Recommendations of the Advisory Committee of L'Avenir d'Auroville

An aesthetic journey into creative Urban Planning

27-11-2010

Residents Participation

Compliment L'Avenir d'Auroville for setting up the Communication Platform and starting a vibrant process of residents participation.

A web based interaction platform is being developed where all draft plans will be shown for feedback.

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Urban Design

Interesting first steps have been taken in looking at the galaxy design and trying to operationalise it in terms of land use grids.

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Development Projections

Work with a time frame.
Three six-month cycles (preparation: 4 months, residents consultation: 1 month, finalisation: 1 month) running concurrently resulting in a total timeframe of 14 months

- Urban Design of the town
- Residential and Industrial Zone
- Cultural and International Zone

The development and implementation of sectors 1 and 2 of the residential zone and the crown to be taken up first to achieve a suitable urban density and form necessary for a balanced city life.

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Land

Land for the city area to be procured through purchase, exchange or acquisition within two years.

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Town Development Council (TDC)

Representation of Functional Areas

- Urban Design and Urban Planning
- Infrastructure
- Socio Economic Development
- Environmental Sustainability, Green Areas and Sports facilities
- Resource Mobilisation (human resources and financial resources)
- Applied Research
- Implementation and Monitoring

Others

- Member of Communication Platform
- One person representing the Working Committee
- One nominee of the Governing Board
- Ward / area representatives (as the process of demographic growth unfolds)

The existing Advisory Committee to become the Advisory Committee to the TDC.

The TDC to have a President and a Member-Secretary

The TDC to be the "Prescribed Authority" as defined in the Master Plan document

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Legal Framework of TDC

After the proposed elections to the TN Assembly in May 2011, a dialogue at the appropriate level to be started with the government of TN to bring about an amendment to their Town and Country Planning Act providing for special development areas such as Auroville.

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Demographic Growth

- Suitable induction policy to ensure that in the 15-year period of the Master Plan there is a growth of 3,500 new residents in the first five years (2011-2015) on a staggered basis.
- In the next cycle of five years (2016-2020), a projected growth of 5,000 new residents.
- In the last cycle (2021-2025) of the 15-year period, a projected growth of 7,000 new residents.

In other words, the staggered demographic growth in each cycle of five years would imply that at the end of the 15 years, Auroville will have an approximate population of 18,000 residents.

There should be a balance in the population between *learning, serving and earning* members

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Financial Resource Mobilisation for Auroville Township Development

- Getting the Puducherry, urban segment of Villupuram District and Auroville to be declared as an urban agglomerate to enable receipt of JNNURM funds.
- Designing innovative projects to attract funding under various schemes of different ministries of GOI.
- Developing a detailed plan for raising donations from donors both in India and abroad. Networking with certain key individuals (high net-worth individuals) for securing donations.
- Inviting eminent political and corporate personalities to Auroville for participation in key events.

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Funding for the TDC

- Given the magnitude of the work involved, a minimum annual grant of INR 1.25 crores to be increased by 10% every year.
- Budget with clear deliverables to be prepared by TDC to attract funding.

  Additional funds to be raised by the TDC for the actual town development and construction as recommended in the preceding slide.

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Operational Plans

- Based on current demand and projected growth, an operational plan to be prepared for housing.
- Based on current need and projected demand an operational plan to be prepared for social (including health and education), economic (including agricultural & allied activities, commercial and industrial) and cultural development.
- Preparing a sub-regional plan of the bioregion in collaboration with Puducherry and Tamilnadu Governments within 15 months.

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Functional Plans

The following five functional plans to be prepared under the leadership of the relevant functional heads of the TDC in a period of one year from now:

- Energy Plan
- Water, drainage, waste and effluent treatment plan;
- Mobility and transport plan;
- Communication Plan;
- Afforestation, green parks, sports facilities plan.

Note: All of the above to be developed on the basis of the best achievable parameters of sustainable development.

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Land Use Projects
(in the Greenbelt)

Prepare a plan that demonstrates sustainable land use in the greenbelt under the following categories:

- Plains
- Wet lands
- Arid areas
- Coastal areas
- Hilly terrain

In collaboration with TN Government agencies. This plan will include secondary and tertiary income-generating activities related to the above.

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Capacity Building Plan for TDC

- For preparation of different plans, two mentors from the private sector to be associated with regular interactions;
- Technical support to be availed of from the private sector as and when required;
- Periodic exposure of the TDC team to well recognised training programs;
- Periodic workshops to discuss critical urban design, zonal planning and development and implementation issues with eminent experts from both public and private sectors;
- Nurturing a team spirit amongst various participants / stake holders in the Auroville Township development.

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Relations with the External World

- There is a critical need to build up a warm and sustained relationship between Urban Development, Local Government and Housing Departments of the Government of Tamilnadu.
- Nurturing the already warm relationship with the Collector and SP of Villupuram with a view to proper land use planning in panchayat areas included in the Master Plan.
- Developing and sustaining a working relationship with the panchayats of villages included in the Master Plan area.

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Land Use Enforcement

- Finding a solution to a critical issue: a town development council can legally only enforce an agreed land use pattern in urban areas. The Master Plan of Auroville includes rural areas within the green belt land use outside the city area. It is essential that in collaboration with the Government of Tamilnadu, a proper land use enforcement scheme is worked out for panchayat / rural areas.
- Need to nurture a strong relationship with district authorities for actually enforcing land use stipulations.

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Space and light and order.
Those are the things that men need
Just as much as they need
Bread or a place to sleep.

Le Corbusier

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Thank You

Aromar Revi
G. Dattatri
Harjit Singh Anand
Ravi Chaudhry
Toine van Megen

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