



AN INITIATIVE FOR SUSTAINABLE DEVELOPMENT

**FUNDING PROPOSAL
APRIL 2018**



KARUNA DHAM

KODAIKANAL

- Organisation:** **Karuna Trust**, Registered: 301/09
Karuna Dham, Prakasapuram, Kodaikanal,
624101, Tamil Nadu, India
- Location:** Karuna Dham is located 15 Km before Kodaikanal
on the slopes above Addukam Village facing south
east towards the plains.
- Email:** donations@karunatrust.org.in
- Contact:** Miss Chitra. R
- Phone:** 9738209867, 9080964271
- Website:** www.karunadham.org.in
- Temperature:** Max, 28°C, Min 5°C
- Rainfall:** 1800 mm
- Elevation:** 5000ft above sea level
- Income Tax:** Registered under 12AA, No 0317
Registered under 80G Tax Exemption
- Certified:** Under Guide Star India
- Tax Exemption:** URNo.AACTK6158K/05/15-16/T-0317/80G
- You Tube:** <https://goo.gl/TYMD9B>
- Facebook:** <https://goo.gl/3Hz4tA>



A Sustainable Lifestyle Retreat: Solutions to Our Ecological Crisis

In India, the Goddesses Prithivi-Mata and Bhumi-Devi represent earth deities. Like any Devi, these Goddesses command respect, reverence and honour. Therefore, it is our greatest responsibility to show that respect in the way we are treading on Mother Earth. She gives us so much. The question is, what are we giving back to Her?

Are we truly making an offering to awaken humanity from its material slumber, and making offerings to her well-being and benefit, like we make offerings at our altar? It's only by acting in the spirit of a co-creative humanity that we will sincerely support her sustenance, and unite as One Consciousness.

At Karuna, we are a working experience of an international sustainable community based on living in harmony with Mother Earth. Karuna's main objective is to find balance of one's physical and spiritual needs. Started 20 years ago, we aspire to present a comfortable lifestyle, leaving behind a low carbon footprint for future generations.

It is with this clear and powerful intention that we are aiming to build on this vision to resolve our current ecological and cultural crisis, that seems to be solely fixated on consumerism and power. Where people from all over the world can participate in sustainable workshops like permaculture, organic farming, eco-building, afforestation, food processing, sustainable energy sources, etc.. *They will then return to their respective communities and empower their peers with the skills and experience they gained at Karuna.* This is the means in which we will truly affect meaningful change globally, through conscious training in permaculture skills and development.



A Message From The Founder

My name is Nevil Moncher and I am a Mumbai-born Parsi, who came to live in solitude in Kodaikanal, South India in the 80s. I have been fighting to protect this pristine land ever since through a number of court cases to protect forests, lakes, close factories and illegal buildings, protecting and developing trees, wildlife, flora and fauna, as well as developing fair-trade for crops for locals, etc.

After nearly 10 years of environment activism I decided to 'put to practice what you preach'. Since 2000 I have put my total energy into developing Karuna – an off-grid, sustainable community, to bring it to what it is today.

Development & Activities to Date

Since the inception of Karuna Farm, the main activity has been planting fruit and indigenous shola trees. Eighty percent of the land, nearly 15 acres, has been covered with trees akin to a forest.

- Eight houses have been built for permanent members to stay with their families including Earthship Karuna by Biotect Alex Leeor.
- There are 10 cottages that can accommodate 25 people.
- A beautiful Yoga Hall, built using a unique cob and earth technique, that can accommodate 25 people. Daily Yoga classes are held there.
- Several workshops have been held to train 100's of students in eco building with Earthship Biotecture, cob and other earthen style homes.
- Yoga Retreats and Organic Farming workshops have also been carried out. People come to experience an alternative lifestyle.
- A one-acre plot is solar fenced and has been prepared to grow vegetables, where students have come to learn organic farming.
- There is a cowshed with a fenced grazing plot ready for breeding and propagating indigenous cows.
- The community space has a full-fledged kitchen and dining area. There are some indoor games, WIFI and music for guests to meet and socialize.



Overview of our Expansion Project

Presently an initiative for the expansion of our sustainable development here at Karuna Farm is underway – and we need your support to make it happen!

Imagine coming to an idyllic, picturesque mountain retreat, away from the buzz of hectic city life – a place to rest, recharge, be inspired and learn essential skills. Amid the 30 acres of wild jungle in the mountains, you can be a part of an international movement that is practicing the wisdom of sustainable living. Karuna serves as a living model for eco-friendly development that can be replicated across the globe. We aspire to live this truth, amid implementing it, demonstrating it, and teaching it. Simultaneously, we are a sanctuary that inspires inner transformation.

At Karuna, we are offering another way to live and be, that is not the conventional concept of rat-race, 9-5, city dwelling – it is possible. And here's how: just step onto Karuna and experience a transformation of mind, body and spirit. And help us go deeper into this commitment honouring our Mother Earth.



Our Program Development Vision:

Skills, training and development through workshops, trainings, seminars, and courses. The vision of Karuna Dham is to serve as an educational centre.

Beneficiaries

School / College Students, Rural Men & Women, High Tech Professionals & Corporate Managers, General Public.

- **Organic Farming:** permaculture, tree-planting, afforestation, breeding cows, apiary, composting, food processing (jams, preserves, ghee), etc.
- **Sustainable building:** Earthship building, earth bag, cob, as well as rainwater harvesting, grey water systems, pottery, etc.
- **Alternative Energy:** solar and micro-hydro electric systems for cooking and heating, mini windmill, peddle power, etc.
- **Forest Therapy Retreats:** in private, comfortable cottages for groups, camps, school children and college students (15-20), professionals, and corporate retreats (for up to 60 people). Includes detox and stress relief therapy, daily yoga, meditation, spiritual philosophy, bhakti classes -- as well as creative arts.
- **Group rental facilities:** for up to 60 people where by experts come with their groups and Karuna provides workshop/seminar/training studio space, meals, accommodation.
- **Research Centre:** in tune with the latest innovative sustainable technologies including soil testing, nutrition, sustainable energy techniques, organic farming methods, etc.
- **Free Prasadam:** distribution to visitors and nearby school children.



Why and how to participate

Karuna Dham is a unique offering to humanity to bring about a positive, sustainable and emancipating transformation in one's life. It is implemented through a dedicated group of members. This proposal is for creating an expansion of infrastructure to enable to serve a larger number of the public in general.

It's a responsibility of everyone to do whatever little they can *to give back to Mother Earth what is due back to her* and help this wonderful project. We welcome everyone to participate, contribute or become partners in this endeavour.

- We would reciprocate by giving the donor recognition by putting a marble placard in his name.
- If one donates rupees 50 Lakh or more they would be offered to be a Trustee of the Karuna Trust.
- The donor would get 5 to 20 days free accommodation yearly according to quantum of the donation.
- A specially designated and framed certificate for the contribution.
- A gift package of books and farm products.
- A donor can contribute for a specific project, like a cottage or a specific amount and pay over a two year time frame with instalments.

Donations may kindly be sent by Cheque, Demand Draft or Bank Transfer to the below account:

Bank Name:	Indian Bank
Branch:	Kodaikanal
IFSC Code:	IDIB000K039
Favouring:	Karuna Trust
Saving Account No:	6374632044

TOTAL ESTIMATES

REVIVAL

Fruit Plantation	₹1,00,000	\$1,500
Vegetable Garden	₹1,50,000	\$2,300
Tree Plantation	₹2,50,000	\$3,800
Internal Paths & Landscape	₹2,00,000	\$3,000
Garbage / Waste Management	₹1,50,000	\$2,300
Main Access Road	₹2,00,000	\$3,000
Border Fencing	₹1,50,000	\$2,300
Vehicles	₹5,00,000	\$7,600
TOTAL	₹17,00,000	\$25,888
CONTINGENCY 20%	₹3,39,000	\$5,100
GRAND TOTAL	₹20,39,999	\$31,000

EXPANSION

10 Guest Cottages	₹50,00,000	\$76,144
Community Space / Café	₹7,00,000	\$10,660
Goshallas/ Cow Sheds	₹6,00,000	\$9,100
Research Centre	₹12,00,000	\$18,200
Staff Quarters (4)	₹12,00,000	\$18,200
Administrative Office	₹6,00,000	\$9,100
TOTAL	₹93,00,000	\$141,627
CONTINGENCY 20%	₹18,60,000	\$28,3278
GRAND TOTAL	₹ 1,11,60,000	\$169,966



Phase I: Revival and Expansion Budget

These revival and expansion projects are divided in the three phases. We are currently fundraising for phase I.

Tree plantation maintenance	₹1,00,000	\$1,500
Vegetable garden	₹1,50,000	\$2,300
Fruit Plantation area revival	₹1,00,000	\$1,500
Main access road	₹1,00,000	\$1,500
Border Fencing	₹75,000	\$1,100
Construction of staff quarters*	₹5,00,000	\$7,600
Phase I Total	₹10,20,000	\$15,500
+ 20% Contingency	₹2,00,000	\$ 3,100
Phase I Grand Total	₹12,24,000	\$18,600
*This build will also be held as a workshop and training opportunity at minimal cost to trainees		

PHASE II REVIVAL

Tree plantation	₹1,50,000	\$2,300
Internal Paths / Landscape	₹1,00,000	\$1,500
Garbage / Waste Management	₹1,00,000	\$1,500
Main Access Road	₹1,00,000	\$1,500
Fencing	₹75,000	\$1,141
Vehicles	₹5,00,000	\$7,140
Phase II Total	₹10,25,000	\$15,604
+ 20% Contingency	₹2,05,000	\$3,120
Phase II Grand Total	₹12,30,000	\$18,725
*This build will also be held as a workshop and training opportunity at minimal cost to trainees		

PHASE II EXPANSION

5 Guest Cottages	₹25,00,000	\$38,000
Goshalla / Cow Shed	₹3,00,000	\$4,500
Research Centre	₹6,00,000	\$9,000
Staff Quarters (2)	₹7,00,000	\$10,500
Administrative Office	₹6,00,000	\$9,000
Total	₹47,00,000	\$71,000
+ 20% Contingency	₹9,40,000	\$14,000
Phase II Grand Total	₹56,40,000	\$85,000
*This build will also be held as a workshop and training opportunity at minimal cost to trainees		

PHASE III REVIVAL

Internal Paths / Landscape	₹1,00,000	\$1,500
Garbage / Waste Management	₹50,000	\$750
Total	₹1,50,000	\$2,250
+ 20% Contingency	₹30,000	\$500
Phase II Grand Total	₹1,80,000	₹2,750
*This build will also be held as a workshop and training opportunity at minimal cost to trainees		

PHASE III EXPANSION

Guest Cottages (5)	₹25,00,000	\$38,000
Community Space / Café	₹7,00,000	\$10,500
Goshalla Cowshed	₹3,00,000	\$4,500
Research Centre	₹6,00,000	\$9,000
Total	₹41,00,000	₹62,000
+ 20% Contingency	₹8,20,000	₹12,500
Phase II Grand Total	₹49,20,000	₹74,500
*This build will also be held as a workshop and training opportunity at minimal cost to participants.		



REVIVAL BUDGET BREAKDOWN

FRUIT PLANTATION AREA (₹1,00,000)

At Karuna 2 ½ acres are planted with organically grown coffee bushes mixed with bananas, avocado, jackfruit, sitaphal, and other fruit trees. This area is run down and needs a year of proper inputs to bring it in to shape and increase productivity. This includes pruning the trees, slashing and clearing, applying compost and filling up vacant spaces with new plants.

VEGETABLE GARDEN (₹1,50,000)

There are three designated areas to grow vegetables. It has always been an intention to grow all the vegetables consumed by the Karuna community and the restaurant. Whatever is excess can be sold to the organic food shop in Kodaikanal. The climate is excellent to grow a large variety of vegetables throughout the year.

One designated plot specifically for vegetable growing has already been developed with a solar fence, compost, earthworm pits and an irrigation system. Some investment is needed to fix everything into shape. The other two plots need more work done like levelling the beds, providing irrigation, fencing and composting. A recurring expense budget is needed for six months initially. Thereafter the sales would take care of further cultivation expenses. The vegetable garden would also be used to carry on regular workshops to train people in permaculture and biodynamic farming practices.



TREE PLANTATION (₹2,50,000)

Since 2009 we have planted 3000 fruit and forest trees spread over a 6 acre area. We have spent approximately ₹5 Lakhs on this project. The area above Sashi House which is about 2.5 acres has grown well with trees above 15 to 20 feet.

However, the area below Sashi House is under developed due to lack of funds and needs attention. It needs a thorough slashing, some re-planting and a proper fire line. It needs care for another 3 years. Once the trees grow they take care of themselves, and the fruits sales will provide money to keep the plantation healthy.

INTERNAL PATHS AND LANDSCAPING (₹2,00,000)

You can come by jeep to the entrance of Karuna. Thereafter one has to walk downwards. The paths leading to different locations like the community space, rooms, houses, yoga hall and so on, are quite uneven. In order to make it easier for guests, especially those who are from cities or the elderly, it would be a project to make these paths more even, with proper steps and paving.

Although nature is abundant, it would make it pleasing with little flower gardens and exotic plants in the mood of a Zen Garden.

GARBAGE AND WASTE (₹1,50,000)

This is a very important but often neglected aspect of society. At Karuna we intend to improve waste management. For degradable waste we construct three pits to make compost on a rotational basis. This waste mixed with cow-dung would become good compost in 4 months, to be used around the garden nearby. We would place this unit in different locations of Karuna so that it minimizes transporting waste and the compost. The non-degradable items like, glass, plastic and metal, etc., would be collected at one location and transported every ten days to the Municipal waste yard.



MAIN ROAD (₹2,00,000)

The road leading to Karuna is a proper tar road up to Prakasapuram Village. Thereafter for 1 ½ km it is a Gram Panchayat road which is in very bad condition, however this year it is expected to be tarred by the Panchayat. Thereafter for 1 km it is a very uneven mud road. To avoid regular confrontation with the forest department., the villagers contributed some land and Karuna contributed Rs.2 lakhs to make the road. Due to rains this private road regularly goes out of shape. Only strong four-wheel drive jeeps can use this road. It is intended to improve this road with some stone paving, leveling and proper water channels. The villages would put in some labour, however Karuna would need to make the bulk of the investment.

FENCING (₹1,50,000)

It has been our experience that whenever we grow vegetables or a crop, it gets attacked by wild boars, bison, and other animals. Our main vegetable garden and some other areas are solar-fenced. However, other areas need to be fenced as well. Some of it would be with solar fencing and some by netted mettle wire fence. This would help save our garden and crops, while also providing safety to residents and guests.

VEHICLES (₹5,00,000)

A lot of money and time is wasted in moving from the farm to town. It is also becoming very expensive for guests who use the taxis from town. It is intended to buy 2 second-hand motor-cycles for emergency shopping or transporting someone. It is also intended to buy a second hand 4-wheel drive vehicle to transport 6-7 people at a time or for moving bulk materials.



EXPANSION BUDGET BREAKDOWN

10 GUEST COTTAGES (₹50,00,000)

The objective of Karuna Farm is to promote a lifestyle, which is balanced materially by living in harmony with nature and to develop our spiritual nature of growing in pure love of God or Krishna. For this end we want to accommodate and feed up to 60 people at a time. At present we can accommodate 25 to 30 people. We need to build five guest cottages and five meditation kutirs. These rooms will be built using various mud building techniques, giving a very aesthetic feeling and facing a spectacular view. Each room would have a wood heater, a small kitchen, an attached bathroom and will be supplied with solar energy. Each cottage will be built with such an effect that people will experience simplicity, yet feel rich.

Each Guest Room – 300 sq.ft - Rs. 5, 00,000 Each

Meditation Kutir – 220 sq.ft - Rs. 5, 00,000 Each

COMMUNITY SPACE (₹7,00,000)

The community space is where guests and members meet. The Govinda Restaurant supplies breakfast, lunch, and dinner. Besides there are simple games like chess, carom, back-gammon and the like to pass time and socialize. It is situated next to the waterfall with an exceptional view and is a wonderful place to relax. At present it can accommodate 25 people. We want to expand it to facilitate up to 60 people. Therefore the restaurant requires an expansion of the sitting area with tables and chairs. The kitchen requires a total overhaul with an added bakery.



GOSHALA (₹6,00,000)

At Karuna we have one cow shed which can accommodate three cows. It is intended to maintain 7 cows along with 7 calves and one breeding bull.

We need to build two fenced plots for grazing, one shed for four more cows and one shed for calves. Finally, we need one shed and fenced grazing plot for the breeding bull. The walls of the shed would be built using rammed earth or cob and mud techniques with lime mortar plaster.

The Goshala is a central feature of Karuna. Our residents and guests are encouraged to serve the cows by brushing and feeding them. We are to undertake maintaining, breeding and propagating the immense value of the Indian breed of cows like Gir. The Goshala area would be made to look very beautiful and aesthetic.

Fencing for 2 grazing plots @₹50,000 each	₹1,00,000
Shed for cows – 220 sq.ft	₹1,50,000
Shed for calves – 220 sq.ft	₹1,50,000
Shed with a fenced grazing plot for the breeding bull – 150 sq.ft	₹1,50,000
Equipment	₹ 50,000
TOTAL	₹6,00,000



RESERACH CENTRE (₹12,00,000)

In this attempt of living an alternative life style, there is a continuous expansion with newer innovations. Worldwide there are tremendous new ideas and inventions created in the field of organic farming, energy, sustainable buildings, nutrition and the like. In order to be in tune with the latest technologies we propose to set up this Research Centre.

Persons who aspire to do their study or PHD in any of these subjects would be invited to live at Karuna and work in this Centre. It will be equipped with some computers, a laboratory to test soil, water and the like.

The results of this Research Centre would be put to practice at Karuna to spread its awareness immediately to the public through our training programs.

Construction 500 sq.ft	₹7,50,000
Computers	₹2,00,000
Laboratory	₹1,25,000
Furniture	₹1,25,000
TOTAL	₹12,00,000



STAFF QUARTERS (₹12,00,000)

Since Karuna is taking this leap forward to increase our service to mankind, the specific activities have increased many fold. So it is required to employ efficient and qualified persons to manage. For example a construction manager, farming manager, yoga teacher, and the like. Therefore we anticipate to build two units for single people and two units for families.

2 Rooms 250 sq.ft	₹5,00,000
2 rooms 350 sq.ft	₹7,00,000
TOTAL	₹12,00,000

OFFICE (₹6,00,000)

One room in a suitable location would be built to serve as an office for managers to work, labour management, accounts, and the like.

Room 350 sq.ft	₹4,00,000
Furniture (cabinets, desks, chairs)	₹1,25,000
Computer & Printer	₹75,000
TOTAL	₹6,00,000

Make your earth-friendly donation now!

Be a part of the solution.

DONATION FORM

Date _____

To:
Nevil Moncher
Managing Trustee
Karuna Trust
Prakashapuram, Kodaikanal – 624101
Tamil Nadu, India

I, Mr/Mrs/Ms _____

residing at _____

Email Address: _____

Mobile Number: _____

Would like to donate Rs _____

to the Karuna Dham Revival and Expansion Project.

I am sending the money by cheque/bank transfer/cash,

Bearing Reference No. _____, Dated _____

Donations may kindly be sent by Cheque, Demand Draft or Bank Transfer to the below account.

Bank Name: Indian Bank.

Branch: Kodaikanal

IFSC Code: IDIB000K039

Favoring: Karuna Trust

Savings A/c No: 6374632044

Please email us with proof of payment at donations@karunatrust.org.in

Signature of Contributor