



BRIGADE

Building Positive Experiences



A Joint Venture of Brigade Enterprises Ltd. with



RERA Reg. No.: PRM/KA/RERA/1250/303/PR/190614/002610.
Details available at www.rera.karnataka.gov.in

***BIG ENOUGH FOR
THE BIGGEST DREAMS***

KINO
at
BRIGADE
ORCHARDS
Devanahalli



Brigade Orchards Life, made complete.

Imagine a 135-acre, well-planned, smart township that actually lives up to the image of what Bangalore used to be. Green, inclusive, eco-friendly, abundant in human warmth and natural resources.

And nestled within our, airy, spacious-feel homes that perfectly suit your dream lifestyle.

Sounds too good to be true? Well, it's not.

Meet Kino at Brigade Orchards. Located just minutes from the Bangalore International Airport.

But first, a little more about Brigade Orchards.

Designed following global best practices, Brigade Orchards is tomorrow-ready, sustainable, smart township. That offers all the amenities and features you could wish for, to live a complete life.

Native green cover spread over 80 acres, smart tech deployment, green mobility options, office spaces, retail and dining opportunities, a top-rung school, world-class sports arena, full-service healthcare, green energy, rainwater harvesting and waste management. In other words, all that makes for an integrated, thriving community.

Indeed, Brigade Orchards is more than a township. It is life, made complete.



MASTER PLAN



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Welcome to Kino.

Brigade Orchards' ode to the power of dreams.

Built on the belief that big dreams need space, not big price tags.

Located in a beautiful triangle of green, Kino is a breakthrough in architectural design.

A unique T-shaped tower, it optimizes the space available in a way that ensures each home feels exquisitely spacious and airy. And looks out on the green outdoors, not into somebody else's apartment.

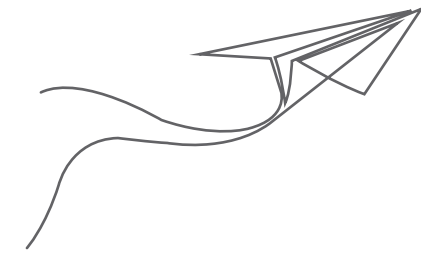
And whether you choose a 1, 1.5, or 2 bedroom apartment, life at Kino comes with all the perks of a smart township.

So that your home is never a compromise. It is big enough for the biggest dreams.



ARTIST'S IMPRESSION





Strategically Located

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



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

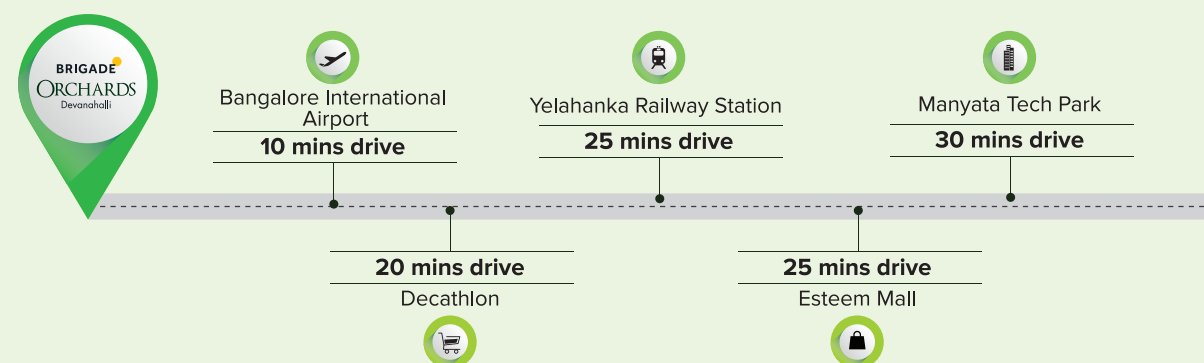


Colleges

MS College of Engineering • Gitam University



THE LUXURY OF CONVENIENCE



MASTER PLAN

GENERAL

1. Entrance plaza
2. Entrance portal
3. Security cabin
4. Pedestrian entry area
5. Designated visitors' parking area
6. Pedestrian walkway
7. Fire driveway
8. Covered car parking
9. Basement ramp entry/exit
10. Drop off plaza

HEALTH & FITNESS

11. Basketball practice court
12. Open gym area
13. Cricket practice net
14. Yoga/Meditation area

SPACE FOR CHILDREN

15. Kids' pool
16. Kids' play area

COMMUNITY FEATURES

17. Pavilion
18. Party lawn
19. Pantry/Barbeque counter
20. Adult swimming pool
21. Pool deck
22. Locker/change room

SPACE FOR SENIOR CITIZENS

23. Senior citizens' zone
24. Reflexology walkway
25. Leisure seating space

CLUBHOUSE AMENITIES

- a. Multipurpose hall
- b. Library & store
- c. AV Room
- d. Board games area
- e. Office area
- f. Gym & aerobics
- g. Pool table
- h. Table-tennis table

OTHERS

- CA Site area
- Park & Open space



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ARTIST'S IMPRESSION



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UNIT PLANS

1 BHK
593 SFT

1.5 BHK
759 SFT






2 BHK
1035 SFT
1023 SFT
1027 SFT

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UNIT DISTRIBUTION PLAN

LEGEND

	TYPE - A	1 BHK UNIT	593 SFT
	TYPE - B	1.5 BHK UNIT	759 SFT
	TYPE - C	2 BHK UNIT	1023 SFT
	TYPE - D	2 BHK UNIT	1027 SFT
	TYPE - E	2 BHK UNIT	1035 SFT

SBA

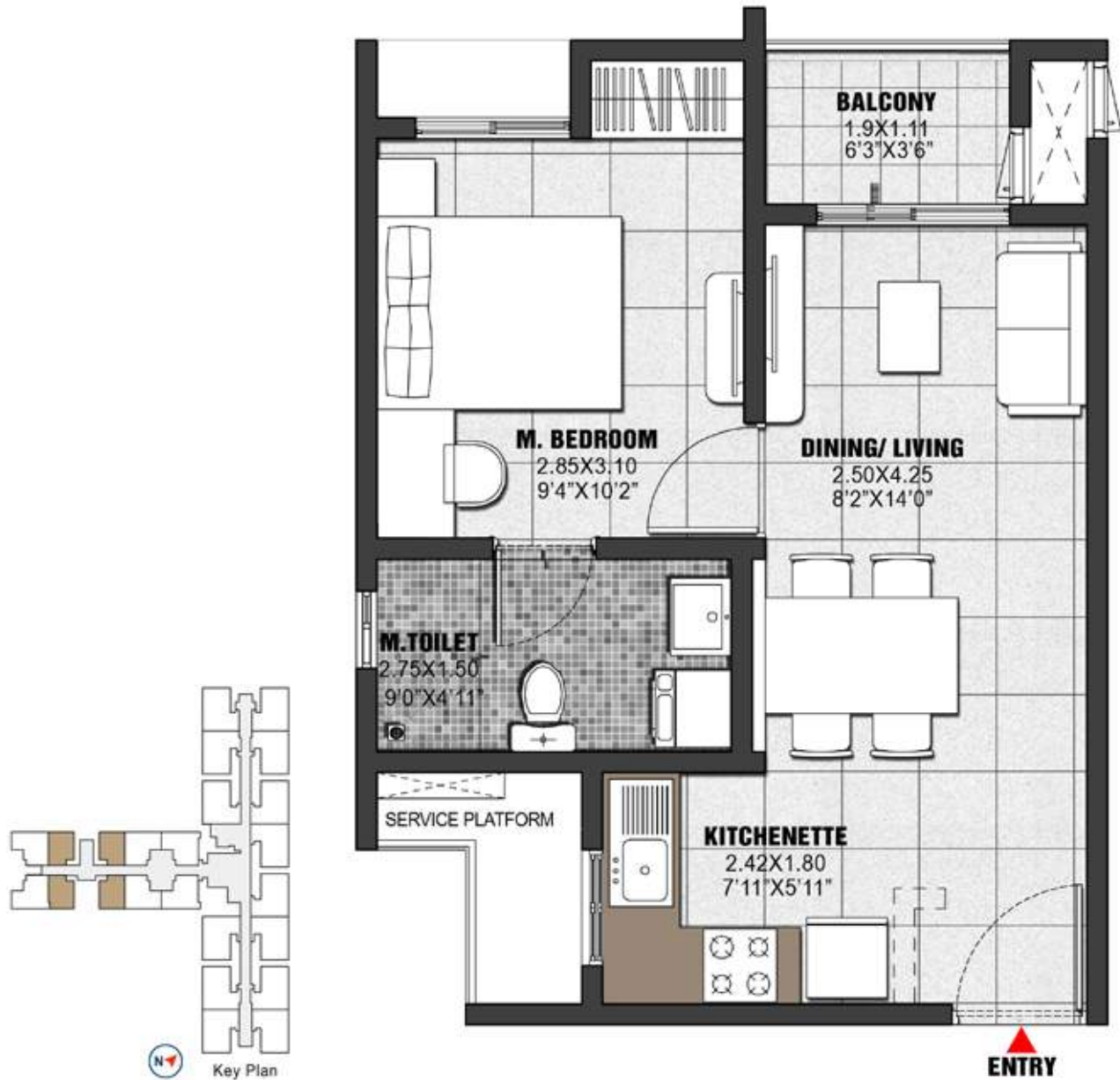


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TYPICAL UNIT PLAN

1-Bedroom Unit - Type A | 1 Bedroom + 1 Toilet



SUPER BUILT-UP AREA	CARPET AREA	BALCONY CARPET AREA
593 Sq.ft. / 55.09 Sq.m.	351 Sq.ft. / 32.62 Sq.m.	23 Sq.ft. / 2.10 Sq.m.

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TYPICAL UNIT PLAN

1.5-Bedroom Unit - Type B | 1 Bedroom + 1 Toilet



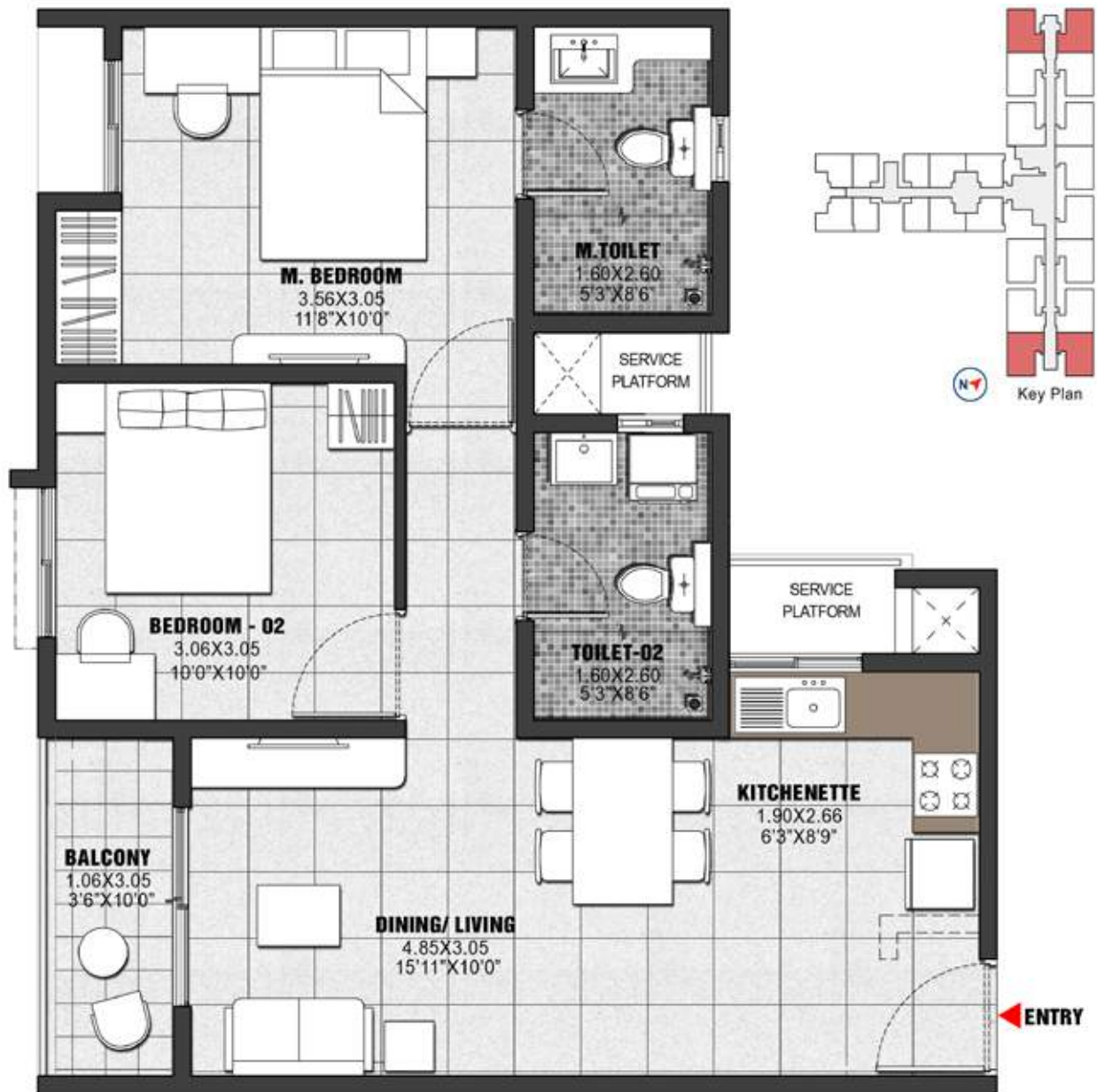
SUPER BUILT-UP AREA	CARPET AREA	BALCONY CARPET AREA
759 Sq.ft. / 70.56 Sq.m.	462 Sq.ft. / 42.91 Sq.m.	23 Sq.ft. / 2.10 Sq.m.

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TYPICAL UNIT PLAN

2-Bedroom Unit - Type C | 2 Bedrooms + 2 Toilets



SUPER BUILT-UP AREA	CARPET AREA	BALCONY CARPET AREA
1023 Sq.ft. / 95.06 Sq.m.	618 Sq.ft. / 57.45 Sq.m.	36 Sq.ft. / 3.38 Sq.m.

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TYPICAL UNIT PLAN

2-Bedroom Unit - Type D | 2 Bedrooms + 2 Toilets



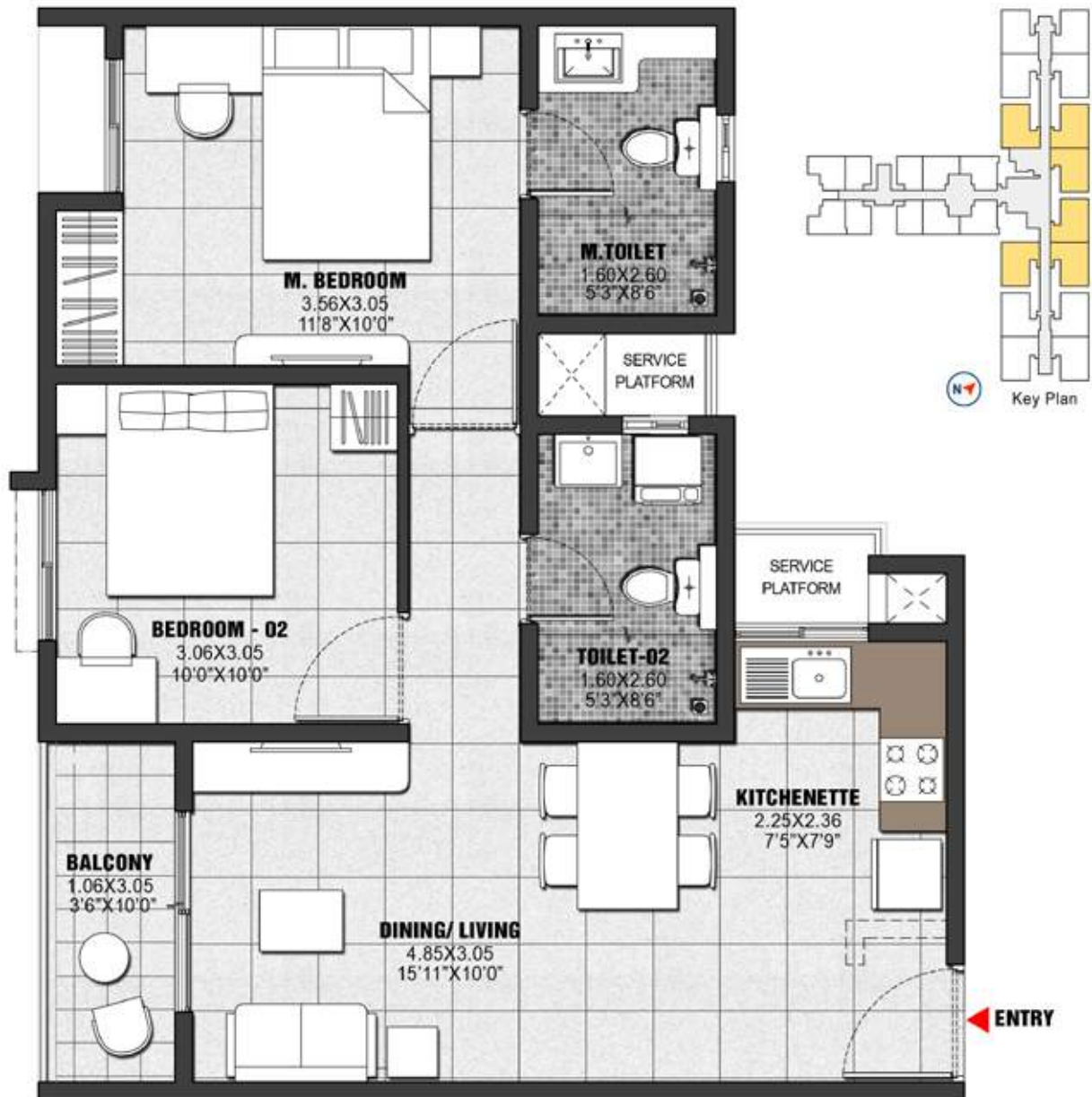
SUPER BUILT-UP AREA	CARPET AREA	BALCONY CARPET AREA
1027 Sq.ft. / 95.44 Sq.m.	620 Sq.ft. / 57.56 Sq.m.	36 Sq.ft. / 3.38 Sq.m.

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TYPICAL UNIT PLAN

2-Bedroom Unit - Type E | 2 Bedrooms + 2 Toilets



SUPER BUILT-UP AREA	CARPET AREA	BALCONY CARPET AREA
1035 Sq.ft. / 96.19 Sq.m.	625 Sq.ft. / 58.08 Sq.m.	36 Sq.ft. / 3.38 Sq.m.

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SPECIFICATIONS

STRUCTURE

Pre-cast concrete panels for walls & slabs

COMMON AREA - FLOORING

Waiting lounge, reception, GF lobby & lift lobby:
Marble/Granite/ Vitrified Tiles

Staircases:

Concrete step tiles/Vitrified tiles / Epoxy coating for precast stairs (from 1st floor)

Other lift lobby and corridors (upper):
Vitrified tiles (Matte Finish)

APARTMENT UNITS - FLOORING

Living, dining, family & foyer:
Vitrified tiles

Master bedroom, other bedrooms & kitchenette:
Vitrified tiles

Balcony / deck:
Matt finish tiles

Master bedroom toilet & common toilet:
Anti-skid ceramic tiles

WALL DADO

Master bedroom toilet & common toilet:
Ceramic tile cladding up to false ceiling height.

KITCHEN

Counter:
Provision for modular kitchen

Plumbing & electrical:
Plumbing point provision for water purifier.
Electrical points provision for water purifier, refrigerator, hob, chimney, mixer/grinder, microwave oven.

WINDOWS

UPVC / Anodised Aluminium with mosquito mesh provision and safety grill.

DOORS

Main entry door to unit:
Flush shutter with both side laminate and architrave

Bedroom doors:
Engineered & treated hardwood frame & particle board with HDF skin and architrave

Toilet door:
Engineered & treated hardwood frame, shutter laminated both sides and architrave

Balcony door:
UPVC / Aluminium with bug screen.

Shaft door:
MS door frame with mild sheet shutter

TOILETS

CP Fittings:
Jaquar/Ess Ess/ Essco or equivalent

Sanitary fixtures:
Wall mounted white EWC (Hindware/Parryware/Cera or equivalent) with exposed flush tank of standard make including health faucet.

Accessories:
Towel rod

False Ceiling:
Grid ceiling calcium silicate or equivalent

PAINTING & FINISHES

External/Exterior finishes:
Combination of external texture paint with external grade emulsion

Internal ceilings & common area:
Oil bound distemper or emulsion

Unit ceiling:
Acrylic emulsion paint

Internal walls, common area & lift lobby:
Emulsion paint
Staircase, utility area and service area:
Oil bound distemper

Basement:
Cement paint

Unit walls:
Acrylic emulsion paint

Steel works:
Synthetic enamel paint

Woodwork:
Enamel paint

ELECTRICAL

1 Bedroom Apartment: 3 KW
1.5 Bedroom Apartment: 4 KW
2 Bedroom Apartment: 4 KW
Modular switches: Anchor or equivalent make.

DG BACKUP

1 Bedroom Apartment: 1.5 KW
1.5 Bedroom Apartment: 2 KW
2 Bedroom Apartment: 2 KW
Emergency power for lifts, pumps & lighting in common areas – 100%

VERTICAL TRANSPORTATION

Lifts: OTIS / Kone or equivalent

SECURITY SYSTEM & AUTOMATIONS

Provision for intercom facility & CCTV as per design



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 9th 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 15th 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 11th Realty Plus Awards 2019 - South

Brigade Panorama won the award for Excellence in Delivery at the 11th 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.



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



Building Positive Experiences

To UPGRADE TO BRIGADE, call 1800 102 9977 • email: salesenquiry@brigadegroup.com

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