



SMART  
CITY  
BHOPAL

INVEST IN FUTURE.  
**INVEST FOR PROGRESS.**



AREA BASED DEVELOPMENT PROJECT  
OF BHOPAL SMART CITY.



SMART  
CITY  
BHOPAL

**BHOPAL SMART CITY DEVELOPMENT CORPORATION LIMITED**

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A THOROUGH INFORMATION FOR THE  
PARTICIPATION IN ABD PROJECT OF BSCDCL  
FOR UNDERTAKING SPECIFIED  
DEVELOPMENT ACTIVITIES





## BHOPAL AN OVERVIEW

Bhopal has blossomed into a city, which in spite of being modern upholds the patrician mark of its bygone rulers. The city provides a fascinating blend of scenic beauty with its lakes, parks, temples, mosques, gardens, museums, statues and buildings. It is known as the City of Lakes for its water bodies viridescent environment.

Bhopal was declared as the Capital of Newly Constituted State of Madhya Pradesh in the year 1956. In the year 1959, the commencement of Capital Project took place and it was comprised of construction of the government buildings and townships, and since then Bhopal is one of the fastest growing cities in India.

It is well linked to the national highways and the adjacent cities. The State Highway linking Bhopal and Sagar also passes through the city.

It has various institutions of national importance such as ISRO's Master Control Facility, BHEL, IISER, SPA, AIIMS, and NLIU etc. Bhopal is a continuously evolving city, which serves as the Administrative Center, Regional Service, and Market Center, Industrial Growth Center and Education and Research Center for the state and the country too. The city of Bhopal has also been declared as the 2nd cleanest city in India twice, under Swachh Bharat Abhiyan of Gol.

# SMART CITY MISSION

Government of India planned to implement Smart City Program for 5 years (FY 2015-16 to FY 2019-20) to transform 100 Indian Cities to Smart Cities. The objective is to develop and promote core infrastructure, sustainable environment, and living standard of the citizens.

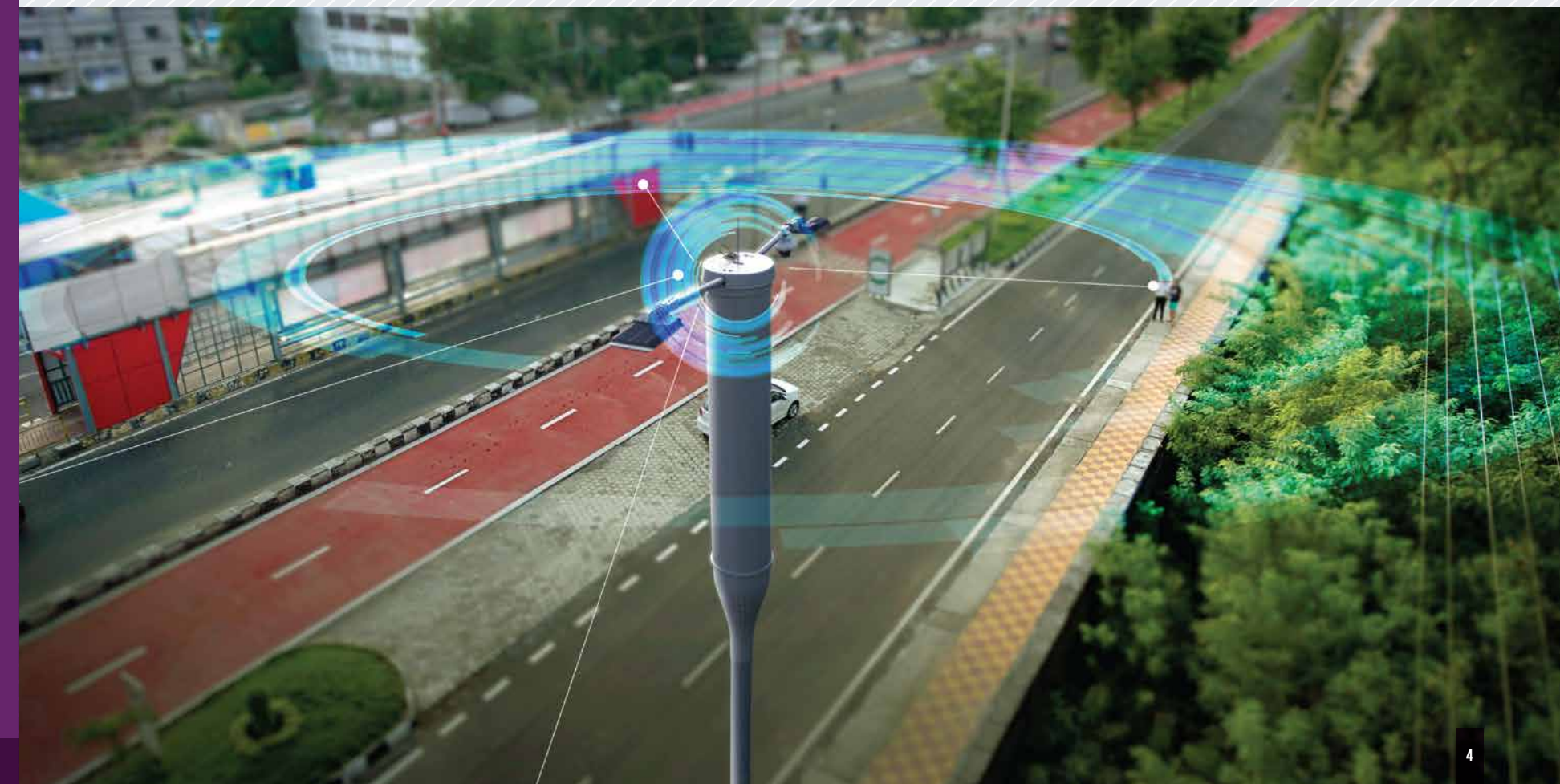
At present, Bhopal is a frontrunner city in India with its particularly innovative 'Smart City Vision.' The idea is to look at compact areas, create a replicable model, which will act as a lighthouse to other aspiring cities. In 2015, in the first round of GOI's Smart Cities Challenge competition, Bhopal was one of the 20 cities selected, which would receive funding from the Ministry of Urban Development. Bhopal has also been declared as the second cleanest city in India through many unprecedented efforts.

## BHOPAL- THE CITY OF LAKES AND ARTS

- One of the Greenest Cities in India
- Stands No.1 in Air Quality Index
- Ranked No. 1 in Current Ranking of Smart City
- Ranked No. 2 in Swachh Bharat Mission
- Has One of the Highest No. (15) of Institutions of National Importance

## BHOPAL SMART CITY DEVELOPMENT CORPORATION LIMITED (BSCDCL)

Government of Madhya Pradesh has incorporated a special purpose vehicle (SPV) – Bhopal Smart City Development Corporation Limited (BSCDCL) (the 'Authority') to plan, design, implement, coordinate and monitor the smart city projects in Bhopal. BSCDCL is a company incorporated under Indian Companies Act 2013 with equal shareholding from Madhya Pradesh Urban Development Company Limited (MPUDCL) on behalf of Government of Madhya Pradesh (GoMP) and Bhopal Municipal Corporation (BMC). BSCDCL has received funds from GoI and GoMP for the development of Bhopal as a Smart City. It has been working rigorously and vigorously to make Bhopal an urban utopia.



# BHOPAL SMART CITY PROJECT AREA BASED DEVELOPMENT (ABD)

Bhopal's ABD proposal includes the redevelopment of 342 acres of North & South TT Nagar, which is also the only redevelopment and rehabilitation project among the 100 smart cities selected by Gol. As per SCP, the area based development would be a state-of-the-art smart zone in the heart of the city of Bhopal with all modern features in the most climate-resilient manner and would generate more job opportunities.

- Total Land area for the project is 138.40 ha (342 acres)
- Total proposed built-up area for entire ABD area is 19.32 lakhs sqm. (Approx.)
- Total Project Cost is Rs. 1778.00 Cr



**ABD- MASTER PLAN**

The ABD area is being developed as High-Density Mixed-Use Development along the three transit zones. The layout of the project area has been designed on the principles of Transit Oriented Development (TOD). To achieve higher density various changes in FAR and building heights have been proposed. The residential and commercial population of 60,000 and 56,000 resp. is estimated which gives a high density of around 864 pph for the ABD area. The pedestrian entry at the frontage and vehicular access from the back side of the plots is another element achieved.

# WORLD-CLASS INFRASTRUCTURAL SERVICES AND FEATURES IN ABD LAND-

- 24X7 water supply and power
- Underground utility corridor
- ICT infrastructure
- Connecting parks and gardens
- Pedestrian-centricity
- Cycle tracks
- Smart street lighting
- 80 % of the buildings green rated
- 27% area is open and green with the iconic central park of 11 acres.
- Monitoring through Integrated Command and Control Centre
- All developmental activities on either EPC or PPP model
- Roof-top solar installation
- SCADA monitoring & Smart Meters.
- Automated soil, sewage and solid waste management system
- Compulsory rainwater harvesting
- Dedicated ICT infrastructure for security with cameras, panic buttons, environmental sensors etc.
- Dual Plumbing- The recycled water line shall be laid in the entire ABD area to reduce the load on Bhopal Municipal Corporation's water resources.



# MASTER PLAN INITIATIVES

- Vide Order No. F-10-08/2017/18-2 of Govt. of Madhya Pradesh, the 342 acres of land has already been transferred to Bhopal Smart City Development Corporation Limited (BSCDCL).
- As per the prescribed Smart City guidelines, the Government has approved the revised master plan.
- Environmental Clearance has been granted vide No 1304 SEIAA/2018 dated 23.08.2018 against Case No. 5680/2018.
- High Density Mixed-Use Development with higher FAR on main 45-meter-wide Boulevard Street - the Connection Spine between two Metro nodes.
- DCR's with Urban Design guidelines emphasizing the Urban Morphology like mandatory Green Terraces, double height colonnade walkways along the pedestrian paths.
- High Density around 864 pph.
- Podium & offset tower concept for a defined skyline. Mandatory Open & Green spaces in individual plots.
- MoU's with IGBC (Green Rating Agency) for ABD area.



# ABD

## INFRASTRUCTURAL DEVELOPMENT FOR FUTURISTIC BETTERMENT



### AREA BASED DEVELOPMENT

Infrastructural Development for Futuristic Betterment

## ONGOING PROJECTS

Sr. No.	Projects	Amount (In Cr.)	F (3BHK)	G (2BHK)	H (2BHK)	I (1BHK)	No. of Towers	No. of Floors	Plot Area (sqm)	Built Up Area (sqm)	Probable end date of the project	
			105 sqm	78 sqm	70 sqm	48 sqm						
1	Govt. Housing Phase I	186.86	328	352	-	-	6	14	25,643	63,600	Dec-19	
2	Government Housing Phase II	314.41	-	448	224	672	12	14	67,066	1,28,200	Oct-20	
3	Government Housing Phase III	181.43	-	336	224	224	7	14	33,478	82,700	Oct-20	
4	Commercial Complex	34.93	No. of Shops - 418; Parking - 245				1	9	6,254	6,250	Apr-20	
5	Haat Baazar	34.34	No. of Shops - 501; Parking - 373				1	2	6,500	6,499	Apr-20	
6	Dushera Ground	26.40							66,916	1,910	Apr-20	
7	Boulevard Street	39.46									1.6 km	Mar-19
8	45 m & 12 m Smart Road	18.52									1.5 km	Oct-19
9	30 m Smart Road	22.73									1.6 km	Oct-19
10	Smart Road- Phase III	32.12									3 km	Oct-19
11	Smart Road- Phase IV	44.34									3.8 km	Oct-19
12	Smart Road Phase V	34.60									3 km	Oct-19
13	Site grading	6.99										Oct-19
	Total Amount in Cr.	977.11										



## DUSSHERA MAIDAN



- Basement & Ground Floor Parking for approx. 400 Cars & Two-wheelers.
- Mela and Festive activities, Outdoor Gyms, Playing Equipment, Rainwater Harvesting and Ground Water Rejuvenation.
- 8 Basketball Courts and Academy, Entrance Public Plazas, Free Small Library, Public Art, Local Landscaping, Events, Smart Street Elements, Smart Lighting, Smart Dustbin and Waste Segregation, Solar Lighting, Solar Trees, Jogging Track, Open Gym etc.
- Sideways, Lighting, Places of Rest, Art Components, Plantation and Greenery.
- Safety & Security through CCTV.

## HAAT BAZAR

- Space for approx. 400 shops with basement parking for approx. 250 cars and two-wheelers.
- Futuristic shopping arcade which will offer a comprehensive menu of lifestyle and entertainment choices with dedicated spaces for art and music.
- Roadside arcades creating a beautiful streetscape with trees, tensile structures with retail structures are the crux of the design.
- Shops & kiosks with tensile roof.
- Different zones dedicated to different activities e.g. Food Street, Art & Craft Lanes, Textile Zone, Jewelry Zone, Metal Crafts, Terracotta and Wood Works, Vegetables Market etc.
- Safety & Security through CCTV.



## SIGNATURE TOWER- COMMERCIAL COMPLEX



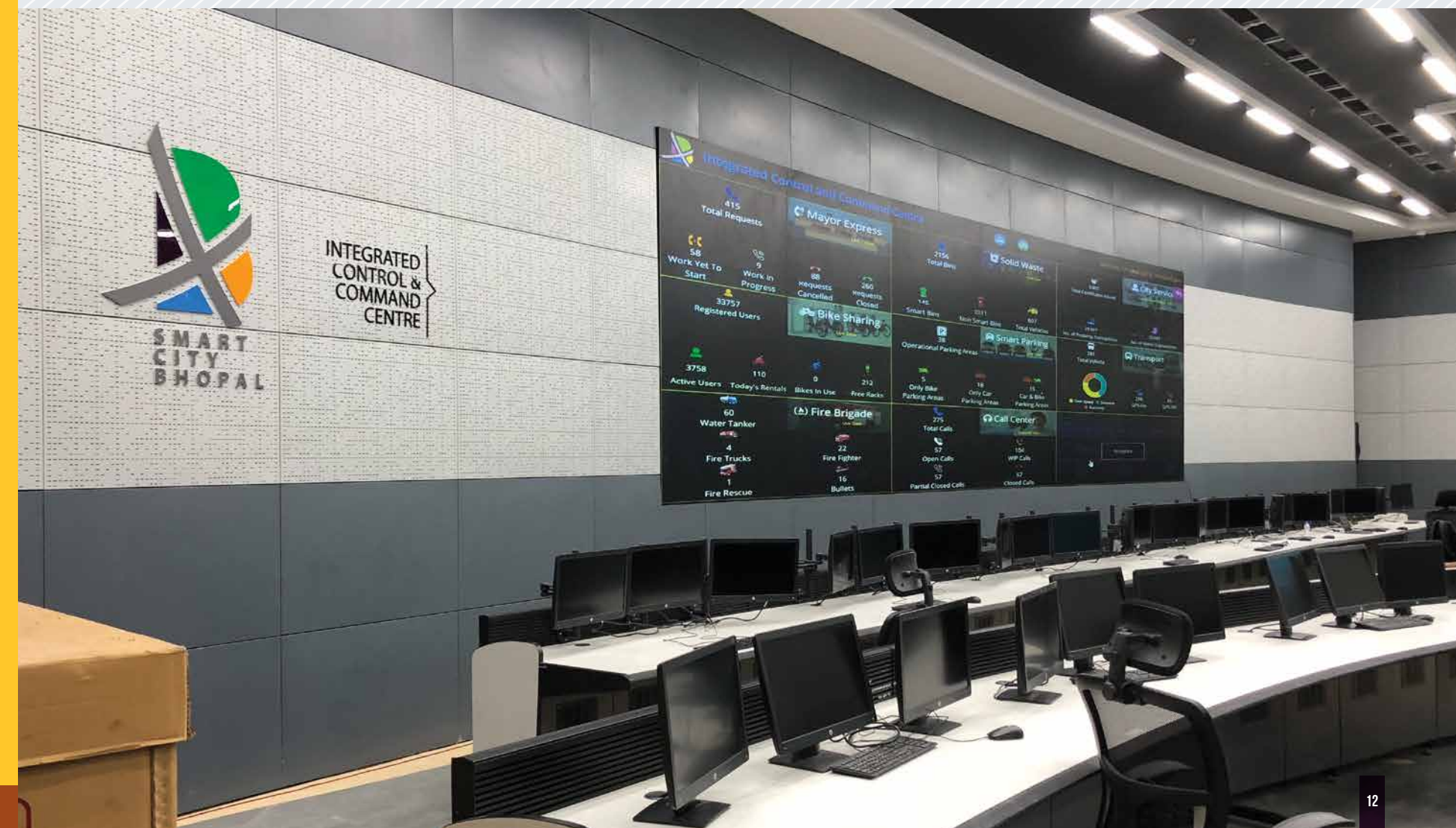
- G+ 8-Storey Building with basement parking accommodating 250 cars and two-wheelers.
- First two floors for retails shops that will accommodate approx. 430 shops, and remaining 6 floors are reserved for offices.
- Smart Movable Screen & Perforated Screen as Façade Elements.
- Green Wall and Green Lawns with walkway all around with ample tree shade.
- Green strip and road runs along the periphery.
- Central Surveillance Room for monitoring security and utilities like water supply, fire detection, etc.

## ROADS WITHIN ABD PROJECT AREA

Name	Length
45 m BOULEVARD STREET	1.6 km
45 m& 12 m SMART ROAD	1.4 km & .38 km
30 m SMART ROAD	1.89 km
SMART ROAD- PHASE III of North TT Nagar ROWS- 45m, 18 m 12m and 6 m	3.31 km
SMART ROAD- PHASE IV of South TT Nagar *ROW 30m, 24m 18 m,12m and 6 m	6.01 km
Smart Road Phase V of South TT Nagar *ROW 30m, 24m,18 m,12m and 6 m	3.03 km

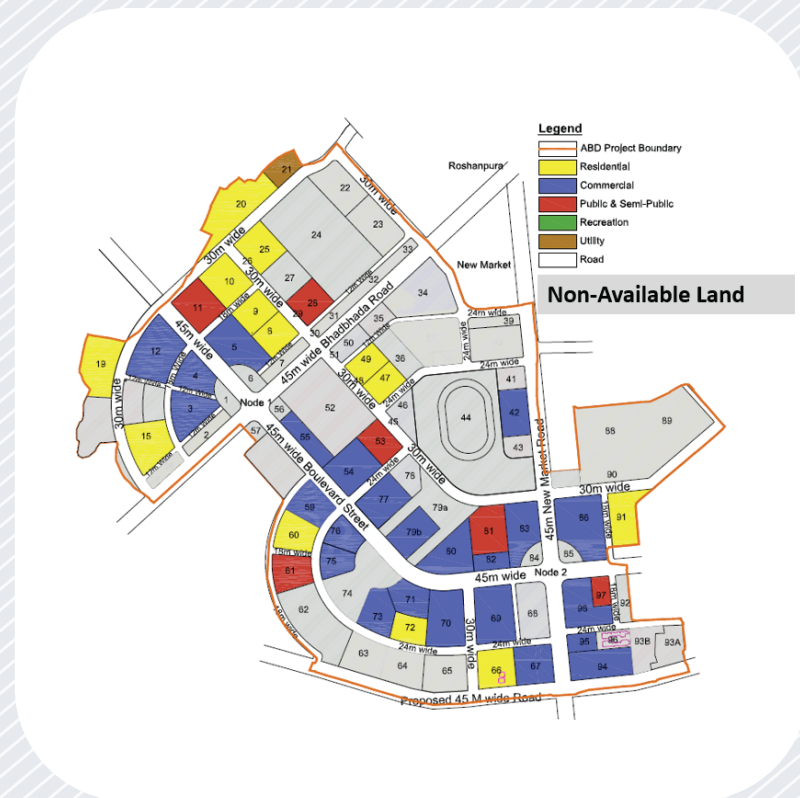
## ABD- PROJECT PROGRESS

- The Control & Command Centre, the Nerve for all ICT applications, is functional in Bhopal.
- Tenders for Infrastructural development of entire Smart Road Network already published.
- Construction of Residential apartments (680 units) for govt. employees already started and works of construction of remaining 2128 units awarded.
- Construction of 45-m-wide Boulevard Street, the spine of the project area has been started.
- Tender published for Urban Village–HAAT, Commercial Signature Tower has been initiated.
- Tender has also been awarded for the redevelopment of existing Dusshera Ground to develop it into a multipurpose green area with basement parking.





# CARTOGRAPHIC REPRESENTATION OF THE CURRENT DEVELOPMENT AT MAJOR ABD SUB-PROJECTS



**AVAILABLE LAND FOR DEVELOPMENT**



**ON GOING PROJECT TENDERED**

-  **DUSSERA MAIDAN REDEVELOPMENT**
-  **HAAT BAZAR**
-  **COMMERCIAL COMPLEX**

**GOVT. HOUSING**  
3000 F, G, H & I Type Govt. Units



**ON GOING PROJECT**

## ON GOING PROJECT ROAD



## ADD PROJECT PERMISSIONS

**BSCDCL HAS FORMED A DEVELOPMENT CELL FOR 'SINGLE WINDOW CLEARANCE', WHICH WOULD FACILITATE HASSLE FREE PERMITS.**

BSCDCL will form a Development Cell For Single Window Clearance which would facilitate hassle free development permits.



# PROJECT APPROVALS OTHER PERMISSIONS

Serial No.	Documentation required for Building Permission	Facilitated by BSCDCL	Facilitated by Applicant
<b>A</b>	<b>LAND TRANSFER/MUTATION</b>	✓	
<b>B</b>	<b>DEMARCATION OF PLOT</b>	✓	
<b>C</b>	<b>DEVELOPMENT PERMISSION</b>		
1	Applicable fee for the permission of the colony development as per rule		✓
2	Site Plan As per ABD Urban Design Guidelines		✓
3	Copy of Khasra/Map	✓	
4	Land registration certificate	✓	
5	Landuse certificate	✓	
6	Urban Ceiling NOC	✓	
7	Ownership certificate of land to be developed	✓	
8	Bank Balance certificate		✓
9	Certificate of registration of the company/firm		✓
10	Diversion of land		
<b>a.</b>	<b>Payment of Assessment fees</b>		✓
<b>b.</b>	<b>Related permissions</b>	✓	
11	Layout of colony/Proposed development map		✓
12	Verification of Estimate of Colony Internal Development		✓
13	NOC from Najul Officer	✓	

# PROJECT APPROVALS OTHER PERMISSIONS

Serial No.	Documentation required for Building Permission	Facilitated by BSCDCL	Facilitated by Applicant
14	Option for submission mortgaged plot / submission of Bank guarantee		✓
15	15% Provision for LIG/EWS or shelter fee		✓
<b>B</b>	<b>BUILDING PERMISSION</b>	✓	
1	Payment of Applicable fees		✓
2	Detailed Plan submission		✓
3	Related Approvals	✓	
	<b>HIGHRISE BUILDING PERMISSION</b>		
1	Detailed Plan submission		✓
2	Related Approvals	✓	
<b>E</b>	<b>ENVIRONMENT CLEARANCE</b>	✓	
	Plot-wise already available		
<b>F</b>	<b>ELECTRICITY CONNECTION</b>	✓	
	Payment of Applicable fees		✓
<b>G</b>	<b>WATER CONNECTION</b>	✓	
	Payment of Applicable fees		✓
<b>H</b>	<b>REGISTREE OF LAND</b>	✓	
	Payment of Applicable fees		✓
<b>I</b>	<b>PROJECT COMPLETION</b>	<b>DECEMBER 2020</b>	<b>DECEMBER 2022</b>

