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 SIMILAR AND PRODUCTION UNITS

**PROJECTED AREA REQD**: 40/45 HECTARES

**POSSIBLE SITE**: ANNAPURNA LAND FALLING CLOSE TO THE INDUSTRIAL AREA

**POSSIBLE 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 studies.
- Access to research by Auroville.
- Training of Aurovilians
- 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 & REGISTRATION: 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 Promisse & 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.
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