

FINCH  
ECO HOMES



93% nature 7% shelter



FINCH



A SMALL BIRD FROM  
THE HIMALAYAS  
WHICH MIGRATES TO  
THE NILGIRIS  
EVERY YEAR IN SEARCH OF  
A BETTER PLACE TO BE



# The bird song

*Do you have space and time to listen to bird songs. The song of a bird has long been associated with unfettered freedom and joyous rapture. The song of a bird is symbolic of the power of nature to soothe one, otherwise trapped in the endless whirlwind of life, in a maze of noise and exploding human development. And now the song of birds, call out to you.*



MAP NOT TO SCALE



- Coimbatore to Finch - 82 km
- Banglore to Finch - 300 km
- Ooty to Finch - 36 km
- Coonooor to Finch - 29 km
- Kotagiri to Finch - 10 km
- Finch to Kodanad view Point - 8 Km

APPROXIMATE DISTANCE TO FINCH

# Welcome to Nature

*We often find ourselves seeking space. Like the finch, we too seek a better place... a better space... The space to be ourselves and get in touch with our natural instincts and emotions. The space to think and let our mind wander... The space to stand still and drink in the beauty and serenity of the natural world. Finch, located at an altitude of 6500 feet above sea level and surrounded by a clutch of lush forests and 35 acres of tea estates is one such unfettered space. Villas especially designed for your comfort... designs that allow the mind to wander beyond the constraints of four walls. In a world that is chaotic, where time is premium and one's life is caught up in a whirl of activity, space and solitude matters!*

35 ACRES TEA ESTATE SURROUNDED BY TREES







Actual view from Site



# Welcome Home

*So just head to Kodanad in the Nilgiris. Like the finch that migrates every year. Pick from a two-bedroom or three-bedroom villa and indulge your senses... Listen to the gurgling of a stream that winds its way past your home, or just stop and listen to the song of birds.. Perhaps you are looking for an investment or a holiday home that will have something for every member of your family. Are you looking for a chance to get away from crowded cities and immerse yourself in a cocoon of luxury, or are you hoping to get in touch with nature and the elements, or is your quest for a slice of heaven and a chance to wake up to bird songs?*











Actual view from Site





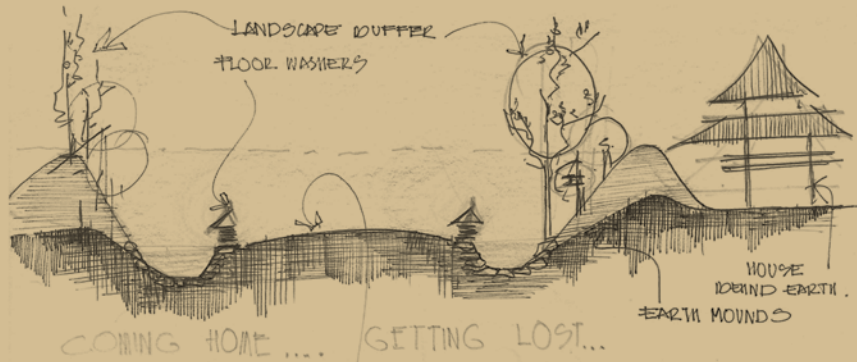
Actual view from Site

# Eco house at Kodanad

*An 'eco house' is an environmentally low - impact house designed and built using materials and technology that reduces its carbon footprint and lowers energy needs. It involves recycling and reusing the end products in a manner that is harmonious with the eco-system. Hence these homes are designed to obtain optimum natural balance, in order to give back to Nature rather than to take away or destroy, and these measures are maintained in this project right from the design and construction stage to the living and habitat stage. It is an invitation to more holistic living - reducing, re-using, re-cycling - at every stage in sync with Nature.*







ROAD

SECOND LEVEL HOUSES

FIRST TIER HOUSES

ROAD

SECTION ACROSS STREET

POND



SECTION ACROSS POND.

# Eco - Friendly Design Ideas

*Eco-construction and eco-living has to be both holistic and sustainable. Basic amenities like electric power, water supply and disposal of wastes are key elements in this framework. The flow of water throughout the channels of the site are pointed towards the central pond area of the site. The use of solar panels for electricity and water heating purposes are installed, in order to tap into Nature's bountiful, replenishable energy sources.*

# Design Based On Environment

*Villas and Club Houses are strategically placed along the existing vegetation of the site, along the natural contours of the site in order to minimize excavation and uprooting of existing trees and plants.*







# Sustainable Development

*Sustainable development is conscientious development that meets the needs of the present without compromising the ability of future generations to meet their own needs.*

## Organic Construction Ideas

*The villas, club house and all the other service facilities of this project are designed and constructed choosing indigenous, organic material rammed earth mud walls, rough stone walls, exposed brick walls and other natural materials are used to rough and earthy aesthetic for the construction of the rammed earth mud walls and the stone walls, the materials are obtained from the existing site.*







# Space, the Ultimate Luxury

*A development that gives over 93% to nature... and 7% to the homes that will pamper and restore your body & soul. Here, in your little slice of heaven, you can be what you want to be and take things as they come. An ideal getaway and an opportunity to re-connect with the elements... Villas surrounded by rich flora and fauna that allow you to feel at one with Nature without compromising on either comfort or safety.*

93% Nature - 7 % Shelter









Actual view from Club House

# Welcome to Finch

- *Club carts for those who need it.*
- *A lounge to sit down in peace and tranquillity to read a book or share a few thoughts with a friend.*
- *A multi-cuisine restaurant to cater to every taste.*
- *A Wi-fi Zone to connect when you choose to.*
- *A conference hall if work beckons.*
- *A staggered golf course to tee off.*
- *An amphitheatre for an evening of music, perhaps*
- *Or simply walk and drink in the crisp mountain air and listen to bird songs.*
- *When the weather is too cold or if it is raining, catch a game of shuttle in a large indoor shuttle court and multipurpose hall*
- *Or team up with friends and fellow visitors for an exciting game of cricket in the mini cricket ground.*
- *A cycle shop where you can rent a cycle and go out on your own to explore this slice of paradise.*
- *A heated swimming pool for you to relax*

CLUB CARTS | LOUNGE | WIFI ZONE | CONFERENCE HALL | AMPHITHEATRE | INDOOR SHUTTLE COURT POOL TABLE |  
CRICKET NETS | SWIMMING POOL





Artistic impression of the Entrance



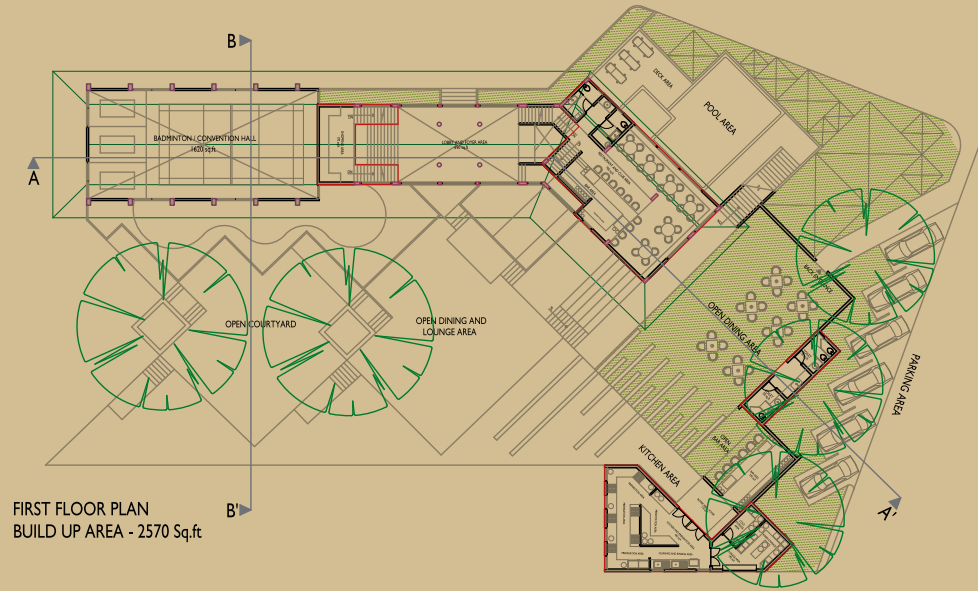
# Welcome to Privilege

*Villas that envelop you in the lap of luxury while seamlessly blending into the natural surrounding habitat. Improve your handicap as you play on the staggered golf course with shaded fairway and luscious greens. Re-vitalise at the state of the art gym and invigorate your body and soul. A Curio shop to shop for bits and bobs or a Convenience store for your everyday needs. Special, exclusive, bespoke villas that exude charm and sophistication. At once, aesthetically superior yet practically functional. Bond with Nature, stylishly, naturally...*

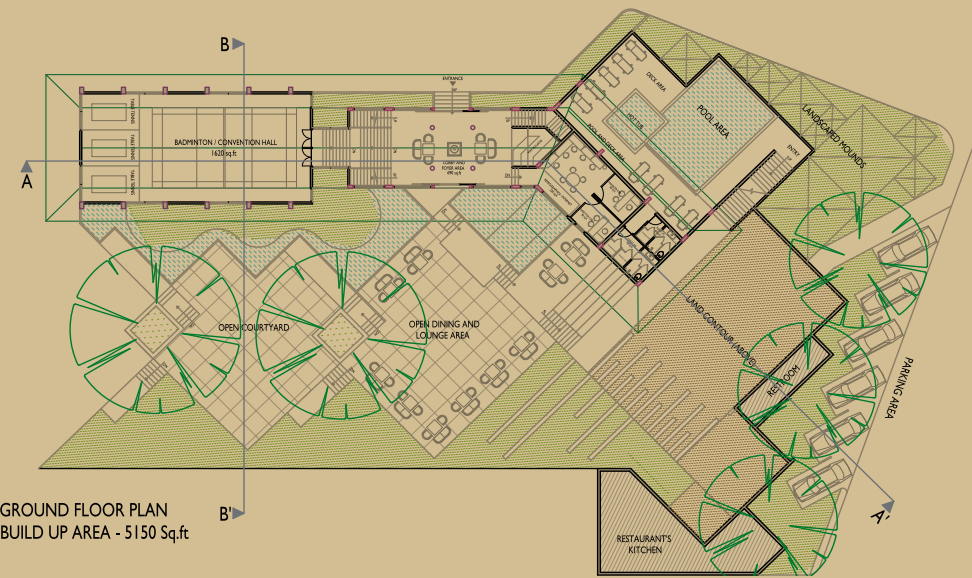
GYM | STAGGERED GOLF | SPA | CHILDREN'S SAND PIT | CURIO SHOP | CONVENIENCE STORE







FIRST FLOOR PLAN  
BUILD UP AREA - 2570 Sq.ft



GROUND FLOOR PLAN  
BUILD UP AREA - 5150 Sq.ft



GROUND FLOOR PLAN  
BUILD UP AREA - 5150 Sq.ft





Artistic impression of the Club House







# A Lake to gaze upon...

*Though the lake occupies the lowest point on the site, it truly forms the heart of the project, in more ways than one. Apart from adding aesthetic value, it contributes ecologically. All the ground water collected around the site feeds into the lake in gentle streams, flowing unobtrusively along pathways and roads.*

*The lake is flanked by a reflexology pathway, for those who are looking for an invigorating early morning walk. The Villas surrounding the lake are rewarded with spectacular water front views and the hills beyond.*





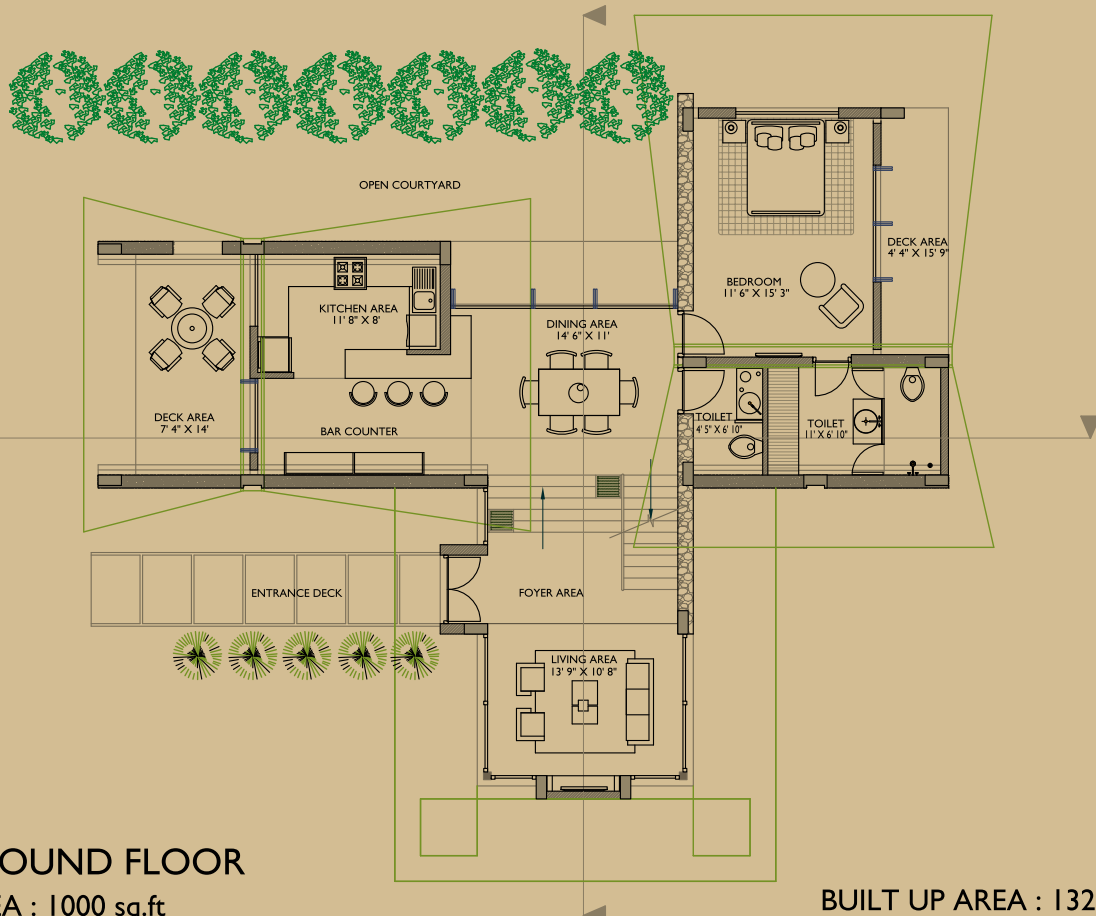




# Two - Bedroom Villas

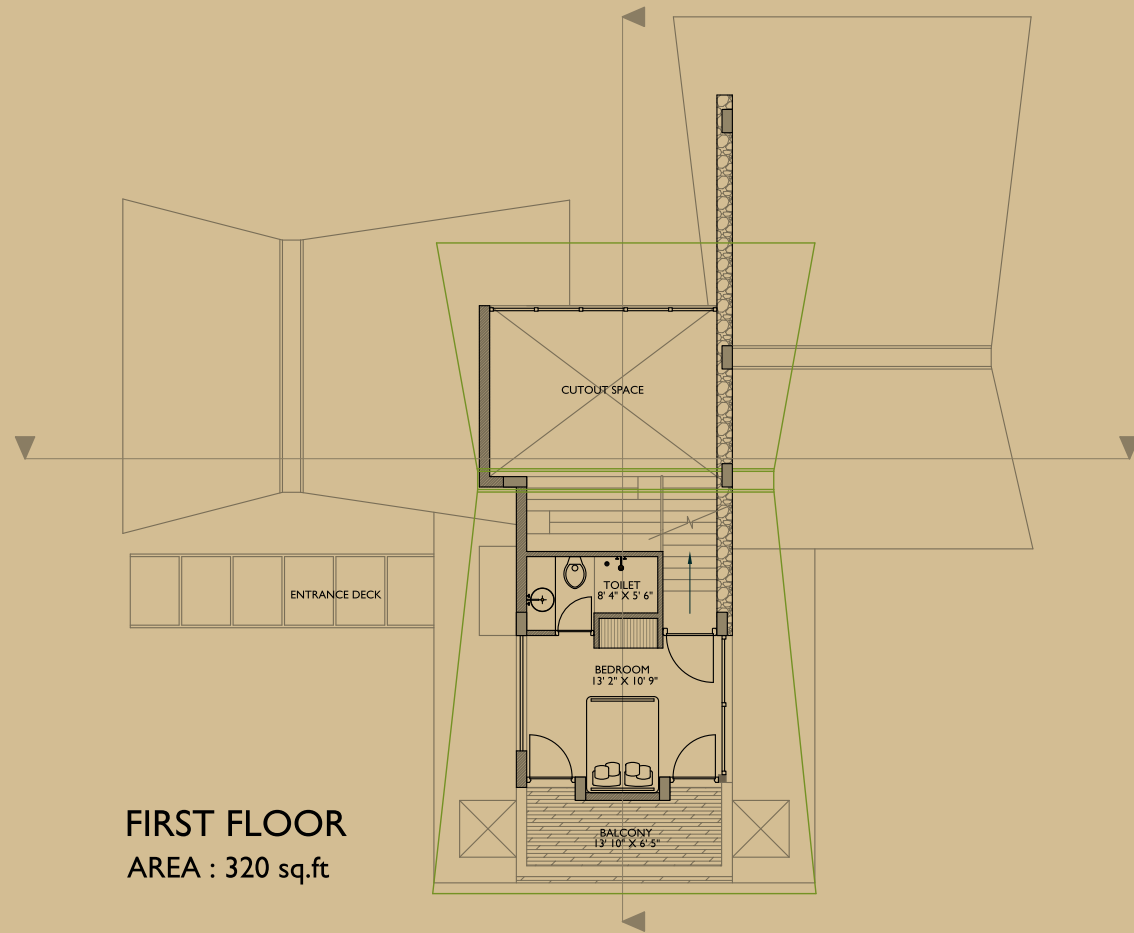
*The central area of the two-bedroom villas is also treated with the same kind of material as the pitched roof at the flooring level for the protection of the lower ground floor. The central area is provided with a double height, narrow space which connects to a single-floored master bedroom which overlooks the valley wooden louvres are provided for the free flow of light and air for the interior spaces.*

*The higher ground on the site is reserved for the two-bedroom villas. Due to these split levels, the inner spaces will have a mezzanine floor. The landscaping follows the contour of the site and this will blend into the units along with the existing landscaped areas. Thus the villas will be placed within the naturally landscaped areas and the newly proposed landscaped areas, creating a sense of harmony and continuity on the site.*



**GROUND FLOOR**  
 AREA : 1000 sq.ft

BUILT UP AREA : 1320 sq.ft



**FIRST FLOOR**  
 AREA : 320 sq.ft





Artistic impression of the Villa



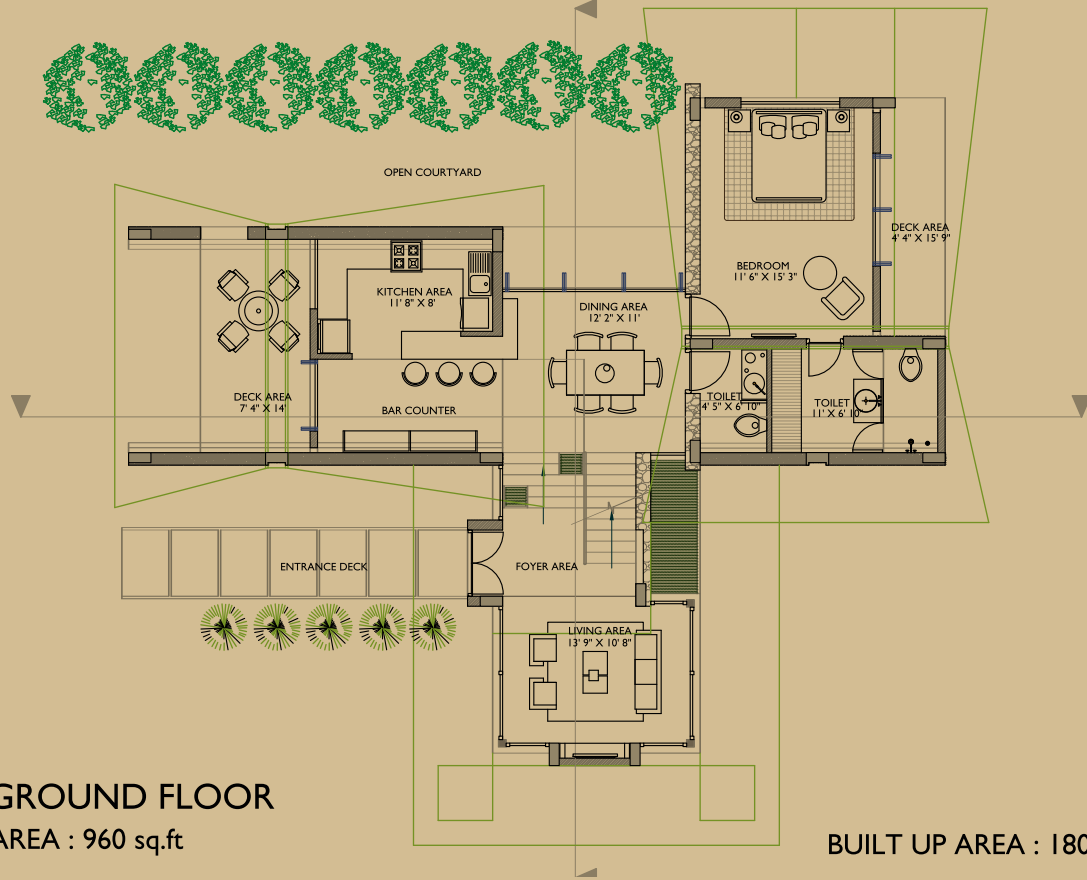
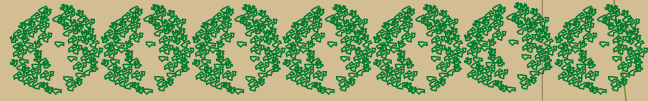




# Three - Bedroom Villas

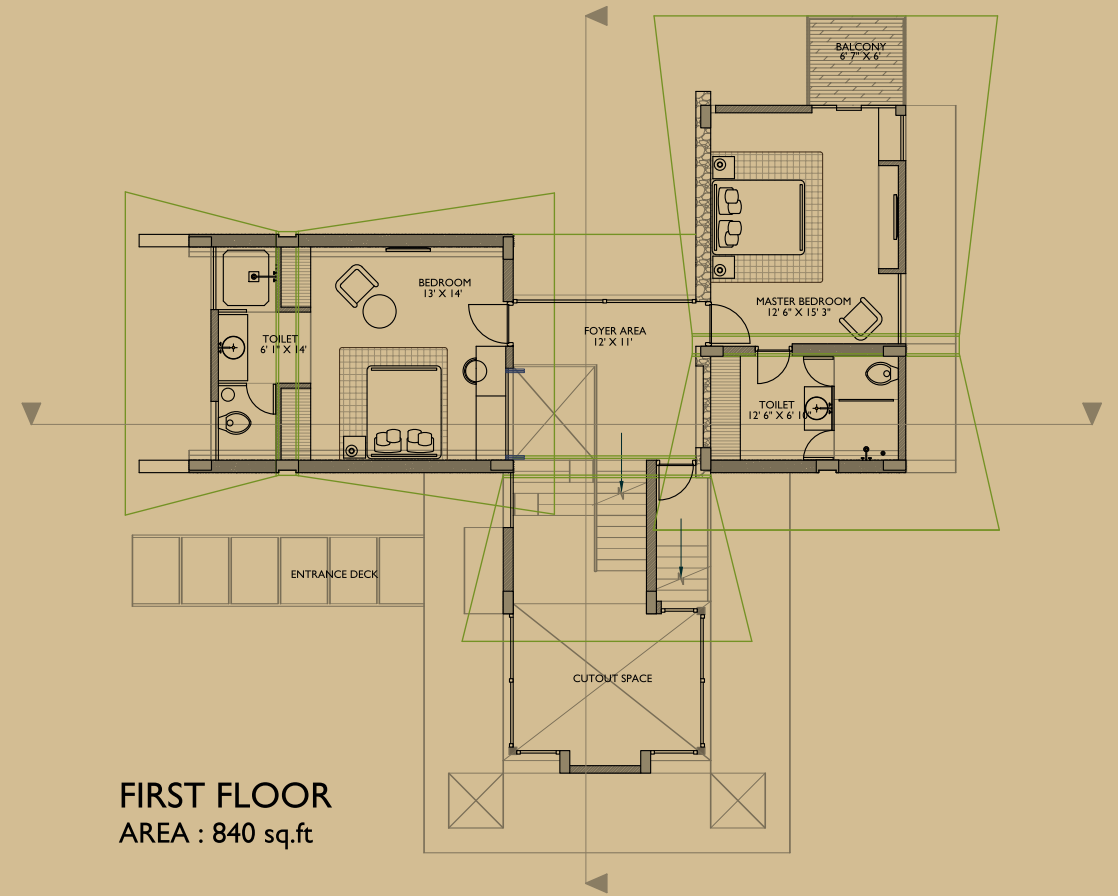
*The contemporary forms of the villa roofs are treated with vernacular material, in order to merge with the land and the context thus responding to the immediate surroundings. Similarly, all the spaces in villa are designed to overview the existing surrounding landscape thus providing natural sunlight and ventilation to the units. The overhanging roofs along with the louvres are designed to provide both light and shade to the spaces while aesthetically enhancing the units. And these modules uniformly are repeated on the site to maintain aesthetic, uniformity and to provide a unique character to the site.*

*The placement of each villas in the site follows the natural contour of the land. Hence the three-bedroom villas are placed along two different levels on the site, creating split level spaces inside the villa units. The external facade of the villas are treated with a singular characteristic type of material which are rough and earthy in nature, rammed earth walls, rubble stones masonry, wooden framed louvres, large glass panels, rough cut paved stones and earthy Mangalore tiles which are merged with the green landscape all around the villa units.*



**GROUND FLOOR**  
AREA : 960 sq.ft

BUILT UP AREA : 1800 sq.ft



**FIRST FLOOR**  
AREA : 840 sq.ft





Artistic impression of the Villa







# Master Plan

The overall layout is deliberately structured and planned to avoid straight roads. Due to this, visitors can enjoy a series of spectacular views as they travel up or down curved roads. Besides the curving roads, a channel of water is built on the either sides with the natural mound, that seperates the roads and the plots. Since the pond is the lowest point of the site, the channels naturally drain the water to the lake only to be pumped back again thus ensuring that the water is thereby recycled and re-used.

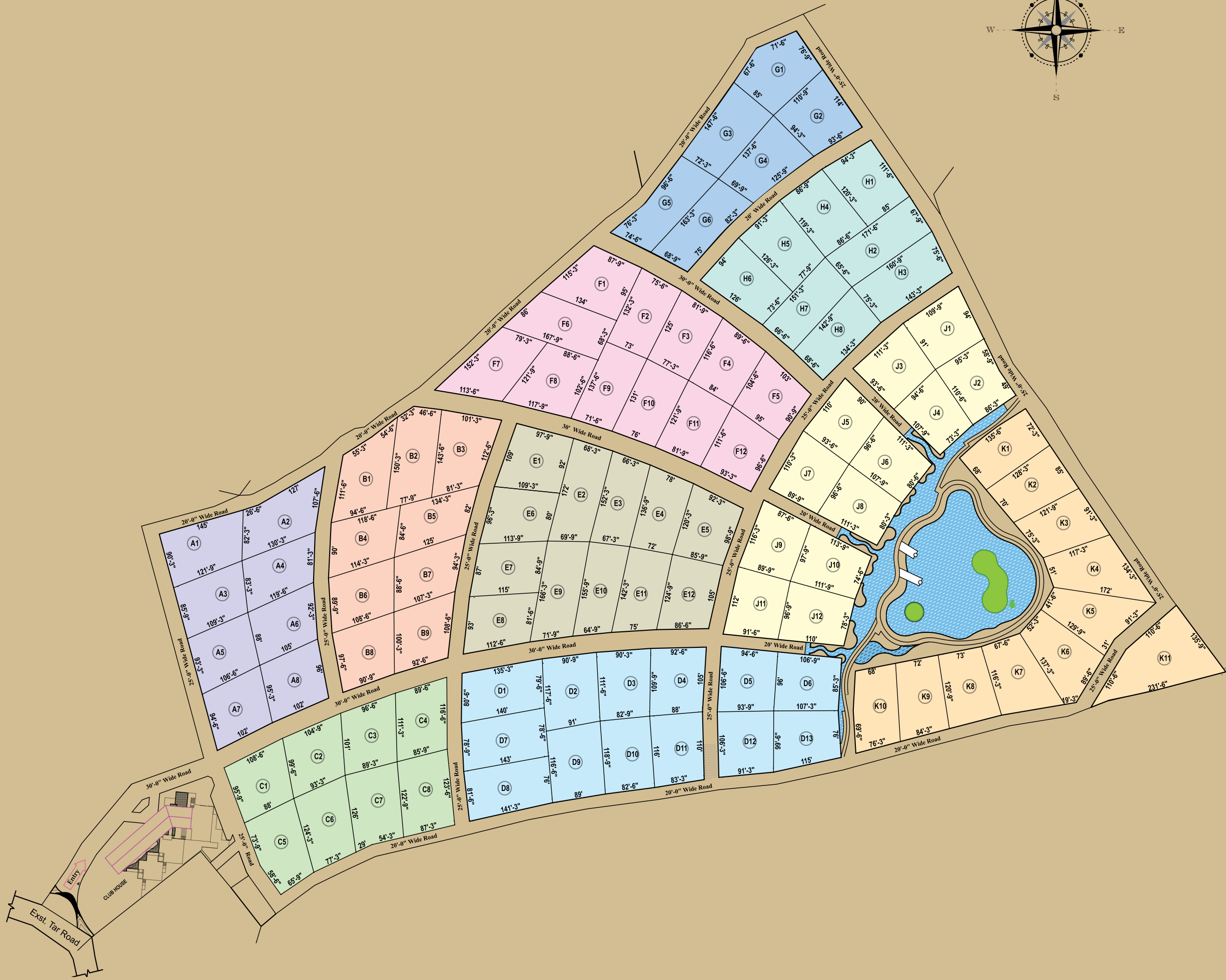
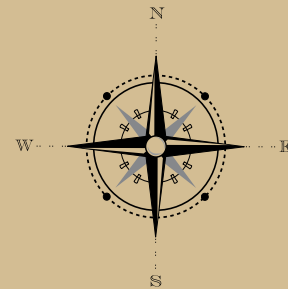
LANDSCAPING | WATER BODY | WIND ENERGY | SOLAR LAMPS



## Material Specifications

Foundations	R.C.C. Column footing and Random rubble masonry
Walls	Rammed earth wall / Compressed earth blocks. Random rubble stone walls and glass walls (partly)
Doors and Windows	UPVC / Wooden shutter windows and Flushed shutter doors with veneer finishing
Kitchen	Black granite kitchen platform with SS sink and drain board. Wall dado surface over the Kitchen counter. Provision for water filter point.
Plumbing and Sanitary	Sanitary fixtures and CP fittings. EWC with matching flush tanks, Counter mounted wash basins in Master bedroom toilets. CP concealed stop cock in individual toilets for master control. Sanitary ware of Hindware / Parryware make, Provision for ceiling suspended geyser.
Water supply and Drainage system	Decentralised overhead tanks and Individual septic tank and soak or choke pit
TV Telephone and Electricals	Points in Living room and Master bedroom and Heating Points at every rooms.
Back-up Generator	Provision for the Invertor points
Amenities	Cobbled stone roads for a natural feel and aesthetic, Storm water chennels on either sides of the road. Naturally landscaped mounds on either sides of the road for an environment-friendly, Naturally formed water body with private island and walkways around it. Luxurious Club House with dining and lounge areas. In house internal Badminton court with table tennis tables. Open deck areas with pools and beverage areas along with exterior dining and recreational areas.







**A** Block Area Details

Site No	Total Area (in Sqft)	Cent	Sqft
A1	11162	25	272
A2	11270	25	380
A3	9618	22	35
A4	9702	22	119
A5	9617	22	34
A6	9726	22	143
A7	9672	22	89
A8	9774	22	191
Total	80541	184	391

**B** Block Area Details

Site No	Total Area (in Sqft)	Cent	Sqft
B1	10870	24	416
B2	11009	25	119
B3	11063	25	173
B4	9545	21	397
B5	9655	22	72
B6	9531	21	383
B7	9670	22	87
B8	9552	21	404
B9	9741	22	158
Total	90636	208	31

**C** Block Area Details

Site No	Total Area (in Sqft)	Cent	Sqft
C1	9532	21	384
C2	9530	21	382
C3	9538	21	390
C4	9654	22	71
C5	10422	23	403
C6	10387	23	368
C7	10404	23	385
C8	10541	24	87
Total	80008	183	293

**D** Block Area Details

Site No	Total Area (in Sqft)	Cent	Sqft
D1	10865	24	411
D2	10431	23	412
D3	9572	21	424
D4	9647	22	64
D5	9516	21	368
D6	9678	22	95
D7	11062	25	172
D8	11141	25	251
D9	10534	24	80
D10	9696	22	113
D11	9652	22	69
D12	9499	21	351
D13	9653	22	70
Total	130946	300	266

**E** Block Area Details

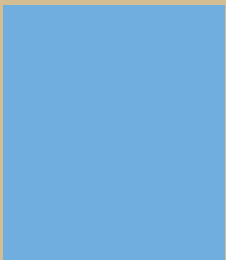
Site No	Total Area (in Sqft)	Cent	Sqft
E1	10264	23	245
E2	11013	25	123
E3	3581	21	433
E4	9575	21	427
E5	9657	22	74
E6	9543	21	395
E7	9565	21	417
E8	9612	22	29
E9	11048	25	158
E10	9613	22	30
E11	9620	22	37
E12	9746	22	163
Total	118837	272	354

**F** Block Area Details

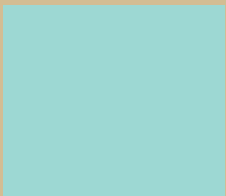
Site No	Total Area (in Sqft)	Cent	Sqft
F1	10922	25	32
F2	9574	21	426
F3	9563	21	415
F4	9547	21	399
F5	9599	22	16
F6	10991	25	101
F7	11299	25	409
F8	11093	25	203
F9	9633	22	50
F10	9640	22	57
F11	9646	22	63
F12	9750	22	167
Total	121257	278	160

**G** Block Area Details

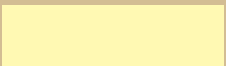
Site No	Total Area (in Sqft)	Cent	Sqft
G1	11055	25	165
G2	10510	24	56
G3	11139	25	249
G4	10535	24	81
G5	11042	25	152
G6	10501	24	47
Total	64782	148	313

**H** Block Area Details

Site No	Total Area (in Sqft)	Cent	Sqft
H1	10336	23	317
H2	11023	25	133
H3	11369	26	43
H4	10352	23	333
H5	10343	23	324
H6	10495	24	41
H7	9666	22	83
H8	9907	22	324
Total	83491	191	291

**J** Block Area Details

Site No	Total Area (in Sqft)	Cent	Sqft
J1	9440	21	292
J2	9672	22	89
J3	9437	21	289
J4	9102	20	390
J5	9444	21	296
J6	9676	22	93
J7	9445	21	297
J8	9657	22	74
J9	9435	21	287
J10	9659	22	76
J11	9431	21	283
J12	9656	22	73
Total	114054	261	362

**K** Block Area Details

Site No	Total Area (in Sqft)	Cent	Sqft
K1	9592	22	9
K2	9589	22	6
K3	9598	22	15
K4	11411	26	85
K5	10628	24	174
K6	10788	24	334
K7	10621	24	167
K8	9596	22	13
K9	9602	22	19
K10	9488	21	340
K11	16115	36	433
Total	117028	268	287



2 BHK VILLAS

3 BHK VILLAS

- 1 GRAND ENTRY
- 2 CLUB HOUSE
- 3 MAN MADE LAKE
- 4 LAKE FRONT DEVELOPMENT
- 5 CROSS OVER STREAMS
- 6 AVALLANDAE STREET

- 7 HETEROPHYLLA STREET
- 8 JACARANDA STREET
- 9 DELONIX STREET
- 10 CASSIA STREET
- 11 FILICIUM STREET
- 12 MANTALLY STREET

- 13 CADAMBA STREET
- 14 MELLALUCA STREET
- 15 STERCULIA STREET
- 16 AGATHIS STREET
- 17 DILLENIA STREET
- 18 CORDIA STREET





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