

National Conclave on Urban Planning

23<sup>th</sup> & 24<sup>th</sup> Sept 2022

# Sabarmati Riverfront

## A Catalyst for Ahmedabad's Economic Growth

Sabarmati Riverfront Development Company Pvt. Ltd.

Ahmedabad Municipal Corporation

The Sabarmati Riverfront Development Project is one of India's foremost urban development projects.

It creates a spectacular waterfront for the entire city....



Developed by the Ahmedabad Municipal Corporation, it is an environmental improvement, social development and urban rejuvenation project.

# PROMENADE OF JOY

Bhadresh Gajjar



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

The riverfront project has created many places to hold city level events!



The project has added numerous new parks to the city!







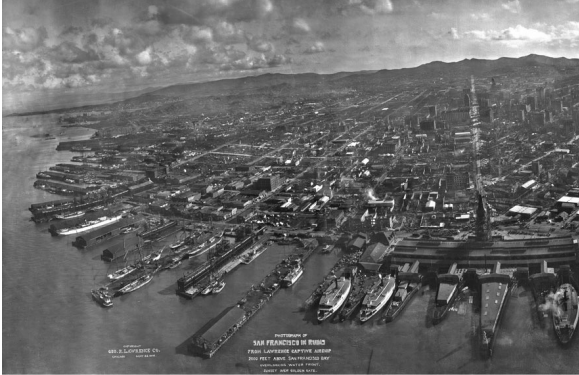




Urban infrastructure projects have the power to achieve **Transformational Urbanism** in the cities and can catalyse economic, environmental and social prosperity in a significant way.

All Great Cities have also invested in large scale urban infrastructure projects that have been transformational

# San Francisco



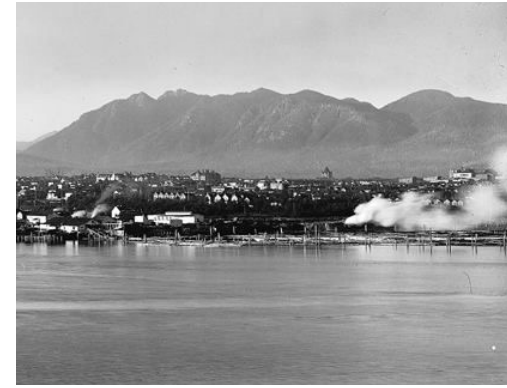
# Sydney



# Chicago



# Vancouver



From a derelict Sabarmati river....













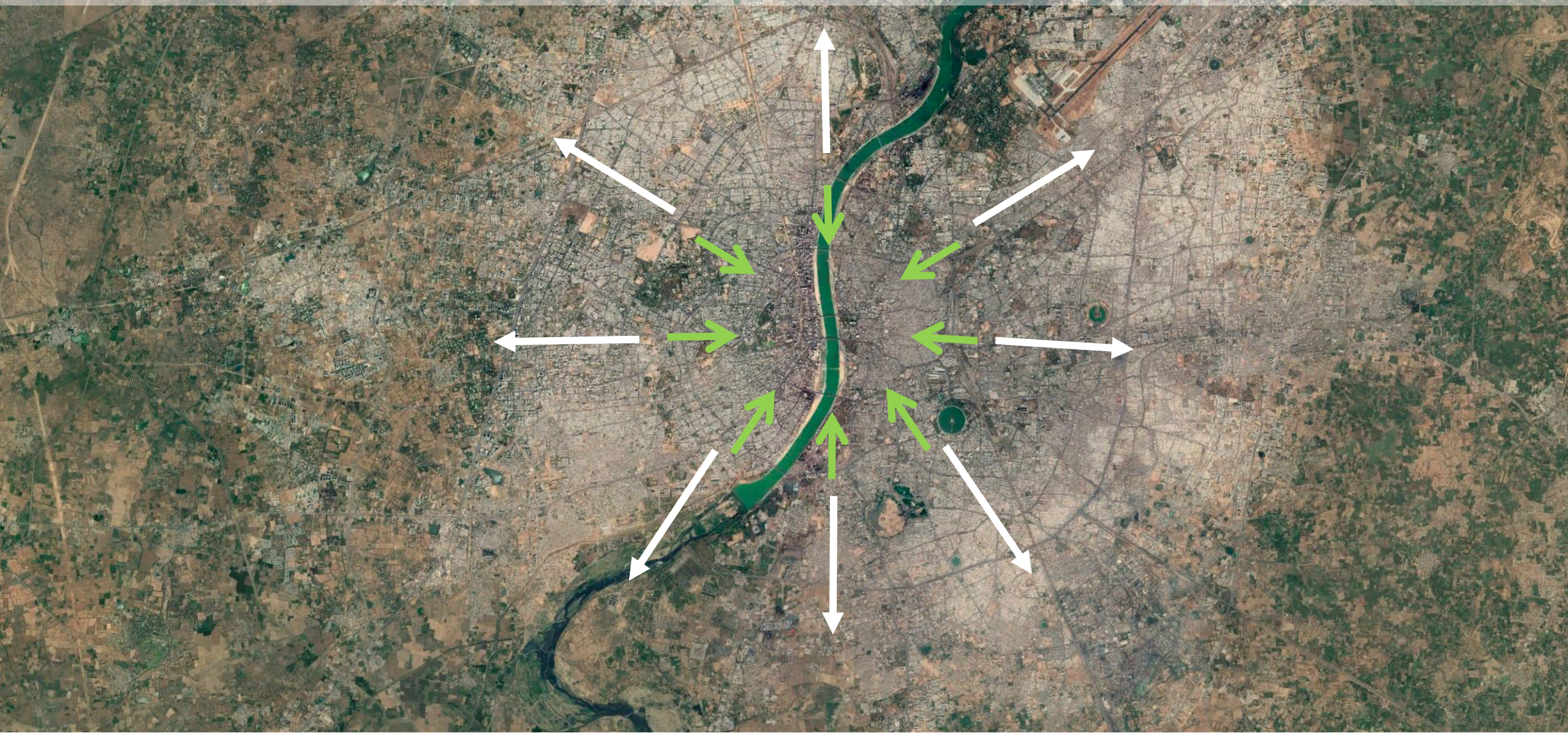
...a vibrant Riverfront, can be created.



Sabarmati Riverfront is envisioned to be a self-financing project where 14.5% of the reclaimed land shall be developed in partnership with the Private Sector.

The land for sale along the riverfront presents an opportunity for vibrant Mixed-use development.

The Sabarmati Riverfront offers **geographical centrality** for city's economic growth  
City's **dispersal can be slowed** by offering live and work options through **mixed-use urban development**





West and East Ahmedabad – separate worlds



Stitching them together through Riverfront

Multiple objectives were to be fulfilled:

1. Pulling the investment back into the Centre of the city, from peripheries.
2. Creating a healthy Live-Work environment ensuring a “5-minute City” so that it becomes attractive for young and the middle-class to live and invest.
3. Ensuring a high-quality public space that is maintained for a long period of time.



# KIND OF PLACE YOUNG PEOPLE WANT TO LIVE





### LESS EXPENSES

A home near your workplace will definitely reduce your fuel costs or public transit fares and maintenance costs for your vehicle.



### SAVES TIME

Having a home near your workplace would help you save time, helping you to invest in many other productive things.



### NO POLLUTION

A home close-by would help you lead a healthier life.



### IDEAL WORK-LIFE BALANCE

Staying close to your work implies more time, energy and money resulting in a good work-life balance.



### REDUCED STRESS LEVELS

A home near your workplace bestows you some precious moments of comfort.



## 5 ADVANTAGES OF LIVING NEAR YOUR WORKPLACE

<http://www.heatherhomes.in/>



Living close to work can encourage people to walk and cycle or use public transport. Makes the private vehicle less popular.

# Vision for Riverfront

Integrate People with Economic growth of city, by:

- Bringing people to enjoy Riverfront at all times of day/night
- Providing opportunities for all age, gender & economic groups to live, work and enjoy at the Sabarmati Riverfront
- Providing long term revenue potential to the Govt. for reinvestment.

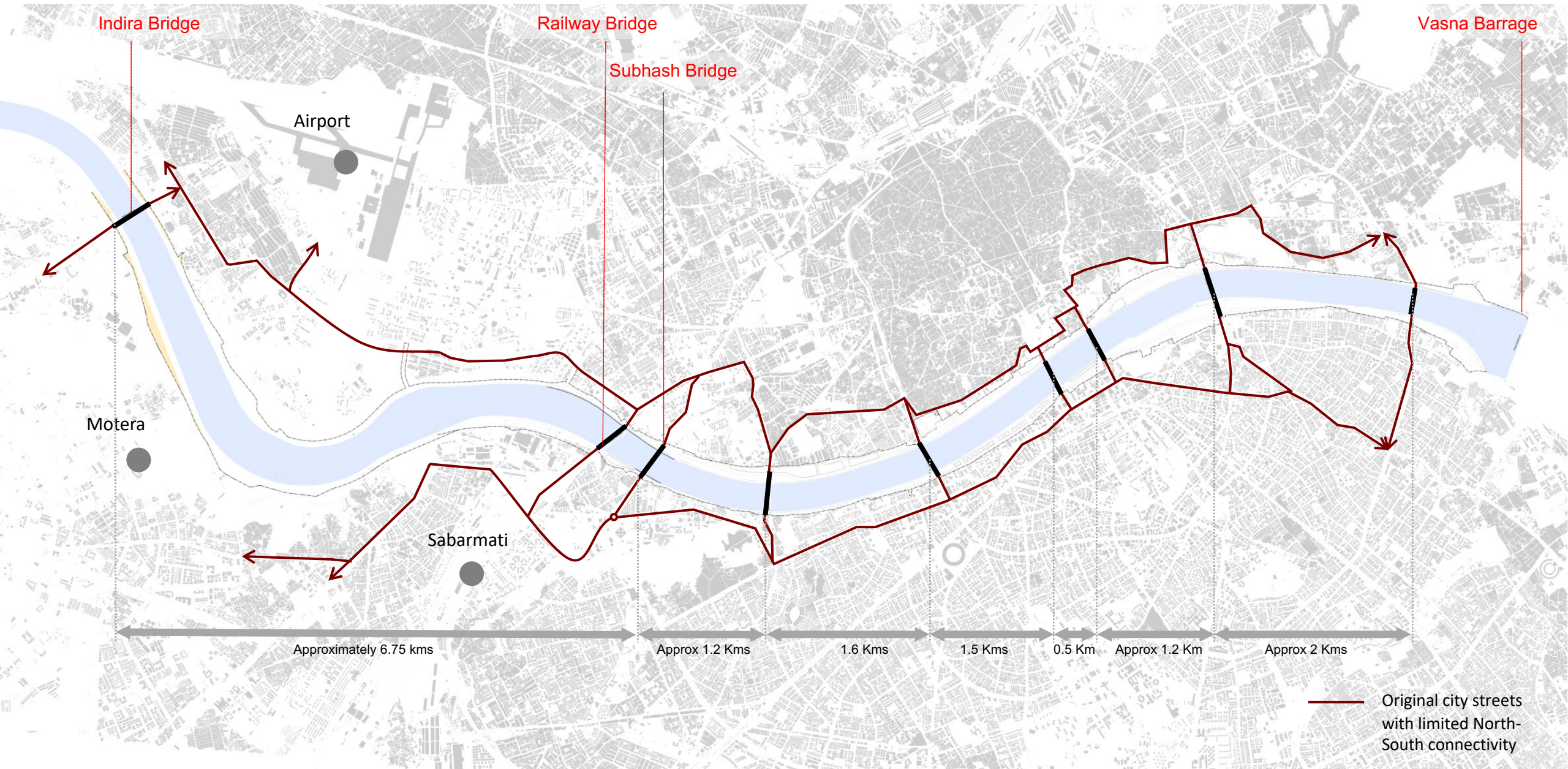
# How to achieve this Vision?

The following had to be created:

1. Maximum access.
2. A new **Planning framework** which made the Riverfront attractive for investments – breaking away from the convention was an important step.
3. A new **Land disposal policy** that sold “Development Rights” instead of freehold land.
4. Cleaning of river water.

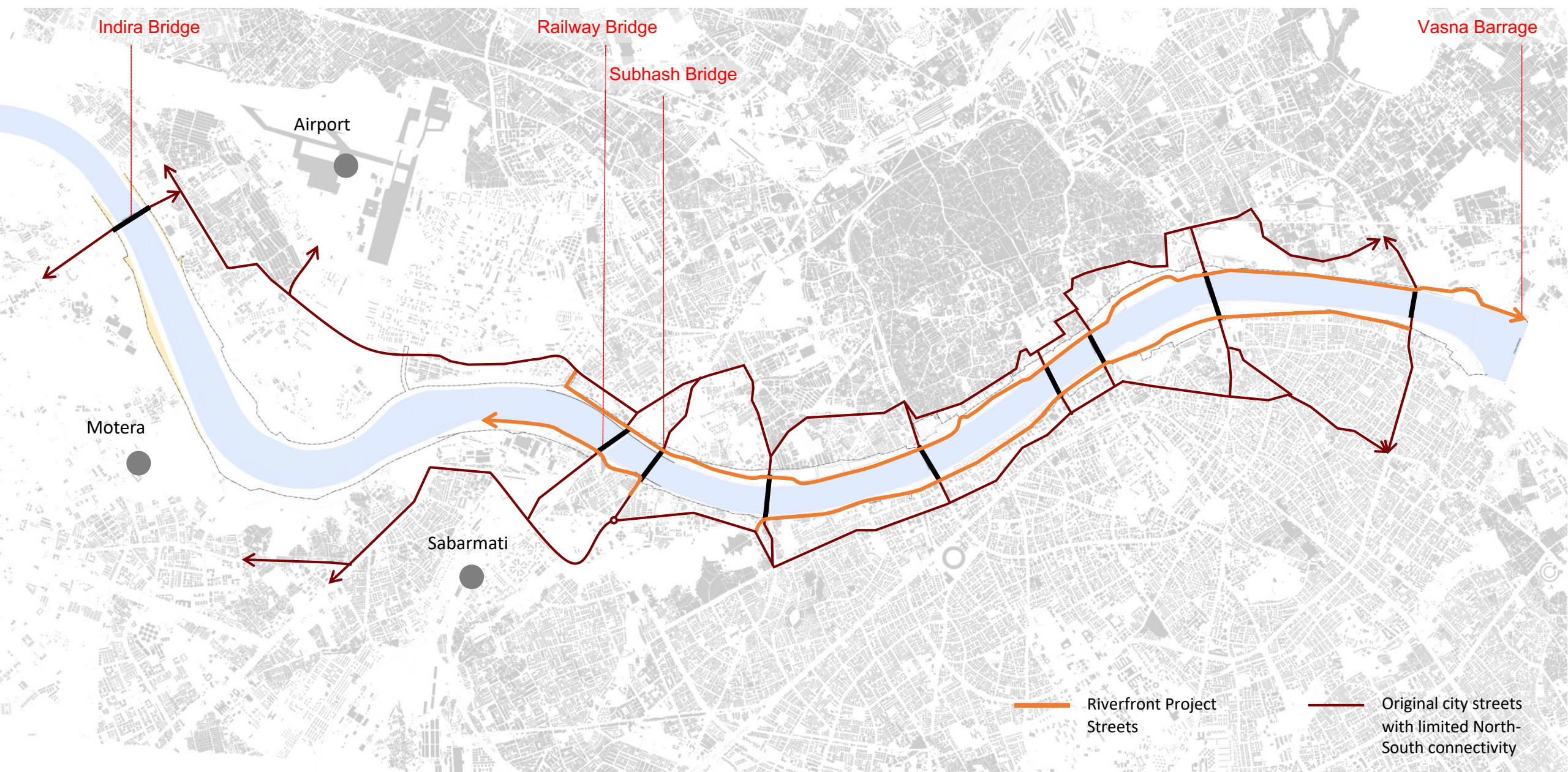
# Maximizing Access

Original street network in the city



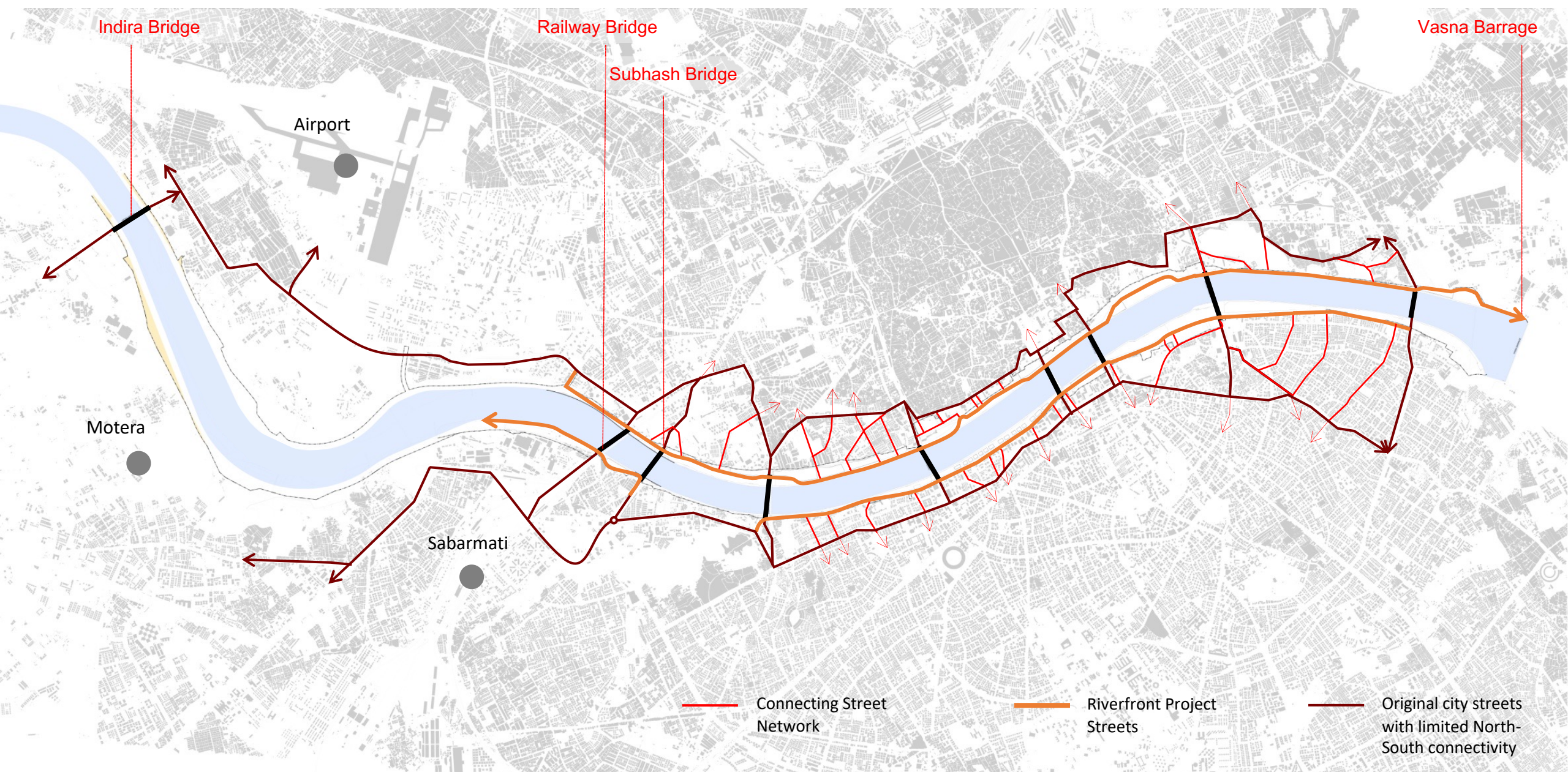
# Maximizing Access

Riverfront streets added



# Maximizing Access

Improved street connectivity

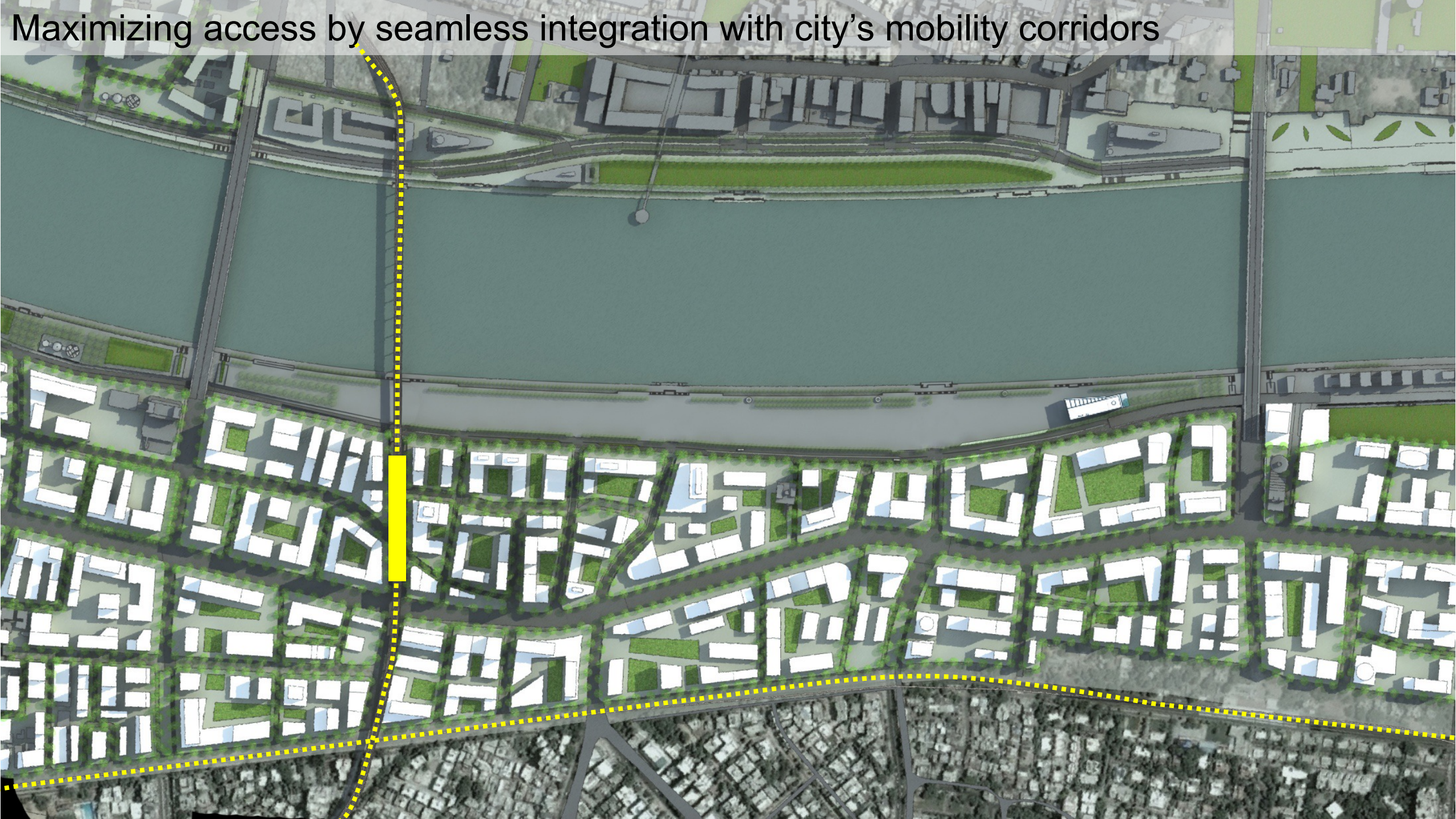


# High Density Central Business District seamlessly connected to the Riverfront





Maximizing access by seamless integration with city's mobility corridors



# Maximizing access by seamless integration with city's mobility corridors

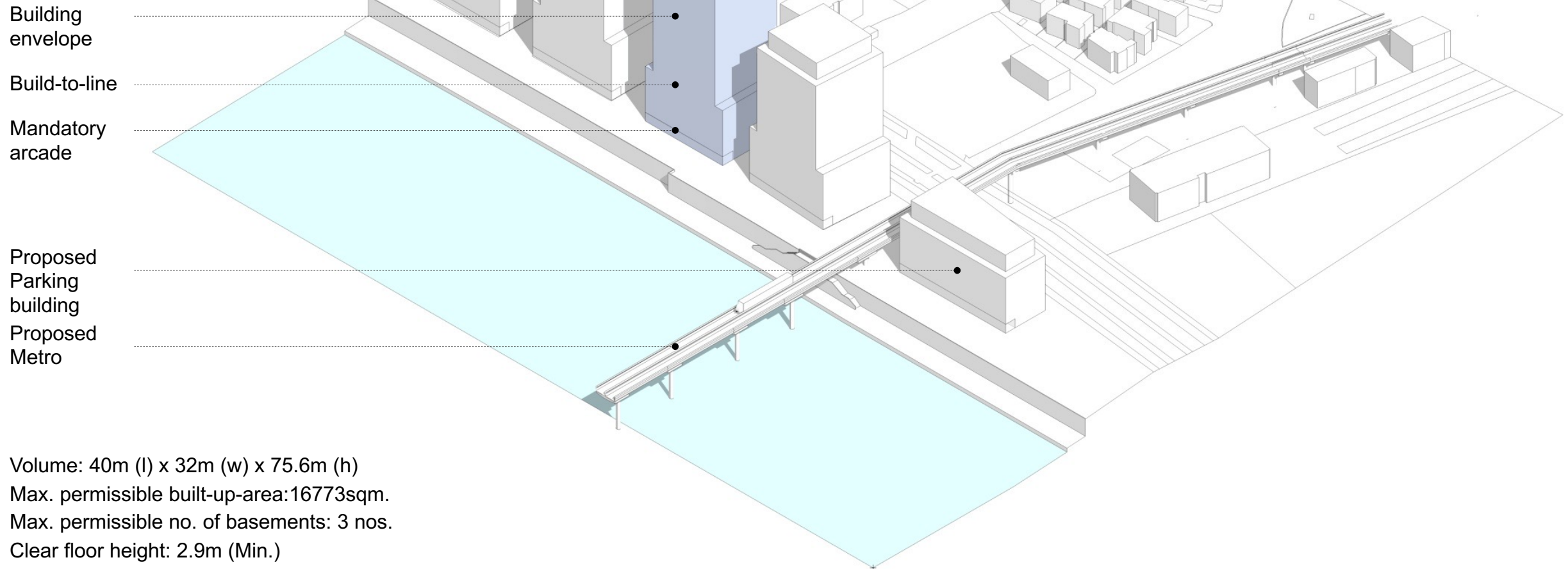


Maximizing access by seamless integration with city's mobility corridors and allowing passages through buildings





# Volumetric regulations – development envelope

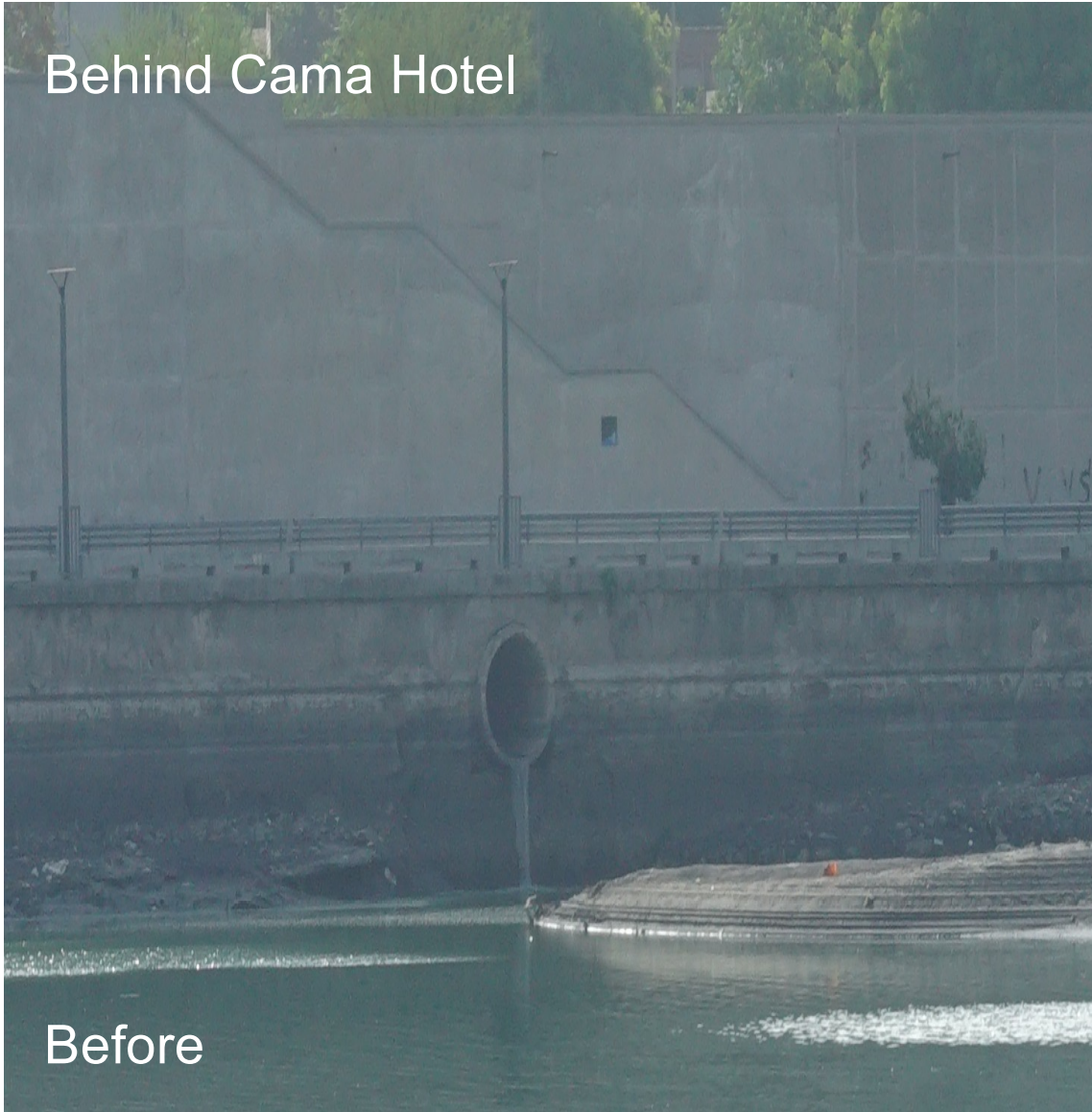


# SRFDCL House

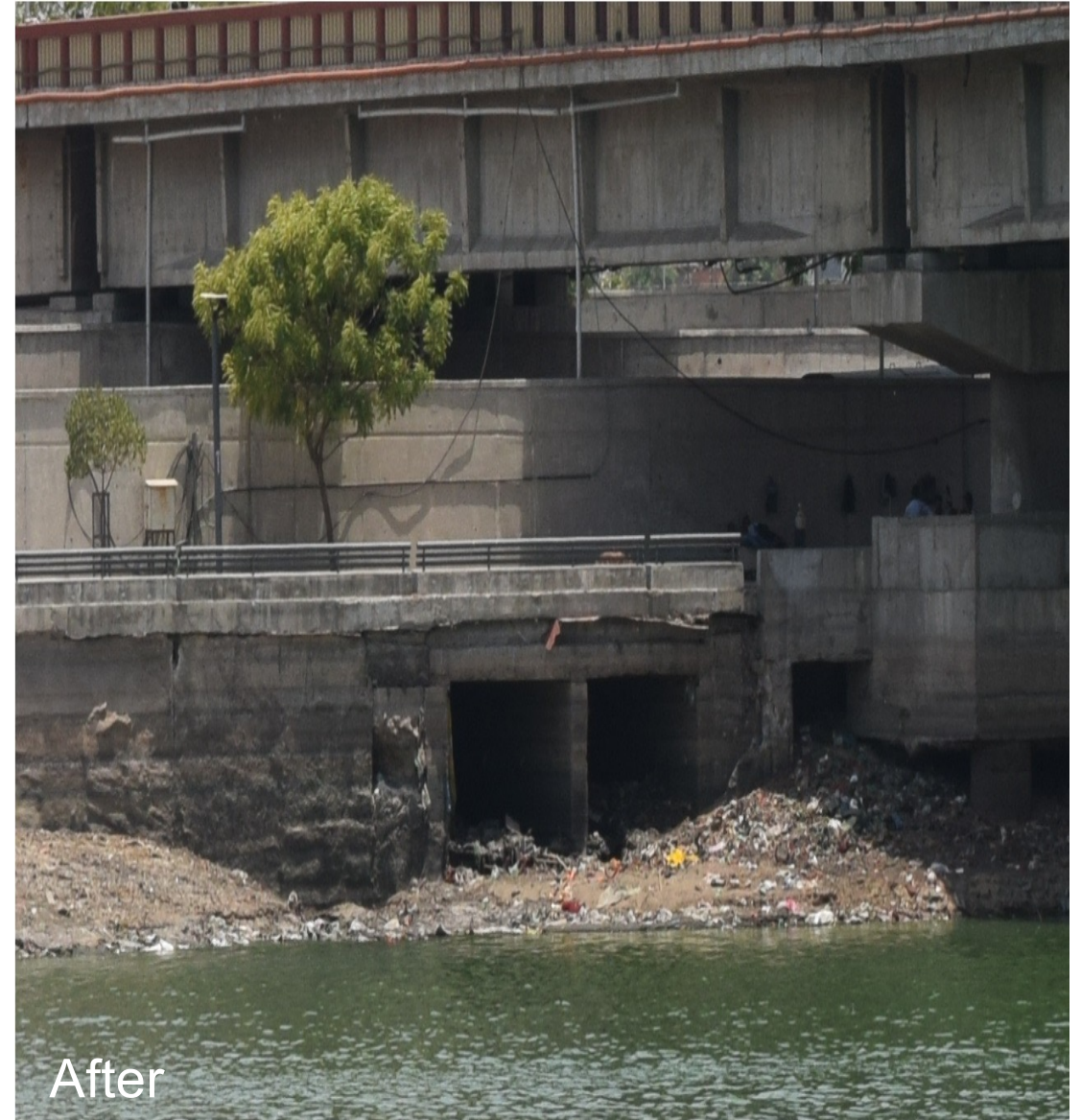


# Diverted 180MLD of raw sewage to STPs

Behind Cama Hotel



# Diverted 180MLD of raw sewage to STPs





# Regular removal of Floating waste



# IMPACT

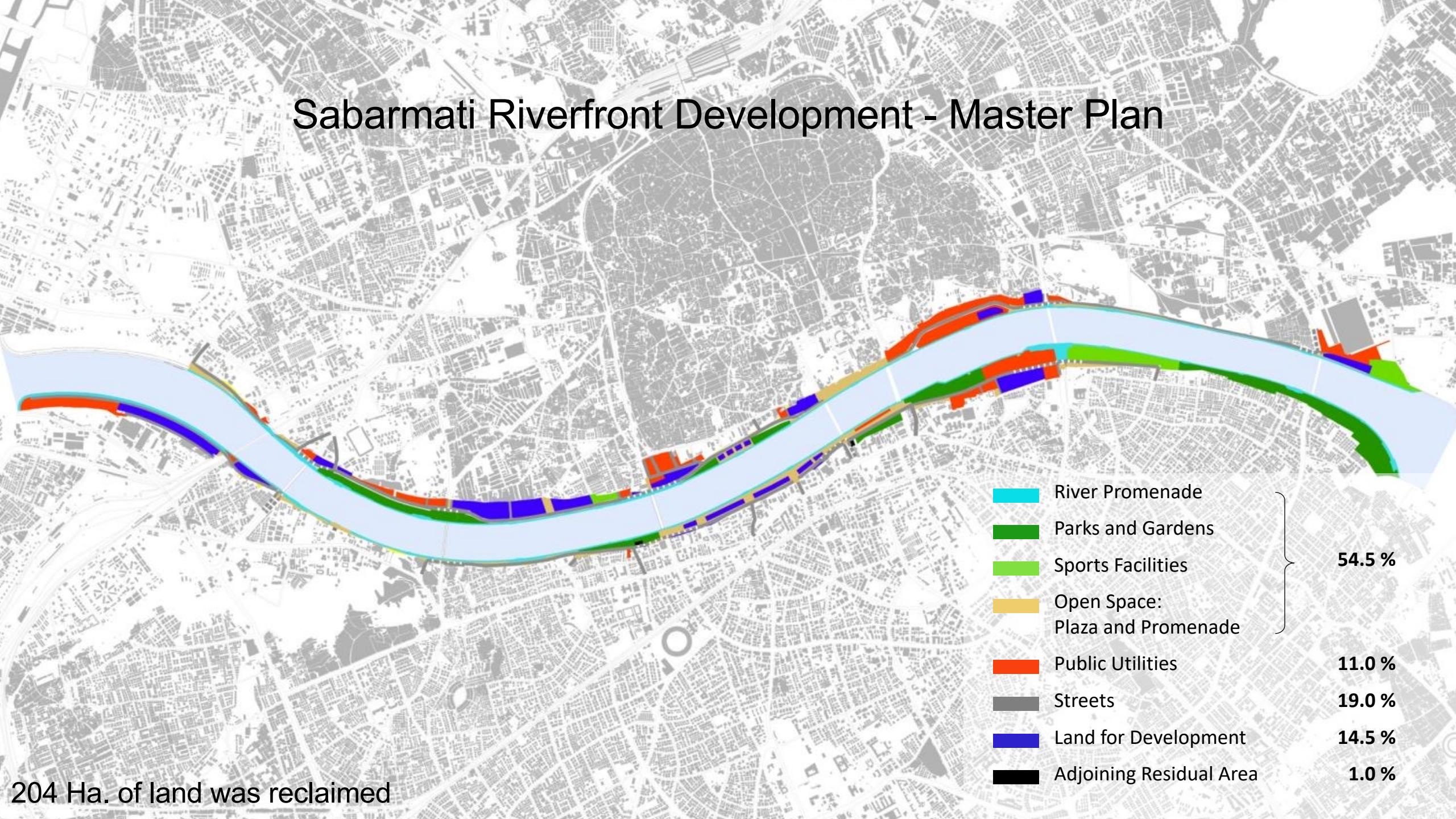
**BOD | DO before: above 30 | 8**

**BOD | DO after cleaning: 7-8 | 5**

Efforts are on-going to take BOD to below 3

**River has come back to life**

# Sabarmati Riverfront Development - Master Plan



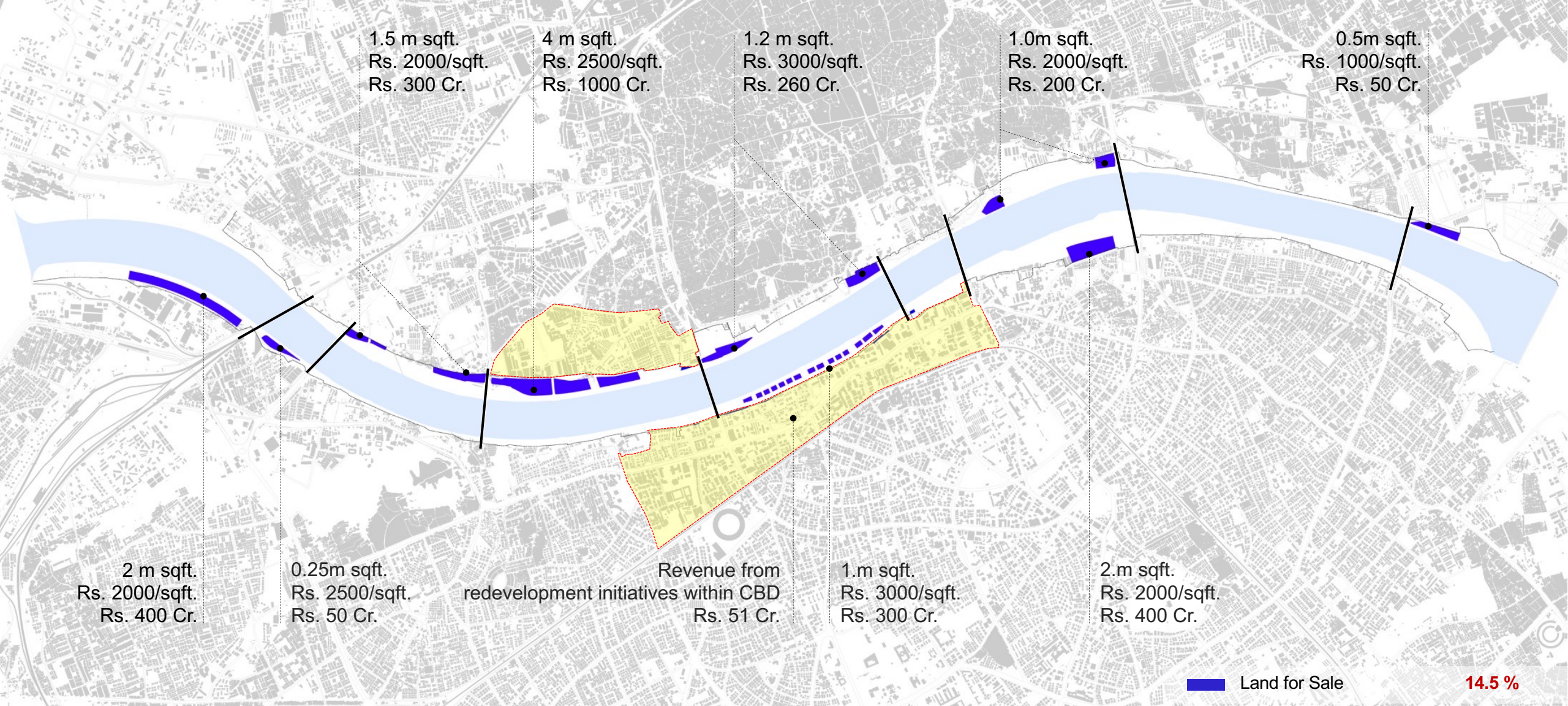
	River Promenade	
	Parks and Gardens	
	Sports Facilities	
	Open Space: Plaza and Promenade	
	Public Utilities	11.0 %
	Streets	19.0 %
	Land for Development	14.5 %
	Adjoining Residual Area	1.0 %

204 Ha. of land was reclaimed

Land for Sale: 29.7 Ha.

Development rights for sale: 13.45 m sqft. of

Revenues: 3060 Crores



14.5 %

# Two Development Initiatives in City-centre



2. Ahmedabad Innovation Hub

1. Ahmedabad Waterside

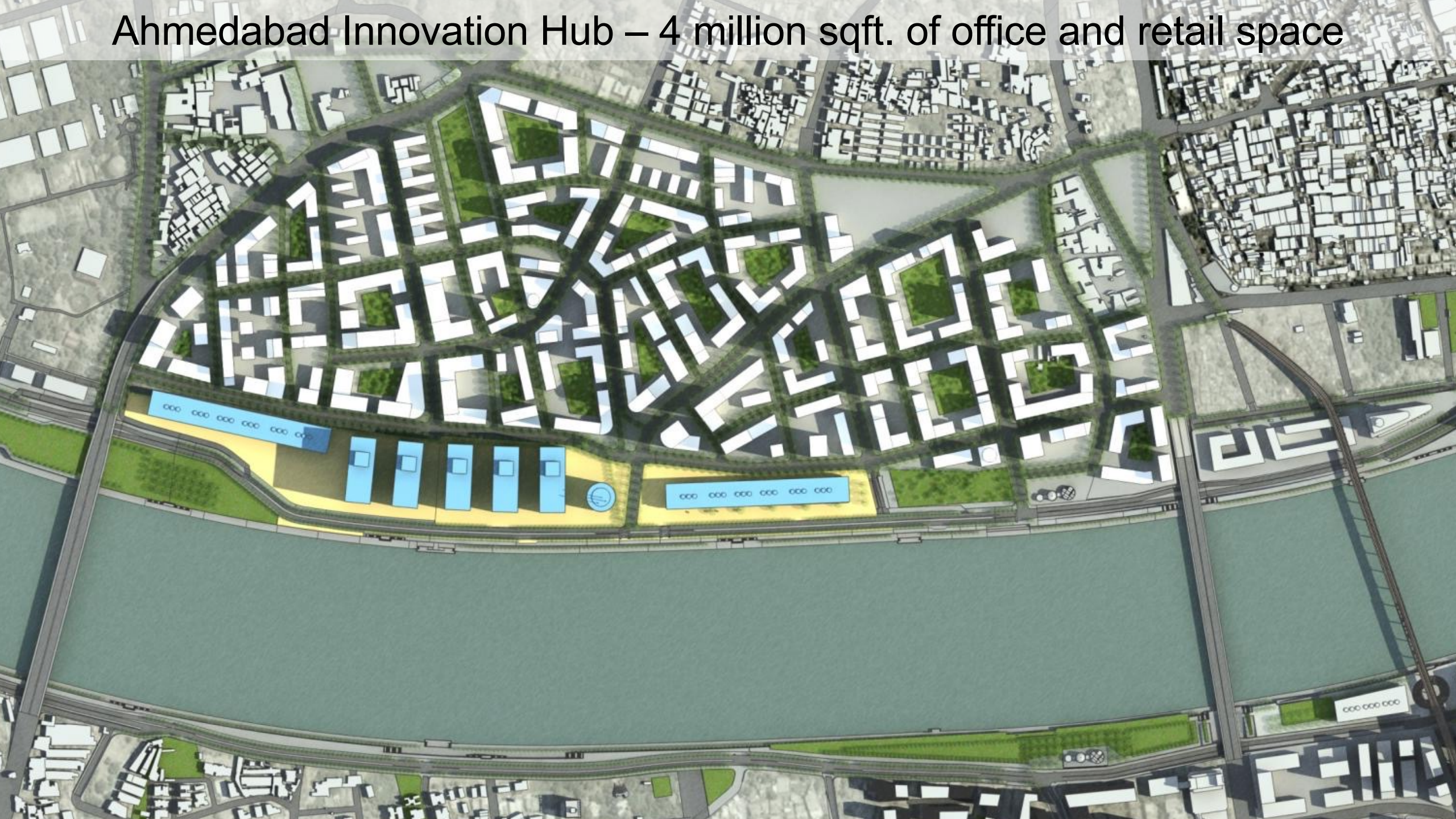
Image © 2017 DigitalGlobe

Google earth

# Ahmedabad Waterside – 1.2 million sqft. of office and retail space



# Ahmedabad Innovation Hub – 4 million sqft. of office and retail space



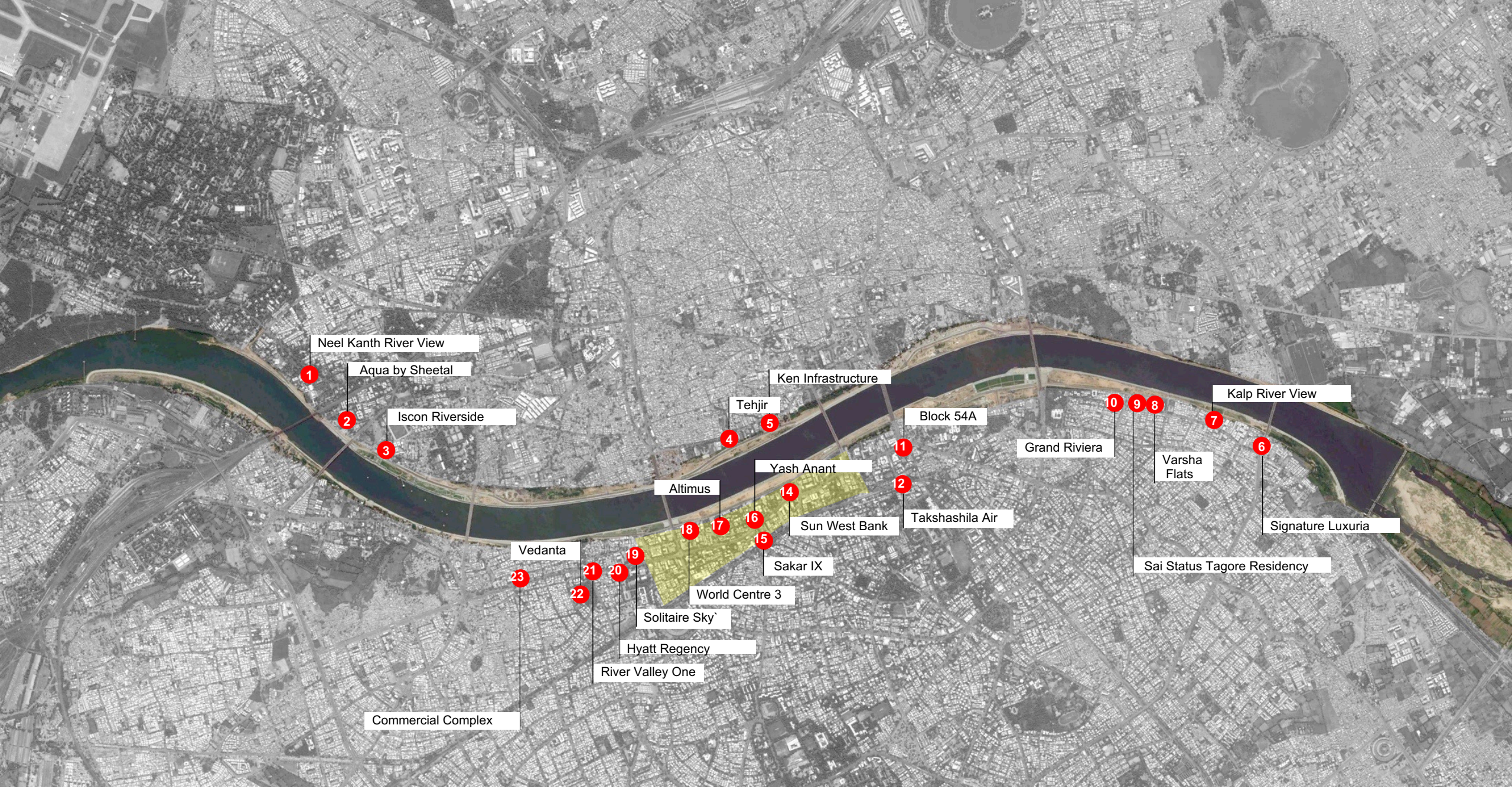
Riverfront City-Centre along with CBDs in the future





In terms of Development Revenue, ongoing developments **have started** capturing the value generated by the riverfront development

# The renewed waterfront is attracting new developments in its adjacent areas



1 Neel Kanth River View

2 Aqua by Sheetal

3 Iscon Riverside

Ken Infrastructure

4 Tehjir

5 Block 54A

Grand Riviera

Kalp River View

Yash Anant

Altimus

Sun West Bank

Takshashila Air

8 Varsha Flats

Signature Luxuria

Vedanta

World Centre 3

Solitaire Sky

Hyatt Regency

River Valley One

Commercial Complex

Sakar IX

Sai Status Tagore Residency

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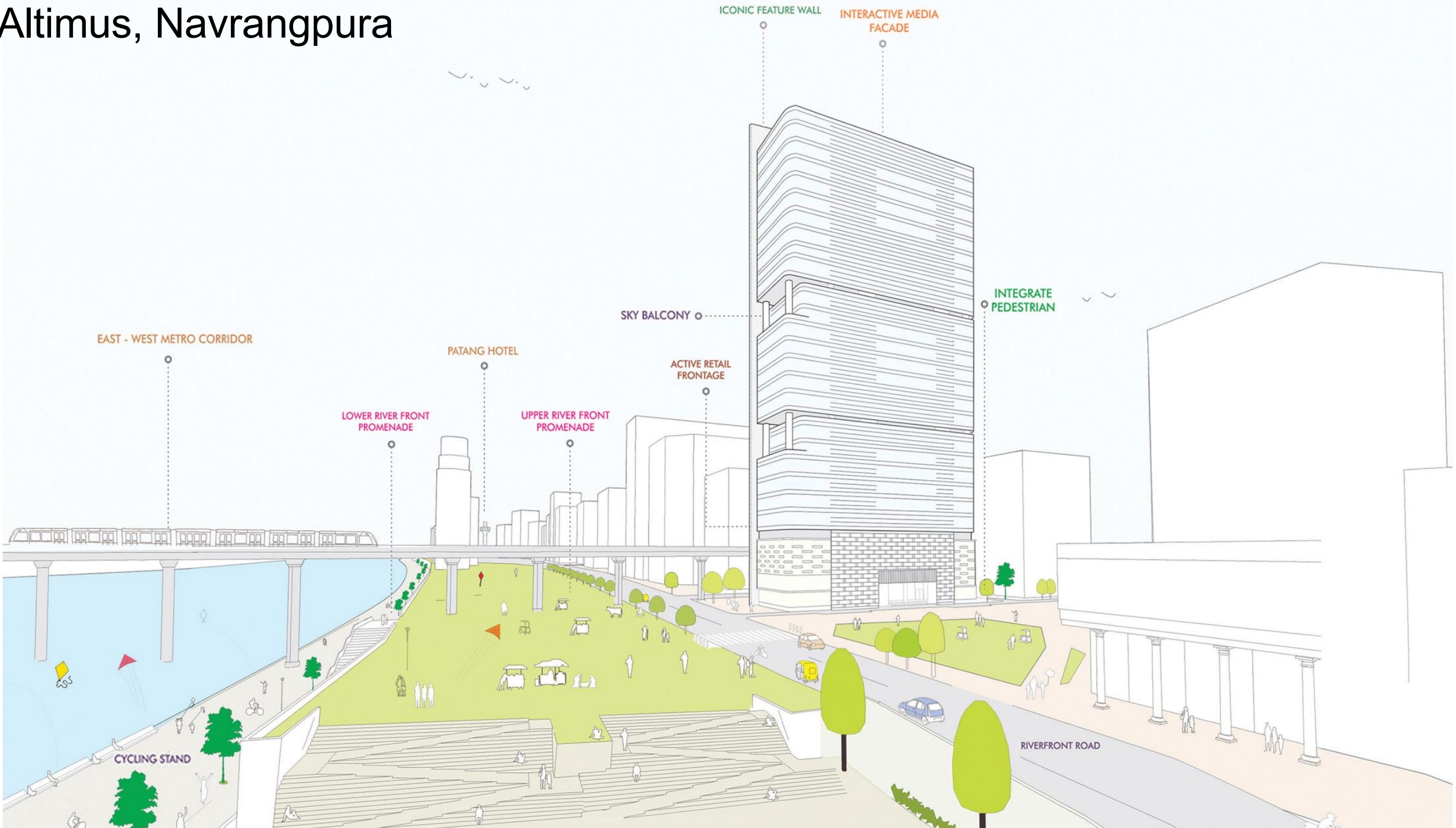
22

23

# Tehjir Residential & Commercial Complex, Khanpur



# Altimus, Navrangpura



ICONIC FEATURE WALL

INTERACTIVE MEDIA FACADE

EAST - WEST METRO CORRIDOR

PATANG HOTEL

SKY BALCONY

INTEGRATE PEDESTRIAN

LOWER RIVER FRONT PROMENADE

UPPER RIVER FRONT PROMENADE

ACTIVE RETAIL FRONTAGE

CYCLING STAND

RIVERFRONT ROAD

# Altimus, Navrangpura



# Grand Riviera, Paldi



What if you can see the **love**liest phenomenon of nature, every time you open your window?  
What if cool breeze flowing from the river fills your home with **bliss**?  
What if the song of a chirping bird is your morning **alarm** and the symphony of winds is your **lullaby**?

*Let happiness splash you from your window!*

Presenting **Grand Riviera**  
Riviera Luxury



# Takshashila Residential Towers



A monumental landmark of exceptional luxury

TAKSHASHILA  
**AIR**  
RESIDENTIAL  
TWIN TOWERS

Situated in the heart of the city, the property offers an expansive uninterrupted view of the exquisitely designed and world renowned **Sabarmati Riverfront**. Breathtaking experience from the outside and from within the property offers Exceptional Luxury at top of the town.



# Sakar IX

## IN THE CENTRE OF A BUSINESS DISTRICT

- Ashram Road is one of the busiest roads of Ahmedabad and it runs parallel to Sabarmati River where India's first Riverfront is developed
- Majority of city's top corporates have their offices here
- It is also a major financial hub of the City with many companies of repute and the likes of Reserve Bank of India, Income Tax Office, ESIC, All India Radio and The Times of India gracing the avenue

A major portion of Ashram Road runs parallel to Sabarmati River. The Sabarmati Riverfront project has become the heart of Ahmedabad with Ashram Road as its artery. This has attracted tourists and has added to its grandeur. Under the Sabarmati Riverfront Project, a road parallel to Sabarmati Riverfront is constructed which will lead to reduction in traffic on Ashram Road. Therefore, it is the most celebrated area in Ahmedabad offering ease of transportation.





# World Center 3

**3 WORLD CENTER**  
PIONEER IN NEW SKYLINE  
@ THE RIVER FRONT  
THE NEW  
DOWNTOWN OF  
AHMEDABAD  
CITY.



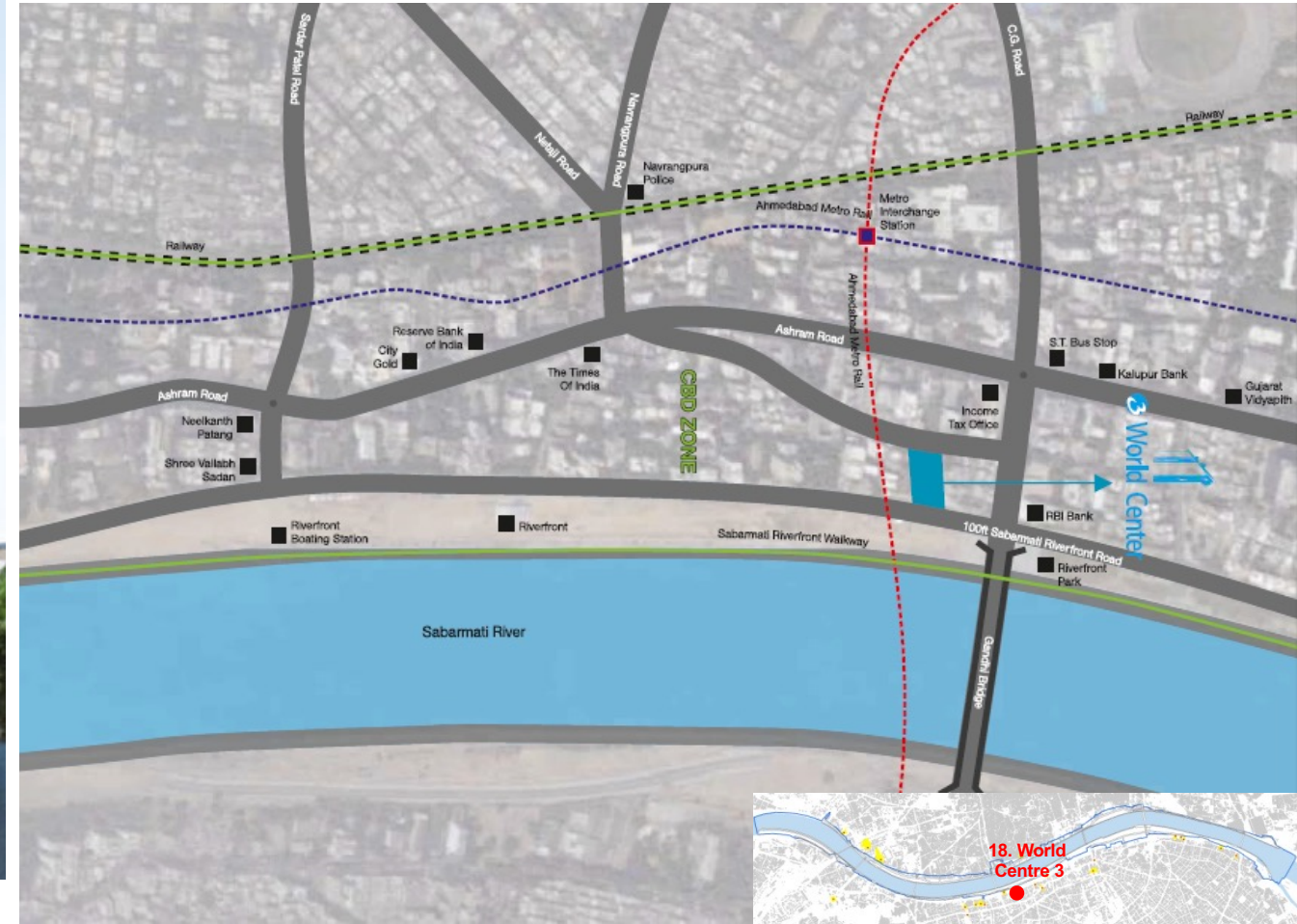
**"TRUE WORLD CLASS  
BUSINESS CENTER"  
A MILLION DOLLAR  
VIEW OF THE RIVER FRONT**



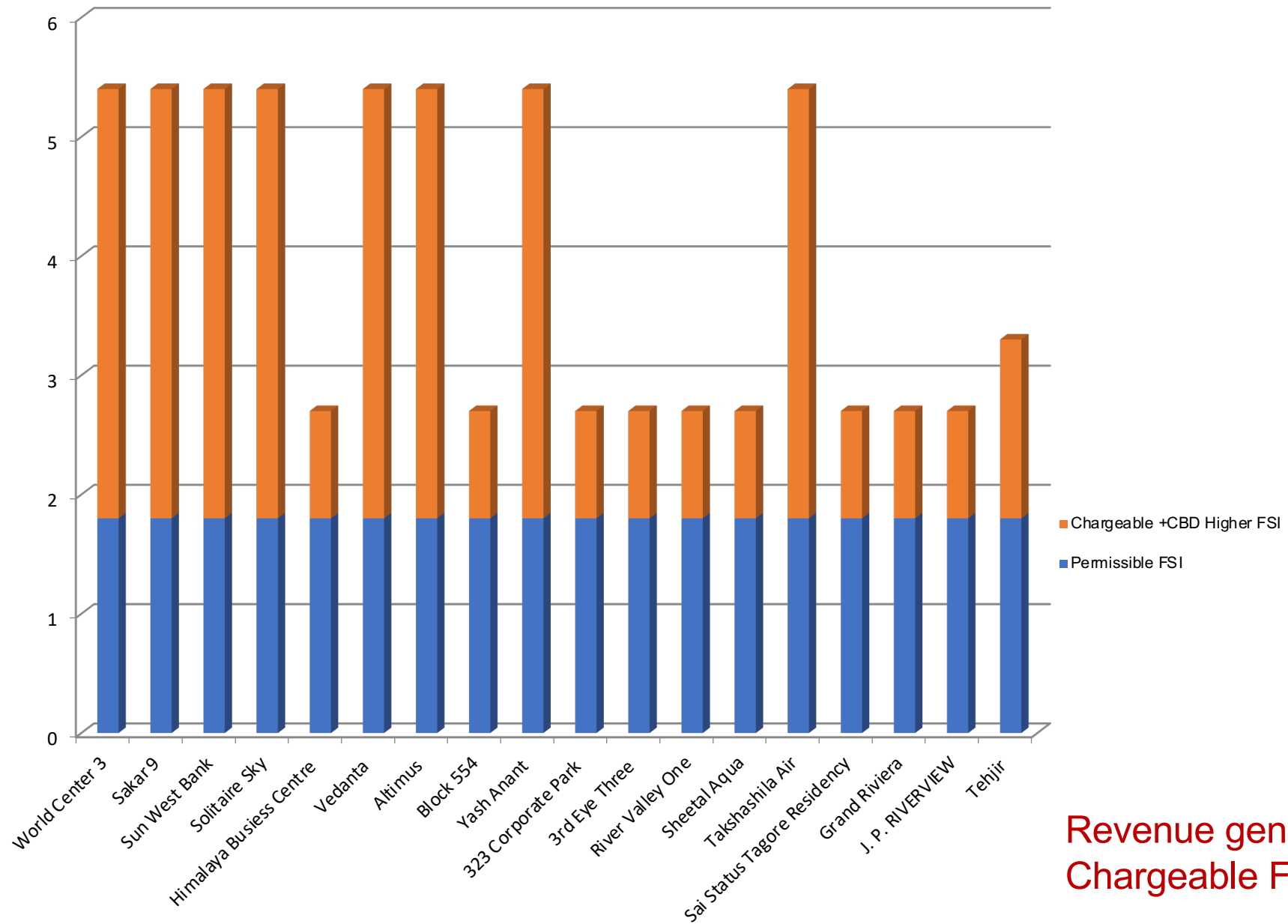
WINGS OF ASPIRATIONS

From heritage to happening, cultural to contemporary, Ahmedabad has come a long way. In this journey of change, Ahmedabad has transformed itself from once a small city to now the most talk about town across the globe. The infrastructural development has played a vital role in revolutionizing the way people looked upon Ahmedabad. More than that the developments like the BRTS and Sabarmati River Front has made Ahmedabad a talking point on the global arena.

Sabarmati Riverfront has changed the landscape of the city of Ahmedabad. World Center takes pride in one of the pioneer in developing new skyline@ the river front and the new downtown of the Ahmedabad city. From the house of Savani Infrastructure, promises to make it even better by offering workspaces like never before. :



# Revenue from ongoing development works

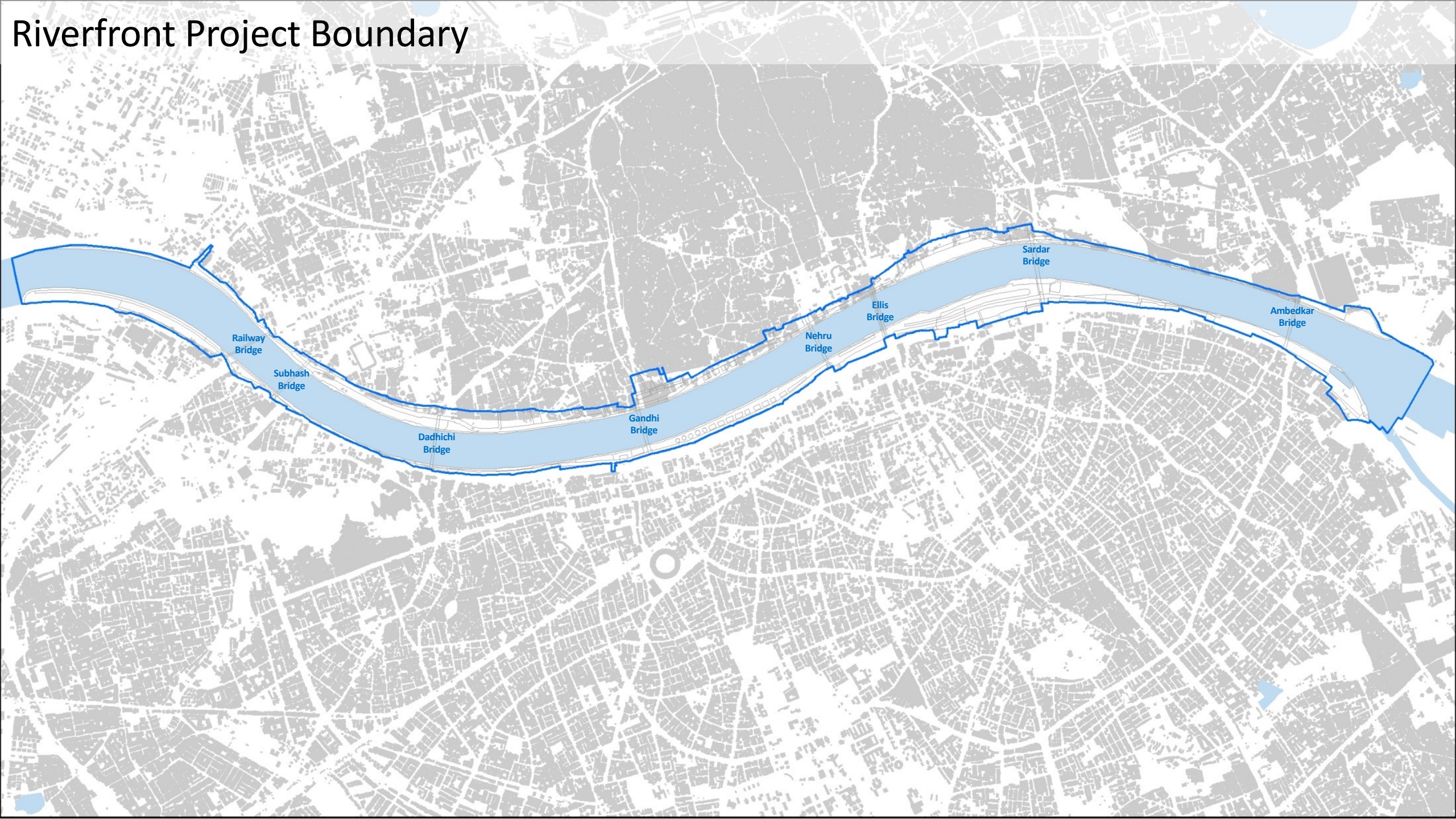


Revenue generated from the Chargeable FSI = 164.45 Cr

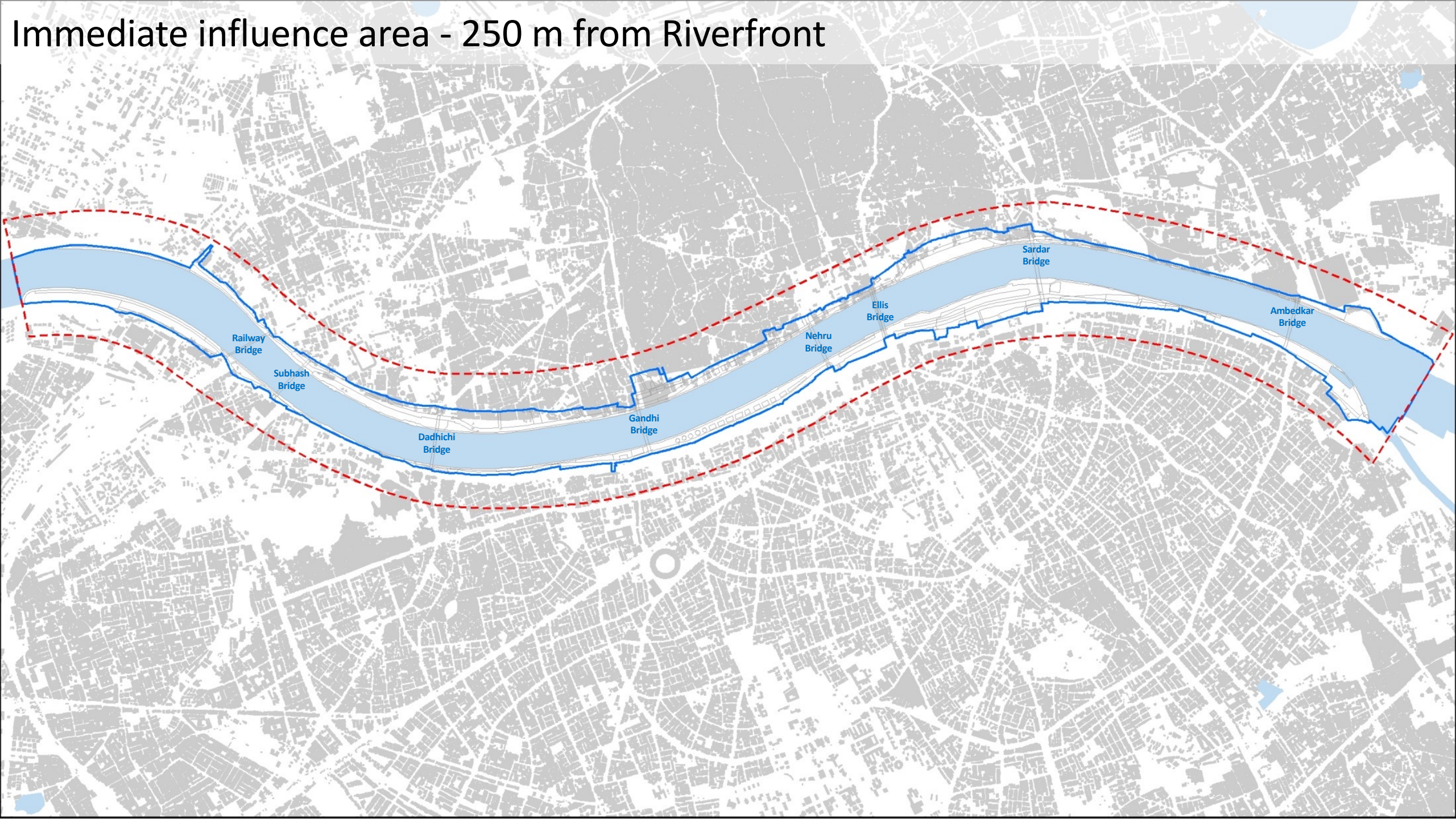
1. What is the revenue potential from adjacent areas?
2. How should adjacent areas be planned to meet development demand and ensure that the development is sustainable?

Revenue potential from adjacent areas

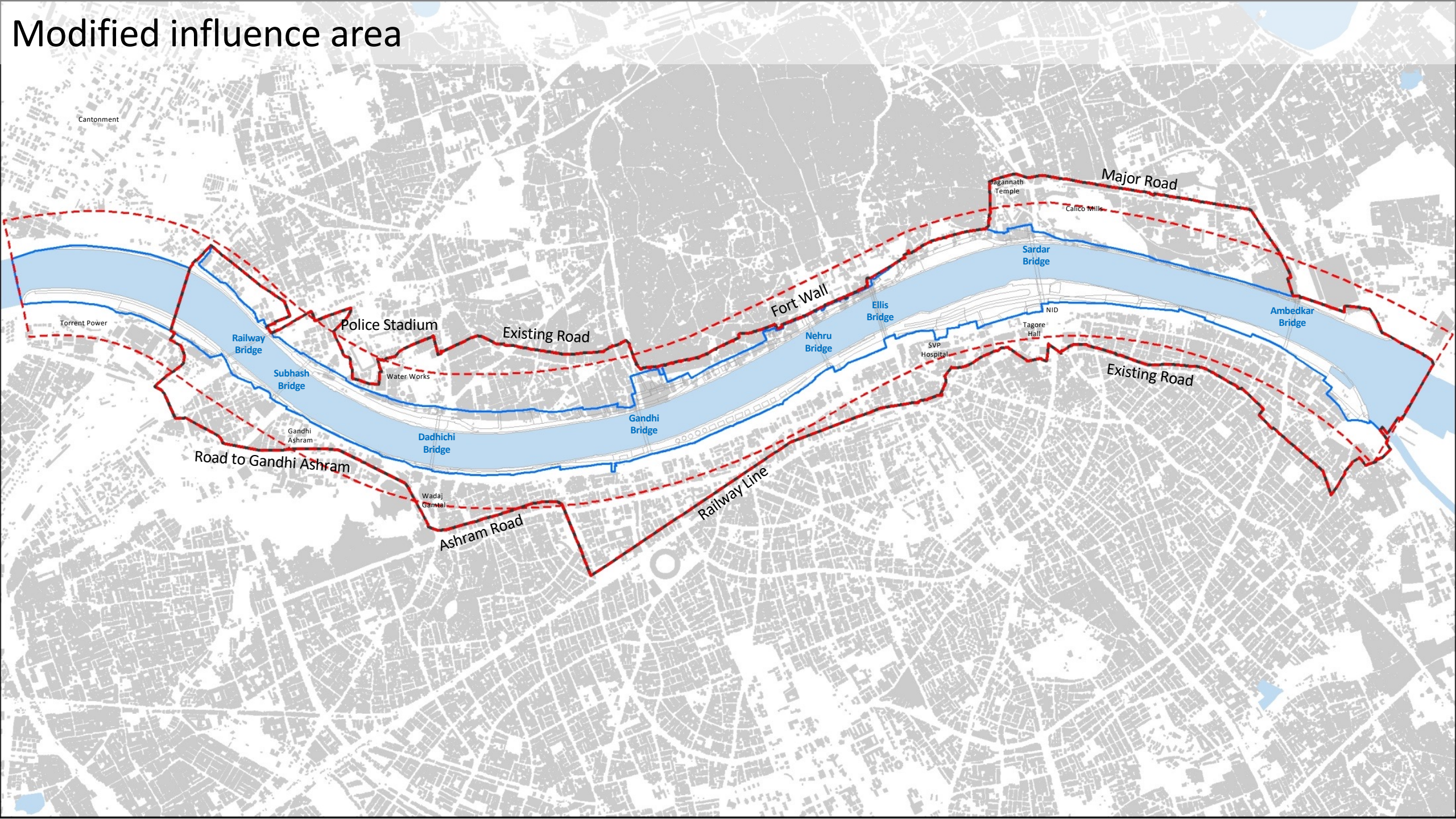
# Riverfront Project Boundary



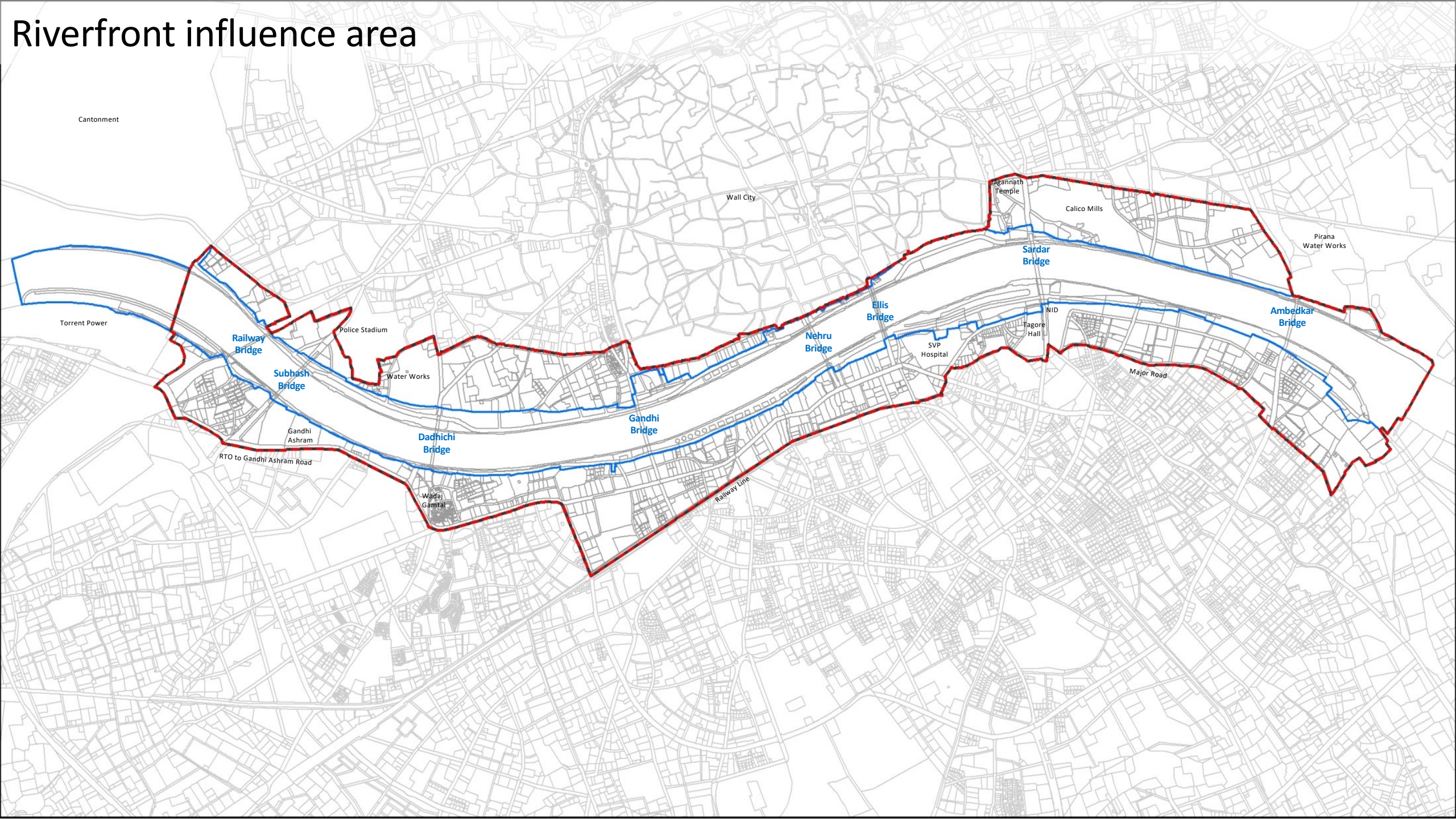
# Immediate influence area - 250 m from Riverfront



# Modified influence area

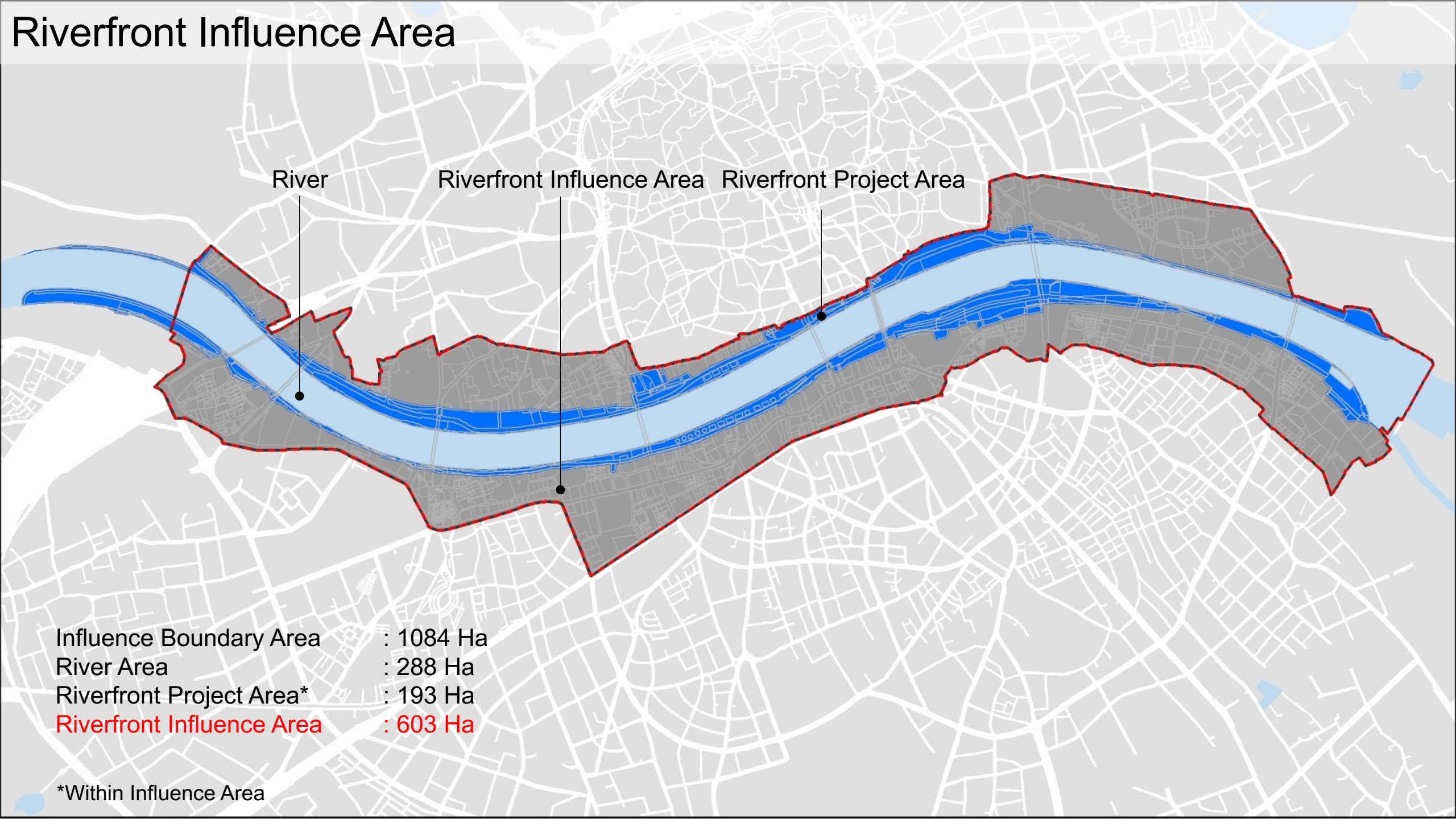


# Riverfront influence area





# Riverfront Influence Area



River

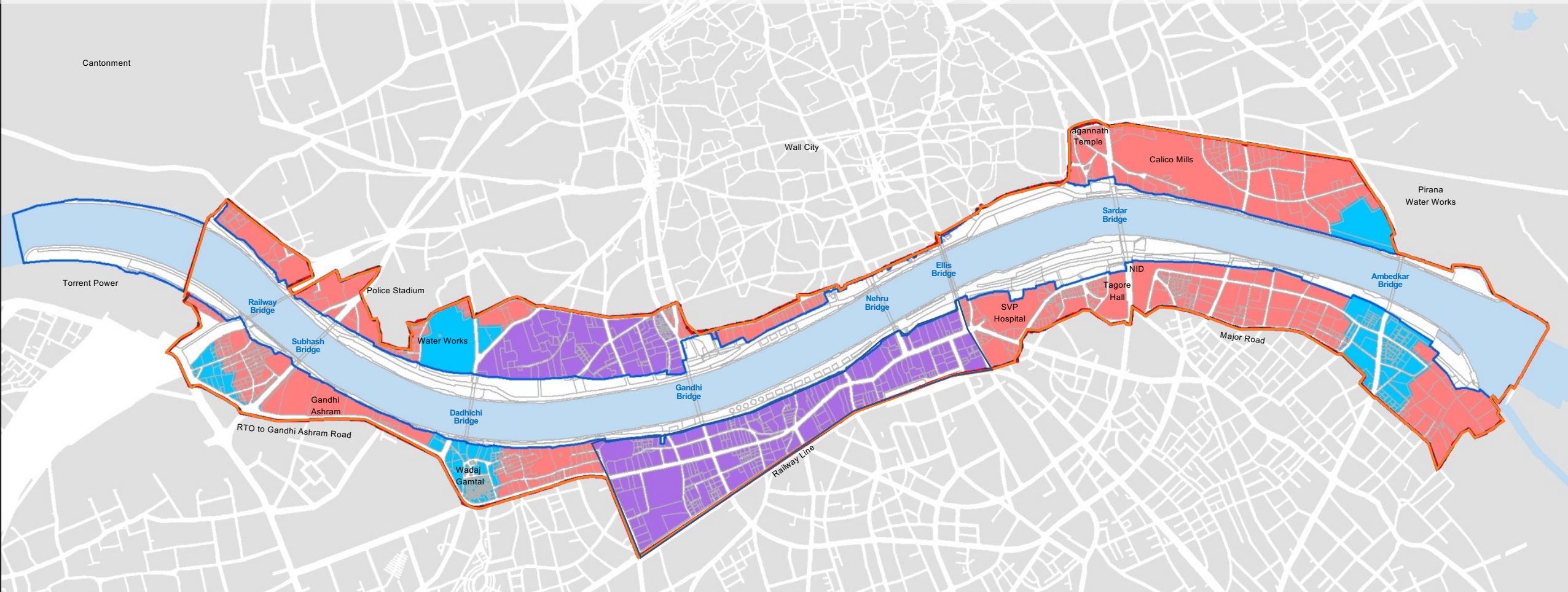
Riverfront Influence Area

Riverfront Project Area

Influence Boundary Area	: 1084 Ha
River Area	: 288 Ha
Riverfront Project Area*	: 193 Ha
<b>Riverfront Influence Area</b>	<b>: 603 Ha</b>

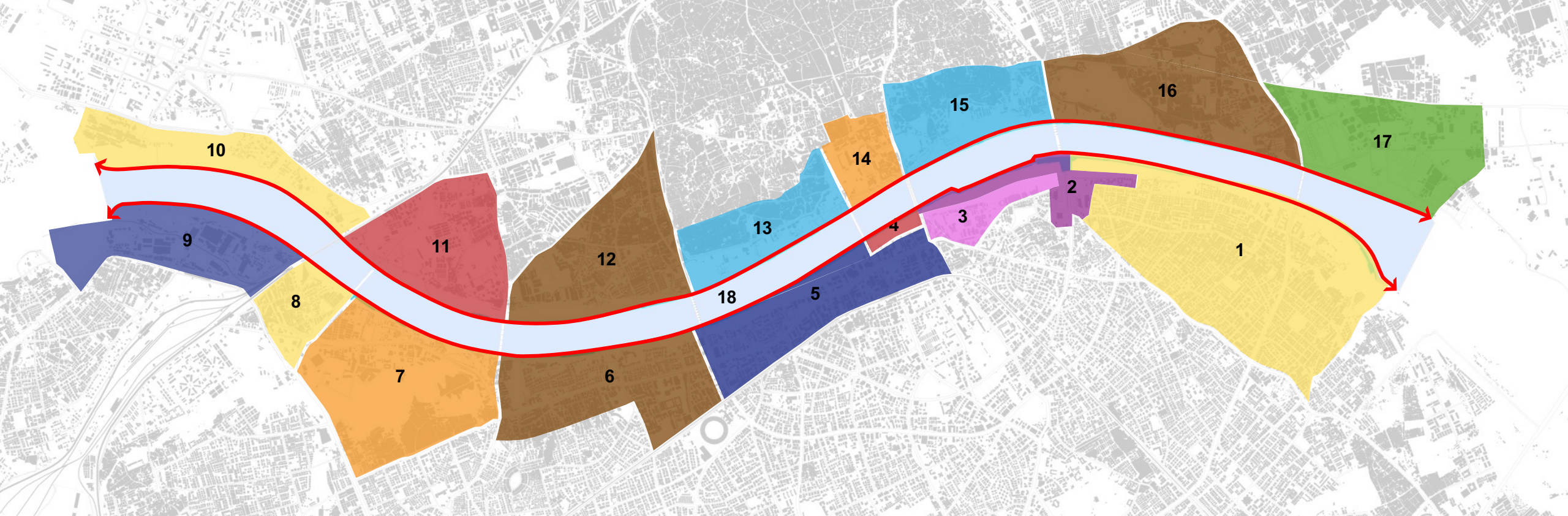
\*Within Influence Area

# Riverfront Influence Area – Revenue Potential



Zone	Base FSI	Purchasable FSI	Total Permissible FSI	Total Area (Ha)	Developable Land Area (Ha)	Purchasable Floor Area (sqm)	75% of Purchasable Floor Area (sqm)*	Jantri Rate (30,000 * 40%)	Revenue Potential (Crores)
CBD West Area	1.8	3.6	5.4	122	66.9	24,08,400	18,06,300	12,000	<b>2,168</b>
CBD East Area	1.8	3.6	5.4	75	52	18,72,000	14,04,000	12,000	<b>1,685</b>
TOD Area	1.8	2.2	4.0	82	46.1	10,14,200	7,60,650	12,000	<b>913</b>
Residual Area	1.8	<b>3.6</b>	<b>5.4</b>	324	191.8	69,04,800	51,78,600	12,000	<b>6,214</b>
<b>Total</b>									<b>10,979 Cr</b>

# A mosaic of Precinct Plans – LAPs to be carried out for each of them

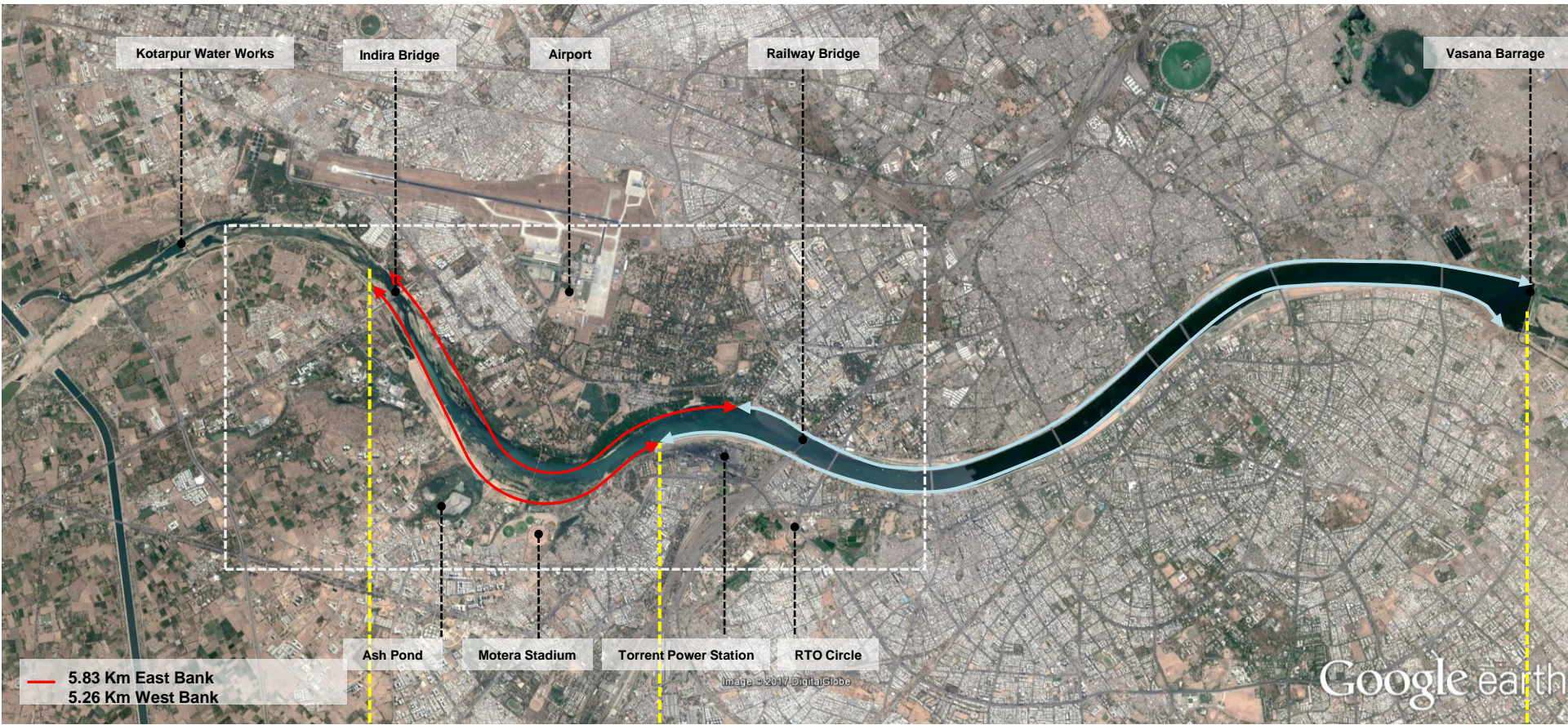


1. Paldi Residential Neighborhood
2. Cultural Mile
3. Health-care Hub
4. B J Park Institutional Precinct
5. Ashram road Business District
6. Ashram Road Mixed Use Precinct
7. Gandhi Ashram Heritage Precinct
8. Sabarmati Residential Neighborhood
9. Sabarmati Redevelopment Precinct
10. Shahibagh Residential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

13. Khanpur Mile
14. Lal Darwaza Heritage Precinct
15. Fair and Market Precinct
16. Calico Redevelopment Precinct
17. Pirana Precinct
18. Lower Promenade

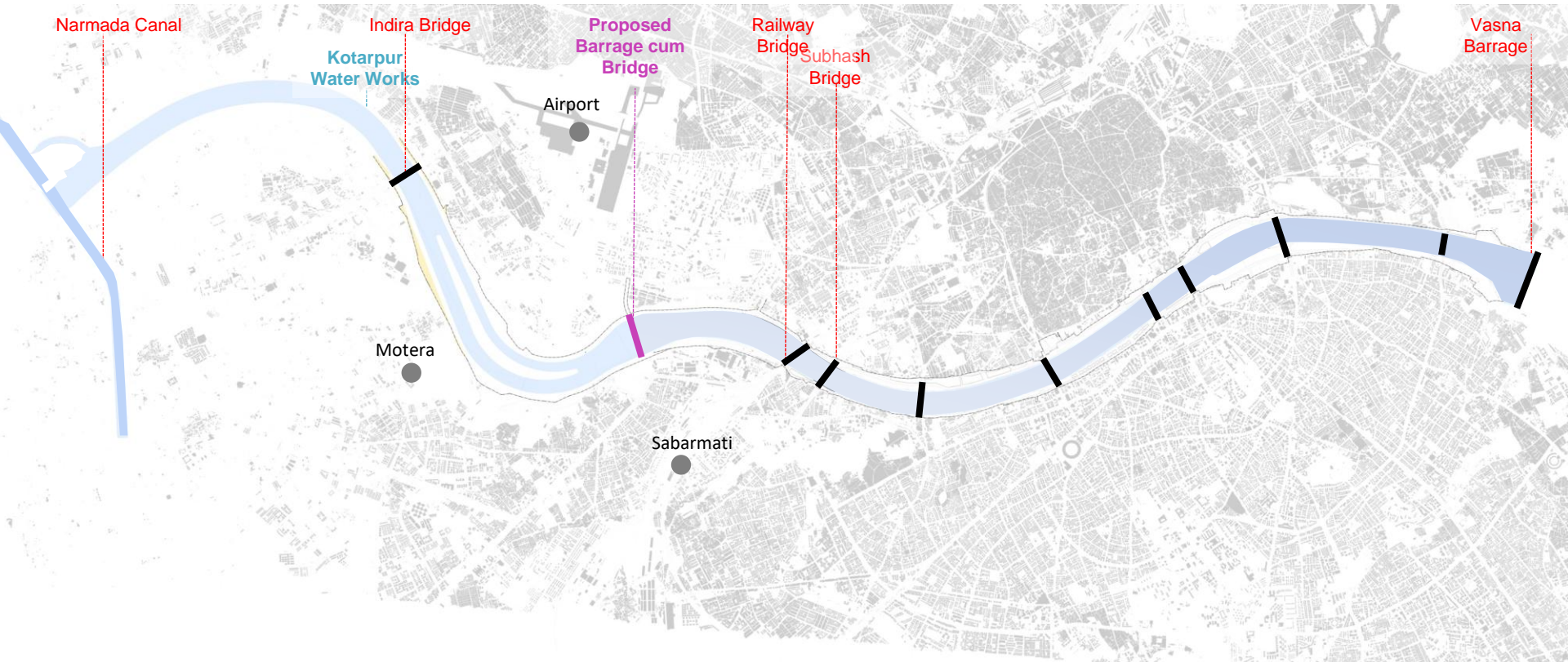
# SRFD Phase 2

Satellite Image - Phase 1 + Extension upto Indira Bridge



# SRFD Phase 2: Proposed Barrage

The water stored by the proposed Barrage can be used as a water source at Kotarpur intake directly

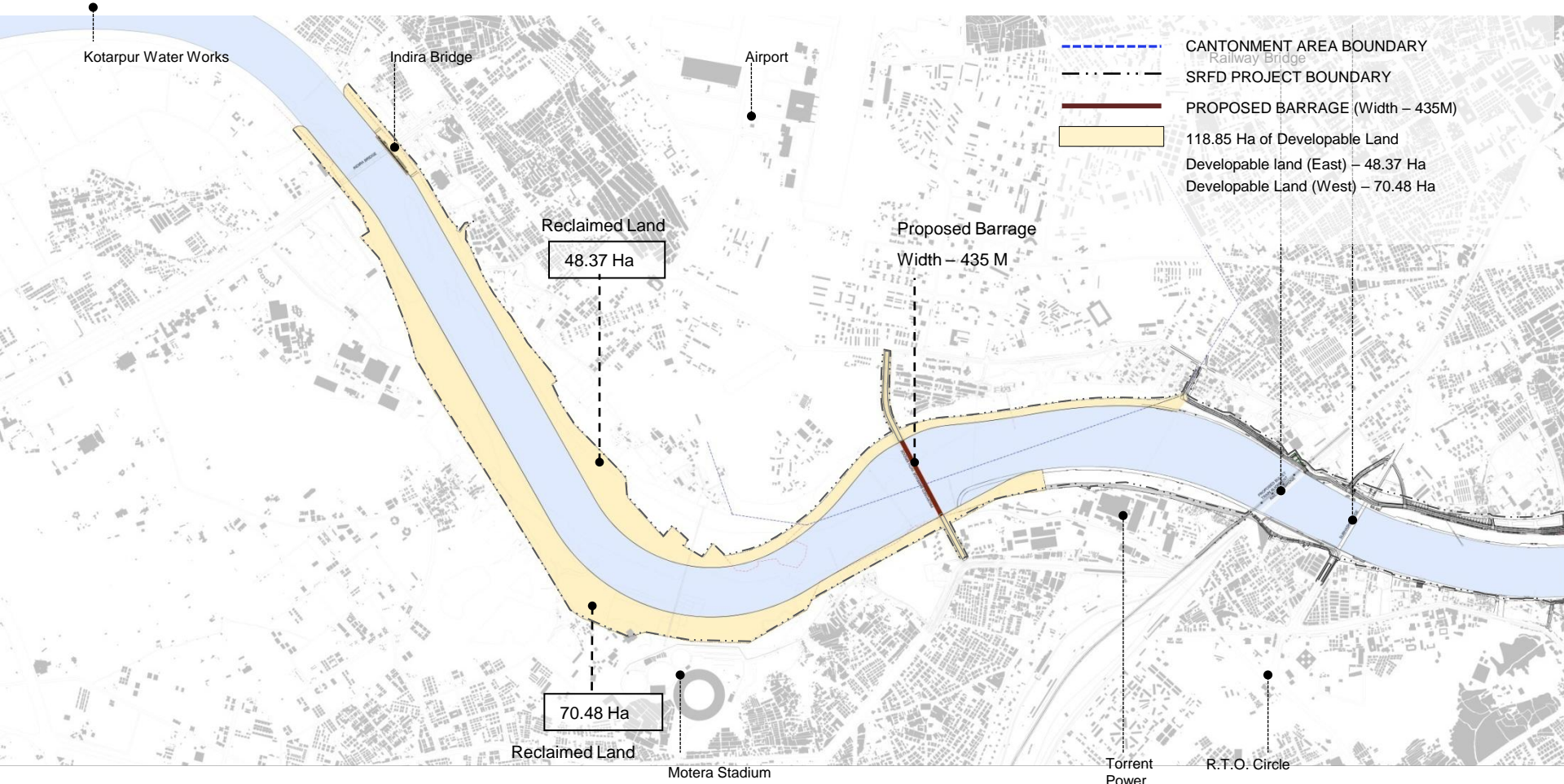


Water retained by the barrage



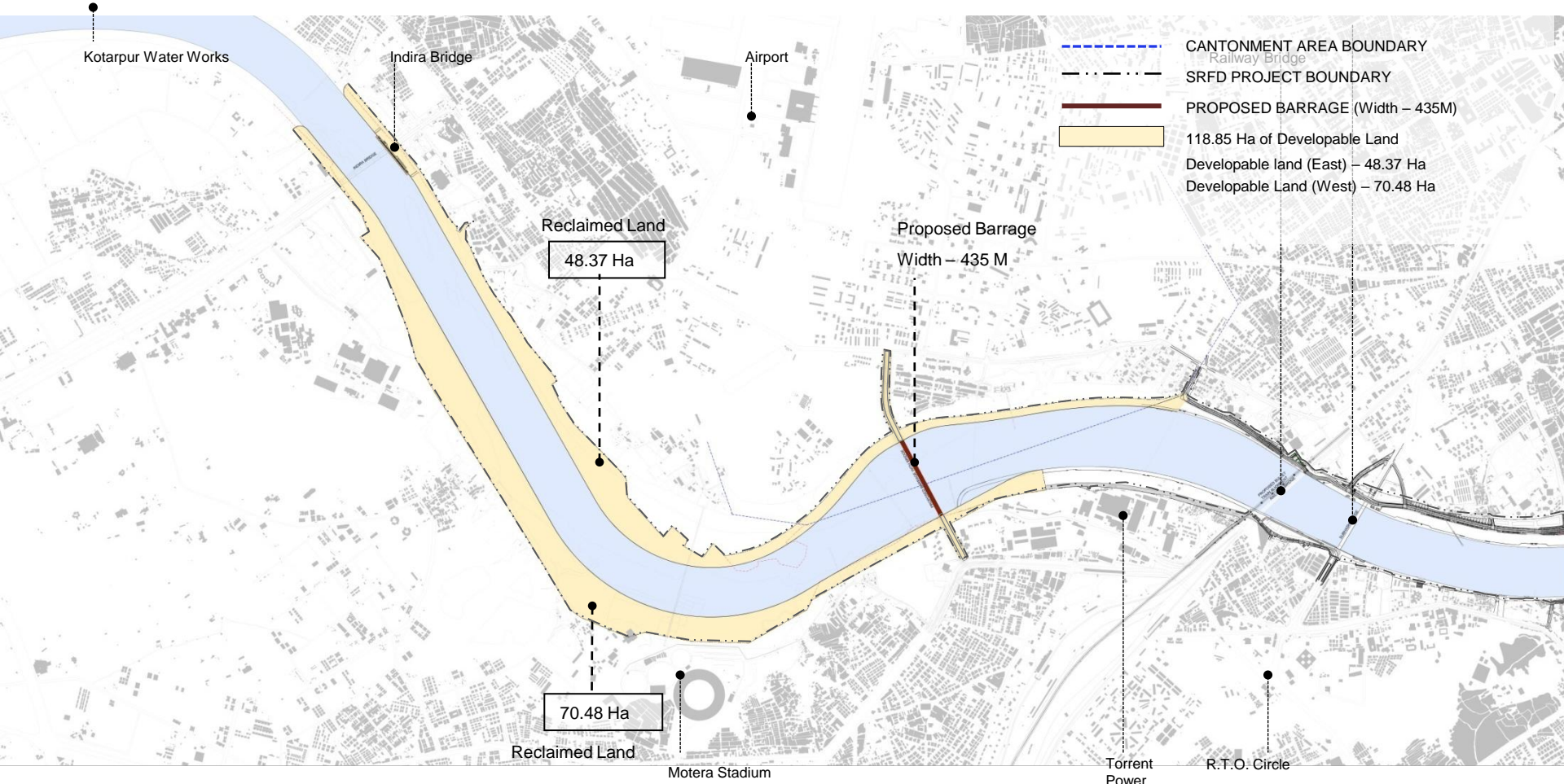
# Barrage Level

## River Alignment with Barrage



# SRFD Phase 2

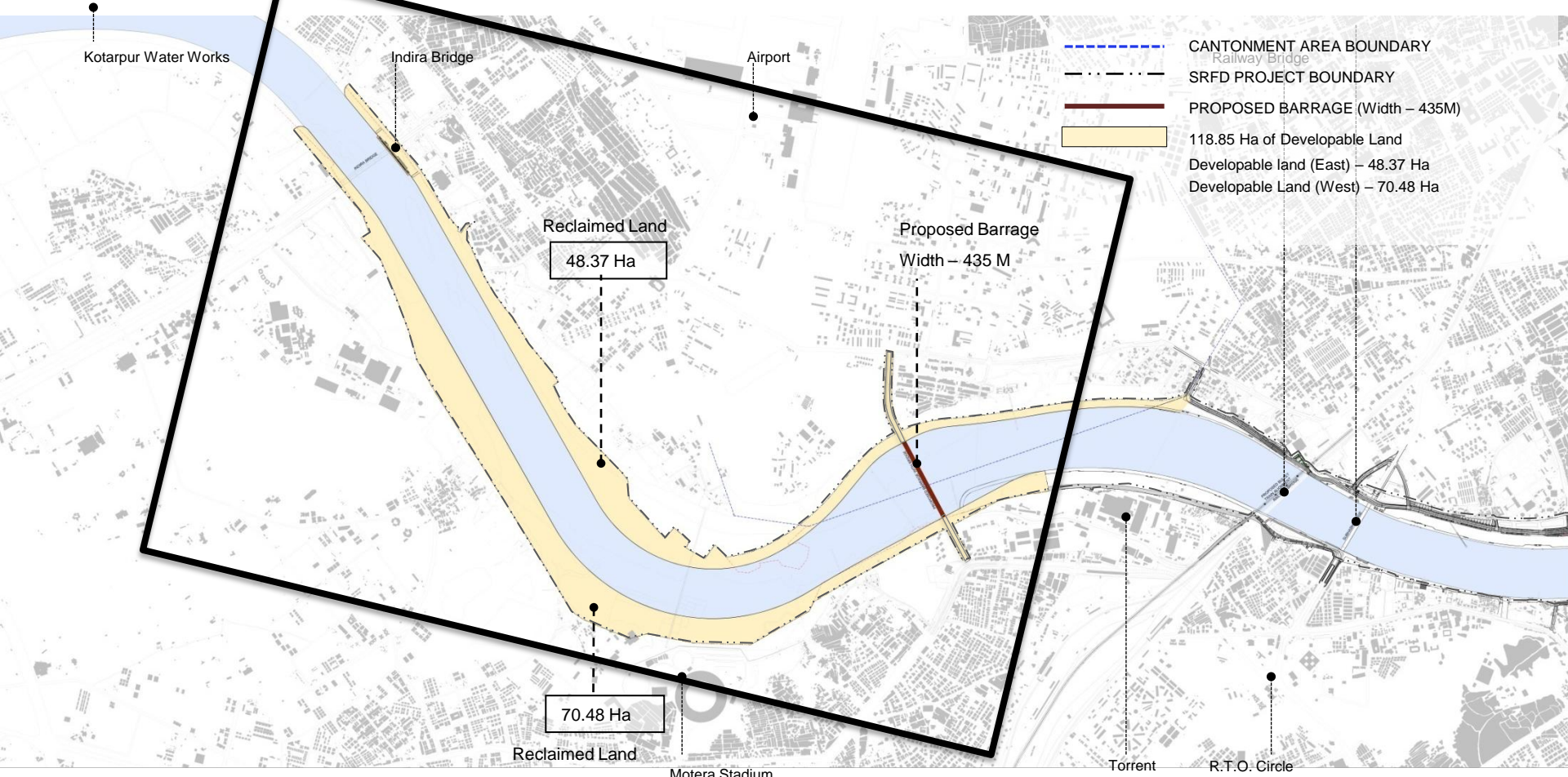
## River Alignment with Barrage





# River Alignment

## River Alignment with Barrage



Kotarpur Water Works

Indira Bridge

Airport

Reclaimed Land

48.37 Ha

Proposed Barrage

Width – 435 M





Reclaimed Land

70.48 Ha

Motera Stadium

Torrent Power

R.T.O. Circle

-  CANTONMENT AREA BOUNDARY
-  SRFD PROJECT BOUNDARY
-  PROPOSED BARRAGE (Width – 435M)
-  118.85 Ha of Developable Land
  - Developable land (East) – 48.37 Ha
  - Developable Land (West) – 70.48 Ha

# River Alignment

## Reclaimed Land

Indira Bridge

Proposed Barrage

Width = 435 M

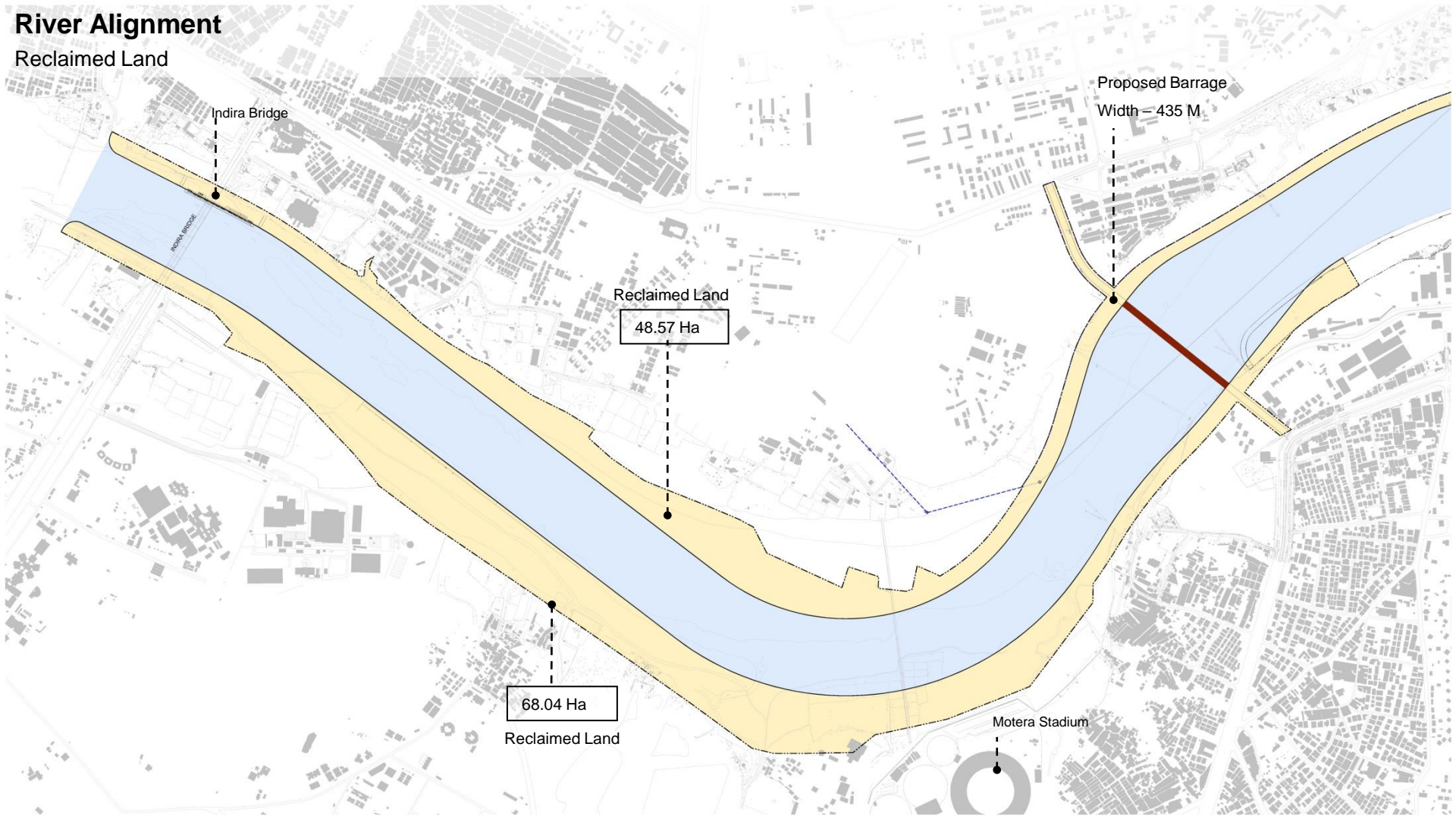
Reclaimed Land

48.57 Ha

68.04 Ha

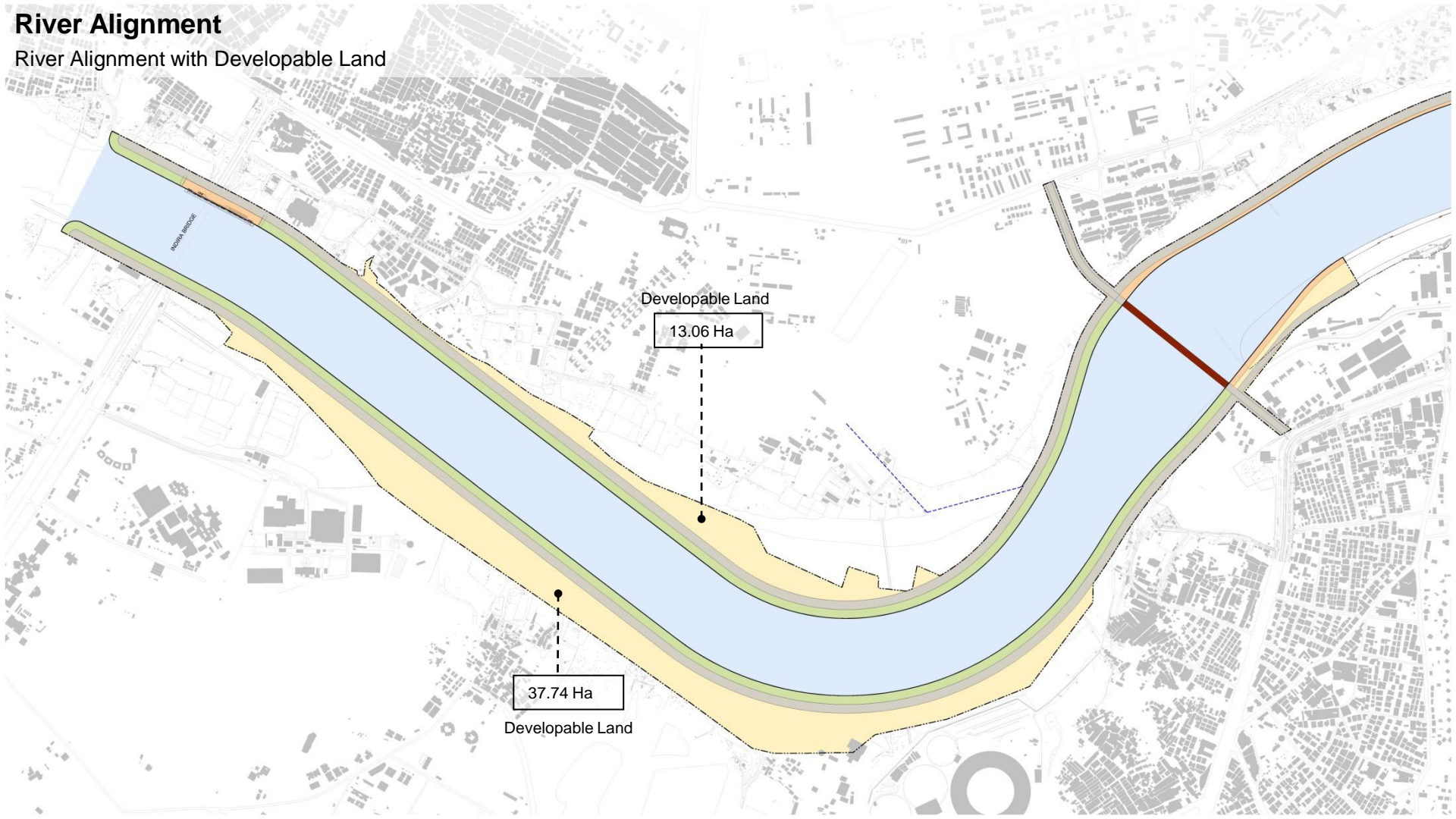
Reclaimed Land

Motera Stadium



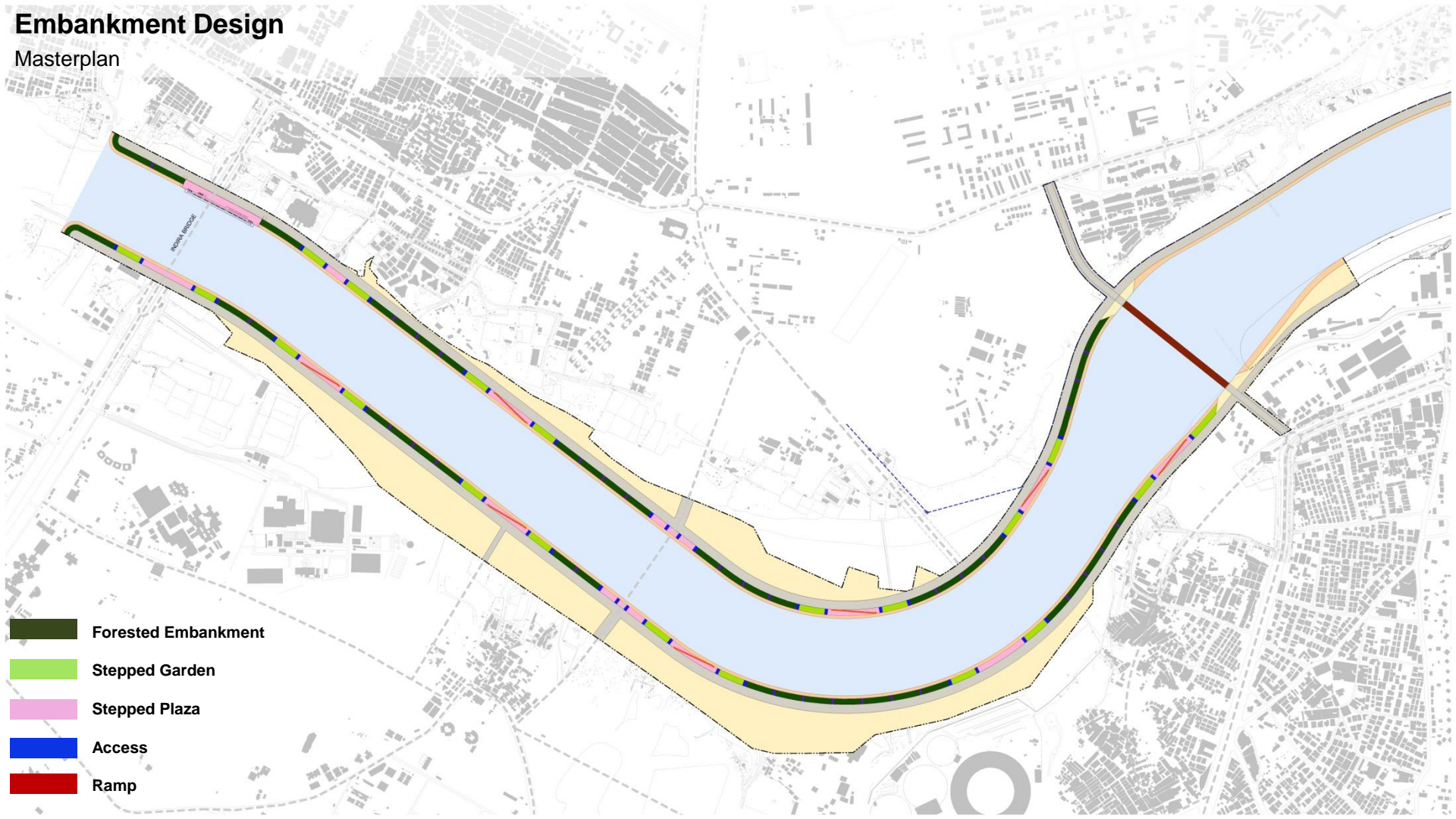
# River Alignment






## River Alignment with Developable Land



# Embankment Design

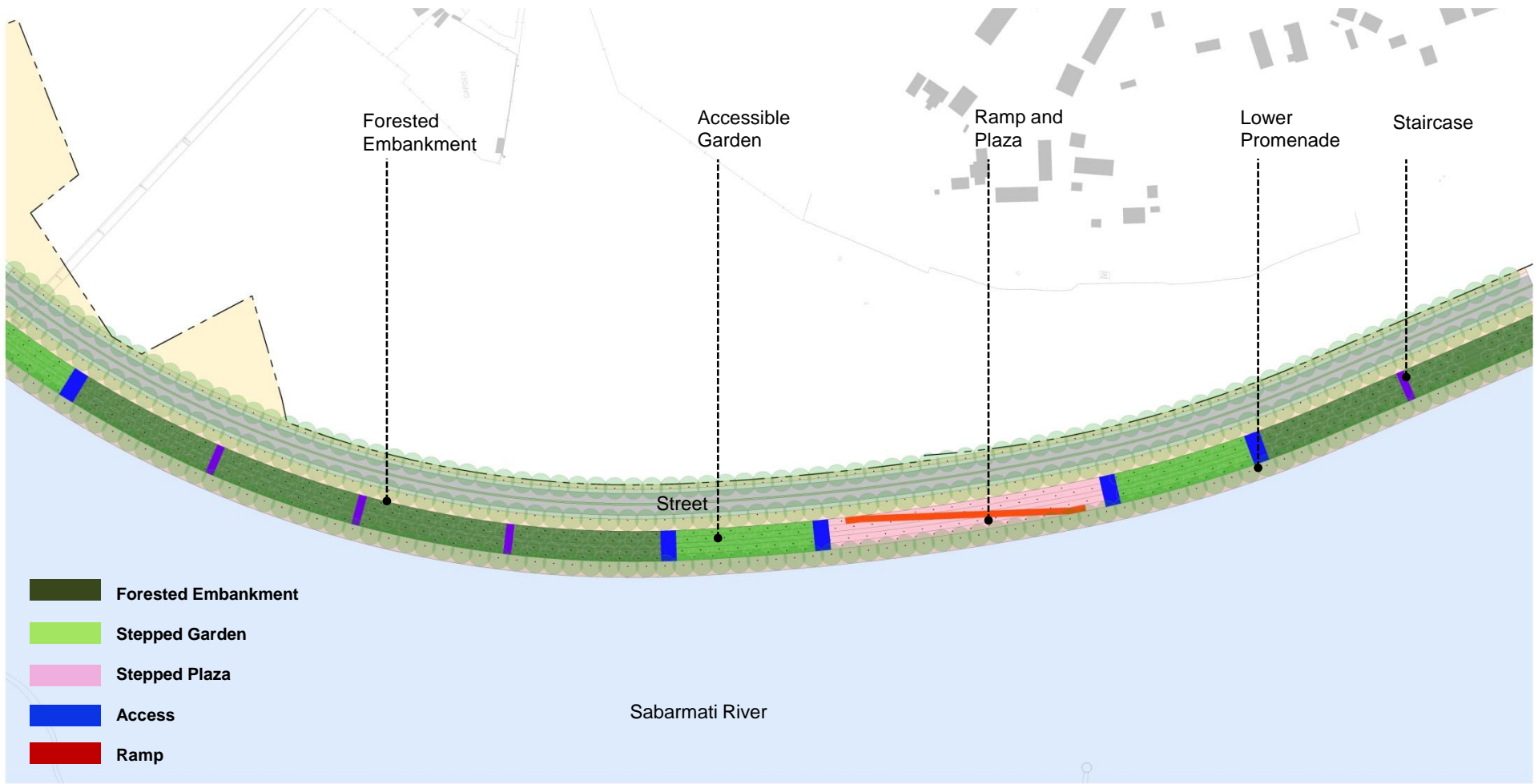
Masterplan



-  Forested Embankment
-  Stepped Garden
-  Stepped Plaza
-  Access
-  Ramp

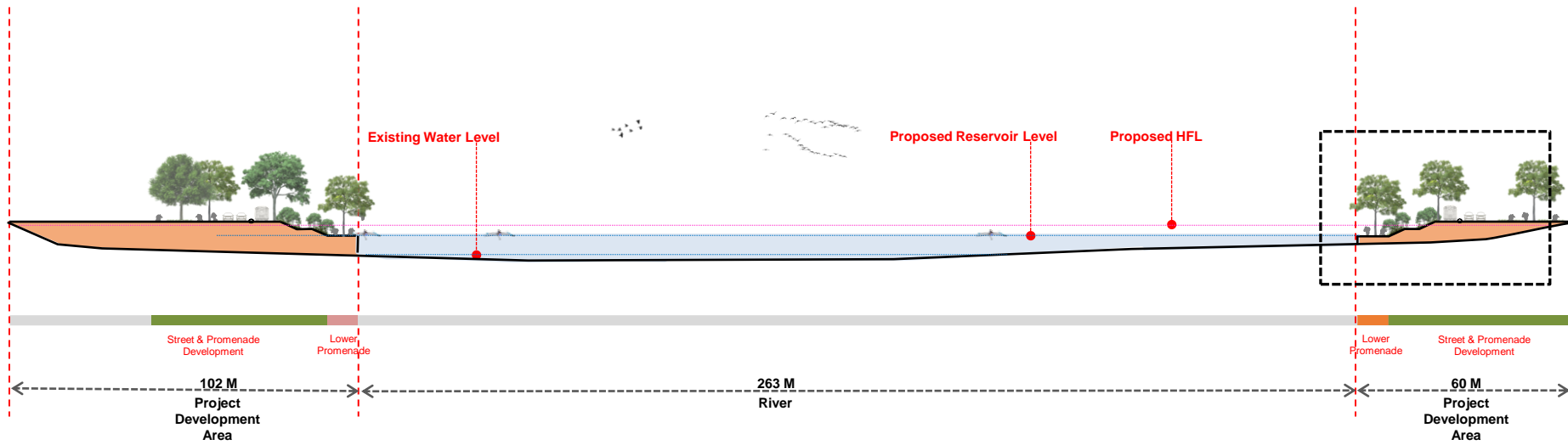
# Embankment Design

Part Plan



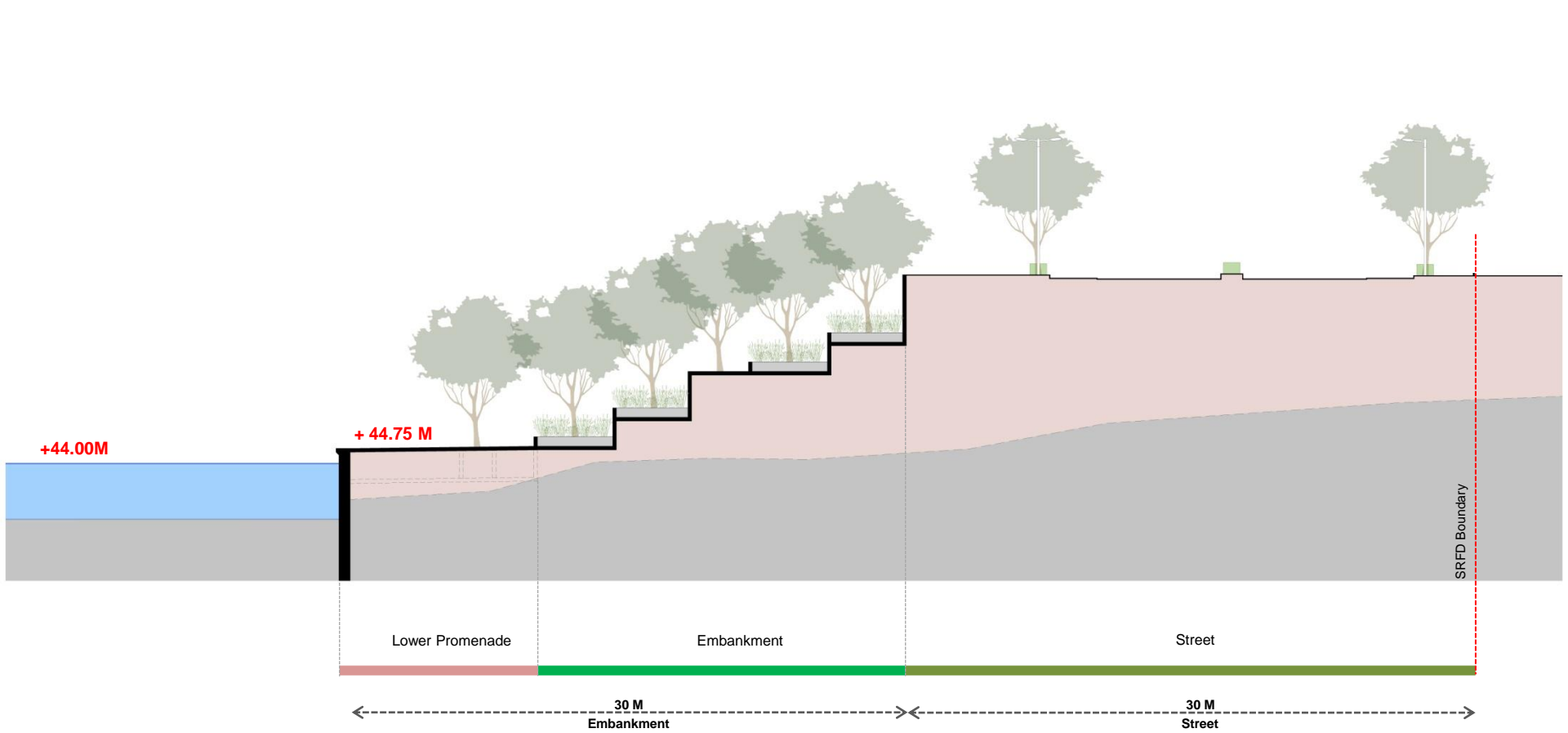
# Embankment Design

## River Cross Section



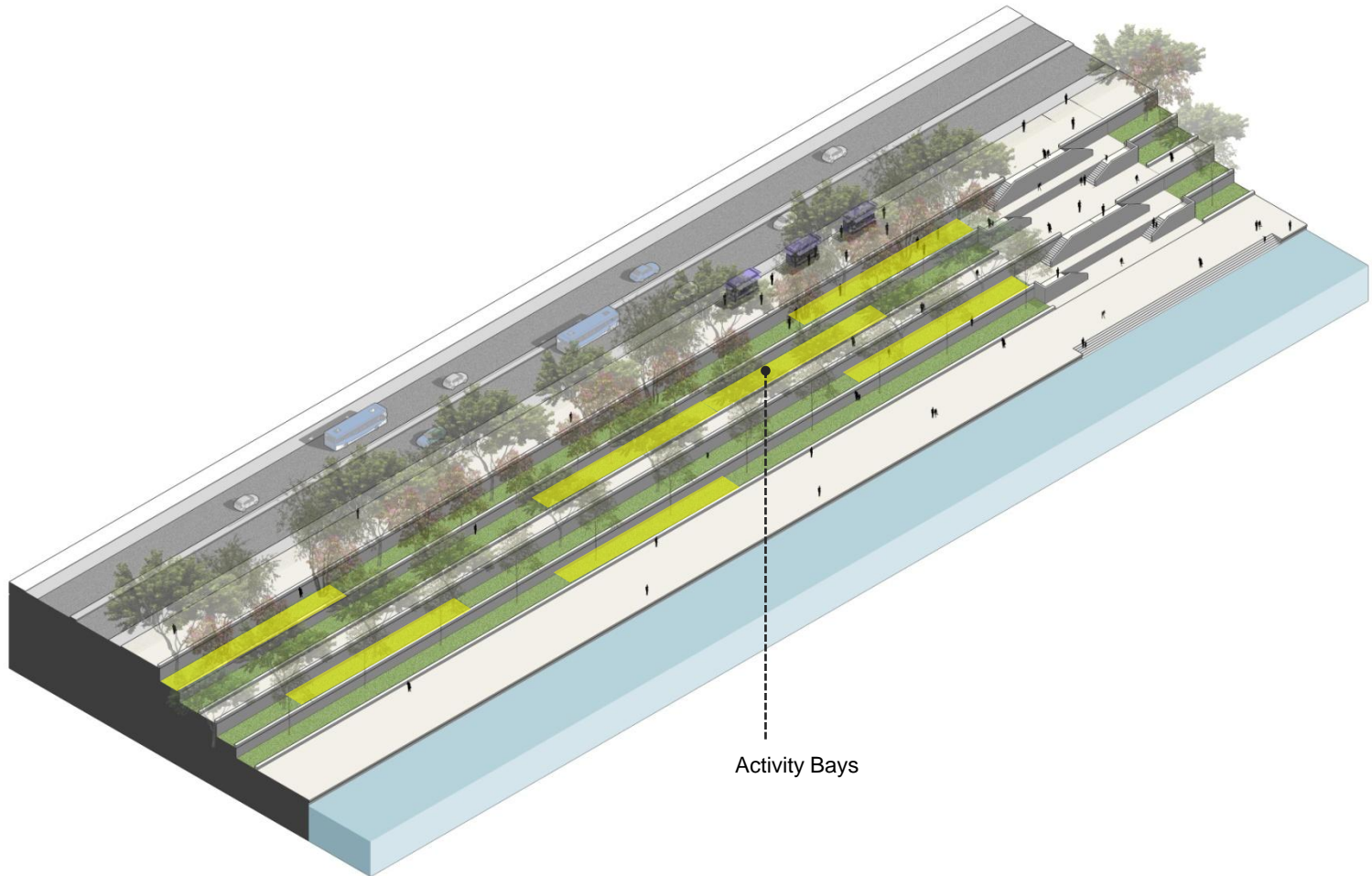
# Embankment Design

## Embankment Cross Section



# Activating Embankment

Identifying Activity Areas

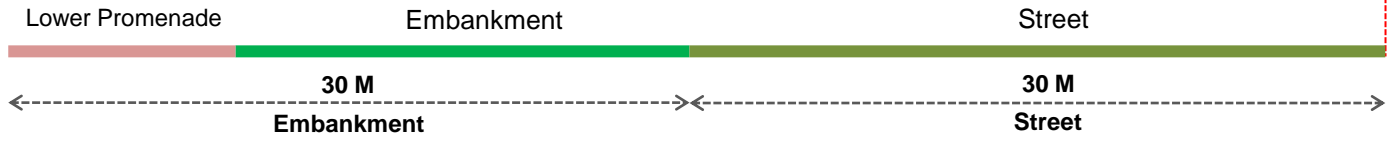
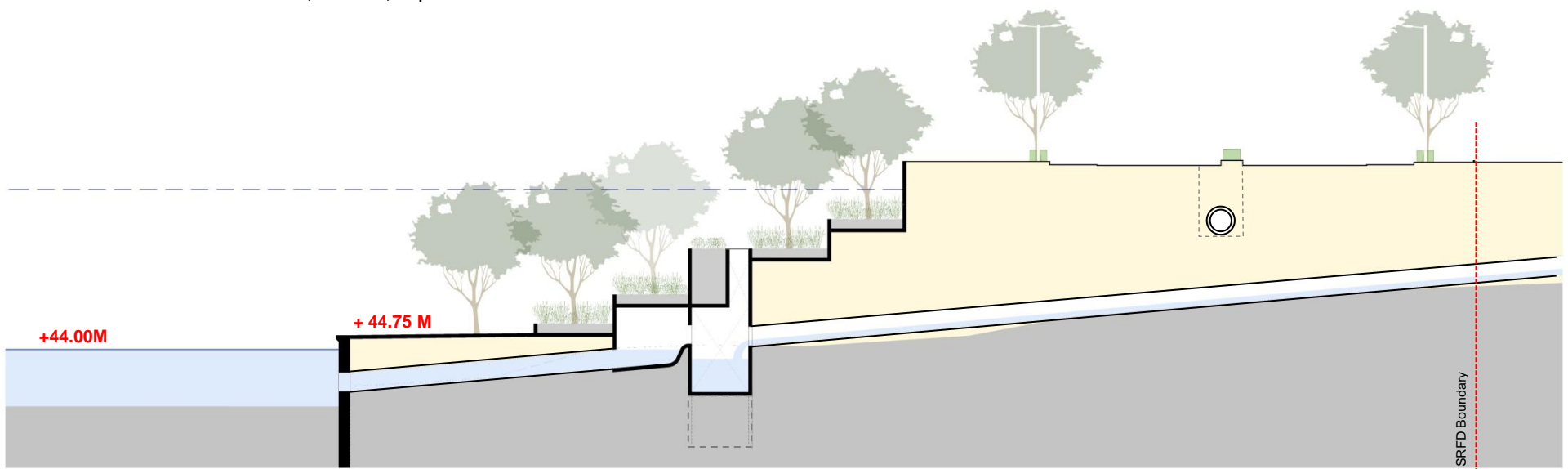


Activity Bays



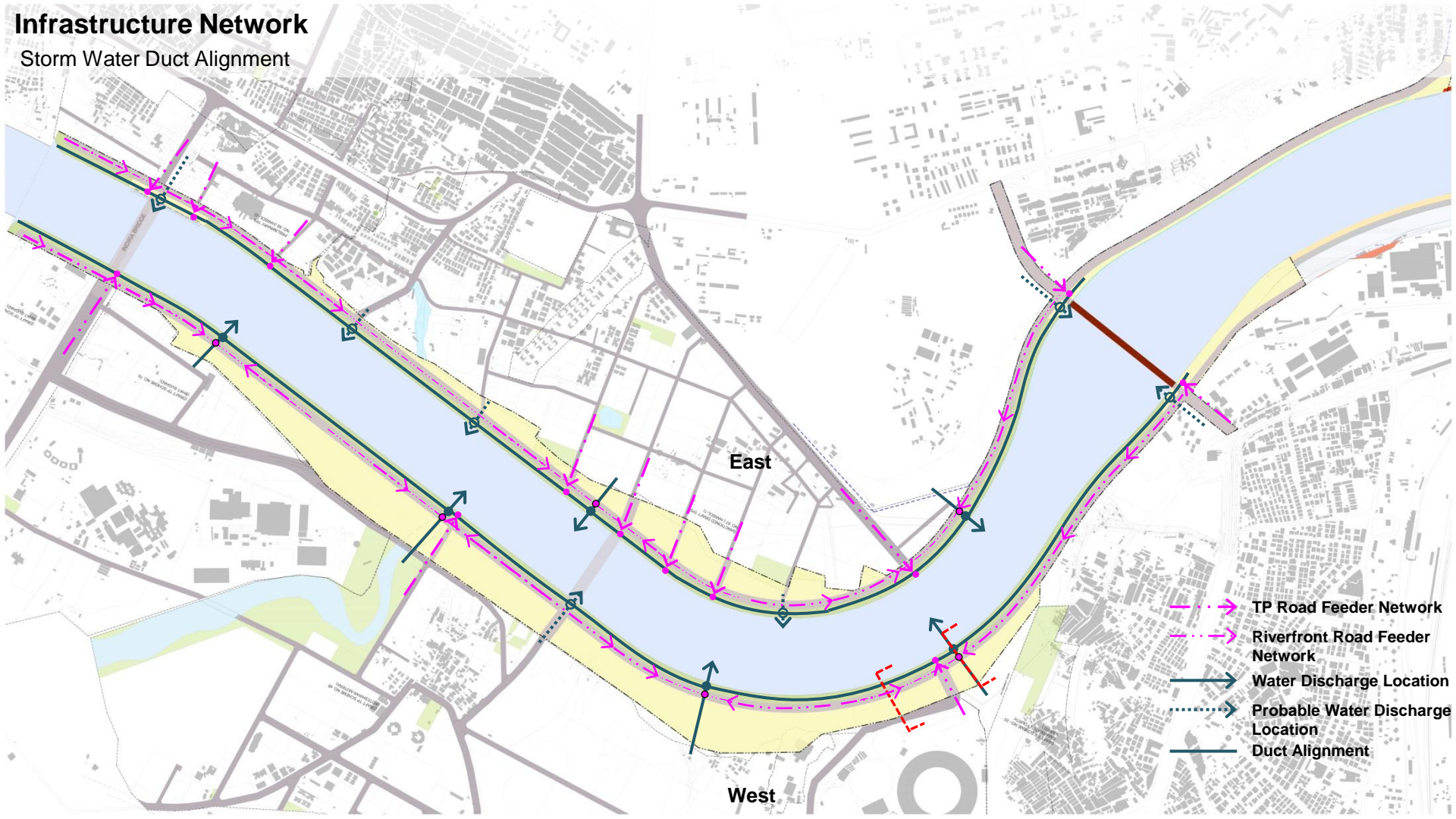
# Infrastructure Network

Storm Water Network – Duct, Outfall, Pipe Network



# Infrastructure Network

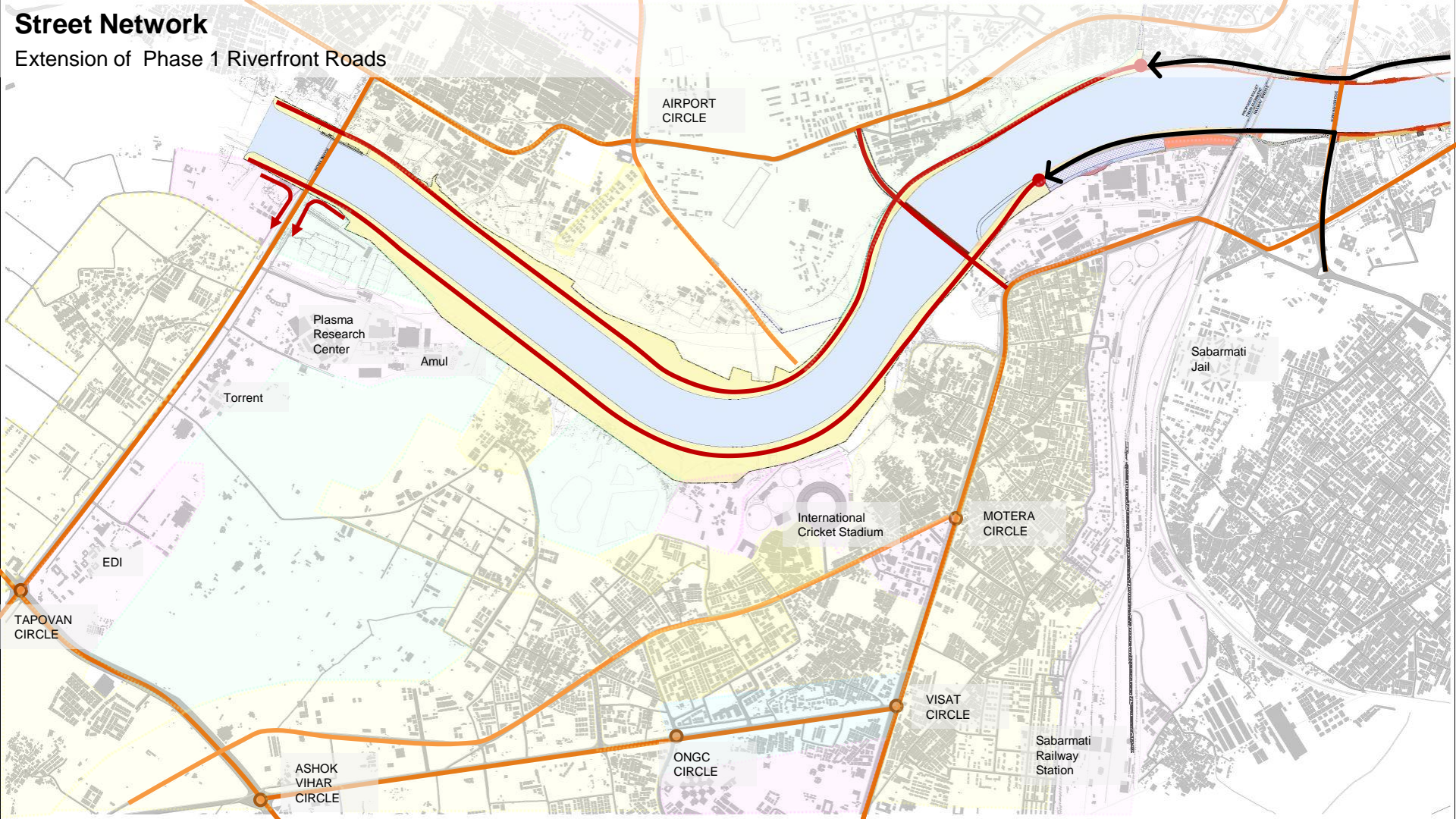
## Storm Water Duct Alignment



- TP Road Feeder Network
- Riverfront Road Feeder Network
- Water Discharge Location
- Probable Water Discharge Location
- Duct Alignment

# Street Network

Extension of Phase 1 Riverfront Roads



AIRPORT CIRCLE

Plasma Research Center

Amul

Torrent

EDI

International Cricket Stadium

MOTERA CIRCLE

Sabarmati Jail

TAPOVAN CIRCLE

VISAT CIRCLE

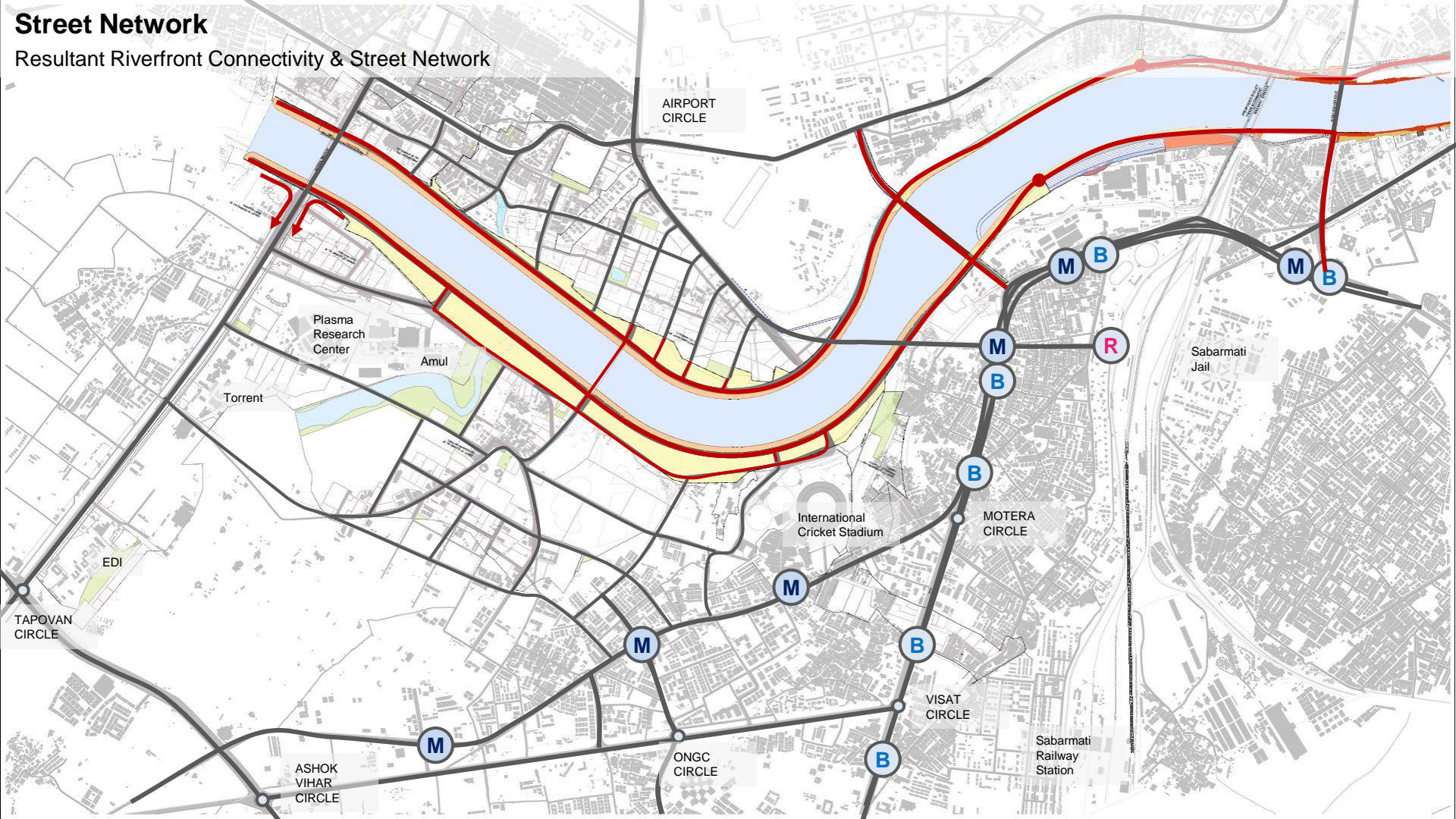
Sabarmati Railway Station

ASHOK VIHAR CIRCLE

ONGC CIRCLE

# Street Network

## Resultant Riverfront Connectivity & Street Network





Proposed  
Devel. Scheme  
for Phase II





# Sabarmati Riverfront

Reconnecting Ahmedabad to its River

## **Sabarmati River Front Development Corporation Ltd.**

2nd Floor, "Riverfront House", B/h. H.K. Arts College, Between Gandhi & Nehru Bridge, Pujya Pramukh Swami Marg (River Front Road - West), Ahmedabad - 380009.

Tel: +91 (079) 26580430 | [www.sabarmatiriverfront.com](http://www.sabarmatiriverfront.com)

## **Sabarmati Riverfront Development Corporation Limited (SRFDCL)**

May 1997 marked one of the golden chapters in the history of Ahmedabad. The Ahmedabad Municipal Corporation launched a Special Purpose Vehicle (SPV) - the Sabarmati Riverfront Development Corporation Limited (SRFDCL). It was entrusted with the responsibility of developing a World-class Riverfront.

## **Ahmedabad Municipal Corporation (AMC)**

The Ahmedabad Municipal Corporation (AMC), established in July 1950 under the Bombay Provincial Corporation Act, 1949, is responsible for the civic infrastructure and the administration of the city of Ahmedabad.

