

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 (coming from renewable sources like plants, such that the total plant asset value in the village does not reduce from its original value).

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 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 will be kept 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 from God, and as God / Creator expressed in all ways, with more emerging with each passing day. A Hall of Humanity will be made for meditation and 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 own 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. Senior Citizen's Center
 - a. For parents of village residents
 - b. For parents of people living outside the community
8. Orphanage
 - a. For abandoned children or children who can't be financially supported by their parents.
9. Rehabilitation Center
 - a. For people needing mental rehabilitation or victims of substance abuse or physical abuse.
10. Science Center
 - a. Technology research.
 - b. Teaching Sciences
 - c. Manufacture of special products for use and sale.
11. Make / Build Workshop Center
 - a. Work Experience
 - b. Manufacture products for use and sale.
12. Woodwork Center
 - a. For the manufacture of all plant based products for use and sale.
13. Value Added food products manufacturing center
 - a. For community use and sale
14. Natural garments manufacturing center using natural dyes
 - a. For community use and sale.

Plot we want 1000 - 3000 acres in Goa. We have not finalized any plot as yet. We need a water body or a good ground water level within the plot. Land prices range from Rs.200 to Rs.400 psm (per square meter) for orchard land and Rs.400 to Rs.1000 psm for agriculture land. 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.

The best option is to buy the full 1000 acres if we can manage to get the funds - 80 to 400 crores. If we don't have enough funds, then we can buy 30% of the land to make our community, and develop the

balance 70% of land as a collaborative business with the land owner by forming a trust and sharing profits of the above businesses with them.

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

We do not want to live in a congested environment, like city people with houses next to each other, so the old village comfortable distance between homes that gives privacy and space is what made us work out a 500 sqm plot per home that will contain a 100 / 200 sq mtrs 2/3/4 BHK villa. This design of a self-sufficient eco village has also been detailed in our 3 hr video 'Making New Earth'. The details of the 4BHK villa are, 1 Hall 7m x 4m = 28sqm + 1 Kitchen = 3m x 4m = 12sqm + 4 Bedrooms = 4m x 4m x 4 = 64sqm + 3 Bathrooms 3m x 3m x 3 = 27sqm + 2 Balconies = 3m x 4m x 2 = 24sqm. Total Carpet Area = 155 sqm. Total Built Up Area = 200 sqm.

So a high priced settlement zone area @ Rs.10,000 psm is not what we are looking for, since that becomes too expensive. So we have chosen an average of 800 acres orchard land @ Rs.200 psm and 200 acres agriculture land @ Rs.1000 psm, so that comes to a total land cost of Rs.144 crores.

Note from the Town and Country Planning Department of Goa - Farmhouses by definition on orchard land, 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.

This means in 1000 acres orchard land, we can only build on 20 acres, and that includes all homes, places of work, centers, shops, education institutions etc. We do not want to build Ground +1 structures 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 the ground floor to support the 1st floor, overall more structure weakness, etc.

Usage of built-up area in acres

Community Hall = 0.5
Food Court = 0.25
Farm Produce Stores = 1 (G+1)
Food Products Manufacturing Center = 0.5
Wellness Center = 1
Natural Medicine Manufacturing Center = 0.25 (G+1)
Workshop Center = 0.25
Woodwork Center = 0.25
Garments Manufacturing Center = 0.25 (G+1)
Science Center = 0.25 (G+1)
Education Centers = 0.5 (G+1)
Arts & Culture Center = 0.25 (G+1)
Senior Citizen's Center = 0.25
Orphanage = 0.25
Rehabilitation Center = 0.25
Sports Complex = 1
Community Shops = 1 (G+1)

Total land area for these structures = 8 acres

Balance Area for Homes = 20-8 = 12 acres, which can take $12 \times 4000 / 200 = 240$ homes = 1920 people @ 8 people per home or 960 people @ 4 people per home, or 720 people @ 3 people per home. So a practical number is 850 people in 850 acres.

Amount of Farmland needed for max = 1920 people x 300 sqm per person = 144 acres.

Other Areas

Parks = 2 acres

Internal Roads = 2 acres

Parking Spaces = 1 acre

Open Spaces = 2 acres

Water Bodies = 10 acres

Cost of building this community

Land Cost of 1000 acres = 144 crores

Building 240 furnished homes x 50 lacs = 120 crores

Building all other ground / ground + 1 structures over 8 acres = Rs.80 crores

Developing Farmland = Rs. 10 crores

Free Energy Power Station = Rs.10 crores

Building an access to the land and roads within the land = Rs.25 crores

Fencing Property (live tree fence with electric wiring @ Rs.400 per meter x 8 kms perimeter) = Rs.0.32 crores

Total Cost = Rs.390 crores.

To start this project, we need the following funds.

Land Cost of 1000 acres = 144 crores

Building the first 60 furnished homes x 50 lacs = 30 crores

Building all other ground / ground + 1 structures over 8 acres = Rs.80 crores

Developing Farmland = Rs. 10 crores

Free Energy Power Station = Rs.10 crores

Building an access to the land and roads within the land = Rs.25 crores

Fencing Property = Rs.0.32 crores

Total Cost = Rs.300 crores.

So we would need at least 150 home occupiers to bring in 2 crores each, to start the project.

If we do not have these funds to start the project, then we will need to form a trust and get a 20 year loan at 3% interest with a mortgage on the land or an additional 3% insurance without mortgaging the land.

If there are skilled people (that the community needs) who want to be the 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 the home. 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 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 returns will go back into the corpus.

The timelines and people estimates below are approximate for now:

1st Phase Work and Teams – 6 months

1. Landscaping – 0 (20 people on temporary contract)
2. Farming – 50 people
3. Team to build 100 natural homes and 1 Big Kitchen for them – 50 people
4. Kitchen Staff – 10 people

Working people on Site: 110 (living in 50 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

Total working people on Site: 150 (in 75 homes)

2 grandparents + 2 children may come in at this stage per (75) set of working adults, so that is 300 additional people. So 450 people to feed on site, living in 75 homes, so $450 \times 300 / 4000 = 34$ acres farmed

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

1. Doctors, Healers & Therapists for Wellness Tourism – 20 people
2. Teachers for Education Model – 10 people
3. Support staff for Wellness Tourism and Education Model – 20 people
4. Additional Kitchen Staff – 10 people

Total working people on Site: 210 (in 105 homes)

2 parents + 2 children per (105) set of working adults, so that is 420 additional people. So 630 people to feed on site, living in 105 homes, so $630 \times 300 / 4000 = 47$ acres farmed.

So the above are the number of people needed on site to set it up. Later more can come in to create the various products and services and businesses of the community, till the community grows to 1000 people. Now these 1000 people include tourists as well and people who come for residential wellness or education programs, and they may go up to 200 people, which means there will be 800 permanent community residents in the 1000 acres.

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.

In the 1st phase of the project, we are asking founding members to pay Rs.2 crores to be part of the project. This money will go into the community trust corpus to build the required infrastructure for the community to function in all its aspects detailed in this document. In return, they will receive a perennial contract to live on and use one 500 sqm plot with a 2/3/4BHK 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 conduct 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. No member will be allocated more than 1 home to live in, but wealthy members may give additional sums of 2 crores that will help build and operate more 500 sq mtr plots with homes for others. In return they will get the dual benefits of vouchers and yearly dividends, due on these contributions, or they may choose not to avail of them and let them remain in the corpus, for the community development.

In the 1st phase of community development, 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 the 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, garments center, wood products center, education center staff, etc.

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 binds 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.

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.

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 sit around and enjoy fruits of the labor of the others. 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.