



REPRESENTATIVE IMAGE



INTRODUCING
**PHASE
2**

A neighbourhood that widens your horizons.

SMARTMENTS IN A 135-ACRE AWARD WINNING INTEGRATED TOWNSHIP

RERA Reg. No: PRM/KA/RERA/1250/303/PR/151223/006485. Details available at www.rera.karnataka.gov.in

IVORY
— at —
BRIGADE
ORCHARDS
MIXED-USE TOWNSHIP
Near Aerospace Park, Devanahalli



Find an Orchard that keeps on giving.

Brigade Orchards is a **sustainable township**, designed to be ready for an abundant today, and tomorrow. It comes with an **80-acre open space**, lush green landscaping, and world-class amenities. Not to mention, it is located right next to almost everything you need - education, hospitals, entertainment, sports and work. All in all, this is truly where life is made complete.



135-acre
Smart Township



20 Minutes to
International Airport



80-acre
Open Space



Perfect the art of living with nature.



6000+
Trees



Views of Green
Outdoors



Eco-friendly Mobility
within the Township



Sustainable
Lifestyle Features

Intelligent building. Smart living.

Ivory Phase 2 at Brigade Orchards is the smartest solution money can buy. Not just is it a part of one of the highest-rated smart townships in India, it is also one of the first smart-tech enabled homes.

Located at a vantage point within the lush township, it commands a stellar view of Devanahalli in all its glory. And with its intelligently designed 1, 1.5, 2 and 3 bedroom apartments with smart features, it offers a lifestyle that is truly miles ahead of the rest.



Amazon
Echo



Smart Switches for
Lights & Fans



Energy Efficient
Bathrooms



RFID Cards
for Residents



Gas Leak Detector
in Kitchen



Automated
Boom Barriers



Your every possible need. Met in one place.

At Brigade, we ensure the amenities we provide are top of the line.
And as you'll discover, at Ivory we have pulled out all stops.



Mini Forest



Multipurpose Lawn



Swimming Pools



Outdoor Gym



Badminton Court



Skating Rink



Amphitheatre



Cricket Practice Pitch



Multiple Play Areas for kids

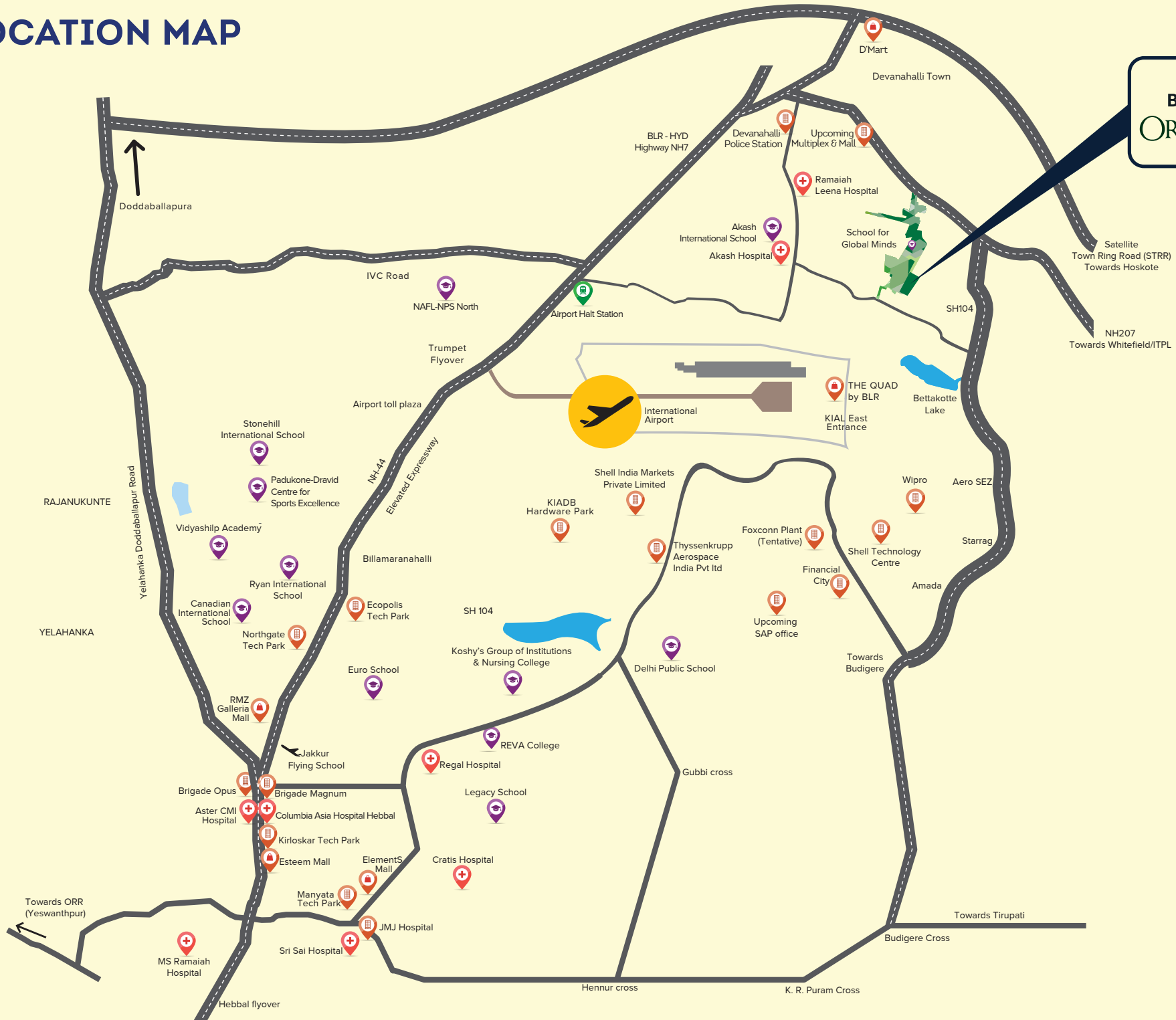


Jogging Track

Home will always be closer than you think.

Aside from the high-speed online connectivity available inside your Ivory home, the property also offers the quickest on-road connectivity to places like Hebbal and Whitefield. Need something even quicker? From supermarkets to hospitals, all your daily requirements are right around the corner.

LOCATION MAP



Map not to scale



A world of possibilities is a short drive away.

Educate, empower and enable your loved ones to pursue their dreams, with the right opportunities at the right institute. And that too, close to home.

WITHIN 20 MINUTES

THE SCHOOL FOR GLOBAL MINDS (Brigade Orchards)

EUROKIDS PRE-SCHOOL

EURO SCHOOL

CHANAKYA UNIVERSITY

CARMEL ENGLISH SCHOOL

NAFL-NPS NORTH

SHANTHIKETHAN PUBLIC SCHOOL

ATAL BIHARI VAJPAYEE RESIDENTIAL SCHOOL

STERLING ENGLISH RESIDENTIAL SCHOOL

AKASH INTERNATIONAL SCHOOL

WITHIN 30 MINUTES

DELHI PUBLIC SCHOOL

OXFORD ENGLISH SCHOOL

GITAM UNIVERSITY

HARROW SCHOOL

PADUKONE-DRAVID CENTRE FOR SPORTS EXCEL-

CANADIAN INTERNATIONAL SCHOOL

STONEHILL INTERNATIONAL SCHOOL

WITHIN 45 MINUTES

VIBGYOR SCHOOL

VIDYASHILP ACADEMY

REVA COLLEGE

MS COLLEGE OF ENGINEERING

RYAN INTERNATIONAL SCHOOL

KOSHYS GROUP OF INSTITUTIONS & NURSING COLLEGE

One step closer to wellness.

Whether it's a routine check-up or an emergency, rest assured that the absolute best of healthcare is a short drive away.

WITHIN 20 MINUTES

RAMAIAH HEALTH CENTRE
(Brigade Orchards)

AKASH
HOSPITAL

MANASA
HOSPITAL

RAMAIAH LEENA
HOSPITAL

SHRI SHIRDI SAI
HOSPITAL

WITHIN 30-45 MINUTES

ASTER CMI
HOSPITAL

DRISHTI EYE
CARE

MANIPAL
HOSPI-

RAMAIAH
HOSPI-

MOTHERHOOD
HOSPITAL

REGAL
HOSPI-

CRATIS
HOSPITAL

BAPTIST
HOSPITAL





REPRESENTATIVE IMAGE

Get to work.

Whether you need to pop into the office for a quick catch up or your business needs you there 7 days a week, Bengaluru's business hubs are a quick drive away.

WITHIN 20 MINUTES

THE ARCADE AT
BRIGADE
ORCHARDS

KEMPEGOWDA
INTERNATIONAL
AIRPORT

KIADB AEROSPACE
SEZ & HARDWARE
PARK

WITHIN 30 MINUTES

IFCI
FINANCIAL
CITY

BOEING
INTERNATIONAL
CORPORATION

WIPRO
INFRASTRUCTURE
ENGG.

AMADA
INDIA TECHNICAL
CENTER

STARRAG
INDIA

TEXAS
INSTRUMENTS

SHELL
INDIA
MARKETS

DYNAMAT- | AIRBUS | THYSSENK- | CENTUM | SAP LABS

WITHIN 45 MINUTES

MANYATA
BUSINESS PARK

ECOPOLIS
TECH PARK

NORTHGATE
OFFICE PARK

KIRLOSKAR TECH PARK

INFOSYS LIMITED

Fun and food, for every mood.

Shop till you drop, watch all the latest films, grab a bite to eat, and have a fun day out, when you want, where you want.

WITHIN 20 MINUTES

SIGNATURE CLUB
RESORT
(Brigade Orchards)

TAMARIND
SIGNATURE
CLUB RESORT

THE ARCADE
AT
BRIGADE

SPORTS ARENA &
STADIUM
(Brigade Orchards)

NATIONAL CRICKET
ACADEMY
(New campus in KIADB)

RFC FOOTBALL
ACADEMY

THE QUAD BY BLR | GOLFSHIRE CLUB

WITHIN 30 MINUTES

NANDI
HILLS

CLARKS
EXOTICA

OLDE
BANGALORE

DECATHLON

GARUDA
MALL

GALLERIA
MALL

ESTEEM
MALL

PHOENIX
MALL OF ASIA

WITHIN 45 MINUTES

CHAIRMANS CLUB

GOLDFINCH RETREAT

ELEMENTS MALL

SAHAKA-
RANAGAR HIGH

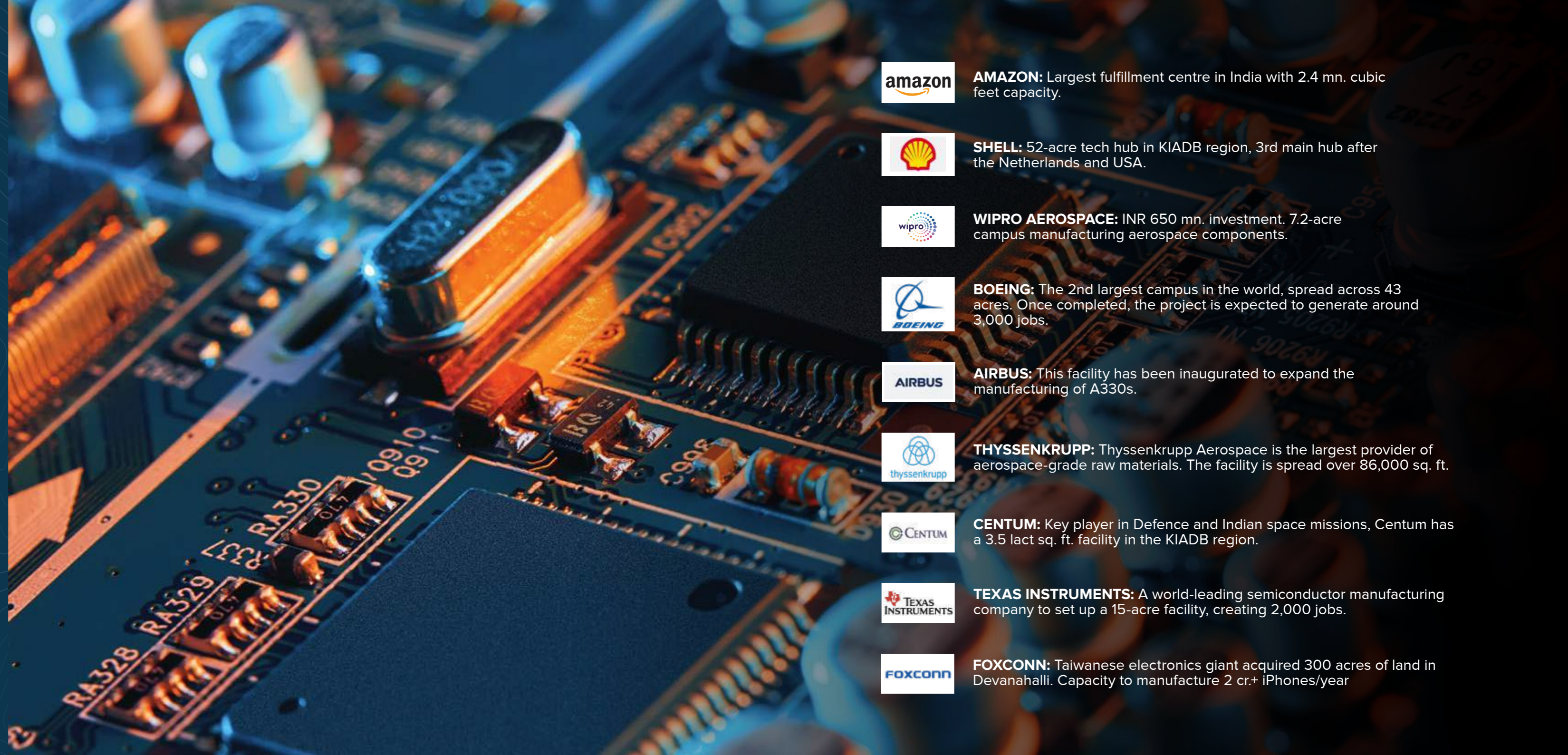
YELAHANKA
HIGH STREET

THE LEELA PALACE



Get a push forward with KIADB next door.

With the KIADB located near Brigade Ivory, you can easily explore new and promising career opportunities with the biggest titans in the global industry.



AMAZON: Largest fulfillment centre in India with 2.4 mn. cubic feet capacity.



SHELL: 52-acre tech hub in KIADB region, 3rd main hub after the Netherlands and USA.



WIPRO AEROSPACE: INR 650 mn. investment. 7.2-acre campus manufacturing aerospace components.



BOEING: The 2nd largest campus in the world, spread across 43 acres. Once completed, the project is expected to generate around 3,000 jobs.



AIRBUS: This facility has been inaugurated to expand the manufacturing of A330s.



THYSSENKRUPP: Thyssenkrupp Aerospace is the largest provider of aerospace-grade raw materials. The facility is spread over 86,000 sq. ft.



CENTUM: Key player in Defence and Indian space missions, Centum has a 3.5 lact sq. ft. facility in the KIADB region.

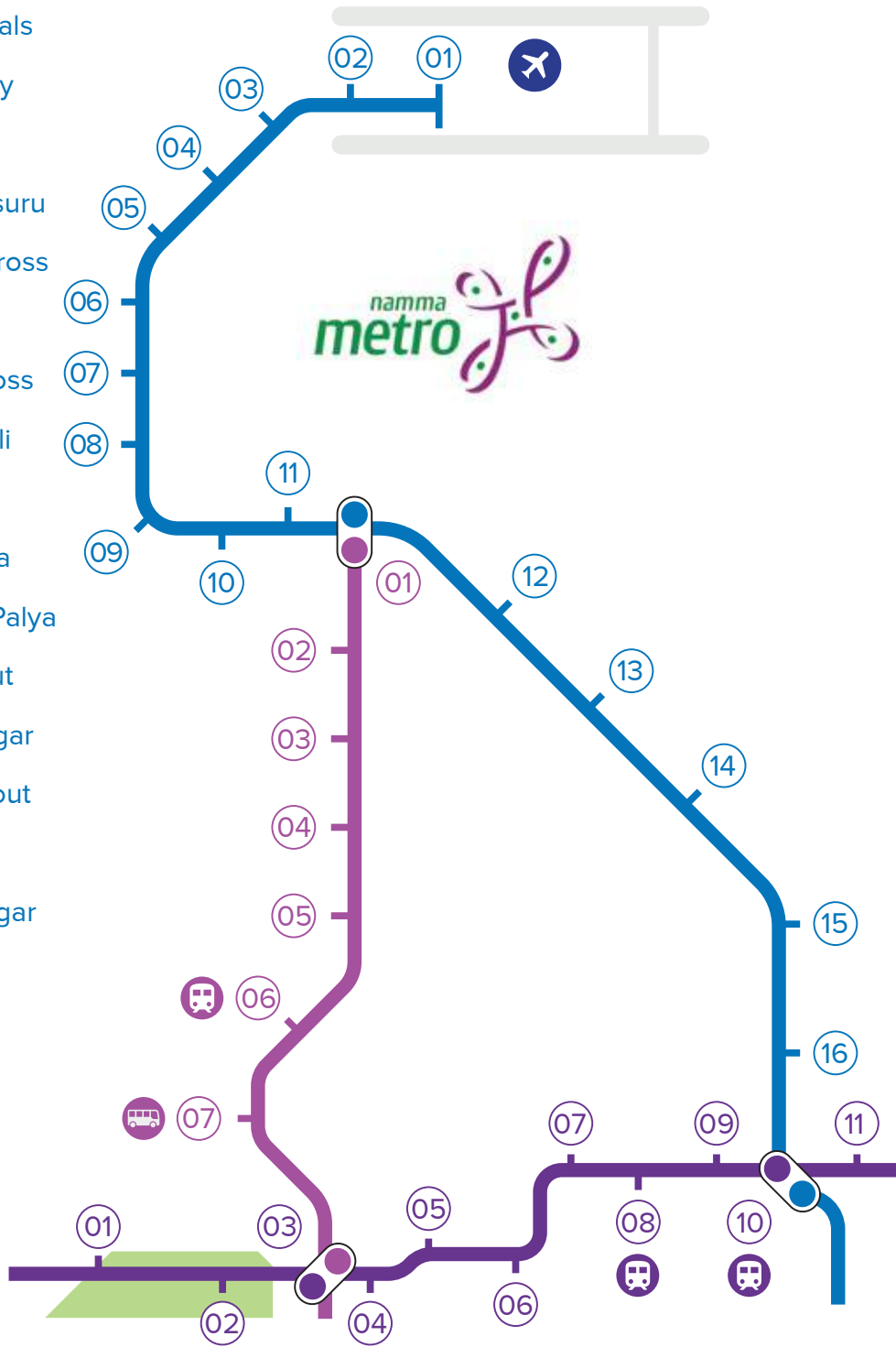


TEXAS INSTRUMENTS: A world-leading semiconductor manufacturing company to set up a 15-acre facility, creating 2,000 jobs.



FOXCONN: Taiwanese electronics giant acquired 300 acres of land in Devanahalli. Capacity to manufacture 2 cr.+ iPhones/year

- 01. KIA Terminals
- 02. Airport City
- 03. Doddajala
- 04. Bettahalasuru
- 05. Bagalur Cross
- 06. Yelahanka
- 07. Jakkur Cross
- 08. Kodigehalli
- 09. Hebbal
- 10. Kempapura
- 11. Veeranna Palya
- 12. HBR Layout
- 13. Kalyan Nagar
- 14. HRBR Layout
- 15. Horamavu
- 16. Kasturi Nagar



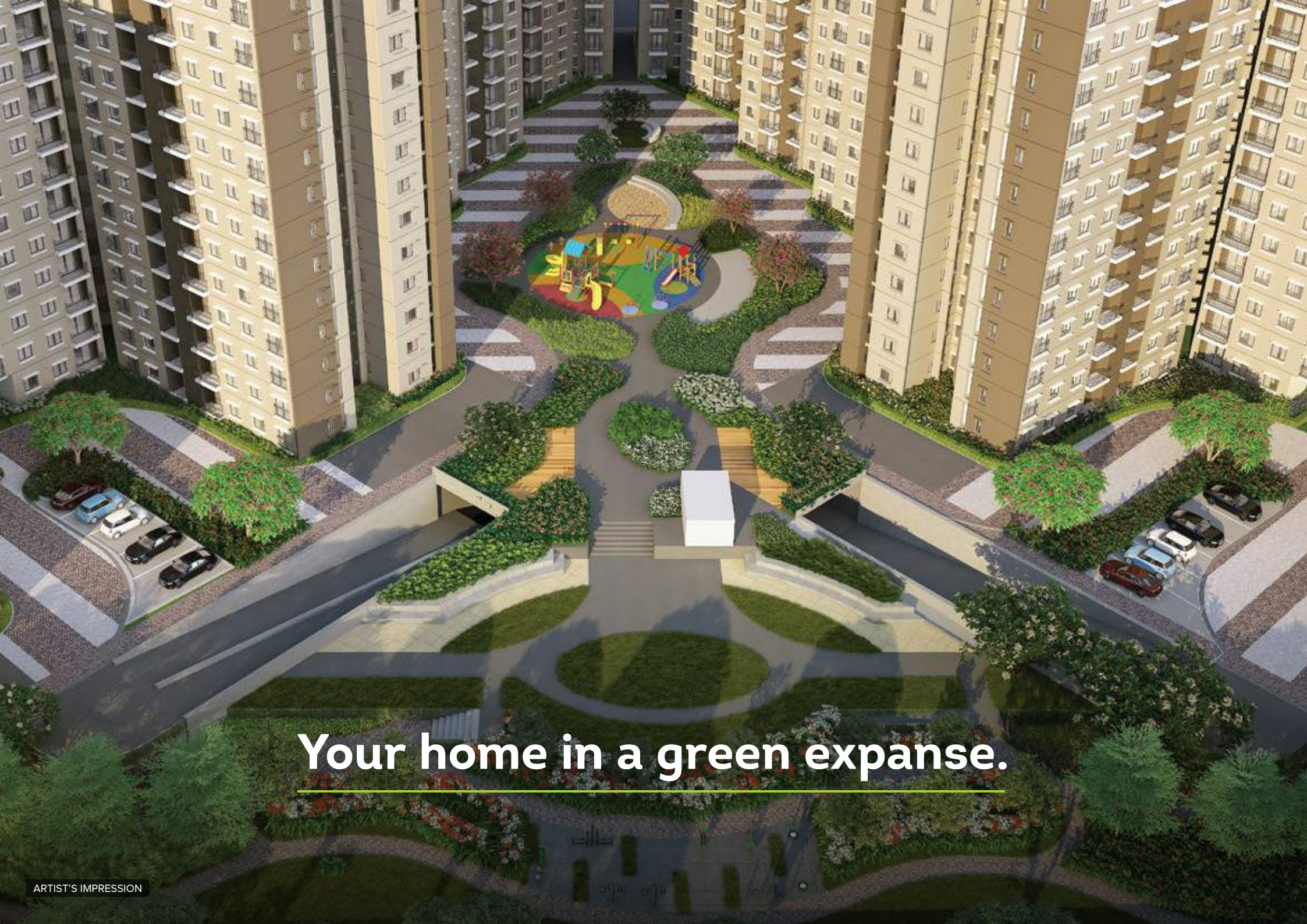
- 01. Nagawara
 - 02. Kadugondanahalli
 - 03. Venkateshapura
 - 04. Tannery Road
 - 05. Pottery Town
 - 06. Cantonment
 - 07. Shivajinagar
-
- 01. Dr. B.R. Ambedkar Vidhana Soudha
 - 02. Cubbon Park
 - 03. Mahatma Gandhi Road
 - 04. Trinity Circle
 - 05. Halasuru
 - 06. Indiranagar
 - 07. Swami Vivekananda Road
 - 08. Baiyyappanahali
 - 09. Benniganahalli
 - 10. Krishnaraja Puram
 - 11. Mahadevapura



TOWNSHIP MASTER PLAN



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Your home in a green expanse.

MASTER PLAN

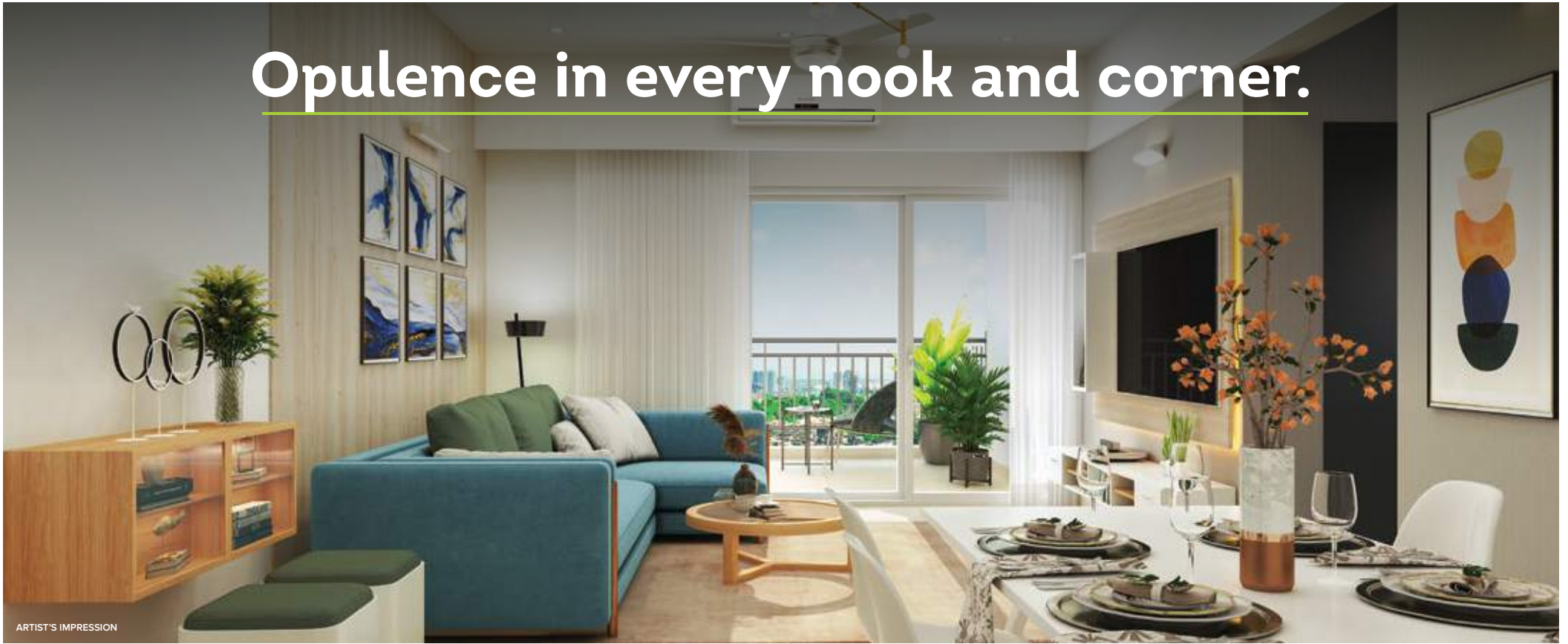


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A lifestyle you truly deserve.



Opulence in every nook and corner.



ARTIST'S IMPRESSION



ARTIST'S IMPRESSION

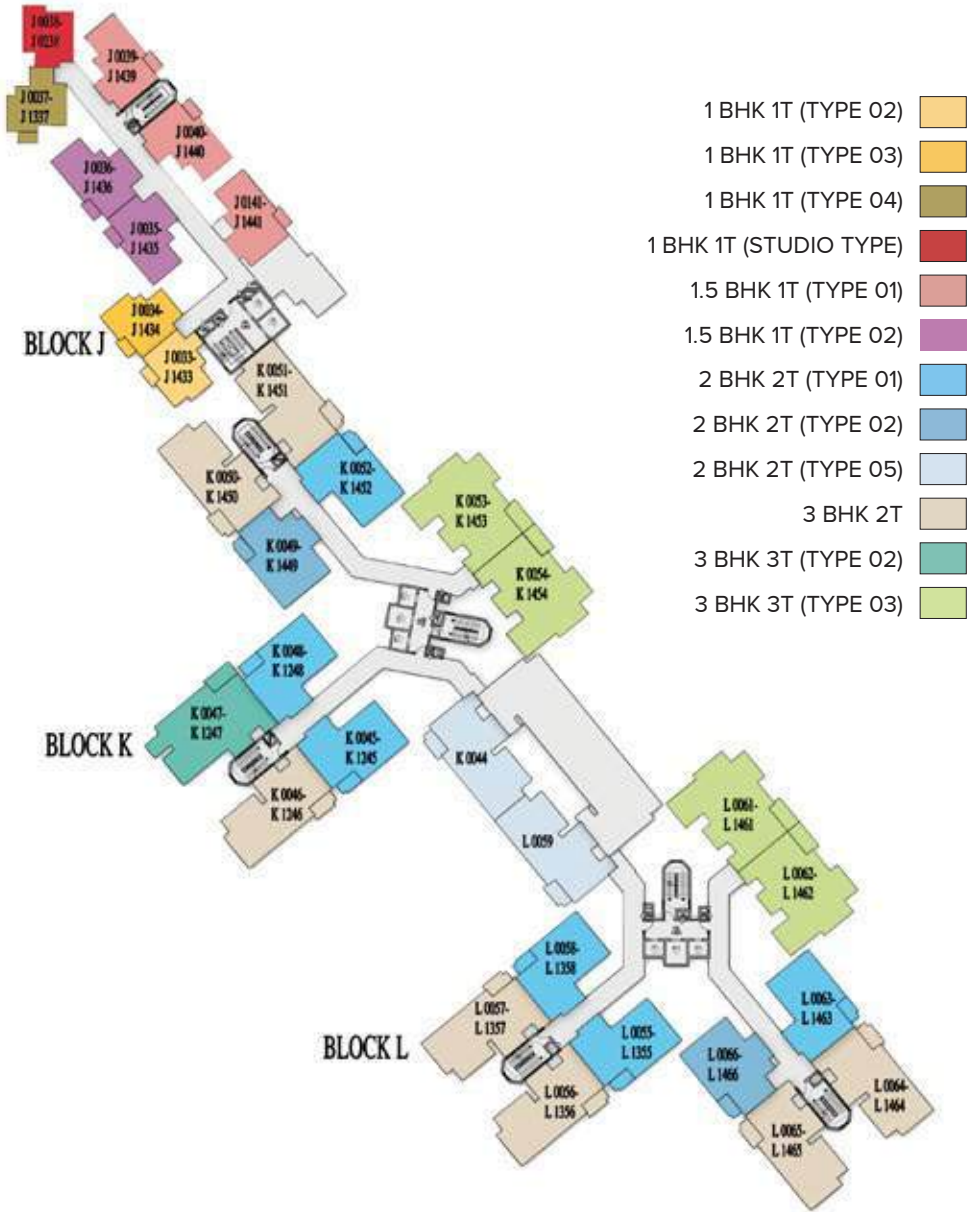


ARTIST'S IMPRESSION



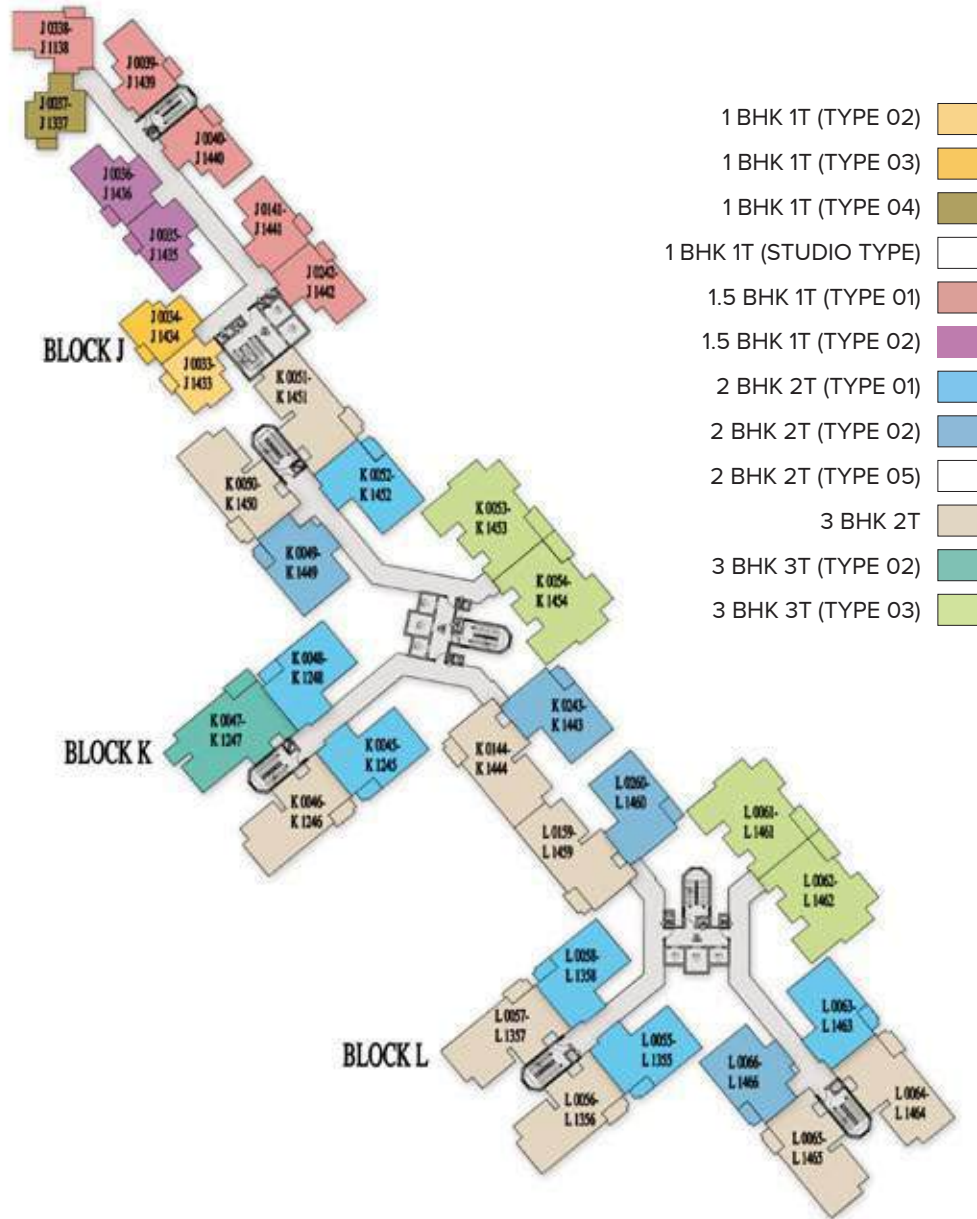
ARTIST'S IMPRESSION

TYPOLGY PLAN AT GROUND FLOOR LEVEL

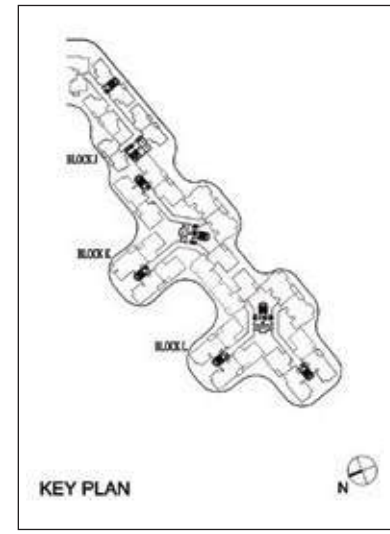


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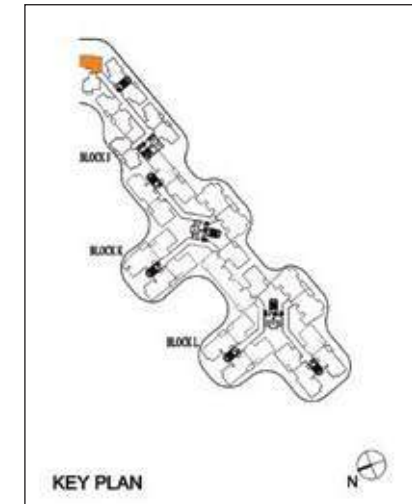
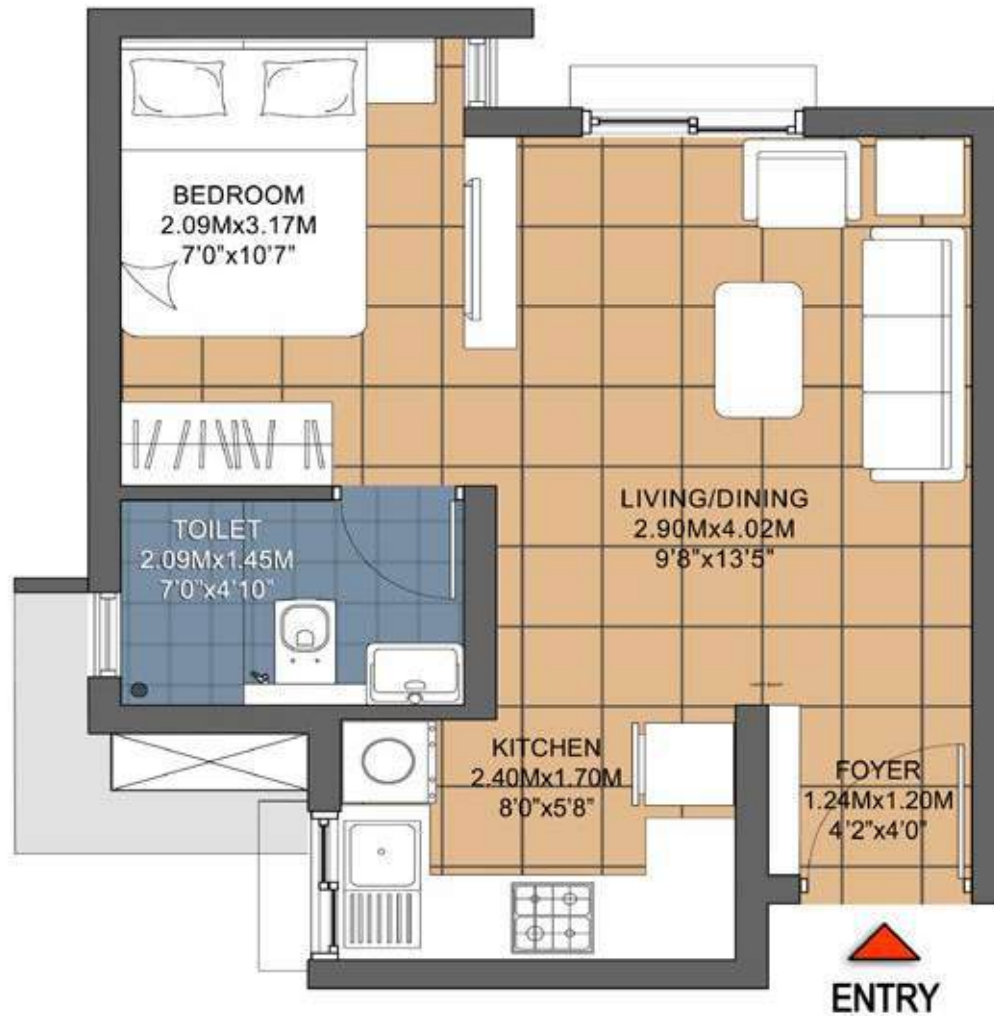
TPOLOGY PLAN AT TYPICAL FLOOR LEVEL



- 1 BHK 1T (TYPE 02)
- 1 BHK 1T (TYPE 03)
- 1 BHK 1T (TYPE 04)
- 1 BHK 1T (STUDIO TYPE)
- 1.5 BHK 1T (TYPE 01)
- 1.5 BHK 1T (TYPE 02)
- 2 BHK 2T (TYPE 01)
- 2 BHK 2T (TYPE 02)
- 2 BHK 2T (TYPE 05)
- 3 BHK 2T
- 3 BHK 3T (TYPE 02)
- 3 BHK 3T (TYPE 03)



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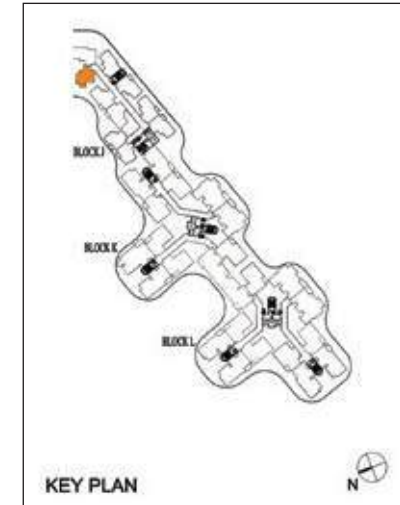
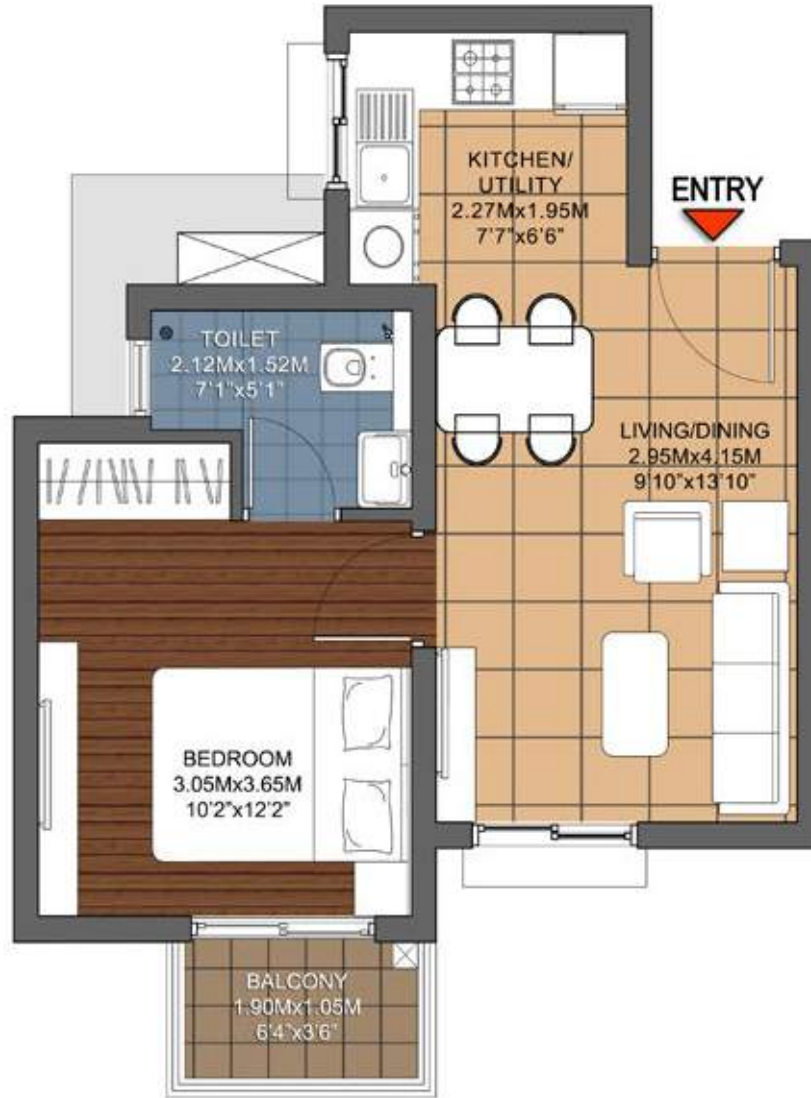


SUPER BUILT-UP AREA
505 SQ.FT / 46.87 SQ.M

UNIT CARPET AREA
306.44 SQ.FT / 28.47 SQ.M

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1 BHK (1 BEDROOM + 1 TOILET)



SUPER BUILT-UP AREA

595.24 SQ.FT / 55.30 SQ.M

UNIT CARPET AREA

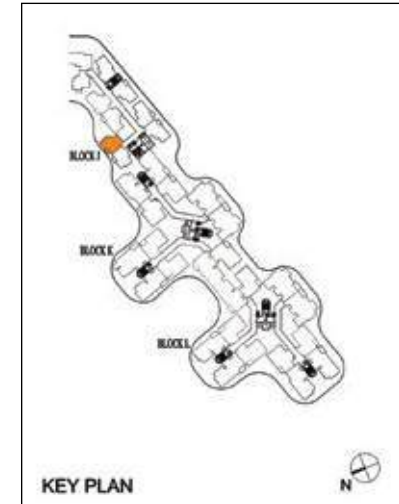
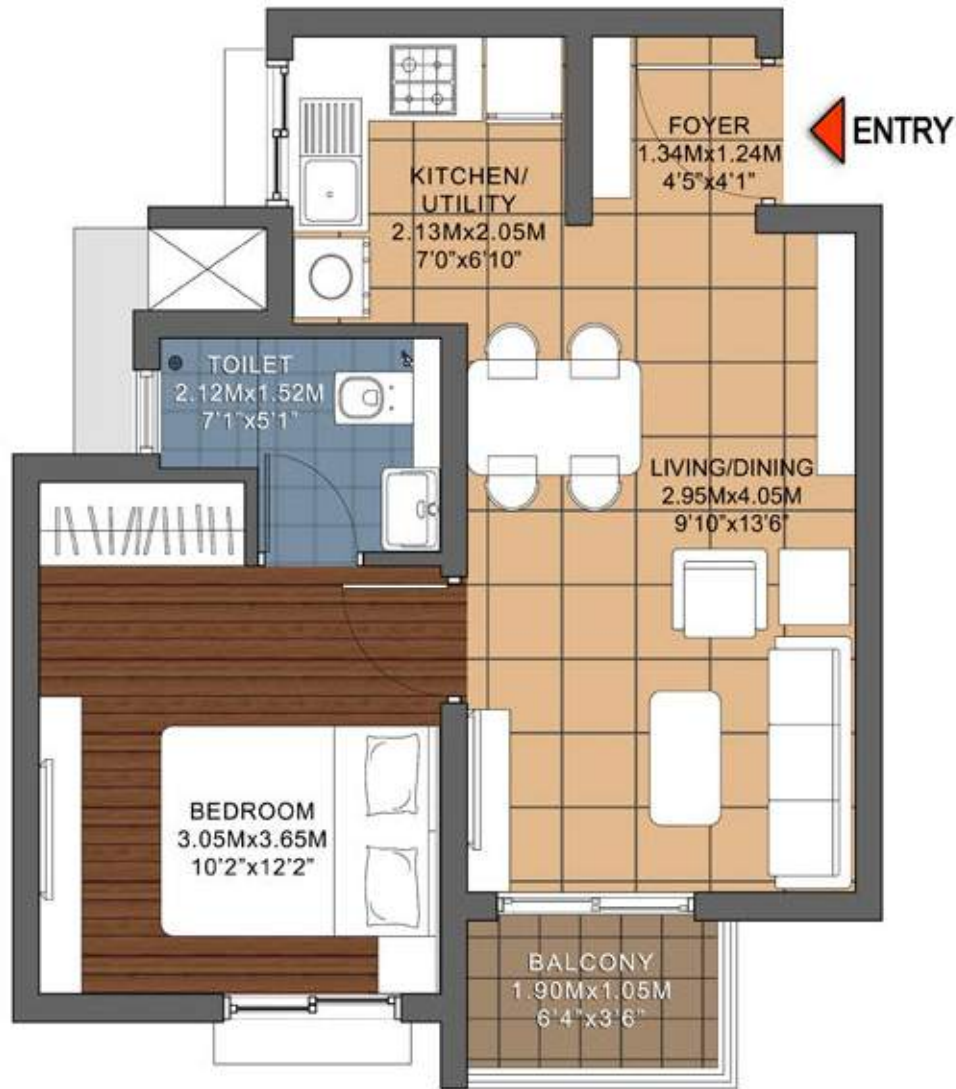
333.68 SQ.FT / 31.00 SQ.M

BALCONY CARPET AREA

21.42 SQ.FT / 1.99 SQ.M

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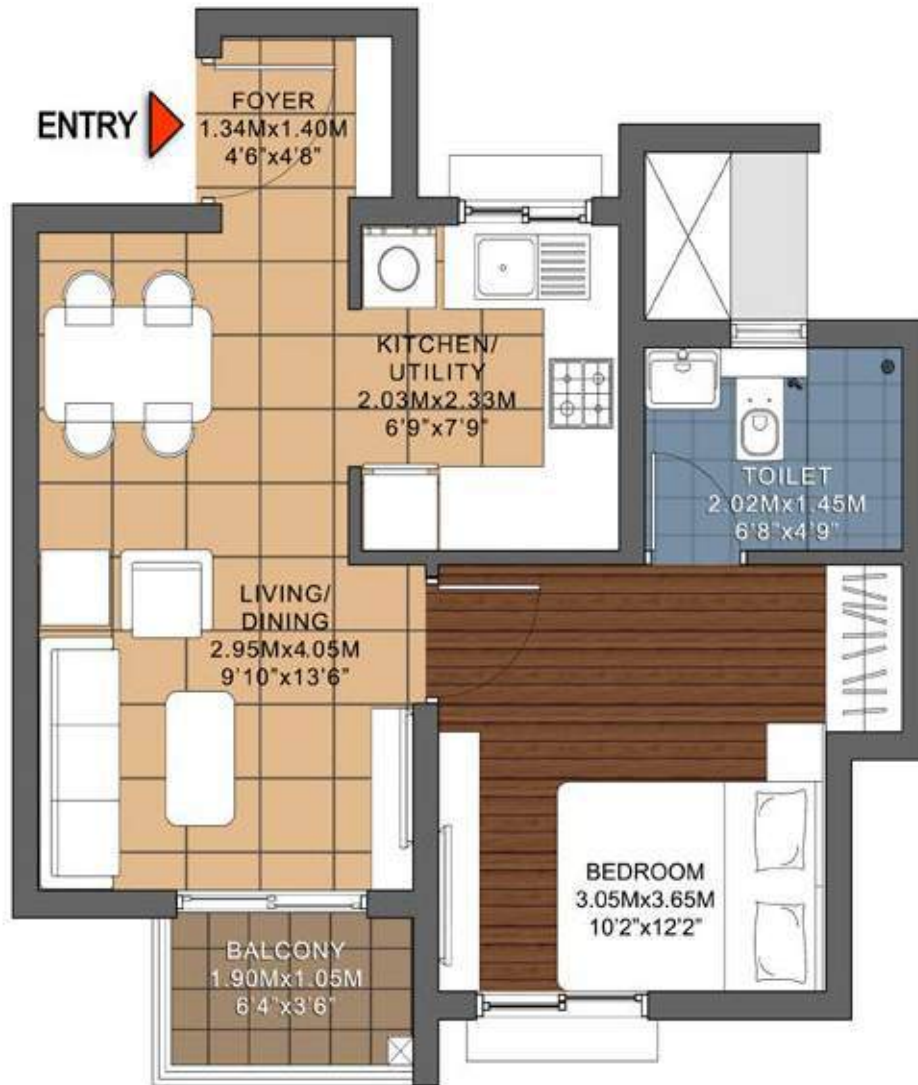
1 BHK (1 BEDROOM + 1 TOILET)



SUPER BUILT-UP AREA
624 SQ.FT / 57.96 SQ.M
UNIT CARPET AREA
362.85 SQ.FT / 33.71 SQ.M
BALCONY CARPET AREA
21.42 SQ.FT / 1.99 SQ.M

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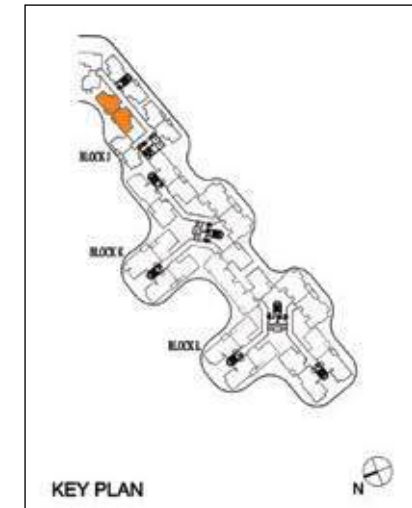
1 BHK (1 BEDROOM + 1 TOILET)



SUPER BUILT-UP AREA
624 SQ.FT / 57.96 SQ.M
UNIT CARPET AREA
362.85 SQ.FT / 33.71 SQ.M
BALCONY CARPET AREA
21.42 SQ.FT / 1.99 SQ.M

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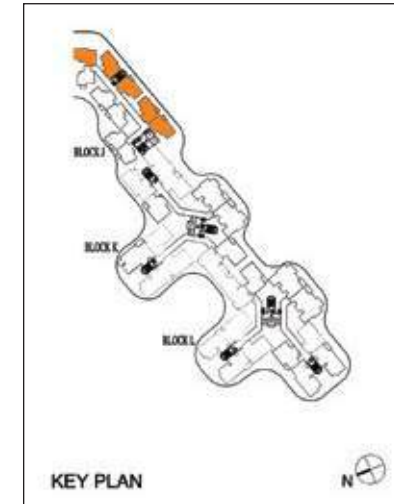
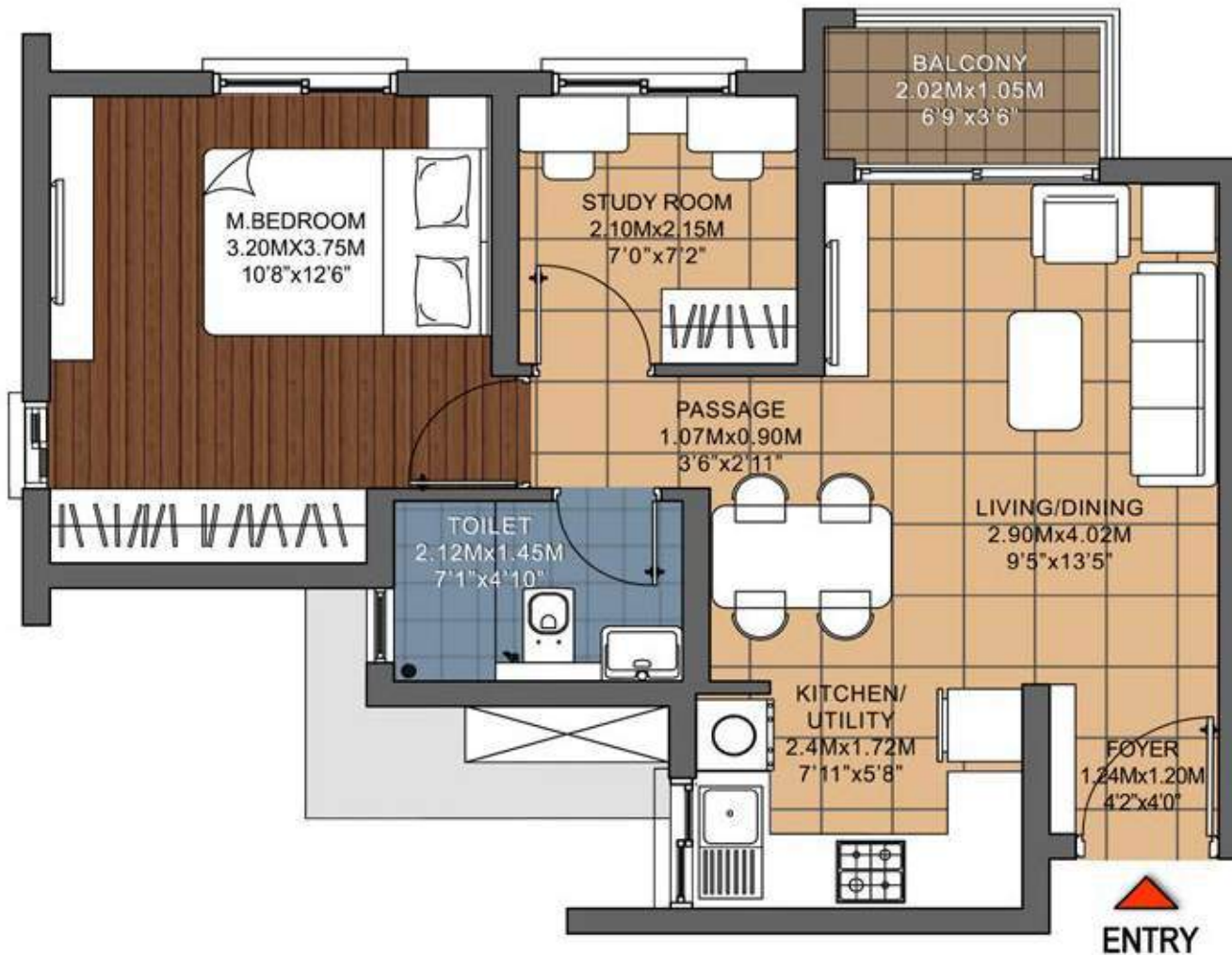
1.5 BHK (1 BEDROOM + 1 STUDY + 1 TOILET)



SUPER BUILT-UP AREA
771.66 SQ.FT / 71.69 SQ.M
UNIT CARPET AREA
457.46 SQ.FT / 42.50 SQ.M
BALCONY CARPET AREA
22.81 SQ.FT / 2.12 SQ.M

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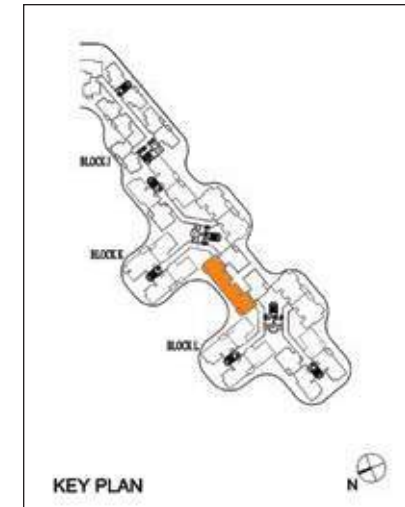
1.5 BHK (1 BEDROOM + 1 STUDY + 1 TOILET)



SUPER BUILT-UP AREA
764 SQ.FT / 70.97 SQ.M
UNIT CARPET AREA
452.08 SQ.FT / 42.00 SQ.M
BALCONY CARPET AREA
22.81 SQ.FT / 2.12 SQ.M

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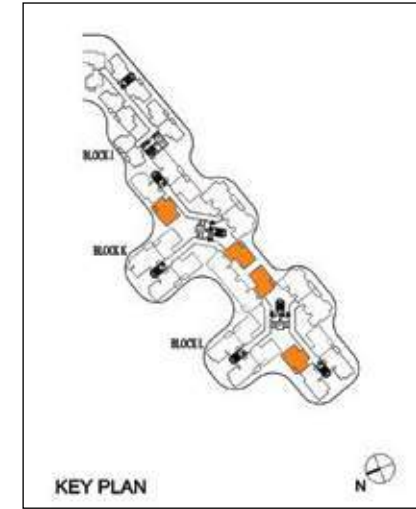
2 BHK (2 BEDROOM + 2 TOILET)



SUPER BUILT-UP AREA
878 SQ.FT / 81.59 SQ.M
UNIT CARPET AREA
552.83 SQ.FT / 51.36 SQ.M
BALCONY CARPET AREA
40.58 SQ.FT / 3.77 SQ.M

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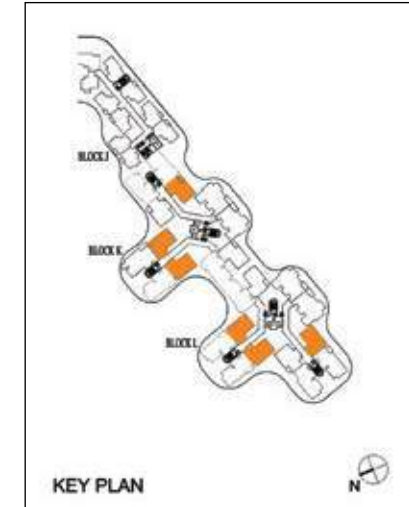
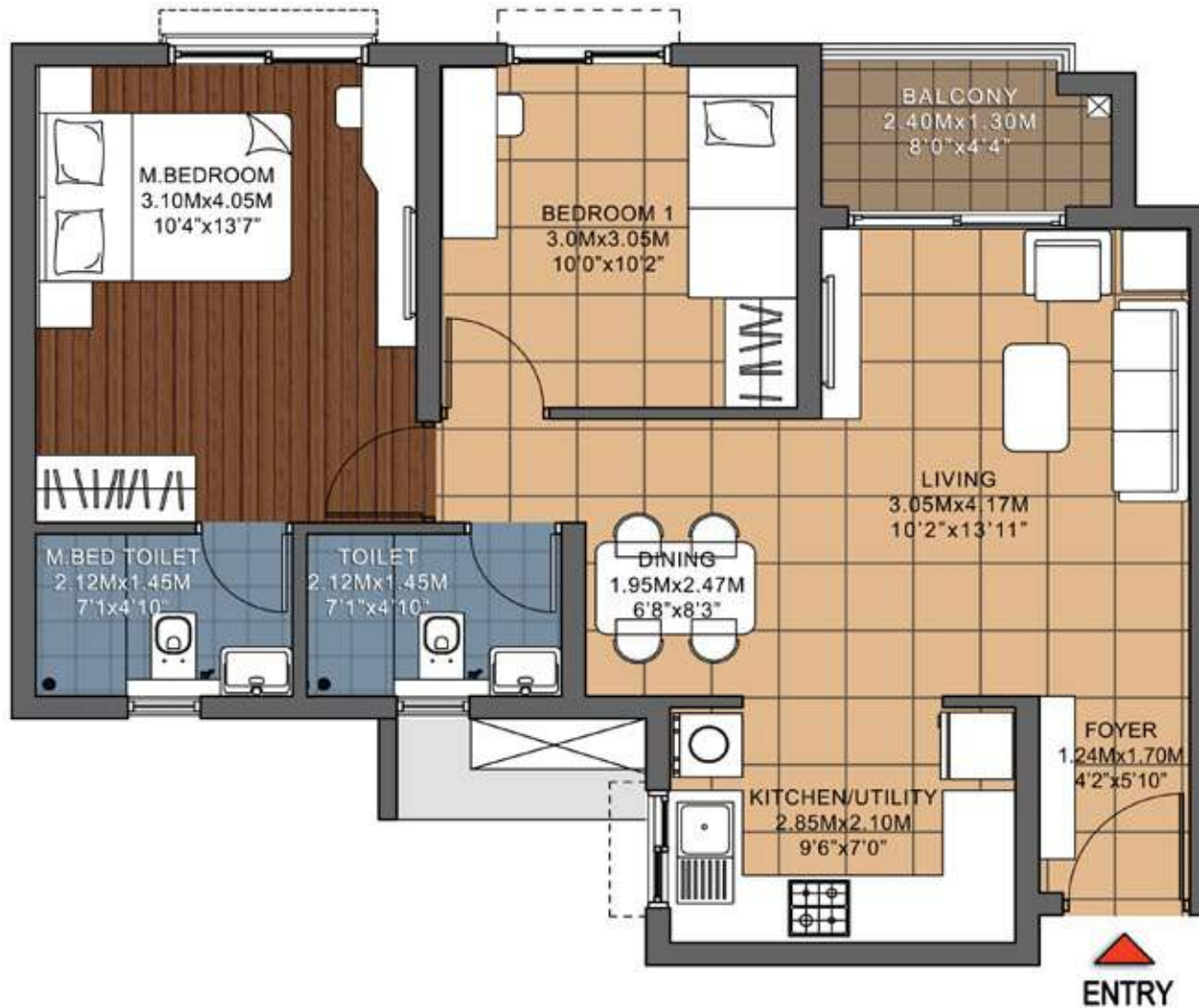
2 BHK (2 BEDROOM + 2 TOILET)



SUPER BUILT-UP AREA
948.00 SQ.FT / 88.04 SQ.M
UNIT CARPET AREA
629.25 SQ.FT / 58.46 SQ.M
BALCONY CARPET AREA
31.10 SQ.FT / 2.89 SQ.M

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2 BHK (2 BEDROOM + 2 TOILET)



SUPER BUILT-UP AREA

931 SQ.FT / 86.47 SQ.M

UNIT CARPET AREA

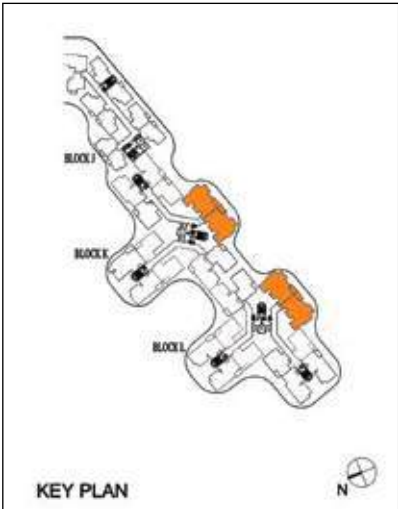
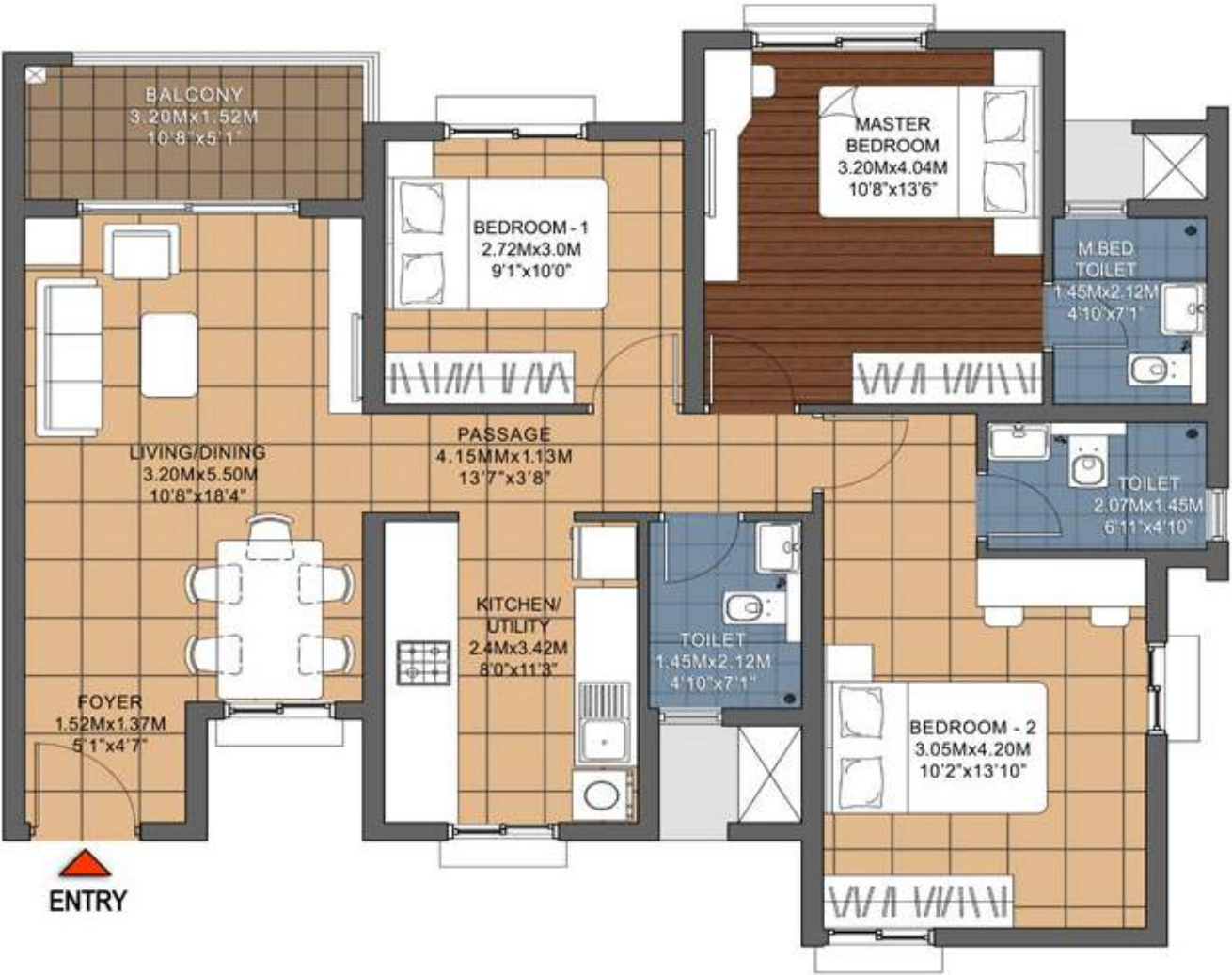
622.26 SQ.FT / 57.81 SQ.M

BALCONY CARPET AREA

31.21 SQ.FT / 2.90 SQ.M

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3 BHK (3 BEDROOM + 3 TOILET)



SUPER BUILT-UP AREA
1338.16 SQ.FT / 124.32 SQ.M
UNIT CARPET AREA
888.23 SQ.FT / 82.52 SQ.M
BALCONY CARPET AREA
52.52 SQ.FT / 4.88 SQ.M

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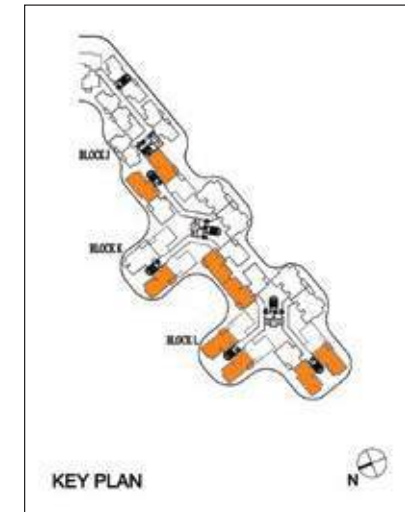
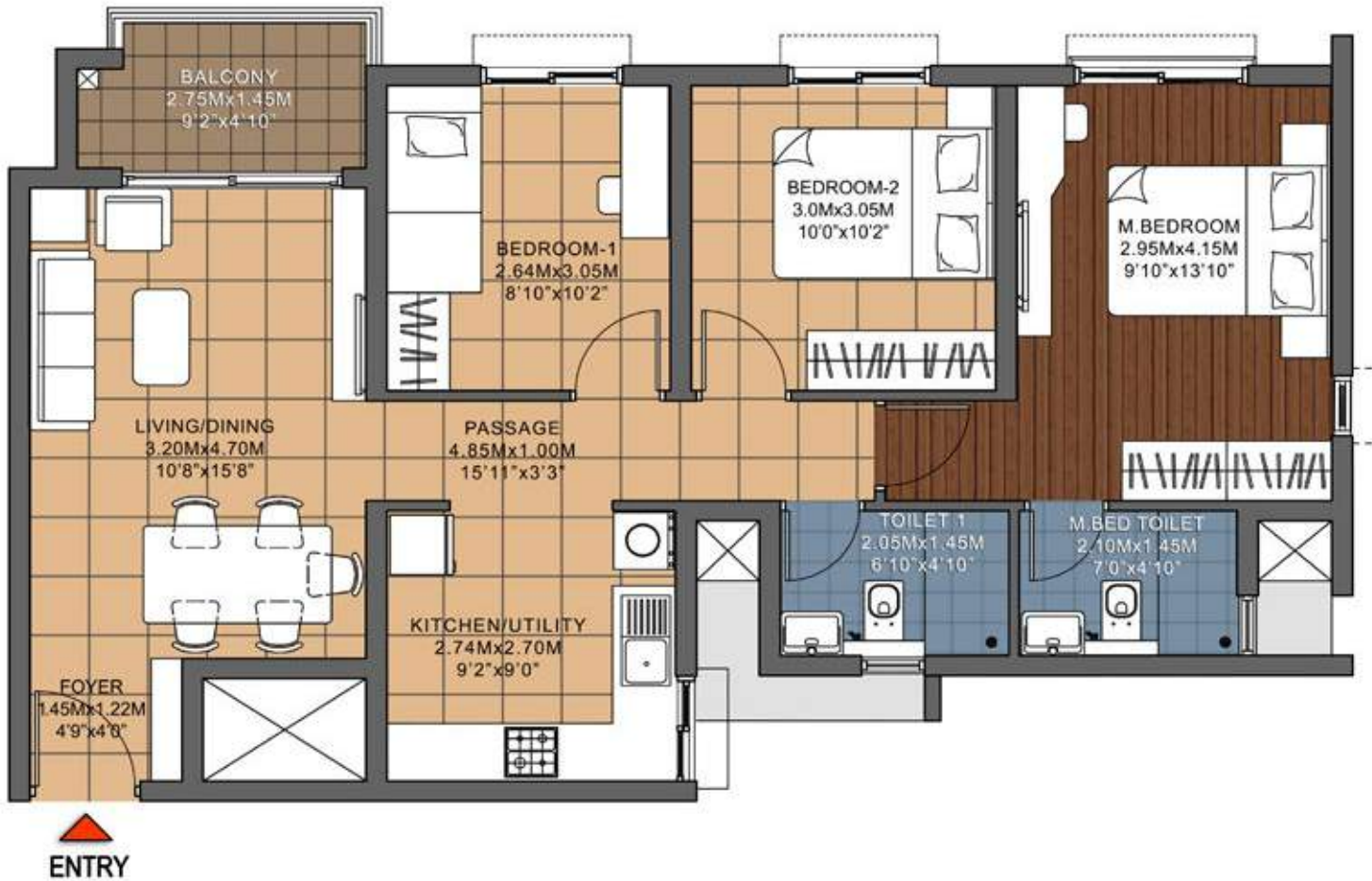
3 BHK (3 BEDROOM + 3 TOILET)



SUPER BUILT-UP AREA
1310 SQ.FT / 121.68 SQ.M
UNIT CARPET AREA
864.66 SQ.FT / 80.33 SQ.M
BALCONY CARPET AREA
52.52 SQ.FT / 4.88 SQ.M

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3 BHK (3 BEDROOM + 2 TOILET)



SUPER BUILT-UP AREA

1131 SQ.FT / 105.12 SQ.M

UNIT CARPET AREA

747.01 SQ.FT / 69.40 SQ.M

BALCONY CARPET AREA

40.57 SQ.FT / 3.77 SQ.M

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SPECIFICATIONS

COMMON AREAS FLOORING

Waiting Lounge/ Reception/ GF Lobby/ Lift Lobby: Granite/ Vitrified

Staircases: Cement step tiles

Other lift lobby and corridors (upper): Vitrified tiles/ industrial tiles

Terrace: Clay tiles/ industrial tiles

UNITS FLOORING

Living/ Dining/ Family/ Foyer/ Bedrooms/ Kitchen/ Utility: Vitrified tiles

Master Bedroom: Wood finish vitrified tiles

Balcony: Anti-skid ceramic tiles

Toilets: Ceramic tiles

WALL DADO

Kitchen: Provision for modular kitchen*

Toilets: Ceramic tiles

KITCHEN

a) **Counter:** Provision for modular kitchen**

b) **Plumbing:** Water inlet/ drain provision for water purifier/ sink/ washing machine

c) **Electrical:** 16 Amps - 3 nos, 6 Amps - 5 nos.
Common electrical point for washing machine.

TOILETS

CP Fittings: Jaquar/ Ess Ess or equivalent

Sanitary Fixtures: Wall mounted EWC (Jaquar/ Parryware/ Hindware/ equivalent)

DOORS

Main Door/ Internal Doors: Main door frame - Hard wood frame with flush shutter

Balcony Door: UPVC/ Aluminium

WINDOWS

UPVC/ Aluminium

PAINTING & FINISHES

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

b) **Unit internal ceilings:** Emulsion paint/ Oil Bound Distemper

c) **Unit walls:** Emulsion paint

ELECTRICAL

1 BHK: 3 kW

1.5 BHK: 3 kW

2 BHK: 4 kW

3 BHK: 5 kW

3 BHK +3 T: 6 kW

Switches: Modular switches - Anchor Roma or equivalent make

DG Back-up: 100% DG back-up for common areas.
50% back-up for units

VERTICAL TRANSPORTATION: Lifts provided as per design

SECURITY SYSTEM & AUTOMATIONS: Provision for Intercom Facility

*No granite slab/ dado will be provided. **No counter will be provided.

— PICTURE PERFECT FRAMES OF — A PICTURE PERFECT TOWNSHIP

(Shot by residents of Brigade Orchards)





AWARDS & ACCOLADES

Brigade Group

Recognised for being amongst India's Best Workplaces in the Real Estate industry for 13 years in a row, at the 'Great Place To Work' 2023

Brigade Group

Recognised as one of 'India's Top Builders - National Category' at the Construction World Architect and Builder Awards (CWAB) 2022

M R Jaishankar

Recognised as 'Realty Personality of the Year' at The Economic Times Real Estate Awards 2022 - South

Brigade El Dorado - North Bengaluru

Received the prestigious 'Pradhan Mantri Awas Yojana' award under the Affordable Housing projects at the PMAY - Empowering India Awards 2022

Brigade Orchards - North Bengaluru

Won the 'Residential Project - Township' at The Economic Times Real Estate Awards 2022 - South

Brigade Palmgrove - Mysuru

Won the 'Premium Villa Project of the Year' award at the NDTV Property Awards 2018

Brigade Cornerstone Utopia - East Bengaluru

Won the 'Integrated Township Project of the Year' award at the 11th Realty Plus Awards 2019 - South

Brigade Panorama - West Bengaluru

Won the award for 'Excellence in Delivery' at the 11th Realty Plus Awards 2019 - South

Brigade Mountain View - Mysuru

Won the award for 'Best Residential Dwellings above 50 units in Mysuru' at the CARE Awards 2019

Apartments
Villas
Integrated
Enclaves
Senior Living



Offices
Retail Spaces



Clubs
Hotels
Convention Centres
Schools



MULTIPLE DOMAINS. SINGLE-MINDED COMMITMENT.

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, Chennai, Hyderabad, Mysuru, Kochi, Mangaluru, Chikmagalur, Thiruvananthapuram, and also has a presence in GIFT City, Gandhinagar in Gujarat, with developments across the Residential, Commercial, Retail, Hospitality and Education sectors. Since its inception, Brigade has completed 280+ buildings amounting to over 83 million sq.ft/7.7 million sq.m. 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, plotted developments and mixed-use lifestyle enclaves 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 enjoys a reputation of 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.

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 a holistic education; has conducted large-scale tree plantation drives; spruced up parts of the city; revived public recreational spots like lakes and parks, established a skill development centre; and will be establishing two not-for-profit 100-bed hospitals.

Brigade Real Estate Accelerator Program (REAP), Asia's first PropTech 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.

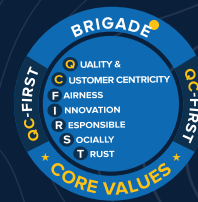
The 'Great Place to Work Institute' has consistently recognised the Brigade Group as one of India's best companies to work for in the real estate industry. This responsible attitude and innovative mind-set combined with uncompromising quality of the projects over the years has created a brand of outstanding repute.



BRIGADE

Building Positive Experiences

Our Core Values



Founders of



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OFFICES ALSO AT: CHENNAI | MYSURU | HYDERABAD
