Railway Station Smart Cities (RSSCs)

Through Competitive Federalism, not silos

Jan 30 2015     Shailesh Pathak
Competitive Cities

- Jobs & security
- Multimodal transport, Brief commutes, walk/cycle
- Affordable housing

BEST CITIES TO LIVE WORK PLAY

LWP
RSSC’s competitive edge

- Jobs in construction, income-appropriate travel retail, hotels.
- Shorter commutes, walk to work & cycle to work; integrating transport modes
- Housing, offices, parks, leisure & shopping areas for various income segments
- Women’s safety & security, walkable areas
- Jobs in construction, income-appropriate travel retail, hotels.

Rly Stn redevelopment
Transit Oriented Development (TOD)
Live, work, play
Working womens hostels
Railway Stations change..
..becoming growth drivers
.. Creating city centres
Nagoya

- RSSC as economic hub
India: City, not Rlys
Vashi, New Mumbai
RSSC area
RSSCs: speed & scale

- State govt buy-in: Competition
- Master planning of entire area
- Financing: Loans, land monetisation
- Execution in 48-60 months
Action Plan

Timeline 48-60 months
Execution SPVs

10 RSSCCs

- State Govt
- Rlys
- City
- MoUD
- Others
Smart City Planning

Railway station land  Private land

State government land  Other non-private lands

Master plan for entire area
RSSC Execution

- Trunk infrastructure
- Public spaces
- Individual projects by private partners
Financing

• International funding – JICA & more

• Land based financing instruments (HPEC 2011)
  – Monetary (betterment charges, CLU, FSI/FAR)
  – Land exactions (Town Planning Schemes)
  – Sale of underutilized public lands: land monetization (New Moti Bagh, East Kidwai Nagar)
Design objective?

126 Acres • Total Population 125,000 • 5 Hotels

7000 Residences • 20 Mn Sq Ft of Urban Life Space
Peripheral Ring Road, future Metro junction
Further interactions on smart cities & affordable housing?

shailesh.pathak@bhartiya.com

shypk@yahoo.com

+91 98 1932 7777