

# Transforming Ahmedabad's City Center

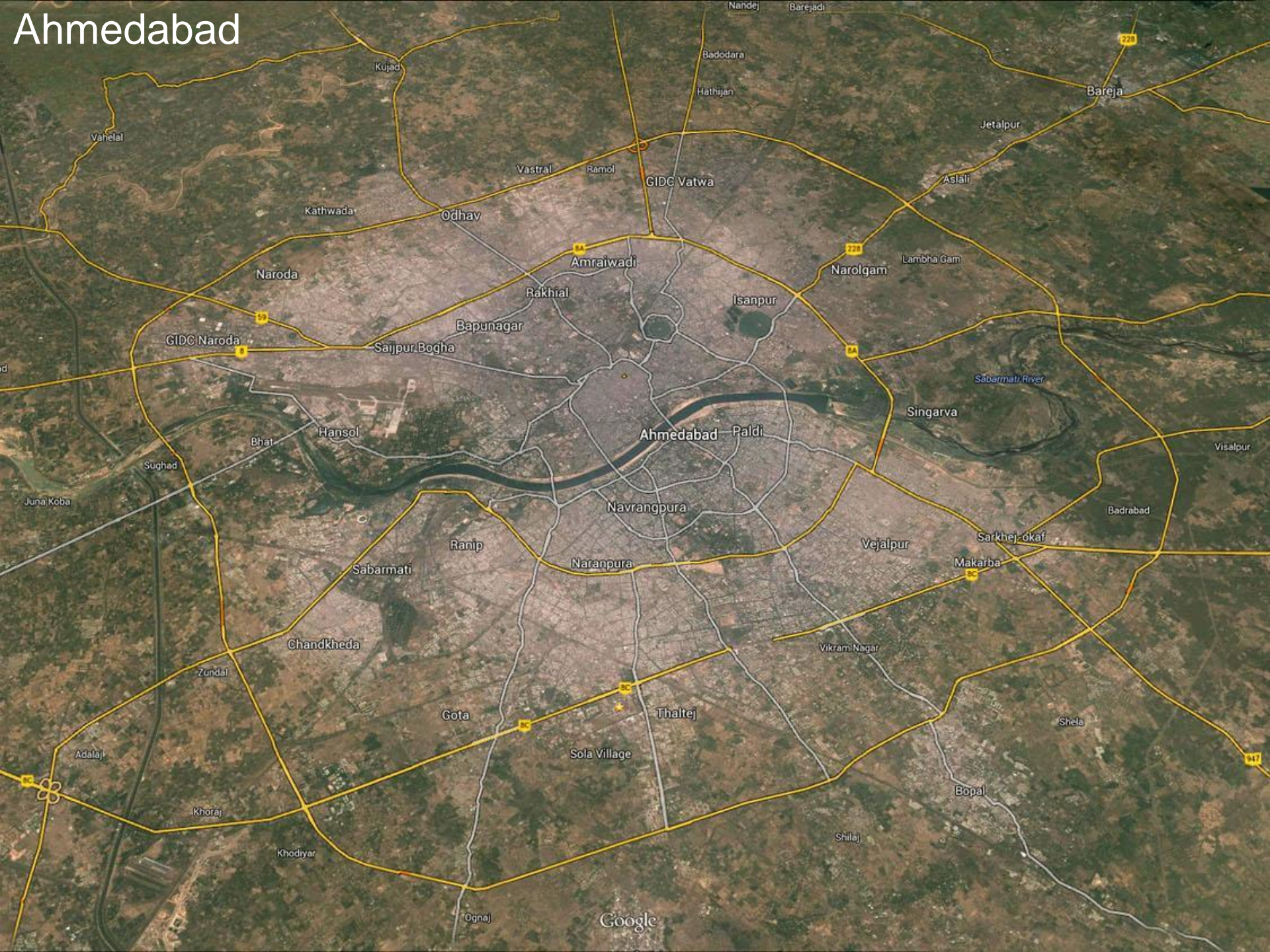
Using Planning and Infrastructure Development to Refurbish Our Cities

Ahmedabad Urban Development Authority - AUDA

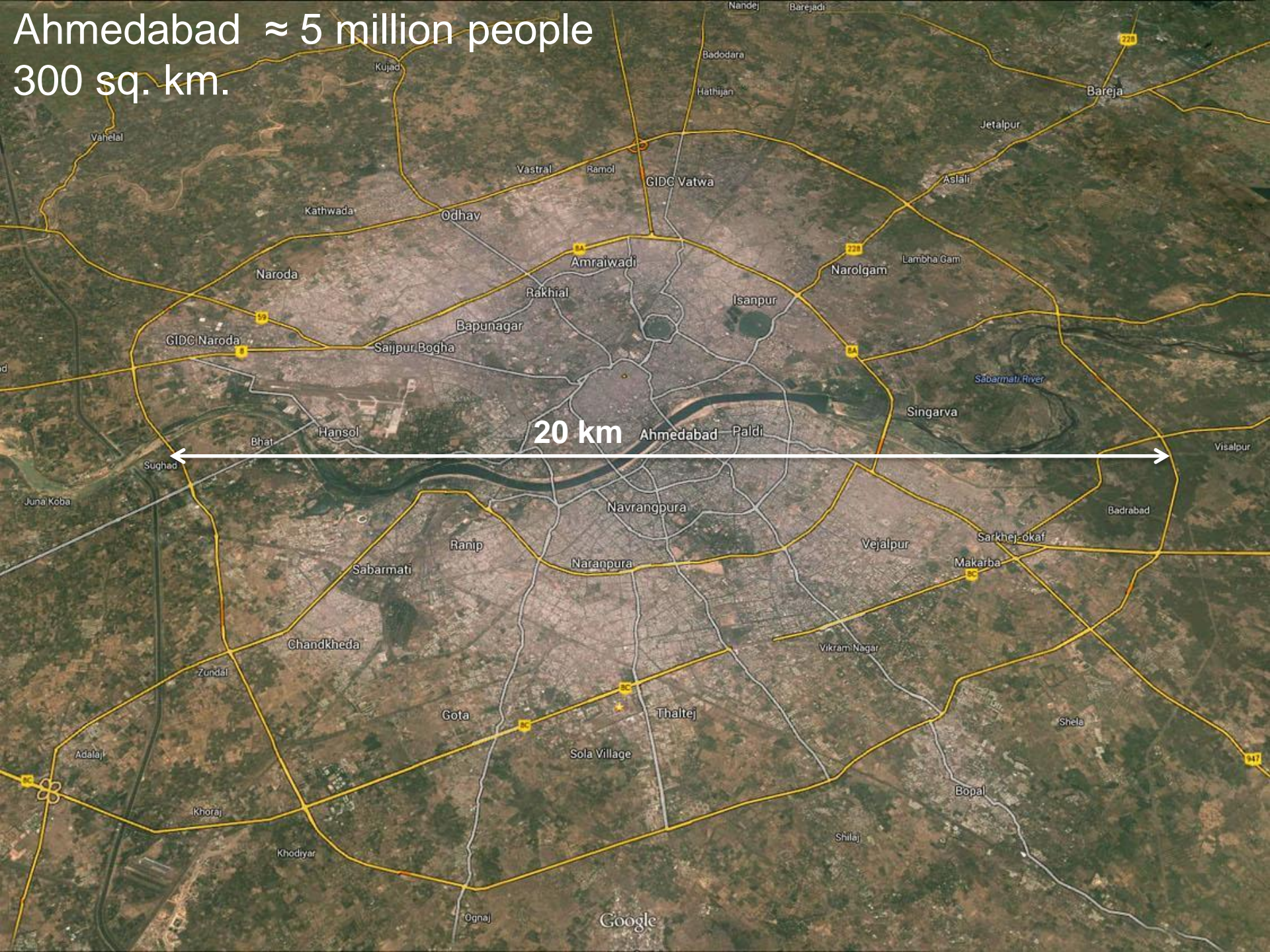
Ahmedabad Municipal Corporation – AMC

Bimal Patel, HCP Ahmedabad, 25<sup>th</sup> June 2015

# Ahmedabad

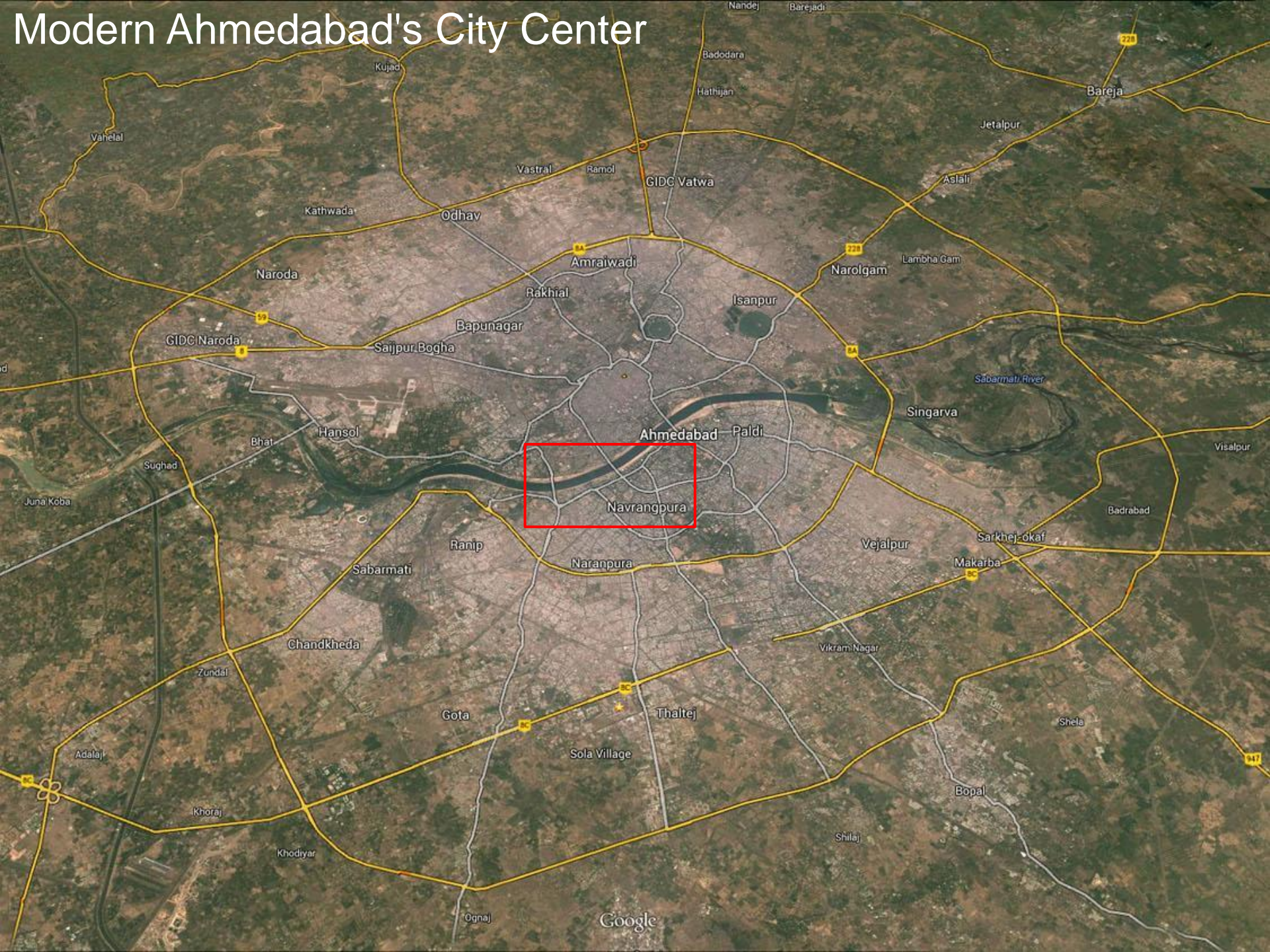


Ahmedabad  $\approx$  5 million people  
300 sq. km.

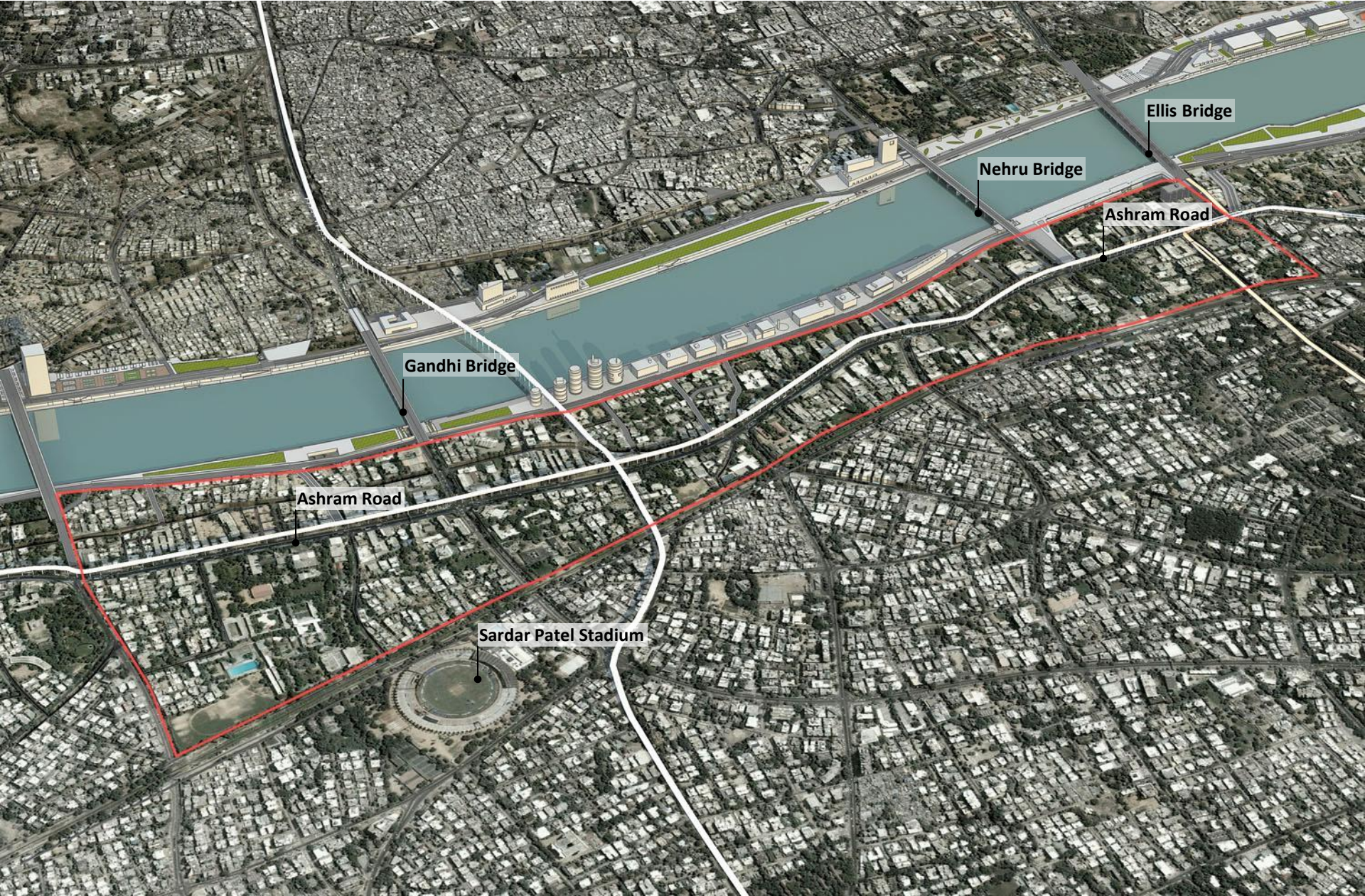


20 km

# Modern Ahmedabad's City Center



# Modern Ahmedabad's City Center



Low FSI limits have restricted the size of buildings



Many old buildings are small and rundown

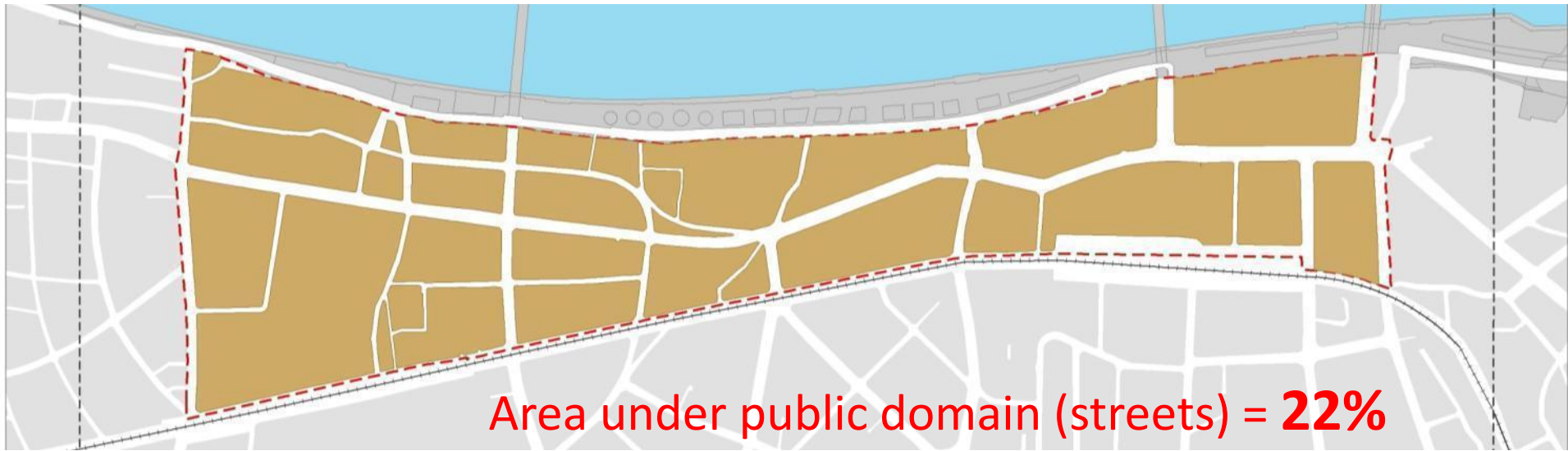


Many new buildings are small and lackluster





The street network is sparse; many streets are narrow



Streets are not pedestrian friendly



The area has inadequate infrastructure



Ahmedabad does not have a city center to be proud of



To promote the development of its city center  
Ahmedabad has been **strengthening its public  
transport** network

# Metro and BRTS Networks, Ahmedabad



Average time to access  
CBD by BRTS  
= **30 min.** (approx)

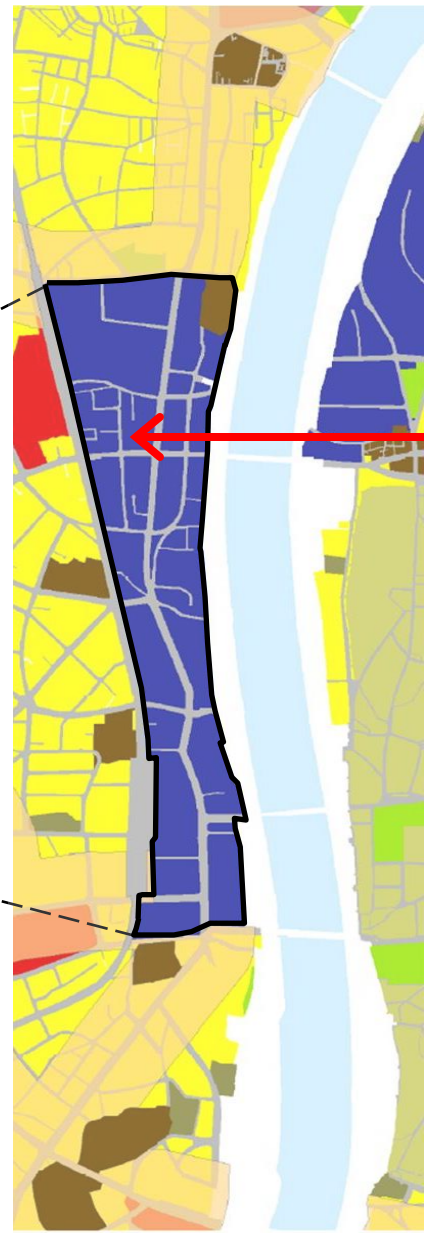
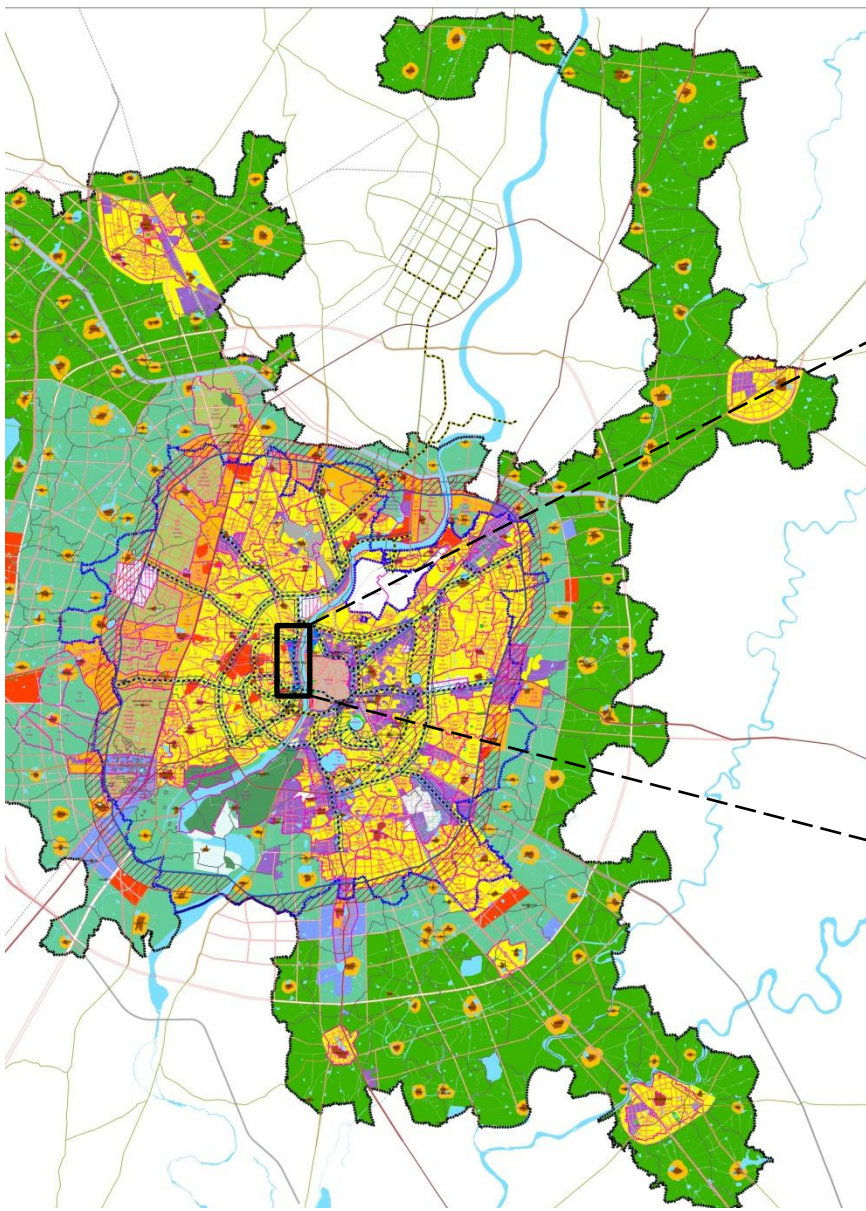
Average time to access  
CBD by Private Vehicle  
= **35 min.** (approx)



To promote the development of its city center  
Ahmedabad has also **increased FSI** in the area



# Ahmedabad's City Center - Development Plan 2012

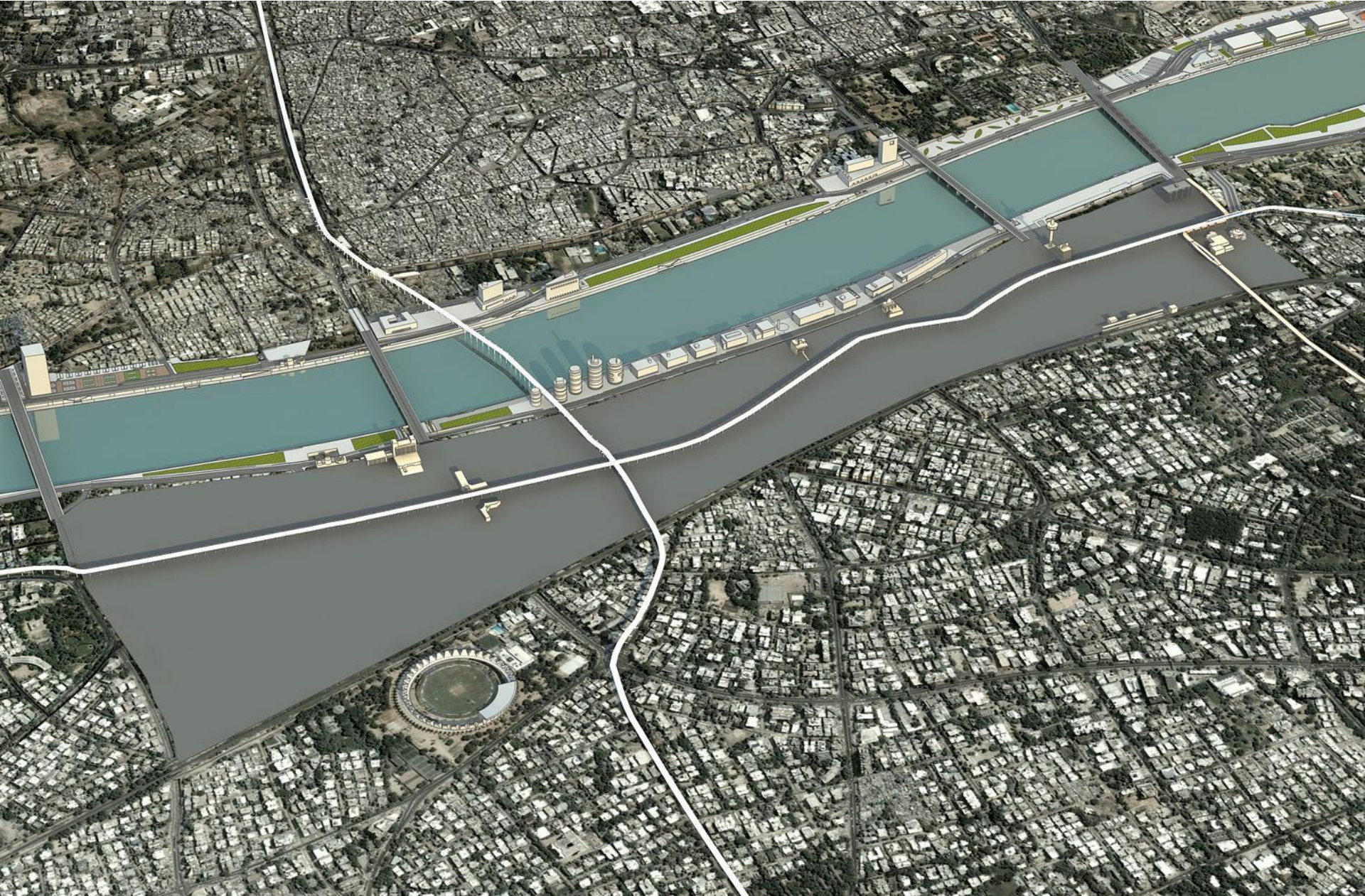


**Mixed use zone**  
**FSI (plot): 5.4**  
**(increased)**  
**More detailed plan**  
**(LAP)**  
**Byelaws further**  
**simplified**

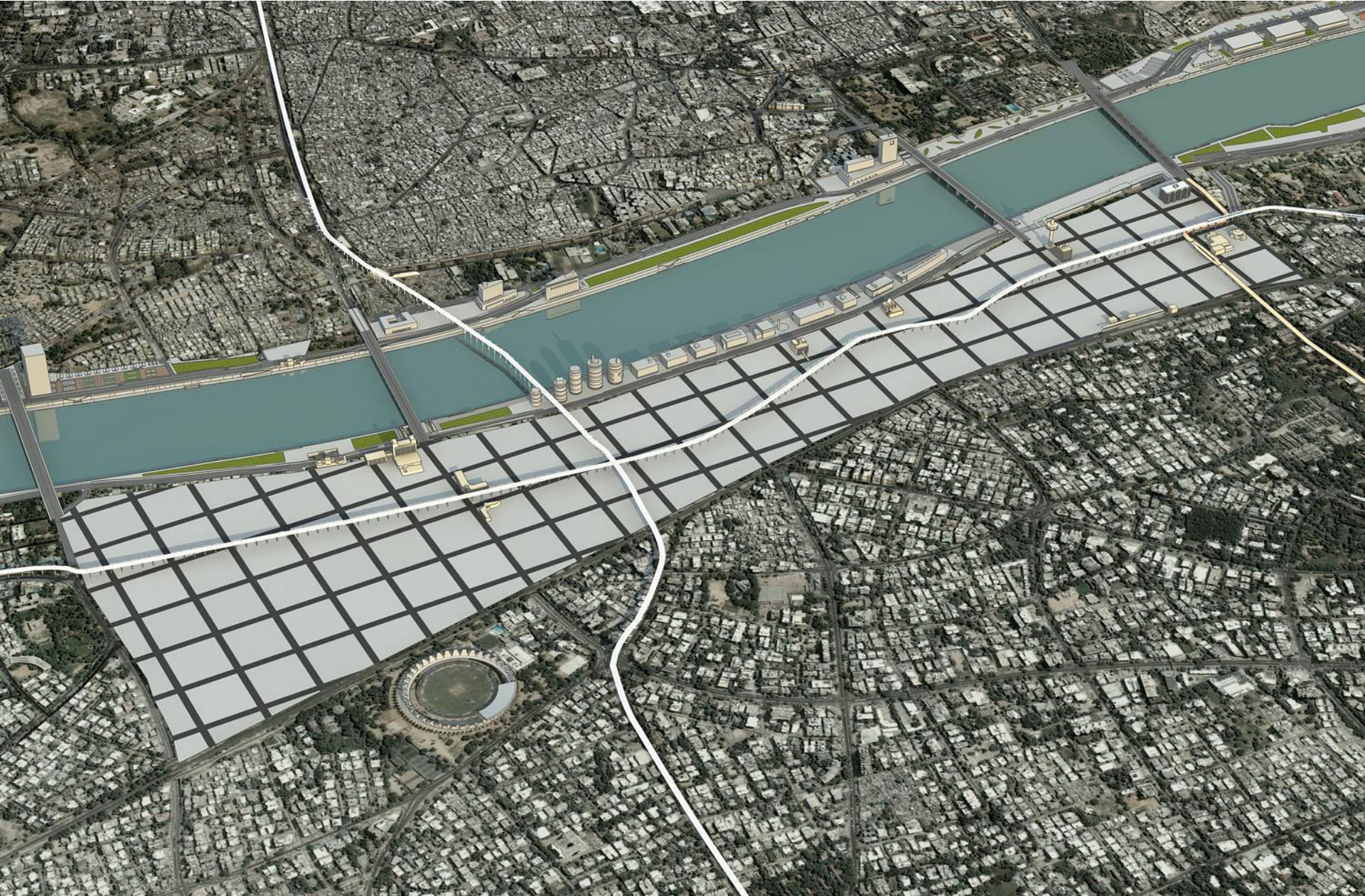
The challenge is to ensure that increasing FSI **does not** lead to stressed infrastructure, more congestion and lower productivity

How do **AUDA** and **AMC** plan to manage this transformation?

Establishing a blank slate...



...building a new grid of streets...



... and then build a gleaming new CBD?



## The plan should:

1. Respect property rights
2. Widely be considered to be 'fair' and 'desirable'
3. Be financially viable for developers
4. Be financially viable for development authority
5. Be legally implementable

**AUDA** and **AMC's** plan for transforming  
Ahmedabad's city center



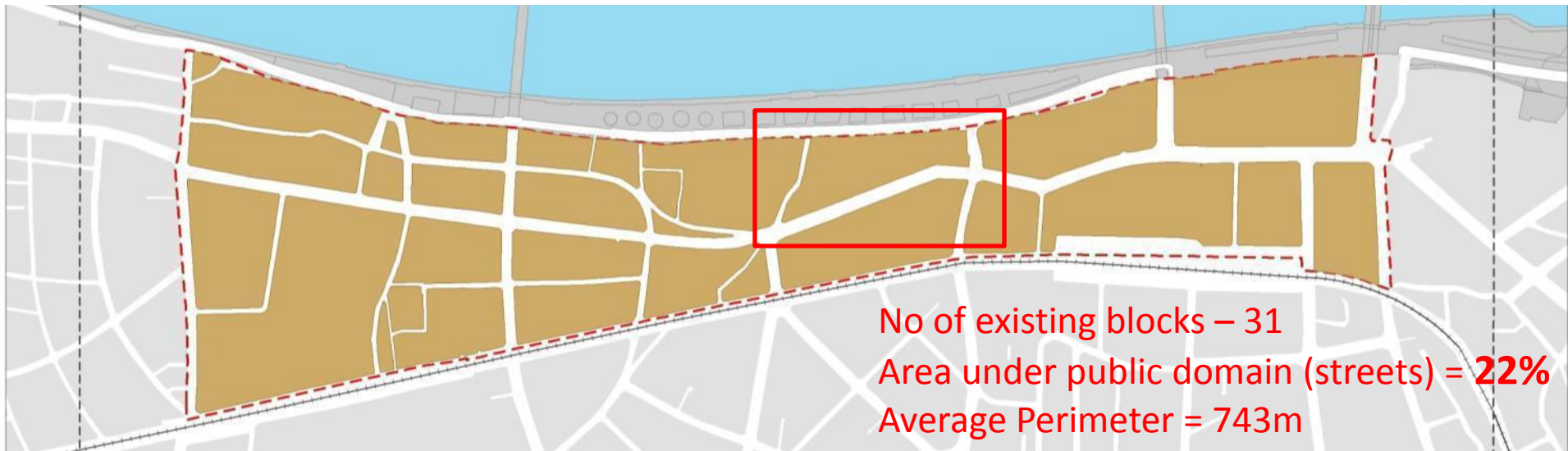
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2. Increasing land area in the public domain
3. Simplifying byelaws and regulating development
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10. Visualizing incremental changes
11. Involving the public

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# Existing street network



# Existing street network



# Existing Development



# New street and street widening proposals

New Streets to be appropriated  
when plot is redeveloped

Proposed Block



# Future plot configuration



# Wide setback along central spine (Ashram Road)

Carefully considered setback along Ashram Road





# Narrower setback along other streets

Carefully considered setback along other streets



# All roadside setbacks to be appropriated to expand public realm

6m Setback Along other streets

9m Setback Along Ashram Road

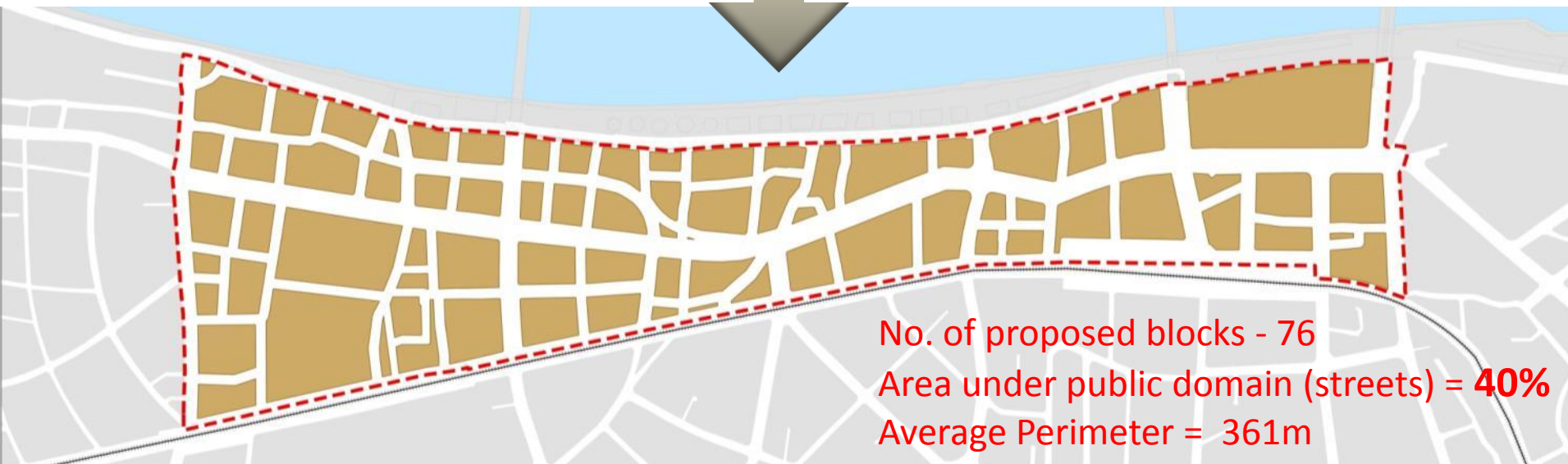
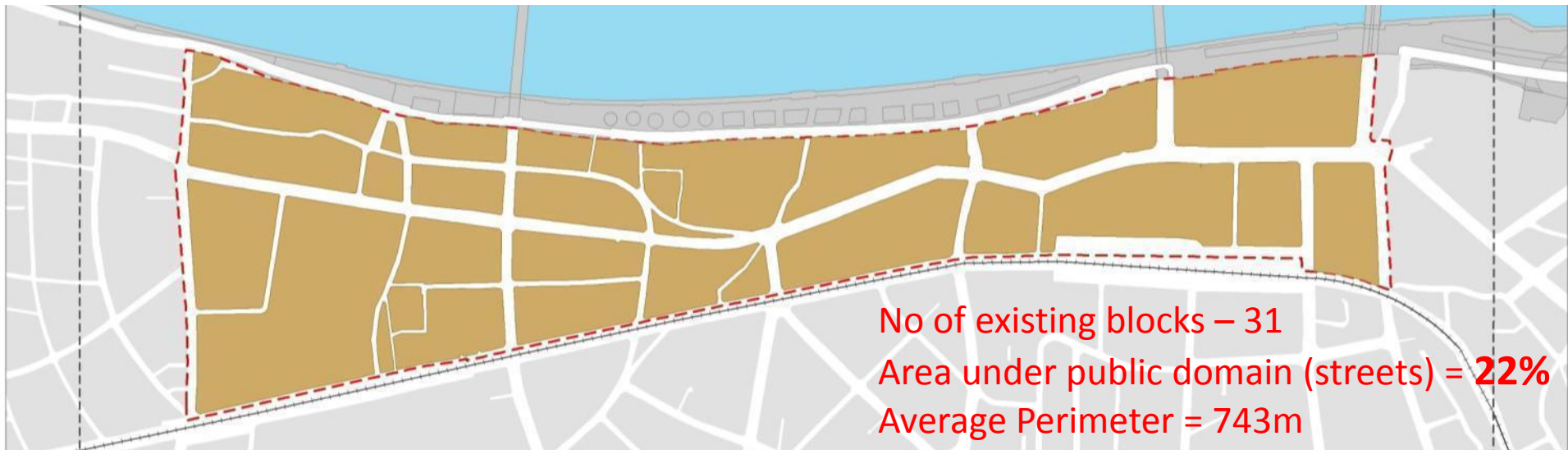


# All roadside setbacks to be appropriated to expand public realm

Setback to be appropriated when plot is redeveloped



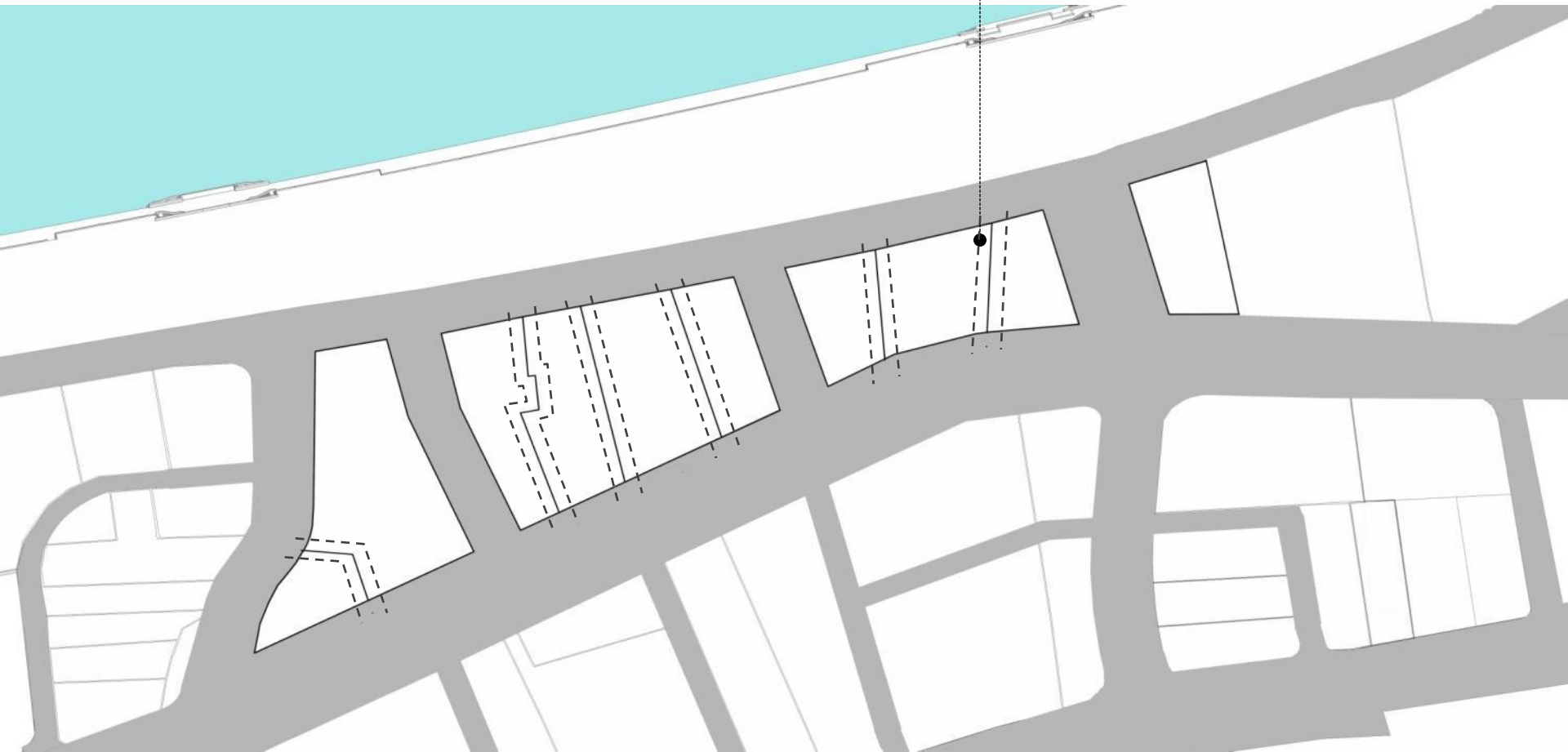
# The effect of adding streets and appropriating setbacks



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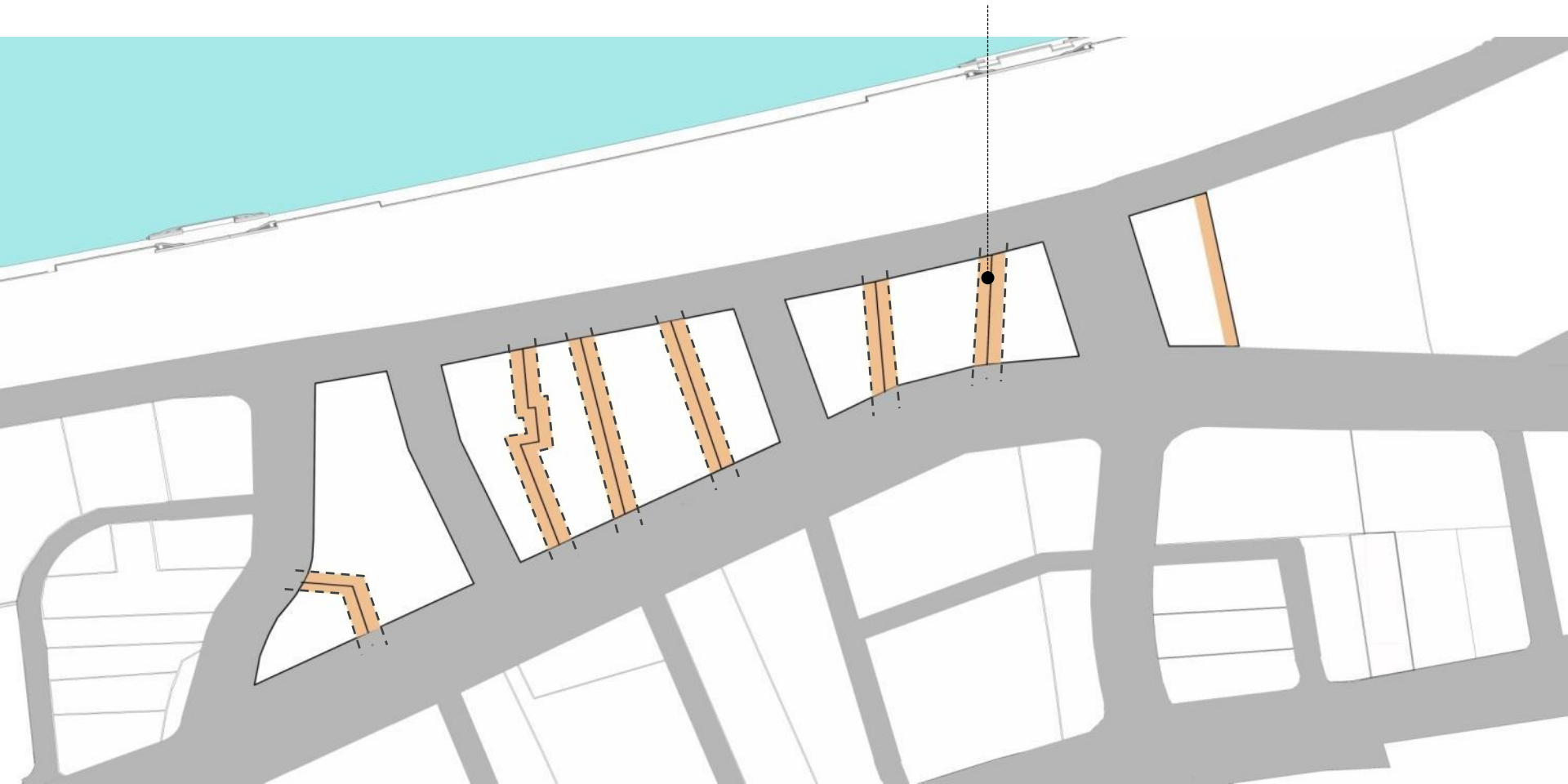
# Setbacks between plots

6m setbacks between plots



# Setbacks between plots not to be appropriated

6m setbacks between plots



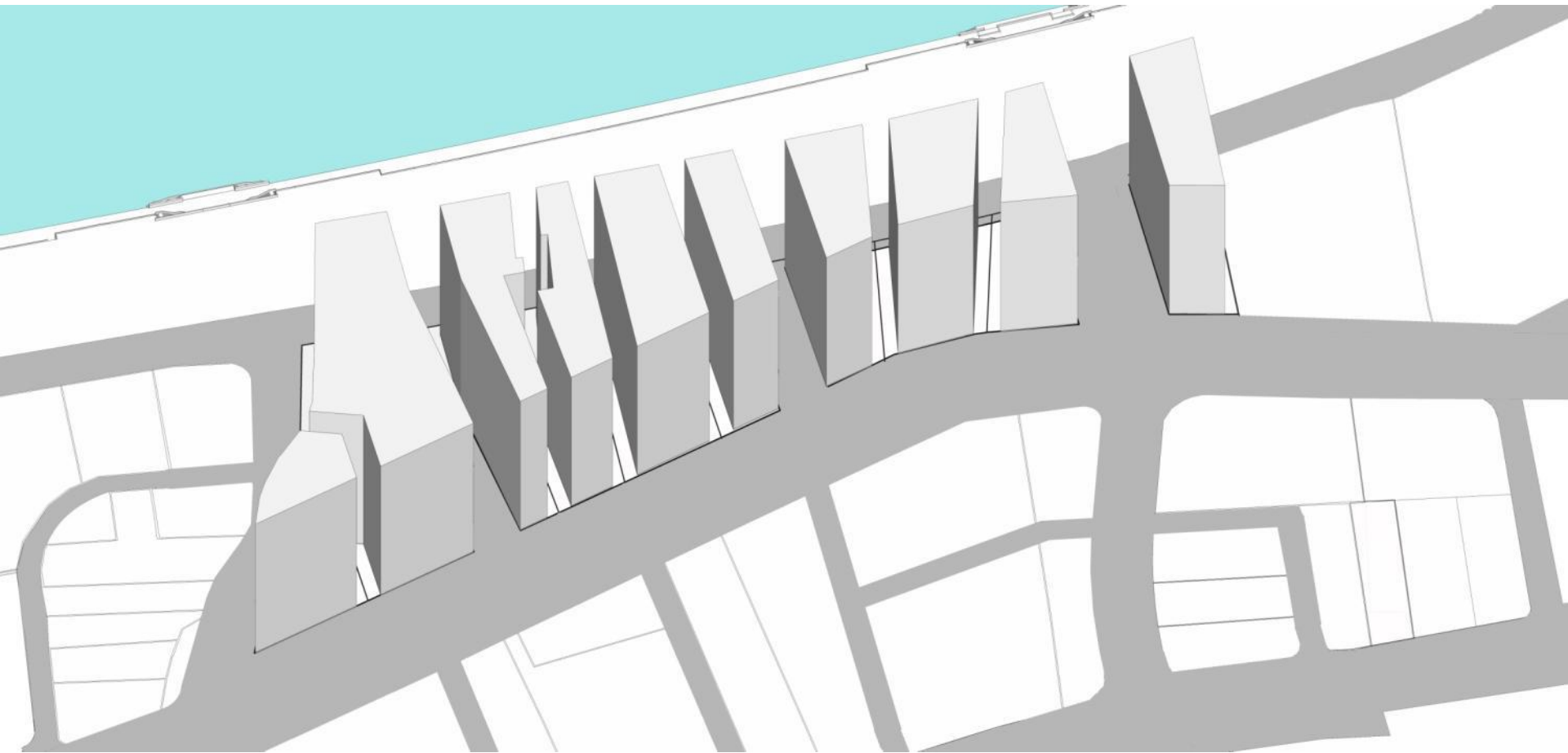
Entire remaining area can be built upon

Full Coverage

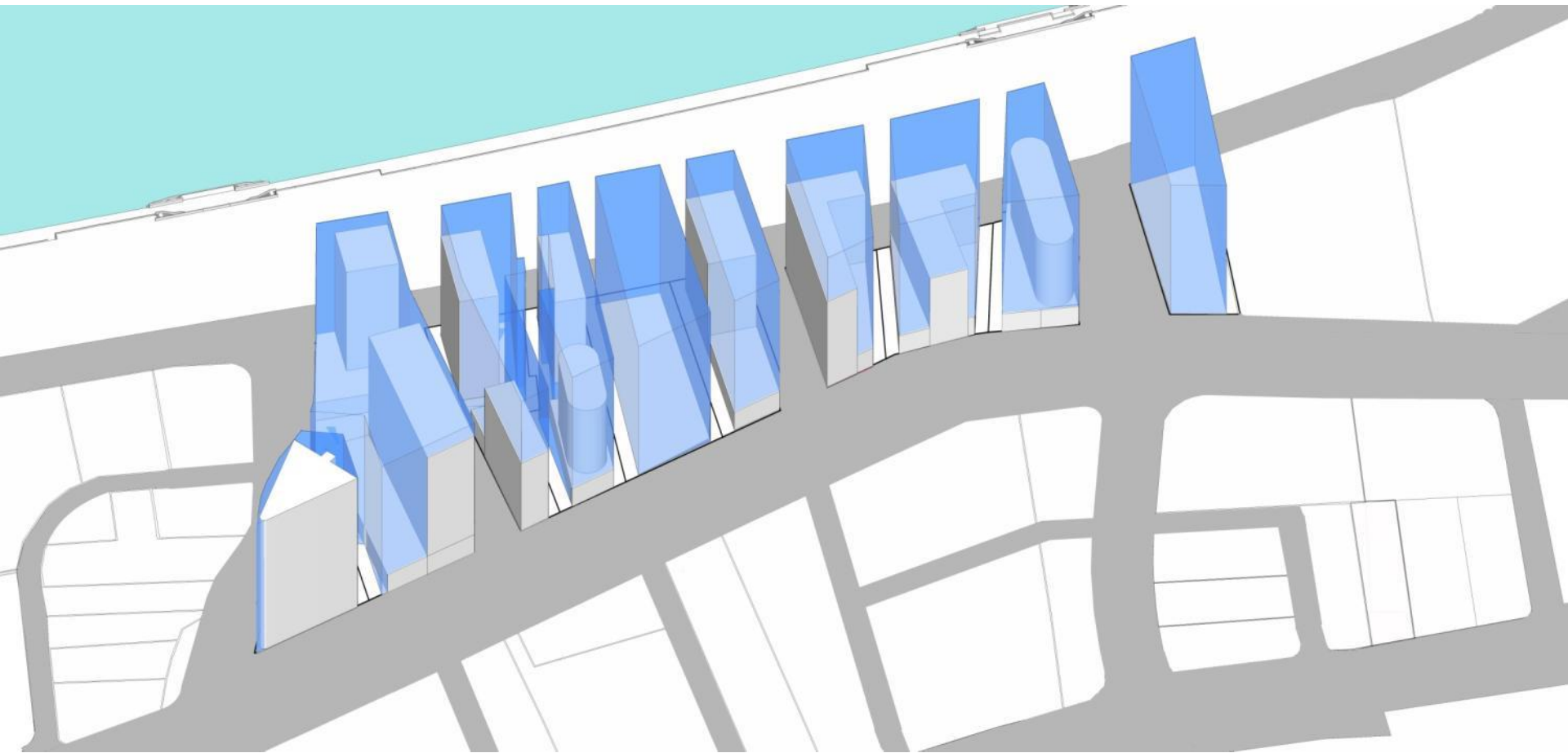




Maximum permissible height – 86m (as per airport authority)  
defines the development envelope



Possible building development – envelope is larger than permitted size of building

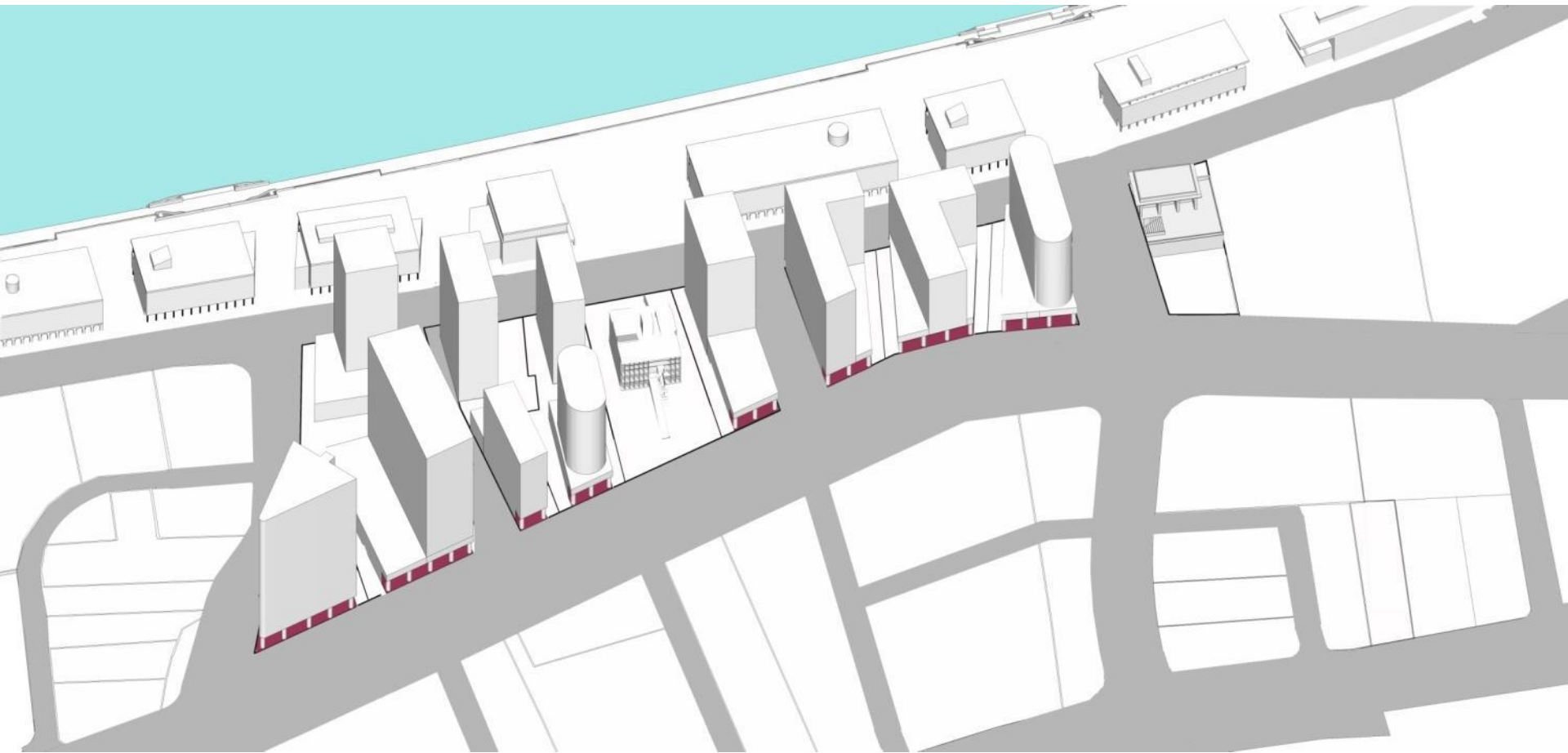


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# A mandatory 'build-to' line along Ashram Road

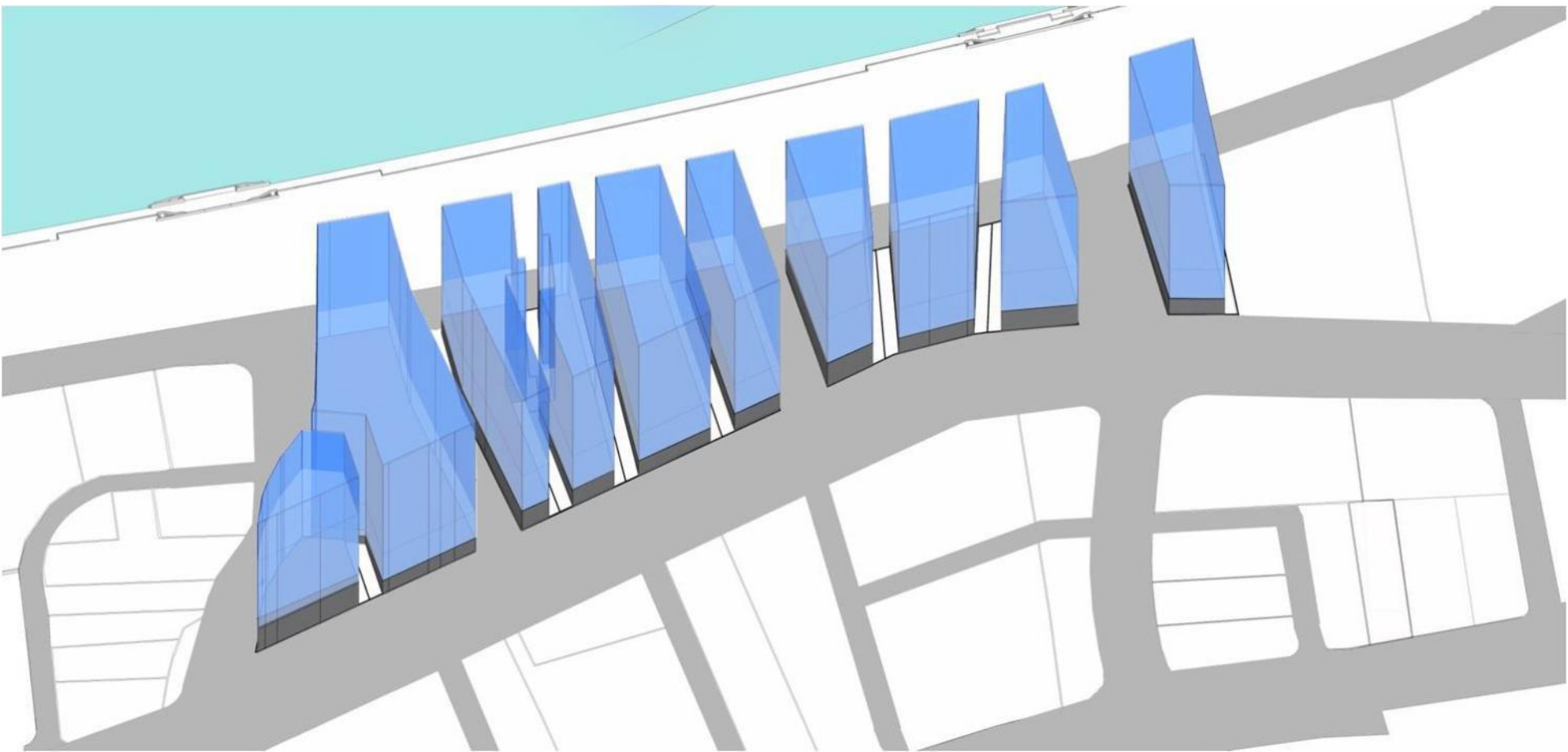


# A mandatory arcade along Ashram Road

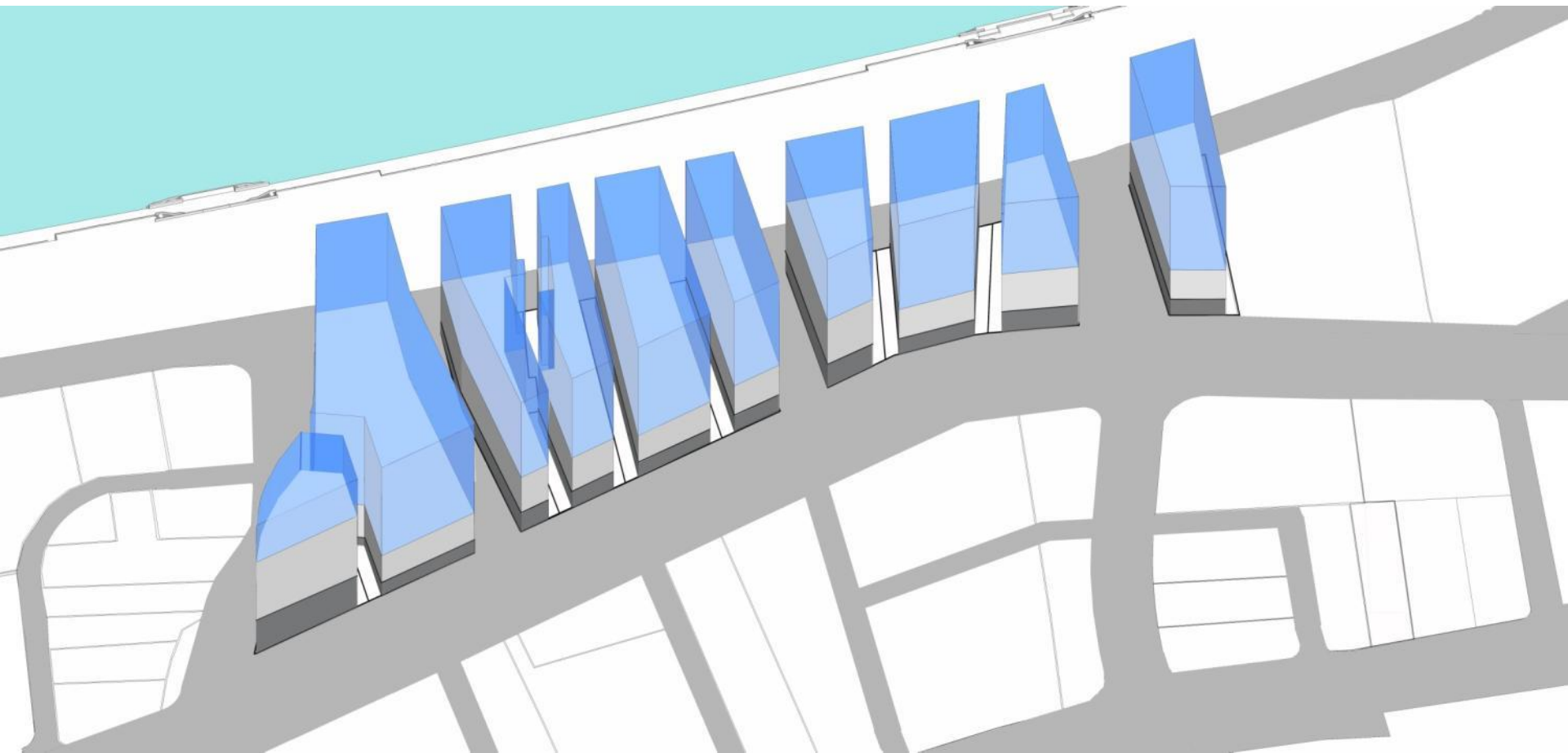


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Current FSI 1.8 – available as a matter of right



Additional FSI up to 5.4 – available for a fee





# Transfer of development rights within CBD

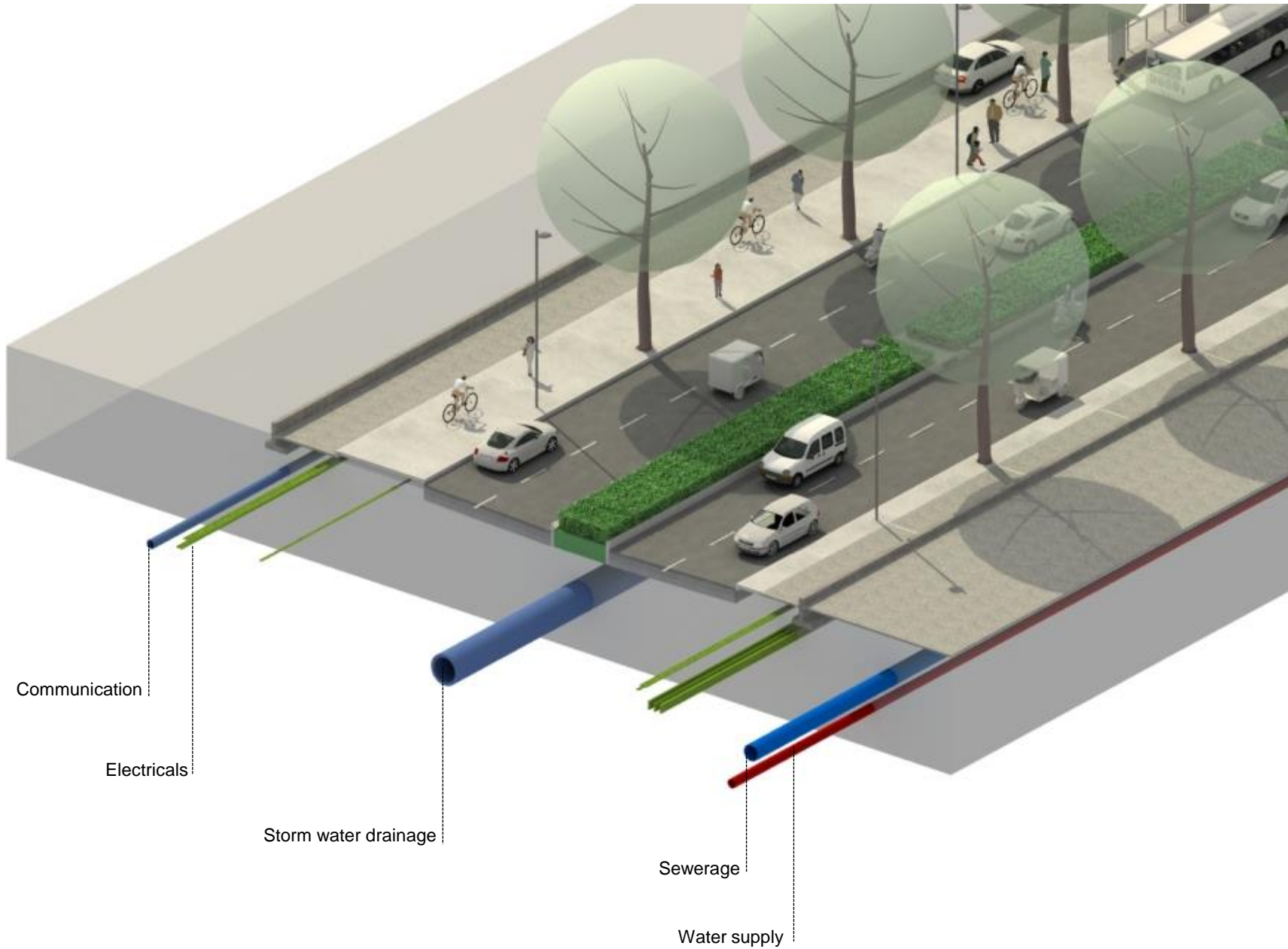
Existing Building to be retained

Existing Building retained



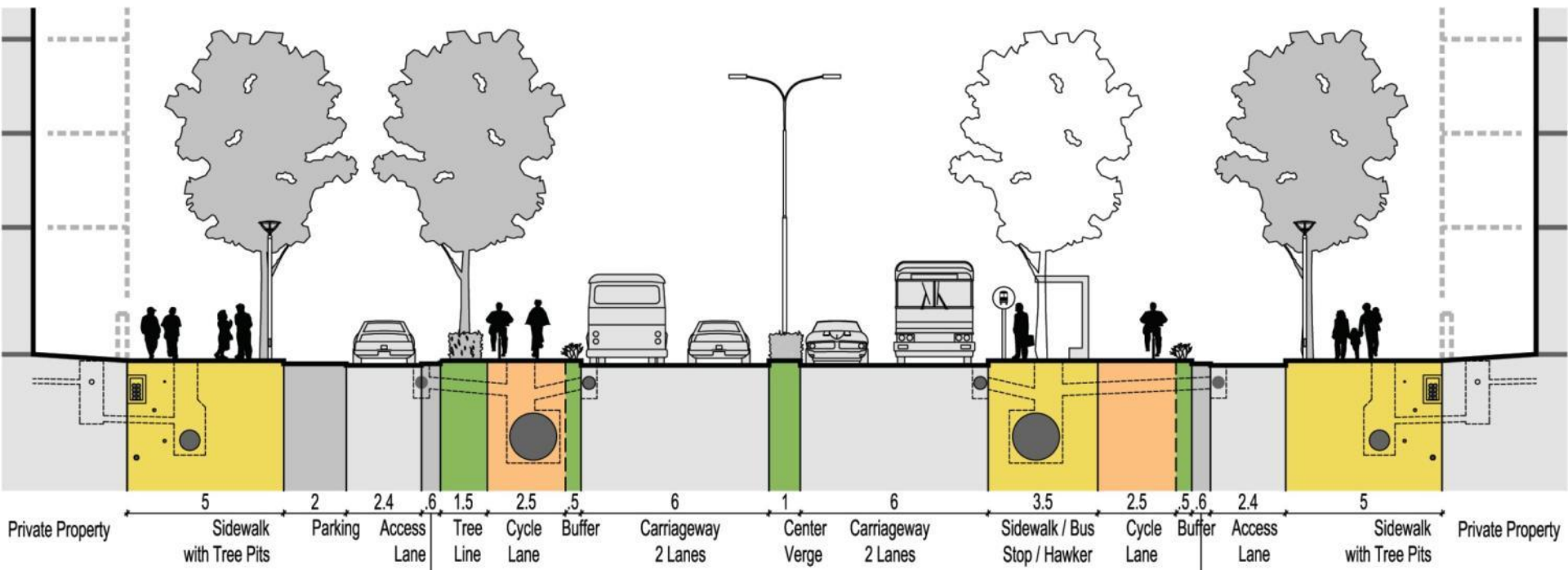
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# Building Smart Infrastructure



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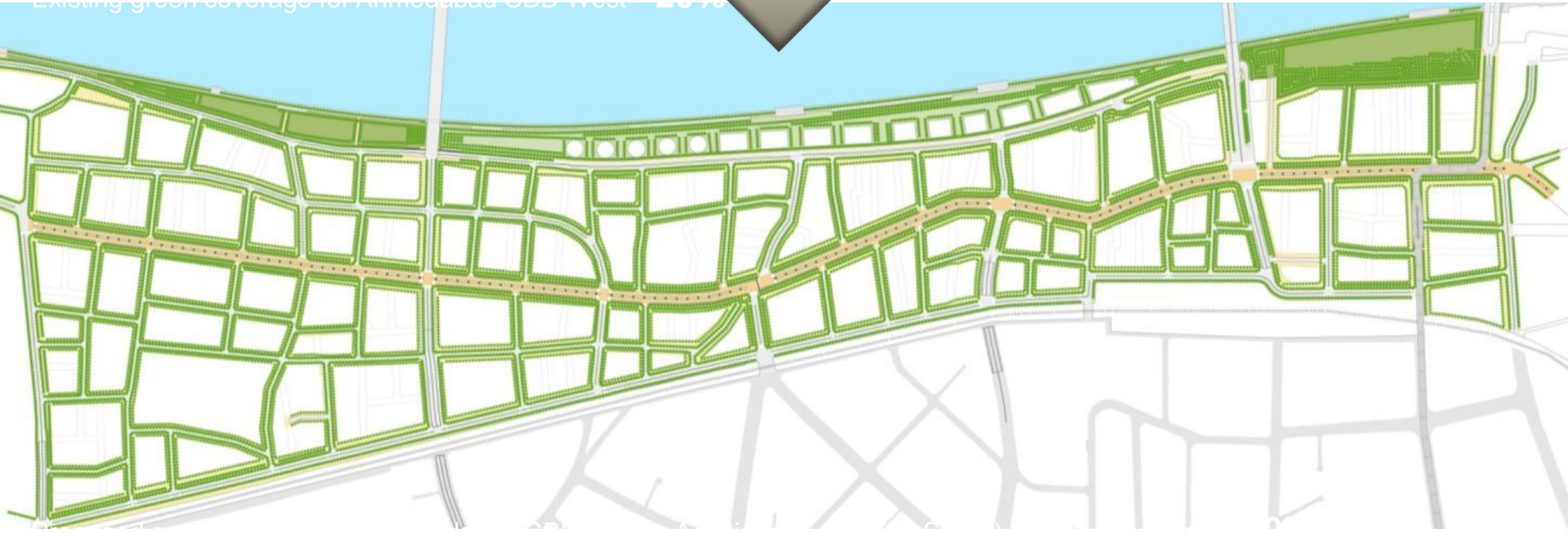
# Building Smart Infrastructure



# Increasing Green Cover in Public Domain

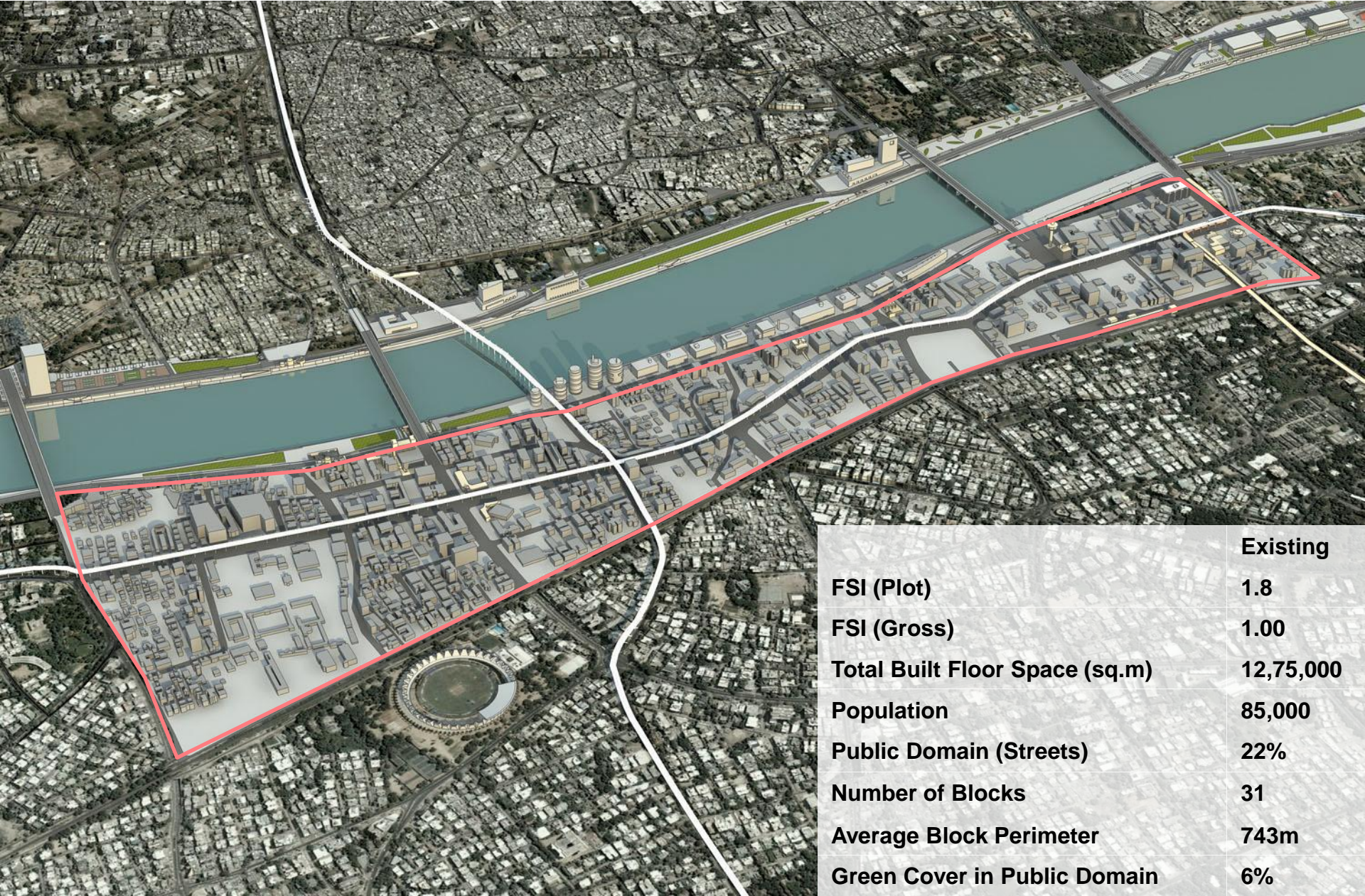


Existing green coverage for Ahmedabad CBD West - 20%



The final outcome

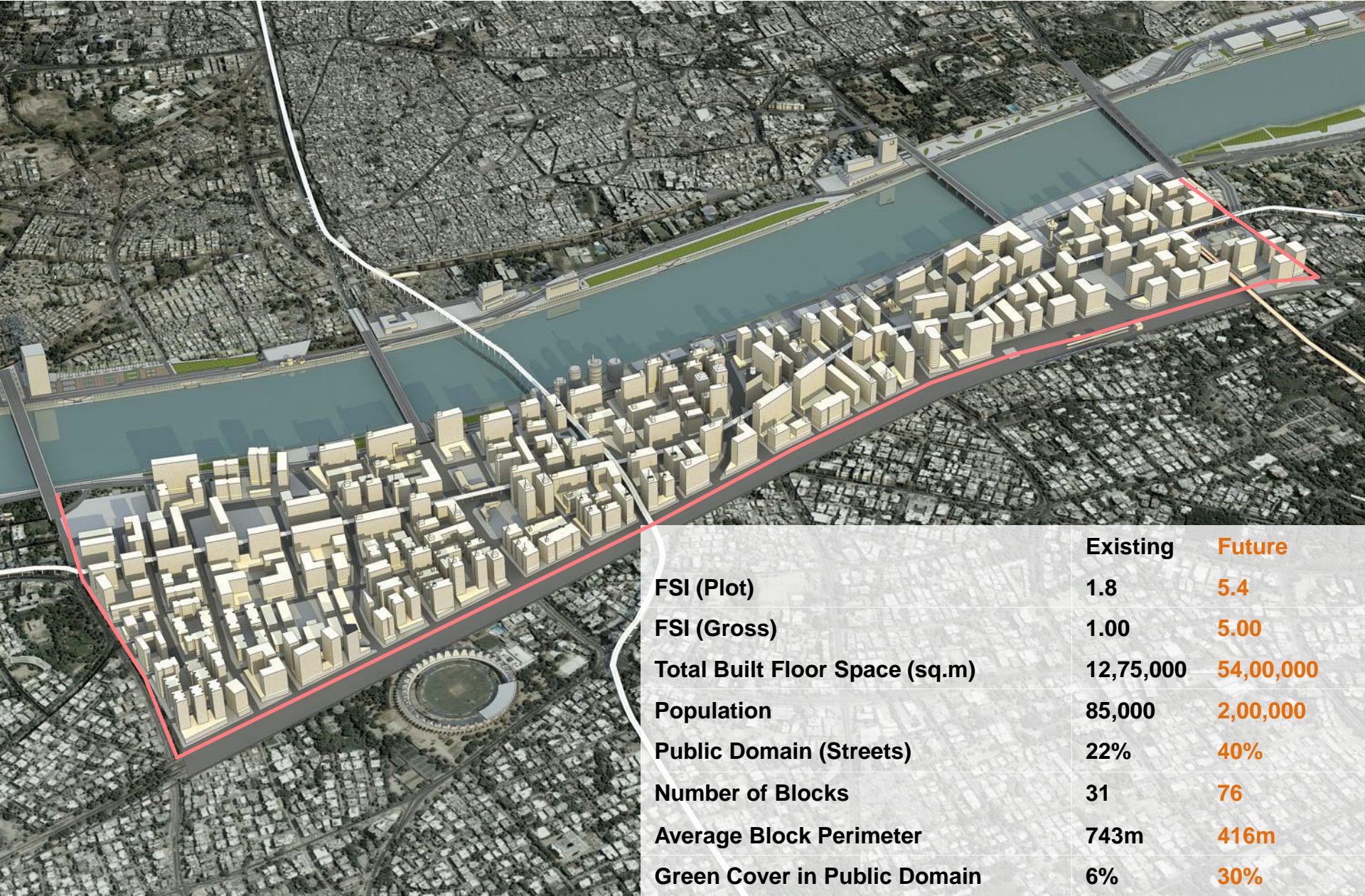
# Ahmedabad's City Center Today



	<b>Existing</b>
<b>FSI (Plot)</b>	<b>1.8</b>
<b>FSI (Gross)</b>	<b>1.00</b>
<b>Total Built Floor Space (sq.m)</b>	<b>12,75,000</b>
<b>Population</b>	<b>85,000</b>
<b>Public Domain (Streets)</b>	<b>22%</b>
<b>Number of Blocks</b>	<b>31</b>
<b>Average Block Perimeter</b>	<b>743m</b>
<b>Green Cover in Public Domain</b>	<b>6%</b>



# Ahmedabad's City Centre After A Couple of Decades



	Existing	Future
<b>FSI (Plot)</b>	1.8	5.4
<b>FSI (Gross)</b>	1.00	5.00
<b>Total Built Floor Space (sq.m)</b>	12,75,000	54,00,000
<b>Population</b>	85,000	2,00,000
<b>Public Domain (Streets)</b>	22%	40%
<b>Number of Blocks</b>	31	76
<b>Average Block Perimeter</b>	743m	416m
<b>Green Cover in Public Domain</b>	6%	30%

# CBD From Air – Night View



# CBD at Street Level - Arriving at the CBD



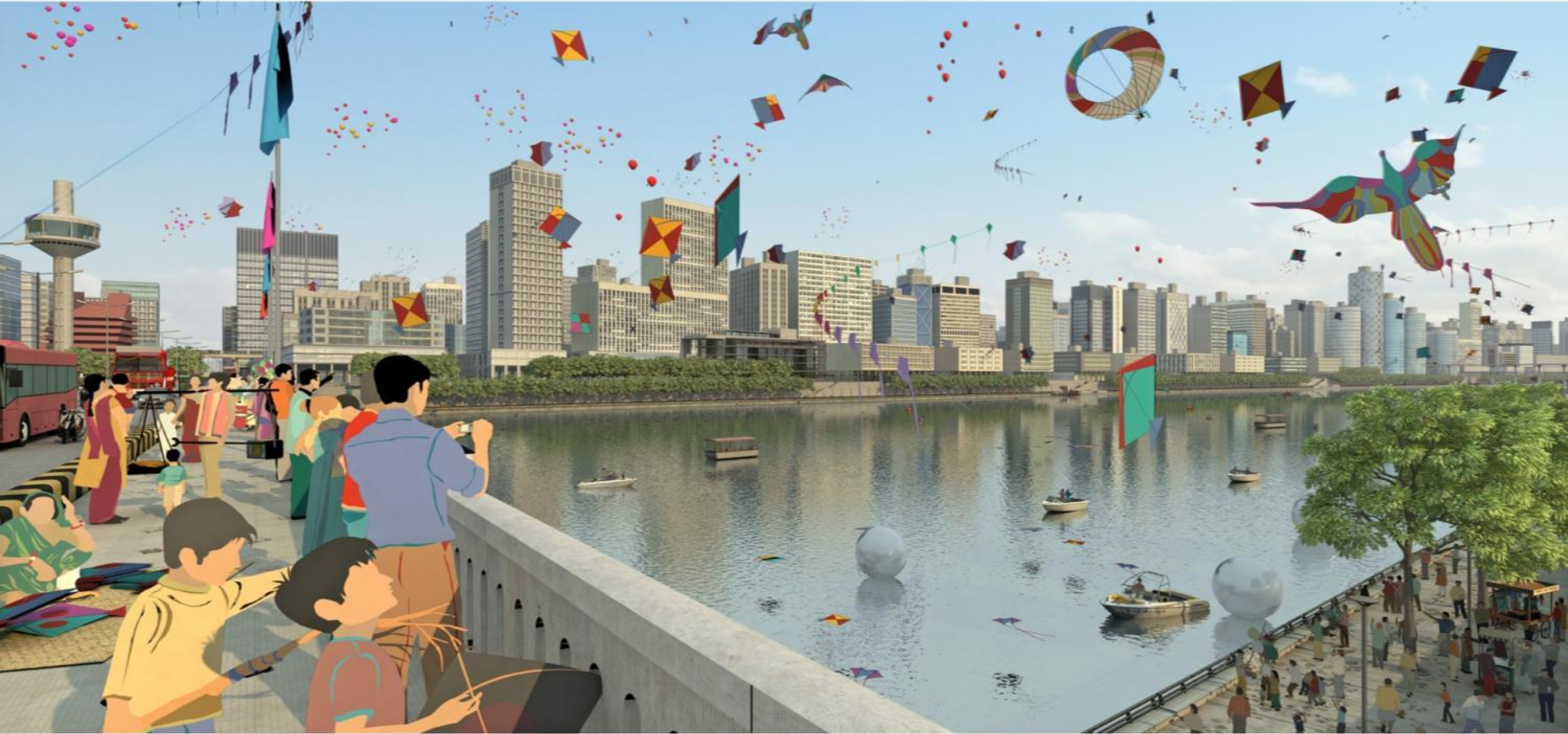
# Arcade



# Sabarmati River from the CBD



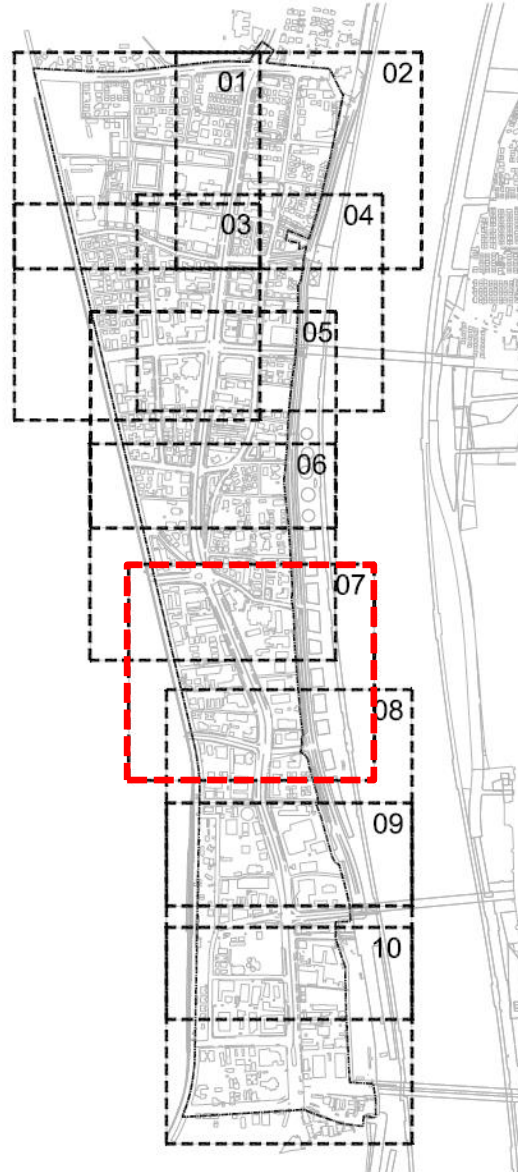
# CBD on Kite Flying Day



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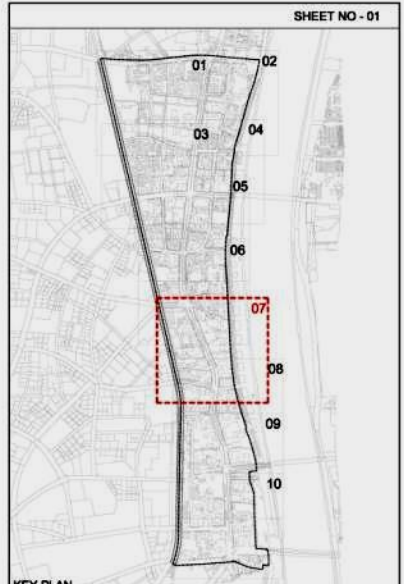
# Detailed Plan

## A. Key Map showing Part Plan Areas and Number





# 1. Detailed Physical Survey



**KEY PLAN**

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**LEGEND**

	CBD Boundary
	Railway Boundary

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**DRAWING CERTIFIED BY:**

DESIGNATION:	
STAMP:	
SIGNATURE:	
DATE:	

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0 25 50 100m

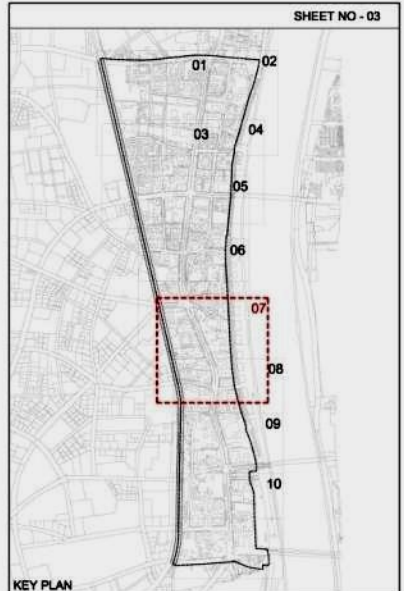
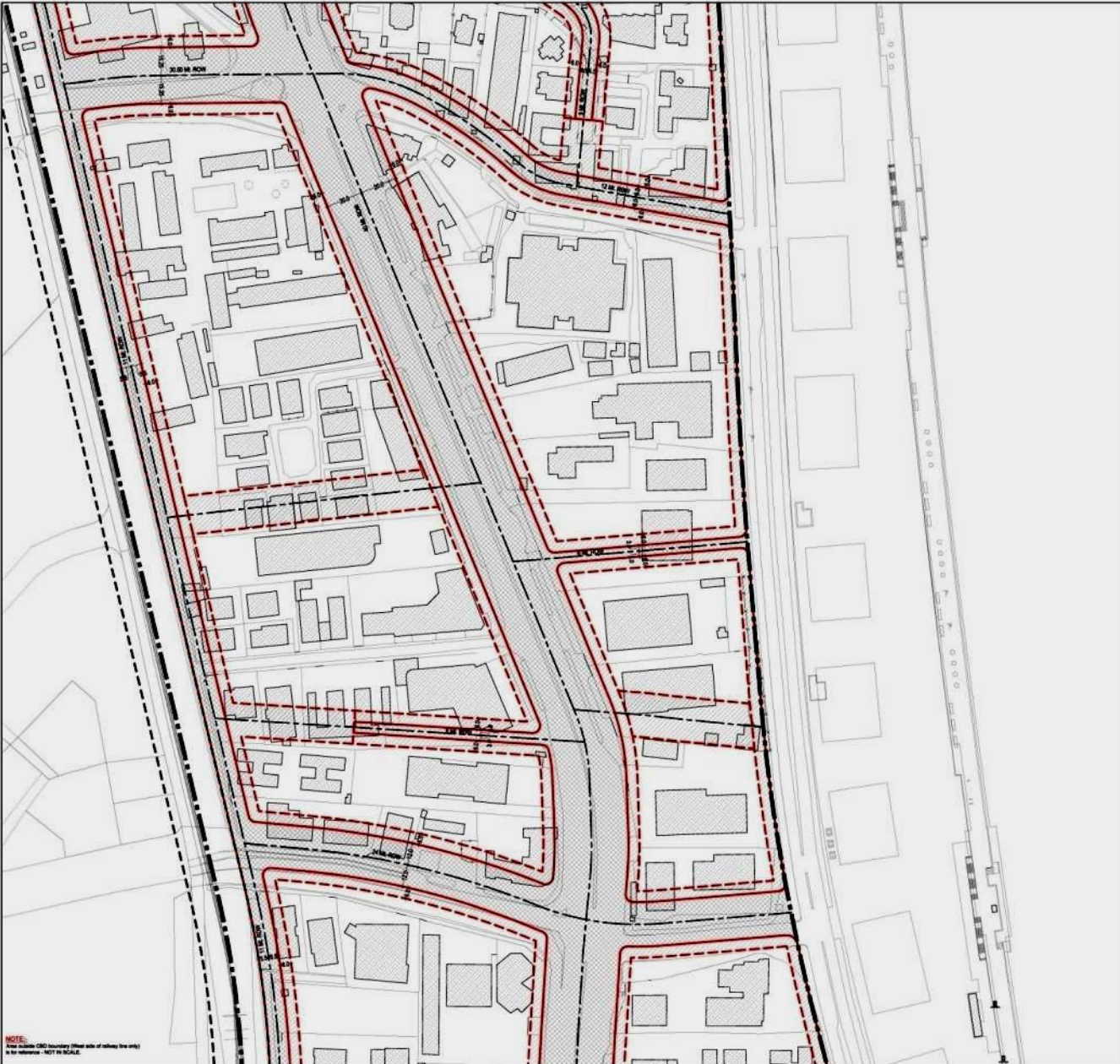
SCALE: 1:1000 DATE: MAY, 2014

**LOCAL AREA PLAN**  
CENTRAL BUSINESS DISTRICT  
AT AHMEDABAD

**PART PLAN - 07**  
**GROUND SURVEY**

**AHMEDABAD URBAN DEVELOPMENT AUTHORITY**  
Sardar Vallabhbhai Patel Sarkul, Usmanpura, Ashram Road  
Ahmedabad - 380 014, Phone: (079)27545051 Website: www.auda.org.in

# 3. ROW Types – Notified ROW & Future ROW



SHEET NO - 03

**LEGEND**

	CID Boundary
	Road Centreline
	Notified ROW
	Future ROW
	Railway Boundary

DRAWING CERTIFIED BY:

DESIGNATION:

STAMP:

SIGNATURE & DATE:

0 25 50 100m

SCALE: 1:1000 DATE: MAY, 2014

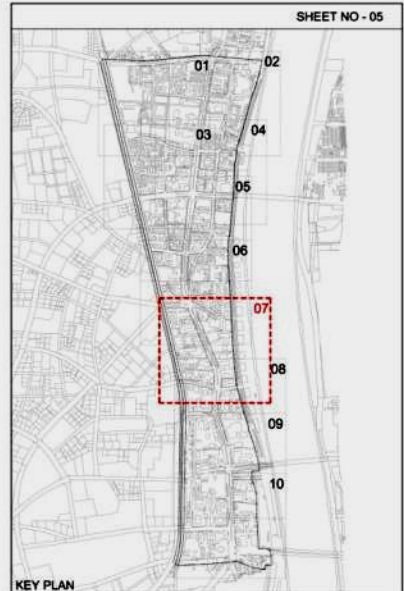
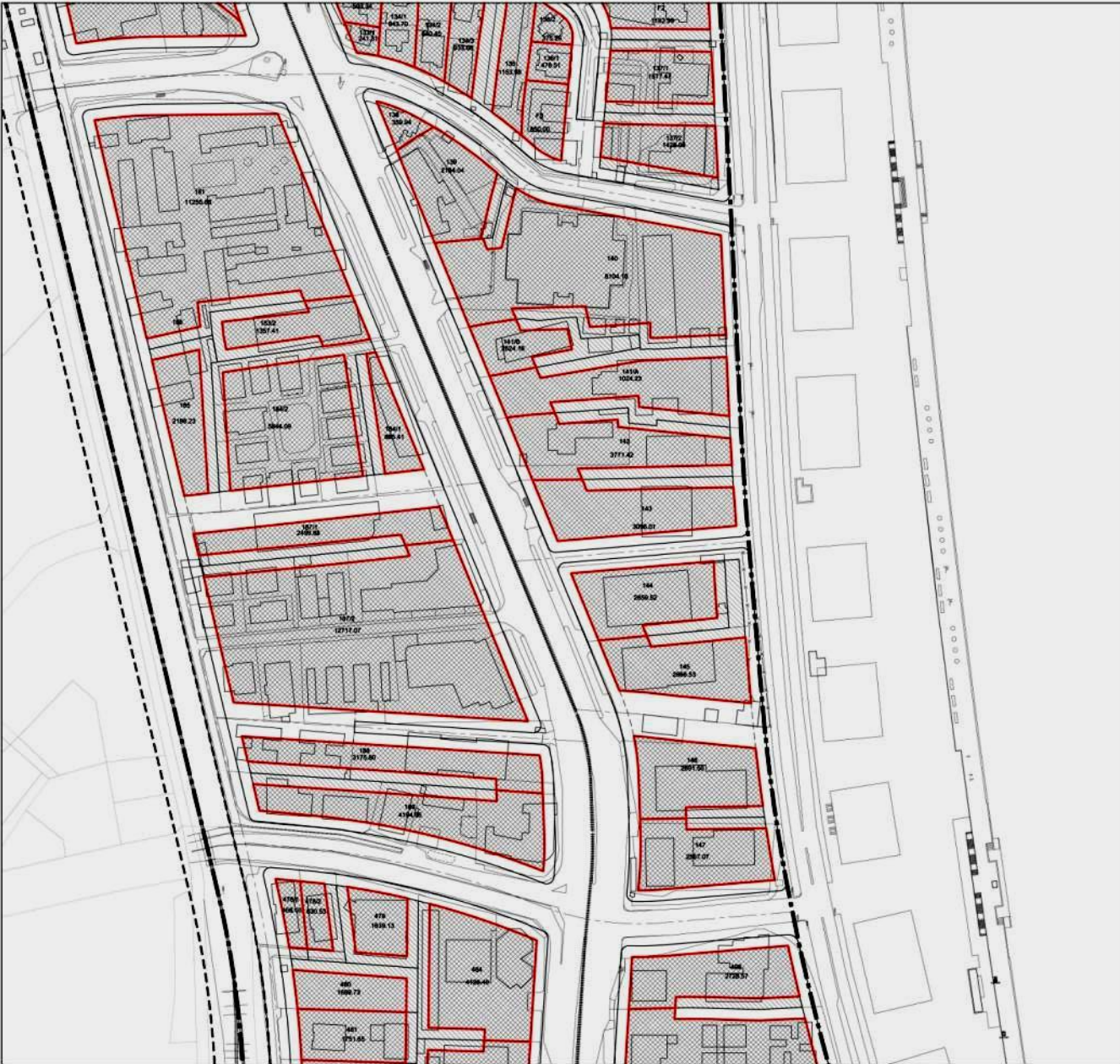
**LOCAL AREA PLAN**  
CENTRAL BUSINESS DISTRICT  
AT AHMEDABAD

**PART PLAN - 07**  
**ROAD NETWORK - RIGHT OF WAY (ROW)**

**AHMEDABAD URBAN DEVELOPMENT AUTHORITY**  
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**NOTE:**  
Area outside CID Boundary (Opposite side of railway line only)  
is not addressed - NOT TO SCALE.

# 5. Permissible Building Footprint & Margins



**LEGEND**

	CBD Boundary
	Railway Boundary
	Road Centreline
	Notified RCW
	Permissible Building Footprint
	Plot Number
	Permissible Building Footprint Area
	Setbacks

**DRAWING CERTIFIED BY:**

DESIGNATION:	
STAMP:	
SIGNATURE:	
DATE:	

SCALE: 1:1000 DATE: MAY, 2014

**LOCAL AREA PLAN**  
CENTRAL BUSINESS DISTRICT  
AT AHMEDABAD

**PART PLAN - 07**  
**PERMISSIBLE BUILDING FOOTPRINTS & SETBACKS**

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## Section B Planning Regulations

### 2. PLANNING REGULATIONS

#### 2.1. Permissible Uses

1. All uses other than Industrial-1, 2, 3 & 4 and Agriculture 1, 2, & 3 shall be permissible as identified under Regulation 9.3 of General Development Control Regulations of Draft Comprehensive Development Plan - 2021 (Second Revised) submitted under Section 16.
2. Fuelling station shall not be permitted on Building-units with 100% build-to-line requirement as identified in the Local Area Plan Detail Drawings. For all other regulations related to Fuelling stations, Regulation 19.0 of General Development Control Regulations of Draft Comprehensive Development Plan - 2021 (Second Revised) submitted under Section 16 shall prevail.

#### 2.2. Permissible Development Envelope

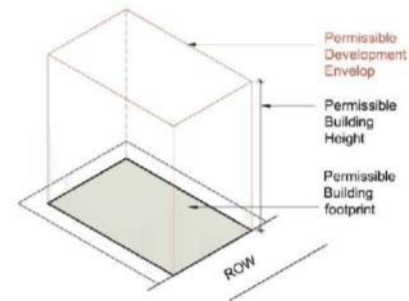
The permissible building height and bulk shall be governed by the following parameters of Development Envelope.

##### 2.2.1 Permissible Building Footprint

Permissible building footprint shall be as indicated in the Local Area Plan Detail Drawings. No part of a building including weather shading devices and refuge areas shall be built or extend outside this permissible building footprint area.

##### 2.2.2 Maximum Permissible Building Height

Maximum permissible height for a building unit shall be 100m, or as defined by the Airport Authority of India, whichever is less. No part of a building or any element or any structure attached with it including transmission devices or display structures shall exceed the maximum permissible building height.



#### 2.3. Floor Space Index (FSI)

##### 2.3.1 Permissible FSI

1. All building units shall have permissible base FSI of 1.8.
2. All building units shall have additional FSI of 3.6 as chargeable FSI. The Chargeable FSI shall be permitted on payment to the Competent Authority as per the following Table:

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श्री विद्युधारा  
श्री विद्युधारा HOMES

AUDA

PROV'IALE  
So.Lal  
1987



SATYAMEV VISTA

at Embassy  
at Embassy  
HONEY'S

AUDA  
GIHED







A visioning exercise undertaken for  
Ahmedabad's Central Business District

**Ahmedabad Urban Development Authority**

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Phone - +91-79-27545051 - 54  
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[www.auda.org.in](http://www.auda.org.in)

# Vision for the Centre of Ahmedabad



Ahmedabad Urban Development Authority



Thank you

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[www.hcp.co.in](http://www.hcp.co.in)