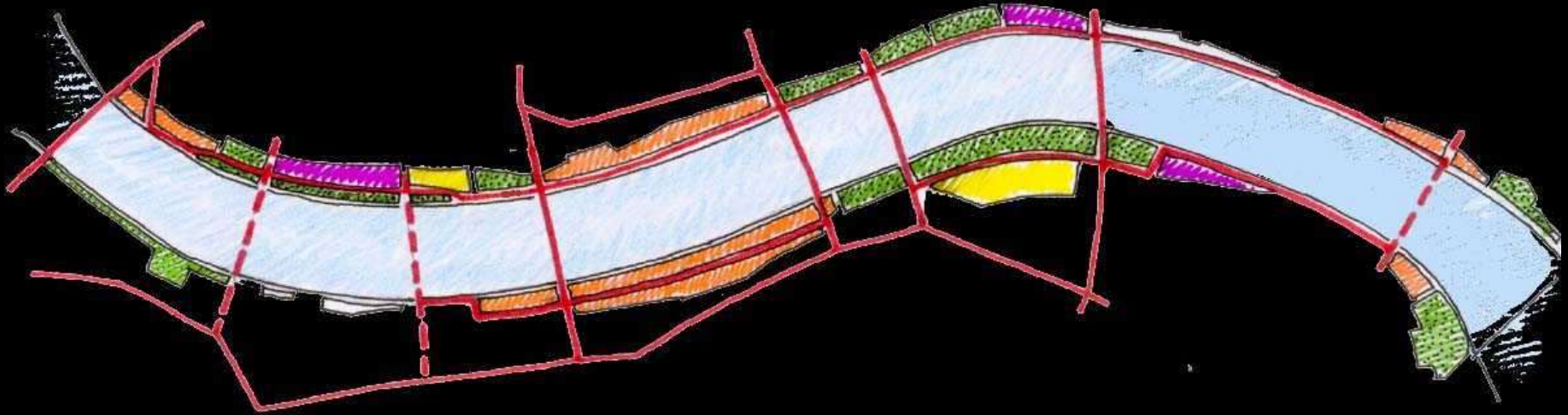


# Sabarmati Riverfront Development

## Integrated Environmental Improvement and Urban Revitalization

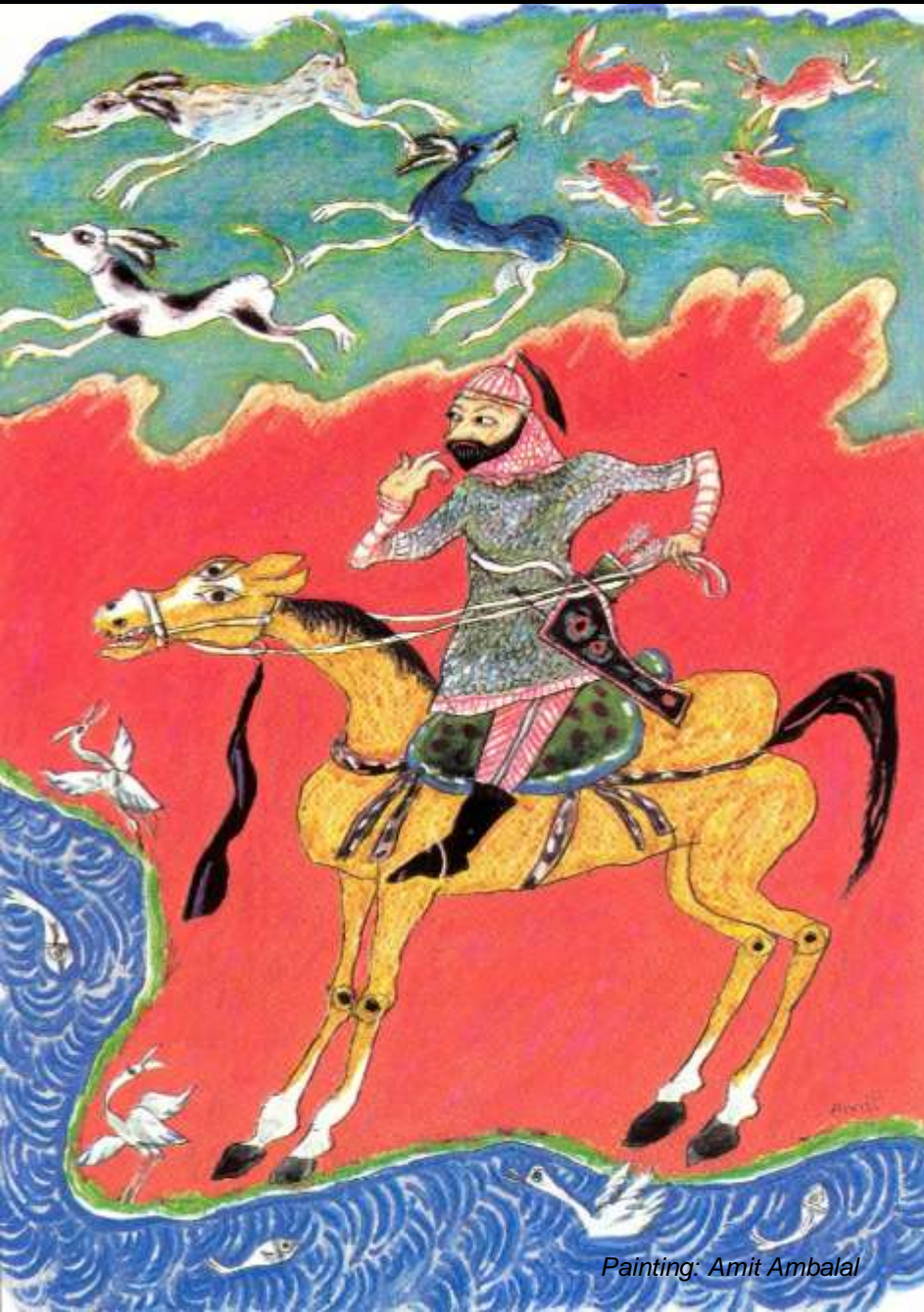


Sabarmati River Front Development Corporation Ltd., Ahmedabad  
HCP Design, Planning & Management Pvt. Ltd., Ahmedabad

# Ahmedabad and the Sabarmati



Ahmedabad was established on Sabarmati in 1411



Painting: Amit Ambalal



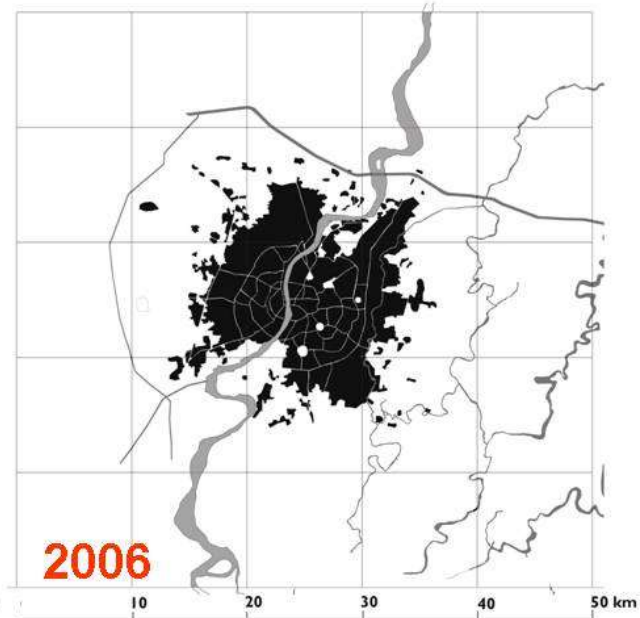
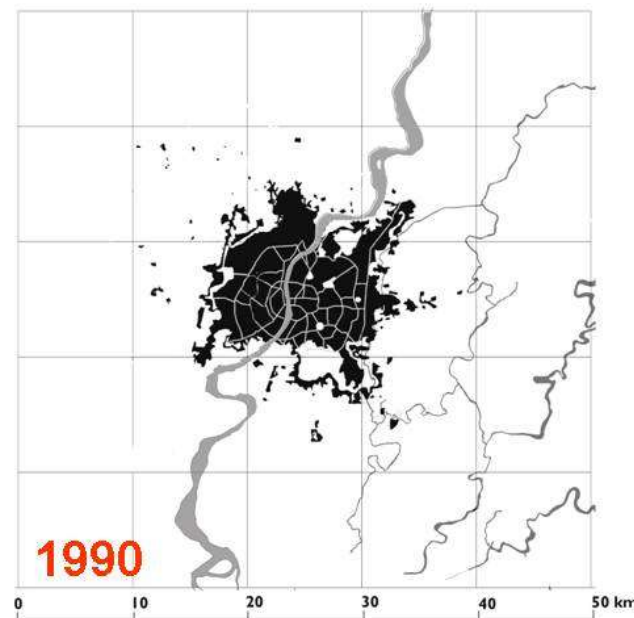
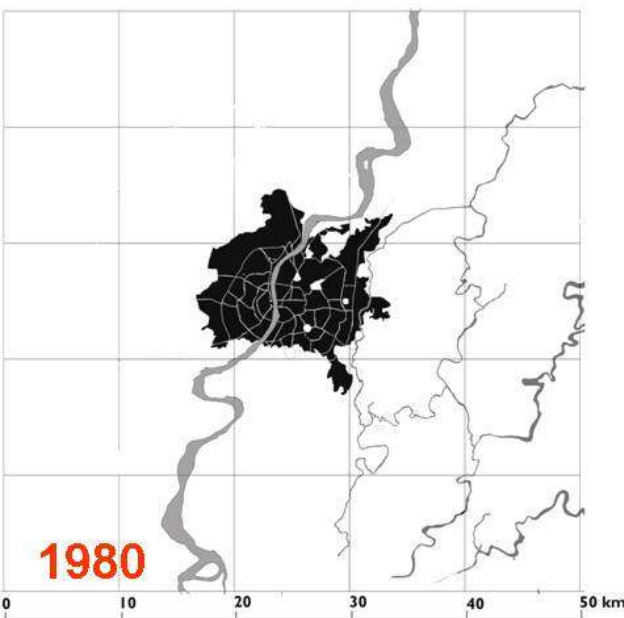
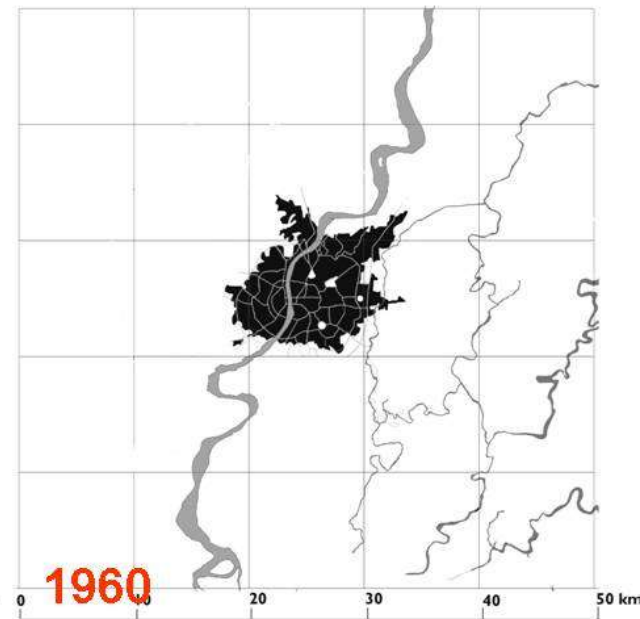
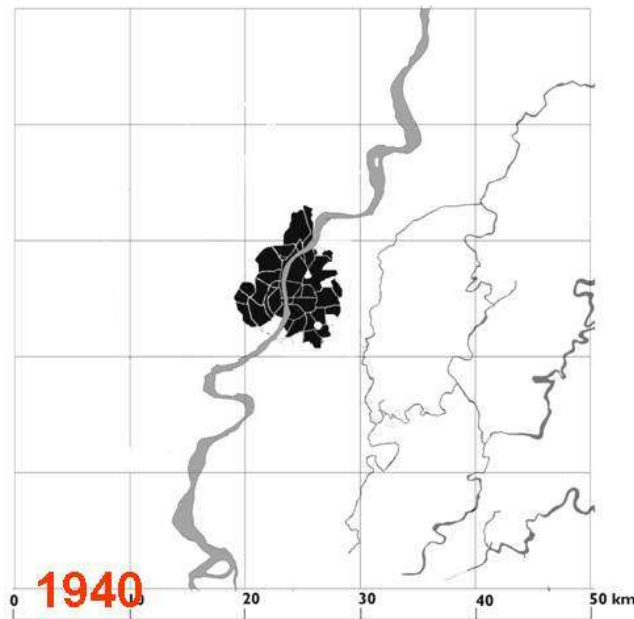
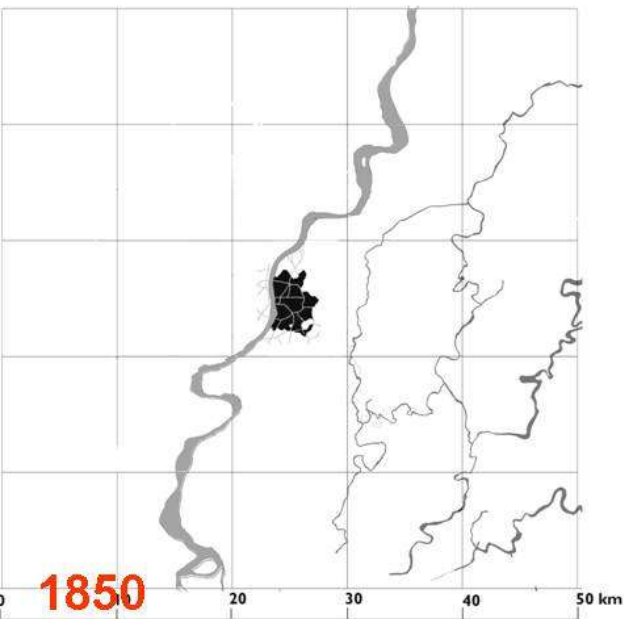


# Ahmedabad and the Sabarmati - 1672

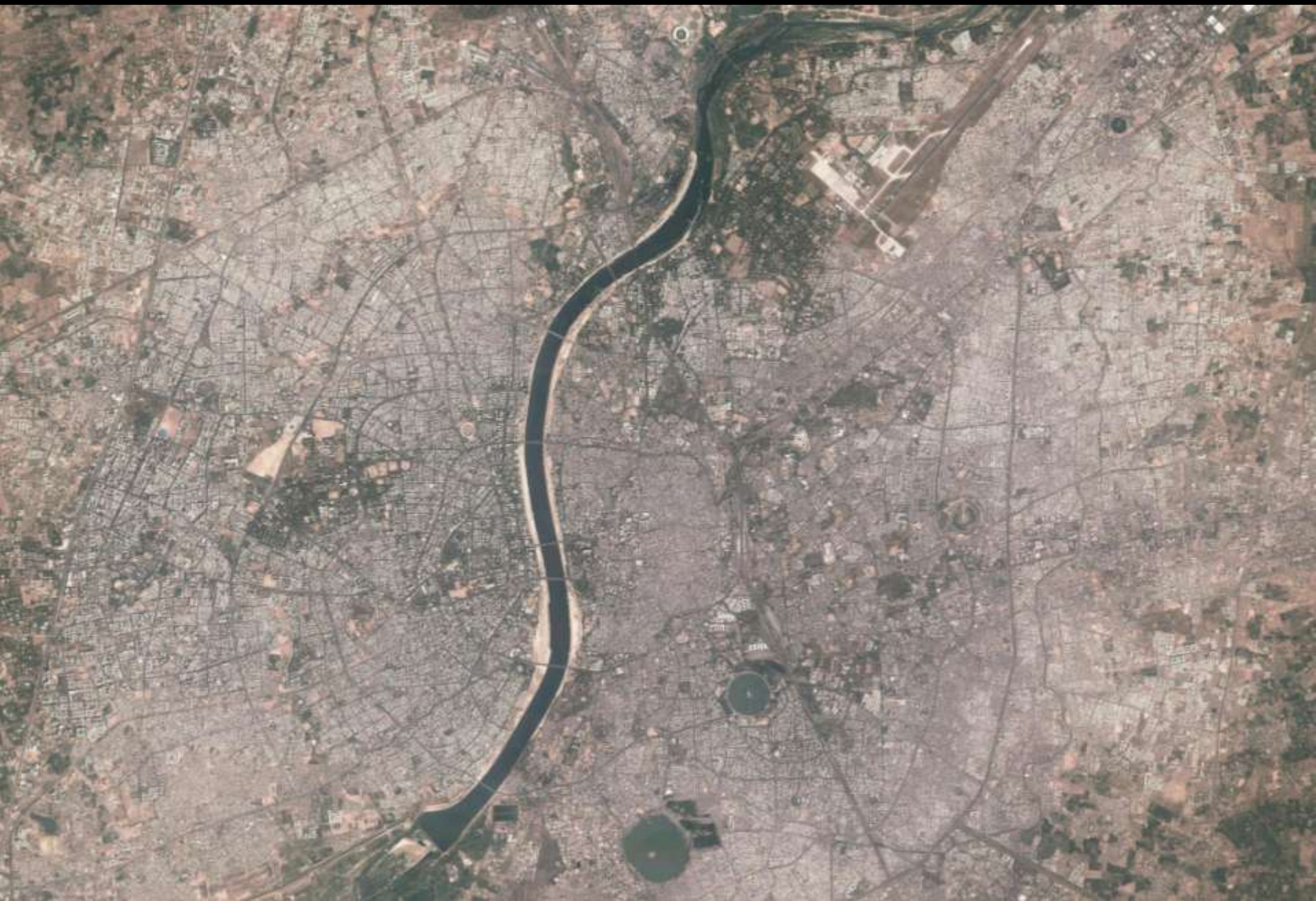




# Sabarmati and the Growth of Ahmedabad



# Ahmedabad and the Sabarmati – 2013





Sabarmati has always been important  
to Ahmedabad

As a source for drinking water



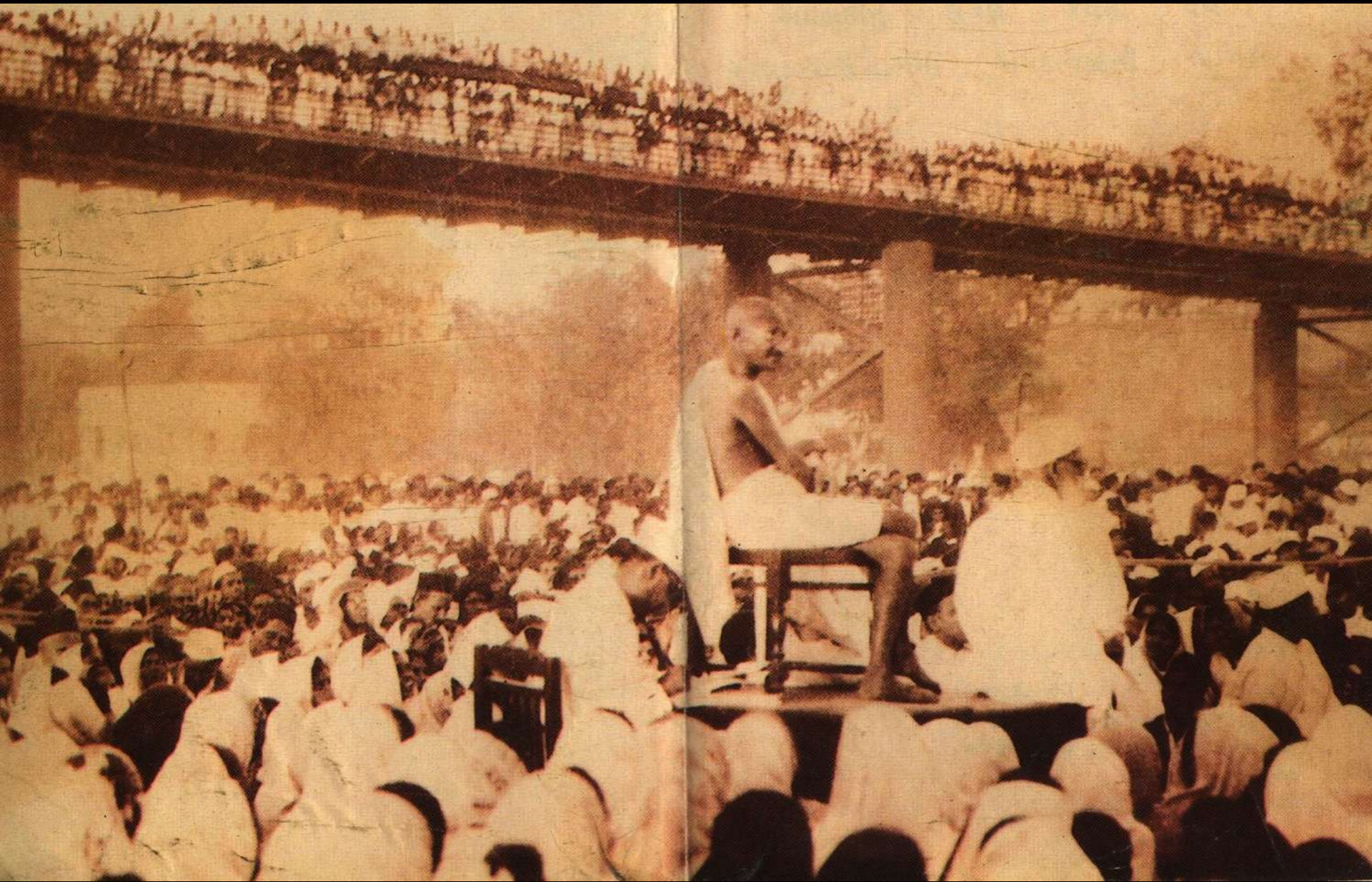


As a place for recreation





As a place to gather





As a place for the poor to build their hutments





As a place for washing and drying clothes





As a place for holding the traditional 'Sunday Market'





As a place for farming





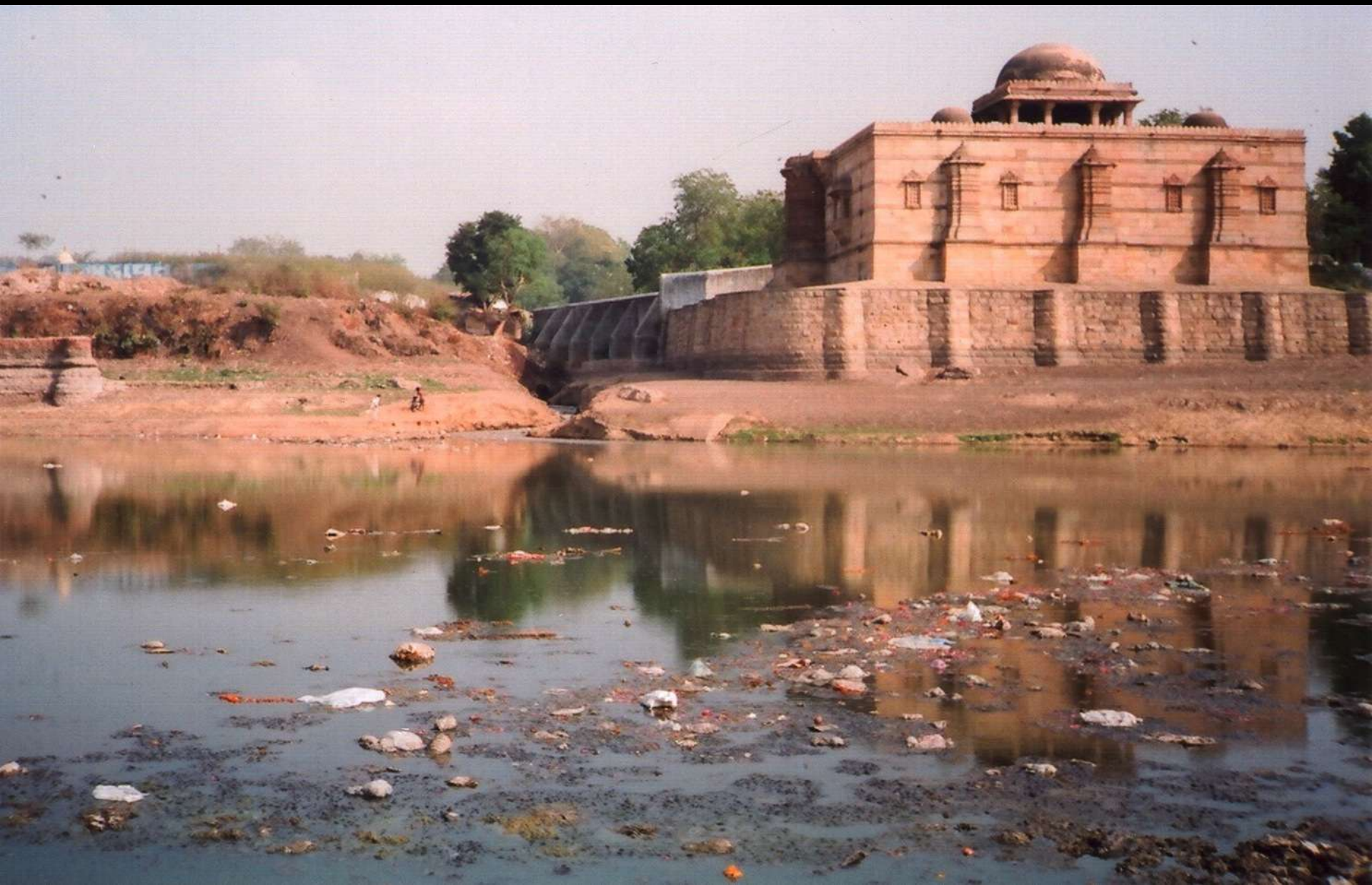
Gandhiji built his ashram on the bank of Sabarmati in Ahmedabad



And yet, Sabarmati was  
abused and neglected



It became a place to dump garbage





Stormwater drains spewed untreated sewage into the river





A few nalas brought sewage into the river





Sewage from the slums flowed directly into the river





Encroachments reduced the river's flood carrying capacity





Haphazard and dull development came up along the riverfront





The river became inaccessible to the public





The bridges were the only places from which the river could be enjoyed





The river became insignificant in the life of the city





The city turned its back to the river





# Other Cities and their Waterfronts



Waterfronts of many cities are a stark contrast

# Paris





London



New York





New York



Chengdu





# Singapore





# Shanghai





Mumbai



These waterfronts were designed and developed as meaningful public spaces for enhancing life in the city



# London - 1817...



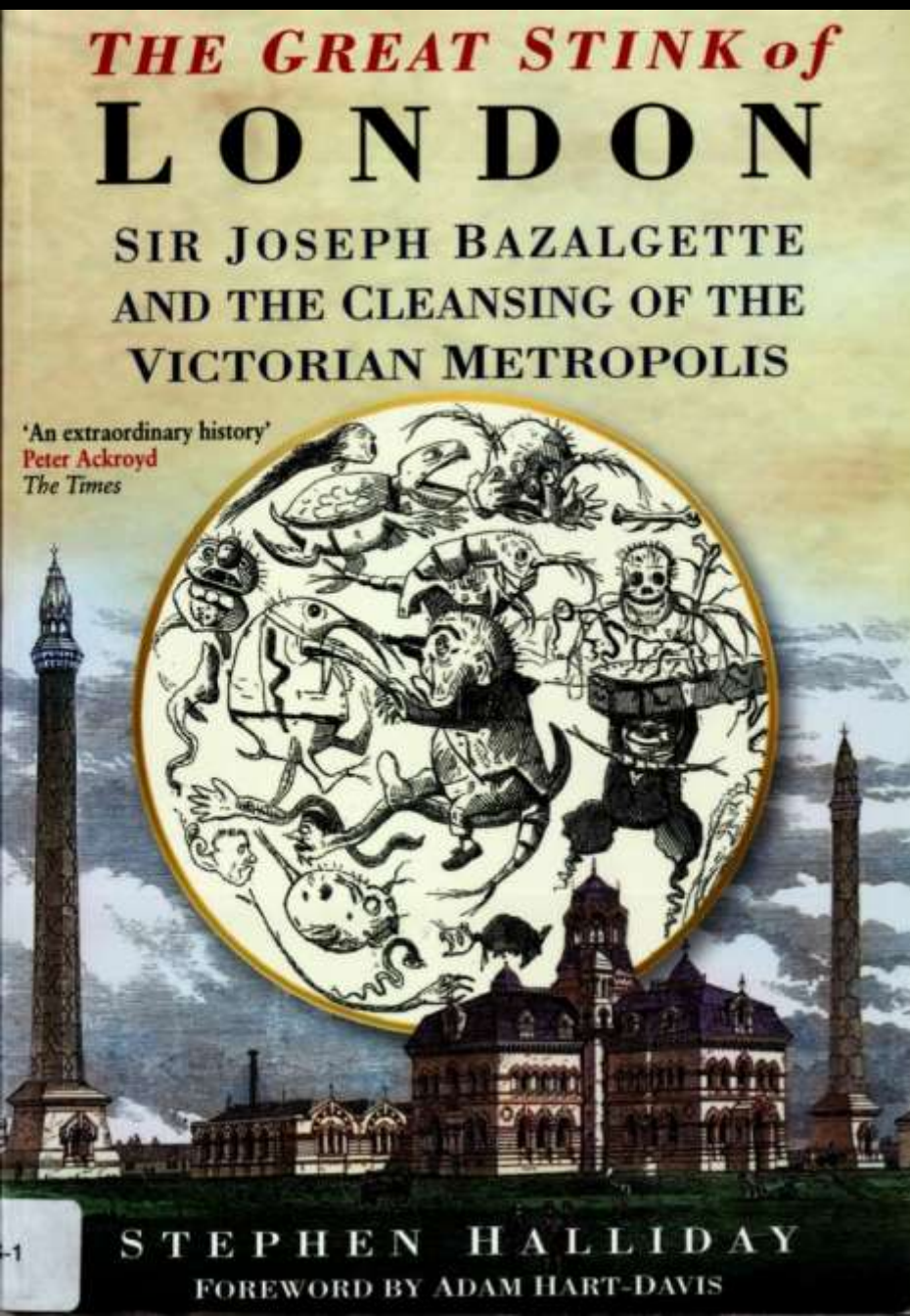
London - 1857...



SOMERSET HOUSE FROM WATERLOO BRIDGE, 1857  
Anon.

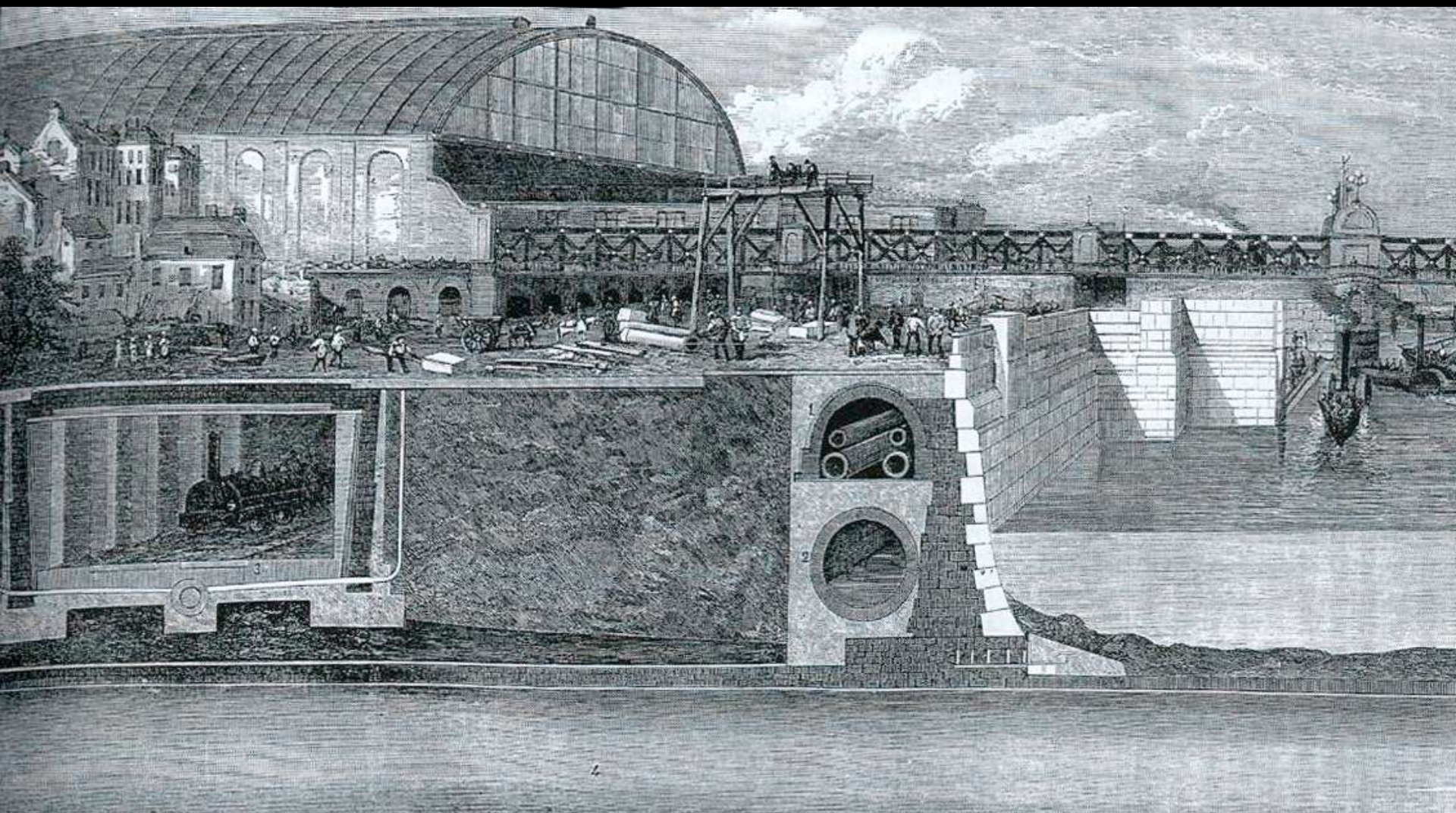


London - 1857...





# London - 1857...





London - 1875...





London - 1875...





# London - 2010





New York - 1930...





New York - 1995...





Singapore - 1960...





Singapore - 2011...



Chengdu - 1993...





Chengdu - 2011...



Back to Sabarmati and Ahmedabad



# The abused and neglected Sabarmati



The AMC created a “wholly owned” company to develop the Sabarmati riverfront



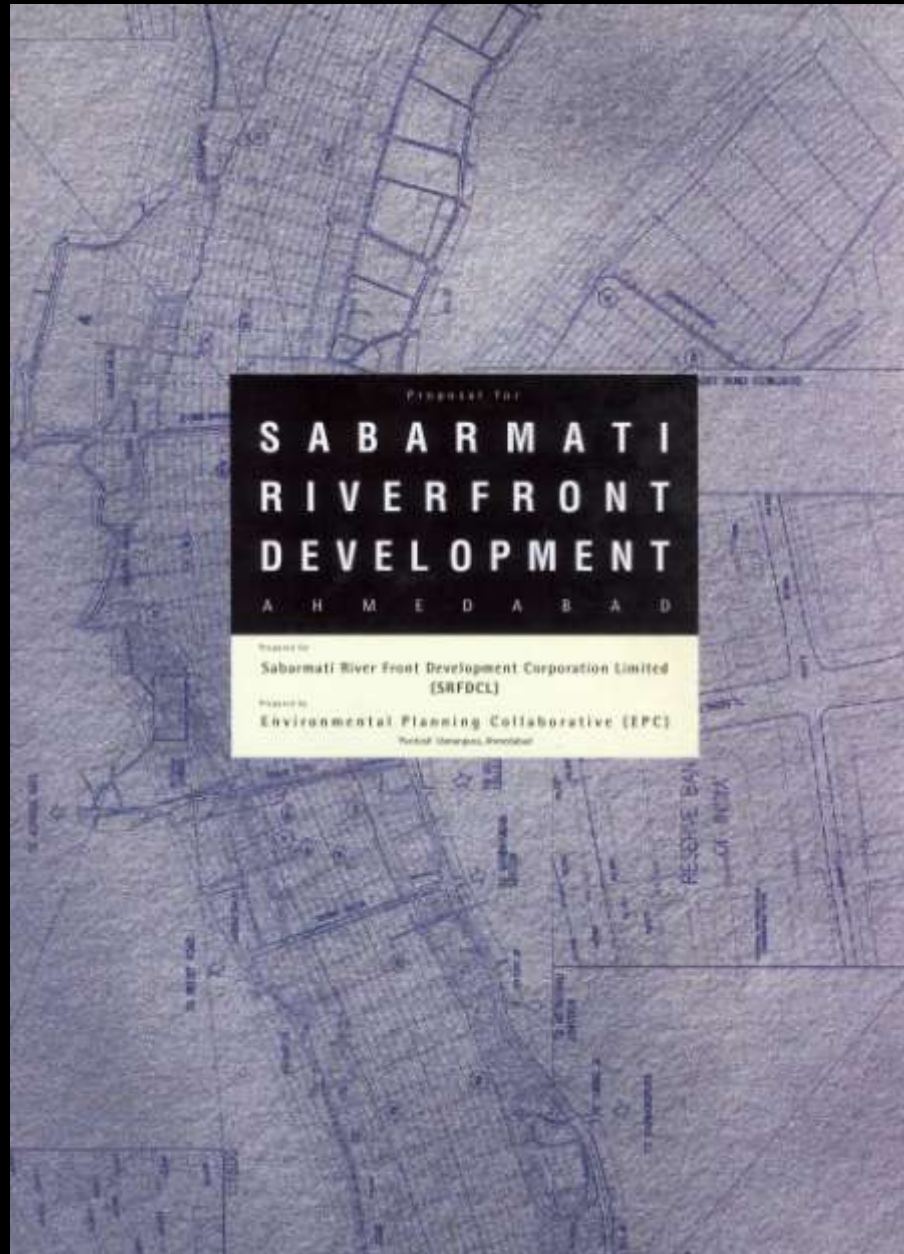
Ahmedabad  
Municipal  
Corporation (AMC)



Sabarmati River  
Front Development  
Corporation Ltd.  
1997



# Proposal for Sabarmati Riverfront Development 1998

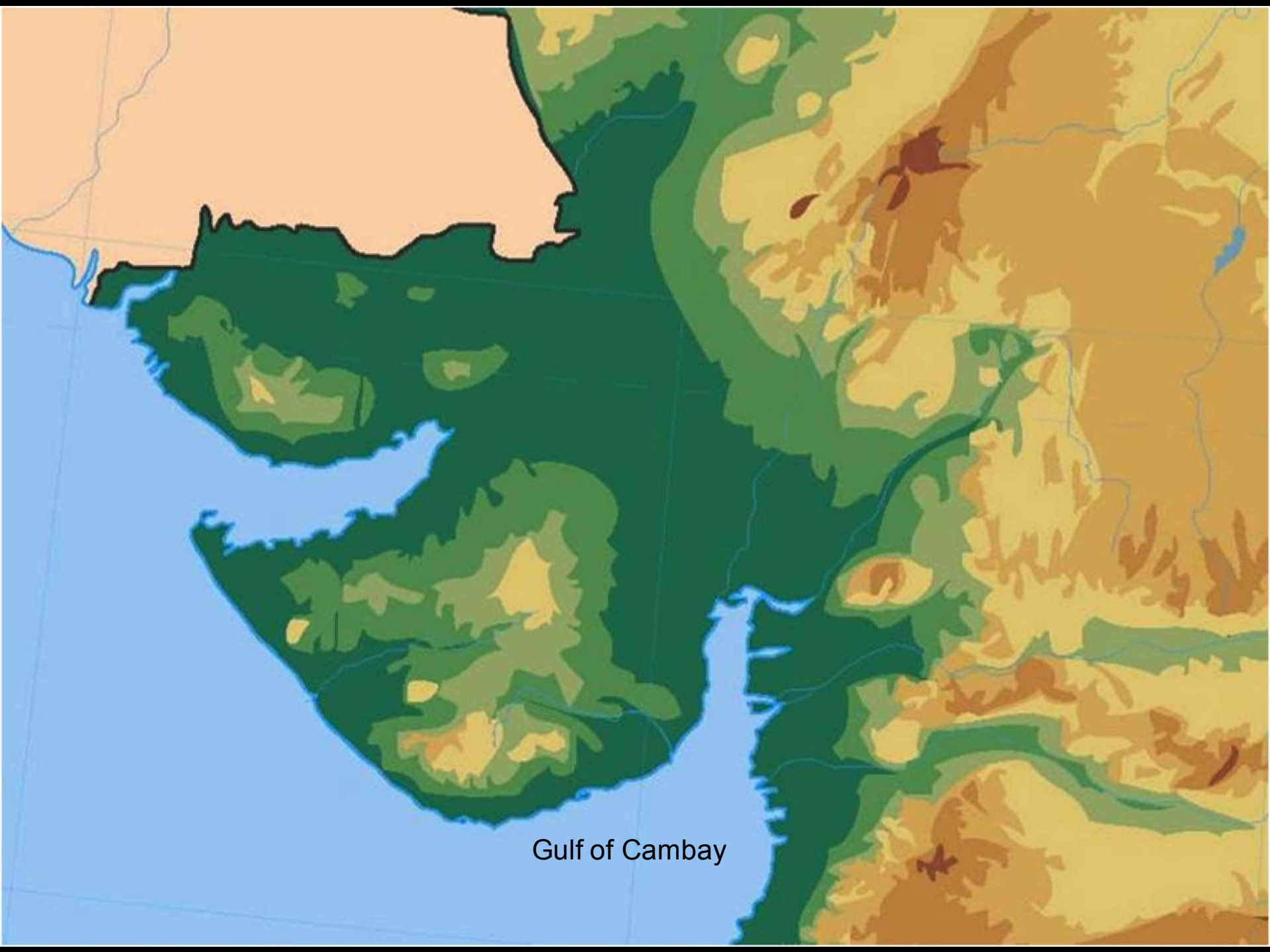


- Physical Features of the River
  - River Hydraulics
  - Land Reclamation and Embankments
  - Land Ownerships
  - Water Retention
  - Ground Water Recharge
  - Land Use and Road Network
  - Infrastructure Services
  - Resettlement and Rehabilitation
- 
- Implementation Strategy
  - Project Costs and Revenue Potential
  - Financing , Structure of the SRFDCL and
  - Development Management

A  
Multidimensional  
Environmental Improvement,  
Social Upliftment  
and  
Urban Rejuvenation Project

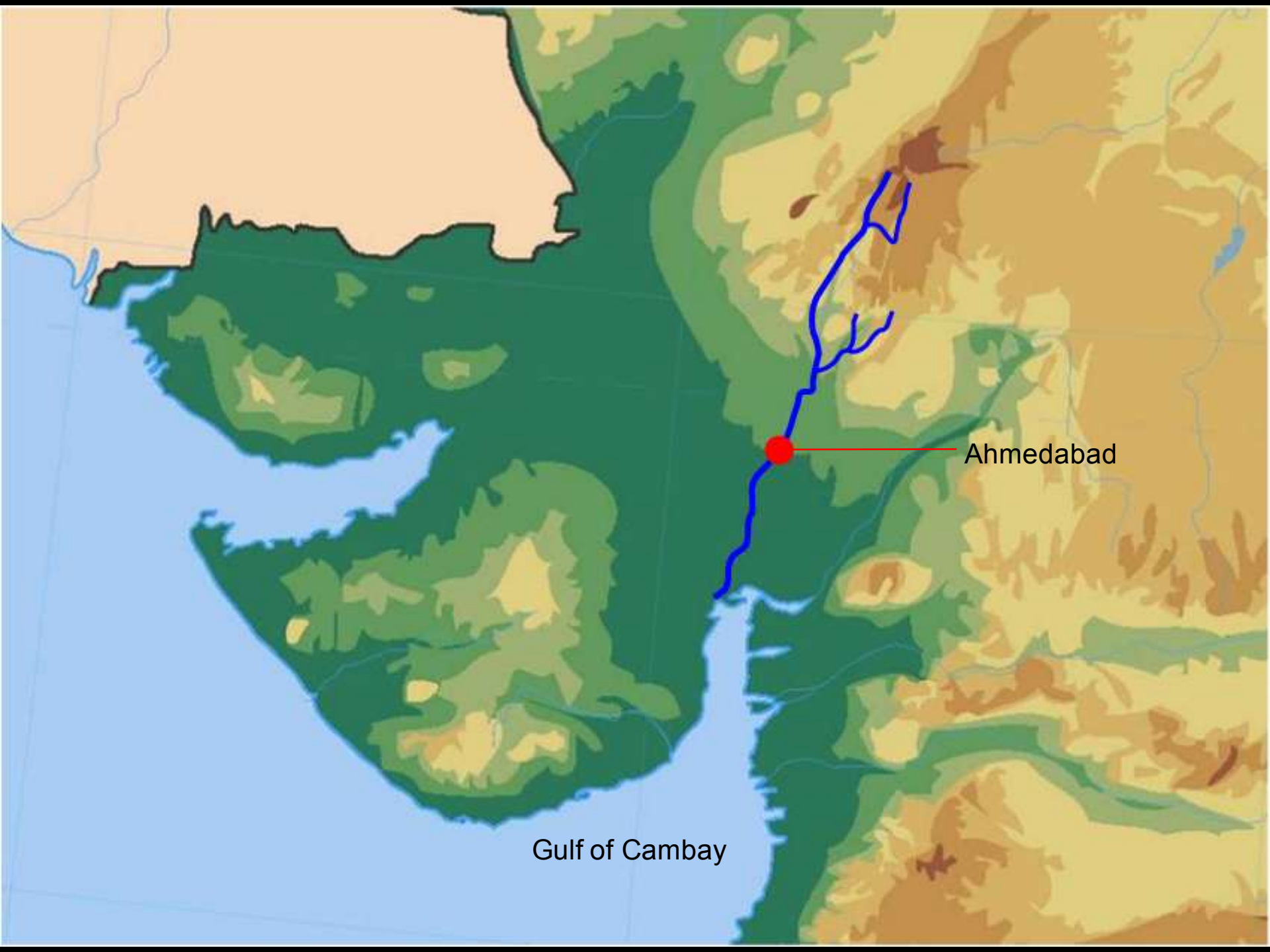


# Gujarat, Sabarmati, Ahmedabad and the Narmada



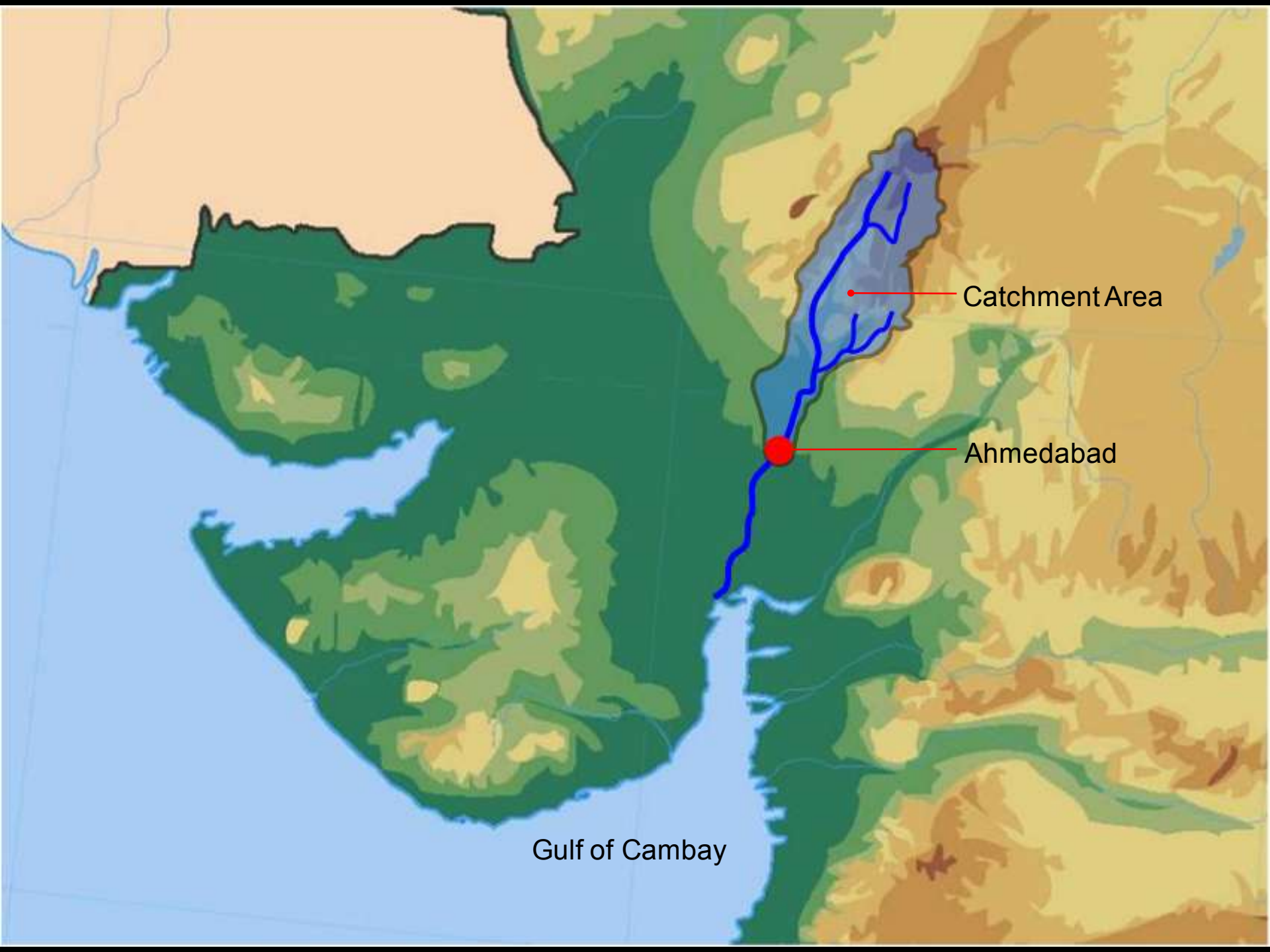
Gulf of Cambay





Ahmedabad

Gulf of Cambay



Catchment Area

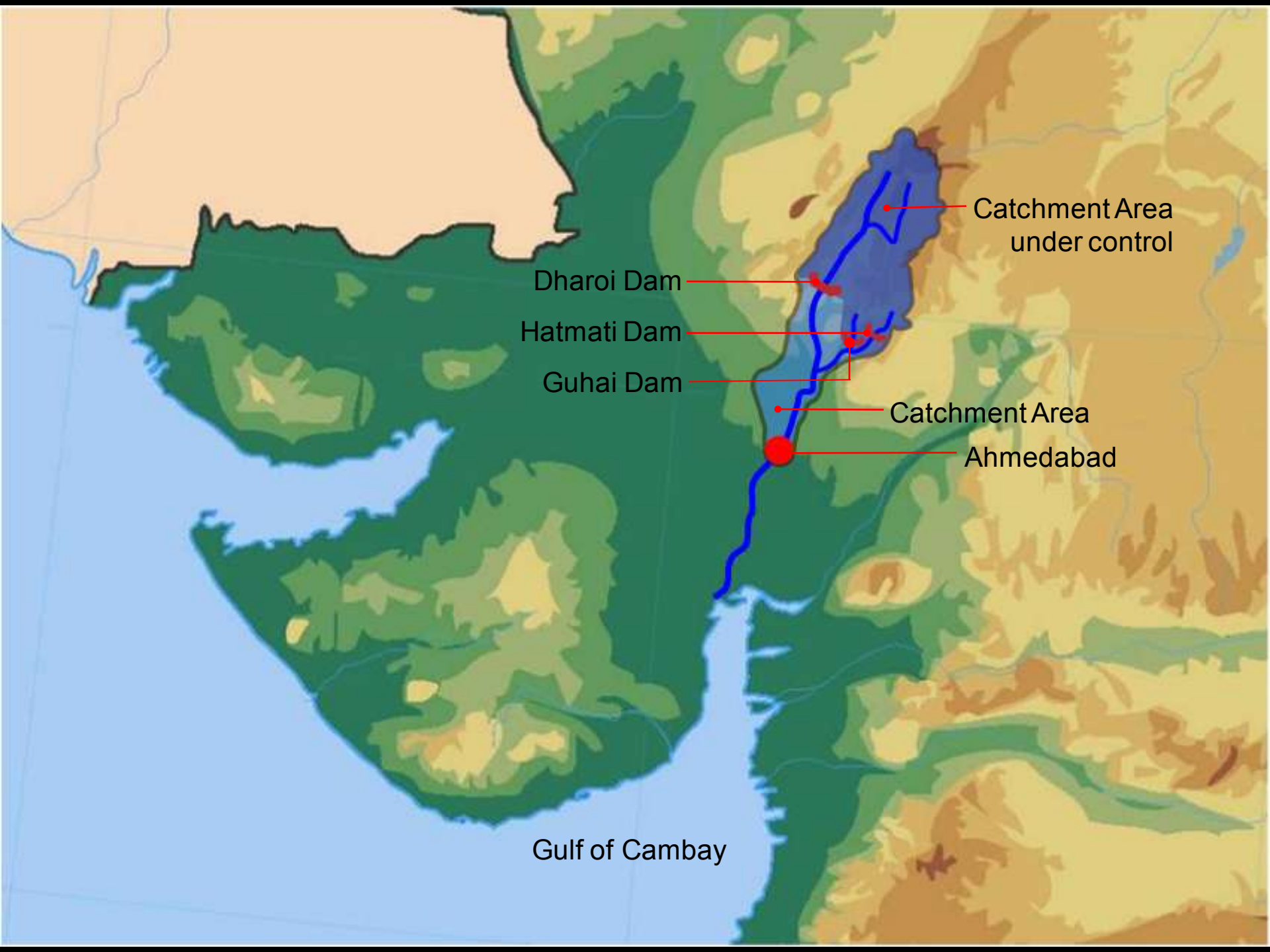
Ahmedabad

Gulf of Cambay

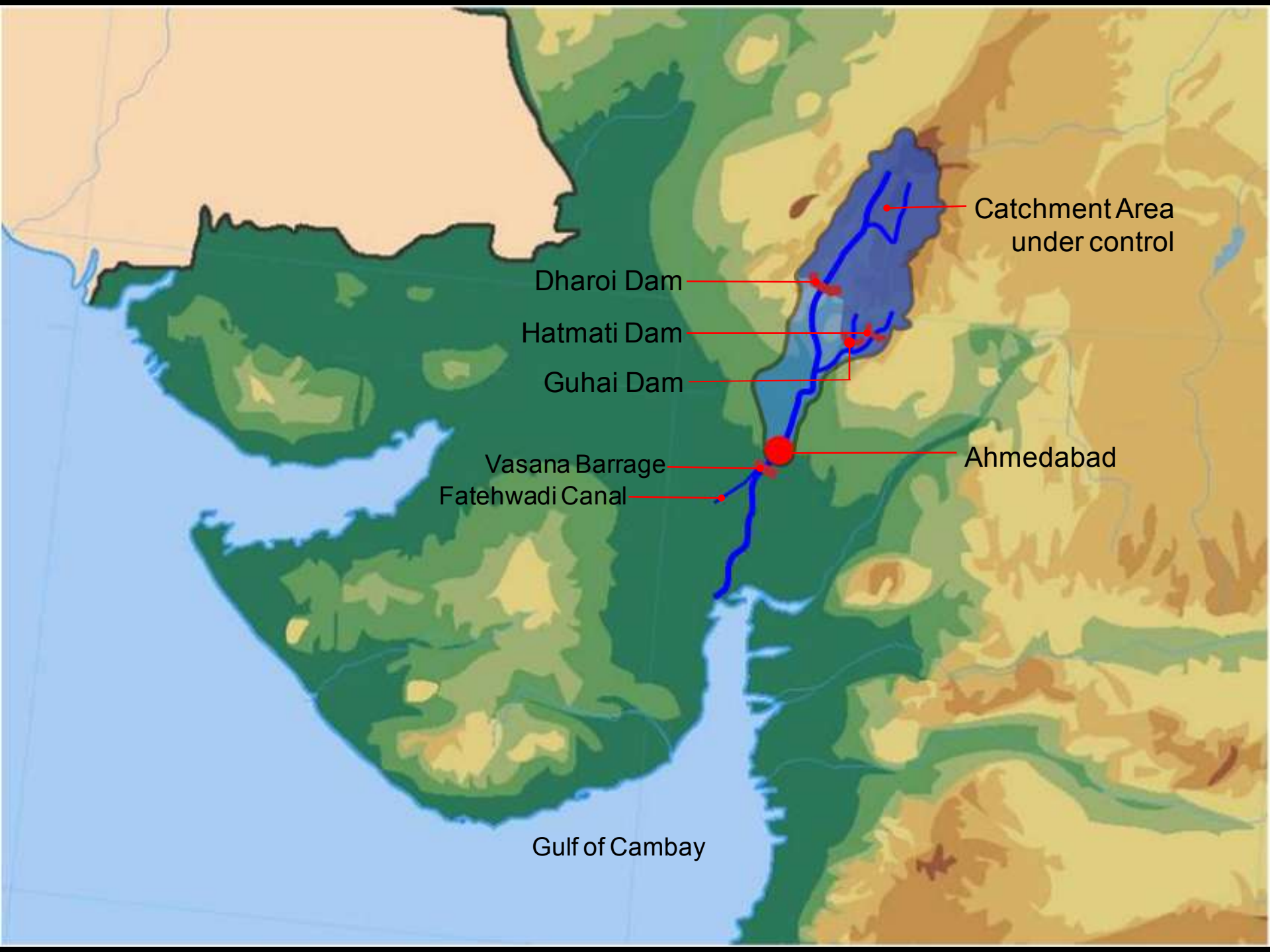


Sabarmati River









Catchment Area  
under control

Dharoi Dam

Hatmati Dam

Guhai Dam

Vasana Barrage

Fatehwadi Canal

Ahmedabad

Gulf of Cambay

# Vasana Barrage





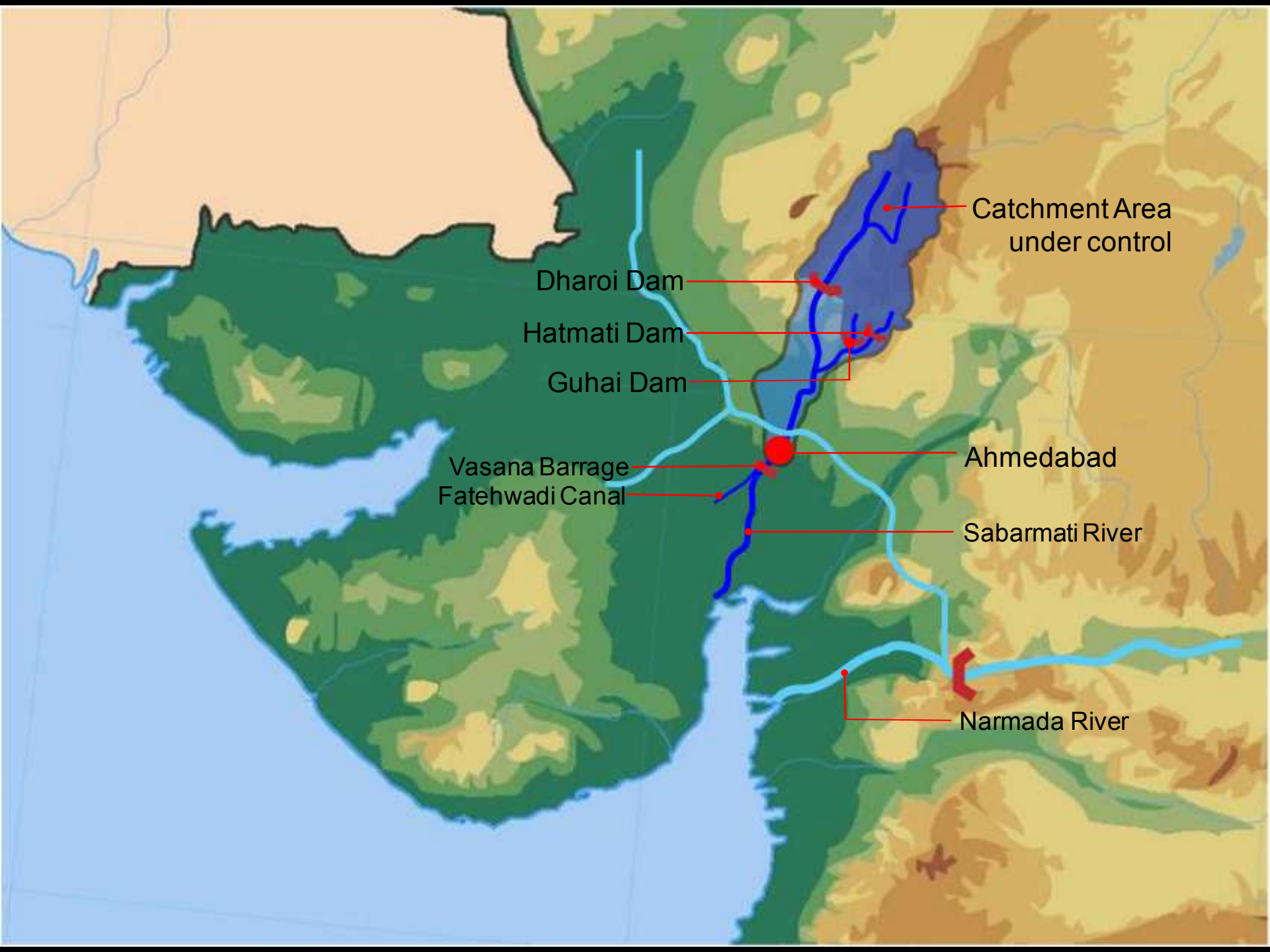
Water retained by the Vasma Barrage

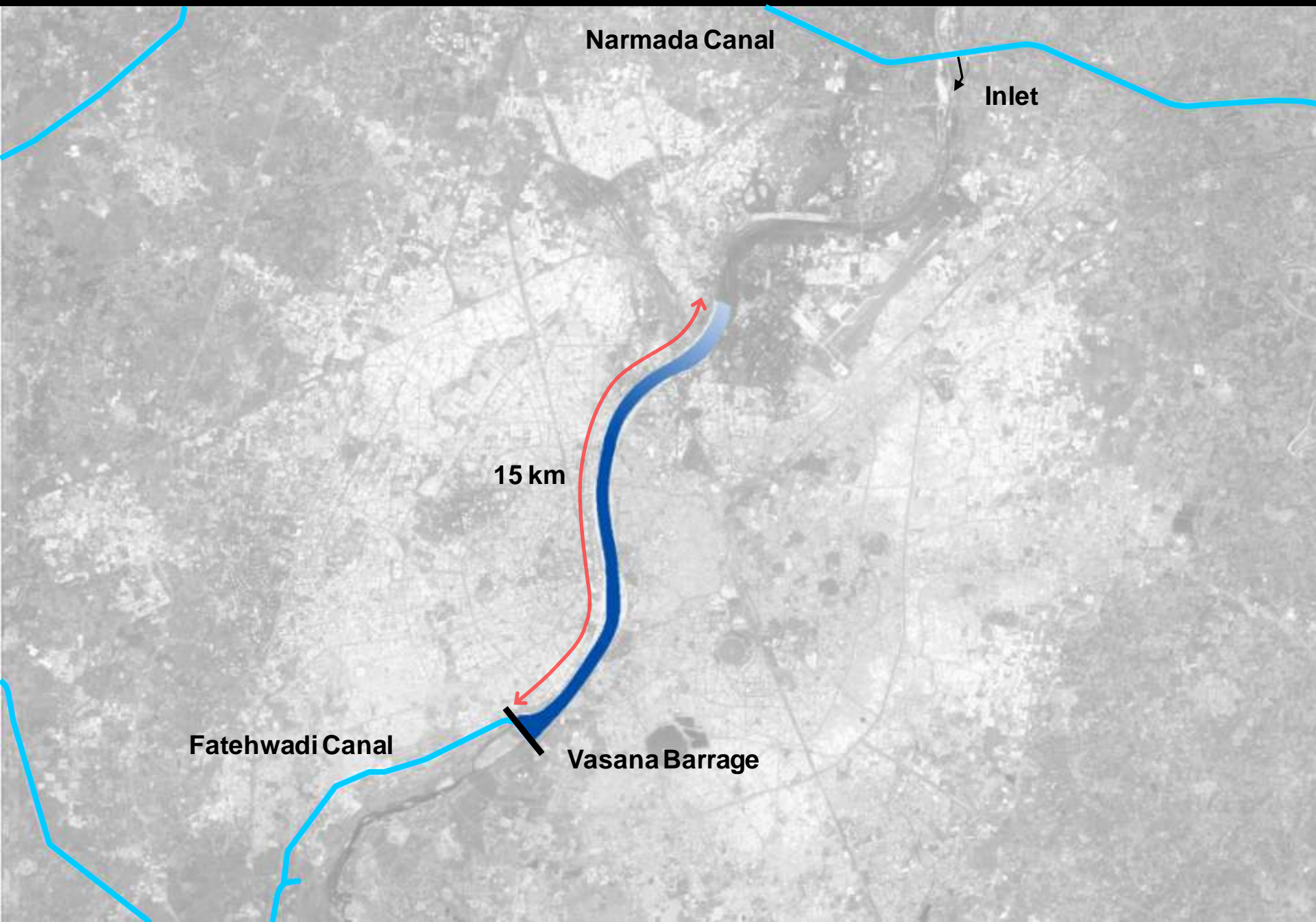


Water used up for irrigation









**Narmada Canal**

**Inlet**

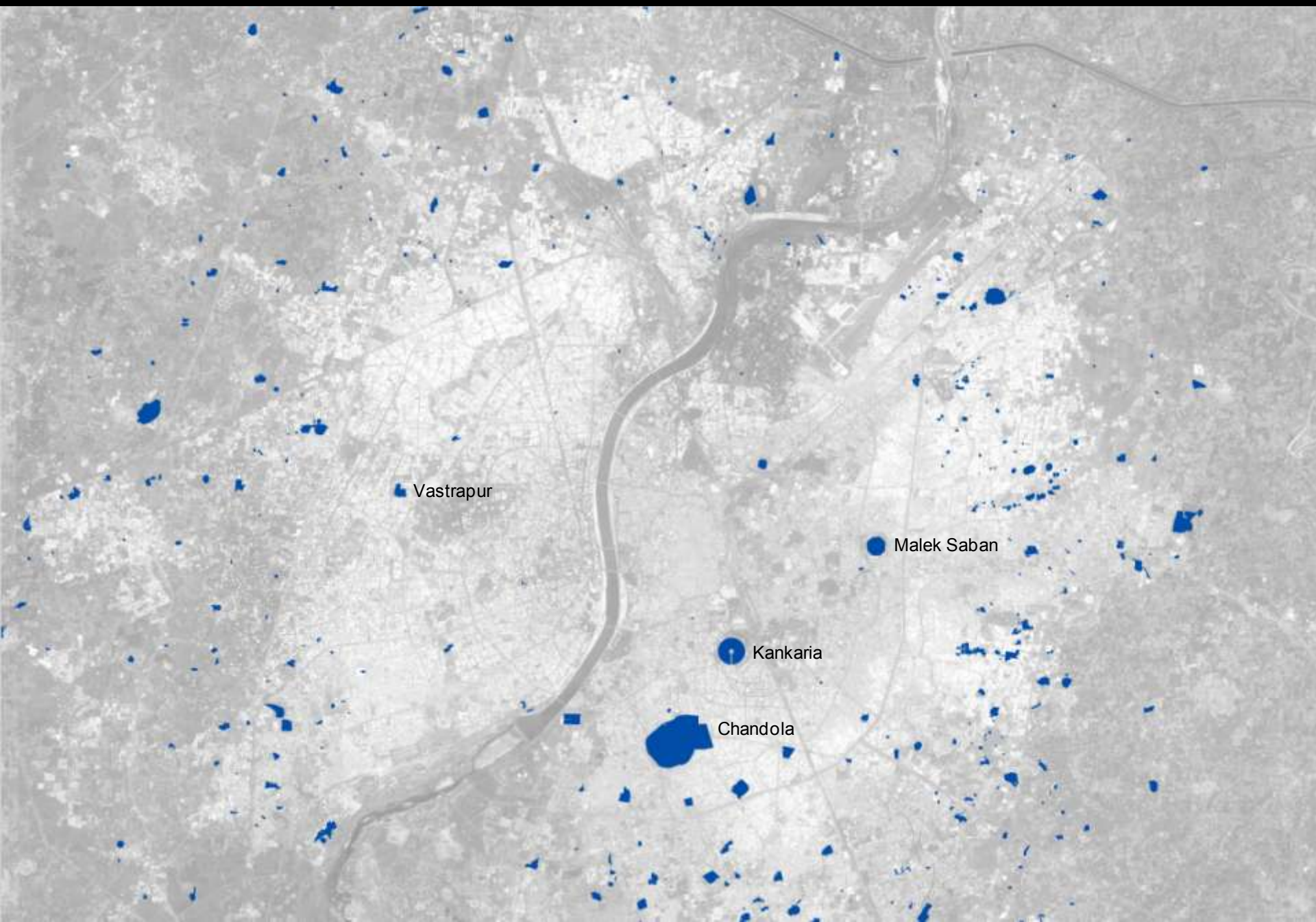
**15 km**

**Fatehwadi Canal**

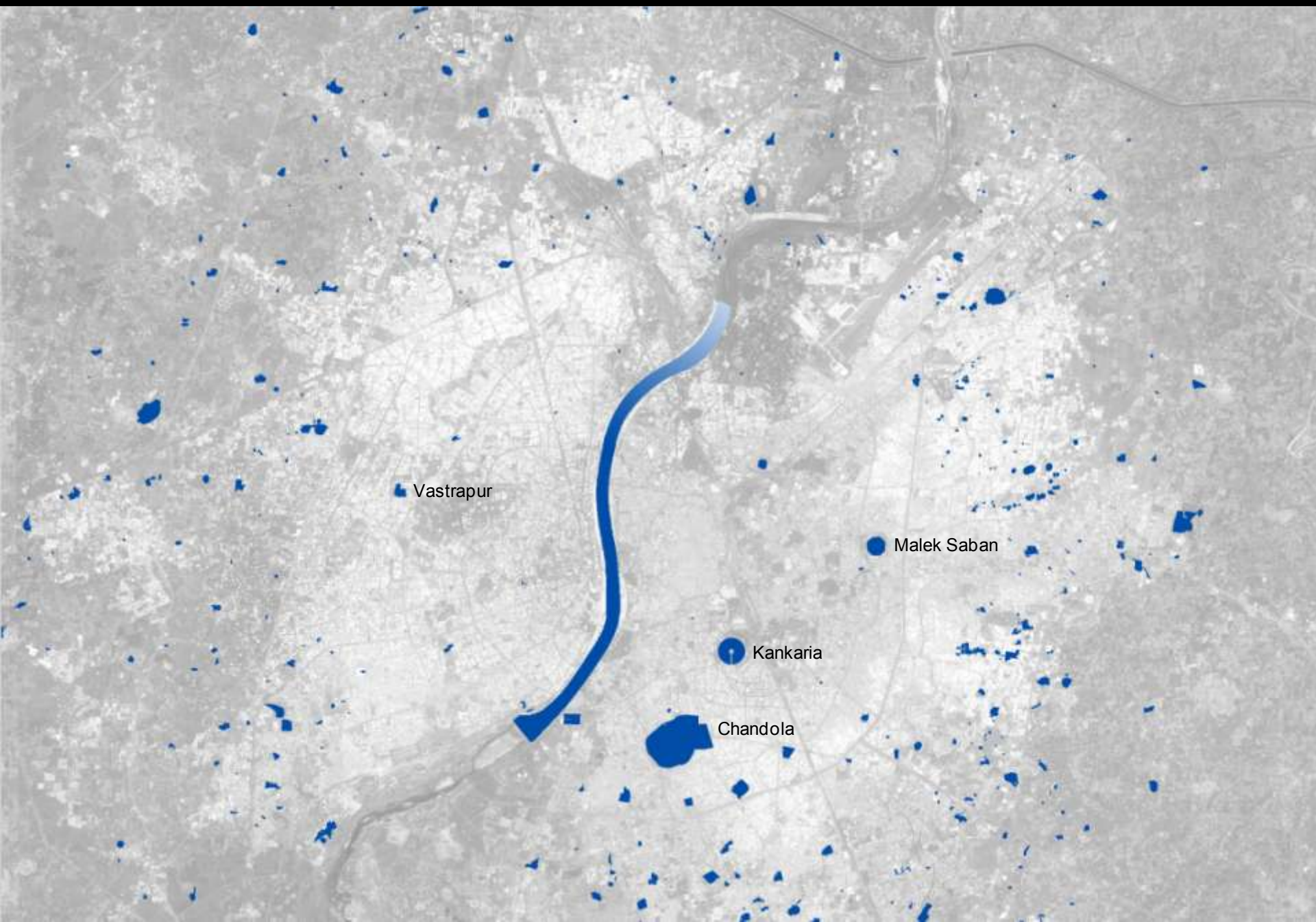
**Vasana Barrage**



# Lakes of Ahmedabad



# Lakes of Ahmedabad





Ambitions  
of the  
Sabarmati Riverfront Development  
Project

A  
Multidimensional  
Environmental Improvement,  
Social Upliftment  
and  
Urban Rejuvenation Project



9

OBJECTIVES

1. Make the riverfront accessible to the public
2. Stop the flow of sewage, keep the river clean and pollution-free
3. Provide permanent housing for riverbed slum dwellers
4. Reduce risk of erosion and flooding in flood prone neighborhoods
5. Create riverfront parks, promenades and ghats to enjoy the water
6. Provide Ahmedabad with new cultural, trade and social amenities
7. Revitalize riverfront neighborhoods, rejuvenate Ahmedabad
8. Generate resources to pay for all of the foregoing
9. Create a memorable identity for Ahmedabad



# 1

Make the riverfront accessible  
to the public









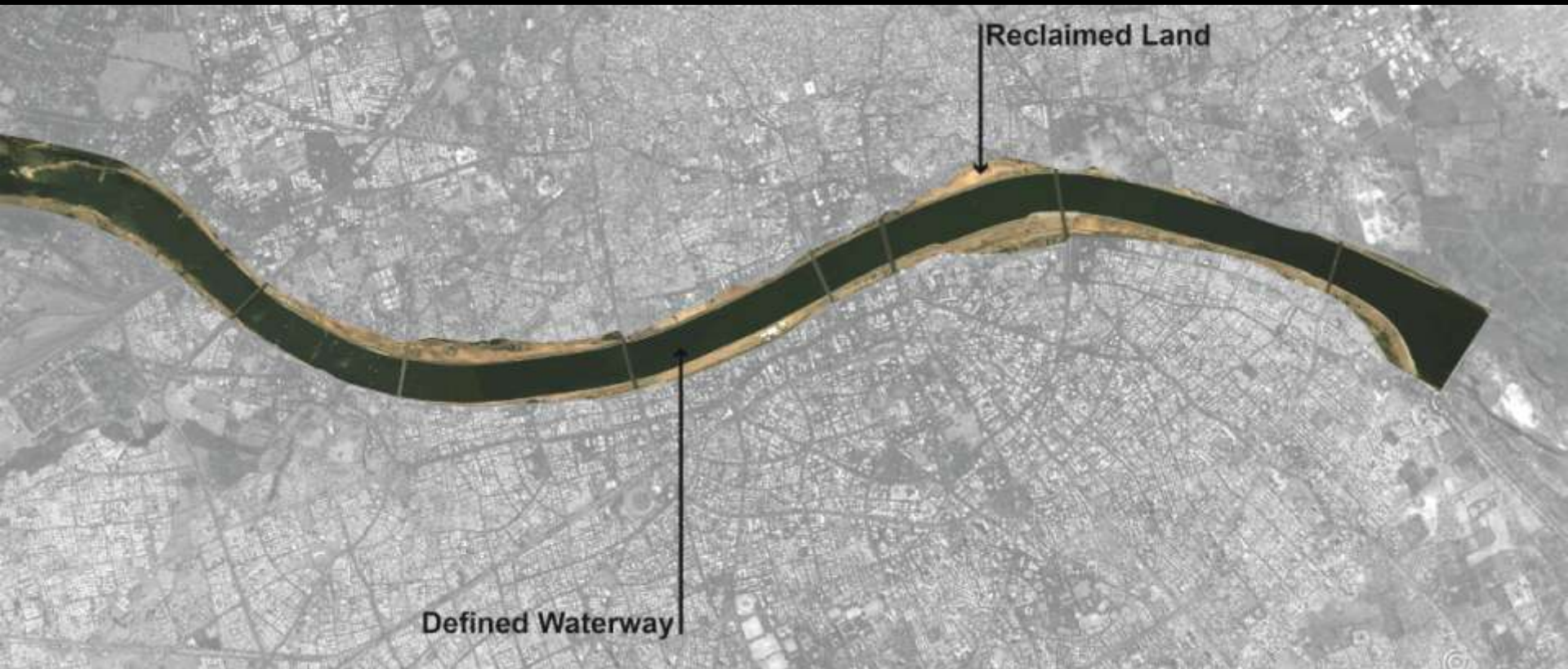
# River Training and Land Reclamation – The Original Context



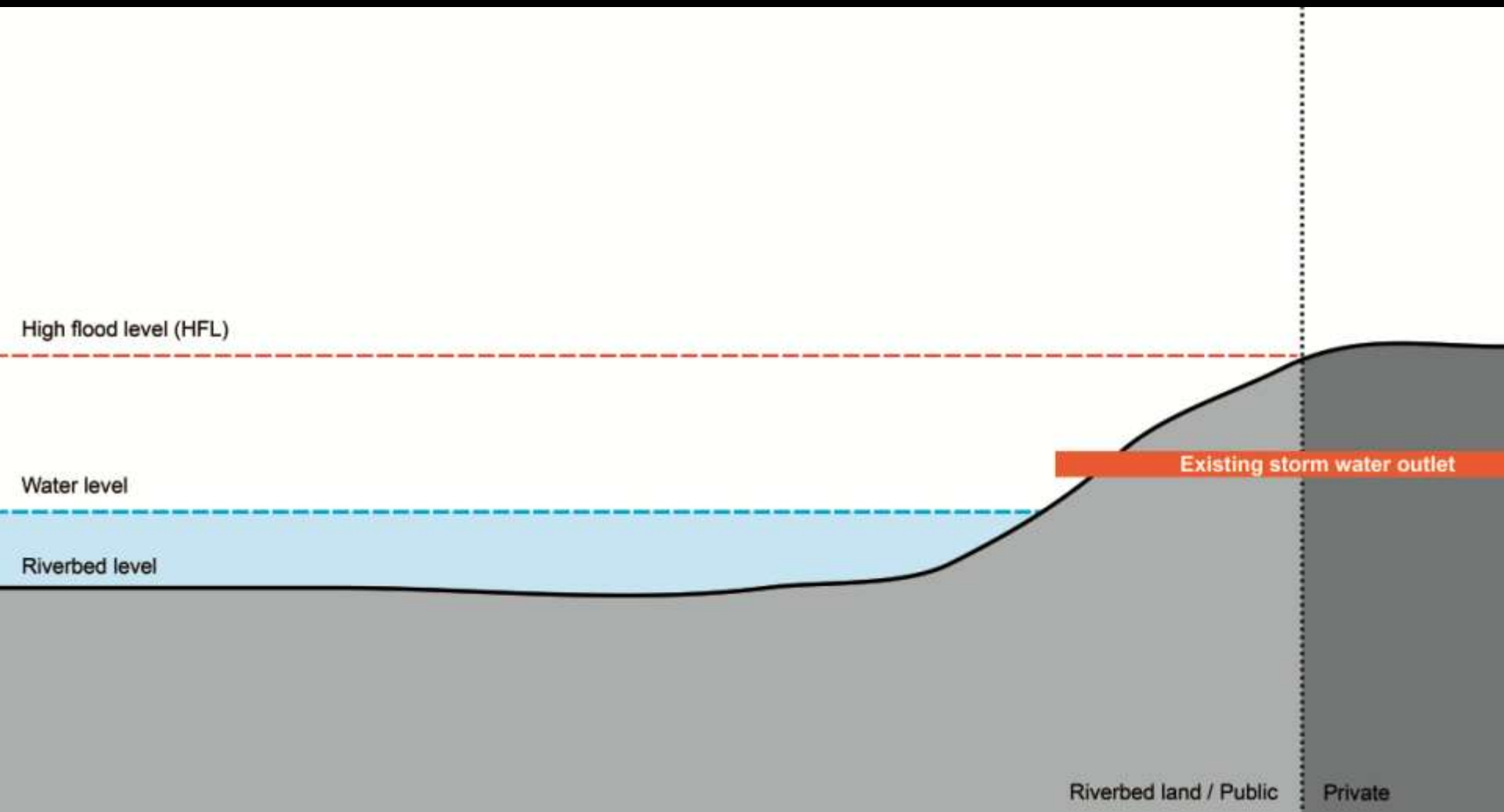


# River Training and Land Reclamation

- Defined Waterway – 275 m wide
- Total Reclamation area - 202 Hectares

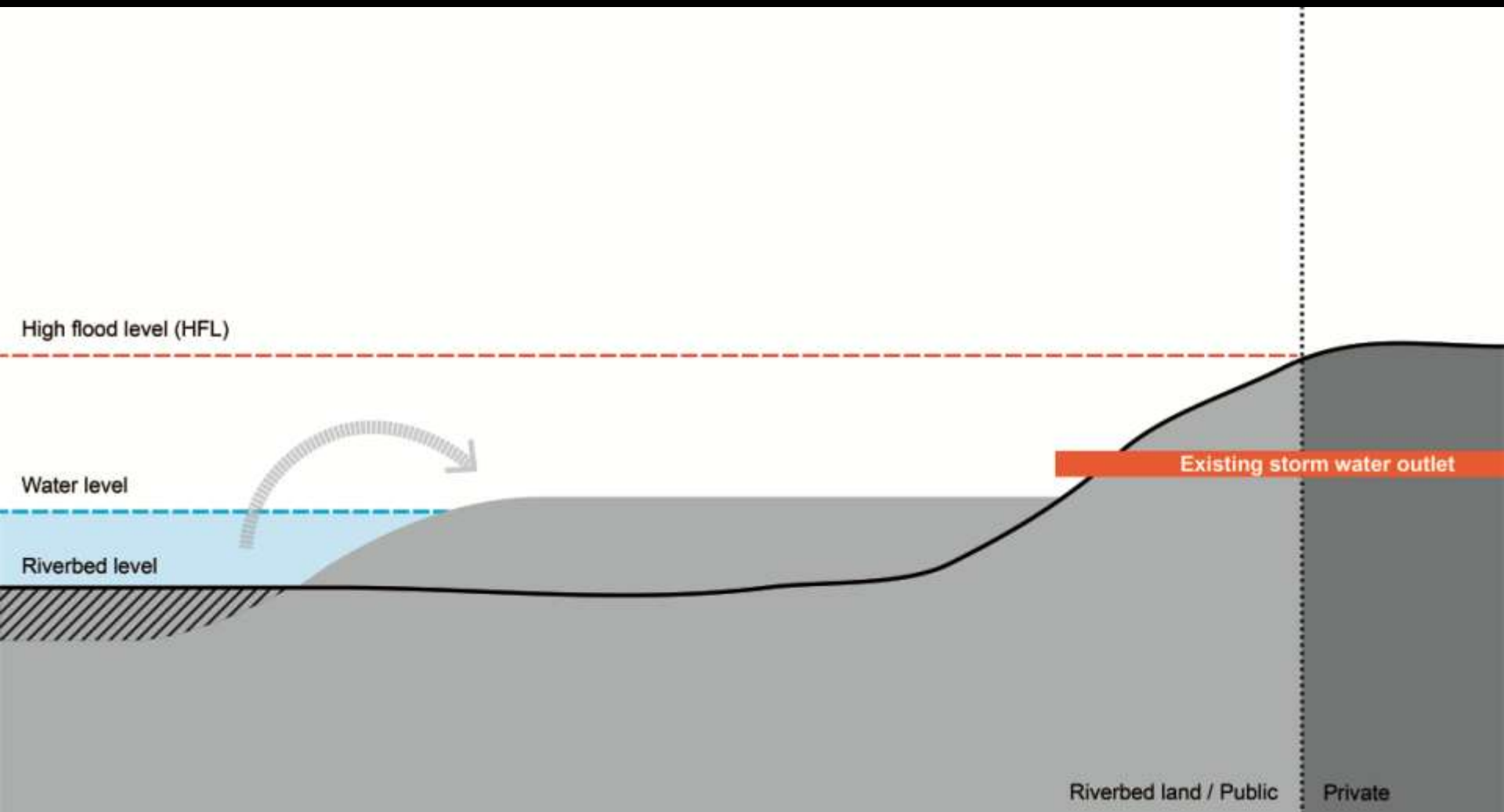


# The Construction Process – Original Context





# The Construction Process – Working Platform

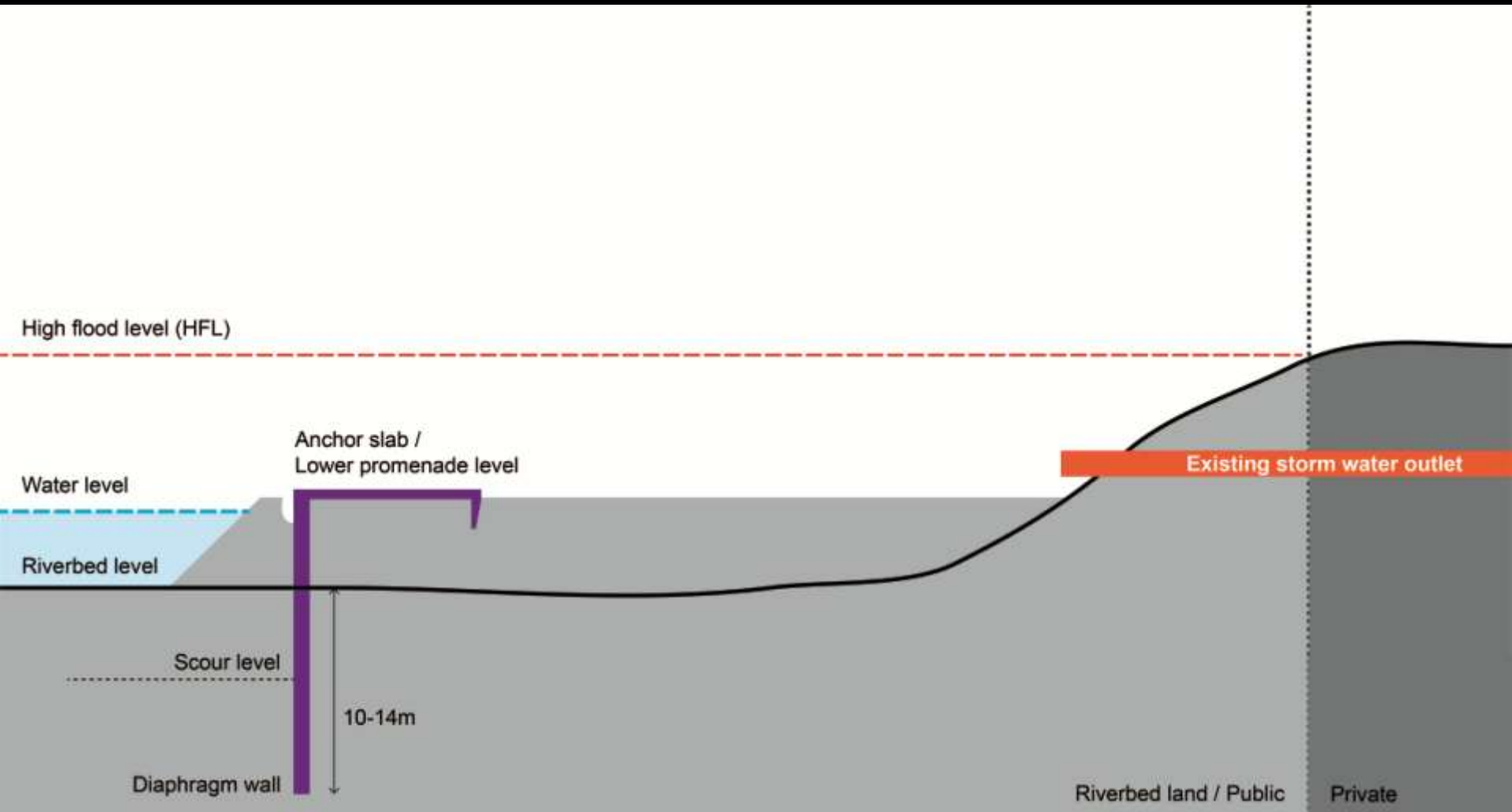


# The Construction Process – Working Platform





# The Construction Process – Diaphragm Wall and Anchor Slab



# Diaphragm Wall and Anchor Slab





# Diaphragm Wall and Anchor Slab

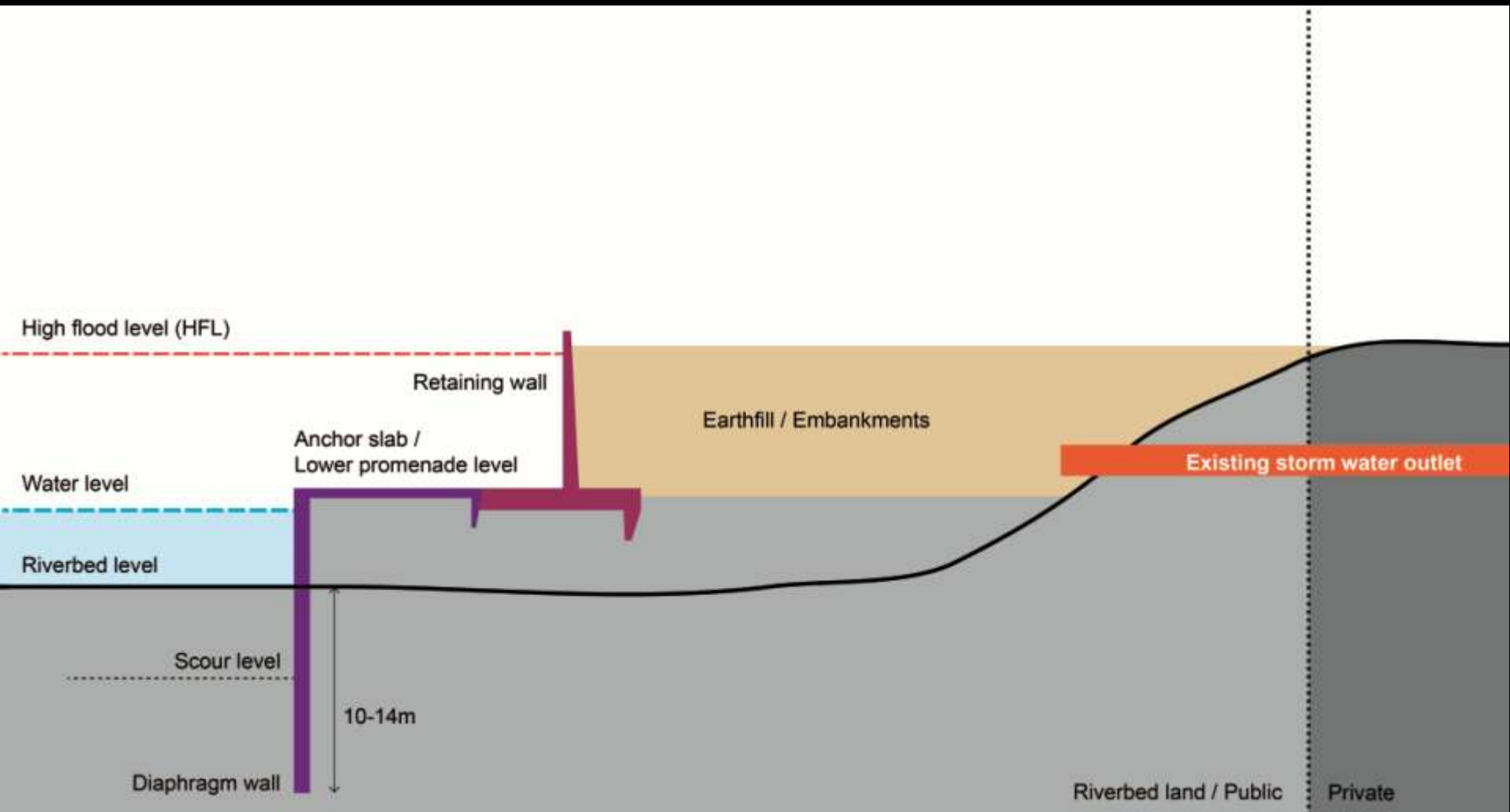


# Diaphragm Wall and Anchor Slab

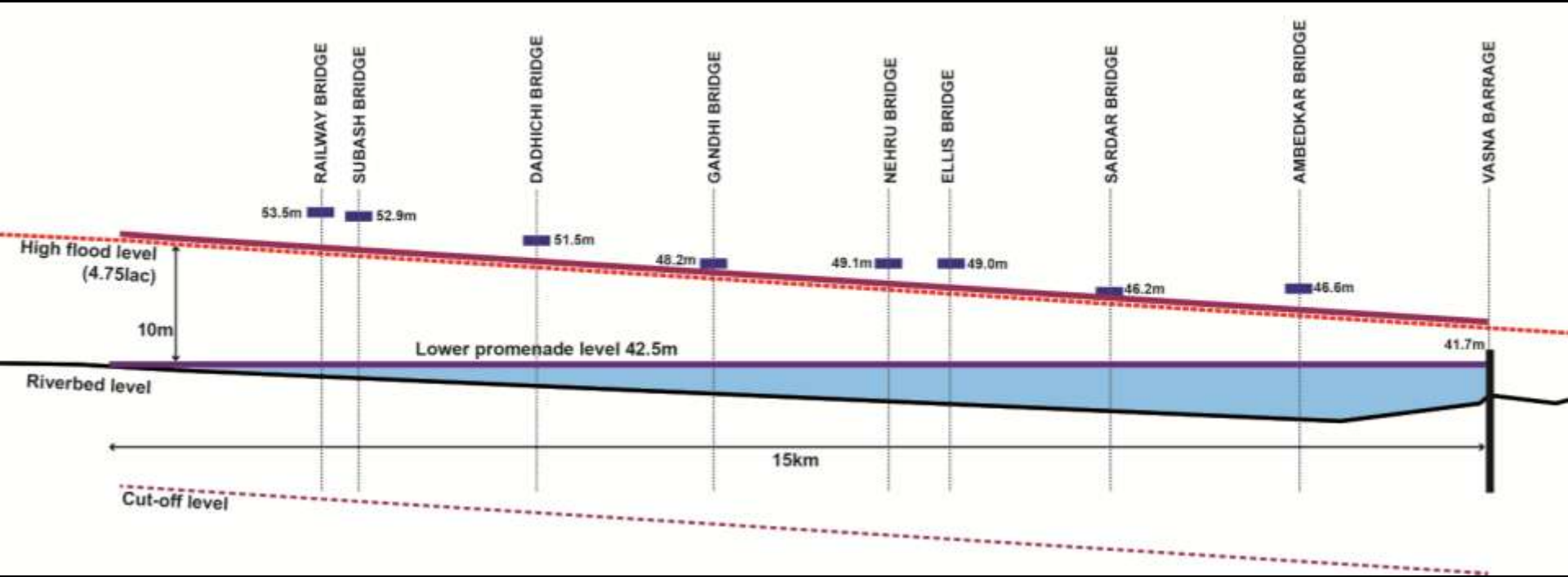




# The Construction Process—Retaining Wall and Earth Fill



# Retaining Wall





# Retaining Wall and General Earth Fill



13/02/2008



# Retaining Wall and General Earth Fill





# Retaining Wall and General Earth Fill



# Retaining Wall and General Earth Fill





# Retaining Wall and General Earth Fill





The entire length of Sabarmati is now public!





# 2

Stop the flow of sewage, keep the  
river clean and pollution-free







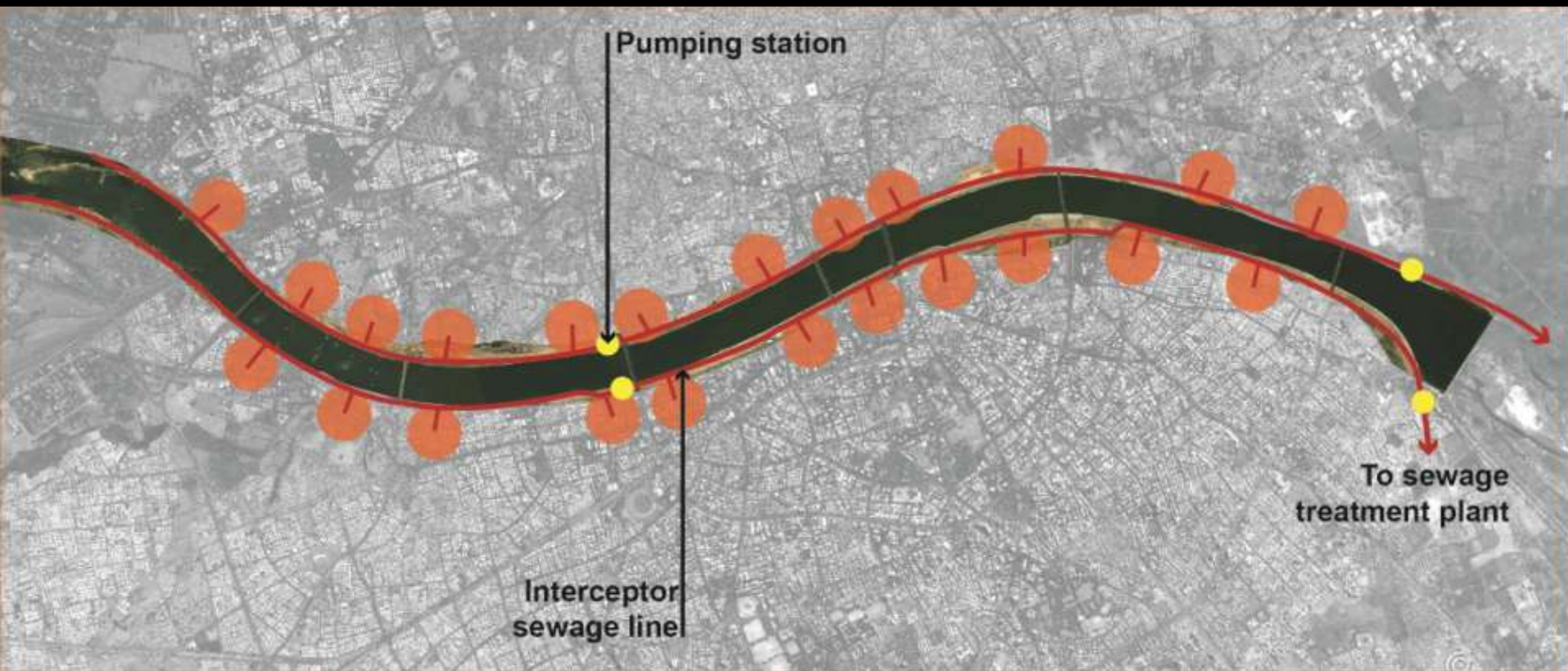




# Ensuring Clean Water



# Ensuring Clean Water

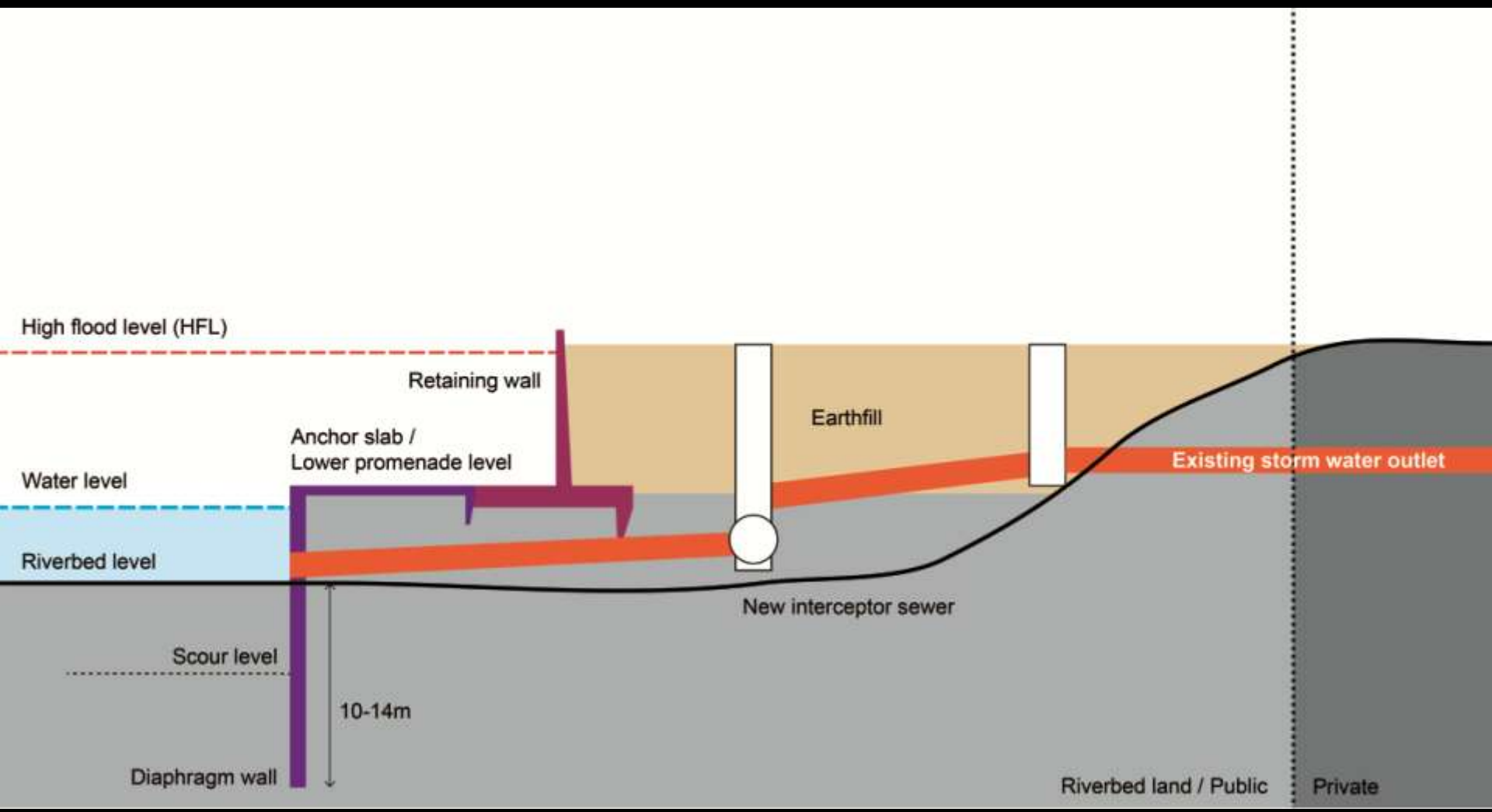




# Ensuring Clean Water



# Ensuring Clean Water





Interceptor sewage line being built



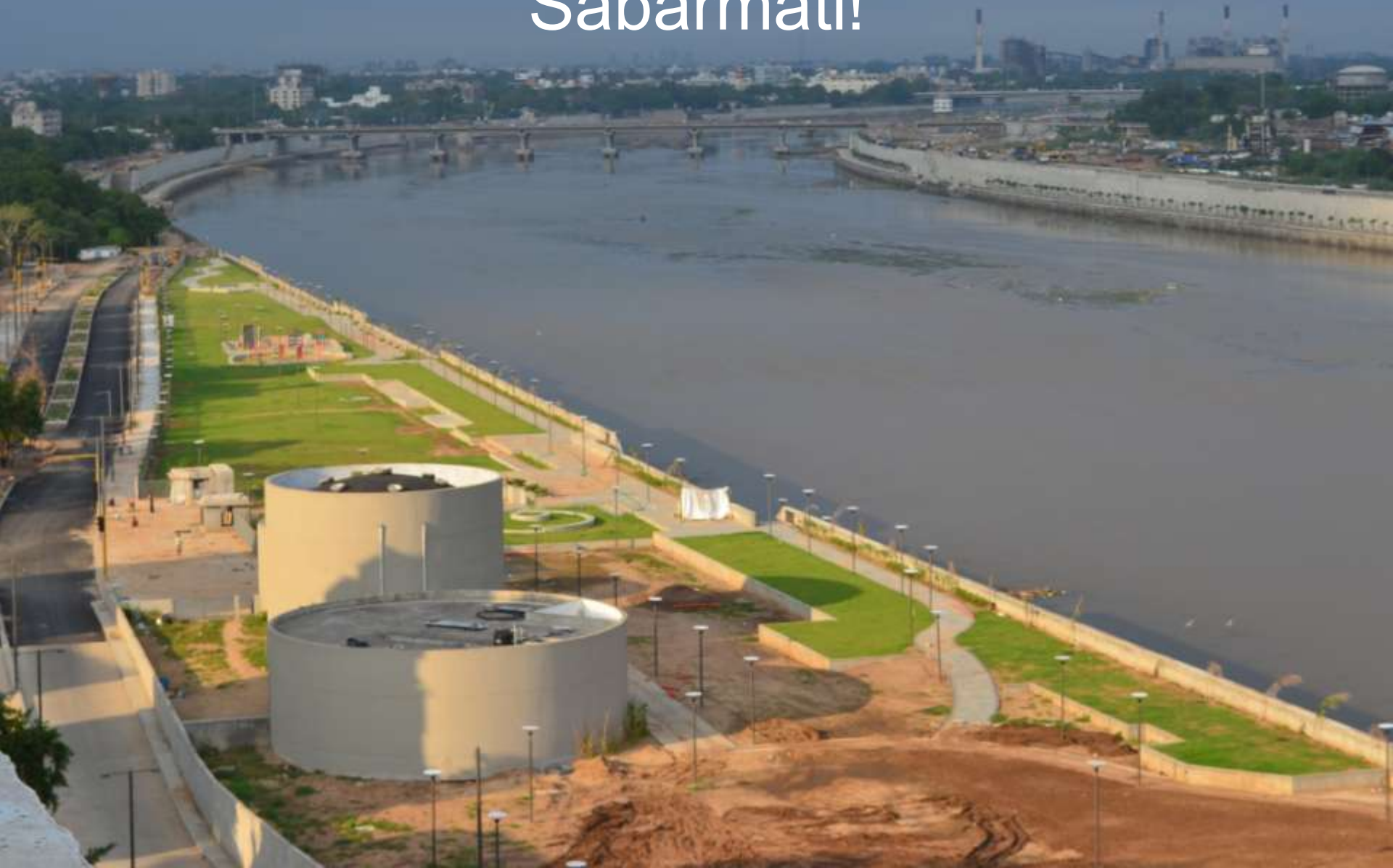


Interceptor sewage line being built





The sewage will soon stop flowing into the Sabarmati!



# 3

Provide permanent housing for  
riverbed slum dwellers













# Relocation of Riverbed Slum Dwellers - Socio Economic Survey of Riverbed Slums

RSS 8/9/20

**Interview Schedule for Socio-Economic Survey of the River Side Slums**

Schedule No.: 1607/21 Structure ID: Borbu-SES Group: \_\_\_\_\_ Investigator: \_\_\_\_\_  
Survey date: \_\_\_\_\_ Phase: \_\_\_\_\_ Pocket: \_\_\_\_\_ Demarcation Line (DL) date: Before survey.  
Name of the Slum & details: \_\_\_\_\_  
Ownership of land on which the slum is located : Private-1 Corporation-2 Government-3  
Within Demarcation line: After SES Ward No: Lumpur / Zone ? To be case of new?  
Postal Address of the Structure : \_\_\_\_\_ Tel. No. \_\_\_\_\_  
**I Identification and Social Background**  
1.1 Full Name of the Occupant: NCCAN DEVIAM SLUMS  
**1.2 Family Composition**

No. No.	Name of the Family Members	Relationship with Occupant	Sex	Age	Marital Status	Education Status Year	Vulnerability (status) (See certificate if any)
						Working	
Total							

  
1.3 Religion: Hindu - 1, Christian - 2, Muslim - 3, Other - 4  
1.4 Name of caste: \_\_\_\_\_ SC-1, ST-2, OBC-3 Other: If not known C-4 or filled document.  
1.5 Mother tongue: Gujarati - 1, Hindi - 2, Marathi - 3, Any other - 4  
1.6 Ownership details of the structure: If Owner, no. of Years ☐ If Tenant, no. of Years ☐  
Have legal documents? Yes - 1, No - 2 — Yes + Document to their lawyer.  
1.7 If Tenant, full name and address of owner/joint owners: \_\_\_\_\_  
Rent Paid & to whom: \_\_\_\_\_ Deposit Paid & to whom: \_\_\_\_\_  
**1.8 Occupancy Details (see the document, where available)**

Document	Y/N	Name in Document	Document	Y/N	Name in Document
Ration Card (insert living person names)			AMC slip <u>TTO 25</u>		<u>MTC slip for bank SSP.</u>
Voter Identity Card		<u>PRAKASH KUMAR 2019</u>	Driving License		
Electricity Bill			Bank Account		
AMC House Tax receipt			Other ID		

  
1.9 If owner, number of years of living in the present structure : \_\_\_\_\_ years





Relocation of Riverbed Slum Dwellers - Socio Economic Survey of Riverbed Slums

Draft

SABARMATI RIVERFRONT DEVELOPMENT PROJECT

RESETTLEMENT AND REHABILITATION  
PROCESS

FOR

SABARMATI RIVERFRONT DEVELOPMENT CORPORATION  
LIMITED

BY

ENVIRONMENTAL PLANNING COLLABORATIVE

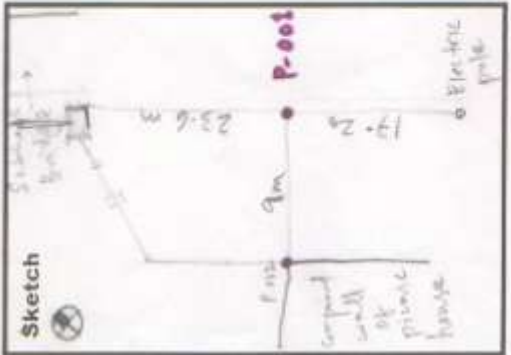
Name	Agency	Sign
Shankar Prasad Joshi	IISEM	<i>Shankar Prasad Joshi</i>
SKETUMON B	EPC	<i>SKETUMON B</i>
D. S. Sharma	AMC	<i>D. S. Sharma</i>
Hemibhai	Theotech	<i>H. T. Patel</i>

Location 1E  
Near Subhash Bridge  
pillar on Eastern bank.

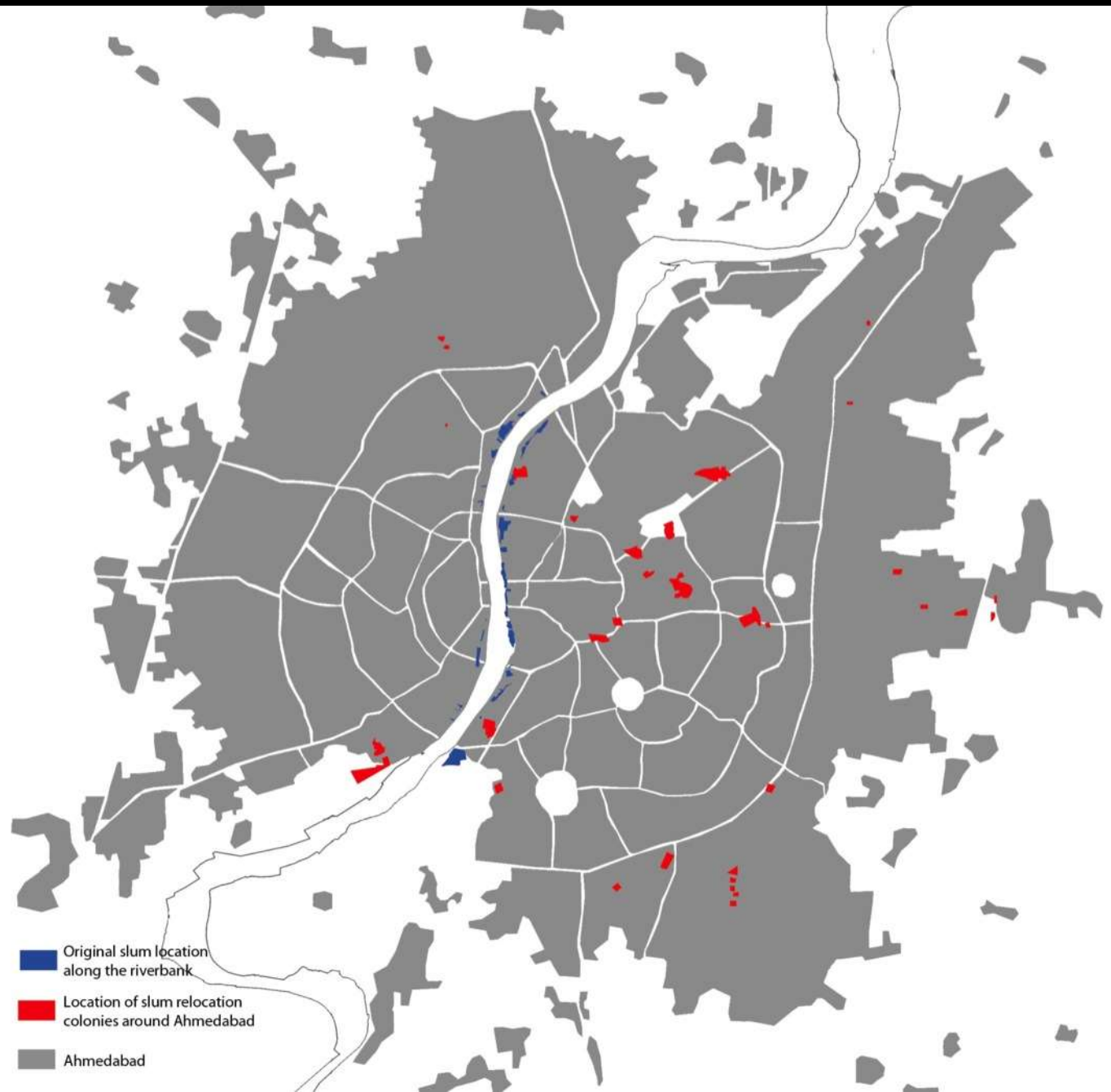
Date 14-11-2000

Peg No

1 E P 0 0 1



# Relocation of Riverbed Slum Dwellers – Relocation Sites





## Rehabilitate riverfront displaced: HC to AMC

TIMES NEWS NETWORK

**Ahmedabad:** The Gujarat High Court on Monday directed the Ahmedabad Municipal Corporation (AMC) to rehabilitate 4,000 families who have lost their homes on the riverbed due to the Sabarmati River Front Development project.

During a hearing on a PIL filed by three organisations against eviction of people living on the riverbed for the riverfront project, a division Bench of Chief Justice SJ Mukhopadhyaya and Justice MS Shah asked the civic authorities to rehabilitate 4,000 families residing on the stretch between the Subhash Bridge and Ellisbridge to a rehabilitation site identified in Balol Nagar in Wadaj area. This



The court has asked AMC to complete rehabilitation process of these people within two months and come up with a status report on March 8

rehabilitation is the first phase of the shifting of affected people.

The court has asked AMC to complete rehabilitation process of these people within two months and come up with a status report on March 8. In the meantime, the issue of variation in figures of project affected people was also discussed during the hearing. While the

civic body claims that the project affected people are nearly 8,000 families, a study conducted by IIM-A and a people's forum — Nagrik Adhikar Manch place the figure at around 20,000 families.

After hearing the dispute, the division bench directed the authorities to place complete scheme of rehabilitation for the River Front Development af-

fected people. Giving the monitoring rights to the petitioners, the court also asked the authorities to include representatives of people's forum to co-ordinate rehabilitation process. In case of any dissatisfaction in rehabilitation work, the judges have asked the affected people to approach the court immediately.

In the scheme of rehabilitation, constitution of a committee under chairmanship of a retired high court judge to look after the shifting process was proposed in the plan. However, this is yet to take place. The dispute is also regarding the Sunday market that takes place on riverbed for centuries. The petitioners contend that they will also be affected by the project.



# Relocation of Riverbed Slum Dwellers – Housing Allotment





# Riverfront slum dwellers will soon all have permanent housing!



Households within project area: 5984 (as per 2002 survey)

Additional households approved by the Gujarat High Court: 5752

Total households entitled to a house: 11736

Cost of house: Rs. 12 lacs

Contribution of beneficiary: Rs. 66,900

Sites allotted for relocation: 29

Total number of households who have been allotted a house: 11196

Total number of relocated households : 8396 (30<sup>th</sup> August 2012)

# Relocation of Riverbed Slum Dwellers - Housing





# Relocation of Riverbed Slum Dwellers - Housing



# Relocation of Riverbed Slum Dwellers - Housing





# Relocation of Riverbed Slum Dwellers - Housing



# Relocation of Riverbed Slum Dwellers - Housing





4

Reduce the risk of erosion and  
flooding in flood prone neighborhoods

The Sabarmati in Flood, 2006





# Private Flood Protection Walls



# Private Flood Protection Walls

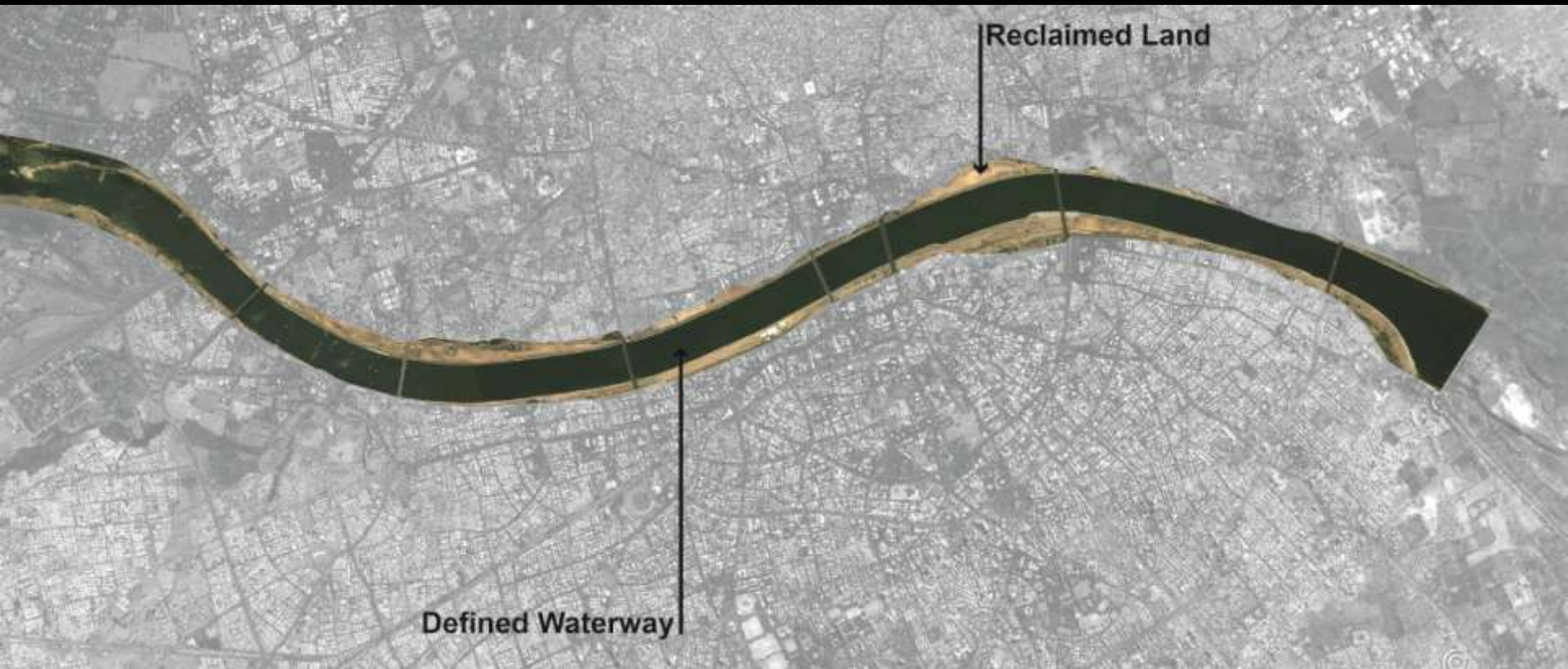




# Contour Map of Ahmedabad



# The Defined Waterway and Reclaimed Land





Risk of erosion has been eliminated and that of flooding in low lying neighborhoods has been significantly reduced!



5

Create riverfront parks, promenades  
and ghats to enjoy the water











# Parks, Promenades and Ghats





## Park – Khanpur



# Park – Khanpur





# The Heritage Park – Lal Darwaza



# The Heritage Park – Lal Darwaza





# Lower Promenade – Ashram Road



# Lower Promenade – Ashram Road





## Lower Promenade - Shahibaug



# Lower Promenade - Shahibaug





## Lower Promenade – Narayan Ghat



# Lower Promenade – Narayan Ghat





## Lower Promenade – Narayan Ghat



# Lower Promenade – Narayan Ghat





# Gandhi Ashram



# Gandhi Ashram





# Pirana Sports Ground and Paldi Urban Forest

Sports Ground

Vasna Barrage



Ambedkar Bridge

Urban Forest

The Sabarmati Riverfront Project will add almost 10,00,000 sq. mts. of parks, promenades and plazas to Ahmedabad!





## Lower Promenade – Shahibaug



## Lower Promenade – Shahibaug









Lower Promenade – Kite Festival, 2012





Lower Promenade – Kite Festival, 2012



Lower Promenade – Kite Festival, 2012















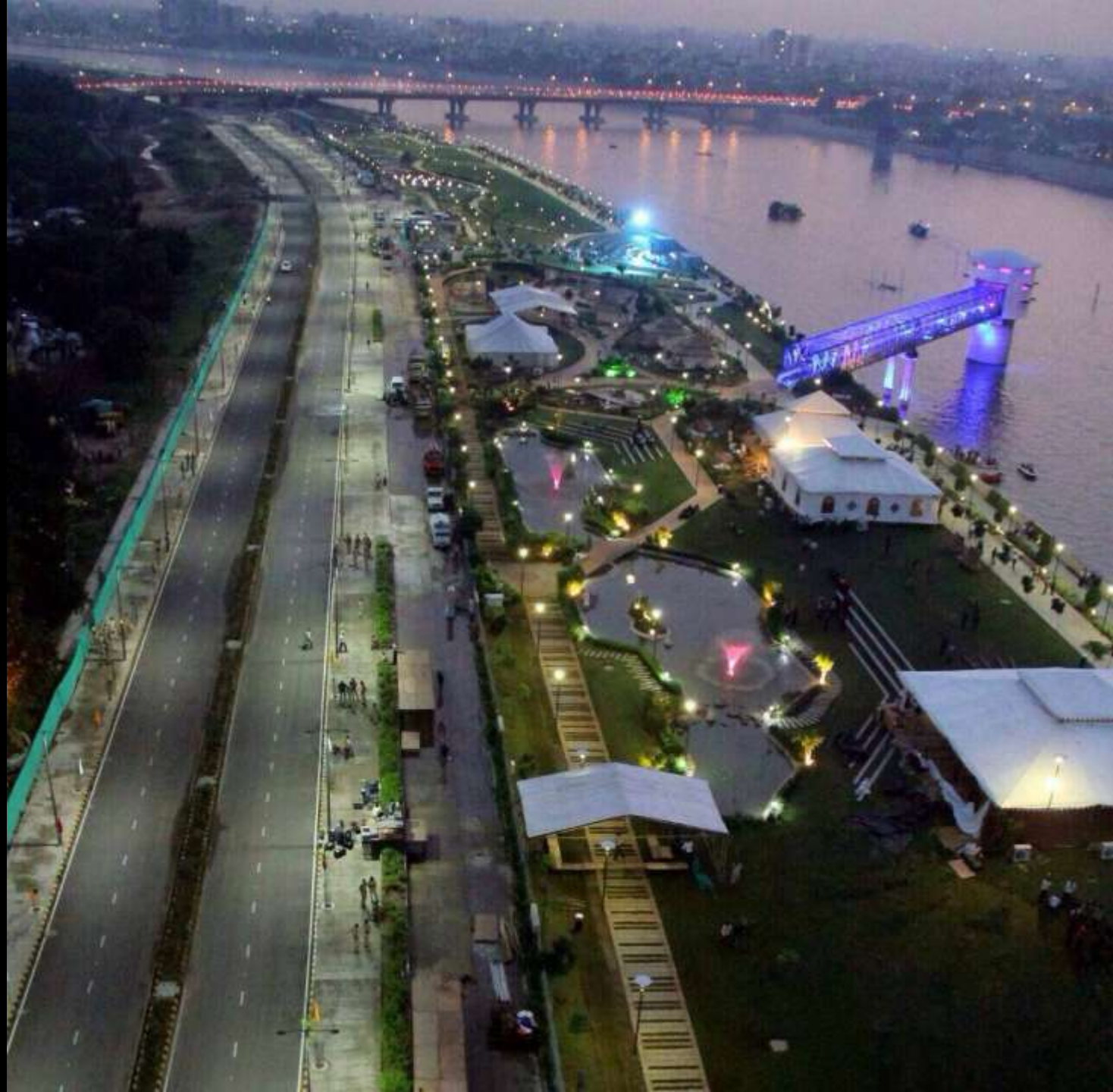






















# PROMENADE OF JOY

Bhadresh Gajjar



Amdavadis enjoying river breeze at the newly inaugurated Sabarmati Riverfront on Sunday



## RIVERFRONT MUSINGS

Amdavadis were seen enjoying the weather at Sabarmati riverfront walkway on a beautiful Sunday morning, colourful umbrellas in hand. The visitors including senior citizens, couples and children celebrated the weather, singing, dancing and posing for the cameras they had got with them. A brimming river reflected the joy in their hearts.





ABOUT **STROLLING**  
**NEELIMA PARIKH**  
 CLINICAL PSYCHOLOGIST



## A beautiful morning

The weather has been amazing in the last few days in *aapnu Amdavad*. Corn *laaris* have suddenly sprung up across the city in good number. And this has inspired me for a morning stroll at the newly-opened Riverfront. It is stunningly gorgeous in the morning as I have been for strolls there earlier as well. With my hubby and son, I plan to go there with some corn preparations

along. I take my son Jayraj to places like Adalaj ni Vav so that he knows more about the city we live in and the Riverfront would be a good developmental project to show him around.

The Riverfront has a nice pathway and benches where one can sit and relax. It is a place which is in the heart of the city, yet away from all the hustle and bustle.



## Washroom zen

ANERI PANCHAL AND RISHA G

Students, PGU  
READING SPACE: college washroom

Where would you go for last-minute revisions before a big exam or test? For Aneri Panchal and Risha G, students of Integrated Arts, it is the washroom of the Faculty Development Institution (University) (FDI).

They make themselves comfortable on the washroom platform as they read their books. Aneri said, "Come, we need to the washroom of the college before the exam. As we were nervous, we continued reading even as we entered the washroom. And suddenly we realised

that it was the ideal place for us. There were not many people there and it was peaceful."

Aneri added, there are several students who love to read in the pantry or the kitchen or under the trees.

"Come, you find your spot, you are all excited out. No, it is the best because sometimes a huge number of people gather in a student's room and there is a group study session. The interaction and things problem in a group is tedious," she said.

PGU AND FDI PGU AND FDI PGU

## Positive vibes

TRISHALI CHAUDHARI, 19

Student, PGU

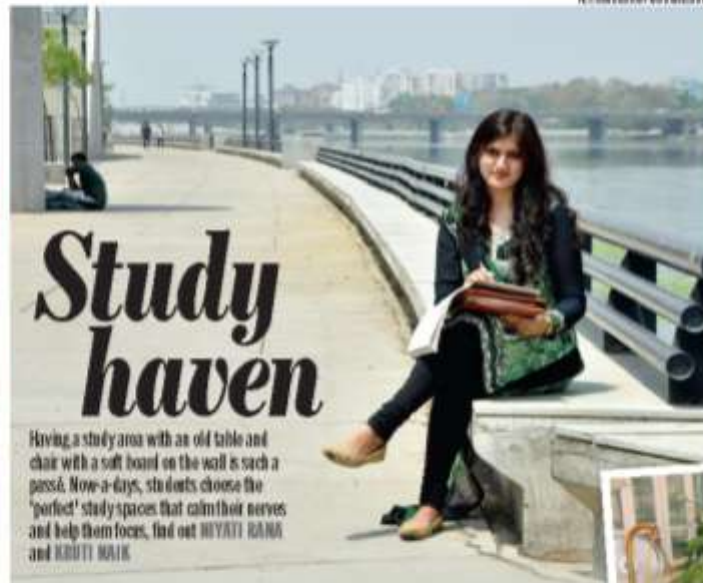
READING SPACE: Roomful of soft toys



Trishali's favourite spot to study is her childhood room, full of stuffed toys. But these toys are a lot more than just mementos of her childhood. According to Trishali, the stuffed toys give her a sense of peace and confidence. "Some think that the toys are just for fun, but I love them for that the presence of my stuffed toys help me study better," she said.

Trishali said, "I have never had a panic attack before/ during/ after my examinations. My soft toys calm me down. It is my safe haven."

Trishali is often teased by her brother for her obsession with soft toys. But that doesn't bother her. "The things I am crazy for these toys give me positive energy."



## Study haven

Having a study area with an old table and chair with a soft board on the wall is such a passé. Now-a-days, students choose the 'perfect' study spaces that calm their nerves and help them focus, find out RISHALI KANA and RISHALI KANA

## Perfect ambience

ANSHTA SOLANKI, 25

Student, PGU

READING SPACE: Solanki's room

For most students, a study room is a place to connect with family and friends. Some use it for morning study and an occasional run. But for Anshita, it's her personal study spot. She prefers the match between the VCs. Anshita said, "I have to be in a good mood and with a peaceful ambience of the room. The setting, the chirping of birds and walking by the water is the perfect study ambience for me. I follow, whenever I want

here, it not only boosts my confidence but also helps me imagine and make things." Anshita said, "I have to be in a good mood and with a peaceful ambience of the room. The setting, the chirping of birds and walking by the water is the perfect study ambience for me. I follow, whenever I want

On weekdays, she studies in her room, and on weekends, she goes to the library. She said, "I have to be in a good mood and with a peaceful ambience of the room. The setting, the chirping of birds and walking by the water is the perfect study ambience for me. I follow, whenever I want

On weekends, she studies in her room, and on weekdays, she goes to the library. She said, "I have to be in a good mood and with a peaceful ambience of the room. The setting, the chirping of birds and walking by the water is the perfect study ambience for me. I follow, whenever I want

## In lap of nature

KEDAR DESAI

Student, PGU

READING SPACE: Backyard garden

The life of an engineering student is hectic, full of countless assignments and projects. So when it comes to choosing his personal study space, he put a lot of thought into it. This mechanical engineering student transformed his backyard into a study garden which he uses as his 'study spot'.

"I have a hectic schedule with lots of assignments and projects. So, when I sit down to study, I like peace and quiet and lots of fresh air. There are not many places in the city where you can find such spots. So I transformed my backyard into a study garden."

Kedar has placed several potted plants, a swing and a table in the garden. According to him, sitting in the open with a light breeze and quiet helps him focus.

He said, "This place has a calming effect on me. When I study here, I feel at peace and I study more for all that I study here. I have been studying here for years."

Kedar is very particular of his study spot and personally cleans the space and maintains it. He has also kept the space so well lit to ensure there are no distractions.





# 6

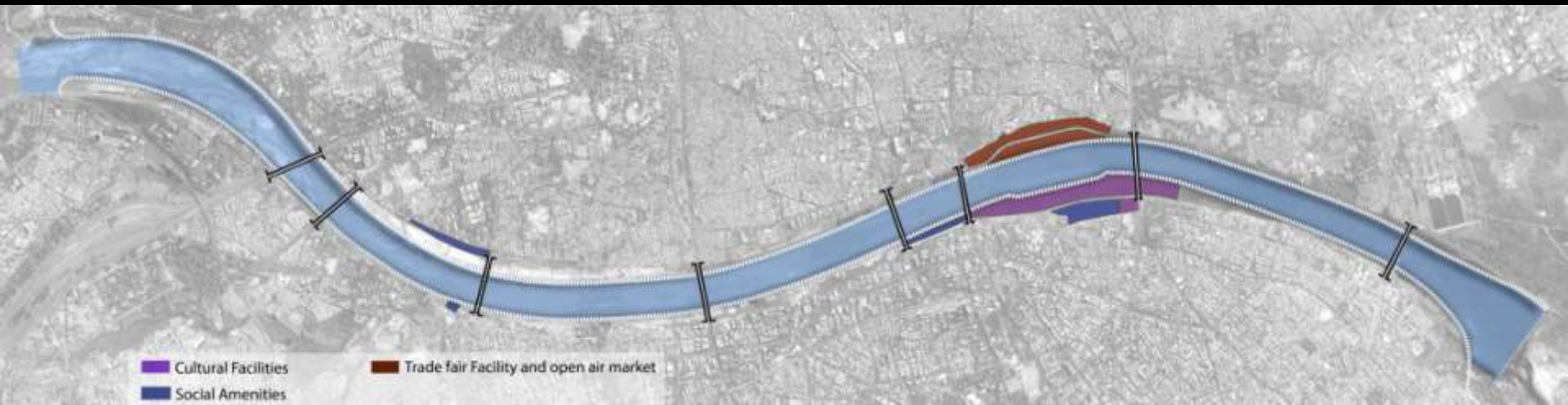
Provide Ahmedabad with many new cultural, trade and social amenities

# Temporary Event Ground Between Gandhi & Nehru Bridge

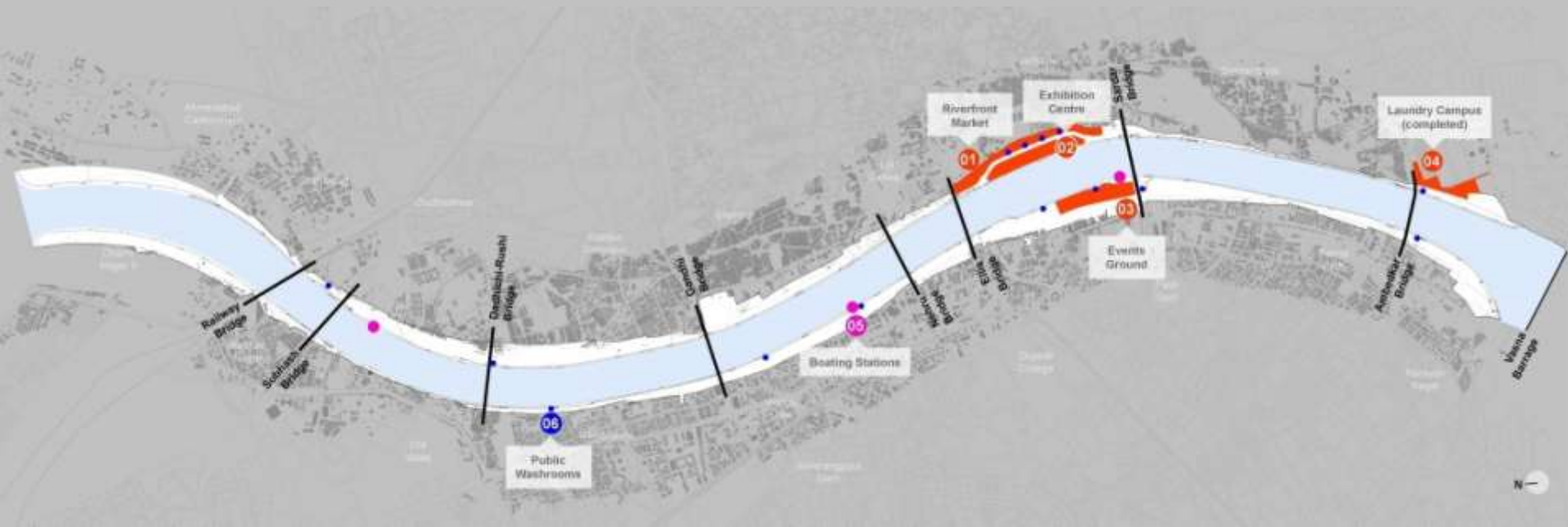




# Cultural, Trade and Social Amenities



# Cultural, Trade and Social Amenities





# Riverfront Market



2002



# Riverfront Market



2009



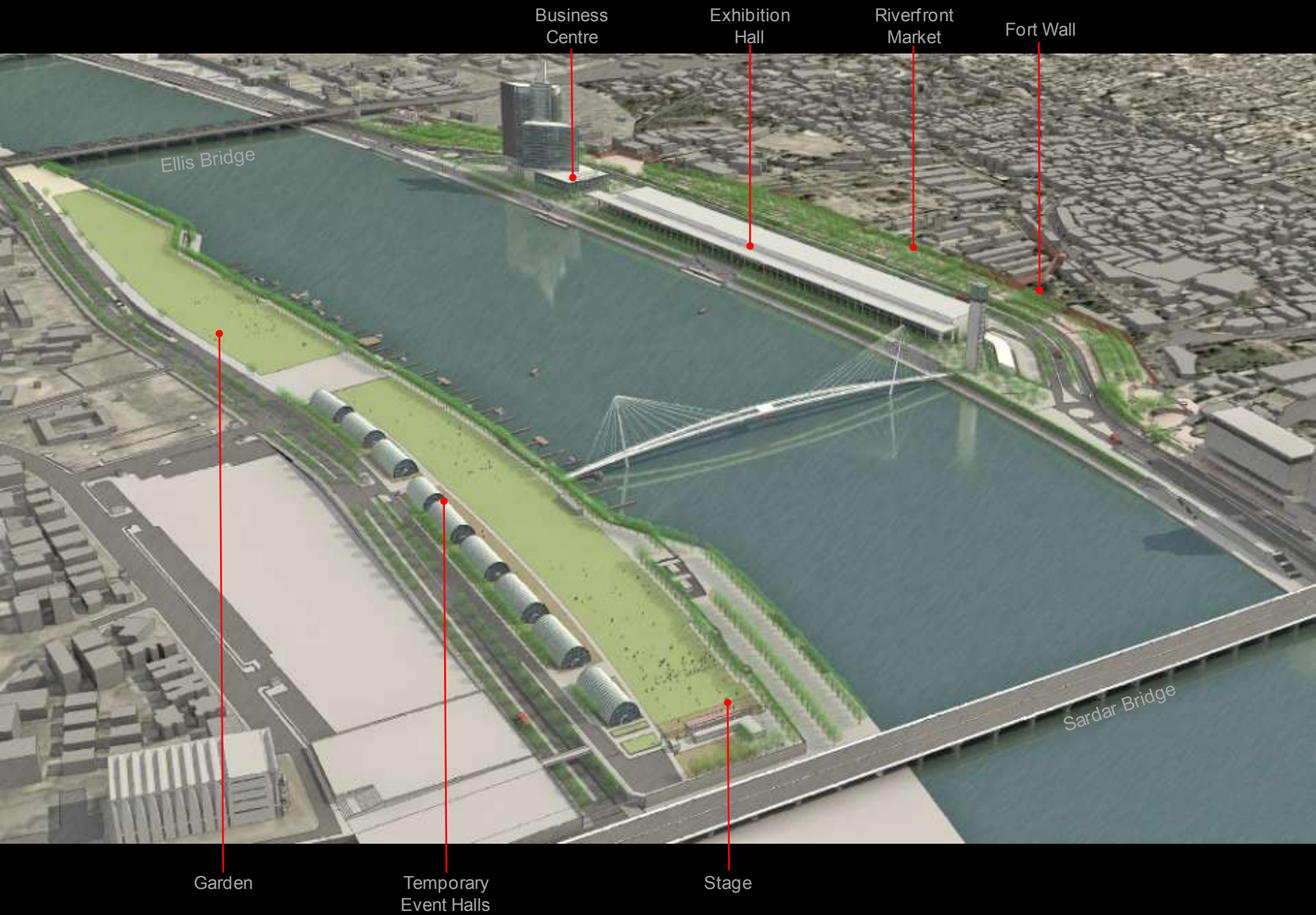
# Riverfront Market



2014



# Overview of the Event Ground





# Trade Fair Complex – View from River



# Riverfront Market – Service road and Access





# Riverfront Market – Service road and Access





# Riverfront Market





# Riverfront Market





# Riverfront Market





# Riverfront Market



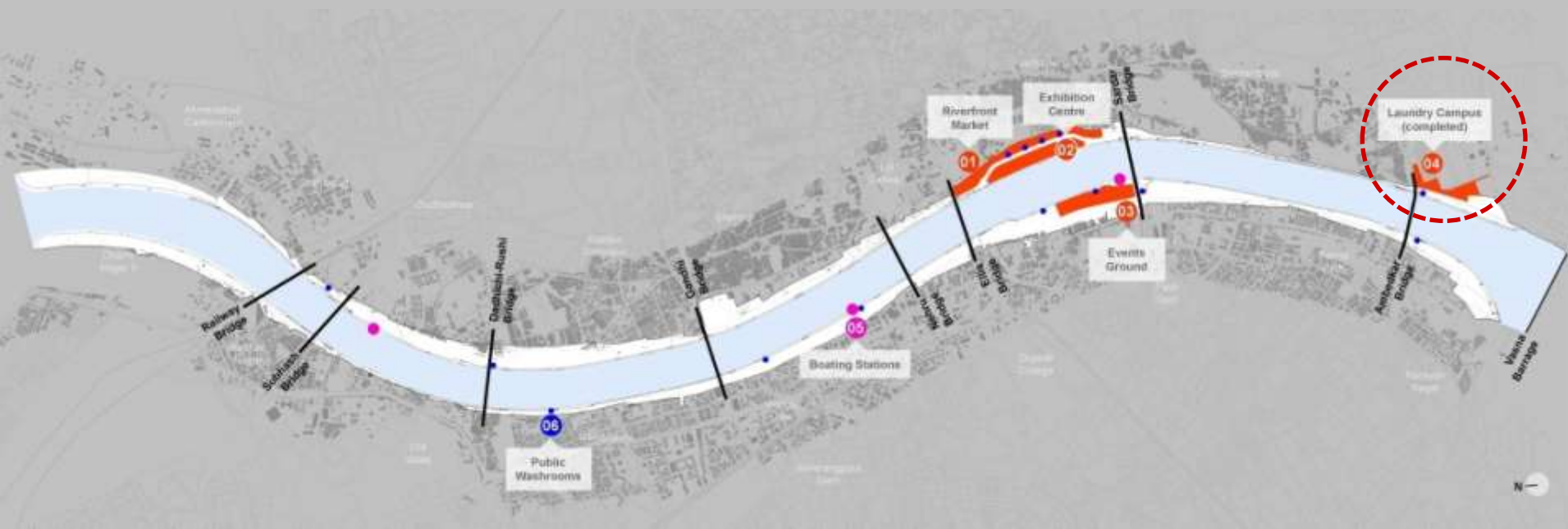


# Informal Market at “Delite-Junction”





# Laundry Complex



# Laundry Complex





# Laundry Complex





# Laundry Complex





The Sabarmati Riverfront Project will help provide Ahmedabad with many new cultural trade and social institutions!



7

Revitalize riverfront neighborhoods  
Rejuvenate Ahmedabad

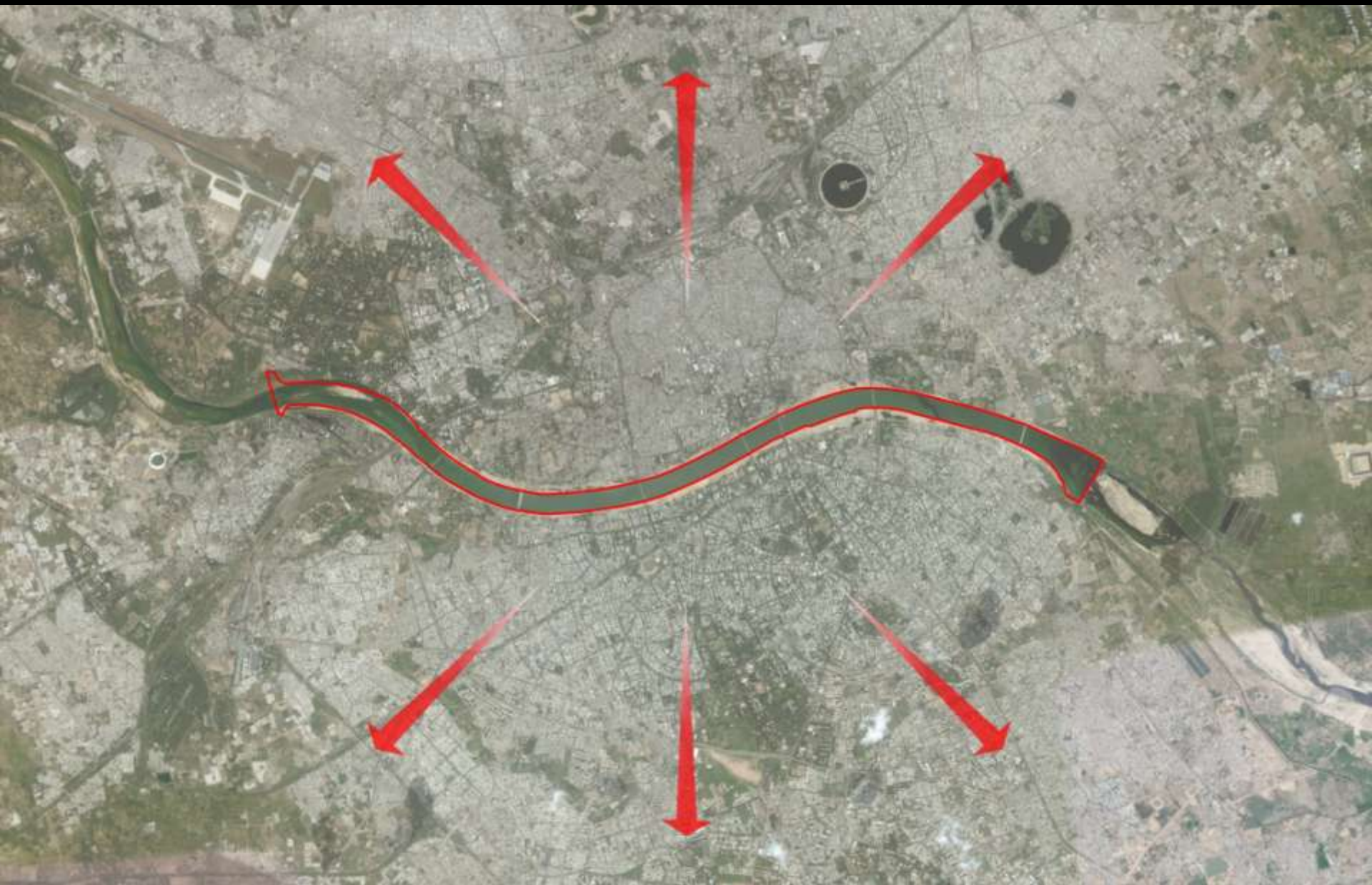


The Riverfront Project can transform all of Ahmedabad . . .



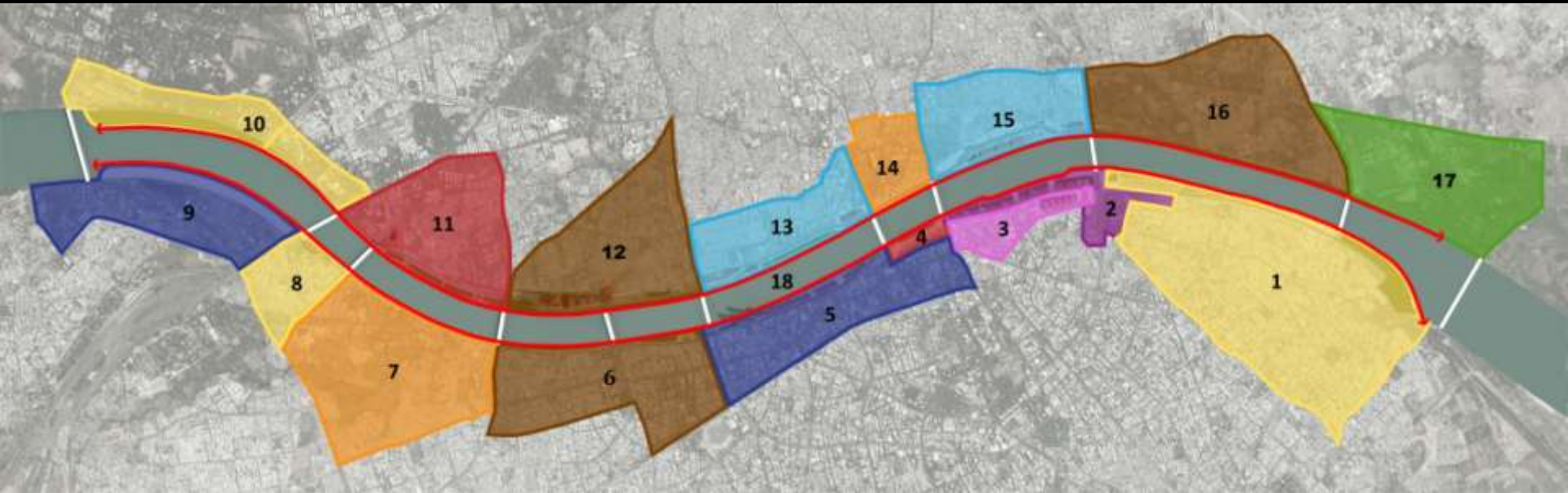


The Riverfront Project can transform all of Ahmedabad . . .





# Planning Precincts



1. Paldi Residential Neighborhood
2. Cultural Mile
3. Health-care Hub
4. B J Park Institutional Precinct
5. Ashram road Business District
6. Ashram road Mixed Use Precinct
7. Gandhi Ashram Heritage Precinct
8. Sabarmati Residential Neighborhood
9. Sabarmati Redevelopment Precinct

10. Shahibagh Residential Neighborhood
11. Shahibagh Institutional Precinct
12. Dudeshwar Mixed Use Precinct
13. Khanpur Mile
14. Lal Darwaza Heritage Precinct
15. Fair and Market Precinct
16. Calico Redevelopment Precinct
17. Pirana Precinct
18. Lower Promenade

# Planning Precincts – Ashram Road





# Planning Precincts – Ashram Road





# Planning Precincts- Shahibaug





# Planning Precincts- Shahibaug

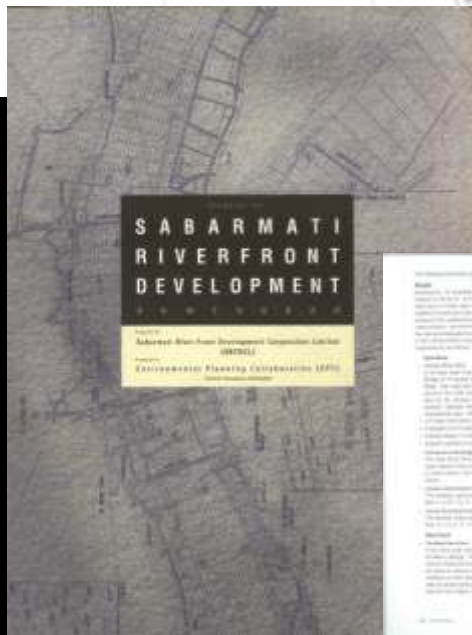


# 8

Generate resources to pay for all of the foregoing



# Masterplan Proposal (Landuse) - 1998



LAND USE	AREA (Ha)	AREA (%)
ROADS	49.736	30.552
GARDENS	41.454	25.463
PROMENADE	9.800	6.020
RELOCATION SITES	15.482	9.510
INFORMAL MARKETS	5.859	3.600
COMMERCIAL AREAS (TO BE SOLD)	20.209	12.413
RESIDENTIAL (TO BE SOLD)	12.474	7.662
PUBLIC UTILITIES	0.765	0.470
EXTENSION OF PUBLIC FACILITIES	0.940	0.577
RESIDUAL / UNALLOCATED	6.080	3.740
<b>TOTAL</b>	<b>162.799</b>	<b>100.00</b>

# The 1998 proposal – Project Cost and Revenue Potential

## C1 PROJECT COSTS AND REVENUE POTENTIAL

This section and Drawing No. 29 present preliminary cost estimates and a preliminary estimate of the revenue potential.

### Project Costs

At this stage of work the various SRFD Proposals have only been schematically defined. To arrive at the preliminary base cost estimate for the project, at various places, it has been necessary to use approximate quantity estimates. It has also been necessary to make assumptions regarding the eventual design of various components. Unit rates used to derive costs are based on these assumptions and prevailing market conditions. On account of this the project cost may vary when detailed design is undertaken. Effort has been made to include all foreseeable costs. Wherever it is not possible to estimate costs at this stage, it has been clearly indicated. Calculations for quantity estimation, design assumptions, and the sources used for determining unit costs have been adequately documented and are available with EPC. A value engineering exercise will be carried out in the next phase of work.

Preliminary cost estimates for the different components of the project are presented below. Drawing No. 29 shows the location of item numbers 7, 6 and 10 to 14.

No.	Item	Quantity	Unit	Unit Rate (Rs)	Amount (Rs Crores)	Item Total (Rs Crores)
1	Earthfilling	11,372.008	cu m	40	45.49	45.49
2	Retaining Wall (w/ earth +cc panels)	135.000	sq m	2,123	28.66	28.66
3	Parapet wall	18,000	m	8,928	16.07	16.07
4	Diaphragm wall	18,000	m	45,908	82.63	82.63
5	Bridge anchoring	188	girders	1,10,000	2.07	2.07
6	Bridge foundation galand blocks	1,090	cu m	3,000	6.33	6.33
7	Water Supply					
7.1	Mains (east)	8,774	m	7,544	6.62	
7.2	Mains (west)	7,590	m	7,544	5.73	
7.3	Branch lines (east + west)	4,000	m	954	0.38	12.73
8	Sewerage					
8.1	Trunk sewer (east)	11,758	m	1,600	1.88	
8.2	Trunk sewer (west)	10,604	m	1,300	1.38	
8.3	Branch lines (east + west)	4,000	m	500	0.20	
8.4	Man holes @ 30m c/c	746	No.	20,000	1.49	
8.5	Pumping stations	8	No.	1000,000	0.80	5.75
9	S.W. drain extensions					
9.1	Slab culvert (east)				2.02	
9.2	Slab culvert (west)				1.62	
9.3	Pipe culvert (east)				0.06	
9.4	Pipe culvert (west)				0.17	
9.5	Stilling basin	24	No.	1,31,760	0.32	4.18
10	Roads					
10.1	L1: Carrageway (east) (8400x21m)	176,400	sq m	725	12.79	
10.2	L1: Footpath (east) (8400x15m)	126,000	sq m	700	8.82	
10.3	L2: Carrageway (west) (6800x14m)	95,200	sq m	725	6.90	
10.4	L2: Footpath (west) (6800x16m)	108,800	sq m	700	7.62	
10.5	L3: Carrageway (3680x10m)	36,800	sq m	725	2.67	
10.6	L3: Footpath (3680x5m)	18,400	sq m	700	1.29	
10.7	L3: Cul-de-sac	3,500	sq m	725	0.25	40.34

### Revenue Potential

It is proposed that approximately 21 percent of the reclaimed land (34.6 ha) be sold for residential or commercial development. To estimate the revenues that are likely to accrue from the sale of land, a systematic analysis of land prices along the riverbanks during the last five years was undertaken. Based on this and the proposed development of infrastructure and other facilities on the reclaimed land a forecasting exercise was carried out. Each parcel of land for sale was treated separately – therefore each parcel's location, new facilities and existing developments surrounding it, and potential for development were taken into consideration.

The table below shows the revenue estimated from the sale of the land. Drawing No. 15 shows the location of the various parcels of land.

No	Location of Parcel of Land	Proposed Landuse	Area (sq m)	Estimate Land Price Rs/sq m	Estimate Revenue Rs Crores
1E	Between Subhash Bridge and Proposed Bridge 1	Commercial	33,246	10,000	33.25
2E	Between Proposed Bridge 1 and Proposed Bridge 2				
3E	Between Proposed Bridge 2 and Gandhi Bridge	Residential	20,441	6,000	12.26
4E	Between Gandhi Bridge and Nehru Bridge	Commercial	52,300	15,000	78.45
5E	Between Nehru Bridge and Ellis Bridge				
6E	Between Ellis Bridge and Sander Bridge				
7E	Between Sander and Proposed Bridge 3	Commercial	11,982	5,000	6.00
8E	Between Proposed Bridge 3 and Viena Barrage	Commercial	10,779	5,000	5.39
	<b>Subtotal</b>		<b>128,758</b>		<b>135.35</b>
1W	Between Subhash Bridge and Proposed Bridge 1				
2W	Between Proposed Bridge 1 and Proposed Bridge 2				
3W	Between Proposed Bridge 2 and Gandhi Bridge	Commercial	3,040	7,500	2.28
4W	Between Gandhi Bridge and Nehru Bridge	Commercial	89,940	20,000	179.88
5W	Between Nehru Bridge and Ellis Bridge	Commercial	758	20,000	1.52
6W	Between Ellis Bridge and Sander Bridge	Residential	104,302	12,000	125.16
7W	Between Sander and Proposed Bridge 3				
8W	Between Proposed Bridge 3 and Viena Barrage	Commercial	18,539	7,500	14.65
	<b>Subtotal</b>		<b>217,579</b>		<b>323.49</b>
	<b>Total</b>		<b>346,337</b>		<b>458.84</b>

It should be noted that the cost of capital (interest on the loan funds) has not yet been added into the project costs. The entire costs mentioned in the above table on costs will be spread over a period of 5 years. The revenues estimated from the sale of land are likely to accrue over a longer period of time. The revenues would be dependent on a number of factors namely: the completion of the reclamation works, construction of embankments, provision of infrastructure services and establishment of major connecting roads. These factors are listed for each saleable parcel of land in the table next page:



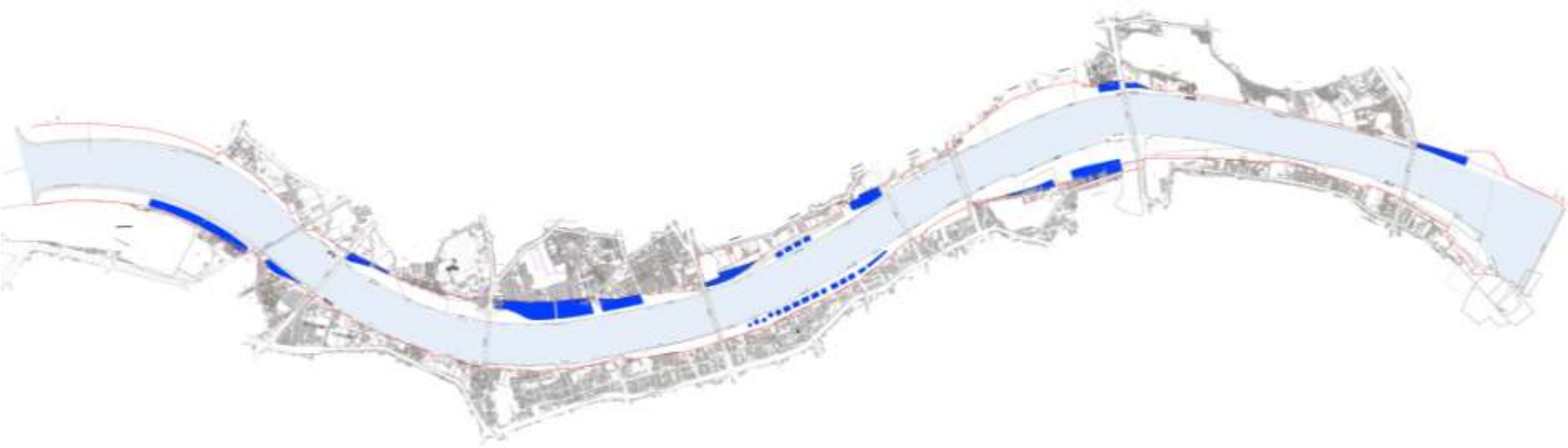
# Proposed Landuse – June 2010



- Development Sites
- Parks & Gardens
- Sports Facilities
- Open Space: Plaza & Promenade
- Public Purpose: Institution
- Streets
- River Promenade
- Public Utilities
- Residential Zone

- 53.84 % Gardens/Promenades/Open Space
- 11.08 % Public Utility Areas
- 19.38 % SRFD Road
- 14.50 % Land for Sale
- 1.20 % Adjoining Residual Area

# Saleable Land – SRFD Project



Total Amount of Land  
– 2,97,119 sqm

Total Floor Area (Construction)  
– 9,52,268 sqm

Total Revenue  
– 1500 Crore

Project Cost  
– 1103.42 Crore

SRFDCL				
Area Statement of Proposed Draft Land use				
No	Proposed Land Uses	Area (Sq.m.)	Area (Ha.)	%
1	Roads	403562.36	40.36	19.69
2	Garden	274585.49	27.46	13.40
3	Opne Space	376610.71	37.66	18.38
4	Public Purpose	281812.29	28.18	13.75
5	Lower Promenade	273892.72	27.39	13.37
6	Multi Use (For Sale)	297119.07	29.71	14.50
7	Sports Purpose	67380.52	6.74	3.29
8	Public Utilities	8360.27	0.84	0.41
9	Residential Zone-I ( Residual )	7988.55	0.80	0.39
10	Commercial Zone-I ( Residual )	55937.53	5.59	2.73
11	General Industrial Zone ( Residual )	916.14	0.09	0.04
12	Educational Zone ( Residual )	822.92	0.08	0.04
13	Burial Ground ( Residual )	108.44	0.01	0.01
Total		2049097.00	204.91	100.00



# Commercial Development – Sardar Bridge



# Commercial Development – Khanpur





# Commercial Development – Subhash Bridge



# 9

Create a memorable identity for  
Ahmedabad









# The City with the Riverfront



# The City with the Riverfront





# The City with the Riverfront



# The City with the Riverfront





# The City with the Riverfront



# The City with the Riverfront





# The City with the Riverfront



# The City with the Riverfront







This city will be known for bringing the Sabarmati back to Ahmedabad and for bringing Amdavadis back to the Sabarmati

THANK YOU