

FARM CITY : Worldwide Standard for Investment, Design, Development and Management (I-DDM)

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Purpose: This document establishes a global standard for the investment, design, development and management of BELGRAVIA FARM CITY (BFC) projects. Drawing from comprehensive feasibility studies, conceptual developments and sustainability plans, it focuses exclusively on farm-related and sustainability aspects to create eco-friendly, self-sufficient communities that integrate agriculture with modern living. These standards aim to promote organic farming, resource efficiency and environmental stewardship worldwide.

Introduction

BFC projects envision integrated communities where sustainable agriculture and land development coexist to foster healthy lifestyles, economic viability and environmental preservation. Key elements include organic farming, renewable energy, waste recycling and water management systems. This standard ensures projects are scalable for global application, emphasizing low environmental impact and high-quality farm-based living.



1. Design Principles for Sustainable Green Cities

The design of BFC projects is guided by principles that prioritize sustainability, community diversity and integration with nature. These principles ensure developments minimize environmental impact while maximizing farm productivity and resident well-being.

- **Mixed-Use Development:** Combine retail, restaurants, entertainment and homes with agricultural zones to create vibrant, self-sustaining communities.
- **Diversity and Inclusivity:** Accommodate a range of ages, income levels, cultures and lifestyles including farmers, adventurers and nature enthusiasts.
- **Green Transportation:** Promote pedestrian-friendly designs encouraging bicycles, scooters and walking to reduce carbon footprints.
- **Sustainability Focus:** Employ eco-friendly technologies, respect natural ecology and enhance energy efficiency.
- **Quality of Life:** Create inspiring spaces that enrich human spirit through aesthetic design and civic art.
- **Traditional Neighborhood Structure:** Center public spaces as civic hubs with densities decreasing toward edges to blend with farmland.

2. Sustainability Features

Sustainability is core to BFC projects, incorporating advanced systems for energy, water, waste, biota and goods management. These features ensure minimal environmental impact and resource efficiency.

2.1 Energy Usage and Production

- Utilize alternative sources like wind, solar, manure pellet production and corn-based biofuels.
- Reduce demand on non-renewable sources through efficient building systems, passive cooling and on-site production.

2.2 Water Management

- Maximize non-potable water use, release only clean water and recharge groundwater.
- Strategies: Rainwater collection, graywater reuse, efficient fixtures, bio-swales and monitoring systems.

- Sources: Stormwater, graywater, blackwater treated on-site.

2.3 Waste Management

- Maximize reuse of non-biodegradables, convert biodegradables to food/fuel and emit clean air.
- Implement community recycling, composting, organic fertilizers and waste-to-fuel systems.

2.4 Biota and Ecosystem Preservation

- Use native landscaping, create habitat networks, vegetated corridors and organic lawn care.
- Protect natural features and ensure clean stormwater to support biodiversity.

2.5 Goods and Resource Flow

- Promote local production, on-site sales, recycled materials and public art.
- Encourage community-supported agriculture (CSA) and efficient manufacturing.

2.6 Certifications and Standards

- Aim for certifications like LEED, BREEAM, FSC, ISO 14001, EMAS, Planet First and organic labels to validate sustainability.

3. Farm and Agricultural Development

BFC projects integrate advanced farming practices to support self-sufficiency and economic growth.

- **Agricultural Activities:** Include agriculture, fishing, plant cultivating, animal husbandry, milk/related goods, flour production, greengrocery, honey and wine.
- **Branded and Self-Production:** BFC branded products, personalized branding and self-production for residents.
- **Research and Innovation:** Universities' agriculture zones, R&D centers, organic pesticides, species development, product mixtures, seed production.
- **Markets and Events:** Organic bazaars, farmers markets, quality picnic areas, food festivals.
- **Special Features:** Fish farms, lakes for recreation, golf courses with sustainable design.

4. Land Allocation and Development Standards

Land is allocated to balance residential, commercial, social and public uses with a focus on farm sustainability.

- **Residential Farm Areas:** Farm houses (15% FAR, 2/3 m² of plot, 1/3 m² closed), country estates (11% FAR, 2/3 m² of plot, 1/3 m² closed), wood/steel/portable/green houses for eco-friendly living.
- **Commercial Farm Elements:** Farmers market (1% FAR, %50 m² of plot, %40 m² closed).
- **Social Sustainability:** Organic bazaar (0.5% N/A, 3/5 m² of plot, 2/5 m² closed), fish farms (1% N/A, %50 m² of plot, %40 m² closed), golf course (20% N/A m² of plot).
- **Public Utilities:** Water recycling (0.25% N/A, 2/3 m² of plot, 1/3 m² closed), garbage recycling (0.25% N/A, 2/3 m² of plot, 1/3 m² closed).

Overall Distribution: 76% Residential (including farm-focused), 3% Commercial, 21% Social + Public.

5. Investment and Management Guidelines

Investment in BFC projects emphasizes long-term value through sustainable practices.

- **Investment Opportunities:** Focus on freehold farm lands, eco-homes and commercial farm outlets with potential for appreciation due to scarcity and green features.
- **Development Cycle:** Full-cycle from land acquisition to construction, incorporating green tech like solar panels and rainwater harvesting.
- **Management:** Post-development, manage shared facilities, recycling systems and farm operations via dedicated teams to ensure ongoing sustainability.
- **Economic Benefits:** High rental yields from quality farm living, branded products and tourism; quick sell-outs anticipated based on market demand.

Conclusion

BFC projects set a worldwide benchmark for integrating farming with sustainable urban development. By adhering to these standards, projects will deliver environmental benefits, community enhancement and robust investment returns.

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