



# FOREVER PARADISE IN A SMART CITY

**PREMIUM STUDIO  
& 2 BEDROOM HOMES**

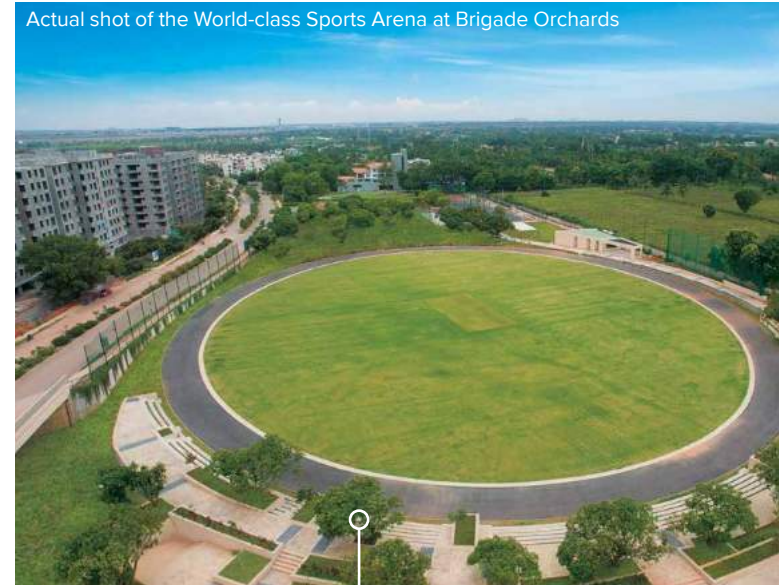
**BRIGADE**  
CORNERSTONE  
**UTOPIA**  
WHITEFIELD-SARJAPUR ROAD



## THE MAKERS OF BENGALURU'S MOST LOVED INTEGRATED ENCLAVES

At Brigade, we have always believed in crafting iconic landmarks and transforming the way communities live, work and play. Having pioneered the concept of 'Integrated Townships' in Bengaluru, we believe in continuing to bring positive change through the neighbourhoods we build today & tomorrow.

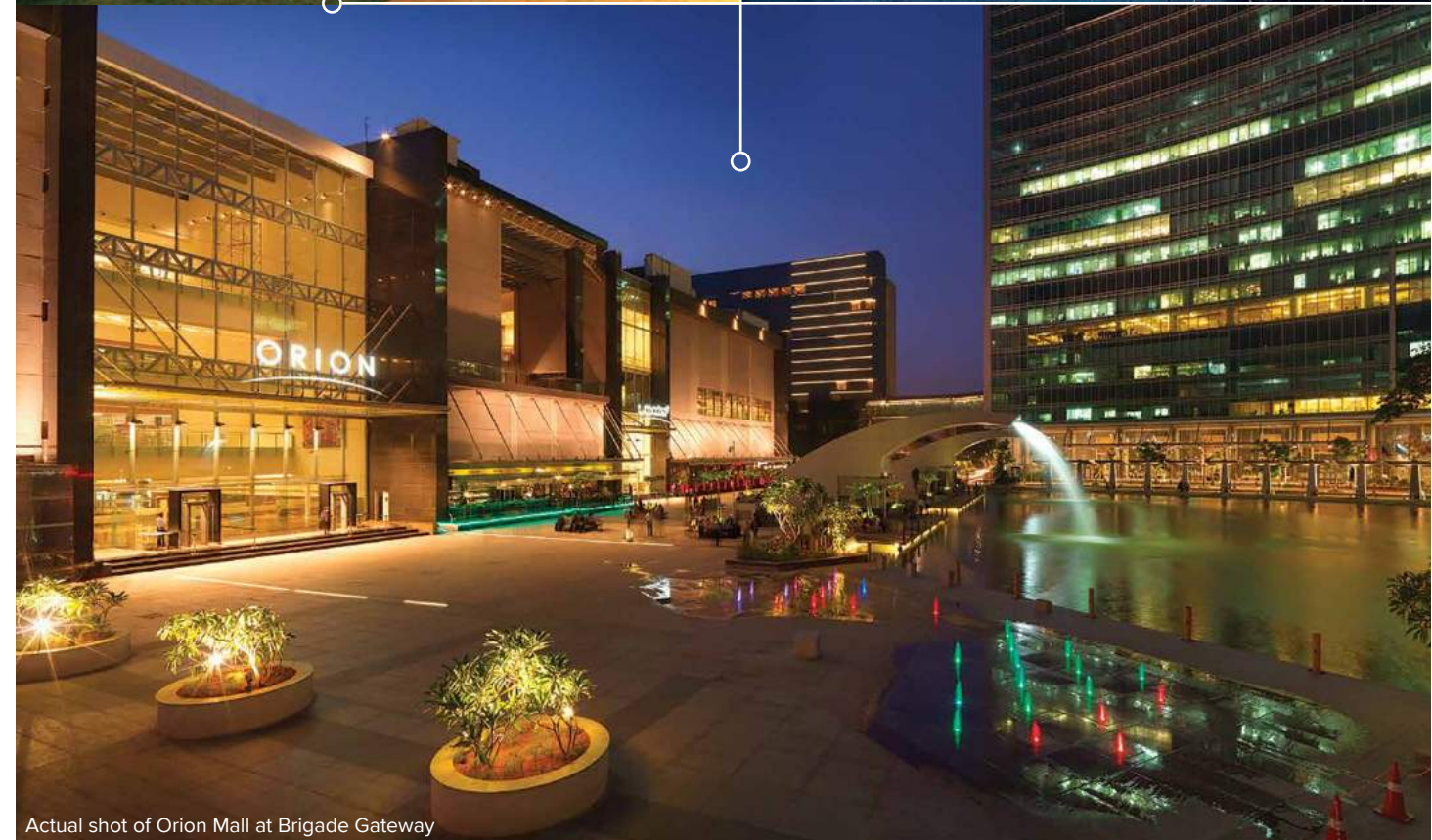
From crafting Bengaluru's 1<sup>st</sup> integrated enclave - Brigade Millennium at J.P. Nagar, to creating the city's 1<sup>st</sup> smart township - Brigade Orchards at Devanahalli, from creating a buzz in town with Brigade Metropolis, Whitefield, to building the new face of Rajajinagar with Brigade Gateway, we've always delighted Bangaloreans old and new. With the seamless integration of residences, workspaces, retail and entertainment, there couldn't be a better place to be than at one of Brigade's Integrated Townships.



Actual shot of the World-class Sports Arena at Brigade Orchards



Artist's impression of Brigade Tech Gardens



Actual shot of Orion Mall at Brigade Gateway





Artist's impression of the Entrance Portal

## THE FUTURE IS GEARING UP TO SURPRISE YOU

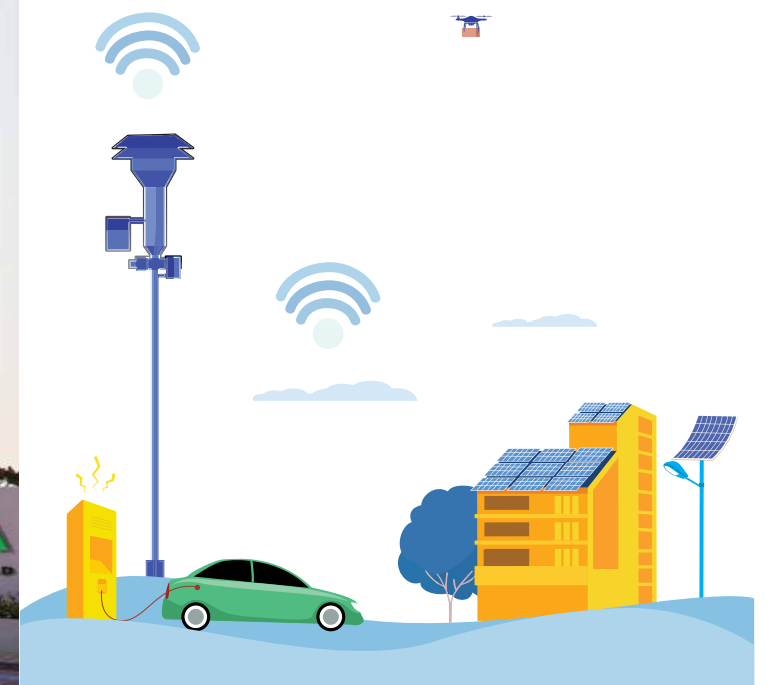
Bringing positive change to neighbourhoods and touching lives, has been our focus at Brigade. We are now taking a giant leap into the future with a bold new vision to build something that is truly

**Extraordinary**

**Adaptable**

**Authentic**

Presenting a future-ready township, unparalleled in its design ethos and conceptualised to provide the lifestyle you have always dreamed of - **Brigade Cornerstone Utopia**.







Artist's impression

# INTEGRATED

LIKE YOU NEVER IMAGINED

**Brigade Cornerstone Utopia** is truly an extraordinary, future-ready, mixed-use township that is all set to redefine tomorrow while celebrating technology, sustainability and wellness. The retail outlets, offices and entertainment spaces are designed to lend vibrancy to the outdoor spaces. Extensive landscaping with separate access to residential towers allow for maximum privacy and security. The township will be a microcosm of an ideal city where smart and user-friendly designs have been used to plan the aesthetics and amenities.

- 47 acre integrated township being developed over multiple phases
- Studio, 1, 2 & 3-bedroom apartments
- High-street shopping and dining experience
- Iconic work spaces
- A multiplex with family entertainment and food court





# PEACE OF PARADISE

## YOUR PIECE OF THE FUTURE

The contemporary homes at Paradise Block are designed to appeal to the millennial-minimalist in you. A comfort zone so snug, you'll instinctively experience deeper family connections and a stronger sense of belonging. With a host of luxurious amenities thoughtfully positioned around you, you are guaranteed a whole new way of life within one of Bengaluru's most vibrant communities.

Come find your place of pride in **Paradise at Brigade Cornerstone Utopia.**

- Studio, Cosy and Comfy 2-bedroom apartments
- Easy access to the high-street retail, the multiplex and commercial zone



Artist's impression





MASTER PLAN

Legend

- 01

Arrival Plaza
- 02

Entry Portal
- 03

Water Feature
- 04

Driveway
- 05

Bus / Transit Drop-off
- 06

Multiplex Event Lawn
- 07

Skywalk
- 08

Multiplex Arrival Plaza & People Mover Pick-up
- 09

Youth Corner
- 10

Building Drop-off
- 11

Surface Car Parking
- 12

East Garden
- 12A

Bio Retention Pond
- 12B

Art & Cultural Garden
- 12C

Medicinal Garden
- 12D

Butterfly Garden
- 12E

Wetland Garden
- 12F

Sensory Garden
- 12G

Seating Plaza
- 12H

Amphitheatre
- 12J

Bike Track
- 12K

Pet Park
- 13

Security Control Point
- 14

CDP Road Pedestrian Connection
- 15

Basketball Court
- 16

Half Basketball Court
- 17A

Tennis Courts
- 17B

Badminton Courts
- 18

7-A-Side Soccer Field
- 19

Volleyball Court
- 20

Skating Rink
- 21

Kids' Play Area
- 22

Tree Plaza
- 23

Gazebo
- 24

Sensory Garden
- 25

Fitness Path
- 26

Toddlers' Play Area
- 27

Swimming Pool with Kids' Pool & Pool Pavilion
- 28

Natural Pond
- 29

Respite Garden
- 30

Community Garden
- 31

Substation
- 32

Cricket Practice Pitches



Parks and Open Spaces  
Civic Amenities

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## AMENITIES

- Tennis Courts
- Cricket Practice Pitches
- Kids' Play Areas
- Multi Purpose Hall
- Gymnasium
- Swimming Pool
- Indoor Games
- Badminton Court
- 7-A-Side Soccer Field
- Basketball Court



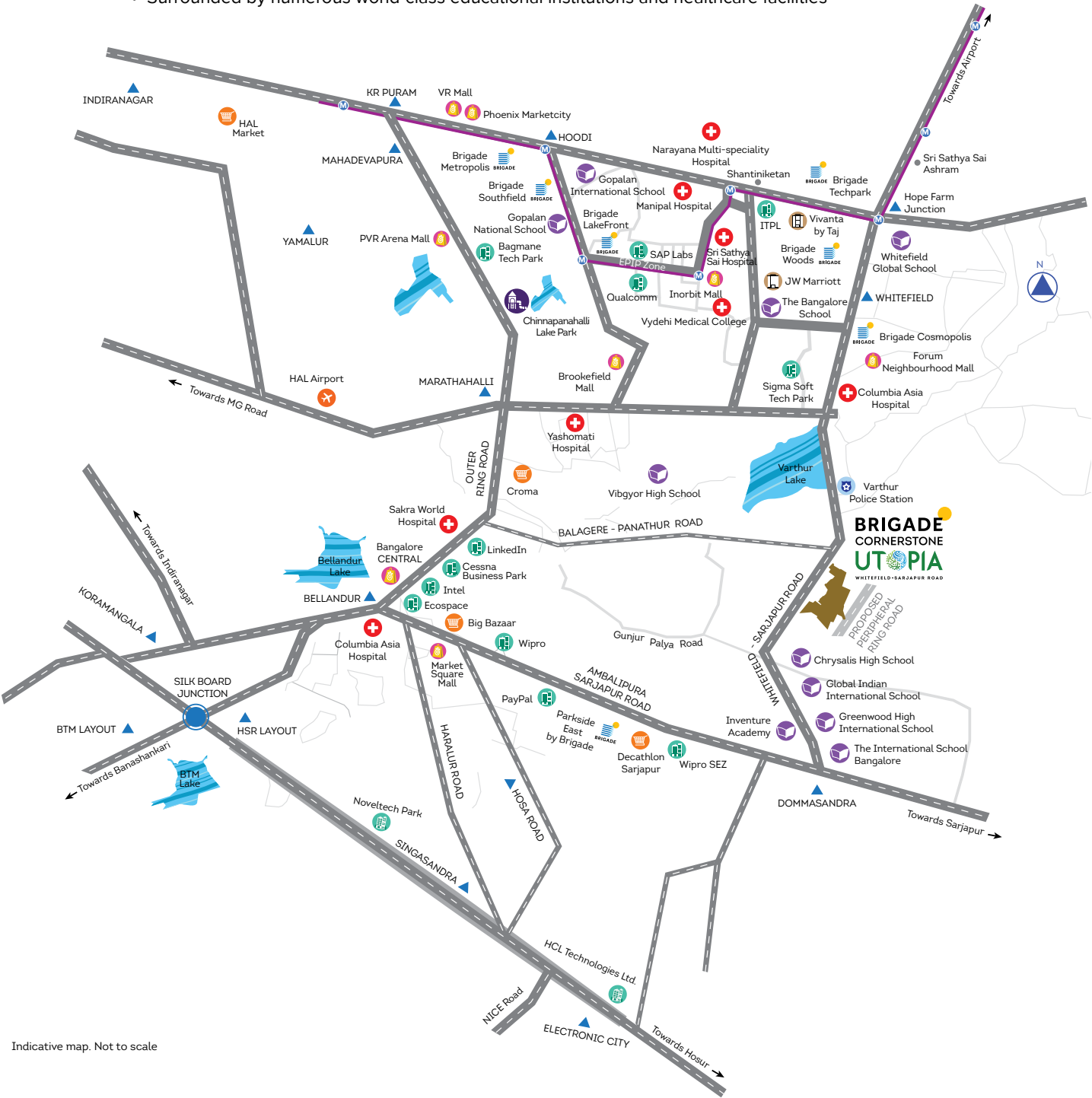
Images for representation purpose only



GIVING  
**WHITEFIELD**  
A SPECTACULAR BOOST

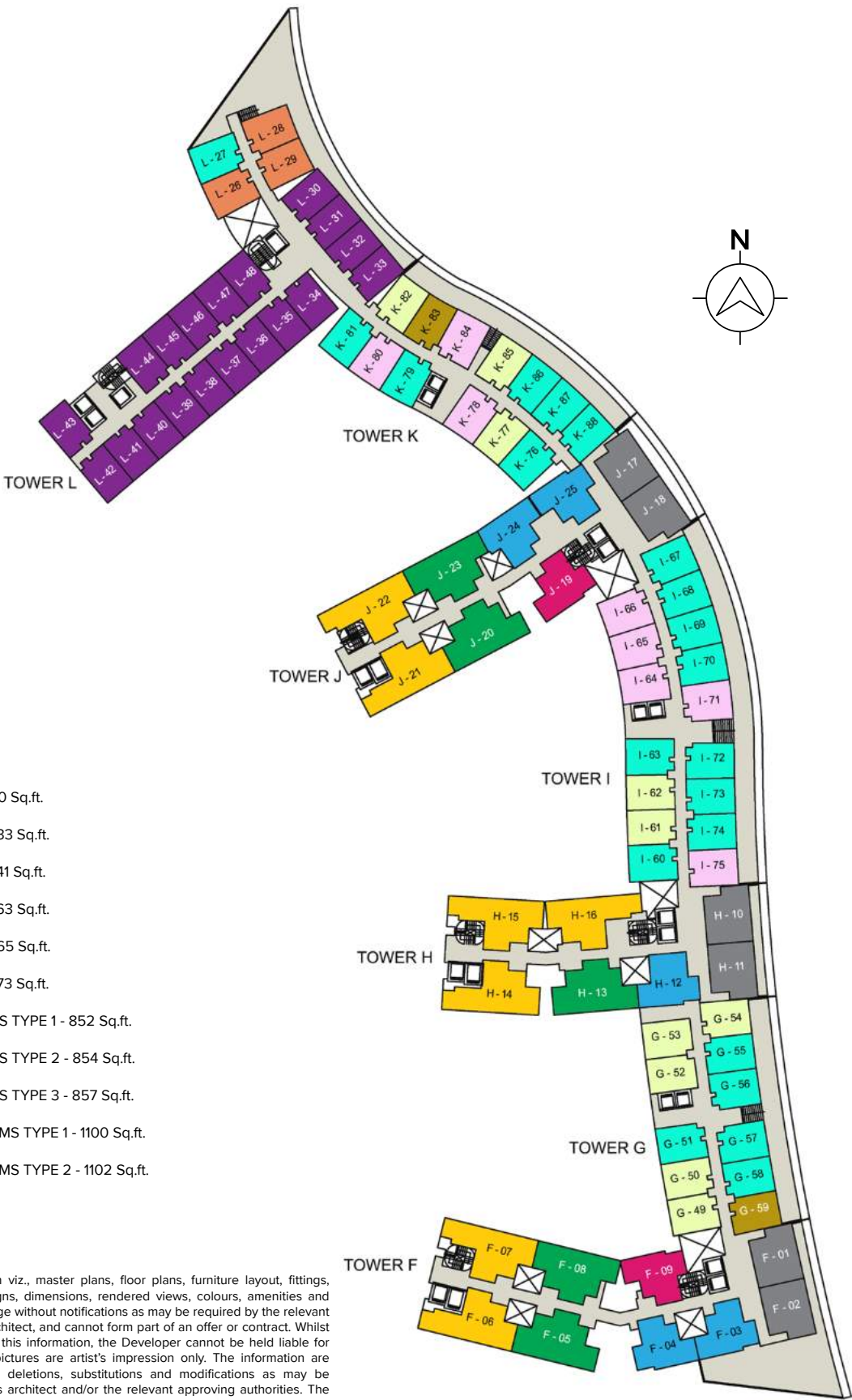
Brigade Cornerstone Utopia is located conveniently on Whitefield-Sarjapur Road and has easy access to schools, colleges, hospitals, offices, software parks and the Outer Ring Road. We are confident that this vibrant township consisting of residences, retail outlets and offices along with large green open spaces will soon become a destination in itself. The forward-thinking design of the project ensures that you can retreat to the warm comfort of your home, yet remain well-connected to all major hubs of employment, social infrastructure and daily conveniences.

- Close to tech parks and office campuses
- Good connectivity to various parts of the city
- Surrounded by numerous world-class educational institutions and healthcare facilities



Indicative map. Not to scale

BRIGADE CORNERSTONE UTOPIA  
**PARADISE TOWER**  
KEY PLAN

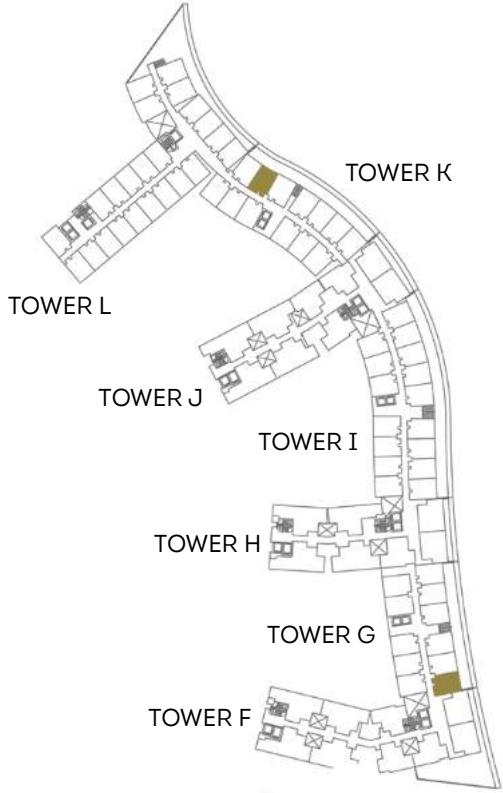


- STUDIO TYPE 1 - 510 Sq.ft.
- STUDIO TYPE 2 - 533 Sq.ft.
- STUDIO TYPE 3 - 541 Sq.ft.
- STUDIO TYPE 4 - 563 Sq.ft.
- STUDIO TYPE 5 - 565 Sq.ft.
- STUDIO TYPE 6 - 573 Sq.ft.
- COSY 2 BEDROOMS TYPE 1 - 852 Sq.ft.
- COSY 2 BEDROOMS TYPE 2 - 854 Sq.ft.
- COSY 2 BEDROOMS TYPE 3 - 857 Sq.ft.
- COMFY 2 BEDROOMS TYPE 1 - 1100 Sq.ft.
- COMFY 2 BEDROOMS TYPE 2 - 1102 Sq.ft.

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PARADISE BLOCK (STUDIO - TYPE 2)

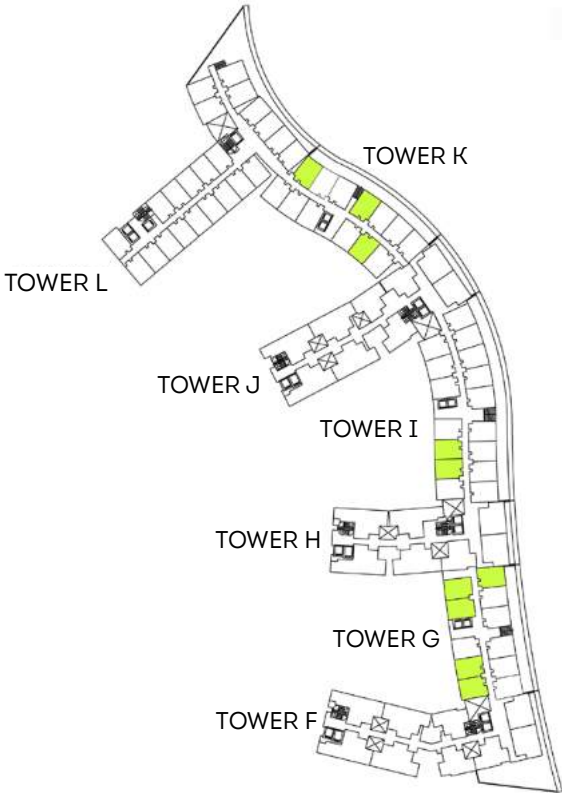


SUPER BUILT-UP AREA	CARPET AREA
533 Sq.ft. / 49.52 Sq.m.	322.92 Sq.ft. / 30.00 Sq.m.

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PARADISE BLOCK (STUDIO - TYPE 3)



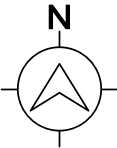
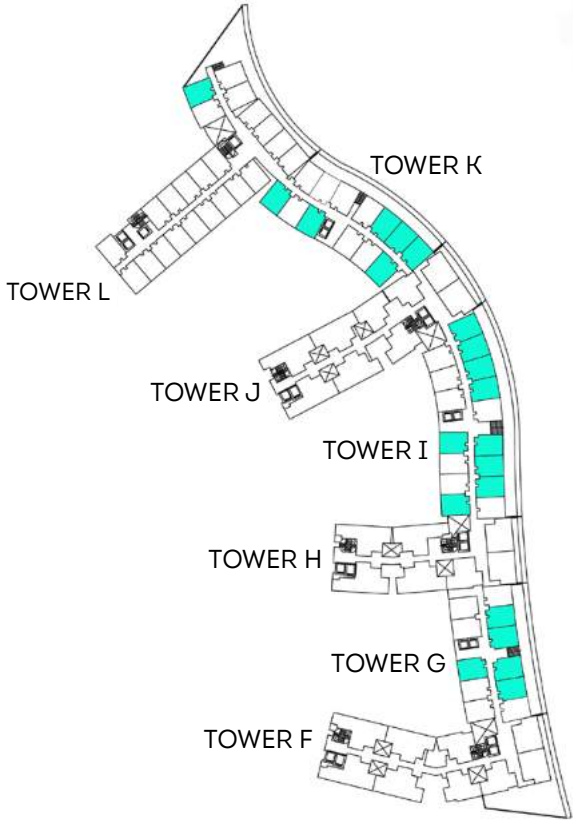
SUPER BUILT-UP AREA	CARPET AREA
541 Sq.ft. / 50.26 Sq.m.	329.80 Sq.ft. / 30.64 Sq.m.

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PARADISE BLOCK (STUDIO - TYPE 4)

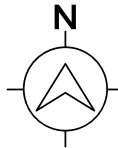
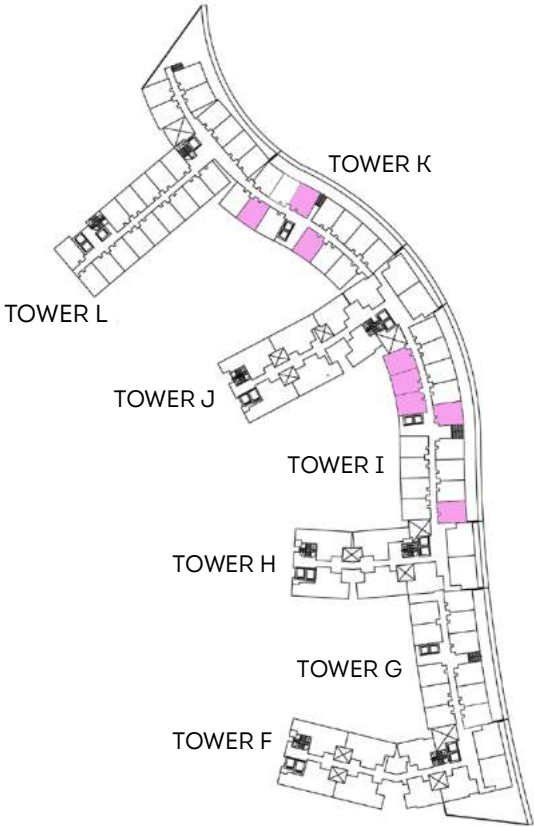


SUPER BUILT-UP AREA	CARPET AREA
563 Sq.ft. / 52.30 Sq.m.	334.97 Sq.ft. / 31.12 Sq.m.

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PARADISE BLOCK (STUDIO - TYPE 5)



SUPER BUILT-UP AREA	CARPET AREA
565 Sq.ft. / 52.49 Sq.m.	344.98 Sq.ft. / 32.05 Sq.m.

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PARADISE BLOCK (TYPE 3) - COSY 2 BEDROOMS



SUPER BUILT-UP AREA	CARPET AREA	BALCONY
857 Sq.ft. / 79.62 Sq.m.	484.59 Sq.ft. / 45.02 Sq.m.	33.90 Sq.ft. / 3.15 Sq.m.

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PARADISE BLOCK (TYPE 2) - COSY 2 BEDROOMS



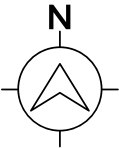
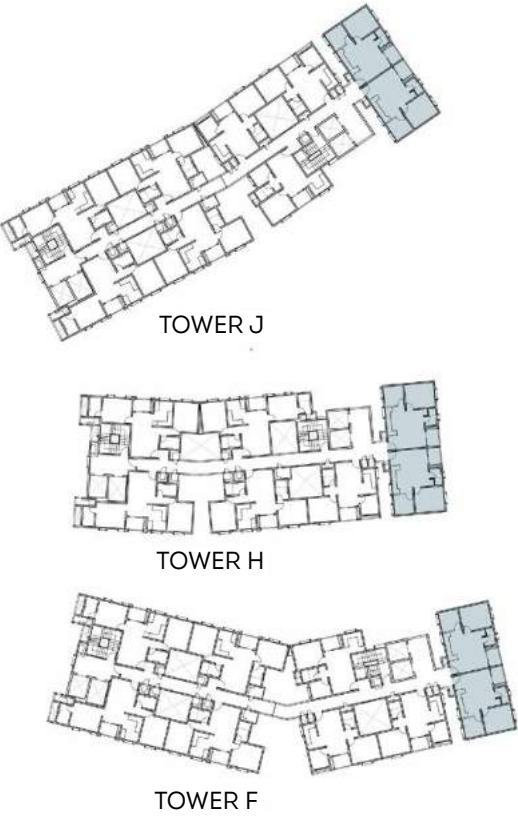
SUPER BUILT-UP AREA	CARPET AREA	BALCONY
854 Sq.ft. / 79.34 Sq.m.	483.08 Sq.ft. / 44.88 Sq.m.	33.90 Sq.ft. / 3.15 Sq.m.

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PARADISE BLOCK (TYPE 1) - COSY 2 BEDROOMS

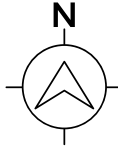
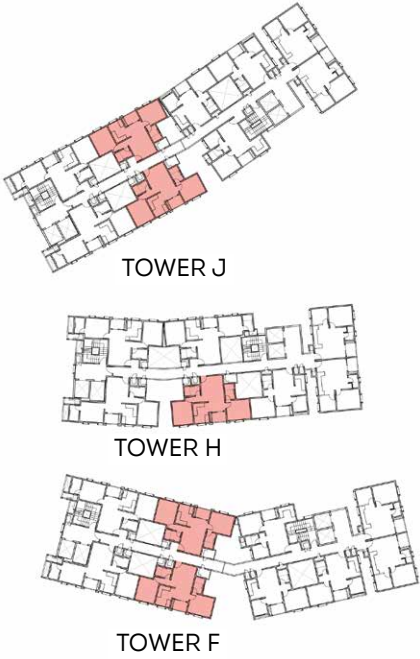


SUPER BUILT-UP AREA	CARPET AREA	BALCONY
852 Sq.ft. / 79.16 Sq.m.	481.79 Sq.ft. / 44.76 Sq.m.	33.90 Sq.ft. / 3.15 Sq.m.

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PARADISE BLOCK (TYPE 1) - COMFY 2 BEDROOMS + 2 TOILETS



SUPER BUILT-UP AREA	CARPET AREA	BALCONY
1100 Sq.ft. / 102.20 Sq.m.	636.69 Sq.ft. / 59.15 Sq.m.	33.90 Sq.ft. / 3.15 Sq.m.

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PARADISE BLOCK (TYPE 2) - COMFY 2 BEDROOMS  
+ 2 TOILETS



SUPER BUILT-UP AREA	CARPET AREA	BALCONY
1102 Sq.ft. / 102.38 Sq.m.	638.19 Sq.ft. / 59.29 Sq.m.	33.90 Sq.ft. / 3.15 Sq.m.

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PARADISE BLOCK SPECIFICATIONS



COMMON AREA

Waiting Lounge / Reception / GF Lobby / Lift Lobby: Granite (Ground Floor)

Staircases: Step Tile / Vitrified Tiles / Integrated Cement Finish

Other Lift Lobby and Corridors (Upper Floor): Vitrified Tiles

RESIDENCES

Living / Dining / Family / Foyer: Vitrified Tiles

BEDROOM

Master Bedroom: Vitrified Tiles / Laminated Wooden Flooring

Other Bedrooms: Vitrified Tiles

KITCHEN

Kitchen & Utility: Vitrified Tiles

Counter: Provision for Modular Kitchen

PLUMBING/ELECTRICAL

Plumbing: Provision of Water Heater, Water Purifier & Washing Machine

Electrical: 16 Amps 2 Nos. for Washing Machine, Microwave

6 Amps - 6 Nos. for Fridge, Hob, Chimney, Water Purifier, Mixer & Instant Geyser

BATHROOM

Master Bedroom Toilet: Ceramic Tiles

Other Toilets: Ceramic Tiles

CP Fittings: Jaquar or equivalent

Sanitary Fixtures: Wall Mounter EWC (Hindware or equivalent) with Concealed Cistern and Health Faucet

BALCONY / DECK

Balcony / Deck: Anti-skid Ceramic Tiles

DOORS

Main Entry Door to Unit: Main entrance door in good quality hardwood frame with polished designer door shutters

Bedroom Doors: Hardwood frame with painted flush shutter

Toilet Doors: Hardwood frame with painted flush shutter

Windows: UPVC / Aluminium sliding type shutter with mosquito mesh

PAINTING & FINISHES

Exterior Finish: Texture Paint with Exterior Grade Emulsion

Common Area Walls and Ceilings & Unit Ceiling: OBD

Unit Walls: Acrylic Emulsion Paint

ELECTRICAL

Studio - 3 kW

Cosy 2 BHK - 3 kW

Comfy 2 BHK - 4 kW

DG Backup\*:

Studio - 1.5 kW

Cosy 2 BHK - 1.5 kW

Comfy 2 BHK - 2 kW

MISCELLANEOUS

Vertical Transportation: Lifts provided as per design

Security System & Automations: Provision for Intercom Facility / CCTV as per design

Air Conditioning: Provision for Split AC

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## AWARDS & ACCOLADES

### Great Place to Work 2021

Brigade was recognised as the Best Place to work in the real estate category for the 11th year in a row by the Great Place To Work Institute

### Brigade Group

Brigade Group received ‘One of India’s Top Challengers’ award at the CWAB Awards 2019

Brigade Group received the ‘Best Developer of the Year’ award at the Times Business Awards 2019

Brigade was awarded as one of the Hot 50 Brands in Bengaluru under the Large Enterprise category at the Bengaluru Brand Summit 2018 by Paul Writer

### Brigade Orchards

Won the ‘Smart Township Project of The Year’ award at the 6th Annual Siliconindia Bengaluru Real Estate Awards 2018

### Brigade Exotica

Won the ‘Best Residential Project’ at the CIA World Construction & Infra Awards 2018

### Brigade Cornerstone Utopia

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

### Brigade Panorama

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

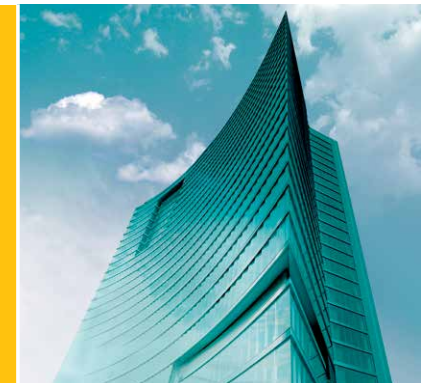
### Brigade Palmgrove, Mysuru

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

### Brigade Mountain View, Mysuru

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

Offices  
Retail Spaces



Apartments  
Villas  
Integrated Enclaves



Clubs  
Hotels  
Convention Centres  
Schools



## MULTIPLE DOMAINS. SINGLE-MINDED COMMITMENT.

Brigade is one of India’s leading developers with over three decades of experience in building positive experiences for all its stakeholders. We have transformed the city skylines of Bengaluru, Mysuru, Mangaluru, Hyderabad, Chennai, Kochi and Ahmedabad with our developments across Residential, Offices, Retail, Hospitality and Education sectors.

Brigade’s residential portfolio includes villas, villaments, penthouses, premium residences, luxury apartments, value homes, urban studios, independent living for seniors and mixed-use lifestyle enclaves & townships. Brigade is among the few developers who also enjoy a reputation of developing Grade A commercial properties. We are the license owners of the World Trade Center across South India, while our commercial spaces have top international clients operating out of them. Brigade’s retail projects include Orion Mall, Orion Avenue Mall and Orion Uptown Mall. Brigade’s hospitality offerings include star hotels, recreational clubs and convention centres, Celebrations Catering & Events and The Baking Company. Since its inception in 1986, Brigade has completed over 250 buildings amounting to 72 million Sq.ft. of developed space in residential, offices, retail and hospitality sectors across 8 cities.

We have been consistently ranked among the 100 Best Places to Work in India by the Great Place To Work Institute for 11 years in a row. The Group has also been socially responsible and has vastly contributed to society. This responsible attitude and innovative mind-set combined with uncompromising quality of projects over the years, has created a reputed brand.

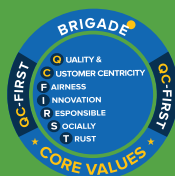




**BRIGADE**

Building Positive Experiences

Our  
Core Values



Founders



Awarded  
11 years in a row



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