

# malhar Medley

Townhouses  
Apartments  
Villaments  
Walk-up homes



**GoodEarth**  
building sustainable communities

RERA #: PRM/KA/RERA/1251/310/PR/181210/002213



# A Home in the Garden

**M**edley is the new community at GoodEarth's Malhar Eco Village. Since it welcomed its first resident family, 5 years back, Malhar has become a veritable lush garden—with homes, tree-lined paths, large open areas and a close-knit community of residents. It is set off from the noise and pollution of the city. Yet, offers excellent connectivity: the peripheral ring roads and urban transportation hubs are easily accessible.

Medley, as the name suggests, is a single entity with a variety of home-types connected by

Malhar's signature motifs—beautiful people-centric spaces, an architecture that's sensitive to the flow of light and air and a strong sense of community and belonging. Every home, depending on their type, has kitchen gardens, verandahs, balconies or terrace gardens.

GoodEarth's award-winning projects are all about well-crafted, practical, eco-friendly and very liveable homes, surrounded by a wealth of trees and plants. We welcome you to our new offering, and to be part of the vibrant community of Malhar homes.



Photographed at Malhar Mosaic

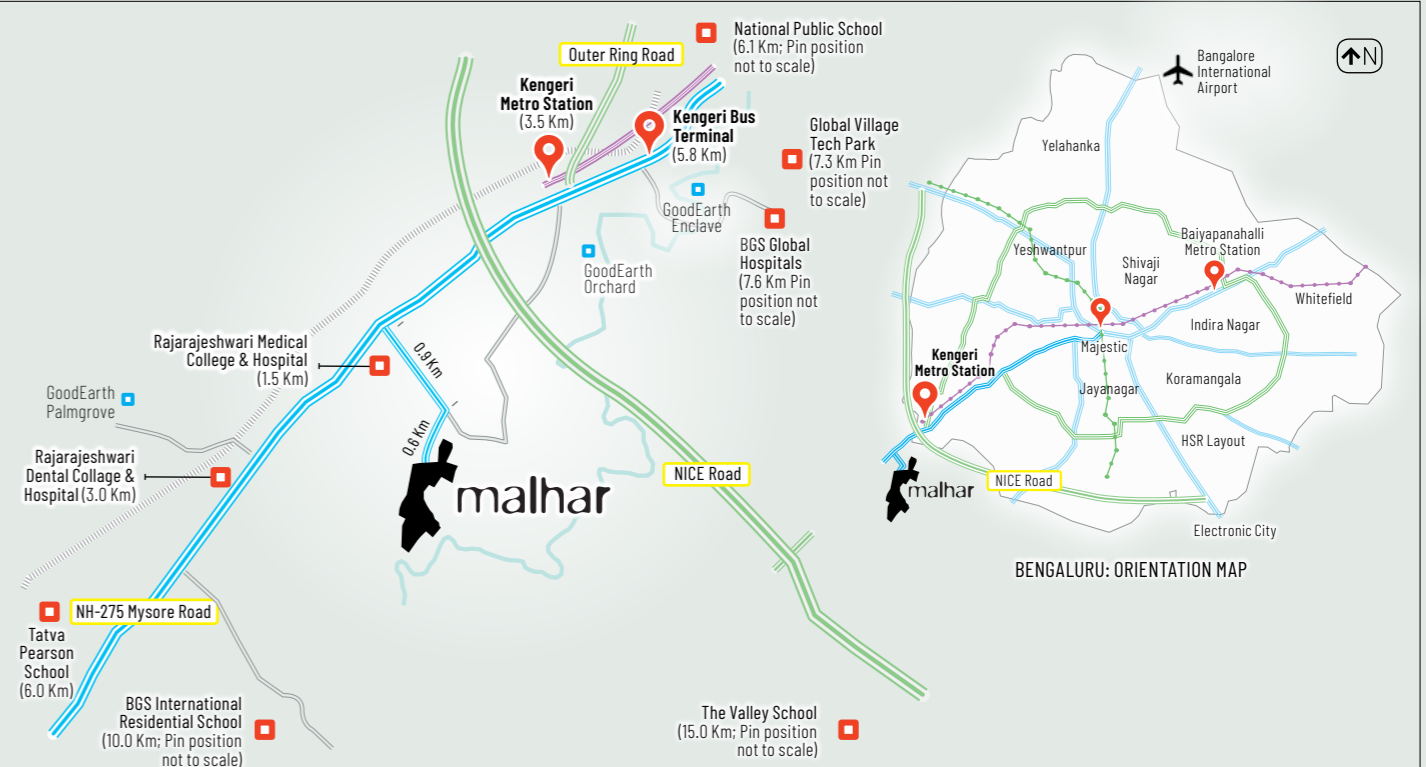
# Home within a home

**Medley** is located to the North of Malhar, near the main entrance. It is set in a mildly undulating land, just under 4 acres, and the landscape design makes use of this topography. Homes, parks and open spaces are often at gently different levels to provide a richer spatial experience. Plus, homes are set around cluster parks with meandering streets connecting the entire neighbourhood. All the significant features that encourage individual privacy and community bonding are present here.

Across the road from Medley is the lush Footprints, Malhar's first community. A short walk to the South, down the main access road, is Confluence, Malhar's

sports and recreation club. The main access road itself is tree-lined; it is a favourite jogging/walking track with Malhar's residents. Adding to the charm of a green, spacious location is the fact that Malhar has excellent connectivity—the NICE corridor, the upcoming Kengeri Metro terminal and the bus terminal are all very accessible.

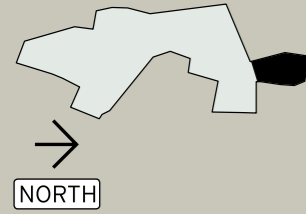
Medley has four home-types: Townhouses, Villaments, Walk-up homes and Apartments, as detailed in the coming pages. There is a Medley community space for casual games and social gatherings and, in addition, homes at Medley come with a membership to the Confluence Club for a reasonable fee. It offers facilities for sports and leisure: there's a large playing-field, swimming pool, badminton/squash courts, a well equipped gym, a cafe and accommodation for guests.



## Not too far! Not too close!

- Malhar Eco Village is located less than 4km from the Kengeri station; Bangalore Metro's East–West purple line, Phase-2. The Kengeri bus terminal is less than 6 Km.
- The peripheral NICE road entry point is 2.5 Km away. It's the fastest way to drive to other parts of Bangalore.
- Roughly 20 km southwest of M.G. Road, 1.5 km off the Bangalore–Mysore highway (NH-275).
- Educational institutes, healthcare centres, markets and entertainment are all at a comfortable reach.





Type 1, 2, 3, 4 Townhouses:  
ground floor + first floor  
(29 units)

Large  
Central **Park-1**

Homes  
overlooking  
the backyard

Lift and staircase core-2  
leading to and from  
basement parking

Double basement for parking

Extent of  
basement  
(Parking)

Corner  
Homes

Road

Electrical  
yard

Main  
entrance

Ramp leading  
to double  
basement  
below

Steps leading to  
club below

Sunken  
courtyard

**Multipurpose hall**  
at lower basement level

Landscaped  
**Park-2**

**Villament**  
(ground floor—25 units)  
+  
**Walk-up homes**  
(duplex—25 units;  
first floor & second floor)

**Apartment**  
(2 bed & 3 bed—40 units)  
with terrace garden

Lift and staircase core-1  
leading to and from  
basement parking

Landscaped **Park-3**

	TOWNHOUSES
	VILLAMENT / WALK-UP HOME
	APARTMENT

# 119 Homes

## A SURPRISE AT EVERY TURN

connect with the Villaments and Apartments. Like the more organically evolved sections of a town or city, vistas change as one walks around the streets and each street corner and cluster has its own unique identity. This is complemented by the gentle undulation of the land and the well-tended,

Medley's main entrance opens to a central park next to which are the Townhouses. This large green-space is the entry to the inner streets that

growing greenery. This visual and tactile variation is part of the design of the built and landscaped areas of Medley and is key to how the spaces at Malhar get enriched with the passage of time.

Each building unit at Medley faces and opens into its own cluster park. The cluster parks, in turn, flow onto the looping streets that connect the neighbourhood. The vehicle-free inner streets are designed to be safe and friendly for children and seniors with resting places interspersed. Vehicles enter through the two-level underground parking near the entrance gate and residents use the elevators and staircases from the parking space to access the inner streets. Here, the streets are indeed an extension of the garden spaces: for social interaction, for sitting under a tree to work or for a quiet time by oneself with the sounds of nature around you.



**Townhouses (with garden)**  
Two-floored homes with a front and rear garden.



**Apartments (with terrace garden)**  
Low-rise apartments with a central atrium. They feature 2 /3-bedroom units with individual terrace gardens.

# Medley's Four Home Types

Medley is a single community with 4 distinct home-types within it: **Townhouses, Apartments, Villaments and Walk-up homes.**

These houses were designed with the insights gained from our engagement with the previous Malhar communities. Our residents shared certain needs that were very real from their perspective which, for us, was an opportunity to adapt our architectural experience to new kinds of homes. For example, the possibility for

a home that could be, at the same time, separate yet connected for a family of grandparents, working children and grandchildren. Or, a compact home without taking away the spaciousness of the garden within. Or, apartments that could nurture a deep sense of community and involvement with nature. With Medley, we are proud to have been able to synthesise these distinct requirements into a unified space.

Despite this variety, every home in Medley is designed with a sensitivity to the light, air and the evolving greenery that surrounds it and the balance of private and community spaces that is central to GoodEarth's ethos.

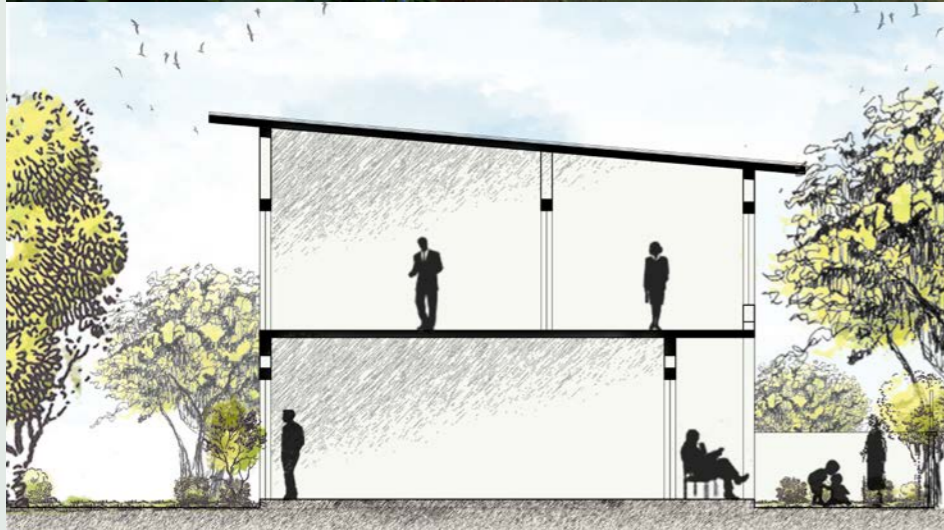
**Villaments (with garden)**  
A compact, groundfloor home with a large backyard garden.

**Walk-up Homes**  
The duplex floors above the villaments with a separate external entrance.





Photographed at Goodearth's residential projects

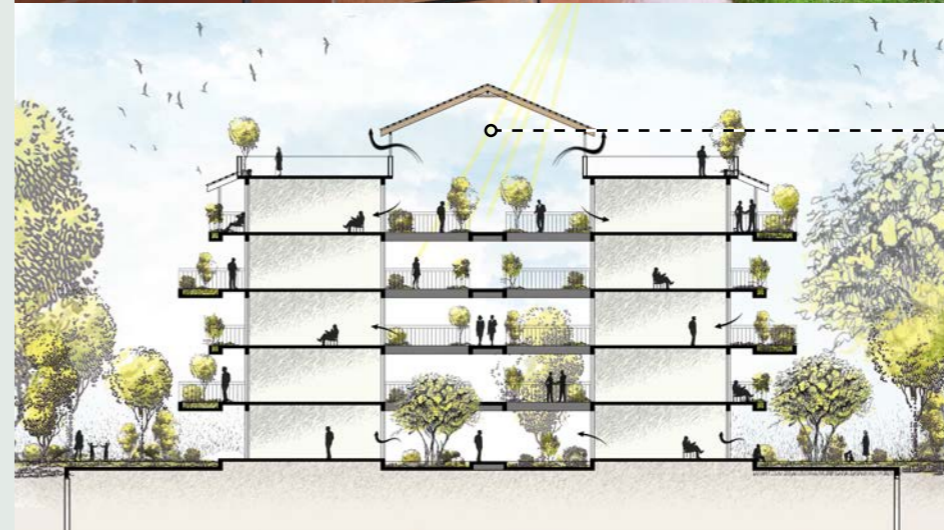


The Medley Townhouses have rear and front gardens that are designed to complement the verandahs and built spaces. This creates a seamless flow of light and air, like the 'aangans' of traditional homes.

# Townhouses

These are two-floored homes with a built-up area of 1600 – 1900 sq.ft., featuring a front and rear garden to complement the built spaces. Like the 'Aangans' of traditional homes, these houses ensure optimal natural light, ventilation and privacy. The position of the home and its proximity to the cluster park would decide the emphasis on the front or rear garden.

The space inside the Townhouses flow seamlessly from the entrance verandah, through the living and dining areas, to the rear verandah and then into the rear garden, creating a smooth, unhindered flow of space within the house. And, as one walks around, the changing views of the outdoors are visible from various points of the house enriching this experience of space.



The Medley Apartments feature a central sky-lit atrium to enrich the space outside the homes.

individual units are built around a sky-lit, landscaped atrium, with a garden on the ground floor. It's a green central space onto which connecting walkways, about 5' wide and with plants, provide access from the entrance of each home.

# Apartments

Medley apartments feature 2 /3-bedroom units with individual terrace gardens. The living and dining spaces extend into a verandah which acts as a transitional area to the terrace garden outside. This orientation, as well as the use of bay windows and French windows, allow plenty of light and air into the apartments.

A distinctive feature of the Medley apartment block is its central atrium. The

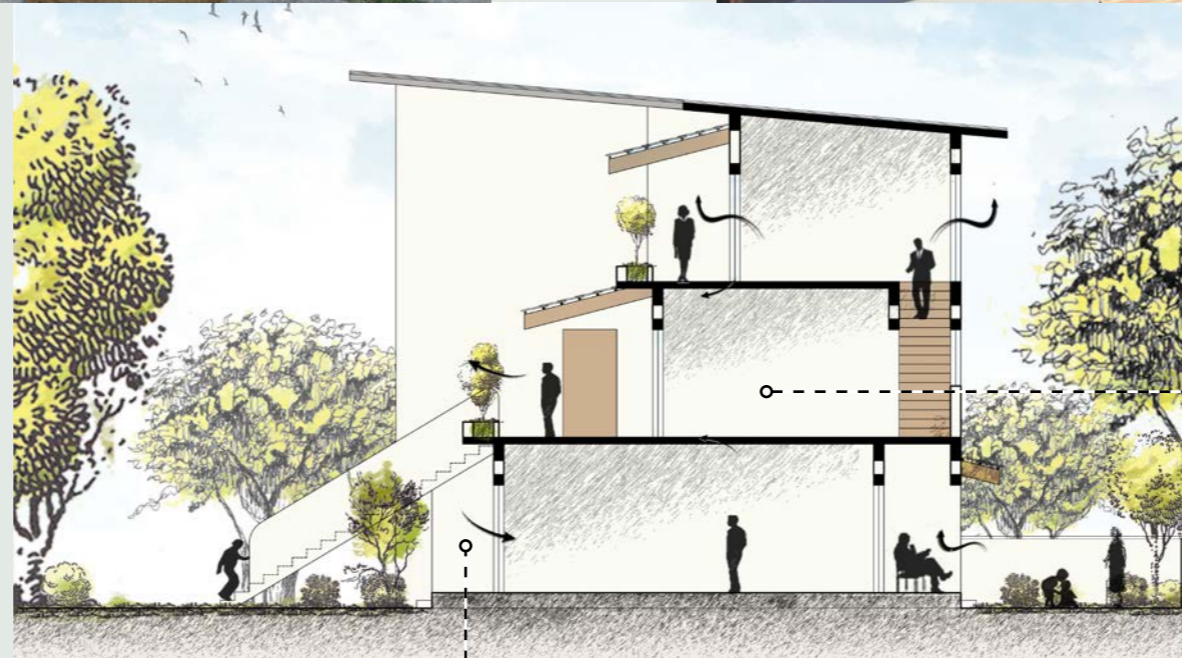
Here, the richness of the atrium space replaces the drabness of an apartment corridor; the greenery lending a sense of privacy and visual relief to the entrance of each apartment. Movement along the stairs and the elevators open up changing vistas of the atrium garden, and the ground-floor garden below would be visible from all floors.



Photographed at GoodEarth's residential projects



The Villament + Walk-up home is a unique combination of a small town-house and a large duplex home. They are offered independently and have different characteristics.



# Walk-up Homes

# Villaments

Villaments are compact units, about 1000 sq ft. with a large backyard garden. The gardens in these homes measure about 500-600 sq ft., about the same as the gardens in the Townhouses, and is central to the home's living space. Inner spaces flow into one another and open into the well-lit garden providing a sense of light and space. Yet, the area inside the home is compact enough for easy maintenance.

These are well suited for elderly people or someone who enjoys the beauty of a backyard garden with a cosy house. And, like in a Townhouse, Villaments are connected to the common cluster parks and streets outside through a front verandah.

The two duplex floors above the Villaments are 'Walk-up homes', a familiar South-Karnataka concept, where the top floors have a separate external entrance. It will have the living, dining and a bedroom on the lower floor and bedrooms and family space on the upper floor. The design and orientation of the entrance verandah, terrace gardens and balcony spaces ensure that these homes feel well connected to the green spaces and pathways below.

Used by itself, the walk-up homes are independent units that afford a sense of privacy yet offer the experience of the garden spaces just a floor down the staircase on the outside. However, used in combination, the Villament + Walk-up home open up very interesting possibilities for a non-nuclear family. It would be well suited for a family of young and elderly members, like retired parents, working children and grandchildren. Or, a smaller family that needs a separate space for a studio.

# Features

Sustainability drives GoodEarth's 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.



Photographed at GoodEarth's residential projects

## 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 craftspersons 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:** 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.



**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.

**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.

**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.

### 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.



Photographed at GoodEarth's residential projects



## WASTE

**Waste management:** We provide a space for an efficient garbage disposal system that separates solid and non-biodegradable waste from organic waste. The Malhar community is actively involved in organic waste composting and its use as manure.

## 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.

# Medley 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 sump.
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 have trees, parks and/or play areas.
Community hall:	Community hall with party space.

## STRUCTURE

Foundation:	Combination of stone foundation and/or RCC footing.
Super structure:	Load bearing masonry in stabilised mud blocks and/or RCC frame with infill block masonry.
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 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.
- Solar water heater provision for all homes (For Apartments and Villaments—in kitchens only)

## 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.

## SANITARY FITTINGS

- European wall mounted water closet, Parryware or equivalent make.
- CP fittings of Jaquar or equivalent make and ISI-marked concealed PVC/PPR plumbing. Provision for geysers.

## KITCHEN

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

At GoodEarth, our 30 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 focused 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.