



Designing a Managed Estate for the Urban Weekend Lifestyle

Location

Chikkamagaluru, Karnataka -
250 km from Bangalore

Timeline

February 2024 -
July 2024

Project Type

Mixed-use estate development
(residential plots + resort)

Role

Masterplan strategy, housing prototype
development, iterative refinement

Overview

City dwellers often dream of a weekend home; a place to reconnect with nature and escape the urban grind. But that dream quickly turns into a nightmare: managing security, arranging maintenance for months of non-use, and dealing with remote legal complexities.



Goal:

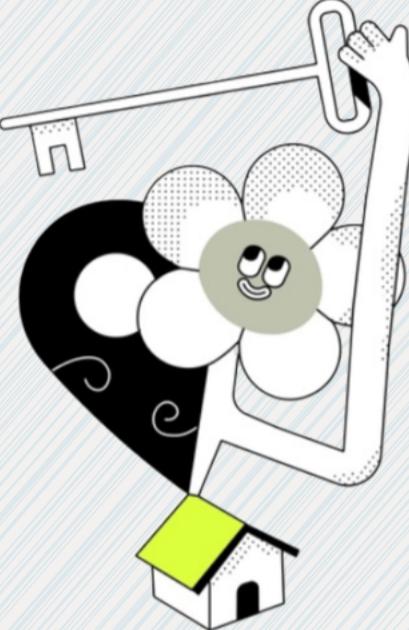
Transform a **92.8-acre coffee estate** into a community of plotted weekend homes supported by a 12-acre resort, balancing privacy, access, and a strong connection to nature.

Outcome:

A managed estate framework with 36 plots organised into social clusters, supported by centralised infrastructure. The design accommodates diverse user needs through seven housing typologies (1,630–2,960 sq ft) adaptable to varying topography, budgets, and lifestyle preferences.

Who Are the Users ?

The Owner



An urban professional seeking -

- Weekend escape
- Gathering space
- Nature immersion

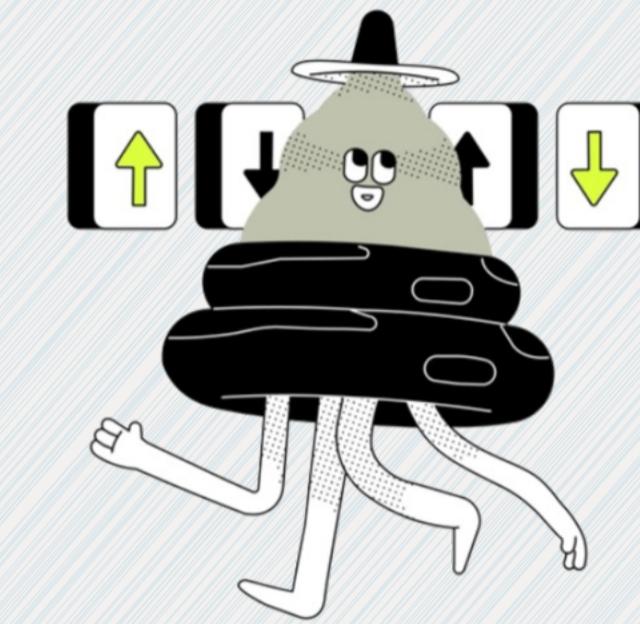
The Guest



Resort guests seeking -

- Leisure & experience
- Accommodation & amenities
- Activities

The Staff



Estate staff seeking -

- Operational efficiency
- Clear access & road networks
- Service zones

What Do They Need ?

Tranquil Environment

Low visual clutter, simple material palettes.

Privacy vs. Community

Users want both, requiring careful clustering.

View Maximisation

Homes oriented to views and landscape.

Usage Flexibility

Flexible spaces with open plan, folding doors etc

Connection with nature

Strong indoor–outdoor flow via decks and verandas.

What Do They Worry About ?

Administration

Complexity of documentation and legal processes.

Difficulty of oversight for city-based owners.

#owners

Security

Lack of continuous, professional remote monitoring.

Concerns over security during periods of non-use.

#owners #guests

Maintenance

Burden of estate upkeep and landscaping

Difficulty securing reliable rural service providers.

#owners #staff

Construction

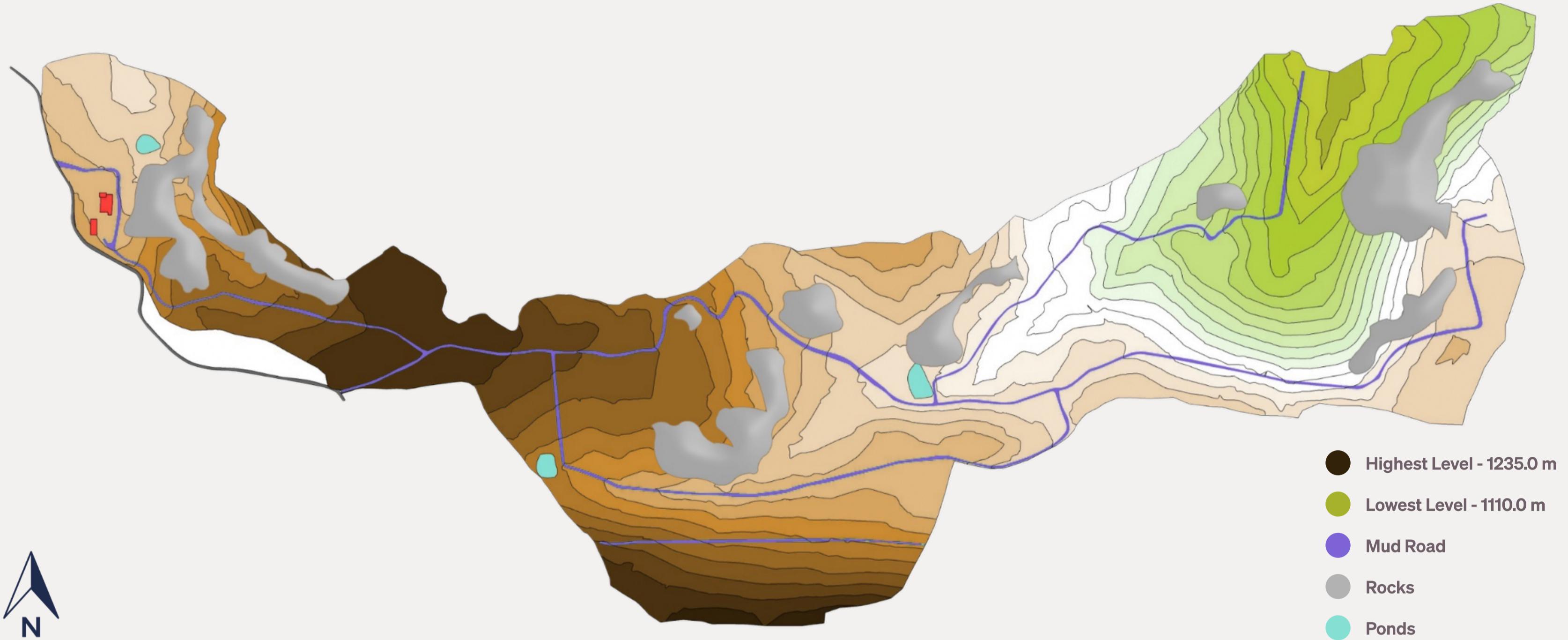
Difficulty of overseeing construction remotely.

Risk of unexpected expenses and schedule slippage.

#owners



Site Analysis

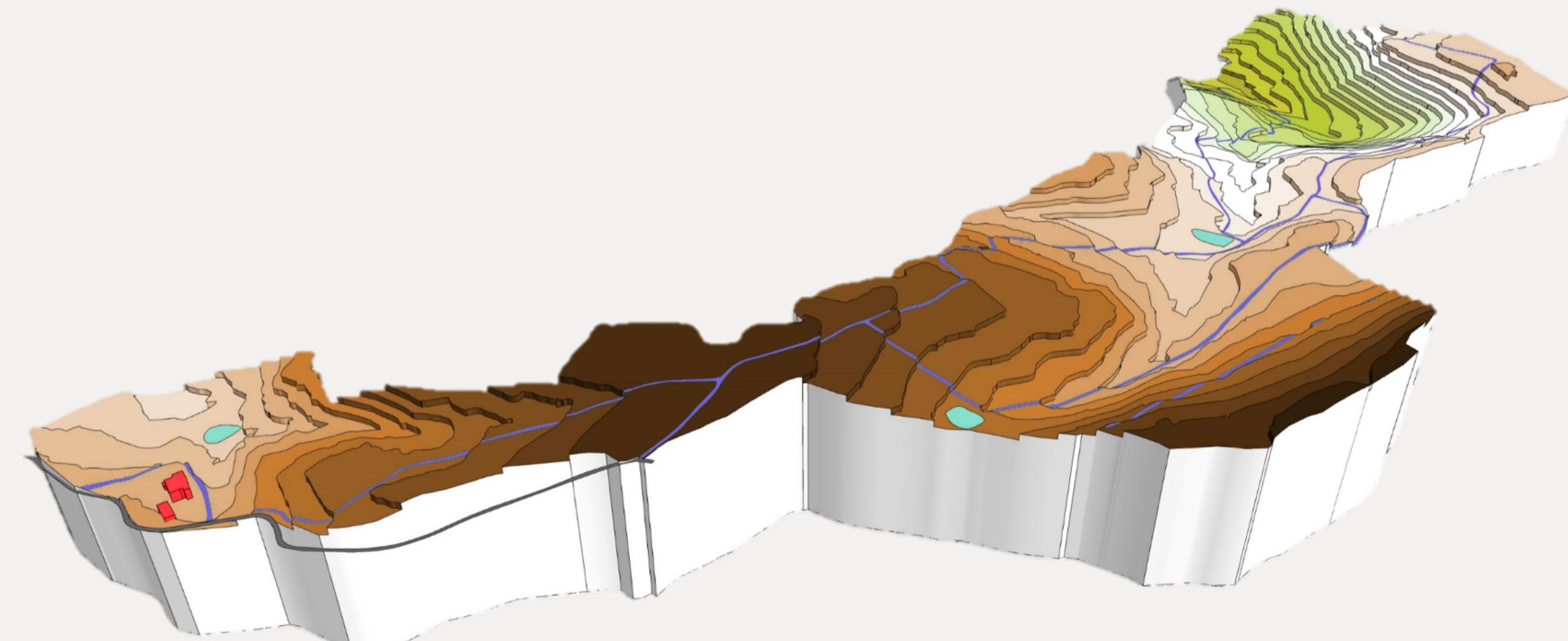


The 92.8-acre estate spans varied terrain, with elevations gradient up to 125.0 m.

Road access and sight-lines helped define the quiet zones and activity zones.

Steep edges, natural rock clusters, and dense tree pockets shaped where homes could sit without disturbing the landscape.

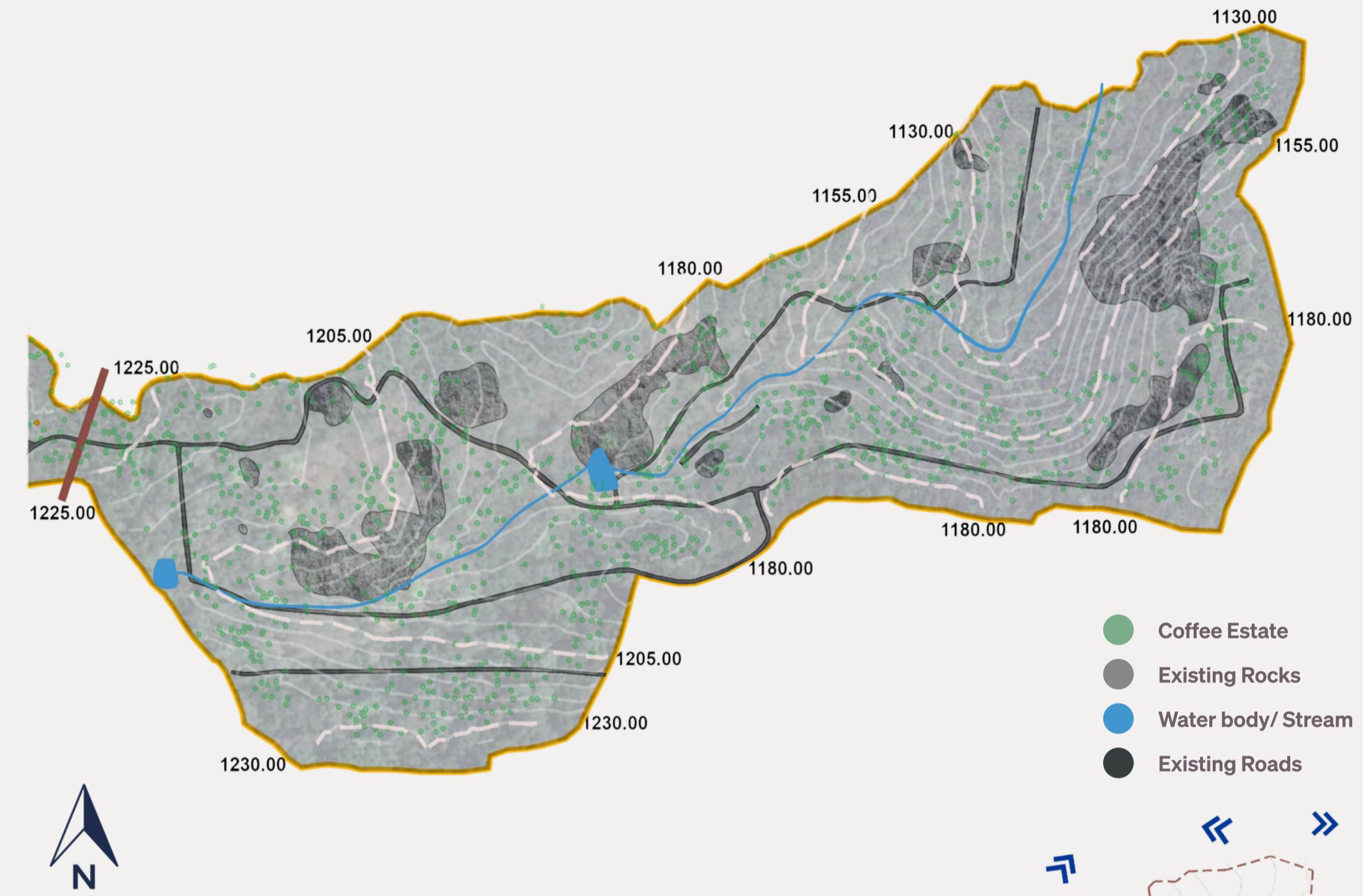
The site opens to the rolling Giris hills, which became a key orientation anchor for plots and homes.



Site Character

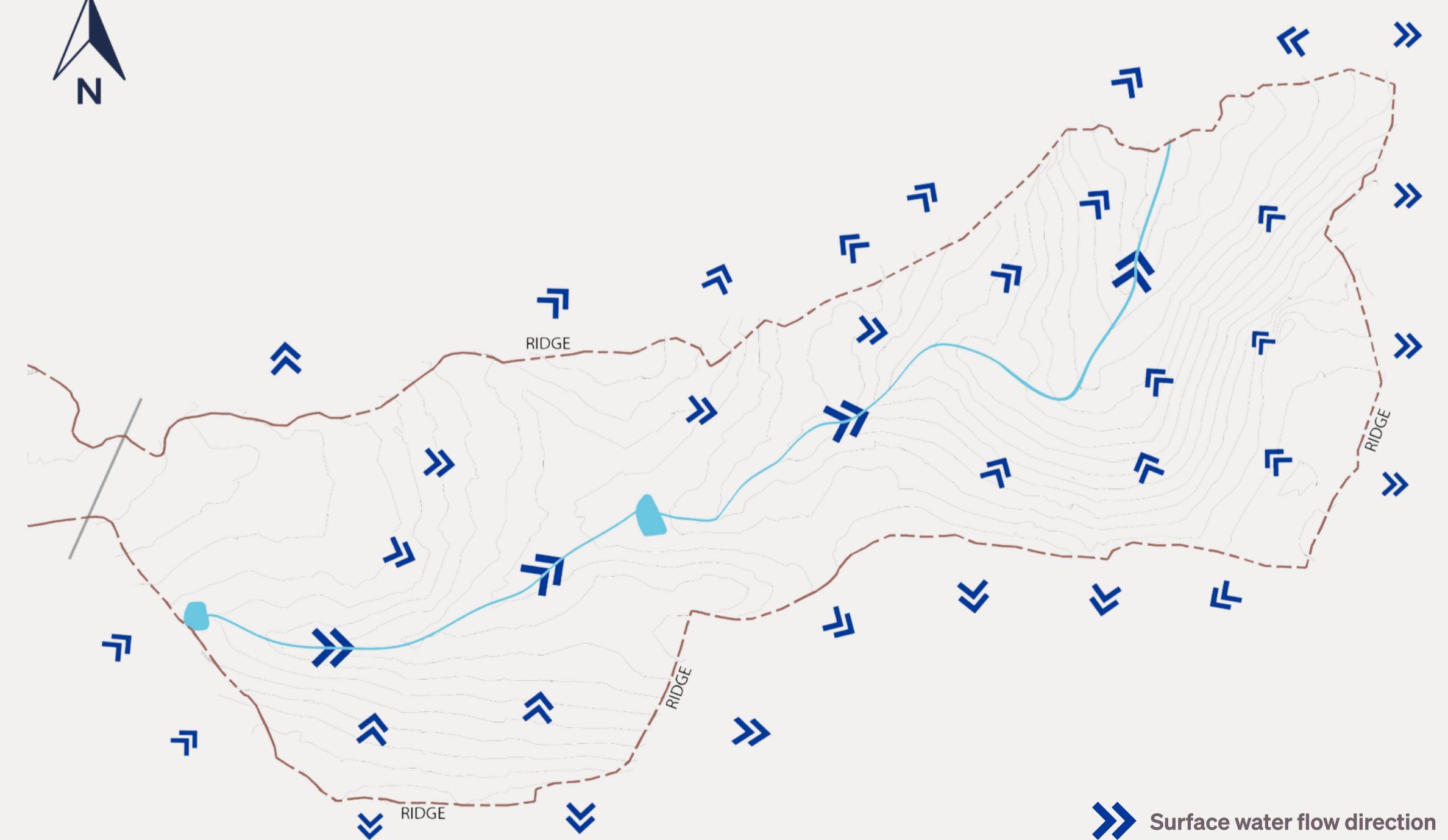
Existing Site Utilisation

Coffee plantation dominates the estate, with natural rocks, ponds, and informal paths shaping the primary constraints and opportunities for development.



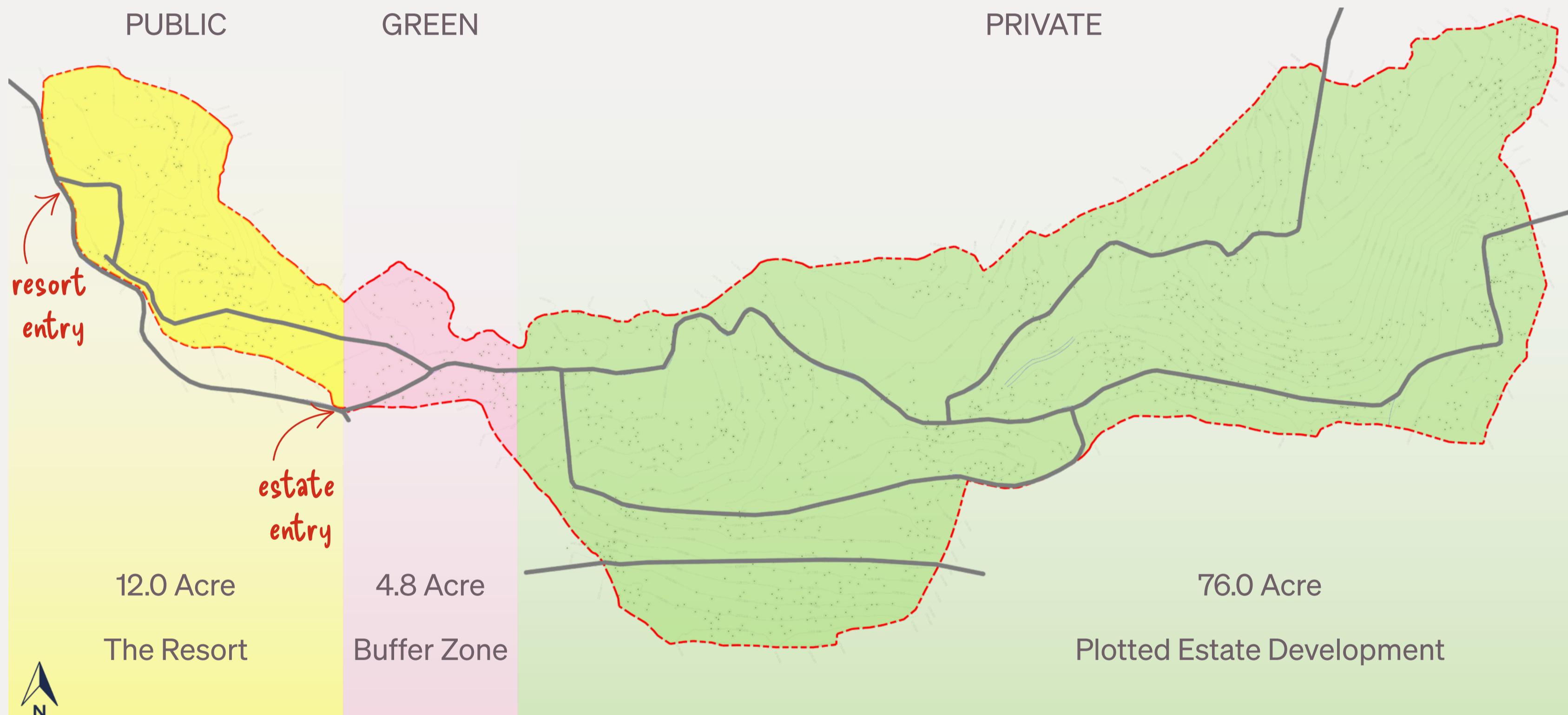
Terrain & Water Flow

Ridge-valley formations guide natural drainage, identifying zones best suited for building and zones that should remain ecological buffers.



Master Planning Strategy

The first step was organising the full 92.8-acre site: deciding where the resort should sit and defining a strategy that balanced privacy with usability.



The Resort

The resort was placed on a dedicated 12-acre parcel with direct access from the main road.

Buffer Zone

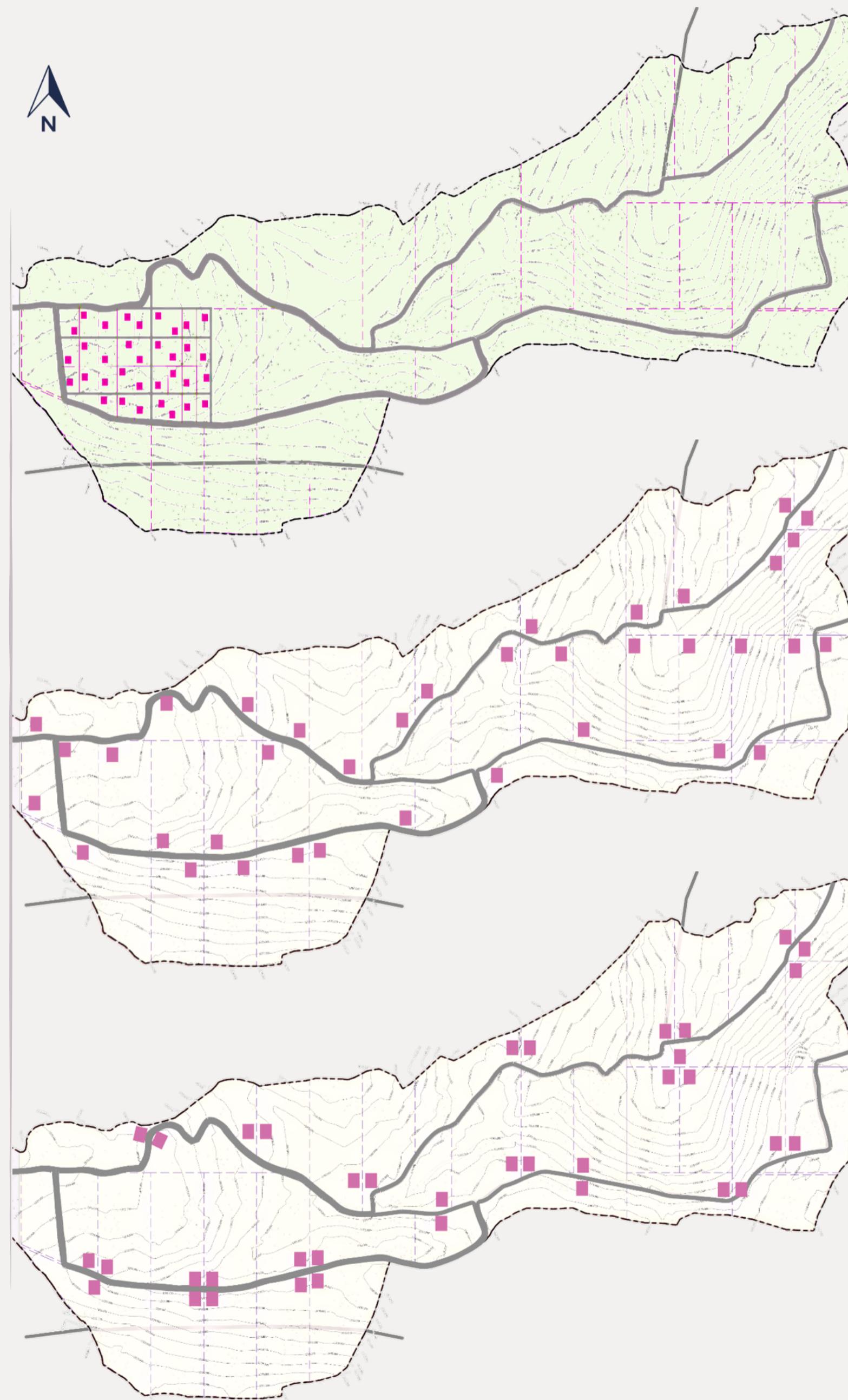
A 4.8-acre buffer separates resort from the private estate to keep guest activity from spilling into owner zones.

Plotted Estate Development

The 76.0 acres private estates had access through the buffer zone, ensuring the owners critical need for privacy and tranquillity.

Plotted Estate Development Models

How should plots be organised to balance individual ownership with shared infrastructure → privacy with community, and efficiency with experience quality?



Centralised Model:

A small section of the site will have the individual villas, on 50' x 80 ' plots each.

The rest of the estate will be equally shared amongst the owners

Decentralised Model

The overall land parcel will be divided into plots of average size about 2 acres per owner.

All the villa development will be in the individuals' plot.

Clustered Model

The overall land parcel will be divided into plots of average size about 2 acres per owner.

The villas will be positioned in clusters of 3 to 4 units per cluster.

Which Model Wins?

To compare them fairly, I mapped each model against core user trade-offs:

Privacy ↔ Security

Independence ↔ Community

Nature Immersion ↔ Convenience

Individual Control ↔ Shared Amenities

This surfaced the strengths and weaknesses of each configuration.

	PRIVACY	SECURITY	COMMUNITY	NATURE	CONVENIENCE	AMENITIES
Centralised	★☆☆	★☆☆	★☆★	★☆☆	★☆★	★☆★
Decentralised	★★★	★☆☆	☆☆☆	★★★	☆☆☆	☆☆☆
Clustered	★★☆	★★☆	★★☆	★★☆	★★☆	★★☆

The clustered model emerged as the most balanced approach.

- It gave residents the comfort of being near others without compromising the privacy and land ownership they were seeking.
- It also allowed us to position homes around views and terrain more sensitively while keeping infrastructure efficient and manageable.

Plotted Estate Planning Principles

Six principles guided the layout of the 76-acre estate:

a. View Optimisation-

All plots were oriented to capture downhill views of the Giris hills.

b. Terrain-Responsive Design-

Roads kept under 30° slope for safe access. Terrain shaped plot viability.

c. Road Network Efficiency-

Minimised road area to 5–6% of total area by reusing existing paths and following natural contours.

d. Privacy Through Separation-

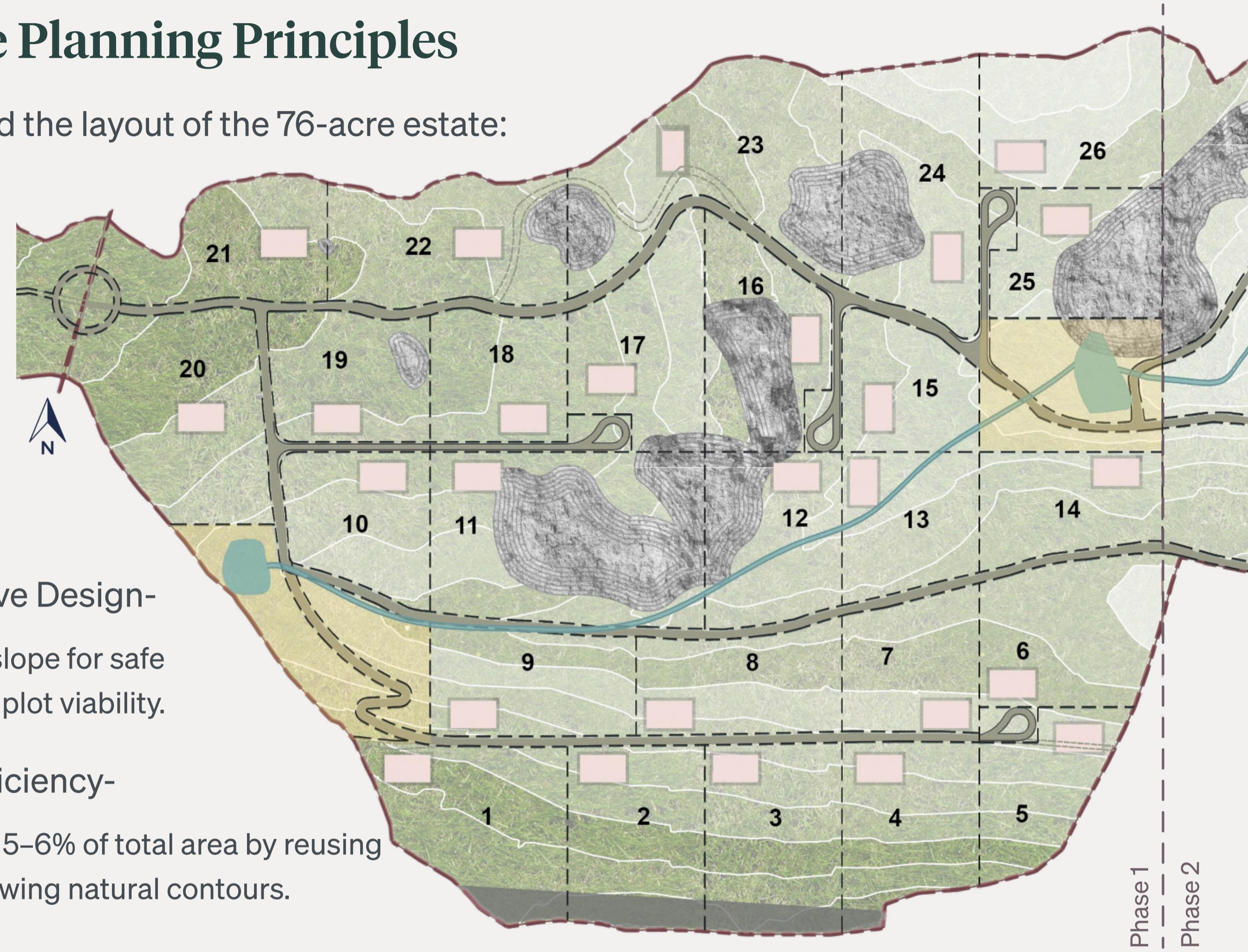
Privacy was achieved through elevation changes, tree clusters, and natural landforms.

e. Cardinal Alignment-

Where topography allowed, plots aligned with cardinal directions to support vastu preferences.

f. Natural Boundary Definition

Plot lines followed existing features—seasonal streams, boulders, vegetation—minimizing earthwork and retaining the estate's natural character.



Plot Sizing Strategy

The estate's varied terrain shaped both plot sizes and the housing typologies suited to them. Plot areas ranged from 1.0 to 1.5+ acres, determined by slope, accessibility, and buildable area.

Minimal Slope (1.00 – 1.25 acres):

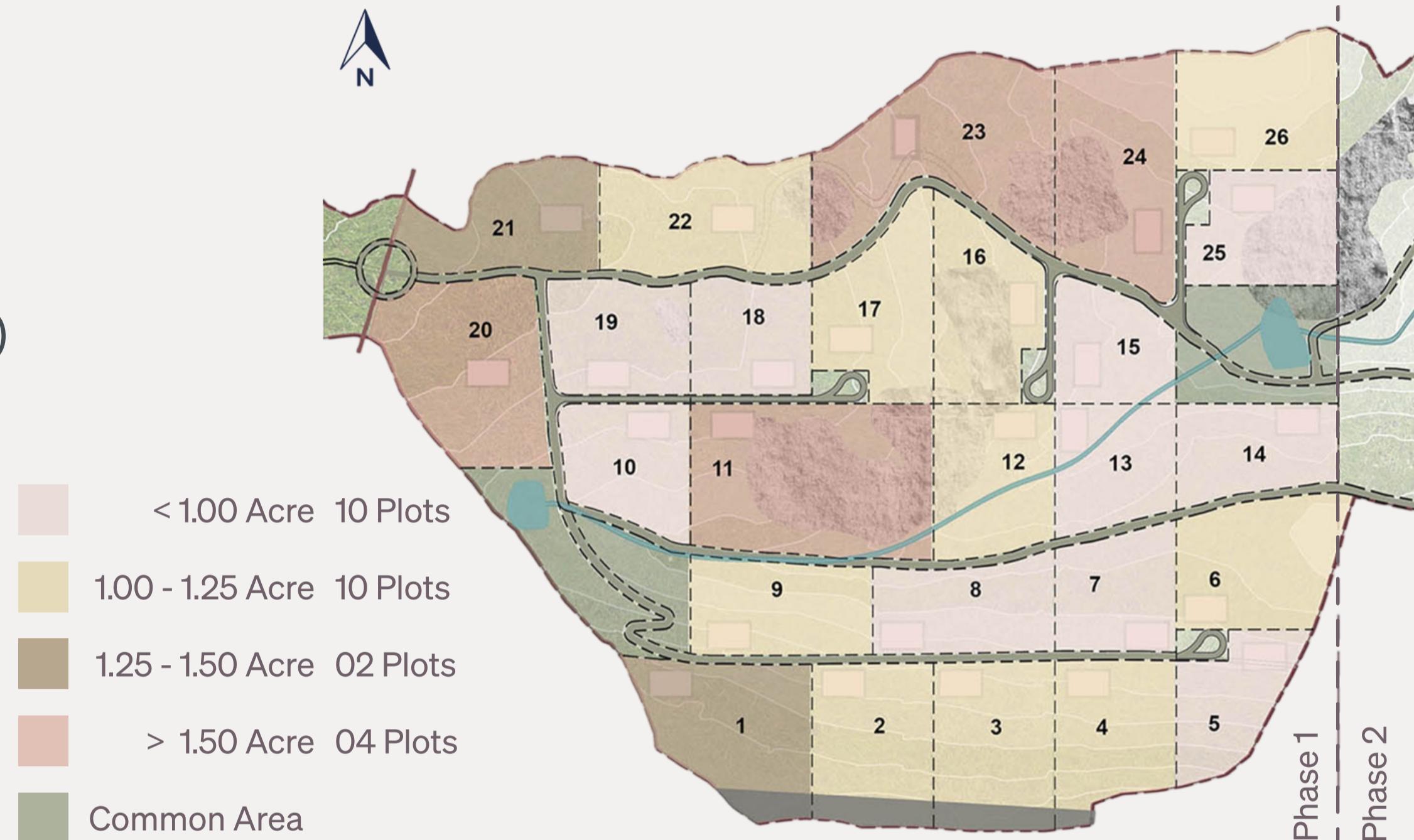
- Single-level homes
- Accessible entry point
- Standard tier

Moderate Slope (1.25 – 1.50 acres)

- Split-level designs
- Enhanced spatial experience
- Deluxe tier

Steep Slope (1.50 + acres)

- Multi-level homes
- Impressive views from upper level
- Luxury tier



Infrastructure Planning

Infrastructure was designed as a mix of cluster-level systems and estate-wide backbone services.

Cluster Infrastructure (per 4–6 homes):

- Water storage (sump + overhead tank)
- 3.5 KL sewage treatment
- Shared access courts and parking
- Optional shared amenities (pool, lawn, gazebo)

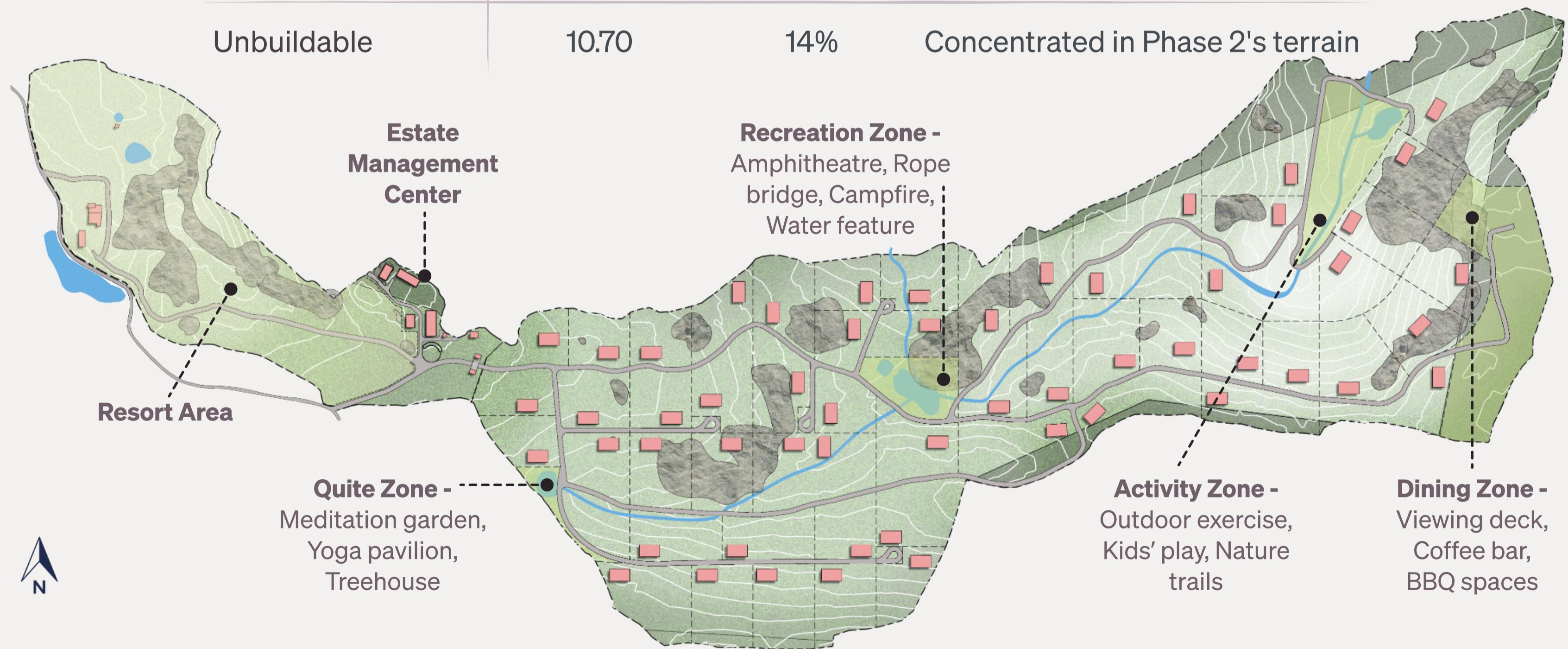
Estate-Wide Systems:

- 4.32 acres of main roads
- Security-controlled entry
- 5.98 acres of common landscape
- Central estate management office

Final Masterplan

The completed masterplan organised 76.0 acres into 36 developable plots with supporting infrastructure. Overall metrics demonstrated the efficiency of the clustered approach:

	Area (Acres)	% of Total	
Total Saleable Plots	55.20	72%	High for plotted developments
Road Network	4.30	5.7%	Roughly half the typical allocation
Common Areas	6.00	8.0%	Shared amenities and buffers
Unbuildable	10.70	14%	Concentrated in Phase 2's terrain



Four experiential zones were integrated into the masterplan to support different modes of estate living. Each amenity zone sits naturally within the contours of the land, turning terrain features into experience anchors.

Weekend Home vs. City Living

Weekend homes function differently from primary residences. The goal was to identify the behaviours and emotional cues that should drive the typology system.



	CITY DWELLING	WEEKEND HOME
Location Context	Urban or suburban, close to daily amenities and services	Rural or semi-rural, surrounded by landscape and natural
Usual Typology	Compact, vertical units with shared outdoor amenities	Low-rise layouts with generous private outdoor space
Size & Layout	Stable family size; efficiency-led planning tailored to urban life	Fluctuating group sizes; layouts centred on leisure and gathering
Features	Dedicated functional rooms	Convertible sleeping zones with large shared spaces

Experience Principles

These behavioural needs get translated into design principles -



1. Design for Pause and Relaxation

- Window seats create small-scale refuges
- Fireplaces serve as natural gathering points
- Verandas offering transitions encourage slow movement

2. Indoor-Outdoor Flow

- Living and dining spaces oriented to capture downhill views
- Large verandas and decks act as the primary living zones
- Large operable openings allowing rooms to extend onto decks.

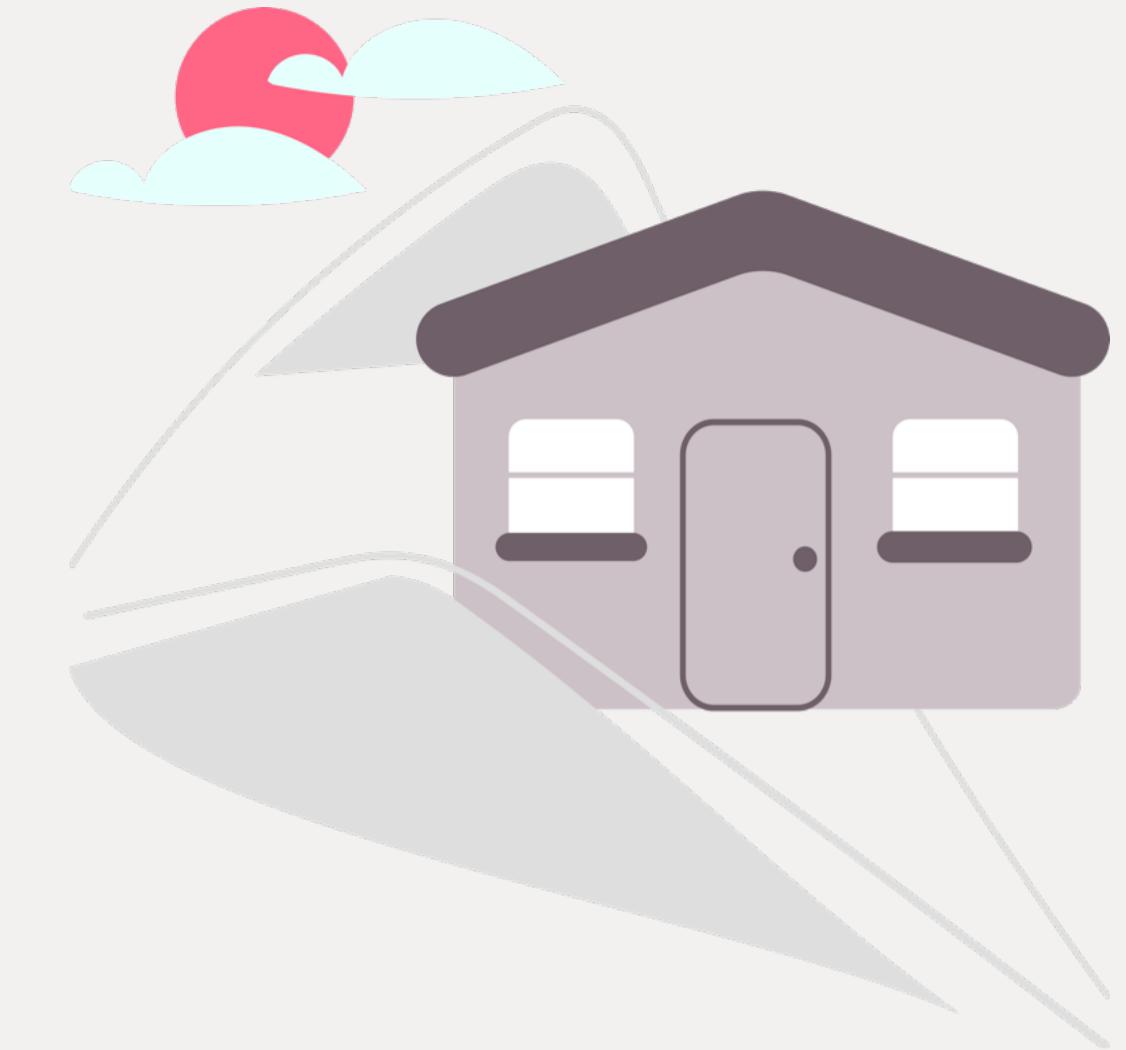
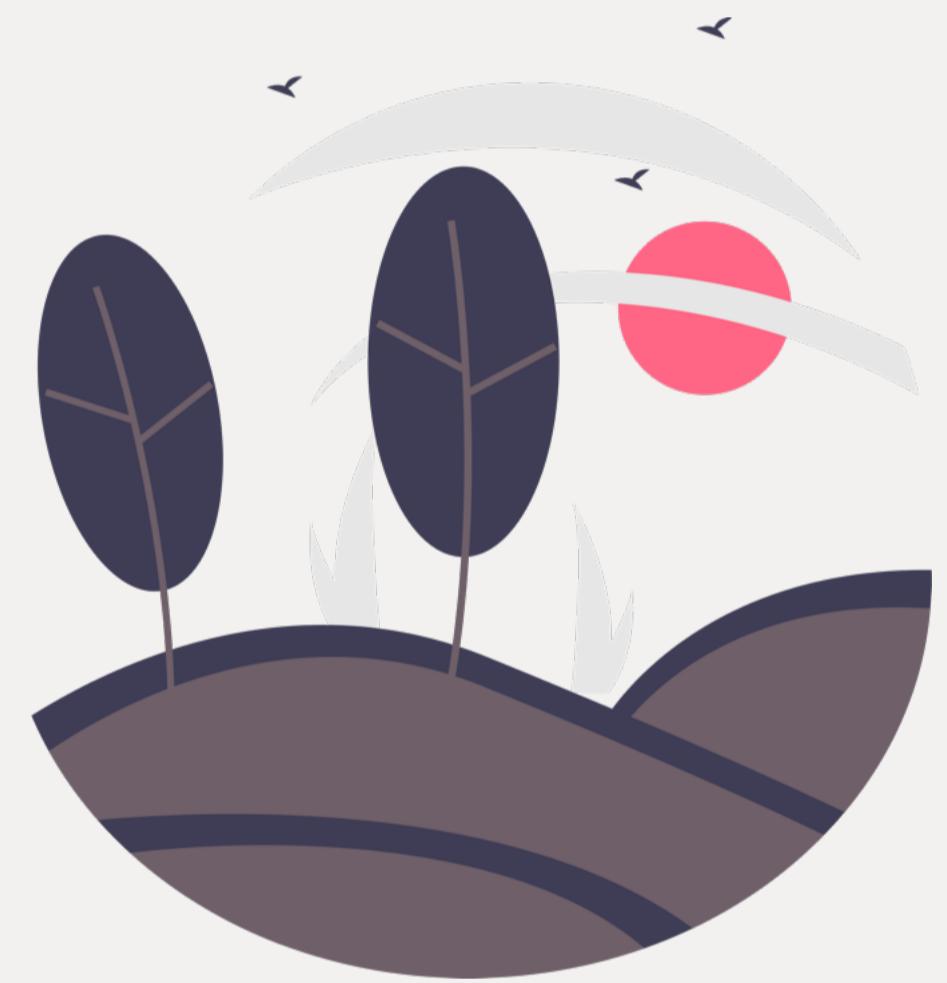


3. Flexibility for Changing Group Sizes

- Open-plan living spaces allowing usage patterns to adapt.
- Family rooms double up as bedrooms with convertible furniture.
- Double-height spaces creating spatial drama.

4. Adapt to Terrain

- Single-level plans for moderate slopes, emphasising horizontal flow and accessibility.
- Split-level configurations for moderate slopes, creating spatial variety and maximising view access from upper floors.
- Multi-level designs for steep terrains maintaining visual connection between levels.



5. Climate Response Through Passive Strategies

- Cross-ventilation through operable louvers and windows.
- North-facing glazing to maximise indirect daylight.
- Roof overhangs provide shade and protection during rains.
- Rainwater harvesting integrated with design and site grading.

6. Personalisation Within Systematic Framework

- Rustic or modern styles applied to the same underlying plans
- Components remain standard across varying spatial layout.
- Style choices offered during architectural design stage.



The Component System

To balance personalisation with repeatability, each home type was built from a shared set of components that could shift between two style families.

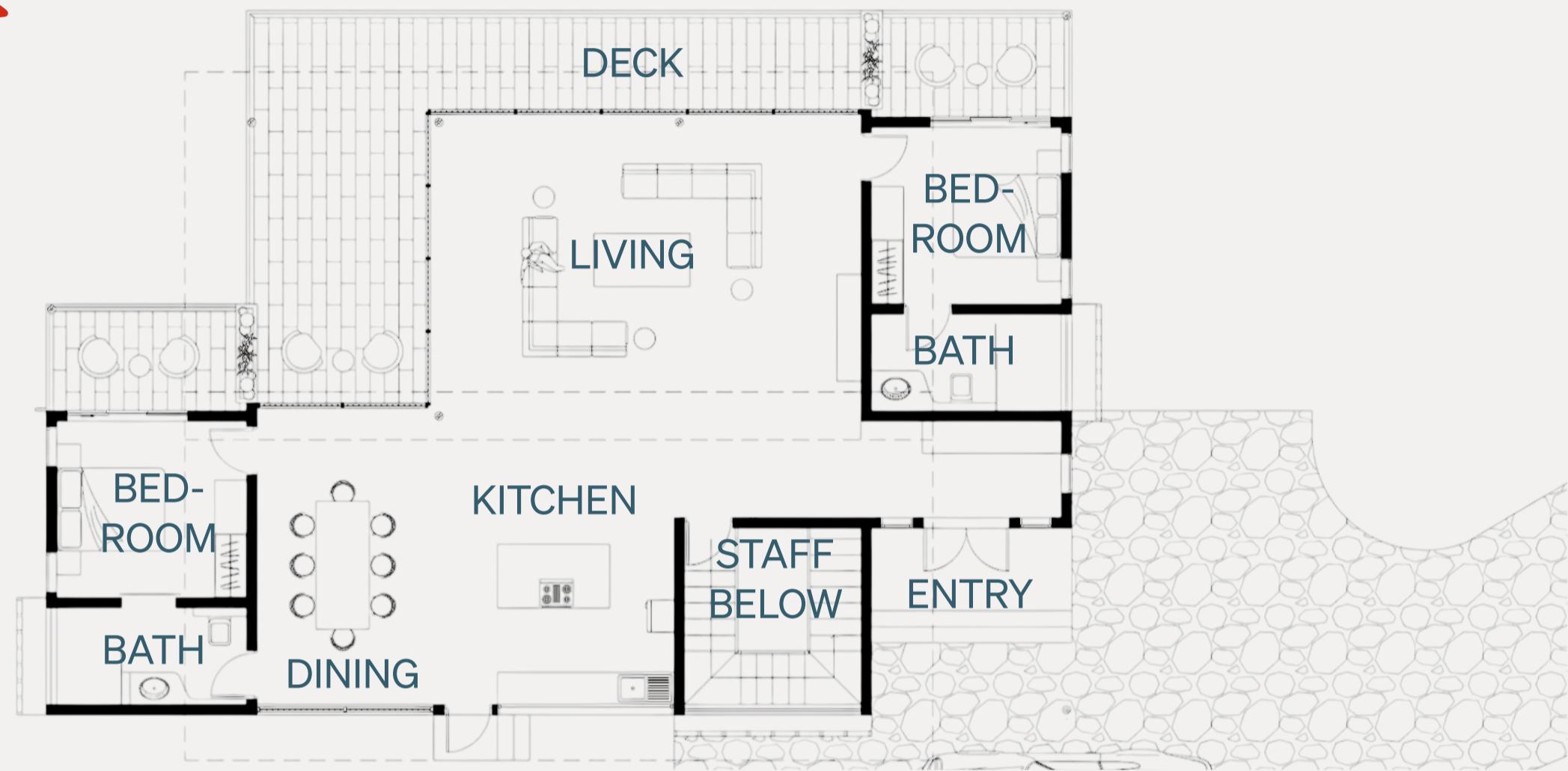
	RUSTIC STYLE Cozy/Organic	MODERN STYLE Sleek/Minimalist
Windows	Wooden louvers and framed windows	 Metal louvers with expansive windows
Walls	Exposed brick or natural stone	 Exposed concrete or smooth plaster
Roofing	Tiled Roof	 Sheet or flat concrete roof
Flooring	Natural stone or terracotta	 Polished concrete or large tiles

Design Evolution: The Standard Type

Following a single design across iterations reveals how user needs, constraints, and feedback shaped the final outcome.

v_01 Initial Concept

- Area = 3050.00 Sq.Ft.
- Large expansive glazing
- Separate staff entry
- Basement for Utilities



v_02 Refinement

- Area = 2350.00 Sq.Ft.
- Introduction of louvers
- Compact utility zone
- Dedicated powder room



v_03 Final Product

- Area = 2096.00 Sq.Ft.
- No powder room
- 25% less glass
- Internal staff access



Feedback <-> Iteration

The evolution of the Standard Type reflected broader feedback patterns affecting all typologies.

We received critical feedback on maintenance, cost, and operational complexity, which directly informed the further redesigns.

Stakeholder Input	Design Response	Impact
"Excessive glazing is hard to clean & invites monkeys."	Reduced Window Area by ~30% and integrated operable louvers.	Lowered maintenance and increased security.
"Compact footprint is essential for cost control."	Reduced average footprint from ~3,050 sq ft to ~2,100 sq ft.	Optimised construction cost and minimised site impact.
"Powder rooms add cost without clear value."	Combined usage with bedroom toilets for guests.	Simplified plumbing and reduced total square footage.
"Separate staff access complicates design."	Integrated Staff Access from within the utility area.	Simplified building envelope and improved operational flow.
"Need size options for different budgets."	Created 4 distinct size classes ranging from 2,000 - 2,800 sq ft.	Created a scalable product line catering to diverse user financial tiers.
"Basement adds cost, should be utility-only."	Restricted Basement Use to storage/utility functions only.	Focused budget on high-impact living areas.

The Typology Portfolio

The iterative refinement process culminated in a coherent typology system. It guided diverse users through personalisation options without overwhelming them with complexity.

Seven housing types emerged, organised into **three tiers** by **size, terrain response & character** :

TIERS	AREA RANGE	FEATURES
STANDARD	1630 Sq Ft → 2050 Sq Ft	Focused on efficiency and essential connection. Ideal for smaller plots and minimal slopes.
DELUXE	2320 Sq Ft → 2390 Sq Ft	Introduced multi-level complexity for moderate slopes, adding dedicated family/gathering spaces.
LUXURY	2850 Sq Ft → 2960 Sq Ft	Featured dramatic double-height volumes and central features, suited for the steepest, most dramatic terrain.

Choice Framework

The system was designed to prevent choice paralysis by filtering options through clear constraints:

Budget Tiers: Buyers start by picking what they're comfortable spending — Standard, Deluxe, or Luxury.

Terrain Matching: The slope of the plot narrows the options. Gentle slopes suit single-level homes; steeper land works better with split- or multi-level types.

Spatial Character: Within the shortlist, buyers choose the style that fits how they live—open and social, or familiar and traditional.

Budget → Terrain → Lifestyle = **Recommended Typology**

Standard Type 1



Car Porch	- 270.0 sqft.
Deck	- 650.0 sqft.
Built-up	- 1130.0 sqft.
Total Area	- 2050.0 sqft.

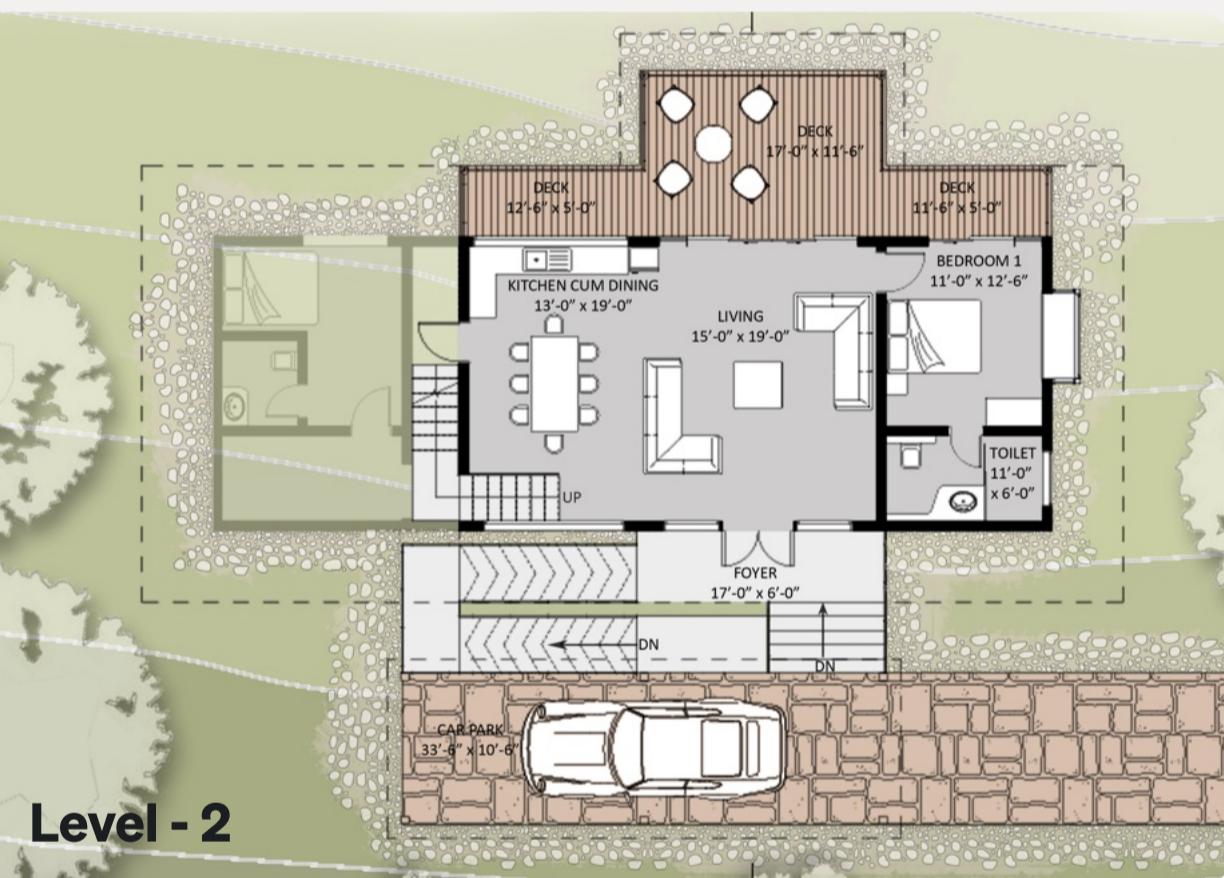
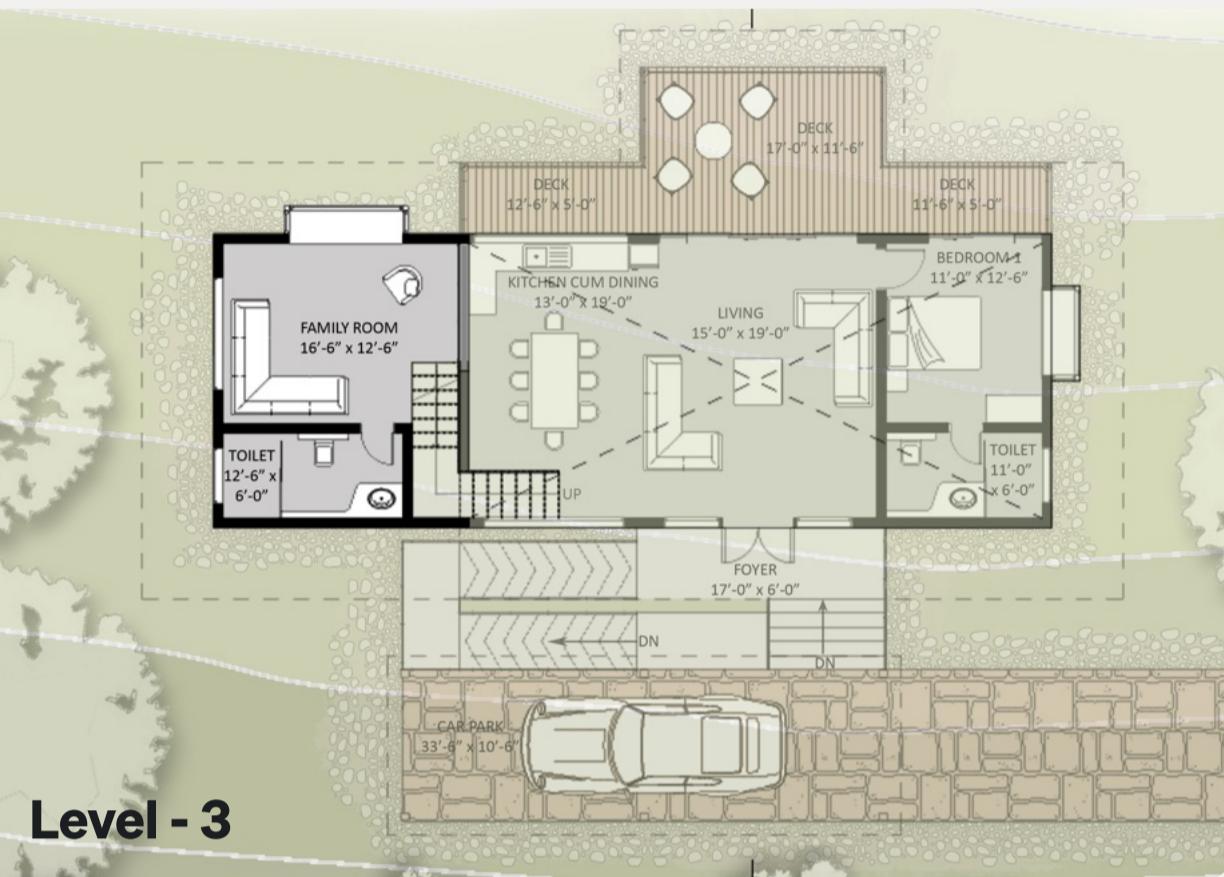
Staggered open plan with large decks.

Butterfly roof form and expansive glazing give modern aesthetic.

Suits minimal-slope plots.



Deluxe Type 1

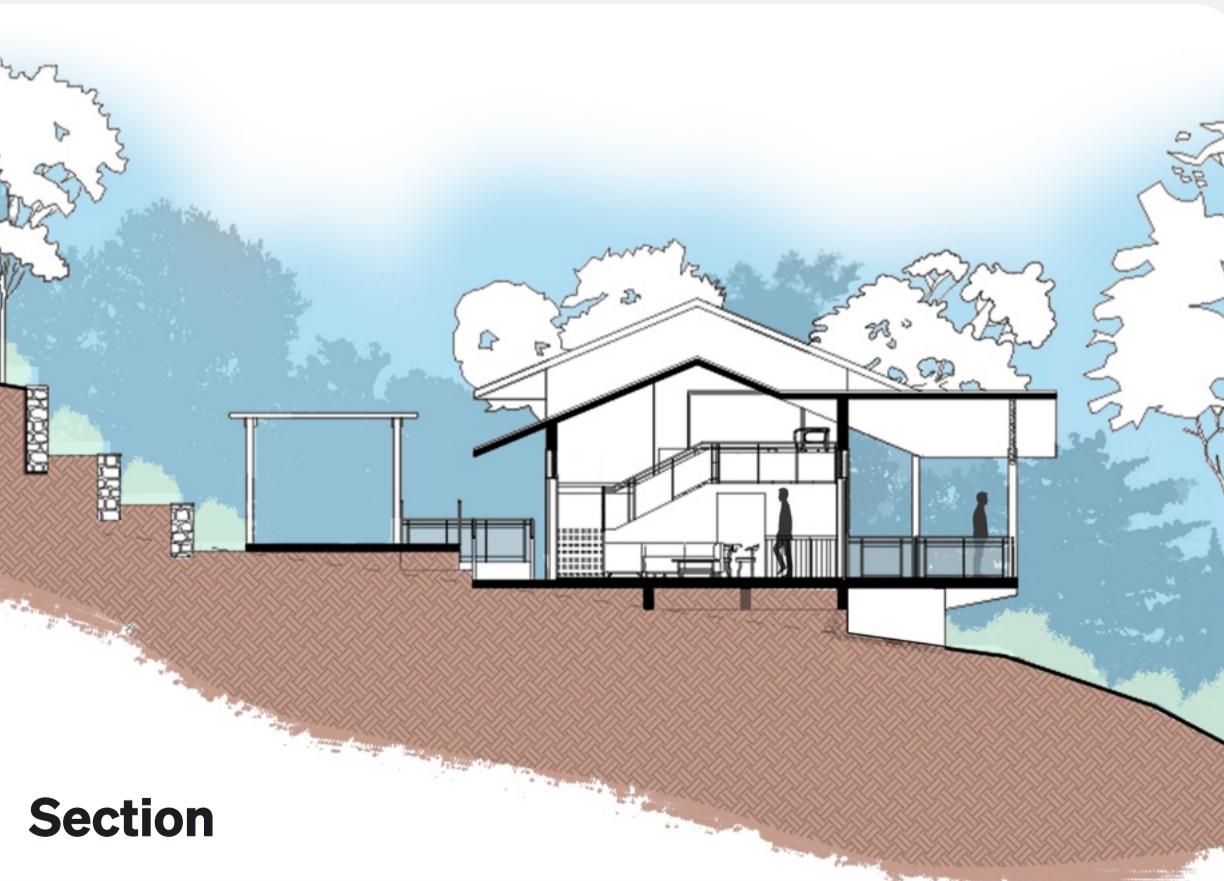


Car Porch	-	270.0 sqft.
Deck	-	540.0 sqft.
Built-up	-	1510.0 sqft.
Total Area	-	2320.0 sqft.

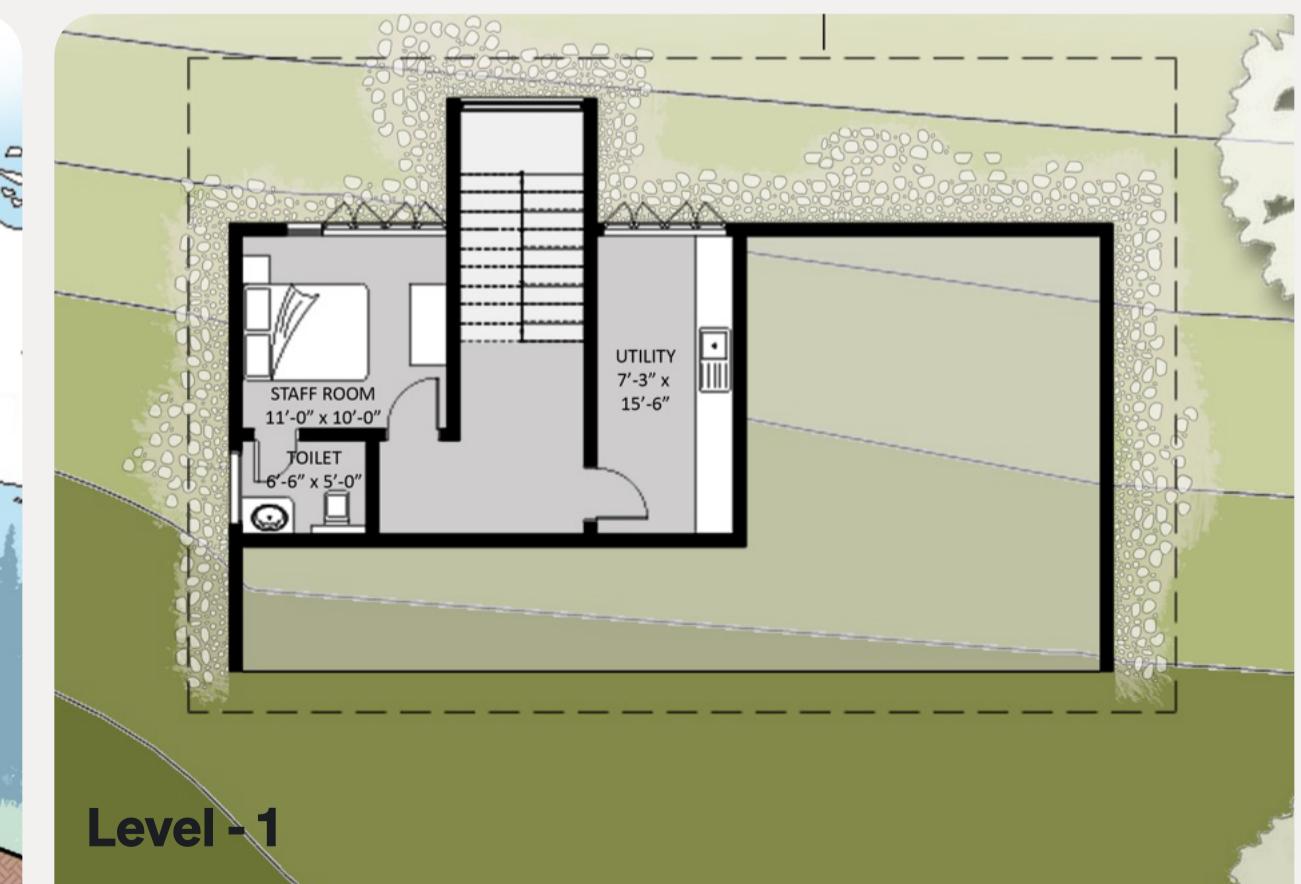
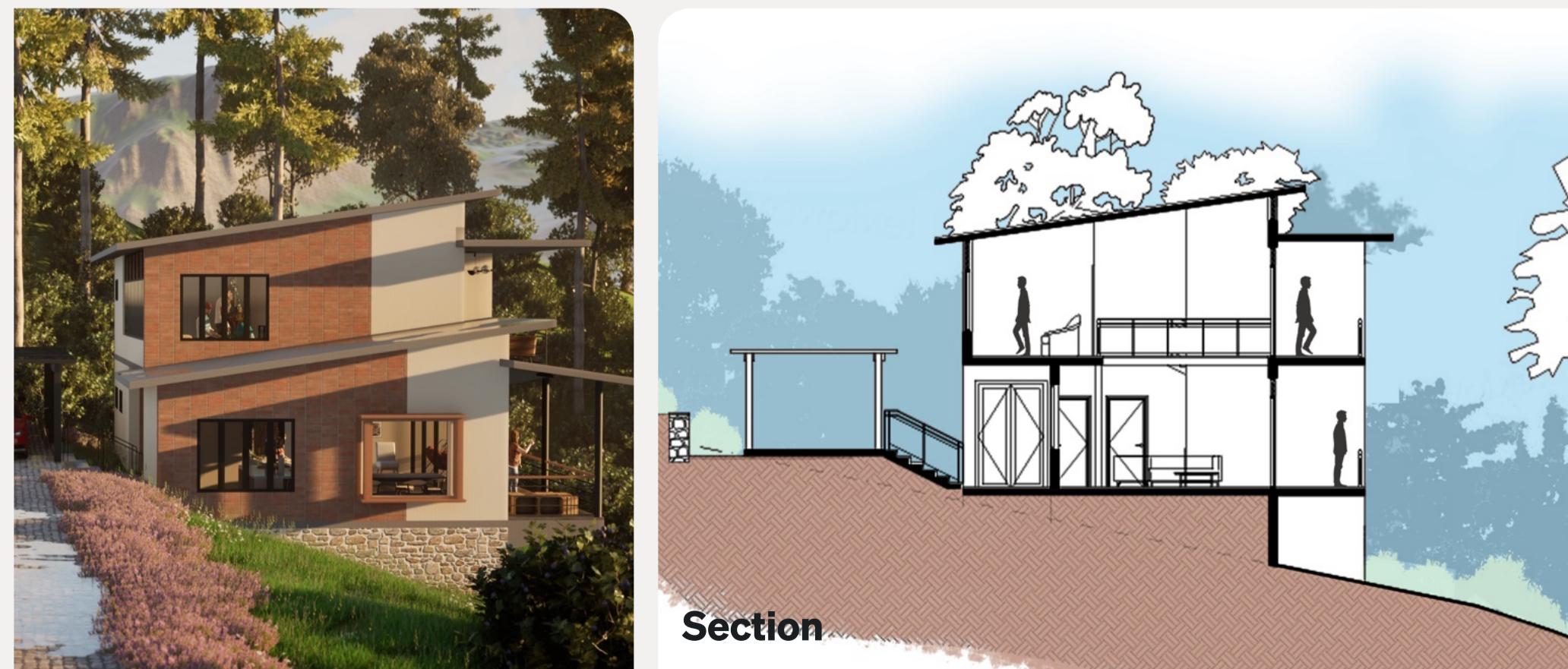
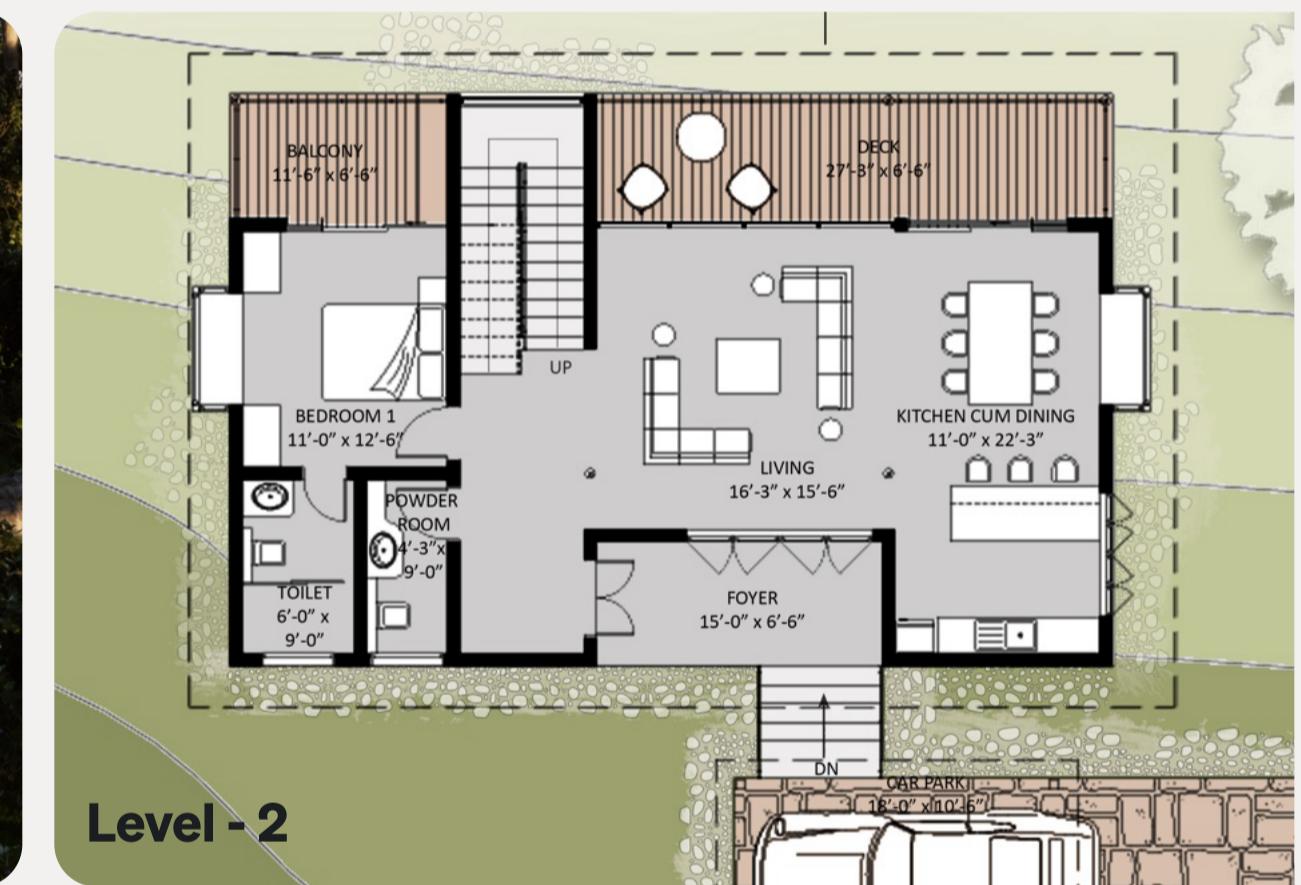
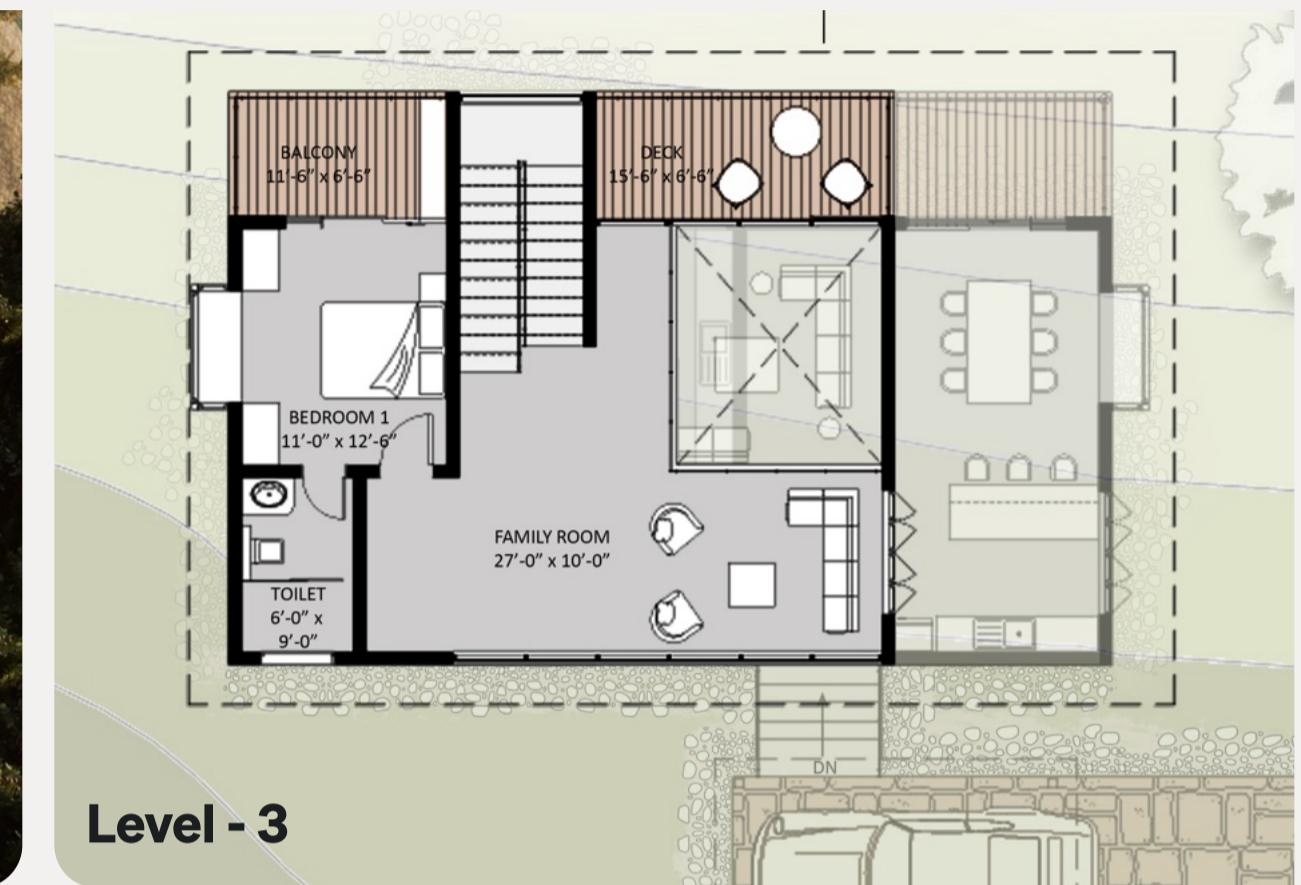
Family room at mid-level overlooking living areas, doubling as third bedroom.

Staff and utilities tucked beneath family room level.

Addresses moderate slopes



Luxury Type 1



Car Porch	-	270.0 sqft.
Deck	-	540.0 sqft.
Built-up	-	2150.0 sqft.
Total Area	-	2960.0 sqft.

Three-level design with central stair as architectural focal point.

Stacked bedroom organisation. Family room overlooks living area.

Suits steep plots, with views across multiple levels.

Value Across the Ecosystem

The final typology framework created a robust value ecosystem for all stakeholders involved in the estate's lifecycle.

For Buyers

Clear, bounded choices preventing decision paralysis

Meaningful personalisation via style/material selection

Predictable pricing for each typology

Reduced acquisition friction through managed processes.

For Developer

Efficient construction through repeated typologies

Bulk procurement across shared components

Reduced custom design time per unit

Predictable timelines and costs for the project

For Management

Standardised requirements - utility and maintenance

Predictable operational needs across property types

Quality control through repeated construction processes

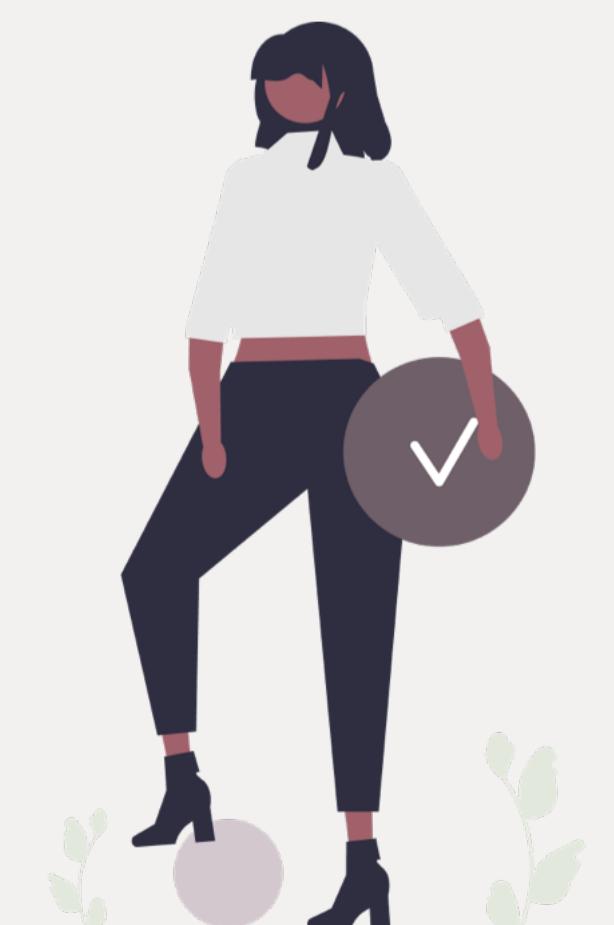
Clear buyer communication through documentation

Outcome

The final output is a family of scalable, user-aligned house models that plug into a larger managed estate system.

Each typology supports a different user tier and budget, while still feeling part of one coherent framework.

We successfully solved the problem of second-home ownership friction, proving that design can bridge the gap between urban aspiration and rural reality.





Thank you. :)

Credits

My team at **Anand & Associates** &
Our clients **Bogase Realty Pvt. Ltd**