

TRAFFIC AND CLIMATE DEVELOPERS' PERSPECTIVE

NIMITT KARIA

MRICS, ICIQB, MCMI, MBA, DCT

Centre for Science and Environment
@ New Delhi, India
on 25 July 2013

कृपया यहाँ पर ज्ञान ना बाटे
यहाँ पर सभी जानती है



Nimitt Karia

MRICS, ICIOB, MCMI, MBA, MSc, DCT

Partner and Director

development2020, India

Education

Exec. MBA, 2002

MSc Construction Economics & Management, 1999

Degree in Construction Technology, 1998

Diploma in Entrepreneurship Development, 1998

Memberships

Royal Institute of Chartered Surveyors, India

Chartered Institute of Building, UK.

Chartered Institute of Management, UK.

Teaching and advisory role

University College London

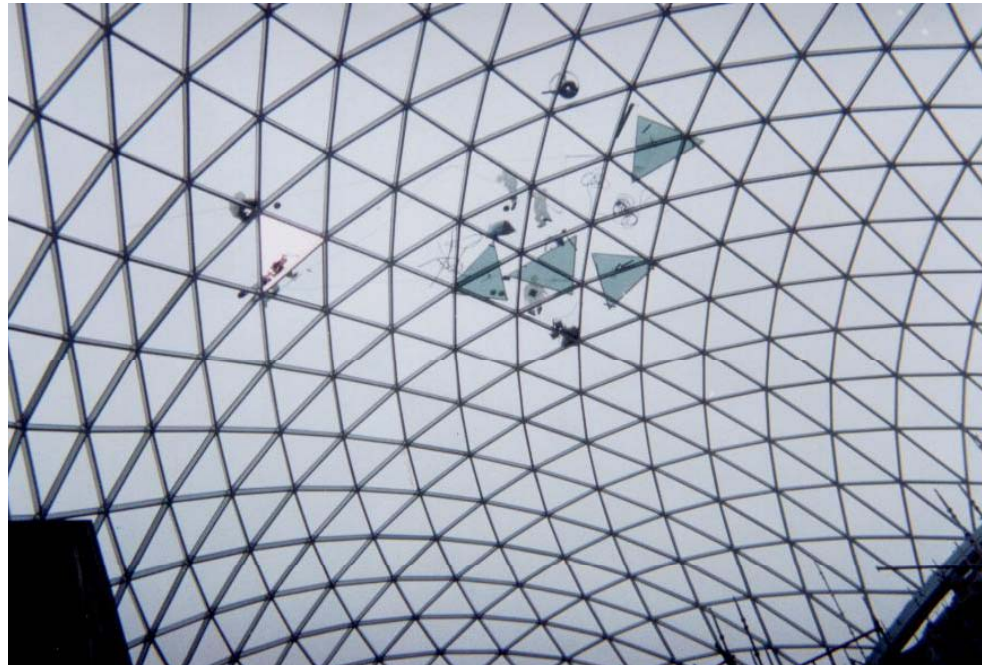
Middlesex University, London

CEPT University

Centre for Green Mobility

Cadweb UK

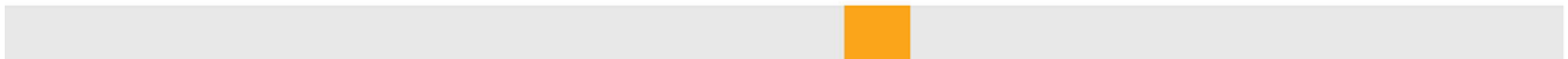






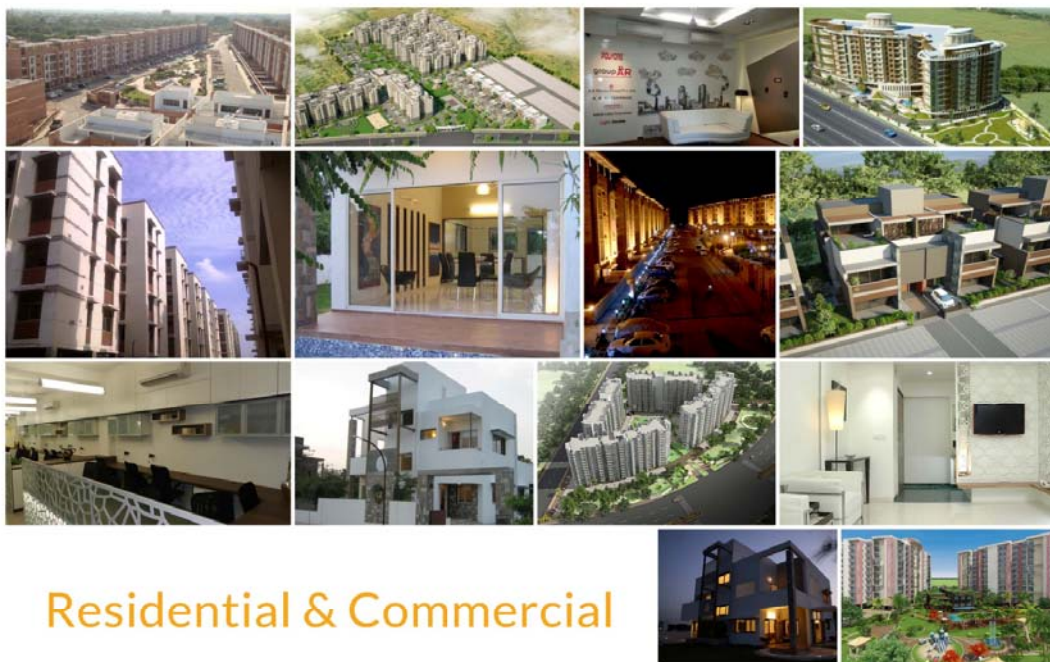


www.development2020.com



Project Location





Projects

Aditya Pearl & Sapphire, Jodhpur - 1.33 lac sq ft, 53 studio apartments (G+9)
 Amaranthus Villas, Ahmedabad - 1.40 lac sq ft, 48 villas
 ARG City Rosewood, Ajmer - 7.50 lac sq ft, 11 towers (G+5) & 28 villas
 ARG Divine Enclave, Jaipur - 3.03 lac sq ft, High-end apartments
 ARG Royal Ensign, Ahwar - 3.50 lac sq ft, 3 towers (G+9)
 Friendsville Lifestyle, Ahmedabad - 2.15 lac sq ft, 3 towers (B+G+10) High-end lifestyle apartments
 Green Blossom, Ahmedabad - 1.60 lac sq ft, High-end lifestyle apartments (B+G+10)
 Pacifica Madrid County, Vadodara - 7.50 lac sq ft, 238 villas, 2 towers (G+6)
 Serendeep Mansions, Ahmedabad - High End 90 Bungalows ranging from 3500 sq ft to 5500 sq ft area
 UB Apex Towers, Jodhpur - 9.20 lac sq ft, 6 towers (G+12)
 UB Green Acres, Jodhpur - 9.92 lac sq ft, 3 towers (G+14)
 UB Green Meadows, Jalpur - 8.00 lac sq ft, 4 towers (B+G+12)
 Umaid Heritage Phase II, Jodhpur - 6.5 lac sq ft, 208 apartments and 44 villas
 Venus Parkland, Ahmedabad - 11.00 lac sq ft, 22 lowrise towers (G+5)
 Kandivall Co-op. Ind. Est. Ltd. Clubhouse, Mumbai - 12,000 sq ft clubhouse
 Meghmani Corporate House, Ahmedabad - 40,000 sq ft Corporate house (B+G+7)
 Synthesis Spacelinks Pvt Ltd., Corporate Office, Ahmedabad - 10,000 sq ft corporate office design
 Integrated Bus Terminus Facility GSRTC, Ahmedabad, Surat, Vadodara, Mehsana - 30.00 lac sq ft pre-construction
 Danish Trade Commission, Ahmedabad - corporate office
 Savvy Infrastructures Ltd., Ahmedabad - corporate office

Residential & Commercial

Projects

Ahmedabad Education Society Sports Complex, Ahmedabad - Sports Facility
 Institute of Information & Communication Tech., Ahmedabad University - 2.50 lac sq ft landmark building
 Zydu School for Excellence II, Ahmedabad - 1.50 lac sq ft of primary to higher secondary school building
 Care Institute of Medical Sciences, Ahmedabad - 2.00 lac sq ft, 150 bed multi-specialty hospital
 Aspee Agriculture Business Management University, Navsari - 30,000 sq ft, Design of management school
 Girivihar Trust Hospital, Palitana - 35,500 sq ft, Design of 50 bed charitable Hospital
 Kesarsuri Gyanvihar - AHI-Tech Education Campus, Valsad - 1.50 lac sq ft, Ayurveda university & hospital
 Gujarat Cancer Soc. Medical College, Ahmedabad - 17.00 lac sq ft, 750 bed Hospital & Medical College (Phase I)
 Career Point School, Jodhpur - 1.50 lac sq ft, primary to higher secondary school & hostel building



Institutional

Four Points Sheraton, Agra – 1.50 lac sq ft, 155 keys,
5 Star Hotel

Alila Fort Bishangardh, Jaipur – xxx lac sq ft, 52 keys,
Heritage Boutique Hotel

Radisson Blu at Aspee Environs, Mumbai - 7.00 lacsq
ft, 258 keys, 5 Star Hotel

Jaipur Exhibition Hall & Convention Centre – 3.24
lac sq ft, Mix used development with Hotel &
Banquets

The Courtyard by Marriot, Jodhpur – 1.40 lacsq ft, xx
keys, 5 Star Hotel

Gulmohar Greens Golf & Country Club, Ahmedabad
- 1.50 lacsqft, 28 suites, Boutique Hotel

Crowne Plaza at Shapath V, Ahmedabad – 7.00 lacsq
ft, 200 keys, 5 Star hotel (pre-construction)

Crowne Plaza Resort, Udaipur – 2.60 lac sq ft, 220
keys, Five Star Resort (pre-construction)

Kensville Golf & Country Club, Ahmedabad – 750
acres of Golf Club, Boutique Hotel and township

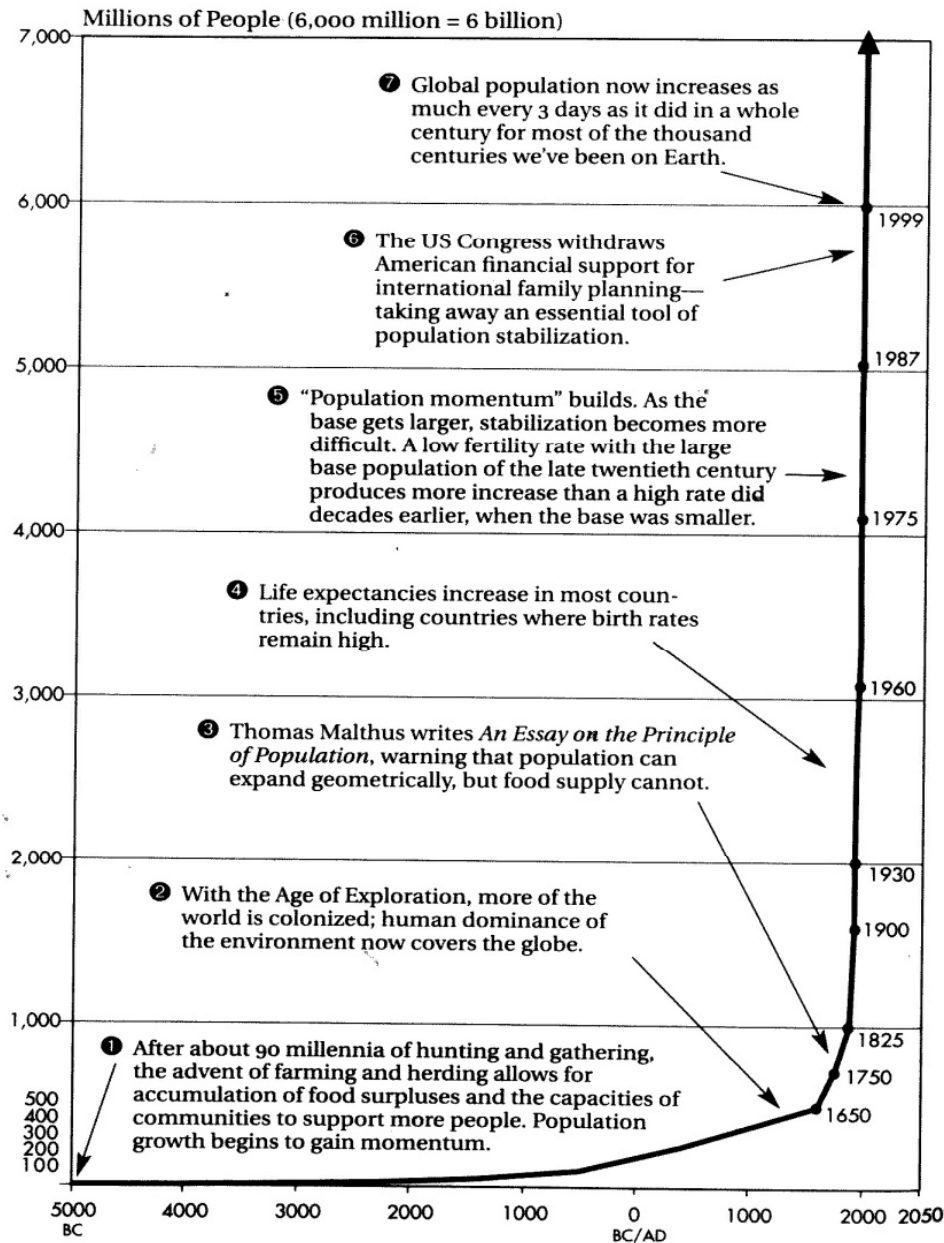
Suramya VII Clubhouse, Ahmedabad – 1.07 lac sq ft,
Clubhouse design



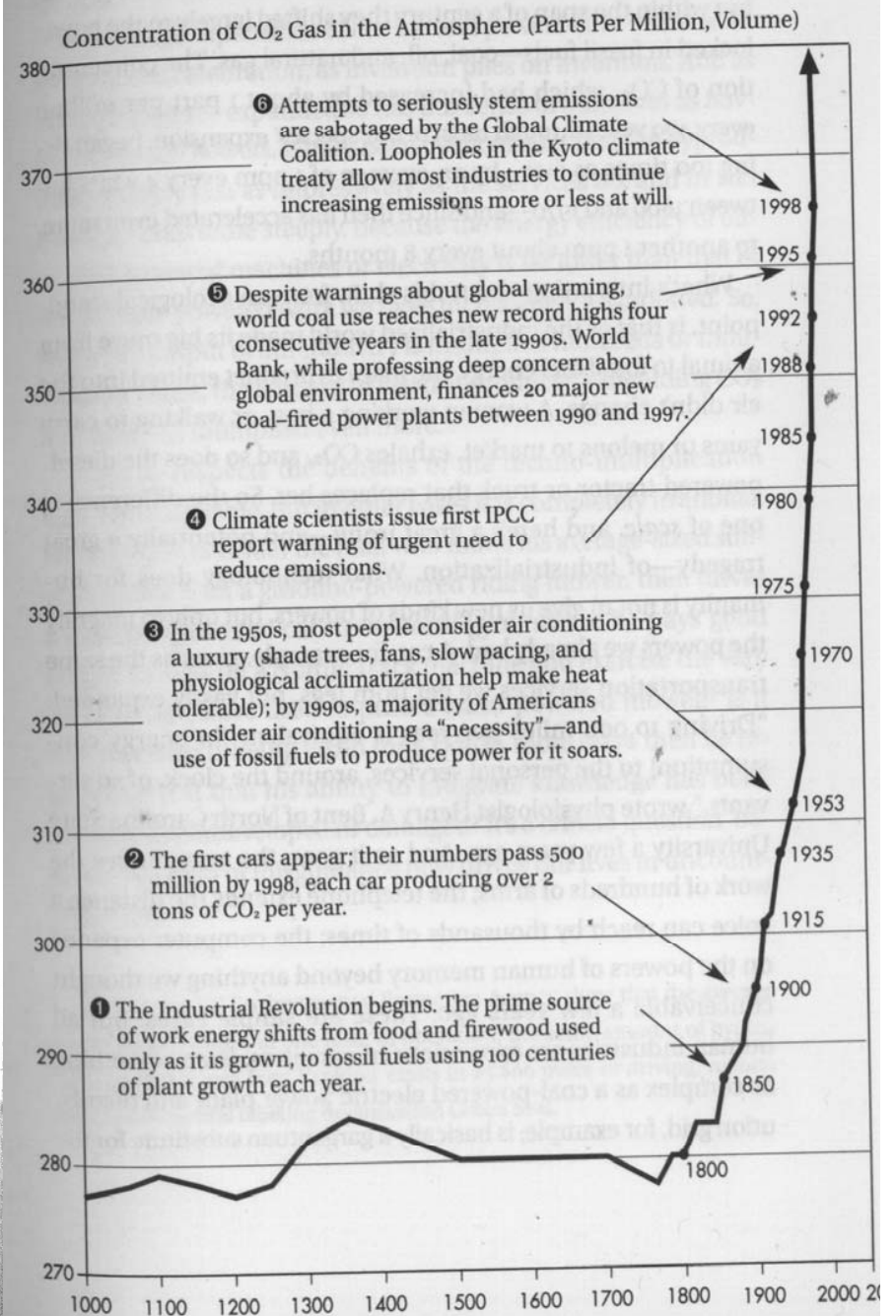
spa
gu
im

Hospitality

THE POPULATION SPIKE



THE CARBON DIOXIDE SPIKE





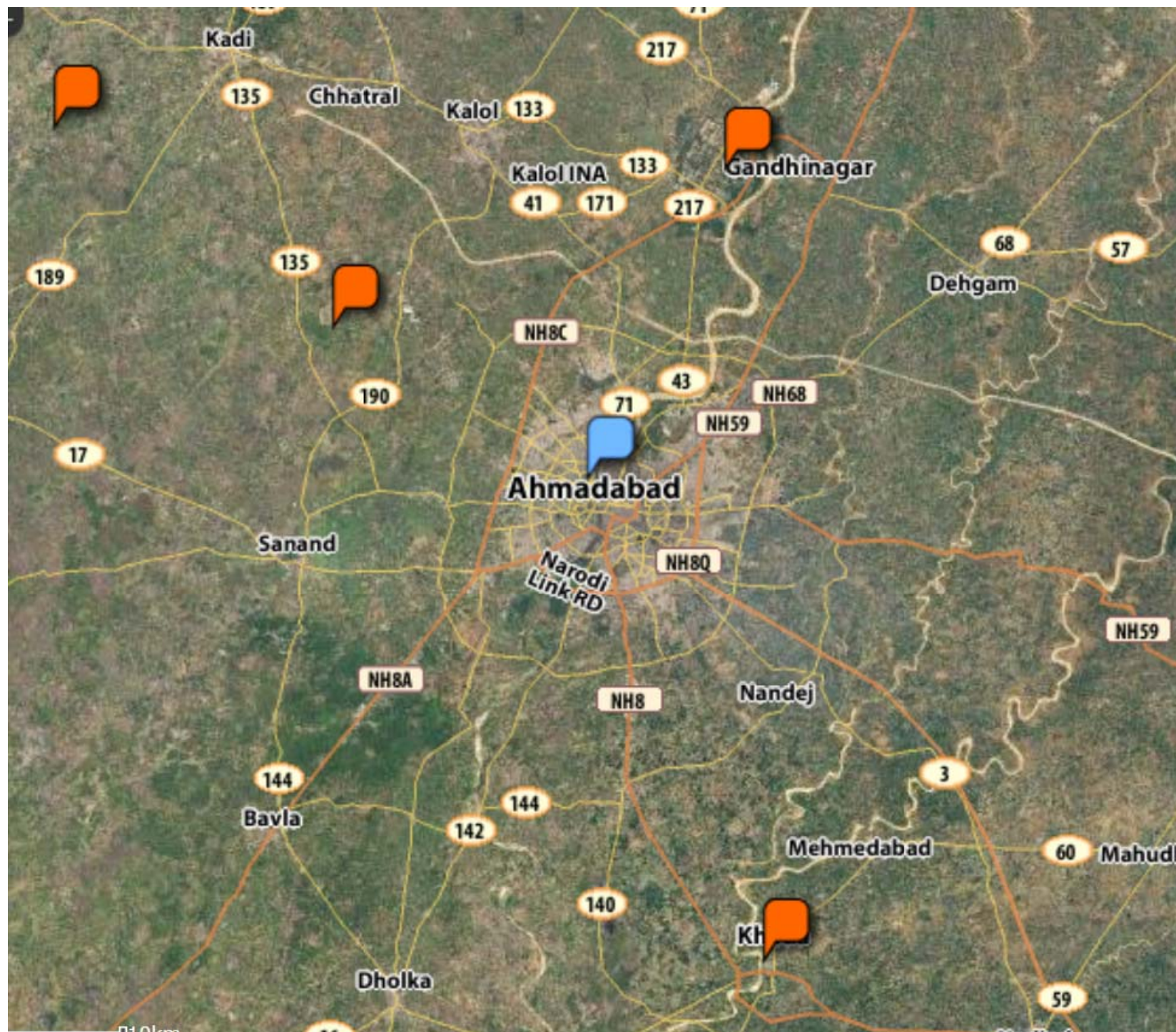
AHMEDABAD, GUJARAT

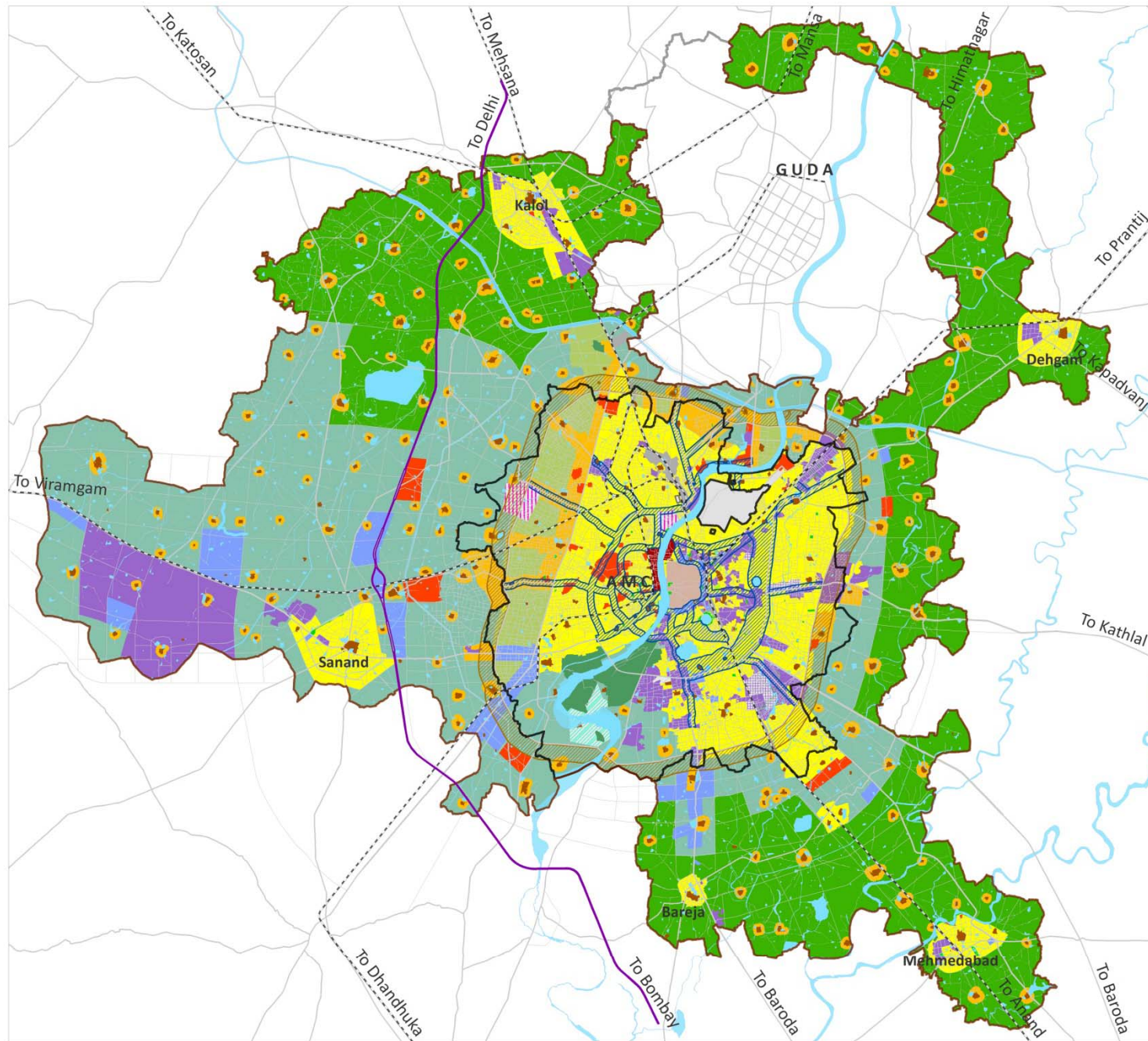
Area - 464km² - 7th largest

Population - 6.4m - 5th









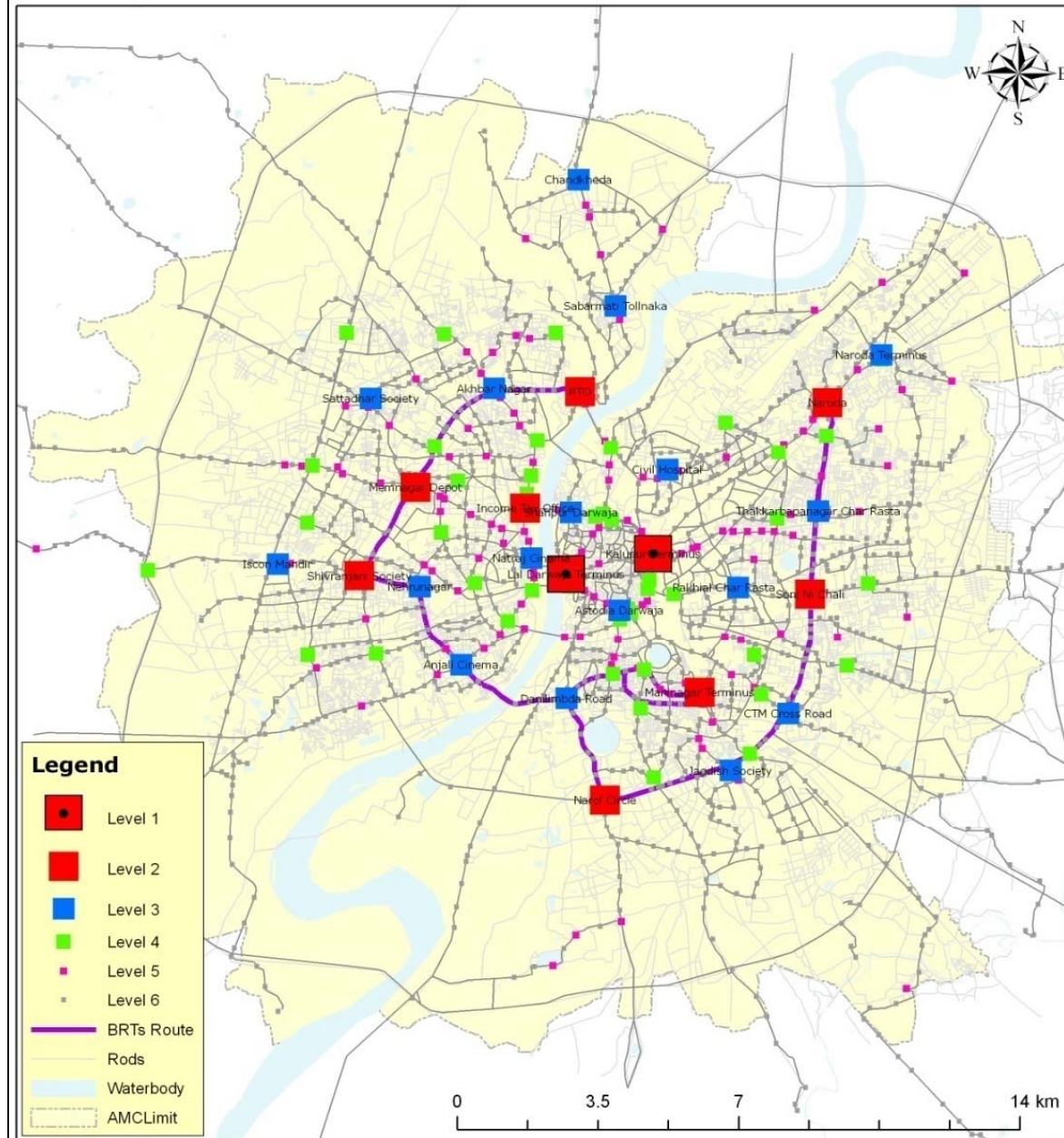
PROPOSED ZONING 2021

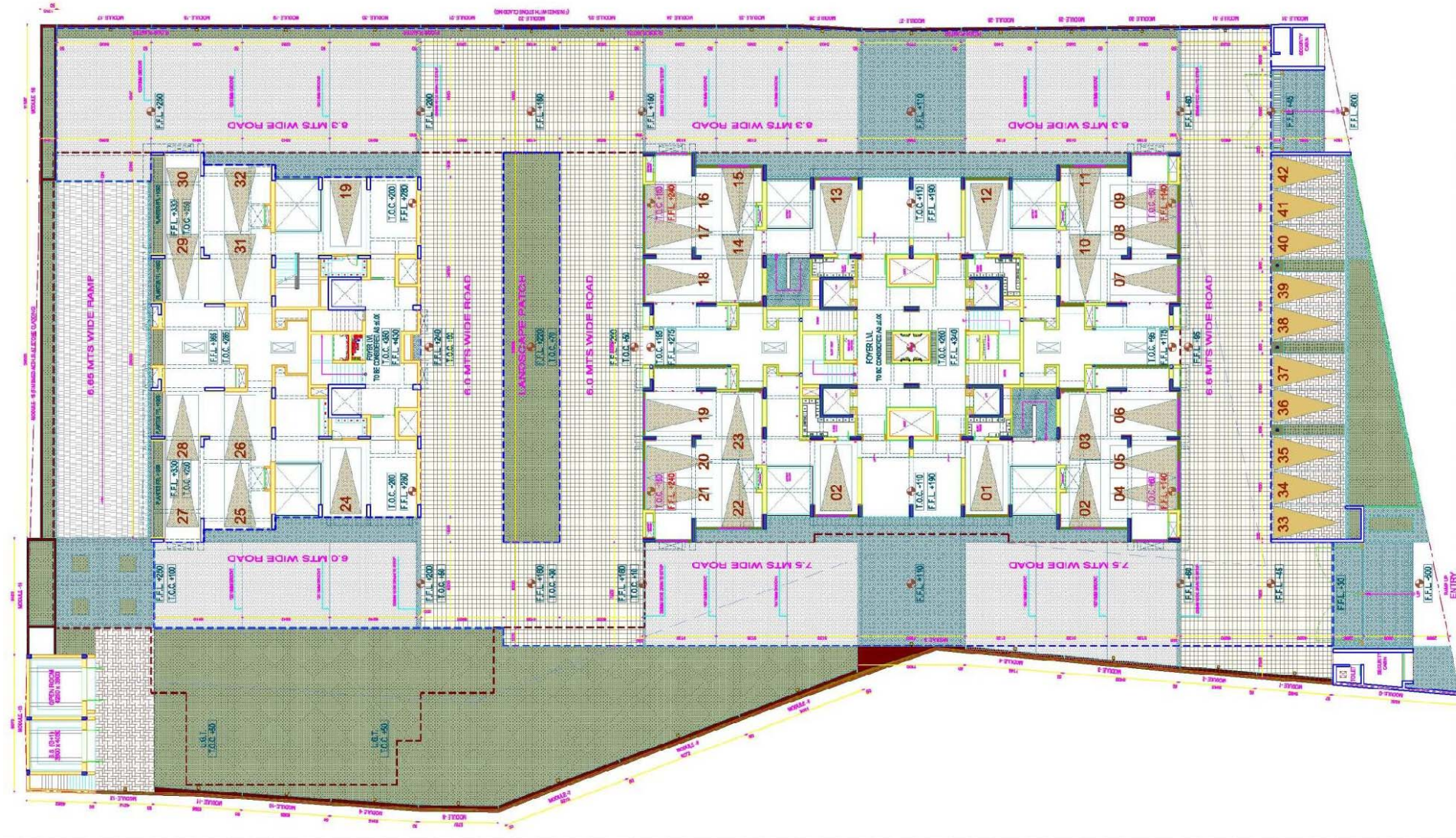
Legend

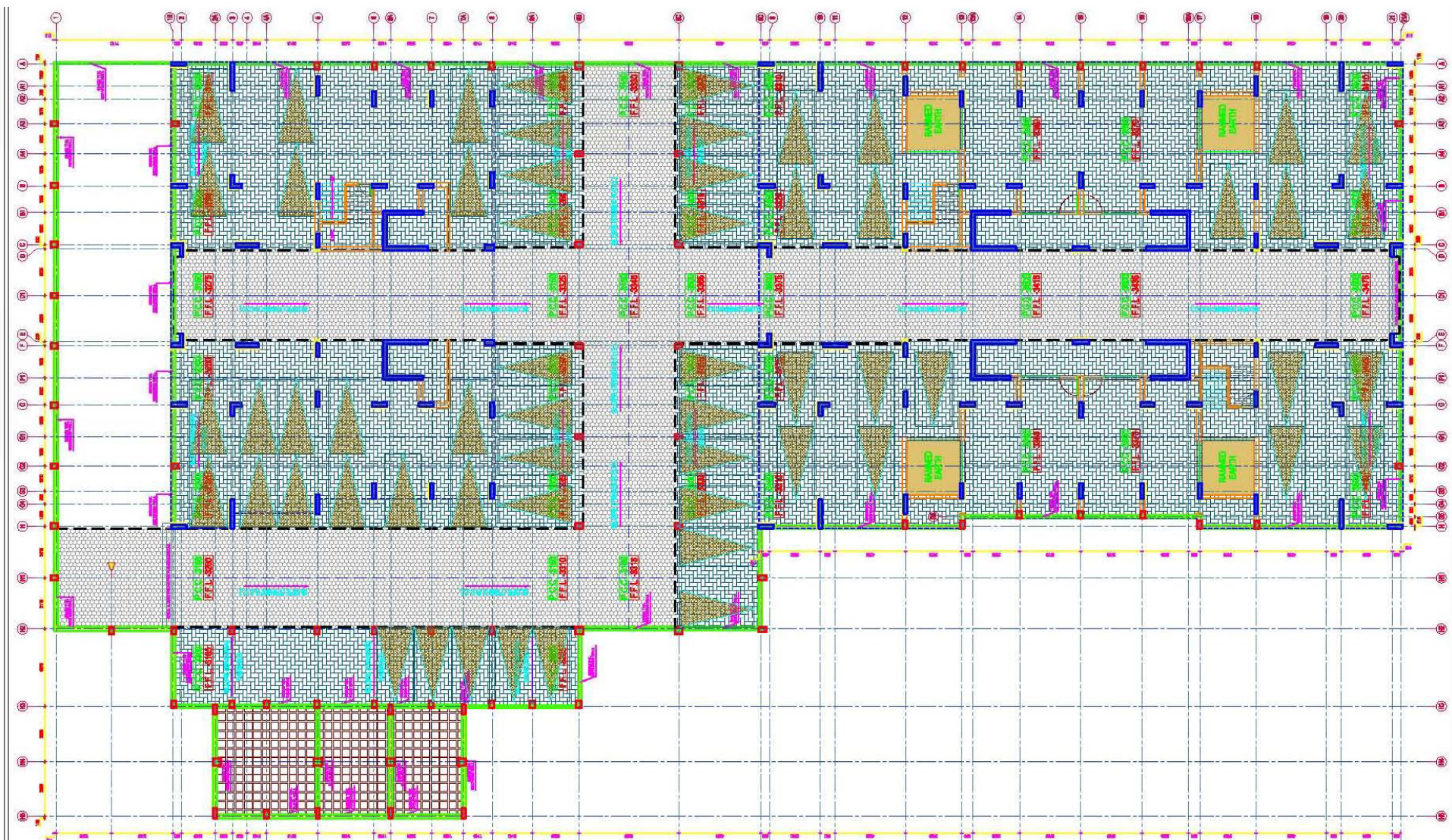
- Residential Affordable Housing Zone
- Transit Oriented Zone
- Central Business District
- Residential Zone 1
- Residential Zone 2
- Residential Zone 3
- Core Walled City
- Gamtal
- Gamtal Extension
- Central Business District
- Commercial & Logistics Zone
- Industrial Zone-General
- Industrial Zone-Special
- Knowledge & Institutional Zone
- Parks & Garden
- General Agriculture Zone
- Prime Agriculture Zone
- Special Planned Development
- Road
- Railway
- Heritage
- Burial Ground & Cremation Ground
- Sewage Treatment Plant
- Central Jail
- High Flood Hazard
- Waterbody
- Railway
- Road
- River & Water bodies
- DFC Corridor
- AUDA Boundary
- AMC Boundary
- GUDA Boundary



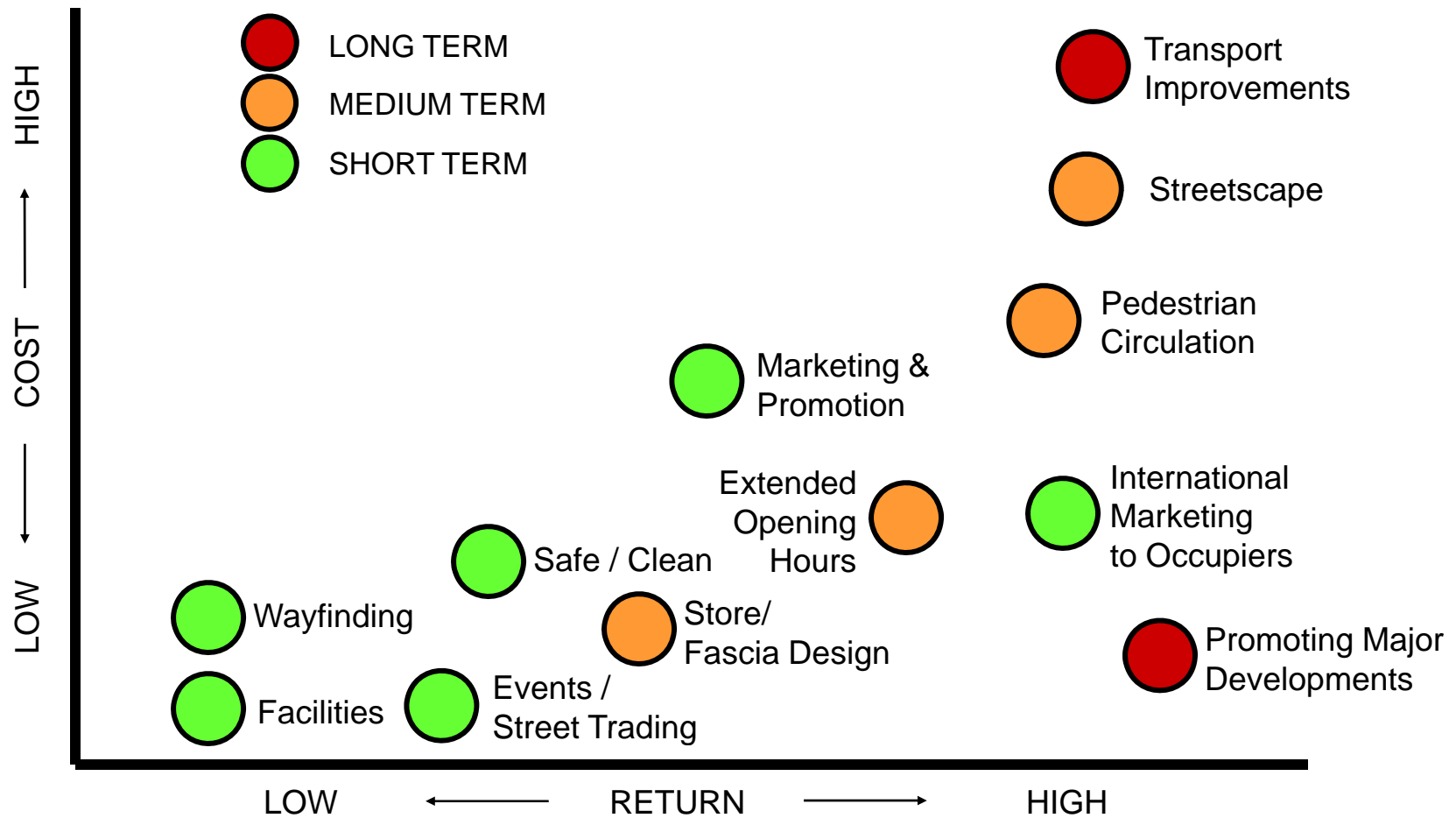
Transit Stop Hierarchy Based on Centrality - 2011







What Will Have The Greatest Impact? – A Public Survey for Retail



Ahmedabad - development

- No CBD – so no peak hour unidirectional traffic
- No larger land parcels in city centre – amalgamation – higher FSI for larger plots an incentive for amalgamation
- No incentive for redevelopment in city centre – Hyderabad model – no FSI caps
- Higher density – recover cost of infrastructure – Section 106 agreement (UK)
- Development Control Regs – use better Urban design standards for land use – paper potting?!, allow more number of basements, higher density, etc

Ahmedabad - development

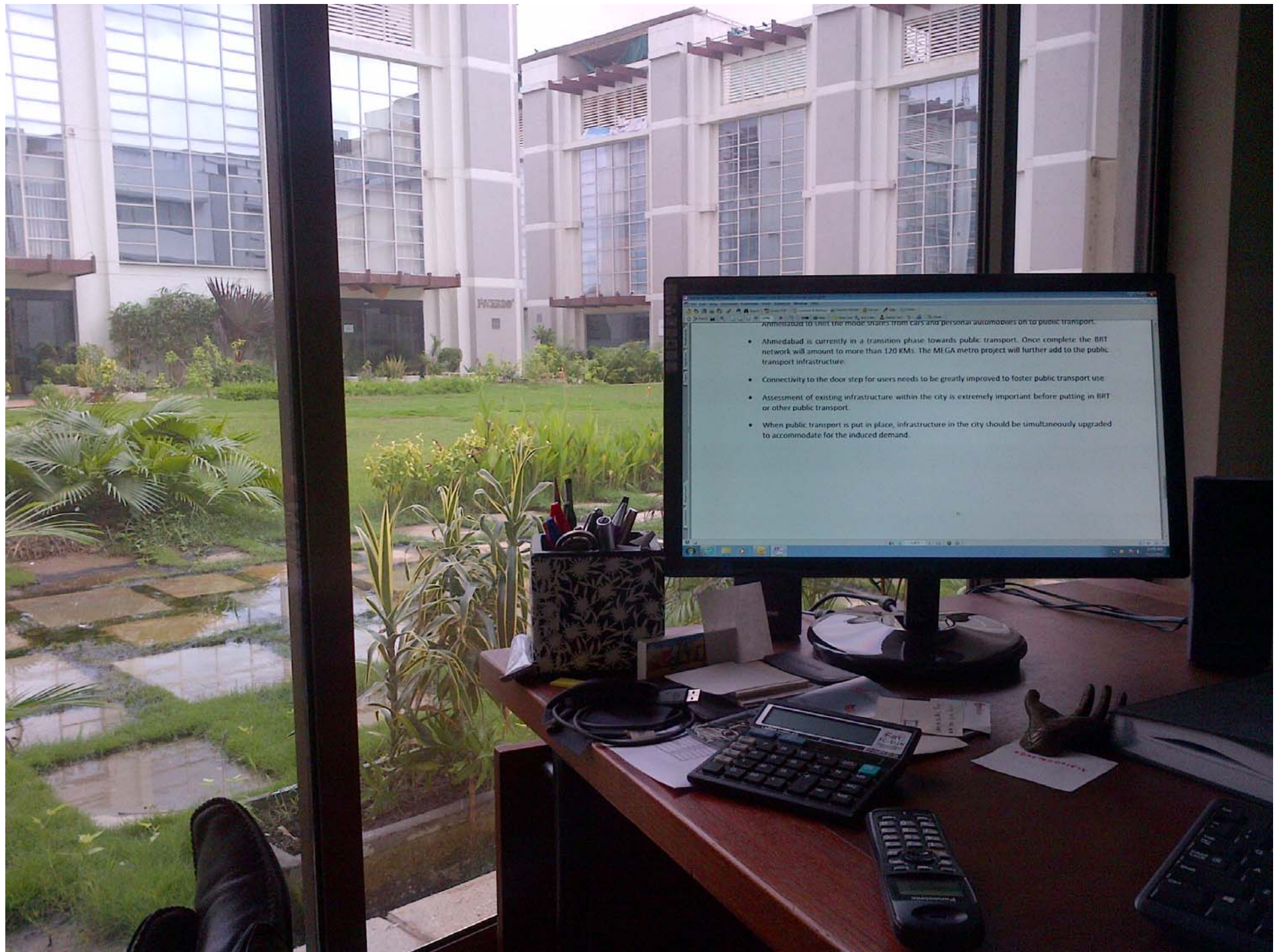
□ BRTS

- Car users?
- Last mile?
- Combination, metro, others...

□ Parking

- Cars – aspirations – trends are a proof
- Street parking enforcement – private players
- Parking cost – 1 to 4lakh, selling not allowed by SC
- Any additional parking beyond minimum is counted towards FSI in Singapore, London.





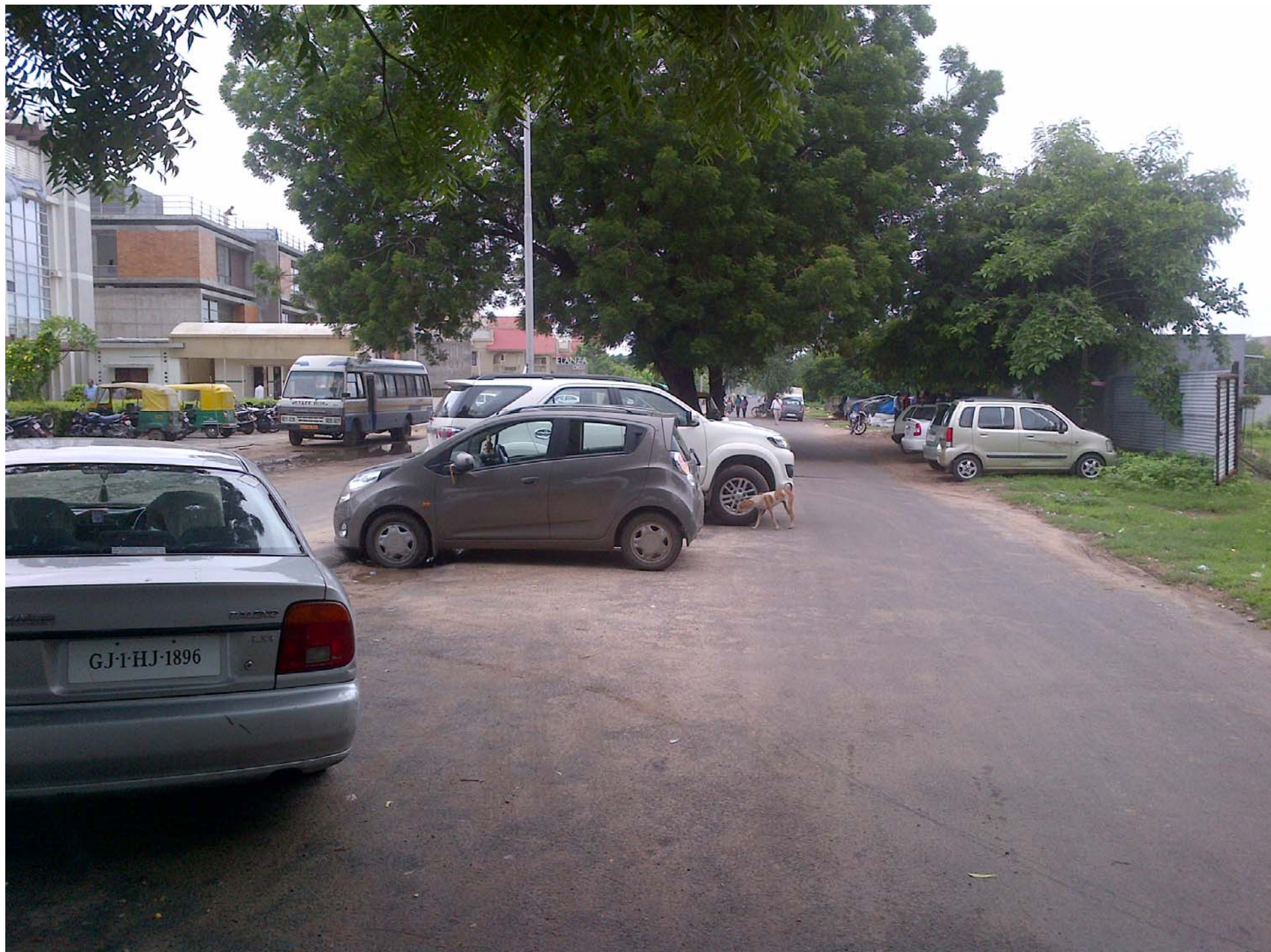
Ahmedabad to shift the mode share from cars and personal automobiles on to public transport.

- Ahmedabad is currently in a transition phase towards public transport. Once complete, the BRT network will amount to more than 120 KM. The MEGA metro project will further add to the public transport infrastructure.
- Connectivity to the door step for users needs to be greatly improved to foster public transport use.
- Assessment of existing infrastructure within the city is extremely important before putting in BRT or other public transport.
- When public transport is put in place, infrastructure in the city should be simultaneously upgraded to accommodate for the induced demand.











The way we apply **innovation** at our buildings, is the same kind of thinking we need to apply to the urban design work and approach to building hyperdensity in the city.

If we are to rise to the challenges of our times, **we need** a zoning code, policies and more importantly the **mindsets that are responsive** to more variables than the ones at play when our current codes were first written or when our ways of living were adopted...

Gone are the days for two prone, three prone approaches - **its time for realistic and multi-prone action.**