



THE PAVILION VILLAS



There was a time when people said “Bangalore” and you imagined wide roads, green trees and gracious bungalows.

Gone are those days.

But in a corner of Bangalore, lies a 130-acre, well-planned township that harks back to the old days.

Designed to global best practices and with an emphasis on the ecology, Brigade Orchards is a throw-back to the old times. Every villa has been designed around trees, with a double-height ceiling in the living room, and large airy spaces. The only difference is the contemporary luxury that completes each home.

Move away from the Bangalore of today to a better one – to the way your city used to be.

MOVE TO AN ENRICHED LIFE.

Brigade Orchards is a 130-acre haven, ten minutes from the Bangalore International Airport. A well laid out, multifaceted and inclusive township, it offers you a lifestyle that very few select developments around the world can offer.

Designed to be sustainable, with emphasis on the ecology, it is also thoughtfully provided with everything you could possibly need - from education, entertainment, sports and culture to retail and office space - making Brigade Orchards a living, dynamic eco-system.

While we have planned for all conveniences in the development, the enclave that houses the exclusive villas is screened off from the rest of the world in a private oasis of green and luxury. Take time out to check the fruit on your tree. Listen to the sound of pattering rain. Load up with your favourite music and run (ok, start with a walk!) around the jogging tracks.

Reward yourself with a fuller life that other people can only dream about.



THE VILLAS ARE IN A
SECLUDED ENCLAVE.
BUT JUST BEYOND, LIE ACRES OF
THOUGHTFUL AMENITIES.

When you look back at your most memorable moments, chances are that a late night in office will not feature high on the list.

Brigade Orchards gives you the right mix of work and pleasure. Set within the township are offices, a cross-section of homes, entertainment, a school and healthcare facilities. A sports arena, indoor games and workout facilities at the signature club, jogging tracks and winding trails give you enough options to stay fit. While retail spaces take care of your everyday needs.

Your kids grow up with the children who live around you – just like in the old days when neighbourhood kids were your best friends.

The only time you need to part, is when they enrol in an Ivy League college.

An artist's impression of the Brigade Orchards township.

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“THERE IS NOTHING LIKE STAYING
AT HOME FOR REAL COMFORT.”

JANE AUSTEN - EMMA (1815)

www.Zricks.com

Dusk falls over the Tulip Villa and the lights come on.



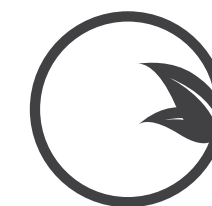


THIS ISN'T A CITYSCAPE IT'S A SANCTUARY OF QUIETUDE.

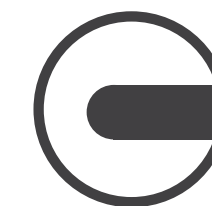
Enter the driveway to the exclusive villas at Brigade Orchards and you enter another world altogether.

Trees gently sigh in the breeze. Privacy and greenery are definitely accentuated here. And inspired by the tropical vegetation of places like Bali, Brigade Orchard's main roads are landscaped to effectively screen off sound.

Each cul-de-sac holds between four to a maximum of twelve homes designed to have similarities but not look exactly alike. Designed in three distinctive styles, you can choose from flat roof and sloped roof homes among nature-themed residences called Tulip, Carnation and Chrysanthemum.



GREEN ZONES



CUL-DE-SACS



LUSH TROPICAL
LANDSCAPES



EVERY PAVILION VILLA COMES WITH THE LUXURIES, NAY, THE NECESSITIES OF LIFE.

Your villa's external stone finishes and glass facades add to the natural effect outside. While the interiors are done up with the finest accents.

Every Pavilion Villa is created with amenities for a luxurious lifestyle: a double-height living room, large bedrooms with walk-in wardrobes, a family lounge, an airy generously-sized kitchen, huge washrooms, introverted and private gardens to entertain your friends or to steal a quiet moment by yourself, space for a home theater or private gym - and servants' quarters delinked from the main house.

Your living and dining rooms have floor to ceiling windows that open on to your private courtyard, so that they look like one open space - that forms the heart of your home, and makes it seem almost ethereal in its fluidity.

All the homes have provision for contemporary lifestyle needs, like an elevator and state-of-the-art home automation systems. You'll notice thoughtful details in your villa, all envisioned to give you a better quality of life.

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The dining room at the Tulip Villa: a meal for every sense.

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OTHER VILLAS ARE DESIGNED AROUND PLANS. OURS ARE AROUND TREES.

The Pavilion Villas at Brigade Orchards have been created to respect the earth and the environment. Designed around trees and gardens, they flow smoothly into airy spaces that draw in light.

Regulated traffic and security screen you off from the rest of the crowds. It's like living in the Bangalore of yore – except for the ultra-modern luxuries.

Where else can you imagine the singular experience of a candlelit dinner under a gracious tree?

The central courtyard of the Chrysanthemum Villa.

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“WHERE WE LOVE IS HOME,
HOME THAT OUR FEET MAY LEAVE,
BUT NOT OUR HEARTS”

OLIVER WENDELL HOLMES - HOMESICK IN HEAVEN (1871)

Find your own quiet corner in your villa.



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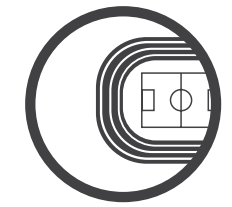




SCHOOLS. SPORTS.
AND QUICK COMMUTES.
YOUR KIDS WILL LOVE IT HERE.

Most kids spend a significant amount of their weekdays commuting to and from school. At Brigade Orchards, however, the school is only a short walk away.

Nearby, our sports arena has facilities for a range of sports and games with international standards of coaching, where your kids can learn important lessons of teamwork and leadership.



SPORTS ARENA



SCHOOL

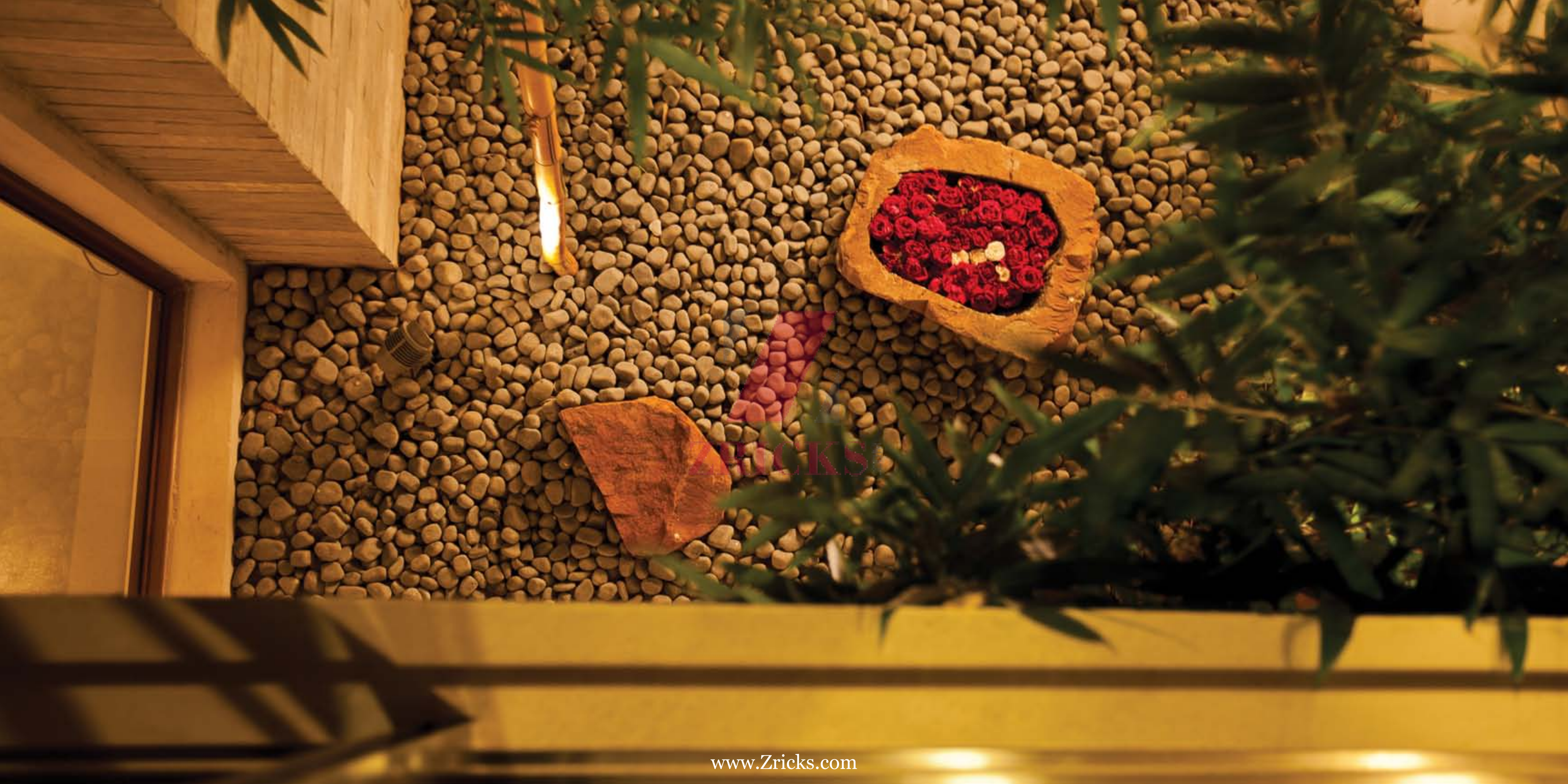
WHY PUSH YOUR KIDS TO BE GOOD? WHEN THEY CAN BE EVEN BETTER.

Brigade Orchards encompasses Sporting Edge: the world-class sporting academy conceptualised by Steve Waugh, the Australian cricketing legend.

The organisation brings in its coaches who are internationally trained to mentor your kids in sports like cricket, tennis, soccer, athletics and swimming. And to allow your child achieve his potential and gain the edge in competitive sports.

For a child interested in choosing a career in sports, this academy is the ultimate thrust to his talent. And the final word in helping him get on to the fast track.





“PEOPLE USUALLY ARE
THE HAPPIEST AT HOME.”

WILLIAM SHAKESPEARE

A corner of the living room at the Tulip Villa.

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LIVING HERE COMES WITH STRINGS ATTACHED: ARTS AND CULTURE.

At Brigade Orchards, we've designed an Arts Village, envisioned to become a centre for art and the performing arts.

The village will be a retreat for artists and for art lovers and will incorporate studios for artists and sculptors, a graphic studio, cafes, a library, open air theatres and large exhibition spaces.

Inspired by the likes of arts villages in San Francisco and Chennai's Cholamandalam, the centre promises to become a destination by itself - even while opening your family's minds to arts and crafts.



ARTS VILLAGE

A detail of the study at the Chrysanthemum Villa.

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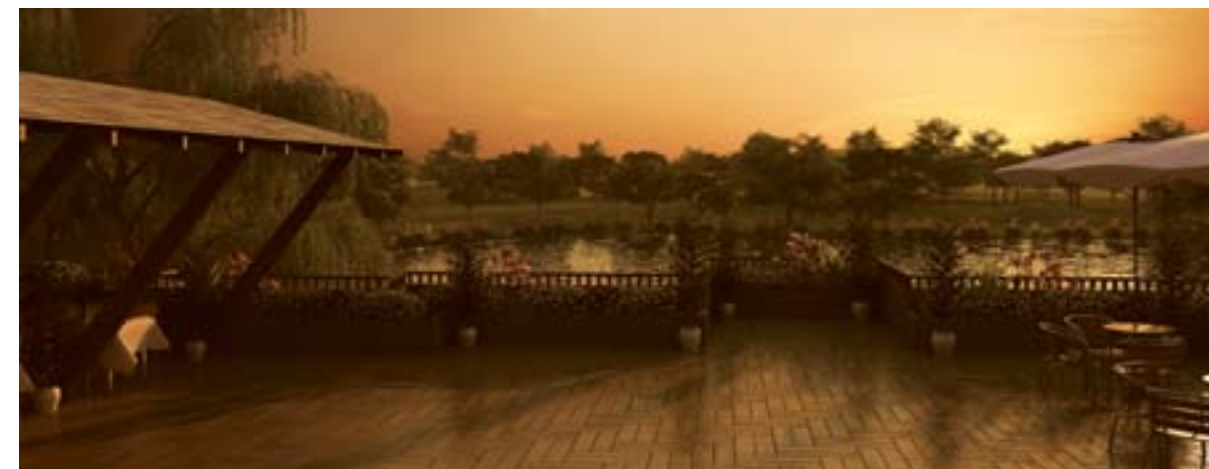
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"SCHOOL IS FOR MY SON'S MIND.
ART IS FOR HIS SOUL."



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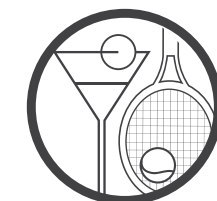
HERE, YOU CAN CHOOSE
YOUR OWN PACE:
WITH LAZY ENTERTAINMENT.
OR HECTIC SPORT.



An artist's impression of the view from a restaurant at the Signature Club.

Stroll over to the 85,000 square feet Signature Club. And you'll be forgiven for mistaking it for a five star leisure resort.

The club has superlative fitness facilities that include a gym, health club, squash, badminton, table tennis, billiards and tennis. Push your limits in the heated indoor swimming pool or on the rappelling walls. Impress your associates with state-of-the-art conferencing facilities. You'll find party and barbeque areas, an al fresco restaurant and a large outdoor bar, perfect for that languid sundowner. The club also has spacious, graciously appointed guest rooms and suites with extensive balconies overlooking a man-made lake. We have also thoughtfully added the antidote to such hectic leisure: a spa with a jacuzzi and salon to pamper yourself!



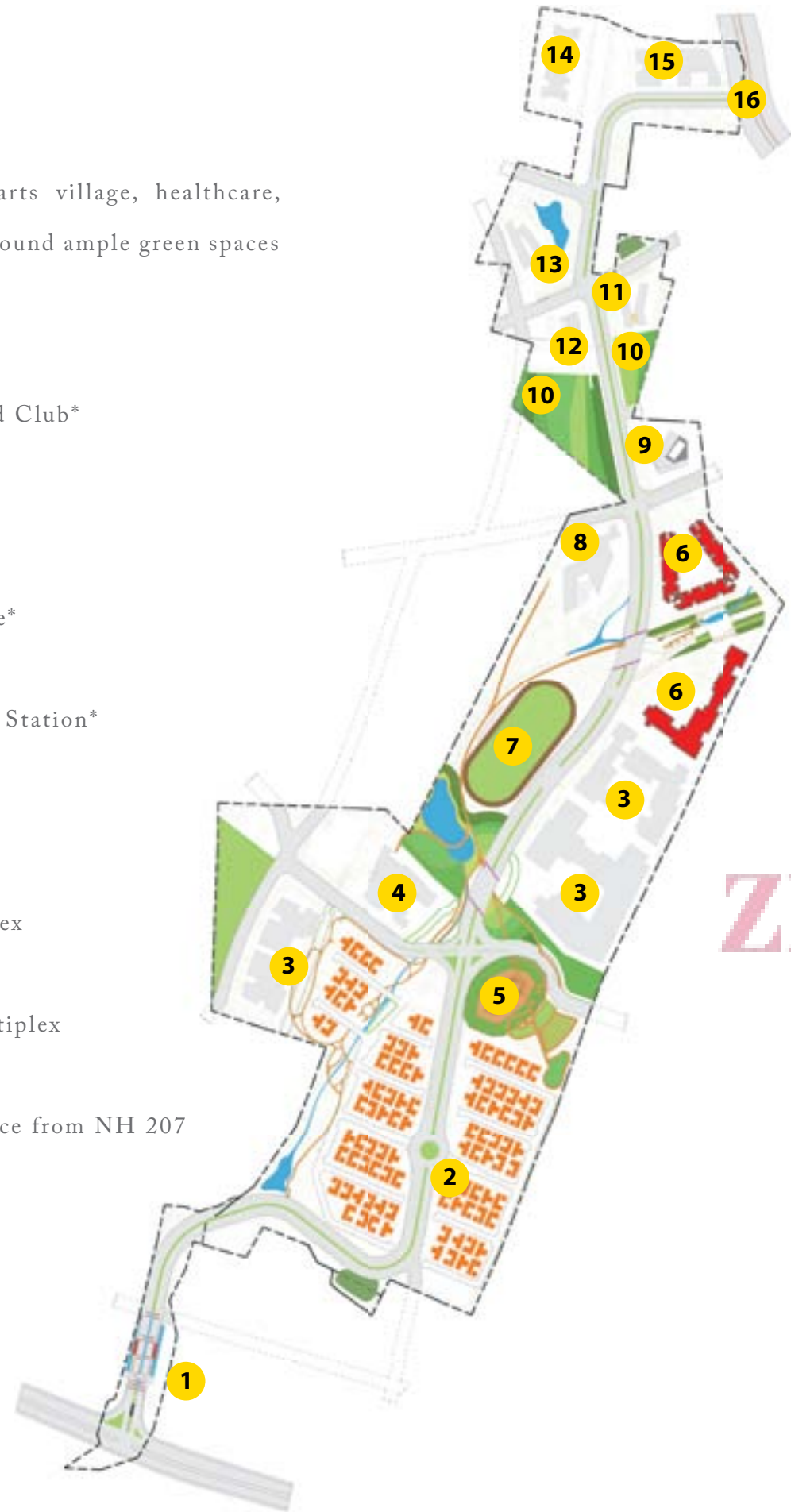
SIGNATURE CLUB



MASTER PLAN*

Brigade Orchards encompasses homes, workplaces, an arts village, healthcare, schools, sports and entertainment facilities. All designed around ample green spaces and lush tropical landscaping.

- | | |
|--------------------------|--------------------------------|
| 1. South Entrance | 9. Neighbourhood Club* |
| 2. Pavilion Villas | 10. Park |
| 3. Apartments | 11. Health Centre* |
| 4. Signature Club | 12. Police & Fire Station* |
| 5. Rock Park | 13. Arts Village* |
| 6. Value Plus Apartments | 14. Office Complex |
| 7. Sports Arena | 15. Retail & Multiplex |
| 8. School* | 16. North Entrance from NH 207 |

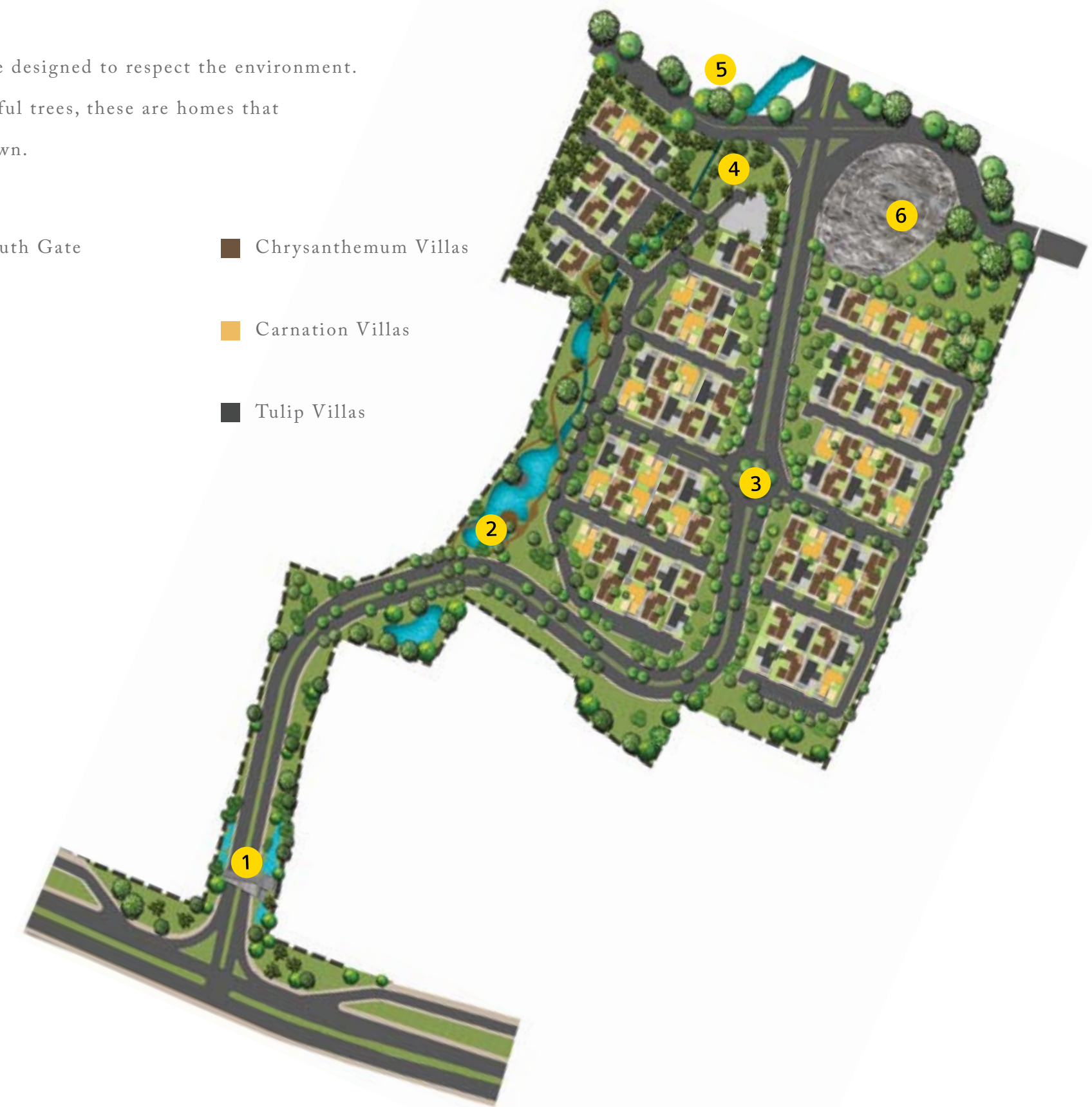


THE PAVILION VILLAS*

The Pavilion Villas are designed to respect the environment. Created around beautiful trees, these are homes that you will be proud to own.

1. Main Entrance - South Gate
2. Nature Trail Park
3. Tamarind Square
4. Park
5. Signature Club
6. Rock Park

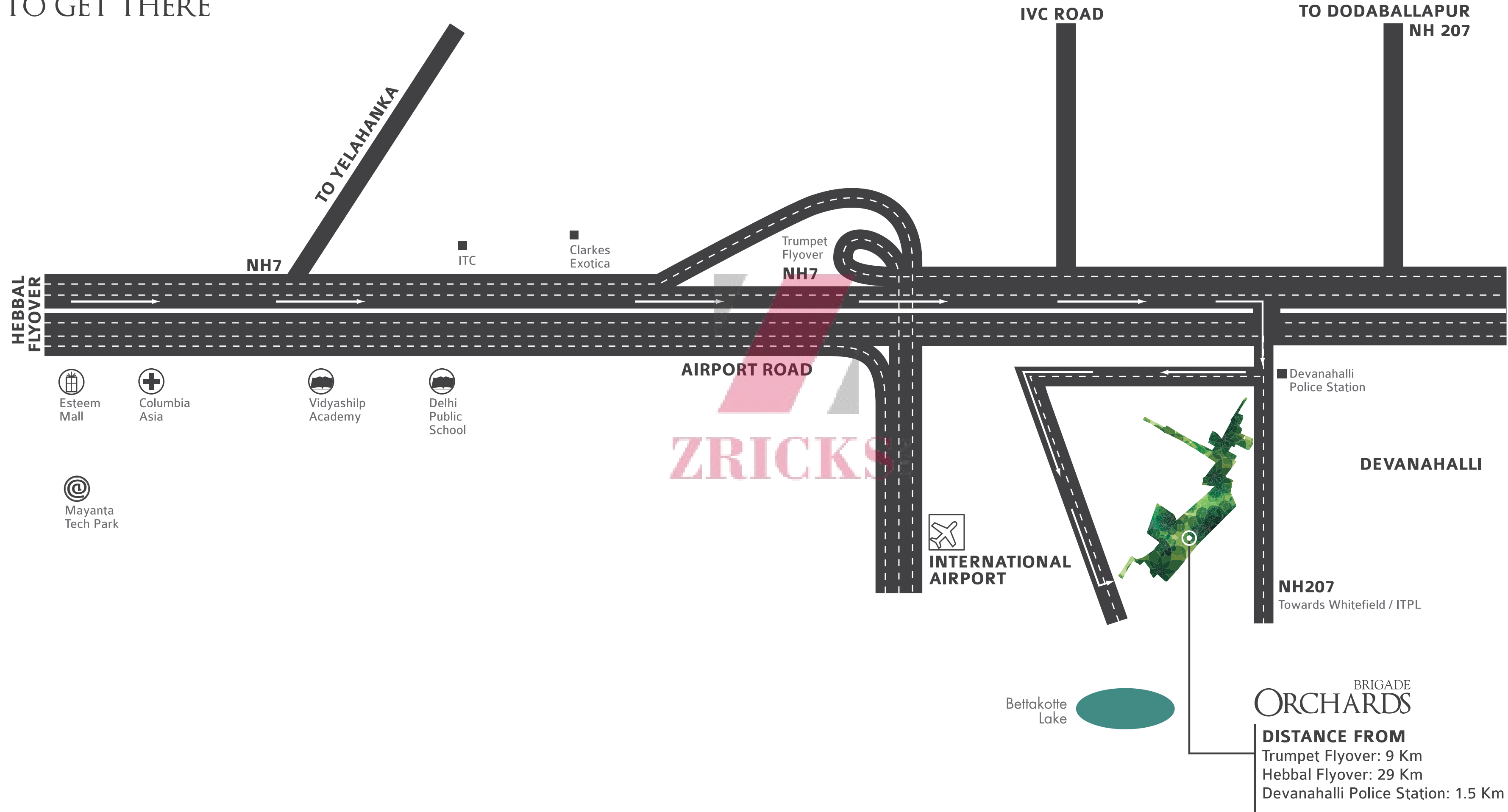
- Chrysanthemum Villas
- Carnation Villas
- Tulip Villas

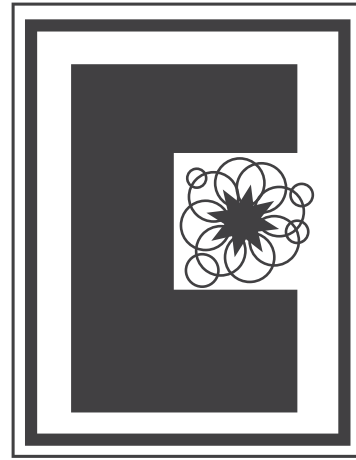


*The master plan is conceptual & indicative only, and subject to variations. E & OE.

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HOW TO GET THERE





CHRYSANTHEMUM VILLA

CHRYSANTHEMUM VILLA

The Chrysanthemum Villa wraps around a central tree, with a courtyard in between its two arms.

Sloping roofs add old world charm.

Villa Area: 4910 sq. ft.



GROUND FLOOR PLAN

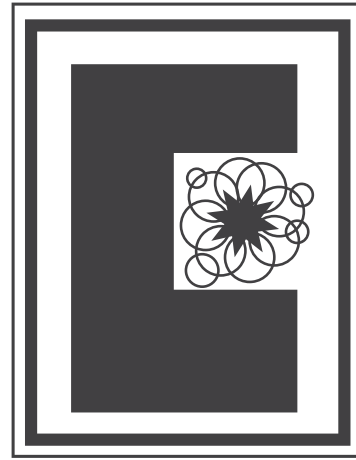


FIRST FLOOR PLAN



SECOND FLOOR PLAN

The floor plan, furniture layout and fittings are indicative only and subject to change. The furniture / fittings are representational and are not part of the standard offering.



THE CARNATION VILLA

CARNATION VILLA

The Carnation Villa wraps around a central tree, with a courtyard in between its two arms.

Flat roofs add a contemporary character.

Villa Area: 4920 sq. ft.



GROUND FLOOR PLAN

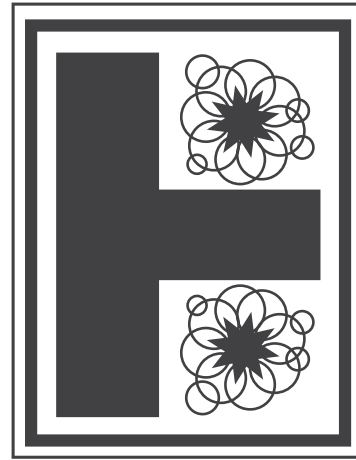


FIRST FLOOR PLAN



SECOND FLOOR PLAN

The floor plan, furniture layout and fittings are indicative only and subject to change. The furniture / fittings are representational and are not part of the standard offering.



THE TULIP VILLA

TULIP VILLA

The Tulip Villa is designed under the shade of a tree.

Its linear design adds to its sleek, modern feel.

Villa Area: 4900 sq. ft.



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN

The floor plan, furniture layout and fittings are indicative only and subject to change. The furniture / fittings are representational and are not part of the standard offering.

WE DESIGNED YOUR HOME. AND THEN WE SPENT ENDLESS NIGHTS CHOOSING WHAT GOES INTO IT.

1. STRUCTURE

- RCC framed structure with Solid Block Masonry
- Anti-termite treatment for entire plinth

2. PAINTING

- **External Finishes** - Textured paint / cladding
- **Internal Wall & Ceiling** - Acrylic emulsion paint

3. FLOORING

- **Foyer / Living / Dining / Family & Common Areas** - Imported vitrified tiles
- **Kitchen** - Superior quality vitrified tiles
- **Utility** - Anti-skid ceramic tiles
- **Staircase** - Wooden treads
- **Master Bedroom** - Laminated wood
- **Other Bedrooms** - Superior quality vitrified tiles
- **Balconies** - Superior quality vitrified tiles
- **Toilets** - Anti-skid vitrified tiles
- **Gym / Home Theatre** - Vinyl / laminated wooden flooring
- **Verandahs / Decks** - Superior quality anti-skid vitrified tiles
- **Car Park** - Flexi pavers / Concrete tiles
- **Servant's Room** - Ceramic tiles
- **Servant's Toilet** - Anti-skid ceramic tiles

4. KITCHEN

- Black granite counter with single bowl stainless steel sink with drain board
- Vitrified tile dado 2'0" above the granite counter
- Provision for water purifier
- Hot & cold water mixer - 1 no.
- Copper piping for LPG

5. UTILITY

- Black granite counter with double bowl stainless steel sink & drain board
- Vitrified tile dado 2'0" above the granite counter
- Provision for washing machine
- Provision for dish washer

6. DOORS & WINDOWS

- **Entrance Door** - Polished teak wood frame & shutter
- **Internal Doors** - Hard wood frame with teak finish flush shutter
- **Toilet Doors** - Hard wood frame with flush shutter
- **Doors to Deck / Balconies** - 3 Track UPVC / Aluminum frames with glazed sliding / fixed shutters and mesh
- **Windows** - 3 Track UPVC / Aluminum frames with glazed / fixed shutters with mesh

7. TOILETS (Except servant's toilet)

- Chromium plated fittings - Jaguar (Artize series) or equivalent
 - Hot & cold basin mixer for all bedroom toilets
 - Wall mixer with shower head
 - Health faucet
- Chromium Plated Accessories
 - Robe hook, towel rod, toilet paper holder
- Ceramic Fittings - Kohler / American Standard or equivalent
 - Counter sunk / Counter top wash basin set in marble / granite counters
 - Wall hung EWC
 - Bath tub only in Master Toilet
- Shower partitions
- Vitrified tile dado up to ceiling
- Servant toilet - Parryware or equivalent
 - Wash basin with chromium plated bibcock
 - Indian water closet

8. SERVICES

- Shower
- Ceramic tile dado up to 7'0" ht
- DG back up - 5 KW
- Video door phone
- Solar water heater
- Split A/C provision in living / dining / family & bedrooms
- Geyser provisions in all toilets
- Gar leak detector and fire detector in kitchen

9. PLUMBING & SANITARY LINES

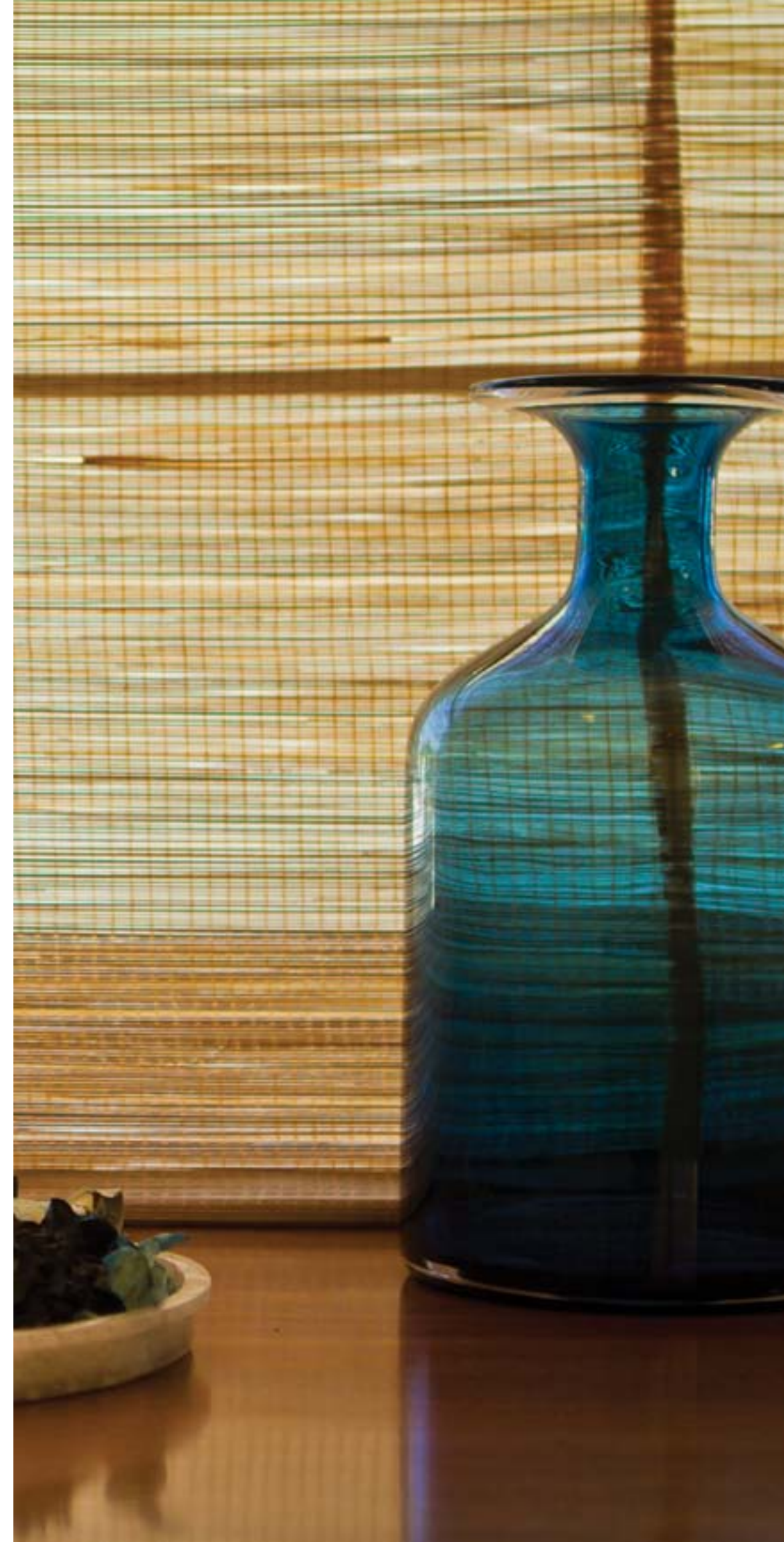
- UPVC lines for sewage disposal
- GI (Class B) lines for water supply

10. ELECTRICAL - Concealed conduit with copper wiring

- BESCOM Power - 10 KW

11. SERVICES AT ADDITIONAL COSTS

- 100% power back-up (for 10 KW)
- Additional power (up to 5 KW extra)
- Landscaped terrace gardens as per standard designs (for Tulip & Carnation villas)
- Home automation system to specification
- Replication of interiors / upgrade in finishes as done in the model villas
- Gymnasium equipment
- Water bodies
- Ductable VRV system to cover entire unit
- Home elevator
- Home theatre (only Tulip Villas)
- MS window grills
- Smart Pool (only Tulip Villas)





BRIGADE GROUP

Brigade Group commenced operations in 1986, and over the last two decades has evolved into a brand that is synonymous with Innovation, Quality, Trust and Customer Satisfaction.

Headquartered in Bangalore, Brigade Group has a network of offices across South India, an office in Dubai, and is represented in the USA by an accredited agent, Legion Real Estate. Brigade Group's portfolio includes residential, office, retail, hospitality and education.

With over 20 million square feet of developed real estate, across 100 projects, Brigade has emerged as one of India's leading property developers, and is constantly setting new benchmarks in the real estate industry.



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MULTIPLE DOMAINS.
SINGLE-MINDED COMMITMENT.



OFFICES



INTEGRATED ENCLAVES



APARTMENTS



RETAIL



VILLAS



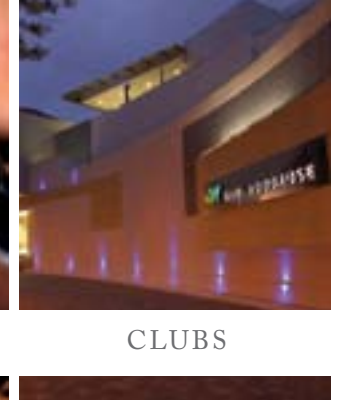
HOTELS



CONVENTION CENTRES



SCHOOLS



CLUBS

AWARDS & ACCOLADES

An award-winning brand, Brigade Group has developed premium residences, luxury apartments, office buildings, software parks, malls, clubs, spas, hotels, serviced residences and SEZs.

- World Trade Center Bangalore

“The Best Commercial Space of the Year”

- CREDAI Real Estate Awards 2012

- Brigade Gateway

“The Best Theme Based Township of the Year”

- CREDAI Real Estate Awards 2012

- **“Developer of the Year - Commercial in South India” 2012**

- Realty Plus

- Brigade Gateway

“Integrated Township of the Year in South India” 2012

- Realty Plus

- **“India’s Top 10 Builders”**

for 5 consecutive years 2007 - 2011

- Construction World

- Brigade Metropolis

“Integrated Residential Property in South India” 2010

- CNBC Awaaz CRISIL CREDAI Real Estate Award 2010

- **Forbes**

“200 Best Under a Billion Dollar”

list of 2008 for Asia Pacific

- **Commendation Certificate for Business Excellence**

- The Indian Merchants’ Chambers

Ramakrishna Bajaj National Quality Award Trust (RBNQA)



ALL THE VILLA PICTURES ARE ACTUAL SHOTS OF THE MODEL VILLAS.

The information herein, i.e. specifications, designs, dimensions, illustrations etc. are subject to change without notification, 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 being taken in providing this information, the owners, developers and managers cannot be held liable for variations. All illustrations are artist’s impressions only, and do not form part of the standard offering. The plans & specifications are subject to variations, modifications and substitutions as may be recommended by the company’s Architect and / or relevant approving authorities. E&OE



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BCV Developers Pvt. Ltd A Joint Venture of Brigade Enterprises Ltd with



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