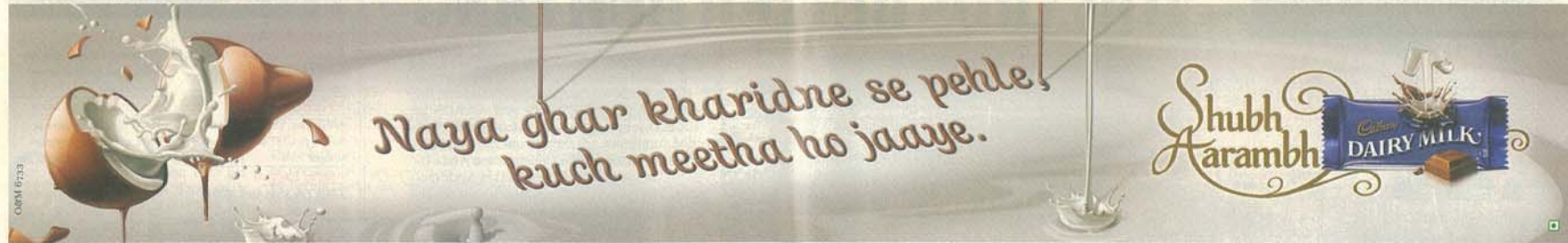


# TIMES PROPERTY

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KEVIN ANTAO

Parameters like urban density, urban form, connectivity, and transportation need to be considered while charting the growth of tomorrow's Ahmedabad

development, on the other hand, does take into account the social and environmental effects, with its focus on maintaining balance between the development of the areas and protection of the environment, and an eye at ensuring equity in employment, shelter, basic services, social infrastructure and transportation in the urban areas. For this to happen, the Development Authority has to ensure that land is properly used to meet these objectives. Shortage of affordable housing facilities and scarcity of land for social and public purposes are the main factors which need to be given proper emphasis, and so, it is important to have an effective and appropriate zoning policy that would promote sustainable development.

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ual builders to develop land and construct houses (4) to prevent concentration of land in few hands (5) to use land to finance urban development (6) to encourage socially and economically, the efficient allocation of land so that land development conserves resources and land utilisation is optimal (7) to promote flexibility in land use in response to a growing city.

channelised growth. Initiatives have been taken to make overall development sustainable, out of which BRTS (Bus Rapid Transit System) is a very efficient and environment friendly transport system - an excellent move towards sustainable development. While visualising the growth of tomorrow's Ahmedabad, the planning authority should take necessary measures and try making the development sustainable by working on parameters like urban density, urban form, connectivity, transportation and other various tools of planning. Last but not the least, it is "behaviour, lifestyles and people's aspirations" that make an overall development, housing and environment sustainable.

Anushrav Bhatt

## IN THE LONG RUN

**S**ustainable development means attaining a balance between environment protection and human economic development, between the present and future needs. It means equity in development and sectoral actions across space and time. Today, cities require an integration of economic, social and environmental approaches towards development. Sustainable urban

development refers to attaining social equity and environmental protection in urbanisation while minimising the costs of urbanisation. Today, Ahmedabad is the seventh largest city of India and has the potential to become the next metro. The growth of the service and manufacturing sector is triggering in Ahmedabad. Employment generation and immigration are vital factors in the current

urban development of Ahmedabad. The Development Plan (DP) of Ahmedabad is under preparation for the recently added 68 villages, with the Ahmedabad Urban Development Authority (AUDA) making a Development Plan of more than 1700 sq km area of the outskirts of Ahmedabad. The Authority should focus on achieving sustainable and balanced development of the future. Planning,

to be done for tomorrow, needs considering of the same.

### MEANING OF SUSTAINABLE DEVELOPMENT

Sustainable urban development specifically means achieving a balance between the development of the urban areas and protection of the environment with an eye to equity in employment, shelter, basic services, social infrastruc-

ture and transportation in the urban areas. Today land is an important input for producing goods and services for urban development. Under the conventional analysis, factors of production i.e. land, labour and capital flow, are used to make goods and services, but the social and environmental consequences are not reflected in such analysis. Sustainable urban de-

### PARAMETERS FOR ACHIEVING SUSTAINABLE GROWTH

For sustainable growth, the future planning of the city should be done (1) to achieve an optimum social use of urban land (2) to make land available in adequate quantity to both, public authorities and individuals, at reasonable prices (3) to encourage cooperative community effort as well as individ-

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