

# Sustainable Development Zone (SDZ)

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What we need is an approach which promotes economic development at the same time ensures social equity and enhances environmental sustainability.

For a sustainable future for Bangalore , this approach envisages defining peripheries of BMRDA areas into a number of 'Sustainable Development Zones' (SDZs).

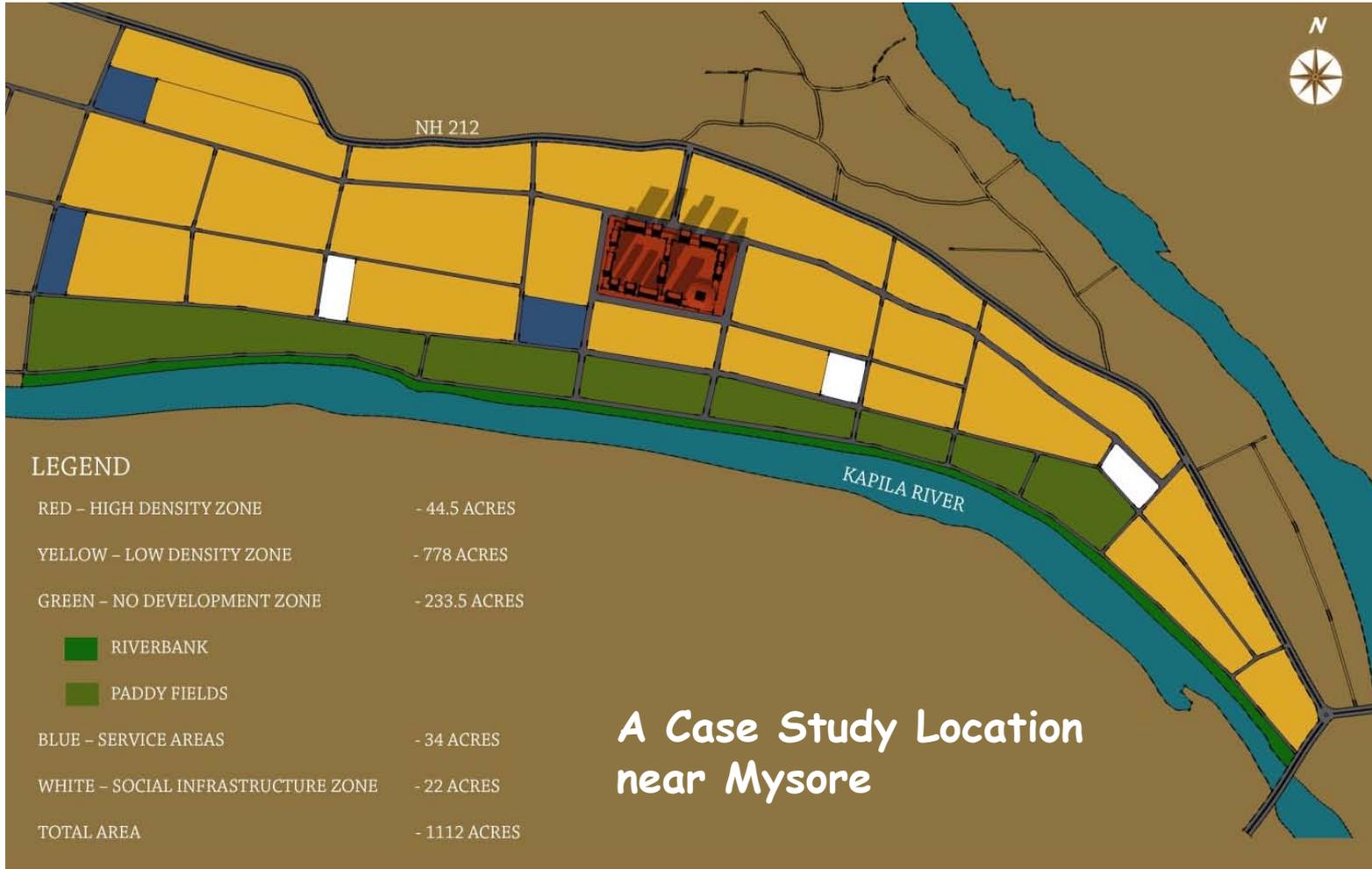
## Each such SDZ can be...

- Of approximate area of 4 Sq.km
- And /or having a current population of around 20,000 to 30,000 people.
- It may comprise of two or three wards in a panchayath, municipality, or within the corporation limits
- Preferable that each such area to have clearly defined natural boundaries, or is bordered by important roads, railway lines etc.

# Sustainable Development Zone

A well planned SDZ model will mean proper zoning, FSI regulations, and public private partnerships. The area will be divided into red, green, blue, yellow and white zones.

# Sustainable Development Zone

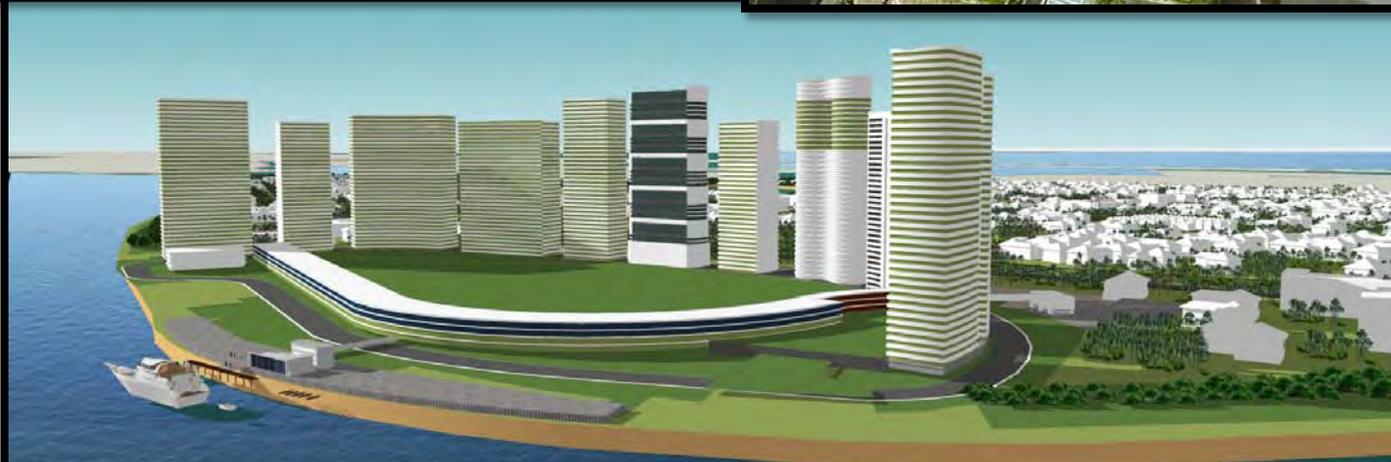


# Red Zone (High Density Zone)

Designed as a pedestrian zone, all daily activities of the residents of the Red Zone such as work, education, shopping, recreation, sports and cultural facilities are all within a walking distance of less than 500m. To facilitate this, a mixed land use of residential, commercial and recreation spaces are given a high FAR of 4 or more, coverage of less than 30%, the remaining 70% being in the public domain with large open spaces and playgrounds.

# Red Zone (High Density Zone)

The Red Zone is designed to be car free with adequate parking space in its periphery and non-motorized vehicles (bicycle, tricycle, etc.) inside. The proposed 40 to 50 acre Red Zone will have 15,000 - 20000 people staying and 5000 - 8000 people working mostly in IT, ITES or other service industries. Public open spaces, bus stands, mass transit stations etc. will also be provided. These land parcels will be auctioned to builders, who in turn are expected to make significant revenue, which will enable them to take care of the entire infrastructure of the SDZ..



# Green Zone (No Development Zone)

- Green belt areas and Natural heritage features within the SDZ including paddy fields, forests and sacred groves, wells, lakes, ponds, river banks and built heritage spaces including traditional buildings etc. of heritage value will be conserved as No Development Zones (NDZs) .
- Owners of such areas which are privately owned will get compensation as development rights in the Red Zone through a Transfer of Development Rights (TDR) or through outright compensation or shares or a combination of the above.



# White Zone (Social Infrastructure Zone)

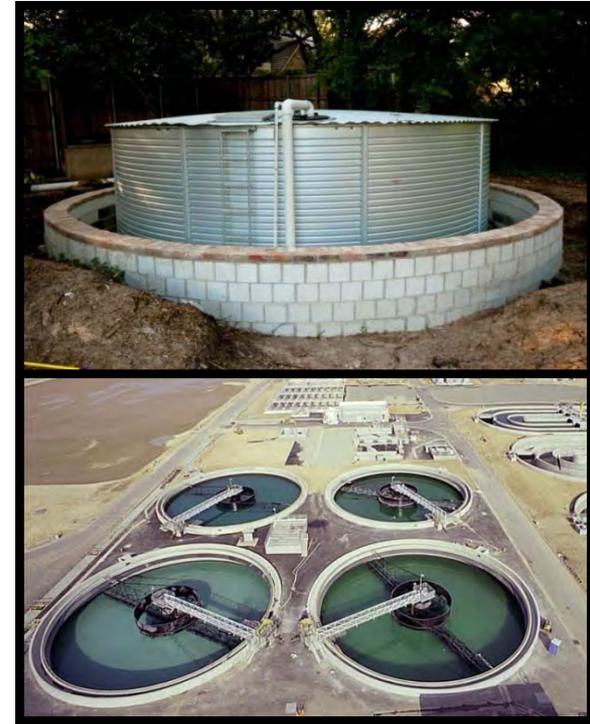
- Reasonably comfortable space for permanent/rental accommodation, recreation, education, etc for the Economically Weaker Sections / Services sector of the population shall be provided near their work places.
- Considering 15% of the population (5000 people) as belonging to EWS, land for built up area at an average of 75 sq.ft per person will be planned for at 1.5 FAR.
- Parks, playgrounds and community open spaces for this population will also be provided.



# Blue Zone (Service Zone)

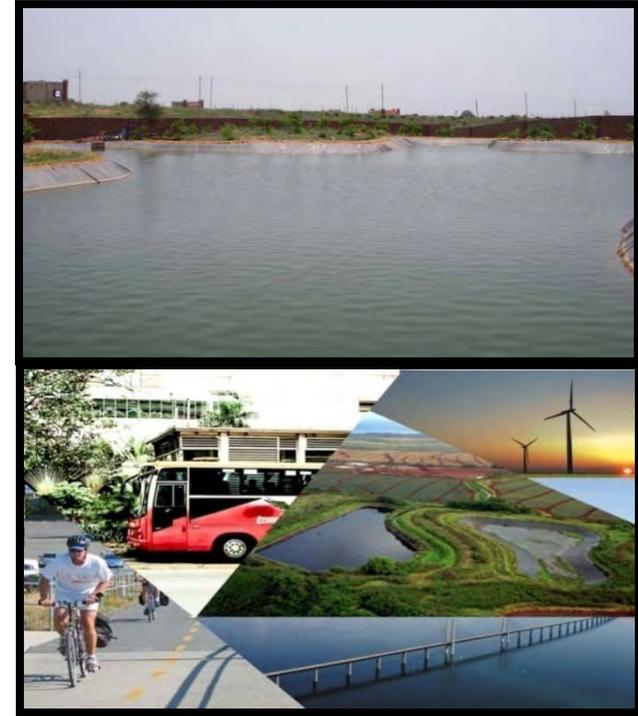
The SDZ will incorporate service areas to accommodate all Utilities including the following:

- Rain water harvesting reservoir for meeting critical shortage during summer.
- Water supply and distribution system: Upgradation (if required) of existing networks for entire SDZ and provision of new distribution networks for Red Zone and White Zone.
- Roads, foot paths and storm water lines: Upgradation (if required) of existing networks and construction of new networks for Red Zone and White Zones.



# Blue Zone (Service Zone)

- Electric Power distribution system: Upgradation of existing networks and installation of new networks for power distribution for Red Zone and White Zones and for street lighting, power requirements in public areas etc. Besides there shall also be stress on promotion of Solar/bio-mass and other relevant renewable energy production systems.
- Decentralized solid waste management and wastewater management systems.
- Buffer zone for hazardous chemical storage and transfer.



# Yellow Zone (Low Density Zone)

- The rest of the areas in the SDZ will be demarcated as Yellow Zones (Low Density Zones) with 0.8 FAR and less than 33% coverage. These will have mixed use development of the sort that requires more land. This may include low density residential development; plant nurseries; automobile workshops and other small industries and enterprises; religious/ cultural/ educational institutions, markets, community halls etc. These areas will be encouraged to have maximum green cover, to harvest rain water, treat one's own solid and liquid wastes in own premises etc. by means of tax relaxations and other incentives.



# The Value Proposition:

- Builders and Developers are expected to develop the entire SDZ of approximately 1000 acres (4 sq. Km.) at their cost in return for the development rights for the Red Zone. The land for the Red Zone, White Zone and Blue Zone may be assembled using a partnership model wherein the original owners of the land (where acquisition is required) shall be made partners in the project and offered a combination of developed property and/or tradable development rights and/or shareholding in the project.
- The development of land and infrastructure over 1000 acres and the complete development of the Red Zone are expected to incur about Rs. 2200 crores (based on a recent case study) in expenditure, which includes community benefits of around Rs. 500 cr., but is expected to bring in a revenue stream to the value of Rs. 3700 cr over a period of 5 years for the builders/ developers, which is expected to make the scheme attractive for them. A significant aspect in this development is that, within the SDZ, the successful bidder will get the sole right to develop the 40 to 50 acres of the Red Zone, and there will not be any other high density developments in the nearby 4 sqkm land around.

- The unique proposition here is to acquire not more than 40 to 50 acres of consolidated area for the Red Zone while leveraging its value and creating an urban community in over 1000 acres. We realize that for the success of the project, it is imperative that the local land owners in the SDZ participate in the potential gains arising from the project over time. This project proposes to have a first of its kind offer to land owners that compensates them through a SPV for their current holding and the FSI norms they need to follow. This will have an initial payout and a stream of payments in perpetuity over the life of the project.
- Detailed business plan has been worked out and vetted by internationally renowned financiers and management experts.

# Advantages

- SDZ is a proposed Land Use Planning concept which in one stroke
  - a) Can assist considerable improvement of high quality urban Infrastructure without government funding.
  - b) Cross subsidises housing and facilities for Economically Weaker Services sector Sections of society, near their work places.
  - c) Conserves natural and built heritage of a region.
  - d) Creatively channelizes NRI and other investments and thus assists economic development.

# Advantages

- e) Strengthens Decentralised Democratic institutions such as urban and rural local bodies.
- f) Arrests speculation in land prices considerably.
- g) Arrests urban sprawl, automobile dependence and reduces commuting distances.
- h) Is child friendly, disabled friendly, aged friendly, pollution reducing and healthy.

# Replicability and adaptability

The concept can be replicated effectively, in varied conditions especially in the outlying under developed regions of Bangalore. Depending on the feasibility of development of each region, the SDZ can be defined with differing areas, population, scope of development etc. The red Zone can have varied FAR / FSI, from 2 to 4.5, depending on the carrying capacity of each region.

Large packets of land already owned by private builders, developers, or quasi government agencies can itself form the Red zone of that area. BMRDA can negotiate with the builders / developers on behalf of the Local Bodies, the benefits they will give to that region, for enhancing a certain FAR / FSI for their 40 to 50 acre part of the land. A number of projects currently stalled due to gross inequity and unscientific land use planning, can now take off.....

# VISION - A network of self-sufficient townships

- SDZs are effectively small self sufficient townships. Vision for Bangalore involves developing network of such small self sufficient townships , interconnected by mass transit systems, such as elevated/ metro rails, roads, efficient bus networks and sub urban rail systems, wherever appropriate, along the periphery outside the CBD area.
- Each such township will house an immigrant population of 20,000 - 25,000 people, will employ 5000 to 8000 people directly in IT and ITES sectors. Clusters of 8 to 10 such SDZs along each of the 12 radial directions of growth on the periphery of Bangalore can mean an investment of over Rs 2 lac crores and a direct employment in IT and ITES sectors of over 10 lac people.



Thank You

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