

# TERMS OF REFERENCE

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# Terms of Reference

## EXECUTIVE SUMMARY

Auroville will be 50 years in 2018 and it is imperative to change the pace of development to manifest the “international township” that the Mother envisaged. To be able to do this the residents of Auroville need to prepare Detailed Development Plans (DDP) with clear development priorities. These will help to increase the resident population, target funding and streamline resource use for the economic well-being, administration and management of the township.

To enable the preparation of Detailed Development Plans, it would be necessary to have guiding principles for action that would help planners to make the best decision for the community and its future development. The Terms of Reference or ToR document, would provide the framework of principles and guidelines.

The ToR will also enable the L’avenir d’Auroville / TDC as it will help to define their scope of the work and guiding principles for undertaking same. It will help the residents of Auroville to participate by delegation to identify the development priorities guiding the preparation of the DDP’s.

This Terms of Reference (ToR) is a document prepared by a sub-group appointed by the Auroville Council to help in defining the intent for the planning of Auroville, the underlying guiding principles that will shape the development plans and how the residents could participate in defining the priorities for development to ensure an accountable, balanced and responsible growth.

The ToR will be the referral document to undertake the evaluation of the outputs of the DDP's and the reporting process to the residents of Auroville to ensure that the implementation of the projects as defined by the DDP's are as per the priorities and guiding principles.

The ToR will be used:

- As a referral document ~~used~~ by the TDC in preparing the DDP's, appointing of consultants, initiation of projects and allocation of funds, facilitation and implementation of the DDP.
- To guide the selection and functioning of the Interface group that will be delegated to represent the residents of Auroville, as the interface for participatory planning through delegation to identify the development priorities, preparing of the DDPs and evaluation of the outputs of the TDC.
- To help the various working groups in Auroville who are directly or indirectly involved in the development, management and administration of Auroville to align existing and new projects and policies to ensure interrelated and coherent development.
- To facilitate the liaison with local administrative bodies; panchayat, district, state level.
- To help the Governing Board of Auroville and the advisory committee to the TDC to facilitate the development of Auroville by using their good offices to garner necessary support.

- INTRODUCTION

## 1.1 Purpose

Within the framework of the Charter of Auroville, the Auroville Galaxy concept and the Master plan, this Terms of Reference (ToR) aims to be an amendable document that provides a set of planning and development parameters. These terms of reference act as guiding principles for the preparation of Detailed Development Plans (DDP's) as envisaged in the Master Plan and will be a common baseline to be used in the development of Auroville by L'avenir d'Auroville / Auroville Town Development Council (TDC). This document will highlight policy themes to consider and a preliminary identification of issues and areas of concern to be considered while preparing the DDP's for the various zones and sectors.

By defining priorities for development and providing the context for coordinated incremental development, this ToR will enable preparation of Detailed Development Plans (DDP) that address changing priorities.

- Challenges and Opportunities

The challenges include providing sufficient guidelines to make the work of L'avenir d'Auroville / Auroville Town Development Council (TDC) more harmonious, effective and efficient in the development of 'The Intent'; whilst maintaining sufficient flexibility to allow for future re-interpretations as and when the physical or perceptual parameters change. The challenge also lies in the necessity of needing to define who gets to interpret, define or redefine aspects of the Galaxy concept in the future, as and when this becomes necessary.

The opportunities are not only for a more streamlined process in the day-to-day functioning of the TDC, but, more importantly, ratification of the ToR by a wider group of Auroville residents provides a stronger

foundation for the TDC and Auroville residents to work together towards the realisation of the Auroville vision at all levels.

The ToR, by pointing out the scope of work for the TDC, allows for the selection of a team rather than a collection of individuals; and in doing so, delegate participation in planning as the delegated body will be guided by the ToR.

The empowerment of the TDC has already been documented in the Standing Order by which it was established on 1<sup>st</sup> May 2011 and by its membership of Auroville residents. This can be further enhanced when the DDP's are prepared on the basis of a ToR that has been finalized through a consultative process of the residents of Auroville.

This is also an opportunity for other working groups that contribute to and impact development to review their policies to bring them into alignment with this ToR.

### 1.3 Scope

The ToR attempts to provide a broad overview of all areas of development that relates to planning in and around the Auroville Township; whilst detailing the features, qualities and values of the city area based upon the Galaxy concept. Its scope also extends to being used as a referral document for TDC's work evaluation.

It does not aim to cover specific considerations around every development topic, details on the engagement with Auroville residents or the detailed functioning of the TDC.

#### 1.3.1 Geography

The ToR not only applies to existing frameworks of city area, Green Belt and the Bioregion, but also attempts to weave these somewhat separate elements more closely together – with the aim that the wide variety of aspects are to be planned and developed holistically and not in isolation.

### 1.3.2 Planning Area Considerations

The planning process will focus largely on matters within the city area and green belt as defined in the Master Plan and on the land belonging to Auroville in the overall bio-region. The planning process includes an engagement with the Tamil Nadu Government to ensure that land use planning of areas not owned by Auroville, within the designated Master plan area, is in accordance with the Master Plan to the maximum extent possible.

The following key features of the Galaxy concept will be referred to for the Master Plan area. The below list, identified by Roger Anger and approved by the RA in February 2007, have also been included in the mandate of L'avenir d'Auroville / Auroville Town Development Council (TDC):

- Search for beauty,
- 50,000 Aurovilian resident population,
- Four zones: Residential, Industrial, Cultural and International,
- Matrimandir with its' twelve gardens and the lake at the centre of the city,
- The Crown and the city centre,
- The Lines of Force that give the shape of the Galaxy,
- About 50% of the city area is green,

- Detailed city planning and development based on the master plan in a spirit of experimentation and innovation.

Local regulations, laws and administrative conditions pertaining to classification of lands and their use as legally necessary should be defined, understood and respected.

- **PLANNING AREA GUIDELINES**

## **Exemplarity**

As the “City the Earth Needs”, Auroville has to define solutions for its development that respond to the challenges facing the planet: ecological, socio economic and others. One consequence of this is that the reference to "standards" in use in the world, if justified when it gives access to proven solutions, must nonetheless always be accompanied by a critical analysis of their causes and effects, and their profound relevance to the goals of Auroville. The search for solutions for the development of Auroville must be based on its unique and fundamental aims, an understanding of past experiences, AND on technical, social and economic innovation.

The planning guidelines need to be qualified, evaluated, quantified, expanded further and open to modification so that they can be improved and revised by the changing, dynamic and evolving context.

All the planning guidelines given below are to be referred to in conjunction with the planning area considerations given in section 1.3.2.

## **2.1 Urban planning**

### **2.1.1 Land use**

- Existing land use and development is to be independently evaluated (environmental, economic and human) to facilitate its integration in the land use plan as far as possible. Relocation / Rehabilitation can be offered in cases where there is a requirement to displace people in case of a conflict of land use. The extent of this relocation needs to be defined e.g. in which cases can it be considered not necessary (for example, when someone has signed

an agreement accepting temporary stewardship of the space). In all such cases, the wider interest of Auroville as an evolving township will override personal preferences or attachments

- Geo-physical, topographical, hydrological and climatic context will be integrated in the urban plans to ensure long term overall sustainability of Auroville in the Bio region.

- Land use in the interface between the local villages and the Auroville Township is to be developed with activities and projects that are beneficial to both Auroville and the villages and/or will generate employment opportunities for the residents of local villages through joint development activities.

- Land use and urban development plans are aimed to ensure the developmental needs for an eventual resident population of 50,000 within the township limits by ensuring space for phase-wise density built-up. Development will be incremental and in relation to the projected growth of the population and in accordance with the approved DDP's.

- Allocation of sites for any service or income-generating activity will take into consideration the people to be employed, and consequently the amount of traffic and other environmental impacts it will generate. For example, activities that generate significant traffic and other impacts will be placed on the periphery of Auroville.

- Site allocations will consider carefully, the intended beneficiaries of proposed activities and their economic relationship to Auroville. Allocation of sites for Service and income generating activities in the various zones will be based on following principles:

- In the residential zone will be restricted to use by residents and registered guests of Auroville.
- In the cultural zone will be restricted to use by residents and registered guests of Auroville
- In the Industrial Zone, activities will be only ‘B2B’ activities except for areas identified and agreed upon as exceptions in the detailed development plan.
- The criteria for development in the international zone are to be reviewed taking into account current global contexts; tourists and visitors to be seen as a gift and adequate measures and facilities set up to manage well, the influx and mobility of visitors.

### **2.1.2 Matrimandir and the four zones**

- Matrimandir with its gardens will be surrounded by an environmentally sustainable water body at the geographical centre of the town.
- The urban plans will have the four zones for economic/productive, residential, international and cultural use. Mixed land use within the zones is permitted to the extent that it supports the main function of zone. Another special use zone will traverse all the four zones with buildings facing it, termed as the “Crown Area”.
- The Crown Area will provide a maximum of the service facilities required to support the beneficiaries of identified activities appropriate to the four zones mentioned above. The inner city will be developed with activities, institutions and projects that are related to the adjacent zone touching it and the Matrimandir. These activities, institutions and projects are to be restricted only to Auroville related projects.

### **2.1.3 Mobility and networks**

- The Inner Boulevard or Crown, will link the 4 zones to provide for internal services, and research and recreational institutions.
- All other lanes (road, bike lane, cycle path, pedestrian path) must be dimensioned and positioned in such a way as to tend towards a mobility objective expressed in terms of modal shares and traffic typology, as both aspects shape the City and define its quality of life:
  - Modal shares in the City center, trip wise, could be 10% pedestrian, 10% cycle, 75% motorized two wheeler, 4% cars and 1% heavy vehicles with an objective to enhance the first two by supporting use of electric vehicles
  - Traffic typology for cars will exclude transit traffic from the City Center, allow transfer traffic on radials but not on the Crown, and allow internal traffic on all service corridors.
  - Assessment: relevance of the objectives and of the actions undertaken to serve these objectives will need to be assessed regularly through qualitative and quantitative surveys.
  - Apart from the Crown, all other roads – collector, distributor and links within the zones are to be laid out as much as possible in a radial fashion from the Crown. The road size, width, location, connections to other roads except the Crown, permitted means of mobility and traffic regulation will evolve in accordance with emerging global standards for sustainable mobility and

changing needs of the Auroville population, and in relation to the zone, services, function and density of the area. All roads are to take into account geophysical features such as watersheds and designated sanctuaries, analyzing and harmonizing them with requirements of infrastructure and mobility.

- The Crown, including a right of way (RoW), has a width which is flexible and is set with the aim of maintaining the continuity of its urban form. The width of the Crown remains flexible to allow local variations and openings in the building fabric and in keeping with the zone it passes through. Any suggested changes or adjustments to the Crown will be evaluated and analyzed in accordance to the local geophysical features.

- Auroville access roads are to integrate and respond to existing as well as planned development within the urban limits of Auroville. All road planning and development needs to be sensitive to land ownership along them, taking into account that they could result in uncoordinated development on private lands that is not in keeping with the Auroville Master Plan.

- Underground infrastructure corridors (for water, electricity etc) will follow the route of permanent cleaned, cleared and accessible RoW's irrespective of them being used or not eventually for mobility.

#### **2.1.4 Urban design**

- The urban design parameters of all buildings, including “Lines of Force” which are one of the defining part of the galaxy concept (ref: 1.3.2 under ‘Planning area considerations’ in this ToR), should be energy efficient and climatically appropriate, built with ecologically and economically sustainable materials and technology and allow for equitable access to open spaces.

- The architecture of each building shall be based on, and in harmony with, the urban design of each zone and sector. Evaluation of architectural design options shall be done by the TDC with reference to TDC-approved urban designs.
- Development plans should focus on creating an urban fabric informed by the list of key elements of the Galaxy concept (ref: 1.3.2 under ‘Planning area considerations’ in this ToR), by siting projects and developments to change its character from the existing sub-urban sprawled environment into a concentrated development which gives the feeling of living in an urban environment.
- Where Detailed Development Plans for particular areas are absent, in progress or the relevant policies are out of date, building permissions will be determined by referring to the planning area considerations as well as the planning guidelines within this ToR.

## 2.2 Environment

### 2.2.1 The City and Nature

- Interconnected green areas, that are sited using topographical considerations, are essential to conserve and build soils and hydrology, restore and protect biodiversity of flora and fauna, provide clean air and access to nature for the inhabitants of Auroville.
- To have an ecological connectivity of woodlands within the township, such woodlands when contiguous are to be integrated and made compatible with the overall development whenever possible and non contiguous ones connected by green corridors

which are utilized where relevant, for food production, to encourage pollinators, as urban park and urban landscaping .

- Topographical and vegetation features are to be categorized and those existing that qualify to serve as nature sanctuaries will be identified by TDC through a peer review process. These areas will be notified as no development zones and are also to have no high impacting infrastructure corridors such as transport etc, planned through them.

- All green areas shall be seen as an opportunity to serve conservation and natural resource stewardship, along with their usefulness as decorative urban parkland and urban landscaping.

- Lands that will not be developed either in the long or medium term will be put under plantation, temporarily utilizing it for short term wood harvesting in a way that is possible to reconvert to the proper zonal land use at the time when that particular area will be developed. However, infrastructure that serves the Township as a whole or a zone or sector of the Township shall be installed in such temporary woodland areas through designated service corridors which are kept clear from vegetation with accessibility at all times for maintenance. These service corridors shall coincide with the rights of ways earmarked for mobility and other infrastructure services requirements.

- Planning will promote urban farming with use of indigenous trees for avenue plantations and in parks. Neighbourhood-level greens along with back yards, terraces and landscaped spaces in institutional areas should be tied where possible, with food production with the view to close the waste-to-resources cycle. Woodlands on the periphery ought not to end abruptly at the boundary of Auroville – ideally, there will be a

gradient of environmentally low-impact land use phasing into the surrounding area wherever possible.

- A rain water percolation plan is to be prepared that takes into account existing and potential percolation areas, existing waterways and critical watershed points with reference to an overall percolation and water storage plan. High percolation zones are to be covered with appropriate and diversified plantation. Along with percolation, soil mapping will be undertaken to identify, zone and notify land specifically suitable for food production. Fertile soil, falling in any area of the township, whether suitable for irrigated agriculture, dry-land cropping, fruit orchards or sprinkler-fed vegetables, should be valued for its possible use either as garden, and/or for food production.

### **2.2.2 Water: towards a multi-source approach**

- Use of ground water as the primary source for the city ought to be phased out and replaced instead, with a multi-sourcing approach. Surface water management will be an integral component of the urban planning process, including creation of bunds, bio-swales and catchment ponds for water supply and recharge. Water management also includes ground water table monitoring on a regular basis.

- Rainwater harvesting (RWH) and runoff management will be mandatory with active, passive or a combination of both with total harvesting of the runoff as the target. Excess harvested water if not used via an active RWH system, will be used to recharge. Passive rain water harvesting techniques will be used in landscape design.

- Desalinated water use will be restricted for potable use and as one of the multiple water sources with its level of

contribution to be determined on the basis of the overall water sourcing and usage strategy.

- All self-generated waste water will be recycled and by appropriate standards utilized in irrigation, dust control of earth surfaced roads and road construction. Location of recycling plants in the township, will be done in consideration of and, where possible, in appropriate locations for reuse such as for agricultural needs.

- Recycling of waste water will be low energy and cost effective, to ensure easy access to this resource and to promote the replacement of potable water in gardening, topping up of ornamental water bodies, and channels and dust control.

- Infrastructure must be built to serve the above principles; In particular, a dual distribution and evacuation network must allow simultaneous but separate management of first use water (potable) and recycled water. Similarly, differentiated evacuation networks must allow separate management of rainwater and grey water. The implementation of this will be determined by an economically viable population density within Auroville.

- A combination of centralized and decentralized systems are to be used to increase the overall resilience of the setup

- Water quality standards for different types of water are to be established and monitored regularly.

- The overall water management strategy will take into account and include the areas surrounding Auroville.

### **2.2.3 Energy**

- Energy is to be sourced, as far as possible, from sustainable sources. Auroville strives to be a net-zero energy township.
- The electrical distribution system of Auroville shall be designed such that renewable energy generation systems and energy storage systems can be connected to it. Any energy storage systems need to be ecologically, technically and economically sustainable.
- Energy conservation and efficiency measures shall be an integral part of all energy system design and operation.
- A combination of centralized and decentralized systems are to be used to increase the overall resilience of the setup

## 2.3 Socio Economic

- The pace of growth of collective economic activities of Auroville has been slower than in other areas. With a view to close this gap, the development of Auroville will be planned in a balanced manner among all the spheres such as residential, economic, educational, health, cultural and recreational. A priority will be given to civic and public amenities that respond to community agreed upon needs of the residents, enhancing collective sharing.
- Development of new service and economic activities must be able to demonstrate that they will significantly improve the overall socio-economic environment in Auroville. When a proposed new economic activity is similar to an existing one or more such activities, it needs to be taken into consideration that the

new activity does not negatively impact existing activities to an extent as to make them financially or otherwise unsustainable.

- Developing income generating areas are necessary for Auroville's economic growth, as one important part of the overall Auroville economy. Industrial parks and office space may be appropriately sited and developed in anticipation of the needs of the population of Auroville incrementally, with a view for the income-generation sector to generate collective wealth sufficient to maintain a lifestyle that is aligned with Auroville's vision for all.

- Income generation activities that targets retail to non residents, will be sited preferably in areas on the periphery of the city, and also that can be reached with Auroville's internal public transport system by residents.

- The types of cultural, recreational and sports activities needed for the evolving township, will be surveyed and the facilities required will be assessed and developed, as and when required. Development in general of such facilities, will be balanced with the overall needs of a projected population over the next set number of years.

- Educational institutions catering to residents of Auroville will have a preference to be sited within the cultural zone, and in some cases, in residential areas of Auroville. Knowledge sharing activities that cater to non residents or those that conduct short or long term knowledge based courses, are to be sited, along with their support services, as per subject/field in the Industrial / International zone / Bioregion or local villages such that related traffic and other impacts within Auroville can be managed in a manner and in keeping with Auroville's planning priorities.

- Cohesive socio-economic planning is key and beyond essential. Before major planning-related decisions are taken on site

allocations, DDP approvals etc, it will be ensured that pertinent Auroville policies relating to socio-economic development are taken into consideration. The DDP's especially, will have coordinated decision-making with from FAMC / BCC / ABS / ABC / Land Board / Housing service / Green Group and Farm Group, to ensure convergence of appropriate land use plans and socioeconomic development.

## 2.4 Bioregional cooperation and development

- The framework for broad regional planning as and when prepared by TDC needs to be developed in collaboration with the five panchayats within the Master Plan area and above all with Irumbai and Bommayarpalayam. Such a regional frame should address the critical areas of sustainable habitat development and employment generation. It must include the development of a shared infrastructure and a common approach towards:

- Mobility,
- Water,
- Energy,
- Waste management,
- Education,
- Health and hygiene,
- Land use of different peramboke lands.
- Auroville projects in the villages should span across generations, gender and multiple sections of the society, empowering the disenfranchised voices and people; women, children and youth and must include the promotion of shared facility between villages. They should be developed in cooperation

with the local village population, be sustainable in the long run and foster non-political leadership within the villages.

- TDC is to take up partnership in mapping and identifying zones for natural reserves, food production, water stewardship and collective functions like festivals and celebrations.

- As part of its work output, TDC will map and assess impact of educational institutions in the region on socio economic life of the villages with a view to improving local skills.

- Create buffer and interface zones between Auroville and bioregion (including within the current greenbelt abutting village settlements) for activities and projects benefitting both Auroville and the villages, phasing out the practice of allocating or leasing of Auroville Foundation lands for village related projects and activities.

- Any MOU's or legal agreements with the local villages need to be strictly outlining conditions in case allocating or leasing any Auroville land for village activities. Projects in such areas of interface are to be implemented according to a shared vision that is rooted in the socio-economic values of Auroville.

- TDC as part of its work will identify areas for projects that can provide socio-economic benefits to the surrounding region in term of overall sustainability, and initiate activities with the villages to foster leadership and education based on the ideals of Auroville.

- Knowledge & information sharing with the villages shall be done through all possible means including creating collaborations and fostering projects for the management of common resources.

- **PROCESS**

Planning-related processes are tools that serve the objective of developing the Auroville township and need to be used as such. Processes must not evolve into self-serving activities that prevent time-bound delivery of plans and plan implementation.

All planning-related work of the TDC would be undertaken with the following process principles:

#### **Balance and Responsibility**

The development plans will balance the present aspirations and required unique qualities with long term goals of manifesting the 'City the Earth Needs' within a time frame. Area-wise plans and policies will be consistent with and strive to advance the goals of the master plan, internal policies and initiatives while enabling distinctive and creative responses to the issues based on the unique characteristics and conditions of the neighborhood and zones. Principles of environmental, economic, social and cultural sustainability are integral parts of all planning processes and their outcomes.

#### **Accountability**

In accordance with the Standing Order of 1<sup>st</sup> May 2011 by which the TDC was established, the TDC is accountable to the Governing Board through the Working Committee. The TDC shall also submit a faithful and true account of its activities to the Residents' Assembly, through the Working Committee, On a regular and timely basis.

#### **Participation of Auroville Residents**

The inputs and contributions of Auroville residents and working groups will be sought to enrich and inform the development plans. This will be

done through various participatory methods outlined below (section 3.1). Open meaningful engagement will be sustained by providing the residents with information which enables them to provide meaningful feedback and useful contributions.

### Building Capacity and Strengthening Partnerships

The TDC's mandate and resources do not allow it to address all issues arising through a community participation process. Support will be sought from professional expertise, from within as well as outside the community to more thoroughly address these needs. As such, the TDC will build capacity with Auroville's internal human resources and work with partners, consultants and experts, well briefed in Auroville's unique ideals and aims, to complement these internal resources.

### Clarity and Transparency

The scope of development plans, key decision-points, and the role of all participants will be clearly identified.

The development priorities, planning process DDP's and other key outputs will be communicated in a clear and easily understandable format to the residents.

- Participatory planning

There is already a strong foundation of community engagement in Auroville however; it needs investment in consistency, continuity and focus to enable effective use of it in the TDC's work outputs.

Participatory planning shall be taken up by the interface group and represent the residents of Auroville as the interface for participation

through delegation. This group will be the body that will stand in for the RA as the interface for participatory planning.

A team of dedicated facilitators shall support this group in the implementation of the participatory methods through the use of simple tools such as:

- Focus group discussions
- Workshop sessions
- Online surveys and questionnaires
- Consultation with different sections of the community and the following working groups such as: WC, AVC, FAMC, BCC, ABS, AVAG, Housing Board, SAIER, Land Board and individuals involved in planning and development (IZG / Industrial Zone / art and cultural / architects)

The scope of work of this interface group is to:

- Identify the development priorities which will help in preparing of the DDP,
- Develop a strategy for planning for long, medium and short term goal within the frame work of the master plan using participatory tools mentioned above,
- Direct consultation between groups and individuals, who are involved, affected and / or have proposals,
- Oversee the process of appointing of consultants and their outputs,
- Oversee funding and fund utilization,

- Liaises on behalf of the residents between the TDC, WC, GB / advisory body / community in case of conflicts and / or divergent goals,
- Integrate the outputs of consultation sessions with different sections of the community and working groups,
- Define the evaluation process along with the methodology of incorporating feedback from the residents.
- Key Outputs

The TDC will produce outputs that will require collaborative partnerships as mentioned under section 3- Process. The TDC is empowered to finalize their outputs and will do so in consultation with relevant working groups, residents of Auroville as well as with reference to studies previously undertaken.

The key output of the planning and development works undertaken by L'avenir d'Auroville / TDC is a Detailed Development Plan (DDP) for the different areas within the Master Plan. Each DDP will:

- Be based on the Master Plan, development priorities and population growth targets which are compiled with inputs received from Auroville residents through processes prescribed elsewhere in this document.
- Incorporate a strategic growth plan that is based on an environmentally and socially responsible interpretation of the Galaxy concept.
- Outline the targets for housing, education and innovation, livelihood and wealth creation, entrepreneurial ventures, health, food services and farms, art and culture, social amenities and recreation.

- Plan and develop the essential infrastructure like water supply, energy, waste recycling and emergency services with an evolving mobility strategy for the intermediate phases of development (construction / service traffic) without undue negative impact on the quality of life of the residents. Ensuring that these infrastructure developments are phased and incremental to serve the long term needs of the township as and when needed.
- Assess the existing mobility approach in the Master Plan with respect to the impact on the topographical and geophysical reality, vegetation, local mobility pattern. The mobility plan will need to be elaborated and integrated in the DDP of each zone.

A DDP for the Industrial Zone needs to be given priority and take into consideration the limitations of the topographical reality. It shall also take into account the medium and long term contribution that the Industrial Zone needs to make to the economy of Auroville to become a self supporting township.

The potential of employment generation for the Auroville Township and surrounding region with the relevant impact thereof shall be part of the DDP.

The essential features of the Galaxy concept as given by Roger Anger and endorsed by the Residents Assembly need to be analyzed more in depth, to see how these could be incrementally developed together with the DDP and its time line. There is also a need to identify, support, improve and expand existing developments (projects / activities) to avoid duplication.

- Implementation

For a successful planning process that uses this TOR and gives well accepted outcomes:

- Appointment of consultants when local expertise and capacity is unavailable will be done with a clear and transparent procedure providing for community feedback and input. Knowledge and experience about Auroville and its background should be a preferred criteria when identifying outside consultants. Periodical 'check points' incorporated to avoid long engagements of consultants that are not delivering outputs according/integrating with community feedback and inputs.
- Outputs (such as the DDP, study of essential elements of the Galaxy concept etc) to be presented in a draft format using various methods like e-bulletin board, print, expo and live presentation. Inputs collected by the representative group, will not only be collated and published but also analyzed and used for the final outputs.
- Final outputs will be adopted by the TDC as their program of development with a focus on convergence between community initiated projects and individual initiatives.
- Public funds and fund raising will be prioritized for the endorsed DDP along with consultation with working groups. Individual fundraising and financing of projects will follow development priorities as identified and agreed upon as mentioned above under 3.2 Outputs.
- Phased implementation program will be presented with time lines, details on funding source, funding parameters and preconditions, financial sustainability and impact of the development before undertaking them.

- Evaluation

Evaluation of the TDC's work is required to help in determining whether the work is on track, adheres to the planning principles and implementation procedures as outlined in the ToR, and assists in improving such procedures as and when needed. Evaluation also adds to the retention and development of institutional memory and provides a more robust basis for fund raising and policy making.

Evaluation needs to be done by a multidisciplinary group and composed of residents, representatives of working groups, and when required, of external consultants. It would be necessary for the evaluators to have recognised experience or capacity to undertake this task impartially, accounting capacity/understanding and some basic project management skills.

- Success Criteria

Successful outputs of the TDC would mean planning and development work resulting in building of the Auroville Township or parts thereof in accordance with the Master Plan and with reference to these Terms of Reference. Successful outputs would:

- Fulfil the principles and guidelines outlined in the Terms of Reference.
- Be achieved through broad collaboration between a wide range of stakeholders.
- Be completed within the allocated timeframe and resources.
- Provide a clear sense of direction for the future of Auroville.

- Be practical and easily implemented.
- Have general community consensus.
- Help to have the commitment of the residents (and, where appropriate) its partners to tracking its long-term effectiveness.
- Provide a framework for positive change in the well-being of Auroville and its Bio region.

- **GLOSSARY OF KEY TERMS**

**TERM****DEFINITION****B2B activities**

Business to business, is the exchange of products, services or information between businesses rather than between businesses and consumers

**Base line for development**

Agreement between key participants that summarizes the starting point requirements critical to the achievement of the development objectives.

**Bio Regional planning**

The efficient placement of land-use activities, infrastructure and settlement growth across a larger area of land than an individual city. Bio regional planning is a sub field of urban planning as it relates land use practices on a broader scale

**Bio-swales**

A term referring to a natural landscape feature or a human created one. It consists of a profiled drainage course with gently sloped sides, filled with vegetation or stones. Bio swales are designed to manage water runoff, filter pollutants and increase rainwater infiltration.

**Concept**

An abstract idea representing the fundamental characteristics of what it represents. In informal use the word concept often just means any idea, but formally it involves the abstraction component.

**Contiguous woodlands**

Areas of trees sharing a common border or next to each other in a sequence

### Detail Development Plan

A set of documents that set out the policies and proposals for the development and use of land an area. A well accepted detail development plan shapes day to day decisions as to whether or not planning permissions should be granted

### Geo physical

Physical processes and properties of the earth and its surrounding environment

### Policy planning

A definite course or method of action selected (by a group or individual) from among alternatives and in the light of given conditions to guide and, usually, to determine present and future decisions.

### Modal share

A percentage of travellers using a particular type of transportation, or number of trips using a said type of transportation, or kms travelled using a said type of transportation. In our case, the number of trips could be used. Expressing targeted modal shares is the main determinant in developing sustainable transportation system within a city or region

### Nature sanctuaries

The diverse indigenous flora planted and regenerated in areas. The sanctuaries will act as a seed source for a wider area, thus aiding the process of natural regeneration and ecological restoration. Habitat regeneration and preservation of wildlife is the priority in these areas.

### Net zero energy township

The total amount of energy used by the township on an annual basis is roughly equal to the amount of renewable energy created by Auroville

Rain water harvesting system

A technique of collection and storage of rainwater into natural reservoirs or tanks, or the infiltration of surface water into subsurface aquifers (before it is lost as surface runoff)

Right of Way (RoW)

The right to make a way over a piece of land, usually to build a road which is for vehicles or pedestrians

Socioeconomic

Relating to or concerned with the interaction of social and economic factors

Topographical

Concerned with topography: graphic representation of the surface features of the place on a map, indicating their relative positions and elevations

Urban development

The social, cultural, economic and physical development of cities, as well as the underlying causes of these processes.

Urban planning

Technical and social mobilization process concerned with the development and use of land, protection and use of the environment, peoples welfare, and the design of the urban environment, including air, water, and the infrastructure passing into and out of urban areas, such as transportation, communications, and distribution networks

Woodlands

Land covered with trees