



**GoodEarth**  
building sustainable communities

malhar

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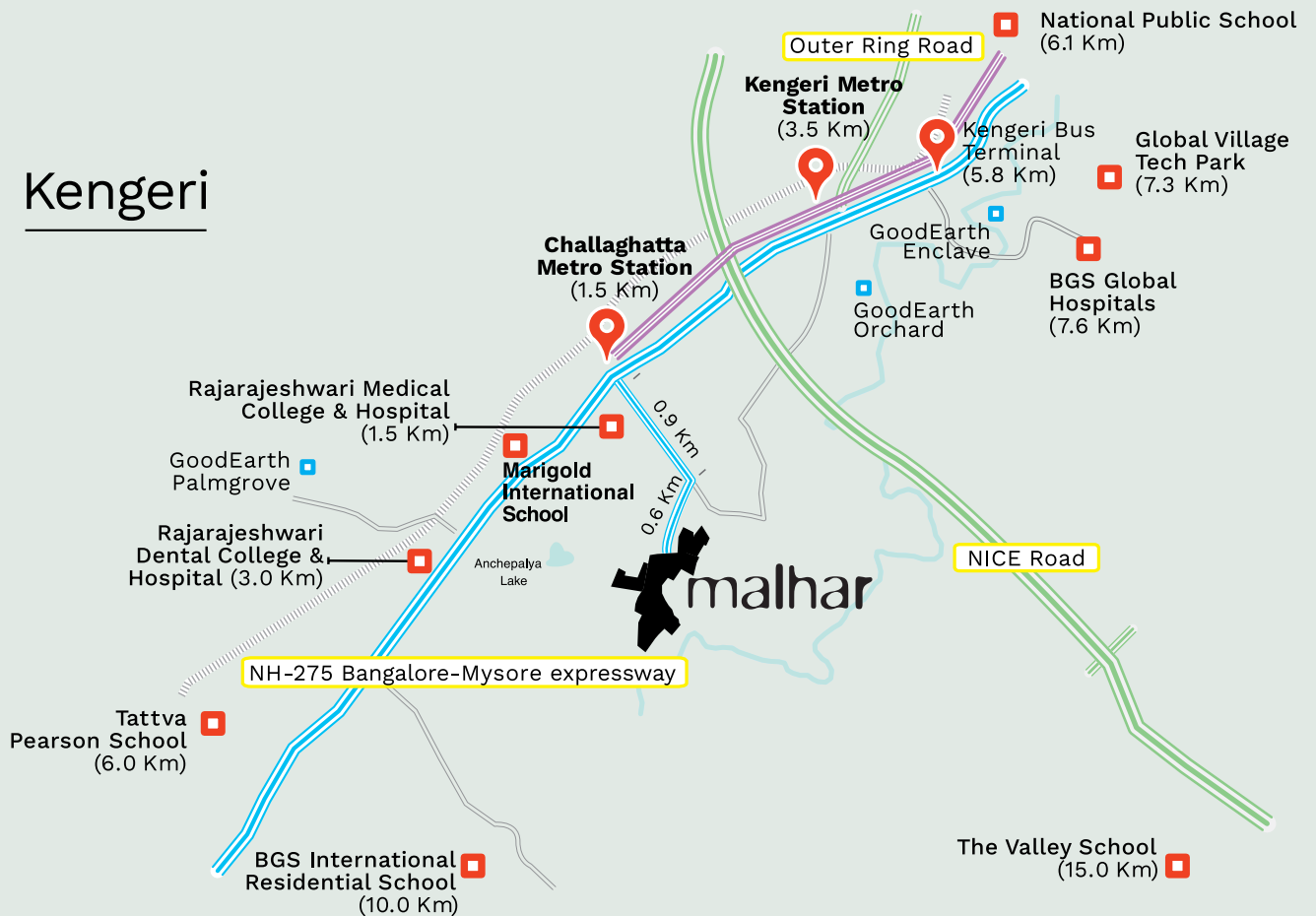
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# Location

## Bangalore



## Kengeri



\* Pin position not to scale



**GoodEarth**  
building sustainable communities

At GoodEarth, our journey in building sustainable communities over more than 35 years, while being sensitive to the impact of our decisions on people, ecology and culture, is not just ours. But that of a community of skilled and talented people driven by ideas and passionate about achieving excellence in their respective craft.

Ours is a team of architects, designers, draftsmen, masons, craftsmen, and naturalists drawn together by an innate desire to create something out of the ordinary.

Creating quality spaces to provide a visual experience through design, emphasising craftspersons over material resources thus reviving traditional crafts and working with respect to the land are the pillars of GoodEarth.

From identifying land to envisioning its development, everything flows in an organic way. Sustainability at all levels and working in tune with nature dictates our larger philosophy and the communities we create are but an expression of it.

Every new project of ours is a realisation and improvisation based on insights and feedback received from our earlier ones. We are engaged with the people for whom we build homes and create communities with.

Through our sustained efforts, committed to our core values and aware of the rapid changes that impact our work, we aspire to be one of the leaders in green business in India and inspire change in the way people live.



## Ecological Restoration

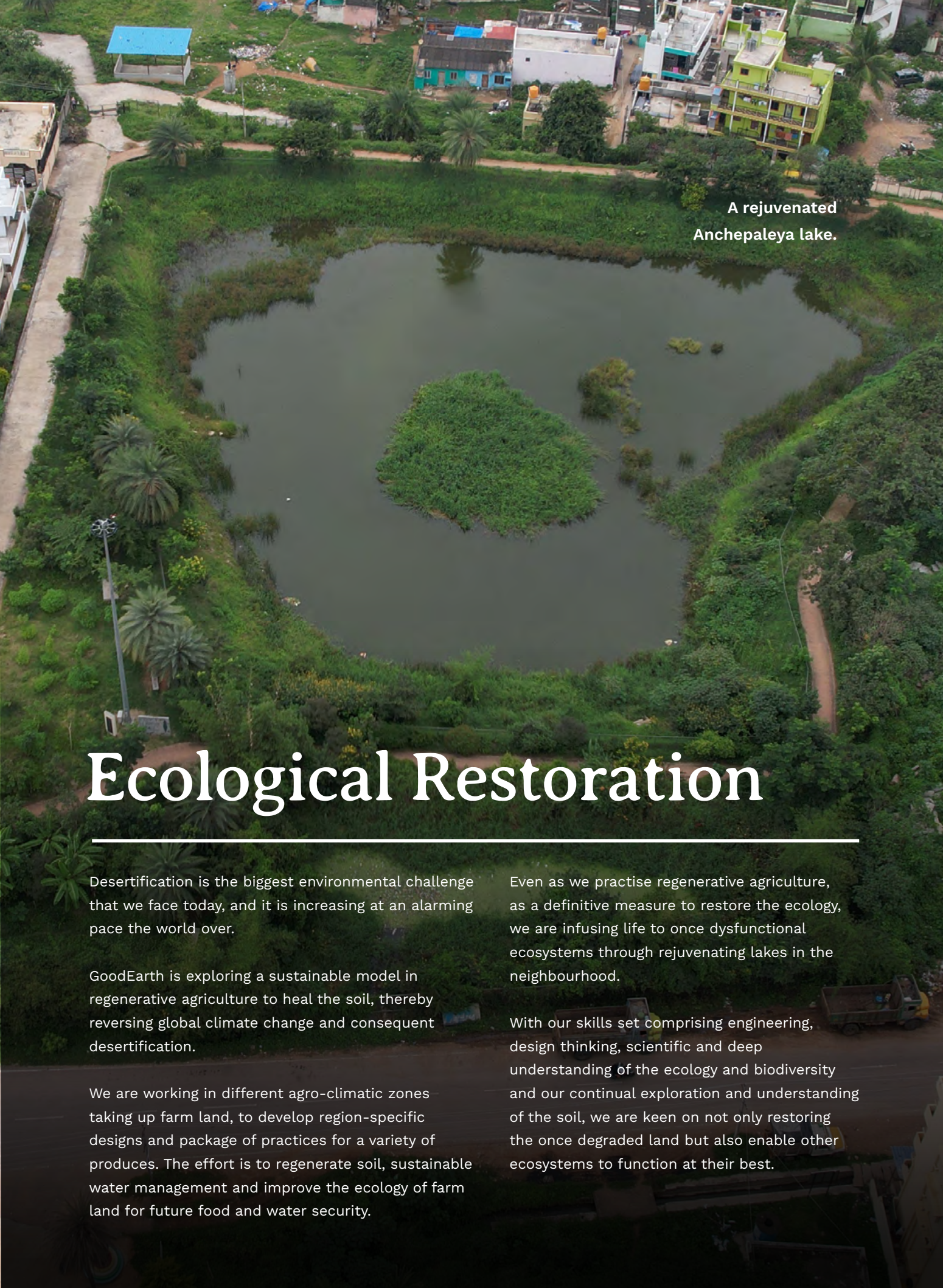
To create functional ecosystems, we at GoodEarth work towards restoring degraded land to life.

## Regenerative Agriculture

To reverse global climate change and revive ecosystems, GoodEarth took to regenerative agriculture.

## Community

Building vibrant spaces for people in tune with nature and a thriving habitat for birds, animals, butterflies, insects...

An aerial photograph of a large, irregularly shaped lake with dark water. The lake is surrounded by dense green vegetation, including palm trees and various shrubs. In the background, there are several buildings, some with colorful facades (blue, green, white). A paved path runs along the left side of the lake. The overall scene depicts a well-maintained urban or suburban environment with a central water body.

A rejuvenated  
Anchepaleya lake.

# Ecological Restoration

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Desertification is the biggest environmental challenge that we face today, and it is increasing at an alarming pace the world over.

GoodEarth is exploring a sustainable model in regenerative agriculture to heal the soil, thereby reversing global climate change and consequent desertification.

We are working in different agro-climatic zones taking up farm land, to develop region-specific designs and package of practices for a variety of produces. The effort is to regenerate soil, sustainable water management and improve the ecology of farm land for future food and water security.

Even as we practise regenerative agriculture, as a definitive measure to restore the ecology, we are infusing life to once dysfunctional ecosystems through rejuvenating lakes in the neighbourhood.

With our skills set comprising engineering, design thinking, scientific and deep understanding of the ecology and biodiversity and our continual exploration and understanding of the soil, we are keen on not only restoring the once degraded land but also enable other ecosystems to function at their best.



# Regenerative Agriculture

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60+  
Acres

Sustainability has been the core of GoodEarth, but now with global climate change, a hard reality, there's a dire need to shift towards regeneration and work towards reversing global climate change.

Even as creating safe and sustainable communities for people to live in and grow has been our responsibility, tending the soil is too. We practise holistic farming in our own farms spread over 60+ acres across Karnataka and Kerala and also collaborate with farmers who care for the soil.

We grow different types of crops - from vegetables, tubers, fruits, and as many as 15 different varieties

of paddy at our farm in Muthanga (Wayanad), millets, pulses, oil seeds, spices, sugarcane etc through our farms in Doddabele, Hunnigere, Gundlupete, and Maddur in Karnataka, Maloor in Kannur and Muthanga in Wayanad spread across more than 60 acres.

The produce from our farms and other natural farmers is marketed through our retail store Petricher in GoodEarth Malhar, Bangalore.

We, thus, invite you to join us in our journey towards not only a sustainable but also a regenerative future.



# Community

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At GoodEarth we build spaces where people thrive, live wholly, are like-minded, share their dreams, talents and aspirations towards nurturing a sustainable environment.

Building sustainable communities that are environmentally sensitive, economically sensible and socially secure has been the driving force at GoodEarth.

We ask deep questions about spaces we live in, seek to understand how well we can live in union with the nature and the environment. We are a

pioneer in the field of alternative architecture and environment-friendly development.

We have over 125 acres of green development, built over 1,000 homes, over 100 institutional projects – schools, healthcare and tourism – planted more than 5000 plants, trees, shrubs, creepers...of more than 500 species.

# malhar

## Eco-village

INITIATED IN  
2011

COMMUNITIES  
8

FAMILIES  
659

LAND AREA  
55 acres

TOTAL BUILT UP AREA  
15,00,000 sq.ft.

GoodEarth's Malhar Eco-village a community spread across 55 acres comprising 659 families and six communities, with two ongoing projects, is built against the background of water conservation with wetlands, wooded areas, indigenous trees and plants ensuring a vibrant ecosystem that is deep.

The spaces in the community are well-crafted, practical and built resonating the needs and aspirations of the people. The architecture sensitive to the flow of light and air allows for a gentle and playful transition from the interiors of the homes to outward spaces.

PLANTS & TREES  
500+ species

BIRDS  
144+ species





Towards  
Mysore Road

Towards  
Mysore Road

OCTAVE

# malhar

1. Footprints
2. Resonance
3. Mosaic
4. Terraces
5. Patterns
6. Medley
7. Motif
8. OCTAVE



# Amenities in & around Malhar



- ① **Petrichor Organic Store**  
A one stop shop for your groceries, fresh fruits and vegetables locally sourced.



- ② **Bayleaf Café**  
A cozy neighbourhood cafe.



- ③ **Adda Coffee Shop**  
Take a quick bite and sip hot coffee/chai.



- ④ **Pre-school**  
A school for children between one-and-a-half years and seven years..



- ⑤ **Anju Bobby Sports Foundation**  
Train to achieve excellence in athletics.



OCTAVE

These amenities are additional services available in and around Malhar as of May 2023 and are subject to change.

# Confluence Club

Confluence Sports Club is an exclusive sports club at Malhar. Comprising state-of-the-art indoor badminton court, swimming pool, gymnasium, football ground with professionals training in various sports and squash courts, the Confluence Club stresses on a healthy way of life.

The entry to the club is based on membership.

The Club has guest rooms and a Café – Bayleaf in its premises along with a wellness centre, multi-purpose halls.

Bayleaf Café

Guest rooms

Swimming pool

Wellness centre

Gymnasium

Football ground

Badminton courts

Multi-purpose hall

Conference hall

Squash court

Pool - Cue sport



# Features of Malhar Eco-village

Sustainability drives GoodEarth's design and choice of materials thus forging a relationship with the environment for life. We use a combination of the modern and the traditional in our materials, techniques and details, creating a unique aesthetic that has a global flavour while being decidedly Indian.

We integrate traditional crafts into our designs for their inherent value and to promote skilled craftspersons.

## MATERIAL

We choose our materials based on local availability, efficiency of manufacturing processes and durability. Natural materials exude peace, warmth and age beautifully. We use recycled materials wherever possible and always use resources optimally.

### Stone

A locally available material, stone has excellent insulating properties and aesthetic beauty. Today building with stone is a craft that's slowly disappearing due to our increased dependence on factory-made synthetic materials. We, therefore, need to revive its use.



## Earth blocks

Soil excavated from foundations, basements, tanks and water bodies is stabilised using a small percentage of cement and moulded into blocks. We use resources from the site, thereby, reducing the amount of materials being transported in. These blocks are specifically designed for the structure and quality control is done on-site. Besides being engineered for strength and durability, walls made of stabilised mud blocks are aesthetically pleasing when detailed well.



# CRAFT

Traditional crafts like carpentry, stonework and masonry are dying a slow death as they cannot adapt to newer material, technology and requirements. But the value they impart to a space cannot be overlooked.

We, thus, make a conscious effort to integrate these crafts and skilled craftsmen in the building process. In all our work, we emphasise human resource rather than material.





## ENERGY

### **Design for natural light & ventilation**

All the homes have been designed with adequate natural light and cross ventilation. Large windows, wide verandahs, air channels for circulation, and thermally conductive materials are all features which reduce the necessity for artificial light and ventilation.

The use of solar energy for lighting and water heaters is an important part of Malhar's ethos. Provisions for connecting solar water heaters and photo-voltaic panels for power will be made on the roof and their use would mean lowered power consumption and greater savings on your energy bills.

**In Octave each of the houses has been provided with a 3kW PV solar panel.**

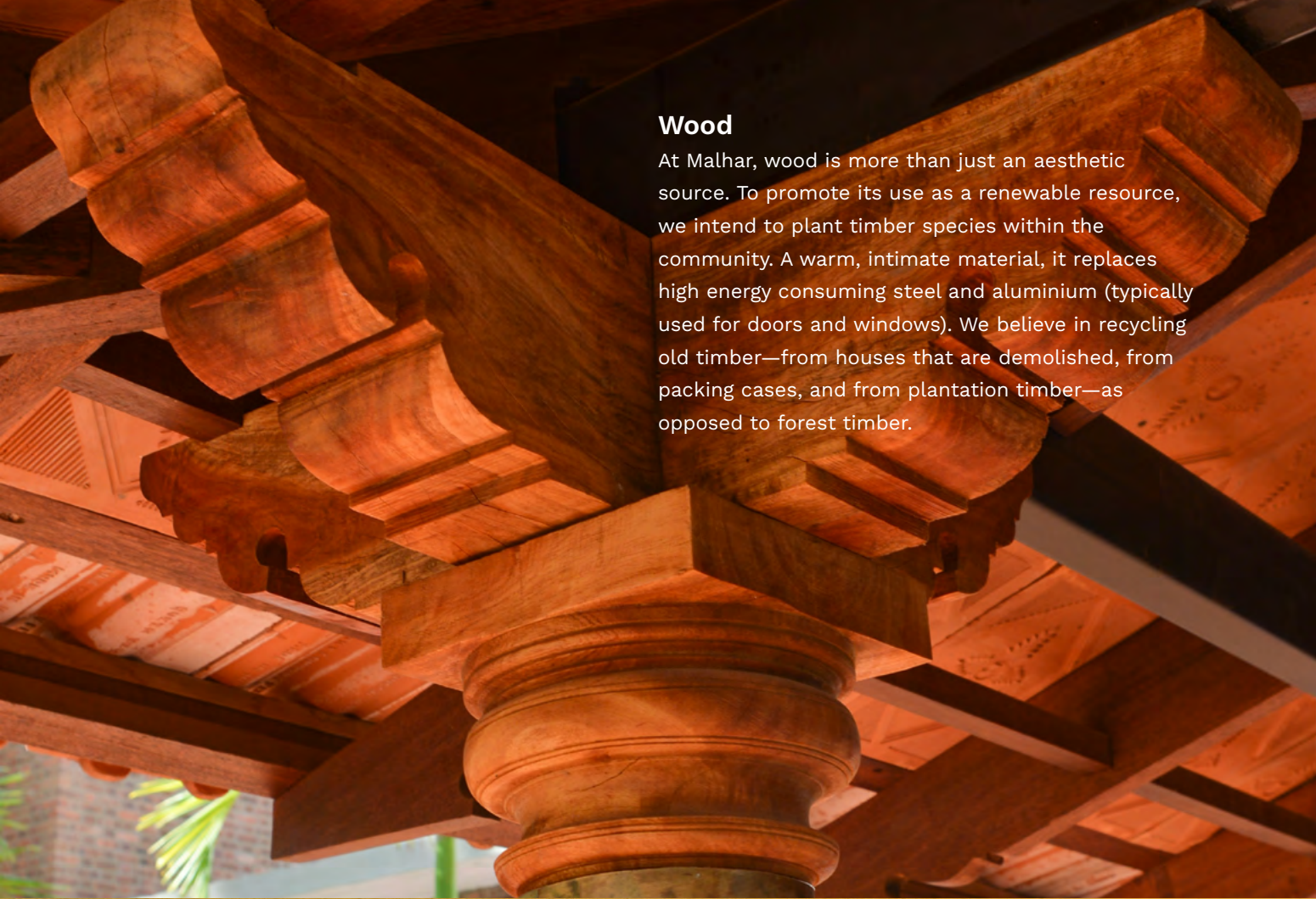
You will be the proud resident of an energy efficient home.





### **Flooring**

We use a combination of natural materials— wood, stone and clay—as well as vitrified tiles, depending on the location of the flooring. Natural materials age gracefully and are used in living spaces while the synthetic tiles are used in areas that need to be cleaned on a daily basis.



## Wood

At Malhar, wood is more than just an aesthetic source. 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 (typically used for doors and windows). We believe in recycling old timber—from houses that are demolished, from packing cases, and from plantation timber—as opposed to forest timber.



## Paints

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.



## WATER

### **Rainwater harvesting and recharging**

At Malhar eco-village, true to its name, rainwater conservation takes on a special significance. Rainwater is harvested and the ground water is recharged through well spread out percolation channels across the development. 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.



## 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.

Trees and plants will be mostly local, hardy and of a variety that can withstand low water conditions. The environment will be interactive and engaging, and Malhar will be a veritable encyclopaedia of plants and trees including the medicinal variety which have been sourced and carefully adapted from far and wide.

This flora further serves as a habitat for fauna which has groomed the enthusiasm of the residents' wildlife and birdwatchers' groups.

As your children discover insects and birds, climb trees and create imaginative worlds in the nooks and corners of Malhar, relive your childhood. Experience the change in seasons as expressed through the flowering and shedding of the trees.

Malhar is a thriving ecosystem with over 500 species of plants and trees, hundred plus birds, bees...

Totally, 144 birds have been recorded at Malhar, including winter visitors such as Indian Pitta, Indian Paradise Fly Catcher, Red Naped Ibis, Grey wagtail. Uncommon sightings of Red avadavat, Verditer Flycatcher, Blue-bearded bee-eater.



# Interiors

At GoodEarth we provide interiors as an added service.

GoodEarth Interiors, a way of creating interior spaces that are functional, beautiful, and sustainable.

We believe architectural and interior designs are neither separate disciplines nor separate tasks. Both should be developed together and with equal emphasis. We follow a modern classic style of interiors with an earthy palette of materials. This complements the vernacular exterior style and construction of GoodEarth homes.


This aesthetic approach is adapted to suit the client's requirements, their lifestyle and preferences, creating living spaces that have a timeless feel to them

We work closely with skilled craftsmen to bring the designs to life. Each detail is carefully honed and all aspects of the execution phase are closely monitored to ensure that the different interior elements fit well with each other.



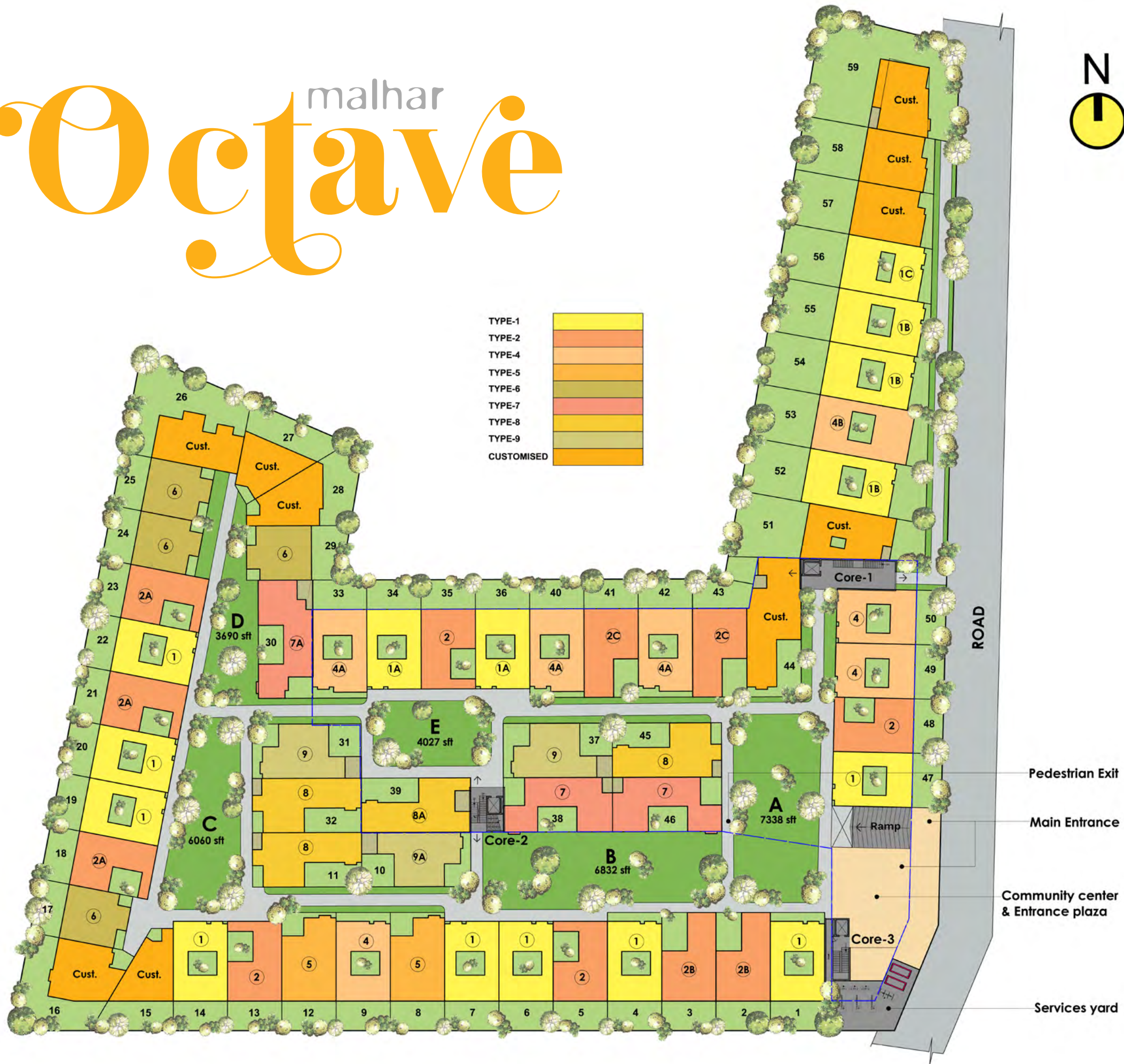
malhar

# Octavé

A photograph of a modern townhouse interior. A prominent, thick, polished wooden pillar stands in the foreground on the left. Behind it is a wall made of light-colored, textured bricks. To the right, a large window with a dark wooden frame is visible, showing a glimpse of the outdoors. The lighting is warm and directional, creating strong shadows and highlights on the pillar and the brick wall. The floor is dark and reflective, showing some light patterns.

Malhar Octave offers thoughtfully-designed townhouses with modern amenities and eco-friendly features, nestled in a serene location that provides easy access to essential conveniences. Our community blends urban amenities with sustainable living and aims to enrich your lifestyle, nurture your well-being, and foster a sense of belonging. Come home to a sustainable community that embraces contemporary living and nature's quietude.

# malhar Octavé



4  
Acres

59  
Townhouses



A photograph of a modern townhouse interior. On the left, a large, lush green plant with broad leaves and small red flowers dominates the foreground. In the center, a green armchair with a patterned cushion is visible. To the right, a hanging decoration consisting of a chain of three oval frames with bells is suspended from the ceiling. Two colorful parrot figurines are also hanging from the ceiling. The background features a dark wooden door with a colorful geometric pattern. The overall atmosphere is warm and natural.

Contemporary  
townhouses  
sculpted in  
nature



# Homes with a view

Any home you may choose to live in, garden courtyards and unobstructed spaces form the core here in Octave. Whether garden courtyard homes reminiscent of *aangans* of traditional homes found across rural India that look up to the sky, or open plan homes, the spaces flow smooth, unhindered, and the view of nature in the form of gardens created with care can't be missed. Homes complement the environment in which it's crafted. The boundary between homes and the spaces around are blurred, and everything coalesces into a coherent whole.



# Home Types

Corner homes

Open plan homes

Garden courtyard homes

Cluster homes

## Corner Homes

True to their name, these homes are located on the corners of the layout. Compared to other homes, they offer greater privacy and have larger open spaces within the plot. The open spaces may take the form of an L-shaped yard, a spacious backyard, or an entrance court with a large backyard. Each home is designed to complement the characteristics and location of the site, resulting in unique and distinct homes.



# Open Plan Homes

The Open plan homes are intelligently crafted spaces that seamlessly interconnect without requiring many walls, or any walls at all. This creates a sense of spaciousness in a plan that would otherwise be considered compact. From the entrance verandah, through the living and dining areas, and all the way to the rear verandah and garden, the spaces flow unhindered that blends the two spaces perfectly.

# Garden Courtyard Homes

The garden courtyard home is sculpted around an open to sky garden, reminiscent of the *angans* of traditional homes. The garden space is enveloped on either two or three sides by verandahs and windows that overlook it. It provides light and ventilation to the entire house. Most of the spaces are oriented to this courtyard.





# Cluster Homes

There's nothing quite like the vast and unobstructed green views provided by the cluster homes. These homes are situated internally within the cluster and benefit from the beautiful cluster park that lies just beyond them. The homes are designed with expansive gardens that face the park, and the boundary between the gardens and park is a gentle foliage that blends the two spaces seamlessly.

# Specifications

## **INFRASTRUCTURE**

Internal roads: Concrete pathway and stone walkways.

External compound wall: Layout will be surrounded with a solid 6 feet compound wall.

Water supply: Central pressurised water supply from bore wells and sumps.

Electricity: Underground cables with individual meters. Common lighting for pathways, parks and basements.

Telephone/Internet: Underground conduit provisions for telephone and broadband Internet to each house.

Landscape: All common areas will be landscaped with trees and parks.

Community hall: Community Hall with space for parties and functions.

## **STRUCTURE**

Foundation: Combination of stone foundation/pile foundation and RCC frame.

Super structure: Load bearing masonry walls in exposed stabilized mud blocks or wire cut bricks.

Roof & slabs: Reinforced cement concrete slabs.

Interior walls: Cement plastered.

## **FINISHES**

Exterior finishes: Walls—combination of painted and exposed wire-cut bricks or stabilized mud blocks pointed.

Interior finishes: Walls plastered and painted with distemper.

## **WOODWORK**

Front door: Seasoned teakwood, artistically designed, fully panelled.

Internal doors: Seasoned hardwood, fully panelled, finished with clear polish.

Windows:

Seasoned hardwood, clear glass (except for toilets), finished with cashew 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.

## **ELECTRICAL**

- All wiring shall be of Havells or equivalent make concealed in 19/25mm dia, 1mm/2mm thick PVC conduit pipes. Modular switches of Crabtree or equivalent brand.

- Each of the houses has been provided with a 3kW PV solar panel.

- Solar Water Provision for all homes in kitchens and showers

- Electric Car Charging Provision for Cars.

## **FLOORING**

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

## **BATHROOMS**

Vitrified or Ceramic tiles with a rustic finish of Nitco/Morbi or equivalent brands. Walls in ceramic tiles up to 7 ft ht.

## **SANITARY FITTINGS**

- European wall mounted white closet, Parryware or equivalent make.

- CP fittings of Jaguar or equivalent make and ISI marked concealed PVC or PPR plumbing. Provision for geysers.

## **KITCHEN**

The cabinets, counter, dado, sink and taps are not included. Electrical and plumbing connections will be provided.



# malhar Octave

Call us:

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Visit our website:

**[www.malharoctave.com](http://www.malharoctave.com)**

