

FAST FACT

THE DEVELOPMENT PLAN (DP) FOR AHMEDABAD UPTO 2021 IS IN THE MAKING.

After declaration of the Development Plan, huge quantum of land for urban development will be made available.

THE WELL-HEELED WEST!

After declaration of the Development Plan, many options for Affordable Housing stock and a number of township projects will be created in the western fringe areas of Ahmedabad, thus making the zone one of the most-sought-after

market monitor

- > **Swagat Rainforest IV**
2 BHK Flats & Shops, 936-1152 sq ft. Nr. IT Park, Gandhinagar
- > **Swagat City Plots**
Residential Plots, 1152 sq ft & above, Sabarmati-R-World H'Way
- > **Hari Om Holiday Homes**
Farm House, 520 sq yd plot-130 const, Lapkaman
- > **Greenwoods Sarovar Village**
Residential Plots, 250/ 500 sq yd & above, Sanand Nal-sarovar Road
- > **Kalasagar Shopping Hub**
Showroom & Corporate offices, Sattadhar Cross Road
- > **Altius - I**
3 & 4 BHK Lux. Apt., Thaltej
- > **Aashaya**
Plots & Farm Houses, 500 sq yd & above, Sanand-Nal-sarovar Road
- > **Devam**
2 BHK Apts, 104-127 sq yd, Motera
- > **Aavkar Enclave**
4 BHK Bungalows, 250 sq yd const. 140 sq. yd Plot, Chandkheda
- > **Palm Enclave**
1 BHK Luxurious Flats & Commercial Shops, New Prahladnagar, SG Highway
- > **J9**
3 BHK Signature apts, 2840 sqft., Thaltej Shilaj Rd.
- > **Greenland Ecovillage**
NA Plots & Farm Houses, 450 sq yds and above, Nr. Kenisville, Bavla- Nal-sarovar Road, Sanand
- > **Forest Habitat (Dhanushya Group)**
- > **Popular Paradise**
2 and 3 BHK Flats, 3 and 4 BHK Pent Houses, 150 to 200 sq yards Flats, Gota, S. G Highway
- > **Paksh Farm - Thol**
Plotted scheme of farms, Average 1500 sq. yards, Thol Lake, Nr. Khatraj Chokdi
- > **Sarovar I**
Plotted scheme of residential Plots, Average 500 sq. yards, Sanand - Nal Sarovar Road
- > **Venus IVY**
3 BHK High end Residential Apartments.
- > **Venus Parkland**
860 apartments. 2 BHK and 3 BHK Flats
- > **Venus Amadeus**
Signature Business Centre @ Jodhpur Cross Road, Satellite
Individual Units Approx. 1000 to 15000 sq.ft.
- > **Shree Balaji Heights**
Office spaces from 575 to 1200 sq.ft. on C G Road
- > **Sangath Platina**
3 BHK Residential Apartments, Motera
- > **Sangath Skyz**
3 BHK Residential Apartments, Motera
- > **Sangath Nano**
2 BHK Residential Apartments, Koteswar, Motera
- > **Sangath Gateway**
2 BHK Residential Apartments, Nr. Infocity, Gandhinagar
- > **Saundarya Green**
5 BHK Bungalows, B/h. Radha Swami Satsang Byas, Chandkheda
- > **Sangath Mall - I**
Office Spaces, Opp. Engineering college, Sabarmati-G'novar Highway



KEVIN ANTAO

DESTINATION FOR AFFORDABLE HOUSING

The western and north-west areas like Gota, Ranip, Adalaj, and Chandkheda have few pockets wherein the development activity is on a fast track. Western outskirts areas like Bopal, Guma, Shela, and Manipur are also witnessing development. Majority of projects by developers on offer, in these areas, are 2&3 BHK with decent amenities and infrastructure. Apartments are offered at an average of Rs 2100 per sq feet, thus making these areas emerge as the destination for affordable housing. First-home buyers and immigrating people from other cities and states are choosing these areas for their dream home, thus making them an apt choice for the MIG (Middle Income Group).

SANAND NALSAROVAR - ONE STOP DESTINATION FOR PLOTTED DEVELOPMENT

Ever since Tata Motors shifted the Nano project from Singur near Kolkata to Sanand in October 2008, the area has seen expansive development on mass scale in the Sanand-Nalsarovar vicinity. Land prices in Sanand ascended tremendously in the last two years. Majority of developers, herein, are offering weekend homes and plotted development on the Sanand-Nalsarovar Road. Well-developed neighbourhood spaces with state-of-the-art amenities and facilities are on offer at an average of Rs 3000 per sq yard. Investors, who look forward to investing in land, prefer the Sanand-Nalsarovar vicinity.

IN THE LONG RUN

The Development Plan (DP) for Ahmedabad upto 2021, for the newly-added 68 out-skirt villages, is in the making. After declaration of the DP, huge quantum of land for urban development will be made available. Many options for Affordable Housing (segment which has the highest demand) stock will be created in the western fringe areas of Ahmedabad. Many township projects are also awaited from renowned developers. The Housing market of Ahmedabad will provide many options in detached, semi-detached, apartment & plotted development, to cater to the need of all segments and all income groups. In the long run, this will create a win-win situation for developers and property buyers.

Anushrav Bhatt

The Western Ahmedabad Housing market is the talk of the town these days, what with the property rates in western Ahmedabad of hi-end residential realty market registering new peak with every passing month. As the city is growing, demand for housing too is growing in all segments. A wide range of products are available in hi-end apartment, affordable housing market and plotted development schemes. The Housing demand is flourishing in western part of the city and quality housing developments

are taking place which is a good sign for the overall development of the city. Currently there are numerous options available to home buyers for luxurious housing, affordable housing and plotted development.

DESTINATION FOR LUXURIOUS & ULTRA-LUXURIOUS HOUSING

Welcome to Prahladnagar, Satellite, Thaltej, and Bodakdev areas of western Ahmedabad, where developers are aiming high and coming up with luxurious and ultra luxurious housing projects. These areas are the address

of the big shots of the city. A majority of the new projects on offer are 3 & 4 BHK. Today the average offering rate for apartment is nearly a whopping Rs 5000 per sq feet and more, highest ever in Ahmedabad. These projects boast of pleasing architecture, amenities & infrastructure, club house, landscaping, state-of-the-art facilities like spa, club house with gym, and options for indoor and outdoor games. Few recently constructed residential projects, in and around these areas, have turned out to be landmarks. To own a home in these areas is a dream for every home seeker.

The author is a city-based housing planner, civil engineer and lawyer. Views expressed are the writer's own.