

malhar

Cadence

RERA #: PRM/KA/RERA/1251/310/PR/070125/007359



A Sense of Place

C

cadence is the 10th community at **Malhar eco-village**, and features single-floor garden homes with GoodEarth's signature motifs — beautiful people-centric spaces, an architecture that's sensitive to the flow of light and air, and offers a sense of community belonging.

With just Ground + 4 floors, each home at Cadence offers the ease of single-floor living, openness and intimacy of lush gardens and the privacy of a villa. Every home, depending on their type, has kitchen gardens, verandahs,

or terrace gardens with views of landscaped grounds and trees.

Malhar eco-village was conceived in 2011 around water conservation and building a community that helps nurture it. Spread over 65 acres and home to over 840 families, it has evolved to reflect the passion of its residents to live meaningfully and in intimacy with nature.



Open, Flowing Spaces on Every Floor

The homes at Cadence are designed to offer the qualities of individual villas on every floor; we have done away with the experience of traversing impersonal, built-up, empty corridor spaces. Each lobby serves only two homes per floor and is accessed through a lift and stairway or through Cadence's central garden, green and richly planted.

This experience of open vistas of trees and gardens lingers on even when you step out of the lift into the access lobby — open and planted with no wall to block

the views to the outside. From the lobby, you enter the door that leads into your private verandah which is open to views of the central garden. Through the day, the main door to your house can be safely kept open to this experience.

Much careful thinking has gone into designing easy access and mobility across age groups. We feel this sensitivity to the all-round spatial experience of our buildings as well as the spaces that surround them is what creates a sense of home for our residents.



A Green Relief

A

green, central courtyard weaves through the length of **Cadence** and also serves as an open path to the homes (besides the lift/staircase cores). Set on either side of this beautifully laid path are gardens and trees, places to rest and socialise. Entrances to individual home-lobbies are accessed via this landscaped path. It is designed as a common space for relaxation and community bonding. This green corridor helps diffuse the afternoon heat and light without blocking the flow of air, and helps regulate temperature.



Natural Climate Control

Homes at Cadence are designed to provide comfort from direct heat and weather conditions. Every home has excellent cross-ventilation, ensuring gentle flow of breeze through the day. The surrounding temperature is regulated through the abundance of greenery in Malhar eco-village, the common areas of the Cadence community and the vegetation designed for each block and home — such as a planted lobby or verandah or a terrace garden.

Low elevation of the buildings keeps even the higher floors closer to the cooler climates of the central courtyard and the peripheral garden that surround the buildings. In addition, the uppermost floors feature a double-roof to regulate temperature from direct exposure to the sun.



Caring for a Community, Caring for Nature



Malhar has grown into a self-sustaining ecosystem—home to over 500 species of plants and trees, mostly indigenous, and over 144 species of birds. The efforts to restore the ground water table through rainwater harvesting and water recycling has ensured a water self-sufficient community.

Open grounds for play and recreation.

At Malhar, children play and explore safely in the community parks and green neighborhoods. This allows them the freedom to engage in free play and build social connections. Seniors too live an active life pursuing their interests alongside friends and neighbours. And working adults nurture a home to return to or work from.

Fitness for the body and mind. For residents who seek additional physical activities there are planned sports facilities and clubs that offer yoga and more. This thoughtful planning is visible at Cadence and in the extended Malhar eco-village. Activities range from the cultural to the environmental.

Environmental education, the natural way.

The community cherishes learning from each other; we've seen children benefit from the bio-diversity of Malhar and their interactions with adults who are passionate about the environment and the science of conservation. The young generation could be potential future conservationists and climate warriors.

Rising low, amidst rich vegetation.

The Cadence Homes are set within tree-lined paths, large open areas and rich vegetation. Nestling within the Malhar eco-village, to its west, the community is set off from the noise and pollution of the city. Yet, offers excellent connectivity: the peripheral ring roads and urban

transportation hubs are at close proximity. Other important urban facilities are easily accessible.

GoodEarth's sustainable developments.

GoodEarth's award-winning projects are all about well-crafted, practical, eco-friendly and very liveable homes. Welcome to the vibrant community at Malhar eco-village.



Tree-lined looping paths and beautiful outdoor spaces abound at Malhar eco-village .



Malhar's wooded streets are a favourite jogging/walking/cycling path with the residents.



The **Anju Bobby Sports Foundation (ABSF)** is an independent facility adjoining Malhar.



Courtyard Koota, a hub for thoughtfully organised performances, talks, exhibitions and community engagement, is an independent entity adjoining Malhar.



Green, open parks at Malhar encourage children to play and spend time outdoors, often barefoot.



The **Confluence Club** at Malhar has state-of-the-art sports facilities, guest rooms, a wellness centre and multipurpose halls.



Petrichor store at Malhar serves as an outlet for organically grown groceries, fruits and veggies...



... sourced from GoodEarth farms.



An independently run **pre-school** at Malhar is attended by young children between one-and-a-half years and seven years.



Adda, a cafe for snacks, coffee/chai and socialising across age groups. There are open and semi-open sitting spaces.



GoodEarth has been working closely in the area of **Regenerative Agriculture**. The rejuvenation and ecologically sensitive management of farmlands is one of our core activities.



Ecological Restoration: We have been using our expertise in environmental design and management to help restore landscapes around our projects.

Close by...

Tree-lined paths wind throughout Malhar, and weave in and out of the common facilities provided all around the eco-village. There are both facilities within Malhar as well as larger amenities like transportation, healthcare and education close-by.

A short walk up from Cadence, down the main access road, is Confluence, Malhar's sports and recreation club. The main access road itself is tree-lined; and is a favourite jogging/walking track with Malhar's residents.



- Malhar eco-village is located just 1.5 Km from the Challaghatta Metro station, currently the western terminal, on Bangalore Metro's purple line.
- 1.5 km off the Bangalore–Mysore highway (NH-275).
- The peripheral NICE road entry point is 2.5 Km away. It's the fastest way to drive to other parts of Bangalore.



...and not too far.

Adding to the charm of a green, spacious location is Malhar's excellent connectivity – the NICE corridor, the Challaghatta Metro terminal and the Kengeri bus terminal are all very accessible. Most daily necessities and services, such as transport, shopping, education, healthcare, and leisure can be easily reached. This reduces car dependency and gives way to the joy of walking with healthy and sustainable living, work-life balance and quality of life as the accrued benefits.



The **green buffer space** at the southern corner of Cadence is a large space with trees and plants, mostly of the indigenous variety. It lends the rich experience of a park close to Cadence.

Community spaces at the Southern end of Cadence.

The higher floors of homes in the **Southern corner** have lobby decks connecting them to the lift/stairwell core. These smaller homes benefit from this larger deck from where the central garden can be experienced.

The Green periphery: Cadence has a rich tree-lined green periphery planted with a predominantly local variety of trees and plants.

Excellent cross ventilation: With the central garden on one side and tree-lined periphery on the other the homes get fresh air and soft light.

Every home type, depending on the size, features a **private terrace garden**.

Cadence's **northern edge** opens to a large green space.



The Cadence Plan

145 HOMES. GROUND + 4 FLOORS. LUSH GREEN ALL AROUND.



The lift and staircase core are for just 2 homes/floor and leads to an open lobby for these homes. This lobby will have views of the central garden. This is thoughtfully designed feature to do away with featureless, built-up corridor spaces; we want access and mobility to be an easy and a sensorially pleasant experience, across age groups.



The Central Garden + A wide, richly planted green space is designed as a common space for relaxation and community bonding. It filters light, regulates heat and provides gentle shade from direct sunlight depending on the orientation of the home.



The Central Path runs the length of the layout through the middle of the central garden. It is a tree-lined and landscaped path through which you enter individual home blocks. It also provides a pleasant social space.



Being low-rise, Cadence nurtures **'proximity to the land'** as a physical experience as much as the 'views of greenery' as a visual experience.



NORTH

Featuring
D-102 (3BHK + Study)

Heart of the house. Space flows from the living room to the dining and the open kitchen. Then, on to a transitional verandah and the planted, open terrace garden.

This means excellent **cross-ventilation** and a larger sense of space. Because of their east-west orientation, the central part reflect the movement of light through the day while the planted gardens diffuse the glare.

The ambiance of an individual home. Each home-block has only two apartments per floor and is accessed through a lift and stairway. They land on an open, planted lobby for these 2 homes. You can enter your home through this lobby with views into the central garden or, alternately, through Cadence's green and richly planted central garden.

The Terrace garden works as an extension of the outdoors, bringing in the tactile experience of living close to greenery and also acts as a buffer from the outside elements. Visually, it enhances the experience of looking out from the indoors. The larger terrace gardens are staggered on alternate floors to enhance outdoor views and air flow. It also breaks the severity of the built-up scale making it more organic and human.

The transitional Verandah: These spacious, semi-open spaces gently connect the living spaces to the terrace garden and the outdoors beyond and is a signature motif of GoodEarth's homes. Full of character, this space takes a life of its own and can be used for camaraderie, companionship or solitude.

Kitchen opens out into the terrace garden, or a kitchen garden that you grow, while letting in fresh air and light.

A private verandah expands the sense of space in the bedroom

Open kitchen that visually blends in with the dining area. The kitchen benefits from the flow of space in the central part of the house as it transitions onto the verandah and further into the terrace garden.

Tucked away entrance door to the bedrooms for a sense of privacy. In contrast to the open common spaces the bedrooms are tucked away with a space between them and the open spaces.

The bedroom verandahs on the garden side afford **views of the central garden.**

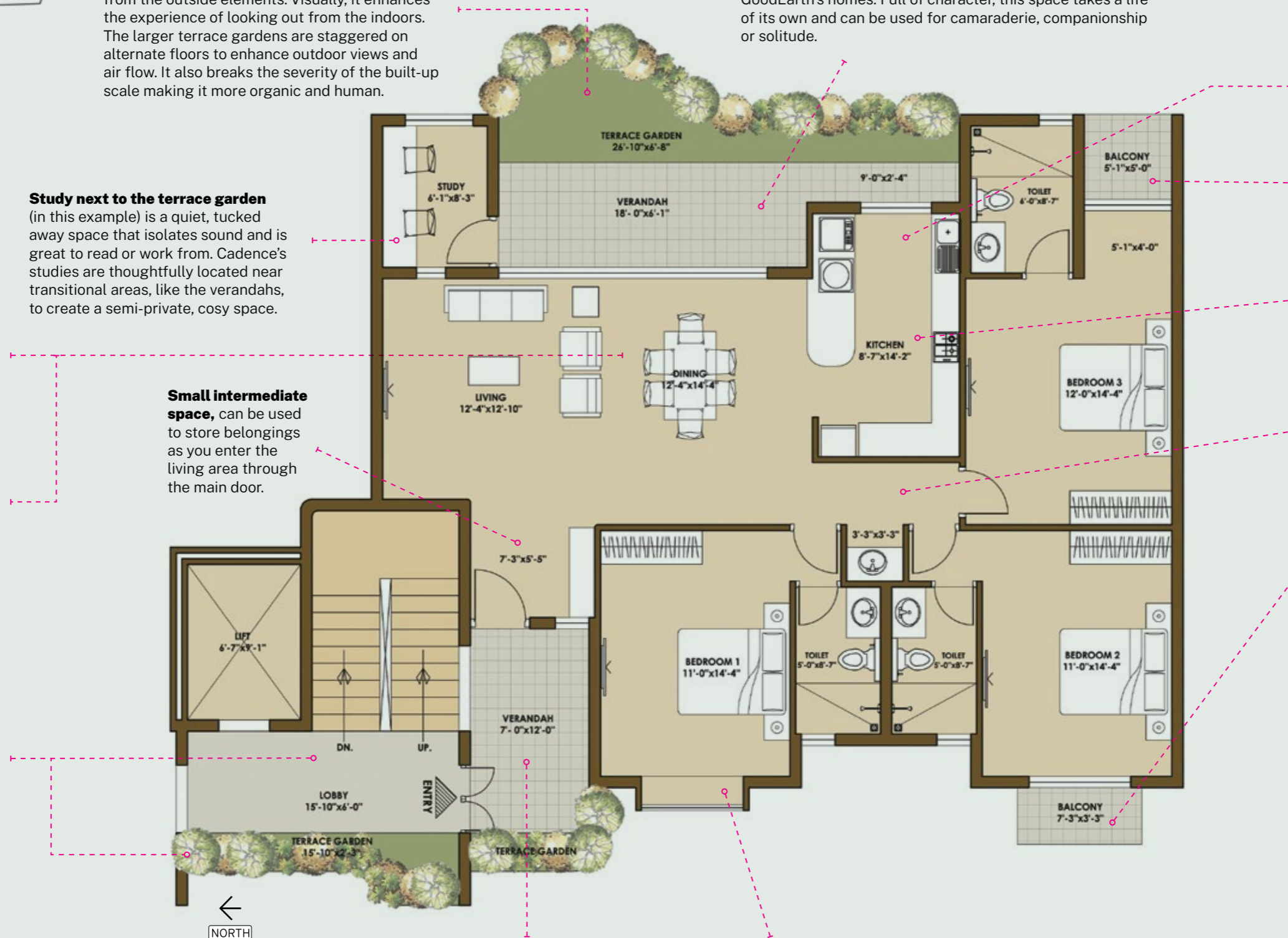
Study next to the terrace garden (in this example) is a quiet, tucked away space that isolates sound and is great to read or work from. Cadence's studies are thoughtfully located near transitional areas, like the verandahs, to create a semi-private, cosy space.

Small intermediate space, can be used to store belongings as you enter the living area through the main door.

The front door can be kept open. The main door from the lobby area opens to your private verandah which works as a transitional space that faces the central garden. Your front door is private and can be safely kept open.

Bay windows give bedrooms a bright and airy alcove that doubles as a sitting area.

Elegant, functional homes designed for the comfort of single-floor living. Careful consideration was given to the flow of air, the movement of light, the directional orientation of the home as well as our residents' ease of mobility and use of space.



NORTH

At Home at Cadence

Eco Features at GoodEarth

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.



MATERIAL

Our choice of material is based on a balance of local availability, efficiency of manufacturing processes and durability over time. Natural materials give your homes a visual and tactile richness and they age beautifully.

Hollow clay blocks: One of the best available in terms of energy efficiency, these blocks are made by extruding a natural clay mix with additives like coal ash, rice husk and saw dust and fired in a kiln using natural gas. The blocks are designed with perforations to reduce its weight while

maintaining compressive strength. This results in lower structural loads, excellent thermal and sound insulation, low water absorption, ease of building and overall a low degree of embodied and operational carbon emissions.

Terracotta clay Hourdis and Jaalis: Used alongside clay blocks these elements impart a natural aesthetic while making the building sustainable, efficient and visually appealing.





Wood: At Malhar, wood is more than just a warm and intimate material. We use timber as a renewable resource that has a low carbon emission, as opposed to the high energy consuming steel and aluminium that are typically used for doors and windows. Recycled, seasoned teakwood is used for the main door frame and shutter. Sustainably managed and harvested Merbau, a hardwood, is used for other door and window frames and shutters. Rubber-wood boards made from trees which are harvested, after their latex cycle ends, are used as door panels.

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: Distemper consists of a glue binder with chalk (calcium carbonate) or lime as the base with pigments and water as a solvent. Advantages of using distemper is that it is vapour permeable and allows the walls to breathe. It's also non-toxic, has low volatile organic compounds (VOCs). As a surface, it has an elegant matte finish, high opacity and is easy to maintain.

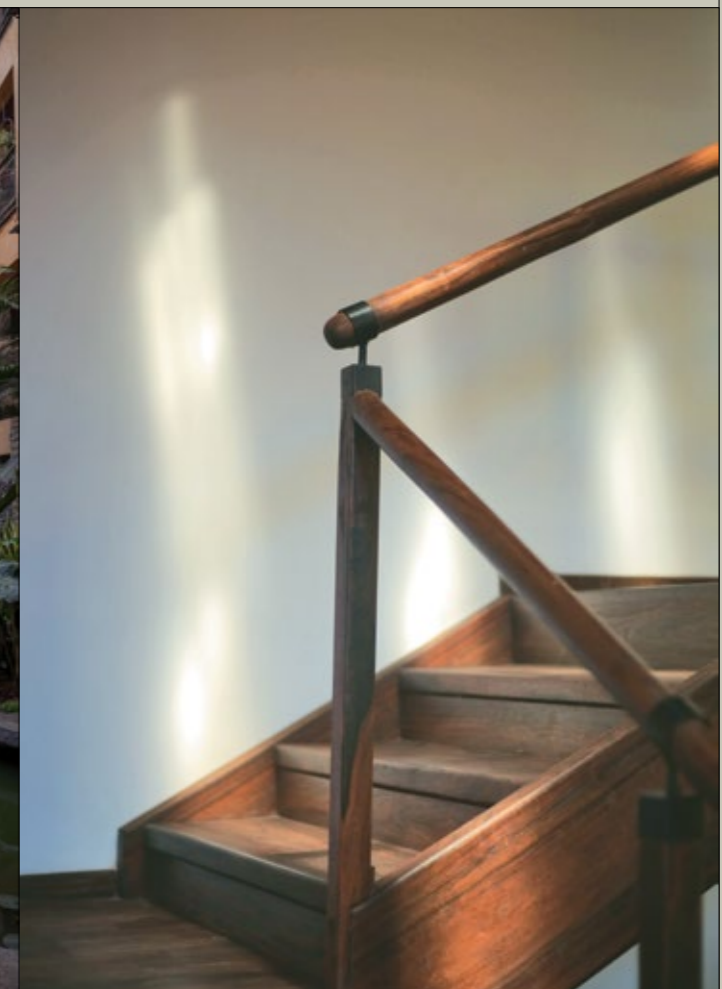
CRAFT

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 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 conducive 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: Energy requirements at Cadence are enhanced with solar PV panels installed on common facilities. This renewable energy initiative aligns with our sustainability master plan; it reduces reliance on conventional sources, lowers operational costs and creates a cleaner, greener and resilient environment for all our residents.



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 is also channeled 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: Sewage treatment plants built at individual projects recycle all waste water generated at Malhar. Waste water from kitchens and bathrooms is collected and treated in these treatment plants to emerge clean and this water is then used for gardening and for toilet flushing.

The Deep Aquifer Water Recharge: We use hydrogeological science to precisely understand optimal sourcing and recharge locations at Malhar. Local water table dynamics and geological conditions are then analysed to ensure that our water capture and storage are efficiently done. Project density and carrying capacity are carefully

integrated into master plans, for a sustainable and resilient water design for the area.

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.



Cadence Specs

INFRASTRUCTURE

Internal Ramp/Pathways:	Concrete pathways and stone walkways.
External Compound:	Layout will be surrounded with a 6 feet compound wall.
Water Supply:	Central pressurized water supply from bore wells and sumps.
Electricity:	Tray/shaft cables with individual meters, common lighting for pathways & parks.
Telephone/Internet:	Underground/shaft conduit provisions for broadband to each house.
Landscape:	All common areas will be landscaped with trees and parks.

STRUCTURE

Foundation:	Combination of pile foundation/Isolated foundation and RCC frame.
Super Structure:	Framed structure masonry walls in hollow clay blocks, solid blocks, stabilized mud blocks or combination.
Roof & Slabs:	Reinforced cement concrete slabs.

FINISHES

Exterior finishes:	Walls—combination of painted and exposed hollow clay bricks or stabilized mud blocks, pointed.
Interior finishes:	Wall plastered and painted with white 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. Toilets with aluminum/wood windows.
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.
- 16 Amp Socket for electric car charging.
- 2 KW of DG backup.

FLOORING

Vitrified or Ceramic tiles with a rustic stone finish of Nitco/Morbi or equivalent brands.

BATHROOMS

Vitrified or Ceramic tiles with a rustic finish of Nitco/Morbi or equivalent brands.
Walls in ceramic tiles up to 7 feet height.

SANITARY FITTINGS

European wall mounted white closet, Kohler or equivalent make.
CP fittings of Kohler or equivalent make and ISI marked concealed PVC or PPR plumbing.
Provision for geysers.

KITCHEN

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

To create an Environmentally Sensitive, Economically Sensible and Socially Secure Society.

Along with our core business of **Building Residential Communities**, GoodEarth strives to address larger issues like climate change and desertification through **Regenerative Agriculture** and **Ecological Restoration**. Over the past three decades we have built many residential communities and have gained deeper insights on ground water, soil and ecosystems. Our goal is to inspire change in the way people live through our focussed efforts that are holistic, scientific, aesthetic and sensitive to the environment and the people. Most of our residents, including children, are part of this participatory experience; as a community we have benefitted from what this means.

As a group of architects, engineers, craftspeople, naturalists and professionals who strive for holistic design and hands-on execution, we at GoodEarth are engaged in bringing together like-minded people with a common vision of building a sustainable future.



Please scan the QR code for more info and case studies on GoodEarth's work.



Call us: +91.77956-88033
Visit our website: www.goodearth.org.in

 **GoodEarth**
building sustainable communities