



**BRIGADE**

Building Positive Experiences



A Joint Venture of Brigade Enterprises Ltd. with



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***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  
Proposed School in Brigade Orchards

### Hospitals

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

### Shopping

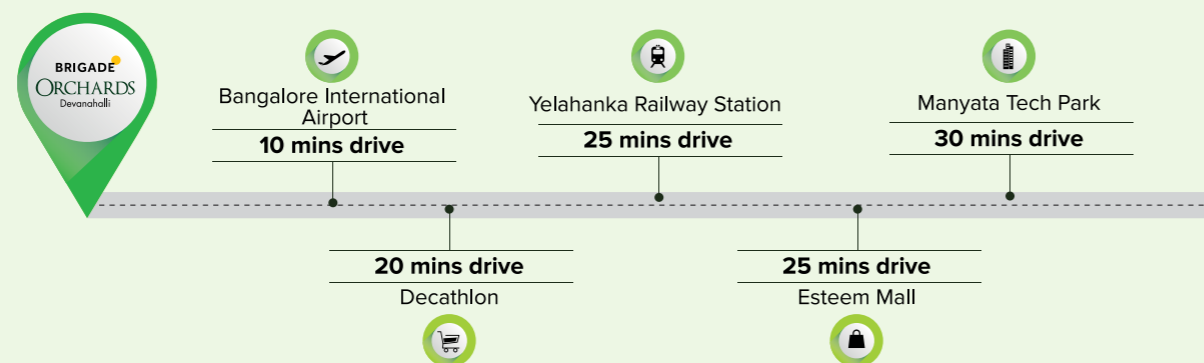
DMart Supermarket

### 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**  
1023 SFT  
1027 SFT  
1035 SFT





# UNIT DISTRIBUTION PLAN

## LEGEND

		SBA
	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.	374 Sq.ft. / 34.72 Sq.m.	28 Sq.ft. / 2.61 Sq.m.

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# TYPICAL UNIT PLAN

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



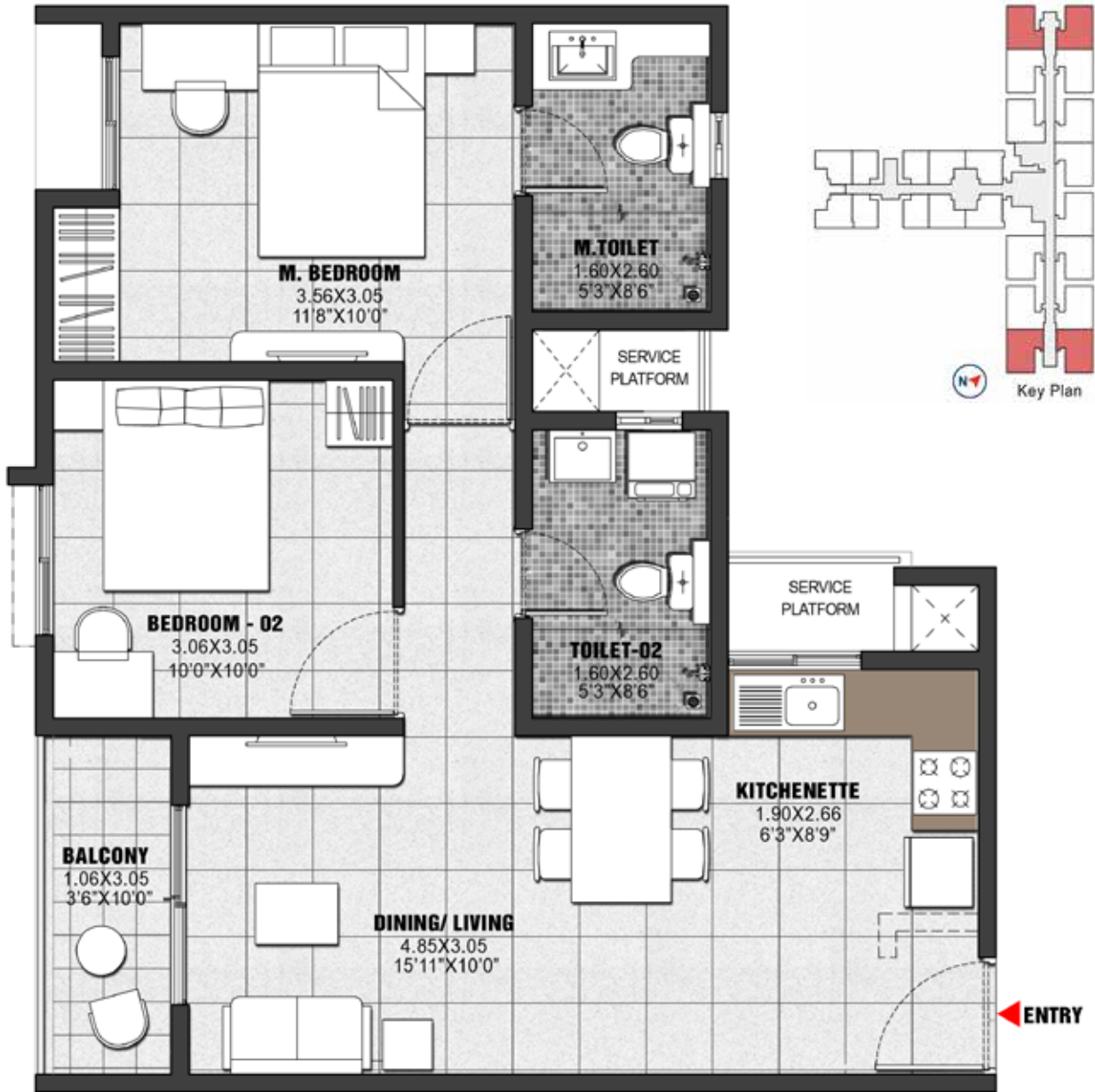
SUPER BUILT-UP AREA	CARPET AREA	BALCONY CARPET AREA
759 Sq.ft. / 70.56 Sq.m.	484 Sq.ft. / 45.01 Sq.m.	28 Sq.ft. / 2.61 Sq.m.

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# TYPICAL UNIT PLAN

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



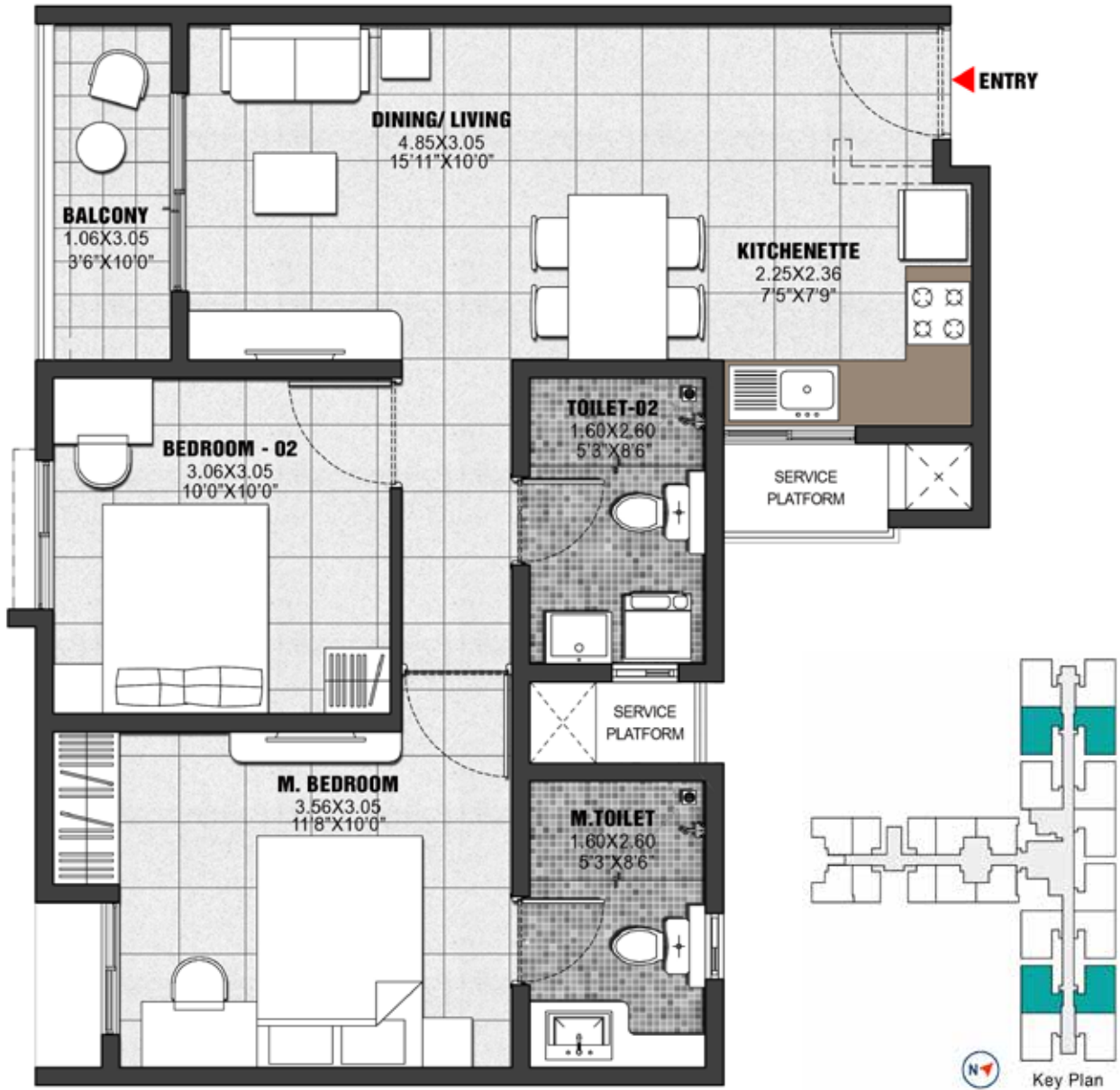
SUPER BUILT-UP AREA	CARPET AREA	BALCONY CARPET AREA
1023 Sq.ft. / 95.06 Sq.m.	655 Sq.ft. / 60.83 Sq.m.	41 Sq.ft. / 3.79 Sq.m.

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# TYPICAL UNIT PLAN

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



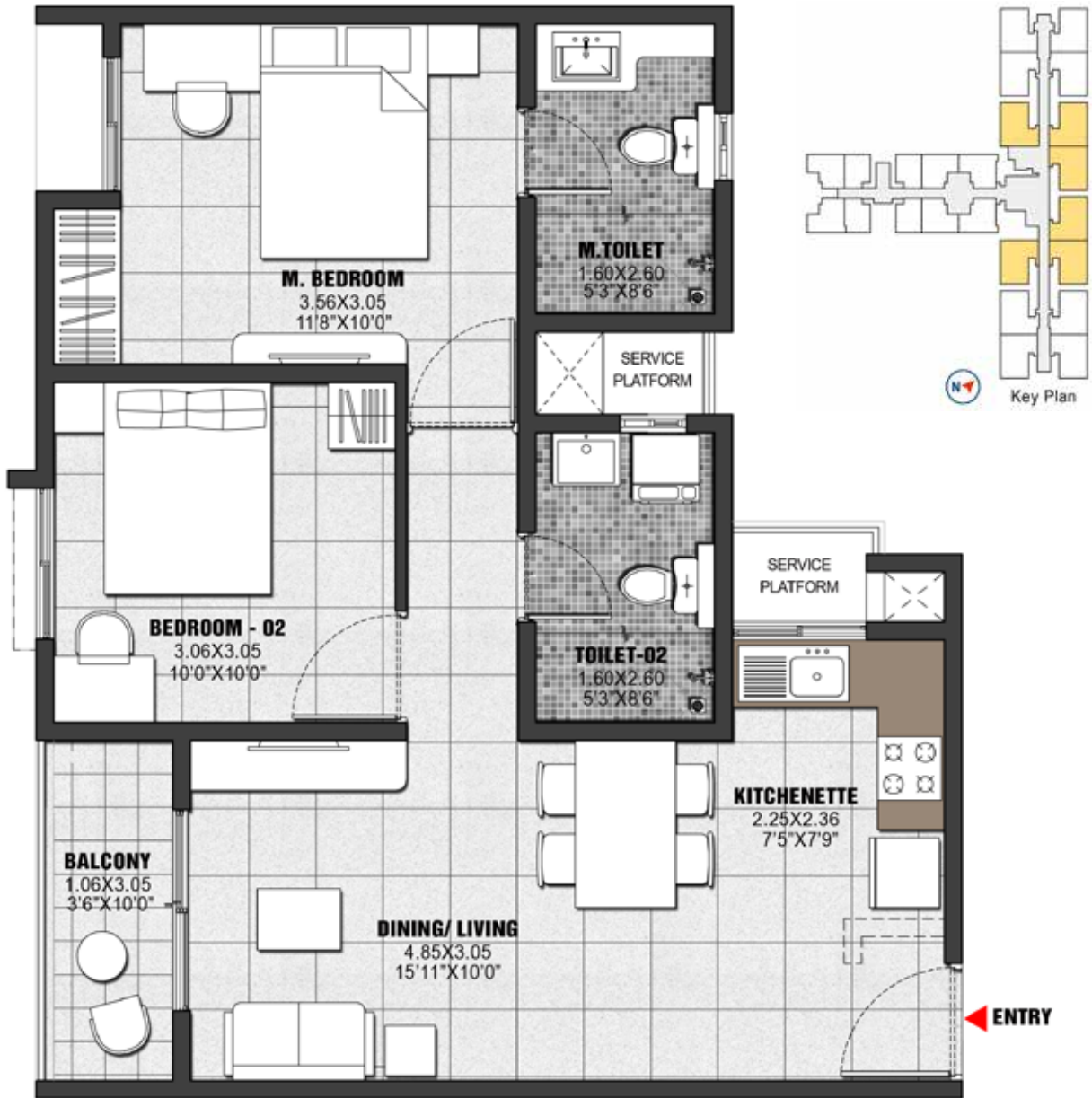
SUPER BUILT-UP AREA	CARPET AREA	BALCONY CARPET AREA
1027 Sq.ft. / 95.44 Sq.m.	656 Sq.ft. / 60.94 Sq.m.	41 Sq.ft. / 3.79 Sq.m.

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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.	662 Sq.ft. / 61.46 Sq.m.	41 Sq.ft. / 3.79 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



**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 named 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**

Brigade Orchards won the 'Smart Township Project of The Year' Award at the 6th Annual Siliconindia Bengaluru Real Estate Awards' 2018

**Brigade Exotica**

Brigade Exotica won the 'Best Residential Project' at the CIA World Construction & Infra Awards 2018

**Brigade Palmgrove, Mysuru**

Brigade Palmgrove won the 'Premium Villa Project of the Year' at the NDTV Property Awards 2018

**Brigade Cornerstone Utopia**

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

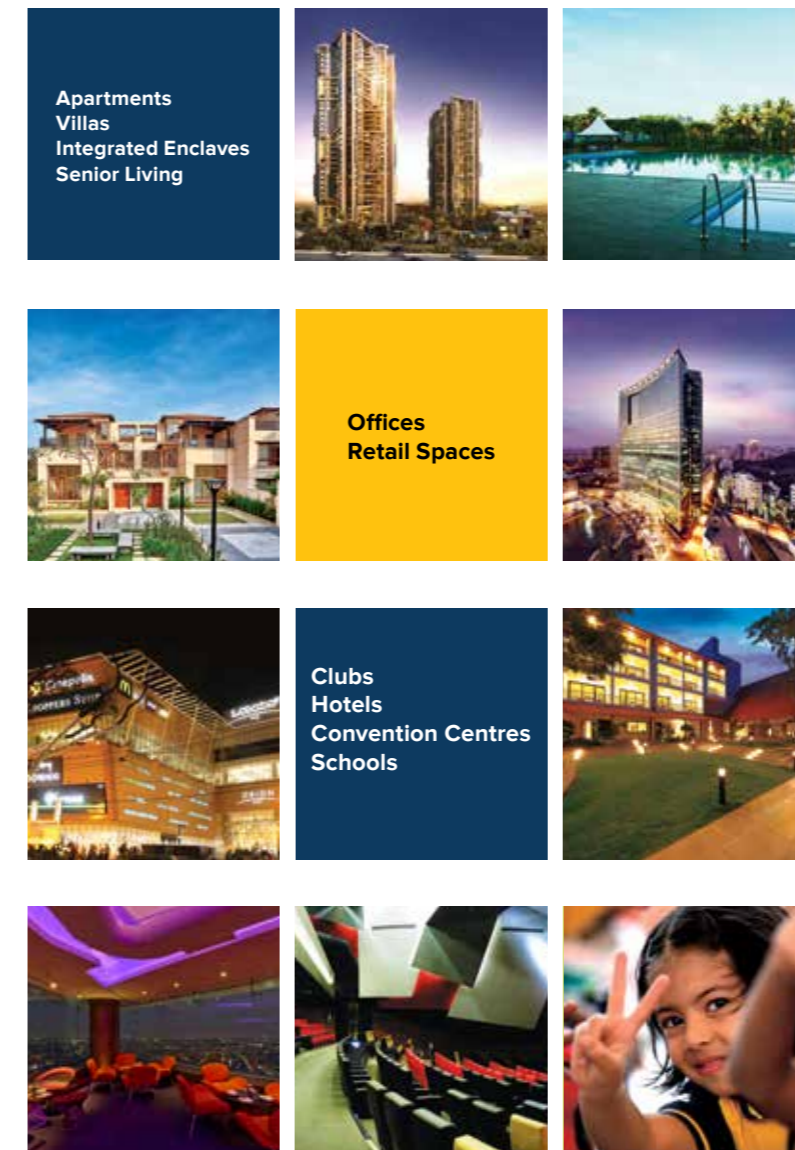
**Brigade Panorama**

Brigade Panorama won the award for Excellence in Delivery at the 11th Realty Plus Awards 2019 – South

**Brigade Mountain View**

Brigade Mountain View 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 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 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 the projects over the years has created a reputed brand.

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





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Building Positive Experiences

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To **UPGRADE TO BRIGADE**, call **1800 102 9977** • email: [salesenquiry@brigadegroup.com](mailto:salesenquiry@brigadegroup.com)

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