

RERA Reg. No. PRM/KR/RERA/1268/378/PR/181122/002190

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

Artistic impression. Not a site photo.

# MYSURU'S LATEST LANDMARK



**BRIGADE**  
**Topaz**  
BANNUR ROAD, MYSURU





## LIVE IN INDIA'S CLEANEST CITY



Fresh air in today's date is a rarity. With an ever-growing population, large cities are running out of fresh air. But that is not the case here. Mysuru, has already received numerous awards for being the cleanest city in India. That the magnificent palaces, vast open green areas and the Chamundi Hills, this city is surely a haven for those who love to lead a cleaner life.





Artistic impression. Not a site photo.

## LUXURY CRADLED IN GREEN CLEAN SURROUNDINGS



Presenting Brigade Topaz, Brigade's 21<sup>st</sup> landmark project in Mysuru. Apart from being just a few minutes' drive from some of the major attractions that the city has to offer, this gated community gives one a stunning view of the Chamundi Hills and Lalitha Mahal Palace. Add to that the vast luxurious living spaces, numerous luxurious amenities that include a rooftop swimming pool, and you get a life that is reserved only for a select few.



## LUXURY INSIDE AND OUT



STEP INTO THE PERFECT BLEND OF  
CONVENIENCE AND LIFESTYLE



DRIVE INTO THE LAP OF LUXURY



FUN TIMES FOR THE FAMILY  
WRAPPED IN GREEN



A ROOFTOP SWIMMING POOL  
WITH A STUNNING VIEW

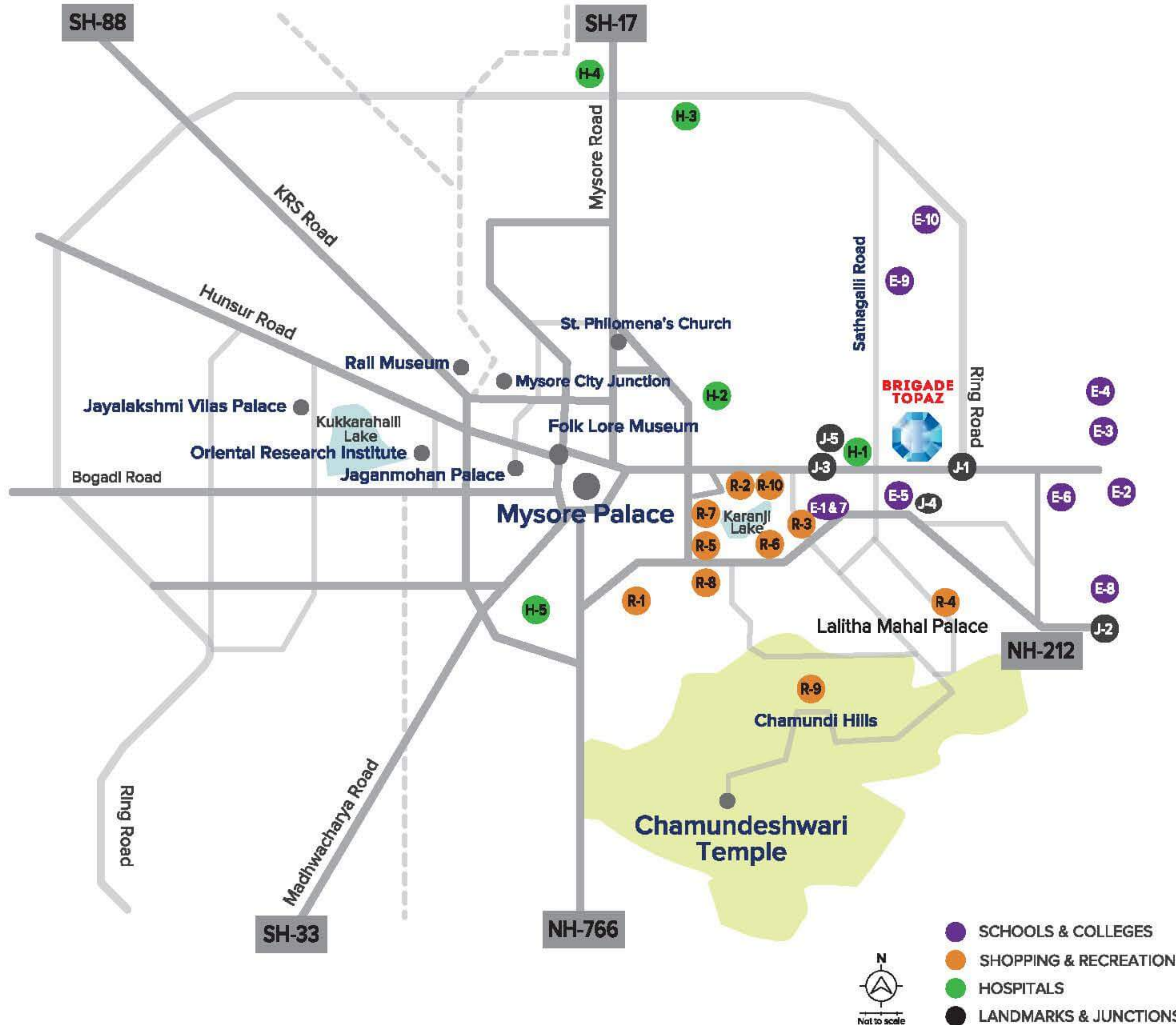


**ALL YOU NEED IS  
JUST FEW MINUTES AWAY**





# LOCATION MAP



## SCHOOLS & COLLEGES

- E-1 : Teresian School
- E-2 : Navkis Educational Centre
- E-3 : Delhi Public School
- E-4 : Jnanasarovara International School
- E-5 : Cresta College
- E-6 : Vidya Vikas Institute of Engineering & Technology
- E-7 : Teresian College
- E-8 : Mysore College of Engineering & Management
- E-9 : Visvesvaraya Technological University-Regional Center
- E-10 : St. Joseph's College for Women

## SHOPPING & RECREATION

- R-1 : Mall Of Mysore
- R-2 : Decathlon Mysore
- R-3 : Melody World Wax Museum
- R-4 : Lalitha Mahal Palace
- R-5 : Sri Chamarajendra Zoological Gardens
- R-6 : Mysore Sports Club
- R-7 : Snow City
- R-8 : Mysore Golf Club
- R-9 : Chamundi Hills
- R-10 : Regional Museum of Natural History

## HOSPITALS

- H-1 : Cauvery Heart and Multispeciality Hospital
- H-2 : Gopala Gowda Shanthaveri Memorial Hospital
- H-3 : Narayana Multispeciality Hospital
- H-4 : Columbia Asia Hospital
- H-5 : JSS Hospital

## LANDMARKS & JUNCTIONS

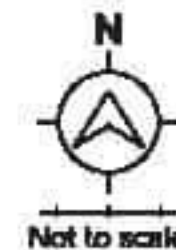
- J-1 : Ring Road junction
- J-2 : Towards T Narasipura
- J-3 : Bannur Road Junction
- J-4 : New Mega Milk Dairy
- J-5 : New District Collector Office



# MASTER PLAN





BANNUR ROAD



## LEGEND

1. MAIN ENTRY/ EXIT
2. SECURITY CABIN
3. DROP OFF
4. TREE COURT
5. PERGOLA SHADED SEATING
6. PLAY AREA
7. OUTDOOR GYM
8. LAWN
9. SEATING
10. FEATURE ELEMENT
11. DG YARD
12. TRANSFORMER YARD
13. EMERGENCY ENTRY/EXIT
14. BASEMENT RAMP
15. VISITOR'S PARKING
16. ORGANIC WASTE CONVERTER

**1.15 ACRE RESIDENTIAL PROPERTY**  
**36 UNITS OF 2 BEDROOMS & 2 TOILETS**  
**44 UNITS OF 3 BEDROOMS & 3 TOILETS**

-  PARK AND OPEN SPACES
-  C.A AREA



# TERRACE FLOOR PLAN



## LEGEND

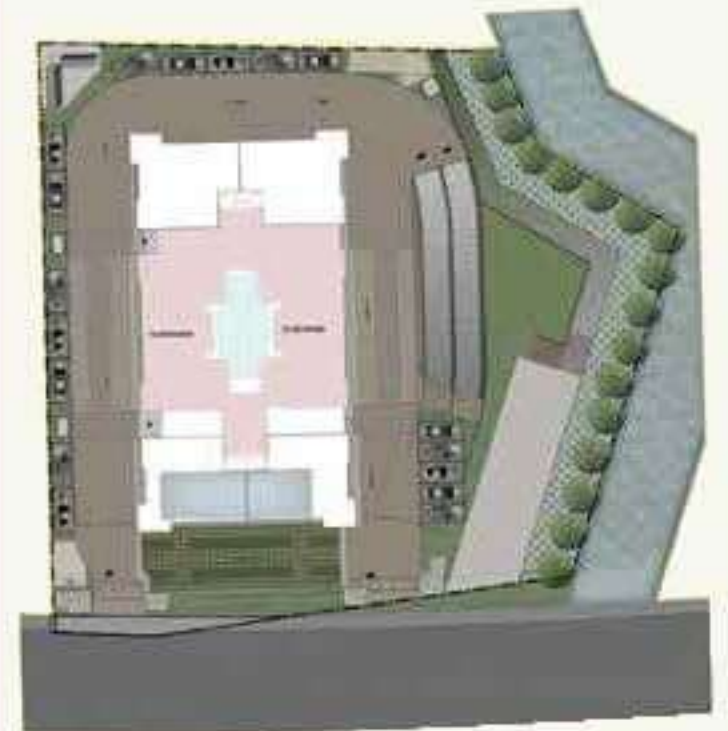
- 1. MAIN POOL
- 2. KIDS POOL
- 3. WATER SPORTS
- 4. PERGOLA SHADED SEATING
- 5. SEATER
- 6. OPEN SHOWER
- 7. PLANTER BOX
- 8. FEATURE WALL



# CLUB HOUSE PLAN



## KEY PLAN



### NOTES

1. THIS DRAWING IS NOT TO BE SCALED
2. ALL DIMENSIONS INDICATED ARE INCLUDING FINISHING / PLASTERING
3. DIMENSIONS INDICATED ARE THE MAXIMUM DIMENSIONS
4. COLUMNS ARE SUBJECT TO CHANGES AS PER STRUCTURAL DESIGN
5. FURNITURES SHOWN ARE INDICATIVE & ARE NOT A PART OF CONTRACT.
6. ARCHITECTURAL FEATURES ARE INDICATIVE & SUBJECT TO CHANGE.



# NUMBERING PLAN





## TYPICAL UNIT PLAN

### 3-Bedroom 3-Toilet Unit



Not to scale

## KEY PLAN



BLOCK A	A0003-A0103, A0004-A0104
---------	--------------------------

BLOCK B	B0105, B0106
---------	--------------

**UNIT TYPE - A**  
**3 BEDROOM + 3 TOILET UNIT**  
**SUPER BUILT-UP AREA = 1629 SFT**

**CONTRACTED APARTMENT TYPE - A**  
**MARKED AS : (HIGHLIGHTED IN THE KEY PLAN)**

## NOTES

1. THIS DRAWING IS NOT TO BE SCALED
2. ALL DIMENSIONS INDICATED ARE INCLUDING FINISHING / PLASTERING
3. DIMENSIONS INDICATED ARE THE MAXIMUM DIMENSIONS.
4. COLUMNS ARE SUBJECT TO CHANGES AS PER STRUCTURAL DESIGN.
5. FURNITURES SHOWN ARE INDICATIVE & ARE NOT A PART OF CONTRACT.
6. ARCHITECTURAL FEATURES ARE INDICATIVE & SUBJECT TO CHANGE.

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.



## TYPICAL UNIT PLAN

### 3-Bedroom 3-Toilet Unit



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 developers 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 meter = 10.764 square feet). E & OE.

## KEY PLAN



BLOCK A	A0203, A0303, A0403, A0503, A0603, A0703, A0803, A0903, A0204, A0304, A0404, A0504, A0604, A0704, A0804, A0904
BLOCK B	B0205, B0305, B0405, B0505, B0605, B0705, B0805, B0905, B01005, B0206, B0306, B0406, B0506, B0606, B0706, B0806, B0906, B01006

### UNIT TYPE - A1

3 BEDROOM + 3 TOILET UNIT

SUPER BUILT-UP AREA = 1717 SFT

CONTRACTED APARTMENT TYPE - A1

MARKED AS : (HIGHLIGHTED IN THE KEY PLAN)

### NOTES

1. THIS DRAWING IS NOT TO BE SCALED
2. ALL DIMENSIONS INDICATED ARE INCLUDING FINISHING/ PLASTERING
3. DIMENSIONS INDICATED ARE THE MAXIMUM DIMENSIONS.
4. COLUMNS ARE SUBJECT TO CHANGES AS PER STRUCTURAL DESIGN.
5. FURNITURES SHOWN ARE INDICATIVE & ARE NOT A PART OF CONTRACT.
6. ARCHITECTURAL FEATURES ARE INDICATIVE & SUBJECT TO CHANGE.



## TYPICAL UNIT PLAN

### 3-Bedroom 3-Toilet Unit



## KEY PLAN



BLOCK A A0801, A0901

BLOCK B B0808, B0908

UNIT TYPE - **B**  
3 BEDROOM + 3 TOILET UNIT  
SUPER BUILT-UP AREA = 1612 SFT

CONTRACTED APARTMENT TYPE - **B**  
MARKED AS : (HIGHLIGHTED IN THE KEY PLAN)

## NOTES

1. THIS DRAWING IS NOT TO BE SCALED
2. ALL DIMENSIONS INDICATED ARE INCLUDING FINISHING / PLASTERING
3. DIMENSIONS INDICATED ARE THE MAXIMUM DIMENSIONS.
4. COLUMNS ARE SUBJECT TO CHANGES AS PER STRUCTURAL DESIGN.
5. FURNITURES SHOWN ARE INDICATIVE & ARE NOT A PART OF CONTRACT.
6. ARCHITECTURAL FEATURES ARE INDICATIVE & SUBJECT TO CHANGE.

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 meter = 10.764 square feet) E & OE.



## TYPICAL UNIT PLAN

### 2-Bedroom 2-Toilet Unit



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.

## KEY PLAN



BLOCK A A0002, A0102

BLOCK B B0007, B0107

UNIT TYPE - **C**  
2 BEDROOM + 2 TOILET UNIT

SUPER BUILT-UP AREA = 1251 SFT

CONTRACTED APARTMENT TYPE - **C**  
MARKED AS : (HIGHLIGHTED IN THE KEY PLAN)

## NOTES

1. THIS DRAWING IS NOT TO BE SCALED
2. ALL DIMENSIONS INDICATED ARE INCLUDING FINISHING/ PLASTERING
3. DIMENSIONS INDICATED ARE THE MAXIMUM DIMENSIONS.
4. COLUMNS ARE SUBJECT TO CHANGES AS PER STRUCTURAL DESIGN.
5. FURNITURES SHOWN ARE INDICATIVE & ARE NOT A PART OF CONTRACT.
6. ARCHITECTURAL FEATURES ARE INDICATIVE & SUBJECT TO CHANGE.



## TYPICAL UNIT PLAN

### 2-Bedroom 2-Toilet Unit



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.

## KEY PLAN



BLOCK A	A0001, A0101
BLOCK B	B0008, B0108

### UNIT TYPE - C1

2 BEDROOM + 2 TOILET UNIT

SUPER BUILT-UP AREA = 1254SFT

### CONTRACTED APARTMENT TYPE - C1

MARKED AS : (HIGHLIGHTED IN THE KEY PLAN)

### NOTES

1. THIS DRAWING IS NOT TO BE SCALED
2. ALL DIMENSIONS INDICATED ARE INCLUDING FINISHING/ PLASTERING
3. DIMENSIONS INDICATED ARE THE MAXIMUM DIMENSIONS.
4. COLUMNS ARE SUBJECT TO CHANGES AS PER STRUCTURAL DESIGN.
5. FURNITURES SHOWN ARE INDICATIVE & ARE NOT A PART OF CONTRACT.
6. ARCHITECTURAL FEATURES ARE INDICATIVE & SUBJECT TO CHANGE.



# TYPICAL UNIT PLAN

## 2-Bedroom 2-Toilet Unit



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 meter = 10.764 square feet). E & OE.

### KEY PLAN



BLOCK A	A0202, A0302, A0402, A0502, A0602, A0702, A0802, A0902
BLOCK B	B0207, B0307, B0407, B0507, B0607, B0707, B0807, B0907

UNIT TYPE - **C2**  
2 BEDROOM + 2 TOILET UNIT  
SUPER BUILT-UP AREA = 1264 SFT

CONTRACTED APARTMENT TYPE - **C2**  
MARKED AS : (HIGHLIGHTED IN THE KEY PLAN)

#### NOTES

1. THIS DRAWING IS NOT TO BE SCALED
2. ALL DIMENSIONS INDICATED ARE INCLUDING FINISHING/ PLASTERING
3. DIMENSIONS INDICATED ARE THE MAXIMUM DIMENSIONS.
4. COLUMNS ARE SUBJECT TO CHANGES AS PER STRUCTURAL DESIGN.
5. FURNITURE SHOWN ARE INDICATIVE & ARE NOT A PART OF CONTRACT.
6. ARCHITECTURAL FEATURES ARE INDICATIVE & SUBJECT TO CHANGE.



## TYPICAL UNIT PLAN

### 2-Bedroom 2-Toilet Unit



## KEY PLAN



BLOCK A A0201, A0301, A0401, A0501, A0601, A0701

BLOCK B B0208, B0308, B0408, B0508, B0608, B0708

UNIT TYPE - **C3**

2 BEDROOM + 2 TOILET UNIT

SUPER BUILT-UP AREA = 1266 SFT

CONTRACTED APARTMENT TYPE - **C3**

MARKED AS : (HIGHLIGHTED IN THE KEY PLAN)

## NOTES

1. THIS DRAWING IS NOT TO BE SCALED
2. ALL DIMENSIONS INDICATED ARE INCLUDING FINISHING / PLASTERING
3. DIMENSIONS INDICATED ARE THE MAXIMUM DIMENSIONS.
4. COLUMNS ARE SUBJECT TO CHANGES AS PER STRUCTURAL DESIGN.
5. FURNITURES SHOWN ARE INDICATIVE & ARE NOT A PART OF CONTRACT.
6. ARCHITECTURAL FEATURES ARE INDICATIVE & SUBJECT TO CHANGE.

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 meter = 10.764 square feet). E & OE.



# BRIGADE TOPAZ SPECIFICATIONS

## FOUNDATION

Isolated/ Combined footing

## SUPER STRUCTURE

RCC Framed structure

## BLOCK WORK

Solid concrete block work masonry walls

## FLOORING

Living / Dining / Family / Foyer: Vitrified tiles  
Master Bedroom: Laminated wooden flooring  
Other Bedrooms: Vitrified tiles  
Balcony / deck: Anti-skid ceramic tiles  
Master Bedroom toilet: Anti skid ceramic tiles  
Other toilets and powder room: Anti skid ceramic tiles  
Kitchen: Vitrified tiles (same as living)  
Utility: Same as kitchen

## WALL DADO

Master Bedroom Toilet: Ceramic tile cladding up to false ceiling height.  
Other toilets: Ceramic tile cladding up to false ceiling height.

## KITCHEN

A. Counter: Provision for modular kitchen  
B. Plumbing/Electrical: Plumbing point provision for water purifier/sink and washing machine. Electrical point provision for water purifier, refrigerator, microwave, washing machine, instant geyser, hob, chimney, mixer.

## TOILETS

CP Fittings: Jaquar/Ess Ess or equivalent  
Sanitary fixtures: Parryware or equivalent  
Accessories: Soap tray, robe hook, Toilet paper holder, concealed diverter, basin mixer, towel rod and health faucet  
Master Bathroom: Glass partition for shower at extra cost as per client request.  
EWC: Wall mounted WC of Hindware/ Parryware or equivalent  
False Ceiling: Calcium silicate/syntax

## DOORS

Main entry door to unit: Teakwood frame, Natural PU lacquer polish shutter and architrave  
Bedroom doors: Hardwood frame, enamel paint shutter and architrave  
Toilet door: Hardwood frame, enamel paint shutter and architrave  
Balcony door: UPVC/Aluminium with bug screen 3 track  
Shaft door: Powder coated MS door

## RAILING

Balcony railing: MS railing  
Stair Railing (Common areas): MS railing

## WINDOWS

### PAINTING & FINISHES

- a) Exterior finish: External texture paint
- b) Internal ceilings
  - Common areas: Emulsion paint
  - Staircase, utility and service areas: Oil bound distemper
  - Basement: Economy range emulsion
  - Unit ceiling: Acrylic emulsion paint
- c) Internal walls
  - Common areas: Emulsion paint
  - Staircase, utility and service areas: Oil bound distemper
  - Basement: Cement paint
  - Unit walls: Acrylic emulsion paint
- d) Steel works: Synthetic enamel paint

## ELECTRICAL

Apartment  
3 BHK: 6 KW  
2 BHK: 5 KW  
Modular switches: Anchor Roma/Viola or equivalent make  
DG Backup: 3 KW for 3 BR, 2KW - 2BR  
Emergency power for lifts, pumps & lighting in common areas – 100%

## VERTICAL TRANSPORTATION

Lifts provided as per design- OTIS / kone or equivalent

## SUSTAINABILITY

Organic waste converter  
Ground water recharging  
Rain water storage  
Street light  
STP



**Great Place To Work 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 Group**

Brigade Group received 'One of India 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' 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





## 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 East and Orion OMR. 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 projects over the years, has created a reputed brand.





In humble  
commemoration



Founder of



Awarded  
9 years in a row



---

**To UPGRADE TO BRIGADE, reach us on 1800 102 9977 | email: [salesenquiry@brigadegroup.com](mailto:salesenquiry@brigadegroup.com)**

---

Marketing Office: Brigade Topaz, Survey No. 40/2 & 40/3 Yaranahalli Village, Kasaba Hobli, Mysuru, Karnataka 570010

Mysore Branch Office: Brigade Point, Gokulam Road, VV Mohalla, Mysuru - 570002

Brigade Experience Centre: Ground Level, World Trade Center, Brigade Gateway Campus, Dr. Rajkumar Road, Malleswaram-Rajajinagar, Bangalore.

Dubai Office: Brigade Enterprises Limited, 708, Atrium Centre, Bank Street, Bur Dubai, Dubai. Tel: +971 4 3555 504 email: [dubaisales@brigadegroup.com](mailto:dubaisales@brigadegroup.com)

Offices also in Chennai, Hyderabad, Mangalore and Mysore