

malhar

# Terraces

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A photograph of a modern interior space. On the left, a wooden bed frame with a brown mattress is visible. In the center, a large window with black frames opens onto a balcony. The balcony has a wooden floor, a small table with a cup, and a chair. The view outside shows lush greenery and palm trees. On the right, a dark wooden cabinet is partially visible. The room is lit by warm, glowing pendant lights.

# Terraces

GARDENS THAT CLIMB WITH THE HOMES

Can homes stay close to nature as they climb vertical? Can each one of them find expression around gardens as organically as independent houses?

Terraces, our next undertaking in the Malhar eco-village, is built around the theme of homes with sky or terrace gardens. It will be the first low-rise apartment or home blocks to come up in the Malhar community.

People from different lifestyles & budgets have shown a keen interest to be part of Malhar and this led to the development of a new housing typology. Terraces will have low-rise blocks with homes ranging from 1 bedroom to 2 & 3 bedrooms inviting a more varied profile of residents into the Malhar fold. Senior citizens looking for a compact yet self-sufficient space, young couples starting a life together and looking for a first home, families, artists and innovators or those seeking a studio-like space outside the city—these are some of the people we hope will make home at Terraces.

# A Neighbourhood of Terraced Gardens & Shared Spaces

How do low-rise homes maintain rhythm among town houses and independent houses? How can 4 and 5 storeyed home blocks blend into a landscape with horizontally flowing aesthetics without losing their uniqueness?

**Like undulating terrace gardens on a hill slope.** The exteriors of the blocks are interestingly visualised, with receding terraces of little green gardens dotting their surfaces. These terrace gardens are staggered at different levels all throughout the blocks breaking the scale of the built structure.

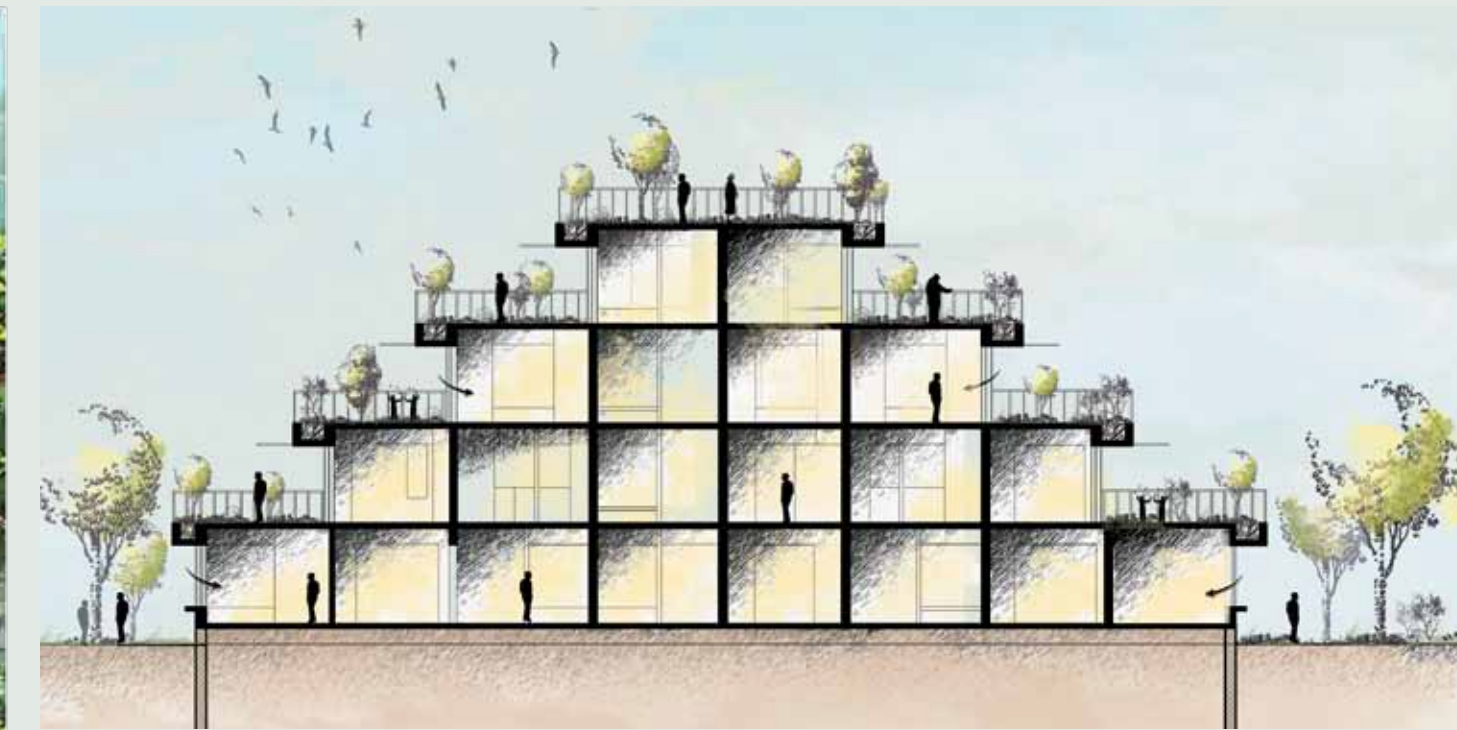
**Terraces incorporates the terrain into its design.** Like other Malhar projects, Terraces sits on a sloping site. The gradient of the slope conceals the basement parking and only the landscaped front will be visible to the approach view.

**Creative use of scale.** We stepped the building back to reduce the scale and create an expanse relative to where the building is located. The intermediate block, which sits at a diagonal to the bigger block, is intentionally kept one floor lower, to break the mass and the monotony.



**Nature keeps in step with you.** Beautifully laid paths from the outside lead into the inner courtyard with an atrium. This is the main access to the apartment blocks and has lifts and the staircases. From the atrium the two lift and staircase cores of the blocks connect the various levels and end in corridors. The corridors are open on one side with a view of the courtyard and have the homes on the other.

**Common spaces designed to be uncommon.** The unique blending of spaces for community bonding and individual privacy is a recurring motif of the Malhar vision. All the common spaces are aesthetically visualized as places for social interaction. The atrium and the corridors will be richly planted and have places to sit. They are also semi-outdoor spaces open to views of the surrounding greenery.



**Home blocks that diminish as they climb.** The receding terraces make the expansive form appear smaller and less dominating over the surrounding landscape.

**Homes that don't look into one another.** The homes in Terraces are set one after the other along the blocks' wings with bridges leading into each home from the corridor. The cut-outs or wells on both sides of the bridge ensure cross ventilation within the homes and bring in the sunlight too.

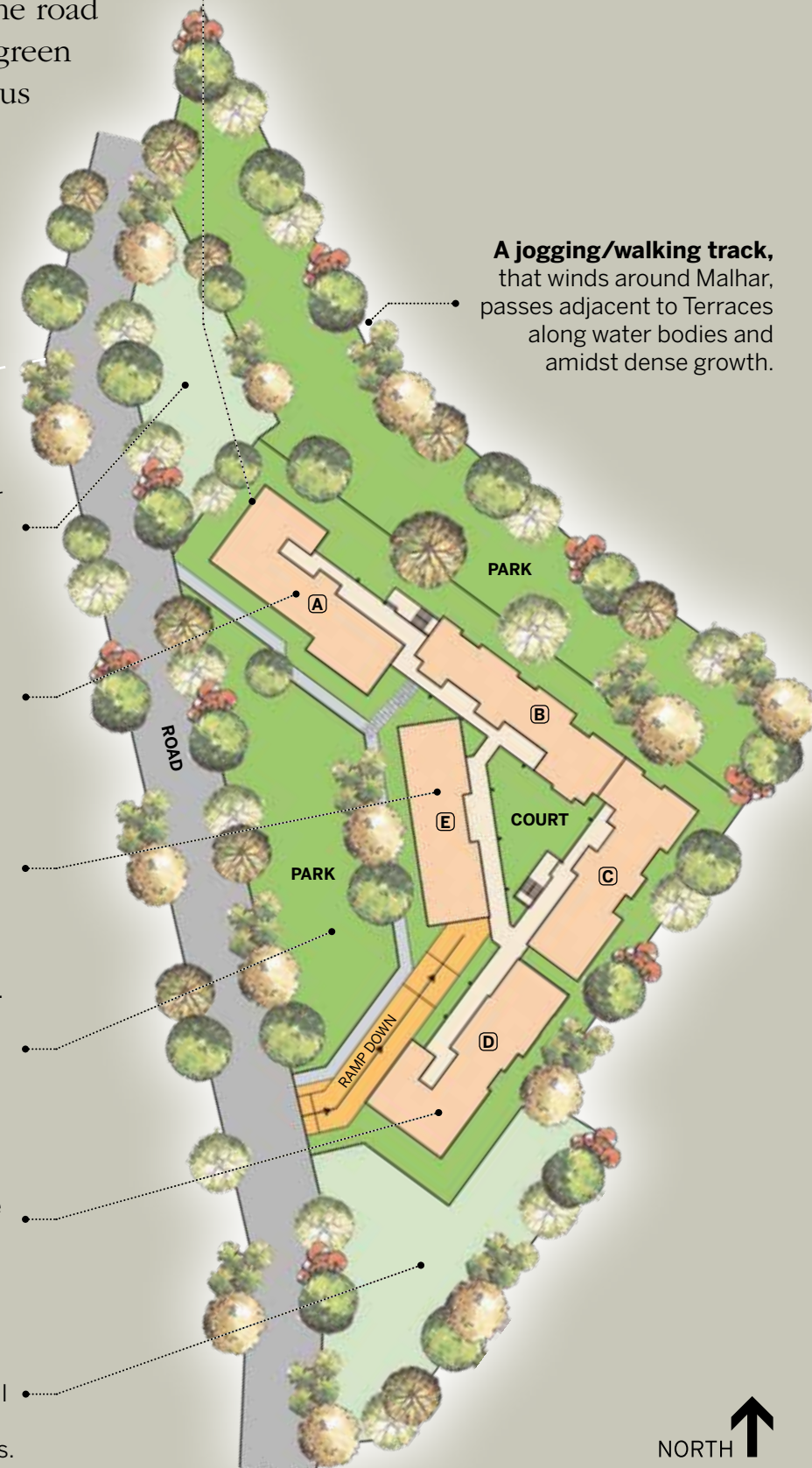
**Air and light move in and out uninterrupted.** Terrace gardens minimise the heat. They form a buffer from the dust, heat and the lashing rain. Yet their staggering on alternate floors ensures free air movement between floors and appropriate placing of windows bring in sufficient sunlight in to the homes.



# Masterplan

A drive down the main street of Malhar, Southwards, and after the Footprints community, is **Terraces** to the East. On the West is **Mosaic**, a part of this community.

Terraces is set back from the road and has to its front a lush green park, planted with numerous trees. A path through the park leads into Terraces.



**A jogging/walking track**, that winds around Malhar, passes adjacent to Terraces along water bodies and amidst dense growth.

**Densely planted vegetation**, water bodies and small trails envelop Terraces on all sides.

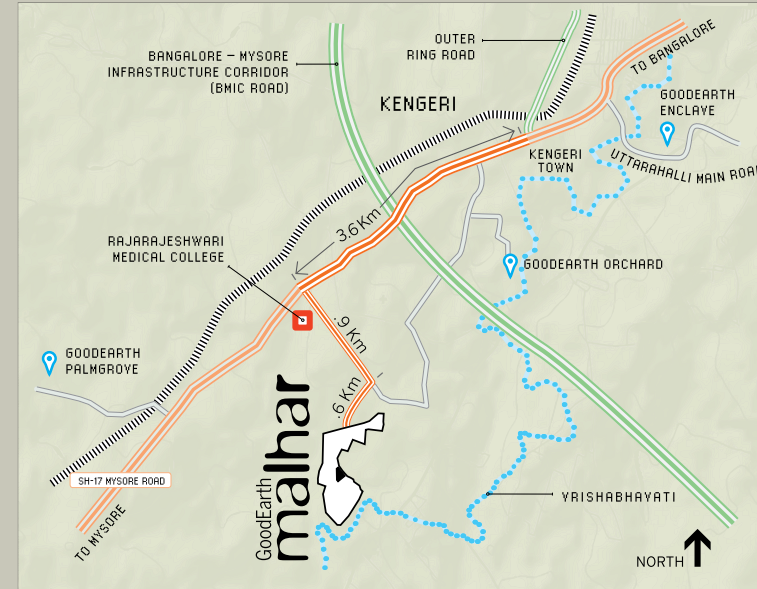
This block has its access corridor on the east, where the corridor overlooks the jogging track and park, and the homes overlook the park in the front.

**The central block** has its corridor looking into the inner courtyard.

**Leisure and play** at the green park. Located to the front of the home blocks, rich with a character all its own is the Terraces park and the children's play area.

This block has its access corridor from the north, which overlooks the park in the front and the homes are oriented to the playground beyond.

**A club** for fitness and leisure is located to the South of Terraces. It has a multi-purpose community hall for dance and Yoga, and an audio-visual room for movies and matches.



## WHAT'S AT MALHAR

- A scenic, kilometre long trail undulates along a wooded fringe of the property.
- 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 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) road.
- Kengeri town is an important transit point for major bus routes.
- The Metro Rail phase-2 line extends to Kengeri.
- Essential services and amenities like educational institutes, healthcare centres, markets and entertainment are at a comfortable reach.



# Home Layouts

How do we design home units that respond to their location (on each floor), orientation, the view around, and the movement of air and light? Can they afford the privacy and individualised layouts of independent homes?

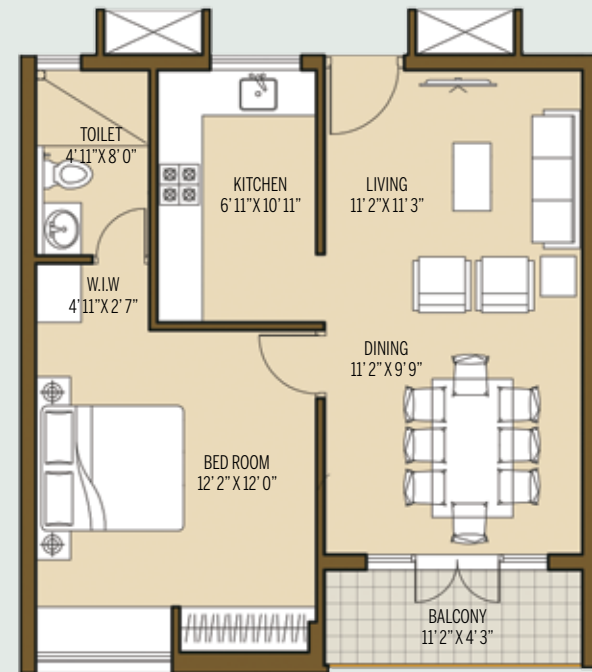
The emphasis on terrace gardens and their staggering out has led to an amazing variety of apartment layouts, each unique by itself. This is also partly a result of our interactions with people and the kind of spaces they were looking for. There are a total of 20 plans for the 63 apartments, which makes each home feel very individual in its look and feel. The layouts have organically evolved and not more than four homes in all the blocks put together look the same. The rooms are spacious with minimum walls and adequate light and ventilation. Bay windows in the bedrooms and French windows in the living and dining spaces look out into the verdant greenery that surround the blocks and provide cross ventilation.

Most of the living and dining areas in the homes are oriented to the terrace gardens. Some homes have balconies instead of terrace gardens. A few others have no balcony or terrace garden but the views enjoyed from the elegant bay windows are of the beautiful grounds or a terrace garden below. The apartments come in a range of one, two, and three bedroom homes. Some of the two-bedroom homes have a study and some three-bedroom homes have an extended family space to use for TV viewing or social interaction.

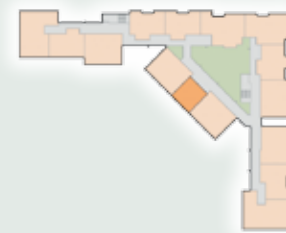




**A 202, D 202**  
 Super built-up area: 916 sq. ft.  
 Terrace Garden area: N/A



**E 102**  
 Super built-up area: 818 sq. ft.  
 Terrace Garden area: N/A



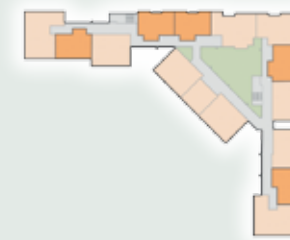
# 1 Bedroom

This is a compact unit—meant for single people, senior citizens or a young couple. It is also designed to serve as a studio and offers plan flexibility. The kitchen wall can be removed to open into a larger space, with the bedroom retaining its privacy. An inviting balcony provides the casual hang-out space. Lounge here on a chair or a hammock and enjoy the greenery outside.

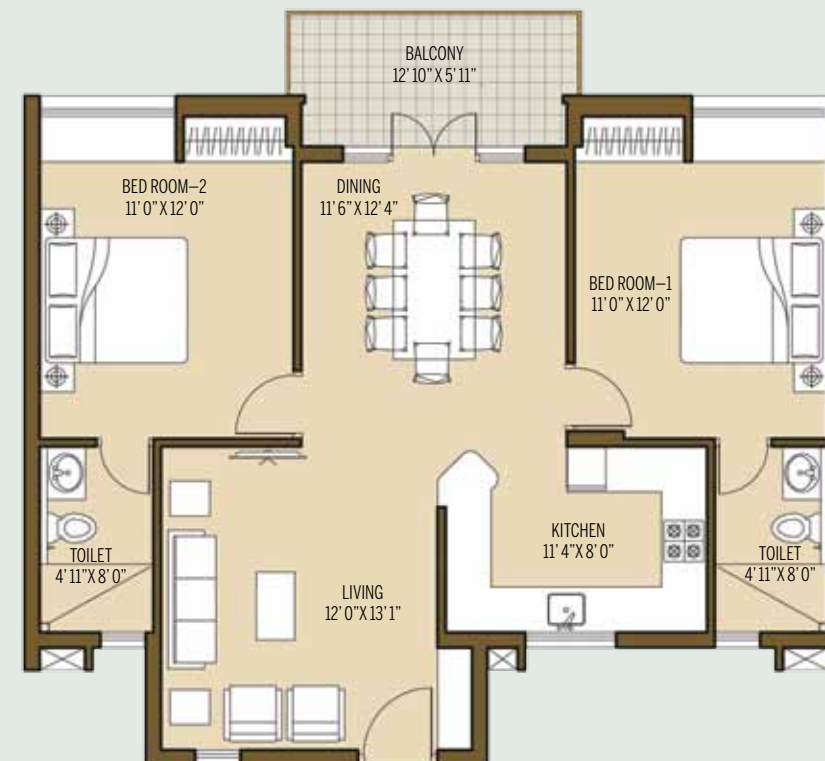
| 1 BEDROOM    | Super Built-Up Area (sq. ft.) | Terrace Garden Area (sq. ft.) |
|--------------|-------------------------------|-------------------------------|
| <b>A 202</b> | 916                           |                               |
| <b>D 202</b> | 913                           |                               |
| <b>E 102</b> | 818                           |                               |

# 2 Bedroom

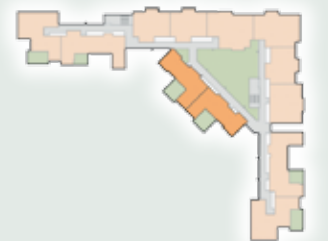
These homes are compact and ideal for a small family. There are a variety of two bedrooms plans. A compact two bedroom plan has the dining opening into the balcony and the kitchen can be opened up. The larger two bedrooms have terrace gardens. Here the plan is more open with reduced built-up spaces. This makes the homes appear much larger.



**A 102, B 101, B 102, C 102, D 102**  
 Super built-up area: 1128 sq. ft.  
 Terrace Garden area: N/A



**E 401, E 402**  
 Super built-up area: 1359 sq. ft.  
 Terrace Garden area: 263 sq. ft.



| 2 BEDROOM  | Super Built-Up Area (sq. ft.) | Terrace Garden Area (sq. ft.) |
|--|-------------------------------|-------------------------------|
| <b>A 102</b> (Without Balcony)   | 1127                          |                               |
| <b>B 101, B 102</b> (Without Balcony)  | 1105 – 1207                   |                               |
| <b>B 201, B 301, B 401, B 501, B 202, B 302, B 402, B 502</b> (With Balcony) | 1105 – 1207                   |                               |
| <b>C 102, C 202, C 302, C 402, C 502</b> (With Balcony)                      | 1200                          |                               |
| <b>D 102</b> (Without Balcony)   | 1128                          |                               |
| <b>E 401</b>   | 1359                          | 263                           |
| <b>E 402</b>   | 1367                          | 263                           |

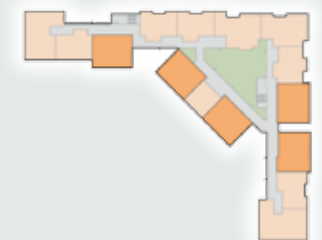


**A 502, D 502**  
 Super built-up area: 1480 sq. ft.  
 Terrace Garden area: 205 sq. ft.

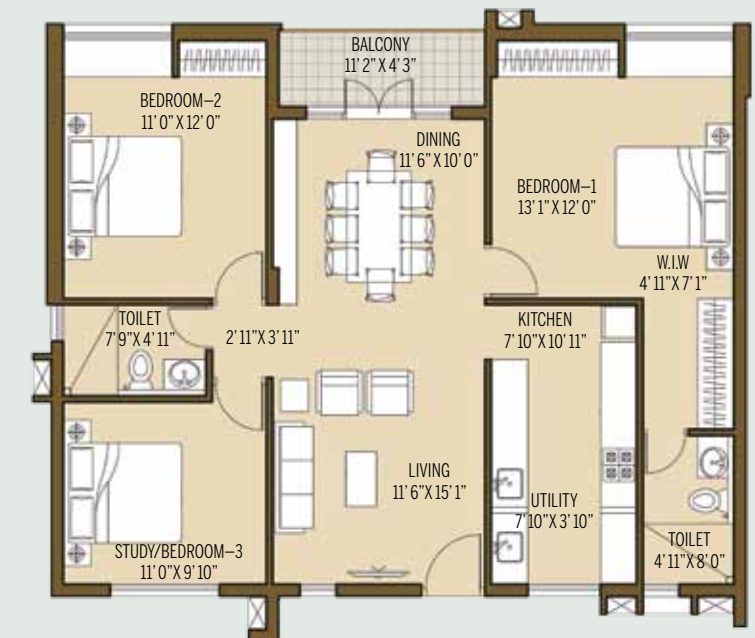


**A 501, D 501**  
 Super built-up area: 1651 sq. ft.  
 Terrace Garden area: 176 sq. ft.

| 2 BEDROOM + STUDY                        | Super Built-Up Area (sq. ft.) | Terrace Garden Area (sq. ft.) |
|--|-------------------------------|-------------------------------|
| <b>A 101</b>                             | 1464                          |                               |
| <b>A 501</b>                             | 1651                          | 176                           |
| <b>A 502</b>                             | 1480                          | 205                           |
| <b>C 101, C 201, C 301, C 401, C 501</b> | 1464 – 1486                   |                               |
| <b>D 101</b>                             | 1475                          |                               |
| <b>D 501</b>                             | 1673                          | 176                           |
| <b>D 502</b>                             | 1476                          | 209                           |
| <b>E 101, E 103</b>                      | 1459                          |                               |
| <b>E 301, E 302</b>                      | 1590, 1585                    | 232                           |



**A 101, C 101, D 101, E 101, E 103**  
 Super built-up area: 1464 sq. ft.  
 Terrace Garden area: N/A

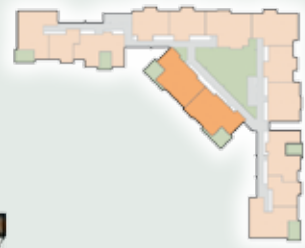


## 2 Bedroom + study

These homes have two bedrooms along with a study or a smaller third bedroom. They are the economy options to the bigger three bedroom plans and have terrace gardens. They have two toilets, with one attached to the master bedroom and another a shared one. The third bedroom can be used as a study, entertainment space or guest room. These homes offer the flexibility to adapt to owner's requirements, and are still very economical. There are two other plans of this type: one compact and the other more spacious with a terrace garden.



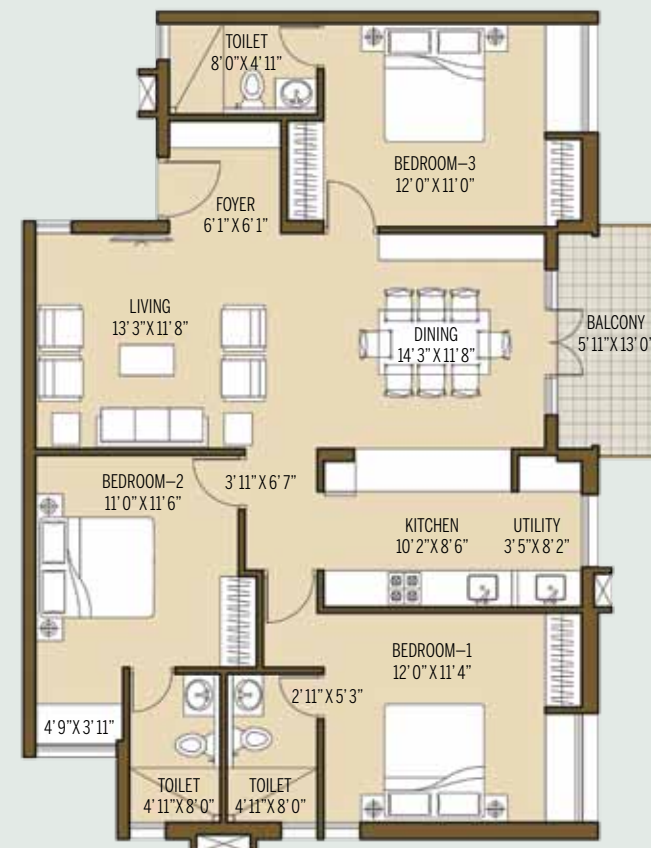
**E 201, E 202**  
 Super built-up area: 1769 sq. ft.  
 Terrace Garden area: 272 sq. ft.



**A 203, D 203**  
 Super built-up area: 1669 sq. ft.  
 Terrace Garden area: 233 sq. ft.



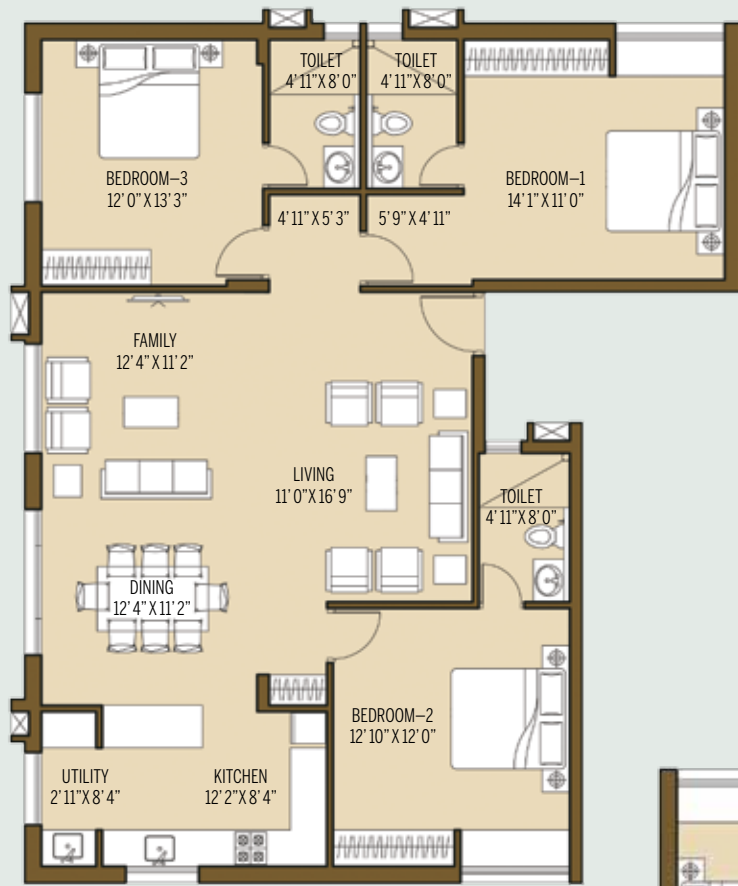
**C 203**  
 Super built-up area: 1656 sq. ft.  
 Terrace Garden area: N/A



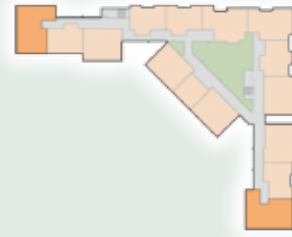
# 3 Bedroom

The three bedroom home is a popular choice for a comfortable family home. It is what most families look for in terms of affordable yet optimum space. They have been designed to make efficient use of space and has practically no corridors or circulation space. It is compact yet spacious and the living and dining areas orient to a terrace garden or a balcony.

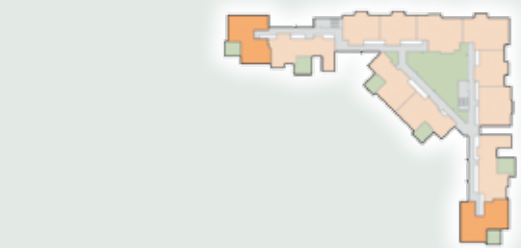
| 3 BEDROOM                                 | Super Built-Up Area (sq. ft.) | Terrace Garden Area (sq. ft.) |
|---|-------------------------------|-------------------------------|
| A 201                                     | 1581                          | 204                           |
| A 203                                     | 1669                          | 233                           |
| A 401                                     | 1782                          | 145                           |
| A 402                                     | 1675                          | 243                           |
| B 103 (Without Balcony)                   | 1612                          |                               |
| B 203, B 303, B 403, B 503 (With Balcony) | 1701                          |                               |
| C 103 (Without Balcony)                   | 1564                          |                               |
| C 203, C 303, C 403, C 503 (With Balcony) | 1656                          |                               |
| D 201                                     | 1635                          | 204                           |
| D 203                                     | 1669                          | 233                           |
| D 401                                     | 1800                          | 186                           |
| D 402                                     | 1674                          | 243                           |
| E 201                                     | 1769                          | 272                           |
| E 202                                     | 1751                          | 272                           |



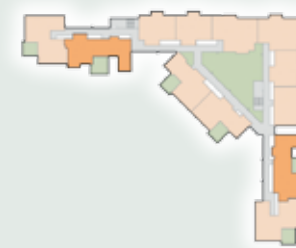
**A 103, D 103**  
Super built-up area: 1834 sq. ft.  
Terrace Garden area: N/A



| 3 BEDROOM + FAMILY | Super Built-Up Area (sq. ft.) | Terrace Garden Area (sq. ft.) |
|--------------------|-------------------------------|-------------------------------|
| <b>A 103</b>       | 1851                          |                               |
| <b>A 301</b>       | 1919                          | 290                           |
| <b>A 302</b>       | 1836                          | 211                           |
| <b>D 103</b>       | 1851                          |                               |
| <b>D 301</b>       | 1893                          | 275                           |
| <b>D 302</b>       | 1834                          | 211                           |



**A 302, D 302**  
Super built-up area: 1834 sq. ft.  
Terrace Garden area: 211 sq. ft.



**A 301, D 301**  
Super built-up area: 1919 sq. ft.  
Terrace Garden area: 290 sq. ft.

# 3 Bedroom + family room

The most luxurious of all the home plans in Terraces, the three bedrooms with a family room, is a large spacious apartment. In its feel it is almost like a house at a single level, and reproduces the interesting spaces akin to it. The family space can be used as an entertainment area or as an extended space for socialising. The ones with terrace gardens have their living and dining spaces located around them.





# Features

How do we maintain the continuum of the Malhar vision with Terraces? That of an eco-community where caring for nature and people reflect in the way spaces are designed and used? Where sustainability provides the blueprint for how a neighbourhood is conceived and realised?

**The individual terrace garden—a piece of sky for everyone:** These open terraces bring the outdoors inside invoking the feeling of living close to the ground. Residents can enjoy views of the water bodies, the greenery and the sight of the sky changing colours above. Besides recreating a bit of the outdoors even at the higher floors, they break the severity of the built-up scale, making it more human and organic.

The landscaped gardens act as a buffer from the dust, heat and the lashing rain. They are staggered on alternate floors to form a terraced pattern, which enhances the air movement between floors. The spacing between the gardens gives each one a private uninterrupted view of the sky and the surrounding landscape.





**Transition spaces:** The homes in Terraces have transition spaces connecting the indoors to the outdoors—the balconies and the verandahs. The terrace gardens have a semi-covered pergola, or the verandah connecting the inside of the house to the open terrace. Full of character, this space is more than just a transition space and takes a life of its own. Camaraderie, companionship or solitude describes it and from here one can watch the rainfall, enjoy its mild spray and be soothed by cool breezes.

**Community spaces:** Terraces, in continuation of the theme of the other communities, are dotted with community interaction spaces outside and inside its blocks. Besides parks and playgrounds there are the pathways that lead into the central courtyard. Beautifully landscaped, this along with the open atrium play host to neighbourly interactions and leisure. Even the corridors on each floor have places for growing plants and to sit and relax.

**Design for natural light and ventilation:** Natural light and air flow into the homes through the corridors, bay windows, French windows and verandahs. The windows have comfortable seats where you can just relax with a cup of tea or book. At Terraces they also open the homes to the beauty of the Malhar landscape around.

All the homes are placed in a straight row, one after the other, and not around a central lobby; they thus enjoy adequate natural light and cross ventilation. The strategic placing of the terraces and balconies in all the blocks and the use of thermally conducive materials are all features that reduce the necessity for artificial temperature control.

**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.

**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.



**Hollow clay blocks:** While the Terraces blocks' main support structures are made of RCC, the walls will use hollow clay blocks. Strong and durable, they also offer excellent insulation from the external heat and the cold. Walls made of these are aesthetically pleasing.

**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.

**Design for sustainability:** 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 craftspeople. Our choice of material is based on a balance of local availability, efficiency of manufacturing processes and durability over time.

**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 photovoltaic panels for power will be made on the roof of the blocks.



**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.

**Water recycling:** An on-campus sewage treatment plant will recycle all waste water generated in Malhar. The wastewater 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 will then be used for gardening and for toilet flushing. The planted reed beds merge elegantly into the landscape.

**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.

# Specifications

## INFRASTRUCTURE

- Internal roads:** Main roads WBM with tar black top, cluster roads with soling and paving to increase rainwater percolation.
- External compound wall:** Will be 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 underground cable will be laid and networked to each house, with a provision to make connection.
- Landscape:** All common areas will be landscaped with trees, parks, playgrounds and will have designated visitor car parks.
- Club:** Clubhouse with games room and party space, shared with Mosaic.

## STRUCTURE

- Foundation:** RCC footings and plinth beam.
- Super structure:** RCC column and beam structure with hollow clay blocks as walls.
- Roof & slabs:** Reinforced cement concrete slabs.
- Interior walls:** Cement plastered.

## FINISHES

- Exterior finishes:** Hollow clay blocks artistically pointed and some plastered and painted.
- 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 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.



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.

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