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Discover Soul in Goa's own *Amoravida*

Nature's luscious bounty and beauty of the Western Ghats inspires Atmanya Projects latest eco-sustainable bespoke venture, Amoravida in Dhargalim, off Pernem taluka in Goa.

Amoravida, literally meaning a 'love for life,' are unique resort-styled tree house bungalows for select 15 residents seeking to perfect the balance between work and life, culture and nature, seclusion and interaction, whilst endorsing the philosophy of outdoor living and net zero carbon emissions, hence ushering international 'eco-lodge' building sensibilities.

Fashion & Lifestyle writer, Ethel Da Costa decides to explore.

TEXT AND PICS: ETHEL DA COSTA

IMAGINE waking up to a family of Malabar Pied Hornbills who have found your sprawling outdoor patio to greet the early rays of the morning sun bathing the Western Ghats. Or, a flock of Jerdon's Leafbirds nesting just above your rooftop trees, undisturbed by the cackle of your daily life and its mundane business of humanity. Rolling dense green trees that let you reach out and touch them within arm's length.

Streams of life nurturing backwaters of the Chapora River that lap gently and rigorously with the flow of the tide across the waterside shacks, in rhythm to the oars of an occasional local fisherman on his morning catch. After the day's work is done and the chase of the rat-race that all of us succumb to is lived, a home to nest, to rest, to belong, is the call of the soul. An old Goan folklore believes that the Spirit heeds when it is ready to manifest to

the call of the land. This is Goa I just painted, as the Goa which still lives in its hinter heartland. The land which brings together the wandering spirits of the world, the homesick, the forlorn, the creative seeking for deep inner stirrings, or simply the son coming back to the mother.

PUTTING NATURE FIRST

In this tug of the inner being, Amoravida by Atmanya Projects LLP finds its own design 'home in a garden' sensibility to re-create a luxury eco-living community for aware individuals. Spread across 1.26 acres at Manaswada, Dhargalim, Amoravida nestles abundantly in the biosphere of the Western Ghats with forests, fauna, the Chapora riverfront and a 100 year old history. Believing that awareness creates responsibility, a conscious design philosophy aims to sustain and nurture unhindered a biological diversity by applying bio-regionalism to minimise carbon footprint on the land. This is the way forward, asserts Mr Uttam Dave, Managing Partner of Atmanya Projects LLP. A Fellow of the Royal Institute of Chartered Surveyors (FRICS) for best practices in land, property

and construction and a 30 year expertise in Hotel Developments, Mr Dave inspires to, "Change the way we live, interact with our environment, relate to each other and create communities that share these values." With signature bespoke properties in the North India -- Atmanya Himalaica (luxury home stay), Atmanya Bardhow (community based village home-stay), Atmanya Kumaon (luxury nature based resort) and Atmanya Corbett Conservancy (a private nature conservation reserve) -- Mr Dave believes that the philosophy maintained whilst building Amoravida is to, "Work towards achieving a delicate balance between building a community, maintaining the microclimate of the site, nurturing natural resources, preserving the richness of its forests, mangroves, vegetative cover, riverine and tidal ecosystems and wildlife refuges. It is of uttermost importance to us," he asserts. Hence, rightly so, Atmanya properties have been well-covered and favourably reviewed by lifestyle media in India and abroad. Adding international credence is Sotheby's International Realty (North India) who will market Amoravida to an elite jet-set worldwide.

FIRST-OF-ITS-KIND TREE HOUSE BUNGALOWS

Which brings me to the concept of Amoravida's Tree House Bungalows, the latest global trend in bespoke back-to-nature living.





ETHEL DA COSTA

Is a Goa based acknowledged Fashion, Lifestyle, Music writer-journalist, Radio Head, Creative Entrepreneur, Media and PR Consultant, Fashion Stylist, commentator and columnist of all things political and socially incorrect. She is Founder-CEO of Think Geek Media and is also a published poet-author of Eve's Revenge: Stories of Nemesis (2008), with a second sequel in the making Eve's Light: Stories of Passion (2017). She can be reached at etheldacosta@gmail.com

Melding into the woods, creating a tranquil sanctuary, an intimate embrace of nature to offer an unrivalled living experience, the bungalows are one-of-its-kind. The result is a distinct architectural style that clusters dwellings together and yet creates a sense of separation through transitional spaces – artful courtyards, plazas, shaded glens, play areas and pavilions. “The vertical composition of the Tree House Bungalows also makes them much more than just impressive buildings to ‘look at.’ They are great places to ‘look from,’ to feast your eyes on the spontaneity of Nature and its many moods, the changing colours of the landscape, the light, wind, sun, trees, plants, birds and wildlife. Giving one truly a ‘on top of the world’ inner well-being,” elaborates Mr Dave. Did I mention the ‘Skywalk’ that floats 5-50 feet above ground through the tree top bungalows interconnecting the residences? A unique playful, architectural element that allows one to experience the bio-diversity around you, without disturbing the fragile ecology below. A little futuristic perhaps, but truly on top of the world!!

CREATING SEAMLESS EXPERIENCES

Many key features make Amoravida a seamless experience, inside out. Inspired by the ethnic dwellings of Goa, the sprawling sheltered outdoor patio is designed as one such key feature – a permanent lounge with large glass doors along the entire facade to create one continuous experience zone. For those who seek privacy, an exclusive in-built hydrotherapy home spa in the private corner of the patio allows you to sink in and forget the world... Idyllic? Why not?



You have worked bloody hard for it! Oasis-like-reflecting natural pools, shrines, roofed amphitheatre, terraced plazas, cosy pavilions become spaces for art, performance and interaction. “It’s a 15 family community intended for neighbours to become friends and friends transform into a community,” shares Mr Dave.

Similarly, as no building is designed to sit on the ground (built on high stilts) there is minimum monsoon damage and bio-deterioration. Artfully planned windows maximise natural air-conditioning and a quiet sense of luxury, with each bedroom large and well-proportioned for efficient, ergonomic use. For fitness buffs, a gymnasium and a spa suite lends an overall rejuvenate, re-energise philosophy to good living.

FIND YOURSELF

Positioned 15 minutes from new Mopa Airport (built by GMR Airports Limited) and nestled amidst 37% tree cover, the project is in compliance with the American Disability Association. The competitive advantage is a project expense per square foot 45 % higher than conventional residential projects, yet a



sale price that is 10 % lesser than average premium pricing. Targeted towards Nature lovers, the environmentally conscious, Retirees and NRIs, each bungalow enjoys a 3,600 sq. ft. super built area with 2700 sq. ft. carpet area and competitively priced between Rs 3.5 crore to 4.5 crore. So, go ahead, set your own course because as Amoravida conjectures, you have just one planet, there is no Plan(et) B. 📍

About Atmanya Projects LLP:

Amoravida is a signature and a first-of-its-kind residential project of Atmanya Projects LLP in Goa. A Delhi based Real Estate group whose mission is to create unique spaces that inspire clients to discover their true atmanya — the Sanskrit word for ‘Connecting with the Self.’ For more information on Amoravida, log on to www.amoravidagoa.com For inquiries, email : info@amoravidagoa.com



Luxury Eco-Living in Goa Atmanya's Treehouse Bungalows Set To Revolutionise Indian Real Estate

Nestled in the biosphere of the Western Ghats, Amoravida's 15 Treehouse Bungalows merge modern comforts with environmental sustainability. Water and waste is recycled, solar energy harnessed, carbon footprint reduced, wildlife corridors preserved. It's a new age concept towards wellness and good living, through a holistic integration of landscape, human settlement and bringing back native species. Atmanya Projects LLP clearly heralds a new direction to the future of Indian real estate.

TEXT & PICS: AMORAVIDA



Mr Uttam Davé, FRICS, MD, Atmanya Projects LLP

NEITHER Goa nor India at large has seen anything like this before. A truly unique concept in real estate is making its debut in North Goa in the backwaters of the Chapora River, at Dhargalim. Amoravida, the brainchild of Mr Uttam Davé, a top notch Indian real estate and hospitality expert, who is also the MD of Atmanya Group, brings to Goa his first residential project, Amoravida. Passionate about this path-breaking project, Mr Davé outlines his vision to PLANET GOA, which if used as a model for future development, might just make a lasting contribution to the cause of saving our Planet.

On the core vision and concept behind Amoravida

UTTAM DAVÉ: The vision behind Amoravida is to create a genre of residential housing that sits lightly on the land, and is entirely sustainable, not just paying lip service to it. The concept is hence of Treehouse Bungalows that float above the land, while the biodiversity of the land remains and flourishes under the homes.

On initiating a eco-sensitive, sustainable housing trend in India and in Goa

DAVÉ: Yes, an entirely uncommon trend. To our knowledge this is the first of its kind in India. We believe it raises the bar tremendously for eco-sensitive housing in the country. We intend to do more such projects

in Goa, a State that is acutely conscious of its eco sensitivity.

On the USP of the Atmanya Group and Amoravida

DAVÉ: Atmanya creates spaces that allow people to get in touch with their inner self, through Nature. It is a profound way of creating new living spaces and new communities. The buildings at Amoravida are a playful interaction with nature, with mature trees intertwining with the buildings, skywalks that engage all the senses, while providing vistas to the river water and the biodiversity of animals, birds, butterflies, and a humongous variety of flora and fauna, while the natural breezes cool the interiors and play with your hair.

Why Goa?

DAVÉ: To my mind, no other destination in India allows for such a development, that is in harmony with nature, and that will also find buyers who want to make a home outside of the crowded and polluted metros.

On other projects done by Atmanya

DAVÉ: We are doing a Heritage Resort based on the Kumaon region of Uttarakhand in India. We have also started on a private nature conservancy in the Corbett National Park region of Uttarakhand, India. Both these projects are naturally, also eco-based.

Location is everything and getting it right with Amoravida

DAVÉ: The location is on the backwaters of the Chapora River at Dhargalim. It is a very quiet zone, surrounded by forests and the slopes of the Western Ghats. The location is such that one can also come to the site by boat from the Chapora Jetty. It's beautiful, serene and evokes your creative instincts to flower.

Current impression and trends of the Goa real estate market

DAVÉ: The market is currently going through a slow period, and has been for almost 2-3 years. However, having said that, the bottom has been reached and the turnaround has begun. This is evident already in how average prices of housing have started rising in Goa, averaging 6% and more per annum as per statistics available. Hence not only is Goa a great place to live and make a home, it's

also one of the few markets in India showing appreciation in real estate values.

On creating high demand in Goa for eco-sensitive housing

DAVÉ: I don't see a large demand for this right now, as the market is price sensitive, and hence developers would like to keep the prices down and maximise profits. This is because such projects are more expensive than conventional projects. In our case, while our development cost is almost 40% higher, we have kept the prices 10% below the market average, compromising on our profits, as we want to give consumers true value, a new way of living, and set a new benchmark in residential housing. Promoting the concept of eco-living is most important to us – that is our vision. We are not short term players and have a very long horizon.

Finally, why did you decide to do this project now in Goa.

DAVÉ: I am passionate about nature, wildlife, flora and fauna. I am an active birder, have collected butterflies in the past as a hobby, and am often on safaris. I love forests, mountains and hills and spend a great deal of time with them. Goa offers the best of all of these, in a unique eco-system, that is labelled as "one of the ten hottest hotspots" of biodiversity in the world. What better place to do a project like this and prove that development and conservation can co-exist, and do not have to conflict. We have adopted the international guidelines of "Eco Lodges" for this project. We are saving 26% in carbon footprint and emission of greenhouse gases, amongst many other measures. There is considerable use of solar energy. All water and organic waste will be recycled. Our landscape plan will bring back native species, of which there are already 109 species on the site, many with Ayurvedic content. Natural wildlife corridors have been protected. I am sure this project will win many awards in the future for the thought that has gone into it.

Goa is also highly ranked as the Best Place to Retire, Best Place to own a Home by international Travel and Lifestyle Publications. The new Mopa Airport is now also a reality with Amoravida being just 15 minutes away for international and domestic travel. It is an ideal time and place to come Home to. 📍

UTTAM DAVÉ

is a renowned real estate and hospitality industry expert, currently pursuing a variety of entrepreneurial interests under the flagship Atmanya Projects LLP. He is widely recognised for his pioneering and entrepreneurial spirit, and for a track record of growing successful ventures in a variety of fields. Uttam is a Fellow of the Royal Institute of Chartered Surveyors (RICS) – an international mark of distinction from a global organisation with invited members who represent best practices, ethics, and professionalism in land, property and construction. Between 2004 and 2013, Uttam was President & CEO of InterGlobe Hotels, a joint venture between InterGlobe Enterprises and Accor for the development of Ibis brand hotels in India, Bangladesh, Nepal and Sri Lanka. From 2004-2011, he was also concurrently Head of Development for Accor Hotels in this region. During the period 2004-2013, Uttam, from being Founder-First Employee, incubated and led a series of ventures in the hotel development space, leading to a total asset value of all the ventures of approximately US\$1 billion.

- **FACT SHEET**
- Project completion deadline
- Dave: December 2017
- Cost of each unit
- Dave: Prices start at Rs. 3 Cr and average Rs. 3.5 Cr. The waterfront units are priced at Rs. 4.5 Cr.
- Size of each Villa
- Dave: 3650 square feet