

RESOURCE DEVELOPMENT FROM AUROVILLE'S ASSETS

- PROJECT 1** : **INDIAN INSTITUTE OF HABITAT PLANNING & GOVERNANCE**
- PURPOSE** : Establishment of world class urban affairs institution similar to IIMs & IITs that would :
- By truly multi-disciplinary, integrating & applying relevant knowledge from the engineering, social & management services from India, East Asia and the west.
 - Teach and apply planning, design, management & governance skills.
 - Develop a world class research & out-reach programme, etc.
- PROJECTED AREA REQD** : 50/60 Hectares.
- POSSIBLE SPONSORS** : INFOSYS, WIPRO, TCS OR SIMILAR ORGANIZATIONS.
- POSSIBLE SITE** : AUROBRINDABAN OR SIMILAR LOCATION.
- PROJECTED DEAL** : Land to be sold to new entity at market price with following pre-conditions:
- Pricing at current market rates.
 - 40% payable in cash to Auroville.
 - 60% to be treated as equity in the project.
 - One member of Auroville on Management Board
 - One seat in each faculty for Auroville students free at undergraduate level.
- PROJECTED BENEFITS** : Assuming location at Aurobrindaban, the current land prices are around Rs.65 lakhs/1 crore an acre.
- Possible cash in hand : Approx Rs.40 crores
- INDIRECT BENEFITS : Close proximity of such an institute on B & O Basis (Built & Operate). Could provide highest quality of skilled inputs for Auroville's development & facilities for qualified Aurovillians to be faculty members & university level education to our children.
- IS IT FEASIBLE?** : Answer is yes, as Infosys are actually scouting for a suitable location for a project as mentioned.

PROJECT 2 : GREEN INDUSTRIAL ESTATE FOR PRODUCTION OF ALTERNATE ENERGY EQUIPMENT

PURPOSE : Establishment of GREEN INDUSTRIAL ESTATE ENGAGED IN PRODUCTS RELATING TO WIND ENERGY, SOLAR ENERGY RELATED PRODUCTS SIMILR AND PRODUCTION UNITS

PROJECTED AREA REQD : 40/45 HECTARES

POSSIBLE SITE : ANNAPURNA LAND FALLING CLOSE TO THE INDUSTRIAL AREA

POSSI BLE SPONSORS : SUZLON OR SIMILAR ORGANIZATION

PROJECTED DEAL :

- BUILT & OPERATE (B&O) BASIS.
- Land at current market rates @ Rs.50 lakhs an Acre approx.
- 40% Encashable & 60% as equity in SPV (Special Purpose Vehicle) or joint venture.
- One Aurovillian nominee or the Board of Management.

PROJECTED BENEFITS :

- Assuming location of Annapurna
- Possible cash in hand : Rs.20 Crores Approx.
- Returns on Equity : After First 5 years @ 10% per annum on Rs.30 crores.
- Access to alternate energy equipment & technical inputs.
- Training of Aurovillians on maintenance, etc.
- Locating Auroville's own production units based on research in Auroville viz. Electric Cycles, Scooters, etc.

PROJECT 3 : INSTITUTE OF RESEARCH IN ORGANIC & PRECISION AGRICULTURE & SOCIAL FORESTRY.

PURPOSE : Establishment of research centre with emphasis on organic farming with precision agricultural practices to improve yield & profitability in agriculture and scientific application to forestry for bio-mass and bio-fuel applications without effecting food chain and improving soil conditions & water management in Auroville's bio-region.

PROJECTED AREA REQD : 25/30 Hectares.

POSSIBLE SITE : AURO ORCHARD

POSSIBLE : Dr. Swaminathan Foundation, together with any one or more of

SPONSORS following corporates viz. ITC, UNILEVER, RELIANCE, ETC.

PROJECTED DEAL : SAME AS PROJECT – 2.

PROJECTED BENEFITS : ASSUMING AURO ORCHARD LOCATION,

- Possible cash in hand : Rs.20 crores.
- Return in equity : Needs to be studied.
- Access to research by Auroville.
- Training of Aurovillians
- Joint development of Green Belt areas that are not owned by Auroville. Thus avoiding absolute necessity of buying all lands in green belt.
- Research benefit available to bio-region, etc. etc.

PROJECT - 4 : CARBON CREDITS CAPITALIZATION ORGANIZATION

PURPOSE : To register Auroville with Appropriate authorities for Carbon Credit capitalization on existing & future projects and to build a mechanism for future projects.

PROPOSED AREA REQD : An office space for the office say 200 sq.m. with 3-4 Aurovillians to man the organization.

POSSIBLE SITE : ACUR building.

POSSIBLE SPONSORS : AURORE and Lavenir d'Auroville.

PROJECTED DEAL : To engage a professional company to work out the pros & cons of registration, building of smaller projects, etc.

PROJECTS TO BE COVERED : WITHIN AUROVILLE

- Energy efficient and/or green building.
- Use of CFL & LED lighting.
- Energy efficient pumps & solar pumps, etc.
- Decentralised waste water treatment plants & roof top rain water harvesting methodologies that minimize electric energy.
- Bio-mass/bio-gas/methane recovery projects.
- Bio-fuels, ecological mobility.
- Afforestation
- Ecologically sustainable landscape, etc.

WITHIN BIO-REGION

To engage & bundle similar activities.

POSSIBLE COLLABORATOR : Preliminary discussions already in progress with Ernst & Young.

OTHER POSSIBLE COLLABORATOR : International Federation of Green Regions Association, Lausanne, Switzerland, who can help in preparing PIN & PDD & to approach World Bank Bio-Carbon Fund for reforestation project.

POSSIBLE BENEFITS : **First 3 years:** nominal to be determined but as Auroville's own projects develop & we take up building similar projects within the bio-region, etc. The Income from Carbon Credits can run into Millions of Dollars.

INITIAL EXPENSES FOR EXPERT HELP FOR PREPARATION OF DOCUMENTATION & REGISTRAION :
Rs. 8 to 10 lakhs.

CONCLUSIONS :

1. Besides, there are possibilities in effective land utilization in Auromodel/Aspiration & also development of housing & guest house accommodation as joint ventures in Promise & Auromodel area.
2. L'avenir d'Auroville need to discuss and agree on the refined proposals to be presented to FAMC, Working Committee & the Foundation.
3. As part of resource development (fund raising team), I have a vital interest in proposed development and identify the partners/collaborators.

FINAL SUMMARY :

- Expected corpus build-up in cash : Rs. 80.00 Cr.
- Long term investment (Equity): Rs.100.00 Cr.
 - 1st Five years return : NIL
 - After five year, minimum @ 10% return on equity : Rs. 10.00 Cr/A
- Proposed utilization of cash corpus :
 - A. Towards Aurovillian maint. : Rs. 15.00 Cr.
 - B. Towards repai & Maint. Of existing building & facilities : Rs. 5.00 Cr.
 - C. Towards investment in improving land protection, forestry & agriculture : Rs. 10.00 Cr.

NOTE - II

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| D. Housing & infrastructure of 800 persons | Rs. 40.00 Cr. |
| E. Towards hiring of experts to do detailed dev. plan | Rs. 10.00 Cr. |

20.05.08 : PASHI KAPUR