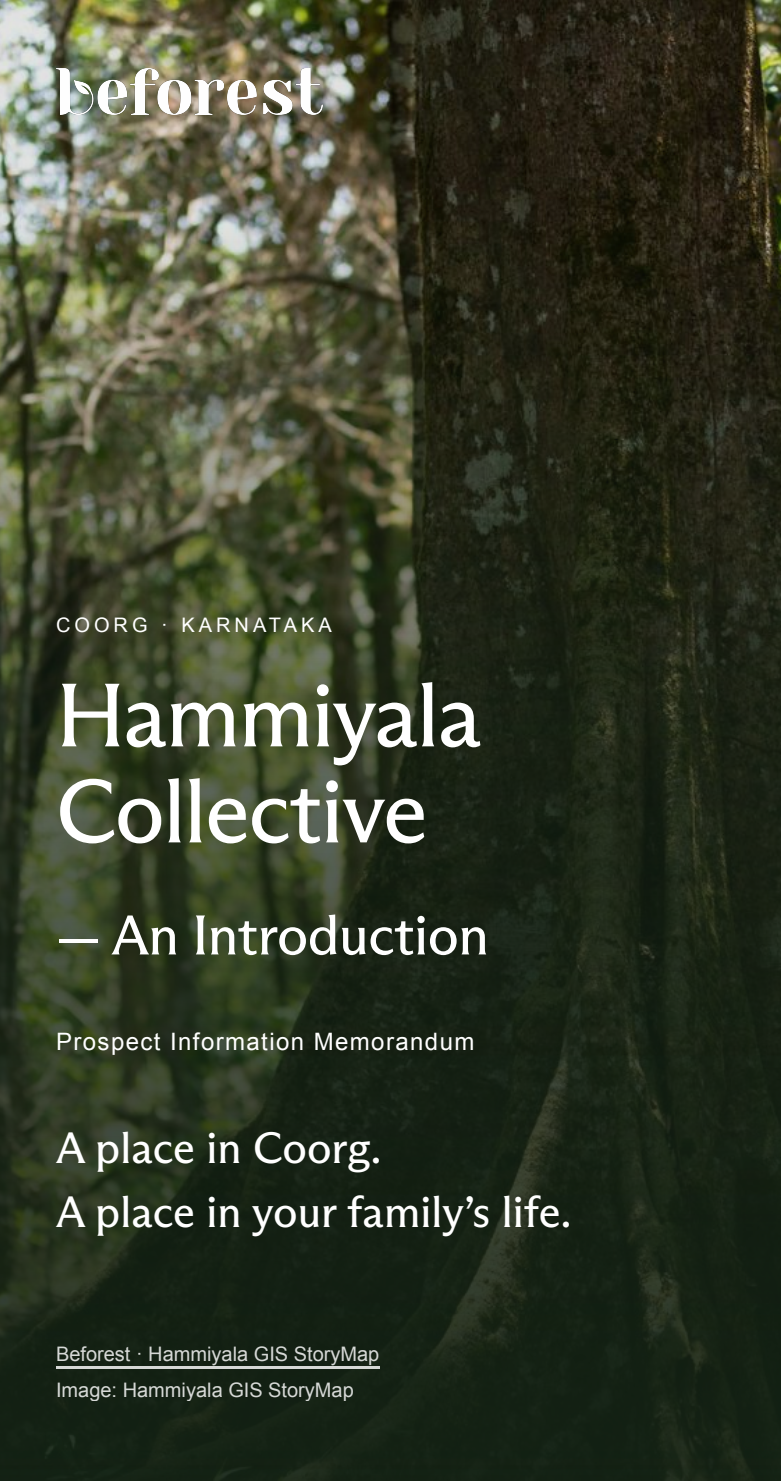




beforest

COORG · KARNATAKA

# Hammiyala Collective

— An Introduction

Prospect Information Memorandum

A place in Coorg.

A place in your family's life.

Beforest · Hammiyala GIS StoryMap

Image: Hammiyala GIS StoryMap



THE PLACE

115 acres.  
45 families.

In the hills of Coorg lies Hammiyala Estate,  
an existing coffee plantation with forest  
patches, steep ridges and a perennial  
stream.

42 km from Madikeri

An estate awaiting the families who will  
make it a collective.

# Far enough. Close enough.

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## 250 km

From Bengaluru; approximately 6 hours  
by road.

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## Under 150 km

From Kannur International and Mysuru  
airports.

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## 42 km

From Madikeri.

A life in the forest, within reach for a  
weekend or a longer stay.



Sacred Grove, Hammiyala Collective

LIFE HERE

# Familiar paths. Changing seasons.

A walk through the estate. Birdwatching. A book under the trees. A meal with neighbours.

Neighbours by intent, with room for community and solitude. Return to familiar places and people as the seasons and life on the estate change around you.

# Six collectives. Four regions.

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## Coorg · Karnataka

Poomaale 1.0 · Poomaale 2.0

Hammiyala

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## Hyderabad · Telangana

Hyderabad Collective

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## Mumbai region · Maharashtra

Mumbai Collective

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## Bhopal region · Madhya Pradesh

Ratapani / Bhopal Collective



EARTH HOMES · BUILT EXPERIENCE

# Built to belong to the landscape.

Laterite stone. Courtyards and sit-outs. Light and air moving through a home inspired by Coorg's Kodava architecture.

In a Beforest designed earth home, the experience of the forest extends into the spaces within.

Beforest · Architecture of Blyton Bungalow

Blyton Bungalow, Poomaale · completed Beforest work.



HAMMIYALA · HOME CONCEPT

# A home shaped by the land.

A shaded veranda, clay-tile roof and rooms opening towards a planted courtyard imagine how an earth home might sit within this landscape.



HAMMIYALA · HOME CONCEPT

# The forest, seen from within.

A family table and kitchen look out to the trees. Light, textured surfaces and sheltered transitions bring the outdoors into everyday life.

Beforest-supplied illustrative home rendering · design and fit-out to be confirmed.

HAMMIYALA · HOME CONCEPT

# Modern living. Natural materials.

Generous windows, considered finishes and warm textures make room for everyday life.



Living room



Bedroom



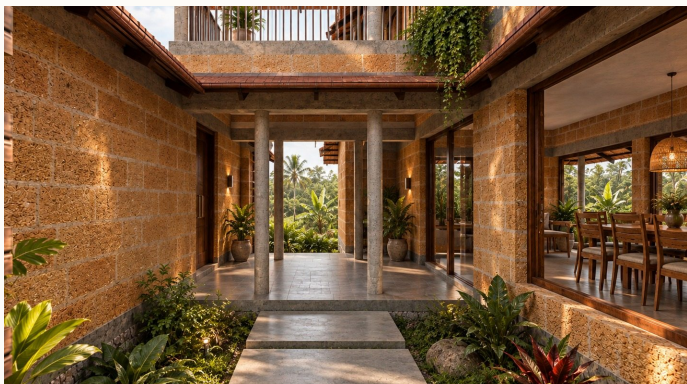
Bathroom

# Sheltered spaces. Open to the forest.

The veranda and courtyard extend the home into the landscape while offering shade and shelter.



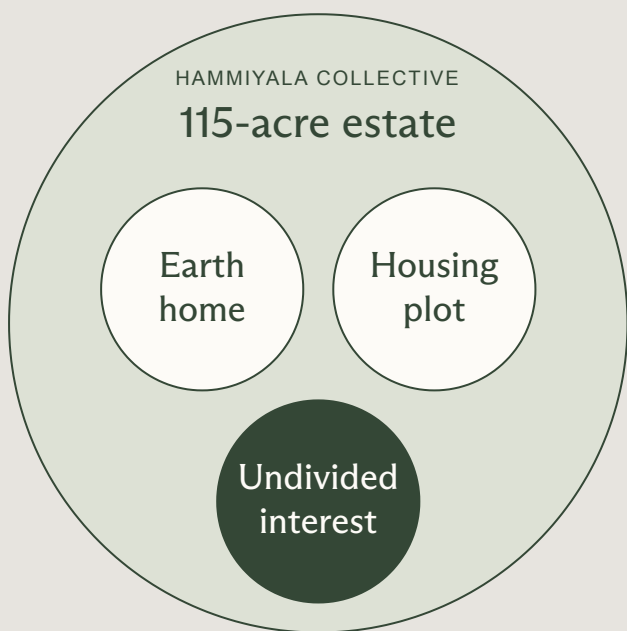
Covered veranda



Planted courtyard

THE WHOLE PROPOSITION

# Your home sits within a larger commitment.



Beforest brings the home, landscape planning and regeneration work together.

# One landscape. Experienced together.

At Hammiyala, 45 families participate in a 115-acre estate, planned and cared for as a whole.

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## 01 Study the land

Begin with what is already growing there.

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## 02 Protect the wilderness

Safeguard what makes the place special.

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## 03 Map water and food

Follow water flows and identify where food can grow.

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## 04 Then place the homes

Let the homes respond to the landscape.



Food Forest, Hammiyala Collective

THE VALUE OF THE WIDER LAND

# What lies beyond your home matters just as much.

Your participation extends into the wider estate through an undivided interest. The collective brings that landscape under shared ownership and care, with space planned for forest, cultivation and a limited community of homes.

YOUR PARTICIPATION

A home. A plot.  
An interest in  
the collective.

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1.3

acres

Undivided  
interest in the  
collective

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8,500

sq ft

Plot in Housing  
Zone

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2,200

sq ft

Max. Earth home  
size

# A home within a larger commitment.

Components of the unit price (starting at  
₹3.53 Cr)

Earth home 44%



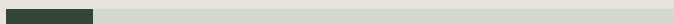
Plantation land 24%



Housing plot 14%



GST, stamp duty & registration 13%



Operational expense 5%



# Partners in the landscape

Members

become partners in



Hammiyala Estate LLP

owns the title to



Hammiyala Estate

Beforest takes responsibility for the build.

Choose from home designs crafted for the land. Planned handover is within 3 years; the construction agreement defines the start date and milestones.

# More time to be here.

Beforest sets up and maintains the 115-acre estate, its plantation and food forest until 2033.

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## Gather and stay

Community kitchen and a hospitality unit.

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## Explore and pause

Nature trails and experience decks.

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## Time by the water

A bio-pool in a perennial stream.



THE COMMUNITY KITCHEN

# A table for the collective.

The community kitchen opens onto a covered dining area planned for 50 people, at the scale of twelve four-seat tables. Roll-down screens shelter the sides during the rains.

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# 50

planned seats  
in the dining area



#### Nature Zones

Regenerating the ecological foundation by protecting native flora and fauna

#### Community Zones

Homes and shared spaces creating a way of life that feels connected to the land and supports low-impact living.

#### Farming Zones

Multi-layered, perennial agroforestry systems that integrate Arabica coffee with spices, fruits, etc

## THE LANDSCAPE PLAN: 3 ZONES

# Three zones. One living estate.

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## Nature Zones

Forest patches and stream edges; native life protected.

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## Combined Zones

Arabica coffee, spices and fruit trees in perennial layers.

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## Economic Zone

Homes and shared spaces on suitable terrain.

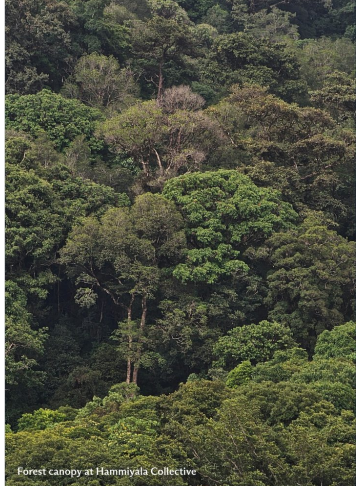


THE WORK OF REGENERATION

# Understand the land. Work with its systems.

Water, food and power are designed together, with the landscape as the starting point.

Hydrology studies and contour trenches guide how rainfall is slowed, held and used. Coffee rejuvenation, shade management and layered planting support a richer, productive landscape.



ON THE GROUND

# 44 acres. Coffee within forest.

Arabica coffee grown as a layer of the tropical forest.

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## 2 biodiversity surveys

Understanding the life already on the estate.

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## 3 lakh litres

Irrigation storage created.

FURTHER READING

# A closer look

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The landscape story



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The working masterplan



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For discussion · September 2026

No financial return, rental yield or resale outcome is promised.

# Is Hammiyala your kind of place?

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## For you if

- You want a home that deepens your connection with Coorg's hills.
  - You value the living estate as much as the space within your home.
  - You welcome shared spaces, neighbours and the care a working landscape asks of you.
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## May not be for you if

- You want a ready-to-occupy city-style villa with every service on demand.
- You want exclusive control of the land beyond your housing plot.
- You need immediate possession or a guaranteed financial return.



YOUR NEXT STEP

# Come and spend time at Hammiyala.

Walk the estate. Meet the team. Explore  
where your earth home might fit.

For those who love the hills and welcome life  
in the wild.

Email us at

[community@beforest.co](mailto:community@beforest.co)

or connect with us at

[+918527494761](tel:+918527494761)