



THE CITY DESIGN V2.0

ANANDNAGARI

the city of
Joy



State : Haryana



Pin code:12252



STD code: 01699



time zone: IST

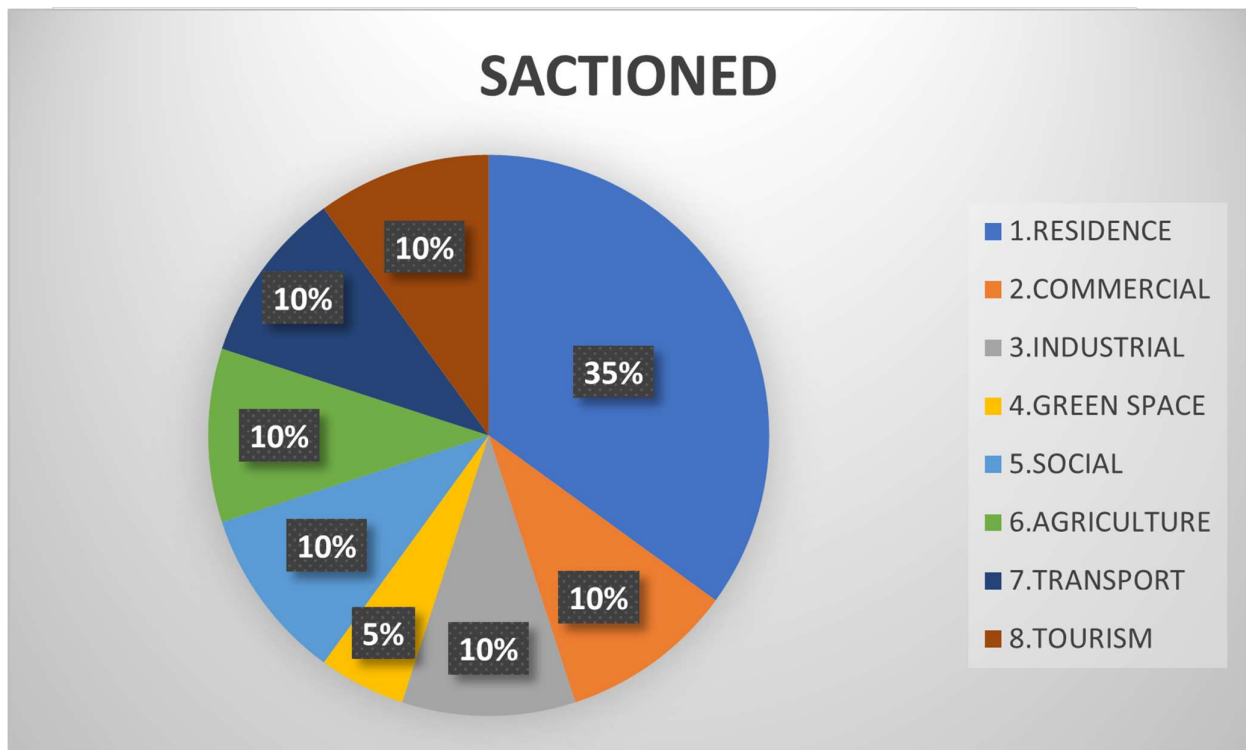


-:DESIGNED BY:-

BHAVANA KUBSAD | LAKSHMI GANTOTI | VAISHNAVI KALUTI | SAIRAM HATTI

LAND DISTRIBUTION

- 1.RESIDENCE → 35% 525sqkm
- 2.COMMERCIAL→ 10% 150sqkm
- 3.INDUSTRIAL → 10% 150sqkm
- 4.GREEN SPACE →5% 75 sqkm
- 5.SOCIAL → 10% 150sqkm
- 6.AGRICULTURE→10% 150sqkm
- 7.TRANSPORT → 10% 150sqkm
- 8.TOURISM →10% 150sqkm



BUDGET REQUIRED

| Item | Budget required(cr) |
|-----------------------------|---------------------|
| Infrastructure | 42,500 |
| Utilities | 45,000 |
| Residential Development | 6,00,000 |
| Commercial Spaces | 1,00,000 |
| Public Amenities | 1000 |
| Historical place renovation | 500 |
| others | 1000 |
| Grand total | 7,90,000 |

1.Infrastructure:

Here infrastructure development means constructing Roads and Highways

Estimated length of the road is 1800-2000 kms including all the roads like NH, SH etc.

Estimated cost is 30,000 cr. infrastructure includes the public transportation also which includes bus stand railway stations these are going to cost around 10,000cr, Buses.

initially we are going to buy 1000 buses so the estimated cost of a single bus is 2.5cr

total infrastructure budget: $30,000 + 10,000 + 2.5 * 1000 = 42,500$

2. Utilities:

Utilities refers to basic needs like water supply and sewage system and electricity.

For water supply system and sewage system we have estimated the cost 35,000cr and for the electricity the estimated budget is 5000 cr.

Total utilities budget = $35000 + 5000 = 40,000$

3. Residential and Commercial Development:

For housing we made estimation of 6,00,000 cr which includes all types of our houses. For commercial spaces including all types of commercial buildings and govt buildings. the estimation is 1,00,000cr

Total budget for residence and commercial = **7,00,000cr**

Note: will not give more budget to the commercial spaces as they are going be built by the business owner itself.

4.Public Amenities:

Public amenities like Schools, Hospitals, Religious enters, Parks, Gardens the estimated cost is 1000cr and added the renovation of the historical tourist place the estimated budget is around 500cr

Total budget for public amenities = **1500cr**

5.Others:

If something happens in middle of the project. Or there might be a rise in the price of the resources this others budget can be used.

REVENUE MODELS

1. Land and Property Revenue:

Land Sales/Leases: Charge developers for residential plots.

The Land sales will be charged on the basis of type of land as we have made 3 types in our residence land.

| Land Type | Annual income(lakhs) |
|-----------|----------------------|
| LIG | <2.5 |
| MIG | >2.5 and <10 |
| HIG | >10 |

Property Taxes: Ongoing revenue from property taxes based on assessed property values.

| Land type | Tax % |
|-----------|-------|
| LIG | 5% |
| MIG | 7% |
| HIG | 10% |

Commercial Land Sales/Leases: Charge businesses for commercial plots in designated areas.

| Shop type | Tax % |
|-------------|-------|
| Small Shops | 10% |
| Mid-Scale | 15% |
| Malls | 20% |

2. Utility Services:

Water and Sewage Charges: The residents pay for the utilities as they use them and this can be a revenue generation.

Electricity Sales: If the city generates its own power, revenue can come from electricity sales.

3. Public Transport Revenue:

Fare Collection: Revenue from ticket sales on public transport (buses, train).

Advertising: Income from advertising on public transport and infrastructure.

4. Business Licenses and Permits:

Business License Fees: we can take the license fee that have to be collected annually.

Construction Permits: Fees for building permits and inspections.

5. Tourism:

Attractions and Events: Generate revenue from entrance fees to parks, cultural events.

Hospitality Taxes: can collect the from hotels, restaurants and other businesses that the tourists use.

SUSTAINABILITY

1. Economic Sustainability:

- Since it's a smart city having tech-driven environment, it fosters many job opportunities including startups as well.
- The city stabilizes the proper resource management (electricity, fuel, water, etc.,) which leads to the gross development.
- The availability of anything (which demands income) is right from small scale to large scale which parallelly balances the lifestyles of every citizen residing in the city.

2. Social Sustainability:

- Social services such as education, healthcare, Housing (units like, orphanages, old age homes etc., are there in the smart city designed by us.

- Improved facilities in urban area of the city for instance, transportation, smart utility centers, residentials, plots and many are easily accessible to everyone.
- For any of the policies or agreements or decisions of the city, the citizen are rightful to voice out their opinions on services.

3.Environmental Sustainability:

- Efficient buildings having solar accessibility, Efficient Transportation (CNG, Electricity usage) leads to reduce global warming.
- Most of the area retained for green spaces and inclusion of agricultural lands and forests enhance the Eco friendliness.
- A regular waste management and treatment plants reduces the impact of industrial emissions and less harms the city.

HUMAN POPULATION

Our total estimated land distribution is around 1500 Sq.km. Not all the land is used to residential purposes. According to the distribution of land for Residential areas, Apartments, Buildings and Plots in the city design plan. Among a range between 1.5 million people can reside over this area according to the estimation of living conditions .

Initaially we have made a low low density so 1000 people / sqkm is the assumption

Population = 1000* 1500sqkm

=15,00,000