

The Urban Development

Untapping the potential of Private Land for Infrastructure. Read on to know more...

Urban Planning plays a vital role in development of any city or town. Indian cities are growing with leaps and bounds. In addition to maintenance of existing infrastructure, constant need of infrastructure is arising with growing cities. For developing countries like India, capital for urban facilities was and is a major challenge. In today's Indian cities needs are mainly compared to availability of infrastructure and resources. Development oriented politics lead to push development but many times lack of financial resources squeezes fervent plans. Gone are the days when governments merely waiting for funds. The days of waiting games are over.

The mindset and patience endurance of people has also changed. Those who are in decision making are constantly under scanner and 'perform or perish' sort of situation is created by people's expectation. Thus understanding the need of the hour, development plans are linked to tap Real estate potential to generate

monetary resources to fund projects and infrastructure. The best example of the same is recently finalised Development Plan of Ahmedabad.

MEASURING TOOLS

Land based financing of infrastructure is gaining acceptance. Fortunately today real estate is at its peak in across all Indian cities. Urban development is considered an opportunity. Some cities are already in to practice to raise money for urban infrastructure by capturing land asset values in transaction with private sector, in terms of leases, sales, developer's exactions or betterment levies. Several land based financing methods like higher Floor Space Index (FSI), Transferable Development Rights (TDR), Impact Fees, Area Linked Development Charge, External Development Charge, Betterment Levy, etc. have been used as tools for financing urban infrastructure/civic amenity development in India.

URBAN DEVELOPMENT

Town Planning Schemes mechanism in Gujarat is the best examples of land pulling mechanism for urban development. When it come to Ahmedabad, earlier the authority was generating betterment tax and financial resource through selling reservation plots kept under land for sale for financing



BHADRESH GAJJAR

infrastructure. For higher FSI, fixed amount was charged for extra FSI within permissible limits. Sensing the need and opportunity the latest recently finalised Development Plan, 2024 of Ahmedabad the provision of the chargeable FSI (Floor Space Index) is interlinked with land values which will generate substantial funds.

THE ROAD AHEAD

Great potential lies in higher FSI on existing and proposed BRTS and Metro route. Moreover last year, civic authority has increased property taxes which will ensure steady tax collection flow on consumed FSI (Floor Space Index). This is

the best example for other civic authorities to know how to use private land as a resource to generate optimum capital to fuel development projects. Idea of building a place has taken over building a project which is considered an appreciated move. Today, vision for cities has changed; thanks to will and quality educated and trained manpower infield for urban planning.

With growing form of Ahmedabad city, higher FSI within city will promote work place culture and the vision of compact efficient city for its citizen with enhance accessibility, connectivity

and integrated planning and implementation of transportation-land use and vice versa with state of art physical infrastructure doesn't look distant dream! Moreover central government has taken an initiative of 'Smart Cities' and guideline for the same will be issued in due course. Huge funds for the same is going to be allocated for the same in near future, Ahmedabad being in the list of destination of smart cities will be beneficiary of the same.

— **Anushrav Bhatt**
(Writer is a city-based Housing Planner and Real Estate Analyst)



TOWN PLANNING
SCHEMES
MECHANISM IN
GUJARAT IS THE
BEST EXAMPLES OF
LAND PULLING
MECHANISM FOR
URBAN
DEVELOPMENT