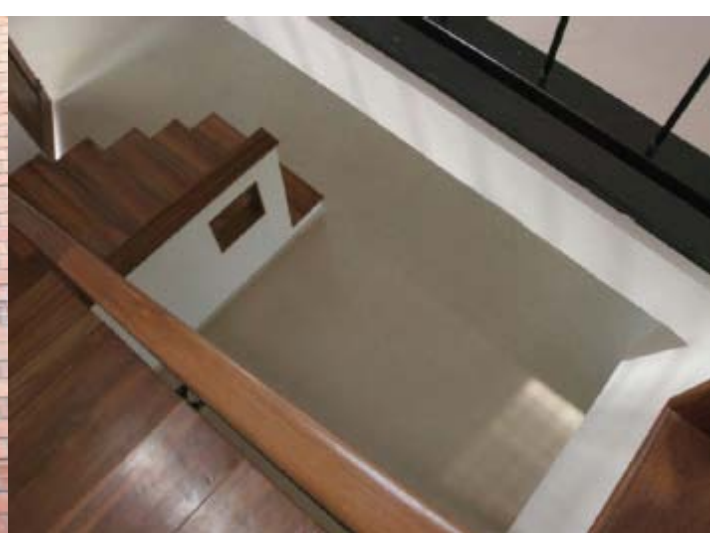
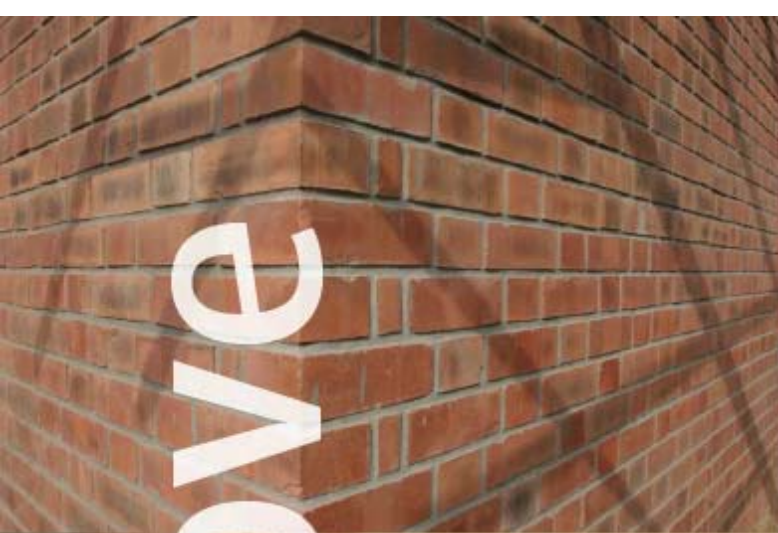


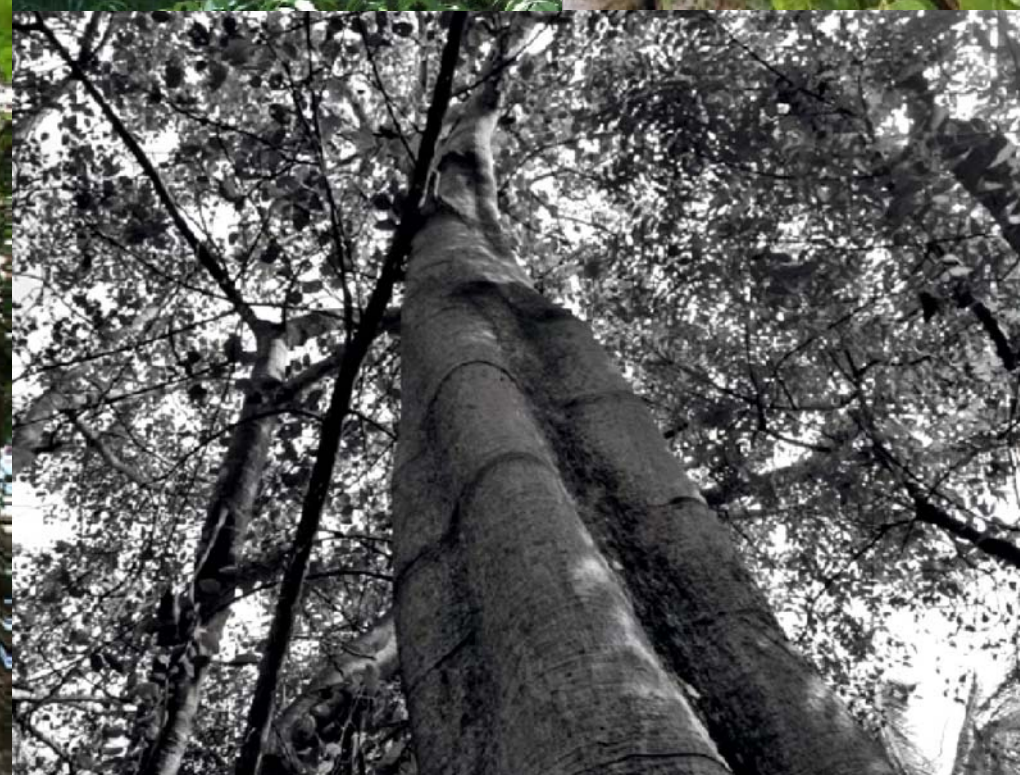
GoodEarth

# Palmingrove

HOMES FOR SUSTAINABLE LIVING







PalmGrove

a sacred grove  
of your own

A journey through life is more fulfilling when you have the company of like-minded people.

And a space where your shared ideas and notions of life can evolve and take shape.

Now imagine a place where you find an uncommon, but spontaneous expression of nature's sacred spirit - a ceremonial gathering of the Neem, Peepal and Banyan; standing tall and silent as nature's sentinels guarding a special grove. Imagine the coming together of a community to nurture such a sacred grove. To build a special ecoscape where nature can breathe easy, heal and flourish.

This is Good Earth PalmGrove. Your own sacred grove. **A place for you to commune with nature.**





Good Earth

# PalmGrove

COME HOME TO NATURE

A Kilometre's drive from the Bangalore – Mysore road, towards the famed 400-year old Big Banyan Tree (Dodda alamara), will bring you to a coconut and areca nut plantation—**Good Earth PalmGrove. The moment you enter, you will experience the difference. Cool, fresh air and gentle sun rays filter in through the long palm leaves.**



PalmGrove is our concept of an ecoscape where we could build sustainable communities. It is a charming panorama of swaying palms and a terraced terrain, gently hopping down. And herein lies our inspiration for your home.

PalmGrove is the congregating of like-minded people with similar attitudes, pursuits and passions. And a deep reverence for nature. Gardening, bird-watching and spending time with friends could become an extension of your day's activities. For children the landscape offers fodder for imaginative play. PalmGrove could be your home-office, where thinking global and acting local, take on real meaning; or the refreshing home that you come to at the end of a day in the crowded city.

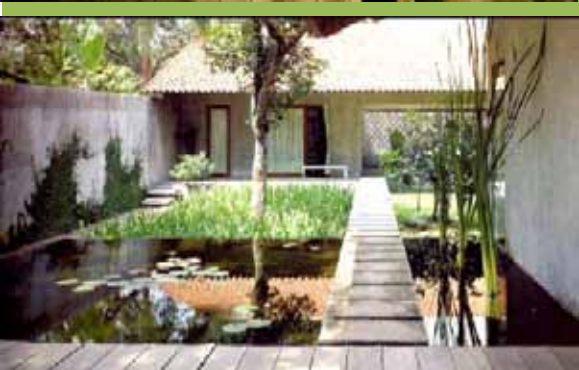


## OUR DESIGN DETAILS INTENSIFY THE 'ONEWITHNATURE' EXPERIENCE

Imagine your home taking on the contours of the landscape – its steps become the steps that separate your living from the dining. The dense groves, your walls of privacy. Open decks invite in the lush vegetation to frame your sublime thoughts. The natural light generously, but unobtrusively liven up spaces. Glistening streams and ponds fed by the rainwater evoke a soothing harmony.

## SUSTAINABLE LIVING CALLS FOR SUSTAINABLE ARCHITECTURE.

For us that translates in to simple foresight and meticulous planning. We have designed your home to be highly energy efficient and low on maintenance. Strategic placing of windows ensure a naturally lit house during the day; and energy-efficient lighting, during the night. Rainwater harvesting, eco-friendly sewage treatment and many such carefully worked out features ensure a self-sustainable environment.



*Good Earth PalmGrove is an attempt to rebuild our ties with nature by engaging with it. Your home will not compete with nature, instead it will dissolve into the landscape.*





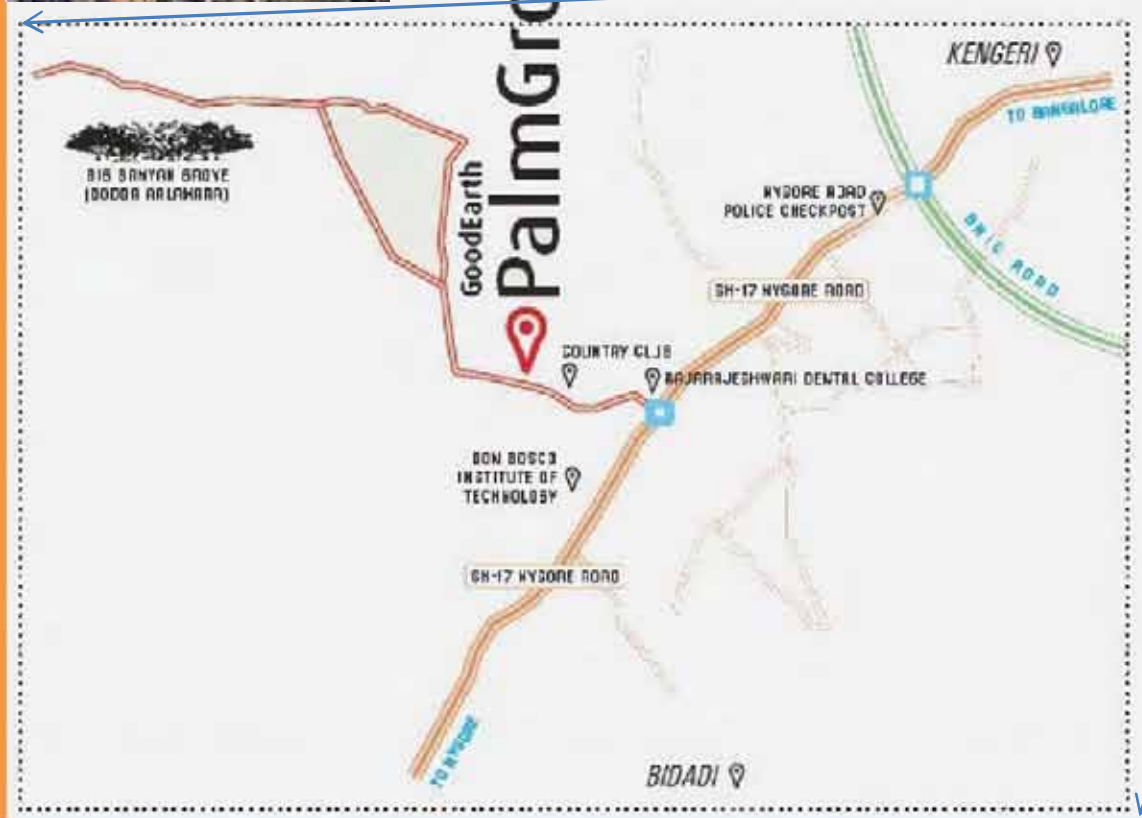
PALMGROVE site from the google earth satellite and from the road



BANGALORE - MYSORE  
INFRASTRUCTURE CORRIDOR  
(BHC ROAD)

## Location

Your home in PalmGrove is 23 kms from the city centre, to the South-West of Bangalore. Its strategic location ensures that you are able to get away from the rigours of city living to a quieter, healthier existence in commune with nature. But, at the same time you don't compromise on urban amenities. Well-connected by the Bangalore – Mysore road and the peripheral ring road, essential conveniences and services like hospitals and markets are near by. Reputed schools and colleges are not far, and for children of any age, it will be a healthy environment to grow up in.





**EACH HOME** is designed to ensure complete privacy.

At the heart of PalmGrove is its sanctum sanctorum - **THE SACRED GROVE** of Neem, Peepal and Banyan, a place to meditate and introspect.

**COBBLED PATHWAYS** weave through the clusters, under pergolas overhung with flowers, providing cool scented zones.

**STREETS** narrow as they lead in to each cluster, to reduce speed of vehicles and make the street a part of the park.

**CLUSTER SPACES**

Homes are designed around 4 different clusters with their own unique space and character.

**EACH PARK LAYOUT** responds to different play groups - protected, supervised space for small children; larger spaces for older children to play a boisterous football or cricket.



**ENTRANCE**

The entrance is a pleasant transition space from the outside world to the cool, calm environs of PalmGrove.

A dramatic departure from the water-thirsty manicured lawns are the houses' **FRONT YARDS**. Each one is a rich tapestry of indigenous and medicinal plants, with inherent cultural

**CENTRALISED WATER STORAGE** and **RAIN WATER HARVESTING** ensures PalmGrove's water sustainability.

**A CLUB HOUSE**, the nerve centre of PalmGrove brings together the community members around lively discussions, parties and activities like a relaxing swim, a vigorous work-out, a game of pool or a shared interest in books.

An innovative **SITE DRAINAGE** acts as a stream in the monsoon, allowing it to percolate into the ground at intervals.

The ample **BACK YARDS** provide spaces to grow your own kitchen garden and fruit trees.

	TYPE 1
	TYPE 2
	TYPE 3
	TYPE 4
	TYPE 5
	TYPE 6
	CUSTOMIZED TYPE

# PalmGrove eco-community

HOMES FOR SUSTAINABLE LIVING.

Good Earth PalmGrove is a community of 48 homes set within 8 acres. The houses at PalmGrove are designed along a slope in four groups around landscaped cluster spaces. Each space has its own distinct character by design and location. Undulating grass mounds, streams, ponds, amidst the subtle scent of herbs and flowers, and exotic plants, distinguish the clusters, apart from the coconut palm and areca nut avenues. The streets break up into parks, covered by groves. Spaces are designed with children and elders in mind, so that their joy in the biodiversity of nature is not compromised.

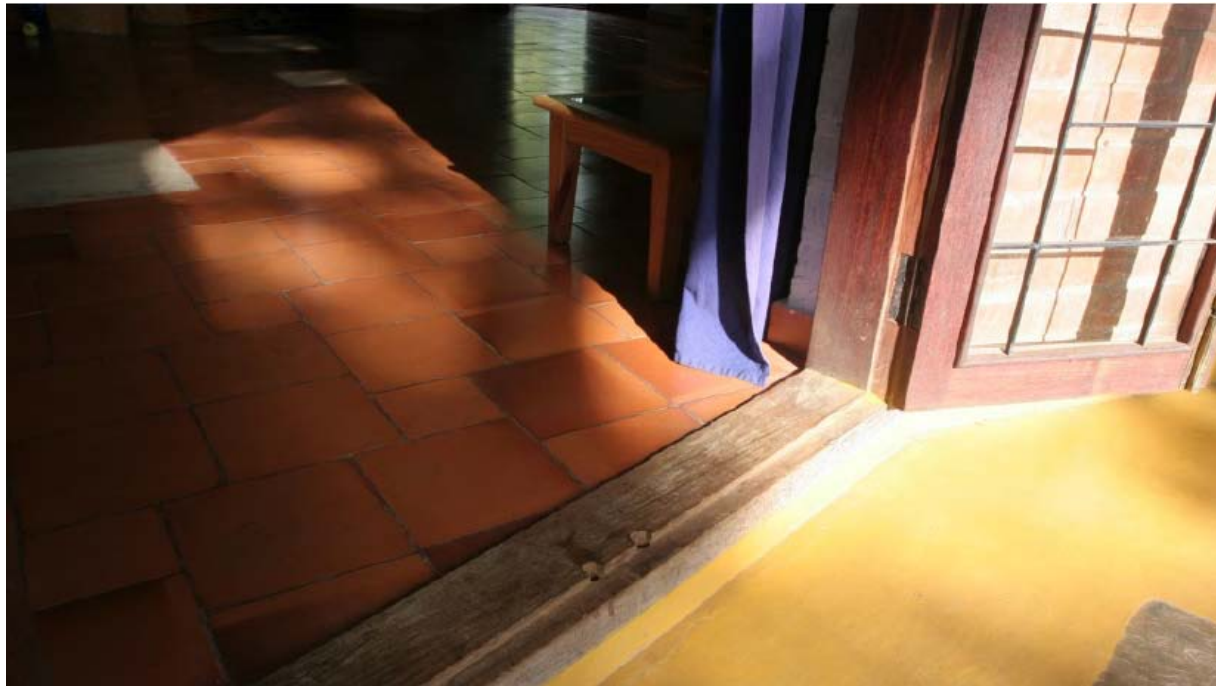


# PalmGrove eco-features

LIFE IN PALMGROVE RUNS PARALLEL WITH NATURE.

**Eco-conscience drives our design and choice of materials and techniques such that you and your environment forge a relationship for life. We are committed to creating homes with low or no carbon emissions.**

The layout has been planned in a way that helps retain much of the original topography. Thus, we have reduced the road areas and incorporated many of the trees in the landscaping. Houses take on the unique terraced character of the landscape and are built on multi-levels. Spaces within homes are efficiently planned. The amount of space wasted in circulation is saved by reducing the number of walls, light pools are created through a play of single and double height spaces. The density of houses at PalmGrove are low. Your home will be one of the 48 homes in the 8 acres of lush ecoscape. The carbon footprints are greatly reduced by utilising less than the maximum permissible area allowed to build, leading to lower material resources and hence less burden on the land.



## Material

*We intend to use a combination of energy-efficient and locally available materials in the construction of your homes. This ensures the use of minimal energy in their transportation and manufacture.*

**BURNT BRICK:** It has excellent load-bearing properties, minimising the use of steel and cement. Besides, it is a material that breathes and helps keep homes cool.

**STONE:** Another locally available material with excellent insulating properties and aesthetic beauty. Today building with stone is a craft that is slowly disappearing with the increasing dependence on factory-made synthetic materials, and therefore the need to revive its use.

**WOOD:** At PalmGrove, wood is more than just an aesthetic source and is seen as a sustainable resource. To promote its use as a renewable resource, we intend to plant timber species within the community. A warm, intimate material, it replaces high energy consuming steel and aluminium for doors and windows and can be used even for floors. We believe in recycling old timber - from houses that are demolished, from packing cases, and from plantation timber—as opposed to forest timber.



**NATURAL STONE AND CLAY FOR FLOORS:** As natural floor materials, these are good for you and your family's health. Wood and clay offers better insulation and comfort than synthetic floors. Besides they age beautifully with the years.

**HOLLOW CLAY BLOCKS IN THE ROOF:** The role of natural materials in maintaining a pleasant temperature within your home can never be underestimated. Particularly so the roof. By reducing the use of concrete for your roofing and helping it breathe, we can greatly control the climate within your home, leading to lowered utilization of energy.

**PAINTS:** At PalmGrove we only use paints that are non-toxic, lead-free and low in VOC. Volatile Organic Compounds (VOC), commonly found in most indoor and outdoor paints, give out low-level toxic emissions into the air for years after application. Lower VOC paints preserve both the indoor and outdoor air quality of your home and help your family breathe easy!

## **Craft**

Traditional crafts like carpentry, stonework and masonry are slowly dying out as they cannot adapt to newer material, technology and requirement. But the value they impart to a space cannot be overlooked. We make a conscious effort to integrate these crafts and their skilled craftsperson's in the building process. In all our work, we emphasise human resource rather than material.

## **Energy**

### **DESIGN FOR NATURAL LIGHT AND VENTILATION**

All the homes have been designed with adequate natural light and cross ventilation. Large windows, wide verandahs, air channels to take hot air out, and thermally conducive materials, are all features which reduce the necessity for artificial light and ventilation. Be the proud resident of an energy efficient home!

### **DESIGN FOR SOLAR ENERGY**

Sunlight will be greatly sourced upon at PalmGrove to light up your homes during the day and to heat water. This in turn leads to lowered power consumption and greater savings on your energy bills. Provisions for connecting solar water heaters and photo-voltaic panels for power will be made on the roof.

### **ENERGY-EFFICIENT LIGHTING**

We have used, wherever possible, say for instance in common areas and streets, low wattage heating elements like CFL and LED lighting systems to ensure prudent use of power. So you can rest assured that PalmGrove doesn't generate carbon footprints by unrestrained energy use.



## Water

### RAINWATER HARVESTING AND RECHARGING

Rainwater is harvested and the ground water is recharged through well-spread out percolation channels across PalmGrove. Roof water will also be channelled through pipes, passed through a series of filters and collected in the water tank. With intermittent rains in Bangalore, this supplements the supply through bore wells. We are also contemplating digging a small open well at the bore wells and direct the rainwater to it.

### WATER RECYCLING

An on-campus sewage treatment plant recycles all waste water. The waste water from the kitchens and bathrooms is collected and treated with a series of bio-filters and then passed through planted reed beds, to emerge clean. This water is then used for gardening and for toilet flushing. The planted reed beds merge elegantly into the landscape.

## Waste

### WASTE MANAGEMENT

We propose to have an efficient garbage disposal system that separates solid and non-biodegradable waste from the organic waste. Organic waste can be collected and composted, and the compost reused as manure. Some of the non-biodegradable waste can be incinerated. For the metals and plastics, one could look at recycling agencies which can pick up the waste.



## Ecoscape

### INTEGRATING ECOLOGY WITH LANDSCAPE.

Creating an environment for the land to rejuvenate becomes an important aspect of planning, especially for the psychological and cultural values they impart. You will be happily spared of well-manicured lawns or ornamentation plants that scream out “Touch me not” besides being high on maintenance and water consumption. Your environment at Palm Grove will be more interactive and engaging, after all you are here to forge a relationship with Nature! Your home will be surrounded by a veritable encyclopaedia of plants and trees that are local and indigenous and have medicinal values. Relive the nostalgia of your own childhood as your children discover insects and birds, climb trees and create imaginative worlds in the nooks and corners of PalmGrove. While you also experience the change in seasons as expressed through the flowering and shedding of the trees.



# PalmGrove Type-1



GROUND FLOOR

# ZEN ROOM



FIRST FLOOR



**Area Statement for Type-1**  
 (Plot numbers 2, 4, 6, 7, 11,14, 17, 20, 21, 46)  
 Ground floor = 1695 sqft  
 First floor = 1380 sqft  
 Zen room = 180 sqft  
 Total built up = 3255 sqft  
 Terrace area = 340 sqft  
 Twin car porch = 400 sqft

You enter this house through a landscaped courtyard, into a foyer. You are greeted by a vista of the tropical backyard through an expanse of large glass windows, in the living and dining space, a level higher than the foyer. The design of this house type is oriented to the rear courtyard. The living room also has a smaller courtyard within, which can be landscaped, or become a spiritual space. The kitchen and utility services are also at this level. The guest room is at the foyer level. The first landing leads to a study and the children's bedroom. The family space and the master bedroom are a level higher, overlooking the backyard.



## PalmGrove Type-2



GROUND FLOOR



FIRST FLOOR

### Area Statement for Type-2

(Plot numbers 1, 3, 8, 15, 18, 22, 44, 47)

Ground floor = 1395 sqft

First floor = 1105 sqft

Zen room = 190 sqft

Total built up = 2690 sqft

Terrace area = 135 sqft

Twin car porch = 400 sqft

An open plan where the living, dining and kitchen are set in a linear fashion. Here once again large glass windows open out offering one a soothing view of both the rear and the front yard. Wooden pergolas offer scented cool zones. This is a compact plan, with a single bedroom on the ground and two bedrooms with a family room on the first floor. A Zen room at the second level nestles among the trees, with an intimate terrace, as a private hideaway.



ZEN ROOM



# PalmGrove Type-3



**GROUND FLOOR**



**Area Statement for Type-3**

Plot numbers (19, 23, 24)

Ground floor = 2035 sqft

First floor = 1195 sqft

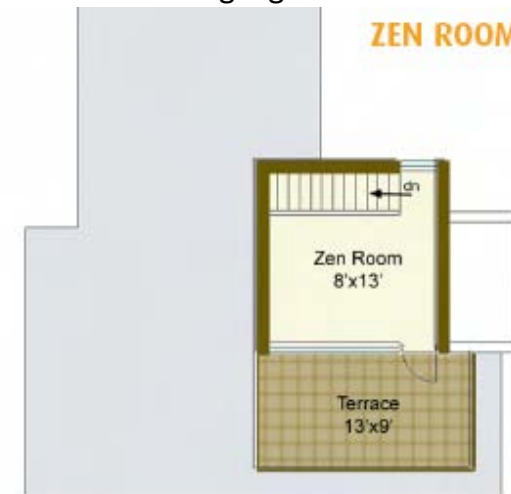
Zen room = 205 sqft

Total built up = 3435 sqft

Terrace area = 145 sqft

Twin car porch = 400 sqft

This is a house with an inner traditional stepped courtyard - the heart of your family life! An imaginative space that lends itself to a barbeque dinner and family entertainment. You enter into a foyer space through a large verandah, with the living and dining on either side and the guest bedroom a level lower. The children's bedroom is at the first landing and the family and master bedroom a few steps higher. There is a private Zen room in here too. The corner site with a large garden on both sides is a highlight of this home.



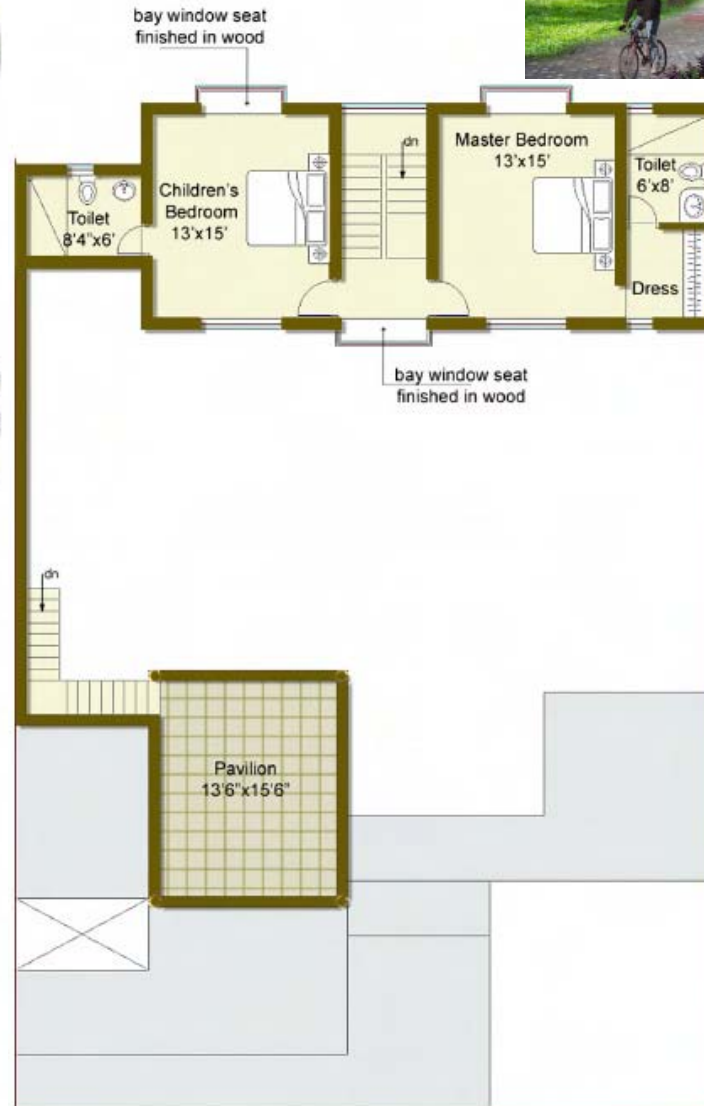
**FIRST FLOOR**



## PalmGrove Type-4



GROUND FLOOR



FIRST FLOOR



This house has spaces planned around an open courtyard separating the private areas with the public spaces in the house. You enter through a door into a large garden, in to which the living and dining spaces open out. The courtyard leads to a family space and guest room on the ground and two bedrooms on the first floor. A staircase from the garden leads to a pavilion on the roof with a terrace, overlooking the cluster space. This is an inward looking house and has been located in the layout in places which require more privacy.

### Area Statement for Type-4

(Plot numbers 10, 12, 16, 29, 43, 48)

Ground floor = 1745 sqft

First floor = 1010 sqft

Total built up = 2755 sqft

Terrace area = 350 sqft

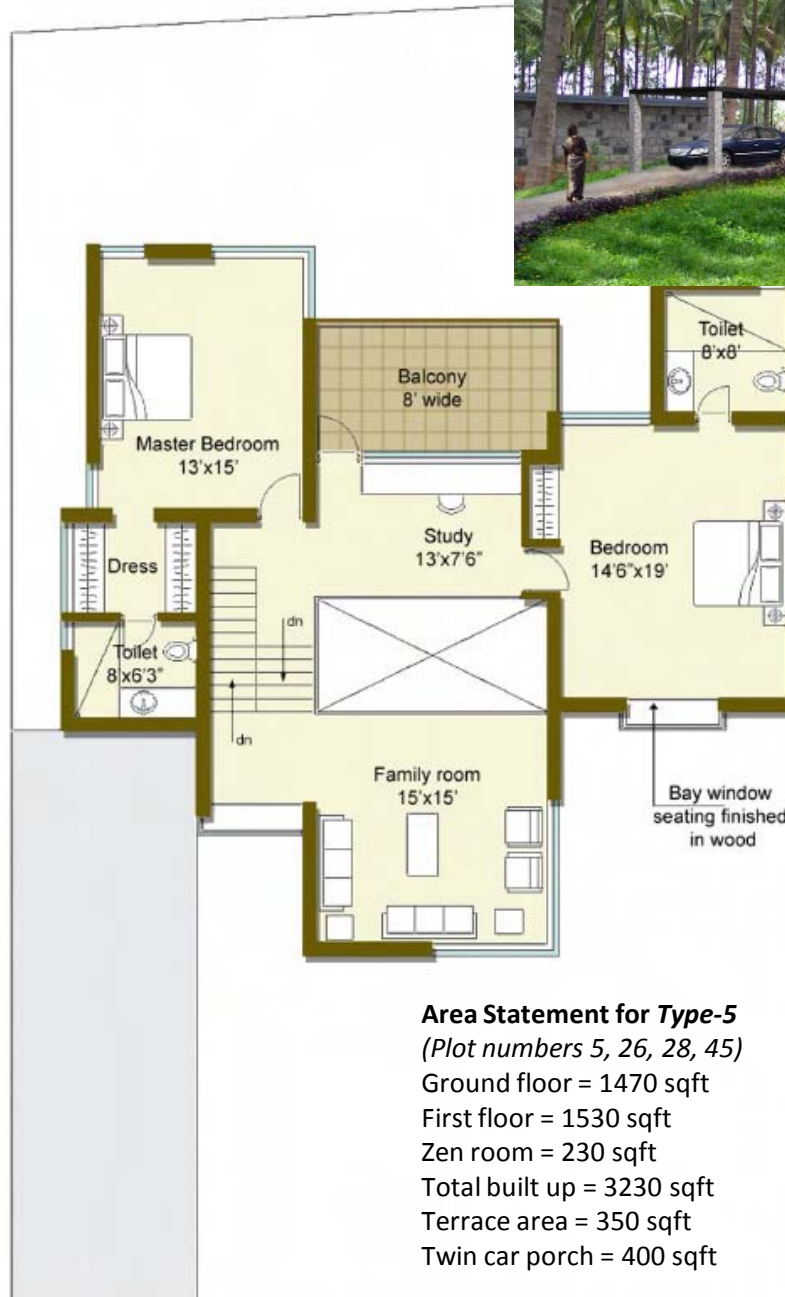
Twin car porch = 400 sqft



# PalmGrove Type-5



**GROUND FLOOR**



**FIRST FLOOR**

**Area Statement for Type-5**  
 (Plot numbers 5, 26, 28, 45)  
 Ground floor = 1470 sqft  
 First floor = 1530 sqft  
 Zen room = 230 sqft  
 Total built up = 3230 sqft  
 Terrace area = 350 sqft  
 Twin car porch = 400 sqft

A sky lit atrium at its centre connects the different play of levels of this type of house. The living room situated at the first level overlooks the front yard and leads up to the dining and kitchen that hold a view of the back yard. A study and family space appear at the next two consecutive levels. The guest bedroom is at the dining level and the two bedrooms are at the study level that have their own intimate covered balcony. The meditation room at the top overlooks a small terrace.



**ZEN ROOM**



## PalmGrove Type-6



GROUND FLOOR



FIRST FLOOR



You enter the house through a verandah into a double height foyer. The living room overlooks the front yard while the dining and kitchen open out in to the back yard. The dining and the kitchen are set in an L-shape with a skylight peering in to the corner. This could be converted in to a spiritual space or an informal seating area. Two bedrooms on the ground floor lead out from the dining. The first floor has two bedrooms and a family space, connected to the ground floor through the double height.

### Area Statement for Type-6

(Plot numbers 9, 27)

Ground floor = 1900 sqft

First floor = 1865 sqft

Zen room = 80 sqft

Total built up = 3845 sqft

Terrace area = 150 sqft

Twin car porch = 400 sqft





## Palmgrove design details

- Seamlessly flowing, multi-level floors blend in to the distinctly terraced terrain.
- Large, strategically placed windows open out to beautiful vistas and bring in the tropical fragrances and cool breeze.
- Imaginatively created verandahs for one to enjoy a cup of tea, an afternoon nap or a game of cards with neighbours.
- Low walls and perches make interesting spaces while letting light and breeze flow throughout the house.
- Natural textures, warm tones, with space for individual expression, make each home unique and personal.
- Building materials are a blend of the natural and eco-sensitive, that age beautifully and require less maintenance.
- Exposed brick and stone exteriors ensure well-insulated, comfortable interiors.
- Stone, clay and wood, imaginatively used enhance the aesthetic appeal inside a home.
- Woodwork polished with a mixture of cashew shell oil and linseed oil, ensures the longevity of the timber and gives it a rustic look.
- The spaces flow into one another, from one level to another, all visually interconnected, allowing light, air and people's energy to flow freely and communicate.
- Experience tranquil moments of peace in meditation and some relaxed moments with oneself. Some of the homes have a Zen room overlooking a terrace, nestling among the coconut fronds.
- Areas for domestic help and spaces for laundry and storage form a carefully thought out detail of our planning.

design details



# specifications



## INFRASTRUCTURE

Internal Roads:	Main Roads WBM with tar black top, cluster roads with soling and paving to increase rainwater percolation.
Compound Wall:	Layout will be surrounded with a solid 6 feet compound wall.
Water Supply:	Central pressurized water supply from bore wells with common sump tank.
Electricity:	Underground cables with individual meters in each house, common lighting for roads and parks.
Telephone/Internet:	Underground cables for telephone and broadband internet to each house.
Landscape:	All common areas will be landscaped with trees and parks, designated visitor car parks and playground.
Club:	Community Club with games room, gym, party space and swimming pool.

## STRUCTURE

Foundation:	Combination of Random Rubble Stone foundation and RCC frame.
Super Structure:	Load bearing brick walls & Stone masonry for external walls.
Roof & Slabs:	Reinforced Cement Concrete slabs and Ventilated Filler Roof Slab.
Interior walls:	Cement plastered.

## FINISHES

Exterior finishes:	Walls—combination of painted, artistic bricks and stone masonry.
Interior finishes:	Walls rendered with lime putty, and painted with oil bound distemper.

## WOODWORK

Front door:	Seasoned teakwood, artistically designed, fully panelled.
Internal doors:	Seasoned hardwood, fully panelled, finished with polish.
Windows:	Seasoned hardwood, clear glass, except for toilets, finished with cashew and linseed oil.
Grills:	Mild Steel grills as per design, painted with primer and semi-gloss paint.
Hardware:	A combination of Brass and powder coated fittings and branded locks wherever necessary.

## ELECTRICAL

Three phase concealed wiring. All wiring shall be of Anchor/Finolex or equivalent make concealed in 19/25mm dia, 2mm thick PVC conduit pipes. Modular Switches of Crabtree, or equivalent brand.

## FLOORING

Vitrified tiles with a rustic stone finish of Nitco or equivalent brands.

## BATHROOMS

Ceramic tiles with a rustic finish, of Nitco or equivalent brands. Walls in Ceramic tiles up to 7' ht., interspersed with designer tiles.

## SANITARY FITTINGS

European wall mounted white closet with flush valve, of Parryware or equivalent make.

Taps—diverters, basin mixers and overhead shower in toilets, of Jaguar or equivalent make, CP fittings and ISI marked concealed PPR plumbing for water and PVC pipes for sewage. Provision for geysers and solar water heaters.

## KITCHEN

The kitchen counter, wall tiles and cabinets will not be provided. Electrical and plumbing connections as required, will be provided.





*Good Earth Hamlet.*



*Good Earth Hymns of Life.*



*Good Earth Haveli*



*Good Earth Hallmark*

At Good Earth, we are engaged with bringing together like-minded people with a common vision—of building a sustainable future. Our belief is that such a community generates a strong sense of belonging while also enabling a collective sense of security and responsibility for nature. We foresee a future where many such communities keep growing, each germinating a new bio-rich eco-zone.

With every such project we undertake, we gain new insights and are better equipped to provide solutions. Certain concepts about the individual and the community have evolved over time. And so have our ideas. From our earliest projects, we have evolved into creating clusters of homes, retaining as much of the landscape, and providing flexibility in the design of each home, in order to personalise the space. Common infrastructure for maintaining and securing, with spaces for adequate interaction and entertainment is taken care of, making the community alive and vibrant, and ensuring the growth of a positive environment.

At Good Earth, we believe saving the planet is a joint responsibility. Thus our architectural departures are totally environment driven. We are among the few organisations in the country to faithfully implement green technology in building design and development.



*Good Earth Orchard.*