

Town Development Council, Auroville

PROGRESS REPORT

November 2013 – July 2014

City planning
Archeology & Development
Auroville land protection
Regional planning
Office
Development
Socio-economic issue
TDC Advisory Committee

TOWN DEVELOPMENT COUNCIL, AUROVILLE

- Auroville is unique experiment of building a township for a new humanity and a new society. **Auroville is an intentional city**. People join because they share an aspiration towards change and a Divine Life.
- The growth of Auroville should be a growth in term of **quality of people** and not only in term of quantity & numbers
- A new strategy has to be brought for. Plan is not only placement of buildings and infrastructure. It should be the creation of an environment conducive to a **transforming spiritual experience**
- Therefore the next phase of planning from 2000 to 5000 people should aim at the **creation of a model for inner and social growth** that can evolve according to the learning experience of the community
- It is the nature of that environment in physical conditions that will be there that will make that happen. If physical environment is not good then there will be strain in **personal growth** and will become an hindrance
- We should give a framework to people that has the **possibility of changing and personalizing** according to specific needs and aspiration
- The urban forms should provide a **choice between urban spaces** with closer social interactions and spaces where people can live more in isolation
- We have to think beyond providing simply physical facilities but relate to the **intangible aspects of Auroville manifestation**
- Spaces should **stimulate a research for Utopian value**. We should talk about what is Auroville, how it should be and the rest is circumstantial
- The development for the next **5000 people should be a model**, but then the future is not fixed, while we reach 5000 **new models will be evolved** for the next phase of growth. Even reaching 5000 people will be a step by step process where the plan will be an **open ended process** except for the values

Auroville Master Plan Perspective 2025

Basic aim is to update the **Auroville Perspective Master Plan 2025 combined** with a detailed development plan for the next five years that can enable Auroville to enter into its 50th Anniversary with a forwarding vision.

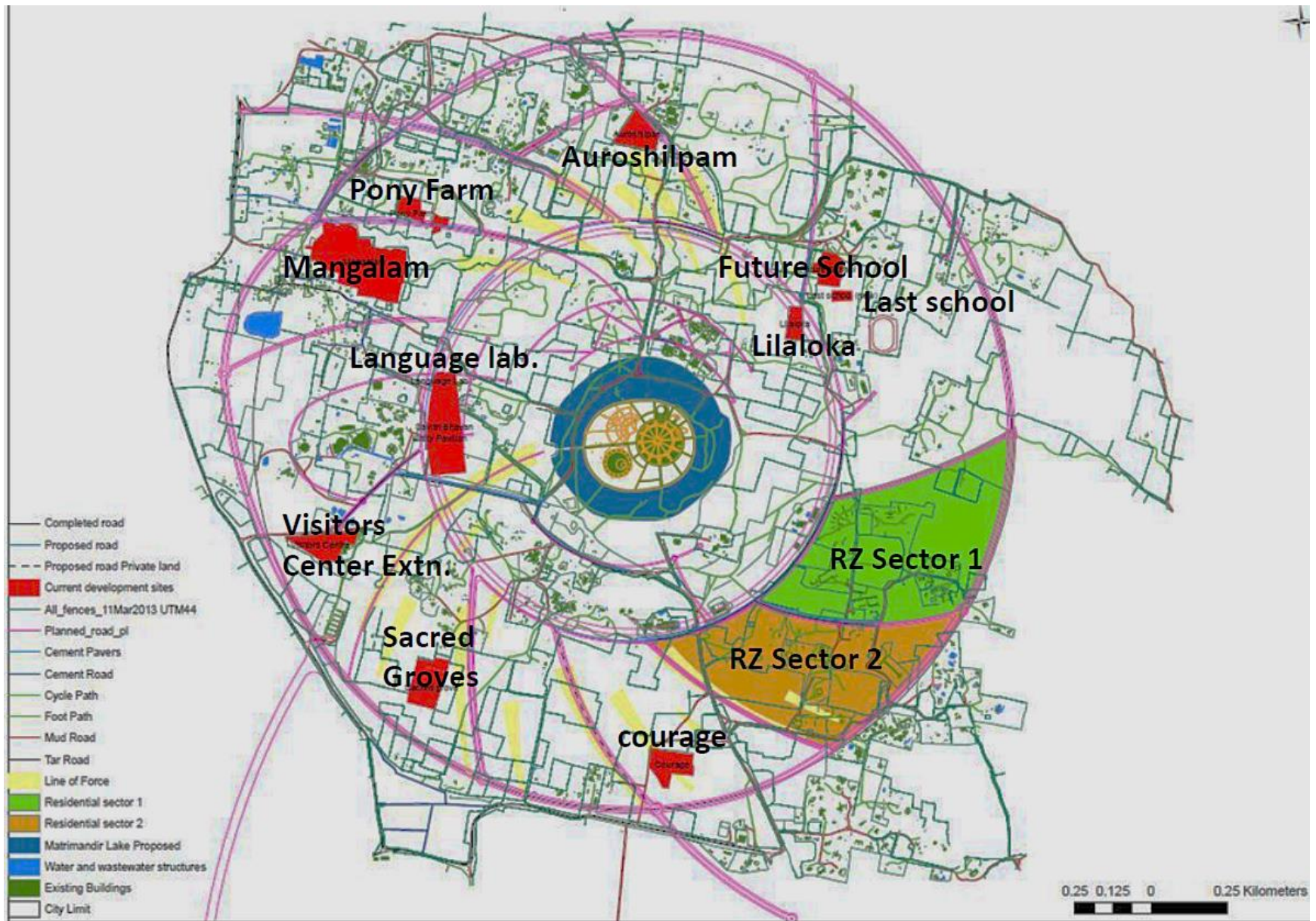
Detailed Development Plan I RZ Sector 1&2

We have prepared a detailed development plan for the first two phases of the residential zone that should host **5,000 people**

Integration Vision & Reality

We are engaged in integrating the **symbolic aspect of the Galaxy vision with the geo-physical reality and a socio-economic development** that has to be aligned with the original vision of the Mother

C I T Y P L A N N I N G



CITY PLANNING | ONGOING DEVELOPMENT

**Implementation and Development
Phasing Programme**

Mr Bankim Kalra for the preparation of an
Implementation and Development Phasing Programme

**Surface Water Sourcing Study
(15,000ppl)**

CSR, Center for Scientific Research of Auroville for the preparation of a Surface
Water Management Study

**Land Use Study
Preliminary Stage**

Auroville Design Consultants (Suhasini Ayer) for a preliminary land use study

**Integrated Development Study
Residential Zone Sector 1&2**

Luis Feduchi to start a preliminary study for the development of the sector 1 and 2 of the
residential zone that integrate the outcome of the water and land use study

Electrical Master Plan

An assignment for the preparation of an electrical master plan has been allocated to the
company DCL consultants from Kolkata. The first phase with recommendation for High Tension
Line has been submitted and the next phase will deal with the Low Tension Line.

GIS Land Survey & Mapping

Dr Deoyani Sarkhot for the reorganization of the land survey and mapping section

Auroville Development Standards

Mr Bertrand for the redaction of a construction standards and development best practices

Auroville Green Campus Initiative

Auroville Consulting for water and energy auditing following the approval in principle of a grant
by MNNRE recognizing Auroville as a Green Campus

Our work has followed a methodology to create first a document that can envision the principle of strategic planning and give a base to articulate a vision, then analyzing the water resources that is one of the critical factors to consider in Auroville plateau and finally a preliminary land use study

CITY PLANNING | METHODOLOGY

Implementation & Development Phased Programme

is envisioned as L'Avenir/ TDC's principal strategic planning instrument, from which various other strategic documents will flow including the Detailed Development Plan. Through the five-year IDPP, the aim is to enable the TDC and the Residents Assembly to:

- 1. Develop and articulate a clear vision**
- 2. Identify its key development priorities
formulate appropriate strategies**
- 3. Develop the appropriate
organizational structure and systems**
- 4. Align resources (financial and non-
financial) with development priorities**

9 Strategic Focus Areas



Collaborative Economic Growth and Development



Sustainable Land Development: Socially+
Environmentally Responsible



Integrated Planning & Design System



Collective Mobility and Non-motorized Systems



Affordable Co-created Housing



Sustainable Infrastructure and Service Delivery



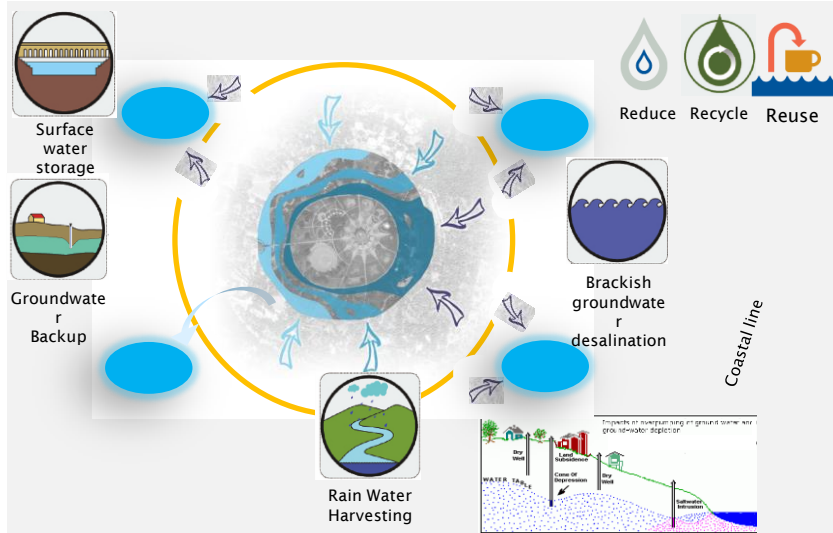
Regional Synergies



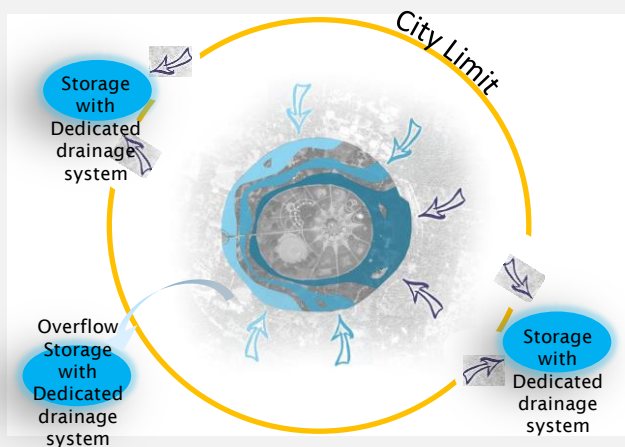
Good Governance and Inclusive Citizen Involvement



Well-Managed City- Implementation, Monitoring and
Evaluation



Integration of Matrimandir Lake



Securing water accessibility.

Safety in quality & pollution control.

Reduction and optimization of water usage.

Recycling and reuse.

Multi –sourcing.

Cost effectiveness.

Integration in the landscape.

Integration in the city layout.

Modularity, to fit with population growth, its needs and means and optimizing the efficiency of water resource management.

Appropriate connectivity and safety between resources and distribution

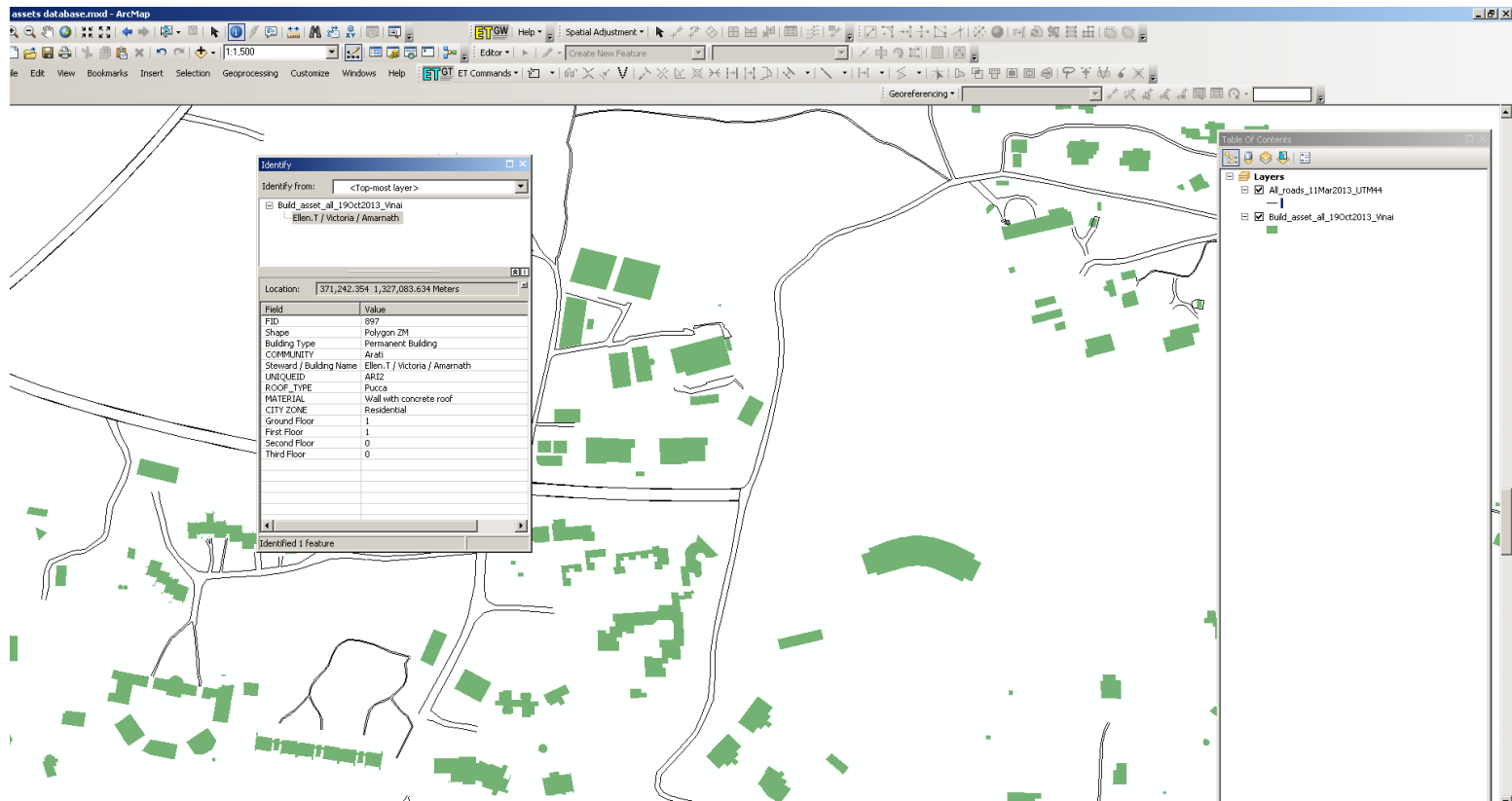
Flexibility, to fit with human resources, social issues and unpredictable events.

Developing the system in relation with the evolution of the environment , economical and social background.

SURFACE WATER SOURCING | 15000ppl

- . To create the **fundamental structure for integrating** existing reality and proposed development scenarios
- . To create the basic tool for **preparing appropriate land use, plotting and FAR**
- . To provide tool for ensuring that the **natural resources are conserved** and used in a optimal way
- . To create a platform for **sharing the data with Aurovilians** and different working groups without compromising data integrity

Auroville Area	Status
City Area	Completed
Green Belt	Work in progress To be completed by 30 Sept 2014



Data connected to the GIS maps for city area

Data shared with housing for connecting the assets data with the housing data

Data connection to GIS maps for green belt and outside master plan area in progress

GIS MAPPING | ASSETS SURVEY

Total Number of Buildings

5650

Structure type	Non residential	Residential	Not in use	Under construction	Total Result
Capsule	9	34	4		47
Pucca building	1244	1283	33	8	2568
Semi pucca building	2200	786	48	3	3037
Total result	3453	2103	85	11	5652

Total Surface

2,70,000 sqm

Total Value of Buildings

370Crores

PHYSICAL ASSETS SUMMARY

Secure sharing with LCC and LRM to ensure easy updating of ownership records

Creation of one master data that can be shared with other Auroville groups

Create alternate IDs to share with Aurovilians for stewardship and building applications

GIS MAPPING | LAND SURVEY MAP : NEXT STEPS

Work ongoing for creating a secure data server for master data storage

Procedure and structures in place for regular onsite and offsite backup of data

Work ongoing for creating web server for sharing and connecting different data types e.g. various development projects in Auroville

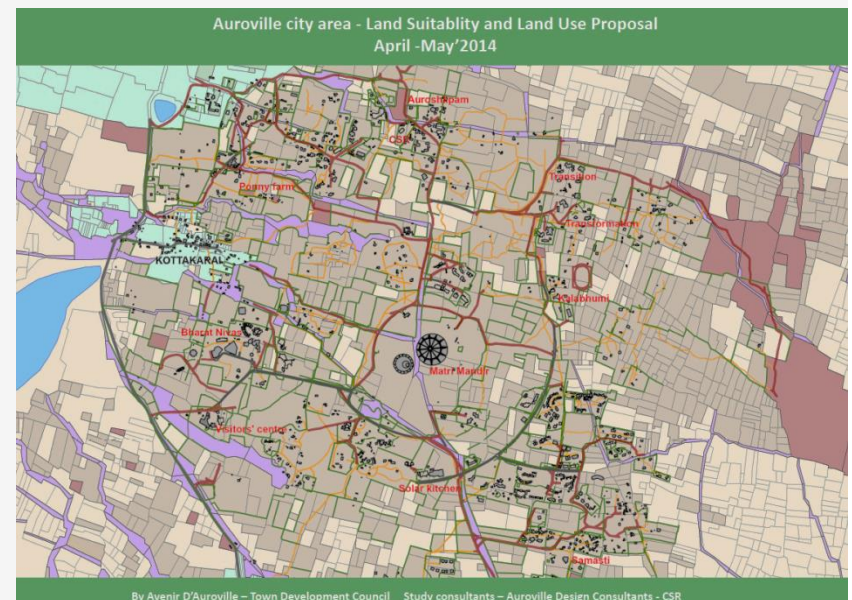
GIS MAPPING | DATA SERVER & WEB SERVER

The project objectives are to map the present land use in the Auroville city area and to prepare a proposed land use plan for the city area based on the findings and the potentials of the current development patterns

Addresses few problems in the master plan

It analyzes the pros and cons of current developments activities & the master plan

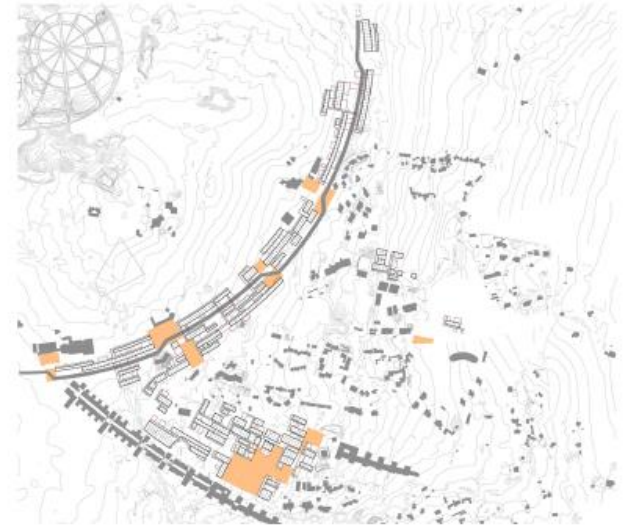
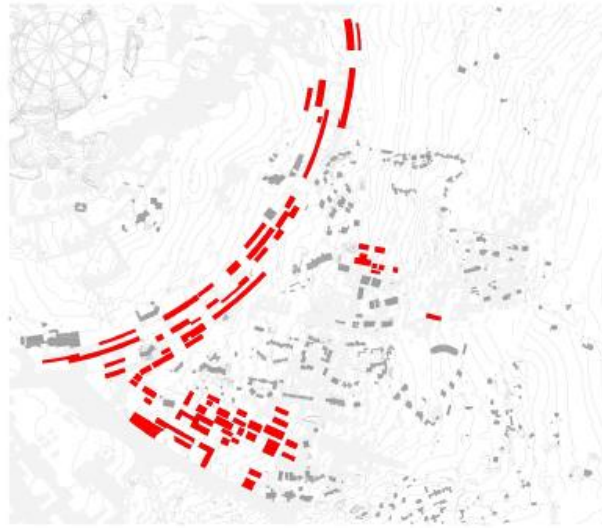
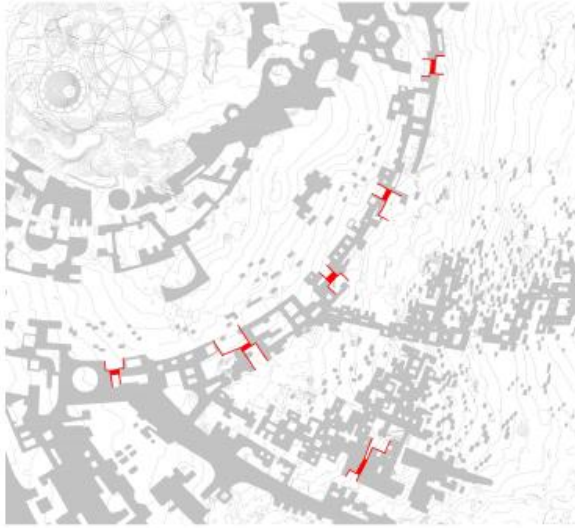
- Village issues,
- Master plan roads
- Settlement in conflict with the zoning
- Infrastructure



GIS MAPPING | LAND USE : DRAFT



DETAILED DEVELOPMENT PLAN I RZ SECTOR 1&2



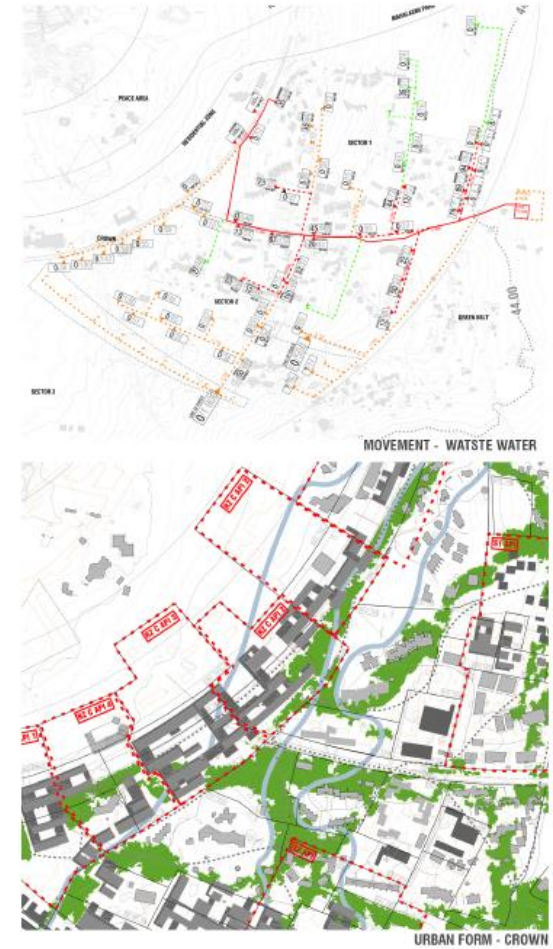
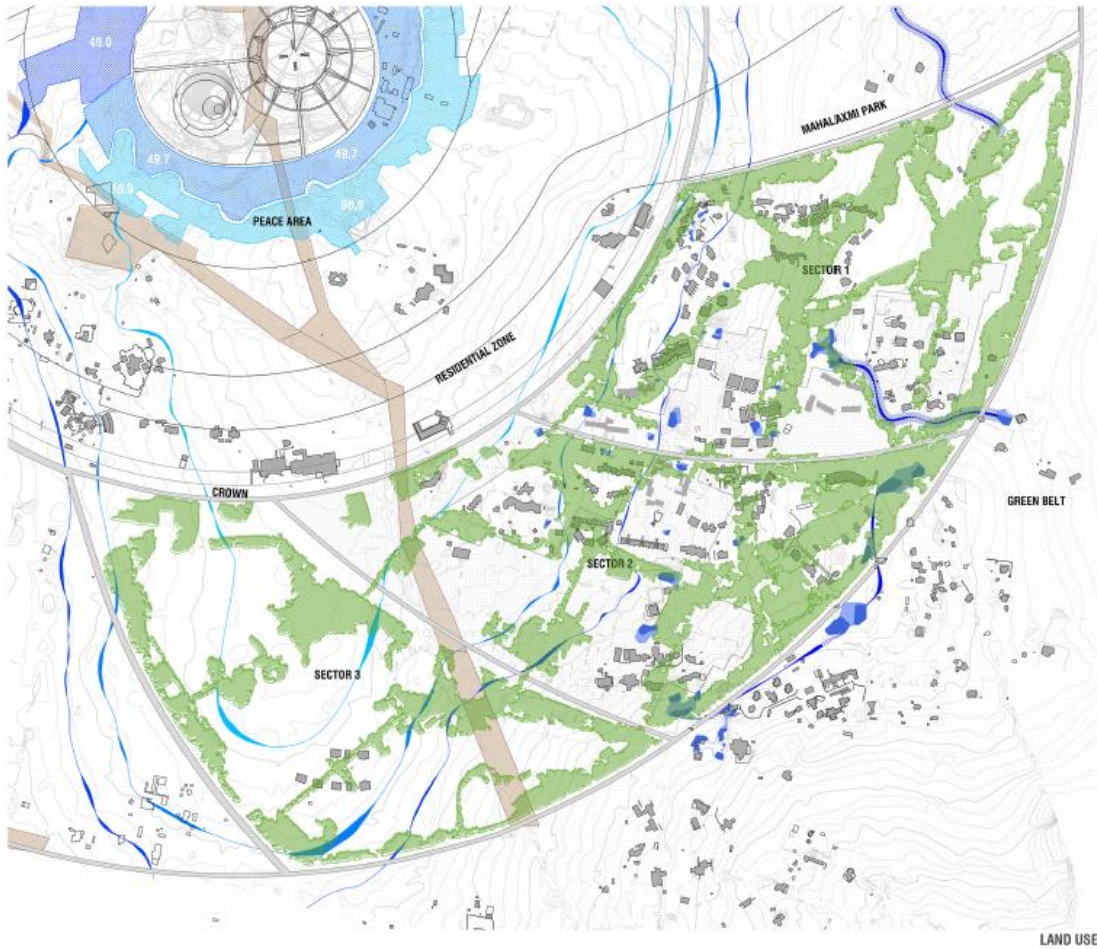
Detailed Development Plan of the Residential Zone, Sector 1 & 2 is to further detail the concepts drawn by the *Study of the Town Plan – First Approach by Roger Anger, 1970* and the *Masterplan (Perspective:2025), 2001*, as well as the *L'avenir's Mandate, 2007* which includes the following aims:

- 50,000Aurovilian residents population
- Four zones: Residential, Industrial, Cultural and International
- Matrimandir with its' twelve gardens and the Matrimandir Lake
- The Crown and the City Centre
- The Lines of Force giving the shape of the Galaxy
- About 50% of the city area to remain green
- Detailed city planning and development based on the Master Plan in a spirit of experimentation and innovation
- Search for beauty.

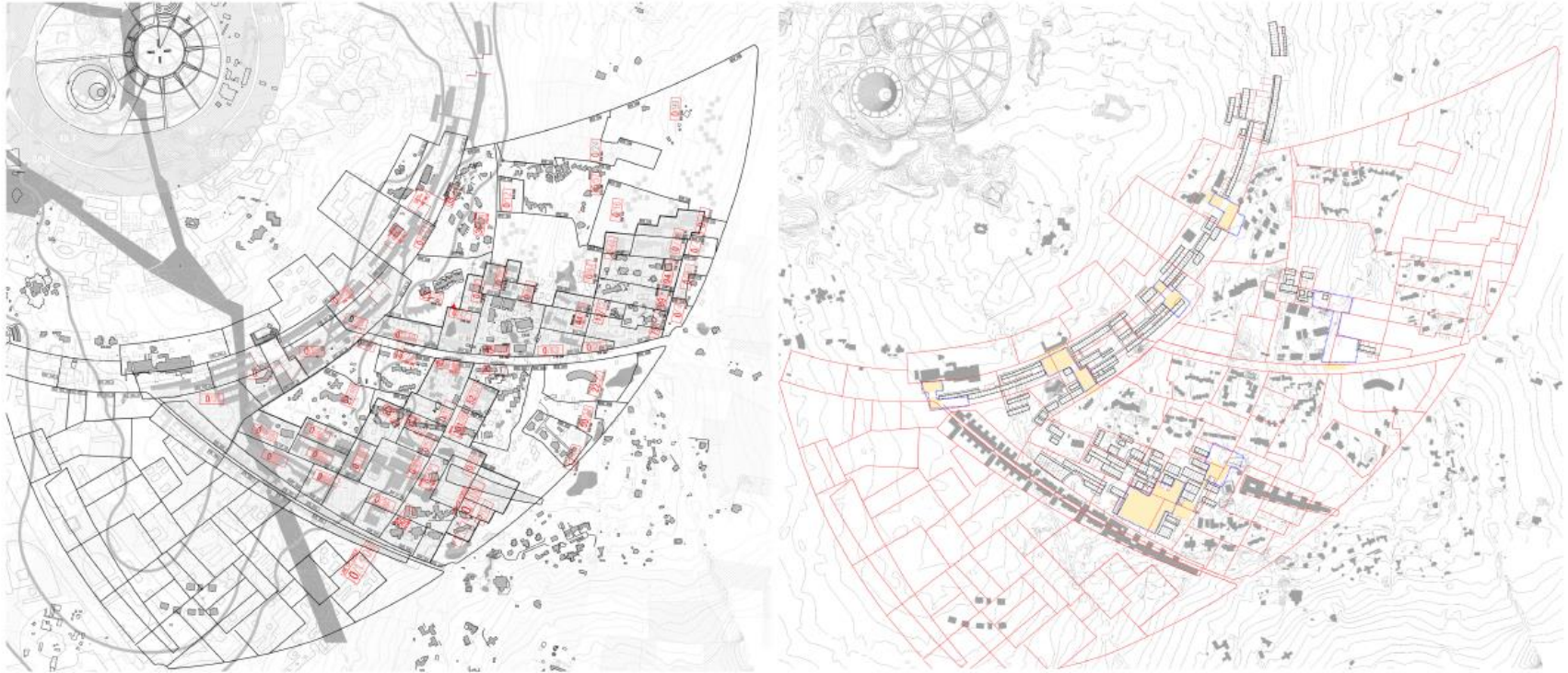
DETAILED DEVELOPMENT PLAN I RZ SECTOR 1&2

DDP covers the topics of:

- Land Use
- Movement
- Density
- Urban Form



DETAILED DEVELOPMENT PLAN I RZ SECTOR 1&2



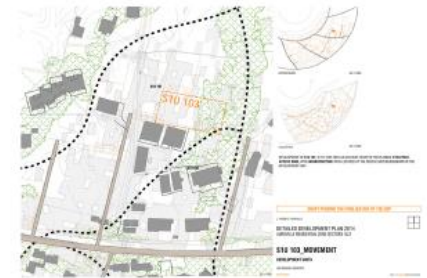
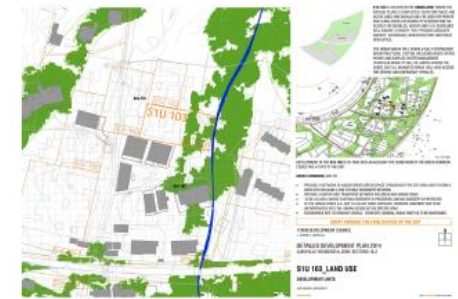
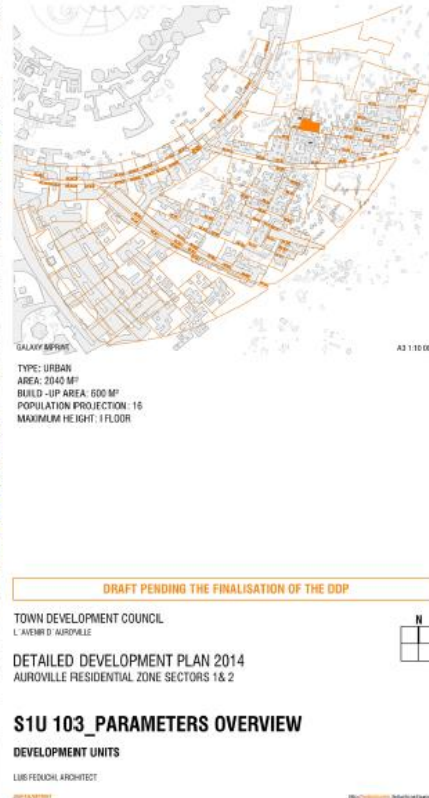
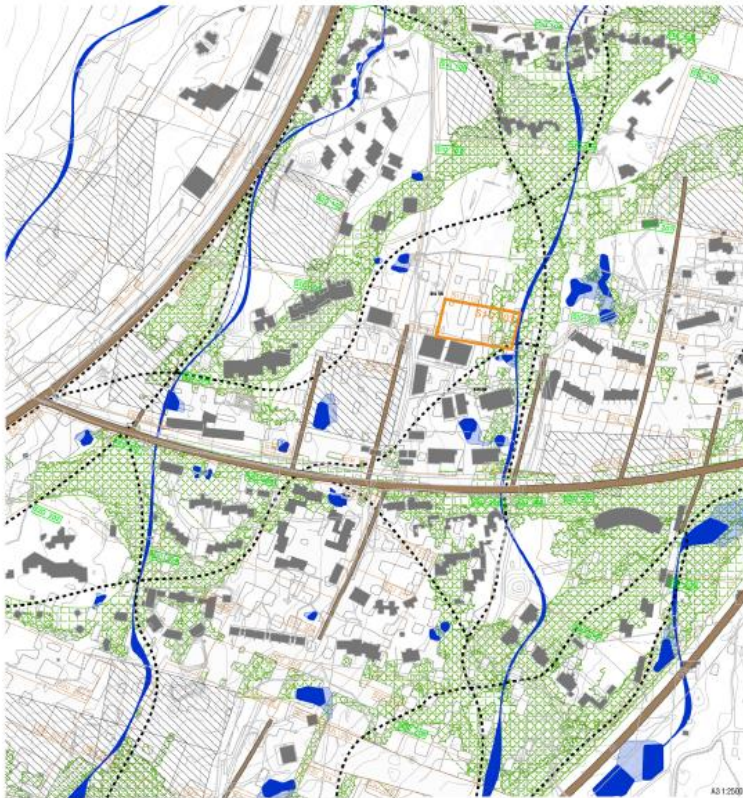
Detailed Development Plan draws a strategy for the **distribution of the planned residential units** within the RZ S1&2. The strategy sets as the main target the manifestation of the Galaxy shape, as presented by the *Galaxy Model, 1968* in the build environment of Auroville – this done in all three dimensions, whilst accommodating for a target population 50 000 (5 000 in RZ S 1&2) inhabitants.

The detailed **projected population targets** assigned to each Development Unit are based on straightforward calculation combining the **Galaxy Imprint**, the expected **5 000** target and the guideline of **40m²** per person (*Master Plan: Directions for Growth, 2004*).

DETAILED DEVELOPMENT PLAN I RZ SECTOR 1&2

DEVELOPMENT UNITS

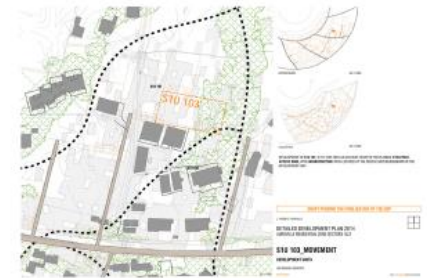
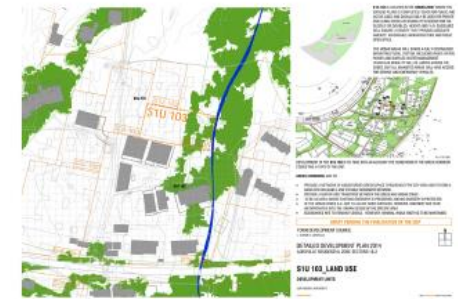
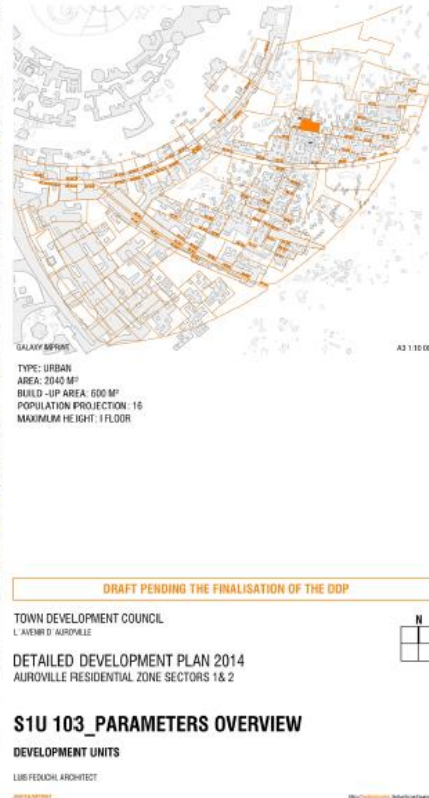
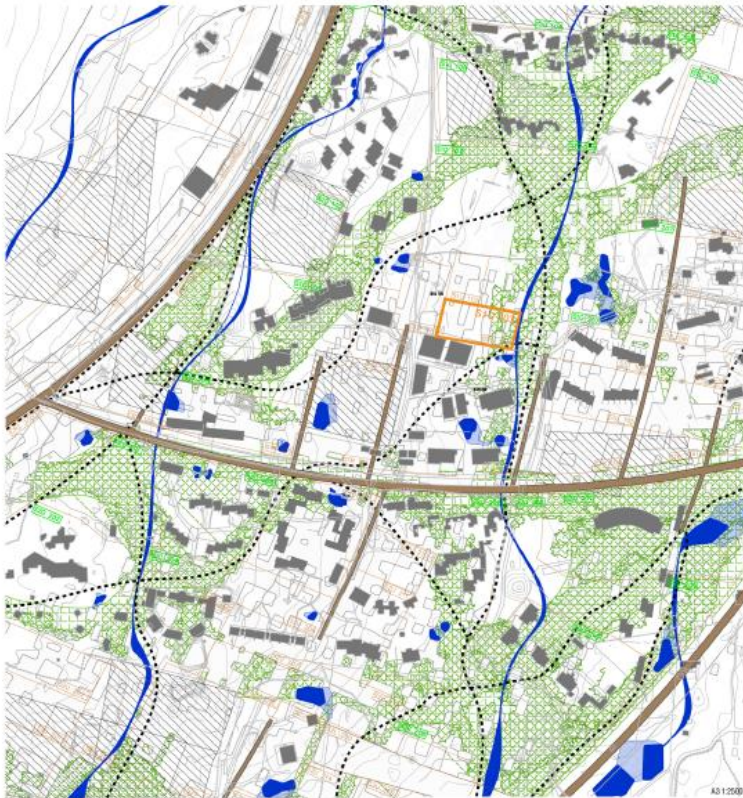
DDP gives a set of specific parameters for each piece of land within the zone (called **Development Units**) whilst creating a framework for a cohesive urban fabric and preserving the concept of the Galaxy. Furthermore, DDP draws a strategy for the distribution of the planned residential units within the RZ S1&2 accommodating for a target population of **5 000** inhabitants, whilst taking into account a strategy of retaining **50% of the City Area as green**.



DETAILED DEVELOPMENT PLAN I RZ SECTOR 1&2

DEVELOPMENT UNITS

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DETAILED DEVELOPMENT PLAN I RZ SECTOR 1&2

DDP provides a comprehensive framework that ensures a **diversity in population densities** throughout the city, diversity of height and the character of the build environment, moreover, giving an opportunity for each of the coming development to constitute the **next fragment of the symbolic Galaxy** in three dimensions. DDP draws a base for a **cohesive urban fabric**, with a diversity of local characteristics, a **sequence of green and public spaces** and with qualities ensuring a **lively and actively used city realm**.



WORK STAGES:

- **Inventory Analysis**
(presented to B.V Doshi, 3rd January, 2014, Ahmedabad)
- **DDP Draft**
(presented to B.V Doshi, 15 March, 2014, Ahmedabad)
- **Urban Form, driving principles**
(presented to B.V Doshi, May 19th, 2014 in Ahmedabad)
- **DDP, complete conceptual plan**
(in progress)
- **ANNEXE Development Units Files**
(in progress)

DETAILED DEVELOPMENT PLAN I RZ SECTOR 1&2

- **Master Plan update** with detailed existing conditions of physical & human geography as the foundation, using existing studies done on various components of Auroville, e.g. water, land use, mobility, etc.
- **Galaxy Footprint Analysis**
 - Area calculations as per the white area (built-up) of the galaxy
 - Divided into each zone
 - In residential zone take the Line of Forces (LoF) and the remaining galaxy footprint as low rise development
 - With 40,000 population (in residential zone) calculate the average floors for the residential zone

TWO MAIN TASKS

(Last meeting with Mr. Doshi on 21st of March)

The updated master plan of Auroville will include a **detailed assessment of the physical and human geography of Auroville** and its surrounding region from early days to the current development. This foundation will lead Auroville to plan a town that builds upon the ecological restoration work done by the pioneers that is ecologically sound.

Regional Context

Auroville's location in India and with respect to the surrounding areas

Land

Geology, Soils, Topography (Slope & Aspect), Ecology and the restored TDEF areas, Biodiversity (Flora & Fauna)

Water

Ground water, surface water, streams, canyons, water bodies (lakes and irrigation tanks or Eris), watersheds (catchment areas)

Coastal

Coast & the ocean, vulnerabilities from disaster such as cyclones, tidal waves / storm surges, tsunamis

Climate

Rainfall, Temperatures, Extreme events

Administrative boundaries	Of district, taluk, panchayat and revenue villages
Demography I	Auroville and its population growth (1968 to present)
Demography II	Neighboring Villages and their population growth (historical to present)
Urban Expansion	of Pondicherry and its population growth (historical to present)
Transportation	cycle paths, roads, railways, airport, buses, other transport (auto-rickshaws, taxis, etc.)
Infrastructure	water supply, waste water, energy, communications (telephone, internet, etc.)
Land Use	LAND USE – Regional land use (LU) and land cover (LC) – historical and current, Auroville LU and LC – historical and current, LU / LC change analysis

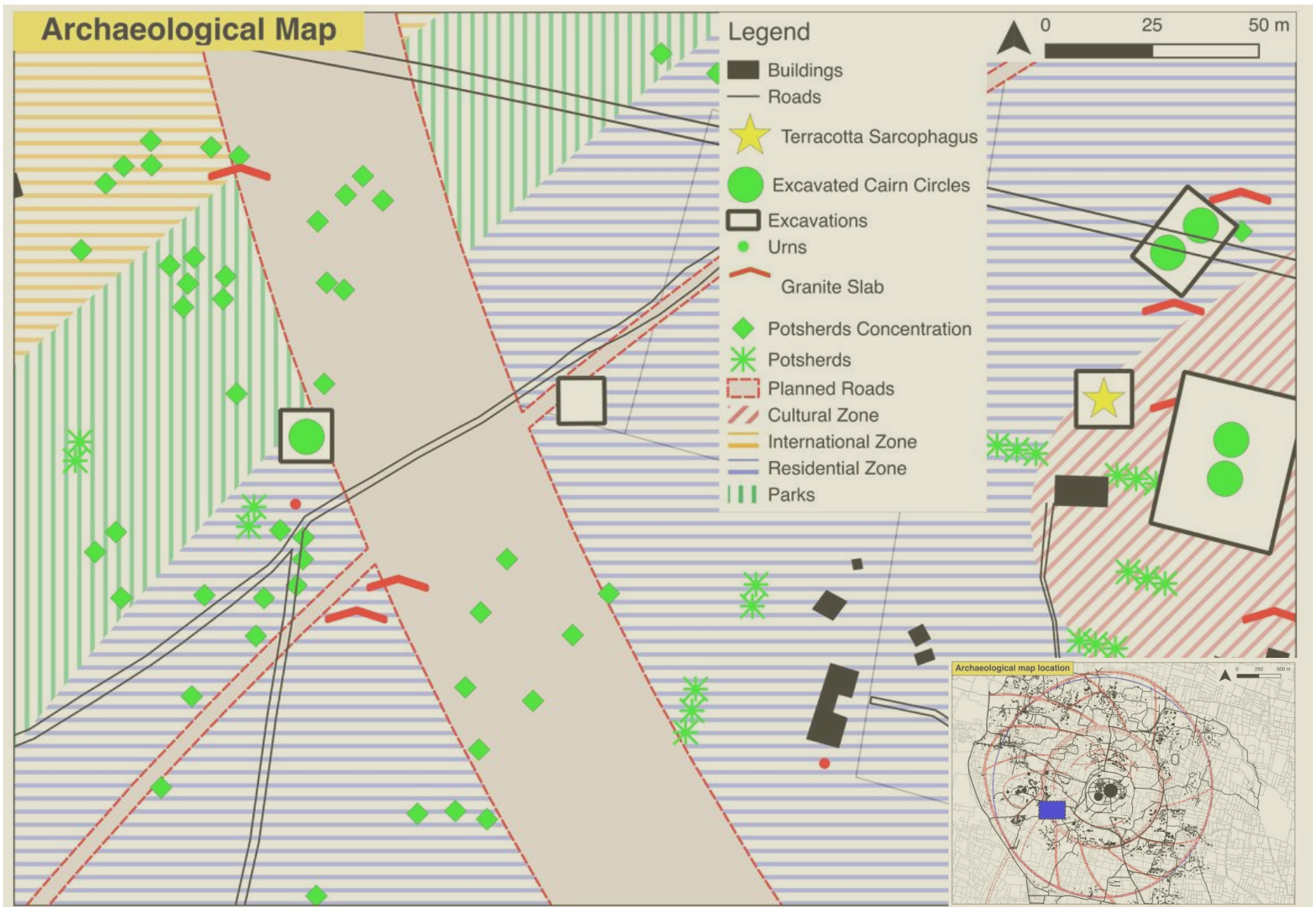
Land Use	From LU/LC change analysis
Landscape Suitability	Analysis and guidelines : buildable and non-buildable areas
Zones	Residential, international, industrial and cultural and sectors in residential zone
Population	Numbers, ground coverage, densities and FAR (Floor Area Ratio)
Urban Design	Guidelines for development projects – <i>Luis Feduchi</i>
Traffic & Mobility	Road networks and regional access
Development Phasing	First development phase for 5,000 population

REFERENCES / BIBLIOGRAPHY – documentation of various studies, reports and research papers undertaken by Auroville in the recent past and referred to in this document including the previous master plans of 1968, 2001 & 2004.

Contemporary archaeology is not looking for masterpieces or impressive monuments, it aims to reconstruct ancient territories and societies through the countless traces left by men in the soil

In order to harmonise town development and archaeological heritage protection, in Auroville, there is the requirement for a preventive archaeology policy

A R C H E O L O G Y



ARCHAEOLOGY | RECENT FINDINGS



Land Use Plan

Our aim is to prepare a land use plan and to try to work on the **institutional arrangement** so that our provision can be accepted in the local regulations

TCPO :TN Govt

As a parallel step to these technical works the TDC has been active in the relation with Tamil Nadu govt and has constituted a Task Force in order to interact with the Town and Country Planning Office of Tamil Nadu for land protection for Auroville through the constitution of a New Town Development Authority or any other appropriate form. **The TCPO of Tamil Nadu that has shown interest to start this process after the election. A meeting with the new commissioner has already taken place**

AV Status Study Group

This has been part of a set of recommendation by the Auroville Status Study Group that has evaluated various options for **Auroville status in relation to land protection**

NTDA

The process require first the notification of the NTDA area through a period of public feed-back and then the Tamil Nadu govt will issue a GO for the constitution of an NTDA. Under discussion there provisions to nominate members of the NTDA in consultation with Auroville Foundation and recognize the special experimental character of Auroville

LAND PROTECTION

MoU Panchayat & TDC

On March 26, 2014, a Memorandum of Understanding was signed by the representatives of the Panchayat of Bommayarpalayam and the Auroville Town Development Council - L'Avenir to serve as a vehicle for cooperative planning and the encouragement of development activities between the two parties. The MOU was composed in a way that will ensure the sustainability of the relationship between Bommayapalayam and Auroville.

Village Development Committee

Under the MOU, Auroville TDC will collaborate with a Committee constituted by the Panchayat. This Committee, the Village Development Committee, is composed of representatives of various interest groups (women organization, youth, sports, fishermen, business people, educationists, etc.). TDC will provide assistance at a technical level in several aspects of village development.

Protection of Green Belt

There is a need to include the green belt in the overall development plan for Auroville. In order to control the ongoing sub-urbanization of Auroville there is a need to not only protect the green belt from speculators and developers but to prepare a plan for development of these areas.

Integrating village development

Already a Green Belt Development Plan has been prepared in 2012 that set the broad lines and give direction for the future development of the area. Now the need is to prepare a detailed **green belt master plan** that will spell based on land use how the green belt shall develop in the next 15 to 25 years. It is plan to start this exercise early in 2015. The MOU with the villages is integral part of this plan as it is becoming clearer and clearer that without integrating village development and aspiration into our development plan there is no guarantee of success

REGIONAL PLANNING

The office of TDC presently functions with 22 Aurovilian taking care of different area work like overall coordination (1), Urban Design (3), Socio Economic Development (1), Township Development (1) , Regional Development (2), accounting (1), survey and mapping (6), physical asset survey (2) , housing development (1) , land (1), liason (1), Building Standards (1).

In addition there are three external engineers on retainer basis (one for building and construction, one for electrical planning and one for road and infrastructure), 2 external staff for secretarial service. We have also five main consultants team operating in the area above mentioned.

The Human Resources represent the major item of expenditure for the office with an amount of 42 lakh, out of which the cost for the maintenance of Aurovilian is approx 15 lakh and the cost of consultant 20 lakh

After the last GB meeting **the TDC committee has met on regular basis among themselves twice a week and has approved a total number of 56 site and building applications**. TDC members and specialized consultants met also with the Chairman 4 time in Chennai and Ahmedabad to review the overall strategic planning matters

OFFICE

- **ONE communications/writer** for writing, interaction with interest groups, etc.
- **ONE planner**
- **TWO architects** for doing land use planning, mobility and urban design
- **ONE - TWO model makers** for making all the models
- **ONE GIS analyst** with planning background for doing all the spatial analysis
- **TWO Civil Engineers**
- **Two research associates** for Auroville Building Standards & Codes

OFFICE | ADDITIONAL REQUIREMENTS

Number of Units	Status
26 Apartments Maitreyee	Completed
36 Apartments Sacred Groves I Invocation	Development & Construction started
52 Apartments Sanjana I Courage3 I Maitryee3	Building Application Approved
50 Apartments Kalpana	Site Permission Approved
153 Lodging + Office HumanScape	Site Allocation

DEVELOPMENT: HOUSING

AurovilleArea	Status
12.0 Acrea Managalam	Approved
12.3 Acres Pony Farm Area	Under Study

DEVELOPMENT: INDUSTRIES

Road	Status
Transition Radial : 250m Managalam Radial : 320m	Under Implementation
Managalam Radial – 2 Managalam Access Verite radial Celebration ring road International Zone Loop Solar Kitchen Radial Service Area ringroad	Under Study

DEVELOPMENT : INFRASTRUCTURE

ELECTRICITY

GOI Funded:

Under Implementation: High tension cable and connection from Bharat Nivas receiving station through the entire residential zone up to transformer in Madhuca.

Other Source of Funding :

- Connection Administrative Zone to the Matrimandir Transformer.
- Re-laying of electricity cables in Celebration;
- Planting trees along the Vikas Radial.

TENDER & WAT

The work allocation team of L'Avenir has evaluated BOQ for 5 projects (Invocation 4, Sanjana, SunShip, Courage, Farewell) facilitated a public tender for the project of Sunship and the procurement of HT Cables and a Restricted selection call for the project of Sanjana.

General Income

To reach a population of 5,000 people it **will require an increase of the regular income of Auroville** of 96 % without considering the cost of investment for buildings and infrastructures.

Commercial Units

The large expansion in Auroville population will create a huge deficit in the budgets unless the commercial units are helped to increase in a substantial way their income and contributions. Borrowing in general is not possible and this creates limitations for our commercial sector.

Need for Incubation

There is a need of a large and focused effort in assisting existing units to expand their activities and promote the establishment of new units through incubator and spin-off. The regulatory framework of Auroville should be reviewed in a way to find system of incentive for the commercial sector but preserving at the same time its character of non-profit

S O C I O E C O N O M I C I S S U E

In 2013 there was a **formal meeting of the TAG** on 28 & 29 July 2013. On the same date there was also a **Workshop for community participation** which was well attended.

Some members of the Advisory Committee attended the meeting of the Governing board in November 2013 and in March 2013 another member of the TAG was invited to coordinate a **Workshop on Regional planning** that was also well attended.

Member of the Advisory Committee

According to the Rules and Regulations of the TAC, May 29, 2009, the TAC advises on request of the coordinators and on request of themselves.

'The main function of this Committee is to advise the coordinators of L'avenir d'Auroville when they are asked for and on their own initiative as well.

When the Advisory Committee reaches an advice and this advice is presented to one or more coordinators, this advice has to be added to the coordinator's agenda. The coordinators have to report to the advisors what has been done with the advice.'

Unfortunately this function of giving advice on request and non request has not been used to its full potential. On individual level there were incidental valuable contacts but structures advices were not given. The TDC needs the TAC for advices. **Especially the direction and parameters of the Auroville economy are 'pressing**

ADVISORY COMMITTEE OF TDC