

Sabarmati Riverfront Phase-01

Developable Land Parcels

Urban Design Guidelines

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Urban design guidelines are crucial tools for shaping the built environment in a cohesive and sustainable manner. By providing clear frameworks and standards, these guidelines ensure that new developments contribute positively to the overall urban fabric. They promote consistency in architectural styles, spatial organization, and infrastructure integration, fostering a sense of place and identity of the riverfront.

For Riverfront developable land; these guidelines shall bring value addition and help in achieving a cohesive and memorable development.

These guidelines are:

1. Podium Height
2. Build to Line
3. Covered Walkway/ Arcade
4. Pedestrian Accessway
5. Active Edge
6. No Vehicular movement
7. Basement links
8. Building Façade

These guidelines are applicable for following Land for sale footprints

WGN-05, EGN-01

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1. Podium Height

- Podium footprint shall be same as permissible building footprint upto 4 floors.
- Podium is allowed to have all the uses except residential use.

2. Build to Line

- Facades of the building must be built on the line as indicated in the Drawing.
- Cumulative build to line shall be of 100% or continuous 75% of the length of the applicable build to line as indicated in the Drawing.
- The minimum building height on the build to line shall be 14 m from the building unit level.
- Clear height of the ground floor level shall be of minimum 4.2 m and minimum 3.35m for remaining floors.

3. Covered Walkway / Arcade

- The covered walkway shall be provided within the permissible building footprint as demarcated in the Drawing.
- It should be accessible from all the adjoining spaces.
- The covered walkway must have minimum continuous width of 5 m. Covered walkway shall have a minimum clear width of 3 m from 'Active edge'. The width is to be measured from the edge of permissible building footprint as marked on the Drawing.
- No projections are allowed within the covered walkway. It must be a clear continuous volume without any steps, walls or any other obstructions such as stair, parking, advertisement hoardings, temporary or any permanent structure.
- In case of columns used to support the covered walkway, the minimum clear distance between adjacent columns forming any side of covered walkway shall be 3 m. Distance between adjacent access points to the covered walkway shall not be more than 3 m.
- Covered walkway should be open on both the extreme ends.
- Permissible minimum height for covered walkways is 4.2m for the buildings with stepback after podium and 7.55m where there is no stepback after podium.
- Covered walkway shall be at same level as building unit level.

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4. Pedestrian Access way

- The building shall provide a continuous uninterrupted walkway of minimum 6m in width at ground level through the building as demarcated in the Drawing.
- Minimum clear height of the access way shall be 4.2 m.

5. Active Edge

- The Active edges shall contribute to the safety, visual interest and vitality of the public domain by avoiding the visual impact of blank walls, vehicle entrances and utilities such as conditioning vents and fire escapes.
- The sides having active edge must have active uses such as retail shops, cafes, eateries, and similar type of public uses.
- The Active Edge is demarcated on the Drawing. The alignment of the active edge shall be aligned to the building profile on the respective side.
- The Active edge must be built on the ground floor and directly accessible from adjoining streets/ covered walkway/ walkway/ driveway.
- The 10mt area around the given footprint shall be developed and maintained with landscape and walk way.

6. No Vehicular movement

- The no vehicular movement is marked for safety of pedestrians, keep street fronts active and avoid frequent interaction between pedestrians with vehicular movement.
- Where the sides or part sides of the building are marked as 'No Vehicular Movement' in the Drawing the vehicular movement for that part around the building is restricted to motorized vehicles except for emergency vehicles like Fire truck and Ambulance.

7. Basement links

- All the basement shall be linked to the basement of the adjacent building at first basement level with minimum clear width of 7.5mt.. Location and tentative alignment will be provided in the drawing.

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8. Building Facade

- The material used on building façade shall be non-reflective.
- Utility elements shall not be visible from outside
- Façade treatment shall be approved from the Competent Authority.