2. Detailed Development Plan

Roger’s galaxy concept for Auroville suggests 4 major zones and 5 sectors within the RZ but our focus area for the study is on sectors 1 and 2 alone, for now.

All the earlier studies undertaken for this area have been analysed and this current study is a continuation on many grounds. The target population for the 2 sectors together is 5000 people and at present only around 800 people are residing there. The planning originates with an interpretation of the galaxy concept and further considers the land parcels under private ownership too.
2.1 Proposed Land Use and Population Density

Below figure is a part picture of the galaxy model highlighting the two sectors, which are the least dense sectors out of the five sectors in the RZ, as per the township perspective plan.

After due consideration of the galaxy concept, previous studies and substantial analysis, the final plan proposal relooks upon the existing community boundaries and redefines them wherever possible, instead of leaving them fragmented and isolated as in the present scenario. A significant amount of land is reclaimed from within these existing boundaries and is assigned for new developments with assigned densities and building form regulations and also to proposed Green Infrastructure. Transit (GIT) corridors, which have been proposed based upon the existing infrastructure layouts and the natural setting on the sites.

The concept of GIT corridor is to have a continuous corridor with shaded pathways on the ground floor whereas on the upper floors, the built form might be connected across this corridor. This urban fabric will result in compact development and ultimately reduce the total cost of infrastructure. Also, the development immediately along the corridor will be mixed in use with the residential use and will provide...
basic community level amenities like community kitchens, meeting halls, laundry, grocery stores, dispensaries, kids play areas, and even workplaces or shared studios, all within comfortable walking distances. These facilities will prove to function as the missing social infrastructure for the two sectors.

The final proposed Land Use distribution comprises of these categories and as shown in the chart below:

- Redefined existing communities (with redefined boundaries)
- Peramboke lands
- Proposed pockets for any new developments
- GIT corridor, which will not only accommodate all possible natural features and existing infrastructure but will also be the proposed continuous network for all future blue, green and gray infrastructure.

After redefining the existing communities’ boundaries, the reclaimed land has been proposed for new developments in the form of proposed pockets and GIT corridor, which in itself comprises the existing infrastructure layout and eco-sensitive areas. Some of the land under eco-sensitive zones has been assigned to the proposed pockets also but the developers will need to refer to the environmental guidelines and detailed arboriculture surveys, especially for pockets in these zones.

The table below shows the proposed densities and how the built form is affected due to it because of the regulations on permissible footprint, height, FAR, etc. Each site has been color coded for some density category from L1 to H. Depending upon this density range, a certain number of people can be obtained who should be accommodated within the site. The project developer then needs to follow the building regulations, which will ultimately govern the built form in which this population will reside.

Summing up this total population with the already residing number of around 800, we get a figure of around 5,000. Thus, by following these population densities and building regulations, the target population figure of 5,000 can be achieved in future.
2.2 Proposed Built Environment

All the sites along the GIT corridor are envisioned to be with mixed use development and supporting social infrastructure facilities at sub-sector and sector levels. Below map shows the pockets that are proposed for such use.

Minimum buffers of around 5-10 meters must be left in all new developments for mixed use and social infrastructure facilities and the maximum can be the entire ground floor of the site suggested in the map below.

The building regulations will be relaxed for such sites and extra FAR and height will be permissible in relation to the built space allocated for mixed use and social infrastructure.

For the pockets left undisturbed with existing buildings, a minimum buffer of 5-10 meters is proposed to be developed in such a way that an additional transparent and welcoming layer of mixed-use activities is added opening towards the proposed GIT corridors.

- This layer can be in the form of an informal seating space or a small structure open for multipurpose uses like exhibitions, pop-up shows, etc.
- This built structure can also ease in reducing the span for bridging across the corridor by providing the base on ground floor.
- The material for any new built structure should be preferably natural building materials like mud, stone, bamboo, etc. so that the wilderness of the corridor is maintained and the new structures do not look out of place when placed next to the existing structures.

The additional layer of mixed use or social infrastructure alongside the GIT corridors, whether in new development pockets or existing ones, can act as support members for interconnections or bridging across the corridors.

Apart from proposing new mixed use and social infrastructure facilities, the proposed water drainage channels and harvesting ponds must also be considered during the design process. If such elements are falling within the sites, a seamless connection needs to be provided between the meandering GIT corridor and the public space that will be developed around the elements.