



सत्यमेव जयते

GOVERNMENT OF GUJARAT

# Urban Development Sector Profile



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**GUJARAT** 10-13 Jan  
**2017**

Connecting India to the World | **8<sup>th</sup> Global Summit**

# Urban Development:

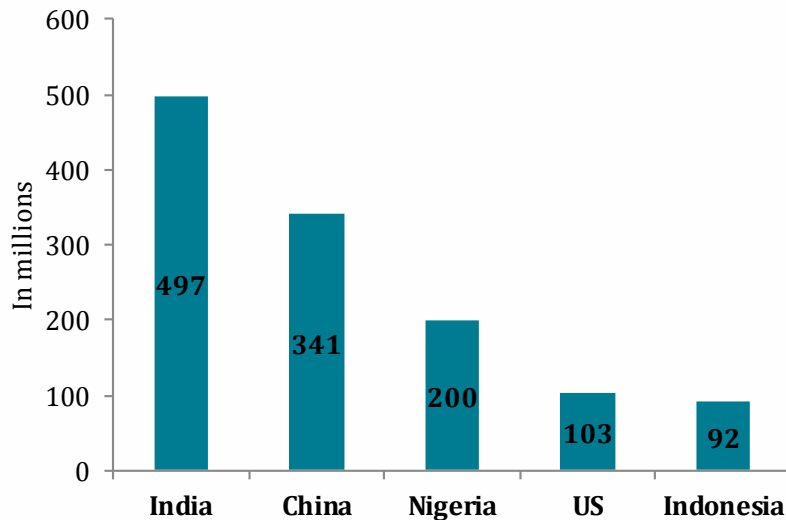
India Scenario



# Urban Development : India Scenario

**India has the second highest urban population in the world. Population of Indian cities will increase from 340 million in 2008 to 590 million by 2030 – 40 percent of total population**

**Addition in Urban population  
from 2010 - 2050  
(in millions)**



## **By 2030, India will have:**

- 68 cities with population of more than 1 million
- 13 cities with more than 4 million people
- 6 megacities with population of 10 million or more, at least 2 of which (Delhi and Mumbai) will be among the five largest cities in the world

By 2031, about 600 million Indians will reside in urban areas, an increase of over 200 million in just 20 years.

**The investment required for building urban infrastructure in India, over the next 20 years, is estimated at approximately USD 1 trillion**

**Government has offered tax and non-tax incentives to promote investments in urban infrastructure and housing sectors.**

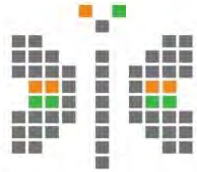
# Urban Development : India Scenario



- Government of India has prioritized cities as a lever for the transformation of today's India. Urban centres are and will be the engines of growth.
- The Government of India initiatives such as Swachh Bharat Abhiyaan, Atal Mission for Rejuvenation and Urban Transformation (AMRUT), Housing for ALL and Smart Cities Mission aim at providing a clean and sustainable environment along with a decent quality of life to its citizens.



# Urban Development : Initiatives



**Smart City**  
MISSION TRANSFORM-NATION

100 Smart Cities to be developed in a duration of five years

**'Promote cities that provide core infrastructure, give a decent quality of life to its citizens, a clean and sustainable environment and application of 'Smart' Solutions'**

Selected Smart City will be given ~USD 31 mn. (Rs. 200 crore) in the first year, followed by ~USD 15.5 mn. (Rs. 100 crore every year for the next three years



Accessibility to basic amenities like water and sewerage; Development and maintenance of green areas; Public transportation to reduce pollution

**'Providing basic services (e.g. water supply, sewerage, urban transport) to households and build amenities in cities which will improve the quality of life for all, especially the poor and the disadvantaged!'**

Total outlay planned : ~ USD 7.5 bn. (Rs. 50,000 crore) for 5 years from FY2015-16 to FY2019-20



Round one: Ajmer, Amaravati, Amritsar, Badami, Dwaraka, Gaya, Kanchipuram, Mathura, Puri, Varanasi, Velankanni and Warangal

**'To undertake strategic and planned development of heritage cities aiming at improvement in overall quality of life with specific focus on sanitation, security, tourism, heritage revitalization and livelihoods retaining the city's cultural identity'**

# Urban Development : Initiatives



## Pradhan Mantri Awas Yojana

“Housing for All by 2022”  
for economically weaker  
sections ; Affordable  
housing in partnership with  
Public & Private sectors;  
Cover the entire urban area  
consisting of 4041 statutory  
towns with initial focus on  
500 Class I cities

- Slum rehabilitation of Slum Dwellers with participation of private developers using land as a resource
- Promotion of affordable housing through credit linked subsidy and affordable housing in partnership with public and private sectors
- Subsidy for beneficiary-led individual house construction or enhancement ; Central grant of Rs. 1lakh per house
- Subsidy of 6.5 % on housing loans availed upto a tenure of 15 years for EWS/LIG categories



एक कदम स्वच्छता की ओर

## Swachh Bharat mission

**‘To make India a open defecation free country in five years, to construct community and public toilets in rural and urban areas, to provide running water supply, to treat waste water, to keep roads, pavements and localities clean.’**

# Real Estate (Regulation and Development) Act, 2016

The Real Estate (Regulation and Development) Act, 2016 will help regulate the real estate sector and bring in clarity for both buyers and developers



- **State Real Estate Regulatory Authority (RERA)** to govern both residential and commercial real estate transactions
- Mandatory for developers to post all information on any issues with the State RERA and information passes on to the consumers.
- Aims at protecting the rights and interests of consumers and promotion of uniformity and standardization of business practices and transactions in the real estate sector
- The law ensures that any delay in project completion will make the developer liable to pay the same interest as the EMI being paid by the consumer to the bank back to the consumer, decreases risk for developer
- 70% of the project funds to be parked in a dedicated bank account by the developer to ensure timely completion of projects by the developers.

# Real Estate Investment Trust (REIT)



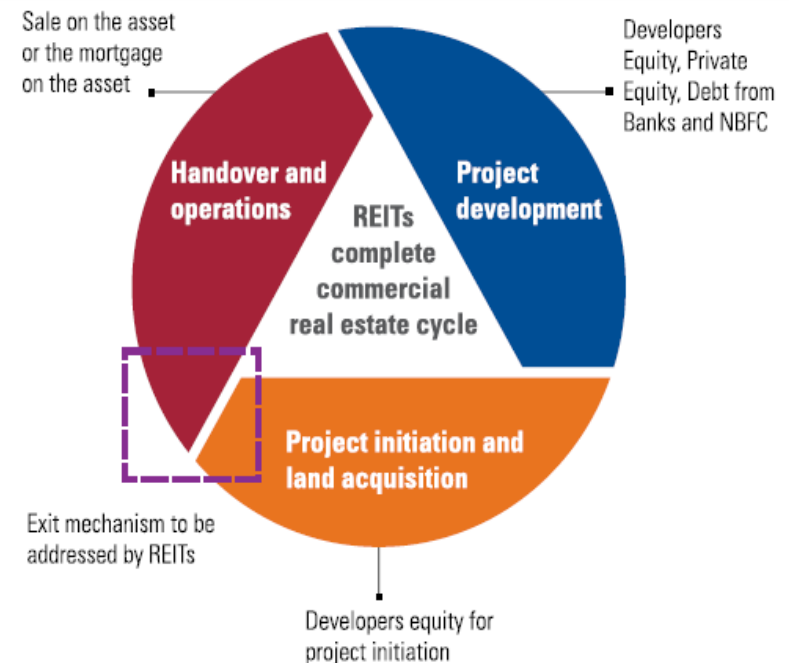
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2017

The concept of REIT in India has received regulatory backing through SEBI (Real Estate Investment Trusts) Regulations, 2014 and introduction of FDI in REIT under automatic route in November 2015 gazette notification

## REIT would boost the real estate sector in India by way of:

- Increased liquidity in the real estate sector as REITs would attract large institutional long-term investors such as pension and insurance funds
- Easy funding availability for mid-tier developers
- Investment alternative for small investors
- India has about 375 million sq. ft. of potential Grade-A office space which is valued at USD 65-70 billion.
- 80-100 million sq. ft. is estimated to be eligible for REITs in the coming two to three years and would be valued at USD15-20 billion

## Importance of REIT in Commercial Real Estate development





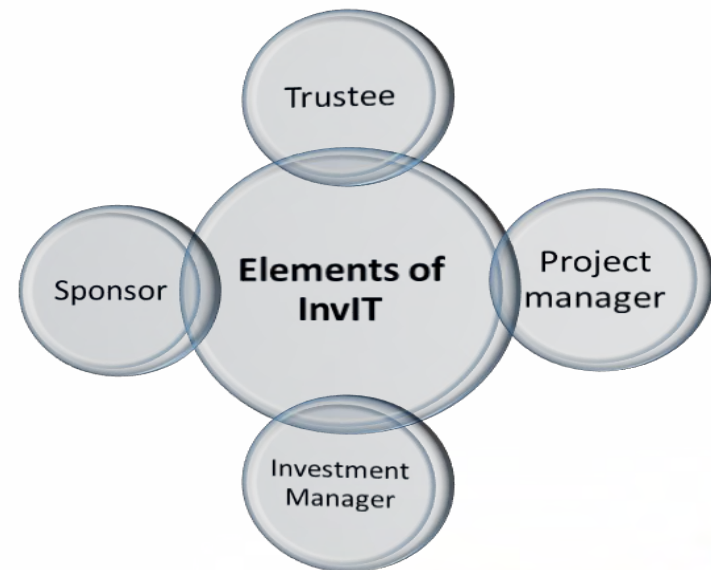
# Infrastructure Investment Trusts (InvITs)

- Facilitate investment in the infrastructure sector
- To manage income generating infrastructure assets, typically offering investors regular yields and a liquid method of investing in infrastructure projects
- To encourage foreign investment in the Indian infrastructure sector
- To reduce the burden on the banking system, and allow developers to unlock tied-up capital

**Securities and Exchange Board of India (SEBI) issued regulations for InvITs (Infrastructure Investment Trusts) Regulations in August 2015 to promote InvITs:**

- **Reducing the mandatory sponsor holding to hold 10 per cent (2016)**
- **Allowing two level SPVs for InvITs:** The sponsors may have separate Holding Companies (“Holdcos”) which hold multiple SPVs which have projects of a particular category. (2015 amendment)

## Four Elements of InvIT



# Urban Development: National Policies



## NATIONAL URBAN TRANSPORT POLICY, 2006

- **Promote integrated land use and transport planning, greater use of public transport and non-motorized modes of travel, use of cleaner technologies**
- Capacity building at institutional and individual level

## NATIONAL URBAN HOUSING AND HABITAT POLICY, 2007

- **Affordable housing for all, with emphasis on urban poor through security of tenure**
- Promotion of PPP
- Development of cost effective and quality materials to bring down the cost of EWS/ LIG houses
- Provision of spatial incentives and fiscal concessions

## NATIONAL URBAN SANITATION POLICY, 2008

- Special focus on hygienic and affordable sanitation facilities for the urban poor and the women
- Capacity building in areas related to governance, financial management, and service delivery

# Urban Development: Gujarat Scenario



# URBAN DEVELOPMENT: GUJARAT SCENARIO

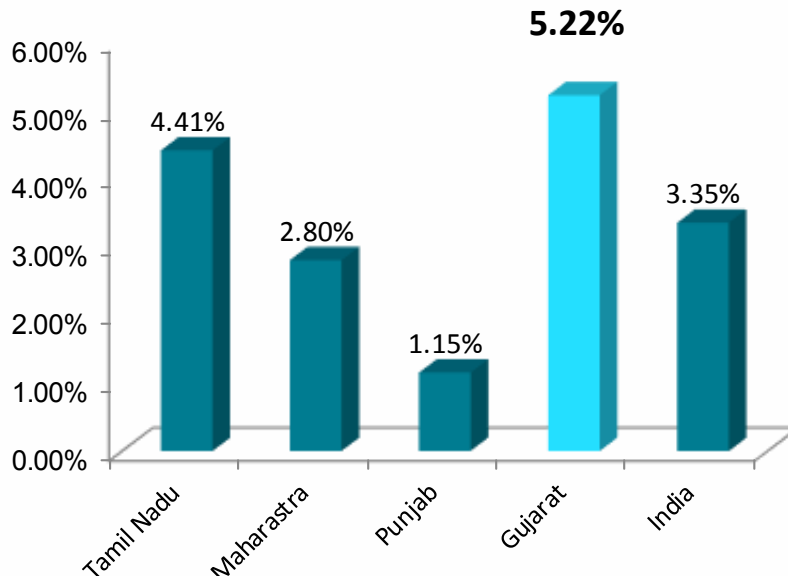


Nearly 43 percent of Gujarat's population resides in urban areas as compared to the national average of ~31 percent

## BY 2030

- Urban GDP = ~USD 267 billion
- % of urban GSDP to total GSDP = 77
- More than 65 percent population will be in urban areas

### Increase in urbanization since last census



- 6 Gujarat cities - **Ahmedabad, Surat, Rajkot, Dahod, Gandhinagar and Vadodara** shortlisted in the initial list of 100 Smart Cities
- Surat, Rajkot, Vadodara, Ahmedabad have been ranked among the **top 15 cleanest cities of India** in the Swachh Sarvekshan 2016
- **GIFT City** recognized as the first Model Greenfield Smart City of India

# Urban Development : Initiatives



# Smart Cities

## SMART - SUSTAINABLE - SAFE - SECURE

- **Ahmedabad, Surat, Rajkot, Dahod, Gandhinagar and Vadodara** shortlisted in the initial list of 100 Smart Cities.
- **Surat and Ahmedabad** have qualified among the top 20 of the best shortlisted SCPs.



## Smart solutions for Urban development

E- Governance and Citizen Services	Energy Management	Waste Management	Urban Mobility	Water management	Others
<ul style="list-style-type: none"> <li>• Public information, Grievance Redressal</li> <li>• Citizen engagement</li> </ul>	<ul style="list-style-type: none"> <li>• Smart meters &amp; Management</li> <li>• Renewable Sources of Energy</li> <li>• Energy efficient &amp; Green Buildings</li> </ul>	<ul style="list-style-type: none"> <li>• Waste to Energy fuel &amp; compost</li> <li>• Waste water to be treated</li> <li>• Recycling and reduction of C&amp;D waste</li> </ul>	<ul style="list-style-type: none"> <li>• Smart Parking</li> <li>• Intelligent traffic management</li> <li>• Integrated Multi- Model Transport</li> </ul>	<ul style="list-style-type: none"> <li>• Smart Meters Leakage identification</li> <li>• Water Quality monitoring</li> </ul>	<ul style="list-style-type: none"> <li>• Tele-Education</li> <li>• Incubation and trade facilitation centre</li> <li>• Skill development centre</li> </ul>

# Smart Cities Vision



Ahmedabad

Efficient & Customized Governance



Gandhinagar

Smart Capital City



Surat

Futuristic Global City



Rajkot

Sustainable, Modern, Affordable, Resilient, & Technology-driven (SMART) city



Vadodara

Towards a sustainable and clean city



Dahod

A Multi-functional Activity Hub for Tribal Region Visions of Smart Cities:

# GIFT City

## *India's First Operational International Financial Services Centre (IFSC)*



- **GIFT City** is India's First Operational Greenfield Smart City .
- Next Class Infrastructure Operational at GIFT City:
  - District Cooling System
  - Automated Waste Collection System
  - Utility Tunnel
  - Water Treatment Plant
  - Sewage treatment Plant
  - World Class ICT Platform
  - Smart Transportation
  - A central command centre to monitor the citywide IT network and respond quickly during emergencies

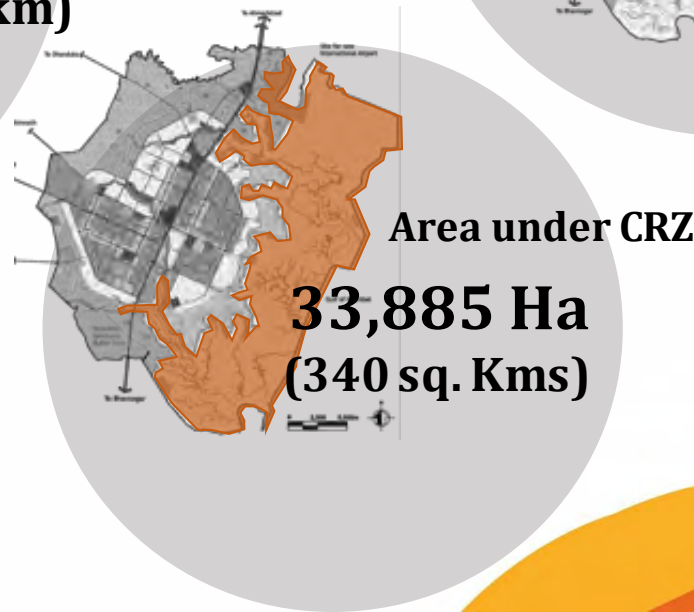
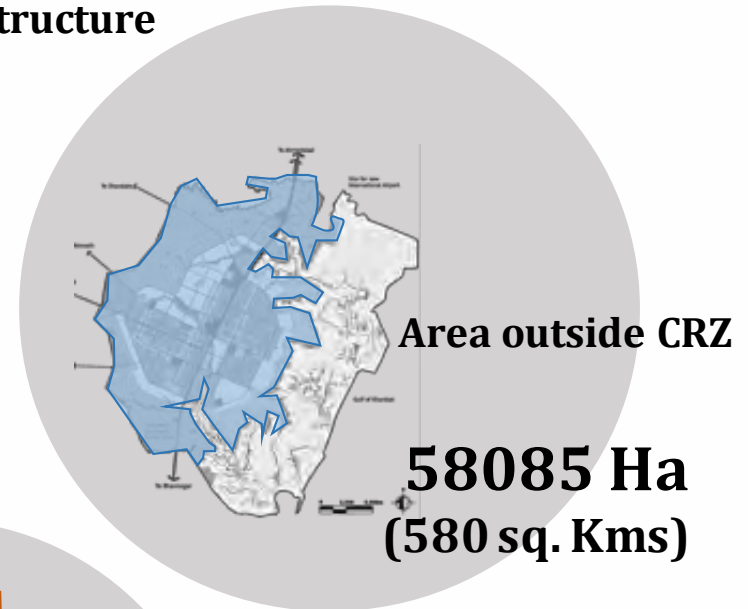
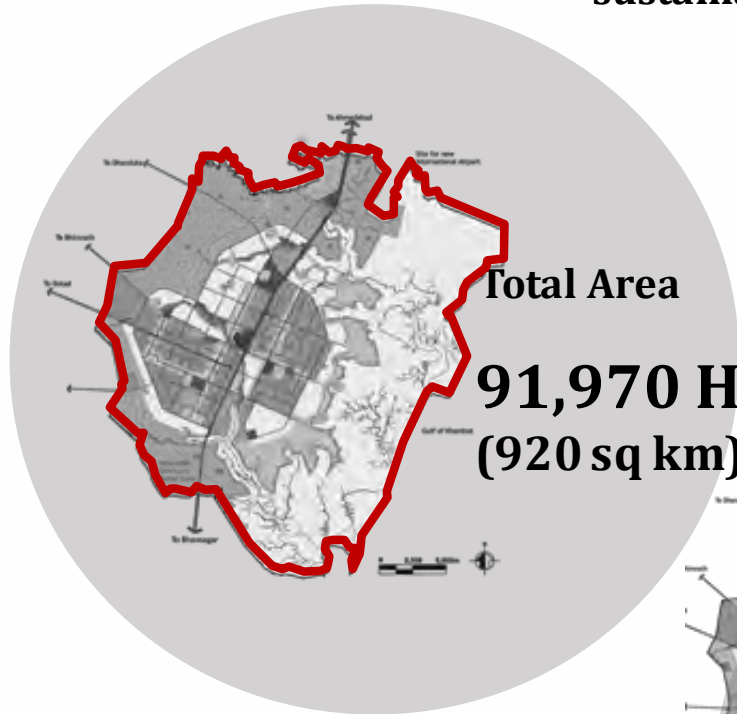
- GIFT is Globally benchmarked Central Business District for Financial Services and IT/ITeS. GIFT is catering to India's large financial services & IT/ITeS potential by offering global firms a world-class infrastructure and facilities
- Around 40 companies already operational with around 3000 employees at GIFT City.
- Allotment completed for around 15 million sq ft of Built Up Area with investment of around USD 1800 million.



# Dholera SIR : A Greenfield Smart City



Dholera, would have offices / units of several companies looking to establish and expand their businesses and be home to millions of people providing them smart & sustainable social infrastructure



As per Development  
Plan for 2042

# DREAM City

**DREAM City – A Smart City, is being developed close to Surat. It would be spread over 2,000 acres, and will house an International Diamond Trading Hub and a Diamond Bourse**



- Surat is the largest diamond processing cluster in the world and is known as the “Diamond Polishing hub of India” with more than 3500 diamond processing units
- The SDB Diamond Bourse would be the second diamond trading hub based at Surat.
- It would be spread across 100 acres with availability of 15 million sq.ft. built up area encompassing 10,000 offices for national & international traders
- It would be set up in next 4 years

# Swarnim Jayanti Mukhya Mantri Shaheri Vikas Yojana



## A Comprehensive Reform-linked Scheme

**Provision for Physical as well as Social Infrastructure in urban local bodies, providing capacity building, focus on the urban poor and thrust on Environment-friendliness**

**Various Infrastructure Development works in urban local bodies**

**Water Supply & Underground Drainage Works**

**Private Society Works (Janbhagidari)  
(70 State:20 ULB:10 Private Society)**

**Ring Road Development in Vadodara,  
Rajkot, Bhavnagar & Jamnagar**



**A provision of ~USD 2.5 Billion has been made for the period 2012 -17**

**Sources: Gujarat Municipal Finance Board, Gujarat Urban Development Company Ltd.; Department of Urban Development & Urban Housing, Government of Gujarat**

# Mukhya Mantri Gruh Yojana: Housing For All and Slum Free Gujarat



**Mukhya Mantri GRUH Yojana has been implemented with the vision of “Slum Free Urban Gujarat and Affordable Housing for All”**

- **Government of Gujarat aims to make Gujarat slum free by providing housing at reasonable price to poor, lower and middle income group urban families.**
- **Policy outlay of ~USD 710 million**
- **For effective and quick implementation for creating affordable houses of assured quality and specification, government aims to involve both public institutions as well as private developers**
- **Government has policies have been carved out:**
  - 1. Regulations for slum redevelopment and rehabilitation - 2010**
  - 2. Gujarat Slum Rehabilitation Policy (PPP) - 2013**
  - 3. Gujarat Affordable Housing Policy (PPP) - 2014**



**Gujarat Government envisions construction of over 2.8 million affordable homes in rural areas and 2.2 million homes in urban area, worth USD 30 billion over 5 years**

# Mahatma Gandhi Swachhata Mission: An Effort Towards Zero Waste Cities



**Government of Gujarat has accorded Swachhata (Cleanliness) a priority area, and has initiated the Mahatma Gandhi Swachhata Mission in 2014 with a vision towards ZERO WASTE CITIES (Total Sanitation Plan)**

- Gujarat leads in implementation of Swachh Bharat Mission
- Gujarat also leads in Solid Waste Management with 100% collection and transportation of municipal solid waste
- City Sanitation Plan for all ULBs
- Eco-friendly Crematoriums in all the Municipalities
- Equipment & Technical Assistance, Training & Capacity Building to all ULBs with focus on employment for Sakhi Mandals and Self Help Groups
- Free Health Check-up : Twice in a Year for Sanitation & Drainage Workers



**Surat, Rajkot, Vadodara, Ahmedabad  
have ranked among the top 15  
cleanest cities of India in the Swachh  
Sarvekshan 2016**

# WASTE-TO-ENERGY INITIATIVES

**Gujarat Waste to Energy Policy 2016 : According to MNRE estimates, there exists a potential of about 112 MW of energy from MSW and sewage in Gujarat**



## Sewerage gas based power plant in Surat

Capacity 0.5 MWe , Cost Rs. 260.00 Lacs

Gujarat Government will run a pilot project in 50 cities to generate power, fertilizer and reusable water by setting up solid waste management plants.

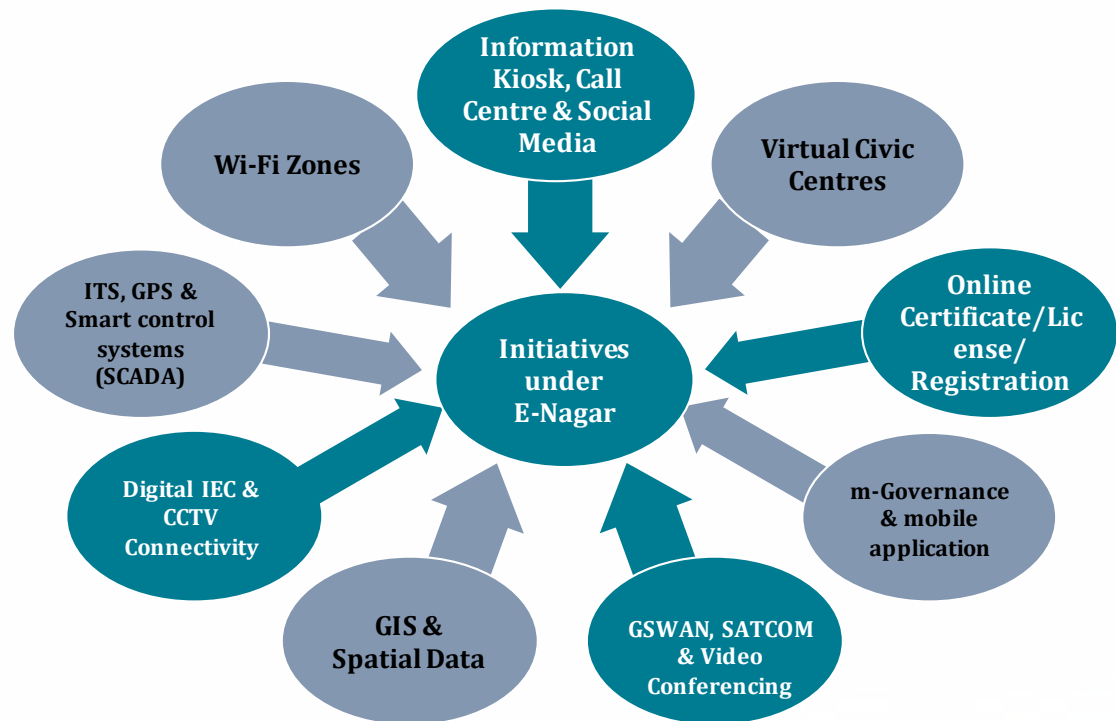
Surat Municipal Corporation (SMC) was the First Corporation in India to install 0.5 MWe capacity power plant based on bio-gas generated from liquid sewage waste at Anjana Sewage Treatment Plant in Oct-2003

## Waste to Energy Projects ( under commissioning stage )

Municipal Corporation/ ULBs	Waste to Energy	Proposed Electricity Generation (in MW)
Ahmedabad Municipal Corporation	3000 TPD	30
Vadodara Municipal Corporation	900-1000 TPD	8
Surat Municipal Corporation	1000 TPD	10
Rajkot Municipal Corporation	350 TPD	2
Bhavnagar Municipal Corporation	250 TPD	2
162 Nagarpalikas	-	10
<b>Total</b>	-	<b>62</b>

For Jamnagar, Junagadh and Gandhinagar Municipal Corporations Waste to Energy projects are also under process

## E-Nagar under Digital Gujarat People First: Leveraging Innovation And Technology Free Public Wi-Fi available in Gandhinagar



Gujarat has a mobile subscriber base of ~58.83\* million. Capitalizing on this, the state government is extensively focusing on m-governance for enhanced service delivery and better accountability

# AMRUT



- Mission will be implemented in 500 cities in India, each with the population of one lac or above.
- Total 31 cities of Gujarat will be benefitted under this Mission

## Thrust areas

Water supply	Sewerage facilities and Septage management	Storm water drains to reduce flooding	Pedestrian, non-motorized public transport facilities, parking spaces	Upgrading green spaces, parks and recreation centers, especially for children.
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- Aims at provision of existing ULBs of basic infrastructure linked to promotion of urban reforms such as **E Governance, constitution of promotional municipal cadre, developing funds and functions to urban local bodies, reviewing of building byelaws, tax reforms, credit rating of ULBs, Energy saving and citizen centric urban development.**



# Sabarmati Riverfront Development Project



- The project aims to provide Ahmedabad with a meaningful waterfront environment along the banks of the Sabarmati River and to redefine an identity of Ahmedabad around the river.
- The objectives of this multidimensional project are:
  - a. Environmental Improvement:** reduction in erosion and flood to safeguard the city; sewage diversion to clean the river; water retention and recharge.
  - b. Social Infrastructure:** rehabilitation and resettlement of riverbed dwellers and activities; creation of parks and public spaces; provision of socio-cultural amenities for the city.
  - c. Sustainable Development:** generation of resources, revitalization of neighborhoods

# Transport Led Development Bus Rapid Transit System



- BRTS has revolutionized public transport by providing faster, reliable, eco-friendly and advanced public transportation system along with introducing new routes, dedicated and special lanes and new buses.
- Ahmedabad's BRTS was chosen as "Lighthouse Project" - the only project in India among the 9 Lighthouse Projects chosen by the UN from all over the world as part of UN's Momentum for change initiative

## AHMEDABAD

Status : Operational (No of Buses – 160, Total daily ridership: 140,000) ; Total bus fleet to reach 280  
Total Corridor Length : Operational – 88 km  
Total Number of Bus Terminals – 120 Operational + 13 Under construction

## SURAT

Status : Project under execution  
Total Route Length : 30 Km (Phase 1) + 70 Km (Phase II)  
Total Number of Bus Terminals: 200

## RAJKOT

Status : Project under execution  
Total Route Length : 29 Km under Phase 1 - 11 KM completed  
Total Number of Bus Terminals- ~35 under Phase 1



**The BRTS system is also being implemented in Surat and Rajkot**

# Transport Led Development

## Metro- Link Express for Gandhinagar & Ahmedabad



Ahmedabad - Gandhinagar Metro rail project is being developed with the objective of providing safe, fast and eco-friendly transportation services to the public at affordable rates while simultaneously reducing the congestion on the roads

Work on Phase 1 has commenced since Jan.2014 and would be completed by 2018 :

Total length of the route is ~ 37.9 km

- 31.6 km elevated
- 6.3 km underground section having
- 32 stations along the route

- Transit Oriented Development - Mixed use development around metro stations with high FSI
- Commercial development in & around stations
- Kiosks, & Advertising rights at several locations

- The metro rail project will promote integration with AMTS, BRTS, Railways and other modes of public transit system

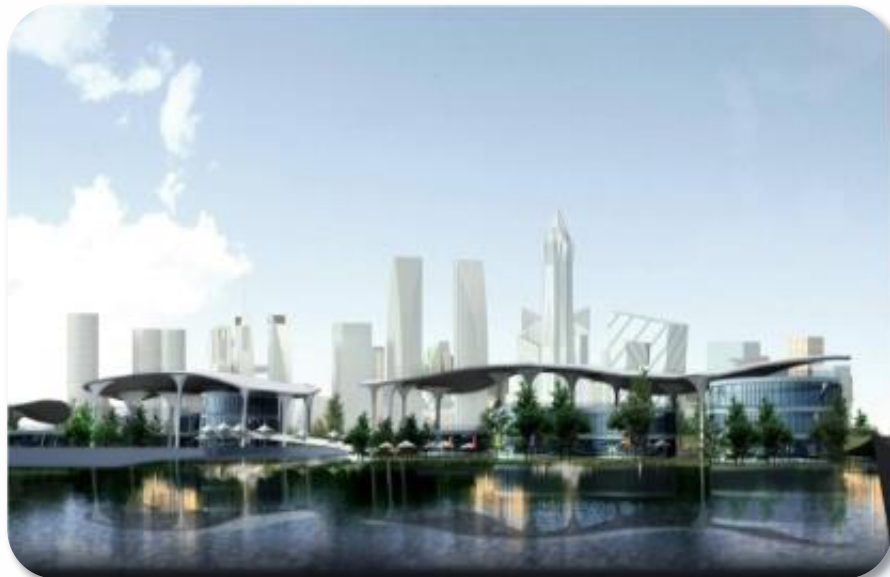


# Ease of Doing Business: Reforms undertaken



- The Urban Development & Urban Housing Department of Gujarat has issued the common Gujarat Development Control Regulations (GDCR) across the state which includes environmental and social safeguards
- The Department has developed a common online application form for construction permits and building plan approvals and is accessible on the 'Investment Facilitation Portal', an online single window facility for investors
- The department has introduced AutoCAD software to assess building plans for compliance with building codes for getting building permission on pilot basis
- The department has also implemented a system for computerized allocation of inspectors with computerized risk assessment to obtaining construction permit, occupancy certificate and compliance of shops & establishment act.

# Investment Opportunities



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# Investment Opportunities



# Urban Development:

## Gujarat: Awards and Accolades



# Awards and Accolades



- **2016:** Surat, Rajkot, Vadodara, Ahmedabad: ranked among the top 15 cleanest cities of India in the Swachh Sarvekshan
- **2015:** Gujarat adjudged the Best State by India Today in its annual State of the States (SoS) Survey 2015
- **2013:** India Today- Best City Awards
  - ✓ **Overall best emerging city:** Vadodara
  - ✓ **Best cities in category of Crime & Safety:** Gandhinagar and Surat
  - ✓ **Housing & Transport:** Rajkot
  - ✓ **Public Services:** Vadodara
- **2013:** SURAT & AHMEDABAD : Best Cities to Live in: ET-Janaagraha Annual Survey of India's City Systems (ASICS) Award.





# Awards and Accolades



## AHMEDABAD :

- **2016:** Ahmedabad has been nominated for the UNESCO 'World Heritage City' status for the year 2017
- **2012:** Special Mention category in the Lee Kuan Yew World City Prize 2012
- **2012:** HUDCO Award for 'Best Practices to Improve the Living Environment'
- **2011 :** Best City in the Implementation of Basic Services to Urban Poor
- **2011 :** Best City to live in - Times of India - IMRB Quality of Life Survey
- **2011 :** Urban Poor National Award-Innovations in servicing needs of urban poor
- **2010 :**Transport Sustainable Transport Award
- **2010 :** ITS - UITP Outstanding Innovations In Public Transport.
- **2009 :**Transport Best Mass Transit System -Janmarg - BRTS, Ahmedabad



## SURAT :

- **2016, 2014:** HUDCO Award for Best Practices to Improve the Living Environment 2015-16
- **2015:** Express IT Award (Bronze)
- **2015:** Earth Care Award 2015, JSW foundation
- **2015:** Elets Smart City Awards 2015- For Use of LED in Street lighting of Municipal Area, Non-Conventional Water Resource: Recycle and Reuse of Sewage for Industrial grade water supply through Tertiary Treatment Plant; For BRTS
- **2015:** Appreciation Certificate - For Contribution to the Revenue and Voluntary Compliance; By Ministry of Finance, Department of Revenue
- **2015:** INDIA's Most Promising City Award- By First SM@RT Cities Council
- **2014:** Voice of India's Citizens (VOICE) Award for Quality of Life (Runner Up)- Under Annual Survey of India's City-Systems 2014; By Janaagraha Centre for Citizenship and Democracy

# Awards and Accolades



## VADODARA

- **2015, 2013:** Award for Excellence in Solid Waste Management
- **2015:** INDIA's MOST PROMISING CITIES AWARD
- **2014:** National Energy Conservation Award
- **2014:** 10th e-INDIA Awards

## RAJKOT

- **2016:** Adjudged as the National Earth Hour Capital in WWF Global Earth Hour City Challenge
- **2016 :** Rajkot chosen by the United Nations as one among the six cities in the world for "deep dive" consultation under its Building Efficiency Accelerator (BEA) partnership programme. BEA is a programme launched by the UN Sustainable Energy for All Initiative (SE4All) and is aimed at doubling the rate of energy efficiency by 2030 through a network of 30 organizations that will provide the required expertise.
- **2011:** 14th National e-Governance Conference for Innovative Use of Technology in e-Governance

## FOR ADDITIONAL INFORMATION CONNECT US @

Urban Development & Urban Housing Department

<https://www.udd.gujarat.gov.in>

Gujarat Urban Development Company Ltd (GUDC )

<http://www.gudcltd.com>

Gujarat Urban Development Mission (GUDM )

<http://www.gudm.org/>

Gujarat Housing Board

<http://gujarathousingboard.org/>

Directorate Of Municipalities

<http://dom.gujarat.gov.in/>



# THANK YOU

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