

Representative Image

EMBRACE PRIVILEGED LIVING.

LARGE-SIZED RESIDENCES IN 3 & 4 BED VARIANTS

Fairmont: RERA Reg. No.:PRM/KA/RERA/1250/303/PR/231123/006424. Details available at www.rera.karnataka.gov.in

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





TASTE IS ACQUIRED. FORESIGHT, CHOICE.

What's it like to live amidst acres of open greens in one of the city's fastest-emerging, growth-centric micromarkets? To be at work in prime CBDs in less than 30 minutes? To command pride when you own some of the most lavish, large-hearted 3 and 4 bed residences, as also the finest lifestyle? To have likeminded, swish erudite connoisseurs as neighbours. Corner office holders who foresee the evolution of things before they occur. To live at what will be the centre of the universe for a burgeoning North Bengaluru? To own an asset that is appreciating even as you're reading this?

IT'S DESTINED. IT'S DEVANAHALLI.

Home to the Kempegowda International Airport-the 3rd busiest airport in India, abutted by the upcoming Satellite Town Ring Road and traversed by NH 44, Devanahalli has got the advantage of unmatched access and connectivity that has snowballed the creation of a holistic, self-sustaining ecosystem.

Be it the ~3,000 acres of Aerospace & Defence, and Hardware Park, the IT Investment Region or the 408-acre Devanahalli Business Park, Devanahalli's prospects of being an investor's paradise are second to none.



Bull Run @DEVANAHALLI. The micro market has been gaining its fair share within the North Bengaluru's success story. The residential prices have shown a 35% increase since 2020.



One of the fastest growing markets. Devanahalli has been witnessing a slew of supply and sales. Every 1 in 5 homes sold in North Bengaluru is located in Devanahalli.



Steady rise in commercial. Since 2014, North Bengaluru has seen a 12x jump in office supply, with a shifting trend of new supply towards Devanahalli.



Brilliant connectivity. Devanahalli sits at the cusp of major intersections-NH 44, Budigere Road and the upcoming Satellite Town Ring Road (STRR).



Future prospects. Given the scale of large, multiple Public-Private Partnership (PPP) projects-Aerospace and Defence Park, Bengaluru Signature Business Park, BIAL ITIR, Metro, Aerotropolis City and much more-Devanahalli emerges as one unmissable, multi-bagger opportunity.



**>~50 MN. SQ. FT. OF COMMERCIAL INFUSION
IN NORTH BENGALURU AND DEVANAHALLI,
IN THE NEXT 4-5 YEARS.**



Embassy Business Hub
1.4 mn sq. ft., near Yelahanka



Century Downtown
2.5 mn. sq. ft., Hebbal



Brigade Opus
0.35 mn. sq. ft., Hebbal



Sattva Horizon
1.1 mn sq. ft., near Yelahanka (NH44)



Phoenix Mall of Asia
5.67 mn. sq. ft., Hebbal



Prestige Tech Cloud
0.42 mn.sq. ft., Devanahalli



L&T Tech Park
3.7 mn. sq.ft., Hebbal



Brigade Magnum
0.58 mn. sq. ft., Hebbal



Shell Technology Center at
KIADB Aerospace Park
0.07 mn sq. ft., Devanahalli

**ACTUAL
SHOTS**

DISCLAIMER:
All images are taken for the sole purpose of representing the information shared in this document and is for general consumption only. No editing has been done to the images and are visible in public as shown above. At no point Brigade Group endorses or solicits sale of these products. Note: 1 sq. mt. = 10.764 sq. ft.

BRIGADE ORCHARDS: THE CONVERGENCE OF THE BEST OF DEVANAHALLI.

**DON'T JUST OWN A HOME,
OWN A TOWNSHIP INSTEAD.**

Brigade Orchards, arguably one of the city's largest and most inclusive developments, is a 135-acre smart integrated, award-winning township with an already well-established community. The integrated township features a ready commercial-cum-retail space, The Arcade (a 2 lakh sq. ft. complex), a top-notch sports arena, educational institution (The School for Global Minds), the forthcoming 100-bed medical center by MS Ramaiah, a much-coveted Signature Club Resort and over 80 life-enhancing amenities.



Actual image

📏 Spread across 135 acres

🏢 Wide array: Residential, Commercial and Retail

📍 15 minutes to KIADB Aerospace Park

✈️ 20 minutes to the airport

📍 30 minutes to Hebbal and Budigere Cross

👨‍👩‍👧 2,500+ existing families

🏡 Fully-functional Signature Club Resort

🏃 World-class sports arena

🏥 Upcoming Ramaiah Medical Centre

🏢 Ready office & retail spaces

🎓 The School for Global Minds

BRIGADE ORCHARDS: A FEW GLIMPSES.



Elevation of The Arcade



Juniper Block



Entrance of The Arcade



Signature Club Resort



Cedar Block







Signature Villas

PRESENTING A REFINED LIVING EXPERIENCE.

FAIRMONT AT BRIGADE ORCHARDS.

Nestled within the mammoth 135-acre smart integrated township, Brigade Orchards, this niche and exclusive 1.5-acre development features large-hearted, spacious 3 and 4 bed residences, landscaped greens with boutique amenities for a life truly well-deserved.

It is for those who have a penchant for 'earned' prerogatives, those who not only preserve, but cherish life the way it should be. The architectural design and sensibilities have been meticulously planned for and crafted, enabling a visually and spatially differentiated space within the development. The central ethos behind Fairmont revolves around enhancing the lifestyle, with sophistication.

-  92 select residences
-  Large-sized layouts (1,900-2,200 sq. ft.)
-  A designated home office space
-  Select units with additional terrace area



FAIRMINT
BRIGADE
ORCHARDS

TOWNSHIP MASTER PLAN

FAIRMONT
BRIGADE
ORCHARDS

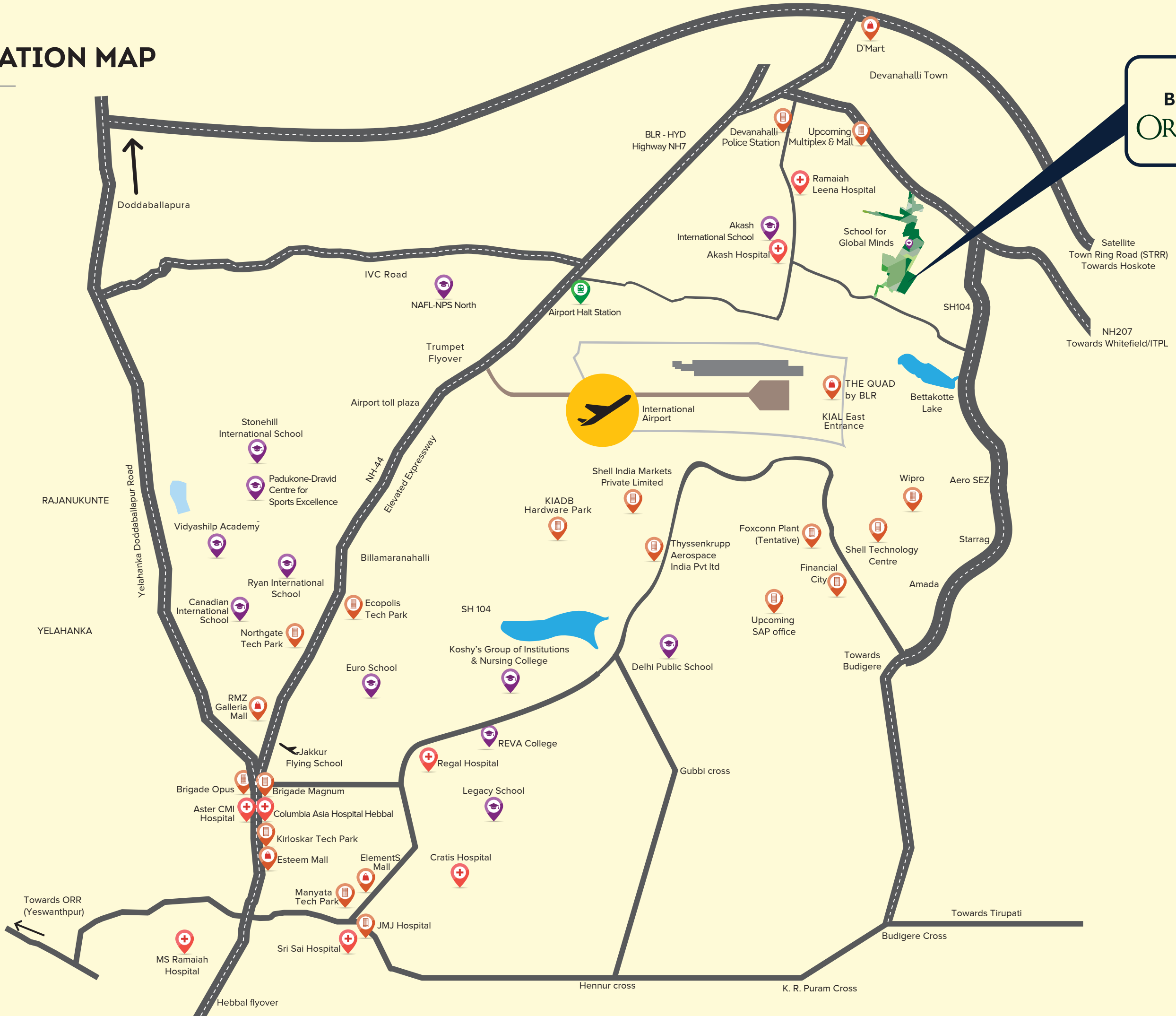


- DISTANCES TO KEY SPOTS:**
- Bangalore International Airport: 20 Minutes
 - Nandi Hills: 45 Minutes
 - Jain Temple: 5 Minutes
 - Devanahalli Fort: 8 Minutes

- Trumpet Flyover: 13 Minutes
- Hebbal Flyover: 30 Minutes
- Devanahalli Police Station: 5 Minutes

The information depicted herein viz., master plans, floor plans, furniture layout, fittings, illustrations, specifications, designs, dimensions, rendered views, colours, amenities and facilities etc., are subject to change without notifications as may be required by the relevant authorities or the developer's architect, and cannot form part of an offer or contract. Whilst every care is taken in providing this information, the Developer cannot be held liable for variations. All illustrations and pictures are artist's impression only. The information are subject to variations, additions, deletions, substitutions and modifications as may be recommended by the company's architect and/or the relevant approving authorities. The Developer is wholly exempt from any liability on account of any claim in this regard. (1 square metre = 10.764 square feet). E & OE. All dimensions and calculations are done in metric system (M/Sq.m), and imperial system (Ft/Sq.ft) shown is for reference only. All dimensions indicated in the drawing are from unfinished surfaces, excluding plaster thickness and tile thickness.

LOCATION MAP



Map not to scale

CLOSE AT HAND, CLOSER TO EVERYTHING YOU'D EVER NEED.

Schools and Educational Institutions

- School for Global Minds (2 mins/0 kms)
- Akash International School Bangalore (8 mins/3.6 kms)
- NAFL - NPS North (20 mins/10.2 kms)
- Harrow School (25 mins/15 kms)
- Stonehill International School (30 mins/23.1 kms)
- Ryan International School (30 mins/23.6 kms)
- Reva College (30 mins/24 kms)
- Vidyashilp Academy (30 mins/24.5 kms)
- Euro School (30 mins/25.1 kms)



Hotels & Resorts

- Signature Club Resort (2 mins/0kms)
- JW Marriott near Nandi Hills (20 mins/ 11 kms)
- Clarks Exotica Convention Resort & Spa (25 mins/14.2 kms)
- The Windflower Prakruthi (30 mins/20.4 kms)
- Ramanashree California Resort (30 mins/29.5 kms)



Hospitals

- Ramaiah Medical Centre (2 mins/0kms)
- New Manasa Hospital (6 mins/2.7 kms)
- Ramiah Leena Hospital (5 mins/2.1 kms)
- Akash Hospital (9 mins/3.8 kms)



Business & IT Parks

- KIADB Aerospace Park SEZ (18 mins/10 kms)
- Northgate Tech Park (25 mins/22.1 kms)
- Kirloskar Tech Park (30 mins/28.5 kms)
- Manyata Tech Park (35 mins/30.9 kms)
- L&T Tech Park (40 mins/26.4 kms)
- Century Downtown (30 mins/27.3 kms)

Entertainment venues

- RMZ Galleria Mall (30 mins/26.8 kms)
- Garuda Mall (30 mins/27.8 kms)
- Bhartiya Mall of Bengaluru (35 mins/27.8 kms)
- Elements Mall (35 mins/33.6 kms)
- Phoenix Mall of Asia (40 mins / 26.4 kms)



- Brigade Magnum Tech Park (30 mins/ 29.5 kms)
- Brigade Opus (30 mins/29.3 kms)
- Kirloskar Business Park (40 mins/30.8 kms)
- Karle Town Centre SEZ (45 mins/32.2 kms)
- Embassy Manyata Business Park (50 mins/35 kms)





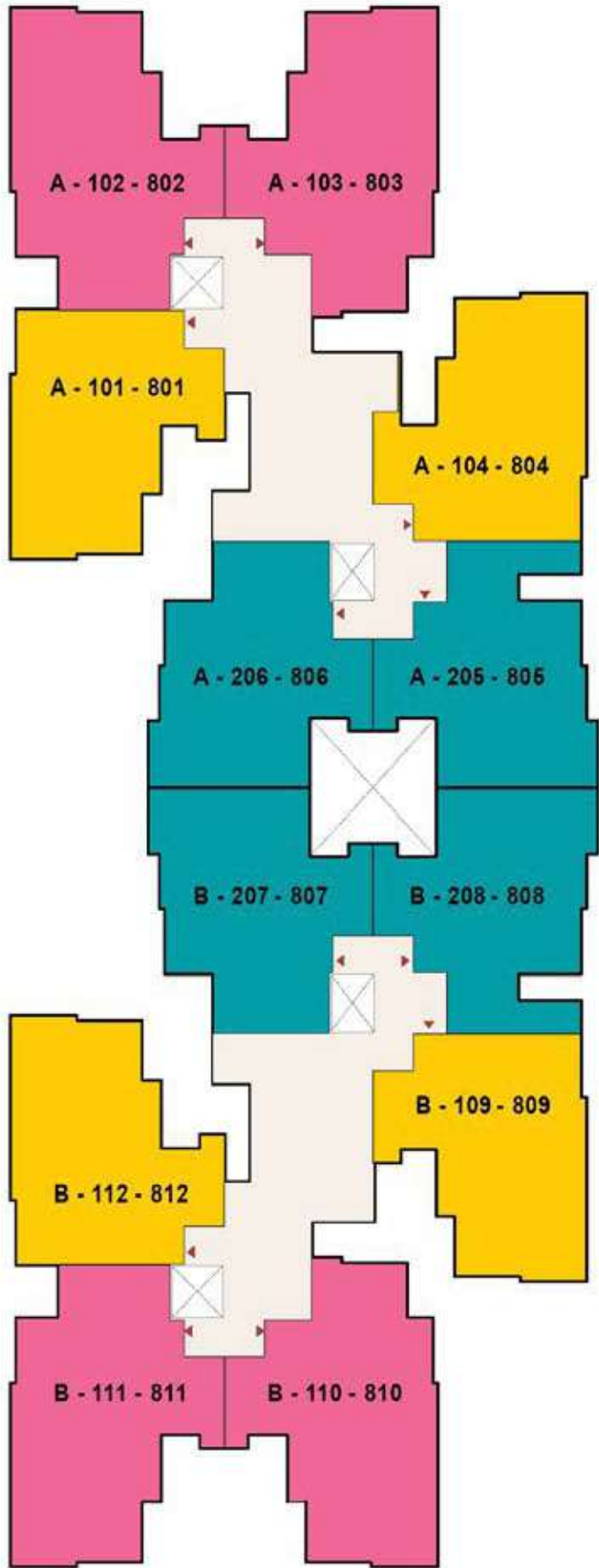
MASTER PLAN

LEGEND

1. Security cabin
2. Surface car parking
3. Outdoor gym
4. Tree plaza
5. Seating terrace
6. Children's play area
7. Senior citizen pavilion
8. Reflexology walkway
9. Leisure seating



TPOLOGY PLAN AT TYPICAL FLOOR

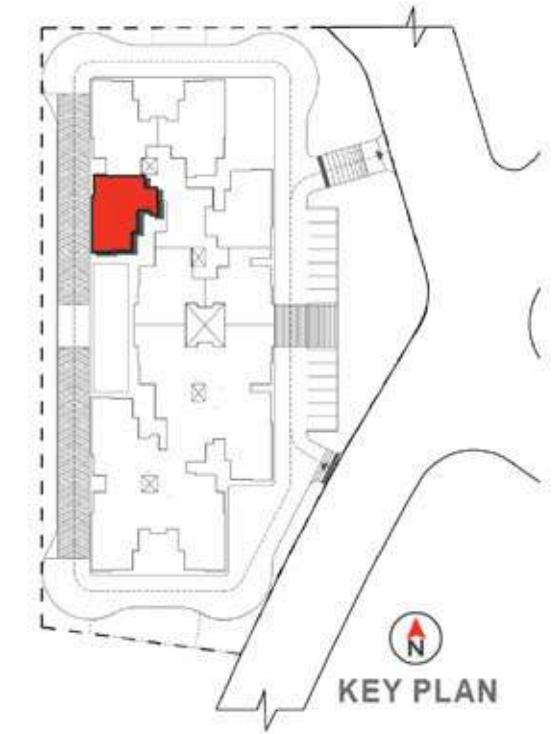


	Typology	SBA	Series
	3 BHK+Home Office	1905 sq.ft.	5, 6, 7 & 8
	3 BHK+Home Office	1940 sq.ft.	1, 4, 9 & 12
	4 BHK+Home Office	2188 sq.ft.	2, 3, 10 & 11

DISCLAIMER: The information depicted herein viz., master plans, floor plans, furniture layout, fittings, illustrations, specifications, designs, dimensions, rendered views, colours, amenities and facilities etc., are subject to change without notifications as may be required by the relevant authorities or the developer's architect, and cannot form part of an offer or contract. Whilst every care is taken in providing this information, the Developer cannot be held liable for variations. All illustrations and pictures are artist's impression only. The information are subject to variations, additions, deletions, substitutions and modifications as may be recommended by the company's architect and/or the relevant approving authorities. The Developer is wholly exempt from any liability on account of any claim in this regard. (1 square metre = 10.764 square feet). E & OE. All dimensions and calculations are done in metric system (M/Sq.m), and imperial system (Ft/Sq.ft) shown is for reference only. All dimensions indicated in the drawing are from unfinished surfaces, excluding plaster thickness and tile thickness.



UNIT TYPE - A1
3-BED (1940 sq. ft.)

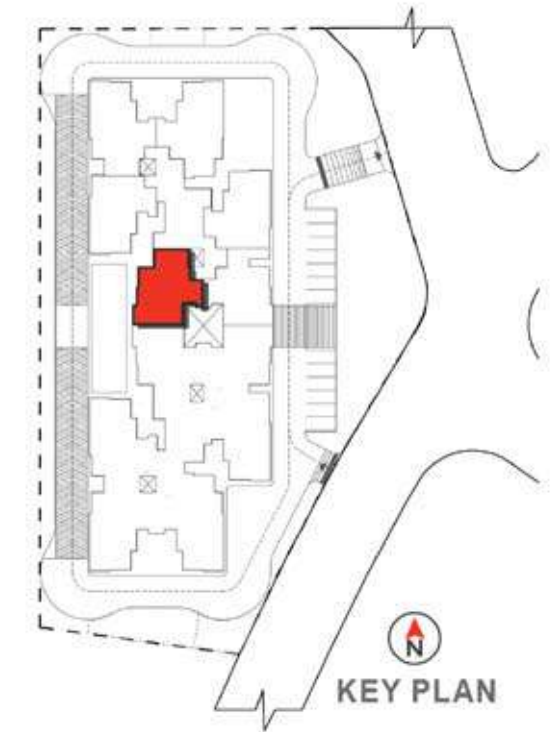


TYPE	UNIT DISTRIBUTION
A1	A-201 TO 801

SUPER BUILT-UP AREA	UNIT CARPET AREA	BALCONY CARPET AREA
180.24 sq.m / 1940 sq. ft.	117.93 sq.m / 1269 sq. ft.	7.49 sq.m / 81 sq. ft.

DISCLAIMER: The information depicted herein viz., master plans, floor plans, furniture layout, fittings, illustrations, specifications, designs, dimensions, rendered views, colours, amenities and facilities etc., are subject to change without notifications as may be required by the relevant authorities or the developer's architect, and cannot form part of an offer or contract. Whilst every care is taken in providing this information, the Developer cannot be held liable for variations. All illustrations and pictures are artist's impression only. The information are subject to variations, additions, deletions, substitutions and modifications as may be recommended by the company's architect and/or the relevant approving authorities. The Developer is wholly exempt from any liability on account of any claim in this regard. (1 square metre = 10.764 square feet). E & OE. All dimensions and calculations are done in metric system (M/Sq.m), and imperial system (Ft/Sq.ft) shown is for reference only. All dimensions indicated in the drawing are from unfinished surfaces, excluding plaster thickness and tile thickness.

UNIT TYPE - B1
3-BED (1905 sq. ft.)

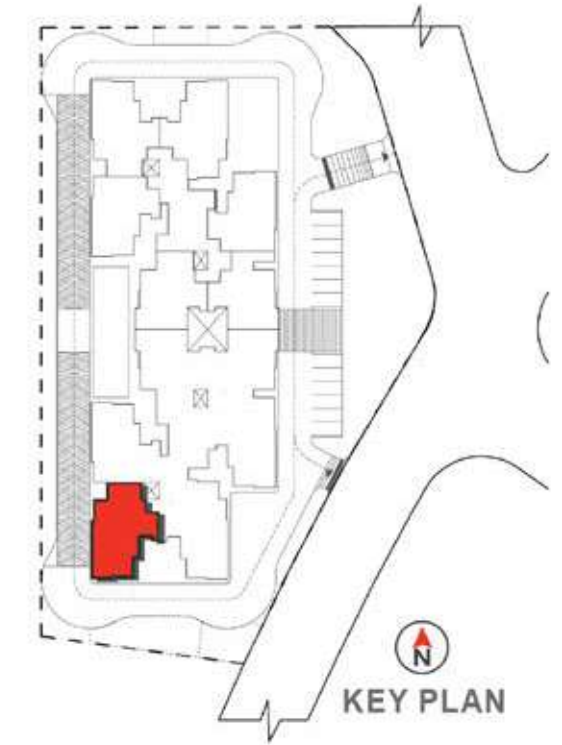


TYPE	UNIT DISTRIBUTION
B1	A-306 TO 806

SUPER BUILT-UP AREA	UNIT CARPET AREA	BALCONY CARPET AREA
177.01 sq.m / 1905 sq. ft.	115.50 sq.m / 1243 sq. ft.	8.26 sq.m / 89 sq. ft.

DISCLAIMER: The information depicted herein viz., master plans, floor plans, furniture layout, fittings, illustrations, specifications, designs, dimensions, rendered views, colours, amenities and facilities etc., are subject to change without notifications as may be required by the relevant authorities or the developer's architect, and cannot form part of an offer or contract. Whilst every care is taken in providing this information, the Developer cannot be held liable for variations. All illustrations and pictures are artist's impression only. The information are subject to variations, additions, deletions, substitutions and modifications as may be recommended by the company's architect and/or the relevant approving authorities. The Developer is wholly exempt from any liability on account of any claim in this regard. (1 square metre = 10.764 square feet). E & OE. All dimensions and calculations are done in metric system (M/Sq.m), and imperial system (Ft/Sq.ft) shown is for reference only. All dimensions indicated in the drawing are from unfinished surfaces, excluding plaster thickness and tile thickness.

UNIT TYPE - C3
4-BED (2188 sq. ft.)



TYPE	UNIT DISTRIBUTION
C3	B-211 TO 811

SUPER BUILT-UP AREA	UNIT CARPET AREA	BALCONY CARPET AREA
203.30 sq.m / 2188 sq. ft.	134.58 sq.m / 1449 sq. ft.	7.49 sq.m / 81 sq. ft.

DISCLAIMER: The information depicted herein viz., master plans, floor plans, furniture layout, fittings, illustrations, specifications, designs, dimensions, rendered views, colours, amenities and facilities etc., are subject to change without notifications as may be required by the relevant authorities or the developer's architect, and cannot form part of an offer or contract. Whilst every care is taken in providing this information, the Developer cannot be held liable for variations. All illustrations and pictures are artist's impression only. The information are subject to variations, additions, deletions, substitutions and modifications as may be recommended by the company's architect and/or the relevant approving authorities. The Developer is wholly exempt from any liability on account of any claim in this regard. (1 square metre = 10.764 square feet). E & OE. All dimensions and calculations are done in metric system (M/Sq.m), and imperial system (Ft/Sq.ft) shown is for reference only. All dimensions indicated in the drawing are from unfinished surfaces, excluding plaster thickness and tile thickness.

AMENITIES

A boutique set of features and amenities, designed and designated for the discerning 92 families.



Double-height Entrance Lobby



Landscape Zones



Spillout Deck



Multipurpose Hall



Gymnasium



Kids' Play Room



Recreational Avenues





TECHNICAL SPECIFICATIONS

COMMON AREA FLOORING

Waiting Lounge/Reception/GF Lobby/Other Lift Lobby and Comidor: Granite/Vitrified Tiles
 Staircases: Cement STEP Tiles
 Other Lift Lobby & Corridors: Vitrified Tiles/Industrial Tiles
 Terrace: Clay Tiles/Industrial Tiles

UNIT FLOORING

Living/Dining/Family/Foyer/Bedrooms/Kitchen/Utility/Home Office: Vitrified Tiles
 Master Bedroom: Wood-finish Vitrified Tiles
 Balcony: Anti-skid Ceramic Tiles
 Toilets: Anti-skid Ceramic Tiles

WALL DADO

Kitchen: Provision for modular kitchen only (No granite slab/No DADO will be provided)
 Toilets: Ceramic Tiles

KITCHEN/UTILITY

Counter: Provision for modular kitchen only (No counter will be provided)
 Plumbing/Electrical: Water inlet/drain provision for water purifier/sink, washing machine and dishwasher | Electrical: As per design

TOILETS

CP Fittings: Grohe or equivalent
 Sanitary Fixtures: Wall-mounted EWC (Grohe/Duravit/equivalent)

DOORS

Main Door: Hard wood frame with flush shutter
 Internal Doors: Hard wood frame with flush shutter
 Balcony Door: UPVC/Aluminum

WINDOWS

Material: UPVC/Aluminum

PAINTING & FINISHES

Exterior Finish: Combination of exterior texture paint with exterior-grade emulsion
 Unit Internal Ceilings: Emulsion paint/OBD
 Unit Walls: Emulsion Paint

ELECTRICAL

3 BHK + Home Office/Maid's Room : 6 KW
 4 BHK + Home Office/Maid's Room: 8 KW
 Switches: Modular switches; Anchor Roma or equivalent make
 DG Backup: 100% DG backup for common areas | 100% DG backup for units (at additional cost)

VERTICAL TRANSPORTATION

Lifts provided as per design

SECURITY SYSTEM & AUTOMATION

Provision for intercom facility



DISCLAIMER: All images are for representation purpose only.



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

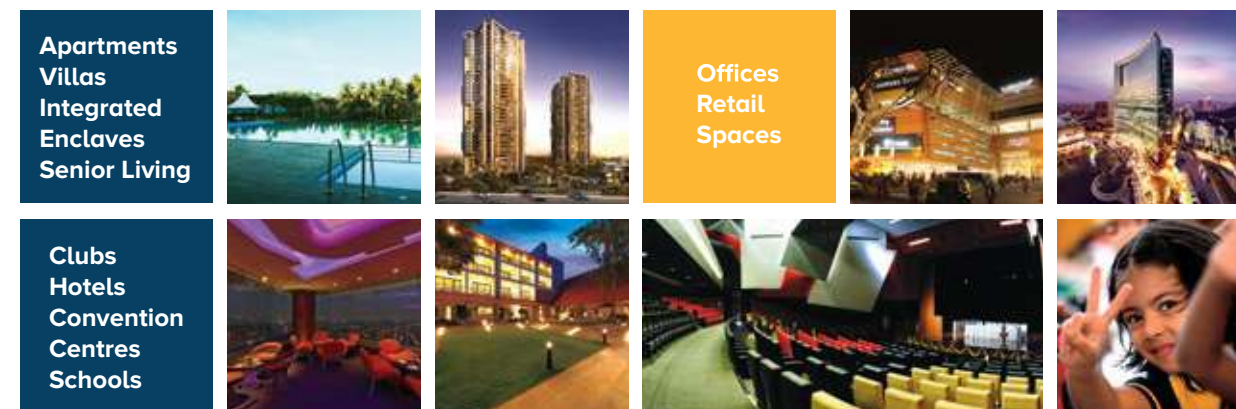
Brigade Panorama - West Bengaluru

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

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 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.

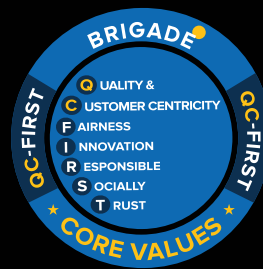
The 'Great Place to Work Institute' has consistently recognised the Brigade Group as one of India's best companies to work for in the real estate industry. This responsible attitude and innovative mind-set combined with uncompromising quality of the projects over the years has created a brand of outstanding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



BRIGADE

Building Positive Experiences

Our Core Values



Founders of



UPGRADE TO BRIGADE • 1800 102 9977 • BrigadeOrchards.com/Ivory • salesenquiry@brigadegroup.com

Marketing Office:

Brigade Orchards,
NH 207, Boodigere Road, Devanahalli,
Brigade Orchards Spinal Road,
Devanahalli, Bangalore, Karnataka 562110

Registered & Corporate Office:

29th & 30th Floor,
WTC Bangalore @ Brigade Gateway Campus,
Dr. Rajkumar Road, Malleswaram-Rajajinagar,
Bengaluru 560 055
Ph: +91-80-41379200

Dubai:

Brigade Enterprises Ltd.,
902, Nassima Tower, Sheikh Zayed Rd.
Ph: +971 4 3555504
dubaisales@brigadegroup.com

OFFICES ALSO AT: CHENNAI | MYSURU | HYDERABAD
