

At Good Earth, we have been experimenting with alternatives in housing for the past few years. The attempt has been to create vibrant communities which make one feel psychologically and socially secure, and retain one's individuality. Communities of like-minded people, a belief in an eco- sustainable future.

With every project, we have observed the responses and grown, at times adapting to the demands of people, at others, persisting in what we believe. Certain concepts about the individual and the community have evolved over time. The necessity of appropriate private spaces, open and semi-open, in order to enhance community life and interaction in the public spaces, has become clearer. So has the need to create smaller groups, within the context of the large group, to accentuate the sense of belonging, and encourage relationships among the immediate group first and then the larger group. We hope that these environments will create a greater sense of social responsibility among the members. We believe we are bringing about social and environmental change through these efforts.





The Location

As you turn left from the Bangalore Mysore road, just after Kengeri town and the outer ring road intersection. A kilometer inside, one comes across a coconut and sapota plantation. The temperature is noticeably cooler as one enters this farm landscape.

This is Good earth's next, "Orchard"

At a distance from the bustling city, yet connected by the Bangalore-Mysore highway, and the Peripheral ring road, this is yet another alternative to building sustainable communities. It 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.

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.



The community space

Having lived in Bangalore for over 12 years, we have felt that its climate is well suited to outdoor and semi-outdoor living. From having one's morning cup of tea in the verandah, to a nap in the afternoon, to dining alfresco, a lot of activities can be enjoyed in the shaded outdoors.

At Orchard, these are some of the concepts we have incorporated in our homes. Entertainment is not limited to watching television alone, bird-watching, working in the garden, enjoying the outdoors, are activities which can be encouraged, especially for children. The informality and security of the neighborhood spaces support "hide and seek", "hopscotch" among the kids and perhaps a spontaneous game of ball, an exchange of recipes, a barbecue party at the club, among the adults!!



-  Type 1
-  Type 2
-  Type 3
-  Type 4
-  walled courtyard type
-  inner courtyard type
-  customized



The cluster space

Good Earth Orchard is a community of 60 homes. The houses at Orchard are designed in groups of 13 to 18 around landscaped cluster spaces, like "the glade", "the grove" and "the meadow" or along shaded lanes, like "the boulevard". A jogging track along the main street goes past stone platforms and brick seats among bursts of flowers at nooks and corners. Undulating grass mounds, lotus ponds, amidst the subtle scent of herbs, characterize the clusters, apart from the chikoo groves and the coconut avenues.



The Courtyard

The houses are designed around a courtyard with verandahs. The interior spaces within the home, have minimum walls, and flow into each other. The staircase is an integral part of the house, with a double height space, connecting the two floors. The spacious bedrooms too, overlook the open courtyard. The house is designed to allow for adequate light and cross ventilation. Natural textures, warm tones, with space for individual expression, make each home unique and personal.





The Verandah

The club at the Orchard is in the chikoo grove. It is an intimate space, for swimming, playing carom, entertaining or reading. Landscaped courts for parties and play areas spill over from the expansive verandahs, making it come alive at larger gatherings, or be a serene haven at other times.

A well equipped gymnasium with a health club, is located at the higher level. A home theatre for weekend movies or a cricket match, is also a part of this community space.



The Details

The materials and finishes used are a blend of the natural and eco-sensitive, with the practical, and easy to maintain. Exposed brick and stone exteriors, stone, clay and wood for the interiors. Woodwork polished with a mixture of cashew shell nut liquid and linseed oil to enhance the life of the timber and give it a rustic look. Rain water harvesting and recharge, Decentralized sewage treatment and waste water recharge and reuse in gardens.

Material

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

STONE: Another locally available material with excellent insulating properties and aesthetic beauty.

WOOD: Wood is more than just an aesthetic source and is seen as a sustainable resource. A warm, intimate material, it replaces high energy consuming steel and aluminium for doors and windows and can be used even for floors. We have recycled old timber from houses that have been demolished, from packing cases, and from plantation timber—as opposed to forest timber

HOLLOW CLAY BLOCKS IN THE ROOF: By reducing the use of concrete in the roof, and introducing a ventilated cavity, it helps the roof to breathe and greatly controls the climate within the home, leading to lowered utilization of energy.

PAINTS: We have used distemper paint internally, as it is 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.

Energy

DESIGN FOR NATURAL LIGHT AND VENTILATION

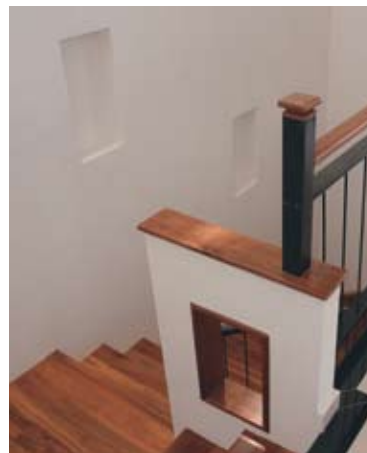
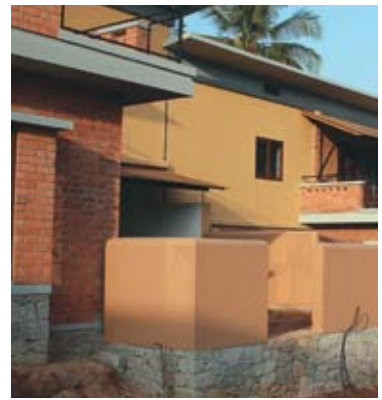
Designed with adequate natural light and cross ventilation. Large windows, wide verandahs, air channels to take hot air out, and thermally conducive materials, are all features which reduce the necessity for artificial light and ventilation.

DESIGN FOR SOLAR ENERGY

Provisions for connecting solar water heaters and photovoltaic 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.





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 craftspeople's in the building process. In all our work, we emphasise human resource rather than material.

Water

RAINWATER HARVESTING AND RECHARGING

Rain water is harvested and the ground water is recharged through well spread out percolation channels. Roof water will also be passed through a series of filters and collected in the water tank. With intermittent rains in Bangalore, this supplements the supply through bore wells.

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 biofilters and then passed through planted reed beds, to emerge clean. This water is then used for gardening. The planted reed beds merge elegantly into the landscape.

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.



INTEGRATING ECOLOGY WITH LANDSCAPE.

When one talks of being eco-friendly, it does not stay in the realm of building, energy and water alone. The ecology- the flora and fauna, existing on the land, that might have existed before development took over, become important aspects in not only rejuvenating the land, but for the psychological and cultural values they impart.

In today's language, "landscape" translates into well manicured lawns, with exotic plants, an almost "do not walk" culture, which is high maintenance, is high on its use of water. That is something we do not want. The effort is to create a landscape, with plants that are local, indigenous, might be edible, and have medicinal values, which blend to create a new aesthetic, where our children might discover insects and birds, which would not happen otherwise. A touch and feel space, fragrances will be used to create "places" within the campus. Trees can be climbed to pluck berries by the kids. The seasons expressed through the flowering and shedding of the trees.

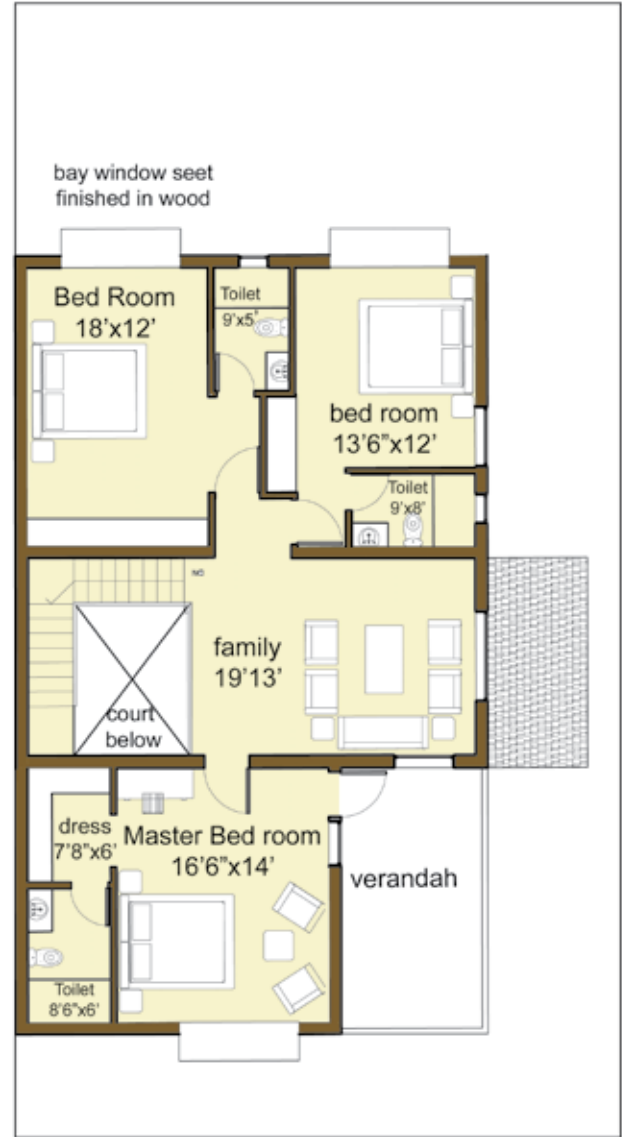


type 1

for Plots, Meadow 1, 7, 12



Ground Floor Plan



First Floor Plan

Ground Floor Area	=	1570 sft
First Floor Area	=	1610 sft
Total Built up Area	=	3180 sft
Car Porch Area	=	400 sft

type 2

for plots, Meadow 2,3,4,5,6, 8,9,10,11



Ground Floor Plan

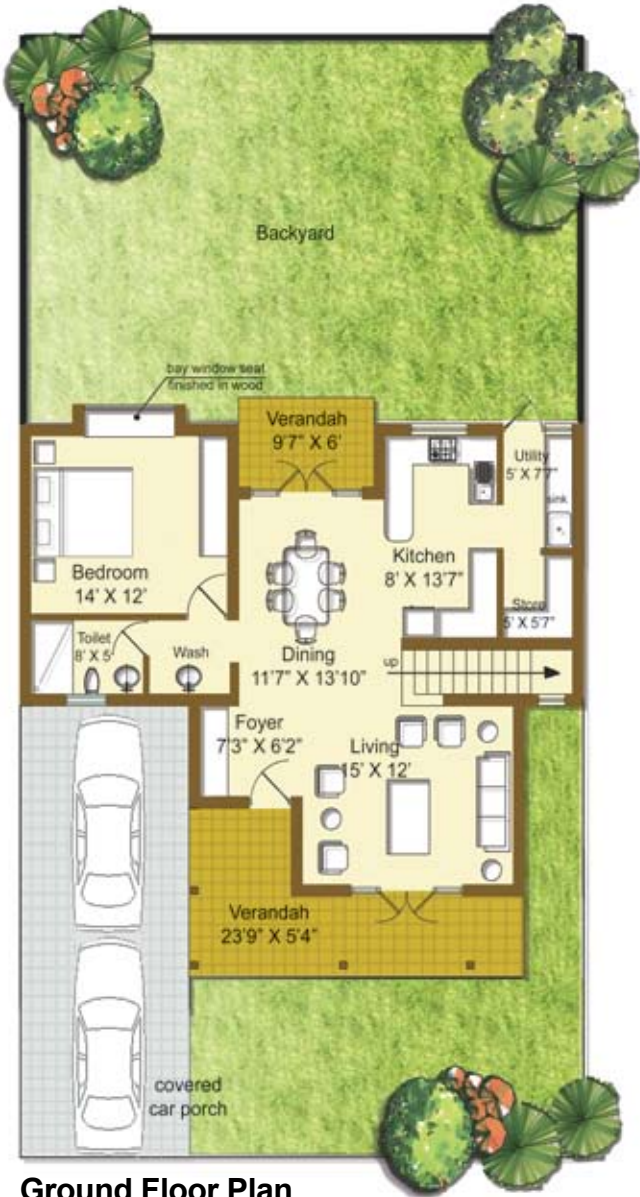


First Floor Plan

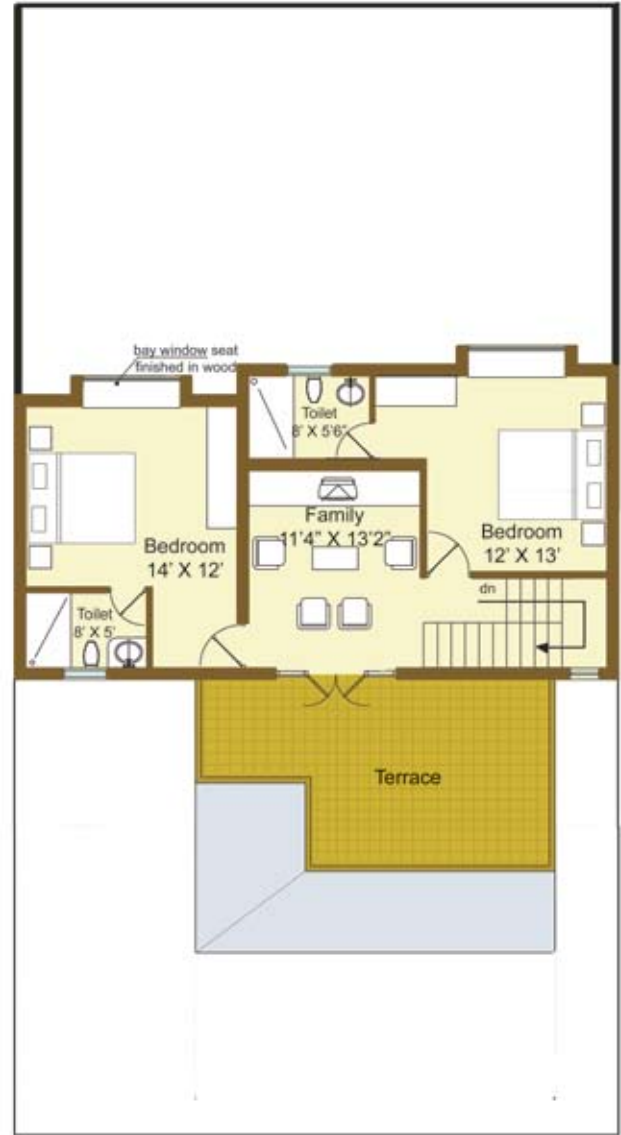
Ground Floor Area	=	1255 sft
First Floor Area	=	1110 sft
Total Built up Area	=	2365 sft
Terrace Area	=	190 sft
Car Porch Area	=	200 sft

type 3

for plots, Meadow 13, 14, Grove 11, 12



Ground Floor Plan



First Floor Plan

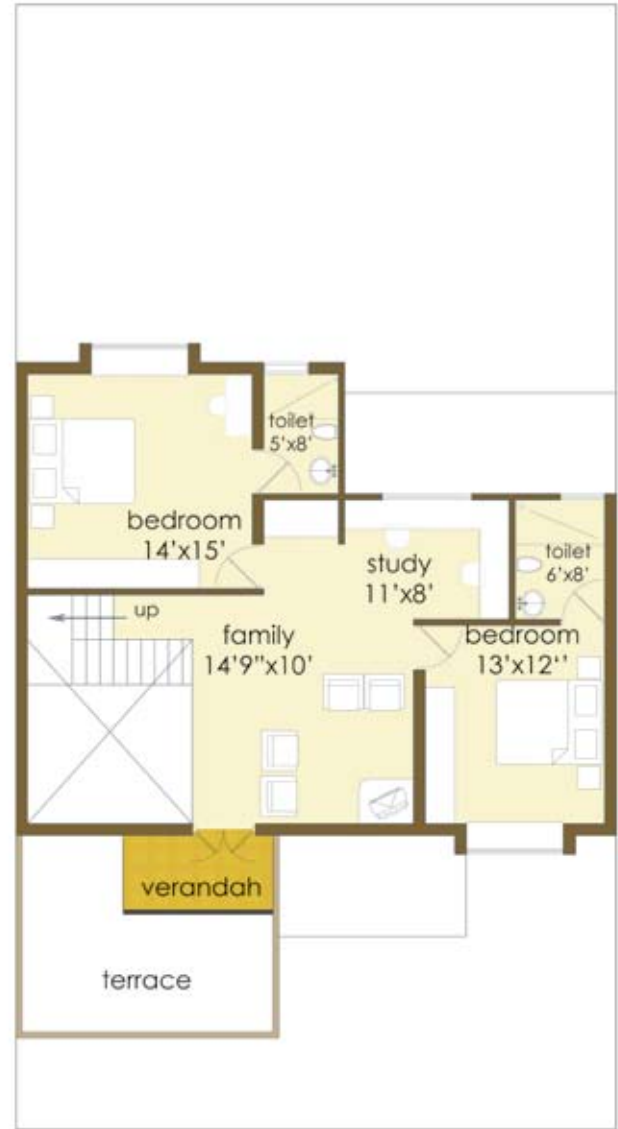
Ground Floor Area	=	1215 sft
First Floor Area	=	825 sft
Total Built up Area	=	2040 sft
Terrace Area	=	260 sft
Car Porch Area	=	200 sft

type 4

for plots, Meadow 15, 16



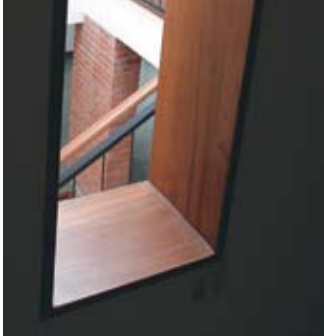
Ground Floor Plan



First Floor Plan

Ground Floor Area	=	1490 sft
First Floor Area	=	1270 sft
Total Built up Area	=	2760 sft
Terrace Area	=	150 sft
Car Porch Area	=	200 sft

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 sump and overhead tank.

Electricity: Underground cables with individual meters in each house, common lighting for roads and parks.

Telephone and Internet Underground cables for telephone and broadband internet to each house.

Landscape: All common area will be landscaped with trees and parks , designated visitor car parks and playground.

Club: Clubhouse with games room, gym, party space and swimming pool

Structure

Foundation: Random Rubble Stone foundation and RCC beam at plinth level.

Super Structure: Load bearing brick walls & exposed wire-cut brick masonry for external walls.

Roof & Slabs : Reinforced Cement Concrete slabs

Interior walls: Cement plastered.

Finishes

Exterior finishes: Walls- Combination of Painted and Exposed wire-cut bricks artistically pointed.

Interior finishes: Walls rendered with lime, and painted with oil bound distemper.

Woodwork

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

Internal doors: Seasoned hardwood, fully paneled, 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.

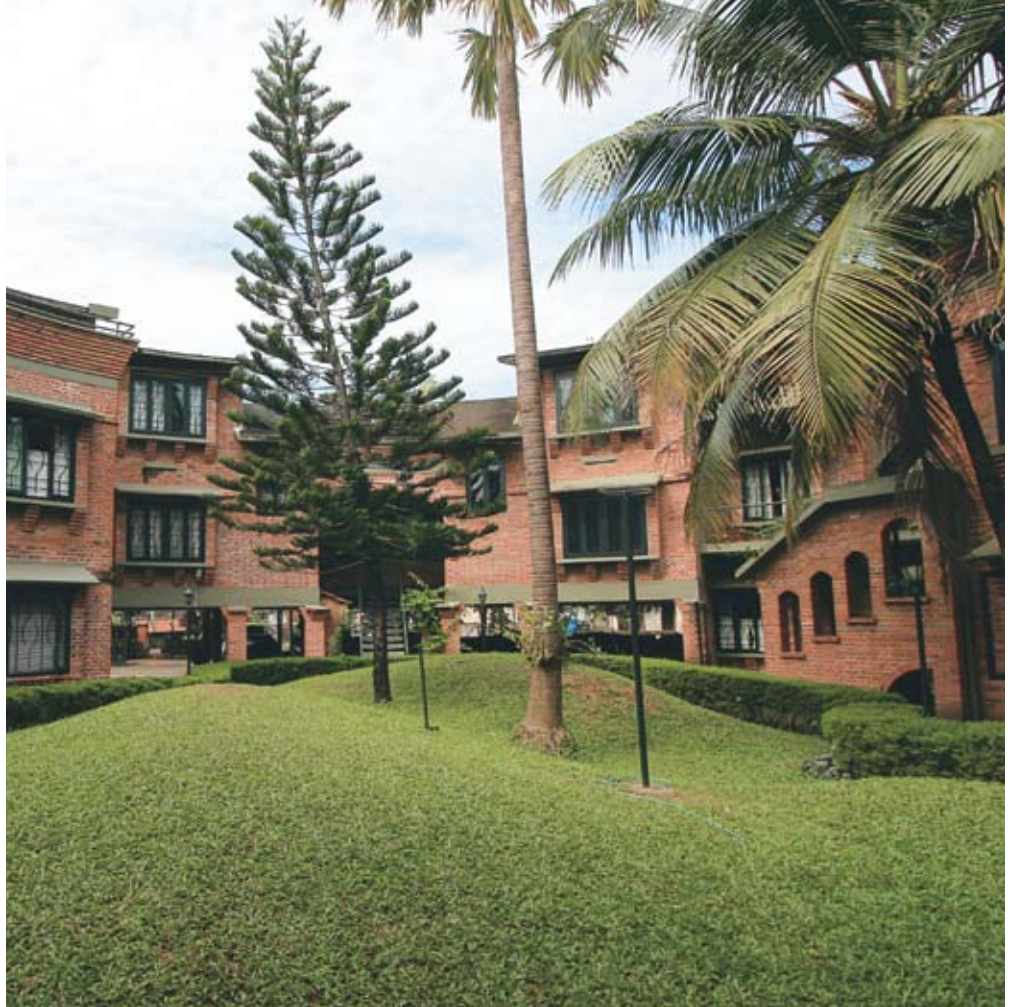
Electrical: Three phase concealed wiring All wiring shall be of Anchor/Finolex or equivalent make concealed in 19/25mm dia, 2mm thick PVC conduit pipes. Modular Switches of Crabtree, or equivalent brand.

Flooring: Vitrified tiles with a rustic stone finish of RAK, Nitco or equivalent brands. Ceramic tiles with a rustic finish of Nitco or equivalent brands.

Bathrooms Walls in Ceramic tiles upto 7'ht. European wall mounted white closet, Parryware or equivalent Taps - diverters, basin mixers and overhead shower in toilets, of Jaguar make, CP fittings and ISI marked concealed PVC plumbing. Provision for geysers and solar heaters

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

the process



At Good Earth, we believe that joy is in the process, and in every community the positive energies begin from the time the first stone is laid. We take pride in the fact that every member of our team, takes ownership of building the community and is respected for the skill and hard work they contribute.

Our belief is that such communities generate 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.

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



We invite you join us in our journey towards a sustainable future.

Good Earth 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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Good Earth
building sustainable communities

