



**BRIGADE**  
Building Positive Experiences

A Joint Venture of Brigade Enterprises Ltd. with



OC Received

RERA Registration No: PRM/KA/RERA/1250/303/PR/170916/000462

Details available at [www.rera.karnataka.gov.in](http://www.rera.karnataka.gov.in)

RANKED AMONGST INDIA'S  
**TOP 3 SMART TOWNSHIPS**

**Juniper**  
Luxury Homes in North Bangalore

**Juniper**  
at  
**BRIGADE**  
**ORCHARDS**  
Devanahalli





## MOVE IN TO A HOME THAT EXTENDS OVER 135 ACRES

Juniper is part of Brigade Orchards, a 135-acre integrated enclave that includes villas, apartments, retail, offices and a world-class sports arena.

The enclave has been thoughtfully planned to include all the amenities you could possibly want. Designed in accordance with global best practices, Brigade Orchards encompasses large landscaped spaces, medical facilities, entertainment, upcoming school, a rock park and a proposed arts village.

All designed to give you the right mix of sports, leisure, entertainment and spiritual activities for a richer, more fulfilling life.

The Juniper block is the latest addition to the numerous other luxury offerings at Brigade Orchards. Juniper is developed to have 493 luxury apartments spread across 2 & 3 bedroom homes along with 3 bedroom duplexes across 14 floors.

### **2 & 3 bedroom luxury apartments**

**114 - 288 Sq.m.**


(1230 - 3100 Sq.ft.)




# BRIGADE ORCHARDS MASTER PLAN




## DISTANCES TO KEY SPOTS:

 Bangalore International Airport: 14 kms

 Nandi Hills: 20 kms

 Jain Temple: 3.5 kms

 Tipu's Fort: 3.1 kms

Trumpet Flyover: 9 kms  
Hebbal Flyover: 29 kms  
Devanahalli Police Station: 1.5 kms

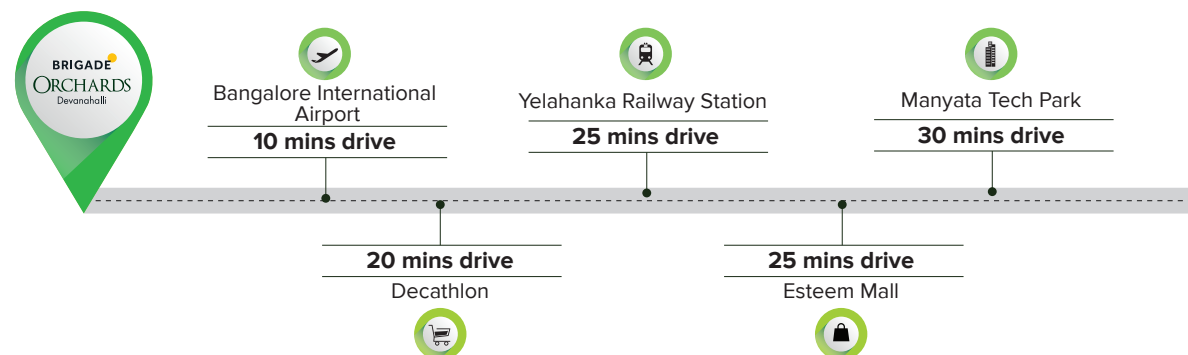


## STRATEGICALLY LOCATED

1. Trumpet Flyover
2. Devanahalli Police Station
3. Akash International School
4. KIAL East Entrance
5. Thyssenkrupp Aerospace India Pvt Ltd
6. KIADB Aerospace SEZ
7. Wipro
8. Starrag
9. Amada
10. Upcoming SAP office
11. Shell Technology Centre
12. Financial City

\*Map indicative, not to scale

## THE LUXURY OF CONVENIENCE



### Schools

Delhi Public School • Sterling School • Oxford English School • Akash International School • The School for Global Minds at Brigade Orchards

### Hospitals

Columbia Asia • Ramaiah • Leena • Akash • Manasa • Drishti Eye Care Centre

### Shopping

DMart Supermarket

### Colleges

MS College of Engineering • Gitam University

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THE 135-ACRE BRIGADE ORCHARDS TOWNSHIP INCLUDES:



**Sports**

The township has international standard facilities and training in cricket, tennis, football, athletics and swimming. We envision the centre to be a training facility that'll allow you to excel in sports. The world-class arena has a full-fledged stadium with facilities for sports like tennis, cricket, football, volleyball and basketball. It boasts of practice nets, pitches and a 400 metre track. All centred around seating for 1,500 people.

**Entertainment**

The 8,000 Sq.m. Signature Club Resort has indoor sports, restaurants and bars, and guest suites. The man-made lake is a perfect place to sit by and enjoy a quiet sundowner.



**Essential Services**

The 135-acre enclave includes a proposed hospital, upcoming schools and space for retail and offices. So you never have to step out of Brigade Orchards, if you don't want to.



**Arts Village**

Proposed arts village will promote the arts, including performing arts. The centre is designed to be a cultural hub for Bangalore and will include workshops, galleries and an amphitheatre.





## Maximum Utilisation of Natural Resources

While designing this township, we kept the environment in mind. We worked with renowned sustainability experts to create a self-sufficient water recharging system. The natural rainwater pattern was mapped, check dams and large ponds were created to conserve water. Trees from the original orchards have been restored to improve the ground water level.

## Managing and Recycling Waste

Brigade Orchards as a community also strives for responsible resource management. Treated water from STPs are reused for landscaping and toilet flushing.

Organic waste converters have been set up to convert garbage into manure that can again be used for landscaping.



## Natural Energy Resource

Solar powered LED street lights across the enclave ensure efficient energy management. Energy from solar panels over the stadium roof will further reduce dependency on nonrenewable resources. Our villas have provisions for Home Automation that will further result in efficient use of energy.



## Eco-friendly Mobility

Brigade Orchards encourages the use of transport that minimise carbon footprint. There are bicycles available at designated areas and dedicated cycling tracks for commuting within the township. There are also electric vehicles to commute within the township along with charging points at designated parking areas. Eco-friendly shuttle service connecting the township with neighbouring landmarks (SEZs, Trumpet Flyover etc.) to reduce the use of private transport.



# JUNIPER BLOCK SITE PLAN



## Legend:

- 1 Entry Node 1
  - 2 Green Canopy Walkway
  - 3 Roundabout 1
  - 4 Bus Pick-up & Drop-off
  - 5 Pocket Park - Seating Area, Kids' Play Zone
  - 6 Surface Car Park
  - 7 Seating Deck
  - 8 Roundabout 2
  - 9 Entry Node 2
  - 10 Connecting Pathway
  - 11 Senior Citizens' Court
  - 12 Tree Grove
  - 13 Skating Rink
  - 14 Children's Play Area
  - 15 Practice Basketball Court
  - 16 Seating Pavilion
  - 17 Water Harvesting Pond
  - 18 Seating Pavilion
  - 19 Amphitheatre
  - 20 Maze Garden
  - 21 Multipurpose Lawn
  - 22 Kids' Pool
  - 23 Main Pool
  - 24 Outdoor Party Deck
  - 25 Spillover Lawn for Party Hall
  - 26 Outdoor Play for Creche
  - 27 Lawn Mound
  - 28 Tree Court
  - 29 Visitor Parking
  - 30 Boundary Planting
  - 31 OWC
  - 32 Services
- CIVIC AMENITIES - - - - -
- PARK AND OPEN SPACES - - - - -



# JUNIPER TYPICAL FLOOR PLAN





# 1-BEDROOM UNIT (1 Bedroom + 1 Toilet)

KEY PLAN



SUPER BUILT-UP AREA	CARPET AREA	TYPICAL UNIT NUMBERS
1080 Sq.ft. / 100.33 Sq.m.	694 Sq.ft. / 64.44 Sq.m.	A 104

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## 2-BEDROOM UNIT - TYPE 1 & 2 (2 Bedrooms + 2 Toilets)

KEY PLAN



SUPER BUILT-UP AREA	CARPET AREA	TYPICAL UNIT NUMBERS
1230 Sq.ft. / 114.27 Sq.m.	829 Sq.ft. / 77 Sq.m.	A G01-A 801 , A G02 - A 802

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## 2-BEDROOM UNIT (2 Bedrooms + 2 Toilets)

KEY PLAN



SUPER BUILT-UP AREA	CARPET AREA	TYPICAL UNIT NUMBERS
1230 Sq.ft. / 114.27 Sq.m.	829 Sq.ft. / 77 Sq.m.	A G03 - A 803

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## 2-BEDROOM UNIT - TYPE 1 (2 Bedrooms + 2 Toilets)

KEY PLAN



SUPER BUILT-UP AREA	CARPET AREA	TYPICAL UNIT NUMBERS
1241 Sq.ft. / 115.29 Sq.m.	815 Sq.ft. / 75.74 Sq.m.	B G05, B 205 - B 1305 B G06, B 206 - B 1306

B105 and B106 units will be turned into lobby

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## 2-BEDROOM UNIT - TYPE 3 (2 Bedrooms + 2 Toilets)

KEY PLAN



SUPER BUILT-UP AREA	CARPET AREA	TYPICAL UNIT NUMBERS
1260 Sq.ft. / 117.06 Sq.m.	848 Sq.ft. / 78.81 Sq.m.	A 204 - A 804

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## 2-BEDROOM UNIT - TYPE 2 (2 Bedrooms + 2 Toilets)

KEY PLAN



SUPER BUILT-UP AREA	CARPET AREA	TYPICAL UNIT NUMBERS
1490 Sq.ft. / 138.43 Sq.m.	943 Sq.ft. / 87.60 Sq.m.	C 120, E 128, F 136

Please refer the sales plan for the main door location for C120

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## 3-BEDROOM UNIT - TYPE 1 (3 Bedrooms + 2 Toilets)

KEY PLAN



SUPER BUILT-UP AREA	CARPET AREA	TYPICAL UNIT NUMBERS
1510 Sq.ft. / 140.28 Sq.m.	1034 Sq.ft. / 96.05 Sq.m.	B 109, B 110, B 112, B 111, F 132, F 133, B 212 - B 1112, B 211 - B 1111, B 209 - B 1109, B 210 - B 1110, F 232 - F 1232, F 233 - F 1233

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## 3-BEDROOM UNIT - TYPE 2 (3 Bedrooms + 2 Toilets)

KEY PLAN



SUPER BUILT-UP AREA	CARPET AREA	TYPICAL UNIT NUMBERS
1636 Sq.ft. / 152 Sq.m.	1127 Sq.ft. / 104.70 Sq.m.	B G07 - 1107, B G08 - 1108

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## 3-BEDROOM UNIT - TYPE 1 (3 Bedrooms + 3 Toilets)

KEY PLAN



SUPER BUILT-UP AREA	CARPET AREA	TYPICAL UNIT NUMBERS
1647 Sq.ft. / 153 Sq.m.	1088 Sq.ft. / 101.10 Sq.m.	C G13 - C 1413, C 220 - C 1420, D G21 - D 1421, D G22 - D 1422

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## 3-BEDROOM UNIT - TYPE 1 (3 Bedrooms + 3 Toilets)

KEY PLAN



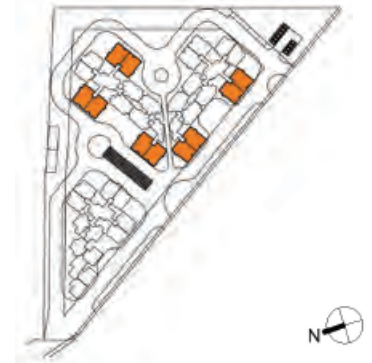
SUPER BUILT-UP AREA	CARPET AREA	TYPICAL UNIT NUMBERS
1647 Sq.ft. / 153 Sq.m.	1088 Sq.ft. / 101.07 Sq.m.	E G27 - E 1427, E 228 - E 1428, F G29 - F 1429, F 236 - F 1436

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## 3-BEDROOM UNIT - TYPE 2 (3 Bedrooms + 3 Toilets)

KEY PLAN



SUPER BUILT-UP AREA	CARPET AREA	TYPICAL UNIT NUMBERS
1711 Sq.ft. / 158.96 Sq.m.	1126 Sq.ft. / 104.6 Sq.m.	C G14 - C 1414, C G15 - C 1415, C G18 - C 1418, C G19 - C 1419 , D G 23 - D G 1423, D G24 - D1424, E G25 - E 1425, E G26 - E 1426, F G34 - F 1434, F G35 - F 1435

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## 3-BEDROOM UNIT - TYPE 3 (3 Bedrooms + 3 Toilets)

KEY PLAN



SUPER BUILT-UP AREA	CARPET AREA	TYPICAL UNIT NUMBERS
1772 Sq.ft. / 164.62 Sq.m.	1166 Sq.ft. / 108.34 Sq.m.	F G 30 - F 1430, F G 31 - F 1431

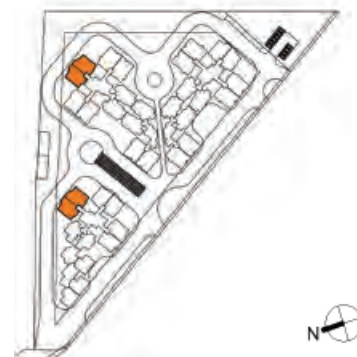
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## 3-BEDROOM UNIT - LEVEL 1

(3 Bedrooms + 3 Toilets Type 1 - Duplex)

KEY PLAN



SUPER BUILT-UP AREA	CARPET AREA	TYPICAL UNIT NUMBERS
3100 Sq.ft. / 288 Sq.m.	2044 Sq.ft. / 189.88 Sq.m.	B 1207, B 1208, C 1316, C 1317

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## 3-BEDROOM UNIT - LEVEL 2

(3 Bedrooms + 3 Toilets Type 1 - Duplex)

KEY PLAN



SUPER BUILT-UP AREA	CARPET AREA	TYPICAL UNIT NUMBERS
3100 Sq.ft. / 288 Sq.m.	2044 Sq.ft. / 189.88 Sq.m.	B 1207, B 1208, C 1316, C 1317

Note: Servant room toilet size - 8'4"x5'7", please refer sale plans

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## 3-BEDROOM UNIT - LEVEL 1

(3 Bedrooms + 3 Toilets Type 2 - Duplex)

KEY PLAN



SUPER BUILT-UP AREA	CARPET AREA	TYPICAL UNIT NUMBERS
2798 Sq.ft. / 259.92 Sq.m.	1891 Sq.ft. / 175.68 Sq.m.	B 1209, B 1210, B 1212, B 1211, F 1332, F 1333

Note: Unit no. - F 1332, F 1333: servant room size - 6'0"x8'0", utility size 6'0"x5'6", please refer sale plans

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## 3-BEDROOM UNIT - LEVEL 2

(3 Bedrooms + 3 Toilets Type 2 - Duplex)

KEY PLAN



SUPER BUILT-UP AREA	CARPET AREA	TYPICAL UNIT NUMBERS
2798 Sq.ft. / 259.92 Sq.m.	1891 Sq.ft. / 175.68 Sq.m.	B 1209, B 1210, B 1212, B 1211, F 1332, F 1333

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# SPECIFICATIONS

## STRUCTURE

Seismic Zone II compliant RCC structure

**Basement:** RCC framed structure

**Superstructure (Ground and above):** Precast concrete panels for walls & slabs

All internal walls are smoothly finished

Staircase and lifts in each core

## PAINTING

**External:** Grade paint

**Internal Walls:** Plastic emulsion

**Internal Ceilings:** Oil bound distemper

**Metal Works:** Synthetic enamel paint

## FLOORING

**Foyer, Living & Dining:** Vitrified tiles

**Master Bedroom:** Laminated wooden flooring

**Other Bedrooms:** Vitrified tiles

**Kitchen & Utility:** Vitrified tiles

**Toilets:** Ceramic tiles

**Balcony / Deck:** Anti-skid ceramic tiles

## KITCHEN

Provision for modular kitchen

Provision for water purifier points, refrigerator point, micro-wave point and instant geyser point.

## DOORS & WINDOWS

**Main Unit Entrance Door:** Lacquered PU polish finished teakwood frame and architrave. Shutter with Teak veneer crown cut finish or equivalent on both sides.

**Internal Doors:** Enamel / PU painted hardwood frame and architrave. Shutter with Masonite skin or equivalent on both sides.

**Toilet Doors:** Enamel / PU painted hardwood frame and architrave. 35mm thick flush shutter with laminate on both sides.

**Balcony Door:** UPVC / anodised aluminium glazed sliding shutters with bug screen 3 track.

**Windows:** UPVC / anodised aluminium windows with sliding shutter, bug screen and safety grill.

## TOILETS

**Chromium Plated Fittings:** Jaquar or equivalent

**Sanitary Fixtures:** Jaquar or equivalent

**Wall Mounted EWC:** White Parryware or equivalent

Shower partition without door in Master Bedroom toilet only

Above counter basins at Master Bedroom toilets only

Hot & Cold basin mixer for all toilets

Wall mixer with shower head

Provision for exhaust fan

Provision for geyser connection in toilets

Glazed tile dado up to 7'0 height

**Toilet Accessories:** (Health faucets, towel rod, soap tray, toilet paper holder and robe hook): Jaquar or equivalent

## PLUMBING & SANITARY LINES

UPVC lines for sewage disposal

CPVC lines for water supply

Sewage treatment plant & water treatment plant

## ELECTRICAL

**Power Load:**

**1-BHK:** 3 kW

**2-BHK:** 4 kW

**3-BHK:** 5 kW

**Penthouse:** 6 kW

**DG Backup:**

**1-BHK:** 1.5 kW

**2-BHK:** 2 kW

**3-BHK:** 3 kW

**Penthouse:** 4 kW

100% power backup for common areas

**Modular Switches:** Anchor Roma or equivalent

Adequate light and power points

## AIR-CONDITIONING

**Living and Bedrooms:** Provisions only for split AC

## SECURITY & HOME AUTOMATION

Provision for access control at basement and ground levels only.



Brigade Group received the Best Developer of the Year Award at the Times Business Awards 2019

Orion Mall received the 'Most Admired Shopping Centre of the Year' Award at the Times Business Awards 2019

Nalapad Brigade Centre awarded the 'Best Commercial Project - South Zone' at the CNBC AWAAZ Awards 2019

Brigade was recognised as the Best Place to work in the real estate category for the 9<sup>th</sup> year in a row by Great Place to Work Institute

Brigade Hospitality Services Ltd this year has for the first time been certified by Great Place to Work Institute and ranked 15<sup>th</sup> amongst India's Great Mid-size Workplaces.

Brigade Group received "One of India Top Challengers' Award at the CWAB Awards 2019

Mr. M R Jaishankar received the Lifetime Achievement Award at the 11th Realty Plus Awards 2019 - South

Brigade Cornerstone Utopia won the Integrated Township Project of the Year Award at the 11<sup>th</sup> Realty Plus Awards 2019 - South

Brigade Panorama won the award for Excellence in Delivery at the 11<sup>th</sup> Realty Plus Awards 2019 - South

Brigade Group was ranked one among India's 75 Best Places to Work for Women

Brigade International Financial Centre, Gujarat-our flagship project in GIFT City, Ahmedabad received the 'Commercial Project of the Year Award' at the Realty Plus Awards 2019

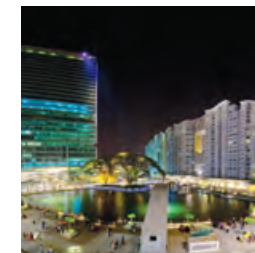
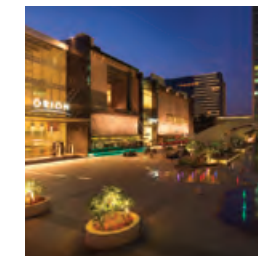
Brigade Mountain View won the award for 'Best Residential Dwellings above 50 units in Mysuru' at the CARE Awards 2019

Brigade Opus won the Best Commercial Complex Award at the CARE Awards 2019

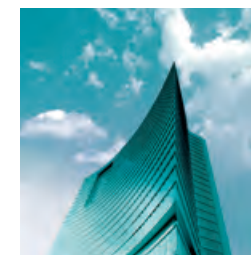
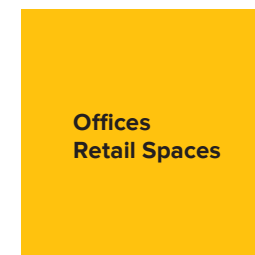
Brigade Group was awarded the Best Developer of the Year, South India at the Commonfloor and Indiaproperty Realty Awards 2020

## MULTIPLE DOMAINS. SINGLE-MINDED COMMITMENT.

**Apartments  
Villas  
Integrated Enclaves**



**Clubs  
Hotels  
Convention Centres  
Schools**



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 Bangalore, Mysore, Mangalore, 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 and townships. Brigade is among the few developers who also enjoys a reputation of developing Grade A commercial properties. We are the license owners of the World Trade Center across South India. Our commercial spaces have top international clients operating out of them. Brigade's retail projects include Orion Mall, Orion Avenues and Orion Uptown. 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 66 million sq. ft of developed space in residential, offices, retail and hospitality sectors across 7 cities.

We have been consistently ranked among the 100 Best Places to Work in India by Great Place to Work Institute for 9 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 the projects over the years has created a reputed brand that builds positive experiences.

For more information, please visit [www.brigadegroup.com](http://www.brigadegroup.com)





**BRIGADE**

Building Positive Experiences

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