

20 Acre Eco-Village

by

SUMIRAN

SUMIRAN offers 2/3/4/5 bedroom independent duplex accommodation with modern facilities on a plot of 4000 sqft in a low density **eco-village of 20 acres** with full privacy along with personal lawn, garden & orchard with all modern amenities .

Complete non-destructive user rights in the sprawling village area spread over 20 acres natural landscape with contour farms, water bodies, cascades, hills, forest, watch tower, tree house , open gym, play areas, cycling & jogging tracks etc.



The **eco-village** is situated within the **SUMIRAN** which is a co-working, co-learning, co- creating & co-evolving space spread over 300 acres in the midst of pristine natural forest in the vicinity of **Kolar Dam & Ratapani Sanctuary** .



Eco- विलास

Only 20 Villa are being offered in 20 Acre with the aim of creating an exclusive nature friendly creative communities from various walks of life.

Villa are being offered on lifetime non-transferrable lease of 2000-3000 sqft land for construction & personal use including garden, orchard, forest, parking and exclusive user rights in the entire 20 acre village.

The lease shall be for the life time of either of the spouse or 30 years whichever is later.

Fresh lease can be done at the end of 30 years with terms & conditions as defined.

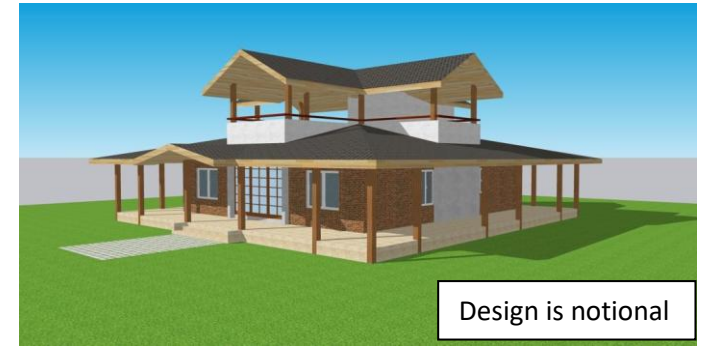
The lessee shall also have the right to be associated with prevailing activities of SUMIRAN & pioneer any new initiative in line with the ethos & permission of SUMIRAN.

The eco-village shall have a small guest house with dining facilities on payment basis for the use of guests of the members for short duration.

The village shall have a small utility store for daily needs, locally produced organic grocery items including fruits & vegetables, essential common medicines.

Construction shall be aesthetically done using eco-friendly materials with long life span. Cost of maintenance & housekeeping shall be separate. Construction shall also include a personal garden, orchard, natural sit out, pagoda & water pool.

The eco-village shall assist in calling doctors & ambulance on call, use of common facilities, booking taxi services, train & flight tickets, pick-up services for stores, arranging domestic help, services of electricians, plumbers etc on payment basis.



The onetime cost to the lessee has 2 components namely development charges & cost of construction on the basis of which following 3 packages are being offered.

TYPE-I : 2BHK duplex with open verandas in an area of 2000 sqft with a built up area of 1500 sqft & landscape of 1000 sqft.

TYPE-II : 3BHK duplex with open verandas in an area of 2500 sqft with a built up area of 1900 sqft & landscape of 1200 sqft.

TYPE-III : 4BHK duplex with open verandas in an area of 3000 sqft with a built up area of 2600 sqft & landscape of 1500 sqft.

TYPE-IV : 5BHK duplex with open verandas in an area of 3000 sqft with a built up area of 3200 sqft & landscape of 1500 sqft.

Location of Villa: The above packages are for Villas located in farmlands. Villas are also being offered on hill, lakeside & in forest at an additional location cost.

Annual charges for maintenance of common facilities, infrastructure and landscape of the Eco-Village is payable separately within one year of possession.

The lessee will be required to pay a booking amount of Rs.10 Lakhs for confirming his booking & will be offered choice of location available at the time of booking.

The lessee shall have non-destructive non-disturbing user right extended to entire area of SUMIRAN at an one-time extra cost of Rs 10 lakhs.

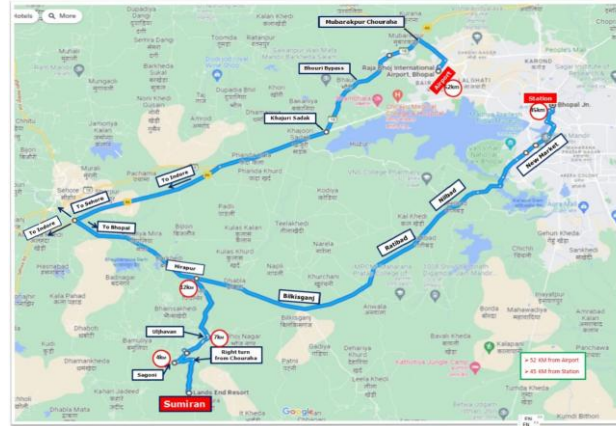
New facility can be created only on cost sharing basis.

SITE LOCATION



Without any history of use of chemicals the land is an ideal place for organic farming. Currently 100 acre farms produce over 100 crops including fruits & vegetables with brand name of **Poshak Greens**. It also houses an **A2** milk dairy with Gir cow & other local breeds for milk & milk products too.

SITE LAYOUT



The eco-village is 45 km from Bhopal airport & railway station. The site is 12 kms from Bhopal Ratibad -Sehore road & connected with all weather motor-able road.



For further enquiries and information:

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ABOUT SUMIRAN

SUMIRAN is endowed with 3 natural water streams with a total length of over 8 kms surrounding & bisecting the space with water harvesting structures creating numerous water bodies of 80 acres including a huge lake of 55 acres. It has 70 acres of forest including 10 acres of multi-tiered bio-diverse evergreen sacred forest.



SUMIRAN houses a very rich biodiversity of trees, grasses, wild fruits & flowers, big cats, deers, reptiles, birds & butterflies & is a safe abode of over 1lakh birds of 300 + varieties, 80 + types of butterflies.



Drive walk & kayak in the landscape gives the thrill of a wildlife sanctuary, food forest and back waters.