LAND DEVELOPMENT STRATEGIC PLAN
for lands owned by Auroville outside the City and Greenbelt Area

Final Report- Volume II

July 2013
Submitted to:
LRD Task Force and FAMC
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1. Introduction
1.0 Introduction

Auroville, a universal township located in the southern state of Tamil Nadu in India, was founded on 28th February 1968. Located 150 kms. south of Chennai and 12 kms. north of Pondicherry, the township will be built to support a population of 50,000 residents, in accordance with a Government of India gazetted Master Plan. The township is recognized internationally as an ongoing experiment in human unity and a research ground for sustainable living and the future cultural, environmental, social and spiritual needs of mankind. It has today a sizeable reservoir of people specially skilled in and dedicated towards the promotion of sustainable development, even though its present population is less than 2,500.

The Auroville Foundation Act, passed by the Indian Parliament in 1988, is one of the key milestones in the development of Auroville. It provides statutory support for preparation of a Master Plan for Auroville to ensure orderly development of the township, which is planned to occupy a circular area of 2000 ha.

When the Auroville Foundation Act was passed in September 1988, the Government of India became the temporary owner of all the land holdings including those held in private names. The Auroville Foundation came into existence on January 29, 1991. On April 1, 1992, the Government handed all the immoveable assets over to the Auroville Foundation. The Auroville Foundation is also the owner of all immoveable assets created on Auroville land.

The principle that assets should be owned collectively has manifested in Auroville in that there is no ownership of commercial and non-commercial units. The management of the funds and assets of Auroville falls under the responsibility of the Funds and Assets Management Committee (FAMC) which has been set up by the Governing Board of the Auroville Foundation. One of the major assets includes the land resources within and around the designated master planning area of the township.

Nearly 2000 acres of land in the ‘Master Plan Area’ (including the City Area and the Greenbelt Area) are presently owned by the Auroville Foundation (AVF). In addition, the foundation also owns about 450 ha (1100 acres) of land outside the city and greenbelt area- “Outlying Lands”. These “outlying lands” are envisioned to be used for the following purposes:

1. Auroville’s own usage for agriculture, forestry;
2. Exchange with land owners who own land in the city area;
3. Outright sales to raise funds for the purchase of lands inside the city area;
4. Development as special zones to generate income for Auroville (long term revenue income or short / medium term gain from development value appreciation).
The FAMC set up a Land Resource Development Task Force (LRD Task Force) in February 2009 with a mandate to look into the development of the outlying lands falling in the 4th category which is ‘Development as special zones to generate income for Auroville (long term revenue income or short / medium term gain from development value appreciation)’. The work of the Task Force includes the following:

- Preparation of land utilization proposals and business plan outlines;
- Preparation of business model proposals (joint ventures, franchisees, etc.);
- Proposals for the legal structure of business ventures such that Auroville becomes the economic beneficiary thereof;
- Negotiations with prospective business partners and finalization of main terms of agreement.

1.1 Purpose and objective of the Strategic Plan

In January 2012, the FAMC approved the LRD Task Force’s recommendation to embark on a Strategic Plan initiative for the lands owned by Auroville Foundation outside the City Area and the Greenbelt Area. The Land Development Strategic Plan provides a strategy and plan framework for the use, development, and protection of the “Outlying Lands” within the context of the Auroville Master Plan and the region. This strategic master plan is also intended to serve as a business plan to attract investors and secure financing from banking institutions, venture capital firms, or governmental

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**LRD Mandate**

The LRD and FAMC have set the following criteria for projects and ventures to be developed on these lands:

- Preference for technology, research and development, educational and resort / spa / wellness ventures;
- Extensive use of renewable energy;
- Plan to achieve carbon-neutral production;
- No manufacture of products that (can) harm humans and animals / cause health problems;
- Value addition for the population of the area;
- No elitist activities that may alienate the local population.

It is understood that the focus of the development lands are centered around the following three themes and need to be integrated into the diverse proposals for the development strategy.

**Unending Education**

The objective here is the development of institutions that provide education and a learning experience to all age groups from all backgrounds in an open and inclusive environment. The learning environment will be similar to that of open universities but will have a curriculum that is aimed at integral holistic development of the individual. The Unending Education Campus will work with lifetime membership models where students can join courses in any stage of their life and in any subject(s) of their choice. The Unending Education Campus will work in close cooperation with existing educational institutions.

**Bridging Past and Future**

The activities relating to this theme will focus on bridging cultures, languages, and generations. The Bridging Campus will bring together young and old, modern and traditional, conservative and progressive in an effort to go beyond these apparent opposites and move towards future realisations.

**Material and Spiritual Researches**

The development relating to this theme will centre on research in the basic needs of humanity: shelter, clothing, water, food, energy. The research in these areas will be inspired by the imminence of physical transformation as envisioned by Sri Aurobindo. The research will focus on sustainability but not in the traditional sense of sustenance of what exists but a sustainability that creates and maintains the conditions for a quantum leap in consciousness. The Research Campus will create an environment that is conducive to innovative thinking and research. Partnerships will be established with existing research institutions whereby the research already carried out by them will be linked to the spiritual researches of Auroville.
agencies for obtaining tax incentives and grants. It was agreed that this planning initiative will be undertaken in two phases.

The first phase for this Land Development Strategic Plan focussed on the following objectives:

- Develop an in-depth understanding of the land resources owned by Auroville;
- Prepare an updated inventory and detailed site analysis of the outlying lands;
- Initiate a network building process to identify potential resources, partners and collaborators; and
- Identify short-term, medium-term and longterm opportunities and concerns for land development in consultations with key Auroville groups, specifically the FAMC, LRD Task Force, and the Auroville Town Development Council.

The stages listed below have been completed as part of Phase 1 of the Land Development Strategic Plan with the corresponding deliverables-

1. DATA COMPILATION AND INVENTORY
   Deliverables:
   Summary Report of Regulatory and Legal Documents
   GIS Database and Mapping Atlas
   List of Key Developers and Stakeholders

2. MARKET ANALYSIS
   a. Development Context
      Deliverables:
      Regional Context Map and Narrative with key regional level projects (public and private)

   b. Real Estate Market Profile
      Deliverables:
      Real Estate Market Analysis Report
      Case Studies

3. SITE INVENTORY AND ANALYSIS
   Deliverables:
   Inventory and Analysis Report with maps, key statistics, and SWOT Analysis Maps
   Site Analysis and Visioning Charrette/ Workshop

This report presents the second phase which builds upon the findings of the first phase, to accomplish the following goals:

- Identify evaluation criteria for assessment of lands for own use, sale/exchange, development;
- Create a community supported cohesive vision and development policy for the “outlying lands”;
- Develop business plans, venture structure, and management models for future development proposals; and
- Identify action strategies and organizational structural recommendations geared towards creating an internal asset management team in Auroville.

### 1.2 Study Area

The Land Development Strategic Plan includes the nearly 1100 acres of Auroville Foundation owned lands located outside the City Area and the Greenbelt Area. Figure 1.1 illustrates the extent of these properties in relation to Auroville and the surrounding villages. There are a total of 42 major properties and 66 isolated minor properties scattered in Auroville’s immediate bio-region, encompassing an area of nearly 25 sq.kms. Table 1.1 provides a summary of key characteristics for these properties.

<table>
<thead>
<tr>
<th>TOTAL NUMBER OF PROPERTIES</th>
<th>42 Major Land Parcels + 46 Isolated Minor Parcels</th>
</tr>
</thead>
<tbody>
<tr>
<td>TOTAL ACREAGE</td>
<td>1,085 acres (Major Parcels) + 66 acres (Isolated parcels)</td>
</tr>
<tr>
<td>ENCROACHED LANDS</td>
<td>25 acres</td>
</tr>
<tr>
<td>PROPERTY SIZE RANGE</td>
<td>0.25 acres- 140.6 acres</td>
</tr>
<tr>
<td>TOTAL MARKET VALUE</td>
<td>INR 800 Cr + INR 50 Cr</td>
</tr>
<tr>
<td>AVERAGE MARKET LAND VALUE/ ACRE</td>
<td>INR 1.2 cr</td>
</tr>
<tr>
<td>AVERAGE MARKET LAND VALUE/ SF</td>
<td>INR 240</td>
</tr>
</tbody>
</table>

Table 1.1 - Summary of outlying lands
LAND DEVELOPMENT STRATEGIC PLAN
for lands owned by Auroville outside the City and Greenbelt Area

Fig. 1.1: Auroville owned lands outside the City and Greenbelt Area
For analysis purposes, the properties were classified into the following four zones shown here:

**Zone 1** - Comprises properties with beach frontage and includes the existing villages of Kuliyapalayam, Kottakuppam and Bommaiypalayam in Tamil Nadu and Kalapet in Puducherry.

**Zone 2** - Comprises properties located near the Auroville Greenbelt Area and the Puducherry Airport area. Includes the panchayat villages of Edayanachavadi and Pattanur.

**Zone 3** - Comprises large tracts of properties with primary access from three major roadways- NH-66, Koot Road and Edayanchavadi Road. It includes the panchayat villages of Puthurai, Pattanur, and Tiruchitramabalam.

**Zone 4** - Comprises one large property owned by Auroville along Koot Road (SH-49) and a few isolated parcels along the roadways. The zone also includes the Sedarapet Industrial area within Puducherry jurisdiction and the panchayat villages of Tiruchitrambalam.

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**Fig. 1.2: Zone wise distribution of Auroville owned lands outside the City and Greenbelt Area**
2. Land Evaluation
2.0 Developing a Land Evaluation Tool (LET) for Auroville’s Outlying lands

One of the key tasks for the second phase of the Land Development Strategic Plan was to develop a tool to evaluate the Outlying lands based on their context and other criteria. For this purpose a Land Evaluation Tool was developed that is specific to the Auroville Outlying Lands. This exercise is an extension of the site analysis exercise that was conducted for all the sites as part of the first phase. Data that was collected for each property during the first phase was used judiciously to evaluate the properties.

2.1 What is the Land Evaluation Tool (LET)?

The Land Evaluation Tool (LET) is developed as a tool for Auroville to rate the outlying lands for use when making land use decisions based on-

- Relevance to the AV Master Plan in terms of its objectives as well as contiguous uses
- Development Suitability (Physical, Social, Environmental)
- Marketability (Real Estate Profile / Economic Sense)
- Short/medium/long term returns
- Ease of implementation

The LET has been designed such that it is both pro-development as well as pro-preservation in its approach and outcome. This is because while the LET is designed to assess for development suitability it is also balanced in the sense that it takes into account Auroville’s ideals of sustainable development and preservation of natural resources.

However, it is to be understood that the LET is devised so as to assess the potential of each property for high intensity uses for development. Conversely, a property that scores lower points is deemed suitable for low intensity uses that are characterized by minimum intervention to the environment and/or contiguous to the existing predominant land use on the property.

Categories for evaluation

The LET uses the following 6 broad themes to assess each of the outlying lands:

<table>
<thead>
<tr>
<th>Category</th>
<th>Maximum score</th>
</tr>
</thead>
<tbody>
<tr>
<td>A Access</td>
<td>15</td>
</tr>
<tr>
<td>B Infrastructure</td>
<td>14</td>
</tr>
<tr>
<td>C Surrounding land uses</td>
<td>18</td>
</tr>
<tr>
<td>D Environmental features</td>
<td>25</td>
</tr>
<tr>
<td>E Ease of implementation</td>
<td>18</td>
</tr>
<tr>
<td>F Intangible factors</td>
<td>10</td>
</tr>
<tr>
<td>Grand total score</td>
<td>100</td>
</tr>
</tbody>
</table>
2.2 The Land Evaluation Tool (LET) explained

The following set of tables elucidate the various criteria used to evaluate the Outlying lands under the said 5 categories:

<table>
<thead>
<tr>
<th>A</th>
<th>ACCESS</th>
<th>Criteria</th>
<th>Suitability Rating</th>
<th>Points</th>
<th>Notes explaining criteria</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Distance from existing Highway</td>
<td>Less than 1km</td>
<td>Good</td>
<td>6</td>
<td>Assesses regional connectivity and therefore could potentially influence the choice of development/land use on the property</td>
</tr>
<tr>
<td></td>
<td>1km-3km</td>
<td>Fair</td>
<td>3</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>More than 3km</td>
<td>Poor</td>
<td>1</td>
<td></td>
<td></td>
</tr>
<tr>
<td>2</td>
<td>Distance from existing road network- Local access road</td>
<td>Less than 400m</td>
<td>Good</td>
<td>5</td>
<td>Whether the site is in proximity to an existing road network- in this context a designated village road e.g. village road, AV main road</td>
</tr>
<tr>
<td></td>
<td>More than 400m</td>
<td>Fair</td>
<td>2</td>
<td></td>
<td></td>
</tr>
<tr>
<td>3</td>
<td>Proximity to public transport/ intermediate public transport node</td>
<td>Less than 400m</td>
<td>Good</td>
<td>4</td>
<td>Whether the site is accessible through a public transport network within walking distance; includes Intermediate public transport stands also</td>
</tr>
<tr>
<td></td>
<td>More than 400m</td>
<td>Fair</td>
<td>2</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Sub-total of maximum points in this category** 15
<table>
<thead>
<tr>
<th>B</th>
<th>INFRASTRUCTURE</th>
<th>Criteria</th>
<th>Suitability Rating</th>
<th>Points</th>
<th>Notes explaining criteria</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Proximity to power source</td>
<td>Less than 2km</td>
<td>Good</td>
<td>4</td>
<td>2</td>
</tr>
<tr>
<td></td>
<td></td>
<td>More than 2km</td>
<td>Fair</td>
<td>2</td>
<td>Whether site is in proximity to a HT power line. Higher proximity reduces the development cost and effort that may be involved in the absence of a power line</td>
</tr>
<tr>
<td>2</td>
<td>Groundwater potential</td>
<td></td>
<td>Good</td>
<td>4</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Fair</td>
<td>1</td>
<td>Depth of borewell required to reach usable/potable water from the ground</td>
</tr>
<tr>
<td>3</td>
<td>Presence of additional existing infrastructure on site e.g. water source on site (wells/ bore wells), sewage/wastewater treatment, rainwater harvesting system, communications lines etc.</td>
<td>More than one type One type No infrastructure</td>
<td>Good</td>
<td>4</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Fair</td>
<td>2</td>
<td>Additional points for existing infrastructure on site</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Poor</td>
<td>0</td>
<td></td>
</tr>
<tr>
<td>4</td>
<td>Ability to provide sewage collection and/or treatment</td>
<td>Flat terrain/ No run off Significant run off</td>
<td>low</td>
<td>0</td>
<td>Presence of significant run-off direction on the site enables ease of implementation for sewage collection/ treatment facility and also reduces cost of such infrastructure</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>high</td>
<td>2</td>
<td></td>
</tr>
</tbody>
</table>

Sub-total of maximum points in this category 14
<table>
<thead>
<tr>
<th>C</th>
<th>SURROUNDING LAND USES</th>
<th>Criteria</th>
<th>Suitability Rating</th>
<th>Points</th>
<th>Notes explaining criteria</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Proximity to social infrastructure (Health care, schools, colleges, leisure facilities, cultural facilities, parks etc.)</td>
<td>Urban standard facility less than 2km</td>
<td>Good</td>
<td>6</td>
<td>Proximity to social infrastructure benefits future inhabitants of the property without having to wait for such services to be put in place</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Rural standard facility less than 2km</td>
<td>Fair</td>
<td>3</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>More than 2km</td>
<td>Poor</td>
<td>1</td>
<td></td>
</tr>
<tr>
<td>2</td>
<td>Proximity to emergency services</td>
<td>Less than 2km</td>
<td>Good</td>
<td>2</td>
<td>Proximity to emergency services benefits future inhabitants of the property without having to wait for such services to be put in place</td>
</tr>
<tr>
<td></td>
<td></td>
<td>2-4km</td>
<td>Fair</td>
<td>1</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>More than 4km</td>
<td>Poor</td>
<td>0</td>
<td></td>
</tr>
<tr>
<td>3</td>
<td>Proximity to employment centres</td>
<td>Less than 4km</td>
<td>Good</td>
<td>5</td>
<td>Proximity to employment centre increases the development potential of the property to cater to the employment base</td>
</tr>
<tr>
<td></td>
<td></td>
<td>More than 4km</td>
<td>Fair</td>
<td>3</td>
<td></td>
</tr>
<tr>
<td>4</td>
<td>Proximity to existing established village settlements</td>
<td>Less than 5km</td>
<td>Good</td>
<td>5</td>
<td>Proximity to established village settlement implies compact and sustainable development patterns at a regional level and also a catchment area for the new development</td>
</tr>
<tr>
<td></td>
<td></td>
<td>More than 5km</td>
<td>Fair</td>
<td>3</td>
<td></td>
</tr>
</tbody>
</table>

Sub-total of maximum points in this category: 18
<table>
<thead>
<tr>
<th>D</th>
<th>ENVIRONMENTAL FEATURES</th>
<th>Criteria</th>
<th>Suitability Rating</th>
<th>Points</th>
<th>Notes explaining criteria</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Susceptibility to degradation including soil erosion, salinity, waterlogging, soil structure decline, soil contamination etc.</td>
<td>Yes</td>
<td>2</td>
<td></td>
<td>Declining soil structure affects development potential of the site and increases cost of construction</td>
</tr>
<tr>
<td></td>
<td></td>
<td>No</td>
<td>4</td>
<td></td>
<td></td>
</tr>
<tr>
<td>2</td>
<td>Whether affected by specific development regulations such as CRZ, Airport zone, etc.</td>
<td>Yes</td>
<td>2</td>
<td></td>
<td>If the property is affected by development regulations its development capacity is reduced</td>
</tr>
<tr>
<td></td>
<td></td>
<td>No</td>
<td>4</td>
<td></td>
<td></td>
</tr>
<tr>
<td>3</td>
<td>Presence of ecological values, including local unique flora and fauna, wildlife corridors and water bodies</td>
<td>Yes</td>
<td>1</td>
<td></td>
<td>Presence of ecological values calls for preservation and therefore affects the choice of development and also the intensity of development on the site</td>
</tr>
<tr>
<td></td>
<td></td>
<td>No</td>
<td>2</td>
<td></td>
<td></td>
</tr>
<tr>
<td>4</td>
<td>Significance of natural resources, including timber resources</td>
<td>Yes</td>
<td>2</td>
<td></td>
<td>Presence of natural resources adds value to the property</td>
</tr>
<tr>
<td></td>
<td></td>
<td>No</td>
<td>1</td>
<td></td>
<td></td>
</tr>
<tr>
<td>5</td>
<td>Proximity to Auroville Green Belt</td>
<td>Less than 0.5 km</td>
<td>2</td>
<td></td>
<td>Proximity to AV green belt reduces the property's capacity for high/medium intensity development from a regional perspective of protecting the environment</td>
</tr>
<tr>
<td></td>
<td></td>
<td>More than 0.5 km</td>
<td>4</td>
<td></td>
<td></td>
</tr>
<tr>
<td>6</td>
<td>Proximity to productive agricultural use</td>
<td>Less than 1 km</td>
<td>2</td>
<td></td>
<td>Proximity to agricultural use marginally reduces the property's capacity for high/medium intensity development from a regional perspective of protecting the environment</td>
</tr>
<tr>
<td></td>
<td></td>
<td>More than 1 km</td>
<td>4</td>
<td></td>
<td></td>
</tr>
<tr>
<td>7</td>
<td>Presence of plantations/ agricultural use on site</td>
<td>over 60% of property area</td>
<td>Suitable for low intensity/ partial development</td>
<td>1</td>
<td>Presence of agricultural use/ plantations including woodlands on site for more than 60% of the property area calls for respecting the predominant land use and preserving the use with low intensity development that is sensitive to the predominant use</td>
</tr>
<tr>
<td></td>
<td></td>
<td>30-60% of property area</td>
<td>Marginal- Can be considered for allied uses</td>
<td>3</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>less than 30%</td>
<td>Can be opened up for other uses</td>
<td>5</td>
<td></td>
</tr>
<tr>
<td></td>
<td>over 60% of property area</td>
<td>Suitable for low intensity/ partial development</td>
<td>1</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>30-60% of property area</td>
<td>Marginal- Can be considered for allied uses</td>
<td>3</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>less than 30%</td>
<td>Can be opened up for other uses</td>
<td>5</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Sub-total of maximum points in this category</td>
<td></td>
<td>25</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>EASE OF IMPLEMENTATION</td>
<td>Criteria</td>
<td>Suitability Rating</td>
<td>Points</td>
<td>Notes explaining criteria</td>
</tr>
<tr>
<td>---</td>
<td>------------------------</td>
<td>-----------------------------------------------</td>
<td>--------------------</td>
<td>--------</td>
<td>----------------------------------------------------------------</td>
</tr>
<tr>
<td>1</td>
<td>Property sizes</td>
<td>Upto 5 acres&lt;br&gt;5-10 acres&lt;br&gt;10-20 acres&lt;br&gt;20-50 acres&lt;br&gt;above 50 acres</td>
<td></td>
<td>1</td>
<td>Larger size of property enables more choice for development type</td>
</tr>
<tr>
<td>2</td>
<td>Possibility for consolidation of lands/ Joint development</td>
<td>Yes&lt;br&gt;No</td>
<td></td>
<td>6</td>
<td>Enables more flexibility for development</td>
</tr>
<tr>
<td>3</td>
<td>Presence of encroachments on site or other litigation issues</td>
<td>Yes&lt;br&gt;No</td>
<td></td>
<td>0</td>
<td>Lack on encroachments or litigation enables ease of implementation</td>
</tr>
<tr>
<td>4</td>
<td>Presence of inhabitants on site</td>
<td>None&lt;br&gt;Low- 1-5 inhabitants&lt;br&gt;Intensive - established AV settlement</td>
<td></td>
<td>4</td>
<td>Presence of inhabitants impacts the opening up of the property to development as it depends on their willingness to move to other AV properties</td>
</tr>
</tbody>
</table>

Sub-total of maximum points in this category | 18
<table>
<thead>
<tr>
<th>F</th>
<th>INTANGIBLE FACTORS</th>
<th>Criteria</th>
<th>Suitability Rating</th>
<th>Points</th>
<th>Notes explaining criteria</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Willingness of caretakers/inhabitants to relocate</td>
<td>Yes</td>
<td>Can be developed immediately</td>
<td>4</td>
<td>Needs time for negotiation</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Maybe</td>
<td>Needs time for negotiation</td>
<td>2</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>No</td>
<td>Cannot be developed</td>
<td>1</td>
<td></td>
</tr>
<tr>
<td>2</td>
<td>Number of years the property has been occupied/used</td>
<td>Less than 10 years</td>
<td>No restriction on type of development/can be sold</td>
<td>2</td>
<td>Proposed development needs to be sensitive/contiguous to existing uses</td>
</tr>
<tr>
<td></td>
<td></td>
<td>More than 10 years</td>
<td>No restriction on type of development/can be sold</td>
<td>1</td>
<td>Proposed development needs to be sensitive/contiguous to existing uses</td>
</tr>
<tr>
<td>3</td>
<td>Historical, cultural, social significance of properties / communities from the</td>
<td>Low</td>
<td>No restriction on type of development/can be sold</td>
<td>4</td>
<td>Proposed development needs to be sensitive to existing uses</td>
</tr>
<tr>
<td></td>
<td>point of view of Auroville’s evolution</td>
<td>Moderate</td>
<td>More options for development typologies</td>
<td>2</td>
<td>Proposed development needs to be sensitive to existing uses</td>
</tr>
<tr>
<td></td>
<td></td>
<td>High</td>
<td>Proposed development needs to be sensitive to existing</td>
<td>1</td>
<td>uses</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Sub-total of maximum points in this category</td>
<td>10</td>
<td></td>
</tr>
</tbody>
</table>
### 2.3 Development Suitability Scores

Following each property's evaluation against the 6 said categories, a sum total score is calculated against a maximum score of 100 points. The following is an explanation of what these scores could mean for each property:

<table>
<thead>
<tr>
<th>Property with score above 75% - Classified as PRIME DEVELOPMENT POTENTIAL</th>
<th>Property with score between 73 and 75% - Classified as GOOD DEVELOPMENT POTENTIAL</th>
<th>Property with score between 70 and 72% - Classified as FAIR DEVELOPMENT POTENTIAL</th>
<th>Property with score below 70% - Classified as NON-PRIORITY SITE FOR DEVELOPMENT IN THE IMMEDIATE FUTURE</th>
</tr>
</thead>
<tbody>
<tr>
<td>• Properties that can be developed as highest priority</td>
<td>• Properties with ease of access to existing streets and highways network</td>
<td>• Poor access to existing street networks</td>
<td>• Access not aligned to existing street network</td>
</tr>
<tr>
<td>• Properties directly accessed from existing streets and highways network</td>
<td>• Properties with existing infrastructure systems on site and no serious constraints for providing additional infrastructure</td>
<td>• Located in close proximity to the Green belt or agricultural lands</td>
<td>• Properties with limited infrastructure systems on site and minor constraints for providing additional infrastructure</td>
</tr>
<tr>
<td>• Properties with existing infrastructure systems on site and no serious constraints for providing additional infrastructure</td>
<td>• Properties that are somewhat adjacent to existing settlements and in proximity to existing social infrastructure</td>
<td>• Located outside or along the edges of the villages/towns/settlements</td>
<td>• Properties that are not very adjacent to existing settlements or social infrastructure</td>
</tr>
<tr>
<td>• Properties that will not impact the environment and ecology of its own extents and surroundings by opening them up for development</td>
<td>• Properties that will not impact the environment and ecology of its own extents and surroundings by opening them up for development</td>
<td>• Properties that will significantly impact the environment and ecology of its own extents and surroundings by opening them up for development</td>
<td>• Properties that will impact the environment and ecology of its own extents and surroundings by opening them up for high intensity development</td>
</tr>
<tr>
<td>• Properties that have demonstrated significant ease of implementation</td>
<td>• Properties that have demonstrated minor constraints for implementation</td>
<td>• Major physical development constraints</td>
<td>• Presence of significant physical development constraints on the property</td>
</tr>
<tr>
<td>• Conducive to development of high intensity uses</td>
<td>• Conducive to development of high and medium intensity</td>
<td>• Conducive to development of low intensity uses with minimum intervention to the site and local environment</td>
<td>• Conducive to development of medium and low intensity uses</td>
</tr>
<tr>
<td>• Promotes infill development</td>
<td>• Promotes infill development or contiguous extension of existing development areas</td>
<td></td>
<td>• Development of these properties before the prime and suitable areas would promote sprawl and be unsustainable</td>
</tr>
<tr>
<td>zone 1</td>
<td>Score</td>
<td>zone 2</td>
<td>Score</td>
</tr>
<tr>
<td>--------</td>
<td>-------</td>
<td>--------</td>
<td>-------</td>
</tr>
<tr>
<td>Akashwa + Auromodele</td>
<td>72</td>
<td>Forecomers</td>
<td>66</td>
</tr>
<tr>
<td>Arc En Ciel</td>
<td>76</td>
<td>New farm</td>
<td>71</td>
</tr>
<tr>
<td>Arya</td>
<td>68</td>
<td>Ravena</td>
<td>64</td>
</tr>
<tr>
<td>Aspiration+ Last School including Shakti</td>
<td>74</td>
<td>Success</td>
<td>66</td>
</tr>
<tr>
<td>Aureka</td>
<td>69</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Aurelec</td>
<td>66</td>
<td></td>
<td></td>
</tr>
<tr>
<td>D’Jaima</td>
<td>71</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Douceur including bakery</td>
<td>72</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Eternity</td>
<td>79</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Felicity</td>
<td>73</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Fraternity</td>
<td>70</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Gaia’s garden</td>
<td>68</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Gokulam</td>
<td>78</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Happiness</td>
<td>75</td>
<td></td>
<td></td>
</tr>
<tr>
<td>La Ferme</td>
<td>71</td>
<td></td>
<td></td>
</tr>
<tr>
<td>New creation</td>
<td>66</td>
<td></td>
<td></td>
</tr>
<tr>
<td>New creation field</td>
<td>70</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Protection</td>
<td>75</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Quiet</td>
<td>69</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Repos</td>
<td>74</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Samarpana</td>
<td>73</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Sangamam</td>
<td>70</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Simplicity</td>
<td>73</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Srimsa</td>
<td>72</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Utility</td>
<td>73</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Waves</td>
<td>73</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Youth Club</td>
<td>75</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

27 | No. of Properties | 8 | 12 | 11 | 9 |

**Property with score above 75**: Classified as Prime development potential

**Property with score between 73 and 75**: Classified as Good development potential

**Property with score between 70 and 72**: Classified as Fair development potential

**Property with score below 70**: Classified as Non-priority site for development in the immediate future
It is to be understood that not all of these points apply for a property that falls within the score bracket but that these are broad guidelines for what such a score could mean.

It remains to be clarified that each property will be assessed individually against its own unique context and also bearing in mind the various other intangible/uncertain factors that have not been accommodated within the LET.

<table>
<thead>
<tr>
<th>Scenario 1</th>
<th>Multiplier</th>
<th>Gaia’s garden</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Hospitality sector</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Qualitative features</td>
<td>6</td>
<td>25</td>
</tr>
<tr>
<td>Surrounding land uses</td>
<td>5</td>
<td>18</td>
</tr>
<tr>
<td>Access</td>
<td>4</td>
<td>15</td>
</tr>
<tr>
<td>Infrastructure</td>
<td>3</td>
<td>14</td>
</tr>
<tr>
<td>Ease of implementation</td>
<td>2</td>
<td>18</td>
</tr>
<tr>
<td>Intangible factors</td>
<td>1</td>
<td>10</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td>100</td>
<td>388</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Scenario 2</th>
<th>Multiplier</th>
<th>Annapurna</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Light industries</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Infrastructure</td>
<td>6</td>
<td>15</td>
</tr>
<tr>
<td>Access</td>
<td>5</td>
<td>14</td>
</tr>
<tr>
<td>Ease of implementation</td>
<td>4</td>
<td>18</td>
</tr>
<tr>
<td>Surrounding land uses</td>
<td>3</td>
<td>18</td>
</tr>
<tr>
<td>Qualitative features</td>
<td>2</td>
<td>25</td>
</tr>
<tr>
<td>Intangible factors</td>
<td>1</td>
<td>10</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td>100</td>
<td>345</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Scenario 3</th>
<th>Multiplier</th>
<th>Akashwa+ Auromodele</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Residential</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Surrounding land uses</td>
<td>6</td>
<td>18</td>
</tr>
<tr>
<td>Qualitative features</td>
<td>5</td>
<td>25</td>
</tr>
<tr>
<td>Access</td>
<td>4</td>
<td>15</td>
</tr>
<tr>
<td>Infrastructure</td>
<td>3</td>
<td>14</td>
</tr>
<tr>
<td>Intangible factors</td>
<td>2</td>
<td>10</td>
</tr>
<tr>
<td>Ease of implementation</td>
<td>1</td>
<td>18</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td>100</td>
<td>373</td>
</tr>
</tbody>
</table>
3. Land Development Strategy
LAND DEVELOPMENT STRATEGIC PLAN
for lands owned by Auroville outside the City and Greenbelt Area
3.0 Introduction

Presently in Auroville, decisions related to land exchanges, acquisitions and developments in the AVF owned outlying lands occur in an ad-hoc manner with no mandated policy direction, technical analyses or criteria for exchange/development, or structured process in place. Prior to any exchange, sale or development, a site-specific analysis must determine that the lands considered contain no significant environmental, agricultural or other resource values, the loss of which could have long-term consequences and where possible not lead in displacement of existing residents.

The Land Evaluation Tool presented in the previous chapter should be used as an essential component of determining the suitability of land for its final development and/or sale or exchange strategy. If the Feasibility Analysis supports the exchange, the FAMC should move forward by beginning an environmental analysis including Residents Engagement and Residents Assembly review.

Sale or exchange must serve the greater community interest. In most cases, exchange (in case of disposal) or leasing of land (in case of development) should be the preferred method for land asset management decisions, specifically as it relates to the outlying lands.

LAND DEVELOPMENT POLICY FOR AVF OWNED OUTLYING LANDS

A coordinated land development policy will typically result in the setting of clear goals, objectives, milestones and future targets, projected outcomes and a clearly identified management strategy. The strategy for land development should reflect a cohesive strategy between the various land related groups. It is pivotal for the decision makers to make sure that the subject property is the most appropriate to dispose or develop and that focusing on an alternative property is not a preferable option.

The following section suggests criteria that should be considered prior to making decisions related to exchange, sale, or development of the AVF owned outlying lands. These criteria could also serve as the foundation for developing clear policy direction for land development.

Land Development Planning Process

The various land related development groups in Auroville lack a predictable and systematic process in developing future land use development strategies. Any process adopted in the future should incorporate community buy-in or sound technical analyses prior to taking any decisions.
related to reclassification of land uses or sale or exchange of lands. The following section presents a preliminary process that could be modified further to enable informed decisions by the community and related groups.

1. Identification of Issues:
   • Prior to any land development related groups issue a public Notice of Intent (NOI) to begin the scoping process to identify issues and develop planning criteria and to begin public participation.
   • Conduct a SWOT Analysis (Strengths, Weaknesses, Opportunities and Constraints) for the subject property.

2. Update Inventory Data, Information Collection and Dissemination:
   • Collection of inventory data and surveys followed by sharing of information through a web-based GIS system.

3. Appraisal and Evaluation
   • Each subject property should undergo a professional and thorough appraisal process and evaluated in terms of its true costs

4. Formulate Planning/Development Criteria:
   • Establish constraints, guides, and determine what will or will not be done or considered during the planning process.
   • Describe pertinent physical and “intangible” characteristics to evaluate the capability and condition of the land resources.
   • Produce a scoping report for public review, including final planning criteria and a list of sites earmarked as potential candidates for exchange, sale, lease (for-rent), and special stewardship lands.

5. Analyze the Stewardship/Management Situation:
   • Information is gathered on the current management situation of the lands.

6. Formulate Alternatives:
   • Formulation of alternatives is a crucial step in determining the final outcome of the development process and needs to be undertaken judiciously with involvement of a diverse group of people that will be impacted by the final outcome.

7. Estimate Effects of Alternatives:
   • Once alternatives are developed, the next step is to estimate the impact or effects of each of the land situation.

8. Select Preferred Development Alternative:
   • In consultation with impacted residents, the preferred alternative should be developed that best resolves the planning issues and promotes balanced multiple use community objectives.
   • Issue a Notice of Availability with a 90-day public review period.

9. Prepare the Site Development Plan:
   • Public comments, opinions, suggestions, and recommendations are reviewed and analyzed and the important information/data are used in preparing the proposed Site Development Plan.

10. Prepare Phasing and Implementation Strategy
    • Take into consideration the following timing of development, pricing, determine if pricing or timing can be improved by any minor works to subject property, identifying appropriate business models (build-operate-transfer; joint venture, etc.)

11. Develop Agreements and Contract Templates

12. Preparation of Tender, Invitation to Bid, Selection of Bidders

13. Complete the Deal
Land Exchanges

One of the key objectives of realizing the vision of Auroville is achieving complete ownership of lands within the designated City area. Auroville owns nearly 80% of the land inside the City area. Lands in the greenbelt should be considered as the next priority where Auroville owns only 25% of the total land area. As a principle, all exchange proposals must provide significant community benefits. If an exchange proposal doesn’t result in consolidation of land ownership in the city area, public access or in the acquisition of significant resource value such as water catchment areas, the exchange proposal should not be pursued.

Land exchanges often include a diverse mix of resources on often unequal land characteristics, sometimes located in close proximity to each other and often at a large distance from each other. The following section lists criteria which will help land exchange groups in Auroville formulate realistic exchange proposals, provide FAMC with clear and consistent guidelines against which to evaluate proposals, and better inform the community about the AVF land exchange policy.

Land exchanges could be analyzed using the following base criteria:

- Exchange in return for consolidation of City area lands as a high priority (followed by strategic Greenbelt lands);
- Equal or greater land value;
- Equal or greater acreage;
- Similar watershed area/aquifer stream values;
- Private lands exchanged should not be difficult or expensive to manage once acquired;
- Improved or equal access to AVF lands;
- Avoid exchange of AVF owned lands that are currently contiguous and create more efficient land ownership patterns;
- Proximity to Auroville city area and greenbelt—preferably located at a distance greater than 5 kms. from the center of Auroville;
- Limit to 100 acres with 75% of the land to be isolated lands;
- Should not pose as an imminent threat to the overall environmental resources;
- Extent of the viability of current uses on site—number of residents at the location; length of stay; alignment of current uses with ideals of Auroville; and
- Potential of land for long-term appreciation.
List of Potential Sites for Exchange

Possible Candidates:
- Lands for Exchange
  - Eternity
  - New Farm
  - Isolated Parcels (non-contiguous 25 acres)
  - Aurobrindavan (5%-10% of the total parcel) = 10-20 acres
  - Auroorchard (5%-10%) = 2-5 acres
  - Annapoorna (5%-10%) = 15-20 acres
  - Sangamam
  - Utility
  - Simplicity

Preliminary List of Potential Sites for Exchange

- Eternity
- New Farm
- Isolated Parcels (non-contiguous 25 acres)
- Aurobrindavan (5%-10% of the total parcel) = 10-20 acres
- Auroorchard (5%-10%) = 2-5 acres
- Annapoorna (5%-10%) = 15-20 acres
- Sangamam
- Utility
- Simplicity

Bay of Bengal
Sale of Surplus Lands

While Auroville Foundation is currently not permitted to sell land assets before obtaining necessary approvals from the Government of India, criteria related to selling land in order to raise capital for building the city should be determined and in place for future cases when permission is granted.

To be considered for sales, lands must, at a minimum meet the following criteria:

- Exchange in return for consolidation of City area lands as a high priority (followed by strategic Greenbelt lands);
- Located at a distance greater than 7 kms. from the center of Auroville;
- Located in an area experiencing high urbanization pressures and surrounded by conventional real estate development products;
- Difficult and uneconomical to manage;
- Land is susceptible to encroachment;
- Property was acquired for a specific purpose and is no longer required for that purpose;
- Land parcel is small and isolated from other AVF owned properties that it is difficult to control and manage;
- Land generating below average income should more likely to be offered for sale than land generating income at, or above average;
- Undeveloped, vacant lands that are unsuitable for agricultural uses, conservation, or development;
- Limitations on selling of land includes land that:
  - is surrounded by Auroville owned land;
  - is within 1km. of the designated Auroville Greenbelt;
  - has significant environmental constraints such as being part of a significant watershed management area;
  - Inhibits existing access to AVF owned land so as to create an isolated parcel; and
  - limit to 100 acres with 75% of the land to be isolated lands.
List of Potential Sites for Sale

Sale of Surplus Lands
- Eternity
- New Farm
- Isolated Parcels (non-contiguous 25 acres)
- Sangamam
- Utility
- Simplicity
- Waves

Bay of Bengal
Leasing Lands for Development

In lieu of selling public lands, the Foundation also has an option of leasing AVF owned lands as an important source of generating additional revenues for Auroville. In other words, leasing of land could turn out advantageous as AVF will retain the right to own land and lease only the right to develop land to private partners.

With property values increasing by nearly 500% in the last 5 years in the area, AVF is capable of capturing a large percentage of land-value increments, and the captured value can finance a large percentage of infrastructure investment within Auroville. Land revenues could be defined as the total money collected from the down-payment, rent, and land premium, or any profit-sharing through joint ventures with private capital.

AVF lands shall be leased only for an established or definitely proposed project for which there is a reasonable timetable of development and satisfactory development and management plans. Long-term leases (over 30 years) are the general trend in the real estate development industry to enable the tenant to amortise that investment or to allow envisioned large-scale developments to proceed.

To be considered for leasing, lands must, at a minimum meet the following criteria:

- Relevance to the AV Master Plan in terms of its objectives as well as contiguous uses;
- Development Suitability (Physical, Social, Environmental);
- Marketability and Timing (Real Estate Profile / Economic Sense)
- Provides equal or greater return in value to Auroville Foundation;
- Short/ medium/long term returns;
- Properties directly accessed from existing streets and highways network;
- Properties with existing infrastructure systems on site and no serious constraints for providing additional infrastructure;
- Properties that are conveniently adjacent to existing settlements and in proximity to existing social infrastructure;
- Properties that will not impact the environment and ecology of its own extents and surroundings by opening them up for development;
- Properties that have demonstrated significant ease of implementation;
- Conducive to development of higher intensity uses; and
- Suitable to accommodate higher density and intensity development.
List of Potential Sites for Leasing/ Joint Venture Development Opportunities

Land for Lease/ Joint Venture Development

Short-Term Opportunities
- Promesse + Service Farm
- Srima
- Eternity
- Gokulam/ Repos/ Youth Club
- Aspiration (incl. Shakti/ La Ferme)
- Felicity
- Gaia’s Garden
- Sangamam

Mid-Term Opportunities
- Auromodele (incl. Akashwa)
- Djaima
- Felicity
- Douceuer
- Fraternity (Partially)
- Aurobrindavan
- Brihaspati
- Auro Orchard
- Hermitage
- Aranya
- Sadhana Forest
- Annapurna (Partially)

Long-Term Opportunities
- Quiet
- Samarpana
- New Creation
- New Creation Field
- Douceur
- Arc-en-Ciel (Partially)
- Auromodele incl. Akashwa (Partially)
- Gaia’s Garden
- Aurelec
- Aureke

LAND DEVELOPMENT STRATEGIC PLAN for lands owned by Auroville outside the City and Greenbelt Area
3.2 Design Principles and Objectives for Development of Outlying Lands

Based on the LRD Mandate as well as the Auroville Master plan, a set of 10 Design Principles and Objectives were drawn up to serve as a guiding light for the development of the outlying lands. Some of the salient features of the 10 Design Principles and Objectives for Development of Outlying Lands are:

• These principles are an extension of the Auroville philosophy and seek to bring out the same character as the core city area to the outlying lands.
• They seek to bring a balance to the debate between a pro-development stance and a pro-conservation stance as regards the outlying lands.
• They are rooted to a sustainable development agenda. They emphasize inclusivity with regard to community involvement.

A brief note explaining each of the principles is as follows:

1. Protect and enhance the bio-region’s natural environment
2. Manage and conserve the bio-region’s water resources
3. Encourage responsible resource consumption and strive to achieve high energy efficiency
4. Encourage sustainable mobility practices
5. Encourage Mixed-Use & Diversity of people - of all ages, cultures and races
6. Promote Mixed Housing- a range of types, sizes and prices in closer proximity
7. Increased Density
8. Emphasize quality Architecture & Urban Design that explores sustainable practices
9. Ensure a quality of Life that instills a sense of community pride
10. Encourage active community participation as well as collaboration with the neighbouring villages

10 Design Principles and Objectives for Development of Auroville’s Outlying Lands
1. Protect and enhance the bio-region’s natural environment

2. Manage and conserve the bio-region’s water resources through collaborative watershed based planning

3. Encourage responsible resource consumption and strive to achieve high energy efficiency
   - optimize existing infrastructure and propose improvements or extension to existing systems
   - Promoting use of alternative clean fuels like solar energy, wind energy, etc.
   - Reducing and optimizing energy use in provision of services like water pumping, etc.
   - Plan for infrastructure to work with nature and not against it
   - Promote eco-friendly technologies, respect for ecology and value of natural systems
   - Recycle, Reduce, Reuse

4. Encourage sustainable mobility practices
   - walking and cycling as primary modes of commute through appropriate land use distribution
   - street design that prioritizes these modes
   - create linkages to public transport nodes
   - Reducing use of personalized motorized transport within the development
   - Promoting use of clean fuels in personal vehicles by providing adequate supporting infrastructure for use of clean fuels

5. Encourage Mixed-Use & Diversity of people - of all ages, cultures and races
   - Plan for an optimal balance of housing, commerce, incomes and services
   - Plan for mixed-use within neighbourhoods, within blocks, and within buildings
   - Plan for diversity of people - of ages, classes, cultures, and races
   - Provide a variety of accessible parks and open space

6. Promote Mixed Housing- a range of types, sizes and prices in closer proximity

7. Increased Density
   - More buildings, residences, shops, and services closer together for ease of walking, to enable a more efficient use of services and resources, and to create a more convenient place to live.

8. Emphasize quality Architecture & Urban Design that explores sustainable practices
   - Emphasize quality Architecture & Urban Design that is environmentally conscious and explores sustainable practices
   - Minimal environmental impact of development and its operations
   - Eco-friendly technologies, respect for ecology and value of natural systems

9. Ensure a quality of Life that instills a sense of community pride
   - Taken together these add up to a high quality of life well worth living, and create places that enrich, uplift, and inspire the human spirit. Instill a sense of community pride and active community participation as well as collaboration with the neighbouring villages

10. Encourage active community participation as well as collaboration with the neighbouring villages
3.3 Zonal level Development Strategies

**Zone 1**
Enhancing physical and social infrastructure

**Zone 2**
Environmentally sensitive intervention

**Zone 3 & 4**
Integrated land use and transportation combined with economic development

Bay of Bengal
VISION

Create NEW DEVELOPMENT MODELS that:

- Respect, respond and contribute to Auroville’s own vision of a Sustainable Universal Township;
- are instrumental in bringing about a paradigm shift in the traditional real estate development industry in the larger region and possibly the country;
- initiate opportunities for the private sector to make responsible investments in the Environment-Social- Governance themes;
- generate positive social and environmental outcomes as well as attractive financial returns for Auroville and its neighbours.

PURPOSE OF PREPARING ZONAL DEVELOPMENT PLANS

- Reiterate Auroville’s commitment to Responsible Investment within the larger region and not just AVF-owned properties.
- Take a proactive approach towards growth management and urbanization pressures in the immediate region utilizing AV’s position as a large landowner to influence the land development and transformation trends.
- Mitigate the potential of any adverse social or environmental impacts through large-scale land development projects.
- Foster good faith relationships and negotiations with the surrounding land owners to minimise the risks of increased speculation.
- Capitalize on the human resource base available in and around Auroville to provide the needed workforce for the various development uses locally.
PROPOSED LAND USES

Land Uses suitable on the lands to be leased or developed can vary from low-intensity to high-intensity and should include a detailed site-level planning process following the preparation of a detailed feasibility analysis report for the proposed use.

The proposed land uses on the sites, when developed, must at a minimum adhere to the following principles:
Focus on the following three themes: Unending Education; Bridging Past and Future; and Material & Spiritual Researches;

- Preference for technology, research and development, educational and resort / spa / wellness ventures;
- Extensive use of renewable energy;
- Plan to achieve carbon-neutral production;
- No manufacture of products that (can) harm humans and animals / cause health problems;
- Value addition for the population of the area;
- No elitist activities that may alienate the local population.
- Observe the principles of providing multiple uses on a single tract of land;
- Promote an integrated interdisciplinary design approach;
- Give priority to the designation and protection of areas of critical environmental concern;
- Consider present and potential uses of the outlying AVF owned lands;
- Consider alternative scenarios in developing potential future uses; and
- Weigh the long-term consequences of decisions related to land development.
LAND DEVELOPMENT STRATEGIC PLAN
for lands owned by Auroville outside the City and Greenbelt Area
Strategies for Zone 1 & 3
Zone 1 - Development strategies

**Farming + Hospitality cluster**
D'jaima, Gaia's garden, Felicity, Utility and Sangamam

**Residential Cluster**
New Creation and New Creation Fields

Aurelec to expand into a **rural employment hub** with Fraternity as live-work residential units in proximity

**Auroville square** - Creating a point of arrival and welcome for people entering Auroville with a vibrant public space and cafes opening up on to the streets

Aspiration - Last School area as an **education hub** interspersed with housing
- Develop a residential school
- Scale up health centre in aspiration
- Develop housing for elders

**Joint development of beachfront properties** with a small visitor/information centre along the beach

Develop Rural design standards that extend the Auroville feel to the outlying lands
Zone 1 - Mobility strategies

Non-motorized Transit Network leading upto the City Area with integrated urban-rural landscaping

Secondary Transit Node for public transport shuttle buses/ any time rickshaw/ bike rental/ electric bikes (e.g. Quiet Transportation) to bring people into Auroville

Promenade like connection between Quiet, Repos, Gokulam, Samarpana, Waves and Simplicity along the beach

Beachfront access points

Primary Transit Node for public transport shuttle buses/ any time rickshaw/ bike rental/ electric bikes (e.g. Quiet Transportation) to bring people into Auroville

Beachfront access points
Zone 1 - Environmental Protection and Preservation strategies

- Beachside green belt/ environmental upkeep/ safeguarding
- Afforestation programs
- Solar farming

Zone 1 - Community Engagement Strategies

- Hospitality training for locals to enable their employment in the proposed hospitality sector
- Encourage planting of community gardens amidst residential developments
Maitreye housing project

<table>
<thead>
<tr>
<th>Type</th>
<th>Area (sqm)</th>
<th>Cost (INR)</th>
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<tr>
<td>Family house</td>
<td>86</td>
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</table>

Construction cost/sqm = 15,000

Collective spaces for parking + laundry

Underground water harvesting system
DEVELOPMENT CASE STUDIES: ZONE 1 - INFILL/MIXED-USE

Citadines housing project
DEVELOPMENT PRECEDENTS FOR ZONE 1 – INCUBATOR/ PROFESSIONAL OFFICES

Aurelec – Incubator / Start-up space
Zone 3 - Development Strategies

Integrated Sustainable Campus comprising
- Institute of Leadership
- Centre of Excellence in Rural Development
- Sustainable Agriculture Research Centre
- Environmental Research Institute
- Center for Social Entrepreneurship

- Senior Living Quarters
- Mixed-Use Town Centre
- Environmental Training Institute
- Eco-Recreational Centre
- Incubator for Rural Entrepreneurship
Zone 3 - Mobility strategies

Develop a Freight Vehicle Movement plan for trucks using Edayanachavadi

Non-motorized transportation network by connecting the poramboke lands
Zone 3 - Environmental Protection and Preservation strategies

Green Corridor/Trail connecting all the lands + buffer near the canyons

Solar farming

Afforestation programs

Zone 3 = Community Engagement Strategies

Village Integration Strategies
Shenyang Architectural University Campus, China

Area: 21 ha

Key features:

- University campus within irrigated and productive rice paddy and rotational native crops

- Productive landscape encourages understanding of sustainable development and food production

- Farming processes can potentially become a laboratory for students

- Raises awareness of new hybrid landscape solutions – where traditional, yet crucial uses such as food production co-exist and support new uses
DEVELOPMENT CASE STUDIES FOR ZONE 3 – SCHOOL IN AGRICULTURAL SETTING

Ecole Secondaire, Nimes, France
Area: 7 ha
Key features:
Low maintenance, floodable gardens form landscape of school campus
DEVELOPMENT CASE STUDIES FOR ZONE 3 – SCHOOL IN AGRICULTURAL SETTING
4. Development profiles
SITE CONTEXT: ARC-EN-CIEL MIXED-USE
SITE INFORMATION

Total area  
4817 sq. m, 1.19 acres

Distances
Auroville - 3.4 kms
Pondicherry - 8 kms
Chennai (Airport) - 114 kms
SITE VIEWS
SITE VIEWS
DEVELOPMENT PROGRAM

MIXED - USE DEVELOPMENT - RESIDENTIAL + COMMERCIAL

Retail stores, supermarkets and convenience stores
Coffee Shop / Restaurant
Incubator units for the arts, design and innovation
Hotel / Serviced apartments
Student housing / Housing for young people
Residential - apartment blocks
Plant nursery
SITE EXTENT

4,817 sq m
1.19 acres
0.48 hectares

LAND DEVELOPMENT STRATEGIC PLAN
for lands owned by Auroville outside the City and Greenbelt Area
SITE - EXISTING ACCESS
SITE - EXISTING BUILDINGS
PROPOSED SITE ZONING

LAND DEVELOPMENT STRATEGIC PLAN
for lands owned by Auroville outside the City and Greenbelt Area
PROPOSED PROGRAMS

[Diagram showing proposed programs including a hotel, service apartments, residential apartments, retail, and other spaces.]
PROPOSED SITE LAYOUT

LEGEND

IN  site entry
OUT  site exit
1  retail - cafe
2  retail - stores
3  retail - supermarket
4  retail - stores
5  incubator offices
6  student housing
7  apartment housing
8  hotel / service apts
9  plant nursery
10  pedestrian street
11  informal court
12  hotel drop off entry
13  spill out space
P  parking on site
P2  off-street parking

TOWARDS AUROVILLE

AUROVILLE MAIN ROAD

TOWARDS CHENNAI
## AREA STATEMENT

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<tr>
<th>S.NO</th>
<th>DETAILS</th>
<th>UNIT</th>
<th>AREA/PLINTH</th>
<th>GROUND</th>
<th>G+1</th>
<th>G+2</th>
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<td></td>
<td></td>
<td></td>
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<tr>
<td>1</td>
<td>Café/ Restaurant</td>
<td>sq m.</td>
<td></td>
<td></td>
<td>140</td>
<td>140</td>
<td>365</td>
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<tr>
<td>2</td>
<td>Retail</td>
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<td></td>
<td>352</td>
<td>352</td>
<td>352</td>
<td>352</td>
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<tr>
<td>3</td>
<td>Arts and Incubator Office</td>
<td>sq m.</td>
<td></td>
<td></td>
<td>135</td>
<td>135</td>
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<td>115</td>
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<tr>
<td>5</td>
<td>Hotel / Service Apartments</td>
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<td>365</td>
<td>365</td>
<td>730</td>
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<tr>
<td>6</td>
<td>Housing for young people</td>
<td>sq m.</td>
<td></td>
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<td>285</td>
<td>285</td>
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<tr>
<td>7</td>
<td>Apartments</td>
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<td>Stilt Parking</td>
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<td>605</td>
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<td>8</td>
<td>Plant Nursery</td>
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<td>9</td>
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<td>1,662</td>
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<td>3,619</td>
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<td>0.35</td>
<td>0.35</td>
<td>0.75</td>
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</table>
SITE CONTEXT: AUROMODELE INFILL DEVELOPMENT

Auroville Main Road

AUROMODELE

To Chennai

Bay of Bengal

East Coast Road

LAND DEVELOPMENT STRATEGIC PLAN for lands owned by Auroville outside the City and Greenbelt Area
SITE INFORMATION

Total Area 261427 sq m. = 64 acres

Primary Access Auroville Main Road

Distances
- Auroville - 4.4 kms
- Pondicherry - 8.1 kms
- Chennai (AIRPORT) - 146 kms
SITE VIEWS
SITE VIEWS
PROPOSED DEVELOPMENT PROGRAM

INFILL DEVELOPMENT - RESIDENTIAL + COMMUNITY

Community Center
Social Incubator
Incubator for the arts and sciences
High density apartment housing
Live-Work units
Serviced apartments
Neighborhood retail
LAND DEVELOPMENT STRATEGIC PLAN
for lands owned by Auroville outside the City and Greenbelt Area
EXISTING BUILDINGS, PATHS

Existing paths

Existing buildings

Utility - Electricity Line

TOWARDS AUROVILLE

AUROVILLE MAIN ROAD

© 2012 Google
Image © 2012 Google
EXISTING TREE COVER

LAND DEVELOPMENT STRATEGIC PLAN
for lands owned by Auroville outside the City and Greenbelt Area
PROPOSED CIRCULATION

TOWARDS AUROVILLE

ENTRY/EXIT

SECONDARY ROAD

ENTRY/EXIT

AUROVILLE MAIN ROAD

ENTRY/EXIT

ENTRY/EXIT

PRIMARY ROAD

PRIMARY ROAD

TOWARDS AUROVILLE

LAND DEVELOPMENT STRATEGIC PLAN
for lands owned by Auroville outside the City and Greenbelt Area
LAND DEVELOPMENT STRATEGIC PLAN
for lands owned by Auroville outside the City and Greenbelt Area
LAND DEVELOPMENT STRATEGIC PLAN
for lands owned by Auroville outside the City and Greenbelt Area
LAND DEVELOPMENT STRATEGIC PLAN
for lands owned by Auroville outside the City and Greenbelt Area
LAND DEVELOPMENT STRATEGIC PLAN
for lands owned by Auroville outside the City and Greenbelt Area
## AREA STATEMENT

### S. NO | DETAILS | UNIT | AREA/PLUNTH | GROUND | G+1 | G+2 | G+3 | G+4
--- | --- | --- | --- | --- | --- | --- | --- | ---
**A** | **SITE DETAILS** | | | | | | | |
1 | Plot area (considering entire plot for development) | sq. m. | 261,427 |

### LAYOUT 1

| S. NO | DETAILS | UNIT | AREA/PLUNTH | GROUND | G+1 | G+2 | G+3 | G+4 |
--- | --- | --- | --- | --- | --- | --- | --- | --- |
1 | Serviced Apartments | sq. m. | 1560 | 1560 | 3120 | 4680 | 6240 | 6240 |
2 | Apartment Housing type 1 | sq. m. | 2450 | 2450 | 4900 | 7350 | 9800 | 9800 |
3 | Live/Work Units | sq. m. | 1580 | 1580 | 3160 | 4740 | 7470 | 7470 |
4 | Arts / Design incubator | sq. m. | 450 | 450 | 450 | 450 | 450 | 450 |
5 | Social Incubator / Community outreach facility | sq. m. | 800 | 800 | 800 | 800 | 800 | 800 |
6 | Retail | sq. m. | 900 | 900 | 900 | 900 | 900 | 900 |
7 | Gymnasium | sq. m. | 350 | 350 | 350 | 350 | 350 | 350 |
8 | Sports Center | sq. m. | 1600 | 1600 | 1600 | 1600 | 1600 | 1600 |
9 | TOTAL DEVELOPMENT | sq. m. | 9690 | 9690 | 15280 | 20870 | 24880 | 24880 |
10 | Existing buildings | sq. m. | 14184 | 14184 | 28368 | 28368 | 28368 | 28368 |
11 | TOTAL | sq. m. | 23874 | 23874 | 43648 | 49238 | 53248 | 53248 |
10 | FSI | | 0.09 | 0.09 | 0.17 | 0.19 | 0.20 | 0.20 |

### LAYOUT 2

| S. NO | DETAILS | UNIT | AREA/PLUNTH | GROUND | G+1 | G+2 | G+3 | G+4 |
--- | --- | --- | --- | --- | --- | --- | --- | --- |
1 | Serviced Apartments | sq. m. | 1560 | 1560 | 3120 | 4680 | 6240 | 6240 |
2 | Apartment Housing type 1 | sq. m. | 16170 | 16170 | 32340 | 48510 | 64680 | 64680 |
3 | Live/Work Units | sq. m. | 3555 | 3555 | 7110 | 10665 | 10665 | 10665 |
4 | Arts / Design incubator | sq. m. | 450 | 450 | 450 | 450 | 450 | 450 |
5 | Social Incubator / Community outreach facility | sq. m. | 800 | 800 | 800 | 800 | 800 | 800 |
6 | Retail | sq. m. | 2300 | 2300 | 2300 | 2300 | 2300 | 2300 |
7 | Gymnasium | sq. m. | 350 | 350 | 350 | 350 | 350 | 350 |
8 | Sports Center | sq. m. | 1600 | 1600 | 1600 | 1600 | 1600 | 1600 |
9 | Apartment Housing type 2 | sq. m. | 5180 | 5180 | 10360 | 15540 | 20720 | 25900 |
9 | TOTAL DEVELOPMENT | sq. m. | 31965 | 31965 | 48070 | 69355 | 107805 | 112985 |
10 | Existing buildings | sq. m. | 14184 | 14184 | 28368 | 28368 | 28368 | 28368 |
11 | TOTAL | sq. m. | 46149 | 46149 | 76438 | 97723 | 136173 | 141353 |
10 | FSI | | 0.18 | 0.18 | 0.29 | 0.37 | 0.52 | 0.54 |
SITE CONTEXT: BEACHFRONT PROMENADE
SITE INFORMATION

TOTAL AREA* 26 acres = 105218.26 sq m
ACCESS EAST COAST ROAD
DISTANCES AUROVILLE - 5.9 kms
         PONDICHERY - 6.6 kms
         CHENNAI (AIRPORT) - 134 kms

A significant portion of the development areas lies within the Coastal Regulation Zone (CRZ) of 200m from the High Tide Line (HTL).
These are considered to be No Development Zones (NDZ).

* Areas are approximate and based off the Auroville GIS drawing

LAND DEVELOPMENT STRATEGIC PLAN
for lands owned by Auroville outside the City and Greenbelt Area
SITE VIEWS - SIMPLICITY
SITE VIEWS - SIMPLICITY
SITE VIEWS - GOKULAM
SITE VIEWS - GOKULAM
SITE VIEWS - YOUTH Club
SITE VIEWS - SAMARPANA
SITE VIEWS - SAMARPANA
SITE VIEWS - QUIET
PROPOSED DEVELOPMENT PROGRAM

LOW DENSITY DEVELOPMENT - LEISURE AND HOSPITALITY

Eco Resort
Boutique Hotel
Business Center
Cafes and Restaurants
Temporary Exhibition Spaces
Amphitheatre
Playing Fields
Water Sports Center
Orchard
Healing Center and Spa
Bio-Management Zones
SITE EXTENT
SITE ACCESS - EXISTING

[Map showing site access with labels for existing sites and roads, such as "PERIYA MUDALIAR CHAVADI", "EAST COAST ROAD", "SAMARPANA", "QUIET", "YOUTH CAMP", "GOKULAM", "REPOS", "WAVES", and "SIMPLICITY".]
EXISTING TREE COVER
PROPOSED CIRCULATION
PROPOSED SITE ZONING
PROGRAM LAYOUT

LAND DEVELOPMENT STRATEGIC PLAN
for lands owned by Auroville outside the City and Greenbelt Area

105
SITE PLAN - RESORT

LAND DEVELOPMENT STRATEGIC PLAN
for lands owned by Auroville outside the City and Greenbelt Area
## AREA STATEMENT - WAVES, REPOS, GOKULAM, YOUTH CLUB AND SAMARPANA

### AREA STATEMENT

<table>
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<tr>
<th>S.NO</th>
<th>DETAILS</th>
<th>UNIT</th>
<th>AREA/PLINTH</th>
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<th>G+1</th>
<th>G+2</th>
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<td>52,609</td>
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<tr>
<td></td>
<td>(Waves, Repos, Gokulam, Youth Camp &amp; Samarpana)</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>B</td>
<td>TOTAL BUILT UP AREA</td>
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<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>1 Boutique Hotel</td>
<td>sq m.</td>
<td>700</td>
<td>700</td>
<td>1400</td>
<td>2100</td>
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<tr>
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<td>2 Reception</td>
<td>sq m.</td>
<td>180</td>
<td>180</td>
<td>180</td>
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<tr>
<td></td>
<td>3 Existing Café</td>
<td>sq m.</td>
<td>270</td>
<td>270</td>
<td>540</td>
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<tr>
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<td>4 Guest Cottages</td>
<td>sq m.</td>
<td>480</td>
<td>480</td>
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<td>5 Restaurant</td>
<td>sq m.</td>
<td>365</td>
<td>365</td>
<td>730</td>
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<tr>
<td></td>
<td>6 Business Center</td>
<td>sq m.</td>
<td>370</td>
<td>370</td>
<td>740</td>
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<tr>
<td></td>
<td>7 Guest Rooms</td>
<td>sq m.</td>
<td>540</td>
<td>540</td>
<td>540</td>
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<tr>
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<td>8 Amphitheater (Open )</td>
<td>sq m.</td>
<td>300</td>
<td>300</td>
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<tr>
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<td>9 Visitor's Center</td>
<td>sq m.</td>
<td>210</td>
<td>210</td>
<td>210</td>
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<tr>
<td></td>
<td>10 Water Sports Center</td>
<td>sq m.</td>
<td>315</td>
<td>315</td>
<td>630</td>
<td>630</td>
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<td></td>
<td>11 Shower and change areas</td>
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<td>130</td>
<td>130</td>
<td>130</td>
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<tr>
<td></td>
<td>12 Temporary exhibition spaces / gazebos</td>
<td>sq m.</td>
<td>250</td>
<td>250</td>
<td>250</td>
<td>250</td>
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<tr>
<td></td>
<td>13 TOTAL</td>
<td>sq m.</td>
<td>4110</td>
<td>4110</td>
<td>6130</td>
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<td>10 FSI</td>
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<td>0.07</td>
<td>0.07</td>
<td>0.11</td>
<td>0.13</td>
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SITE CONTEXT: PROMESSE

EXISTING BUILDINGS AND PATHWAYS

CONTOUR STUDY - Site contours lend themselves to a gradual run-off pattern
EXISTING TREE COVER

TREES PROPOSED TO BE RETAINED
SITE PLAN - OPTION 1: With existing AV residences

LEGEND
1. Site entry
2. Site exit
3. Residence entry/exit
4. Guard room
5. Parking
6. Visitor center
7. Café
8. Amphitheatre backstage
9. Amphitheatre
10. Retail
11. Arts Incubator/Office/Training Institute
12. Spa reception
13. Spa treatment
14. Existing residential
15. Guesthouse
### Site Plan - Option 1: With existing AV residences

#### Area Statement

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<thead>
<tr>
<th>S NO</th>
<th>DETAILS</th>
<th>UNIT</th>
<th>AREA/PLINTH</th>
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<td>Area of Parcel A (for development)</td>
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<td><strong>Total Built Up Area: Parcel A</strong></td>
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<td>1</td>
<td>Visitor center</td>
<td>m2</td>
<td>330.00</td>
<td>330.00</td>
<td>660.00</td>
<td>660.00</td>
</tr>
<tr>
<td>2</td>
<td>Cafe</td>
<td>m2</td>
<td>145.00</td>
<td>145.00</td>
<td>290.00</td>
<td>290.00</td>
</tr>
<tr>
<td>3</td>
<td>Retail</td>
<td>m2</td>
<td>1,600.00</td>
<td>1,600.00</td>
<td>3,200.00</td>
<td>3,200.00</td>
</tr>
<tr>
<td>4</td>
<td>Amphitheatre support spaces (covered)</td>
<td>m2</td>
<td>272.00</td>
<td>272.00</td>
<td>272.00</td>
<td>272.00</td>
</tr>
<tr>
<td>5</td>
<td>Amphitheatre + stage (open)</td>
<td>m2</td>
<td>446.00</td>
<td>446.00</td>
<td>446.00</td>
<td>446.00</td>
</tr>
<tr>
<td>6</td>
<td>Spa and wellness center - reception</td>
<td>m2</td>
<td>369.00</td>
<td>369.00</td>
<td>369.00</td>
<td>369.00</td>
</tr>
<tr>
<td>7</td>
<td>Spa and wellness center - units</td>
<td>m2</td>
<td>246.00</td>
<td>246.00</td>
<td>246.00</td>
<td>246.00</td>
</tr>
<tr>
<td>8</td>
<td>Arts Incubator/ Office/ Training Institute</td>
<td>m2</td>
<td>677.00</td>
<td>677.00</td>
<td>1,354.00</td>
<td>2,031.00</td>
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<tr>
<td>9</td>
<td><strong>TOTAL</strong></td>
<td>m2</td>
<td>4,085.00</td>
<td>4,085.00</td>
<td>6,837.00</td>
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<tr>
<td></td>
<td><strong>Total Built Up Area: Parcel B</strong></td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>1</td>
<td>Area of existing residences</td>
<td>m2</td>
<td>446.00</td>
<td>446.00</td>
<td>892.00</td>
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<td>2</td>
<td>Area of proposed guesthouses</td>
<td>m2</td>
<td>300.00</td>
<td>300.00</td>
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<td>900.00</td>
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<td>3</td>
<td><strong>TOTAL</strong></td>
<td>m2</td>
<td>746.00</td>
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<td>1,492.00</td>
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### SITE PLAN – OPTION 2: Entire site for development

#### Area statement

<table>
<thead>
<tr>
<th>S NO</th>
<th>DETAILS</th>
<th>UNIT</th>
<th>AREA/ PLINTH</th>
<th>GROUND</th>
<th>G+1</th>
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<td></td>
<td></td>
<td></td>
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</tr>
<tr>
<td>A.</td>
<td>SITE DETAILS</td>
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<tr>
<td>1</td>
<td>Plot extent (considering entire plot for development)</td>
<td>m2</td>
<td>29,463.00</td>
<td></td>
<td></td>
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<tr>
<td>B.</td>
<td>TOTAL BUILT UP AREA</td>
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<td></td>
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<td></td>
<td></td>
</tr>
<tr>
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<td>Visitor center</td>
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<td>330.00</td>
<td>330.00</td>
<td>660.00</td>
<td>660.00</td>
</tr>
<tr>
<td>2</td>
<td>Cafe</td>
<td>m2</td>
<td>145.00</td>
<td>145.00</td>
<td>290.00</td>
<td>290.00</td>
</tr>
<tr>
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<td>Retail</td>
<td>m2</td>
<td>1,600.00</td>
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<td>3,200.00</td>
<td>3,200.00</td>
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<tr>
<td>4</td>
<td>Amphitheatre support spaces (covered)</td>
<td>m2</td>
<td>272.00</td>
<td>272.00</td>
<td>272.00</td>
<td>272.00</td>
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</tr>
<tr>
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<td>m2</td>
<td>369.00</td>
<td>369.00</td>
<td>369.00</td>
<td>369.00</td>
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<tr>
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<td>246.00</td>
</tr>
<tr>
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<td>m2</td>
<td>677.00</td>
<td>677.00</td>
<td>1,354.00</td>
<td>2,031.00</td>
</tr>
<tr>
<td>9</td>
<td>Resort reception</td>
<td>m2</td>
<td>255.00</td>
<td>255.00</td>
<td>510.00</td>
<td>510.00</td>
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<tr>
<td>10</td>
<td>Resort cottages</td>
<td>m2</td>
<td>720.00</td>
<td>720.00</td>
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<td>11</td>
<td>TOTAL</td>
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<td>4,340.00</td>
<td>4,340.00</td>
<td>8,787.00</td>
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<td>12</td>
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<td>0.15</td>
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## PRELIMINARY DEVELOPMENT PROFORMA

<table>
<thead>
<tr>
<th>Description</th>
<th>Value</th>
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<tbody>
<tr>
<td>Land Area</td>
<td>29,463 Sq.mts.</td>
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<tr>
<td>Usable Area</td>
<td>29,456 Sq.mts.</td>
</tr>
<tr>
<td>Promesse land (acres)</td>
<td>7.28 acres</td>
</tr>
<tr>
<td>Promesse land (lakh square feet)</td>
<td>3.17 lakh square feet</td>
</tr>
<tr>
<td>Assume built-up space</td>
<td>30%</td>
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<tr>
<td>Assume average FSI</td>
<td>1.5</td>
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<tr>
<td>Total built up area</td>
<td>93,750 SF</td>
</tr>
<tr>
<td>Assume average land value per acre (March 2012)</td>
<td>2 INR crores</td>
</tr>
<tr>
<td>Value of Promesse Land</td>
<td>14.6 INR crores</td>
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<tr>
<td>Value of Promesse land per square foot</td>
<td>2478 INR</td>
</tr>
<tr>
<td>Construction cost per square foot including infrastructure</td>
<td>2000 INR</td>
</tr>
<tr>
<td>Land cost per square foot of built-up area</td>
<td>459</td>
</tr>
<tr>
<td>Total development cost per square foot</td>
<td>2459 INR</td>
</tr>
<tr>
<td>Total development capital employed</td>
<td>164 INR crores</td>
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<tr>
<td>Assume ROCE % (Return on Capital Employed)</td>
<td>10%</td>
</tr>
<tr>
<td>ROCE (INR)</td>
<td>16.4 INR crores</td>
</tr>
<tr>
<td>Assume Auroville share of ROCE (Land, brand)</td>
<td>7.31%</td>
</tr>
<tr>
<td>Auroville annual gross return</td>
<td>1.2 INR crores</td>
</tr>
</tbody>
</table>
Service Farm Redevelopment Proposal

Site Context - Lands owned by Auroville outside the City & Greenbelt Area

LAND DEVELOPMENT STRATEGIC PLAN
for lands owned by Auroville outside the City and Greenbelt Area
Service Farm Redevelopment Proposal

Site Context - Relationship of Service Farm with Promesse

LAND DEVELOPMENT STRATEGIC PLAN
for lands owned by Auroville outside the City and Greenbelt Area
Service Farm Redevelopment Proposal

Site Context - Site Location

Towards Dindivanam

Towards Pondicherry

Service Farm Site
Service Farm Redevelopment Proposal

Site Context: Site Details

LAND DEVELOPMENT STRATEGIC PLAN
for lands owned by Auroville outside the City and Greenbelt Area
Service Farm Redevelopment Proposal

Site Context - Site Study

LAND DEVELOPMENT STRATEGIC PLAN
for lands owned by Auroville outside the City and Greenbelt Area
Service Farm Redevelopment Proposal

Site Context - Site Study: Existing structures
Service Farm Redevelopment Proposal

Site Context - Site Study: Existing structures
Service Farm Redevelopment Proposal

Site Context - Site Study: Vegetation

LAND DEVELOPMENT STRATEGIC PLAN
for lands owned by Auroville outside the City and Greenbelt Area
Service Farm Redevelopment Proposal

Site Context: Site Study: Existing Conditions
Service Farm Redevelopment Proposal

LEGEND
1. Entrance point
2. Bus stand/ Waiting Area
3. Public Parking
4. Emergency Unit
5. Health Centre
6. Pharmacy/ Clinic
7. Urban Agricultural land
8. Residential Cottages
9. Apartment blocks
10. Dormitories
11. Workshops/ Multipurpose halls
12. Recreation zone
13. Japanese tea garden
14. Cashew Plantation
15. Waste water treatment
16. Cyber café/ Utility shops
17. Canteen
18. Exit point
19. Entry access
20. Exit access

Site Proposal- Masterplan
LAND DEVELOPMENT STRATEGIC PLAN
for lands owned by Auroville outside the City and Greenbelt Area

Service Farm Redevelopment Proposal

- Community Kitchen
- Common Bathroom
- Residential Cottages
- Entrance pavillion
- Japanese tea Gardens
- Workshops
- Multi purpose hall
- Apartment blocks
- Staff Quarters
- Tennis/ Basketball Court
- Swimming Pool
- Waste Water Treatment
- Cashew Plantation
- Private Parking
- Recreation zone
- Reception/Admin
- Dormitories

URBAN networks
Urban Development Consultants
Service Farm Redevelopment Proposal

Site Proposal- Circulation

Vehicular Access Path

Entry

Exit

Pedestrian zone
Service Farm Redevelopment Proposal

Land Development Strategic Plan for lands owned by Auroville outside the City and Greenbelt Area
# Service Farm Redevelopment Proposal

<table>
<thead>
<tr>
<th>PROGRAMME SPACES</th>
<th>AREA</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Residential</strong></td>
<td>9500 Sqm</td>
</tr>
<tr>
<td>- Administration</td>
<td>250</td>
</tr>
<tr>
<td>- Senior citizen residences</td>
<td>5000</td>
</tr>
<tr>
<td>- Dormitory</td>
<td></td>
</tr>
<tr>
<td>- Apartment type</td>
<td></td>
</tr>
<tr>
<td>- Cottages</td>
<td></td>
</tr>
<tr>
<td>- Meeting spaces</td>
<td>500</td>
</tr>
<tr>
<td>- Guest Houses</td>
<td>2500</td>
</tr>
<tr>
<td>- Staff Quarters</td>
<td>250</td>
</tr>
<tr>
<td>- Services</td>
<td>200</td>
</tr>
<tr>
<td>- circulation</td>
<td>800</td>
</tr>
<tr>
<td><strong>Health care</strong></td>
<td>8000 Sqm</td>
</tr>
<tr>
<td>- Administration</td>
<td>300</td>
</tr>
<tr>
<td>- Waiting / reception</td>
<td>100</td>
</tr>
<tr>
<td>- Clinic area</td>
<td>3000</td>
</tr>
<tr>
<td>- Emergency unit</td>
<td>1000</td>
</tr>
<tr>
<td>- Pharmacy</td>
<td>500</td>
</tr>
<tr>
<td>- Services</td>
<td>500</td>
</tr>
<tr>
<td>- Circulation</td>
<td>1000</td>
</tr>
<tr>
<td><strong>Transit</strong></td>
<td>500 Sqm</td>
</tr>
<tr>
<td>- Parking</td>
<td></td>
</tr>
<tr>
<td>- Drop off – pick up points (private)</td>
<td></td>
</tr>
<tr>
<td>- Public transport</td>
<td></td>
</tr>
<tr>
<td>- Waiting spaces</td>
<td></td>
</tr>
<tr>
<td><strong>Outdoor recreation</strong></td>
<td>500 Sqm</td>
</tr>
<tr>
<td>- Tennis / badminton courts</td>
<td></td>
</tr>
<tr>
<td>- Swimming pool</td>
<td></td>
</tr>
<tr>
<td><strong>Amphitheatre / Cultural space</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Common income generators</strong></td>
<td>700 Sqm</td>
</tr>
<tr>
<td>- Library</td>
<td></td>
</tr>
<tr>
<td>- Cyber spaces</td>
<td></td>
</tr>
<tr>
<td>- Canteen</td>
<td></td>
</tr>
<tr>
<td>- Workshop spaces</td>
<td></td>
</tr>
<tr>
<td>- Multipurpose hall</td>
<td></td>
</tr>
<tr>
<td>- ATM</td>
<td></td>
</tr>
<tr>
<td>- TV / game room</td>
<td></td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td>19200 Sqm</td>
</tr>
</tbody>
</table>

**Private zone**
- Constitutes accommodation for the elderly, residency for health care staff, staff from administration. An income generating component of guest houses introduced to encourage visits of friends & family.

**Public zone**
- Health care catering to the elderly & villagers.
- A transit zone facilitating public transport activities.
- Recreation areas that can be used by residents and outsiders for sports and cultural entertainment.
- These programmes can be used as revenue generators for maintenance of the community.

**Site Proposal- Area Statement**
Service Farm Redevelopment Proposal

SITE AREA-
68,128 sq.m

ACCESS-
NH 66 (Pondicherry-Dindivanam Highway)

DISTANCES-
Auroville- 6.5 kms
Pondicherry- 9.5 kms
Chennai (Airport)- 144 kms (2 hr 20 min)

FSI- 1.25
Service Farm Redevelopment Proposal

**SALIENT FEATURES OF PROPOSAL**

1. 30% of site covered by building footprint (25% programmatic & 5% non programmatic)
   - Acknowledging the varied vegetation growth on site, areas for growth of cash crops to be kept intact
   - Land suitable for vegetation to be explored for urban agriculture & testing/experimentation of best practices

2. Health care clubbed with the transit spaces to cater to emergency situations & easy accessibility from the National Highway

3. Revenue generating activities incorporated

4. Mixed use Development Model

5. Semi residential/recreation towards Promesse so that these common spaces can benefit a larger group of users

6. Site & activities of Promesse can be linked with the social spaces & activities of Service Farm

7. Majorly pedestrian and environmental friendly in nature.

Site Proposal Details

LAND DEVELOPMENT STRATEGIC PLAN
for lands owned by Auroville outside the City and Greenbelt Area
5. Implementation Strategies
5.0 Implementation Programme

The Outlying Land Development Strategic Plan presents a phased strategy to be implemented in next 5-20 years as a potential revenue generation base for Auroville and a low-impact economically viable development model for the larger region. Implementation of the development opportunities and strategies presented in this Strategic Plan will require the coordinated efforts by the Governing Board, FAMC, land related committees (L'Avenir, LRD Task Force, LRM, LCC), property stewards, and residents. These efforts will be coupled with the employment of various organizational, legal, management and governance techniques that will ultimately result in a balanced approach to revenue enhancement and resource stewardship in Auroville.

This section of the Strategic Plan sets forth the organizational framework, administrative processes and financing mechanisms alternatives available to realize the following anticipated goals:

- **Retain AVF’s core real estate assets by exploring opportunities to create long-term revenue generation options as opposed to outright sales;**
- **Reposition Auroville’s real estate assets, specifically the lands owned by AVF outside the Master Plan area, to create a consistent and sustained stream of revenue for building the city through 1) proactive management of AVF owned lands; 2) investments in areas of high development and performance potential, and 3) strategic sale/exchange of selected assets;**
- **Support social and economic development of land where such development is compatible with the environment and other interests;**
- **Establish priorities for management actions accompanied with priorities that assist in measuring progress in key achieving key outcomes; and**
- **Develop a balanced approach for the development and conservation of Auroville owned lands that serves as a model for future real estate development in the region. The focus of the lands is centred on the following three themes- Unending Education; Bridging Past and Future; and Material & Spiritual Researches.**

**EXPECTED OUTCOMES**

The Outlying Lands Strategic Plan provides the policy direction and management principles to guide both the short- and long-term management of AVF’s real estate assets outside the designated Auroville Master Plan area. Expected key outcomes once the Plan has been implemented include:

- **Consistent and sustained stream of revenue from better management of “outlying” lands and reposition the role of the lands in the development of the township and its immediate bio-region;**
- **A more aggressively managed portfolio, with a strong focus on sustainable development projects with private sector investment to generate new revenues.**
- **The AVF real estate portfolio is rebalanced through the timely disposal of some land assets**
and investment/reinvestment in assets with greater return potential. It is expected that this rebalancing could be accomplished through:

1. **Market Sale Sites:** Sale on the open market of 5%-10% of the outlying lands (approx. 50-100 acres);
2. **Exchange** of 10%-20% (approx. 100-200 acres) of the outlying lands in exchange for acquiring lands within the City and the greenbelt; and
3. **Strategic Development Sites:** Development/Reclassification of 40%-50% (approx. 300-550 acres) of the outlying lands including leasing and/or joint development options to better reflect its current and potential uses. The majority of the reclassifications are anticipated to be from low-impact, low-density and low revenue generating uses to low-impact, higher density/ intensity and economically viable real estate models.

The implementation strategies detailed in this section are intended to guide the work related to land assets management for the next 10-20 years. These strategies will be periodically re-evaluated, recognizing that the ability to implement them will be contingent on adequate staffing, the overall land development priorities, community support and the political fortitude of the leadership to implement the recommendations contained in this Strategic Plan.

While the land development process is long-term in nature, there is a need to initiate catalytic projects that will set the stage, create the management framework and provide the seed funding for future processes to follow. Therefore, the first two years of the Implementation Programme focuses on building the internal capacity, specifically from a human resources perspective needed to initiate, manage, and monitor the various projects.

It is important to note that the following phasing strategy is flexible in nature. As a matter of practice, FAMC in collaboration with the various land related groups will continue to prepare and monitor annual budgets as well as establishing one, three and five-year work programs for budgetary and administrative purposes.
5.1 Roles and Responsibilities of relevant organizations

Successful implementation hinges upon close cooperation and coordination between various AV groups and residents requiring strong and determined leadership. While leadership is a highly intangible quality, it is the single most important factor for successful implementation of any planning effort. This leadership must come from the Governing Board and FAMC working closely with the Residents Assembly. Perseverance will be required when deliberating future policy decisions related to the implementation of the Strategic Plan.

Currently, there are several appointed groups, task forces, and committees assigned to the land related matters to the extent that the multiplicity of these agencies has resulted in blockages and stagnancy when it comes to decision-making. Some of the key groups in

**Funds and Assets Management Committee (FAMC)** is constituted by the Residents’ Assembly. It consists of representatives of Working Groups. The Secretary and the Finance Officer of the Auroville Foundation are permanent invitees to the meetings of the FAMC.

The FAMC deals with all matters relating to the utilisation of funds and the management of assets; taxes and audits; and the sale, acquisition and utilisation of immovable assets. It evolves policies, to be approved by the Residents’ Assembly, in the areas within its mandate. It also proposes to the Governing Board the creation of new Trusts or dissolution of existing Trusts and Units, approves the nomination and dismissal of new Trustees, and approves the nomination and dismissal of executives of units.

**Land Resource Management (LRM)** is responsible for land purchase and the management of those lands that do not have a particular steward. It is responsible to the FAMC.

**Land Consolidation Committee (LCC):** The purpose of the LCC is to purchase land for Auroville to consolidate the City and green belt area.

**Land Matters Task Force (LMTF):** The LMTF is intended to act a ‘Land board’ bringing together all of the main disparate groups connected with land exchange and purchase within Auroville. The aim is to improve transparency, accountability, coordination and communications between these groups.

**Land Resource Development Task Force (LRD):** The FAMC set up a Land Resource Development Task Force (LRD Task Force) in February 2009 with a mandate to look into the development of some of the category (d) lands mentioned above. The work of the Task Force includes the following:

- Preparation of land utilization proposals and business plan outlines;
- Preparation of business model proposals (joint ventures, franchisees, etc.);
- Proposals for the legal structure of business ventures such that Auroville becomes the economic beneficiary thereof;
• Negotiations with prospective business partners and finalization of main terms of agreement.

L'Avenir d'Auroville is the planning group established to ensure that the development of the Auroville township is in accordance with directives or guidance given by the Mother.

**ORGANIZATIONAL STRUCTURE: KEY ISSUES**

Compounding this issue of multiple players involved in dealing with land exchange, purchase, acquisition, development, and management are systemic issues that will need to be resolved prior to approaching potential partners, investors, and collaborators. Some of these key issues include:

1. Unclear Policy Framework related to the process of acquisition and sale/exchange of lands;
2. Multiplicity of Committees/Groups resulting in lack of transparency and coordinated decisions;
3. Unpredictable and adhoc decision-making process;
4. Lack of technical support staff to enable informed decisions for the various committees;
5. Disconnect with overall planning priorities of the city and Auroville's relationship with the larger region; and
6. Lack of direction from the leadership on the overall land matters.
KEY RECOMMENDATIONS

Create ONE centralized consolidated land management team for the outlying lands with the following functions:

- Finance and Portfolio Management
- Legal, Conflict Resolution and Negotiation
- Acquisitions and Sales
- Policy and Appraisal
- Acquisitions and Sales
- Policy and Appraisal
- Leasing and Site Management
- Development and Portfolio Planning
- Coordination with L’Avenir – city and regional planning initiatives
- Community Engagement including Negotiation and Mediation with impacted parties

Appoint a Project Coordinator/ Manager for overall coordination of real estate development of the outlying lands

- Identify key criteria for partnerships with private investors, institutions, and developers;
- Determine updated valuation for all lands;
- Ensure titles and FMBs are updated and entered into the GIS database;
- Identify decision making process with FAMC;
- Appoint appropriate consultants/ advisers;
- Undertake appraisals on a regular basis of the development;
- Conduct a cost and liabilities assessment for each of the outlying lands
- Understand the markets that the development is reliant upon
- Explore alternative uses and potential partners for development
REAL ESTATE DEVELOPMENT SERVICES (REDS)

EXTERNAL CONSULTANTS

Finance and Portfolio Management
- Portfolio Managers + Finance Consultants

Acquisition and Sales
- Managing and Selling Agents

Legal + Negotiation and Mediation
- Legal Advisers/Transaction Advisory Consultants/Conflict Resolution Mediators and Facilitators

Policy, Planning and Appraisal
- Valuers
- Urban Planners
- Architects

Leasing and Site Management
- Property Managers
5.2 LEGAL FUNCTIONS

- Continue lobbying at appropriate governmental levels to get approval for selling AVF owned lands, specifically for lands outside the master plan area;
- Retain the services of a legal adviser to explore alternatives related to the use of AVF owned land for revenue generation and/or Auroville serving as an investor or development partner;
- Explore alternatives to address the issue of encroached lands including pursuing legal advice on such matters;
- Consider recruiting a full-time legal counsel to structure, negotiate and draft contracts and agreements that will be crucial, especially when:
  - partnering to lease for development with the private sector;
  - review real estate documents for legal sufficiency and compliance with statutes and local/ state/ central laws;
  - advise on processes that must be followed for AVF to enter into any contractual agreements.

5.3 MANAGEMENT AND ADMINISTRATIVE STRATEGIES

- Establish the basis for determining leases and other development models on a case-by-case basis such as Build-Operate-Transfer (BOT); Build-Own-Operate-Transfer (BOOT); Design-Build-Operate (DBO); Build-Transfer-Lease (BTL);
- Develop a transparent bidding/tendering processes (with assistance from a transaction advisory consultant) for leasing of strategic development sites;
- Encourage lessees, partners, and other parties to make improvements to AVF owned outlying lands, consistent with Auroville design standards and lease rules;
- Invest capital in site improvements only where it is anticipated that the existing facility will yield a long-term community benefit and/or the expected rate of return will meet or exceed targets within a reasonable period of time; and
- Create an operating budget for the planning, management and administrative functions related to the outlying lands. This could be also generated through the lease of one of the strategic development sites as a percentage of the lease amount.
5.3 PLANNING FUNCTIONS

- Work with L'Avenir to jointly recruit a full-time planner that serves as a liaison between the various stewards, committees, residents and the LMTF for issues related to the development of outlying lands;
- Should there be a willing development planner, a qualified planning staff would help safeguard Auroville's interests during negotiations and ensure that social, economic and environmental impacts are maintained throughout the project cycle;
- Coordinate detailed site surveys for all the strategic development sites and integrate details with the GIS database;
- Conduct cost benefit analysis exercises to gauge the long term consequences of actions prior to exchange or leasing of any land;
- Develop real estate development proforma to measure the economic impacts of proposed developments and benefits for Auroville on a case-by-case basis;
- Ensure development principles are in place to monitor the performance of future projects, especially as it relates to the environmental impact of large-scale projects;
- Apply the Land Evaluation Tool to identify sites for different forms of development and assure that proposed investment in existing land assets will yield significant investment and adhere to the four themes set by the LRD mandate;
- Work with appropriate local authorities and potential investors to streamline the land reclassification process with the State Government based on the proposed development programme; and
- Collaborate with the local Panchayats to prepare Village Development Plans utilizing the potential of AVF owned outlying lands as leverage to generate local employment opportunities and overall economic development.

5.4 CONSENSUS DECISION MAKING

Consensus based decision making process will be pivotal in gathering community support for the proposed development strategy. Consensus based decision making:

- allows for high quality decisions based on full access to collective wisdom.
- builds connections by replacing competition with cooperation.
- facilitates a more effective implementation because full empowerment during the process results in common ownership of the result.
Information & Participation

White Paper on outlying lands: Status quo and options
Field trips

Public information board and question box
Opinion and perception survey

Call for proposals on a specific plot
Stakeholder Mapping

Plot-specific information GM
Pro ActionCafé / Charette

Information GM
Proposal
5.4 FINANCING STRATEGIES

Investment from external sources such as Friends of Auroville, educational institutions, and other private investors will ultimately carry the burden of funding the proposed development program; therefore a positive development environment must be established to capture private investment in an increasingly competitive market.

Collaboration with key national educational and healthcare industry investors, responsible corporates, AVI international representatives will be critical in forming strategic alliances with the private sector to promote economic development in the area.

In addition, the following strategies need to be in place for planning an economically successful development model.

• Retain the services of a national real estate transaction advisory and development consultant to determine accurately the market trends. The market will largely determine the revenue levels that any project can attain.
• Since the emphasis of development will be on sustainable and responsible investment, the greatest challenge will be to identify the right development mix and appropriate partners
• Estimation of the total costs in the local context will be need to determined depending on the various land uses and development models with Auroville’s contribution from land, brand, and design perspective integrated into the model. If return is not sufficient, investors may ask for assistance from Auroville.
CONCEPT

GENERATION OF QUANTUM REVENUE TO MEET SHORT TERM GOALS AND CREATION OF ANNUITY REVENUE STREAMS IN LINE WITH LONG TERM BUSINESS OBJECTIVES

1. Lease Model
   For Built up properties

   - Prioritize Leasing Opportunities
   - Budget and resourcing
   - Refurbish & Fit-out where needed

An important aspect in this option shall be to prioritise the leasing plan for the portfolio & achievable lease price determination based on prevailing real estate trends in the subject catchment

MERITS

- Real estate asset reverts to Client’s ownership after the designated lease period
- Client shall stand to earn from price mark-ups in future earnings.
- Long term control over the property

LIMITATIONS

- Higher involvement of Client in such revenue generation option, however this can be mitigated through the appointment of lease administrators for the asset portfolio
- Regular tenure of payments instead of upfront quantum value

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GENERATION OF QUANTUM REVENUE TO MEET SHORT TERM GOALS AND CREATION OF ANNUITY REVENUE STREAMS IN LINE WITH LONG TERM BUSINESS OBJECTIVES

2 Partnered Development
For land parcels

- Project development by private participation
- Revenue Sharing
- Area Sharing
- BOOT, BOT, BLT, BOO, DBFO

The most important aspect in this option shall be identification of suitable partner and safe guarding Client’s interests in the JV agreement terms

MERITS

- There is considerable scope for creation of lumpsum revenue, revenue sharing streams, area sharing opportunities.
- Client would have minimal cost implication
- Lower risk profile as compared to self-development
- Client will retain ownership of the subject property/revenue and would be able to gain from property appreciation

LIMITATIONS

- Development partner identification would be the most important consideration.
PHASING STRATEGIES

It should be understood that not all the lands identified for revenue generation through leasing or joint development will happen simultaneously. On the contrary, it is most likely that the release of land will happen based on the market conditions and timing of the project in a phased manner. The following phasing periods should be taken into consideration while determining the development capabilities of the development projects. It is important to understand that these time frames may change based on changes in the local economic conditions and willingness from the stewards or interest from development partners.

Long-Term Potential: Projects that will likely take more than 10 years to materialize due to constraints related to: existing uses, willingness of stewards to join the development programme, complexity and scale of the projects. Some of these lands include sites within the Zone 3 such as AuroOrchard, Aurobrindavan, Hermitage, Aranya and infill development in the Auromodele area.

Near-Term Potential: Projects that have the potential of materializing in the next 5 years, if there is a political will to support it. These projects are already in advanced stages in terms of buy-in from the current stewards and residents; scale of the projects is manageable; and are located in relatively developed/semi-urban areas. Some of these properties include: Promesse+ Service Farm, Arc-en-Ciel, Srima, Douceur, Felicity, Samarpana, beachfront properties.

Current Income Production: Properties that have the potential to augment their current income generation potential through improvements to the site. Some of these sites include Arc-en-Ciel, Douceur, Aurelec for commercial uses, and Ravena, Success, Forecomers to explore more income generating agro-forestry and timber related income generating uses.

Minimal/ No Income Production: These properties may include sites that will be solely used for Auroville’s purposes such as agricultural uses, woodlands, conservation areas, and established residential areas such as Auromodele, New Creation, and New Creation Field.
<table>
<thead>
<tr>
<th>TASKS</th>
<th>TIMELINE</th>
<th>RESPONSIBILITY</th>
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<tbody>
<tr>
<td><strong>ADMINISTRATIVE AND ORGANIZATIONAL FUNCTIONS</strong></td>
<td></td>
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</tr>
<tr>
<td>1. Present Strategic Plan to relevant land related groups, impacted residents, Residents Assembly to solicit their feedback</td>
<td>Immediate (0-6 months): September 2013</td>
<td>LRD/ L'Avenir-TDC</td>
</tr>
<tr>
<td>2. Solicit endorsement and feedback from the Governing Board to pursue strategic land development of prioritized properties</td>
<td>Immediate (0-6 months)</td>
<td>FAMC/LRD/ L'Avenir-TDC</td>
</tr>
<tr>
<td>3. Create a consolidated Real Estate Development Services Team as part of L'Avenir-TDC's Regional Planning portfolio and renamed “Auroville Real Estate Development Service (Outlying Lands)”</td>
<td>Immediate (0-6 months)</td>
<td>FAMC/LRD/ L'Avenir-TDC</td>
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<td>4. Adopt Land Development Policies related to sale, exchange, leasing, and AVF driven development for the outlying lands</td>
<td>Immediate (0-6 months)</td>
<td>FAMC/ L'Avenir-TDC/ RA</td>
</tr>
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<td>5. Hire a professional Real Estate Advisory services consultant</td>
<td>Immediate (0-6 months)</td>
<td>FAMC</td>
</tr>
<tr>
<td>6. Create ONE centralized consolidated land related team- Auroville Land Development Services- merging LRM+LCC+LMTF with clear deliverables and two main departments: Land Consolidation and Land Management</td>
<td>Immediate (0-6 months)</td>
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<td><strong>LEGAL FUNCTIONS</strong></td>
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<tr>
<td>7. Continue lobbying at appropriate governmental levels to get approval for selling AVF owned outlying lands as a revenue source.</td>
<td>Short-Term (1-3 Years)</td>
<td>FAMC/ GB</td>
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<td>Retain the services of a legal adviser to explore alternatives related to the use of AVF owned land for revenue generation and/or Auroville serving as an investor or development partner.</td>
<td>Immediate (0-6 months)</td>
<td>FAMC</td>
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<td>Consider recruiting a full-time legal counsel to structure, negotiate and draft contracts and agreements</td>
<td>Short-Term (1-3 Years)</td>
<td>FAMC</td>
</tr>
<tr>
<td>Explore alternatives to address the issue of encroached lands including pursuing legal advice on such matters.</td>
<td>Short-Term (1-3 Years)</td>
<td>FAMC/ Proposed Auroville Land Development Services</td>
</tr>
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<td>Identify key criteria for partnerships with private investors, institutions, and developers</td>
<td>Immediate (0-6 months)</td>
<td>L'Avenir-TDC</td>
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<td>Establish the basis for determining leases and other development/financial models</td>
<td>Short-Term (1-3 Years)</td>
<td>Proposed “Auroville Real Estate Development Service (Outlying Lands)”</td>
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<td>Develop a transparent bidding/tendering processes (with assistance from a transaction advisory consultant) for leasing of strategic development sites.</td>
<td>Short-Term (1-3 Years)</td>
<td>FAMC/ WC</td>
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<td>Create an operating budget for the planning, management and administrative functions related to the outlying lands.</td>
<td>Short-Term (1-3 Years)</td>
<td>FAMC</td>
</tr>
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<td>Recruit a full-time planner that assists in planning of prioritized outlying lands</td>
<td>Immediate (0-6 months)</td>
<td>L'Avenir-TDC</td>
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<td>Coordinate detailed site surveys for all the strategic development sites and integrate details with the GIS database.</td>
<td>Ongoing</td>
<td>L'Avenir-TDC</td>
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<td>18 Retain a professional valuation expert to establish true values of the “outlying lands”</td>
<td>Short-Term (1-3 Years)</td>
<td>L'Avenir-TDC/ Proposed “Auroville Real Estate Development Service (Outlying Lands)”</td>
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<td>19 Create and maintain an updated list of the isolated and encroached properties (incl. GIS)</td>
<td>Ongoing</td>
<td>L'Avenir-TDC</td>
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<td>20 Identify prioritized properties for sale or exchange of strategic properties</td>
<td>Immediate (0-6 months)</td>
<td>L'Avenir-TDC/ Proposed “Auroville Real Estate Development Service (Outlying Lands)”</td>
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<td>21 Identify catalysts projects for development through leasing or self-development</td>
<td>Immediate (0-6 months)</td>
<td>L'Avenir-TDC/ Proposed “Auroville Real Estate Development Service (Outlying Lands)”</td>
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<td>22 Ensure development principles are in place to monitor the performance of future projects, especially as it relates to the environmental impact of large-scale projects on the outlying lands</td>
<td>Short-Term (1-3 Years)</td>
<td>L'Avenir-TDC/ Proposed “Auroville Real Estate Development Service (Outlying Lands)”</td>
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<td>23 Work with appropriate local authorities and potential investors to streamline the land reclassification process with the State Government based on the proposed development programme.</td>
<td>Short-Term (1-3 Years)</td>
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<td>24 Collaborate with the local Panchayats to prepare Village Development Plans utilizing the potential of AVF owned outlying lands as leverage to generate local employment opportunities and overall economic development.</td>
<td>Mid-Term (3-5 Years)</td>
<td>L'Avenir-TDC</td>
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<tr>
<td>FINANCING FUNCTIONS</td>
<td>WORK PROGRAMME</td>
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<tr>
<td><strong>25</strong> Create a financial plan with targets for revenue generation, spending and investment for the outlying lands</td>
<td>Short-Term (1-3 Years)</td>
<td>FAMC/ L'Avenir-TDC/ Proposed “Auroville Real Estate Development Service (Outlying Lands)”</td>
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<td><strong>26</strong> Continue with exploring financial models to engage AVF as a joint development partner in future real estate transactions</td>
<td>Ongoing</td>
<td>L'Avenir-TDC/ Proposed “Auroville Real Estate Development Service (Outlying Lands)”</td>
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