Town Development Council – L’avenir
REPORT FOR THE GOVERNING BOARD

6th April 2012
A development plan for a projected population of 5,000 in sectors 1 & 2 has been prepared through a participatory process with architects and planners in Auroville and in close coordination with the chairman of TDC Mr. Doshi; taking into consideration:

- **The Human factor**: landownership, surrounding village extents, Auroville and private developments, roads, infrastructure etc.
- **The Natural factor**: topography, water percolation and runoff, canyons, afforested area, water catchments
- **The Galaxy Concept**: the city limits, 4 zones, crown, lines of force, green corridors
- **The Grid**: Pierre’s work with the geometry proposal for the galaxy plan

The layout identifies:

- **Development plots** with the desired population.
- **Secondary roads** and **cycle paths**, keeping existing ones wherever possible
- **Green corridors** respecting existing and natural imperatives.
- A first phase of **collective housing** development for about 800 people.
Maps showing the projects in pipeline
<table>
<thead>
<tr>
<th>Project name</th>
<th>Location</th>
<th>Housing type</th>
<th>number of units</th>
<th>status</th>
<th>Project holder/architect</th>
<th>Finance</th>
</tr>
</thead>
<tbody>
<tr>
<td>1) Maitreye 2</td>
<td>Next to Vikas Radial near Maitreye 1</td>
<td>apartments with common facilities</td>
<td>27 apartments</td>
<td>Full permissions been given. Contractors ready to proceed</td>
<td>Proj. Holder Housing. Architect: Pino, Sheril</td>
<td>Indian government</td>
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<tr>
<td>2) Maitreye 3</td>
<td>Next to Maitreye 1</td>
<td>apartments</td>
<td>30 apartments</td>
<td>Site allocation given, waiting designs</td>
<td>Proj. Holder Joseba, Vijay. Architect: Sonali</td>
<td>Private</td>
</tr>
<tr>
<td>3) Green Casbah</td>
<td>Next to Realisation</td>
<td>apartments with shared infrastructure</td>
<td>50 apartments</td>
<td>Awaiting building permission</td>
<td>Proj. Holder /Architect-Satprem</td>
<td>Private</td>
</tr>
<tr>
<td>4) Incremental Row Housing</td>
<td>Sector 1</td>
<td>Row houses with back gardens / front gardens</td>
<td>20 houses in phase 1</td>
<td>Awaiting site permission</td>
<td>Proj. Holder Housing. Architect: Dorle, Mona</td>
<td>Private</td>
</tr>
<tr>
<td>5) Kalpana</td>
<td>Between Arati and Grace</td>
<td>apartments</td>
<td>64 apartments in 4 phases. Phase one 24 units</td>
<td>Site permission given</td>
<td>Proj. Holder. Satyakam &amp; Devasmita. Architect: Mona &amp; Team</td>
<td>Private plus donation</td>
</tr>
<tr>
<td>6) Sunship</td>
<td>Near Citadyn</td>
<td>Apartments</td>
<td>200 residential units for up to 300 people in phase development</td>
<td>Site permission for phase 1 given for 40 units. Fund raising stage</td>
<td>Architect: Pierre and Louis</td>
<td>Private plus donation</td>
</tr>
<tr>
<td>7) Line of force 10 SK to Prarthna</td>
<td>Apartments</td>
<td>1188 people but first phase 75 inhabitants</td>
<td>Site permission given subject to study to be presented within 6 months</td>
<td></td>
<td>Project holders: Alain G, Jacques. Architect: Jacueline</td>
<td></td>
</tr>
</tbody>
</table>
Maps showing the projects in pipeline
The following activities are under way:

• **Green Belt Land Use Regulations.**

• **Land Use Survey.**

• **Regional Plan:** A joint exercise for a land use and socio-economic plan over the entire Taluk of Vanur

• **Integrated exercise of regional planning:** A MOU has been entered by the TDC with Pondycan, a NGO based in Pondicherry and INTACH for an integrated exercise of regional planning in collaboration with the government of Tamil Nadu and Pondicherry over the wide area of Pondicherry, Auroville, Villupuram and Cuddalore.

• **Land Protection:** Regular contacts with the central Town and Country Planning department in Chennai and the local district branch in Villupuram.
Regular contacts have been established with the Town and Country Planning Office.

The steps for the **legal sanctification of the Master Plan** in Tamil Nadu is a 4 month process:
1. Request of the Auroville Foundation,
2. A public and open consultation period of 60 days by the Tamil Nadu Government
3. A final decision based on the above.

However, the legal approval of the Master Plan by the TN Govt will require the constitution of a planning authority under the existing Town & Country Planning Act of 1971 which might involve complex issues in term of governance and loss of autonomy for the Auroville Foundation.

**Interim step**: Re-establishment of a GO (already issued in 2003) making it mandatory for the local planning authorities to ask NOC from the Foundation for any development that take place in the master plan area of Auroville. This letter was handed over to the secretary of Housing by Mr. Doshi.
Completed:

1. Solar Kitchen stretch
2. Connection between Visitor Center/ Residential Zone
3. Paving Bharat Nivas/Savitri Bhavan

Under execution:

1. Stretch between the residential and cultural zone
2. Underground cable residential zone
3. Water piping residential zone
4. Water sump/borewells in the industrial zone
GOI Grant-roads and infrastructure

COMPLETED ROADS
• Meeting with Prof. Vasavada of CEPT: An interaction took place in July 2011 with Prof. Vasavada of CEPT with TDC, members of the archaeological team, the Working Committee and SAIIER in relation to identifying a process for Auroville in relation to local heritage preservation and development.

• A road map has been identified in order to harmonize the different requirements of development and heritage preservation.

• Concerns: A major concern is how to undertake heritage preservation activities while protecting Auroville from development restriction by external bodies such as ASI.

It was felt that the Governing Board can play a major role in exploring how Auroville can carry on its own heritage preservation activities without hampering its development.
• **Securing Auroville’s future water resources:** The aquifers from which Auroville is presently drawing its water are fast depleting by massive over-extraction. TDC is studying the possibility of developing a collection/storage/treatment system of surface water – one of whose features will be a Lake around Matrimandir and its gardens (as envisioned by the Mother). The idea is to develop a replicable model for new townships whose aquifers have – like those of Auroville – become unreliable. Infrastructural work for an interconnected water distribution system in the residential and industrial zones has been started using funds from Government of India Grants.

• **Drinking water distribution:** TDC aims at upgrading the infrastructure for water distribution by:

1) improving the existing Neighbourhood Systems so that they can feed new users and receive water from elsewhere,
2) interlinking them so that they can help each other and receive water from some new common resources, and
3) adding new common resources (treated surface water, newly bored high-yield wells and if ever necessary desalinated water).
• This will allow to move away from the present system of separate and segregate water supply and to maintain at the same time the advantage of the existing decentralized system.

• In order to improve the service and distribution the TDC has also established a Water Supervisory Board. The role of the WSB is primarily to support the Auroville Water Service in its functioning while at the same time providing a forum which ensures transparency, accountability and quality of service towards the suitable community.

• Wastewater: The TDC, through its water cell, has commissioned a study to identify the most solutions for waste water treatment over the entire sector 1 and 2 of the residential zone. The study will analyze the feasibility and cost of different pipe systems for waste water collection and re-cycled water distribution. It will provide conceptual designs and cost estimates for different types of centralized and decentralized waste water treatment plants.

• Survey: A programme for GPS control point survey has just started. The survey will include one external reference point at Pondicherry airport and 11 pairs of reference points within the av master plan area. It is expected that this will help address a number of inaccuracies in our survey and map data. We are also negotiating with a SW company in Chennai to set up an open source GIS system and train people in its use.
• The TDC has constituted a **Work Allocation Team** composed of 5 members representing the functional areas of architecture, finance, project management, survey and work allocation process engineering and bill of quantities engineering.

The main functions of the WAT are:

1. to check documentation.
2. to check the selection process of the contractor.
3. to monitor projects through site visits and receiving regular report
4. to prepare a list of approved Auroville registered contractors

• For the financial year 2011-12 two separate process have been established.
  1. A simplified procedure for small projects (below 2 crores)
  2. A two stage tendering with pre-qualifications for projects 2 crores, which may fall under scrutiny of the Central Vigilance Commission.

• The tendering process for the Auroville Language Lab and Maitreyee 2 has been completed and the report submitted to the Auroville Foundation.