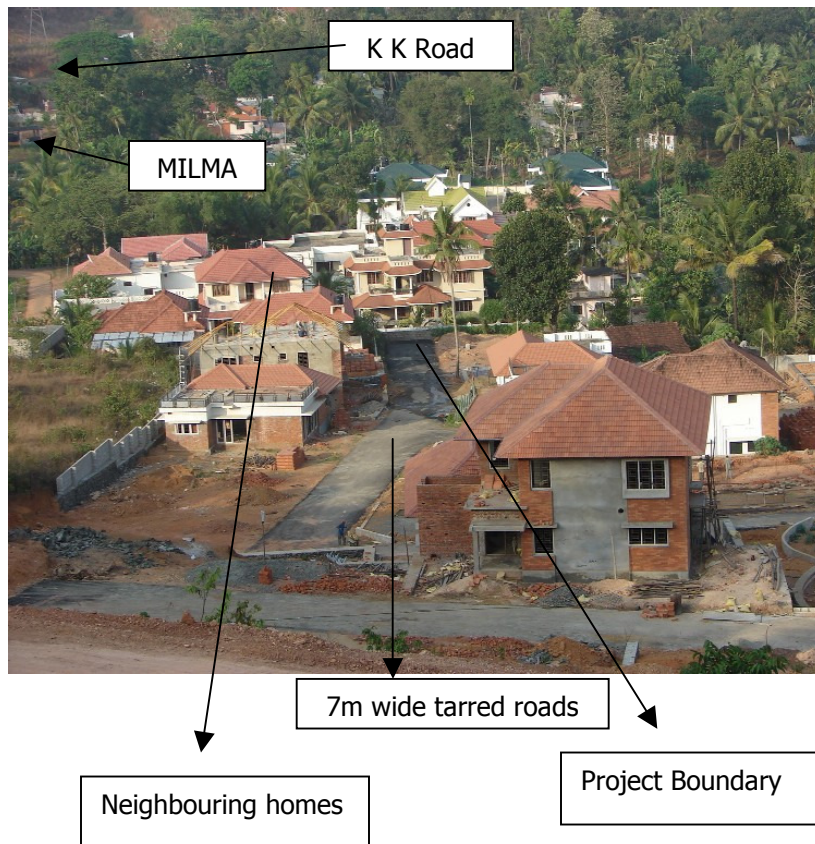


## GOOD EARTH AT KOTTAYAM

Welcome to **Good Earth at Kottayam**- a community of luxury nature villas at Vadavathoor. The project which is very close to Vadavathoor seminary, is planned to accommodate around 45 villas in two phases and around 30 villament units in the third phase. Construction of villas in phase 1 are now in progress. Permit us to brief you about the project. The photographs used here are the real site snaps taken recently.

### Neighbourhood and location



Good Earth at Kottayam is flanked by elite residential colonies on two sides and one side by the Navodaya school and the property for Institute of Mass Communication on the other. Shortest access to the site from KK Road is next to MILMA dairy, just 400 meters. The other main access is from Seminary road, which is 800 meters to KK Road.

All prominent schools like Pallikkoodam (headed by Ms. Mary Roy), Girideepam, Marian Junior School, Kendriya Vidyalaya, Navodaya, etc. are in 3 kilometers' radius. If you are planning your kids education here, most of the schools' cabs are available at Seminary road. Otherwise, there are plenty of private cab operators who would pick and drop your sibling from the door step. Likewise, major super markets and retail stores are also in the same vicinity. Most of them deliver provisions on telephone request.

If you are a frequent flyer, the airport (Cochin International) is just one and half hours away now and once the road widening work of MC Road is over, the drive will be considerably less.

### Planning of Common Facilities

At Good Earth, the effort is to give maximum outdoor spaces. So the development is planned with about 30% open areas. Seen below is the 30 cents Central garden (under development) planned as a common area at Good Earth At Kottayam.



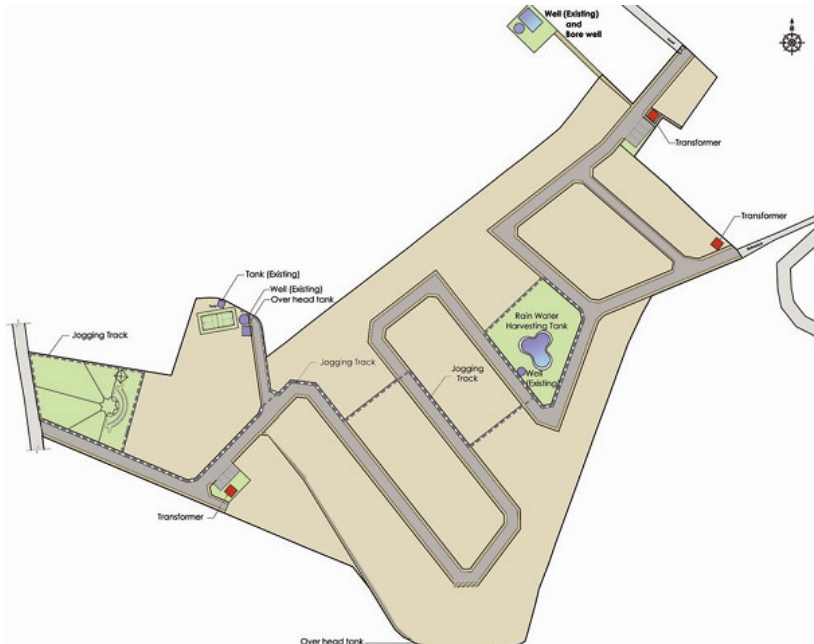
Besides being a play area for the kids, it also translates into a community space for the elderly where they can spend their evenings just chatting, enjoying the breeze. The Amphitheatre at the garden will be the right grooming ground for the artist in you or your kid. A Shuttle court is also planned in the central garden.

The project will also have club house for making your evenings more lively. There you can have a game of card or carom or any other indoor activities. The community is gated and will have 24hr manned security. But we firmly believe that your trustful neighbours will be giving you more secured feeling than the men at the gates.

Internal roads at GOOD EARTH AT KOTTAYAM is 7 meter wide, giving you again the open feeling. One side of the road will have paved pathway for the joggers & pedestrians and the other side will hold the drains.

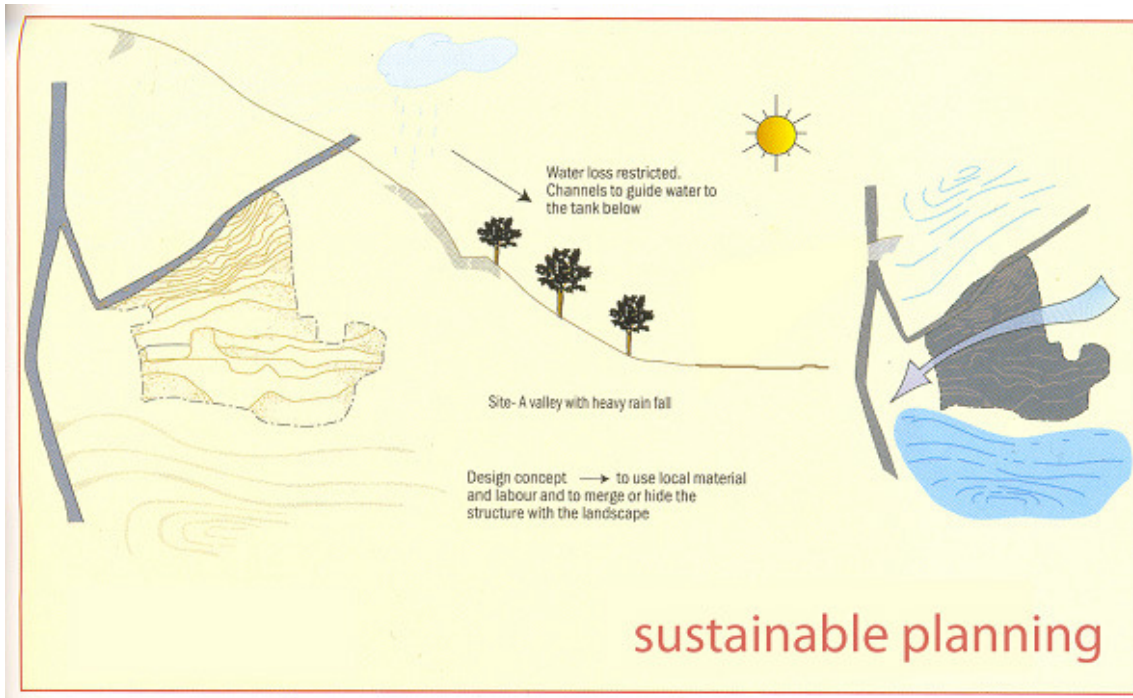
**Low Maintenance:** While planning the common infrastructure, anticipating a strong NRI contingent at the development, we have ensured that the common amenities should not be much taxing to the owners irrespective of whether they permanently reside there or not. So only functional amenities with minimum outflow is planned. Thus the decision to do away with features like swimming pool, health club, spa, etc. were arrived at (One can have a private pool if he wish in the bungalow types at the project). Facilities that may incur expenses are security, common street lighting, cleaning staff salary and water charges as per usage. As it will be shared between around 70 owners, the amount will be very nominal.

**INFRASTRUCTURE - POWER & WATER:** Power supply will be from the KSEB supported with exclusive transformer for the community ensuring steady power. Installation of inverter system is an option each owner can exercise at individual level for an unhindered supply. Water supply to the project is common, fed to the distribution system by common overhead tank.



Primary source of water will be the two open wells within the development supported by a tube well and Kerala Water Authority supplies. So at any point of time, you have three alternative sources providing you potable quality water round the clock.

## TOPOGRAPHY, SUSTAINABLE PLANNING



The land is a valley facing the East and Northeast. The topography itself ensure plenty of morning sunlight for every villa and breeze all the day while acting as a shield from the heavy Southwest monsoon showers during the rains.

Rain Water Harvesting is planned at the site to recharge the aquifers. This will be achieved through a network of wells done along the common areas. Rainwater is allowed to pass through the wells to recharge the ground and the excess water is connected to external drainage.

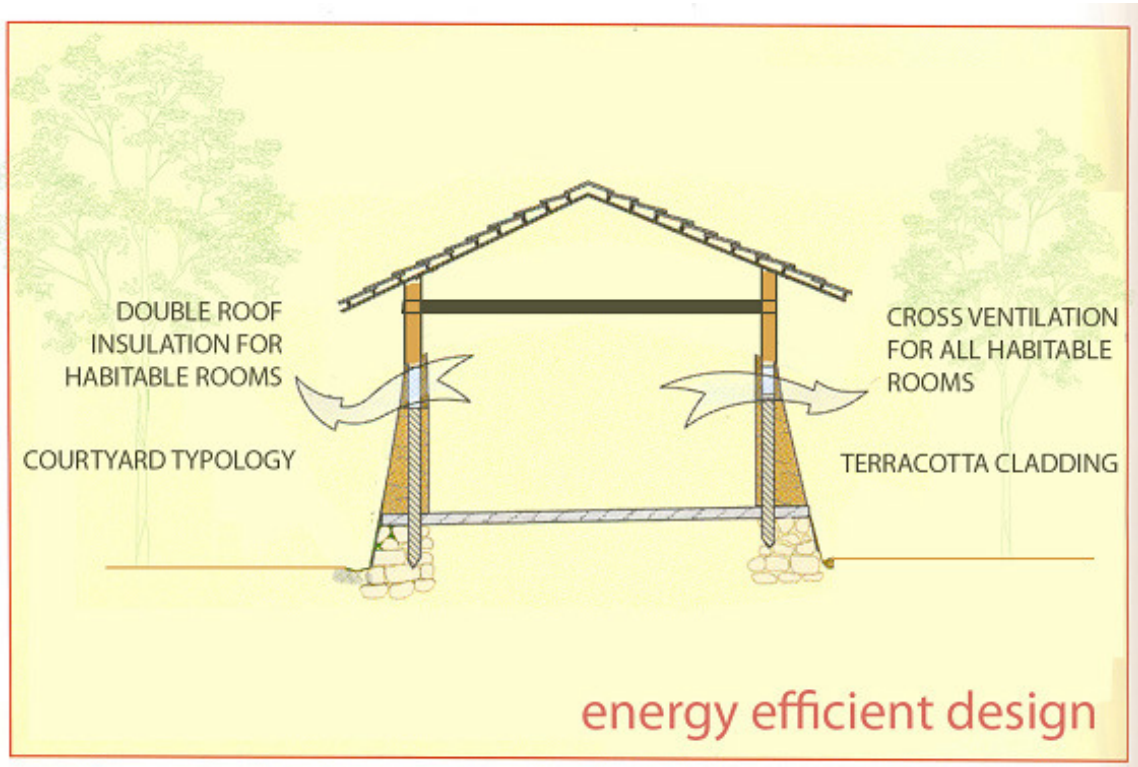
**Waste Management:** Sewage and sullage are individually managed at the villa level with independent sump tanks and soak pits. Solid waste management is proposed to be coordinated with the active 'Kudumbasree' workers, who would collect and dispose the waste at a nominal fee. Usage of biogas plant or 'wormy-compost' units to manage the organic waste is recommended and assistance shall be provided to implement these units at individual level.

### VILLAS

At the villa level, all villas are planned along the courtyard philosophy. The courtyard forms the vibrant semi outdoor space for your private time.



Most of the external walls are cladded with hollow terracotta bricks (see next page) making it very cool inside. The terracotta walls also do not need any painting saving a lot over the years. Roofs are double layered; with the tiled slope roof over flat RCC. The air column in-between ensures further thermal efficiency and also protects the RCC roof for a lifetime. All materials used are the best quality available at this price. Further, you have the option to change the specifications, at cost, if applicable.





**Construction with Least Disturbance to the land:** To ensure minimal impact, designs are made according to the land profile. You have a wide variety to choose from- the typical single and double floor units, units in split-levels and with cellar floors.



Front View of a villa in the valley



Side view- with cellar floor and first floor

**Booking for Phase II at GOOD EARTH AT KOTTAYAM is now open and you can also own one villa of your dream in this project.**

**Villa Options:**

**3 Bedroom: 2055 sq ft - Conventional design**

**3 Bedroom: 1935 sq ft - Ground & Cellar floor**

**3 Bedroom: 2010 sq ft – Ground & First Floor accessible to the courtyard**

**3 Bedroom: 1700 sq ft – Single storied**

**4 Bedroom: 2275 sq ft – Conventional design**

**4 Bedroom: 2330 sq ft – Split levels**

**Bungalows: above 2500 sq ft –**

**Completely customizable units**



**Land Area: Between 7 and 11 cents (or more with combining option)**

For Floor Plans, specifications, availability and pricing please visit our web site

**[www.goodearthhomes.net](http://www.goodearthhomes.net)**



**Or talk to Sonoop - (+91) 9947 444400/ Mathew - (+91) 9447 154450/ Santhosh - (+91) 9947 11155 UAE: Gopinath (+971) 50 6717643**

**You can also mail us at [ktm@goodearthhomes.net](mailto:ktm@goodearthhomes.net)**