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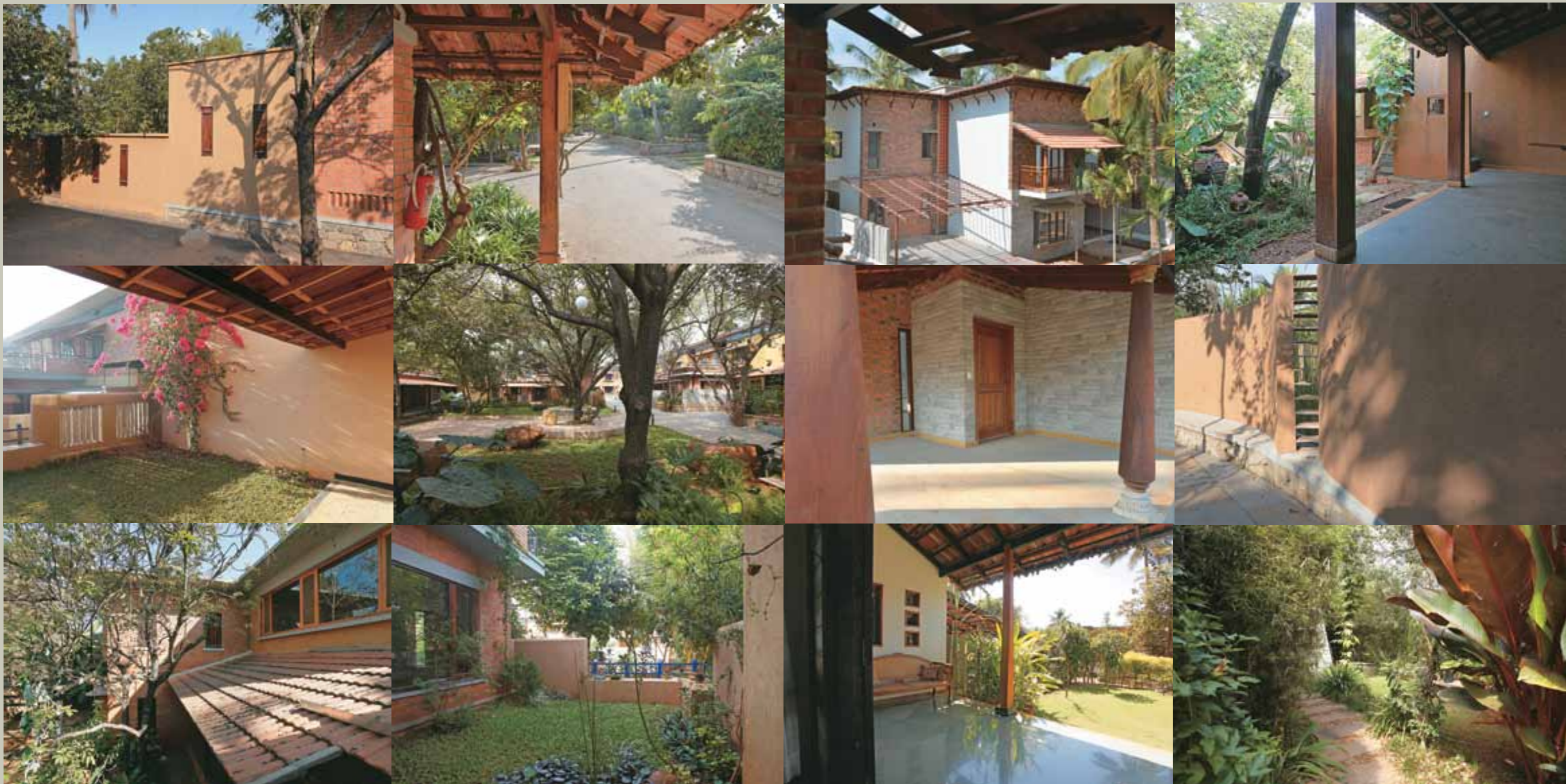
malhar

# *mosaic*

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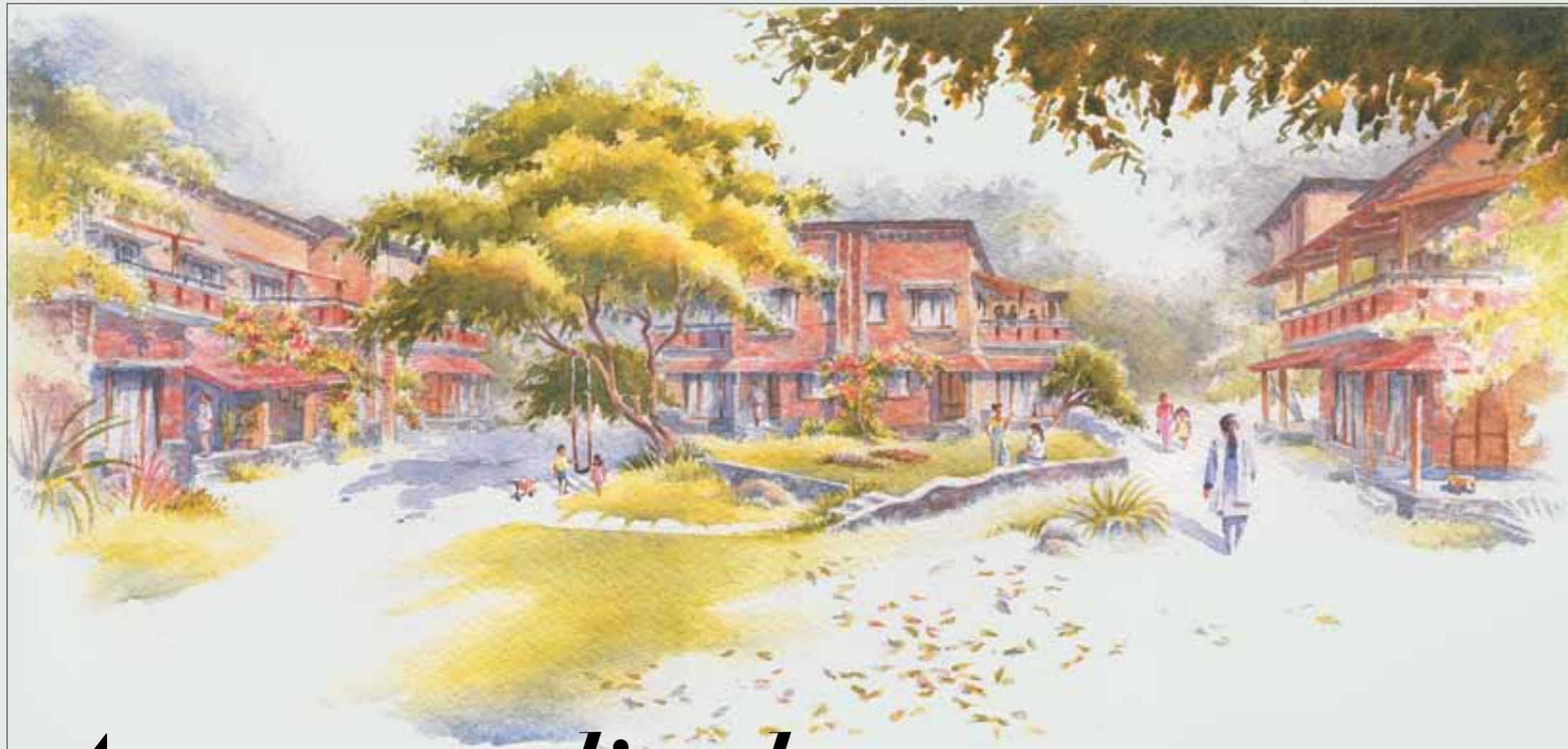




# *A Tapestry* *of* **Streets** *Courtyards*

Open your heart and mind and let their spaces grow. Fill them up with courtyards, gardens, dappling sunlight, soothing breeze and stimulating fragrances. Weave them together with cheerful streets and a homely neighbourhood inlaid with vibrant greenery and sunbathed grounds. Mosaic, GoodEarth's new community in the Malhar development truly echoes the best of both the earlier communities—Footprints and Resonance—blending significant architectural details from both. So the cars stay on the periphery and in come meandering, pedestrian friendly streets that loop around green gardens, courtyards and parks, opening out spaces visually and letting the energy flow around free and uninterrupted.





# An open, lively Neighbourhood

On entering Mosaic one senses the spaces unfolding and flowing seamlessly, an experience that's both visual and sensual. This feeling stays on as one enters the cluster areas, the courtyards and even the interiors of the homes. Spaces throughout the community and within the homes are designed to evoke this sensation. The unique blending of spaces for community bonding and individual privacy is a recurring motif of the Malhar vision.

Two entry roads on either side of a large, open park lead in to Mosaic, and end where the clusters begin, at the common car parks. This keeps the inner, looping cluster streets free of vehicular movements. From here homes are but a few footsteps away. The natural elevation of the layout adds drama to the terrain with clusters located at varying levels.

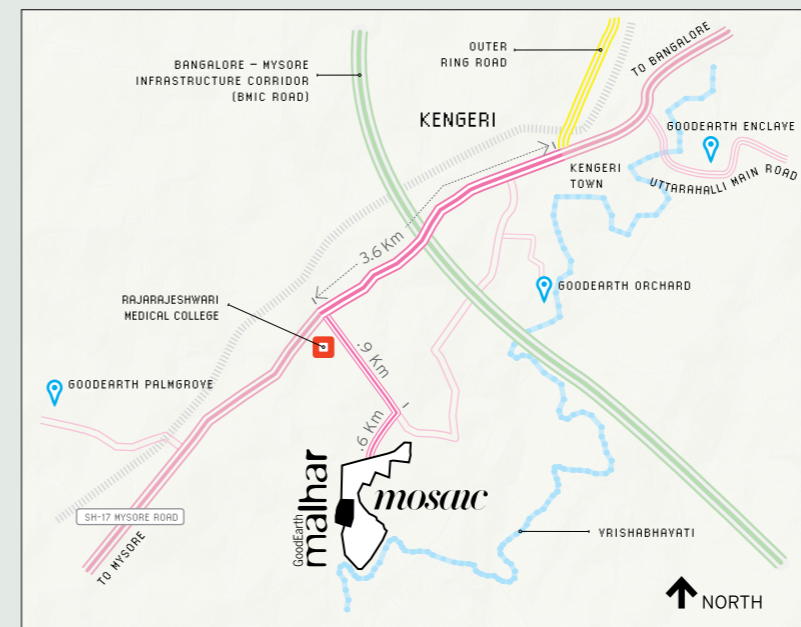
Mosaic is phase-3 of the Malhar eco-village spread across 5.5 acres, and is situated to the right of the main road, after Resonance. To the left of this road will be a park forming another open space between Mosaic and a low rise, terraced apartment. A clubhouse common to Mosaic and the apartment will be located next to the park.

## Facilities available at the Malhar eco-village

- A community centre at the heart of Malhar hosts a play school, convenience store and various services & activities.
- A 2-acres organic farm for community-based farming initiatives.
- A well set-up club, available on membership, supports a wide range of indoor & outdoor games, fitness activities and has a pool and a spa.
- A large playground, almost the size of a football field, is the pride of the community.
- A scenic, kilometre long trail undulates along a wooded fringe of the property.



MALHAR MOSAIC LOCATION



## A rustic setting with urban conveniences

- 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) road.
- Kengeri town is an important transit point for major bus routes.
- The Metro Rail phase-2 line extends to Kengeri.
- In addition to the facilities planned at Malhar, essential services and amenities like educational institutes, health care centres, markets and entertainment are at a comfortable reach.



# 84 Homes

*Each unique yet unifying*



**Entrance-1** leads up to the parking common to each cluster.

**The well-equipped Club** offers a multi-purpose community hall for dance or Yoga and an audio-visual room for movies and matches. This will be shared with Malhar Terraces, the low-rise apartment across the street.

**A Large park** forms the primary space for activities. The children's park and the community park are at two different levels, as are the houses that abut them.  
**A parking lot** under the community park will serve as parking for the E cluster, which is at the same level as the parking.

**Surface Car Parks** (covered)

**Entrance-2** leads up to the parking common to southern clusters. It also leads to the basement car park.

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

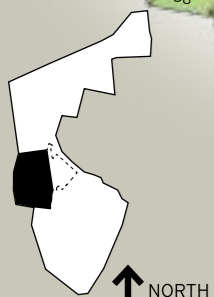
**Cluster streets** loop around the neighbourhood and connects all the houses in Mosaic. These streets are **car-free**, pedestrian friendly and are characterised by the tiled roof verandahs, entrance courtyards, balconies and bay windows along the edge.

The layout for homes have been evolved and refined through insights gained from our previous communities and our hands-on engagement with its people. Homes in Mosaic reflect this through the use of subtle detailing and architectural departures to reflect individuality as well as build a sense of belonging to the neighbourhood. The spaces are rich in texture, varied in detail and characterised by balconies, verandahs, courtyards and terraces.

Homes total 84, with clusters of 13 to 16 set around small parks. 5 such clusters are set in a mosaic, interconnected through a pedestrian walkway that loops around the entire community, making for shared as well as private spaces. A 6th cluster hugs a large park converging the community as its primary space for social interaction and activities. A basement car park is located under this large space. The green spaces will have indigenous & medicinal plants and trees.

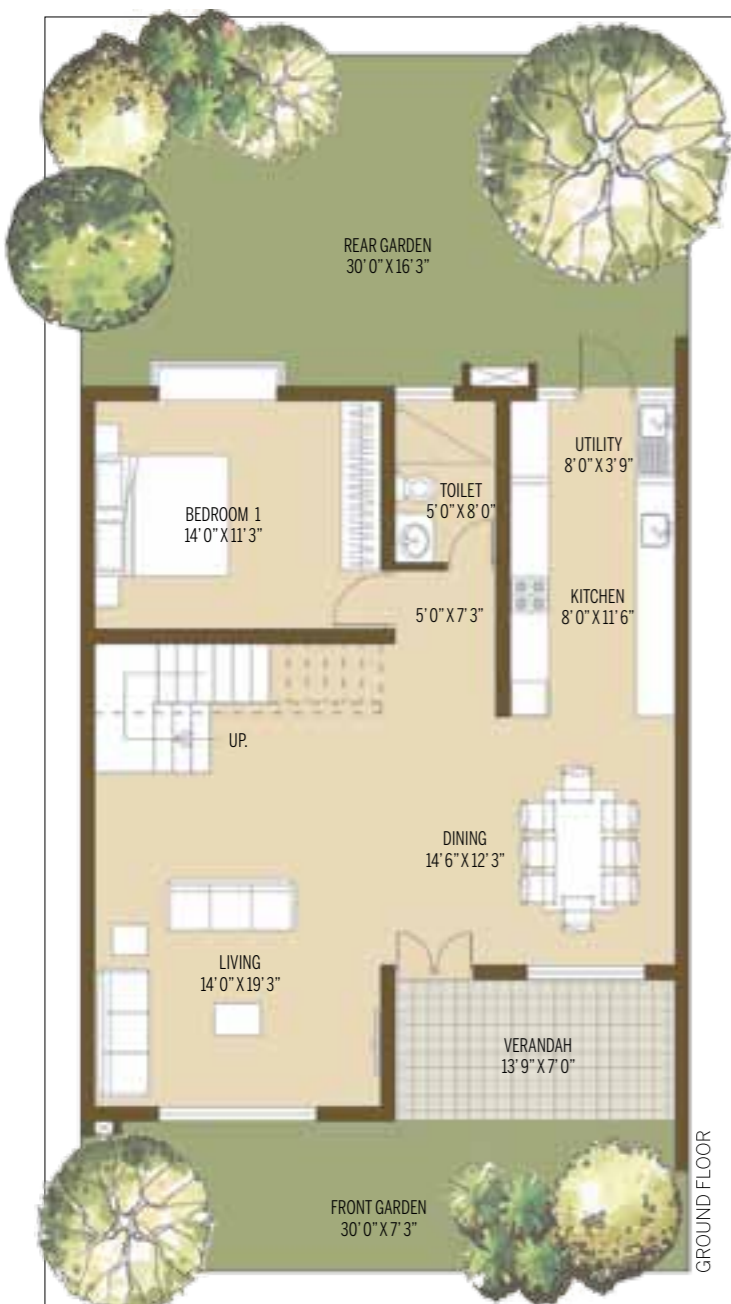
The homes are designed to be spacious and functional, ensure optimum light, natural ventilation and privacy. Built around nature, each house will have an internal or external courtyard or an open plan looking out to a large rear or a front garden.

There are broadly 4 types of homes in Mosaic: Open plan homes, the Internal Courtyard homes, the Garden Courtyard homes and the unusually laid Corner homes. Each home responds to its unique position in the cluster, the layout 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 the rear garden, especially if they are located off a street. This gives them more privacy. The homes around the park are oriented towards it, and rear yard is accessed from the kitchen and dining.



<span style="display: inline-block; width: 15px; height: 15px; background-color: yellow; border: 1px solid black;"></span>	OPEN PLAN HOME (Type 1)
<span style="display: inline-block; width: 15px; height: 15px; background-color: orange; border: 1px solid black;"></span>	INTERNAL COURTYARD HOME (Type 2)
<span style="display: inline-block; width: 15px; height: 15px; background-color: lightblue; border: 1px solid black;"></span>	GARDEN COURTYARD HOME (Type 3)





**TYPE 1B**  
 Plot area: 1801.65 sq. ft.  
 Ground floor area: 1099.46 sq. ft.  
 First floor area: 951.40 sq. ft.  
 Total builtup area: 2050.86 sq. ft.



TYPE 1	Plot Area (sq. ft.)	Built Area (sq. ft.)	Plot Numbers
1A	1506.40	1920	A8, A9, A10, A11, B1, B2, C11
1B	1722.78 – 1843.61	2050.86 – 2056.77	A1, A13, B8, C6, C12, C15, D5, D6, E11, F1, F3, F11
1C	1722.78 – 2087.23	2058.61 – 2189.76	A3, A12, E9, E12, E13, E14, E15, F2, F3
1D	1998.56 – 1999.31	2237	B10, C7, E6, F4



TYPE 1

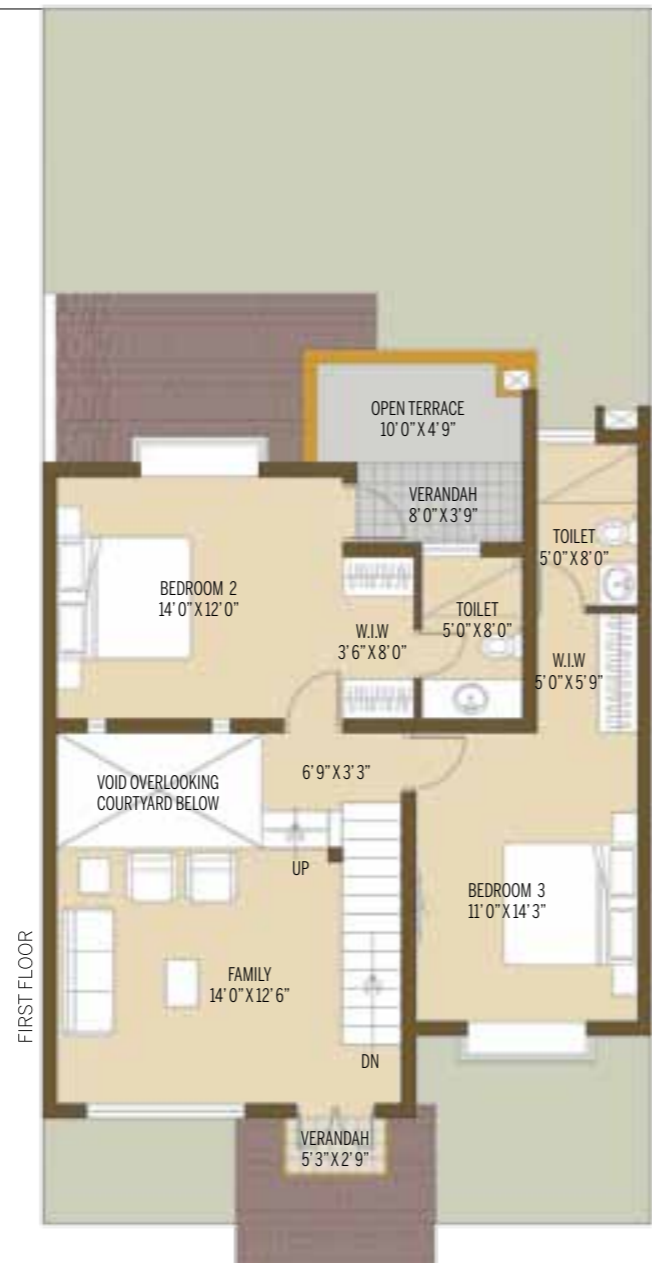
**TYPE 1C**  
 Plot area: 1801.65 sq. ft.  
 Ground floor area: 1088.27 sq. ft.  
 First floor area: 970.34 sq. ft.  
 Total floor area: 2058.61 sq. ft.



# Open Plan Garden 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. The larger houses have a study, and/or a puja-room added to them.





**TYPE 2A**  
 Plot area: 1801.65 sq. ft.  
 Ground floor area: 1107.96 sq. ft.  
 First floor area: 967.32 sq. ft.  
 Total floor area: 2075.28 sq. ft.

TYPE 1	Plot Area (sq. ft.)	Built Area (sq. ft.)	Plot Numbers
2A	1801.65 – 2028.26	2043 – 2282.52	A2, A5, A6, B4, B9, C3, C4, C9, D4, D9, D10, E4, E5, E10
2B	1998.56 – 1999.20	2305.76	B11, C8, D11, D12, F5
2C	1998.56 – 2225.81	2340.08 – 2441.22	A7, B3, B5, C5, D3, D13, E3, E7, F6, F7, F12, F13

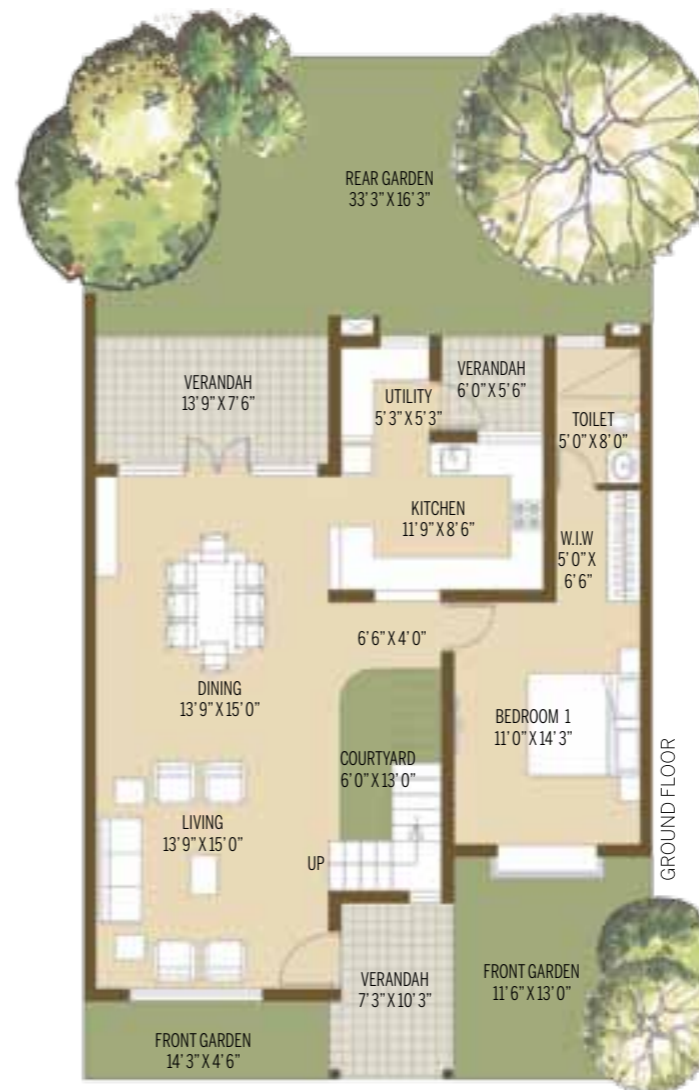
# Skylit Internal Courtyard Home

These homes are designed around an inner courtyard. The courtyard is covered by a skylight and enhances the quality of light and air within the home, apart from being a visual treat within it. The living and dining overlook this court, making this intimate garden space a part of the home. It gives room for personal expression in the rendering of its finishes and can be used to create a unique identity for each house.

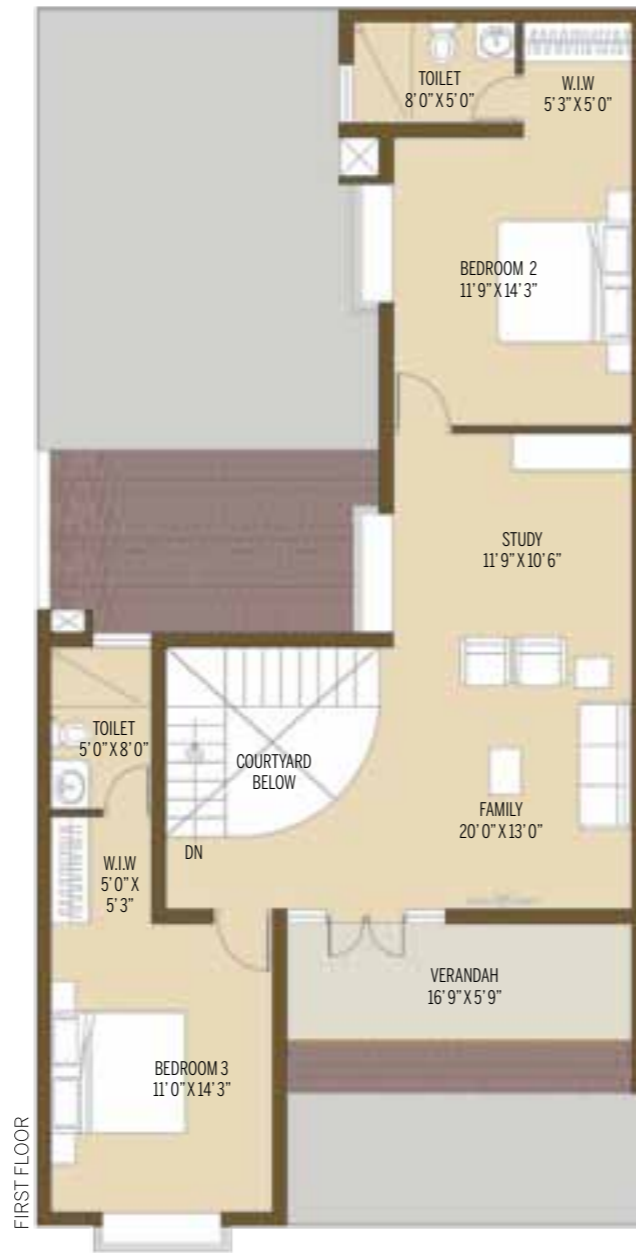
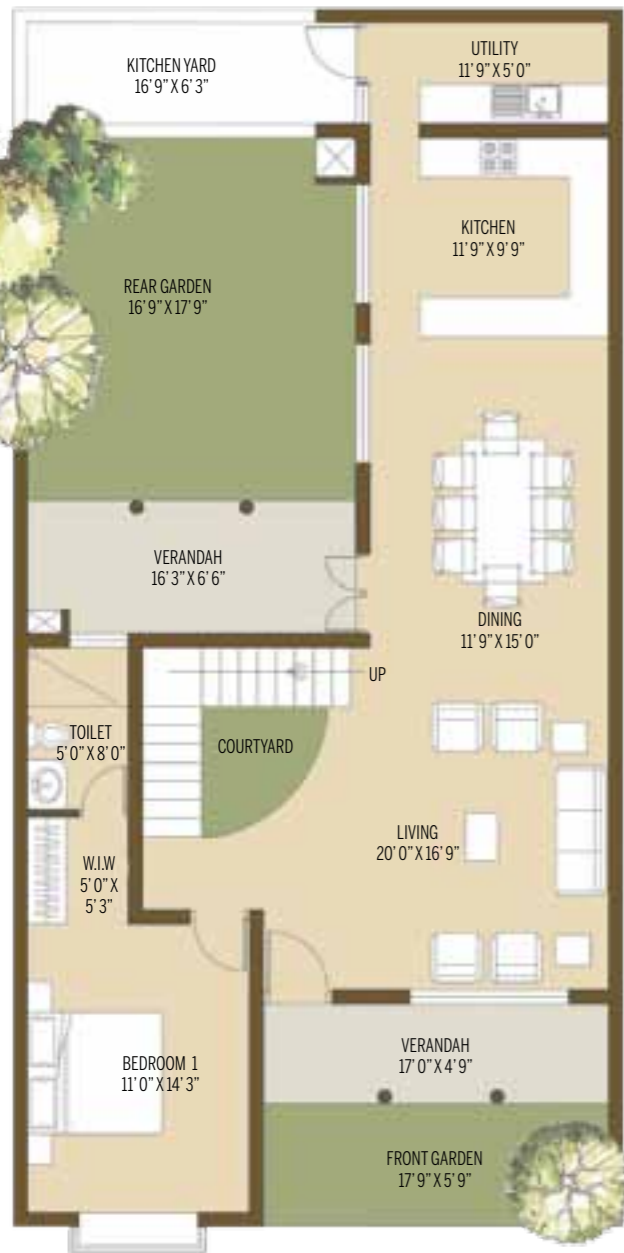


TYPE 2

**TYPE 2C**  
 Plot area: 1998.56 sq. ft.  
 Ground floor area: 1245.04 sq. ft.  
 First floor area: 1144.43 sq. ft.  
 Total floor area: 2389.47 sq. ft.







**TYPE 3A**  
 Plot area: 1801.65 sq. ft.  
 Ground floor area: 1300.02 sq. ft.  
 First floor area: 1162.73 sq. ft.  
 Total floor area: 2462.75 sq. ft.

TYPE 1	Plot Area (sq. ft.)	Built Area (sq. ft.)	Plot Numbers
3A	1801.76 – 2006.52	2462.75	C13, C14, D14, E2, F9, F10
3B	1801.76 – 2006.52	2274.35	B12, B13, C1, C2, C10, D1, D2, D15, E1

# Garden Courtyard Home

Like the aangans of the old traditional homes 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 Mosaic, they however retain a vibrant connection to the rest of the community through the front verandah and garden that open out to the street.



TYPE 3

**TYPE 3B**  
 Plot area: 1801.65 sq. ft.  
 Ground floor area: 1169.83 sq. ft.  
 First floor area: 1104.52 sq. ft.  
 Total floor area: 2274.35 sq. ft.





# Eco-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 craftspersons.



## 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.

**WOOD:** At Malhar, 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 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 with the years.

**PAINTS:** At Mosaic 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, however, cannot be overlooked. We make a conscious effort to integrate these crafts and their skilled craftspersons 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 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.





**ENERGY-EFFICIENT LIGHTING:** We will use, 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 Malhar doesn't generate carbon footprints by unrestrained energy use.

## 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 Malhar. 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 manicured lawns or ornamentation plants that scream out "Touch me not" besides being high on maintenance and water consumption. Your environment 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 encyclopedia 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 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 compound wall:** Layout will be surrounded with a solid 6 feet compound wall.
- Water supply:** Central pressurized water supply from bore wells and sump and overhead tank.
- Electricity:** Underground cables with individual meters in each house, common lighting for roads and parks.
- Telephone/internet:** Telephone and internet provisions 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:** 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 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 artistically pointed.
- Interior finishes:** Walls rendered with lime and painted with oil 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 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, Parryware or equivalent make. Taps—diverters, basin mixers 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 and plumbing connections will be provided.

**We would like each house to reflect its own identity and respond to the owners' lifestyle, while not ignoring the realities of logistics and management. So each member would have some amount of choice in flooring patterns, inlays, toilet details of shelving and colour from the options offered by us. We would also try and integrate some identifying feature in the external elevation of the house, while still making it harmonious with the rest of the homes.**



GoodEarth has been a pioneer in the field of alternative architecture and environmentally sensitive development for the past 20 years. Through our efforts, we aspire to be one of the leaders in green business in India and inspire change in the way people live.

With every 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. Eco-community is our attempt at bringing together people and nature to mutually benefit each other.

At GoodEarth, we believe that saving planet earth is a joint responsibility. We are working towards achieving innovation in architectural developments to help the planet breathe easy.





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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Or email us: [sales@goodearth.org.in](mailto:sales@goodearth.org.in) | Visit our website: [www.goodearth.org.in](http://www.goodearth.org.in)

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