagar more vibrant, affordable, and sustainable, whilst ensuring that housing is within the reach of the common man, there is an urgent need of some policy reforms from the State Government in form of

zoning pattern, increase in FSI and change in the general Development Planning Regulations.

Ahmedabad and Gandhinagar DPs would be revised next year, and there is demand from the developers, realtors and planners to provide an encouraging new balanced policy so that uniform, sustainable, balanced and affordable housing stock can be created.

Anushrav Bhatt

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