

NXT TO LIFE.  
CLOSE TO  
EVERYTHING ELSE.

**BRIGADE**  
MORGAN  
**HEIGHTS**

Sholinganallur - Medavakkam road

## HOMES NEXT TO LIFE, CLOSE TO EVERYTHING ELSE.

Welcome to a lifestyle where nature and the city don't just meet, they belong.  
Set on 14+ acres, with 3 towers rising up to 21 floors, this slice of tranquility in Perumbakkam  
is perfectly placed with clear blue skies and green open spaces.  
Enter thoughtfully designed 2, 3 & 4 Bed homes for effortless living.  
A Metro Station at your doorstep, and IT hubs just 10 minutes away.





### Pheasant-tailed Jacana

With long toes and claws that spread their weight, Pheasant-tailed Jacanas effortlessly tread over floating vegetation in wetlands, earning them the nickname “lily trotters.”

## A HOME THAT LETS LIFE BREATHE.

*Some homes give you a place to live.*

*And some, the luxury of slow mornings.*

*The time to watch the sky melt from blue to gold.*

*To cradle a cup of coffee as the world takes its first breath.*

*To move at your own pace, and not race against it.*





Space for life to flow and not rush.

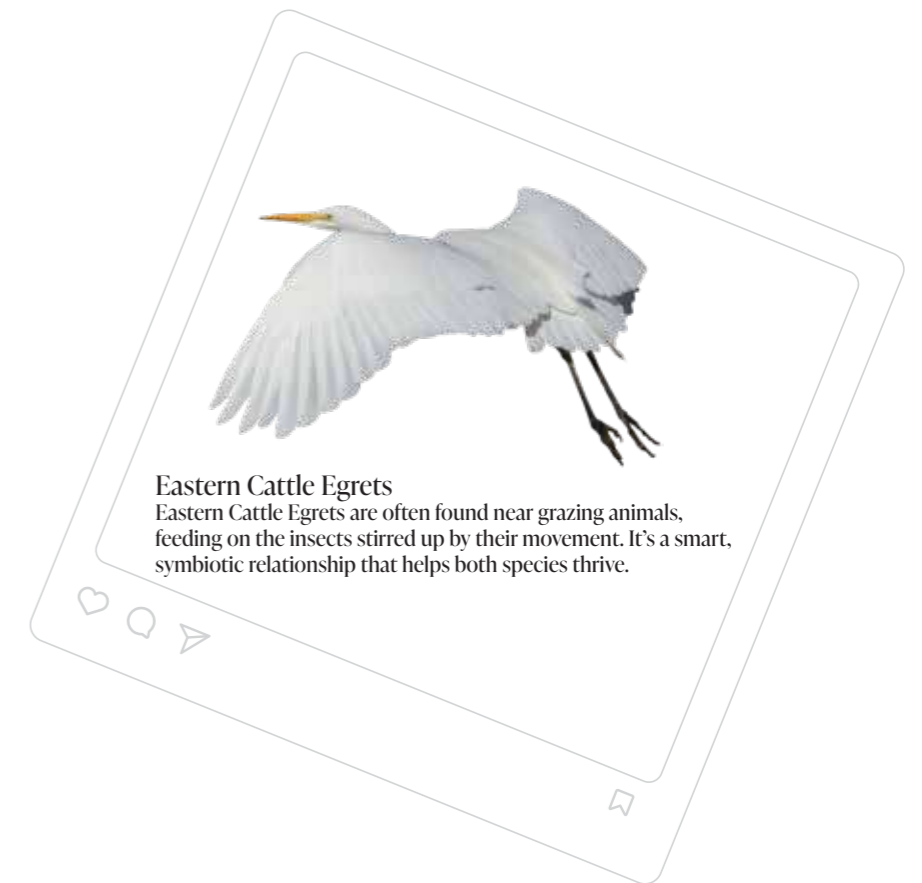


Where the day winds down, and dreams take their time.

The kind of home you feel  
before you see.  
Light where you need it.  
Quiet where you want it.  
And languid comfort,  
everywhere.



Designed for extended family moments.



**Eastern Cattle Egrets**

Eastern Cattle Egrets are often found near grazing animals, feeding on the insects stirred up by their movement. It's a smart, symbiotic relationship that helps both species thrive.

**THE BEST THINGS IN LIFE  
DON'T RUN ON A SCHEDULE.**

*They unfold where there's room for them,  
within walls that don't just house you,  
but hold space for what truly matters.  
A home where work and life don't pull  
you in different directions, but find their  
own rhythm. Where balance isn't something you  
chase, but something that happens naturally.*

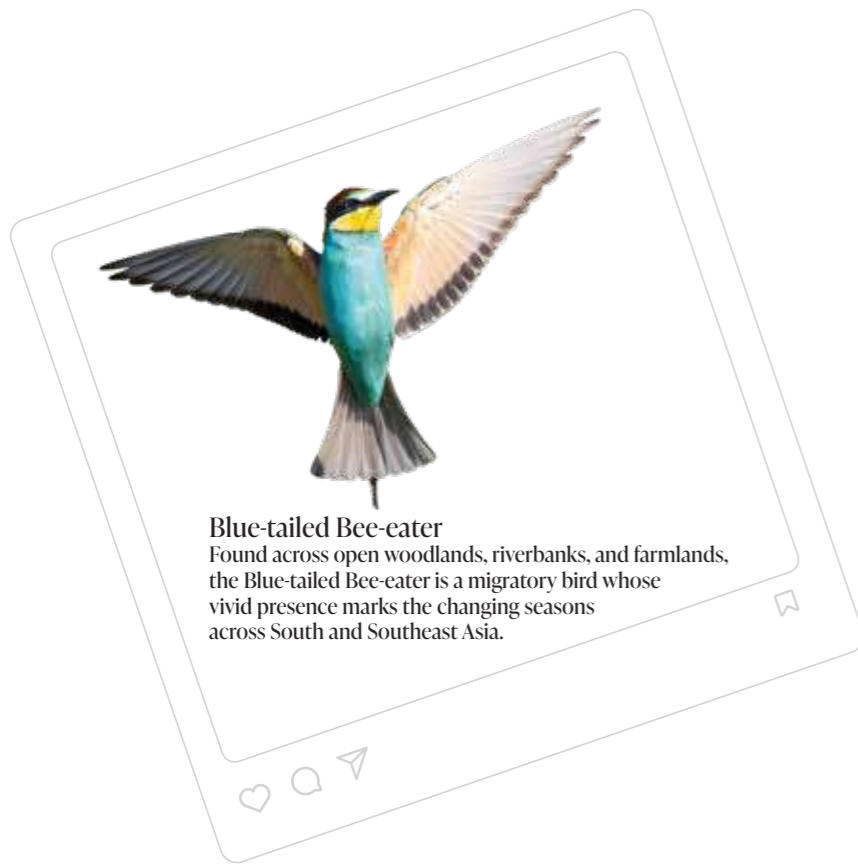


**Close to the metro, schools, and the city's pulse.**



OUT HERE,  
TIME DOESN'T RUN,  
IT TAKES  
LEISURELY WALKS.  
  
(AND ON OCCASION,  
TAKES TO THE COURT)





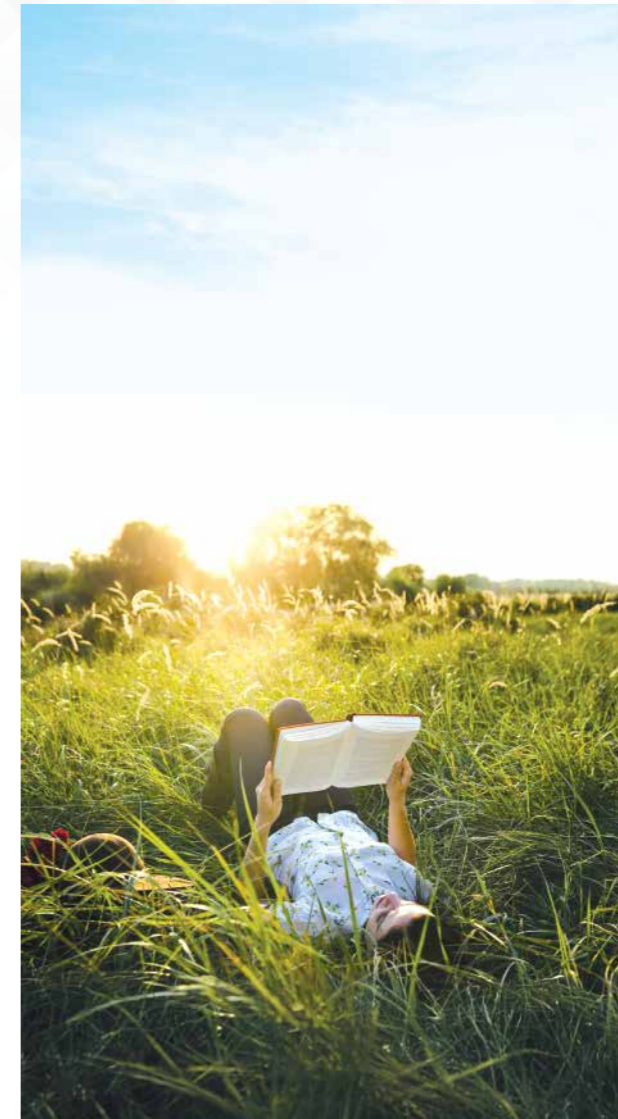
**HOME BEFORE SUNSET.  
TIME FOR ALL THAT MATTERS.**

*For the conversations that don't need a clock.  
For the music that plays past dinner. For the love that  
doesn't wait for the weekend. Here, you're home before  
sunset, so there's always time for what truly matters.*

**Close to the IT Hub, far from  
the everyday race.**



SKY ABOVE,  
EARTH BELOW,  
LIFE NXT  
IN BETWEEN.

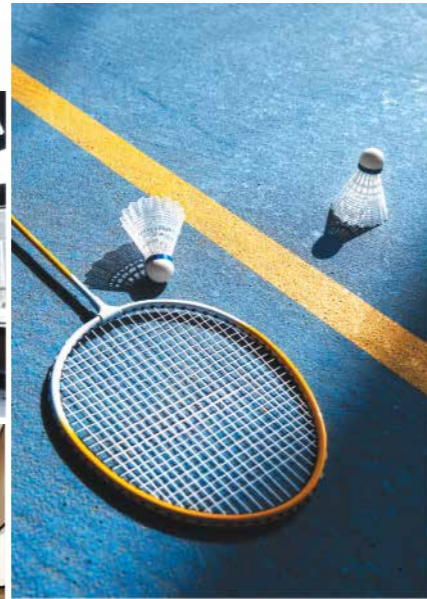


*Spaces  
open to feathered friends  
from faraway lands.  
Views that make  
the morning a blessed moments.  
Air so fresh you can drink it.  
The NXT phase of the balanced life.*



Artist's impression and representative images.

40,000 SQ.FT.  
CLUBHOUSE  
WITH 30+ CURATED  
AMENITIES.



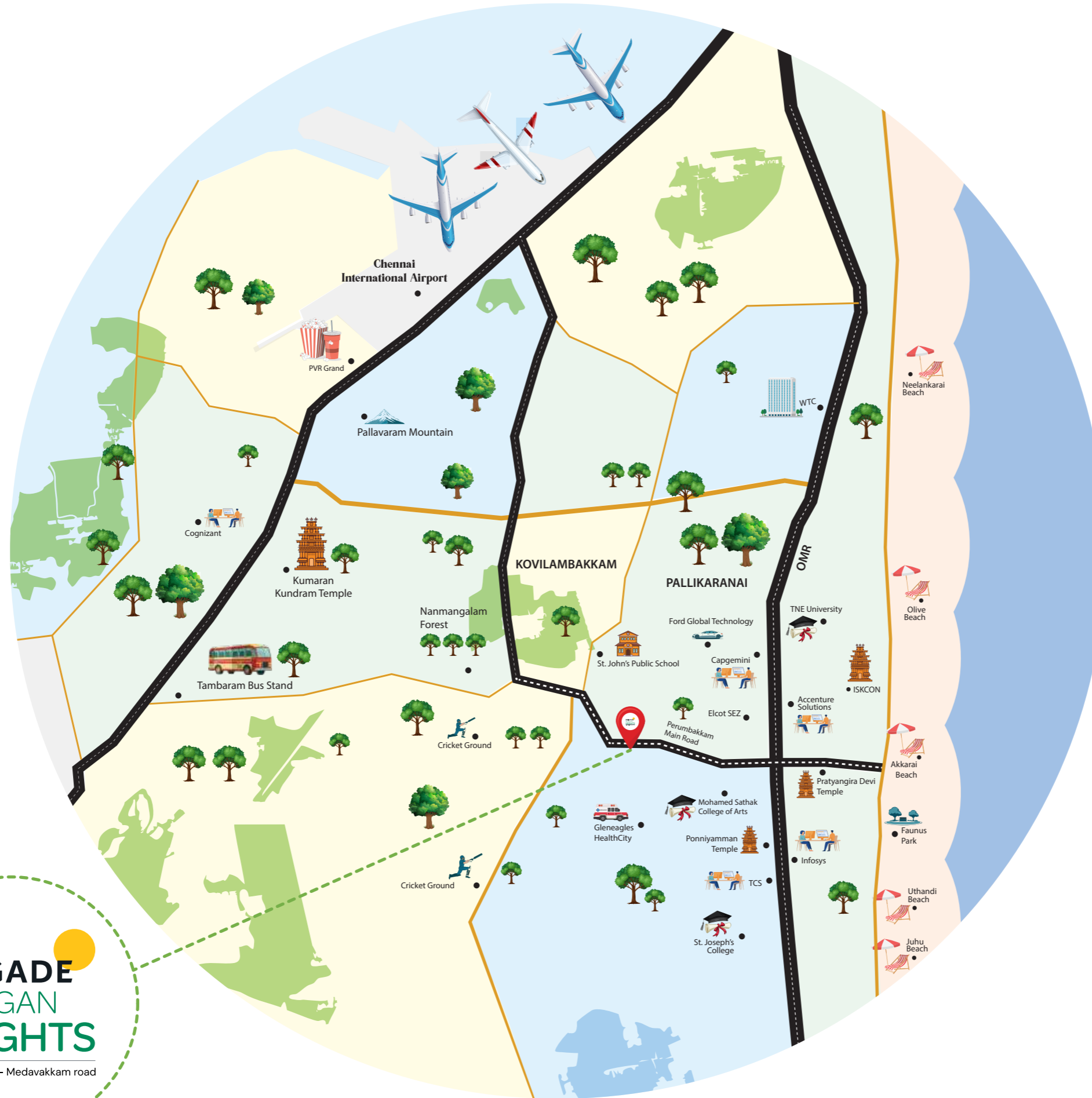
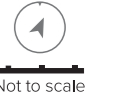
All images are for representation purpose only.

## WHERE EVERY DAY FEELS LIKE A WEEKEND.

- 0 Ground Floor**  
Multipurpose Hall, Crèche\*, Clinic\*, Laundry\*,  
Convenience Store\*, Pharmacy\*
- 1 First Floor**  
Badminton Courts, Association Room,  
Meeting Room, Pantry
- 2 Second Floor**  
Squash Court, AV Room, Board Games
- 3 Third Floor**  
Teen's Play Area, Pool Table, Table Tennis
- 4 Fourth Floor**  
Co-working Space, Gym, Salon, Yoga Terrace
- 5 Terrace Level**  
Swimming Pool

\*Space provisioned.

# LOCATION MAP



## GROCERIES & MART

Yellow Bell Supermaket	750 Mtrs
Grace Supermarket	1 Km
Marwa Supermaket	1.6 Km
Nilgiri's	3.3 Km
New Gmart Supermarket	4.7 Km
Brown Tree	4.9 Km
Lexe Organics	5.8 Km
Maharaja Supermart	6.2 Km

## EDUCATIONAL INSTITUTIONS

### SCHOOLS

Sri Chaitanya School	800 Mtrs
NPS International School	1.1 Km
Vidhya Matric Higher Secondary School	2.2 Km
Babaji Vidhyashram Senior Secondary School	3.7 Km
International Village School	3.7 Km
Velammal New Gen Sholinganallur	3.8 Km
Narayana E-techno School	3.9 Km
Gateway The Complete School	4.5 Km
BVM International School	4.6 Km
Orchids The International School	5.9 Km

### COLLEGES

Sathyabama University	5.2 Km
KCG College of Technology	6.4 Km
St. Joseph's Institute of Technology	6.5 Km
Jeppiaar Engineering College	6.7 Km
Hindustan University	13.4 Km

### IT/ITES

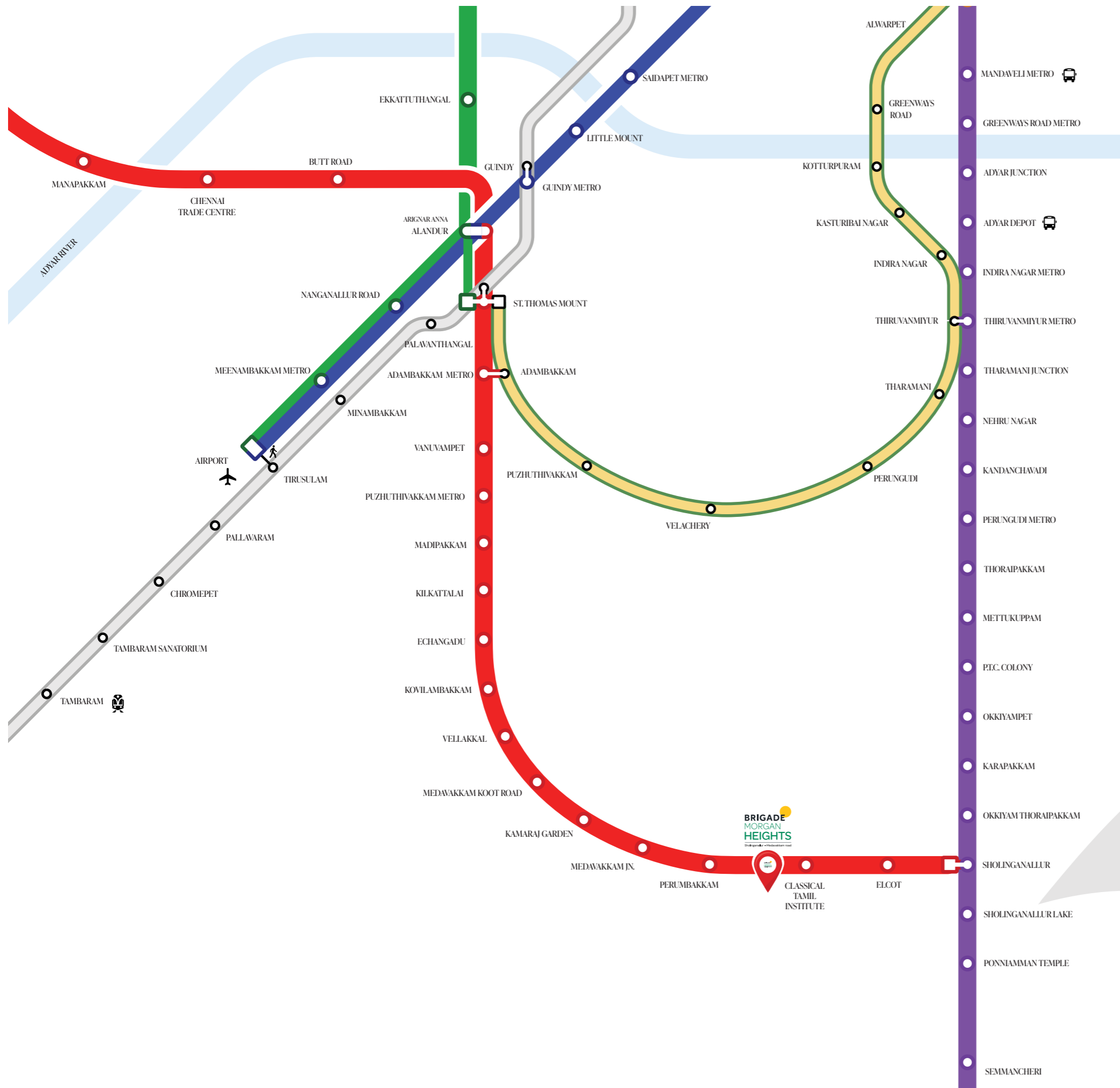
Elcot IT Park	1.5 Km
Accenture	4.1 Km
Wipro	5.5 Km
Paypal	5.8 Km
Chennai One Software Park	9.4 Km
World Trade Center Chennai	13 Km
Cognizant	14.7 Km

### HOSPITALS

Gleneagles Global Hospital	950 Mtrs
Dr. Kamakshi Memorial Hospital	3.6 Km
Apollo Medical Center	4.6 Km
Chettinad Multispeciality Hospital	14.6 Km

### METRO STATION (UPCOMING)

Classical Tamil Institute Metro Station	150 Mtrs
Perumbakkam Metro Station	1.7 Km



# METRO MAP

- BLUE LINE
- GREEN LINE
- PURPLE LINE
- RED LINE
- MASS RAPID TRANSIT SYSTEM (MRTS) LINE
- SUBURBAN RAILWAY LINE
- METRO STATION / TERMINUS
- RAILWAY STATION / TERMINUS
- METRO INTERCHANGE STATION
- METRO - RAILWAY LINK
- BUS STAND
- LONG - DISTANCE TRAINS
- AIRPORT





Artist's impression for illustrative purpose only.

# MASTER PLAN



1. Arrival Court with Clock Tower
2. Entry Portal with Security
3. Central Driveway
4. Stage
5. Walkway with Seating
6. Lawn
7. Outdoor Gym

8. Seating Pods
9. Children's Play Area
10. Multipurpose Court
11. Cricket Practice Pitch
12. Senior's Corner
13. Proposed 15m Road
14. Clubhouse Drop-off

15. Clubhouse Entry
16. Banquet Spill Out
17. Tower Drop-off
18. Car Parking
19. Peripheral Tree Planting
20. Tot Lot
21. External Services

22. Driveway
23. Walking/Jogging Track
24. Security Kiosk
25. OSR

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# TOWER 02 - GROUND FLOOR PLAN



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# TOWER 03 - GROUND FLOOR PLAN



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# TYPICAL FLOOR PLAN



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# UNIT PLAN (TYPE - A1)

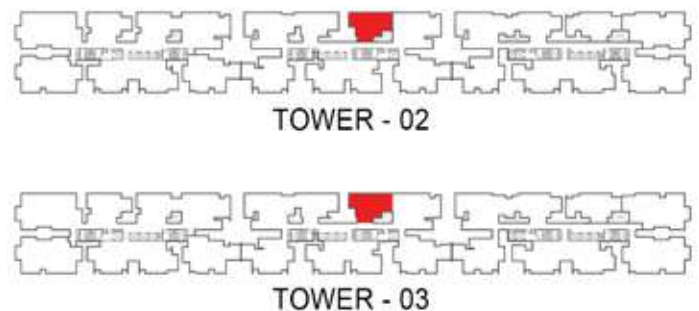
2 BHK + 2 TOILETS



Key Plan



Tower Plan



Super Built-up Area	1286 sq.ft.	Unit Carpet Area	814 sq.ft.	Balcony Carpet Area	34 sq.ft.
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# UNIT PLAN (TYPE - A1\*)

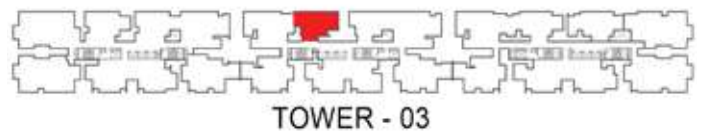
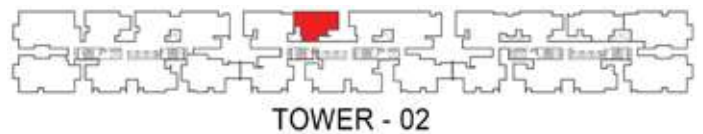
2 BHK + 2 TOILETS



Key Plan



Tower Plan



Super Built-up Area	1286 sq.ft.	Unit Carpet Area	814 sq.ft.	Balcony Carpet Area	34 sq.ft.
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# UNIT PLAN (TYPE - A2)

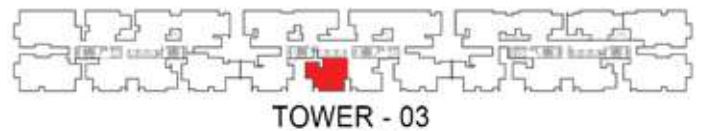
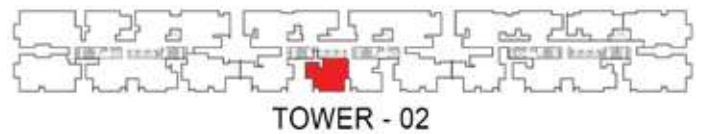
2 BHK + 2 TOILETS



Key Plan



Tower Plan



Super Built-up Area	1325 sq.ft.	Unit Carpet Area	826 sq.ft.	Balcony Carpet Area	45 sq.ft.
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# UNIT PLAN (TYPE - A3)

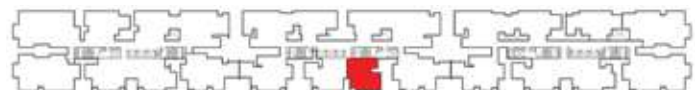
2 BHK + 2 TOILETS



Key Plan



Tower Plan



TOWER - 02



TOWER - 03

Super Built-up Area	1251 sq.ft.	Unit Carpet Area	781 sq.ft.	Balcony Carpet Area	39 sq.ft.
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# UNIT PLAN (TYPE - B1)

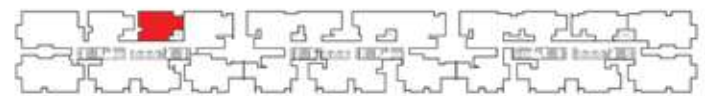
3 BHK + 2 TOILETS



Key Plan



Tower Plan



TOWER - 02



TOWER - 03

Super Built-up Area

1439 sq.ft.

Unit Carpet Area

911 sq.ft.

Balcony Carpet Area

42 sq.ft.

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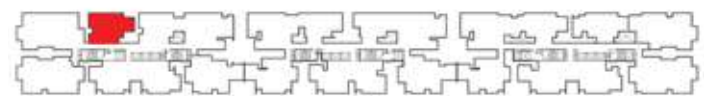
3 BHK + 2 TOILETS



Key Plan



Tower Plan



TOWER - 02



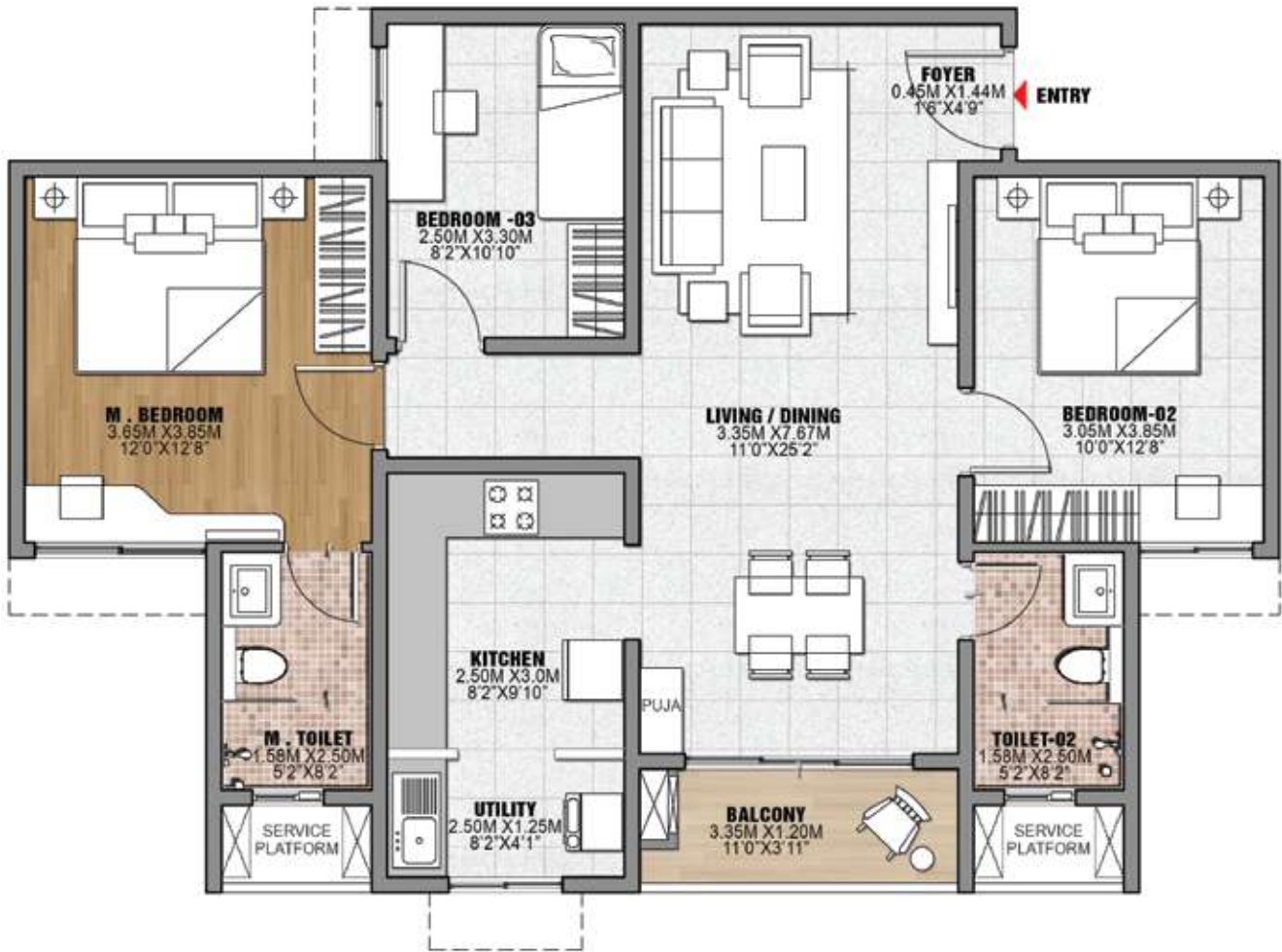
TOWER - 03

Super Built-up Area	1439 sq.ft.	Unit Carpet Area	911 sq.ft.	Balcony Carpet Area	42 sq.ft.
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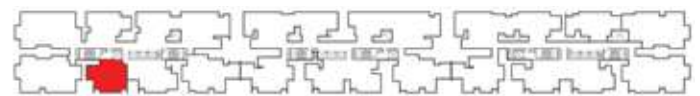
3 BHK + 2 TOILETS



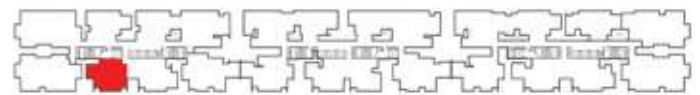
Key Plan



Tower Plan



TOWER - 02



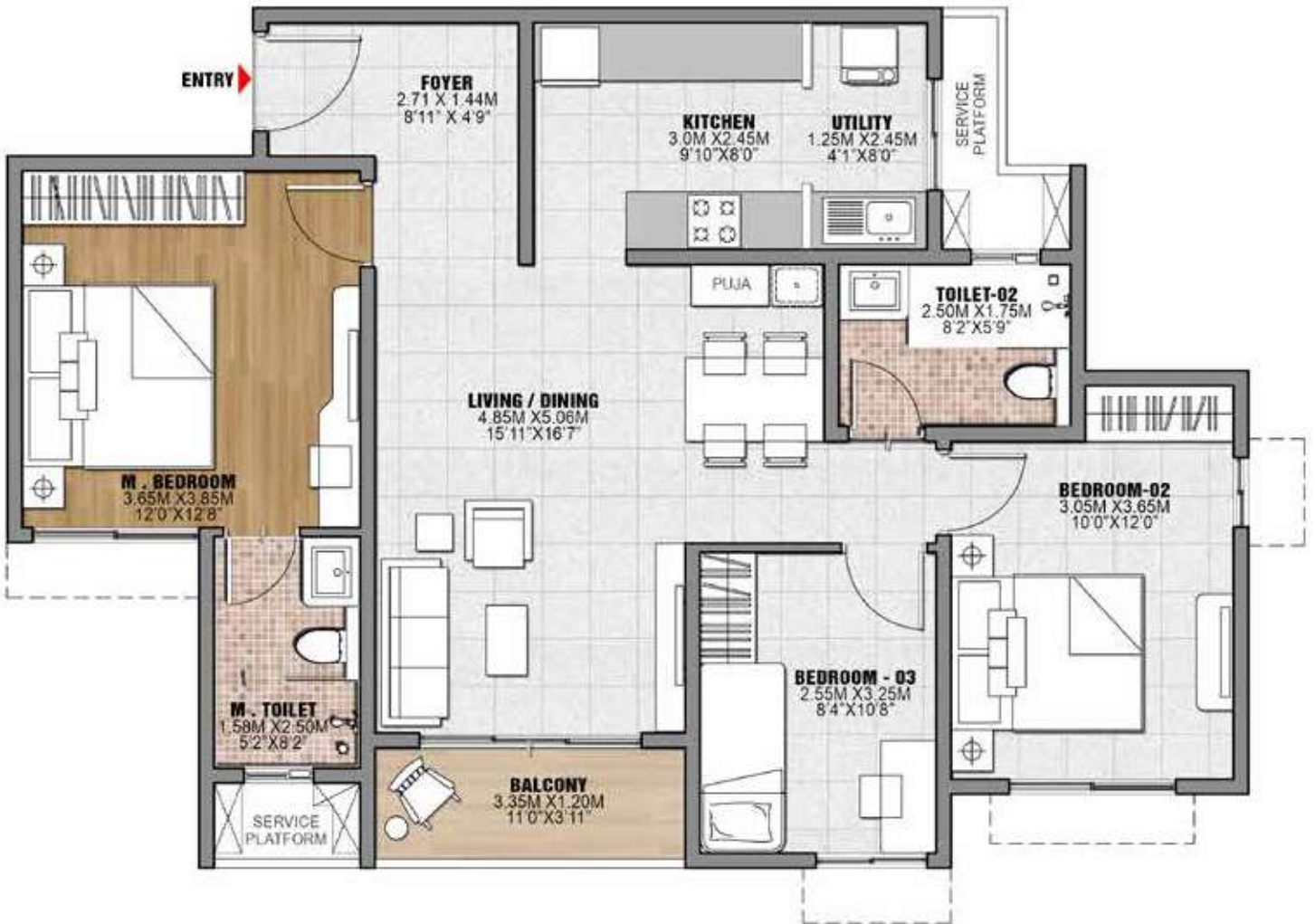
TOWER - 03

Super Built-up Area	1459 sq.ft.	Unit Carpet Area	927 sq.ft.	Balcony Carpet Area	40 sq.ft.
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# UNIT PLAN (TYPE - B3)

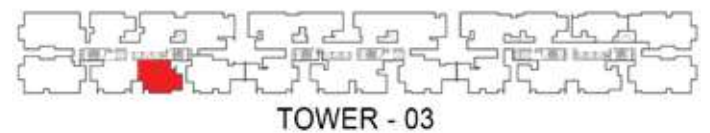
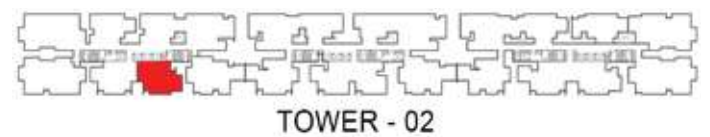
3 BHK + 2 TOILETS



Key Plan



Tower Plan



Super Built-up Area	1463 sq.ft.	Unit Carpet Area	926 sq.ft.	Balcony Carpet Area	43 sq.ft.
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# UNIT PLAN (TYPE - C1)

3 BHK + 3 TOILETS



Key Plan



Tower Plan



TOWER - 02



TOWER - 03

Super Built-up Area	1617 sq.ft.	Unit Carpet Area	1017 sq.ft.	Balcony Carpet Area	46 sq.ft.
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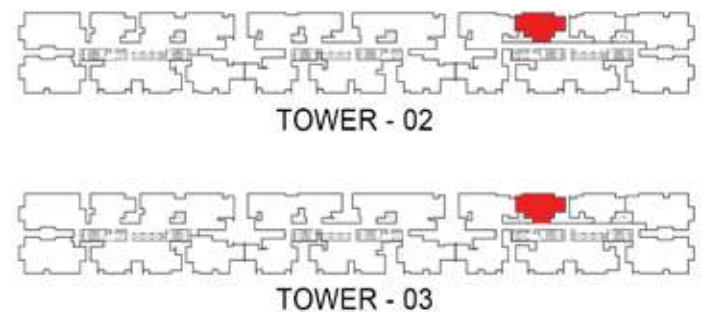
3 BHK + 3 TOILETS



Key Plan



Tower Plan



Super Built-up Area	1617 sq.ft.	Unit Carpet Area	1017 sq.ft.	Balcony Carpet Area	47 sq.ft.
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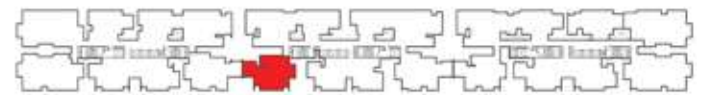
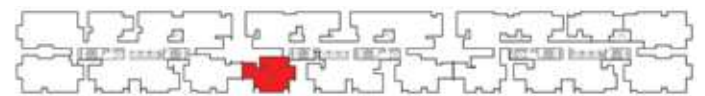
# UNIT PLAN (TYPE - C2)

3 BHK + 3 TOILETS



Key Plan

Tower Plan



Super Built-up Area	1699 sq.ft.	Unit Carpet Area	1060 sq.ft.	Balcony Carpet Area	54 sq.ft.
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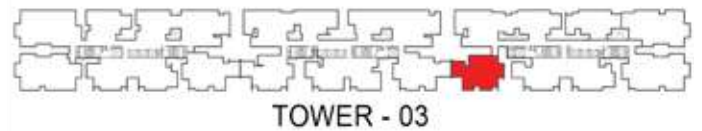
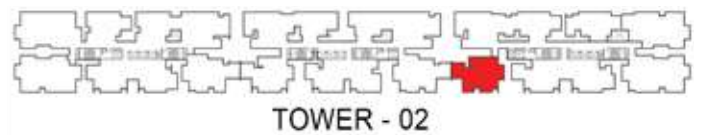
# UNIT PLAN (TYPE - C3)

3 BHK + 3 TOILETS



Key Plan

Tower Plan



Super Built-up Area	1715 sq.ft.	Unit Carpet Area	1070 sq.ft.	Balcony Carpet Area	54 sq.ft.
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# UNIT PLAN (TYPE - C4)

3 BHK + 3 TOILETS



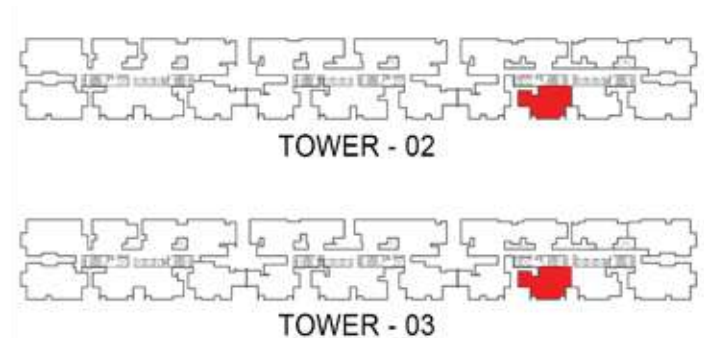
Not to scale



Key Plan



Tower Plan



Super Built-up Area	1621 sq.ft.	Unit Carpet Area	1016 sq.ft.	Balcony Carpet Area	54 sq.ft.
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# UNIT PLAN (TYPE - C5)

3 BHK + 3 TOILETS



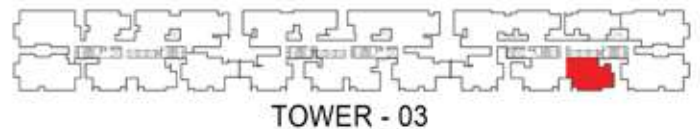
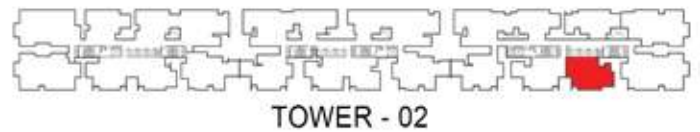
Not to scale



Key Plan



Tower Plan



Super Built-up Area	1617 sq.ft.	Unit Carpet Area	1018 sq.ft.	Balcony Carpet Area	54 sq.ft.
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# UNIT PLAN (TYPE - C6)

3 BHK + 3 TOILETS

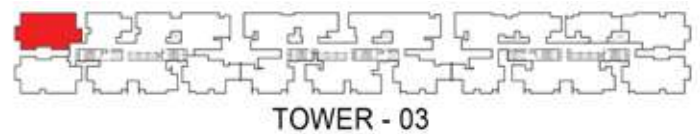


Not to scale



Key Plan

Tower Plan



Super Built-up Area	1715 sq.ft.	Unit Carpet Area	1069 sq.ft.	Balcony Carpet Area	54 sq.ft.
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# UNIT PLAN (TYPE - C7)

3 BHK + 3 TOILETS



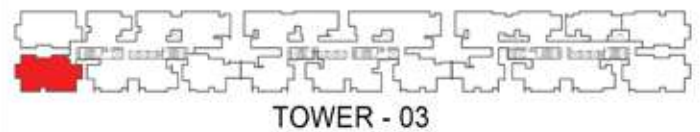
Not to scale



Key Plan



Tower Plan



TOWER - 03

Super Built-up Area

1715 sq.ft.

Unit Carpet Area

1069 sq.ft.

Balcony Carpet Area

54 sq.ft.

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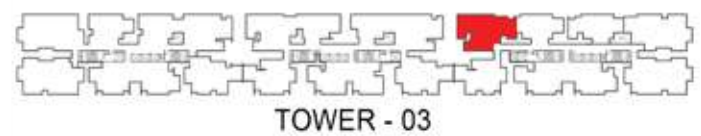
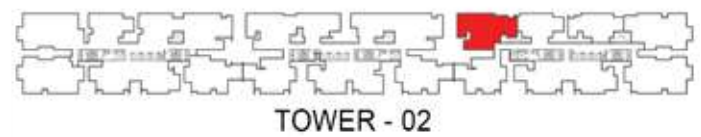
# UNIT PLAN (TYPE - D1)

3 BHK + 3 TOILETS + MAID'S ROOM



Key Plan

Tower Plan



Super Built-up Area	1937 sq.ft.	Unit Carpet Area	1229 sq.ft.	Balcony Carpet Area	57 sq.ft.
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# UNIT PLAN (TYPE - D1\*)

3 BHK + 3 TOILETS + MAID'S ROOM

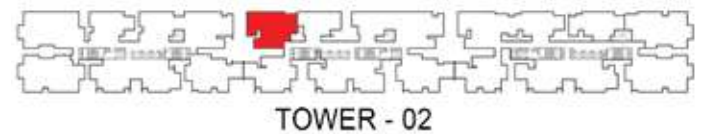


Not to scale



Key Plan

Tower Plan



TOWER - 02



TOWER - 03

Super Built-up Area	1937 sq.ft.	Unit Carpet Area	1229 sq.ft.	Balcony Carpet Area	57 sq.ft.
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# UNIT PLAN (TYPE - D2)

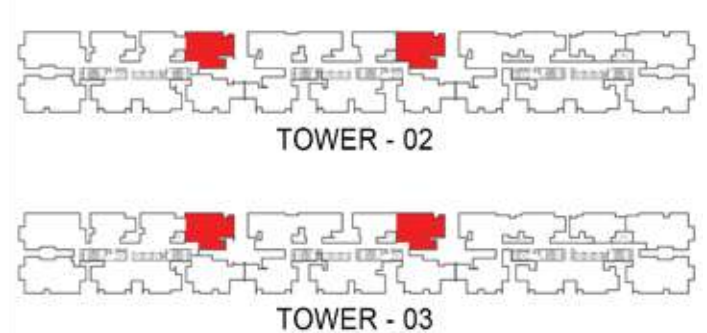
3 BHK + 3 TOILETS + MAID'S ROOM



Key Plan



Tower Plan



Super Built-up Area	1889 sq.ft.	Unit Carpet Area	1198 sq.ft.	Balcony Carpet Area	57 sq.ft.
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# UNIT PLAN (TYPE - D3)

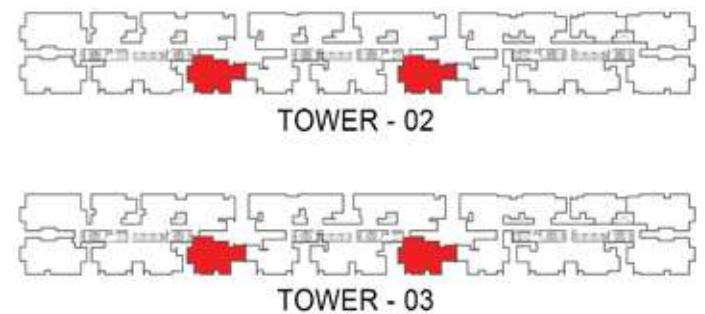
3 BHK + 3 TOILETS + MAID'S ROOM



Key Plan



Tower Plan



Super Built-up Area	1925 sq.ft.	Unit Carpet Area	1219 sq.ft.	Balcony Carpet Area	52 sq.ft.
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# UNIT PLAN (TYPE - E1)

## 4 BHK + 4 TOILETS + MAID'S ROOM



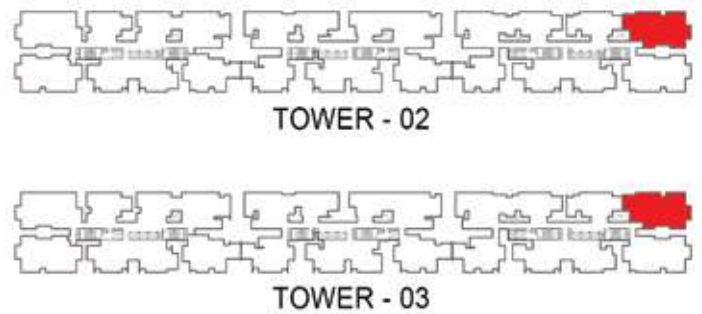
Not to scale



Key Plan



Tower Plan



Super Built-up Area	2591 sq.ft.	Unit Carpet Area	1624 sq.ft.	Balcony Carpet Area	116 sq.ft.
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# UNIT PLAN (TYPE - E2)

4 BHK + 4 TOILETS + MAID'S ROOM

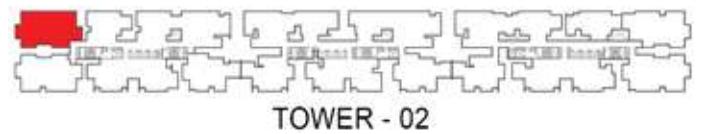


Not to scale



Key Plan

Tower Plan



Super Built-up Area	2532 sq.ft.	Unit Carpet Area	1579 sq.ft.	Balcony Carpet Area	117 sq.ft.
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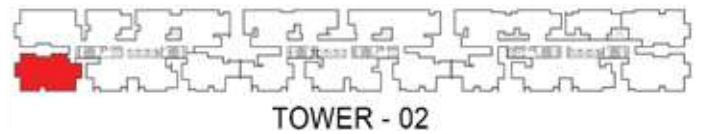
# UNIT PLAN (TYPE - E3)

4 BHK + 4 TOILETS + MAID'S ROOM



Key Plan

Tower Plan



Super Built-up Area

2563 sq.ft.

Unit Carpet Area

1598 sq.ft.

Balcony Carpet Area

118 sq.ft.

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# UNIT PLAN (TYPE - E4)

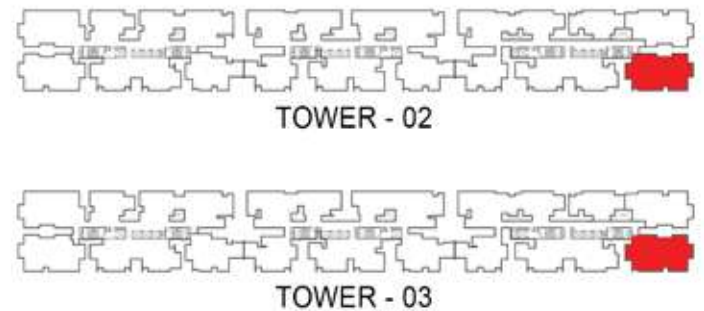
4 BHK + 4 TOILETS + MAID'S ROOM



Key Plan



Tower Plan



Super Built-up Area	2599 sq.ft.	Unit Carpet Area	1629 sq.ft.	Balcony Carpet Area	110 sq.ft.
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# SPECIFICATIONS

**FOUNDATION:** Pile foundation

**SUPER STRUCTURE:** RCC structure using aluminium formwork and blockwork for service areas, shafts, toilet ledge walls, etc.

## COMMON AREA

**Waiting lounge/Reception/GF lobby/Lift lobby:** Granite/vitrified tiles

**Staircases:** Cement step tiles

**Other lift lobby and corridors (upper):** Vitrified tiles

**Service lift lobby:** Vitrified tiles

**MEP rooms:** IPS floor with epoxy/smooth finish

**Terrace:** Cement flooring/clay tiles

**Parking floors:** IPS flooring

## RECREATION HOUSE (CLUB)

**Lobby:** Granite/vitrified tiles

**Gym:** Vinyl flooring

**Multipurpose hall:** Vitrified tiles

## UNITS

**Living/Dining/Family/Foyer:** Vitrified tiles

**Master bedroom:** Wood pattern vitrified tiles

**Other bedrooms:** Vitrified tiles

**Balcony/Deck:** Wooden pattern vitrified tiles

**Master bedroom toilet:** Anti-skid ceramic tiles

**Other toilets and powder room:** Anti-skid ceramic tiles

**Kitchen:** Vitrified tiles

**Utility:** Anti-skid vitrified tiles

**Servant's room and toilet:** Ceramic tiles

## WALL DADO

**Kitchen:** Provision for modular kitchen (no granite slab/ no dado will be provided)

**Master bedroom toilet:** Glazed ceramic tile cladding up to false ceiling

**Other toilets and powder room:** Glazed ceramic tile cladding up to false ceiling

**Servant's room toilet:** Glazed ceramic tile cladding up to false ceiling

## KITCHEN

**Counter:** Provision for modular kitchen (no counter will be provided)

**Plumbing:** Provision for water purifier/sink, washing machine, dining wash basin, and dishwasher

**Electrical:** 16 amps - 3 nos.; 6 amps - 5 nos.  
Electrical point for washing machine and dishwasher

## TOILETS

**CP fittings:** Kohler or equivalent

**Master toilet wash basin:** Provision for basin mixer

**Sanitary fixtures:** Wall-mounted EWC (Kohler/equivalent) with concealed flush tank of standard make including health faucet

**Accessories:** Soap tray, toilet paper holder, towel rod. SS sink in utility. Master bed toilet shower glass partition

**Countertops:** Master bathroom - Granite counter

**Other bathrooms -** Readymade wash basin

**False ceiling:** Calcium silicate/PVC

## DOORS

**Main entry door to unit:**

**Main door frame:** Teak wood frame with architrave – PU polish

**Main door shutter:** 40 mm thick flush shutter with both sides veneer – PU polish

**Main door:** Digital lock

**Bedroom doors:** Bedroom door frame – Hardwood frame with architrave – PU paint

**Bedroom door shutter:** Thick flush shutter with both sides laminate finish

# SPECIFICATIONS

## Toilett door:

**Toilet door frame** – Hardwood frame with architrave – PU paint

**Toilet door shutter:** Thick flush shutter with both sides laminate finish

**Balcony door:** UPVC with bug screen, 2 ½ track

**Shaft door:** Powder-coated MS door frame with steel shutter

**Maid's room entry from foyer:** Same as main door

## RAILING

**Balcony railing:** MS railing

**Stair railing (common areas):** MS railing

## WINDOWS

UPVC with bug screen and safety grill

## PAINTING & FINISHES

**Exterior finish:** Combination of external texture paint with external grade emulsion

**Internal ceilings:** Common area - OBD/economy emulsion

**Lift lobby:** OBD/economy emulsion

**Staircase, utility area, and service area:** OBD/economy emulsion

**Parking floors:** Cement paint/economy emulsion

**Unit ceiling:** Acrylic economy emulsion

**Internal walls:** Common area - Emulsion paint

**Lift lobby:** Emulsion paint

**Unit walls:** Acrylic emulsion paint

**Steel works:** Synthetic enamel paint

**Wood work:** Enamel paint

## AIR CONDITIONING

**Living:** 16 amps switch & socket point with wiring for split AC

**Master bedroom:** 16 amps switch & socket point with wiring for split AC

**Other bedrooms:** 16 amps switch & socket point with wiring for split AC

## ELECTRICAL

2B2T - 6.7 kW

3B2T - 6.7 kW

3B3T - 8.3 kW

3B3T+Maid - 8.3 kW

4B4T+Maid - 9.5 kW

**Modular switches:** Anchor Roma or equivalent make

## DG BACKUP

2B2T - 3.4 kW

3B2T - 3.4 kW

3B3T - 4.2 kW

3B3T+Maid - 4.2 kW

4B4T+Maid - 4.8 kW

100% backup for common areas

**Vertical transportation:** Lifts as per design

**Security system & automations:** Provision for intercom facility, handset in customer scope, and security camera on the periphery

## SUSTAINABILITY

**Solar power:** 1/3<sup>rd</sup> of terrace area to be covered with solar panels for common area lighting

**Organic waste converter**

**Groundwater recharging**

**Rainwater harvesting**

**Street light**

**STP**



NET ZERO  
EMISSION  
BY 2045

Image is indicative & for representation purpose only.

## Deepening our SUSTAINABILITY COMMITMENT.

At Brigade Group, our core philosophy centers around shaping a radiant future with responsibility and care. Every project we embark on is infused with deep reverence for our invaluable natural resources, and each initiative resonates outward to foster positive societal transformation. We don't merely design buildings; we architect a thriving tomorrow.

Brigade's journey towards a 'Net Zero Carbon Footprint by 2045' began with a comprehensive assessment of our carbon emissions. We are implementing extensive de-carbonisation

strategies, such as reducing energy consumption and transitioning to clean energy, which not only mitigates climate change but also creates numerous opportunities for sustainable growth. We are committed to preserving and enhancing biodiversity through green building designs, urban greening projects, and conservation efforts that protect the local ecosystem.

To know more about our sustainability milestones and goals, visit [BrigadeGroup.com](https://www.BrigadeGroup.com)

# MULTIPLE DOMAINS. SINGLE-MINDED COMMITMENT.

Apartments  
Villas  
Integrated Enclaves  
Senior Living



Offices  
Retail Spaces



Clubs  
Hotels  
Convention Centres  
Schools



The Brigade Group is one of India's leading property developers with over three decades of expertise in building positive experiences for all stakeholders. Instituted in 1986, the company has developed many landmark buildings and transformed the skyline of cities across South India, namely - Bengaluru, Mysuru, Mangaluru, Chikmagalur, Hyderabad, Chennai, Kochi, and GIFT City, Gandhinagar with developments across the Residential, Commercial, Retail, Hospitality, and Education sectors. Since its inception, Brigade has completed 280+ buildings amounting to over 90 million sq.ft. (8.36 million sq.mt.) of developed space across a diverse real estate portfolio.

Brigade assures best-in-class design and top-of-the-line facilities that exude elegance and sophistication. The Residential developments include villas, villaments, penthouses, premium residences, luxury apartments, value homes, urban studios, independent living for seniors and mixed-use lifestyle enclaves, plotted developments, and townships. Over the years, the projects have been one-of-a-kind in the sector. For example, Brigade developed Brigade Gateway, Bengaluru's first lifestyle enclave and Brigade Exotica, one of the tallest residential buildings in Bengaluru.

Brigade is among the few developers that also enjoy a reputation for developing Grade A Commercial properties. The license owners of the World Trade Center across South India, the Group's commercial spaces have top international clients operating out of them. Brigade also entered the co-working space with 'BuzzWorks' in March 2019. The commercial segment has seen consistent growth over the last few years with over 5 million sq.ft. of office spaces under development.

Brigade Retail's first venture was the iconic, world-class Orion Mall at Brigade Gateway, subsequently expanding with Orion Avenue and Orion Uptown. Brigade's Hospitality offerings include star hotels, recreational clubs, convention centres, and The Baking Company, a unique patisserie.

Brigade is the founder of The Indian Music Experience (IME) - a monumental and philanthropic initiative that is India's only hi-tech interactive music museum. It was conceived to give back to society and sensitise the present generation to the rich culture of Indian music. The Group contributes in numerous ways towards community development, health, education, and the environment. Through the Brigade Foundation, the brand has successfully opened three schools in its name, offering holistic education; has conducted large-scale tree plantation drives; spruced up parts of the city; and revived public recreational spots like lakes and parks, to name a few.

Brigade Real Estate Accelerator Program (REAP), Asia's first startup accelerator program, is a prelude to the changing trends in the real estate industry, which is standing on the cusp of disruption. REAP brings along innovators and inventors to use technology as a catalyst for creating sustainable and scalable businesses in the real estate industry. 'Great Place to Work Institute' has rated the Brigade Group as one of India's best companies to work for in the real estate industry. This responsible attitude and innovative mindset combined with the uncompromising quality of the projects over the years has created a brand of outstanding repute.

For more information, please visit [www.brigadegroup.com](http://www.brigadegroup.com)



### **Brigade Group**

Recognised as one of 'India's Top Builders' at the CWAB Awards 2024.

### **Brigade Group**

Recognised as Great Place to Work Institute 2024.

Ranked as the Best in the Real Estate Industry and amongst the 100 Best Places to Work in India for 14 consecutive years.

### **Brigade Cornerstone Utopia - East Bengaluru**

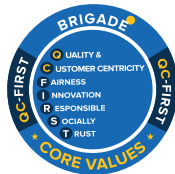
Won 'Residential Project of the Year' at the GRI Awards India 2024.

### **Corporate Social Responsibility**

Won CREDAI Karnataka Care Awards 2023 for the Best CSR Activity.



Our core values



Founders



• [BrigadeMorganHeights.com](http://BrigadeMorganHeights.com)

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