Residential Zone, Sectors 1 & 2
Detailed Development Plan and Site Development Guidelines
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l’avenir d’auroville
Town Development Council
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Credits

- Arboriculture specialist; Island Lescure has helped with Arboriculture related guidelines with few case examples.
- Water expert; Gilles Boulicot has helped with the guidelines for Planning and Urban Integration of Rainwater Harvesting and Stormwater Management.
- Energy expert; Toine and Martin Scherfler have helped with the guidelines for electrical energy consumption and efficiency to be considered at varying stages of development.
- Rene & Mona have helped with suggesting guidelines for preventing pollution from electromagnetic radiation.
- Chandresh has helped with suggesting guidelines for tele-communication network.
- Prashant has helped with suggesting guidelines for mobility within the two sectors with due consideration of the overall mobility envisioned for Auroville township.
- Bala Soundarya and Rahul Bisht have helped with giving ideas for placemaking.
Keywords used in this document

**Arboriculture** is the cultivation, management, and study of individual trees, shrubs, vines, and other perennial woody plants. The science of arboriculture studies how these plants grow and respond to their environment.

**Blue-Green-Grey** Network proposed in the development plan refers to the existing and proposed water channels, water bodies, etc. as Blue, existing and proposed trees, shrubs, farms, etc. as Green, and physical infrastructure like electrical, tele-comm lines, etc. as Grey.

**Built environment** includes all natural and man-made structures, features, and facilities viewed collectively as an environment in which people live, work, recreate, socialize and stay.

**Built form** refers to the function, shape and configuration of buildings as well as their relationship to streets and open spaces. This will ensure that new buildings reinforce a coherent, harmonious and appealing urban environment, as well as contribute to the enhancement of the public realm.

**Detailed Development Plans** are micro level plans, prepared in conformity with the Master Plan proposals, and are prepared for smaller areas within urban areas.

**Floor Area Ratio / FAR** and it means the ratio between the total built area and the total site area available.

**Ground coverage** means the area covered by the building on the ground. This is also referenced as a footprint in the document.

**Interconnectedness** refers to the oneness in the overall built form in the two sectors. This concept is relevant from the galaxy model for Auroville.

**Mixed Land Use** specifies areas earmarked for land uses apart from the primary residential use within the two sectors. The permissible uses are mentioned in the document.

**Mobility** refers to the ability of movement of humans, and their vehicles from one place to another.

**Living space Per capita** refers to the total built area consumed by one person for their living. This is used as an average figure in the document and not exact. It also has a mention in the Auroville township Perspective Plan limiting it to 30 sq m per person.

**Physical infrastructure** refers to the basic physical structures required for the community to function and survive, such as transportation networks, a power grid and sewerage and waste disposal systems, water supply and wastewater treatment plants, etc.

**Population Density mapping** is a tool used in the development planning process for assigning varying densities on different land parcels in order to ultimately achieve the target population.

**Site Development Guidelines** are general rules and recommendations to be followed by the concerned stakeholders like the residents of the two sectors, project developers, etc. these guidelines will determine the future course of action and streamline the overall processes.

**Social infrastructure** can be broadly defined as the construction and maintenance of facilities that support social services. Types of social infrastructure include healthcare, education, public facilities, etc.

**Sub sector** refers to a smaller area within a sector within residential zone. It is similar to the neighborhood concept in planning and is envisioned to enhance community living.

**Town Development Council / TDC** and works for the development of Auroville township and was called as l’avenir d’auroville (Future of Auroville) by the Mother.

**Transit** refers to the state of transition from one place to another using NMT mode of walking or cycling or electric vehicles or using conventional modes.

**Transit-oriented Development** refers to the concept where the land uses are assigned keeping in mind the easy, smooth and confusion less movement of people, goods and vehicles by providing route hierarchies and accordingly, transit modes.

**Walkable distance** is a measure of the distance from a home or neighborhood or sub sector to businesses, public transit, schools, shopping centers and other vital places. In general, walking distance is considered to be around 400 to 500 meters, which usually takes 5-10 minutes of walk.
1. Background
1.1 Vision

Auroville belongs to nobody in particular.
Auroville belongs to humanity as a whole.
But, to live in Auroville,
one must be a willing servitor of the Divine Consciousness.

The Auroville township was conceived for an ultimate population of 50,000, who will come and stay here to accomplish the special task of carrying out spiritual as well as material researches, which will have wider implications not only in India but the world over. (Auroville Township Master Perspective Plan 2025 - 2.1.1)

Out of the four zones planned in the Auroville township’s city area, the residential zone (RZ), which is subdivided into 5 sectors was envisioned to encourage community living with densities increasing from Sector 1 to 5 and as the Galaxy concept suggests, all the built structures were envisioned to be ultimately connected in one form and woven together through continuous blue-green-grey networks.

This Detailed Development Plan (DDP) document focuses on the development proposal for Sectors 1 and 2 with a vision towards a pedestrian-friendly environment within the sectors and encouraging mixed use development.

This document majorly focuses upon:

a. Detailed Development Plan with:
   1. Proposed Land Use Map
   2. Proposed Population Density Mapping
   3. Proposed Built fabric

b. Site Development Guidelines related to:
   1. Built Form & Fabric
   2. Environmental
   3. Solid Waste Management
   4. Water management
   5. Electrical energy
   6. Tele-communication
   7. Mobility

These guidelines shall be used by the site developers in consultation with the other stakeholders like RZ residents or any other concerned working groups for any new development or even any change to the existing one.

1.2 Objectives

As per the vision guided in the approved Master Perspective Plan, following objectives have been achieved through the development plan proposal and guidelines, mentioned in this document:

• Environmentally-friendly and Sustainable development
• Compact & Contiguous development for Collective Community Living and interconnected built forms
• Pedestrian-friendly environment with Green & covered walkways and attractive streetscape & Placemaking through a common connecting Blue-Green-Grey network at sector and zone levels
• Mixed Land Use development with extensions & spill-outs from the built fabric, making the walkways more welcoming, safe & interesting
• Transit-oriented Development by subdividing the sectors into walkable friendly sub-sectors

1.3 Scope of the document

This document’s scope is to highlight the features of the detailed development plan (DDP) for the concerned two sectors and suggest the broad development guidelines at site as well as at sector level as per the development proposal for the Sectors, 1 and 2 in the RZ and at the same time, give flexibility to the developers to creatively think about utilising the available space. The development proposal mentioned in this document is in full consideration of the available ground realities like existing communities and buildings within, private land parcels, and all existing natural features.

The DDP section of this document talks in detail about the following salient features:

• Broad Land Use Plan with due consideration to all possible natural features on ground as well as No-go zones.
• Population density mapping on the proposed plan, which ultimately governs the built form and provides housing to the target population.
• Support infrastructure that includes all the physical & social infrastructure elements for a wholesome and more inclusive development.

Whenever a pocket is opened by TDC for any new development, a detailed site analysis will need to be conducted by the project holder and the outcomes of this analysis along with the guidelines in this report will help the site developers to design and propose the building layouts for the pocket. Surveys will be executed by respective experts,
wherever necessary. A basic survey and analysis of the site and the surroundings will always be pre-requisite for the project holder. Project holders can request TDC if there is already a survey conducted for the concerned site.

At present on the land of the two concerned sectors, mainly there are three components that have been considered and analysed for any proposals and development guidelines. They are:

- **Section 1.4:** Galaxy concept given by the chief architect, Roger Anger and approved by Mother, overlaid upon the Land Use showing the existing communities’ boundaries and the buildings within, and the lands under private ownership,
- **Section 1.5:** Overall natural setting prevalent on the site, and
- **Section 1.6:** Existing infrastructure serving the residing population.

This document shall be valid until the next review over the development of the two sectors. There are many factors that will govern the development and hence, time for the next review, like:

- The population growth, and resulting demand for housing and any other new construction,
- Any new policy at Auroville level, which changes the physical, social, economic aspects totally and drives a new wave and acts as a pull factor for people,
- Any technological input at bigger level and which has effect on these two sectors as well,
- Private land parcels’ acquisition, etc.

An annual review of this document is advised to keep a check on the development pattern and make necessary changes in the proposal wherever urgent.

Whilst this document sets many regulations as requirements for any new development in the two sectors in RZ, there remains adequate flexibility for the project developers to be creative in their design responses and leaves a window open for discussion during the peer review on a case by case basis.

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1.4 Present Scenario, as in 2020

As shown in the plan below, at present, there are around 800 people residing in the existing communities within RZ, sectors 1 & 2.

As can be seen, the overall development is very scattered as the buildings are sparsely located and the inter-connection envisioned in the galaxy concept is totally missing. Also, the communities do not have any common space to socialize and thus, they have to go outside the sectors and even outside the RZ for any informal or formal get together.

It would be suggested to collectively work towards the development of RZ in such a way that all the basic facilities needed by the residents are available within the sectors in RZ, within walkable distances (¼ mile or 400 meters) and through well planned and designed walkable, interconnected and safe corridors. And the urban fabric is more connected and coherent without any form of boundaries or separations between two houses or even communities.

Initially the communities were developed fragmentally to ensure...
the presence of Aurovilians in all possible distant parts of the acquired land parcels but with time, this evolved into isolated compounds. At present there are fences and bushes as boundaries of the communities, which were never supposed to be present.

The concept was never to have such secluded communities but to have a connected and inclusive development. There might be a lot of places where these boundaries can be removed and replaced with walkways and other social nodes as proposed further in this document.

The idea of this detailed development plan is to look at the entire two sectors holistically after understanding the existing scenario.

The below plan shows the overlay of the galaxy concept or the original city model footprint over the concerned two sectors with existing scenarios like the existing buildings (shown in brown color), and private land parcels not owned by Auroville (shown in gray hatched areas).

The galaxy model serves as a vital tool and guides towards a complex and beautiful interwoven network of built fabric and connecting corridors. Beauty lies in this nature of juxtaposition of solid and void.

The model also suggests the shape of the built form through variables like heights, ground coverage, and density variations.
1.5 Natural Setting

The below plan shows the existing natural features overlaid on the plan of sectors 1 & 2. These natural features like drainage channels, contours, high percolation zones, dense green areas, etc., have guided us towards assigning land uses in the proposed development plan as well as conserving certain eco sensitive areas through the proposed development guidelines.

1.6 Existing Infrastructure

The below plan shows the existing infrastructure lines supplying the facilities to the existing communities in sectors 1 & 2. Some communities do not depend on this larger infrastructure network because of the heavy cost of laying due to the large distances between the supply and demand sources. This is another drawback of the fragmented development happening till now.

One more reason for focusing on development of these two sectors lies in the very fact that there is ample physical infrastructure already in place, as can be seen in the map above. And it will always be cost effective to extend the existing infrastructure than laying new from the scratch.