

## Annexure 5

### Proposed Amenities for Township Level: a detailed comparison – Auroville (proposed), Vidyadhar Nagar & UDPFI

Vidyadhar Nagar is considered an attempt towards innovative planning. This new town is situated near Jaipur and planned by a leading planning organisation of India, while Urban Development Plan Formulation and Implementation (UDPFI) guidelines are suggested by Indian Town Planners Institute (ITPI), to be considered while making assessment of various required amenities and services. After a detailed comparison, proposals for Auroville's ultimate growth and whole township level have been suggested.

Level	Population Threshold
Community	Less than and/or equal to 600
Neighbourhood	601 - 5000 (Sub Sector)
Ward	5001 - 18000 (Sector)
District	18001 - 40000
Township	Equal to and/or more than 40000

Level	Facility Classification	Nature of facility	Vidhyadhar Nagar		UDPFI		Auroville	
			Population Threshold	Area	Population Threshold	Area	Population Threshold	Area
Community level	Education	Crèche / Tot-lots	1 - 4 sqm. /person			100 p.	1 - 4 sqm /person	100 - 400 sqm
	Health	Dispensary	1 for 12,000 p.	1000 sqm. per unit	1 for 15,000 p.	0.80 to 0.12 ha	1 for 600 p.	0.50 to 0.80 ha
	Culture	Community room (hall, office etc.)			1 for 5,000 p.	660 sqm	150 - 600 p.	500 - 660 sqm
	Services	Common kitchen, dining, laundry.			--	--	150 - 600 p.	500 - 2000 sqm

		Water treatment plants			--	--	150 - 600 p.	500 - 1000 sqm
	<b>Retail</b>	Shops						
	<b>Recreation</b>	Community park			--	3-4 sqm / person	--	10% of total area
<b>Neighbourhood/Sub Sector</b>	<b>Education</b>	Kindergarten (nursery & primary) to be located near park			1 for 2500 p.	0.08 ha	1 for 2000 - 5000	0.5 to 0.8 ha
<b>600-5000</b>	<b>Health</b>	Polyclinic / nursing home	1 for 12,000 p.	1000 sqm per unit	1 for 15,000 p.	0.80 to 0.12 ha	1 for 2500 - 5000 people	800 - 1000 sqm per unit
	<b>Recreation</b>	Neighbourhood park/residential open space/chowk	0.08 - 0.11 /person	0.75 ha. For 3000-5000 p.			0.08 - 0.11 /person	0.24 - 0.55 ha
	<b>Culture</b>	Park & playground	For 3000 - 5000 p.	0.09 sqm / person	--	3-4 sqm per person	--	0.34sqm / person
	<b>Retail</b>	Retail commercial	--	--	1 for 110 people	220 sqm for 1000 people	1 for 100 people	200-220 sqm for 1000 people
	<b>Services</b>	Water treatment plants	--	--	--	--	1000 - 5000 p.	500 - 2000 sqm
<b>Ward/sector</b>	<b>Education</b>	Primary school	500 students	0.3 ha(0.15 ha play area)	500 students	0.4 ha (0.2 ha school building & 0.2 ha play field)	500 students	0.3 ha to 0.4 ha
<b>5000-18000</b>	<b>Health</b>	Primary health centre	1 for 50,000 p.	3000 sqm/unit	1 for 45,000 to 100,000 p.	0.20 to 0.30 ha (with some observation bed)	1 for 15,000 to 18,000 p.	0.20 to 0.30 ha (with some observation bed)

	<b>Recreation</b>	Parks & playground	0.15 sqm / person	1.5 ha (8 nos.)	--	3-4 sqm /person	--	3-4 sqm /person
	<b>Culture</b>	Community centre (hall, library & space for extra activities)	--	--	1 for 15,000 p.	2,000 sqm	1 for 5,000 to 18,000 p.	1,000 – 2,000 sqm
		Meditation & Spiritual centre			1 for 100,000	1000 sqm	1 for 50,000 p.	0.3 to 0.5 ha
	<b>Retail</b>	Pour Tous distribution office					1 for 5,000 to 10,000 p.	1000 –2,000 sqm / unit
		Retail commercial shop			1 for 200 people	300 sqm per 1000 people	3 shops /2,000 @ 10sqm / shop	490 sqm - 7290 sqm
	<b>Services</b>	Sub Post Office	1 for 10,000 to 15,000 p.	60 to 65 sqm per unit			1 for 10,000 to 15,000 p.	60 to 65 sqm per unit
		Overhead reservoirs					1 for 5,000 to 10,000 p.	50 to 100 sqm
<b>Level</b>	<b>Education</b>	Higher secondary school	1 for 1500 students	0.77 ha	1 for 7,500 p. (for 1,000 students)	1.60 ha (0.60 ha school building & 1.00 ha play field)	1 for 1,000 students	1.6 ha
<b>18,000—40,000</b>		Integrated school (1,500 students)			1 for 90,000 – 100,000 p.	3.50 ha (0.70 ha school building & 2.5 ha play field & 0.30 parking area)	1 for 18,000 – 40,000 p.	3 ha
	<b>Health</b>	Poly clinic (20-30 beds)			1 for 100,000 p.	0.20 to 0.30 ha (20 - 30 beds)	1 for 20,000 – 30,000 p.	0.20 to 0.30 ha (20 - 30 beds)
	<b>Recreation</b>	Recreation club			1 for 15,000 p.	2,000 sqm	1 for 15,000 p.	2,000 sqm
		Parks & Playground	For 12,000 to 16,000 p.	1.5 ha (8 nos.)	--	4-5 sqm / person	--	4-5 sqm / person

	<b>Culture</b>	Theatre					1 for 50,000 p.	1 ha
	<b>Retail</b>	Retail			1 for 200 persons	500 sqm per 1000 persons		
	<b>Services</b>	Sub Post Office	1 for 10,000 to 15,000 p.	60 to 65 sqm per unit	--	4 - 5 sqm / person	--	4 - 5 sqm / person
		Electric substation					1 for 10,000 - 15,000 p. (11KV) (taking 2KW per household)	2ha - 3 ha
		Water treatment plant					1 for 40,000 p.	5,000 sqm
		Pour Tous					1 for 50,000 p.	10,000 sqm
		Banks					1 for 40,000 p.	10,000 sqm
	<b>Food</b>	Hotel /restaurant					1 for 10,000 p.	0.5 ha
<b>Township level</b>	<b>Education</b>	Technical education (500 students, of which: industrial training institute 100, polytechnic 400 students)	--	--	1 for 1,000,000 p.	4.00 ha (1.60 ha for ITI & 2.40 ha for polytechnic)	1 for 50,000 p.	5 ha
<b>&lt;=40000</b>		College (1000 - 1500 students)	for 300,000 p.	7 ha.	1 for 125,000 p.	4.00 ha (1.80 ha college building, 1.80 ha play-field & 0.40 ha hostel area)	1 for 50,000 p.	2.00 ha (college building, 1.00 ha playfield & 0.40 ha hostel area)
		University campus			For the entire city	10 ha	1 for 50,000 p.	10 ha

	<b>Health</b>	Hospital (200 beds)	--	--	1 for 100,000 p.	3.70 ha (2.70 ha hospital area & 1.00 ha residential accommodation)	1 for 50,000 p.	3 ha (2.00 ha hospital area & 1.00 ha residential accommodation)
	<b>Recreation</b>	Auditorium				10.00 ha	1 for 50,000 p.	3 ha
		District sports centre/ sports complex	for 300,000 p.	5 ha	for 100,000 p.	2.5 ha.	for 50,000 p.	5 ha
		Recreation park with water bodies	for 300,000 p.	40 ha	for the entire city	10 - 12 sqm per person	for 50,000 pop.	10-15 sqm per person
		Botanical Garden						
	<b>Culture</b>	Socio-cultural centre			1 for 1,000,000 p.	15 ha.	For the whole city	1.5 ha
		Museum/ exhibition pavilion					For the whole city	2 ha
	<b>Administration</b>	Town Hall					1 for 50,000 p.	200 sqm
		Business Offices						2.5 ha
	<b>Retail</b>	Retail commercial						
		Pour Tous/ Commercial Plaza	--	--	1 for 300 persons	880 sqm per 1000 p.	1 for 1000 p.	1000 sqm per p.
	<b>Services</b>	Fire station within 1 to 3 km	1 for 2 to 300,000 p.	1 ha.	1 for 200,000 p.	0.60 - 1.00 ha	1 for 50,000 p.	0.30 - 0.50 ha

		Telephone Exchange	5 phones per 100 p. & 1 exchange for 5000 p.	5000 sqm per unit			1 exchange for 50,000 p.	5 ha
		Head Post Office	1 for 300,000 p.	750 sqm per unit			1 for 50,000 p.	500 to 600 sqm
		Main balancing reservoir					1 for 50,000 p.	5 ha
		Electric Crematorium & Burial ground					1 for 50,000 p.	5 ha