

The background image shows a city skyline at sunset or sunrise, with tall buildings and a warm orange sky. In the foreground, there is a large, dense green plant with many leaves, possibly a type of succulent or ground cover, which is partially obscuring the city view.

City Design

SWARGANSH

The
Glimpse of
Heaven

DESIGNED BY

Raghavendra Kolakar *Parashuram Watkar *Manu Bommanakatti *Akash Narali

Location:



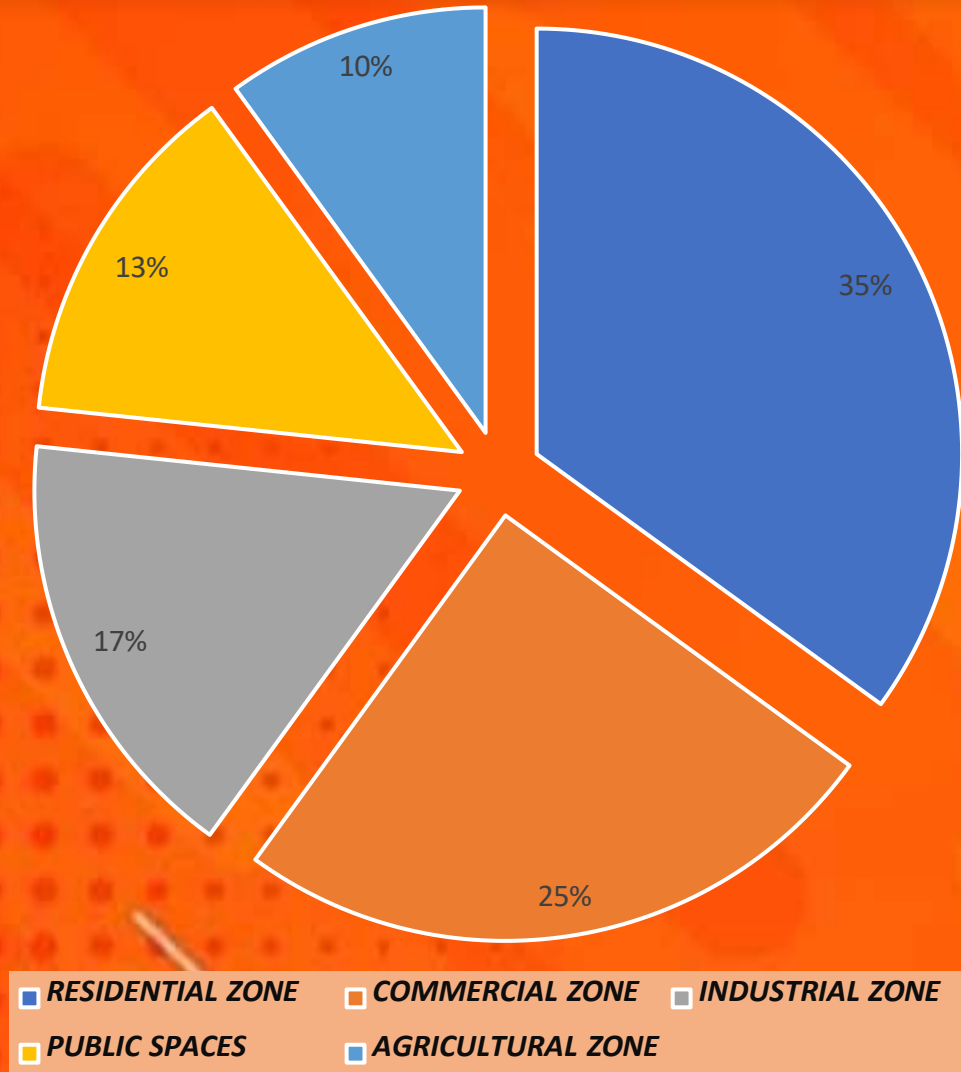
CITY NAME: SWARGANSH

PIN CODE: 110001

AREA: 1500 sq.km

TIME ZONE: JST(UTC+ 05:30)

Area Distribution:



1. Residential Zone: Around 525 sq. km. of area is used for housing, apartments, and villas. Most of this area is used to build apartments to optimize space usage. There are affordable housing options for mid-income people.

2. Commercial Zone: Approximately 375 sq. km. is dedicated to corporate offices, IT parks, retail outlets, and entertainment areas.

3. Industrial Zone: 250 sq. km. of area is dedicated to industries with an integrated waste management system.

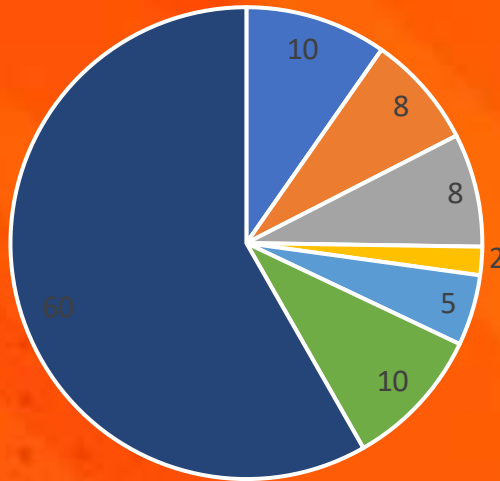
4. Public Spaces: Around 200 sq. km. is reserved for parks, lakes, and rivers.

5. Agricultural Zone: Approximately 150 sq. km. of area will be allocated for agriculture-related activities.

Area Distribution:

AREA	CONSISTS	AREA (IN sq.km)	NUMBER OF BUILDINGS
RESEDENTIAL AREA	House, Apartment, Villas	525	200,000
COMMERCIAL AREA	Offices, Retail Spaces, Markets, Malls, Movie Theatre	300	15,000
INDUSTRIAL AREA	Factories, Power Reactors, Warehouses	225	3,500
EDUCATIONAL AREA	Schools, Colleges, Universities, Library	10	20
AGRICULTURAL AREA	Farms	150	600
PUBLIC INFRASTRUCTURE	Water Park, Tourism Spot, Playground,Hospitals	50	400

Population Distribution:



- Commercial Areas
- Industrial zones
- Public parks
- Agricultural zones
- Government And Other Institution
- Other Migrants
- Residential Areas

Residential Areas: 2,500,000 people reside in Residential areas.

Commercial Areas: 500,000 people reside in commercial areas.

Industrial Zones: 300,000 people will work in industrial zones.

Public Parks: 200,000 will visit or live near public parks.

Agricultural Zones: 80,000 people will work or live in agricultural zones.

Government And Other Institutions: 200,000 people will be employed in government and other institutions.

Other Migrants: 400,000 visitors, including business travelers, will add to the population.

ANNUAL POPULATION GROWTH OF DELHI: 2.63%

Budget Distribution by sectors:

SECTOR	BUDGET (IN RUPEES)
Residential Area	35,000 crores
Commercial Area	25,000 crores
Agricultural Area	1,500 crores
Government Sector	500 crores
Industrial Sector	15,000 crores
Public Space	250 crores
Total	77,250 crores

Residential Area : Construction of apartment, low-income houses.

Commercial Area : It includes construction of business, retail stores, restaurants and other services.

Agricultural Sector : Investment in modern irrigation and farming technologies.

Government Sector : Includes police stations, Courts, Jail, Gov. schools, Gov. Hospitals, DC office.

Industrial Sector : Includes Industries, Factories, Warehouse

Public Spaces : Includes parks, tourism places and other public entertainment things.

Revenue Models:



1) **Property Taxes:** The city will impose taxes on both residential and commercial properties. Depending on property use, rates will vary.

Property tax rate: 6% of the annual letting value.

2) **Utility Charges:** Residents and other sectors will pay for the consumption of utilities such as electricity bills, water bills, and waste management systems.

3) **Public-Private Partnerships:** The city will sign agreements for long-term profit sharing with investors to fund projects for infrastructure development.

4) **Tourism and Real Estate:** The city can generate revenue from property sales, leasing, and tourism-related services like hotels and entry fees for tourism spots.

Revenue Models:



LAND
TAX

TAX



5) Sales Tax:

- GST on essentials (household goods, agricultural products, restaurant services): 5%
- GST on goods like dairy products, textiles, footwear (under price limits): 12%
- GST on most goods and services (electronics, snacks, beverages): 18%
- GST on luxury items (air-conditioners, cars, certain beverages): 28%

6) Income Tax:

- Income up to ₹3 lakh: No tax
- ₹3 lakh to ₹6 lakh: 5%
- ₹6 lakh to ₹9 lakh: 10%
- ₹9 lakh to ₹12 lakh: 15%
- ₹12 lakh to ₹15 lakh: 20%
- Above ₹15 lakh: 30%

Other taxes include taxes on tobacco, vehicles, and businesses.

Revenue Models:



7) Fees and Charges:

- **International Driving Permit:** ₹1,000
- **Vehicle Registration Fees:** ₹200 for two-wheelers, ₹600 for cars
- **Road Tax:** 8% to 22% of vehicle's value
- **Land and Property Registration Fees**

8) Fines and Penalties:

- Revenue generated from violations of city laws and regulations.

9) Inflation:

- **Average inflation rate in Delhi:** 5-6%. Revenue and expenses increase in line with inflation.

Sustainability Initiatives:



- 1.Solar Installations:** All residential and commercial buildings will have solar installations on rooftops.
- 2. Windmill Installations:**Windmills installation in high ground level and near farms.
- 3. EV Support:** Special discounts will be provided for EV vehicles, and public transport like government buses will be EV-powered and EV station in every 2km.
- 4.Green Spaces:** Around 200 sq. km. is reserved for parks, lakes, and rivers.
- 5.Hydro-electricity:** Dams and Hydro power stations in river .
- 6.Other new innovations :** Described Briefly in Business studies

THANK YOU

All the images used are generated by “GOOGLE GEMINI”.