



મહત્વની યોજનાઓ

રિંગ રોડ

નવા પશ્ચિમ અને હયાત પૂર્વ વિસ્તાર માટે ગટરવ્યવસ્થા

પશ્ચિમ ભાગમાં પાણીપુરવઠા યોજના

આર્થિક રીતે પછાત વર્ગો માટે ૩૭૫૪ રહેઠાણો

વરસાદી પાણીના સિંચન અને ઝડપી નિકાલની પાઈપલાઈન

બોડકદેવમાં ફાયર સ્ટેશન

થલતેલ ટેકરામાં અંતિમધામ(સ્મશાન)

રમતગમત સંકુલ

બગીચાઓનો વિકાસ

વસ્ત્રાપુર તળાવનો વિકાસ

સુવ્યવસ્થિત આયોજન માટે ટીપી સ્કીમ્સનું ઝડપી આયોજન અને અમલીકરણ

ઔડા પરિવાર

માત્ર ૧૮૭ સભ્યો સાથે, ઔડા કુલ ૧૨૦૦ ચો.કિ.મી.ના વિસ્તાર પૈકી ૨૩૫ ચો.કિ.મી.ના શહેરીકરણ પામેલા વિસ્તારોના વિકાસનું આયોજન અને નિયંત્રણ કરી રહ્યું છે.

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From the Chairman's Desk



Dear Citizens,

There were times when people took up homes, but basic infrastructure such as roads, street lights and drainage was available long after. The merest drizzle waterlogged the street.

Times are now changing. Basic amenities are being put in place ahead of citizens moving into their homes.

In 1999, AUDA resolved that expanding horizons of Ahmedabad would conform to a carefully evolved plan. This haphazardly growing concrete jungle needed adequate civic amenities. For, true urbanisation means development in a planned manner with habitats having amenities such as proper road networks, drainage and sewerage systems, street lighting and so on. And, of course, a clean environment. A city that every citizen would be proud to own.

At the macro level, AUDA has evolved Development Plan-2011, the plan for providing civic amenities that a modern city needs. For the past two and half years, AUDA has been vigorously pursuing the implementation of Town Planning Schemes so that the planned infrastructure takes shape at the micro level. AUDA is rapidly striding towards realising the objective of making Ahmedabad a city with comprehensive urban amenities.

It is time to disseminate the plan for coping with the ever-growing infrastructure requirements of a mega-city that Ahmedabad is. It is also time to review our progress. It gives me great pleasure to put forward the salient features of the Development Plan-2011 and steps taken towards its implementation in booklet form.

AUDA has left no stone unturned in meeting the challenge that urbanisation poses. During the short span from mid-1999 till I write this, nearly 2500 hectares of land has been brought into the fold of urban infrastructure where planning is already complete. An additional 2600 hectares will be covered under a plan that is on the anvil.

To my mind, we have completed planning for an incremental population of another million within AUDA limits.

You will appreciate that AUDA does not have any revenue base like tax collections or grants from the Government, but it is only because of our innovative proposals that we are able to generate resources to

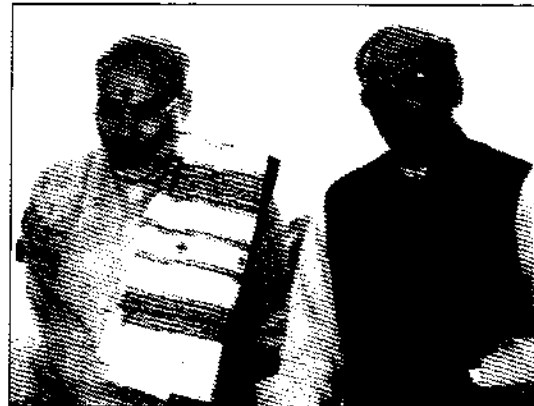
achieve ambitious plans. Also notwithstanding the limited resources and a lean staff complement of 187 (officers, assistants and all), we have kept pace with the hectic growth.

It is due to the prevalent atmosphere of mutual trust that land requisite for building infrastructure is available to AUDA even while the relative legal procedure is in train. A case in point is the co-operation that we have received from farmers who willingly surrendered their land that was required for the new Ring Road - a jewel in Ahmedabad's crown. Indeed, this environment of faith is the primary motivating factor in the herculean effort that AUDA has been making.

I dedicate this booklet to my fellow citizens whose active participation in AUDA's efforts to make Ahmedabad an urban paradigm.

December 2001

Surendra Patel
Chairman, AUDA



Shri Narendra Modi, Chief Minister
at EWS housing project



Shri L K Advani, Union Home Minister at the
Bhoomi Poojan of Bodakdev Fire station



Key features of AUDA's Draft Development Plan - 2011

- 1) Provision of land for development at affordable rates
- 2) Ensuring planned growth
- 3) Creating urban infrastructure
- 4) Improving environmental conditions
- 5) Facilitating creation of social infrastructure
- 6) Building the capacities of *Nagarpalikas*
- 7) Streamlining the administration
- 8) Resource mobilization



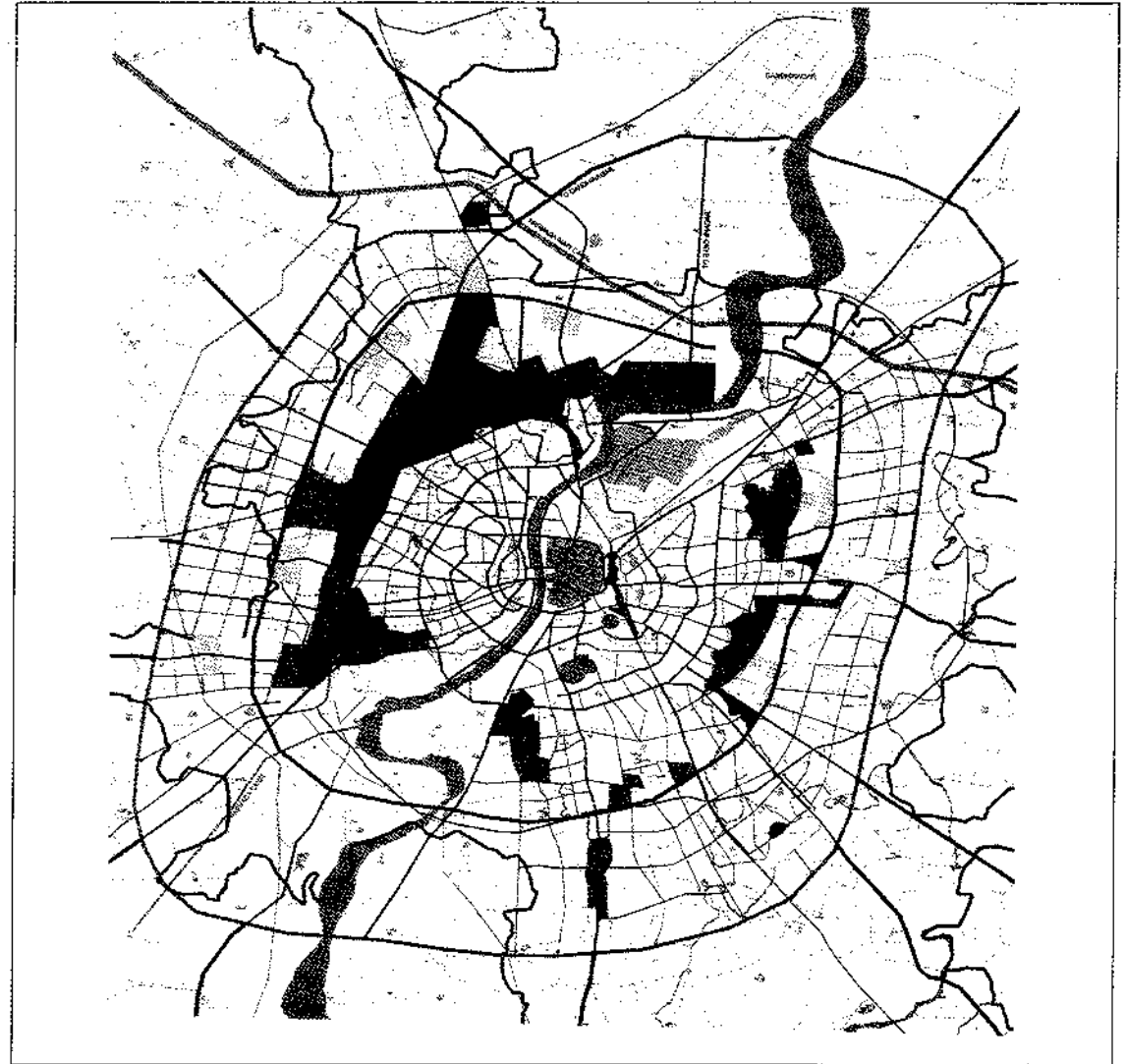
Provision of land for development at affordable rates

Earlier Scenario

Ahmedabad spread towards far-flung areas, such as Bopal, Ambli and Ghuma, that had no access to services. This leap-frogging development took place primarily on account of the ULC Act coupled with inadequate supply of land within the urban complex resulting from defunct Green Belts and other reservations whereby approximately 850 hectares of land lay unutilized within the city. Shortages of land led to surge in land prices. Zoning policies of earlier plans were perceived to be ad-hoc and inequitable.

Present Scenario

AUDA's Draft Development Plan 2011 envisages release of 65-sq. km. of additional land for urban development. No new reservations or acquisitions have been proposed in the plan. The total land area available for urbanization to 358 sq. km. including areas under the Ahmedabad Municipal Corporation and the Cantonment.





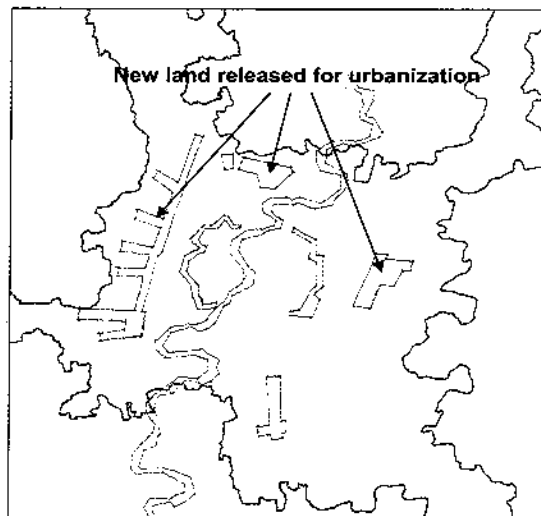
Rational and fair principles for Zoning

Zone boundaries follow roads or other geographical landmarks.

Zoning has been made sector wise in order to facilitate effective and economical infrastructure development.

A long-term view of land use has been kept in view while being guided by existing development patterns.

Anomalies in zoning have been removed by rezoning non-conforming areas to the predominant use, ensuring planned growth.



The Plan allocates land use for balanced development:

Zones	Area in Sq KM
Residential 1	85.36
Residential 2	32.18
Residential 3	35.00
Commercial	8.08
Educational & Public Utility	3.67
Services & Institutional	4.42
Industrial	9.09
Agricultural	26.22
High Flood Hazard Zone	5.37
Sewage treatment plant (AUDA & AMC)	9.35
Roads, Railways & Transport	16.97
Total (excl.AMC)	235.71



Earlier Scenario

At the macro level the Development Plan was meticulously drawn; at the grassroots, however, either the TP Schemes were not drafted or if drawn, there was delay in the implementation.

Surveys carried out initially were found to be inaccurate and caused problems to later stages of T P Scheme process.

Land acquisition for roads was feasible only after the Government gave final sanction to T P Schemes and settlement of legal disputes that generally take long to resolve, putting implementation way behind schedule.

Recovery of cost of providing infrastructure through the betterment charge was not viable.

As a result, only 18 T P Schemes were prepared in AUDA Area during the 21 years spanning 1978 to 1999.

Also as a result of delay in finalisation of T P schemes, haphazard and unserved growth took place with development preceding implementation of T P Schemes at Chandlodiya, Vejalpur, Thaltej, Satellite and eastern side of AUDA areas.

Present Scenario

Initiatives for expediting growth

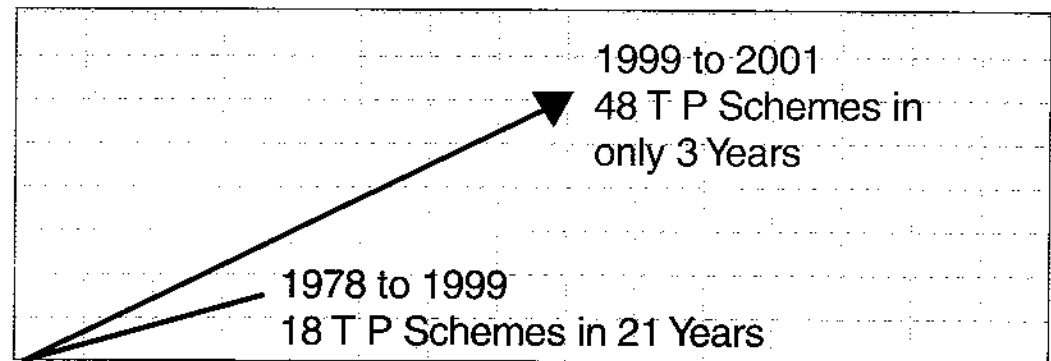
To enable rapid implementation of T P Schemes, AUDA initiated reforms in the Town Planning Act. The Government of Gujarat has supported these reforms.

Land acquisition for roads can now commence soon after draft T P scheme is approved. Here onwards AUDA can compensate itself for infrastructure provision in form of land; this modality has wide acceptance now.

AUDA has taken several steps for quick implementation of T P Schemes. For new schemes, surveying is now carried from the

very beginning by the "total station" method. T P Scheme preparation is now computerized. Preparation of draft T P Schemes is now often entrusted to eminent external consultants.

As against the dismal performance of previous 21 years, during the brief 3-year period from 1999 till date, 48 T P Schemes (total land area of about 5000 hectares) have been planned. Out of these, 24 T P Schemes have been completed; 20 in west AUDA region (1900.55 hectares), 4 in east AUDA region (400.55 hectares). 24 new T P Schemes are under preparation - 17 in west AUDA region (1800 hectares) and 7 in east AUDA area (800.80 hectares)





Prahladnagar - a paradigm in planned urbanization

A model T P Scheme on previously reserved land on the city's southwestern periphery - Prahladnagar - was taken up first. This scheme brings into the market 162 hectares of land that was previously reserved. AUDA has taken possession of land for roads and related works have already started. Development of infrastructure will be funded from sale of land accruing to AUDA from T P Scheme process.

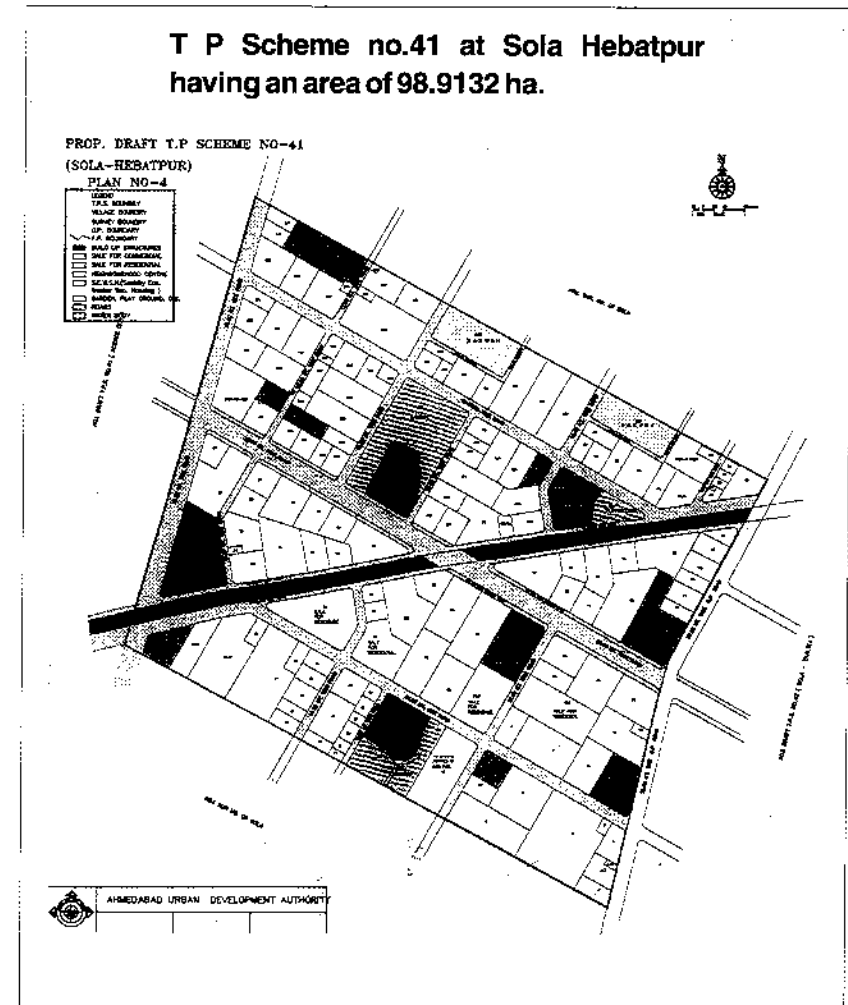
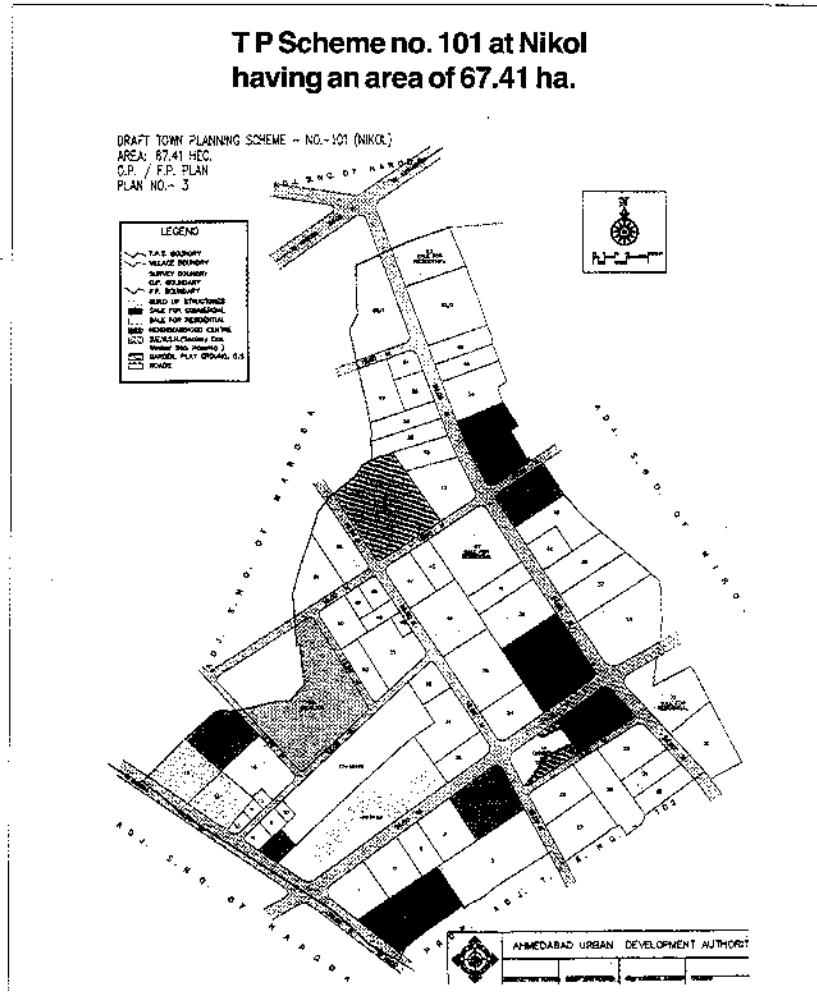
Process revitalised

The T P Scheme process has been revitalised. The average time for preparation and implementation of T.P.Schemes has decreased. As a result of these new measures, people willingly co-operate with AUDA and support the implementation of T P Schemes by providing land for roads and other public facilities. Infrastructure facilities are now available ahead of implementing the schemes that are progressing as per schedule. New growth is therefore taking place in a planned manner.





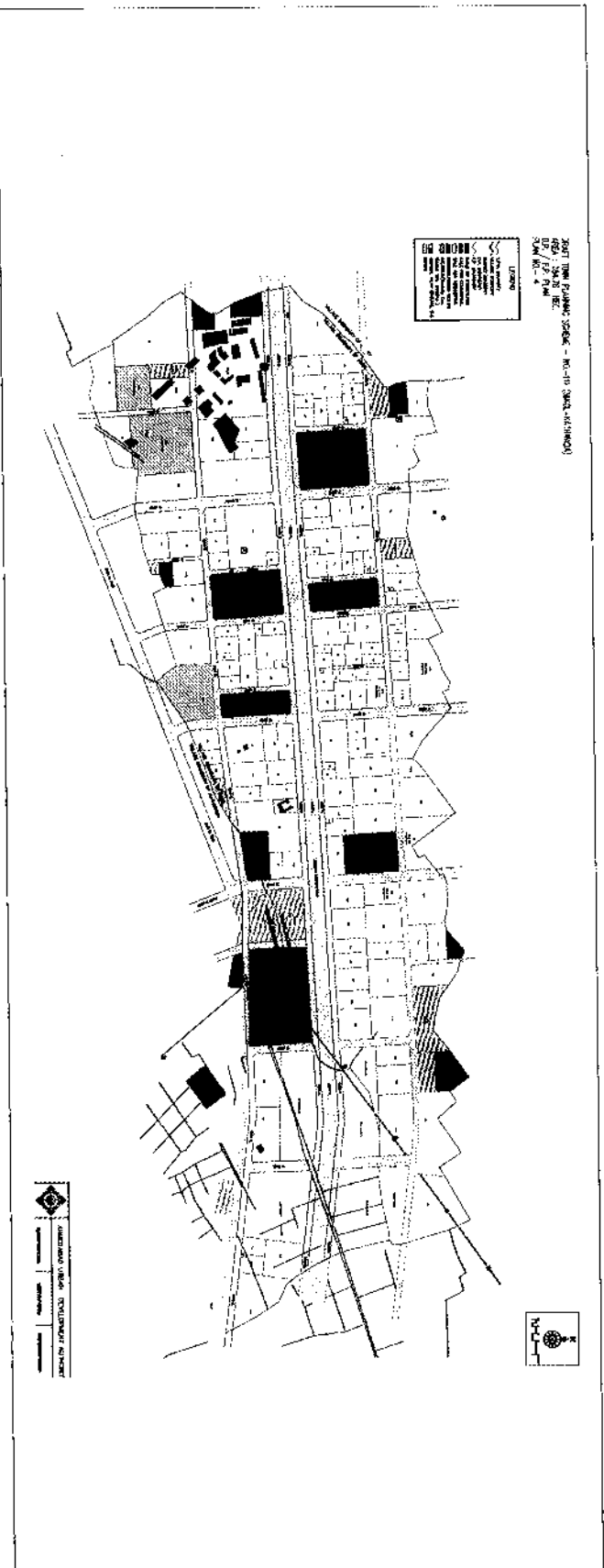
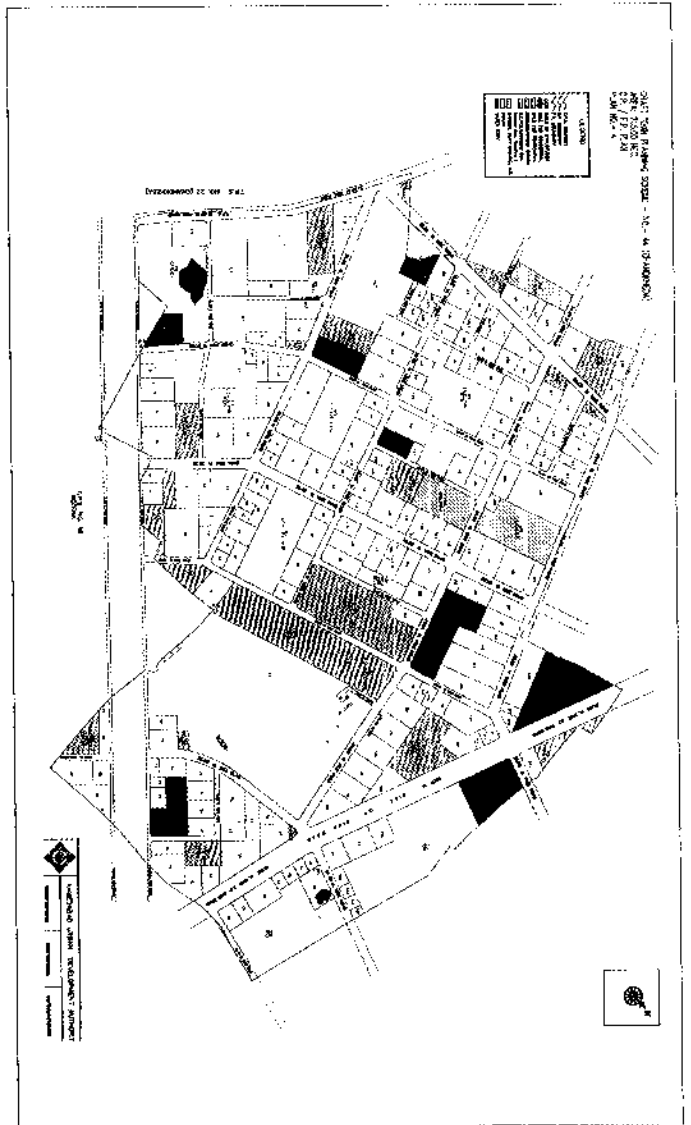
AUDA is rapidly implementing over 48 T P Schemes; some of these are as under:





T P Scheme no.44 at Chandkheda having an area of 215.00 ha.

T P Scheme no.111 at Nikol-Kathwada having an area of 184.76 ha.





Creating urban infrastructure (Road)

Earlier Scenario

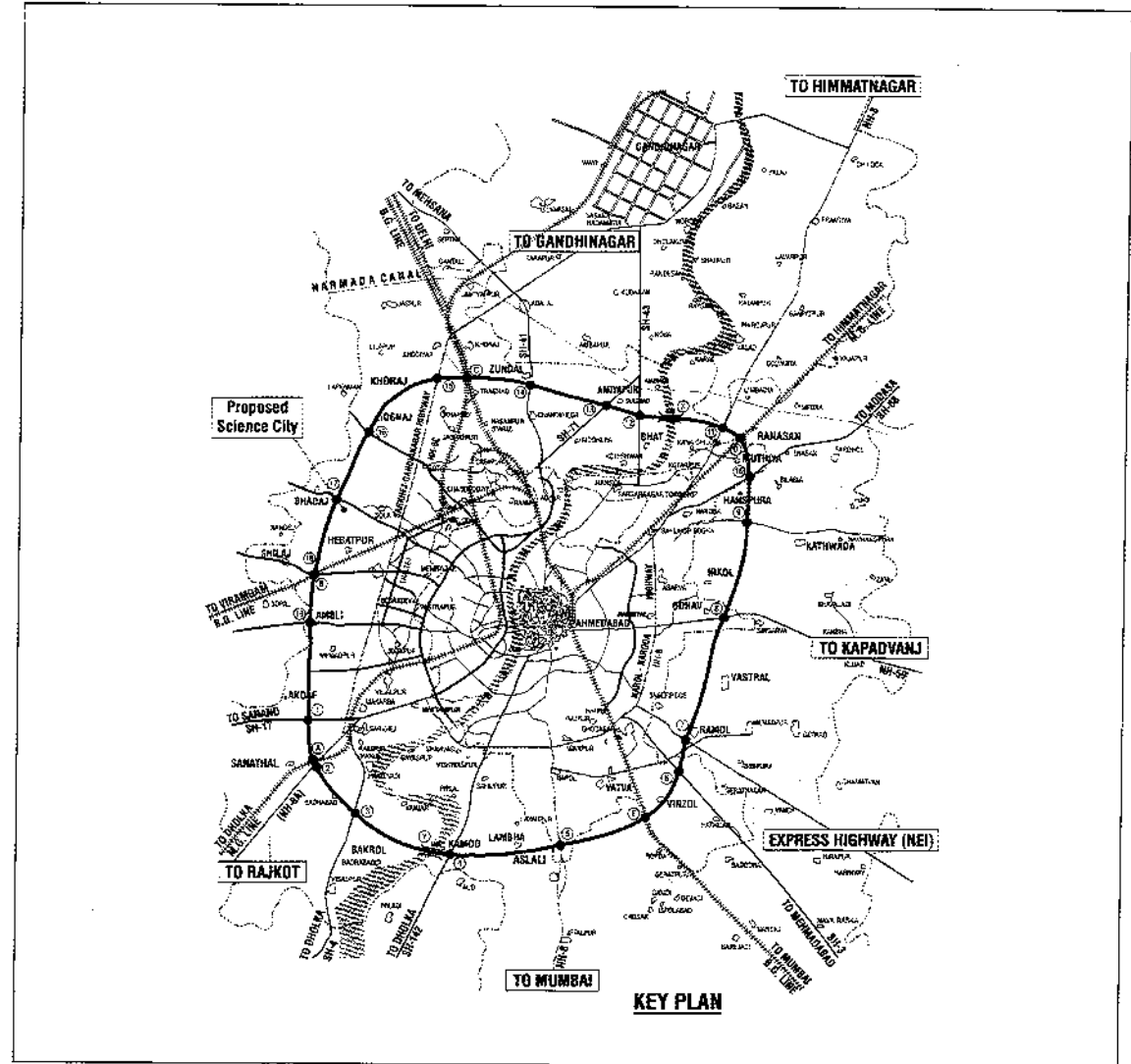
Low investments in urban infrastructure in the previous decades had resulted in deficient infrastructure. Many roads had not built at all. Street lighting was inadequate. AMC and AUDA areas were poorly linked.

Present Scenario

A rational road network is proposed with the main features being

AUDA is adding one more jewel in Ahmedabad's crown - a 60 meter wide and 76 km. long four-lane Ring Road. The eastern part of the ring road will be constructed with the help of the NHAI at an estimated cost of Rs. 100 crores. The southern part will be entirely developed on BOT basis; the estimated cost of this is Rs. 60 crores. The northern part of the Ring Road with an investment of Rs. 90 crores will be developed with the help of the State Government. The western part will be constructed entirely by AUDA with an estimated cost of 85 crores.

Farmers have willingly given possession of land required for a stretch of 40 km. where site-demarkation, fencing and levelling are





under way. The works in the western part of the Ring Road, that has to be developed singly by AUDA, has already commenced and contracts have been awarded to firms.

The total outlay on the Ring Road, excluding land cost, is projected at Rs. 335 crores. This arterial road would be a milestone in the development of Ahmedabad city. It would iron out the creases in the flow of traffic within AUDA areas and provide easy access to the city from its outskirts.

- strengthening of 20 Radials and other major roads to ensure ease of movement within the city.

- an 11 km. long 132 feet ring road has been opened up for public use. While land for this was acquired but lying barren for years, AUDA took the initiative and completed 6 kilometers of this road that enabled opening of this crucial road bringing ease in movement of traffic and reducing distances between various areas.

- strengthening/opening up of 180 km. roads in old T P Schemes areas where significant growth is taking place

- street lighting for 140 km. of this road network has been completed

- almost all roads have been completed within the old T P Scheme areas.

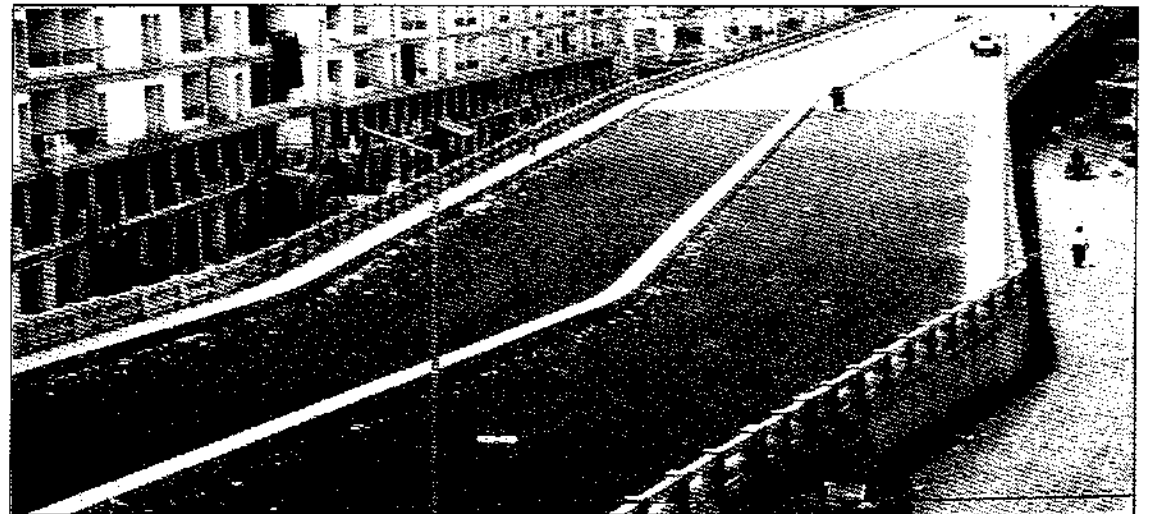
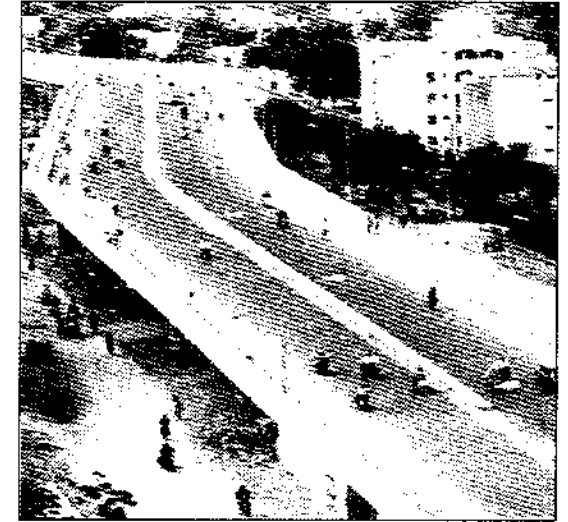
- road network is being created in advance in the new T P Schemes where possession of the land is available.

- a uniform grid of roads in new areas opened up for urbanization

- a service road providing safe and easy vehicular movement on the Gandhinagar-Sarkhej highway is under rapid implementation

- Chandlodiya railway over-bridge has been constructed

- Vejalpur railway over-bridge is complete





Earlier Scenario

No comprehensive sewerage network existed at either macro or micro level. Most areas that developed had been relying on soak pits or septic tanks.

Water supply neither ensured adequate supply nor coverage to the T P areas or rural areas slowly forming part of the urban agglomerate.

The lack of a comprehensive storm water drainage system caused water logging.

Present Scenario

The Development Plan covers creation of an effective drainage network and urban water supply system in AUDA areas; the highlights of the proposal are as follows:

Drainage

● drainage network and new trunk sewer along 132 feet Ring Road to serve 39 sq. km. of old T P Scheme areas are virtually complete. In addition to the above, sewage networks for Kaligam, Ranip, Nirnaynagar, Ghatlodia, Chandlodia, Memnagar, part of Thaltej, Vastrapur, Bodekdev, Jodhpur and Vejalpur areas have already been completed.

Creating Urban Infrastructure *(Drainage / Storm Water / Water Works)*

● another network alongside Gandhinagar-Sarkhej Highway to serve some 44 sq. km area is already designed and the work shall be tendered shortly

● a drainage network and trunk sewer alongside 60 meter ring road have been designed in detail and will be tendered shortly. This would serve a 25 sq. km. area in east Ahmedabad.

● a new 150 mld sewage treatment plant which will serve AUDA areas is being handled by AMC.

Storm Water

● It is planned to create an effective and ecologically sound storm water disposal network for AUDA areas. The relative works would begin shortly.

● It is proposed to have number of percolating wells to ensure both, disposal of storm water and recharge of ground water. 120 percolating wells have already been constructed.

● Usage of natural lakes to collect storm water has also been proposed. Percolating wells and lakes would be connected with a storm water disposal network.

● Large construction sites would be required to construct percolating wells that have now been made mandatory in the building laws.

Water Supply

● AUDA and Gujarat Water Supply and Sewerage Board have prepared a scheme to get water from the Narmada Canal; detailed design of the scheme has been completed.

It is proposed to pump water near Jaspur from where the water will be treated and brought by pipeline to be laid alongside the Gandhinagar-Sarkhej main canal.

The estimated cost of the above project is Rs.164 crores of which the component for the western region is Rs.118 crores and Rs.46 crores for the eastern region.

Tenders have already been invited for the western region component and the work would be awarded shortly. The project is scheduled to be completed by December 2002.

This project would enable supply of water to various Nagarpalikas and Grampanchayats within AUDA limits.



Improving environmental conditions

Earlier Scenario

The Green Belts proposed in earlier development plans have failed as the land was never acquired/developed as open spaces.

There are inadequate gardens and open spaces in the fast growing periphery of the city.

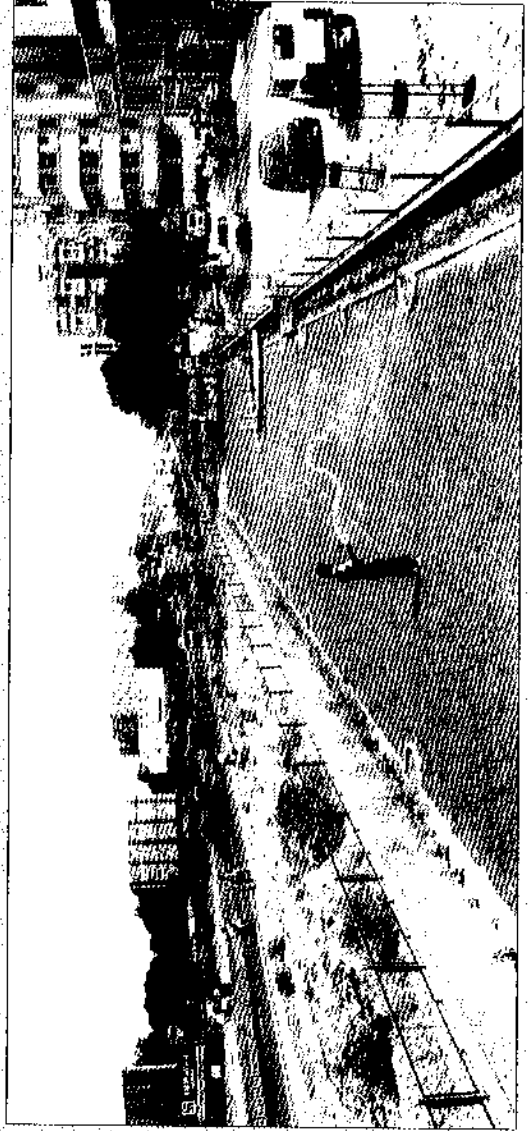
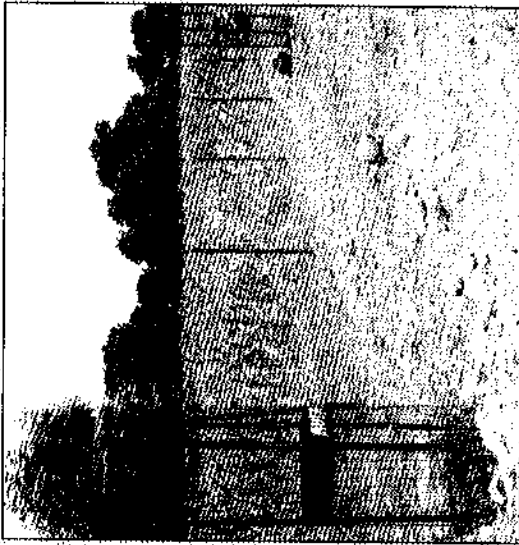
Ground water is being depleted rapidly.

The existing *talavels* (ponds) were being encroached, polluted and sometimes filled up.

Present Scenario

Several measures have been planned so as to improve environmental conditions.

- In the new zoning plans, 35 sq. km. have been designated as Residential Zone 3. Very low intensity development will be permitted in this area so that areas at the periphery of the city would have lush green vegetation. A virtual green belt would be made with private sector participation.
- Upto 5% of all land in the T P Schemes will be earmarked for parks and open spaces.
- 33 gardens with aggregate area of 1,00,000 sq. meters have been developed and still 13 more gardens covering 36000



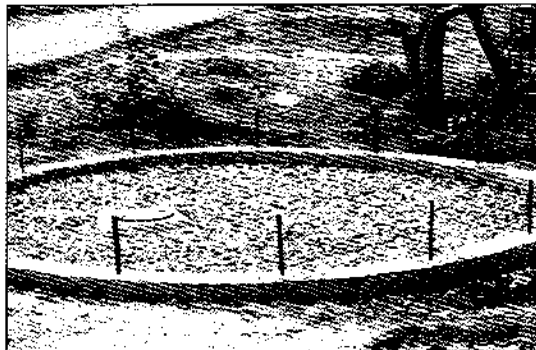


sq. meters are planned on AUDA land.

- 35000 trees have been planted along the Highway and main roads.
- A unique garden-strip has been developed along the Sarkhej-Gandhinagar Highway, enhancing the beauty of this stretch.

Ponds

- AUDA has already planned to develop about 22 major ponds in its area.
- All ponds would be protected. Subterranean water recharging and storm water drainage systems will flow into the ponds.
- The lakes in Vatsrapur, Chandlodiya and Prahladnagar are being developed for recreation and rainwater management.





Facilitating creation of social infrastructure

Earlier Scenario

Low priced land was not easily available for development of social infrastructure such as schools, hospitals and community halls. Reservations were made for various agencies without making financial provisions. In most such cases, implementation has not happened.

Present Scenario

The Development Plan has the following main proposals:

The practice of making reservation without requisite financial outlay has been discontinued.

Land acquisition procedure for social amenities has now been made part of the TP Schemes.

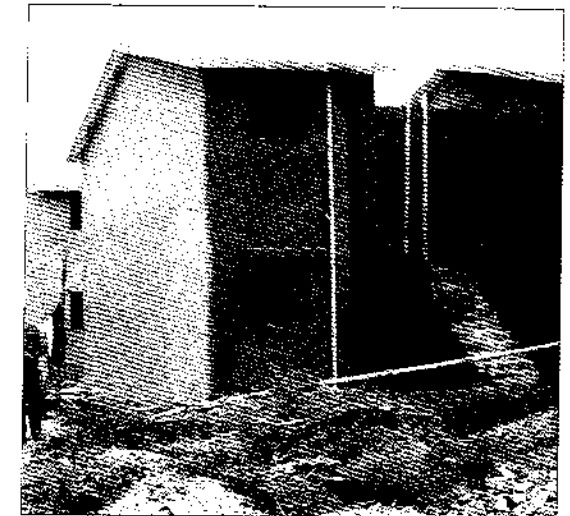
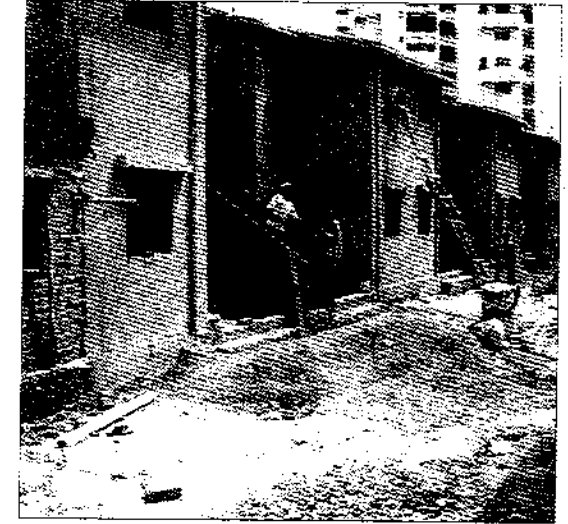
Deserving Institutions would be allocated land at subsidised rates for development of facilities.

90868 sq. mts. of land has been provided to 17 schools at subsidised rates.

3754 EWS (Economically Weaker Section) residential units have been constructed at Nirnaynagar, Jodhpur and Vejalpur for those displaced as a result of the enhanced infrastructure.

EWS Housing:

Nirnaynagar	-	624
Jodhpur	-	1320
Bodakdev	-	164
Jodhpur(Maskon)	-	1408
Vastrapur	-	248
Total		3754





Fire Station

A fire station is fast taking shape on Final Plot No.328 of AUDA Bodakdev Area T P Scheme No. 1/B at an estimated project cost of Rs.3 crores. Essential features such as fire fighters, water tankers, ambulances and hearses would be provided.

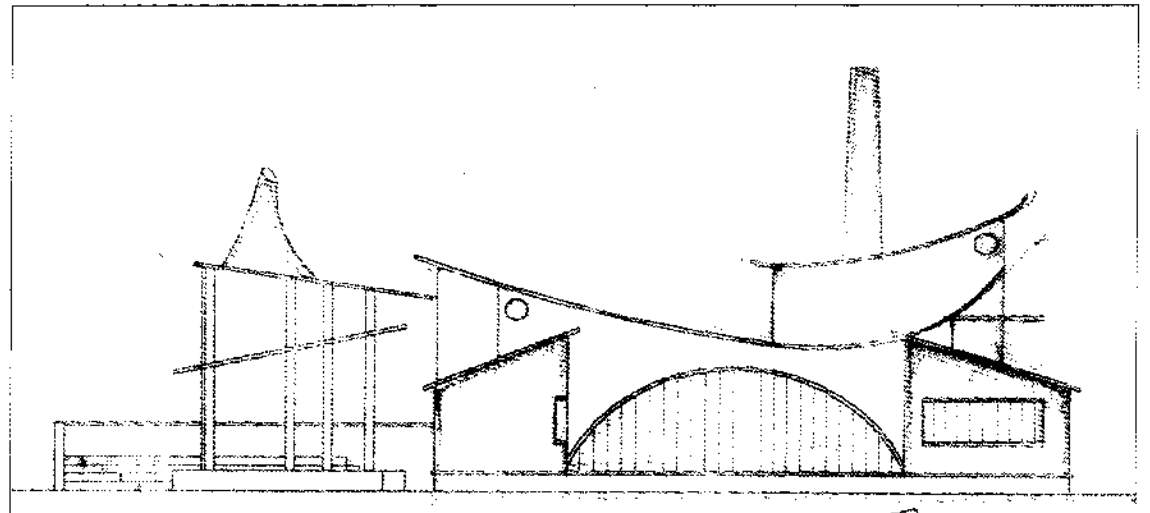
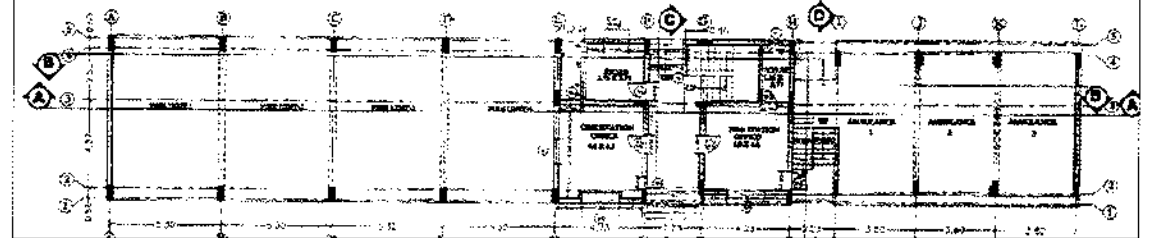
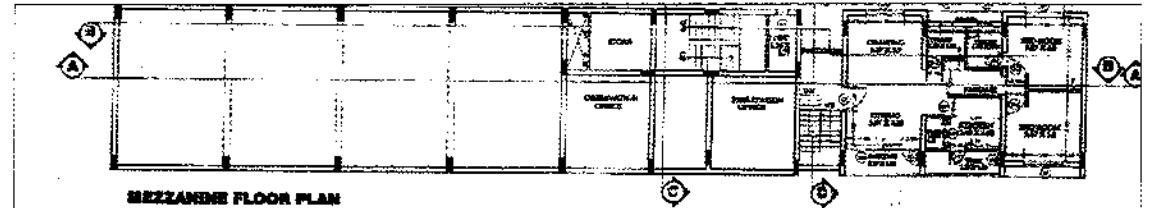
Two more fire stations are planned at Prahladnagar and Gota.

Crematorium

The existing crematorium at Thaltej Tekra is being upgraded with modern amenities at an estimated cost of Rs.1 crore. Equipped with an electric furnace, this crematorium would have a main hall, a room for religious rites, prayer room and a room for the ashes.

Sports Academy

A Sports Academy will take shape on an aggregate 36733 sq. mts. of land Thaltej T P Scheme. The complex would be developed on land (present estimated market value Rs. 20 crores) at a capital cost of Rs.12 crores. This project would be built on a public-private partnership basis.





Building the capacities of Nagarpalikas

Despite the fact that AUDA's operational sphere is primarily limited to creating planned infrastructure in urban agglomeration, people expect it to fulfill all municipal functions, such as solid waste management and maintenance of roads and other utilities - all essentially the functions of Nagarpalikas and Gram Panchayats within AUDA areas.

The new initiatives:

Streetlights have been provided in T P Scheme areas; this is essentially a responsibility of the *Nagarpalikas* or *Gram Panchayats*.

Dumpers, loaders, waste collection bins etc. have been provided for waste disposal to *Nagarpalikas*.

AUDA undertakes intensive, large scale cleaning campaigns in *Nagarpalika* areas at least twice annually.



AUDA has provided assistance for Solid Waste Management to the Gram Panchayats, NagarPanchayats and Nagar Palikas in last few years

- 30 Tractors
- 29 Hydraulic trailers
- 352 Containers
- 299 Hand Carts (6 Boxes)
- 18 Fogging machines
- 92 Dustbins



Streamlining the administration

Earlier Scenario

Land for public facilities was obtained through the process of reservation and land acquisition. In this method, the benefits/costs of development were distributed inequitably.

Development control regulations were complicated.

A lot of jugglery was possible in FSI calculations which led to wide spread illegal construction ultimately harming the interests of consumers

There was no proper system for making variations in special cases or for appeals

Public participation was low in the planning process. Little effort was made to communicate the development plan proposals to the public.

AUDA had limitations in terms of in-house facilities and staffing.

Present Scenario

The practice of making reservation has been discontinued. Land will be acquired hereafter through the more equitable and democratic process of T P Schemes.

Development Control Regulations have been simplified.

New structural safety norms have been published in the context of the earthquake that struck Gujarat on January 26, 2001. The norms have established in detail the concerns for structural safety. The requirements and responsibilities for "earthquake-proof" structures have been clearly identified.

Without exception, the "Gross F.S.I." is being reckoned so that calculations are unambiguous and, furthermore, consumer interest is protected.

The process of regularising past constructions that do not adhere to the duly approved plans through collection of impact fees is now under way, the objective underlying this step being to obviate avoidable litigation and the wastage of resources having been deployed in such structures, without- of course- compromising on the crucial aspect of safety.

With the constitution of an "Appeals Committee", a due process of making variances has been introduced.

Steps for toning up internal mechanisms

A "Guidance Cell" has been set up with a view to providing citizens information

regarding legal status of buildings and to protect consumer interest.

With regular "Consultation Meetings", AUDA maintains constant contact with citizens.

Most planning and regulation systems have been computerized.

Drafting of development plans and designing of T P Schemes is being entrusted to external consultants.

Many services are being contracted out.

Citizens' Charter has been introduced and implemented.

For better and efficient administration AUDA has created an entirely a new space as an extension of its existing office and introduced new generation equipments.





AUDA has always been perceived to be replicating the role of a municipal corporation although there are basic differences between the structure and duties of both organizations.

AUDA has no tax-based income. There are limited avenues of revenue generation. Lack of resources has impeded AUDA's capacity to provide adequate urban infrastructure.

Earlier, there was low revenue generation as a consequence of the ineffective implementation of T. P. Scheme processes. This led to inadequate infrastructure being provided at the neighborhood level.

There was poor recovery of service charges and other dues.

The scenario after 1999

Notwithstanding the fact that AUDA has no tax-based income or limited avenues of revenue generation, several innovative approaches are designed so as to mobilise resources, as per hereunder:

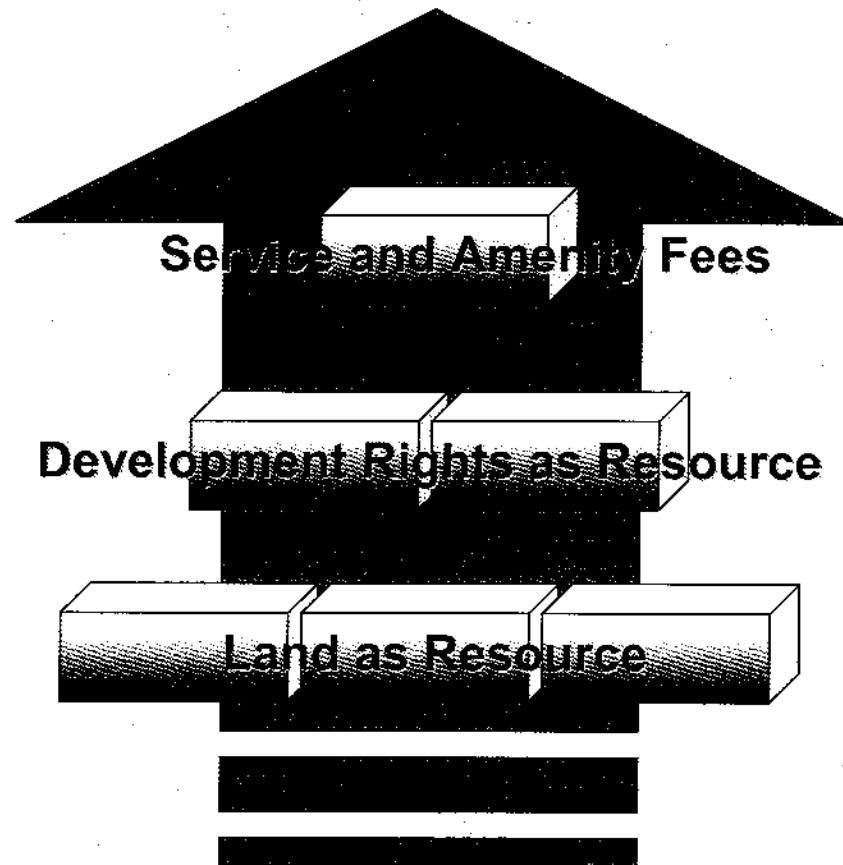
Land would be used as a means of income generation through allocation of land for sale in T P Schemes.

Development rights would also be a means of revenue generation; buildings adhering to minimum margin norms and norms relating

Resource mobilization

to maximum height can derive 25% more FSI with payment of requisite fees.

A special Service and Amenity Fee provision has been made in relation to areas not covered under T P Schemes.





AUDA's Achievements

AUDA has increased the supply of affordable land through zoning and Town Planning Schemes.

AUDA is ensuring planned development at the micro-level through the rapid implementation of Town Planning Schemes.

AUDA is rapidly implementing vital city level infrastructure such as roads, sewerage and is planning for water supply.

AUDA is improving the environment by creating green open spaces and gardens, protecting *Talavdis*, and recharging ground water.

AUDA is providing EWS housing to people displaced by projects.

AUDA also provides subsidized land to facilitate creation of social infrastructure such as schools and hospitals.

AUDA has been assisting *nagarपालikas* in building their capacity.

AUDA is striving to improve governance through increased participation and transparency.

AUDA is mobilizing the resources required for achieving all the above.

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ଉତ୍କଳ ଶାସ୍ତ୍ରୀୟ ଶିକ୍ଷା ଆନ୍ଦୋଳନ

**ପଢ଼ିବାର
ଓଡ଼ିଆ ଶାସ୍ତ୍ରୀୟ ଶିକ୍ଷା
ଆନ୍ଦୋଳନ**



સ્થાપના :

૧ ફેબ્રુઆરી, ૧૯૭૮ના રોજ રાજ્ય સરકારશ્રી દ્વારા અમદાવાદ શહેરી વિકાસ સત્તામંડળ (ઔડા)ની સ્થાપના કરવામાં આવી.

ઔડાનાં મુખ્ય ધ્યેય :

- (૧) સતત વિકસતા શહેરી વિસ્તારોના વિકાસનું આયોજન કરવું.
- (૨) શહેરી વિકાસ માટેની યોજનાઓની રૂપરેખા તૈયાર કરવી અને તેના અંતિમ આયોજનનું અમલીકરણ કરવું.
- (૩) આયોજન મુજબ વિકાસનું નિયમન કરવું.
- (૪) રસ્તા, ગટરવ્યવસ્થા, પાણીપુરવઠા જેવી પાયાની સુવિધાનું આયોજન કરવું.

ઔડા વિસ્તારમાં ૧૫૨ જેટલી ગ્રામપંચાયતો, નગરપંચાયતો, નગરપાલિકાઓ અને ગ્રોથ સેન્ટરોનો સમાવેશ થાય છે. ઔડાના કાર્યક્ષેત્રમાં કુલ ૧૨૯૫ ચો.કિ.મી.નો વિસ્તાર આવરી લેવામાં આવ્યો છે, જેમાં અમદાવાદ મ્યુનિસિપલ કોર્પોરેશનના ૧૯૦ ચો.કિ.મી. વિસ્તારનો પણ સમાવેશ થઈ જાય છે.

ઔડાની તમામ કાર્યવાહી બોર્ડ દ્વારા, તેના બંધારણને અનુલક્ષીને કરવામાં આવે છે. ઔડાના બોર્ડ ઓફ ડિરેક્ટર્સમાં અધ્યક્ષશ્રી - ઔડા, સચિવશ્રી - શહેરી વિકાસ વિભાગ, સચિવશ્રી, મહેસૂલ વિભાગ, ગુજરાત રાજ્યના ચીફ અર્બન પ્લાનર, આર્થિક સલાહકાર - શહેરી વિકાસ વિભાગ, કમિશનરશ્રી - અમદાવાદ મ્યુનિસિપલ કોર્પોરેશન, કલેક્ટરશ્રી - અમદાવાદ જિલ્લો તેમજ જિલ્લા પંચાયત, અમદાવાદ મ્યુનિસિપલ કોર્પોરેશન, નગરપાલિકા અને ગ્રામપંચાયતના ચૂંટાયેલા સભ્યશ્રીઓનો સમાવેશ થાય છે.

