



## DEVANAHALLI'S, EXCITING **NEW COMMERCIAL HUB**

Premium retail & office opportunity  
located within a 130-acre smart township



**BRIGADE**

**THE ARCADE**

AT BRIGADE ORCHARDS  
DEVANAHALLI

**BRIGADE**  
**ORCHARDS**  
Devanahalli

**THE NEW  
EPICENTRE**

The Arcade located at the entrance of Brigade Orchards, a 130-acre haven, ten minutes from the Kempegowda International Airport is a multifaceted and inclusive township in Devanahalli. Within the complex are offices, homes, entertainment, a school and healthcare facilities. A sports arena, indoor games and workout facilities at the Signature Club Resort, jogging tracks and winding trails to stay fit. While retail spaces take care of everyday needs. The Arcade is designed as a neighbourhood shopping centre catering to the residents of Brigade Orchards (4000 families). It would meet the conveniences of the residents and serve the needs of the locals and those living in the catchment.



**THE ARCADE ADVANTAGE**

The Arcade is a G+6 structure which provides shopping areas (retail) in the ground and 1st floors, and office spaces in the 2nd to 6th floors. With shops facing roads, ample parking & signage spaces, natural light & ventilation, and beautifully planned atrium & corridors, The Arcade is going to become a premium retail & office destination in a world-class integrated enclave.



## OFFICE SPACE IDEAL FOR

- Travel agents & courier offices
- Cyber cafes
- Health clinics
- Polyclinics
- CA, accounting & tax/audit offices
- Banks and others



## RETAIL SPACE IDEAL FOR

- Supermarket / Convenience store for daily needs
- Fashion & beauty stores
- Pharmacy & stationary outlets
- Florists, gift & music stores
- Fine dining restaurants, eating joints & coffee shops
- Apparel & footwear stores
- Electronic sales & service centres

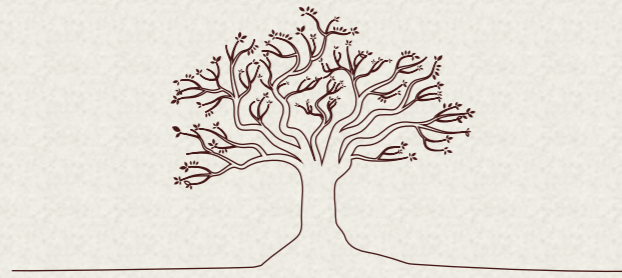


## KEY SPECIFICATIONS

- Site Area - 2.8 Acres
- Total Built-up Area - 27,870 sq.m. (3 Lakh sq.ft. approximately)
- Basement + Ground + 5 floors



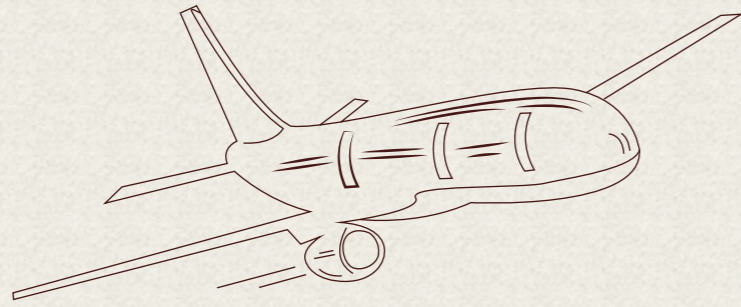
- Ground & First Floors - Retail Outlets
- Second to Fifth Floors - Offices
- Floor Plate - 3,530 sq.m. (38,000 sq.ft.)
- Car Parks - 1 car park per 1000 sq.ft.



## **BRIGADE ORCHARDS, ONE OF INDIA'S TOP 3 SMART TOWNSHIPS**



Brigade Orchards is Bangalore's First Smart Township. Designed to international standards, the integrated development boasts of 80 acres of open space, eco-friendly mobility within the enclave and a host of friendly, sustainable and lifestyle features that are designed to make your life and investment here, rewarding. Every aspect of the township is conceived in harmony with nature and ensures optimal use of natural resources.



## FROM A QUIET SUBURB TO A **DYNAMIC CITY**

About ten to fifteen years ago, a drive through the suburb of Devanahalli in North Bengaluru was a sight of vineyards, fields, mango groves and acres of growth possibilities with a few dhabas along the highway to Hyderabad. The picture today is drastically different. The same area today, is home to several Integrated Townships, gated communities, luxury apartment complexes, IT parks and much more.



### THE BOOMING **AEROTROPOLIS**

Around the world, it has been proven that towns around busy airport hubs grow into vibrant communities. These towns, called 'Aerotropolises' are well-developed suburbs of main cities. At Devanahalli, upcoming SEZs, tech parks and commercial complexes all point to the fact that this area will soon be an important 'Aerotropolis' of Bangalore. Any investment here can only appreciate.

All this has been fuelled by the opening of the Bangalore International Airport, which has put Devanahalli under the urban spotlight. The growth and development that Devanahalli has seen in the past decade are tremendous which is why the entire city is focusing on what this former suburb can hold in terms of job opportunities and investment in real estate.

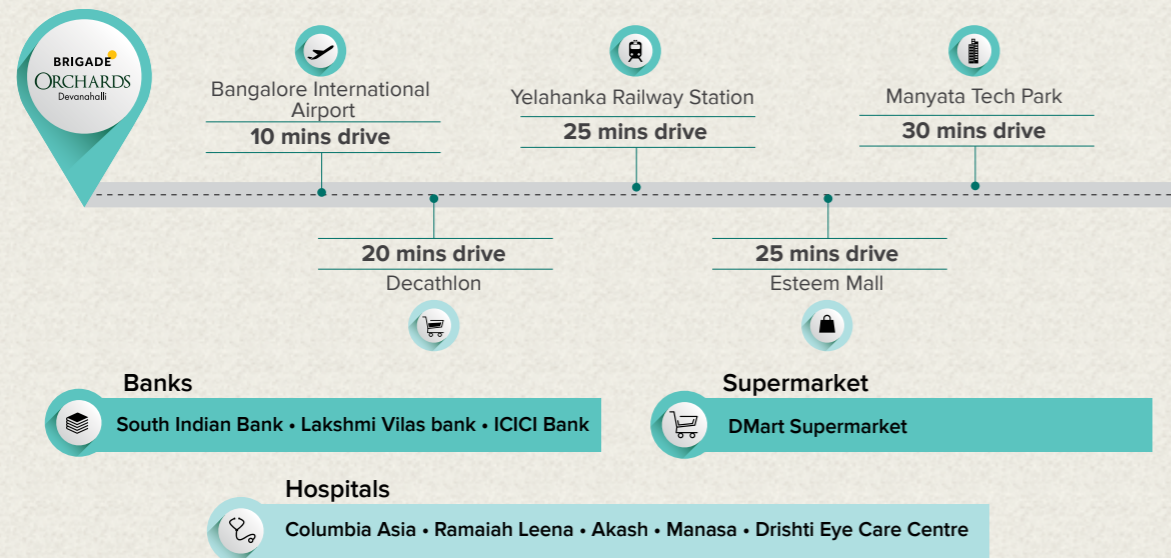
# STRATEGIC LOCATION / MAP

Just 10-minutes away from the Bangalore International airport, Brigade Orchards is strategically located away from the road and air-traffic related noise and pollution. North Bangalore is also witnessing a never-before focus since it is located in the middle of the Aerotropolis region. A six-lane highway from Hebbal to Devanahalli already links the airport to the city which makes commute from Brigade Orchards to Hebbal / Whitefield a mere 30-45 minutes' drive.



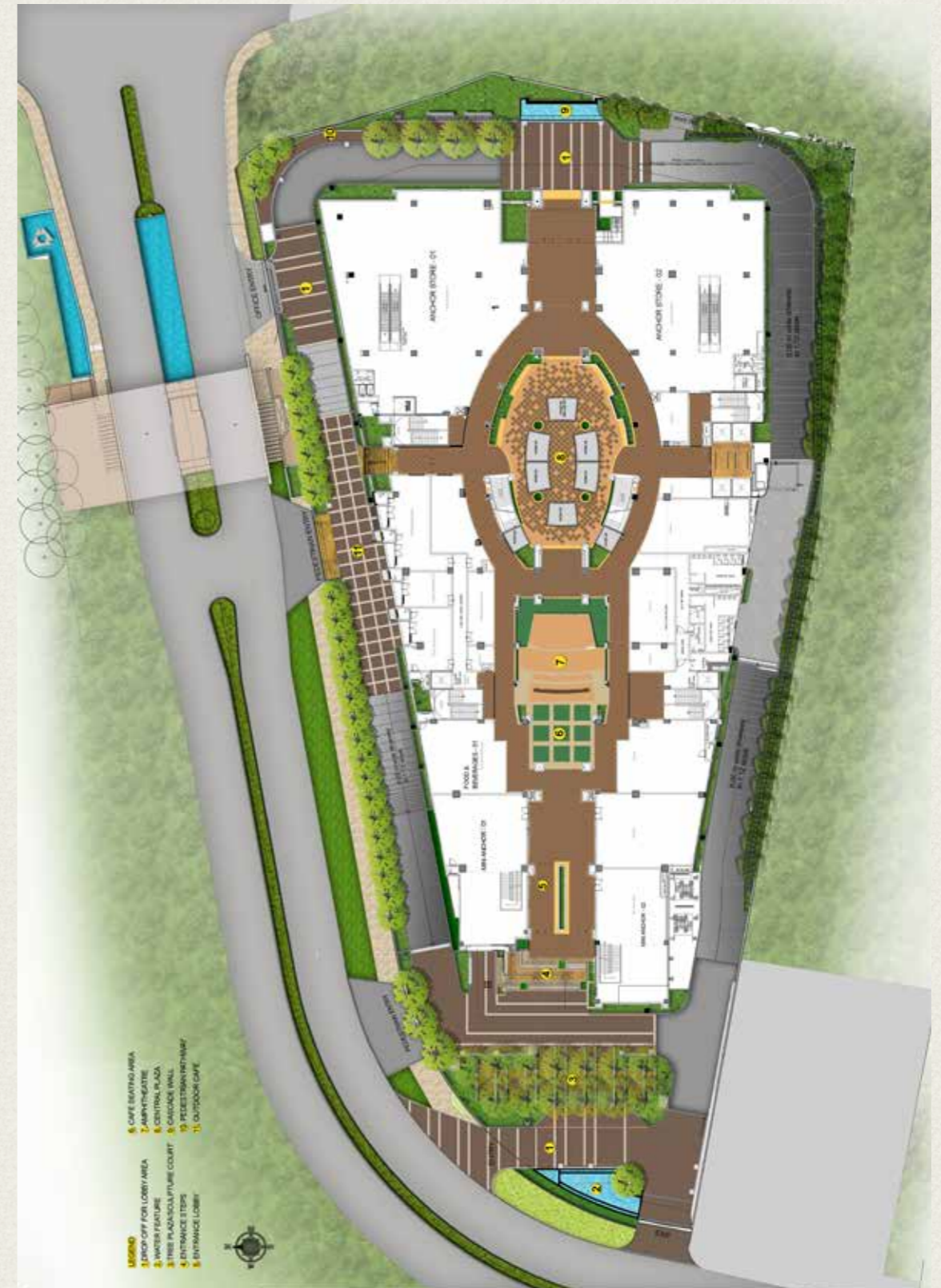
- |                               |             |                      |
|-------------------------------|-------------|----------------------|
| 1. Trumpet Flyover            | 5. Aero SEZ | 9. Amada             |
| 2. Devanahalli Police Station | 6. TYCA     | 10. TCS              |
| 3. Akash International School | 7. Wipro    | 11. Shell R&D Centre |
| 4. KIAL East Entrance         | 8. Starrag  | 12. Financial City   |

# THE LUXURY OF CONVENIENCE



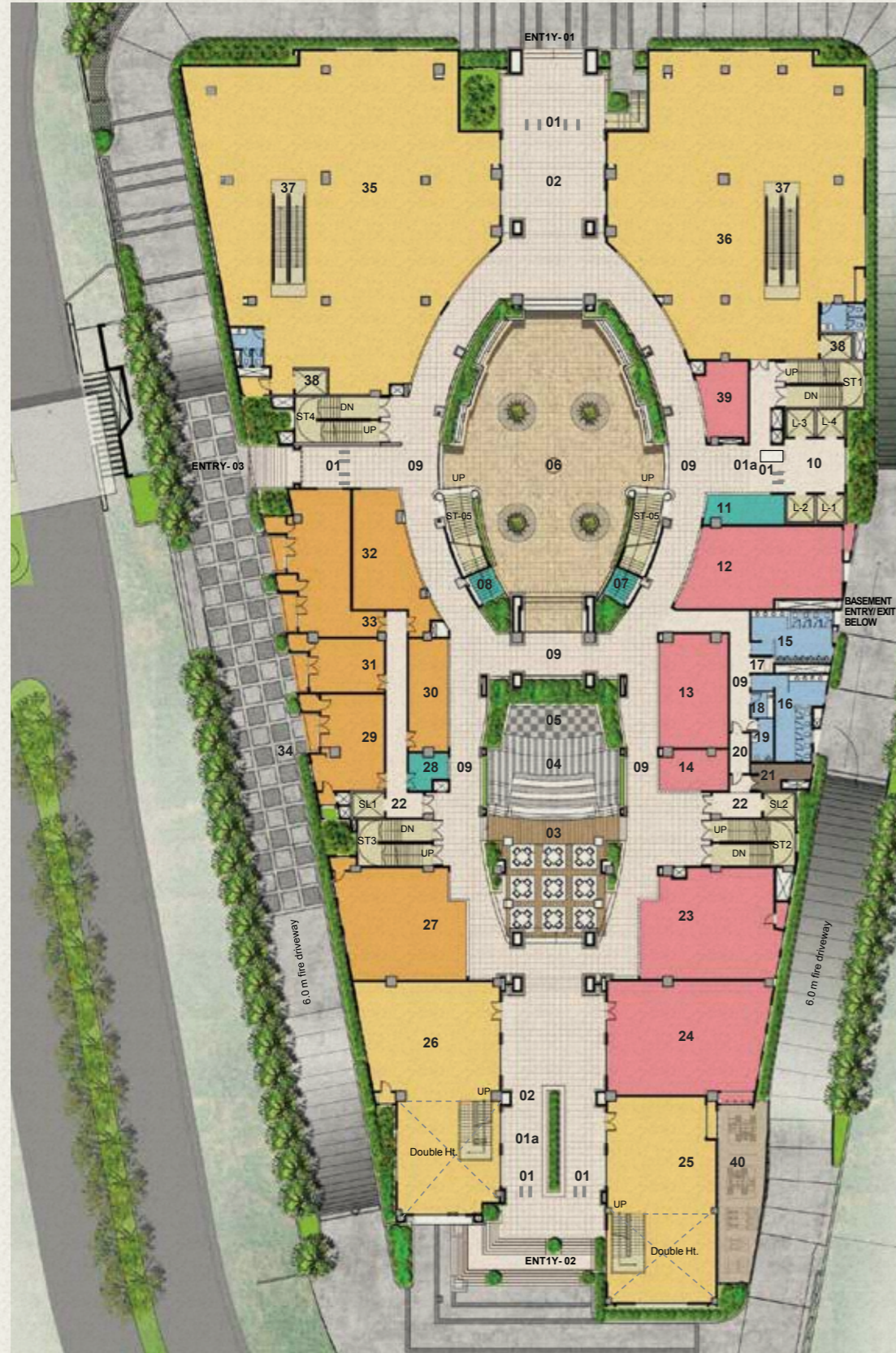
# MASTER PLAN

Brigade Orchards encompasses homes, workplaces, an arts village, healthcare, schools, sports and entertainment facilities. All designed around ample green spaces and lush tropical landscaping.



\*Proposed.  
The information herein, i.e. specifications, designs, dimensions, illustrations etc. are subject to change without notification, 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 being taken in providing this information, the owners, developers and managers cannot be held liable for variations. All illustrations are artist's impressions only, and do not form part of the standard offering. The plans & specifications are subject to variations, modifications and substitutions as may be recommended by the company's Architect and / or relevant approving authorities. 1 sq.m. = 10.764 sq.ft. E&OE

# GROUND FLOOR PLAN

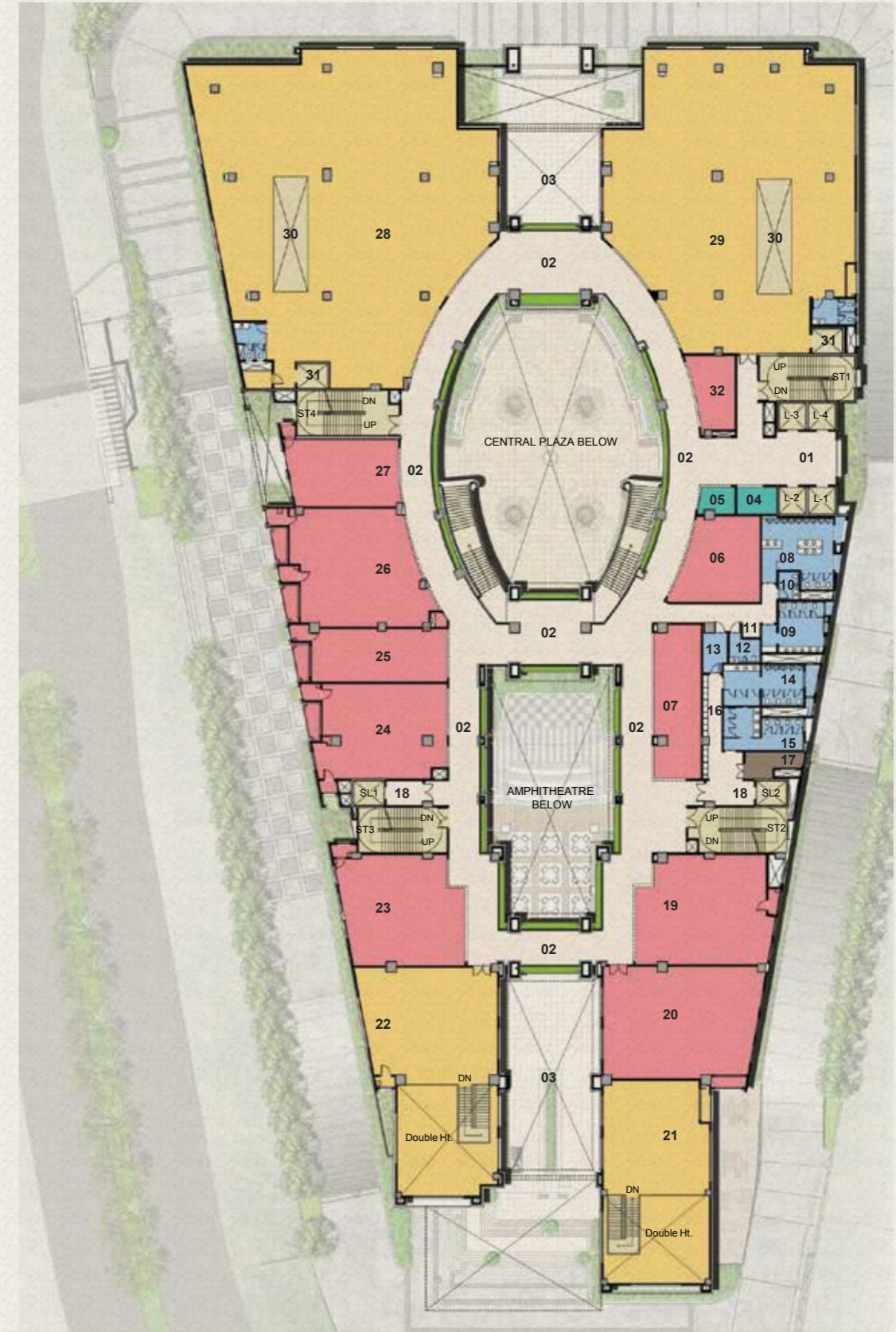


## Legend

- |                       |                               |                                    |                              |                             |
|-----------------------|-------------------------------|------------------------------------|------------------------------|-----------------------------|
| 1. Security Check     | 9. Corridor                   | 18. Baby Care                      | 27. Food & Beverages - 01    | 36. Anchor Store - 02       |
| 1a. Baggage Screening | 10. Lift Lobby                | 19. Toilet - Physically challenged | 28. Kiosk - 04               | 37. Provision for Escalator |
| 2. Street             | 11. Kiosk - 03                | 20. Janitor                        | 29. Food & Beverages - 02    | 38. Lift for anchor store   |
| 3. Cafeteria          | 12. Shop - 01                 | 21. Electrical Room                | 30. Food & Beverages - 03    | 39. Shop - 06               |
| 4. Amphitheatre       | 13. Shop - 02                 | 22. Service Corridor               | 31. Food & Beverages - 04    | 40. Transformer Yard        |
| 5. Stage              | 14. Shop - 03                 | 23. Shop - 04                      | 32. Food & Beverages - 05    |                             |
| 6. Central Plaza      | 15. Visitors - Gents Toilet   | 24. Shop - 05                      | 33. Food & Beverages - 06    |                             |
| 7. Kiosk - 01         | 16. Visitors - Ladies Toilet  | 25. Mini Anchor - 01               | 34. Spill out area for F & B |                             |
| 8. Kiosk - 02         | 17. Space for water dispenser | 26. Mini Anchor - 02               | 35. Anchor Store - 01        |                             |



# 1st FLOOR PLAN



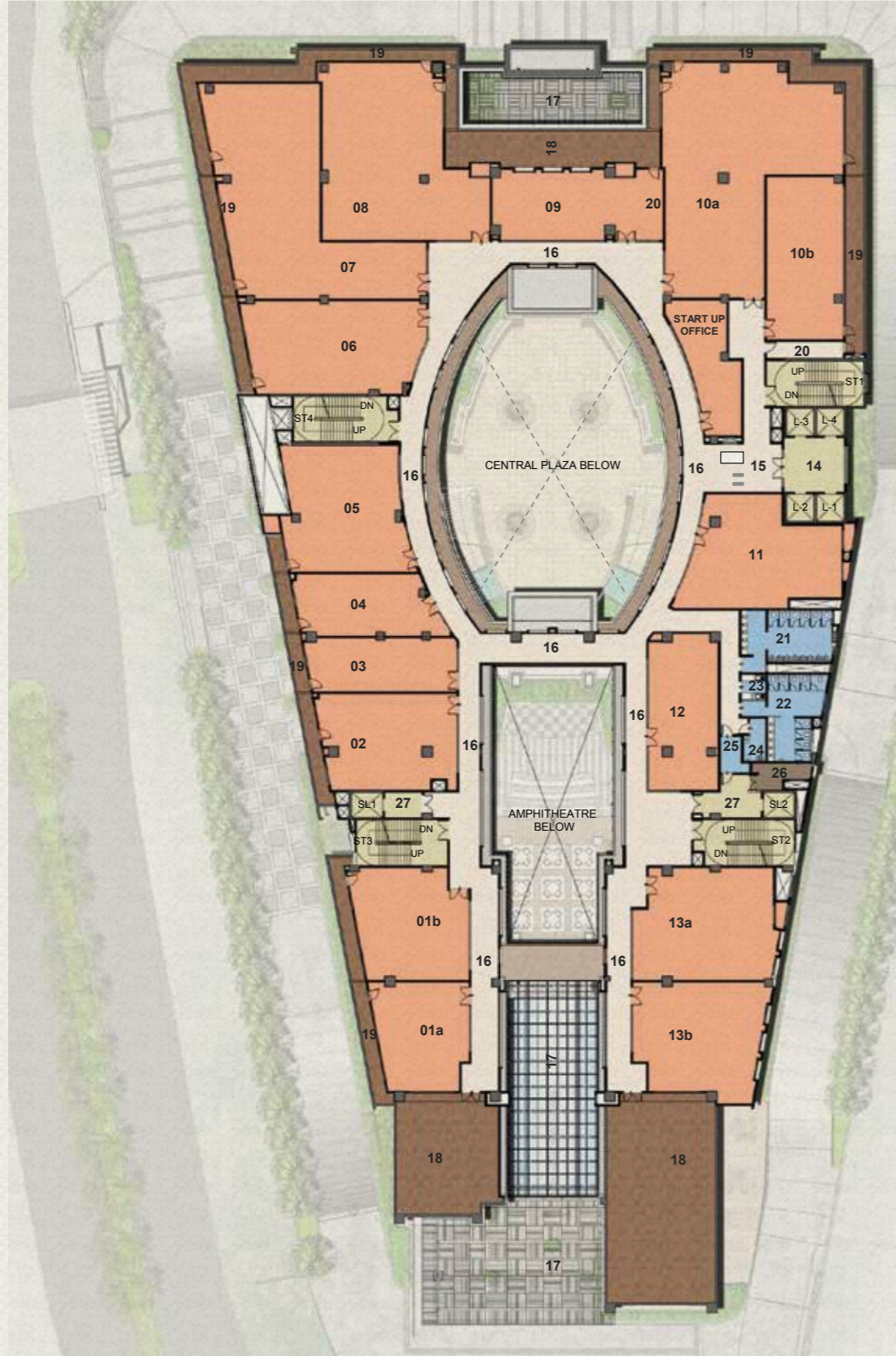
## Legend

- |                             |                                    |                      |                             |
|-----------------------------|------------------------------------|----------------------|-----------------------------|
| 1. Lift lobby               | 10. Family Toilet                  | 19. Shop - 03        | 28. Anchor shop - 01        |
| 2. Corridor                 | 11. Space for water dispenser      | 20. Shop - 04        | 29. Anchor shop - 02        |
| 3. Street below             | 12. Toilet - Physically challenged | 21. Mini anchor - 01 | 30. Provision for Escalator |
| 4. Kiosk - 01               | 13. Janitor                        | 22. Mini anchor - 02 | 31. Lift for anchor store   |
| 5. Kiosk - 02               | 14. Staff - Gents Toilet           | 23. Shop - 05        | 32. Shop - 10               |
| 6. Shop - 01                | 15. Staff - Ladies Toilet          | 24. Shop - 06        |                             |
| 7. Shop - 02                | 16. Staff Lockers                  | 25. Shop - 07        |                             |
| 8. Visitors - Gents Toilet  | 17. Electrical room                | 26. Shop - 08        |                             |
| 9. Visitors - Ladies Toilet | 18. Service lobby                  | 27. Shop - 09        |                             |





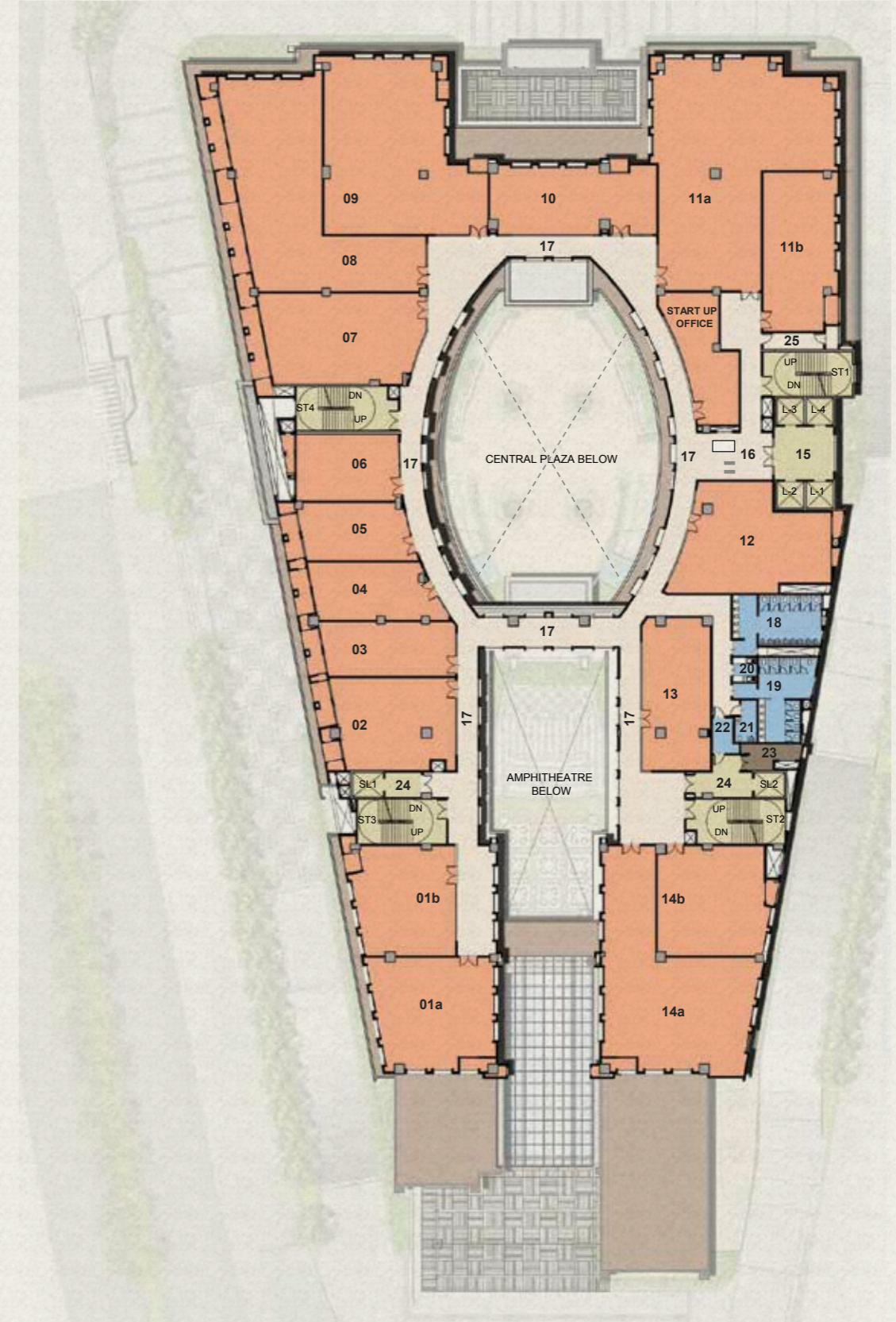
## 2nd FLOOR PLAN



### Legend

- |                                      |                                    |
|--------------------------------------|------------------------------------|
| 01-13. Offices                       | 21. Gents Toilet                   |
| 14. Lift lobby                       | 22. Ladies Toilet                  |
| 15. Security Check & Baggage Scanner | 23. Pantry                         |
| 16. Corridor                         | 24. Toilet – Physically Challenged |
| 17. Pergola/ Roof covering           | 25. Janitor                        |
| 18. Terrace                          | 26. Electrical room                |
| 19. Private terrace                  | 27. Service lobby                  |
| 20. Service corridor                 |                                    |

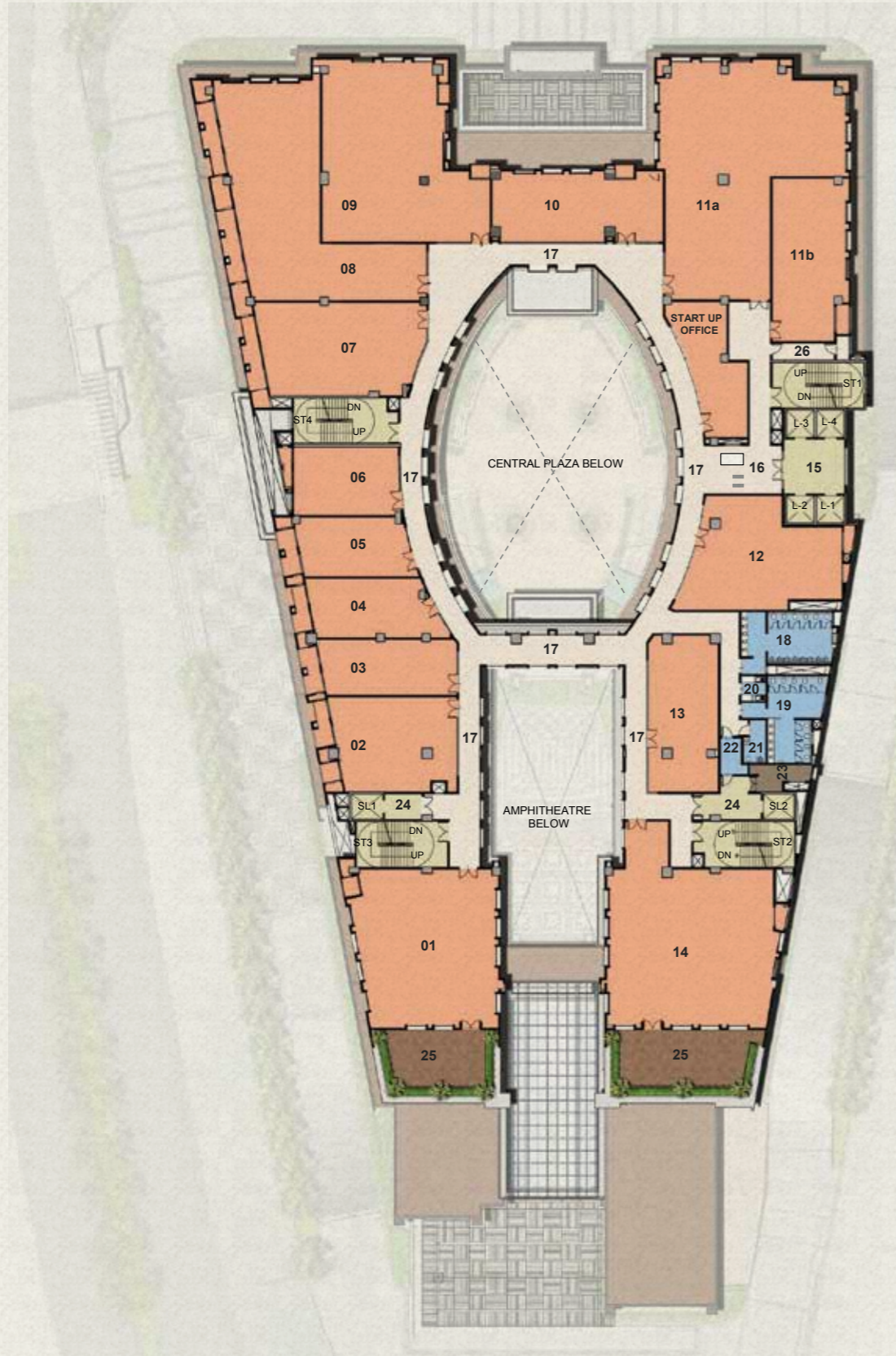
## 3rd FLOOR PLAN



### Legend

- |                                      |                                    |
|--------------------------------------|------------------------------------|
| 01-14. Offices                       | 21. Toilet - Physically Challenged |
| 15. Lift lobby                       | 22. Janitor                        |
| 16. Security Check & Baggage Scanner | 23. Electrical room                |
| 17. Corridor                         | 24. Service lobby                  |
| 18. Gents Toilet                     | 25. Service corridor               |
| 19. Ladies Toilet                    |                                    |
| 20. Pantry                           |                                    |

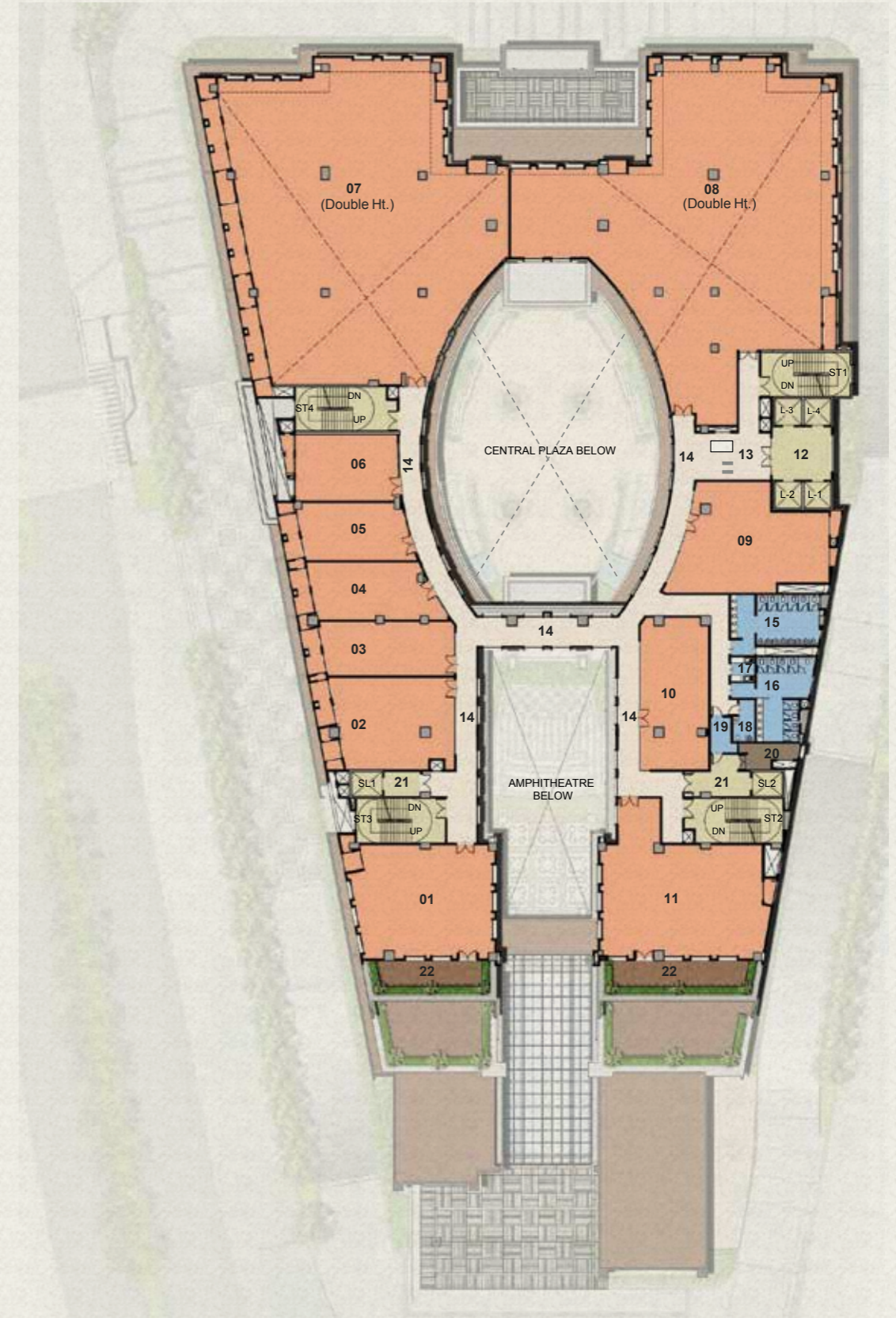
# 4th FLOOR PLAN



## Legend

- |                                      |                                    |
|--------------------------------------|------------------------------------|
| 01-14. Offices                       | 21. Toilet – Physically Challenged |
| 15. Lift lobby                       | 22. Janitor                        |
| 16. Security Check & Baggage Scanner | 23. Electrical room                |
| 17. Corridor                         | 24. Service lobby                  |
| 18. Gents Toilet                     | 25. Terrace                        |
| 19. Ladies Toilet                    | 26. Service corridor               |
| 20. Pantry                           |                                    |

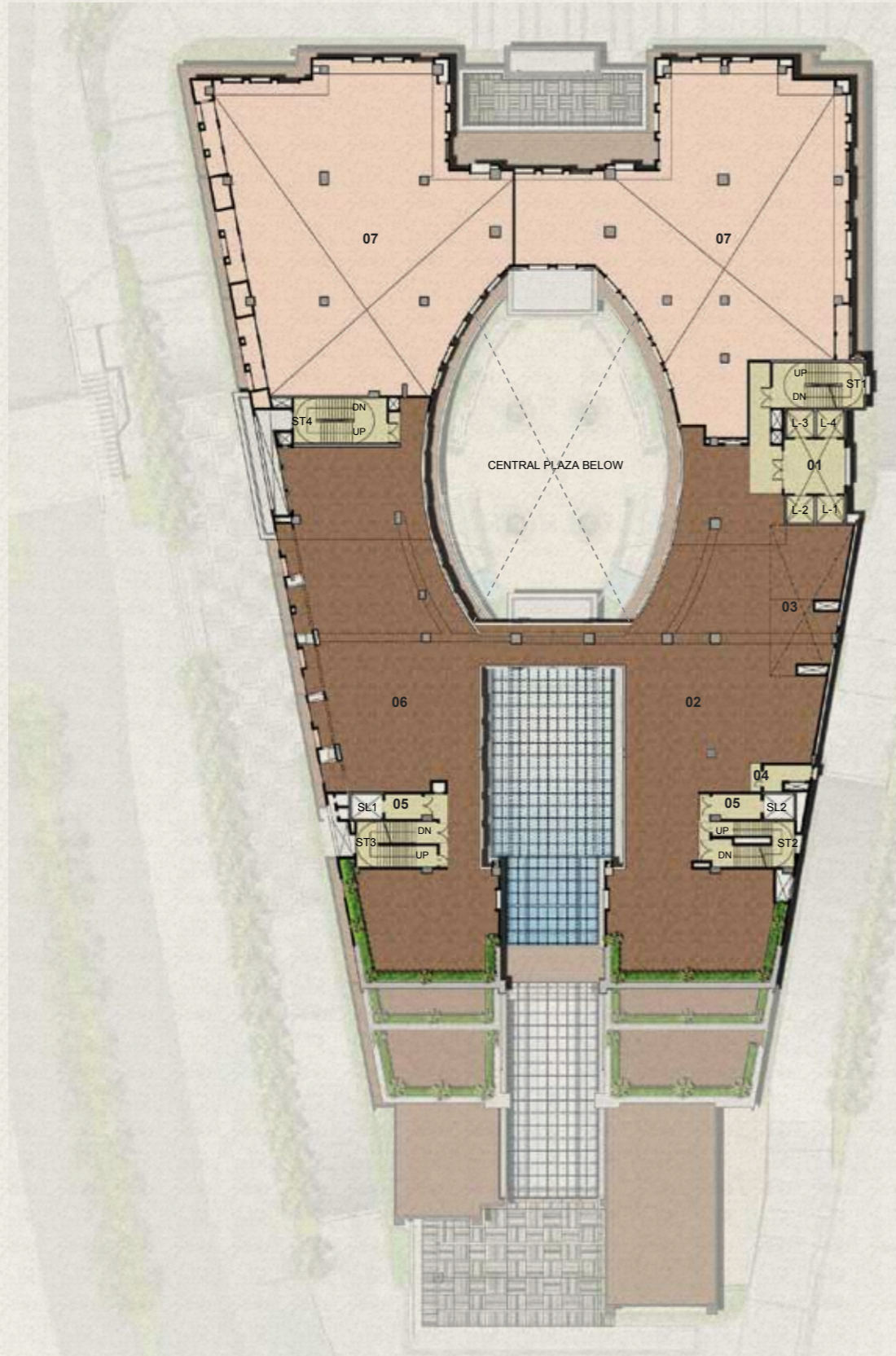
# 5th FLOOR PLAN



## Legend

- |                                      |                                    |
|--------------------------------------|------------------------------------|
| 01-11. Offices                       | 17. Pantry                         |
| 12. Lift lobby                       | 18. Toilet – Physically Challenged |
| 13. Security Check & Baggage Scanner | 19. Janitor                        |
| 14. Corridor                         | 20. Electrical room                |
| 15. Gents Toilet                     | 21. Service lobby                  |
| 16. Ladies Toilet                    | 22. Terrace                        |

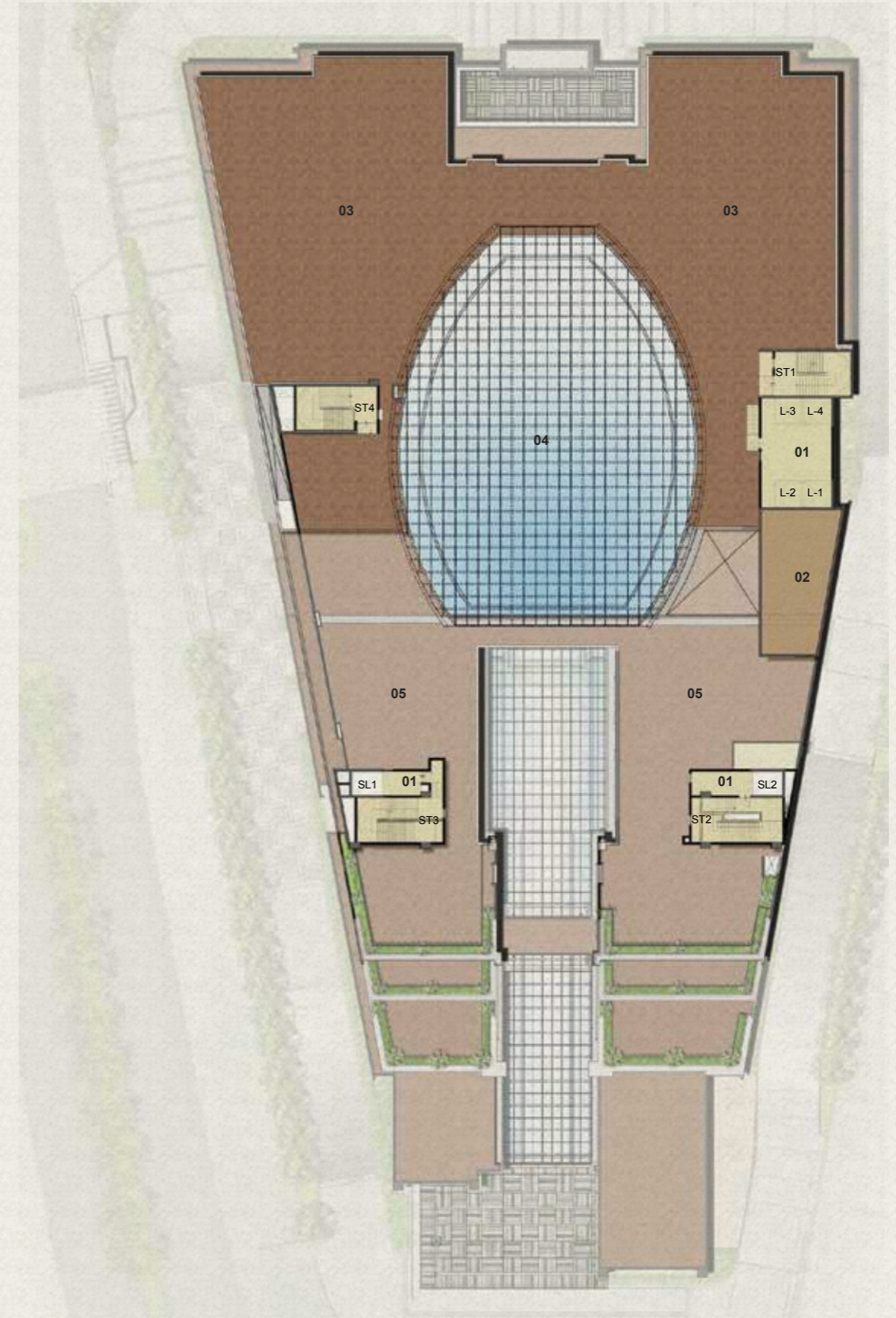
# 6th FLOOR PLAN



## Legend

1. Lift lobby
2. Terrace garden restaurant - 02
3. OHT above
4. Electrical room
5. Service lobby
6. Terrace garden restaurant - 01
7. Office Space - (Double Ht.)

# TERRACE FLOOR PLAN



## Legend

1. LMR
2. OHT
3. Terrace
4. Roof covering
5. Terrace Garden restaurant @ 6th floor lvl

## ABOUT BRIGADE GROUP

Incorporated in 1986, Brigade Group is a leading real estate developer in India. Headquartered in Bengaluru, Brigade Group has branch offices across India and representative office in Dubai. Its diverse business portfolio spreads across residential, office, retail and hospitality domains. Brigade Group pioneered the concept of Integrated Lifestyle Enclaves in Bengaluru. These Integrated Enclaves are designed to be self-contained communities with

homes, offices, shopping spaces, entertainment facilities, recreational clubs, parks, schools and convention centres, everything that substantially enhances one's quality of life. Apartments across various budget ranges, penthouses, villas, value homes & retirement homes complete the bouquet of Brigade Group's residential offerings. Brigade Group enjoys a good reputation in the hospitality & retail domain with international hotels & world-class malls in its portfolio. The Brigade School and Group's active involvement in the CSR sphere complete the company's ambition to be a responsible corporate citizen.



BRIGADE GROUP IS AMONG THE FEW DEVELOPERS WHO ALSO ENJOY A REPUTATION OF DEVELOPING GRADE A COMMERCIAL PROPERTIES. SOME OF THE GROUP'S COMMERCIAL DEVELOPMENT INCLUDES, THE WORLD TRADE CENTER BENGALURU & KOCHI, SOFTWARE AND IT PARKS, SEZS AND STAND-ALONE OFFICES HAVING REPUTED INTERNATIONAL CLIENTS OPERATING FROM THEM.



## AWARDS & ACCOLADES

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 Awards 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)

Property World

**World Trade  
Center Bengaluru**  
Best Commercial  
Property - 2010

ET Asia Retail  
Congress 2012

**Orion Mall**  
Winner of  
4 awards

ACCE-BILLIMORIA  
Award

**World Trade Center  
Bengaluru**  
Best Construction in  
High Rise Buildings - 2011

Platinum Awards of Excellence  
by Construction World in 2012

**Brigade Group**  
India's Top Ten Builders  
for 5 consecutive years  
(2007-2011)

AND MANY MORE...



**BRIGADE**

BrigadeGroup.com  
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26/1, Dr. Rajkumar Road, Malleswaram - Rajajinagar, Bengaluru 560 055

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