



malhar
patterns



GoodEarth

RERA registration number for Malhar Patterns - PR/KN/170729/000101.



Of
Leisurely
Streets...

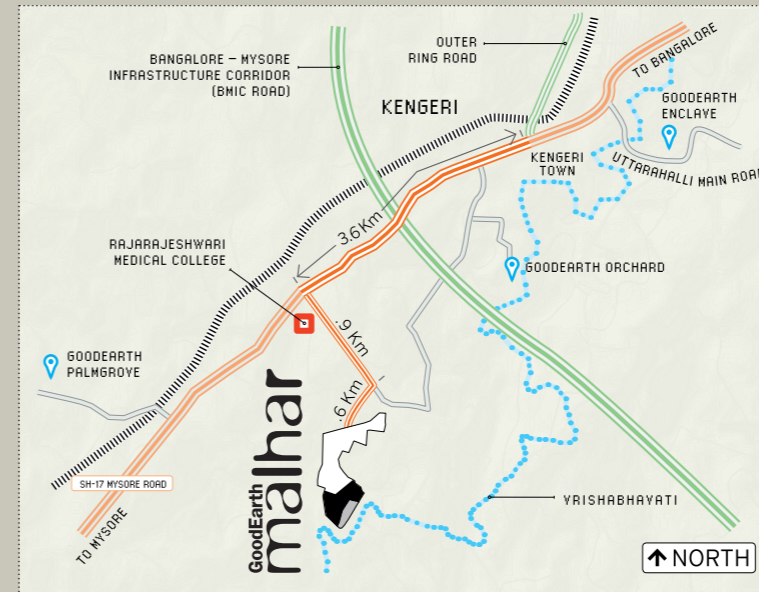


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Laidback Gardens

Somewhere tucked deep among the trees, meandering paths, trails and the seasonal stream, another quiet neighbourhood is taking form. Where time will pause, yet again. And in the wafting breeze will travel that familiar blend of rich scents and heart-warming sounds of humans and nature. One more community will grow in the lap of nature, secured in it and nurturing it.

Patterns, the fifth community of the Malhar eco-village, continues with the aesthetic traditions of the development. Once again friendly streets will wind leisurely around cluster parks, thriving green gardens and community areas. Open spaces will emerge from within homes and flow in to the lavish courtyards, gardens, verandahs & balconies. They will rise above walls and vegetation to once again blend in to the streets, parks; and open out to the play field and the jogging trail enveloping the neighbourhood. All the design departures that have come to characterise the Malhar development will play out again.



What's at Malhar

- A scenic, kilometre long trail undulates along a wooded fringe of the property.
- A well set-up club, available on membership, supports a wide range of indoor & outdoor games, fitness activities and has a pool.
- A large playground is the pride of the Malhar community.

Not too far! Not too close!

- Roughly 20 kms southwest of M.G. Road, 1.5 km off Mysore road, near Kengeri town.
- Serviced by two major roads—the Bangalore–Mysore highway (SH 17) and the peripheral BMIC (Bangalore–Mysore Infrastructure Corridor).
- Kengeri town is an important transit point for major bus routes.
- The Metro Rail phase-2 line extends to Kengeri for easy access to the rest of Bangalore.
- Essential services and amenities like educational institutes, healthcare centres, markets and entertainment are at a comfortable reach.

The heart beats here

Patterns is located to the south of the Malhar development, at the hub of its activities. Set amidst 12 acres of gently rolling land, this new community sits in cosy comfort with the vibrant Sports Club and the development's largest open space, the play field. The Sports Club plays host to many a sporting activity from indoor to outdoor games. A Gym, a refreshing pool and spa to unwind in are exclusive to the club. But that isn't all... the wooded jogging trail is just a hop and a skip away. The seasonal stream flowing alongside the trail stretches all the way southeast of Patterns.

The profile of the neighbourhood echoes the gently sloping land at Malhar, with homes, parks and other spaces quite often located at different levels. All the significant features that encourage community bonding and individual privacy are present. Many of the homes are set around cluster parks and the looping streets connect the entire neighbourhood. The emphasis on streets as friendly, interactive spaces with unusually designed elements for socialising abound. Care is taken to limit vehicular traffic all around the layout so that the streets are safe for the young and old. Here breeze and energy flow uninterrupted. Patterns will also have its very own community clubhouse for social gatherings.

92 Homes

Many Homes In One

The Malhar Sports Club, the centre of sporting activities at Malhar, supports a wide range of indoor and outdoor games. Residents can avail of workout equipment, a swimming pool and a spa to unwind in.

Open spaces of different sizes encourage various activities for children of all age groups.

The large Malhar playground.

The Community Space offers a multi-purpose community hall for dance or Yoga.

A Loop Road connects all the houses.

The Large Park at Patterns-A.

A Large Park form the primary space for activities.

A Jogging Trail and a Seasonal Stream that undulate along a wooded fringe

The Front Yards, to which the living rooms are oriented, overlook the cluster parks and streets, while the back yards are more private.

Patterns-A & Patterns-B: Patterns is split into 2 parts with a 12 Metre wide road dividing them.

Patterns is truly a distilled essence of our understanding in designing layouts for homes based on how people live in them and use them; and how the home can help them interact with their neighbourhood. As is evident in the Patterns community, each home responds to its unique position in the cluster, the street or the shape of the plot. Orientation of the plot decides where the garden would be placed to bring in the pleasant morning and evening sunlight and ensure the uninterrupted flow of gentle breeze.

Some of the homes are oriented to a large open-to-sky garden or courtyard, especially if they are located off a street. This gives them more privacy. Park facing homes are generally set back from the plot edge with spacious private garden in front which enhances the volume of green ahead. Corner homes, which due to their position in the layout have minimal interaction with the cluster, are designed to relate more to the L shaped garden in the rear.

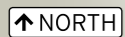
Subtle detailing and design of spaces lend each home its individuality while also belonging to the neighbourhood. The bay windows, balconies, verandahs, the gardens and courtyards, the streets and clusters are all visually cohesive and lend to the aesthetics of Patterns. All the homes have attached car parks.

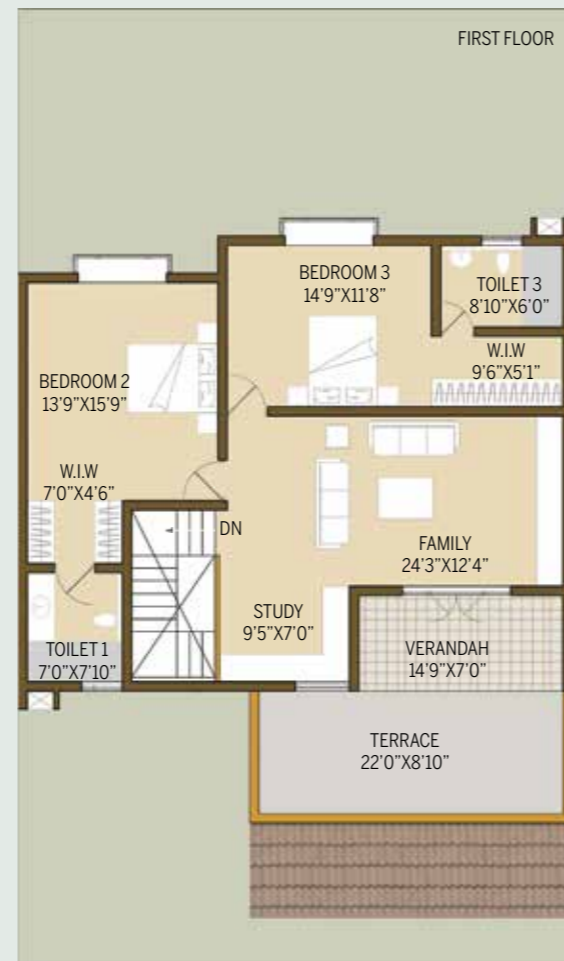
The Patterns community will come up in two phases, A and B, with the 12-metre wide road separating them. **Patterns-A** is a cluster of 45 homes, arranged around a loop road, which winds through cluster parks rising and dipping in harmony with the natural slope of the land. Like houses in a low hill development, here the plots are also slightly raised from the road. The road has a gradient and lends to the aesthetics of the open spaces it intertwines.

Patterns-B is a group of 47 houses, arranged in 3 clusters, of which two are around parks and one along a broad street. The gradient is at play here too, with the L shaped street at a lower level and the parks sloping up. The homes here enjoy open views beyond the community.



PATTERNS LOCATION WITHIN MALHAR





TYPE 1

TYPE 1E
 Plot area: 4009 sq. ft.
 Ground floor: 2076 sq. ft.
 First floor: 1649 sq. ft.
 Total built area: 3725 sq. ft.

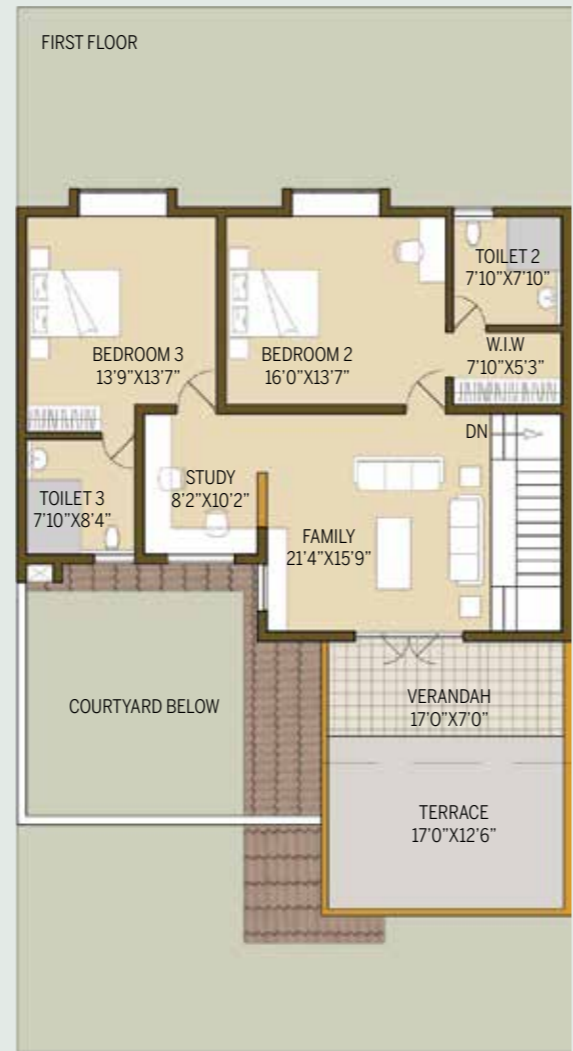
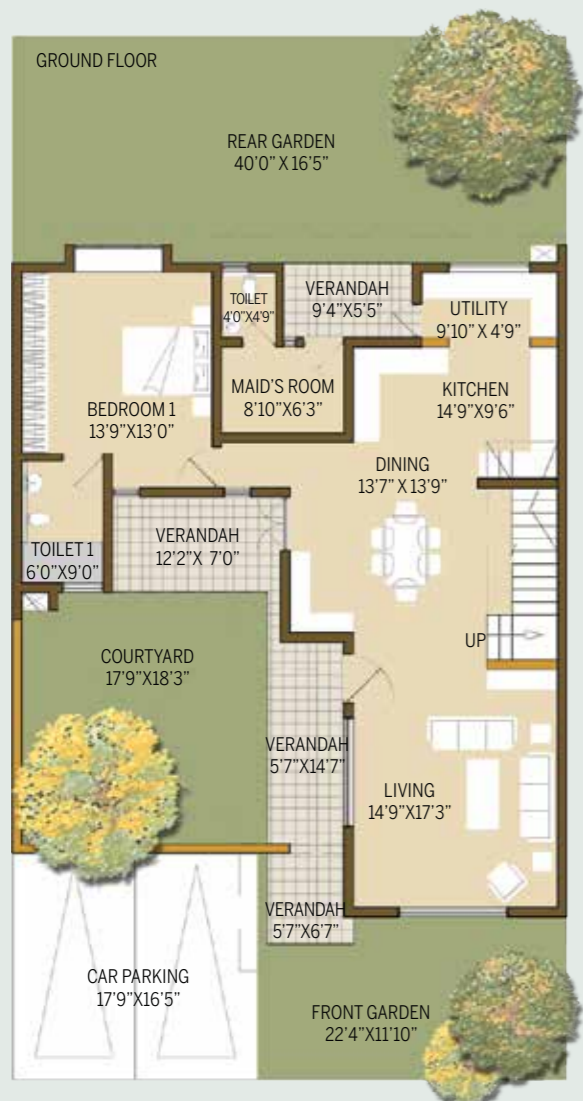
TYPE 1A
 Plot area: 2758 sq. ft.
 Ground floor: 1537 sq. ft.
 First floor: 1301 sq. ft.
 Total built area: 2837 sq. ft.

TYPE 1	Plot Area (sq. ft.)	Built Area (sq. ft.)	Carpet Area (sq. mt.)	Plot #: Patterns-A	Plot #: Patterns-B
1A	2758	2837	191	2, 3, 5, 6, 31, 32, 35, 36, 41	23, 24, 27, 28, 31, 32, 34, 35, 36
1B	3217	3179	196	15, 16, 20, 21	1, 3, 4, 13, 14, 20, 26, 30, 37, 39, 40, 44, 45
1C	3817	3207	217	9, 10, 17, 18	
1E	4009	3725	248	11, 14, 22, 24, 25	2, 5, 6, 17

The Open Plan Home

Cleverly designed spaces with minimal walls or no walls at all seem to flow seamlessly from the entrance verandah, through the living and dining areas to the rear verandah and into the rear garden. This creates a sense of spaciousness in an otherwise compact plan and the beauty of the outdoors can be appreciated from various points within the home. The position of the plot in the layout and proximity to the parks will decide the emphasis on the front or rear garden.





TYPE 2

TYPE 2B
 Plot area: 3020 sq. ft.
 Ground floor: 1513 sq. ft.
 First floor: 1306 sq. ft.
 Total built area: 2819 sq. ft.

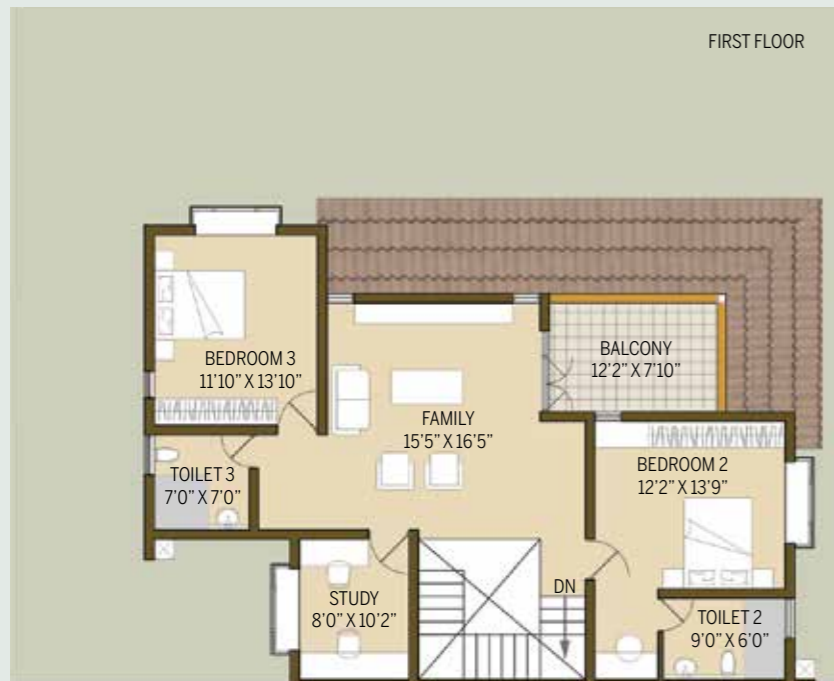
TYPE 2	Plot Area (sq. ft.)	Built Area (sq. ft.)	Carpet Area (sq. mt.)	Plot #: Patterns-A	Plot #: Patterns-B
2A	2994	2546	178	8, 28, 29	16, 18, 22, 25, 29
2B	3020	2819	182	12, 13, 19, 26, 27, 33, 34	7, 43, 46

TYPE 2A
 Plot area: 2994 sq. ft.
 Ground floor: 1502 sq. ft.
 First floor: 1118 sq. ft.
 Total built area: 2546 sq. ft.

The Garden Courtyard Home

Like the aangans of the old traditional houses these homes have walled gardens that are open to the sky but are an extension to the built spaces of the house. The gardens are enveloped on two or three sides by verandahs and windows that overlook them including those of the floor above. This way the main areas within the home are oriented to this garden. More private of the homes in Patterns, they however retain a vibrant connection to the rest of the community through the front verandah that opens out to the street.





TYPE 3	Plot Area (sq. ft.)	Built Area (sq. ft.)	Carpet Area (sq. mt.)	Plot #: Patterns-A	Plot #: Patterns-B
3A	4030	2758	180		8, 15, 33, 38
3B	4200	2870	156	1, 7, 23, 30	41, 42, 47

TYPE 3A
 Plot area: 4030 sq. ft.
 Ground floor: 1476 sq. ft.
 First floor: 1281 sq. ft.
 Total built area: 2758 sq. ft.



TYPE 3B
 Plot area: 4200 sq. ft.
 Ground floor: 1540 sq. ft.
 First floor: 1330 sq. ft.
 Total built area: 2870 sq. ft.



The Corner Home

As the name suggests, these homes occupy the corners of the layout. Affording more privacy than the others, they have larger open spaces within the plot; either an L shaped yard or a spacious backyard, or an entrance court with a large backyard. They truly respond to the location and the profile of their sites and are unique in character.

TYPE 3



TYPE 4

TYPE 4C
 Plot area: 4009 sq. ft.
 Ground floor: 2138 sq. ft.
 First floor: 1644 sq. ft.
 Total built area: 3782 sq. ft.

TYPE 4	Plot Area (sq. ft.)	Built Area (sq. ft.)	Carpet Area (sq. ft.)	Plot #: Patterns-A	Plot #: Patterns-B
4A	3585	2678	173	38, 39	
4B	3458	2748	186	42, 43, 44, 45	9, 10, 11, 12
4C	4009	3782	259	37, 40	

TYPE 4B
 Plot area: 3458 sq. ft.
 Ground floor: 1466 sq. ft.
 First floor: 1282 sq. ft.
 Total built area: 2748 sq. ft.

The Cluster Home

Nothing to beat the unending green vistas afforded by the cluster homes. The location of these homes is internal to the cluster and takes advantage of the cluster park they look out to. The homes have expansive gardens facing the park with a gentle foliage boundary that merges in to them. The open space of the park visually merges with the private gardens to give the homes the feel of a larger green area. At the same time the gardens are private from the cluster park, but enjoy the intimacy of being next to one. The cluster homes will share common walls along an L shape, unlike the other homes in the layout.



GROUND FLOOR

FIRST FLOOR

Features

Sustainability drives our design and choice of materials such that you and your environment forge a relationship 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 craftsmen.



MATERIAL

Our choice of material is based on a balance of local availability, efficiency of manufacturing processes and durability over time. Natural materials make your homes more comfortable and age beautifully. Wherever possible we use recycled materials and always use resources optimally.

Earth blocks: Soil excavated from foundations, basements, tanks and water bodies is stabilized using a small percentage of cement and moulded into blocks. We use resources from the site itself 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 these are aesthetically pleasing when detailed well.

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.

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

Design for solar energy: Sunlight will be greatly sourced upon at Malhar 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.



MATERIAL

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.

Natural floors: As flooring materials, wood, stone and clay are good for you and your family's health.

They offer better insulation and comfort than synthetic floors. Besides they age beautifully as the years go by.

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. We are also contemplating digging a small open well at the bore wells to direct the rainwater to it.

Water recycling:

An on-campus sewage treatment plant recycles all waste water generated at Malhar. The waste water from the kitchens and bathrooms is collected and treated in a centralised treatment plant to emerge clean. This water is then used for gardening and for toilet flushing.



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 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. Trees and plants will be mostly local and of a variety that can withstand low water conditions. The environment will be interactive and engaging and Malhar will be a veritable encyclopedia of plants and trees including the medicinal variety. 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 Malhar. While you also experience the change in seasons as expressed through the flowering and shedding of the trees.

Specifications

INFRASTRUCTURE

Internal roads:	Main roads WBM with tar black top, cluster roads with soling and paving to increase rainwater percolation.
External wall:	Layout will be surrounded with a solid 6 feet compound wall.
Water supply:	Central pressurized water supply from bore wells and sump.
Electricity:	Underground cables with individual meters for 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.
Club:	Clubhouse with games room and party space.

STRUCTURE

Foundation:	Combination of random rubble stone foundation and RCC frame.
Super structure:	Load bearing masonry walls in exposed stabilised mud blocks.
Roof & slabs:	Reinforced cement concrete slabs.
Interior walls:	Cement plastered.

FINISHES

Exterior finishes:	Walls—combination of painted and exposed or stabilized mud blocks artistically pointed.
Interior finishes:	Walls rendered with lime and painted with water bound 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

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. 200 liters solar water heater of reputed brand.

FLOORING

Vitrified tiles with a rustic finish of a reputed brand.

BATHROOMS

Ceramic tiles with a rustic finish of a reputed brand. Walls in ceramic tiles up to 7' ht., interspersed with designer tiles.

SANITARY FITTINGS

European wall mounted water closet, Hindware or equivalent make. Taps, diverters and overhead shower in toilets, of Jaguar or equivalent make. CP fittings and ISI-marked concealed PVC plumbing. Provision for geysers.

KITCHEN

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

At GoodEarth, our 25 years of work in architectural developments is not just ours. But of a community of skilled and talented people and their ideas and vision to create something out of the ordinary. These are architects, designers, draftsmen, craftsmen and masons and they are all drawn together because of their passion for their craft.

From identifying land to envisioning its development, everything has an organic and highly involved process to it. How we build our eco-communities is but a spontaneous expression of this philosophy. This also means we are just as engaged with the people for whom we build homes and communities. Every new project is a realisation of insights and feedback received from our earlier ones.

Driven by sustainability goals, we are focussed on pioneering architectural innovations and bringing in new ways of looking at how development can be achieved without harming the environment. Through our efforts, we aspire to be one of the leaders in green businesses in India and inspire change in the way people live.

We invite you to join us in our journey towards a sustainable future. GoodEarth is managed by a close knit group of people, involved in the project right from the concept to design, to the implementation of the smallest details.

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GoodEarth
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