INTEGRATED LAND USE AND TRANSPORT PLANNING
AHMEDABAD CITY

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GANDHINAGAR, GUJARAT
URBAN PROFILE OF GUJARAT

- Gujarat: One of the Most Urbanized States in the Country.
  Accounts for 6% of the total geographical area of the Country
  Around 5% of the Country’s population of 1.21 billion.

Total Population of Gujarat:
- 60.4 million
- State Urban Population: 25.7 million (42.58%)

Source: Census 2011 (Provisional Figures)
Ahmedabad – Gandhinagar Region

Ahmedabad 7th largest city in India
Population 6.4 million
Metro rail alignment – First phase

North South Corridor
15.4 km

East West Corridor
20.5 km
Intergrated MRT & BRTS Ahmedabad
Metro integration with AMTS & BRTS in 2018/2021
1. Proposed Metro Rail & BRTS corridors are integral part of Development Plan 2021. / Master Plan of Ahmedabad Urban Development Authority (AUDA) and Gandhinagar Urban Development Authority (GUDA),

2. State Govt. has decided to increase FAR/FSI from 1.8 to 4 on this dedicated Mass Transit corridors, 200 meters of both the sides, to generate additional revenue for maintaining Urban Transport System of the City.

3. It is also decided that such increased FAR/FSI available for residential and commercial purposes will be chargeable at 40% of Indexed market value.

4. Metro /BRTS routes are also connecting the CBD and SRFDC where FSI is increased from 1.8 to 5.4 and Eastern High Density Corridor near NH 8
Ahmedabad
Today 6.4Mn Population
2021- 8.8 Mn Population projected
Base FSI in Ahmedabad 1.8
LAND USE AS PER REVISED DP 2021
Two Stage Process under the Gujarat Town Planning and Urban Development Act (GTPUD), 1976

1. Development Plan (Master Plan)
   - Provides Overall Development Framework
     - Overall Direction of Urban Development
     - Land use Planning & Zoning
     - Urban Mobility & Road network
     - City Level Infrastructure (Public Utilities & Amenities)
     - Demarcation for Public Purposes including Housing for Urban Poor.
     - Urban Transport Planning
     - Development Control Regulations (DCRs) for Building Plans
     - DP TO BE REVISED EVERY 10 YEARS
The Outer Most Ring Road encircling Ahmedabad Urban Agglomeration was conceptualized in the Revised Development Plan of 2012 of AUDA to:

- Reduced traffic congestion on arterial and peripheral roads of Ahmedabad
- Segregate regional and urban traffic
- Increase connectivity of Ahmedabad city areas to the region
- Implementation of the Road even before the Development Plan was sanctioned.

- A land mark achievement of proper land use planning.
THANKS