

Trammell CrowMeghraj

February 2006

# Ahmedabad Location Analysis

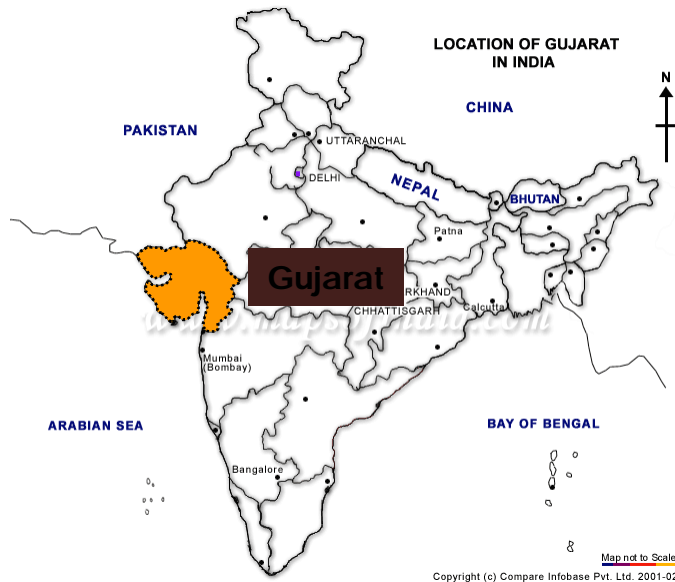




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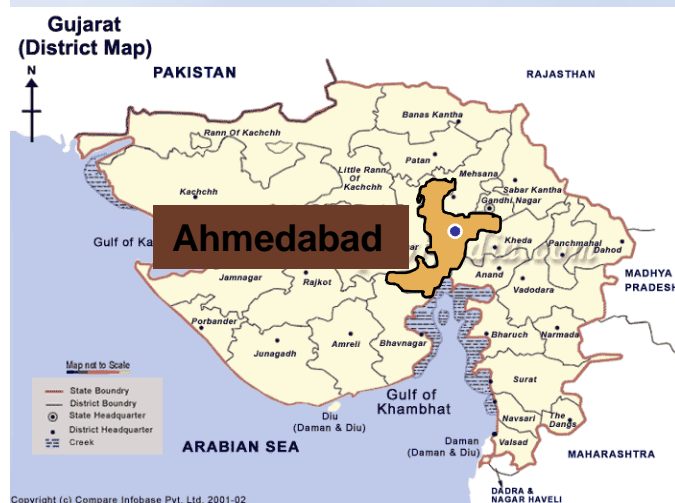
# City profile



- Seventh largest metropolis of India, considered as the premier city of Gujarat state.
- Gujarat was adjudged as the best state for 'Economic Freedom' among all states in India by Rajiv Gandhi Institute for Contemporary Studies, New Delhi (2005)

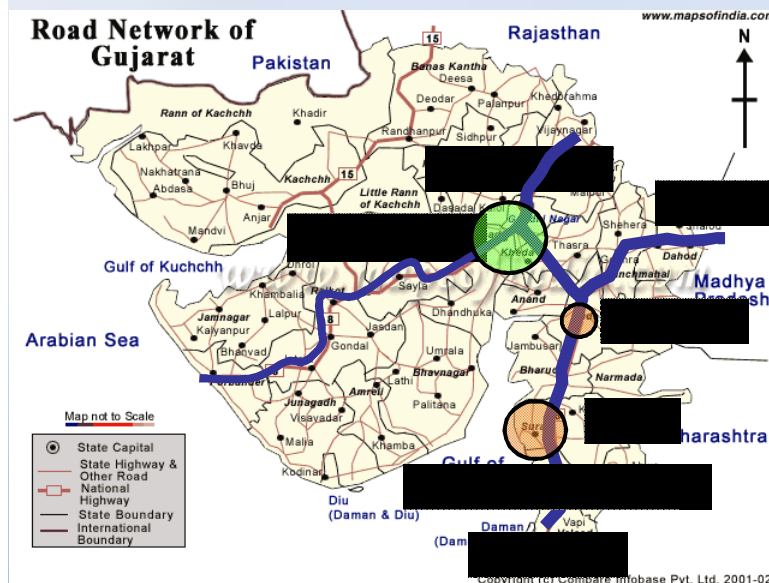
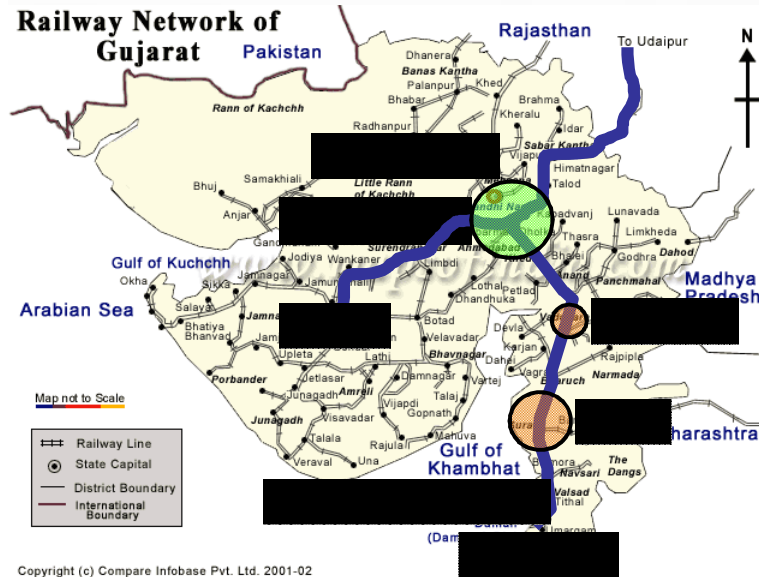
City	Population (2001)	Decadal Growth 1991 – 2001 (%)
<b>Ahmedabad</b>	<b>4,519,278</b>	<b>36</b>
Surat	2,433,787	63
Vadodara	1,306,035	26

It has witnessed the 2<sup>nd</sup> highest growth rate in the region.



- Rich historical and cultural heritage
- A city well-developed in terms of housing, some world renowned industries and educational institutes.
- Ahmedabad - Mumbai corridor (Trunk route) has been recognised as an important development axis in Western India.

# connectivity and linkages



## Rail

- Ahmedabad has broad gauge as well as meter gauge rail connections.
- Well linked to important cities like Vadodara, Delhi, Surat, Mumbai.

## Road

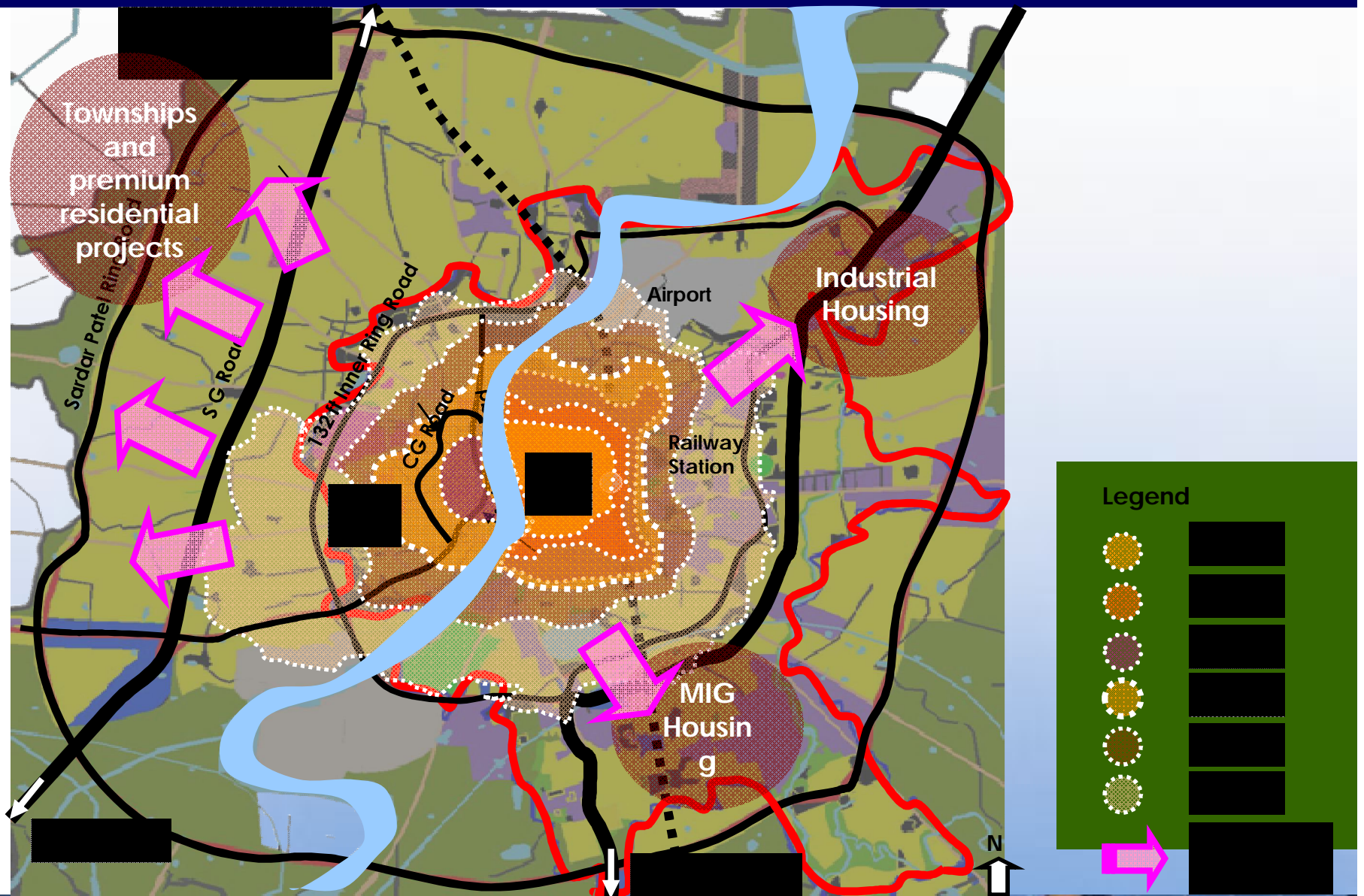
- NH8 passing through Ahmedabad a part of the grand project to link Delhi- Mumbai.
- Well connected to major cities through national highway  
Vadodara(113km),  
Surat(255km),  
Mumbai(545km),  
Delhi(915km),  
Pune(660km)

## Air

- Connected to all major cities by Air. City also has an international airport serving countries in Middle-East and West-Africa.



# city map and growth



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# Ahmedabad Vs Other cities



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# RE scenario- regionwise activity

Sectors	Category	National Capital Region					G. Mumbai region				G.Kolkata	
		Delhi	Gurgaon	Noida	G.Noida	Ghaziabad	Mumbai	Navi Mumbai	Thane	Pune	Kolkata	Haora
Residential												
	In-city mixuse apartments	High activity					High activity	Moderate activity	Moderate activity	High activity	Moderate activity	
	Suburban apartments	Moderate activity	High activity	High activity	High activity	High activity	High activity	High activity	High activity	High activity	High activity	
	Suburban plotted	Moderate activity				High activity		Moderate activity		Moderate activity	High activity	High activity
	Townships		Moderate activity		Moderate activity			High activity	Moderate activity	Moderate activity	Moderate activity	High activity
	Townships by International players	High activity		High activity		High activity		High activity	High activity	High activity		High activity
	LIG and rehabilitation schemes	Moderate activity				High activity	Moderate activity	Moderate activity	High activity	High activity	Moderate activity	
Retail and Entertainment												
	Shopping centers		Moderate activity	Moderate activity	Moderate activity	Moderate activity		Moderate activity	Moderate activity	High activity	High activity	High activity
	Malls (small format upto 150,000 sft)			Moderate activity	Moderate activity	High activity		Moderate activity	Moderate activity	High activity	Moderate activity	High activity
	Malls (medium format 150,000 to 500,000 sft)	High activity	Moderate activity	Moderate activity	Moderate activity	High activity	High activity	High activity	High activity	High activity	High activity	High activity
	Malls (large format > 500,000 sft)	High activity	High activity	High activity	High activity	High activity	High activity	Moderate activity	High activity	High activity	Moderate activity	High activity
Amusement parks		High activity	High activity	High activity	High activity	High activity	Moderate activity	High activity		High activity	High activity	High activity
Airport & related RE		High activity			High activity		High activity	Moderate activity		Moderate activity	High activity	
Office space												
	Financial services	High activity	High activity	High activity			High activity	High activity		High activity	Moderate activity	High activity
	IT and ITES	Moderate activity	High activity	High activity	Moderate activity	High activity	High activity	Moderate activity	Moderate activity	High activity	High activity	High activity
Industry												
	Biotech & Pharma	Moderate activity	Moderate activity	High activity	High activity		High activity	Moderate activity		Moderate activity	High activity	High activity
	Agro-parks	Moderate activity	High activity	High activity	High activity	High activity					Moderate activity	High activity
	Auto and related industry	Moderate activity	High activity	High activity	High activity	High activity	Moderate activity	Moderate activity		High activity	High activity	High activity
	Gems and Jewelry	High activity	Moderate activity	Moderate activity	High activity	High activity	High activity				Moderate activity	
	Apparel industry	High activity	Moderate activity	Moderate activity	High activity	High activity	Moderate activity				High activity	High activity
	SEZs	High activity	High activity		High activity	High activity		High activity			High activity	
Hotels												
	Upmarket	High activity	High activity	High activity	High activity		High activity	High activity	High activity	Moderate activity	High activity	
	3 and 4 star	Moderate activity	High activity	High activity	High activity	High activity	High activity	High activity	High activity	High activity	Moderate activity	
	Budget segment	Moderate activity	Moderate activity	Moderate activity	Moderate activity	Moderate activity	High activity	High activity	High activity	High activity	Moderate activity	High activity
	Service apartments	High activity	High activity	Moderate activity	High activity	High activity	High activity	High activity	High activity	High activity	Moderate activity	

High activity

Moderate activity

# RE scenario- regionwise activity

Sectors	Category	South zone						West zone				Surat	Vadodara
		Chennai	Bangalore	Mysore	Hyderabad	Kochi	Coimbatore	Nasik	Nagpur	Bhopal	Indore		
Residential													
	In-city mixuse apartments												
	Suburban apartments												
	Suburban plotted												
	Townships												
	Townships by International players												
	LIG and rehabilitation schemes												
Retail and Entertainment													
	Shopping centers												
	Malls (small format upto 150,000 sft)												
	Malls (medium format 150,000 to 500,000 sft)												
	Malls (large format > 500,000 sft)												
Amusement parks													
Airport & related RE													
Office space													
	Financial services												
	IT and ITES												
Industry													
	Biotech & Pharma												
	Agro-parks												
	Auto and related industry												
	Gems and Jewelry												
	Apparel industry												
	SEZs												
Hotels													
	Upmarket												
	3 and 4 star												
	Budget segment												
	Service apartments												

High activity

Moderate activity

Likely to initiate in future



# real estate: property trends

Cities	Residential capital value (INR psft)		Commercial rental value (INR psft pm)		Retail rental value (INR psft pm)	
	Prime	Non-prime	Prime	Non-prime	Prime	Non-prime
Delhi	10,000- 17,000	4,000- 7,000	50-120	40-100	150-250	100-350
Mumbai	15,000- 22,000	4,000- 8,000	100-130	35-65	150-175	80-120
Pune	3,000- 4,000	1,500- 2,000	45- 75	25- 45	80-110	50-75
Vadodara	1,000-1,250	600- 900	25-35	12-18	60-80	30-40
Indore	1,000- 1,800	700- 1,100	20-25		25-45	20-30
Chennai	3,500- 5,000	1,500- 2,500	43-45	22-35	80-110	55-75
Bangalore	2,500- 3,750	1,500- 2,000	40-55	25-40	70-125	40-50
Hyderabad	1,500-2,500	1,250-1,500	22-35	32-40	70- 100	35-45
Kolkata	2,000- 3,600	900- 1,500	60- 90	35- 65	80- 140	35- 60
Chandigarh	1500- 2000	900- 1200	30- 40		80- 150	35- 60
Nagpur	1800- 2500	750- 950	30- 40		70- 90	20- 35
Kochi	1600- 3000	1000- 1450	25- 30	10- 20	40- 60	15- 35

# conclusion

AS YOU ALL KNOW.....

Ahmedabad has enough potential

Best infrastructure in state and one of the very good in India,

Lower construction cost,

Real estate price advantage,

Large manufacturing/trading base,

A house of well-known industrialists of India,

Virgin market for national developers

BUT.....

To create more potential

Can we have a new economy in Ahmedabad ???

thank you

