

Housing Project proposal

23 October 2025



New Birth

RZ, Auroville, India

AUROVILLE TOWN DEVELOPMENT COUNCIL

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Auroville - The city of Dawn



The purpose of Auroville is to realise human unity – in diversity. Today Auroville is recognised as the first and only internationally endorsed ongoing experiment in human unity and transformation of consciousness.



On 28th February 1968, some 5,000 people assembled near the banyan tree at the centre of the future township for an inauguration ceremony attended by representatives of 124 nations, including all the States of India.



Auroville is located in south India, mostly in the State of Tamil Nadu (some parts are in the State of Puducherry), a few kilometres inland from the Coromandel Coast, approx 150 kms south of Chennai (previously Madras) and 10 kms north of the town of Puducherry.

At last a place where one will be able to think only of the future

Auroville is a universal township in the making for a population of up to 50,000 people from around the world. The concept of Auroville - an ideal township devoted to an experiment in human unity - came to the Mother as early as the 1930s. In the mid-1960s the concept was developed and put before the Govt. of India, who gave their backing and took it to the General Assembly of UNESCO.

Our Ideal is a new birth of Humanity into the spirit:

Our life must be a spiritually inspired effort to create a body of action for that great new birth and creation.

- Sri Aurobindo CWSA 13 509



New Birth

Proposed housing in Auroville



Problem statement



Problem statement

- Auroville is envisaged as a township for a population of 50,000 as per the Galaxy Master Plan
- Currently, the city has a population of approximately 2800.
- There is a dire and immediate need for housing solutions to the existing and the near future population meant to reside in Auroville.
- The unplanned sprawling of communities poses serious challenges to the implementation of the Galaxy Master Plan.
- The existing population resides in a mix of planned and unplanned community settlements.
- Many of the existing settlements are assorted and disconnected from each other lacking in cohesion and interconnectedness - both in a physical and psychological sense.
- This leads to a loss of community feeling and oneness.
- Instead, the lack of structured planning and implementation leads to an unwanted, growing sense of ownership and exclusivity which are against the ideals of Auroville.

Solutions



Solutions

The Master Plan has a designated area for residential development called the **residential zone (RZ)**.

The RZ is further subdivided into sectors with varying densities of population.

The RZ – sector 1 with an area of 28.45 Ha is designated to have a **low density, low rise development** with a total population of **1500**.

NEW BIRTH is a residential project envisaged as one of those that herald the beginning of a planned development of RZ honouring the Galaxy Master Plan.



Representational image showing all three clusters.

Impact of New Birth



Impact of New Birth

NEW BIRTH would connect existing developments and settlements of Sector-1, and provide for cohesivity and connectivity to amalgamize Sector-1 into a neighborhood worthy of the vision the Galaxy provides us.



Representational image showing all three clusters.

Impact of New Birth

The project would make Sector-1 permeable and socially vibrant with shared public spaces and amenities



Representational image showing clusters interconnected with walkways and common interactive spaces.

Impact of New Birth

It would “De-fence” Sector-1 by daring to break the boundaries of the existing fenced “plots”, which are against the very principles of non-ownership and collective living in Auroville, and against the tenements of the Galaxy Plan.

The implementation of the project could spearhead the rolling out of successive residential projects in the zone, advancing the yellow network and modelling collective living.



Representational image showing clusters interconnected with walkways and yellow network.

Project brief



Project Brief

Title: NEW BIRTH

Goal: Opening Sector-1 of Residential Zone (RZ) and thereby advancing yellow network and modelling collective living

Objective: To provide housing solution to 383 residents in RZ

Scope: A low-density, low-rise (G+2) housing project in Sector – 1 of RZ

Deliverables: Ground + two residential structures with a total built-up area of 14591.86 Sq.M with common amenities arranged in three clusters inter-connected by shaded walk/bicycle ways

Project Brief



Representational image showing all clusters

Stages of the project



- 1** **PLANNING**
- 2** **DESIGN**
- 3** **PROCUREMENT**
- 4** **CONSTRUCTION**
- 5** **OCCUPANCY**

Budget



Phase	Detail	Super Built Up Area	Population	Density (People per hectare)	BUDGET (in crores)	COMMENTS
1	Cluster 1	3322.58	90	267.9	13.2	For 90 residents, social infrastructure such as community kitchen, laundry and parking is provided in Cluster 1.
2	Cluster 2	6584.83	178	270.3	25.56	For 178 residents, social infrastructure is shared with Cluster 1
3	Cluster 3	4684.45	115	247.6	18.36	For 115 residents, social infrastructure is shared with Cluster 1
Total		14591.86	383		57.14	

Note:

- Super built-up area includes common amenities and social infrastructure across all three clusters.
- Social Infrastructure is common to all three clusters
- New birth includes active and passive design strategies such as solar panels, shading devices , Ventilation and daylighting et cetra
- Based on the PAR 2023, the basic cost of construction per sq m rounds to Rs 23,530 and with addition to other external services adds up to approximately Rs 39000 per sq.m.

ESTIMATED TOTAL PROJECT COST is approximately 57.14 Cr for a total projected occupancy of 383.

Project Sustainability



1. STRATEGIC PLANNING & COST MANAGEMENT

- Standardization in architectural design
- Adopting simple and efficient construction methods and practices

2. DIVERSE FINANCING STRATEGIES

- Auroville internal mobilization of funds
- Global donation outreach

3. LONG-TERM REVENUE & OPERATIONAL MANAGEMENT

- Energy and water efficiency
- Preventive maintenance

Schematic Plans and Views



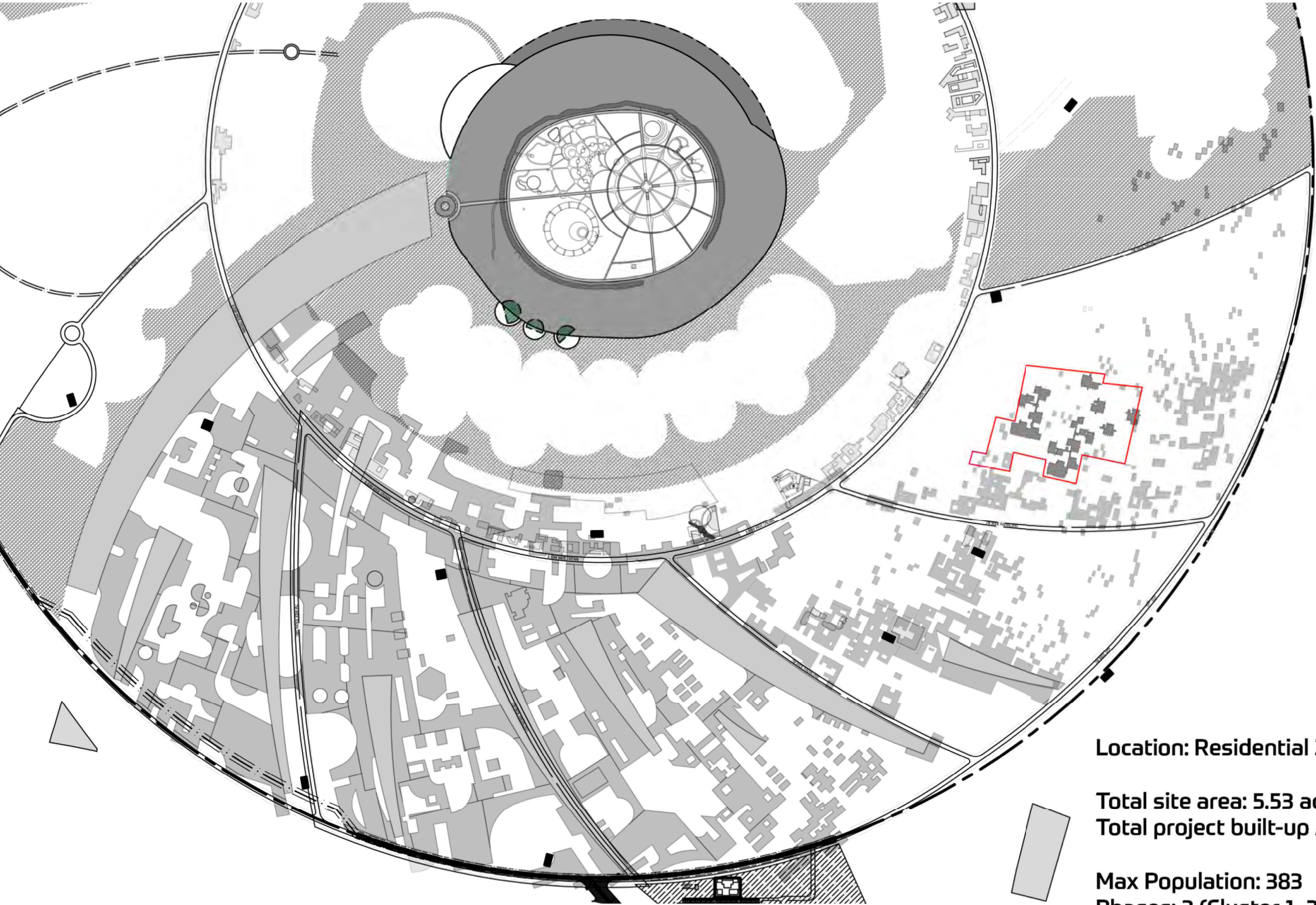
Auroville Galaxy Master Plan



The Four Zones of the Galaxy Master Plan



Residential zone master plan



Location: Residential Zone - Sector 01

Total site area: 5.53 acres / 2.3 Hectare
Total project built-up Area: 14592 sqm

Max Population: 383
Phases: 3 (Cluster 1, 2 & 3)

1:7000

Residential zone - Sector 1

Access



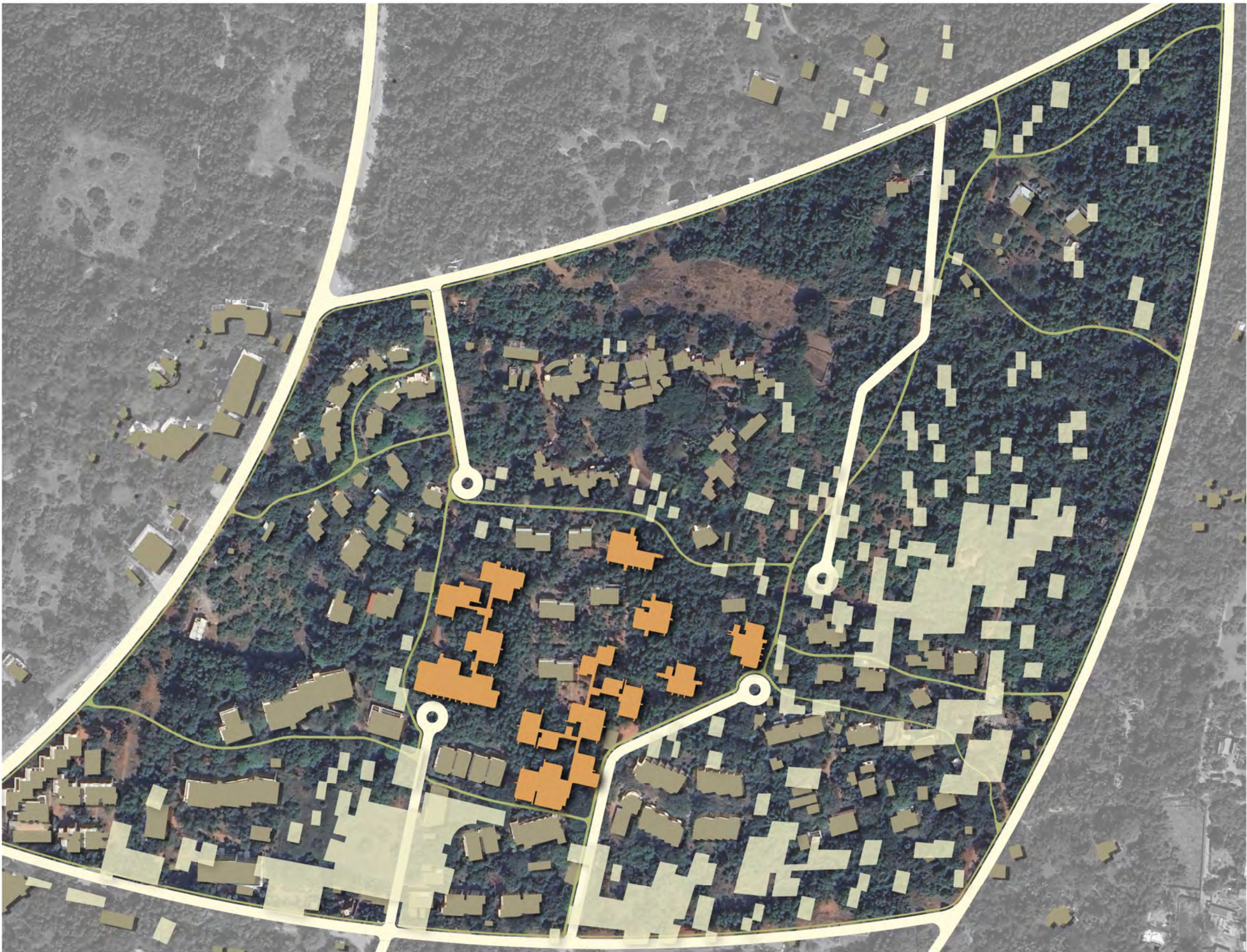
Built and open



Greenspaces



Plots



Site Plan



Each Development Unit or Plot follows the guidelines to provide a shaded walkway on one or more sides that will connect to the neighboring Development Unit or Plot.

Hence introducing a network of shaded walkways and bridges through the urban fabric. It becomes the salt of communal interaction and social interconnectedness.

The Network is primarily for the use of pedestrians, who can walk through the city in these designated mostly-shaded walkways.

CONNECTIVITY

New Birth is set in heart of Sector 1. It is connected through 4 proposed Internal access roads from Radial -9 and 10. These Internal access road are curtailed at a certain point in sectors, so as to avoid intra sector traffic.

After these points, proposed green network encourages pedestrian and cycle movement while permitting restricted access to service & emergency vehicles.

Plots covered : RZ-A-S1-06 to RZ-A-S1-11
Total number of clusters : 3

Cluster level development



Population density mapping



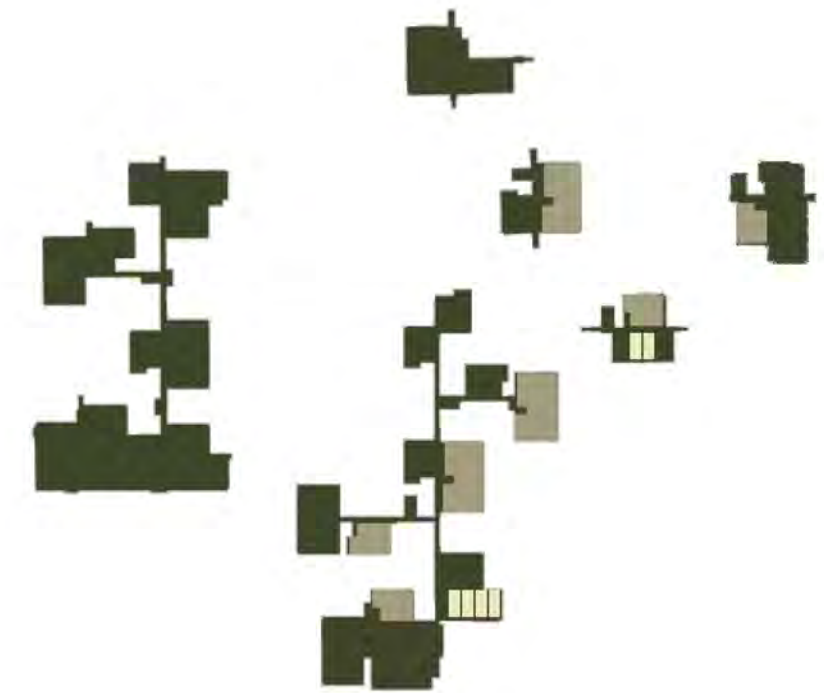
G

**Family units : 30
Studio units : 24**



G + 1

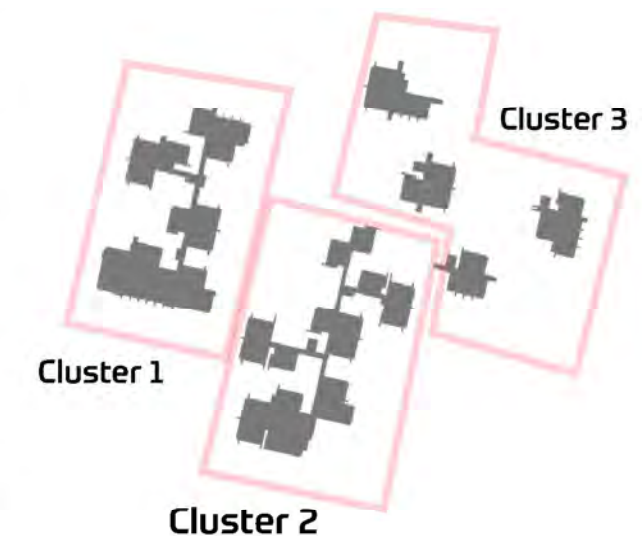
**Family units : 34
Studio units : 28**



G + 2

**Family units : 10
Studio units : 6**

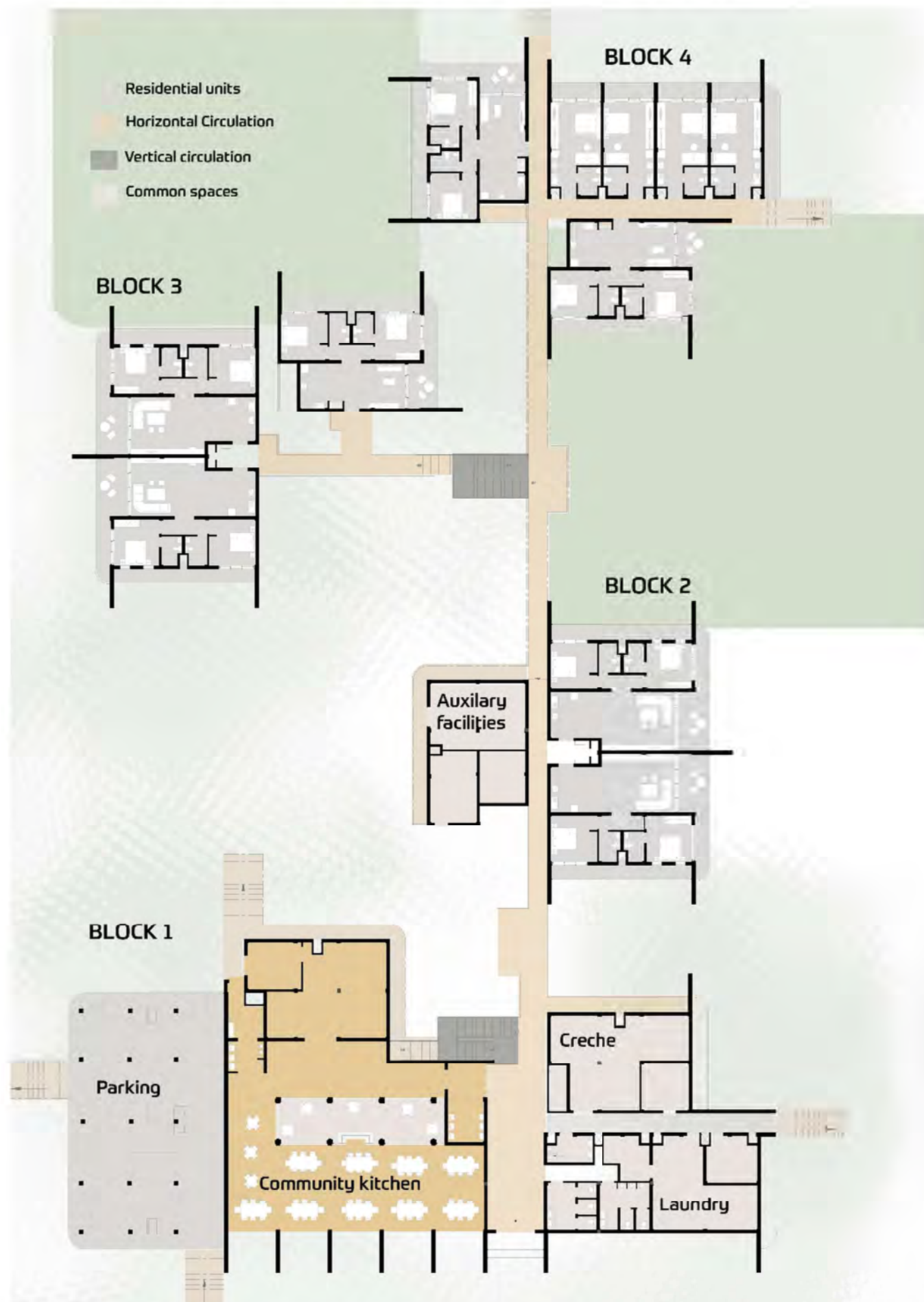
	Cluster 1				Cluster 2						Cluster 3			
	Area in sqm				Area in sqm						Area in sqm			
	Block 1	Block 2	Block 3	block 4	Block 1	Block 2	Block 3	Block 4	Block 5	Block 6	Block 1	Block 2	Block 3	Block 4
Studio units	4	0	0	8	10	12	0	0	0	0	10	0	10	10
Population	5	0	0	9	12	14	0	0	0	0	11	0	10	10
Family units	4	5	6	4	8	2	8	8	8	4	5	8	3	5
Population	16	20	24	16	32	8	32	32	32	16	20	32	12	20
Net population	90				178						115			
Built up Area (B.U.A) (in sqm)	2334.9				4627.4						3291.95			
Super B.U.A (in sqm)	3322.56				6584.71						4684.44			
Dwellings per hectare	162.5				94.2						34.2			
People per hectare	270.9				270.3						245.5			



Community Offerings



Communal facilities Cluster 1



The Social Infrastructure are kept common to all three clusters, and clubbed together in the ground floor of Block 1 of Cluster 1 with adequate service access.

Built up area

Community kitchen: 413 s.q.m

Creche: 90 s.q.m

Laundry: 132 s.q.m

Parking: 236 s.q.m

Cluster 1





Representational image showing parts of cluster 1

Block 01

GROUND FLOOR PLAN AND SECTION
1:175





Representational image showing cluster 1 and 2 and intramobility.



Representational image showing e- parking spaces and children's play area.

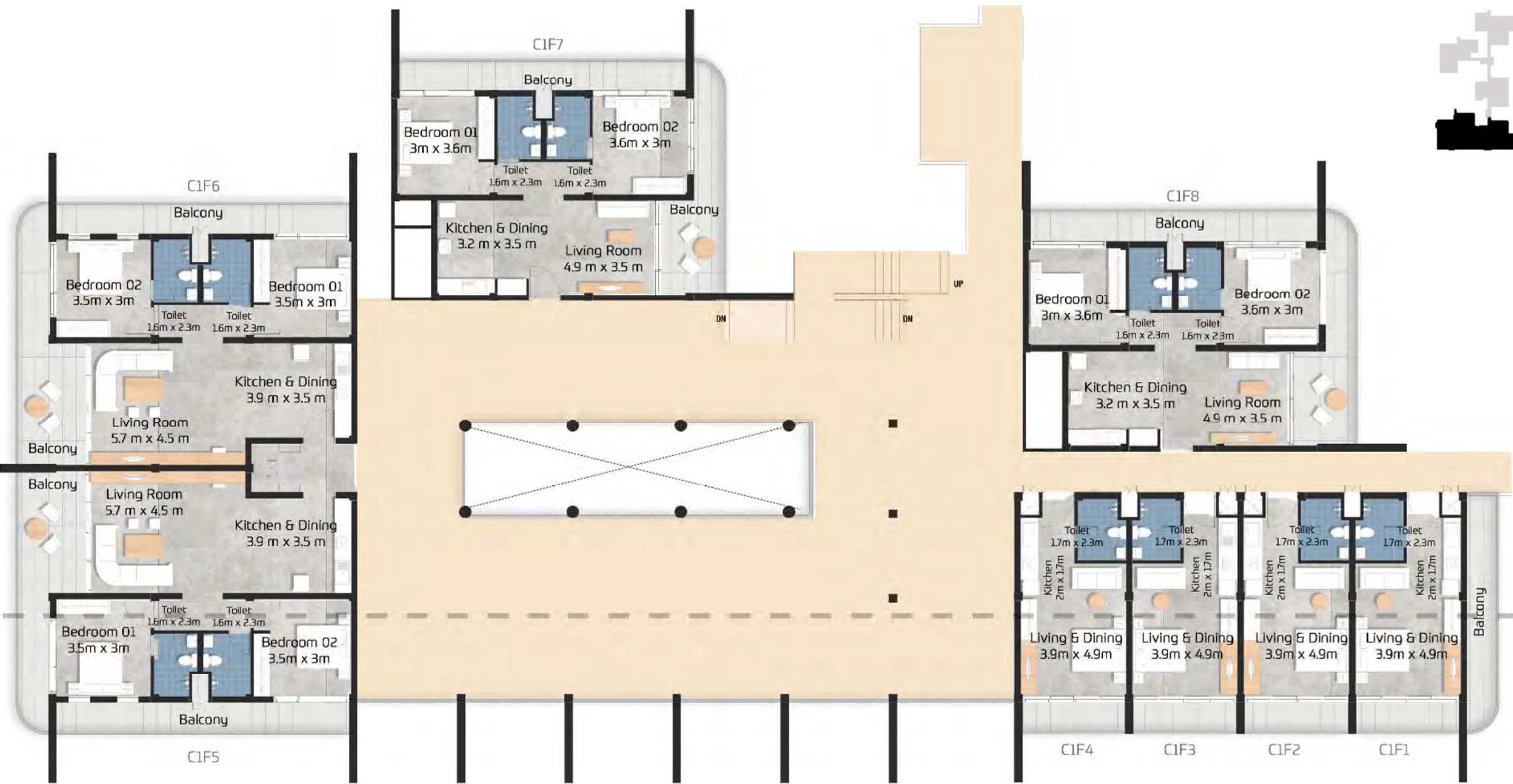




Representational image showing inter cluster spaces

Block 01

FIRST FLOOR PLAN



1:175

CARPET AREA OF APARTMENTS

C1F1 - C1F4	33 sqm
C1F5 , C1F6	92 sqm
C1F7	86 sqm
C1F8	86 sqm

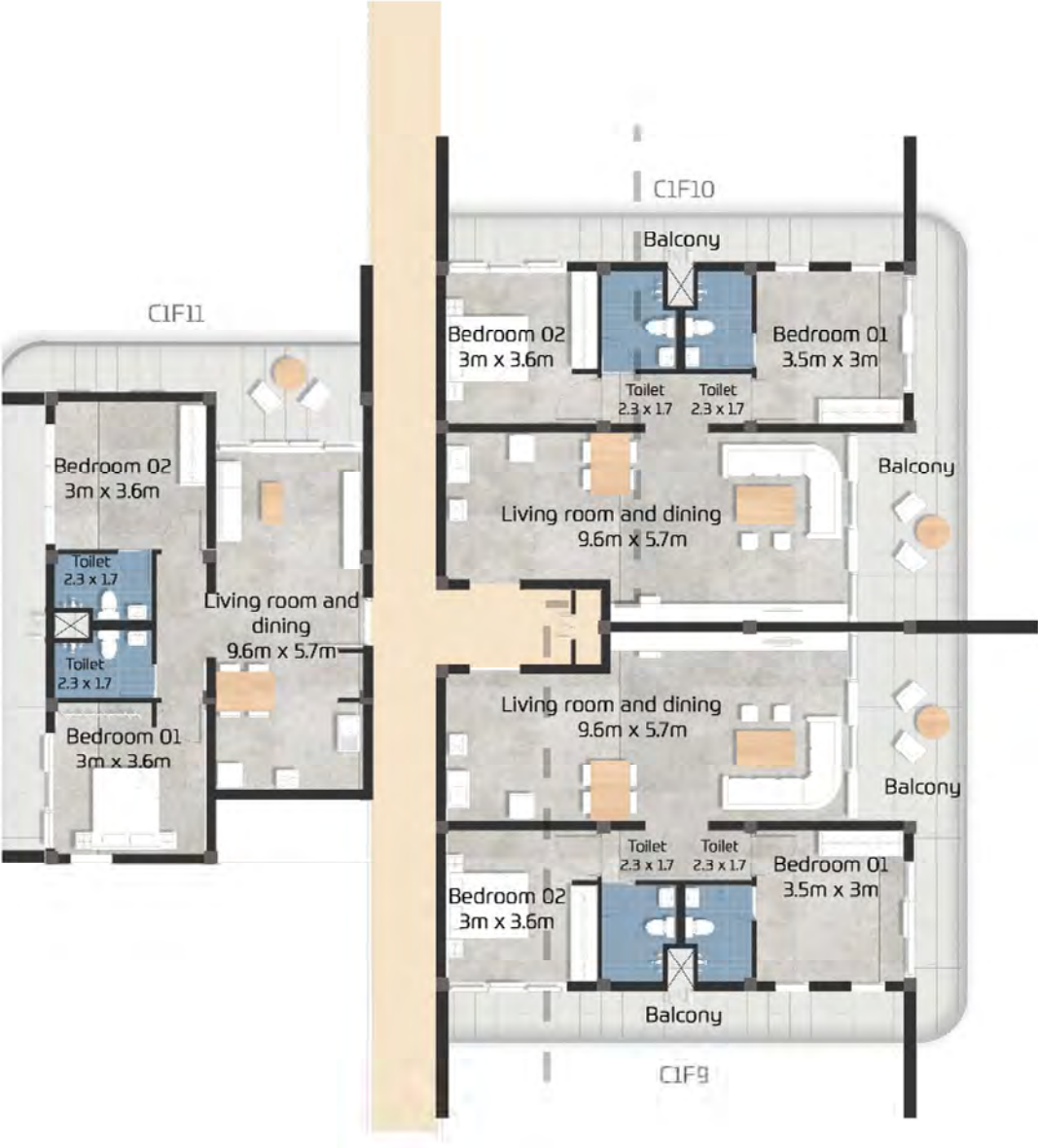


Representational image showing community kitchen.

Block 02



GROUND FLOOR PLAN



FIRST FLOOR PLAN

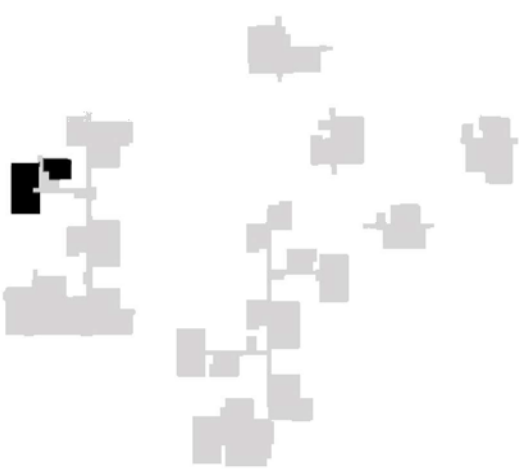
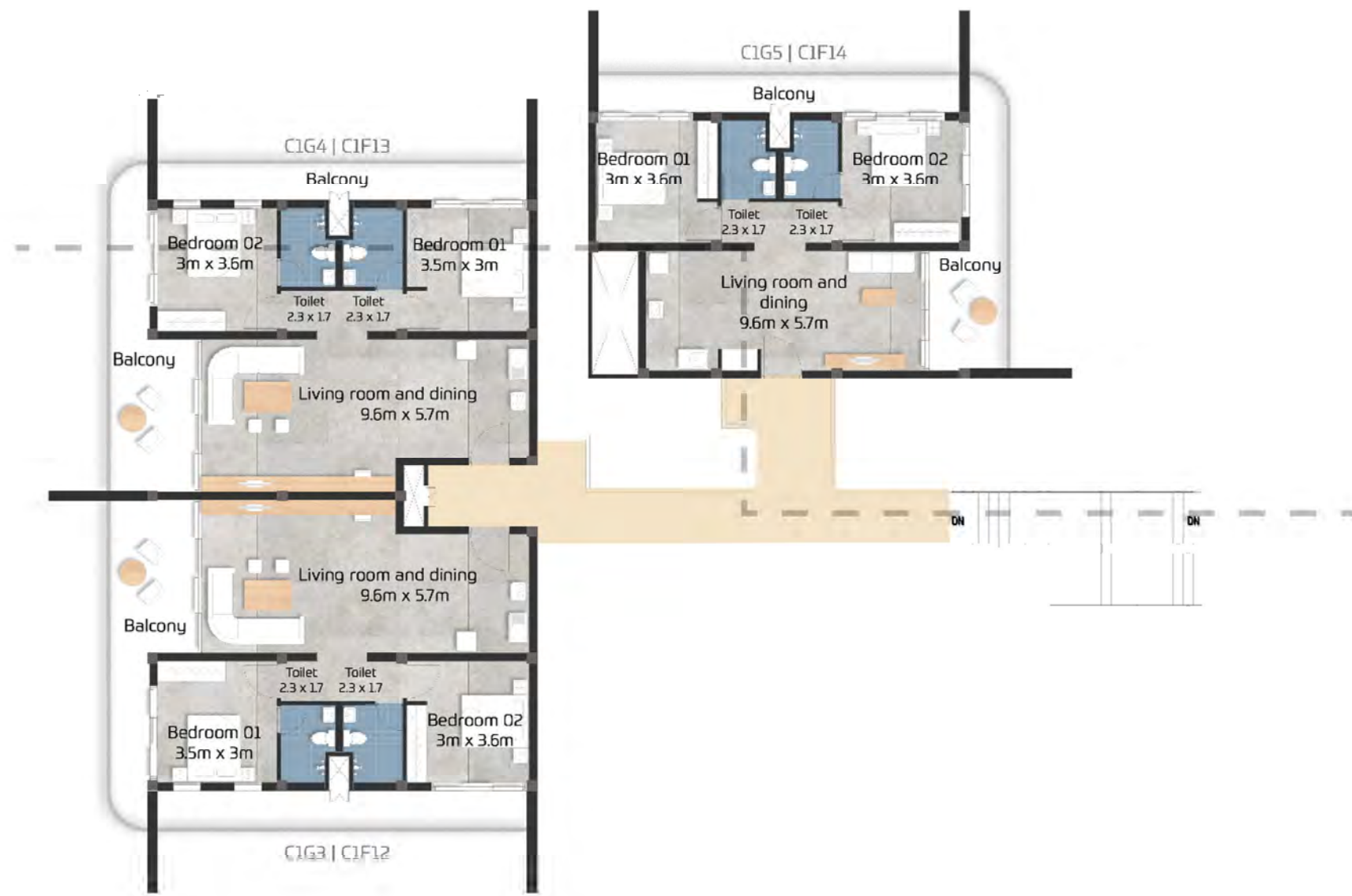
1:175



CARPET AREA OF APARTMENTS

C1G2, C1F10	92 sqm
C1G1, C1F9	92 sqm
C1F11	85.9 sqm

Block 03



CARPET AREA OF APARTMENTS

C1G3, C1F12	92 sqm
C1G4, C1F13	92 sqm
C1G5, C1F14	85.9 sqm

TYPICAL FLOOR PLAN GROUND AND FIRST FLOOR 1:175

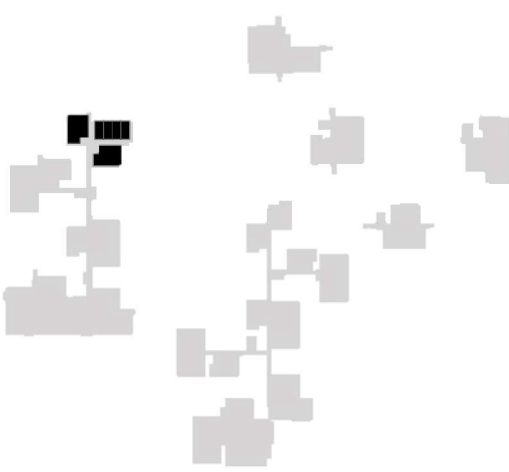


Block 04



TYPICAL FLOOR PLAN GROUND AND FIRST FLOOR

1:175



CARPET AREA OF APARTMENTS

C1G6, C1F16	85.9 sqm
C1G7, C1F17	40.3 sqm
C1G8, C1F18	40.3 sqm
C1G9, C1F19	40.3 sqm
C1G10, C1F20	40.3 sqm
C1G11, C1F21	85.9 sqm



Cluster 2



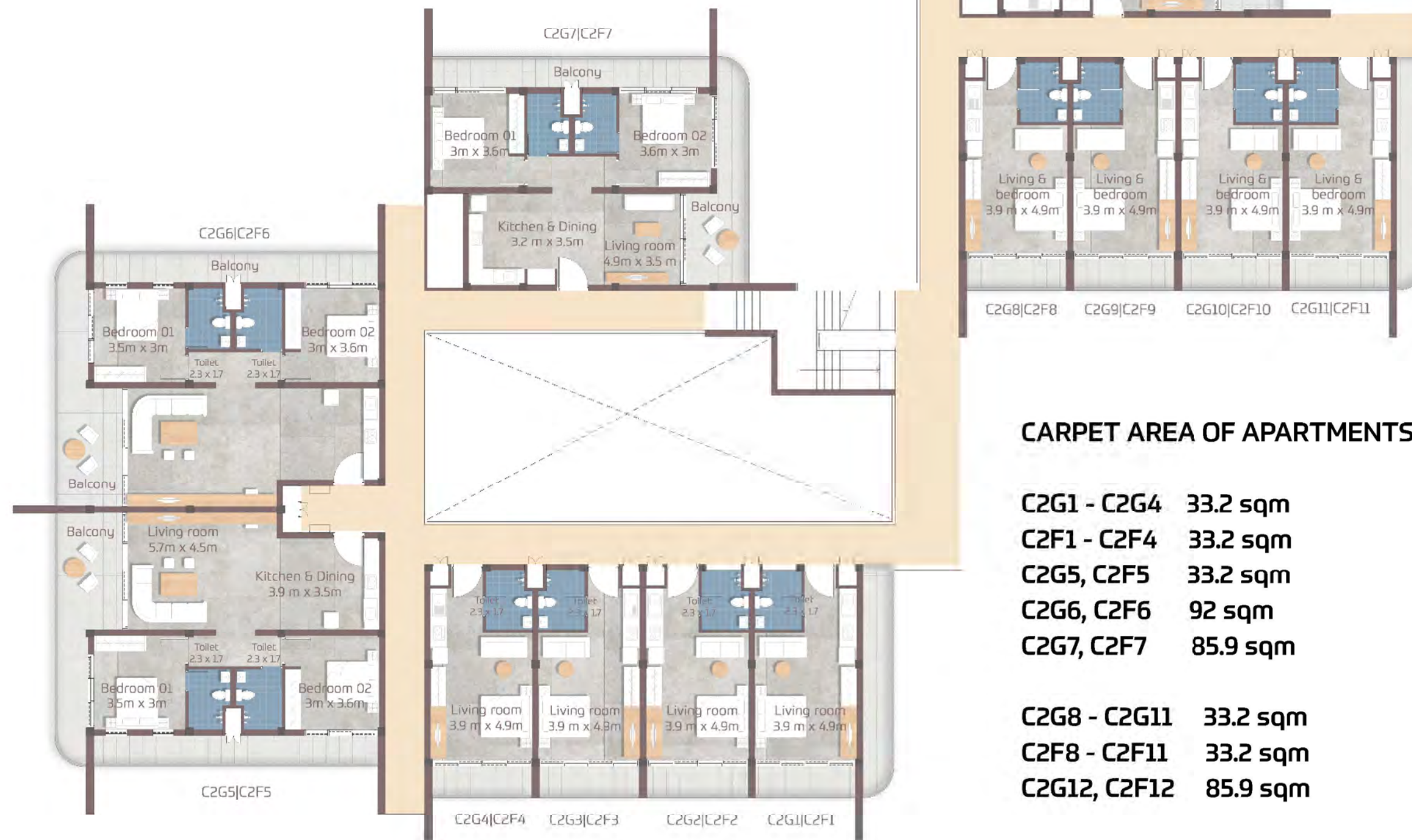


Representational image showing parts of cluster 2

Block 01 & 02

TYPICAL FLOOR PLAN GROUND AND FIRST FLOOR

1:175



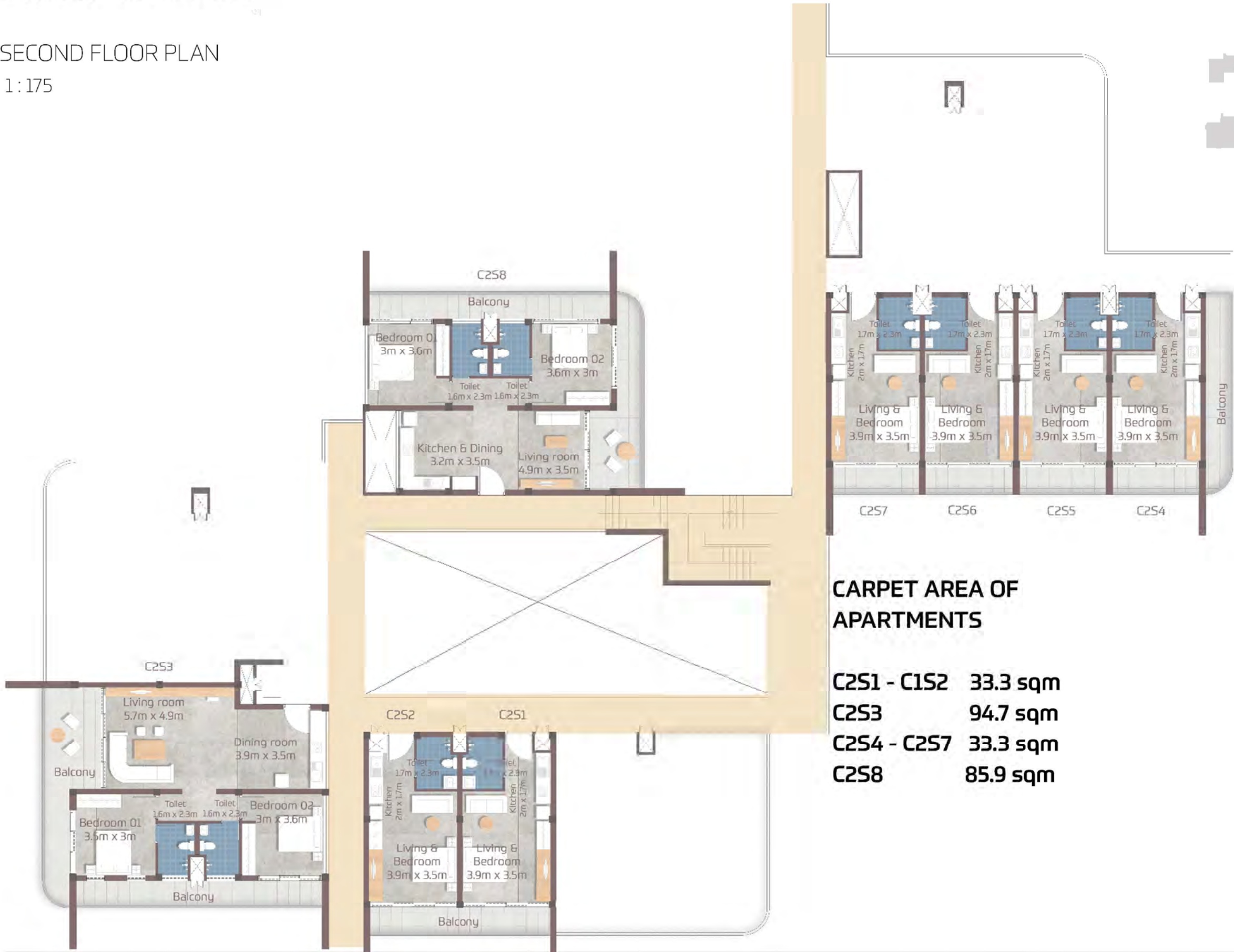
CARPET AREA OF APARTMENTS

C2G1 - C2G4	33.2 sqm
C2F1 - C2F4	33.2 sqm
C2G5, C2F5	33.2 sqm
C2G6, C2F6	92 sqm
C2G7, C2F7	85.9 sqm
C2G8 - C2G11	33.2 sqm
C2F8 - C2F11	33.2 sqm
C2G12, C2F12	85.9 sqm

Block 01 & 02

SECOND FLOOR PLAN

1:175



CARPET AREA OF APARTMENTS

C251 - C152	33.3 sqm
C253	94.7 sqm
C254 - C257	33.3 sqm
C258	85.9 sqm

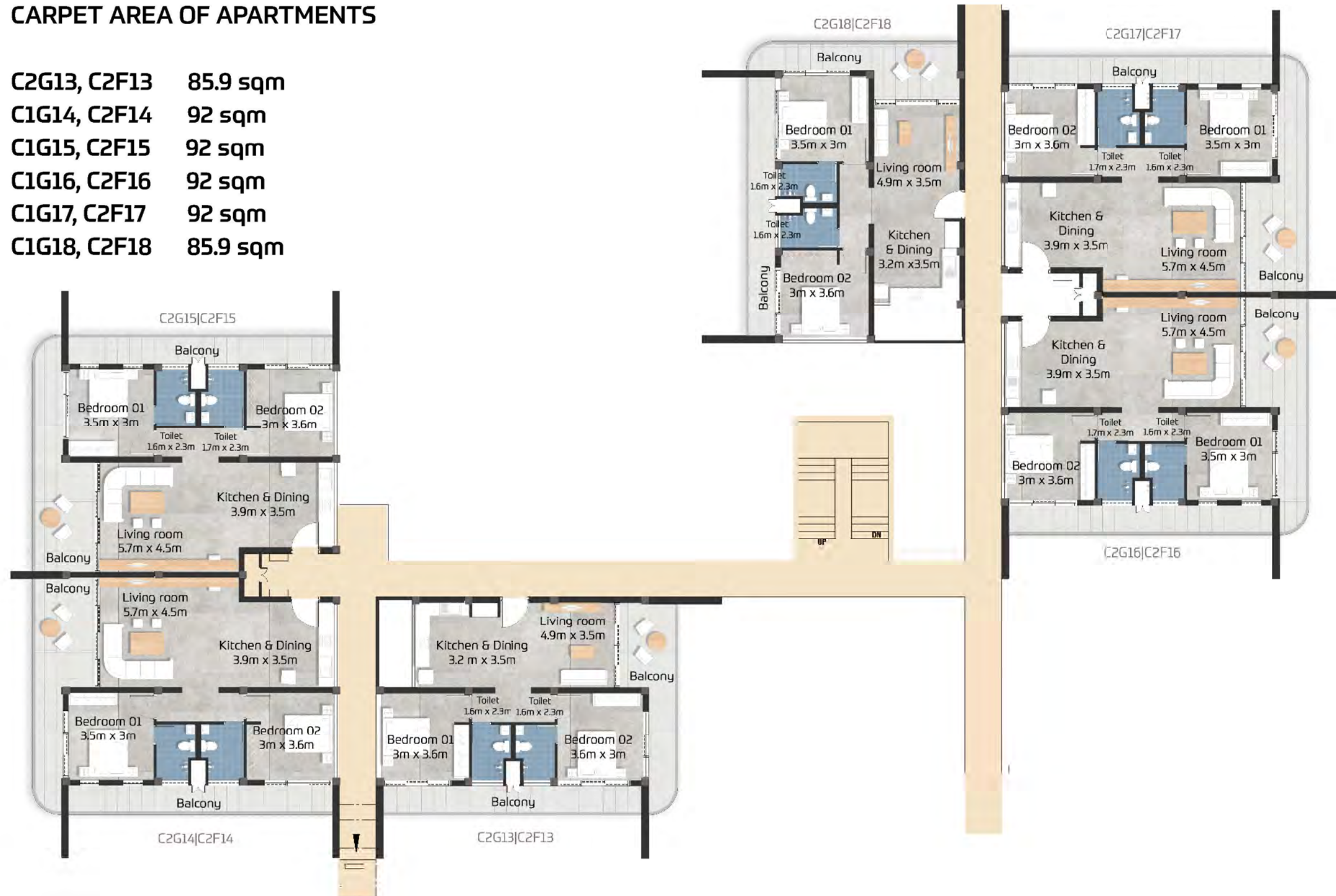
Block 03 & 04

TYPICAL FLOOR PLAN GROUND AND FIRST FLOOR

1:175

CARPET AREA OF APARTMENTS

C2G13, C2F13	85.9 sqm
C1G14, C2F14	92 sqm
C1G15, C2F15	92 sqm
C1G16, C2F16	92 sqm
C1G17, C2F17	92 sqm
C1G18, C2F18	85.9 sqm

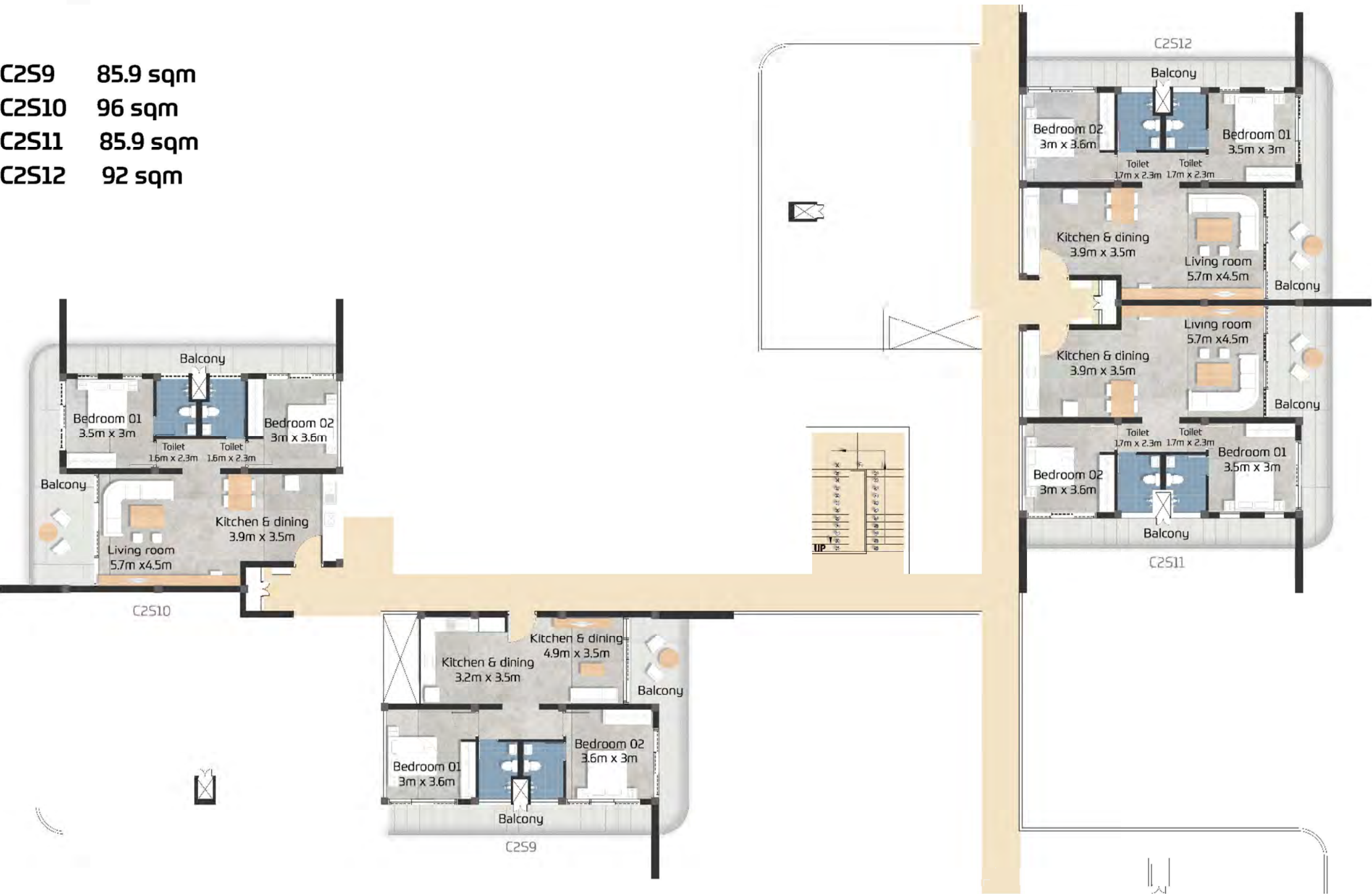


Block 03 & 04

SECOND FLOOR PLAN
1:175

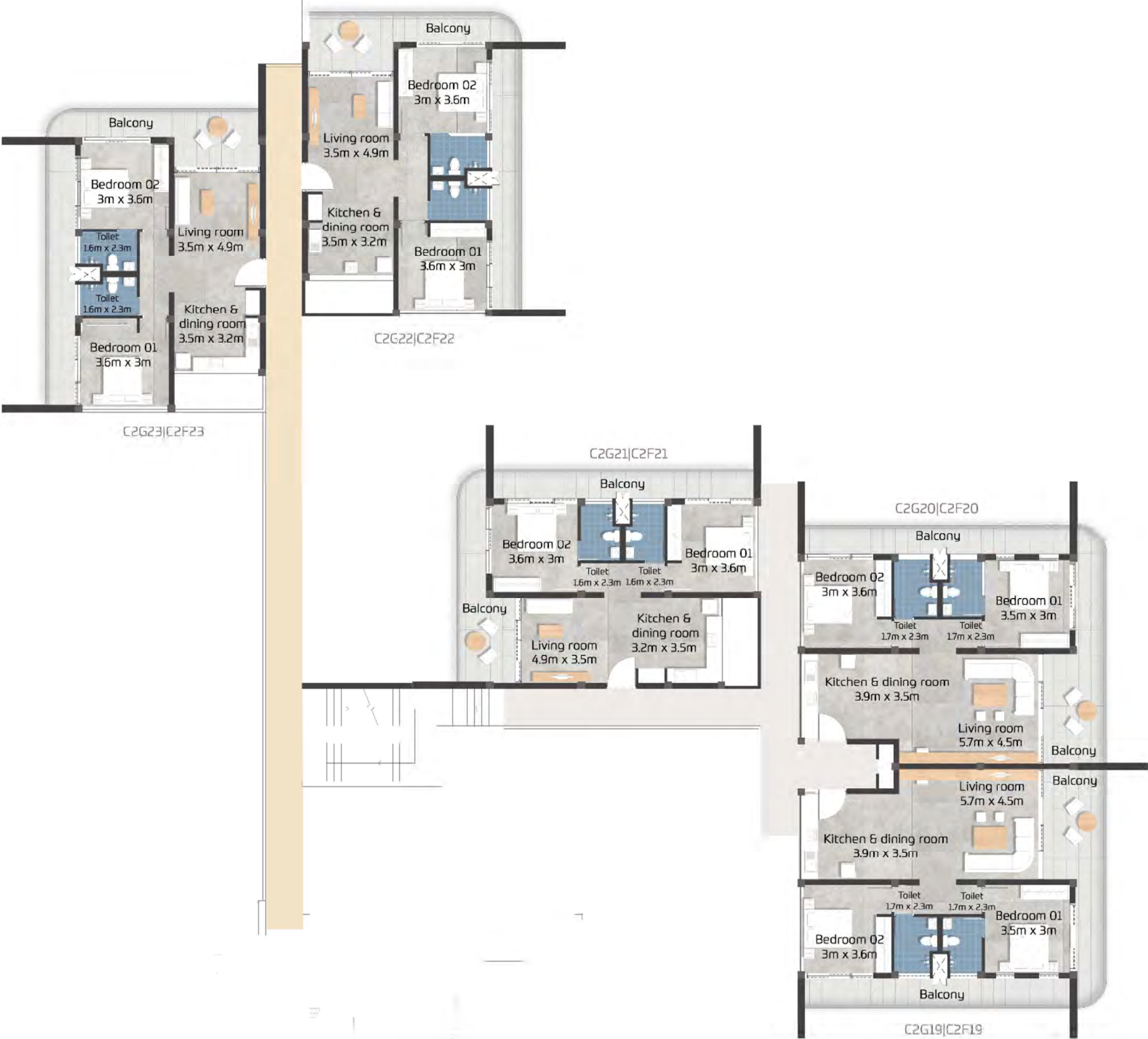
CARPET AREA OF APARTMENTS

C2S9	85.9 sqm
C2S10	96 sqm
C2S11	85.9 sqm
C2S12	92 sqm



Block 05 & 06

TY[ICAL GROUND FLOOR AND FIRST FLOOR
1:175



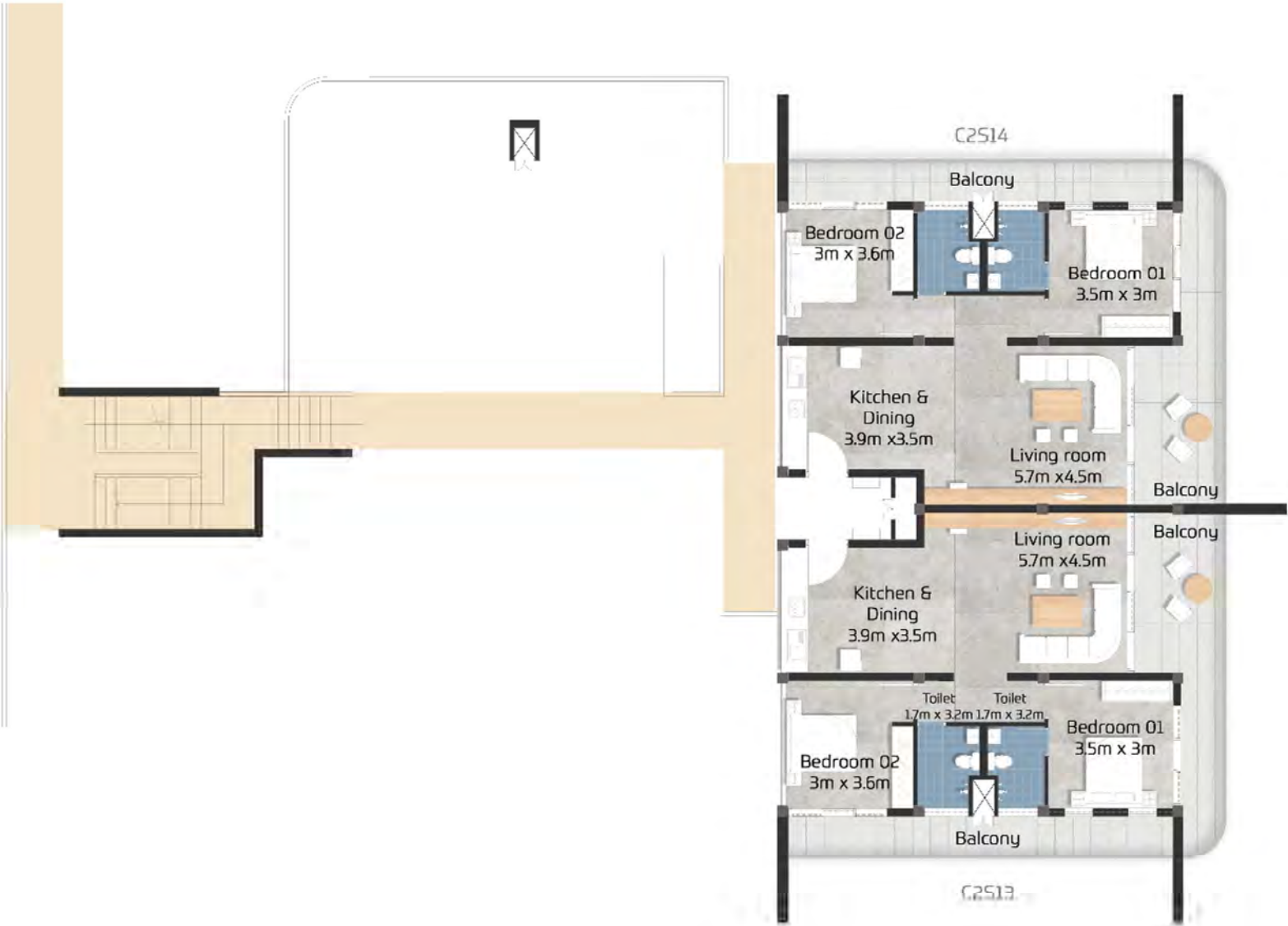
CARPET AREA OF APARTMENTS

C2G19 C2F19	92 sqm
C1G20, C2F20	92 sqm
C1G21, C2F21	85.9 sqm
C1G22, C2F22	85.9 sqm
C1G23, C2F23	85.9 sqm

Block 05 & 06

SECOND FLOOR

1:175



CARPET AREA OF APARTMENTS

C2S13	92 sqm
C2S14	92 sqm



Section through cluster 2 showing ground first and second floor.



Representational image showing parts of cluster 2

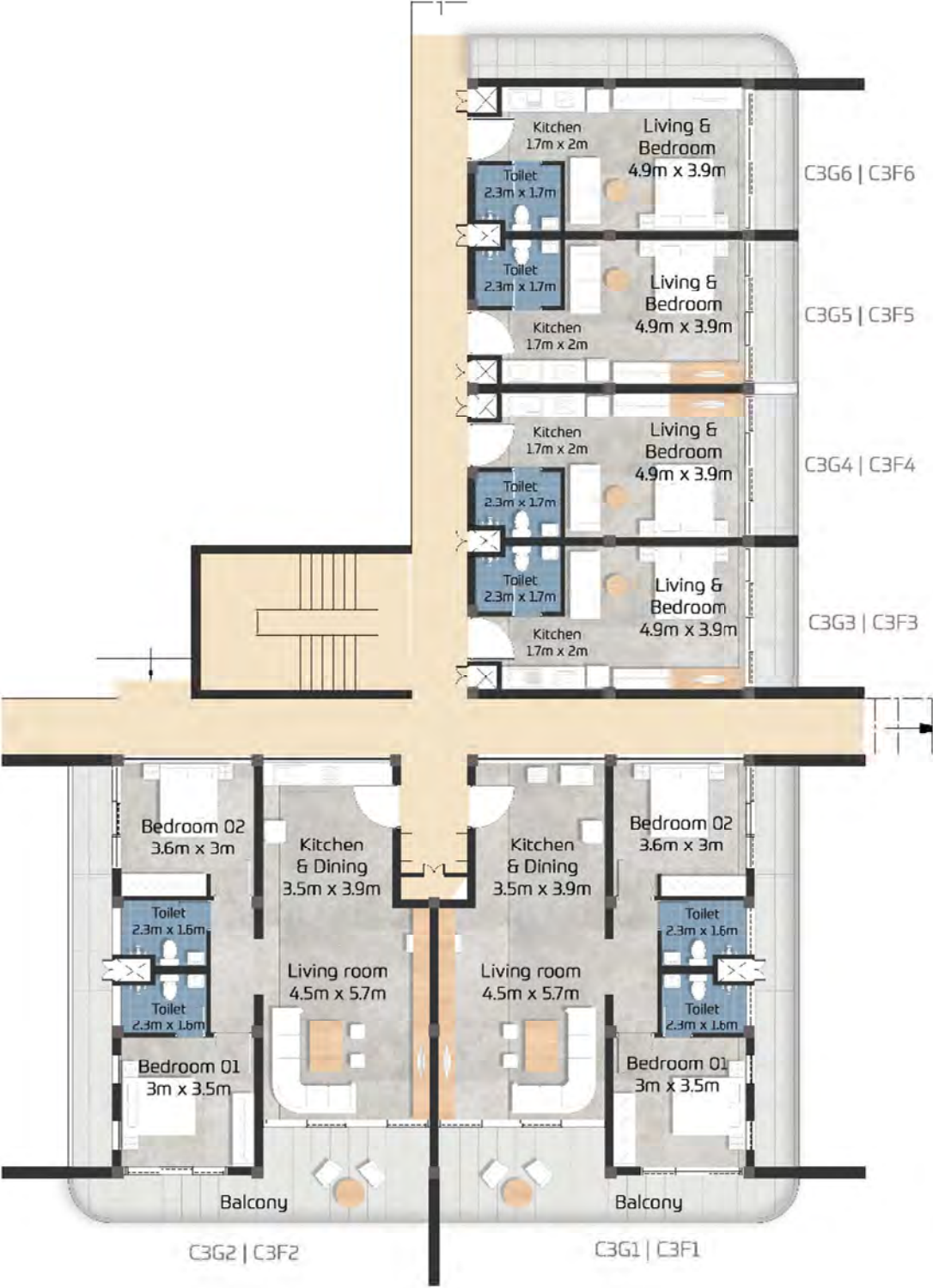
Cluster 3



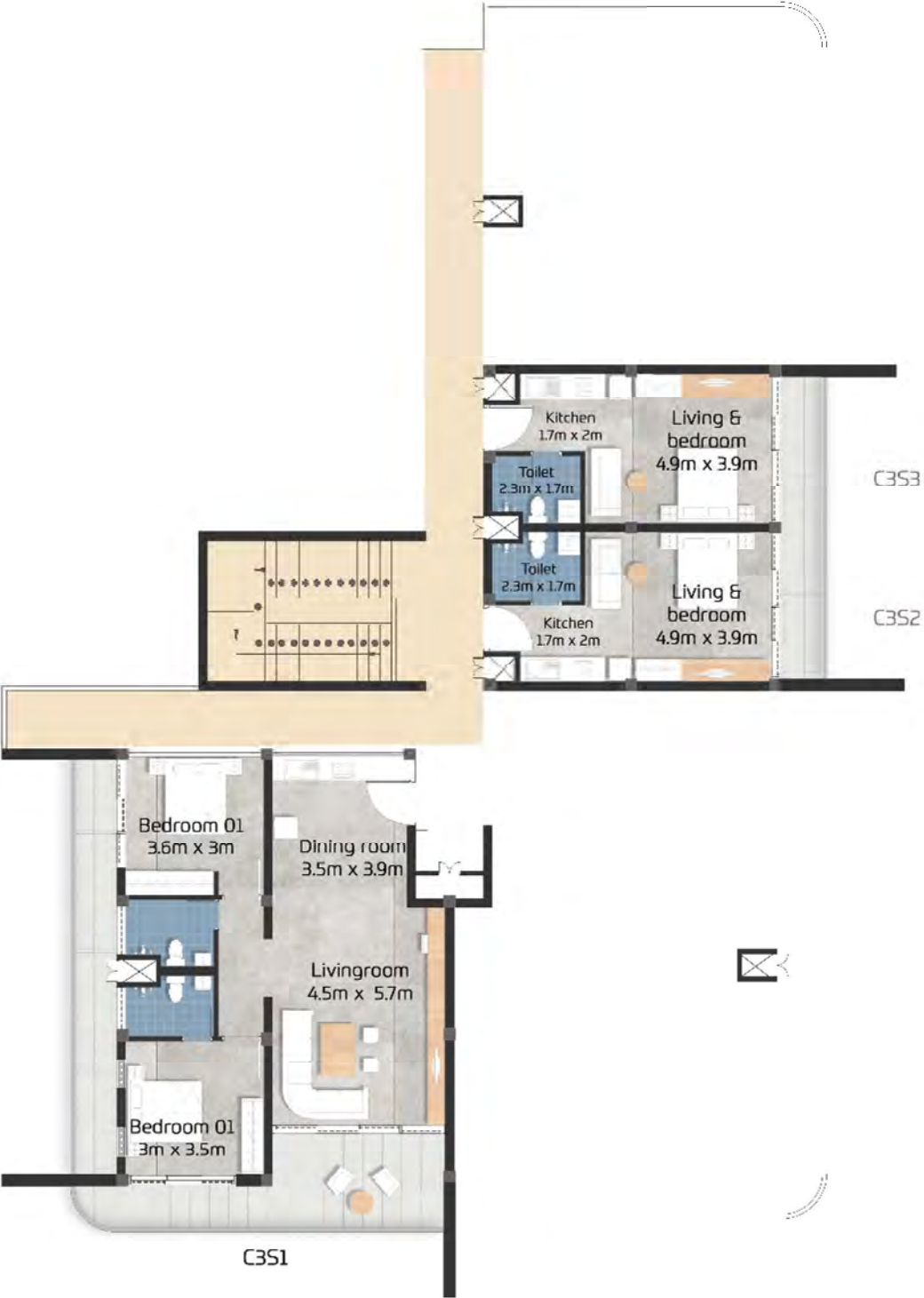


Representational image showing parts of cluster 3

Block 01



TYPICAL PLAN GROUND AND FIRST FLOOR



SECOND FLOOR PLAN

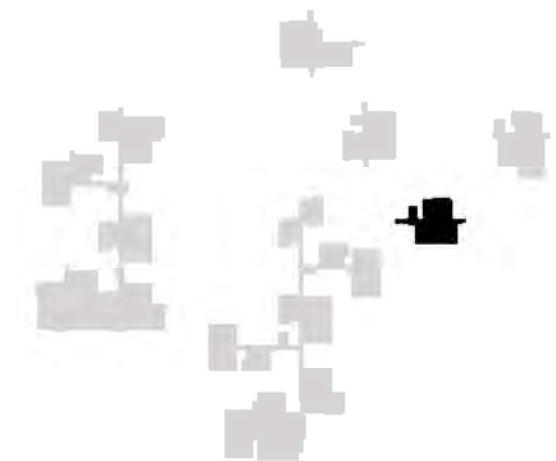
1:175



CARPET AREA OF APARTMENTS

C3G1, C3F1	92 sqm
C3G2, C3F2	92 sqm
C3G3 - C3G6	33 sqm
C3F3 - C3F6	33 sqm
C3S1	92 sqm
C3S2	33 sqm
C3S3	33 sqm

Block 02



TYPICAL PLAN GROUND AND FIRST FLOOR



SECOND FLOOR PLAN

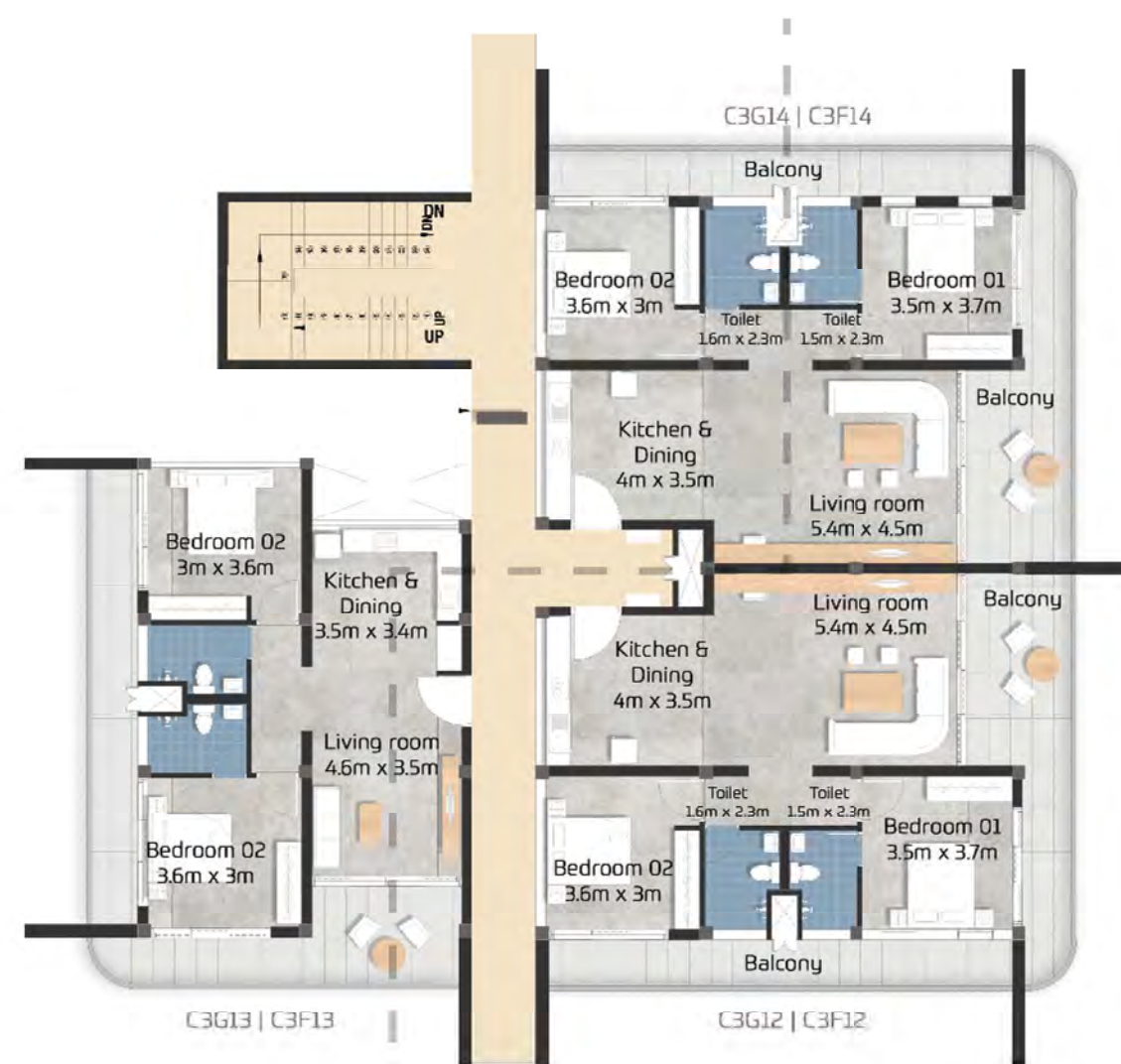
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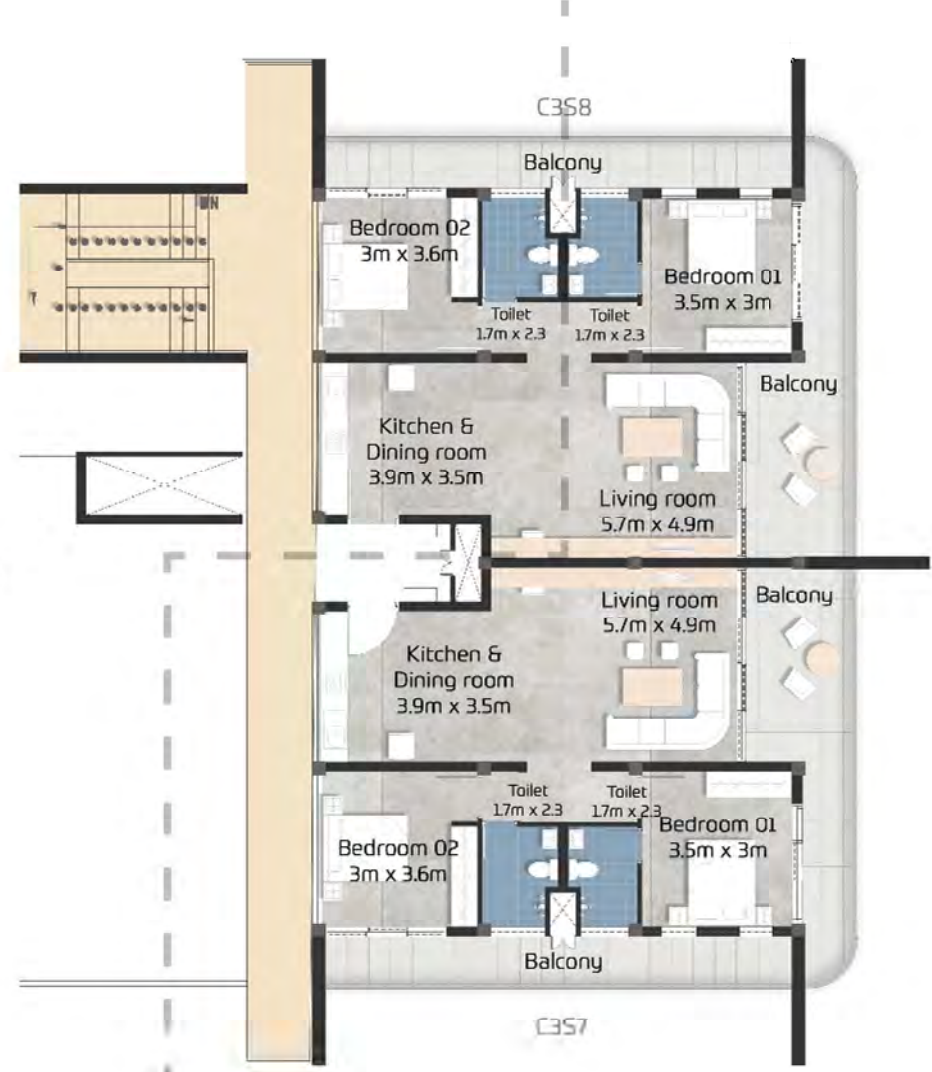
CARPET AREA OF APARTMENTS

C3G8 - C3G11	33 sqm
C3F8 - C3F11	33 sqm
C3G7, C3F7	85.9 sqm
C3S4	33 sqm
C3S5	33 sqm
C3S6	85.9 sqm

Block 03



TYPICAL PLAN GROUND AND FIRST FLOOR



SECOND FLOOR PLAN

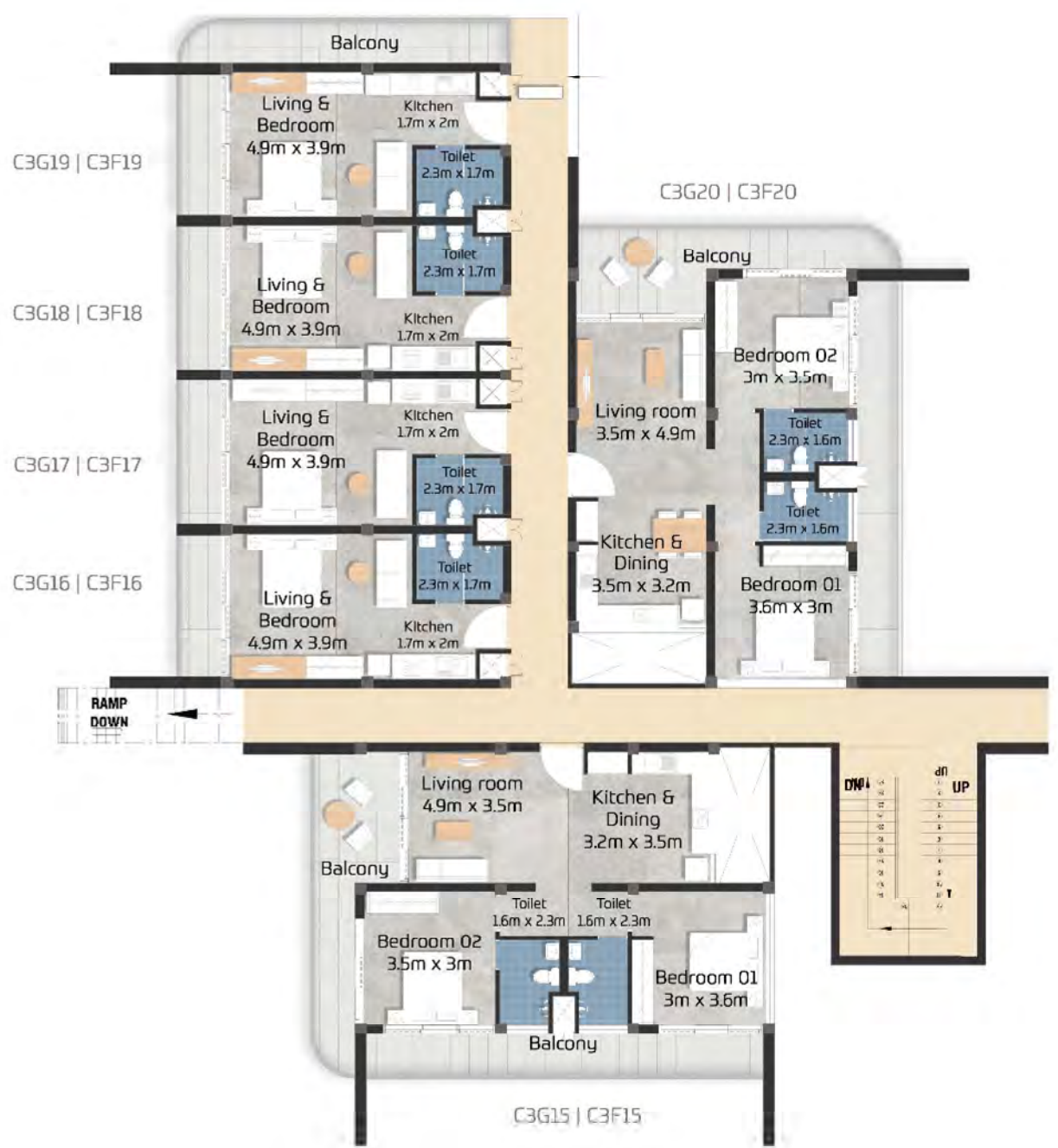
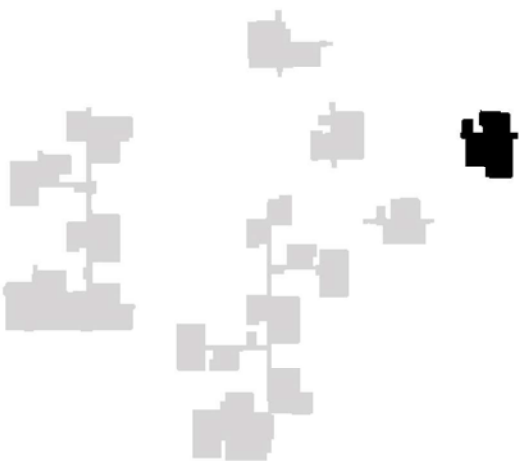
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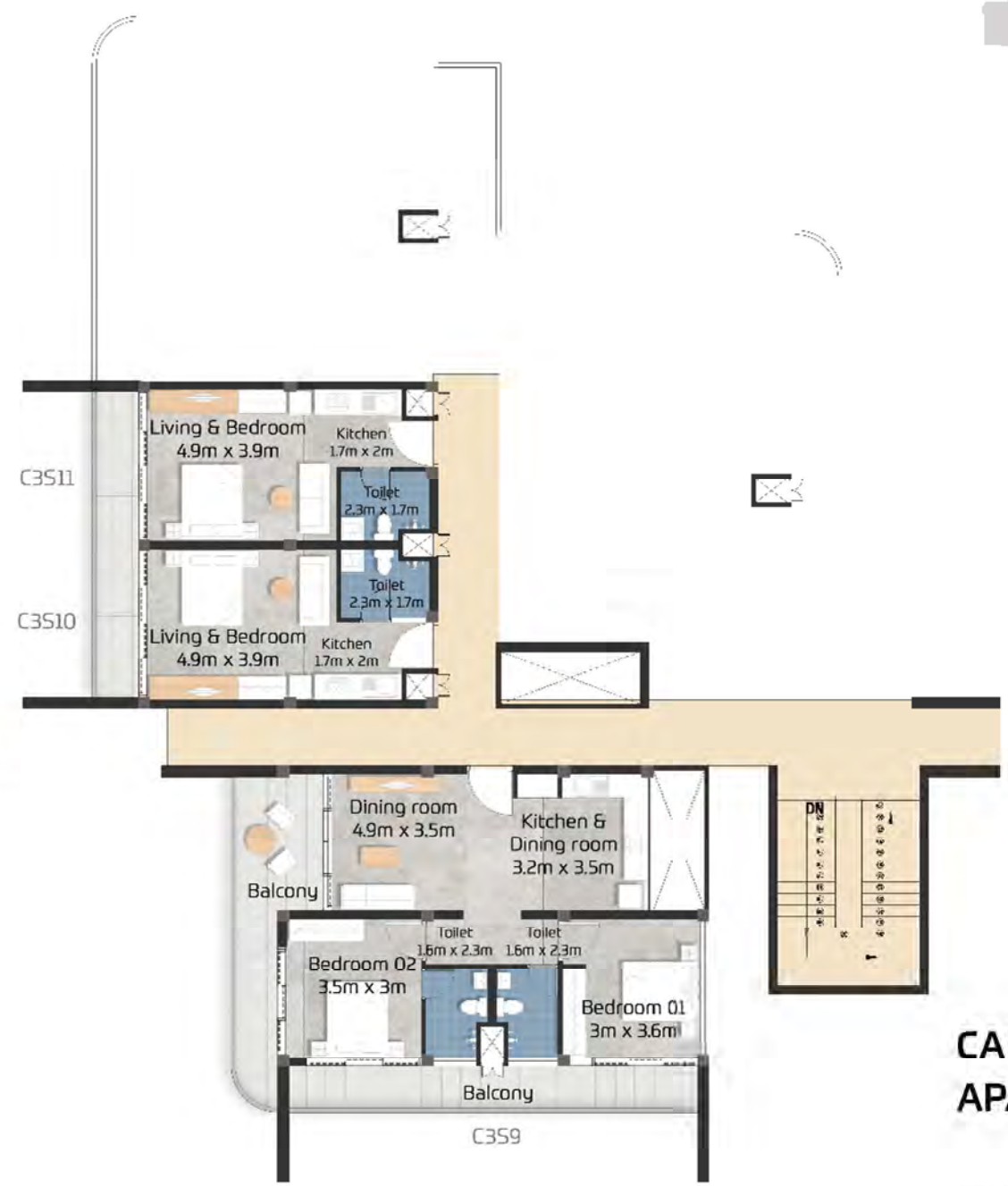
CARPET AREA OF APARTMENTS

C3G12, C3F12	92.2 sqm
C3G13, C3F13	85.9 sqm
C3G14, C3F14	92.2 sqm
C3S7	92.2 sqm
C3S8	92.2 sqm

Block 04



TYPICAL PLAN GROUND AND FIRST FLOOR



SECOND FLOOR PLAN

1:175

CARPET AREA OF APARTMENTS

C3G15, C3F15	85.9 sqm
C3G16 - C3G19	33 sqm
C3F16 - C3F19	33 sqm
C3S9	85.9 sqm
C3S10	33 sqm
C3S11	33 sqm

