

ARCHITECTURE
by
JR + A
for
The Grove



The Grove bespoke villas

@ armando nazareth, nachinola, bardez, GOA

The Grove, is a Residential Independent Villa development, located in the village of Nachinola, in the Bardez tehsil of North Goa nestled between the villages of Moira and Aldona.

East of the Mumbai Cochin Highway, Nachinola, is well connected being 5 km from the district headquarter of Mapusa, 7 km from Porvorim, and 17 km from Panjim, and 37 km, a 1 hour drive from the Airport with the new bridge and 13 Km from the railway station of Thivim where the trains from Mumbai arrive.

The popular villages of Assagao are 9.1 km, Parra 7.8 km, Vagator 12.5 km, Calangute 13 km away, making Nachinola well connected and yet removed enough to enjoy the peace of forested Goa.

Mapusa being the 2nd biggest town in Goa after Panjim, has well equipped Medical facilities and Hospitals, Shopping with speciality stores for gourmet food Like Aj's; Locally produced Kombucha, Kefir and Brie will delight the taste buds. Mapusa houses the district vegetable, fish and meat whole sale market, making high quality fresh produce easily accessible.

In the immediate vicinity are the rated Restaurants of Andron, Seven Short Long, Cafe Ruta, as well as restaurants in Calvim and Mapusa that offer additional culinary options. Also Nearby are the 5-star resort of Postcard, The Inner temple and the Residential development of Red Stone Alba.



"Maybe at the heart of all our traveling is the dream of someday, somehow, getting home"
- Frederick Buechner



Nested in the sleepy village of Nachinola, The Grove, is developed on 4765 sqm of Land, with 7 bespoke villas, ensuring adequate privacy and blended into an old fruit orchard that will be restored to its former glory.

The site is bounded by dense forest land and 80% of this is a no-development zone. The heavily forested environment is frequented by a large number of species of birds and it is not unusual to see a porcupine lead her brood in front of your villa on a quiet night.

As the tropics are unique, with sunlight, scent, sound and vibrant colours adding up to an uplifting sensory experience, the architecture heightens this experience by being modern in intent combined with the simplicity of tropical building traditions making them climatically appropriate yet conformable to live in.

In Goa, you live outdoors and no better way than to spend the day floating in your private pool, beside a covered patio connected to the kitchen. The villas are specifically designed to be extremely private without villas overlooking each other. The Villas are enabled for the physically challenged and are pet friendly, with each villa having its private land varying between 300 to 700 sqm approximately.

Sustainability is the soul of the development, with the use of local stone, wood, and upcycled materials. Water conservation, recycling, and water harvesting are built into the design. The building permits for all the villas have all been obtained and the construction commenced in January 2020. The project is scheduled to be complete in the 3rd quarter of 2022.



■ THE GROVE ■ INDEPENDENT ■ RESIDENCES ■

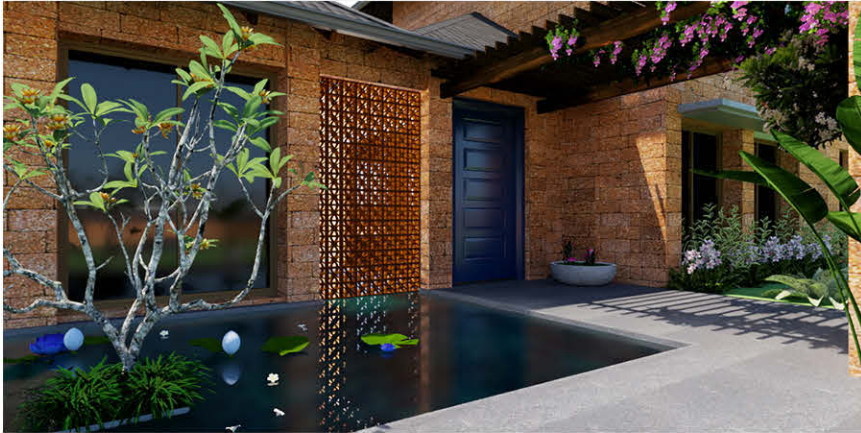
G 1 . 0 1



VILLA POSTH ; *The muse of this Villa is the Water Poppy, locally called POSTH, and has pale yellow flowers.*

Sited on 7100 sq ft of land, Villa POSTH is 4441 sqft in area and built over 2 floors, with a single story Formal Pavilion Living -Dining room floating on a Lily Pond, an alfresco pool side living dining verandah which is connected to the kitchen, a 15 mt pool, a powder room, bedroom with ensuite bathroom, and a Housekeepers room with a toilet on the Ground floor. The first floor has two bedrooms with ensuite bathrooms, with the master toilet opening onto an outdoor terrace with a sky shower.

*The villa has the flexibility to be modified into a 4 bedroom villa.



ENTRANCE COURT



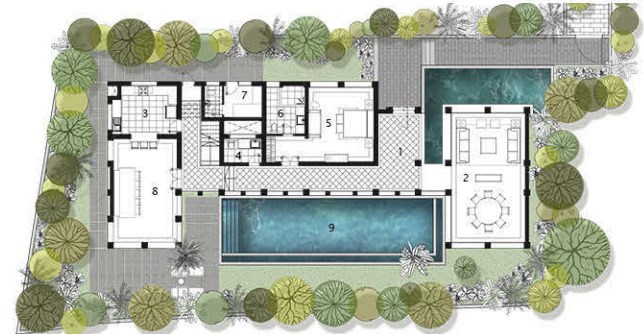
POOLSIDE COURT

■ VILLA POSTH ■ 7 1 0 0 S Q . F T . ■ 4 4 4 1 S Q . F T . ■
 -Allotted Land Area -Built-up Area

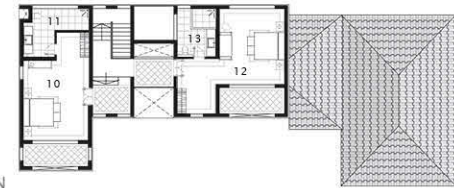


VILLA POSTH

3 BHK + HR



GROUND FLOOR PLAN



FIRST FLOOR PLAN

GROUND FLOOR

1 Foyer	08.0 ■ 11.6	6 Dresser+Toilet	08.5 ■ 16.5
2 Living+Dining	16.0 ■ 28.0	7 Housekeeper room	12.4 ■ 6.9
3 Kitchen	14.0 ■ 10.6	8 Verandah	13.9 ■ 23.9
4 Powder Room	08.2 ■ 05.2	9 Swimming Pool	
5 Bedroom	14.9 ■ 16.0		

*All dimensions are in feet-inches

FIRST FLOOR

10 Bedroom	14.0 ■ 17.4
11 Dresser+Toilet	14.4 ■ 10.8
12 M. Bedroom	14.9 ■ 16.5
13 Dresser+Toilet	08.5 ■ 22.9

■ VILLA POSTH ■ 7 1 0 0 S Q . F T . ■ 4 4 4 1 S Q . F T . ■
 -Allotted Land Area -Built-up Area

G 1.02



VILLA KURDU : The muse of this Villa Is the Wool Flower, locally called KURDU, has bright maroon flowers that attract butterflies.

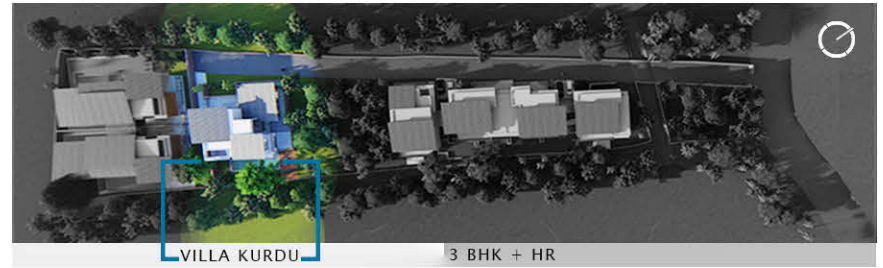
Sited on 5630 sqft of land, Villa KURDU is 3925 sqft in area, built over 2 floors; with a Formal single story Formal Pavilion Living Dining room floating on a Lily Pond, an alfresco pool side living dining space connected to the kitchen, a 15 mt pool, a powder room, bedroom with ensuite bathroom, and a Housekeepers room with a toilet on the Ground floor. The first floor has two bedrooms with ensuite bathrooms, with the master toilet opening onto an outdoor terrace with a sky shower.



FRONT COURT

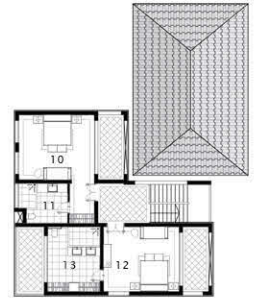


POOLSIDE COURT



VILLA KURDU

3 BHK + HR



GROUND FLOOR

1 Foyer	05.5 ■ 07.0	6 Dresser+Toilet	10.9 ■ 08.5
2 Living+Dining	18.5 ■ 28.4	7 Housekeeper room	6.8 ■ 10.9
3 Kitchen	10.4 ■ 14.0	8 Verandah	22.6 ■ 13.9
4 Powder Room	05.5 ■ 08.5	9 Swimming Pool	
5 Bedroom	16.0 ■ 14.0		

*All dimensions are in feet-inches

FIRST FLOOR

10 Bedroom	16.5 ■ 14.0
11 Dresser+Toilet	16.5 ■ 08.8
12 M. Bedroom	16.5 ■ 14.0
13 Dresser+Toilet	11.4 ■ 14.0

G 1.03



VILLA SHIMAI : The muse of this Villa Is the Candle Bush, locally called SHIMAI and has deep orange flowers.

Sited on 7400 sqft of land, Villa SHIMAI is 3870 sqft in area and built over 2 floors: with a single story Formal Pavilion Living Dining room floating on a on a Lily Pond, an alfresco pool side living dining space connected to the kitchen, a 15 mt pool, a powder room, bedroom with ensuite bathroom, and a Housekeepers room with a toilet on the Ground floor. The first floor has two bedrooms with ensuite bathrooms, with the master toilet opening onto an outdoor terrace with a sky shower.

"The villa has the flexibility to be modified into a 4 bedroom villa."



ENTRANCE COURT



POOLSIDE COURT

■ **VILLA SHIMAI** ■ 7 4 0 0 S Q . F T . ■ 3 8 7 0 S Q . F T . ■
-Allotted Land Area -Built-up Area

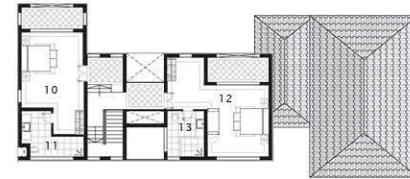


VILLA SHIMAI

3 BHK + HR



GROUND FLOOR PLAN



FIRST FLOOR PLAN

GROUND FLOOR

1 Foyer	05.0 ■ 10.6	6 Dresser+Toilet	08.5 ■ 16.5
2 Living+Dining	16.0 ■ 28.0	7 Housekeeper room	12.4 ■ 6.9
3 Kitchen	14.0 ■ 10.6	8 Verandah	13.9 ■ 23.9
4 Powder Room	08.2 ■ 05.2	9 Swimming Pool	
5 Bedroom	14.0 ■ 16.0		

*All dimensions are in feet-inches

FIRST FLOOR

10 Bedroom	14.9 ■ 16.5
11 Dresser+Toilet	08.5 ■ 22.9
12 M. Bedroom	14.0 ■ 17.4
13 Dresser+Toilet	14.4 ■ 10.8

■ **VILLA SHIMAI** ■ 7 4 0 0 S Q . F T . ■ 3 8 7 0 S Q . F T . ■
-Allotted Land Area -Built-up Area

G 1 . 0 4



VILLA KARVY ; *The muse of this Villa Is the Nees, an annual, locally called KARVY and has light purple flowers.*

Sited on 3100 sqft of land, along the central Mango Orchard, Villa KARVY is 3280 sqft in area, is built over 2.5 floors with 14.5 ft high Living Dining spaces, an alfresco pool side living dining verandah connected to the kitchen, a 11 mt pool, a powder room, bedroom with ensuite bathroom on the Ground floor. The Lower first floor has one bedroom with an ensuite bathroom, and the upper first floor a TV Lounge, a sit out, and the master Bedroom with the master bedroom toilet.



FRONT COURT



POOLSIDE COURT

■ VILLA KARVY ■ 3 1 0 0 S Q . F T . ■ 3 2 8 0 S Q . F T . ■
 -Allotted Land Area -Built-up Area



3 BHK

VILLA KARVY



GROUND FLOOR

1 Foyer	07.8 ■ 10.8	6 Dresser+Toilet	13.5 ■ 06.0
2 Living+Dining	28.0 ■ 15.5	7 Verandah	
3 Kitchen	13.5 ■ 12.0	8 Swimming Pool	
4 Powder Room	05.0 ■ 05.8		
5 Bedroom	13.5 ■ 14.0		

*All dimensions are in feet-inches

FIRST FLOOR

9 Lounge	13.9 ■ 19.7
10 Bedroom	13.9 ■ 15.5
11 Dresser+Toilet	13.9 ■ 06.2
12 M. Bedroom	13.9 ■ 16.0
13 Dresser+Toilet	13.9 ■ 08.9

■ VILLA KARVY ■ 3 1 0 0 S Q . F T . ■ 3 2 8 0 S Q . F T . ■
 -Allotted Land Area -Built-up Area

G 1.05



VILLA NILOTPALA ; *The muse of this Villa Is the Pickerel Weed, locally called NILOTPALA and has deep violet flowers.*

Sited on 4100 sqft land, Villa NILOTPALA is 3128 sqft in area spread over 2.5 floors with 14.5 ft high Living Dining space, an alfresco pool side living dining space connected to the kitchen, a 11 mt pool, a Powder room, Bedroom with ensuite bathroom, and a Housekeepers room with a Toilet on the Ground floor. The Lower first floor has one Bedroom with an ensuite Bathroom , and the upper floor, a TV Lounge, a sit out, and the Master Bedroom with the master bedroom toilet opening onto an outdoor terrace with a sky shower.

*The villa has the flexibility to be modified into a 4 bedroom villa.



ENTRANCE COURT



POOLSIDE COURT

■ **VILLA NILOTPALA** ■ 4 1 0 0 S Q . F T . ■ 3 1 2 8 S Q . F T . ■
 -Allotted Land Area -Built-up Area



3 BHK + HR

VILLA NILOTPALA



GROUND FLOOR

1 Foyer	06.5 ■ 12.0	6 Dresser+Toilet	05.7 ■ 09.9
2 Living+Dining	13.5 ■ 22.6	7 Verandah	13.0 ■ 15.3
3 Kitchen	13.5 ■ 09.2	8 Swimming Pool	
4 Powder Room	04.9 ■ 06.7	9 Housekeeper room	7.1 ■ 12.0
5 Bedroom	11.6 ■ 19.6	*All dimensions are in feet-inches	

FIRST FLOOR

10 Lounge	13.5 ■ 15.9
11 Bedroom	11.9 ■ 19.6
12 Dresser+Toilet	05.7 ■ 10.3
13 M. Bedroom	13.9 ■ 25.9
14 Dresser+Toilet	13.9 ■ 07.0

■ **VILLA NILOTPALA** ■ 4 1 0 0 S Q . F T . ■ 3 1 2 8 S Q . F T . ■
 -Allotted Land Area -Built-up Area

G 1.06



VILLA KUSTHA ; *The muse of this Villa Is the Thistle, locally called KUSTHA and has white and red flowers.*

Sited on 3800 sqft land, Villa KUSTHA is 2947 sqft in area spread over 2.5 floors with 14.5 ft high Living Dining space, an alfresco pool side living dining space connected to the kitchen, a 11 mt pool, a Powder room, Bedroom with ensuite bathroom, and a Housekeepers room with a Toilet on the Ground floor. The Lower first floor has one Bedroom with an ensuite Bathroom , and the upper floor, a TV Lounge, a sit out, and the Master Bedroom with the master bedroom toilet opening onto an outdoor terrace with a sky shower.

*The villa has the flexibility to be modified into a 4 bedroom villa.



ENTRANCE COURT



POOLSIDE COURT



3 BHK + HR

VILLA KUSTHA



GROUND FLOOR

1 Foyer	06.5 ■ 12.0	6 Dresser+Toilet	05.7 ■ 09.9
2 Living+Dining	13.5 ■ 22.6	7 Verandah	13.0 ■ 15.3
3 Kitchen	13.5 ■ 09.2	8 Swimming Pool	
4 Powder Room	04.9 ■ 06.7	9 Housekeeper room	7.1 ■ 12.0
5 Bedroom	11.6 ■ 19.6	*All dimensions are in feet-inches	

FIRST FLOOR

10 Lounge	13.5 ■ 15.9
11 Bedroom	11.9 ■ 19.6
12 Dresser+Toilet	05.7 ■ 10.3
13 M. Bedroom	13.9 ■ 25.9
14 Dresser+Toilet	13.9 ■ 07.0

■ VILLA KUSTHA ■ 3 8 0 0 S Q . F T . ■ 2 9 4 7 S Q . F T . ■
 -Allotted Land Area -Built-up Area

■ VILLA KUSTHA ■ 3 8 0 0 S Q . F T . ■ 2 9 4 7 S Q . F T . ■
 -Allotted Land Area -Built-up Area

G 1 . 0 7



VILLA TAVARE ; *The muse of this Villa Is the Lotus, locally called TAVARE and has Pink flowers.*

Sited on 3700 sqft land, alongside a seasonal stream, Villa TAVARE is 2981 sqft in area spread over 2.5 floors with 14.5 ft high Living Dining space, an alfresco pool side living dining space connected to the kitchen, a 11 mt pool, a Powder room, Bedroom with ensuite bathroom, and a Housekeepers room with a Toilet on the Ground floor. The Lower first floor has one Bedroom with an ensuite Bathroom , and the upper floor, a TV Lounge, a sit out, and the Master Bedroom with the master bedroom toilet opening onto an outdoor terrace with a sky shower.

*The villa has the flexibility to be modified into a 4 bedroom villa.



ENTRANCE COURT



POOLSIDE COURT

■ VILLA TAVARE ■ 3 7 0 0 S Q . F T . ■ 2 9 8 1 S Q . F T . ■
 -Allotted Land Area -Built-up Area



3 BHK + HR

VILLA TAVARE



GROUND FLOOR

1 Foyer	06.5 ■ 12.0	6 Dresser+Toilet	05.7 ■ 09.9
2 Living+Dining	13.5 ■ 22.6	7 Verandah	13.0 ■ 15.3
3 Kitchen	13.5 ■ 09.2	8 Swimming Pool	
4 Powder Room	04.9 ■ 06.7	9 Housekeeper room	7.1 ■ 12.0
5 Bedroom	11.6 ■ 19.6	*All dimensions are in feet-inches	

FIRST FLOOR

10 Lounge	13.5 ■ 15.9
11 Bedroom	11.9 ■ 19.6
12 Dresser+Toilet	05.7 ■ 10.3
13 M. Bedroom	13.9 ■ 25.9
14 Dresser+Toilet	13.9 ■ 07.0

■ VILLA TAVARE ■ 3 7 0 0 S Q . F T . ■ 2 9 8 1 S Q . F T . ■
 -Allotted Land Area -Built-up Area

SPECIFICATIONS

STRUCTURE & PLASTER:

- Load Bearing/ R.C.C framed structure in M25 Concrete with branded HYSD bars
- External walls in 30/23 cm. Laterite stone/ Concrete blocks
- Internal walls in Laterite stone/ Concrete blocks
- External plaster in cement mortar in two coats
- Internal single layer cement plaster finished with gypsum plaster/ NI plaster

FINISHING ELEMENTS:

- External Flooring- Natural Stone
- Internal floors; Concrete
- Terracotta/ Wooden Screens
- China mosaic flat roofs and clay roof tiles for sloping roofs
- MS powder coated/ Wood or cast iron balcony railing

PAINT:

- External paint in Apex Ultima or equivalent

DOORS & WINDOWS:

- Main door in solid first class Teak-wood with quality hardware, Dormakaba/Dorset or equivalent
- Windows in UPVC/Anodised aluminium with good quality fittings with mosquito screen shutters

WATER-PROOFING:

- Chemical Waterproofing with 10 years warranty

PLUMBING:

- CPVC Piping and drainage pipes
- Solar water geysers with Electrical Backup
- Bio Digesters for waste water treatment
- Treated water for Flushing and Irrigation
- Pressurised pumping system with Underground storage tank

ELECTRICAL:

- Electrical Provision for Installation of ceiling fans, light fixtures and air-conditioning units
- Telephone/ Network points in all the rooms
- DG Power Back up for bedroom air-conditioning and Solar inverters of 2KVA for lights and fans

LANDSCAPE/ OUTDOORS:

- Landscaped Gardens
- Drip irrigation system for plants
- Individual swimming pool for each villa with handmade tiles with Stone edges
- Cobble stone/ pavers for driveway
- Semi-Covered parking for each Villa

DISCLAIMER

1. The Villas will be fully be fully finished from the exterior as has been illustrated, but the interiors are offered semi-finished to allow individual owners to customize finishes.

2. The interior furniture layouts are indicative of architectural and interior possibilities and do not form part of the current offering.

3. Prospective buyers are advised to refer the specifications/ plans /documents for the definition of Finished exteriors and Semi-finished interiors and clarify any queries or doubts they may have regarding the deliverables for each part.

4. The building specifications and schedule of finishes contain information about the material and finishes to be provided. Should any specified material and/or finish not be readily available at the contractor's supplier(s) at the required time, then the closest readily available alternative will be selected and used., provided that such substitution or change adheres to or preserves to the maximum extent practicable to the quality and intent as stated in the plans and these specifications.

5. Handover of the project "The Grove" located in Bardez - Goa is scheduled to be complete in the 4th quarter of 2022.

