



## Avatar Meher Baba Trust Draft Master Plan 2019

Meher Baba has said that in the future Meherabad would become the greatest place of pilgrimage in the world. He created the Avatar Meher Baba Trust to assume primary responsibility for ensuring the availability of the sacred sites associated with His advent as Meher Baba to pilgrims. Since it was established, the Trust has worked continuously to make available facilities and programs to accommodate the growing interest in Meher Baba. Indeed, the years since Beloved Baba left His physical body have witnessed steady increases in numbers of pilgrims coming to Meherabad from around the world.

However it is reasonable to assume that as time gets closer to the period that Baba termed His public manifestation, these numbers could increase exponentially. Other pilgrimage sites in India have experienced massive growth over short periods of time and found themselves unprepared for the rapid acceleration in numbers of pilgrims, often overwhelming facilities and forcing compromises that infringe on the spiritual quality of the places.

To prepare for this eventuality, in 2015 the Trust initiated a master planning effort, and engaged many trustees and residents in its formulation over a period of several years. This master plan is currently in draft form and will be finalized in 2020 following a period of worldwide presentations and feedback from the larger Baba family. The plan is quite extensive, spanning approximately 200 pages; however this document provides an overall summary of the key elements of the plan and will enable the reader to envision how Trust properties at Meherabad, Meherazad, and

Meher Nazar will evolve as the numbers increase significantly up to the point when a million people at a time are coming for His darshan and to enjoy the atmosphere surrounding the Samadhi of the Avatar of the Age.

## **BACKGROUND:**

### **What is a Master Plan:**

Master plans are created by organizations to provide a coherent and proactive framework for the development of their assets. These plans typically:

- Provide a comprehensive plan of action for land use
- Incorporate values, programs, physical structures, and other elements fundamental to the fulfillment of the organization's mission
- Are based on a vision for what the ultimate state is to become

Because the Trust has ultimate responsibility for major property, programs, and other activities, especially where there is significant projected growth in utilization, it is essential to establish an overall guiding plan to guide the development of these properties.

### **Purpose of Trust Master Plan**

The specific purpose of the Trust master plan is:

- Primarily:
  - Provide a vision for what it will be like when the public demand for Meher Baba's darshan attracts hundreds of thousands/millions of people including:
    - Character of place/different elements
    - Maintaining sanctity
    - Infrastructure
    - Accommodations
    - Addressing charitable activities (e.g., schools, hospitals, etc.)
    - Land required and usage (zones)
    - How we fulfill objectives in Trust document laid down by Baba and in keeping with the Meherazad Master Plan that was laid down by Baba's mandali
- Secondarily:
  - Serve as a basis for over time getting government pre-approval for land acquisition and development
- Thirdly:
  - Demonstrate to the government that the Trust is equipped to manage the Trust and its properties

- OVERALL:
  - Develop a sense of shared responsibility for the Trust across the Baba world

### **Scope of Master Plan:**

The current draft master plan encompasses the development of:

- Meherabad: the site of His Samadhi and focus of pilgrimage
- Meherazad: where Meher Baba and His intimate mandali lived from the mid-1940's on
- Meher Nazar: now an office setting for the Trust, and also a historical site where Meher Baba and His mandali lived or spent much time

Once this plan is finalized, a second phase of planning will be initiated for three other Trust-owned sites:

- Satara: land that is adjacent to the spot where Meher Baba suffered His second automobile accident in 1956
- Guruprasad memorial: a spot that commemorates the extensive work done by Meher Baba at Guruprasad in Pune
- Mandla: land that was given to Meher Baba in 1939, where Baba indicated that one of His universal spiritual centers was to be established and directed that a replica of His Samadhi be built

### **How Draft Master Plan was Developed:**

The process for developing this plan involves the following twelve steps:

1. Build foundation: (Planning Committee)
  - Purpose of plan
  - Principles
  - Assumptions
  - Vision
2. Develop proposals for key areas: (Trust Committees)\*
3. Review proposals and generate first draft of master plan document (Planning Committee)
4. Trust committees' feedback on first draft
5. Synthesize feedback and generate draft document (Planning Committee)
6. Approve draft document (Trustees)

7. ***Engage the world-wide Baba family***
8. Finalize plan (Planning Committee, currently expected to occur in 2020)
9. Approve plan (Trustees, currently expected to occur in 2020-21)
10. Communicate plan to stakeholders as appropriate (Trustees)
11. Implement/monitor (Trustees with assistance as needed)
12. Re-evaluate plan periodically (Planning Committee)

*\* There are currently 23 committees that perform the work of the Trust; each of these committees works within its own mandate (e.g., the accommodations committee is responsible for ensuring the availability of overnight accommodations and food for pilgrims); each of the committees provided input for the master plan about their areas of responsibility including:*

- *What is the scope and purpose*
- *What is the character*
- *What is the vision*
- *What are the physical components*
- *What personnel are required to staff*
- *What should their area look like in the future*

#### **FOUNDATION OF THE MASTER PLAN:**

The master plan is based on a set of principles and assumptions, and is ultimately designed to fulfill a vision for the Trust properties. Taken together these serve as the foundation of the master plan.

#### **Principles:**

The following are the core values or concepts that are embedded in the master plan and its execution:

1. Objects of Trust Deed are primary and the Master Plan must provide the conditions for ensuring that over time all of these objects will be made possible (see <https://www.ambppct.org/pdf/Trust.pdf>)
2. Meher Baba draws His lovers to Him in His own way; however, Baba always emphasized that the quality of His lovers' own lives should serve as an example for encouraging others to learn and know of Him, rather than preaching; this principle also applies especially to all those who serve the

Trust, as well as the Trust itself, which must function in an exemplary manner

3. Sacred and historic resources (*buildings, structures, grounds, sites, and collection items*) will be preserved and protected as much as possible from time when Baba was physically present, as well as reflecting how Baba lived with His mandali; in the case of Meherazad, also reflecting changes made by the mandali (*as specified in the Meherazad master plan*)
4. A balance will be maintained between the need to provide access for as many people as is practical for pilgrimage while maintaining the atmosphere [*including the preservation of historic sites*] and ensuring safety
5. Plan will be consistent with Sacred Meherabad Policy (currently in draft form), and will be consistent to extent possible with other board approved documents
6. All are welcomed irrespective of religion, caste, creed, colour, race, nationality, or sex; and all are treated lovingly, as Baba would wish
7. Everyone may approach pilgrimage as they wish within the bounds of practicality, safety, and consideration of others; no belief system will be imposed about how people should approach Baba, pilgrimage, and darshan; however, in keeping with Baba's own direction, rites/rituals/ceremonies will be discouraged.
8. A high level of precaution must be exercised to especially protect the environment and legal/tax status with special attention to maintaining the public charitable status of the Trust.
9. We will operate with the maximum degree of self-sufficiency as is possible/practical (*e.g., water, electricity, transport, volunteer labor, etc.*)
10. Any development of the Trust property will be undertaken primarily in response to need, and only when there are both sufficient financial resources and physical and managerial infrastructure
11. Non-historic buildings, infrastructure and other structures will be adapted or replaced as needed to accommodate future development
12. All new development will be done balancing the attention paid to the aesthetics while maintaining simplicity as it was in Meherabad/Meherazad in Baba's time
13. There will be transition between current functions and the fulfillment of the final master plan

14. The master plan will continue to evolve over time as circumstances and conditions change

### **Assumptions:**

The master plan is also based on a number of assumptions about the future; these assumptions are events or trends to occur in the future that are sufficiently likely/impactful that the Master Plan must assume they are true. The following are the assumptions about the future that are considered most relevant to future plans:

1. Meherabad/Meherazad/Meher Nazar will become places of world pilgrimage leading to increasing numbers of people wanting access (*up to millions in a year*); this will eventually change the manner of access to places that are currently readily available (*e.g., taking darshan inside the Samadhi, visiting Baba's bedroom in Meherazad, climbing Seclusion Hill, etc.*); the increases in numbers could happen either incrementally or exponentially
2. Increased use of sacred/historical Trust properties will create degradation
3. Current beliefs about darshan/pilgrimage (*such as the need to take darshan in the Samadhi on the 31<sup>st</sup> of January*) and new beliefs (*such as expecting miracles from the Dhuni*) will, if they increase, have a significant impact on pilgrimage as well as contribute to a ritualization that Baba never wanted
4. More Baba-lovers will reside around Meherabad and Meherazad
5. The area around Meherabad, Meherazad, and Meher Nazar will eventually become significantly more urbanized, with accompanying advantages and pressures
6. The amount of land required will far exceed what the Trust currently owns and will become available over time based on the need to accommodate the greatly increased numbers of pilgrims who will be coming; this will occur in the short term through purchase of land; however, over time the Government of India will assist as Trust properties are recognized as a place of world pilgrimage
7. The Trust will not be able to provide lodging facilities for all the pilgrims wanting to stay on Trust property at Meherabad.
8. As the demands related to Trust operations increase (*including human, physical, utilities, other*), the availability of financial and human resources will increase in the long term (*but not necessarily in the short and medium term*) sufficient to provide for the implementation of the master plan

9. New technologies that are either not currently available or employed will become available that will greatly facilitate the ability to manage the large numbers of people who will be coming for darshan at the Samadhi; e.g., retractable barriers, moving carpets, etc.
10. Government/legal pressures and tax challenges will increase
11. Environmental degradation/climate change will have a significant impact on availability of water, pilgrim experience/health (*e.g., due to dust/pollution/increased temperatures*), increased fire risk, etc.
12. The relationship between the Trust and its stakeholders (*i.e., those who have a legitimate interest in the Trust and its operations such as Baba-lovers, villagers, government, surrounding businesses, and others*) will have a major impact on the ability to fulfill the master plan

### **Vision for Trust Properties:**

Master plans are designed to fulfill a vision for the future; the following is the guiding vision that the Trust master plan is designed to fulfill:

*Meher Baba has said that His advent will be the end of a cycle of cycles and His manifestation will be the greatest. Therefore, Meherabad and Meherazad will become places of world pilgrimage where the multitudes will come to pay homage at His feet and to:*

- *Experience Meher Baba's love*
- *Learn about His life and message of love and truth*
- *Dedicate themselves to a life lived in His remembrance, love, and service*

### **MASTER PLAN FRAMEWORK:**

Many master plans are time-based; that is, they project that development will happen within specified time periods. However the Trust's master plan is intended to accommodate growth in numbers of pilgrims, and that rate of growth cannot be reasonably anticipated—it is all in Baba's timing.

Therefore, this current master plan is based on three stages of growth in the number of pilgrims wanting access. Specifically the plan projects growth based on three scenarios of increase in numbers of pilgrims who want access to the Trust properties, as compared to today:

- 2X: when there are twice the number of pilgrims as today
- 5X: when there are five times the number of pilgrims as today
- 25X: when there are twenty-five times the number of pilgrims as today

The numbers of pilgrims that currently come to the Trust\* is provided in the table below along with estimated numbers at each of the three scenarios (2X, 5X, 25X).\*\* The numbers in brackets represent pilgrims accommodated overnight in Meherabad

SCENARIO	Normal		Small Surge		Surge	
Current	200	(200)	3,000	(3,000)	40,000	(23,000)
2X	400	(400)	6,000	(5,000)	80,000	(60,000)
5X	2,500	(1,250)	10,000	(7,500)	200,000	(150,000)
25X	50,000	(25,000)	100,000	(50,000)	1,000,000	(600,000)

*\* The Normal numbers are on a daily basis; the Small Surge and Surge numbers are the numbers who come over the course of an event, such as Amartithi, Silence Day, etc.*

*\*\* These numbers are exact multipliers of 2X/5X/25X at the surge level; it is however assumed that the increase in numbers at normal and small surge times will rise at a much faster rate.*

The plan further maps the future state within each of these three scenarios to examine what the Trust properties will look like at three different levels of usage:

Normal: daily, when there are no special events occurring

Small Surge: when there are major events occurring such as Dhuni, Silence Day, Legacy Programs, etc.

Surge: when there are the largest events occurring (at present, only at Amartithi)

The remainder of this document is primarily focused on describing the changes that will occur at each of the three locations (Meherabad, Meherazad, Meher Nazar) under each of the three scenarios (2X, 5X, 25X).

## **FUTURE OF MEHERABAD**

*“This place is the most important one. It is the best place to be for those on the spiritual path.” (Meher Baba, Lord Meher, page 854 of the original printed edition)*

Meherabad is the single place most centrally associated with pilgrimage, since it is where His Samadhi is located. Meher Baba lived at Meherabad for much of His life beginning in the early 1920’s through the mid 1940’s, and it was the setting for where He conducted much of His universal work, schools, hospitals, as well as training of mandali, conduct of Sahavas programs, and countless other activities.

Efforts have been underway since at least the 1970’s to plan for the expansion of activity at Meherabad. Original development plans called for the land to the west of the railroad tracks to be primarily devoted to pilgrim activities, while land to the east would also significantly accommodate charitable activities as called for in the Trust deed. The current master plan for Meherabad essentially follows this same scheme.

The following describes what will have changed at Meherabad in each of the different scenarios (2X, 5X, 25X):

### **Meherabad at 2X:**

- Pilgrimage:
  - At surge, darshan will be at Samadhi threshold
  - Accommodations will have expanded with a new dharamashala in Lower Meherabad and new tent sites
  - Library will have expanded and moved to the Meher Pilgrim Center (MPC) in Lower Meherabad
  - Pilgrims Activities Center (PAC) will have an expanded central office at MPC
- Public charitable:
  - Medical:
    - Meher Health Center will have expanded to include 4-5 more consulting rooms
  - Education:
    - The school at Lower Meherabad will have added additional capacity for 750 students and more sports fields, that will be shared with Physical Education Center
  - Other charitable assistance (such as disaster relief, etc.) will have expanded
- Shared Services:
  - An administration building will have been added at Lower Meherabad and several functions will be housed there (finance, human resources, etc.)

- Public relations office will have been established
- New central stores will be created at Meherabad
- More quarters for residents will have been created
- The security area will have expanded
- The sewer plant will have expanded
- Parking facilities will have expanded

### **Meherabad at 5X:**

- Pilgrimage:
  - Hill:
    - Super-structure will have been established over Samadhi, per Meher Baba's directive
    - A new stadium/amphitheater for 40,000 pilgrims will have been created in an area behind the MeM (archive building)
    - The darshan zone (encompassing path up the Hill, Samadhi, historic buildings, and surrounding acreage) will have been fenced or walled in with some restricted access at surge
  - Historic Lower Meherabad will have been fenced or walled in, with some restricted access at surge
  - Accommodations:
    - Additional hostels, dharamshala will have been added
    - Numerous tent sites will have been added
  - Archives:
    - The museum will have moved out of Meher Retreat and a new museum will have been created near the Archive building (near MeM)
  - Library: will have expanded and been re-located from the MPC to next to or near the new museum
  - Pilgrim Activities:
    - The office will have expanded for the PAC
    - Information stations/kiosks will be available at pilgrim accommodation facilities and key pilgrim areas
  - Music and Arts:
    - 2,500 seat auditorium will have been added, also to be shared with the school
  - Physical education:
    - A three story sports complex will have been created in Arangaon
  - Publication/copyrights activities will have expanded with additional office space
- Public charitable activities:
  - Medical:
    - Meher Health Center will have a second facility same size as current Meher Health Center

- Meher Hospital Meherabad will have an additional 2-story building
- One hospital will have been established in an underdeveloped area of India
- Diagnostic centers will have been opened elsewhere in India
- Veterinary facilities will be expanded offsite
- *Potential:*
  - *Medical administrative office will be established*
  - *Medical service buses will have begun operation*
- Education:
  - New secondary school will have been established (off-site)
  - Junior college will have been established off-site
  - Online educational programs will be available throughout India for primary and secondary students
  - New educational modes of delivery and teacher education will have been implemented especially for school(s) in areas of particular need (e.g., Hamirpur)
- Other charitable (disaster relief, etc.) will have expanded
- Shared Services:
  - Office space in administration building will have expanded
  - Transport Department will have been established
  - Security operations areas will have expanded
  - Historic Lower Meherabad will be fenced/walled in with restricted access at surge
  - New sewage/water treatment facility will have been established
  - New landscaping/nursery will have been added
  - Residents quarters will have been added
  - Long-term care facilities for all residents will have been added
  - Land offices at Lower Meherabad (and Meherazad) will have been established
  - Expanded parking facilities will be added

### **Meherabad at 25X:**

- Pilgrimage:
  - Hill:
    - Access into Darshan Grounds will be controlled
    - Darshan queue – darshan will be by token at all times
    - Darshan will be within sight of marble, not at threshold.
    - Access to all historical sites will be controlled and by reservation
    - View corridors and gathering grounds (*with landscaping/tea stalls/benches/etc.*) will have been fully established
  - A major Welcome/Information Centre will have been established at a newly established main entrance to Meherabad

- Vehicular travel within Meherabad will have become significantly restricted with internal transportation via electric carts, etc.
- Library will have moved expanded into museum space (established at 5X)
- A major pilgrim activities complex will have been established in Upper Meherabad including:
  - Meher Baba in Motion\*: a multi-media presentation on Meher Baba's life and message
  - A museum/archives facility with interactive access to articles from Meher Baba's life and advent
  - A major music and arts complex to hold 12,000-15,000 people
  - Amenities including an extensive food court
- Accommodations:
  - Several additional dharmashalas, hostels, tent-sites will be available

*\* Envisioned by Bhau Kalchuri as a major multi-media attraction to inform pilgrims about Meher Baba's life and message*

- Public charitable activities:
  - Medical:
    - Meher Hospital will have been significantly expanded in Lower Meherabad
    - Pilgrim Health facility expanded in Upper Meherabad
    - Veterinary Services expanded offsite
    - *Potential: Added medical services provided throughout India and globally*
      - *Regional hospital*
      - *Up to 4 hospitals in India*
      - *Medical and Research facilities in developing countries*
  - Education:
    - Three separate schools will have been established in Maharashtra State
    - College will have been added off-site
    - Technical training institute will have been added off-site
    - College of Music and Arts will have been added on-site
    - Online programs will have become widely available internationally, including post-secondary programs
    - Up to four schools/colleges will have been established in underserved areas of India
    - *Potential:*
      - *One or two schools will have been established in another country(-ies, e.g., in Africa)*
  - Physical education:
    - Additional playing fields will have been added as part of an off-site college facility

- Other charitable (disaster relief, etc.) activities:
  - *Potential*
    - *Orphanages, women’s shelters, homes for the elderly poor and needy*
- Shared Services:
  - Copyrights/publications will expand, including printing, warehouse, and distribution
  - New administration complex will have been created to house multiple different functions
  - New central stores/yard/maintenance areas (including fleet management) will have been created
  - New wastewater and recycling operation will have been created
  - Parking areas (on-site drop-off only for pilgrims’ vehicles); shuttle buses or other options will have been greatly expanded
  - Security operations will have been expanded, including new Security headquarters and expanded operations areas
  - Village and community relations activities will have expanded into significantly more villages
  - More resident quarters will have been created in clusters
  - Long-term care facility for aging/disabled residents will have been expanded

**Future of Dhuni:**

The Dhuni is an especially important part of the pilgrimage experience for many, and in the future the Dhuni will continue with some changes:

- 2X:
  - *No change\**
- 5X:
  - More rails/waiting areas in buffer zones in Lower and Upper Meherabad will be utilized at small surge
  - Dhuni hours will have been extended at small surge
- 25X:
  - Reservations will be required for Dhuni\*\*
  - Dhuni hours will further be extended

*\* As of 2019 Dhuni has been discontinued at Amartithi/Surge*

*\*\*As will be required for darshan at Samadhi and for Meherazad visits*

## **FUTURE OF MEHERAZAD**

Meher Baba and several of His intimate mandali lived at Meherazad from the mid-1940's until He dropped His body in 1969. Visits to Meherazad have and will continue to be a treasured part of the pilgrimage experience for lovers of Meher Baba.

Meherazad mandali all signed off on a Meherazad Master Plan in 1999 that was intended to:

- Help people understand how God lived as man
- Maintain Meherazad as it was when Baba and the mandali lived there

That plan will serve as a governing document for the Meherazad portion of the Trust master plan.

Even as pilgrim numbers increase at Meherabad, access to Meherazad will not increase proportionately given the inherent restrictions of space and the mandali's (and especially Mehera's) desire to keep the pilgrims' experience at Meherazad as intimate as possible. Due to these inherent limitations, over time the opportunity to visit Meherazad will become an increasingly limited experience.

The following describes what in Meherazad will have changed at each of the three different scenarios:

### **Meherazad at 2X:**

Numbers of pilgrims:

- Normal:
  - 160/day, 4 days/week
- Small surge:
  - 750/day (in batches), 4 days/week
- Surge:
  - Closed
- What will have changed at 2X:
  - A reservation system will be employed to access Meherazad
  - Ghyra Cabin will be open for tours
  - Pilgrim facility will have been repurposed as medical facility
  - Development of circumambulation path around Seclusion Hill will have begun
  - Lands and forests will have been developed
  - Wastewater treatment plant will have been established

- Medical:
  - Meher Free Dispensary (MFD) will have expanded diagnostic and lab services
  - Physiotherapy, nutrition and veterinary services clinic will have been established
- Physical Education:
  - Cricket field with stand will have been built
  - Physical education facilities will have been built for use by local villagers

### **Meherazad at 5X:**

#### Numbers of pilgrims:

- Normal:
  - 400/day, 4 days/week
- Small surge:
  - 1,050/day, 4 days/week
- Surge:
  - Closed

#### What will have changed at 5X:

- Mandali Hall programs will have been discontinued
- Ghyara Cabin will be closed
- Additional storage will have been added
- Path to circumambulate Seclusion Hill will have been completed
- Walking paths will have been added in a Buffer Zone of forests and gardens
- New parking lots will have been added
- Medical:
  - MFD services will have been expanded
  - Diagnostic facilities will have been added
- Education:
  - New nursery, primary and secondary schools and shared auditorium will have been added
- Physical Education:
  - Fields for athletics, hockey and football with stands will have been added

## **Meherazad at 25X:**

### Numbers of pilgrims:

- Normal:
  - 1,050/day, 5 days/week
- Small surge:
  - Closed
- Surge:
  - Closed

### What will have changed at 25X:

- Pilgrim Reception Zone #1 will have been created as a staging area for visitors to Meherazad to provide an opportunity to prepare for the experience of Meherazad, through multi-media presentations, walking in gardens and landscaped areas, and individual space for reflection
- Pilgrim Reception Zone #2 will have been created as an information facility for those who do not get access to Inner Core of Meherazad; this facility will offer multi-media presentations, a small museum as well as gardens and walking paths.
- The private approach driveway entrance will have been gated to control access
- Pilgrims will use circumambulation path around Seclusion Hill, as the opportunity to climb the Hill will have been discontinued
- Seclusion Hill Park will have been created on land opposite and facing Seclusion Hill, and will be available for the general public to enjoy the unique atmosphere surrounding Meherazad
- Extensive ring road and service roads will have been constructed
- New landscaping, horticulture, and afforestation facility will have been added
- Significant infrastructural development will have taken place
- Medical:
  - New full service hospital will have been added
  - New outpatient dispensary will replace MFD
  - Additional staff quarters will have been added
- Education:
  - New college and technical training institute will have been added to serve villagers and the local population
  - Hostels for students will have been added
  - Staff quarters will have been added

## **FUTURE OF MEHER NAZAR**

Meher Nazar (also known as Khushru Quarters) was the center of much activity surrounding Baba during His lifetime, and at various times He lived there as well as several of His intimate mandali, and Upasni Maharaj also spent time there. Many of those who visited India in the 1970's knew Meher Nazar as the hub of much pilgrim-related activity for registration, meeting with mandali, and other social activity. Today Meher Nazar continues to provide essential administrative functions for the Trust and is also a pilgrimage site in its own right, given its extensive association with Meher Baba and His mandali.

In the future, historic Meher Nazar will continue to have limited office functions and the compound will largely be a place of pilgrimage. As such, Meher Nazar will be preserved as it was when Baba and mandali were here.

The Ahmednagar Baba Center is also located here and will remain onsite as long as is practical.

The following describes how Meher Nazar will have changed in each of the three scenarios.

### **Meher Nazar at 2X:**

*No change*

### **Meher Nazar at 5X:**

- A reception area will be created for pilgrims awaiting visit to Meher Nazar
- Gardens/waiting area will be created outside the entrance to the Trust compound
- Adjoining space to be acquired and converted into office space
- Additional buffer zone to be acquired around the water tower, and to be used for parking
- Some office functions will be transferred to Meherabad and Meherazad
- Additional staff quarters and will be added

### **Meher Nazar at 25X:**

- Meeting hall for 1,250 will be established to be used as pre-visitation area for pilgrims visiting Meher Nazar as well as other uses
- Additional space for office operations and residential quarters together with parking will be added
- More department and office functions will be transferred to Meherabad or Meherazad
- A buffer zone will be created around the Trust compound

## **PERSPECTIVE ON THE MASTER PLAN**

Clearly the master plan calls for major changes while making every effort to preserve the surcharged atmosphere of these sacred sites. The changes are all in the interest of making available the treasure of Meher Baba's advent and presence to all who wish to avail themselves of the opportunity. Meher Baba has indicated directly and indirectly that when He manifests, the tide of lovers wanting access to this most blessed area will increase exponentially.

This master plan goes considerably farther than prior plans in anticipating changes. However it may well be insufficient to accommodate the level of interest that will be unleashed when Baba manifests publicly. So while this plan perhaps represents the best thinking available at this time, as conditions change the plan will require modification and adjustment in order to fulfill the Trust deed that Baba has given as a blueprint for the development of His Trust properties.

## **WHAT HAPPENS NEXT**

The development of this draft master plan is completed. It is being made available to the Baba family worldwide for feedback and suggestions. Once those have been received the following steps will be taken:

1. Planning committee will review feedback and submit a final master plan to the Board
2. Board of Trustees will approve the master plan
3. Worldwide Baba family is informed about the finalized master plan
4. Planning Committee will review the approved master plan and recommend priorities for development of the Trust property for coming 5-7 years (and will continue to do so on a recurring 5-7 year cycle)
5. Trustees will review and approve priorities for coming 5-7 years (and ongoing)

The involvement of the worldwide Baba family is one of the keys to the success of the plan and to the future of the Trust. Therefore ongoing efforts will continue to keep all informed about the progress of the implementation of the master plan.