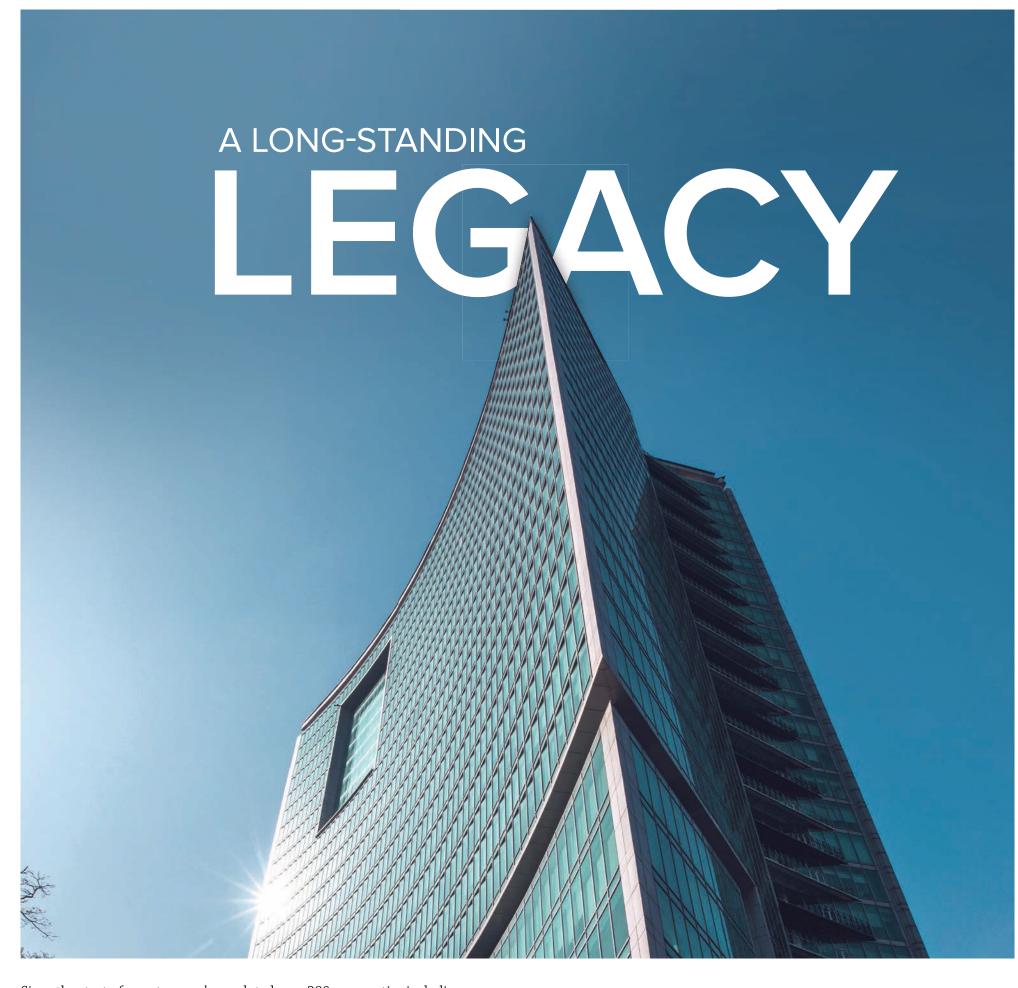


AN

IS RISING



From left to right:
World Trade Centre, Bengaluru
Orion Mall at Brigade Gateway, Bengaluru
Signature Villas at Brigade Orchards, Bengaluru
Brigade Signature Towers, Bengaluru
Sheraton Grand Hotel, Bengaluru



Since the start of our story, we've sculpted over 280+ properties including grand villas, villaments, penthouses, premium residences, luxury apartments, value homes, urban studios, independent living for seniors, plotted developments, mixed-use lifestyle enclaves and townships, that whisper tales of lives well lived. Our portfolio also includes Grade A office spaces, hospitality chains, retail destinations and schools that stretch over 86 million sq.ft. (7.9 million sq.mt.). This extensive and diverse portfolio is a testament to the trust and value we have built over the years, fostering deep and lasting relationships with our clients and stakeholders. Because at Brigade, we put you above all else.

But our journey is more than just a story of brick and mortar. Our not-for-profit trust, the Brigade Foundation has ignited minds through education and worked on community development, thereby contributing towards the cultural fabric of the nation.

These past 4 decades have seen us carve out our mark on many a skyline, but we'd like to believe that our dawn has just begun. There's more that awaits you on the other side of the horizon.









THROUGH THE **YEARS**



1986-1994

Brigade Towers Bengaluru's tallest building built by a private developer.

This record was broken only in 2002. **Brigade Gardens** Bengaluru's first

shopping complex. Brigade Residency

Mysuru's first luxury residential project.

_ _ _ _ _ _ _ _ _ _ _ _ _

centrally air-conditioned

2000

Brigade Homestead Brigade entered the hospitality sector by pioneering the concept of serviced residences in Bengaluru.





2006

Brigade Gateway (1250+ apartments) A truly one-of-a-kind mixed-use lifestyle enclave with WTC Bengaluru, Sheraton Grand Bengaluru Hotel, Brigade School, a hospital and a club.

2010 Completion of WTC, Bengaluru South India's tallest commercial building

with 32 floors.

2007

Brigade Goes Public

• Brigade achieves

a successful IPO.

Hotels.

Ties up with hospitality

Accor & Intercontinental

majors like Starwood,





2014

PE Funding of ₹1,500 Crores by **GIC Singapore** MOU signed with GIFT City, India's first smart city, for development of 1.1 million sq.ft. of office and hotel spaces.

Opening of the High Ultra Lounge



2016

Development of Over 30 Million Sq.ft. Across 7 Cities in South India

- Launch of Grand Mercure Mysuru, a 5-star hotel in the heart of Mysuru.
- · Launch of WTC Kochi. Launch of Brigade REAP Asia's first Real Estate
- Accelerator Program. Completion of 30 projects in the 30th year of Brigade's operations.



Towards New Horizons • Launch of Brigade

- Residences at WTC Chenna · Launch of integrated townships - Brigade Cornerstone Utopia & Brigade El Dorado in Bengaluru.
- Launch of 'BuzzWorks' in the co-working segment with a plan for 2500+ seats across cities.





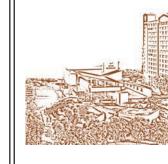
2021

Strengthens Footprint in Hyderabad Launch of Brigade Citadel, a 1,300+ luxury home project, at Moti Nagar.

2023

Making Strides

- Achieved highest ever yearly sales.
- Signed MoU with St. John's Medical College Hospital to build a not-for-profit 100-bed hospital at Brigade El Dorado.
- Recognised as 'Great Place to Work' for the 13th year in a row.





1995-1998

Brigade's Many Firsts Brigade MM: Bengaluru's first multi-storeyed industrial complex.

Brigade Regency:

- Bengaluru's first project to get CRISIL rating.
- · One of the first developers to be ISO 9001 certified.

Brigade Software Park Karnataka's first project by a private developer to get infrastructure status.



• Bengaluru's first

- mixed-use enclave.
- Brigade introduces the club to Bengaluru.



Brigade Millennium

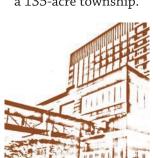
- · Awarded RT2+ by CRISIL.
- concept of a self-managed



2011

Building More Value

- Launch of Sheraton Grand Bengaluru Hotel at Brigade Gateway.
- Launch of Brigade Meadows, a 60+ acre integrated enclave.
- Launch of Brigade Orchards, a 135-acre township.





2015

Crossed ₹1,000 Crore **Turnover Mark**

- Launch of the Brigade Online Customer Portal.
- Completion of Azure at Brigade Exotica- one of the tallest residential towers in Bengaluru.



Expands Footprint in Chennai • Launch of Holiday Inn

- in Chennai, a 202-room hotel on OMR IT Expressway.
- · Launch of Brigade's first residential project in Chennai - Brigade Xanadu.





2020

Values Lead the Way

- Completed the iconic World Trade Center in Chennai. (Part of GIC platform).
- Launch of Orion
- OMR Bengaluru.



Development.

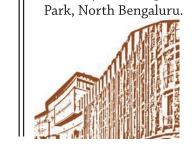
Platinum certified SEZ development (Part of

- GIC platform). Signed MoU with BCIC to establish 'Brigade-BCIC Skill Development Academy' in Aerospace
- Uptown Mall, Bengaluru.
- Launch of Holiday Inn,



2024 AND BEYOND

- Expanding footprints in Chennai and Hyderabad.
- Launched Brigade Icon on Mount Road, Chennai.







A NEW MIXED-USE LANDMARK ON CHENNAI'S SKYLINE

From the outset, our ambition was to present Chennai with an unparalleled experience, a touch of something extraordinary and truly distinctive. Now, the city is all set to elevate its cosmopolitan credentials with the introduction of Brigade Icon, a one-of-its-kind, integrated mixed-use lifestyle enclave.

This space is a refined blend of residential and commercial spaces including corporate offices and curated retail spaces that house the most premium brands.

With all this and more, Brigade Icon doesn't just meet standards, it sets a new one for urban living.









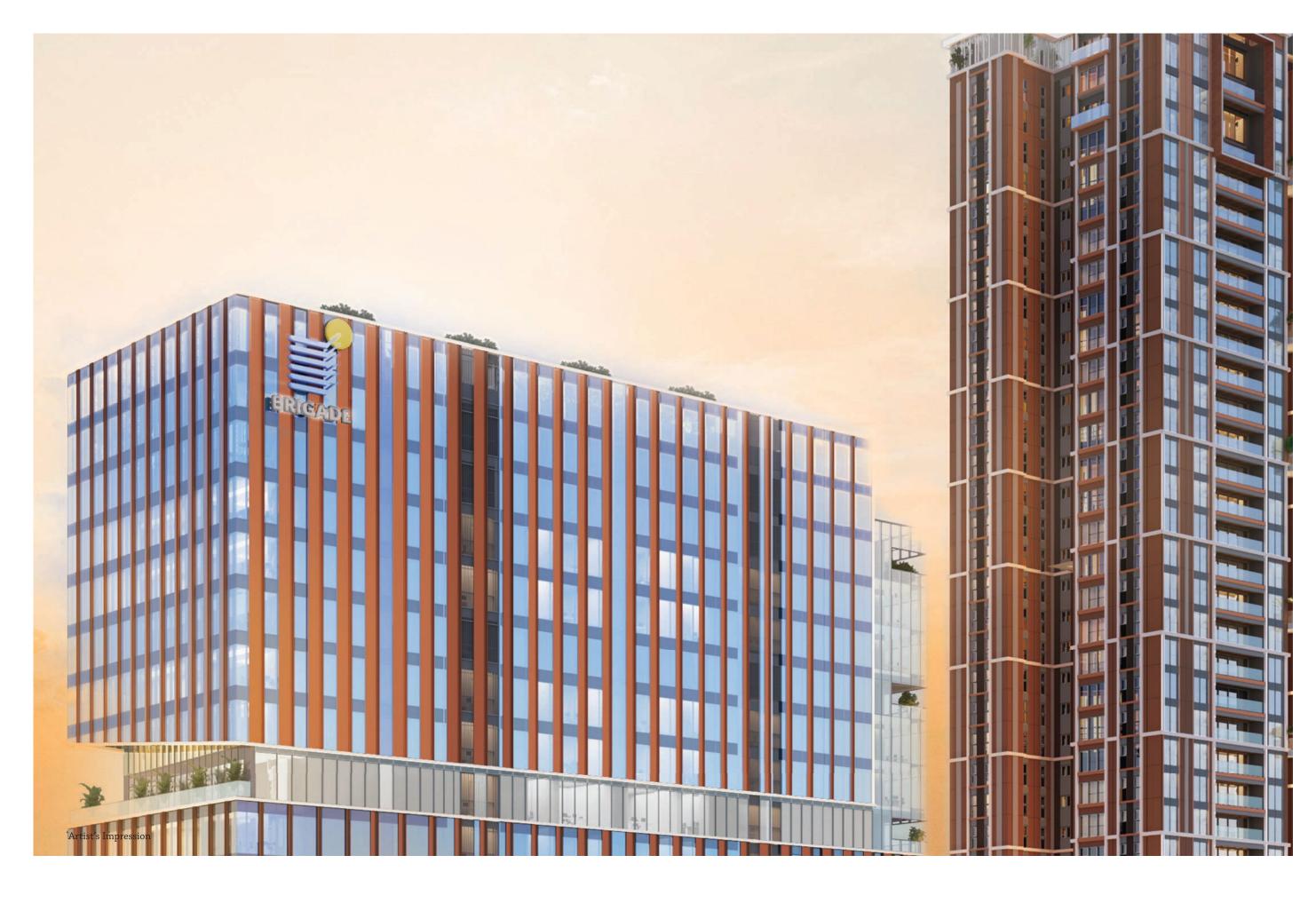
The architecture of Brigade Icon, right from conceptualization to execution, was undertaken by the renowned global boutique design studio - SOG Design. They have worked on a plethora of international projects, namely commercial, hospitality and mixed-use typology.



RICARD GONZALVO

Partner | Design Director, SOG Design, Singapore
With immense industry knowledge, extensive experience
in award-winning companies, and a serious passion
for design, Ricard Gonzalvo brought Brigade's iconic
vision to life. Taking inspiration from Tamil Nadu's
rich temple heritage and theatres touched by an
'old-world charm', he conceptualised the structure
and visual aesthetics of Brigade Icon.

Being a visionary, he has led several international design projects in the mixed-use, commercial, hospitality and retail sectors. He joined SOG Design after completing successful projects spanning Singapore, India, Vietnam, Indonesia, Papua New Guinea, and Spain.





GUIDO BIGOLIN

Partner | Design Director, SOG Design, Singapore With 18 years of experience across Europe, the Middle East, and Asia Pacific, Guido specializes in retail and residential design, master planning and interior design. A registered architect in Italy, he has led high-profile projects worldwide, earning numerous accolades.

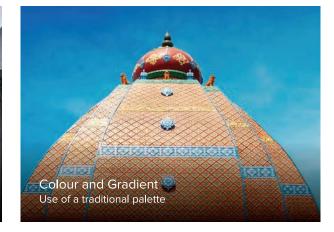
Guido leverages state-of-the-art tools and AI technology to push the boundaries in design. A team person to the core, he values collaboration, meticulous execution, and quality. His vision continues to drive modern, exceptional designs that shape urban landscapes. Guido brings his wealth of knowledge and expertise to give Brigade Icon its unmistakable identity and aesthetic.



Terracotta tones borrowed from the annals of Chennai's history. Living roofs that leave the mark of modernity on the city's horizon. Nature peeking through the structure's contemporary landscape.

When you step into Brigade Icon, the world slows down. We'll transport you to the timeless theatres and majestic temples of Chennai that have served as our architectural inspiration, while pulling the curtains back on the future of sophisticated living.





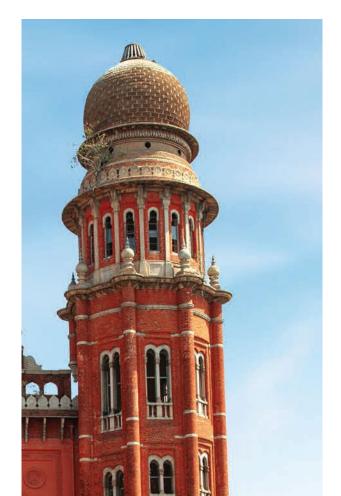






A GEM ON MOUNT ROAD

Not just any gem – this is one that could bring the ever-bustling Mount Road to a stand-still. An architectural icon inspired by abstraction and the visual appeal of gemstones, from the Mughal Yaqoots, to the ancient Indian Navaratnas. Step in and witness the playful dance of light and shadows, as the sun's rays glance through the copper-tinged crystalline façade.













Let your individuality echo through your space which stands as a testament to enduring design.







THE BEATING HEART OF A GLORIOUS CITY.



INITIATIVES FOR SUSTAINABILITY

As the world navigates towards a future where sustainable living becomes second nature, we took the lead in Chennai. To us, sustainability isn't just a trend. It's our ethos, forming the backbone of our vision for a better, greener future, for you, and for our planet.



SYSTEMS AND FEATURES

PHOTOVOLTAIC (PV) **PANELS**

Harnessing clean and renewable energy generation.

RECHARGE PITS

Recharge Pits effectively enhance groundwater levels by collecting and percolating water, replenishing aquifers. They play a vital role in sustainable water management, improving water quality and quantity.

IRRIGATION

The Sewage Treatment Plant (STP)-treated water is used for irrigation instead of fresh water.



CROSS VENTILATION

TOWER VENTILATION Strategically divided residential towers to promote airflow and comfort.

UNITS VENTILATION

We've provided unobstructed views and natural light in every unit, fostering a bright and welcoming atmosphere.



FACADE ELEMENTS

ORIENTATION

The structure utilises smart design elements like sun shading to maintain comfort levels year-round.

COMMERCIAL

Implementing a second skin to control sunlight exposure, reducing the need for artificial lighting and fostering a connection to nature.

RESIDENTIAL

The structure incorporates shielding elements to reduce heat and glare to keep the interiors cool.



GREEN SPACES GREEN COVERAGE

We are creating a living ecosystem with integrated landscape strategies, promoting a healthier environment for residents and workers alike.

BUILDING SOFTSCAPES

The blueprint integrates green areas around the building as breathing spaces to regulate temperature and enhance overall well-being. By prioritising sustainability in every aspect of our design and operations, we aim to create spaces that not only meet your needs but also contribute positively to the planet.



Quality design exists in the subtle details that often go unnoticed but are experienced through convenience and intelligent craftsmanship. At Brigade Icon, every element upholds the Brigade standard. Sensibility and safety are the foundation upon which this structure stands, and you'll know it the minute you step in. With breathe-easy ventilation and eye-pleasing aesthetics, we seamlessly blend quality with design safety throughout.

Beneath the veneer of perfection is a meticulously honed process, refined to deliver the quality you truly deserve.

Each element, crafted with precision and dedication, contributes to the Brigade quality standard:

- Quality Masonry Longer-life Plastering Durable Tiles
- Laying Work
- Majestic Terraces
- Aluminium Form Work
- Leak-proof Plumbing

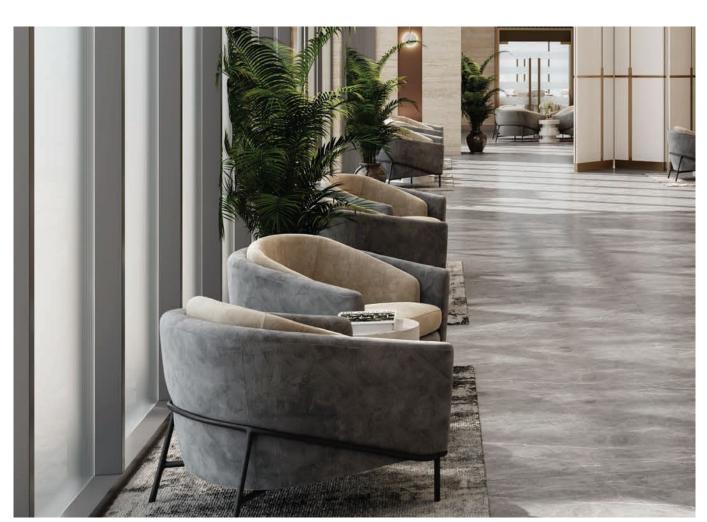
define our commitment to creating spectacular spaces.

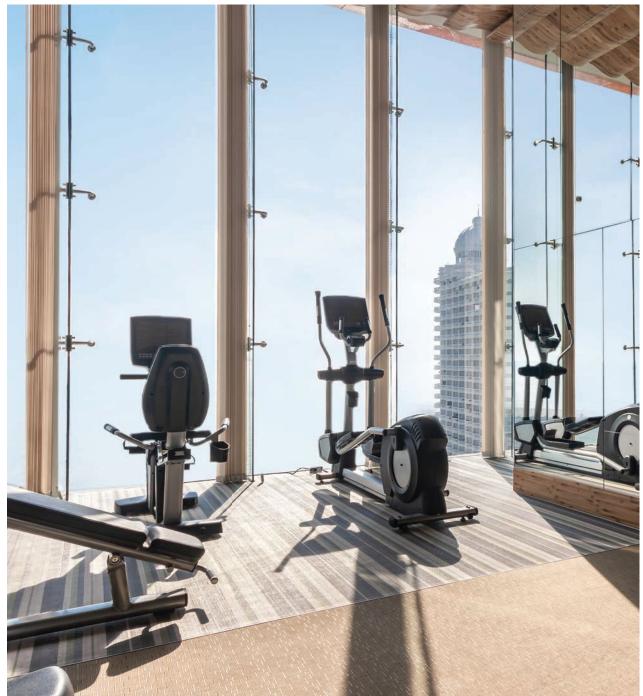
 Aesthetic Painting Works State-of-the-art Waterproofing

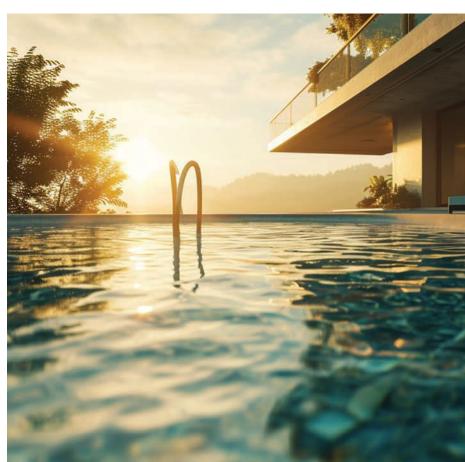
This artistry and reliability



If you've got one reason to step out, we'll give you many more to stay. Brigade Icon has everything you'd need, and more, under one roof. Embrace the benefits of modern living, which gives you the lifestyle of comfort and convenience that you deserve.









Explore a range of meticulously crafted and thoughtfully designed features and discover the pinnacle of living, right here in the heart of Chennai.

RESIDENTIAL **AMENITIES:**

FITNESS STUDIO

Lift. Run. Repeat.

GARDEN PAVILION

Where functionality and nature co-exist.

LAP POOL WITH JACUZZI

Life's better when you're one with water.

OUTDOOR DECK

Open spaces. Limitless living.

EARLY LEARNING CENTER

A safe space for your little ones.

SKYLINE JOGGING PATH

Stay on track to a healthier life with panoramic views of the city.

SKY LOUNGE

Nature's touch above the cityscape.

PANORAMA DECK

Touch the stars from the comfort of your home.

MULTIMEDIA LOUNGE

Now Playing: 'La Dolce Vita'

BALLROOM

A space that calls for celebration.

INDOOR RECREATION CENTER

Fun, games and everything in between.

LANDSCAPED COURTYARDS

Thoughtfully designed around nature.

AN ARRAY OF HOME AUTOMATION **FEATURES**

For smarter, seamless living.

SPA AND SALON

Wellness within your reach.

LIFESTYLE HUB

Your all-in-one destination for retail and lifestyle needs.

*The images provided are for illustrative purposes only and are representative in nature. Amenities Transcending the Ordinary 31





EDUCATIONAL INSTITUTIONS

SCHOOLS National Public – 1 Km Church Park – 1.2 Km DAV – 1.6 Km Don Bosco – 2.7 Km Chettinad Vidyashram - 7.2 Km

COLLEGES Ethiraj College for Women – 1.8 Km

Stella Maris – 2 Km WCC – 4 Km Loyola College & LIBA – 5 Km Anna University – 6 Km IIT Madras – 7.5 Km



CONNECTIVITY

RAILWAY STATIONS Egmore Railway Station – 3 Km Central Railway Station – 5 Km

METRO STATIONS Thousand Lights – 100 Mtrs Whites Road Metro (Upcoming) – 100 Mtrs

AIRPORT

Chennai International Airport – 14 Km



HOTELS

Taj Coromandel – 2.5 Km Leela Palace – 8.3 Km ITC Grand Chola – 8.9 Km



HOSPITALS

Be Well Hospital – 2.8 Km Apollo Hospital, Greams Road – 2.9 Km Kauvery Hospital – 3.8 Km MGM Healthcare – 6 Km



CLUBS

The Presidency Club – 1.9 Km Cosmopolitan Club – 2.4 Km Madras Gymkhana Club – 3 Km TNCA Club – 3 Km Madras Boat Club – 5 km TNGF Cosmo Golf Club – 6.2 Km



SHOPPING, LEISURE & ENTERTAINMENT

PVR - Sathyam Cinemas – 300 Mts Express Avenue Mall – 500 Mts Spencer Plaza Mall – 600 Mts Marina Beach – 2.7 Km Citi Centre – 3.5 Km MA Chidambaram Stadium – 3.5 Km Edwards Eliot's Beach – 9.6 Km Phoenix Mall– 11 Km



OTHERS

British Council – 750 Mts Australian Embassy – 750 Mts American Embassy – 1.4 Km



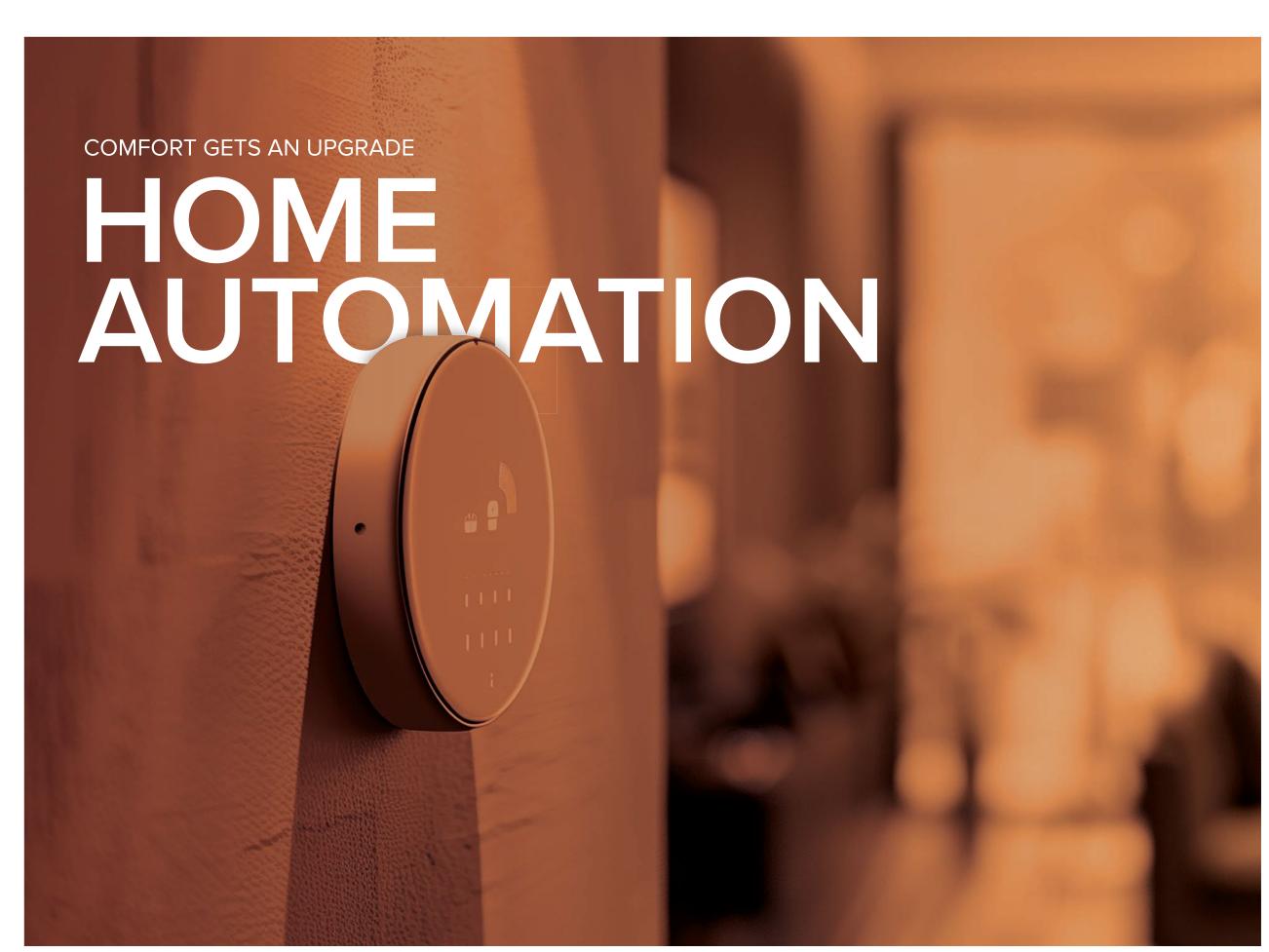




LEGEND

- 1. OFFICE ENTRY AND EXIT
- 2. SECURITY PAVILION
- 3. COMMERCIAL PLAZA
- 4. COMMERCIAL ENTRY POINT
- 5. COMMERCIAL EXIT POINT
- 6. DRIVEWAY
- 7. FEATURE ELEMENT
- 8. CORPORATE ARRIVAL ZONE
- 9. UTILITY HUB
- 10. SERVICE HUB
- 11. RESIDENTIAL DROP-OFF
- 12. FEATURE ELEMENT
- 13. GUESTS' PARKING AREA
- 14. RESIDENTIAL ENTRANCE
- 15. RESIDENTIAL EXIT
- 16. RESIDENTIAL TOWER SECURITY
- 17. EVENT LAWN

- 18. GAZEBOS
- 19. OPEN AIR DECK
- 20. MULTI-USE GAME ZONE
- 21. CHILDRENS' PLAY ZONE
- 22. ACCESS WAY
- 23. CORPORATE DROP-OFF
- 24. FEATURE ELEMENT
- 25. CORPORATE PLAZA







Step into a space that is built around your convenience with cutting-edge home automation features. Experience comfort at a few clicks.

Foyer

 Smart Door Lock and Video Door Phone (VDP) control through mobile app

Living and Dining

- Lighting, fan and air conditioner control
- Electrical provision for curtain motor

Kitchen

• Lighting control

Master Bedroom

- Lighting, fan and air conditioner control
- Electrical provision for curtain motor

Kids' Bedroom

- Lighting, fan and air conditioner control
- Electrical provision for curtain motor

Guest Bedroom

- Lighting, fan and air conditioner control
- Electrical provision for curtain motor

Other Bedrooms

- Lighting, fan and air conditioner control
- Electrical provision for curtain motor

*The images provided are for illustrative purposes only and are representative in nature.





FLOORING

Living / Dining / Family / FoyerNatural stone / marble flooring

Master Bedroom

Engineered wooden flooring

Other Bedrooms

Engineered wooden flooring

Balcony / Deck

Wood plastic composite / vitrified tiles with wood finish

Powder Room

Natural stone / marble flooring

Master Bathroom

Natural stone / marble flooring

Other Bathrooms

Large-sized marble finish vitrified tiles

Kitchen

Natural stone / marble flooring

Utility

Vitrified tiles

Staff and Bathroom

Vitrified tiles



WALL DADO

Master Bathroom

Natural stone / marble upto false ceiling

Powder Room

Natural stone / marble upto false ceiling

Other Bathrooms

Large-sized marble finish vitrified tiles upto false ceiling

Staff Bathroom

Glazed ceramic tile



WINDOWS & VENTILATORS

Windows

Floor to beam bottom double glazed aluminium windows with bug screen and invisible grill

Ventilators

Aluminium



KITCHEN

Counter

Provision for modular kitchen (granite counter and stainless steel sink will not be provided)

Plumbing and Electrical Provisions

- Plumbing: Water purifier and sink in kitchen, washing machine, dishwasher, sink in utility
- **Electrical**: Water purifier, refrigerator, hob & chimney, microwave oven, dishwasher, washing machine, dryer



BATHROOMS

CP Fittings

Villeroy & Boch / Kohler / Hansgrohe or equivalent

Sanitary Fixtures

Villeroy & Boch / Kohler / Grohe or equivalent Staff Room: Jaguar or equivalent

Accessories

Soap tray, toilet paper holder, robe hook, towel rod, Villeroy & Boch / Kohler or equivalent

Master Bed Bathroom

Marble counter
with two wash basins,
shower partition,
ceiling-mounted rain shower,
hand shower, EWC with
concealed cistern

Powder Room

Marble counter with one wash basin, EWC with concealed cistern

Kids' Bed Bathroom

Marble counter with one wash basin, bathtub, hand shower, EWC with concealed cistern

Other Bathrooms

Marble counter with one washbasin, shower partition, rain shower / hand shower, EWC with concealed cistern

False Ceiling

Water-resistant false ceiling



AIR CONDITIONING

Ductable Variable Refrigerant (VRF) System



Exterior Finish

- External grade emulsion
- Emulsion over texture paint in certain areas

Internal Ceilings

- Common Area Acrylic Emulsion
- Lift Lobby Painted Gypsum Ceiling Staircase, Utility Area, and Service Area - Acrylic Emulsion
- Unit Ceiling Acrylic Emulsion

Internal Walls

- Common Area -Emulsion paint/texture paint
- Lift Lobby Marble/Granite/
 Vitrified Tile Cladding
 with Acrylic Emulsion or equivalent
- Staircase, utility, and service area -OBD/Washable Distemper
- Unit Walls -Acrylic Emulsion Paint
- Steel Works -
- PU Based Anti Rust Enamel Paint



RAILING

Balcony Railing
Glass/SS Railing

Staircase Railing (Duplexes) Glass Railing

Staircase Railing (Common Areas) MS Railing



DOORS

Main Entry Door

Hardwood frame with architrave and veneer flush shutter

Bedroom Door

Hardwood frame with architrave and veneer flush shutter

Bathroom Doors

Hardwood frame with architrave and flush shutter with veneer on the outside and laminate towards the inside

Balcony Door

3-track aluminium full-height sliding doors with DGU and bug screen



SUSTAINABILITY

- Solar Power for common area lighting
- Motion Detector Lights -Amenities area
- Organic Waste Converter
- Groundwater Recharging
- Rainwater Harvesting
- LED Street Lights
- Sewage Treatment Plant* (STP)
- EV Charging Provision for 1 charging point per unit
- Lush Landscape



SECURITY SYSTEM

- CCTV for common areas
- Access control for the lobby and amenity areas
- Gas Leak Detectors
- Motion Detector Lights -Amenities area



ELECTRICAL

Apartment Units

- 3 Bedroom Units 8.3 kW
- 4 Bedroom Units 9.5 kW
- •5 Bedroom Penthouses and Duplexes - 12 kW

Modular Switches

Schneider / ABB / Panasonic
 Vision / Legrand
 or equivalent

DG Backup

• 100% DG backup for common areas and units



GAS SUPPLY

Piped gas on a subscription basis



TOILET VENTILATION

Ducted Ventilation



HEATING SYSTEM

Heat pump for individual units





BRIGADE GROUP

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

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.

ESG India Leadership Awards 2021 for Leadership in Green Product and Service, presented by Acuite and ESG Risk Investments and Mergers.

BRIGADE EL DORADO -BENGALURU

Received the prestigious 'Pradhan Mantri Awas Yojana' award at the PMAY - Empowering India Awards 2022.

BRIGADE ORCHARDS -BENGALURU

Won the 'Residential Project - Township' award 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.

BRIGADE WORLD TRADE CENTER -CHENNAI

WTC Chennai won the award for Environmental, Social & Governance (ESG). WTCC was also declared winner in the Safety & Security category.

BRIGADE CITADEL -HYDERABAD

CII-SR EHS Excellence Awards 2021 Brigade Citadel received the Gold Award for Excellence in EHS practices.

BRIGADE TECH GARDENS -BENGALURU

Brigade Group won an award in the category of Commercial High-Rise Development for project Brigade Tech Gardens for India at The Asia Pacific Property Awards 23-24.



our brand film.

Our Core Values

Founders of





To UPGRADE TO BRIGADE, reach us at **© 72 000 55 000** or ⊠salesenquiry@brigadegroup.com

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Tamil Nadu - 600 041

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Bengaluru - 560 055

Dubai Office:

Brigade Enterprises Ltd., 902, Nassima Tower, Sheikh Zayed Rd., Dubai Tel: +97143555504

OFFICES ALSO AT: MYSURU | HYDERABAD

RERA No. TN/29/Building/0392/2024

