

ECO VILLAGE GOA

Mission and Vision – To make an eco-friendly, self-sustained village that uses local, natural and renewable resources to make products and services for the use of its people and for sale to others as well. To create a collaborative community of people who manifest a nature based learning environment that facilitates arts and culture as a creative and educative expression of human life. This is a venture of Earth Keepers Goa, a group of Earth Keepers Connect www.earthkeepersconnect.org founded by Darryl D'Souza www.darryldsouza.com as part of the next steps of The New Earth Summit www.thenewearthsummit.com

Asset Based Community Development – Using natural resources of the land for the community needs of building material, food, natural medicine, personal & household & artistic artifacts, and value added products can be made for them for use or sale (especially when they come from renewable sources like plants).

Having a plant based economy as it is a renewable resource and can make virtually most products for natural living. It is plants that absorb the natural elements of earth, water, fire, air and space from Mother Earth and Father Sky to make themselves and our food in turn. Without plants human beings cannot exist, neither can carnivorous animals that eat herbivorous animals to live. Cultivating trees like coconut, bamboo, teak, hemp, cotton for building materials as well as household products and paper and clothes that can be used or sold.

So plants are the biggest visible hand of Creator on this planet that produces food for all living species. The second biggest visible hand of Creator on this planet is human beings who have created so many things on this planet, good and bad too. This eco village is a symbiotic collaboration between plants and the good for all ideas of human beings. The entire food system for human beings in this village will be plant based, which means this village is not the place for non- vegetarians or fish / egg eaters. Yes, there are many out there teaching about non-vegetarian nutrition, because they have not yet completed their education of how vegetarian animals thrive on plant based food, so unwisely, they eat their own teachers who do it right.

This community is based on the 3 fold path of Ahimsa – Non-violence to the Human Body (no unhealthy food products or body products that damage the human body), non-violence to Animals (no harassing or killing of animals for food or products or recreation) and non-violence to Mother Earth (anything that contaminates or damages the natural 5 elements and destroys our environment). The community will develop a local and real assets backed currency for internal trade of goods and services when barter is not possible. This community supports a vegan lifestyle and promotes education on veganism. It will have domestic animals like cats and dogs in balanced numbers like how Goan houses used to have before, to set a good example of symbiotic life. Animal labor will not be used for farming, but animal's dung and urine and their value added products may be used. This is an Earth Keepers Community where all aspects of living need to be in balance with the least contamination or wastage of natural resources.

A universal spiritual system based on the Laws on Nature and Earth Keeper ethics, just like the Indigenous Tribes across the whole world have, based on a common understanding of nature, God, and the purpose of human life. The philosophy that All of Creation is God / Creator expressed in all ways with more to create with each passing day. A Hall of Humanity will be made, for meditation and the intermingling of human consciousness, to create a unified field of Benevolent Human Consciousness. Individuals can worship their own deities and gurus and ascended masters or do their religious rituals inside their homes.

The main functional aspects of this community that will also be its avenues of income are:

1. Holistic Natural Homes (max ground + 1) for:
 - a. People who make the village and later help it function.
 - b. Visitors who come for wellness treatments or education or tourism or our community events and pay rental fees.

2. Natural / Organic Farming produce for:
 - a. Permanent residents, wellness center patients, visitors.
 - b. Value added products for consumption / sale.
 - c. Natural Supplements
 - d. Herbal Medicines
 - e. Essential Oils
3. Integrative Natural Medicine Wellness Tourism
 - a. Reversing chronic illnesses over short and long duration stays.
 - b. Midwifery (natural birthing center)
4. Education Center
 - a. Open school learning format / experience based learning.
 - b. Specific skill set learning from our village building teams.
 - c. Life skills, healing sciences & spiritual sciences.
5. Music, Song, Dance, Theatre, Arts & Culture Center
 - a. Artisan products display and sale.
 - b. Music, stories, plays, performances by children and adults for audiences.
 - c. Recording Studio / Auditorium / Amphitheatre
6. Tourist Center
 - a. Simple Stays, Educational Stays
 - b. Tours of village facilities, centers and orchard, lake and forest areas.
7. Science Center
 - a. Teaching Sciences
 - b. Technology and products for use and sale.
8. Make / Build Workshop Center
 - a. Work Experience
 - b. Products for use and sale.
9. Natural garments manufacturing center using natural dyes.
 - a. For community use and sale.
10. Value Added food products manufacturing center
 - a. For community use and sale

The current status is that the project location is not yet finalized. We have seen 1 plot of 1000 acres and 1 plot of 500 acres in North Goa. We are looking for two more options before getting into detailed dialogues with the land owners.

Funding option preference is buying 30% of the land to develop in 3 phases and developing the balance 70% of land as a collaborative business with the land owner by forming a trust and sharing profits with the land owner. If we have enough funds, or get a loan, it would be better to buy the whole land.

In the 1st phase of the project, we are asking prospective members to pay Rs.2 crores to be part of the project. This money will go into the community corpus for building all the required infrastructure for the community to function in all its aspects detailed in this document. In return for this money, they will receive a perennial contract to live on and use one 500 sqmtr plot with a 3BHK natural furnished home. This right will accrue to the family generation after generation. No individual will own any piece of the land or the home as it will all belong to the trust formed by the community. Every home will have its complete inbuilt fixtures and furniture to make it completely functional. People may add whatever they like at their own expense. Every person who pays Rs.2 crore or more can be a member of the trust that holds exclusive voting rights on all decisions of the community.

The 2 other benefits that such trust members will receive, as direct or indirect, monetary or non-monetary benefits are - in the 1st year itself, vouchers for free stay / free health / educational / cultural programs at the

community that will begin in the first year that can be given to their friends, relatives, etc. They will receive the community code book to give such people first, so they become aware of the rules and regulations to live by when they come to the community. The 2nd benefit will be a yearly dividend from profits by the community, though this may begin only after the 3rd year of operation. There can be a flexible balance between the two that a member chooses in their best interest. This will not only give a member the satisfaction of being one of the founding pillars of the community, but it will also give them lifetime benefits that will pass onto their generations. To prevent any wealthy member having excessive voting rights, the committee may limit a person or their family to not have allocation of more than 2 plots with homes, which comes against a payment of Rs.4 crores. If a member wants to put it more money into the corpus to help the community develop faster, they can , and in return will get the dual benefits of vouchers and yearly dividend, but without additional home allocation.

At this juncture of the 1st phase, the membership invite is for skilled people who will do the landscaping, architects; farming, home building, water conservationists, engineers, renewable energy experts, infrastructure building people, and any skill set needed to build an eco-friendly, self-sustained village, to be part of our design and implementation team. In the 1st phase we will be building homes for these teams.

2nd phase will be building homes for the food products center, wellness center and education center staff.

3rd phase will be building homes for wellness center clients and education center clients. Each member will need to sign a contract with us that bind them to our basic ethics of living. Violation of these ethics / non-correction of mistakes even after committee counselling, will lead to expulsion from the community as per the committee majority vote, with their seed money returned to them. As these homes get ready we may invite additional people to have a home to live in, and not as an investment.

Plot we want anywhere in Goa. Minimum 300 - Maximum 1000 acres. Usually rates are between Rs.100-500 per sq mtr depending on land resources. We need a water body or a good ground water level with a catchment area within the plot.

Amount of Settlement Land needed as per homes and centers to be built and people occupancy

The timelines and people estimates below are approximate for now:

1st Phase Work and Teams – 6 months

1. Landscaping – 0 (10 people on temporary contract)
2. Farming – 30 people
3. Workforce to build 55 Natural Homes and 1 Kitchen for these teams – 30 people
4. Kitchen Staff – 10 people

Working people on Site: 70 (in 35 homes)

2nd Phase Work and Teams – 6 months

1. Doctors, Healers & Therapists – 10 people
2. Teachers for Education Model – 10 people
3. Maintenance Staff – 10 people
4. Additional Kitchen Staff – 10 people

Working people on Site: 40 (in 20 homes)

2 parents + 2 children may come in at this stage per set of working adults (70+40) living in 3BHK Homes =
110+110+110 = 330

Total people to feed on Site = 330

Farmland required @500 sqmtr per person = 35 acres

3rd Phase Work and Teams for Income Businesses – 6 months

5. Doctors, Healers & Therapists for Wellness Tourism – 20 people
6. Teachers for Education Model – 10 people
7. Support staff for Wellness Tourism and Education Model – 20 people
8. Additional Kitchen Staff – 10 people

Working people on Site: 60 (in 30 homes)

2 parents + 2 children per set of working adults (60) living in 3BHK Homes = $60+60+60 = 180$

Total permanent people to feed on site = $330 + 180 = 510$

Tourists + Students + Residential Patients = 95 (in 45 homes)

Total people to feed on Site = 600

Farmland required @500 sqmtr per person = 70 acres

Total 3BHK Homes on site = $55+30+45 = 130$ Homes

Agricultural Land = 70 acres

130 Homes having 1 Hall, 3 Bedrooms, Kitchen, Bath = 130×500 sq mtrs 65,000 sq mtrs = 15 acres

Homes = 15 acres (built-up area = $130 \text{ homes} \times 120 \text{ sq mtrs} = 3.5$ acres)

Education Hall + Education Class rooms = 2 acres (0.5)

Community Hall = 2 acres (0.25)

Work Spaces = 2 acres (0.5)

Open Spaces = 2 acres (0)

Food Court and Farm Produce Stores = 2 acres (0.5)

Sports Complex = 2 acres (0.25)

Community Shops = 2 acres (0.5)

Parks = 2 acres (0)

Internal Roads = 2 acres (0)

Parking Spaces = 2 acres (0.75)

Area needed to build this infrastructure = 35 acres

Total Settlement Area (built-up area) within this 35 acres = 7 acres.

Note from the Town and Country Planning Department of Goa - Farmhouses by definition, have to be of natural material such as stone / bamboo / timber / thatch / terracotta / mud / lime, etc. Covered area 2.5%, built up 5%. Permissible height to eaves 5.5 m. Distance from boundaries min 5 m.

Option 1 - So this means if we do only ground level homes and office structures and community hall and kitchen, storehouses etc., for 7 acres of total floor space, we need 280 acres of orchard land. At an average cost of Rs.300 psm, 70 acres agriculture land + 280 acres orchard land will cost us Rs.46 crores.

Option 2 - But if we do ground +1 homes and office structures etc., for 7 acres of total floor space, we will need only 140 acres of orchard land. At an average cost of Rs.300 psm, 70 acres agriculture land + 140 acres orchard land will cost us Rs.28 crores.

But we do not want to do Ground +1 due to lesser earthing for our bodies, more chance of injury climbing up and down stairs daily, more knee problems for elders, no option for skylight on ground floor roof, so more

electricity needed for lighting, lesser longevity of structure and more repairs, need of special reinforcing material for the roof of ground floor to support the 1st floor, overall more structure weakness, etc.

Option 3 - If we do only ground level homes and office structures and community hall and kitchen, storehouses etc., for 7 acres of total floor space on 35 acres settlement land @ Rs.2000 psm = Rs.31 crores + Rs.10 crores for the agriculture land, our total cost will be Rs.41 crores, which is 5 crore lesser than Option 1, but we will have totally only 105 acres as compared to 350 acres in Option 1.

Water Bodies = 10 acres (can be within the 280 acres orchard land).

Total Land Needed = 70 acres agriculture + 280 acres orchard = 350 acres

What size of land will we end up getting?

So it is possible that we may need just 300 acres, but if we can afford to buy 1000 acres, it will be better for us, so that any later expansion plans do not get curtailed. If we own only 300 acres of 1000 acres, then we need funding to buy only 300 acres. At Rs.300 per sq mtr 300 acres costs Rs. 40 Crores.

If there is no lake we will have to dig wells first and also make lakes that harvest rain water. We should not take land that has a low water table. Once on the land we will design rain water harvesting systems to feed the water aquifer below to bring up the water table.

Home and 500 sq mtr land allotment for community members

One approach is to work out its cost and charge the member for it, which may be a max of 50 Lacs per home, but then from where will we get the money for building all the other centers like common kitchen, education center, wellness center, farming, lakes, etc. So if each member pays Rs.2 crores, which is lesser than (2.5 crores) for a villa in Calangute with 500 sq mtrs, and is also a better life experience, then 1.5 crore per home goes into our corpus fund to build the other centers in the village and the wellness tourism homes etc.

If we have 85 such home occupiers paying 2 crores, we get a corpus of Rs.170 crores. 40 Crores goes for buying land, 50 lacs per home x 130 homes = 65 crores goes into home building and 65 crores is left for building the rest of the village infrastructure like farms and centers. If some homeowners don't have 2 crores to give, to have at least 40 crores left for building the rest of the village infrastructure like farms and centers, we will need at least 72 home occupiers to pay 2 crores if we don't want any external funding. Other costs will be, building an access to the land and roads within the land and cost of renewable energy structures. If more funding is required to implement the project, a 20 year loan can be taken at 3% interest through a mortgage on our owned part of the land or an additional 3% insurance without mortgaging the land.

If there are skilled people (that the community needs) who want to be village members and live in one of the houses, but they don't have 2 Crores to give into the corpus, they will have to pay a monthly rent of Rs.30,000 for it. The 2 crores fund that makes available the home + 500 sq mtr land available to them for stay, will have to be paid for by an investor who will instead receive only the monetary benefits detailed earlier after the 3rd year, plus the monthly rent starting from the 1st month of occupancy. If the corpus has paid for the land and home, the monetary benefits will go back into the corpus.

Homes and Centers Design

The homes and centers are to be made of natural materials as we are going to be an example to the world of low cost and least carbon footprint. Mud and stones from the land must be used to make mud homes. Other materials such as lime plaster, wooden beams roof, Mangalore tiles, skylights in each room, just like our old Goan homes used to be, using the least amount of electricity and water as well, using sun direction for home

orientation for maximum sunlight. Each home floor space could be 120 sq.m, with Balcony, Hall, Kitchen, Guest Toilet, 3 Bedrooms with attached Bath & Toilet.

Exchange of goods and services

The community people who will work to make the village will be paid local currency as per working time spent. This local currency is to be used to pay for food, goods and services. The people who will come there later will also have to do minimum 3 hours work daily to have the minimum currency to pay for their stay. One can say working for 3 hrs a day for 5 days a week earns you the rent of Rs.30000. Everyone will get 2 holidays per week. If you also want the food, goods and services for free you will have to work for 6 hrs a day 5 days a week, which earns you Rs.60,000 per month that compensates for your free stay, food, goods and services. Anyone who cannot work for at least 3hrs a day cannot be part of this community. This community is not the place for wealthy people to just sit around and enjoy the laborious outputs of the others in the community. Dependent seniors or children of working members, who can't do any work, will get welfare currency from the corpus to spend on food, goods and services. The community council will decide from time to time, how many dependents are allowed per working person. If it is a higher number, their food and goods and services may need to be paid for by the working person. If they cannot fit in 1 home, then rent will have to be paid for the additional home.

So, a person who does not bring any funds to the community will have to work 6 hrs a day for 5 days per week to cover their stay and food and goods and services. A person who brings in Rs.2 crore will be considered as monthly rent paid, so they may work for just 3 hrs per 5 days of the week to cover their food, goods and services. They may choose nevertheless to work for 6 hrs as per their enthusiasm, so they will have a monthly excess income over expenses that will be their personal local currency balance that can be used for anything, like to pay for the stay or food expenses of visiting friends or relatives.