

# Current Housing & Real Estate Market Scenario in Ahmedabad

Scale and pace of development in Indian cities has changed significantly compared to last decade. In migration in to the cities for education and better work opportunities has created massive demand for housing, social and physical urban infrastructure. The magnitude of development is lot bigger and in coming times India going to witness huge demand for cities with quality infrastructure, housing & urban spaces. India is experiencing increasing urbanization. From 31.16 percent in 2012 it is projected to grow 40.76 percent by 2030. Sensing the need. Urban development & quality of life is key sector of focus for government as well. Numerous flagship schemes are promoted by central government for development of urban infrastructure & housing. Schemes/ programmes undertaken by Central Ministry of Housing & Urban Affairs at the moment are housing for all, Smart Cities, Atal Mission for Rejuvenation and Urban Transformation (AMRUT), National Heritage City Development and Augmentation Yojana (HRIDAY), Swachh Bharat Mission, Urban Transport, Housing for All by 2022 through Pradhan Mantri Awas Yojana (PMAY), Rajiv Awas Yojana.

On the guideline from center in Gujarat, Urban development department has also launched flagship policies under which remarkable work is done. Policies like Rehabilitation & redevelopment of slums, regulation for hotels, hospitals & Residential Township to create some state of the art housing & social infrastructure. One can witness the skyline of city is changing and some quality infrastructure and buildings are shaping up in Ahmedabad today. All credits goes to such vibrant policies and vision. Today, Ahmedabad City has public purpose noteworthy projects like Sabarmati river front development, kankaria lake front development, Bus rapid Transit System (BRTS) and soon addition in list will be Metro Rail, currently work for it is under constructions at rapid pace! City development is continuous process, characteristics and development strategies changes with time, size and scale.

The Ahmedabad city's development plan 2021 is made with the principle of development planning & growth management few of the key parameters are 1.) To encourage compact city form; 2.) Enhance Connectivity & Mobility 3.) Integration of transport & land use 4.) Consolidate & connect green network; 5.) Promote sustainable & environment friendly development 6.) Incentivize inclusive and affordable housing. Transit Oriented Zones are demarcated and Higher FSI is given on such nodes which has changed the dynamics. Due to introduction of Transfer of development rights for slum rehabilitation & redevelopment projects city has witnessed few decent housing for urban poor as well and many are under pipeline.

people In Ahmedabad with time means of social empowerment has increased with rise in education, population and job opportunities. Today there is a demand for quality as well as affordable housing spaces. With amicable moves like bringing GST and Real estate (RERA) system is in place and buyers are more aware and informed then before in such scenario real estate industry bound to flourish from here In today's time Developers also understand sequences under Real estate act so they are now very focused & committed on quality of development and timely executions of works. However tax benefits specifically in affordable housing segment and accessibility to housing process also playing significant role. To Speed up process government of Gujarat has taken initiatives like investor facility portal, introduction of common GDCR (General Development Control Regulations) for Gujarat, Online Plan Approval system, proactive RERA authority for effective implementation of real estate act will ultimately is in best of housing & urban development in Ahmedabad in coming times development activities especially in Ahmedabad robust for sure!



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