



## **SETTING THE STAGE FOR ENTERPRISING BUSINESS PERFORMANCES**

MODERN ECO-FRIENDLY WORKSPACE  
IN THE **HEART OF HEBBAL**

**BRIGADE**  
**OPUS**  
— HEBBAL - BANGALORE —



Hebbal's newest landmark

# BRIGADE OPUS

Where every important business consideration comes together in the throbbing hub of North Bangalore located on the bustling corridor of Hebbal, Brigade Opus is close to Kempegowda International Airport.





## IN THE HEART OF THE CITY

Located on the International Airport Road, in Hebbal, opposite the acclaimed and successful office landmark - Brigade Magnum, which is home to global stalwarts like Coca-cola, ABB, Siemens, Citibank, Gallagher, PwC, Alcatel-Lucent and Kintetsu World Express, Inc. and many more.

Brigade Opus will be a modern eco-friendly workspace-community. It is architecturally designed to offer a sustainable and efficient working environment, in an extensive landscaped space with contemporary amenities & facilities to enable businesses optimise their full potential.





Artist's impression

**Modern Workspace Ambience**

- Double-height lobby
- Grand reception experience



Artist's impression

**Contemporary Green Design**

- 82ft. high green wall on the facade
- Terrace Gardens

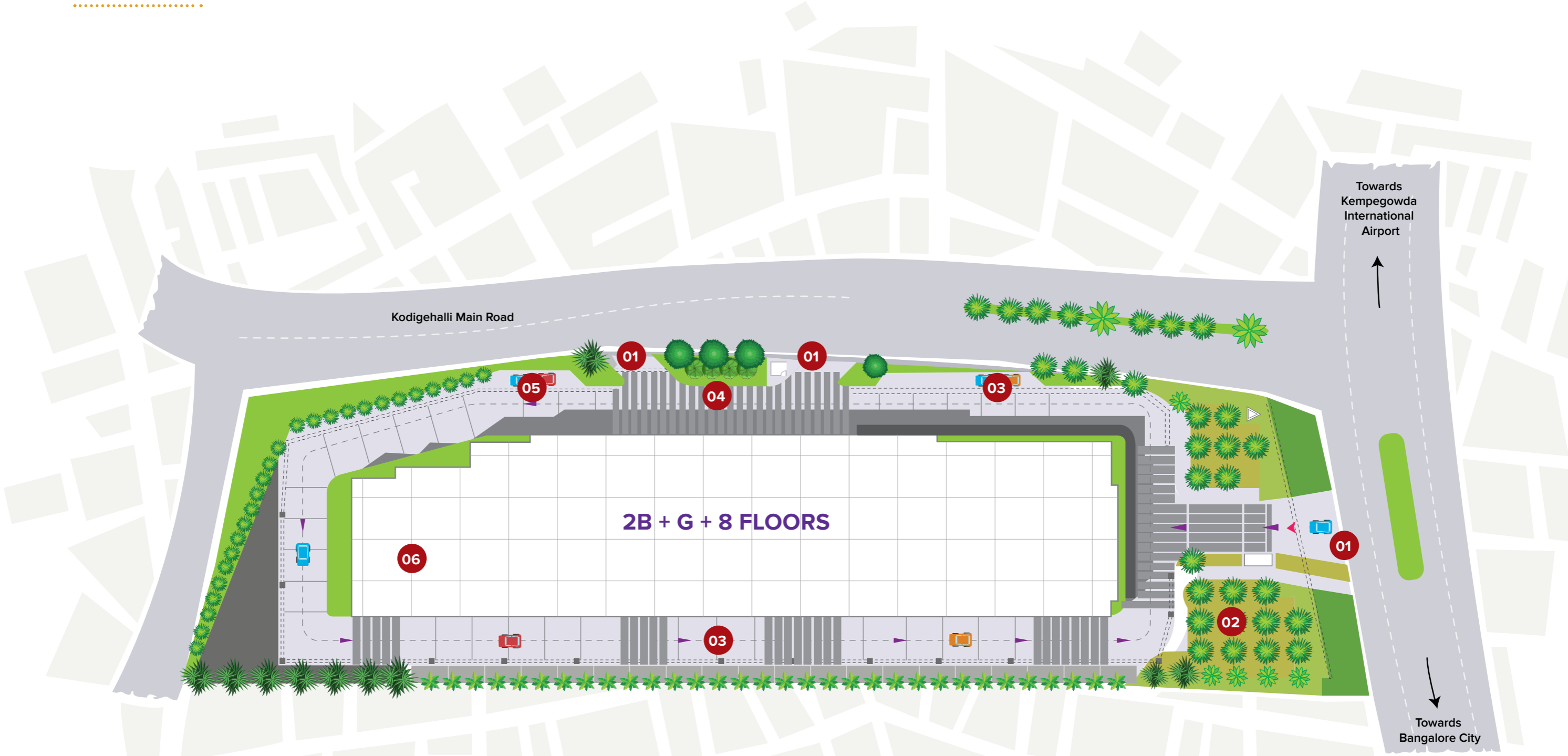
## KEY FEATURES

Ideal for large and medium sized companies and those looking for expansion, Brigade Opus will help establishments reach a new crescendo in the world of business.

- Wide column design
- 3.9 m floor-to-floor height
- 100% power backup with central air conditioning
- Ample parking • 10 elevators



# SITE PLAN



**Legend:**

- 1. Entry/Exit
- 2. Landscaped area
- 3. Fire driveway
- 4. Drop off
- 5. Visitor's car parking
- 6. Cafeteria



# SINGLE TENANCY FLOOR PLAN



- 01 - Office space
- 02 - Passenger lift lobby
- 03 - AHU
- 04 - Service lift lobby
- 05 - Ladies restroom
- 06 - Gents restroom
- 07 - Electrical room
- 08 - Waste collection room
- 09 - Balcony



# MULTI-TENANCY FLOOR PLAN



- 01 - Office space
- 02 - Passenger lift lobby
- 03 - AHU
- 04 - Service lift lobby
- 05 - Ladies restroom
- 06 - Gents restroom
- 07 - Electrical room
- 08 - Waste collection room
- 09 - Balcony



# SPECIFICATIONS

## PROJECT DETAILS

- 11 level RCC structure - 2 basements + ground + 8 floors + terrace
- Designed by renowned Architect - Zachariah Consultants
- Approx. 32,516 sq.m. (3.5 lakh sq.ft.) of grade A+ development
- Pre-certified LEED Gold for Core and Shell
- Single floor plate of approx. 46,000 sq.ft.
- Ample parking
- Double-height reception lobby

## CENTRALISED AIR CONDITIONING

- Dedicated AHU rooms provisioned in all floors
- High-side AC provisioned for 1TR/450 sq.ft.
- Space provisioned for clients to install DX units for their critical services

## STRUCTURAL DESIGN & AMBIENCE

- Wide column design with services core on one side allows optimal utilisation of space
- Flat slab structure with column capital, slab to slab height - 3.9 m
- High quality glass facade gives excellent permanent finish and keeps the building's interiors cool
- Floor load design - 500 kg/sq.m. specific areas in the floor designed for higher floor loading of 1,000 kg/sq.m.
- IPS flooring within office space
- Higher floor to ceiling height provided for accommodating stack parking

## ELEVATORS

- High speed elevators are provided
- 6 passenger elevators of 22 pax
- 2 service elevators of 1,500 kg capacity
- 2 parking elevators of 22 pax

## POWER

- Transformers - 1,250 KVA x 2 nos
- 100% power backup for office as well as common areas & car parking
- DG - 1,010 KVA x 2 nos, 750 KVA x 1 no
- Higher power load (0.8 KVA/100 sq.ft. on super built-up area) is provisioned for computers, communication equipment, AHU etc.

## SAFETY & SECURITY SYSTEMS

- Designed as per NBC & KFF norms
- Base building smoke detectors, fire sprinklers and hose reels in common areas are provisioned

## WATER & SEWERAGE TREATMENT PLANT

- Zero discharge design
- Water supply from BWSSB/ tanker water
- Separate underground sump, overhead tanks are provided for domestic as well as fire safety requirements
- Advanced 160 KLD SBR based sewage treatment plant is provisioned
- Water treatment plant is provisioned

## TELECOM CONNECTIVITY

- Right of way provided for service providers



# LOCATION MAP



## MULTIPLE DOMAINS. SINGLE-MINDED COMMITMENT.

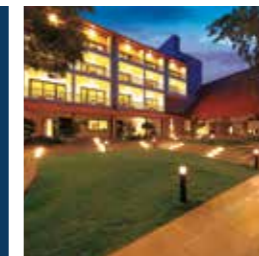
Apartments  
Villas  
Integrated Enclaves  
Senior Living



Offices  
Retail Spaces



Clubs  
Hotels  
Convention Centres  
Schools



Brigade is one of India's leading developers with over three decades of experience in building positive experiences and also transforming the skyline of cities in South India namely Bangalore, Mysore, Mangalore, Hyderabad, Chennai and Kochi with its developments across Residential, Office, Retail, Hospitality and Education sectors.

Brigade's residential portfolio includes penthouses, villas, premium residences, luxury apartments, value homes, independent living for seniors and award winning fully integrated lifestyle enclaves & townships. Brigade is among the few developers who also enjoy a reputation of developing Grade A commercial properties. The World Trade Center Bangalore and Kochi, Software and IT parks, SEZs and stand-alone offices have top international clients operating from them. Brigade's retail projects include Orion Mall at Brigade Gateway, Orion East Mall at Banaswadi and the upcoming Orion Mall at OMR. Brigade's hospitality offerings include star hotels across South India, recreational clubs and convention centres, Celebrations Catering and Events and The Baking Company, a unique patisserie focusing on freshly baked healthy products in Bangalore. Brigade has completed over 250 buildings amounting to 40 million Sq.ft. in residential, office, retail and hospitality sectors across 7 cities.

The Group has been socially responsible and has vastly contributed to society by redeveloping the Sangolli Rayanna Park and the Shri Nadaprabhu Kempegowda Playground in Malleswaram, Bangalore, constructing a Skywalk across Dr. Rajkumar Road, rejuvenation of Sitharampalya Lake in Whitefield etc. This responsible attitude and innovative mindset combined with uncompromising quality of the projects over the years has made us a reputed brand.

The Group has also been consistently ranked among the 100 Best Places to Work in India for 8 years in a row. The awards and recognition received by the Group across various categories serve as a testimony to Brigade as a proven brand, well established and trustworthy coupled with excellent customer service and impeccable build quality.

## THE COMMERCIAL DEVELOPER OF THE YEAR

An award-winning brand, Brigade Group has developed integrated enclaves, villas, premium residences, luxury apartments, office buildings, SEZs, software parks, malls, clubs, spas, hotels and serviced residences.

### GREAT PLACE TO WORK FOR 2018 AWARDS



Great Place To Work

### TIMES BUSINESS AWARDS 2018



Real Estate Luminary Award

### CONSTRUCTION WORLD ARCHITECTS & BUILDERS AWARD 2018



Construction World Architects & Builders Award 2018

### BRAND SUMMIT & HOT BRANDS 2018 BY PAUL WRITER



Recognised as one of Bengaluru's Hot 50 Brands

### 9TH REALTY PLUS EXCELLENCE AWARDS (SOUTH) 2017



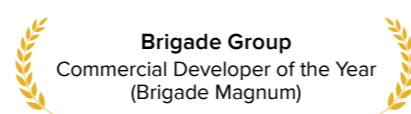
World Trade Center Kochi  
Commercial Project of the Year

### REALTY PLUS CONCLAVE & EXCELLENCE AWARDS (SOUTH) 2016



Brigade Group  
Commercial Developer of the Year (Nalapad Brigade Centre)

### GLOBAL REAL ESTATE BRAND AWARD 2016



Brigade Group  
Commercial Developer of the Year (Brigade Magnum)

### 7TH REALTY PLUS EXCELLENCE AWARDS (SOUTH) 2015



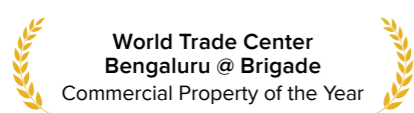
Brigade Group  
Commercial Developer of the Year (Brigade IRV Centre)

### CREDAI REAL ESTATE AWARDS 2015

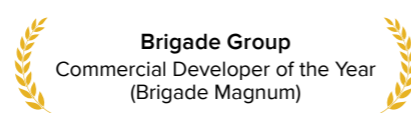


Brigade Rubix  
Best Commercial Complex in Bengaluru

### 6TH REALTY PLUS EXCELLENCE AWARDS 2014

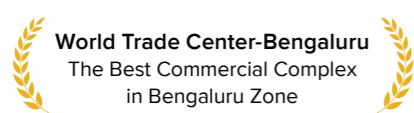


World Trade Center Bengaluru @ Brigade  
Commercial Property of the Year



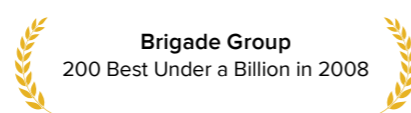
Brigade Group  
Commercial Developer of the Year (Brigade Magnum)

### CREDAI REAL ESTATE AWARDS 2013



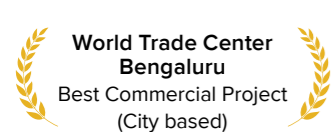
World Trade Center-Bengaluru  
The Best Commercial Complex in Bengaluru Zone

### ASIA PACIFIC REGION - FORBES



Brigade Group  
200 Best Under a Billion in 2008

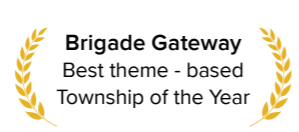
### CNBC AWAAZ REAL ESTATE AWARDS 2012



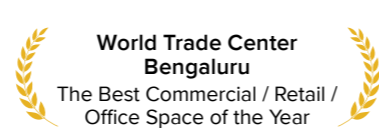
World Trade Center Bengaluru  
Best Commercial Project (City based)



Orion Mall  
Best Retail (City based)



Brigade Gateway  
Best theme - based Township of the Year

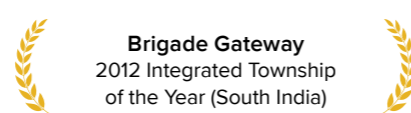


World Trade Center Bengaluru  
The Best Commercial / Retail / Office Space of the Year

### REALTY PLUS EXCELLENCE

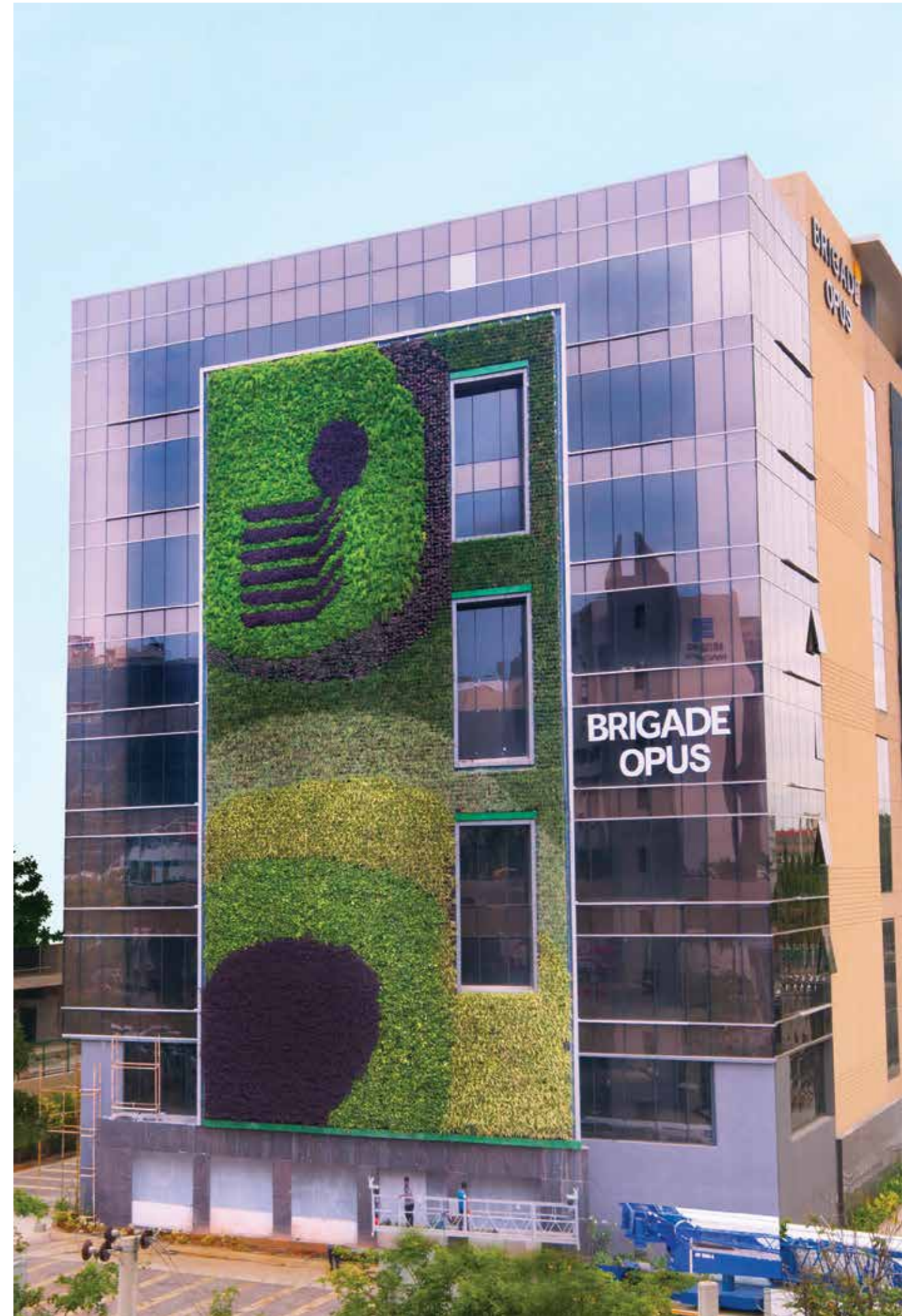


Brigade Group  
2011 & 2012 Best Commercial Developer (South India)



Brigade Gateway  
2012 Integrated Township of the Year (South India)

and many more...





**BRIGADE**

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BrigadeGroup.com

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**Corporate Office**

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