

# Landscaping: An essential feature

Enhancing the face value of the property and adding beauty to its looks, landscaping and gardening allows breathing spaces and open green patches in concrete jungles, thus cleverly and aesthetically translating nondescript features or eyesores into beauty spots



“At Palacio, we believe that progress can co-exist respectfully with environment, and it is the bedrock on which we stand today,” expresses Bhasin. He claims that at Palacio’s project ‘Glenwood Gardens’ at Goa Velha, they have maintained almost 80 per cent as open spaces which consists of a green cover of over 50 per cent, that also includes an organic vegetable garden for residents as part of their CSR initiative.

Sandip Nigalye, managing director, Raj Housing Development Pvt Ltd, Ponda, considers landscaping as the need of the hour. Changing the older concept of ‘block’ type apartments, spacious residential colonies today offer open spaces for evening strolls or chats where senior citizens and housewives can enjoy fresh air while children can play. The requirements have changed over the period of time and people want to come out of their homes more often and socialise. The reason for leaving such open spaces, gardens or play areas is to make sure that each resident is exposed to a healthy, natural environment as soon as occupants step out of their homes.

“I want to make sure that people come out and take in fresh air in the evenings and do not remain confined to their apartments,” says Nigalye, as he points out a technical difficulty that builders face in Goa.

“All over India, even in neighbouring Belgaum, there is no restriction on the height of the building. But for some reason, Goa has this particular restriction of having not vertical, but horizontal development, thus proving a disadvantage for property developers like us who wish to offer more open spaces to our clients,” states Nigalye.

## BHARATI PAWASKAR

Visit any corner of Goa to find long stretches of silver beaches adorned with white sand, picture postcard villages peppered with green hills, rivers dotted with mangroves on its banks, creeks laden with crabs and shellfish, protected forest zones and the golden paddy fields grown along its borders. This small dot on the map of India is the most attractive tourist destination and a place that people fall in love with. Cashing on this popularity that our State enjoys with pride, people not only from India but all over the world have been flocking to Goa to own a second home.

Those who wish to have a home in Goa, obviously, look for greenery

around their dwellings, and have learnt that most real estate owners and property developers are offering landscaping, gardens and open spaces in and around their residential complexes. Most builders prefer to keep trees, slopes and natural streams intact and develop their property around it, thus making these added features enhance the face value of the property. While in the metros, such natural features are rare and unavailable, Goa, on the other hand, abounds in these aspects. Clients wish to live in the proximity of nature, admit property developers who make their best attempts in retaining natural beauty.

“The trend of planned landscaping in developments began about 30 years ago in the metros, and around

10-12 years ago in Goa with the advent of mini-townships and gated communities,” points out Vinay Bhasin, co-founder and director, Palacio Group who believes that landscaping in projects not only increases the aesthetic value of the property, but also plays an important role in reducing carbon footprint. It also adds to the peaceful and soothing surroundings, and also acts as a USP for marketing.

Stating that landscaping of projects offers substantial environmental benefits, Bhasin mentions a few of these – reducing air and noise pollution, controlling temperature extremes, providing a natural habitat for birds, reducing loss of soil due to water erosion and reduction in soil degradation.