Sabarmati Riverfront Development
Integrated Environmental Improvement and Urban Revitalization

Sabarmati River Front Development Corporation Ltd., Ahmedabad
HCP Design, Planning & Management Pvt. Ltd., Ahmedabad
Ahmedabad and the Sabarmati
Ahmedabad was established on Sabarmati in 1411
Ahmedabad and the Sabarmati - 1672
Sabarmati and the Growth of Ahmedabad
Sabarmati has always been important to Ahmedabad.
As a source for drinking water
As a place for recreation
As a place to gather
As a place for the poor to build their huts
As a place for washing and drying clothes
As a place for holding the traditional ‘Sunday Market’
As a place for farming
Gandhiji built his ashram on the bank of Sabarmati in Ahmedabad
And yet, Sabarmati was abused and neglected
It became a place to dump garbage
Stormwater drains spewed untreated sewage into the river.
A few nalas brought sewage into the river
Sewage from the slums flowed directly into the river
Encroachments reduced the river’s flood carrying capacity
Haphazard and dull development came up along the riverfront
The river became inaccessible to the public
The bridges were the only places from which the river could be enjoyed.
The river became insignificant in the life of the city.
The city turned its back to the river
Other Cities and their Waterfronts
Waterfronts of many cities are a stark contrast
London
New York
Singapore
Mumbai
These waterfronts were designed and developed as meaningful public spaces for enhancing life in the city.
Somerset House from Waterloo Bridge, 1857
Anon.
London - 1857...

THE GREAT STINK of LONDON
SIR JOSEPH BAZALGETTE AND THE CLEANSING OF THE VICTORIAN METROPOLIS

'S An extraordinary history'
Peter Ackroyd
The Times

STEPHEN HALLIDAY
FOREWORD BY ADAM HART-DAVIS
The Victoria Embankment looking towards St Paul’s, c. 1875
London - 2010
New York - 1930...
New York - 1995...
Singapore - 1960...
Chengdu - 1993...
Back to Sabarmati and Ahmedabad
The abused and neglected Sabarmati
The AMC created a “wholly owned” company to develop the Sabarmati riverfront.
Proposal for Sabarmati Riverfront Development 1998

- Physical Features of the River
- River Hydraulics
- Land Reclamation and Embankments
- Land Ownerships
- Water Retention
- Ground Water Recharge
- Land Use and Road Network
- Infrastructure Services
- Resettlement and Rehabilitation
- Implementation Strategy
- Project Costs and Revenue Potential
- Financing, Structure of the SRFDCL and
- Development Management
A Multidimensional Environmental Improvement, Social Upliftment and Urban Rejuvenation Project
Gujarat, Sabarmati, Ahmedabad and the Narmada
Gulf of Cambay

Catchment Area

Dharoi Dam

Hatmati Dam

Guhai Dam

Ahmedabad

Catchment Area under control

Gulf of Cambay
Gulf of Cambay

Vasana Barrage

Fatehwadi Canal

Dharoi Dam

Hatmati Dam

Guhai Dam

Ahmedabad

Catchment Area under control

Gulf of Cambay
Vasana Barrage
Water retained by the Vasna Barrage
Water used up for irrigation
Inlet

Narmada Canal

Fatehwadi Canal

Vasana Barrage

15 km
Lakes of Ahmedabad

- Kankaria
- Chandola
- Malek Saban
- Vastrapur
Ambitions of the Sabarmati Riverfront Development Project
A Multidimensional Environmental Improvement, Social Upliftment and Urban Rejuvenation Project
OBJECTIVES
1. Make the riverfront accessible to the public
2. Stop the flow of sewage, keep the river clean and pollution-free
3. Provide permanent housing for riverbed slum dwellers
4. Reduce risk of erosion and flooding in flood prone neighborhoods
5. Create riverfront parks, promenades and ghats to enjoy the water
6. Provide Ahmedabad with new cultural, trade and social amenities
7. Revitalize riverfront neighborhoods, rejuvenate Ahmedabad
8. Generate resources to pay for all of the foregoing
9. Create a memorable identity for Ahmedabad
Make the riverfront accessible to the public
River Training and Land Reclamation – The Original Context
River Training and Land Reclamation

- Defined Waterway – 275 m wide
- Total Reclamation area - 202 Hectares
The Construction Process – Original Context

- High flood level (HFL)
- Water level
- Riverbed level

Existing storm water outlet

Riverbed land / Public
Private
The Construction Process – Working Platform

- High flood level (HFL)
- Water level
- Riverbed level
- Existing storm water outlet
- Riverbed land / Public
- Private
The Construction Process – Working Platform
The Construction Process – Diaphragm Wall and Anchor Slab
Diaphragm Wall and Anchor Slab
Diaphragm Wall and Anchor Slab
Diaphragm Wall and Anchor Slab
The Construction Process – Retaining Wall and Earth Fill

- High flood level (HFL)
- Anchor slab / Lower promenade level
- Scour level
- Diaphragm wall
- Retaining wall
- Earthfill / Embankments
- Existing storm water outlet
- Riverbed land / Public
- Private

10-14m
Retaining Wall and General Earth Fill
Retaining Wall and General Earth Fill
The entire length of Sabarmati is now public!

Source – 26\textsuperscript{th} February 2011, DNA
Stop the flow of sewage, keep the river clean and pollution-free
Ensuring Clean Water
Ensuring Clean Water
Ensuring Clean Water
Ensuring Clean Water
Interceptor sewage line being built
Interceptor sewage line being built
The sewage will soon stop flowing into the Sabarmati!
Provide permanent housing for riverbed slum dwellers
Relocation of Riverbed Slum Dwellers - Socio Economic Survey of Riverbed Slums

<table>
<thead>
<tr>
<th>Schedule No.</th>
<th>Survey ID</th>
<th>Structure ID</th>
<th>Survey Code</th>
<th>Group</th>
<th>Investigator</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Survey date: 
Phase: 
Pocket: 
Demarcation Line (DL) date: 

Name of the Slum & details: 
Ownership of land on which the slum is located: 
Private - 1, Corporation - 2, Government - 3

Within Demarcation lines: 
Ward No.: 
Postal Address of the Slum: 
Tel. No.: 

Identification and Social Background

1.1 Full Name of the Occupant: 

Family Composition

<table>
<thead>
<tr>
<th>No.</th>
<th>Name of the Family Members</th>
<th>Relationship with Occupant</th>
<th>Sex</th>
<th>Age</th>
<th>Market Status</th>
<th>Education Status (If applicable)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

1.3 Religion: 
Hindu - 1, Christian - 2, Muslim - 3, Other - 4

1.4 Name of cast:
SC-1, ST-2, OBC-3, Other

1.5 Mother Tongue: Gujarati - 1, Hindi - 2, Marathi - 3, Any other - 4

1.6 Ownership details of the structure: 
If Owner, no. of Years: 
If Tenant, no. of Years: 
Have legal documents: Yes - 1, No - 2

1.7 If Tenant, full name and address of owner/joint owners: 
Rental paid & to whom: 

Occupancy Details (see the document, where available)

<table>
<thead>
<tr>
<th>Document</th>
<th>V/N</th>
<th>Name in Document</th>
<th>Document</th>
<th>V/N</th>
<th>Name in Document</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ration Card</td>
<td></td>
<td></td>
<td>AMC</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Voter Identity Card</td>
<td></td>
<td></td>
<td>Driving License</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Electricity Bill</td>
<td></td>
<td></td>
<td>Bank Account</td>
<td></td>
<td></td>
</tr>
<tr>
<td>AMC House Tax receipt</td>
<td></td>
<td></td>
<td>Other ID</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

1.9 If owner, number of years of living in the present structure: 

1
# Draft

## SABARMATI RIVERFRONT DEVELOPMENT PROJECT

### RESETTLEMENT AND REHABILITATION PROCESS

**FOR**  
SABARMATI RIVERFRONT DEVELOPMENT CORPORATION LIMITED

**BY**  
ENVIRONMENTAL PLANNING COLLABORATIVE

<table>
<thead>
<tr>
<th>Sign</th>
<th>Agency</th>
<th>Name</th>
<th>Location</th>
<th>Date</th>
<th>Sketch</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>HSEM</td>
<td>D. M. Joshi</td>
<td>Near Sakatech Bridge</td>
<td>14-11-2010</td>
<td></td>
</tr>
<tr>
<td></td>
<td>EPC</td>
<td>Sh. R. Patel</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>AMC</td>
<td>Harsh Harris</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Theotech</td>
<td>H. P. Patel</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
Relocation of Riverbed Slum Dwellers – Relocation Sites
Ahmedabad: The Gujarat High Court on Monday directed the Ahmedabad Municipal Corporation (AMC) to rehabilitate 4,000 families who have lost their homes on the riverbed due to the Sabarmati River Front Development project.

During a hearing on a PIL filed by three organisations against eviction of people living on the riverbed for the riverfront project, a division Bench of Chief Justice SJ Mukhopadhyaya and Justice MS Shah asked the civic authorities to rehabilitate 4,000 families residing on the stretch between the Subhash Bridge and Ellisbridge to a rehabilitation site identified in Balol Nagar in Wadaj area. This rehabilitation is the first phase of the shifting of affected people.

The court has asked AMC to complete rehabilitation process of these people within two months and come up with a status report on March 8. In the meantime, the issue of variation in figures of project affected people was also discussed during the hearing. While the civic body claims that the project affected people are nearly 8,000 families, a study conducted by IIM-A and a people’s forum — Nagrik Aadhikar Manch placed the figure at around 20,000 families.

After hearing the dispute, the division bench directed the authorities to place complete scheme of rehabilitation for the River Front Development affected people. Giving the monitoring rights to the petitioners, the court also asked the authorities to include representatives of people’s forum to coordinate rehabilitation process. In case of any dissatisfaction in rehabilitation work, the judges have asked the affected people to approach the court immediately.

In the scheme of rehabilitation, constitution of a committee under chairmanship of a retired high court judge to look after the shifting process was proposed in the plan. However, this is yet to take place. The dispute is also regarding the Sunday market that takes place on riverbed for centuries. The petitioners contend that they will also be affected by the project.
Relocation of Riverbed Slum Dwellers – Housing Allotment
Riverfront slum dwellers will soon all have permanent housing!

Households within project area: 5984 (as per 2002 survey)
Additional households approved by the Gujarat High Court: 5752
Total households entitled to a house: 11736

Cost of house: Rs. 12 lacs
Contribution of beneficiary: Rs. 66,900
Sites allotted for relocation: 29

Total number of households who have been allotted a house: 11196
Total number of relocated households: 8396 (30th August 2012)
Relocation of Riverbed Slum Dwellers - Housing
Relocation of Riverbed Slum Dwellers - Housing
Relocation of Riverbed Slum Dwellers - Housing
Relocation of Riverbed Slum Dwellers - Housing
Relocation of Riverbed Slum Dwellers - Housing
Reduce the risk of erosion and flooding in flood prone neighborhoods
The Sabarmati in Flood, 2006
Private Flood Protection Walls
Private Flood Protection Walls
Contour Map of Ahmedabad
The Defined Waterway and Reclaimed Land
Risk of erosion has been eliminated and that of flooding in low lying neighborhoods has been significantly reduced!
Create riverfront parks, promenades and ghats to enjoy the water
Parks, Promenades and Ghats
Park – Khanpur
Park – Khanpur
The Heritage Park – Lal Darwaza
The Heritage Park – Lal Darwaza
Lower Promenade - Shahibaug
Lower Promenade – Narayan Ghat
Lower Promenade – Narayan Ghat
Lower Promenade – Narayan Ghat
Gandhi Ashram
Pirana Sports Ground and Paldi Urban Forest
The Sabarmati Riverfront Project will add almost 10,00,000 sq. mts. of parks, promenades and plazas to Ahmedabad!
Lower Promenade – Shahibaug
Lower Promenade – Shahibaug
Lower Promenade – Kite Festival, 2012
PROMENADE OF JOY

Bhadresh Gajjar

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

Source – 20th August 2012, Times of India
RIVERFRONT MUSINGS

Amdavadis were seen enjoying the weather at Sabarmati riverfront walkway on a beautiful Sunday morning, colourful umbrellas in hand. The visitors including senior citizens, couples and children celebrated the weather, singing, dancing and posing for the cameras they had got with them. A brimming river reflected the joy in their hearts.

Source – 12th August 2012, Times of India
A beautiful morning

The weather has been amazing in the last few days in aapna Amkavad. Corn laans have suddenly sprung up across the city in good number. And this has inspired me for a morning stroll at the newly-opened Riverfront. It is stunningly gorgeous in the morning as I have been for strolls there earlier as well. With my hubby and son, I plan to go there with some corn preparations along. I take my son Jayraj to places like Adalaj ni Vav so that he knows more about the city we live in and the Riverfront would be a good developmental project to show him around.

The Riverfront has a nice pathway and benches where one can sit and relax. It is a place which is in the heart of the city, yet away from all the hustle and bustle.

Source – 17th September 2012, Ahmedabad Mirror
Positive vibes
THALI CHAUDHAR, EN

Study haven
HAVING a study area with an old table and chair with a soft bed on the wall is such a pass. Nowadays, students choose the "perfect" study spaces that calm their nerves and help them focus, finds out RAVI RANA and KRISH NAIR

Perfect ambience
ANUSHA SOLANKI, 25

Washroom zen
ANERI PANChAL and RICHA G

In lap of nature
REDAR DESAI

Source – 14th April 2015, Ahmedabad Mirror
Provide Ahmedabad with many new cultural, trade and social amenities
Temporary Event Ground Between Gandhi & Nehru Bridge
Cultural, Trade and Social Amenities
Cultural, Trade and Social Amenities
Riverfront Market

[Google Earth 2014 Image of Riverfront Market area]
Overview of the Event Ground

- Business Centre
- Exhibition Hall
- Riverfront Market
- Fort Wall
- Ellis Bridge
- Garden
- Temporary Event Halls
- Stage
- Sardar Bridge
Riverfront Market – Service road and Access

- Fort Wall
- Pedestrian Area
- Stalls
- Service Road
Riverfront Market
Riverfront Market
Riverfront Market
Informal Market at “Delite-Junction”
Laundry Complex
Laundry Complex
The Sabarmati Riverfront Project will help provide Ahmedabad with many new cultural trade and social institutions!
Revitalize riverfront neighborhoods
Rejuvenate Ahmedabad
The Riverfront Project can transform all of Ahmedabad . . .
The Riverfront Project can transform all of Ahmedabad . . .
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
11. Shahibagh Institutional Precinct
12. Dudeshwar Mixed Use Precinct
13. Khanpur Mile
14. Lal Darwaza Heritage Precinct
15. Fair and Market Precinct
16. Calico Redevelopment Precinct
17. Pirana Precinct
18. Lower Promenade
Planning Precincts – Ashram Road
Planning Precincts- Shahibaug
Planning Precincts - Shahibaug
Generate resources to pay for all of the foregoing
The 1998 proposal – Project Cost and Revenue Potential

**C1 PROJECT COSTS AND REVENUE POTENTIAL**

This section and Drawing No. 29 present preliminary cost estimates and a preliminary estimate of the revenue potential.

**Project Costs**

At this stage of work the various SRFI Projects have only been schematically defined. To arrive at the preliminary base cost estimate for the project, at various places, it has been necessary to use approximate quantity estimates. It has also been necessary to make assumptions regarding the eventual design of various components. Unit rates used to derive costs are based on these assumptions and prevailing market conditions. On account of this the project cost may vary when detailed design is undertaken. Effort has been made to include all foreseeable costs. Wherever it is not possible to estimate costs at this stage, it has been clearly indicated. Calculations for quantity estimation, design assumptions, and the sources used for determining unit costs have been adequately documented and are available with EPC. A value engineering exercise will be carried out in the next phase of work.

Preliminary cost estimates for the different components of the project are presented below. Drawing No. 29 shows the location of item numbers 7, 8 and 10 to 14.

<table>
<thead>
<tr>
<th>No.</th>
<th>Item</th>
<th>Quantity</th>
<th>Unit</th>
<th>Unit Rate (Rs. Cr)</th>
<th>Amount</th>
<th>Item Total (Rs. Cr)</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Earthfilling</td>
<td>11,372,208 cu m</td>
<td>11,372,208</td>
<td>40</td>
<td>45.49</td>
<td>45.49</td>
</tr>
<tr>
<td>2</td>
<td>Retaining Wall (t/l earth + cc panels)</td>
<td>135,000 sq m</td>
<td>135,000</td>
<td>27</td>
<td>28.66</td>
<td>28.66</td>
</tr>
<tr>
<td>3</td>
<td>Penangirtam</td>
<td>18,000 m</td>
<td>18,000</td>
<td>8,928</td>
<td>18.07</td>
<td>18.07</td>
</tr>
<tr>
<td>4</td>
<td>Diaphragm wall</td>
<td>18,000 m</td>
<td>18,000</td>
<td>45,908</td>
<td>82.63</td>
<td>82.63</td>
</tr>
<tr>
<td>5</td>
<td>Bridge anchoring</td>
<td>186</td>
<td>186</td>
<td>1,100,000</td>
<td>2.07</td>
<td>2.07</td>
</tr>
<tr>
<td>6</td>
<td>Bridge foundation garland blocks</td>
<td>1,090 cu m</td>
<td>1,090</td>
<td>3,000</td>
<td>6.33</td>
<td>6.33</td>
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<tr>
<td>7</td>
<td>Water Supply</td>
<td>8,774 m</td>
<td>8,774</td>
<td>7,544</td>
<td>6.62</td>
<td>6.62</td>
</tr>
<tr>
<td>8</td>
<td>Mains (east)</td>
<td>7,590 m</td>
<td>7,590</td>
<td>7,544</td>
<td>5.73</td>
<td>5.73</td>
</tr>
<tr>
<td>9</td>
<td>Mains (west)</td>
<td>4,000 m</td>
<td>4,000</td>
<td>954</td>
<td>0.38</td>
<td>12.75</td>
</tr>
<tr>
<td>10</td>
<td>Trunk sewer (east)</td>
<td>11,758 m</td>
<td>11,758</td>
<td>1,800</td>
<td>1.88</td>
<td>1.88</td>
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<tr>
<td>11</td>
<td>Trunk sewer (west)</td>
<td>10,604 m</td>
<td>10,604</td>
<td>1,300</td>
<td>1.38</td>
<td>1.38</td>
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<tr>
<td>12</td>
<td>Branch lines (east + west)</td>
<td>4,000 m</td>
<td>4,000</td>
<td>500</td>
<td>0.20</td>
<td>12.75</td>
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<tr>
<td>13</td>
<td>Man holes @ 30m c/c</td>
<td>746</td>
<td>746</td>
<td>20,000</td>
<td>1.49</td>
<td>1.49</td>
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<tr>
<td>14</td>
<td>Plumbing stations</td>
<td>8</td>
<td>8</td>
<td>1,000,000</td>
<td>0.80</td>
<td>5.75</td>
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<td>15</td>
<td>S.W. drain extensions</td>
<td>2.02</td>
<td>2.02</td>
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<td></td>
<td></td>
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<tr>
<td>16</td>
<td>Slab culvert (east)</td>
<td>1.62</td>
<td>1.62</td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>17</td>
<td>Slab culvert (west)</td>
<td>0.06</td>
<td>0.06</td>
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<td></td>
<td></td>
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<tr>
<td>18</td>
<td>Pipe culvert (east)</td>
<td>0.17</td>
<td>0.17</td>
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<td>19</td>
<td>Pipe culvert (west)</td>
<td>0.17</td>
<td>0.17</td>
<td></td>
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<tr>
<td>20</td>
<td>Stilling basin</td>
<td>24</td>
<td>24</td>
<td>1,317,600</td>
<td>0.32</td>
<td>4.18</td>
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<td>21</td>
<td>Roads</td>
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<tr>
<td>22</td>
<td>L1: Carriageway (east) (840x21m)</td>
<td>176,000 sq m</td>
<td>176,000</td>
<td>725</td>
<td>12.79</td>
<td>12.79</td>
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<tr>
<td>23</td>
<td>L2: Carriageway (west) (840x15m)</td>
<td>126,000 sq m</td>
<td>126,000</td>
<td>725</td>
<td>8.82</td>
<td>8.82</td>
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<tr>
<td>24</td>
<td>L3: Carriageway (east) (880x14m)</td>
<td>95,200 sq m</td>
<td>95,200</td>
<td>725</td>
<td>6.62</td>
<td>6.62</td>
</tr>
<tr>
<td>25</td>
<td>L4: Carriageway (west) (880x16m)</td>
<td>108,800 sq m</td>
<td>108,800</td>
<td>725</td>
<td>7.62</td>
<td>7.62</td>
</tr>
<tr>
<td>26</td>
<td>L5: Carriageway (3680x10m)</td>
<td>38,800 sq m</td>
<td>38,800</td>
<td>725</td>
<td>2.89</td>
<td>2.89</td>
</tr>
<tr>
<td>27</td>
<td>L6: Carriageway (3680x5m)</td>
<td>16,400 sq m</td>
<td>16,400</td>
<td>725</td>
<td>1.29</td>
<td>1.29</td>
</tr>
<tr>
<td>28</td>
<td>L7: Cul-de-sac</td>
<td>3,500 sq m</td>
<td>3,500</td>
<td>725</td>
<td>0.25</td>
<td>40.34</td>
</tr>
</tbody>
</table>

**Revenue Potential**

It is proposed that approximately 21 percent of the reclaimed land (34.6 ha) be sold for residential or commercial development. To estimate the revenues that are likely to accrue from the sale of land, a systematic analysis of land prices along the riverbanks during the five years was undertaken. Based on this and the proposed development of infrastructure and other facilities on the reclaimed land, a forecasting exercise was carried out. Each parcel of land for sale was treated separately – therefore each parcel’s location, new facilities and existing developments surrounding it, and potential for development were taken into consideration.

The table below shows the revenue estimated from the sale of the land. Drawing No. 15 shows the location of the various parcels of land.

<table>
<thead>
<tr>
<th>No</th>
<th>Location of Parcel of Land</th>
<th>Proposed Landuse</th>
<th>Area (sq m)</th>
<th>Estimate Land Price Per sq m (Rs)</th>
<th>Estimate Revenue (Rs Cr)</th>
</tr>
</thead>
<tbody>
<tr>
<td>1E</td>
<td>Between Subhash Bridge and Proposed Bridge 1</td>
<td>Commercial</td>
<td>33,246</td>
<td>10,000</td>
<td>332.46</td>
</tr>
<tr>
<td>2E</td>
<td>Between Proposed Bridge 1 and Proposed Bridge 2</td>
<td>Commercial</td>
<td>52,300</td>
<td>15,000</td>
<td>784.50</td>
</tr>
<tr>
<td>3E</td>
<td>Between Proposed Bridge 2 and Gandhi Bridge</td>
<td>Residential</td>
<td>20,441</td>
<td>6,000</td>
<td>122,666</td>
</tr>
<tr>
<td>4E</td>
<td>Between Gandhi Bridge and Nehru Bridge</td>
<td>Commercial</td>
<td>6,300</td>
<td>6,000</td>
<td>38.88</td>
</tr>
<tr>
<td>5E</td>
<td>Between Nehru Bridge and Ellis Bridge</td>
<td>Residential</td>
<td>11,992</td>
<td>5,000</td>
<td>59,960</td>
</tr>
<tr>
<td>6E</td>
<td>Between Ellis Bridge and Sardar Bridge</td>
<td>Commercial</td>
<td>10,779</td>
<td>5,000</td>
<td>53,895</td>
</tr>
<tr>
<td>7E</td>
<td>Between Sardar and Proposed Bridge 3</td>
<td>Commercial</td>
<td>1,000</td>
<td>5,000</td>
<td>5,000</td>
</tr>
<tr>
<td>8E</td>
<td>Between Proposed Bridge 3 and Venza Barrage</td>
<td>Commercial</td>
<td>19,539</td>
<td>7,000</td>
<td>136,773</td>
</tr>
<tr>
<td>Total</td>
<td></td>
<td></td>
<td>217,579</td>
<td>323.49</td>
<td></td>
</tr>
</tbody>
</table>

It should be noted that the cost of capital (interest on the loan funds) has not yet been added into the project costs. The entire costs mentioned in the above table on costs will be spread over a period of 5 years. The revenues estimated from the sale of land are likely to accrue over a longer period of time. The revenues would be dependent on a number of factors namely, the completion of the reclamation works, construction of embankments, provision of infrastructure services and establishment of major connecting roads. These factors are listed for each saleable parcel of land in the table next page.
Proposed Landuse – June 2010

- **53.84 %** Gardens/Promenades/Open Space
- **11.08 %** Public Utility Areas
- **19.38 %** SRFD Road
- **14.50 %** Land for Sale
- **1.20 %** Adjoining Residual Area
Saleable Land – SRFD Project

Total Amount of Land
– 2,97,119 sqm

Total Floor Area (Construction)
– 9,52,268 sqm

Total Revenue
– 1500 Crore

Project Cost
– 1103.42 Crore
Commercial Development – Sardar Bridge
Commercial Development – Khanpur
Commercial Development – Subhash Bridge
Create a memorable identity for Ahmedabad
The City with the Riverfront
The City with the Riverfront
The City with the Riverfront
The City with the Riverfront
The City with the Riverfront
This city will be known for bringing the Sabarmati back to Ahmedabad and for bringing Amdavadis back to the Sabarmati
THANK YOU