



**BRIGADE**

Building Positive Experiences

# Tech Inside. Green Outside.

SMARTMENTS IN A 135-ACRE AWARD WINNING  
INTEGRATED SMART TOWNSHIP

Ivory Phase-1: RERA No. PRM/KA/RERA/1250/303/PR/220104/004626. Details available at [www.rera.karnataka.gov.in](http://www.rera.karnataka.gov.in)

# IVORY

at

**BRIGADE**

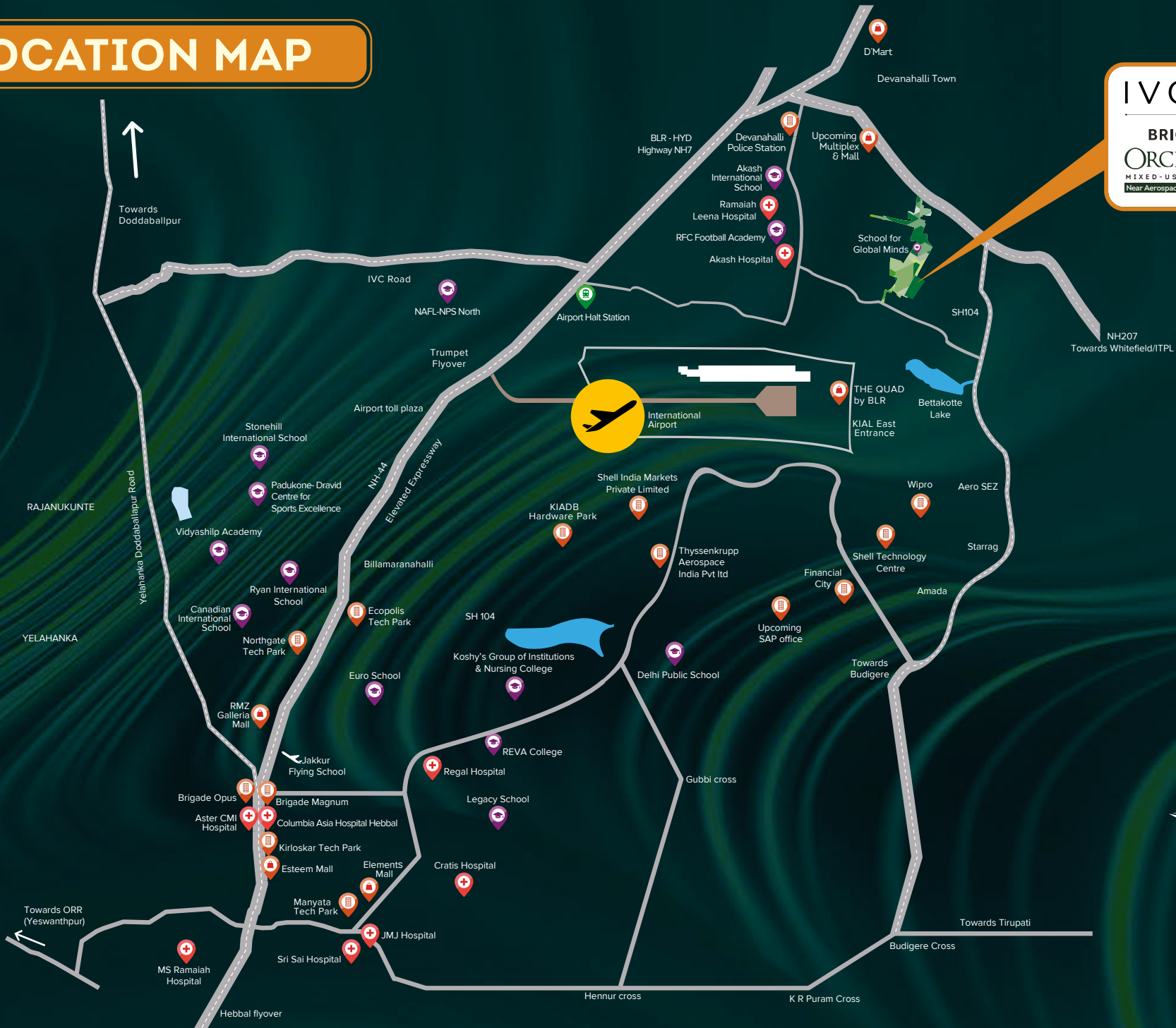
# ORCHARDS

MIXED-USE TOWNSHIP

Near Aerospace Park, Devanahalli

[BrigadeOrchards.com/ivory](http://BrigadeOrchards.com/ivory)

# LOCATION MAP

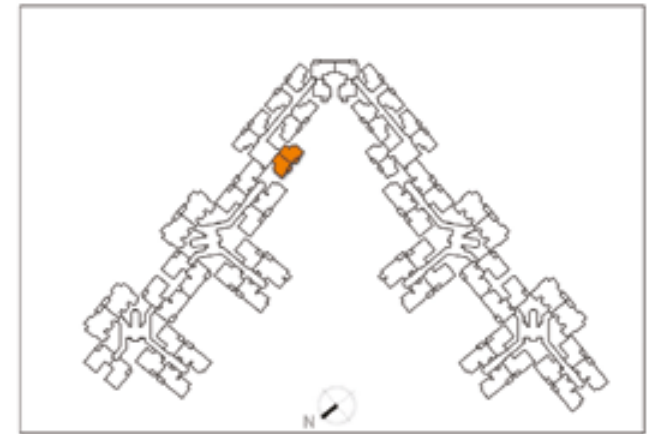
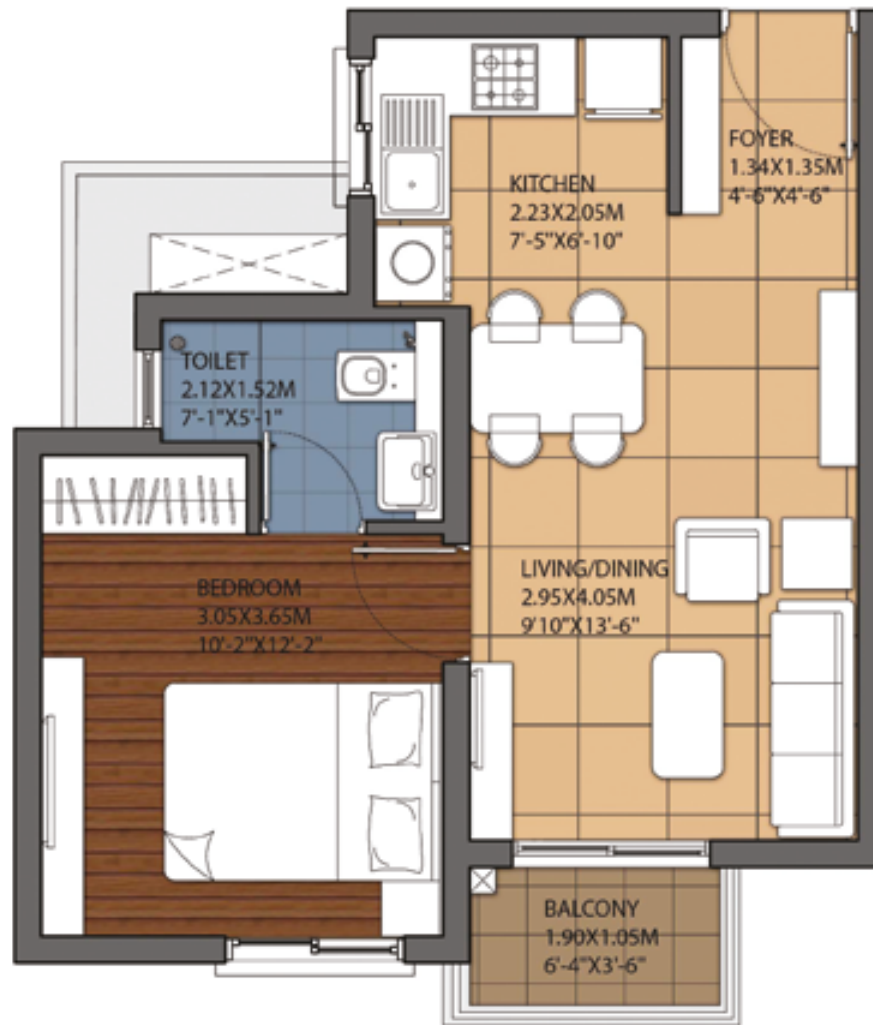


# TOWNSHIP MASTERPLAN



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.

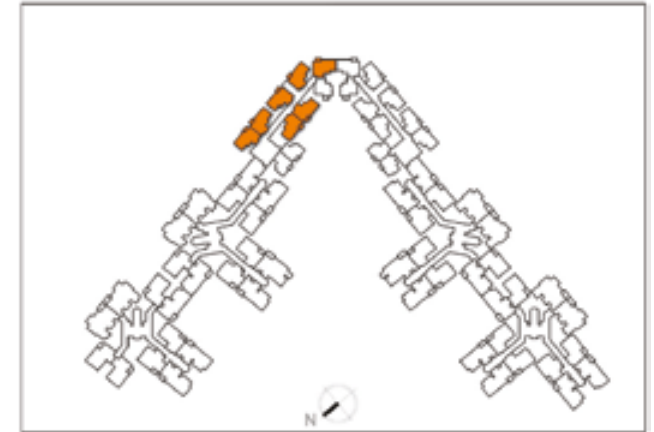
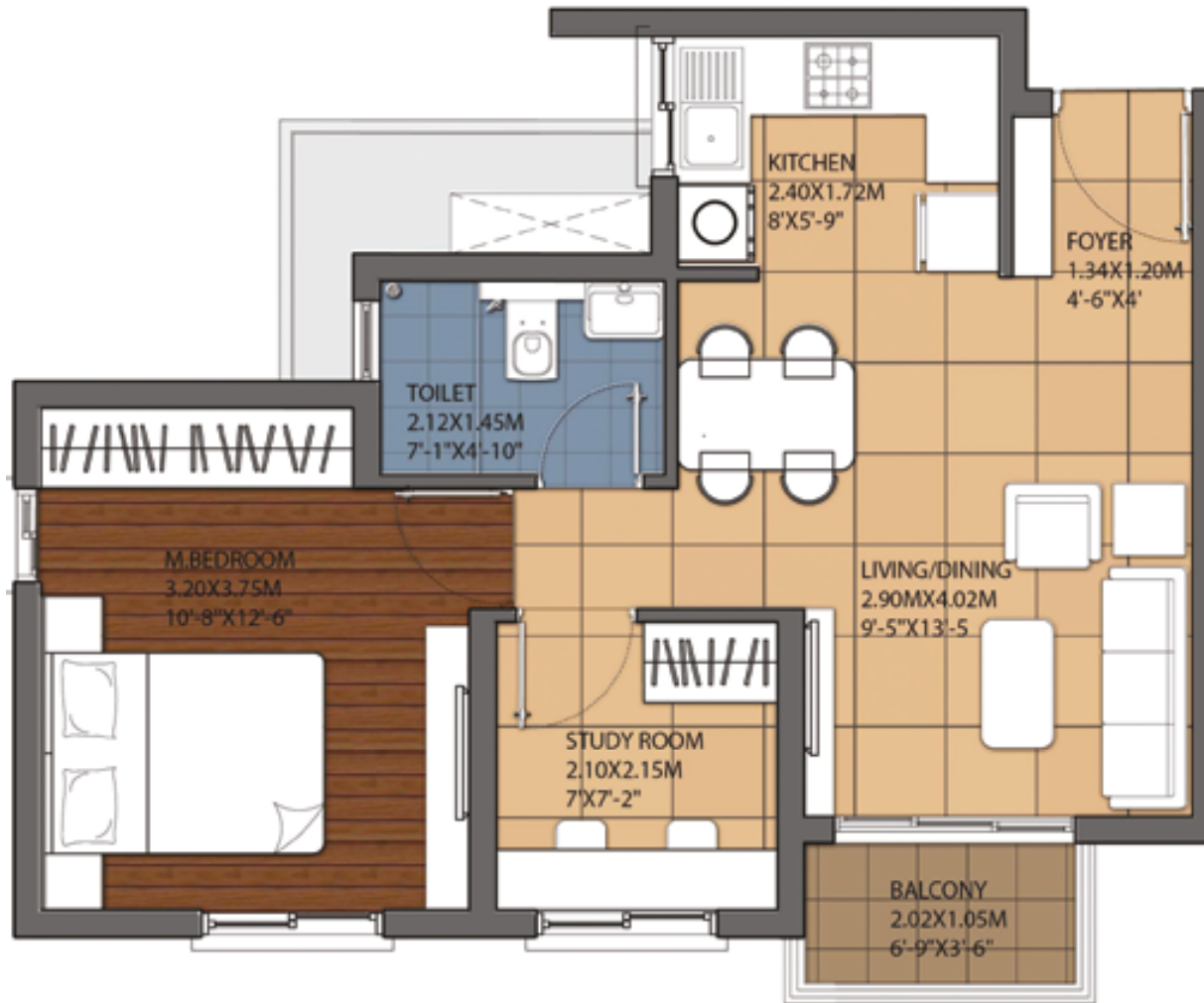
# 1 BHK (1 BEDROOM + 1 TOILET)



<b>SUPER BUILT-UP AREA</b>
57.96 Sq.m (624 Sq.ft.)
<b>UNIT CARPET AREA</b>
33.71 Sq.m (362.85 Sq.ft.)
<b>BALCONY CARPET AREA</b>
1.99 sq.m (21.42 Sq.ft.)
<b>UNIT DISTRIBUTION BLOCK-I</b>
0031-1431, 0032-1432

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.

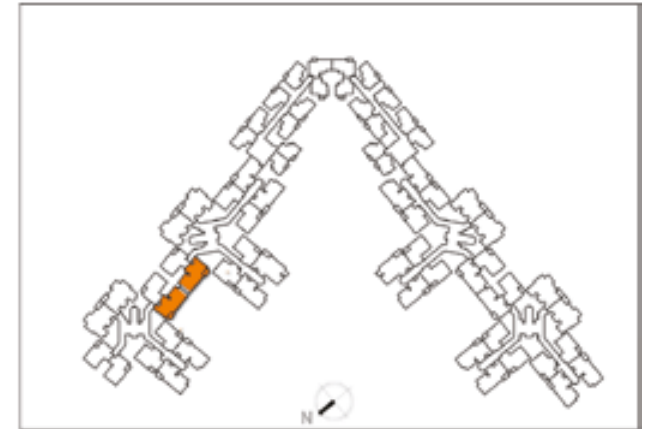
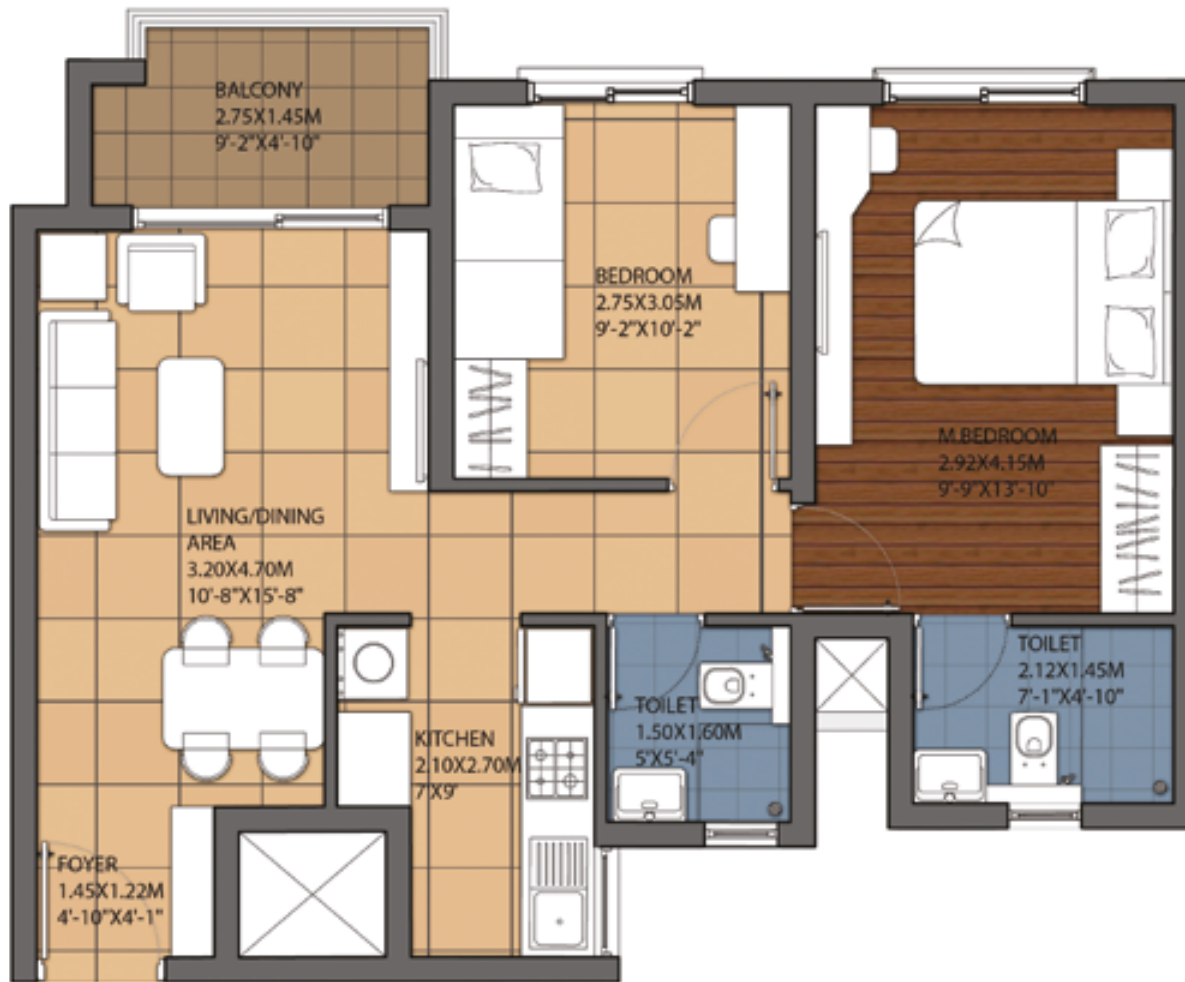
# 1.5 BHK (1 BEDROOM + 1 STUDY + 1 TOILET)



<b>SUPER BUILT-UP AREA</b>
70.97 Sq.m (764 Sq.ft.)
<b>UNIT CARPET AREA</b>
42.00 Sq.m (452.08 Sq.ft.)
<b>BALCONY CARPET AREA</b>
2.12 sq.m (22.81 Sq.ft.)
<b>UNIT DISTRIBUTION</b>
<b>BLOCK-I</b>
0223-1423, 0124-1424, 0025-1425, 0026-1426 0327-1127, 0029-1429, 0030-1430

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.

# 2 BHK (2 BEDROOM + 2 TOILET)



SUPER BUILT-UP AREA	
81.59 Sq.m (878 Sq.ft.)	

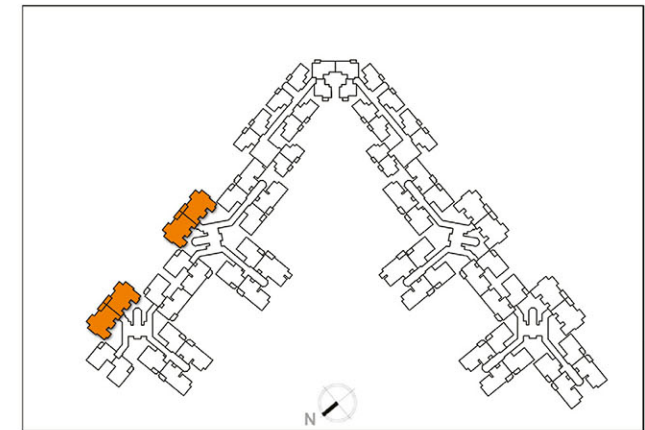
UNIT CARPET AREA	
51.36 Sq.m (552.83 Sq.ft.)	

BALCONY CARPET AREA	
3.77 sq.m (40.58 Sq.ft.)	

UNIT DISTRIBUTION	
BLOCK-G	BLOCK-H
0006	0015

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.

# 3 BHK (3 BEDROOM + 3 TOILET)



SUPER BUILT-UP AREA	
123.42 Sq.m (1329 Sq.ft.)	

UNIT CARPET AREA	
81.82 Sq.m (880.70 Sq.ft.)	

BALCONY CARPET AREA	
4.88 sq.m (52.52 Sq.ft.)	

UNIT DISTRIBUTION	
BLOCK-G	BLOCK-H
0003-1403	0017-1417
0004-1404	0018-1418

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.

# 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 (at additional cost)

**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.

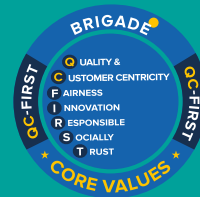




**BRIGADE**

Building Positive Experiences

Our Core Values



Founders of



**UPGRADE TO BRIGADE • 1800 102 9977 • [BrigadeOrchards.com/ivory](http://BrigadeOrchards.com/ivory) • [salesenquiry@brigadegroup.com](mailto:salesenquiry@brigadegroup.com)**

**Marketing Office:**

Brigade Experience Lounge,  
WTC Bangalore @ Brigade Gateway Campus,  
Dr. Rajkumar Road, Malleswaram-Rajajinagar,  
Bengaluru 560 055

**Registered & Corporate Office:**

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

**Dubai:**

Brigade Enterprises Ltd.,  
708, Atrium Centre, Bank Street, Bur Dubai  
Ph: +971 4 3555504  
[dubaisales@brigadegroup.com](mailto:dubaisales@brigadegroup.com)

**OFFICES ALSO AT: CHENNAI | MYSURU | HYDERABAD**

A Joint Venture of  
Brigade Enterprises Ltd. with  **CLASSIC GROUP**  **Valmark**

Ivory Phase-1: RERA No. PRM/KA/RERA/1250/303/PR/220104/004626  
Details available at [www.rera.karnataka.gov.in](http://www.rera.karnataka.gov.in)

IVORY-APR-2022-500