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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.



LUXURY CRADLED IN GREEN CLEAN SURROUNDINGS



Presenting Brigade Topaz, Brigade's 21st 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
- SHOPPING & RECREATION
- HOSPITALS
- LANDMARKS & JUNCTIONS

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

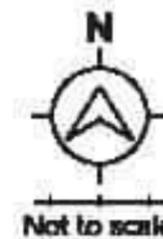
LANDMARKS & JUNCTIONS

- 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

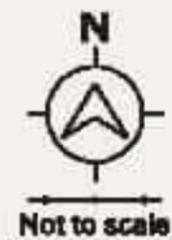
TERRACE FLOOR PLAN



LEGEND

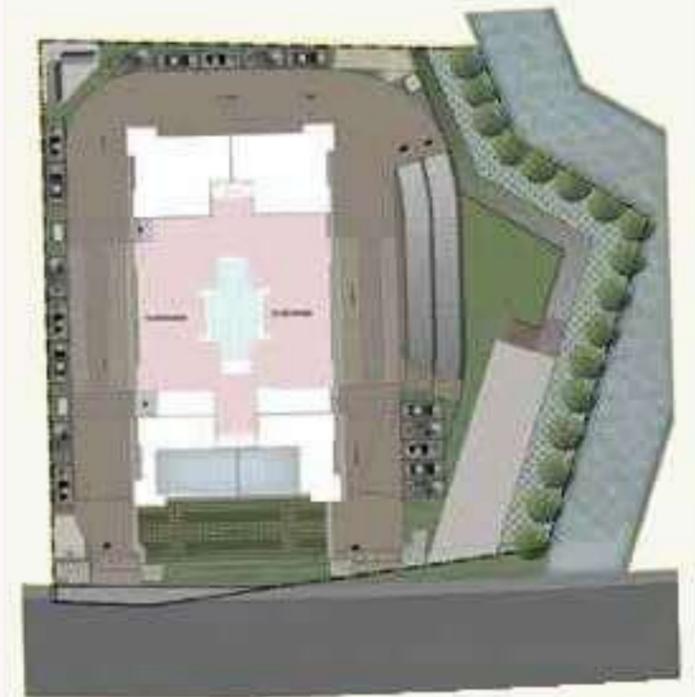
- 1. MAIN POOL
- 2. KIDS POOL
- 3. WATER SPORTS
- 4. PERGOLA SHADED SEATING
- 5. SEATER
- 6. OPEN SHOWER
- 7. PLANTER BOX
- 8. FEATURE WALL

CLUB HOUSE PLAN



Not to scale

KEY PLAN



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TYPICAL UNIT PLAN

3-Bedroom 3-Toilet Unit



KEY PLAN



BLOCK A	A0003-A0103, A0004-A0104
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BLOCK B	B0105, B0106
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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)

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TYPICAL UNIT PLAN

3-Bedroom 3-Toilet Unit



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KEY PLAN



BLOCK A	A0203, A0303, A0403, A0503, A0603, A0703, A0803, A0903, A0204, A0304, A0404, A0504, A0604, A0704, A0804, A0904
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BLOCK B	B0205, B0305, B0405, B0505, B0605, B0705, B0805, B0905, B01005, B0206, B0306, B0406, B0506, B0606, B0706, B0806, B0906, B01006
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UNIT TYPE - A1

3 BEDROOM + 3 TOILET UNIT

SUPER BUILT-UP AREA = 1717 SFT

CONTRACTED APARTMENT TYPE - A1

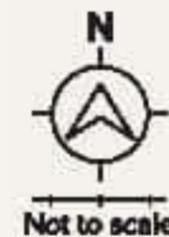
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TYPICAL UNIT PLAN

3-Bedroom 3-Toilet Unit



KEY PLAN



BLOCK A	A0801, A0901
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BLOCK B	B0808, B0908
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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)

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TYPICAL UNIT PLAN

2-Bedroom 2-Toilet Unit



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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)

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TYPICAL UNIT PLAN

2-Bedroom 2-Toilet Unit



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)

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TYPICAL UNIT PLAN

2-Bedroom 2-Toilet Unit



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)

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TYPICAL UNIT PLAN

2-Bedroom 2-Toilet Unit



KEY PLAN



BLOCK A	A0201, A0301, A0401, A0501, A0601, A0701
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BLOCK B	B0208, B0308, B0408, B0508, B0608, B0708
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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)

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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

**Apartments
Villas
Integrated Enclaves**



MULTIPLE DOMAINS. SINGLE-MINDED COMMITMENT.



**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 Bengaluru, Mysuru, Mangaluru, Hyderabad, Chennai, Kochi and Ahmedabad with our developments across Residential, Offices, Retail, Hospitality and Education sectors.

**Offices
Retail Spaces**



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

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

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Offices also in Chennai, Hyderabad, Mangalore and Mysore