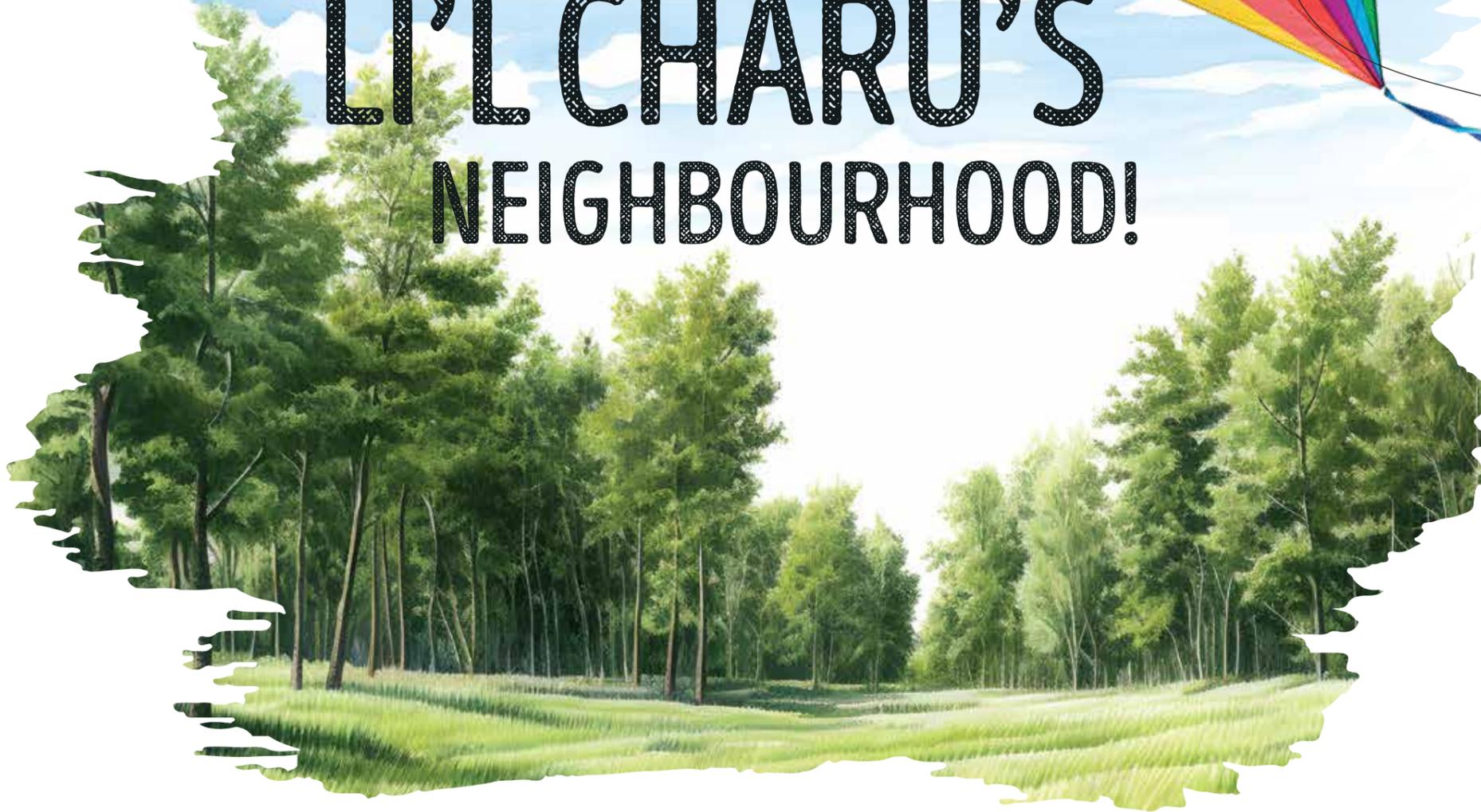
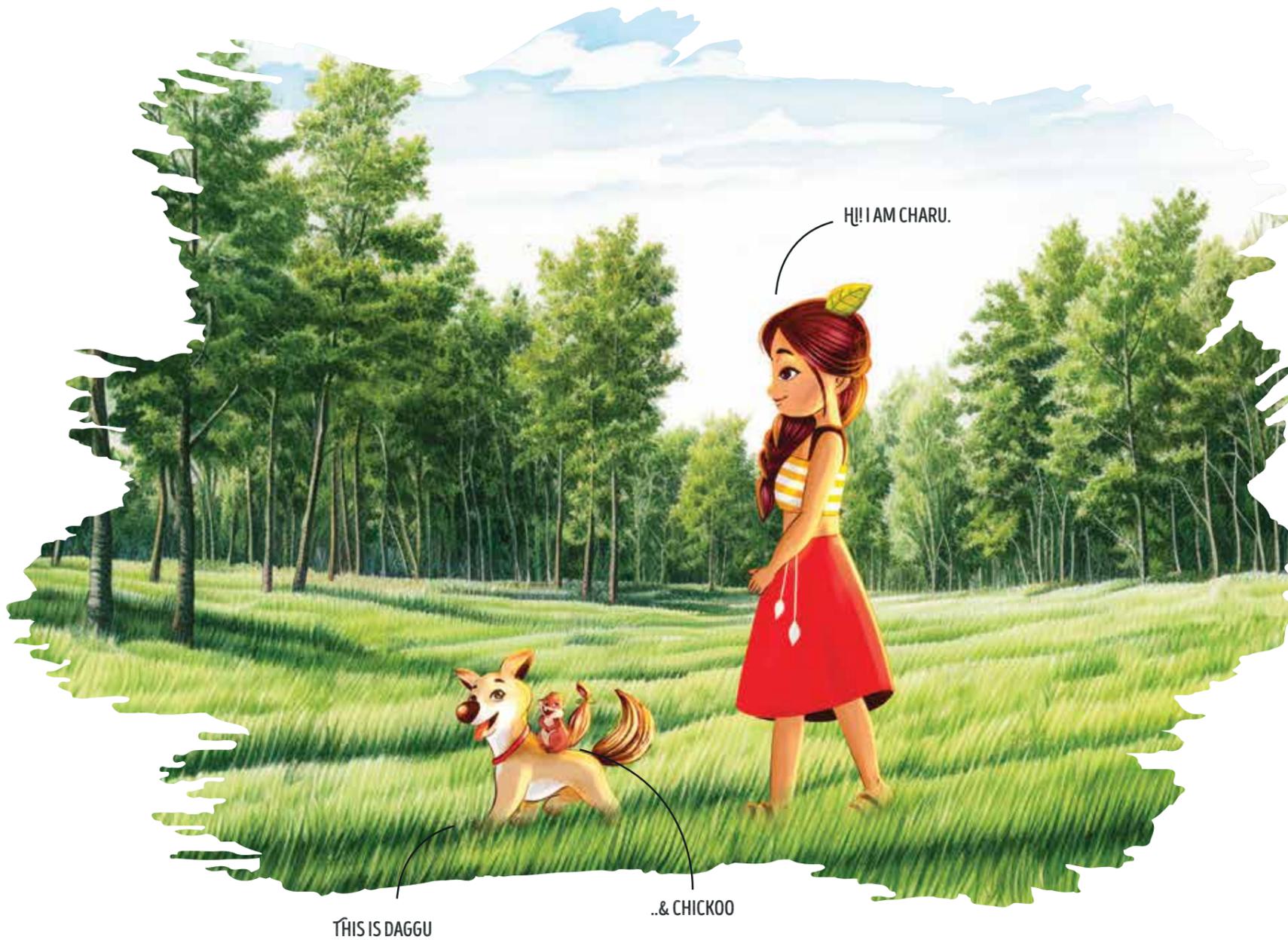


# WELCOME TO LI'L CHARU'S NEIGHBOURHOOD!



**PREMIUM HOMES NESTLED IN  
14+ ACRES OF PRECIOUS NOSTALGIA.**

**BRIGADE**  
**SANCTUARY**  
WHITEFIELD-SARJAPUR ROAD



HI! I AM CHARU.

THIS IS DAGGU

..& CHICKOO

## WELCOME TO MY DAYDREAM... MY WONDERLAND... MY SANCTUARY!

Imagine a place where the pages of a storybook come alive, where the magic of everyday living is witnessed with wonder.

Picture waking up to sun-kissed mornings in **East Bengaluru**, greeted by trees that seem to whisper secrets and pathways that lead to endless exploration.

In this enchanting haven of **14+ acres with 1, 3 & 4 bedroom homes** that are more than walls; discover chapters of a tale woven with laughter, dreams, and the untamed child-like imagination.

It's an invitation to be a part of **G+27** storeys where life unfolds in the most magical of ways with friends & family.





IN FRONT OF  
CHICKOO'S HOME.



Artist's Impression.

*Every tree, every blade of grass, and every bloom is meticulously nurtured to create an environment that soothes. Take the fork away from urban life and melt away as you wander through the lush pathways and witness the miracle of life blooming around you.*





Artist's Impression.

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Artist's Impression.

*Step into a world where the wonders of childhood come alive. Share cherished moments with loved ones as you lounge in the company of vibrant wildflowers or have a picnic beneath the shade of trees. Whether you're seeking solitude or companionship, all the memories of a wandering spirit find their home here!*



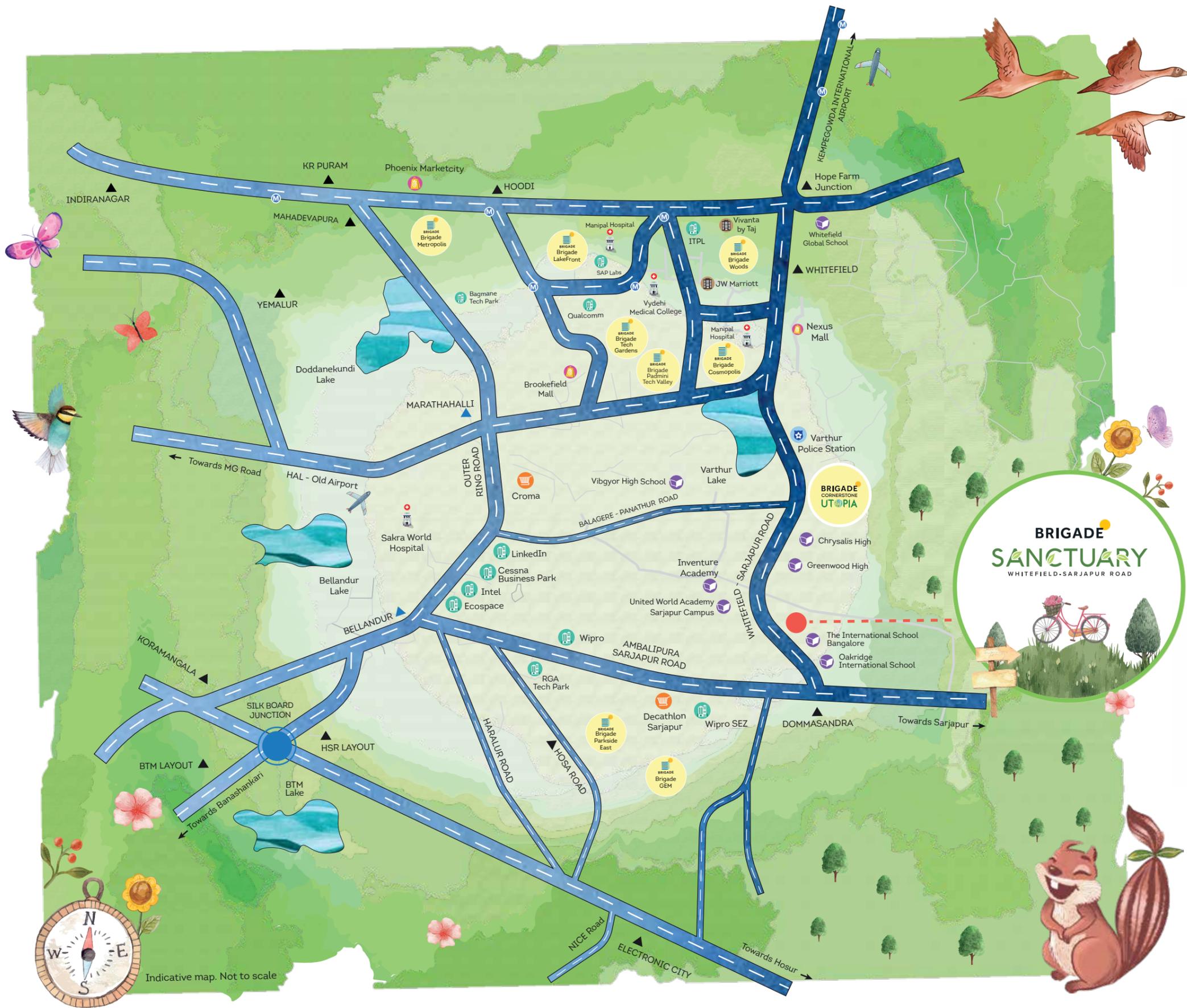
HAPPY MM...MOMENTS!





Artist's Impression.

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# EVERYTHING A SURPRISING HOP, JUMP & A SKIP AWAY!



1-9 MINS

## EDUCATIONAL INSTITUTIONS

- ✓ The International School Bangalore
- ✓ Inventure Academy
- ✓ Global Indian International
- ✓ Oakridge International
- ✓ Chrysalis High
- ✓ Greenwood High



10-15 MINS

## ENTERTAINMENT/RETAIL

- ✓ Upcoming Inox
- ✓ High Street Retail
- ✓ DMart
- ✓ Decathlon



20-30 MINS

## HOSPITALS

- ✓ Manipal Hospital, Whitefield
- ✓ Sathya Sai Specialty Hospital
- ✓ Sakra Hospital
- ✓ Manipal Hospital, Sarjapura



25-30 MINS

## IT/SEZ

- ✓ Wipro SEZ
- ✓ PayPal
- ✓ Sigma Soft Tech Park
- ✓ Ecospace
- ✓ RGA Tech Park



Indicative map. Not to scale

# MASTER PLAN



## LEGEND

- |                                       |                              |
|---------------------------------------|------------------------------|
| 1 ARRIVAL PLAZA                       | 16 CHILDREN'S PLAY AREA      |
| 2 SECURITY CABIN                      | 17 TENNIS COURT              |
| 3 CLOCK TOWER                         | 18 BASKETBALL COURT          |
| 4 CAR PARKING                         | 19 BEACH VOLLEYBALL COURT    |
| 5 SERVICES                            | 20 FUTSAL COURT (5-A-SIDE)   |
| 6 TROPICAL ISLAND                     | 21 GAZEBO                    |
| 7 SENIOR CITIZEN COURT                | 22 CRICKET PRACTICE NETS     |
| 8 REFLEXOLOGY WALKWAY                 | 23 OUTDOOR GYM               |
| 9 LEISURE PAVILIONS                   | 24 BICYCLE PARKING LOTS      |
| 10 BUTTERFLY PARK/<br>AROMATIC GARDEN | 25 SKATING RINK              |
| 11 TOT LOT PLAY AREA                  | 26 RAINWATER HARVESTING POND |
| 12 COGNITIVE PLAY AREA                | 27 WOODED AREA               |
| 13 FLAG POST                          | 28 OUTDOOR CAMPING SITE      |
| 14 COMMUNITY GATHERING                | 29 HAMMOCK GARDEN            |
| 15 AMPHITHEATRE                       | 30 PET PARK                  |
|                                       | 31 ORCHARD                   |

- POS BOUNDARY
- C.A. BOUNDARY
- 90 m ROAD WIDENING
- KHARAB AREA



# THE DAYS ARE JUST PACKED.

THERE'S TREASURE TO BE FOUND, EVERYWHERE!

## THE GOLDEN ZONE

- Reflexology Walkway
- Leisure Pavilions
- Butterfly Park
- Aromatic Garden
- Gazebo

## TOGETHERNESS ZONE

- Community Gathering
- Amphitheatre
- Pet-friendly Park
- Outdoor Camping Site
- Wooded Area
- Orchard

## CHARU & FRIENDS' FAVOURITES

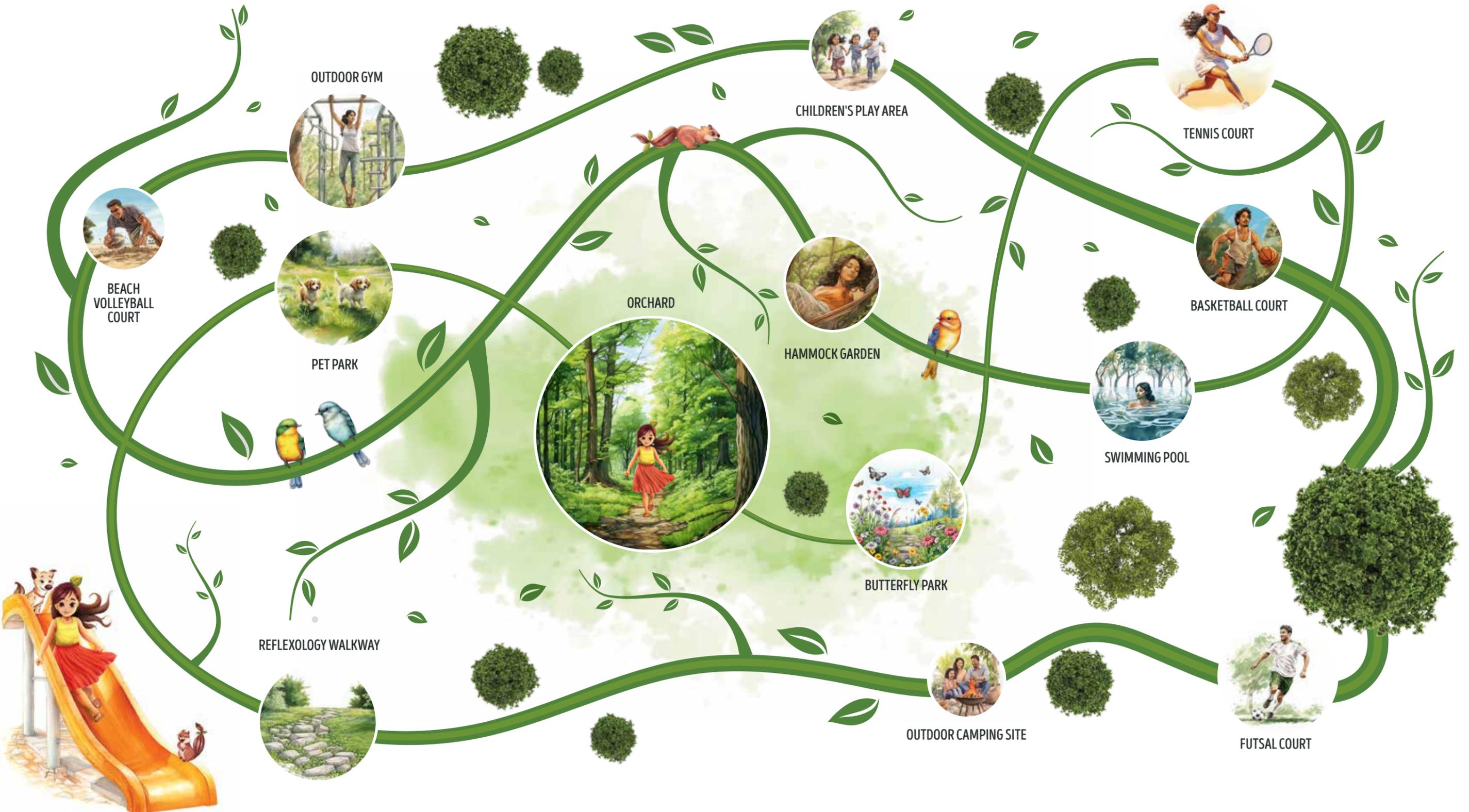
- Children's Play Area
- Tot Lot Play Area
- Cognitive Play Area
- Hammock Garden

## ACTIVE PLAY ZONE

- Tennis Court
- Basketball Court
- Beach Volleyball Court
- Cricket Practice Nets
- Futsal Court (5-a-side)
- Outdoor Gym
- Skating Rink
- Bicycle Parking Lots

## SANCTUARY ZONE

- Meditation Garden
- Jogging Track/Stroll Walkway



OUTDOOR GYM



CHILDREN'S PLAY AREA



TENNIS COURT



BEACH VOLLEYBALL COURT



PET PARK

ORCHARD



HAMMOCK GARDEN



BASKETBALL COURT



SWIMMING POOL

REFLEXOLOGY WALKWAY



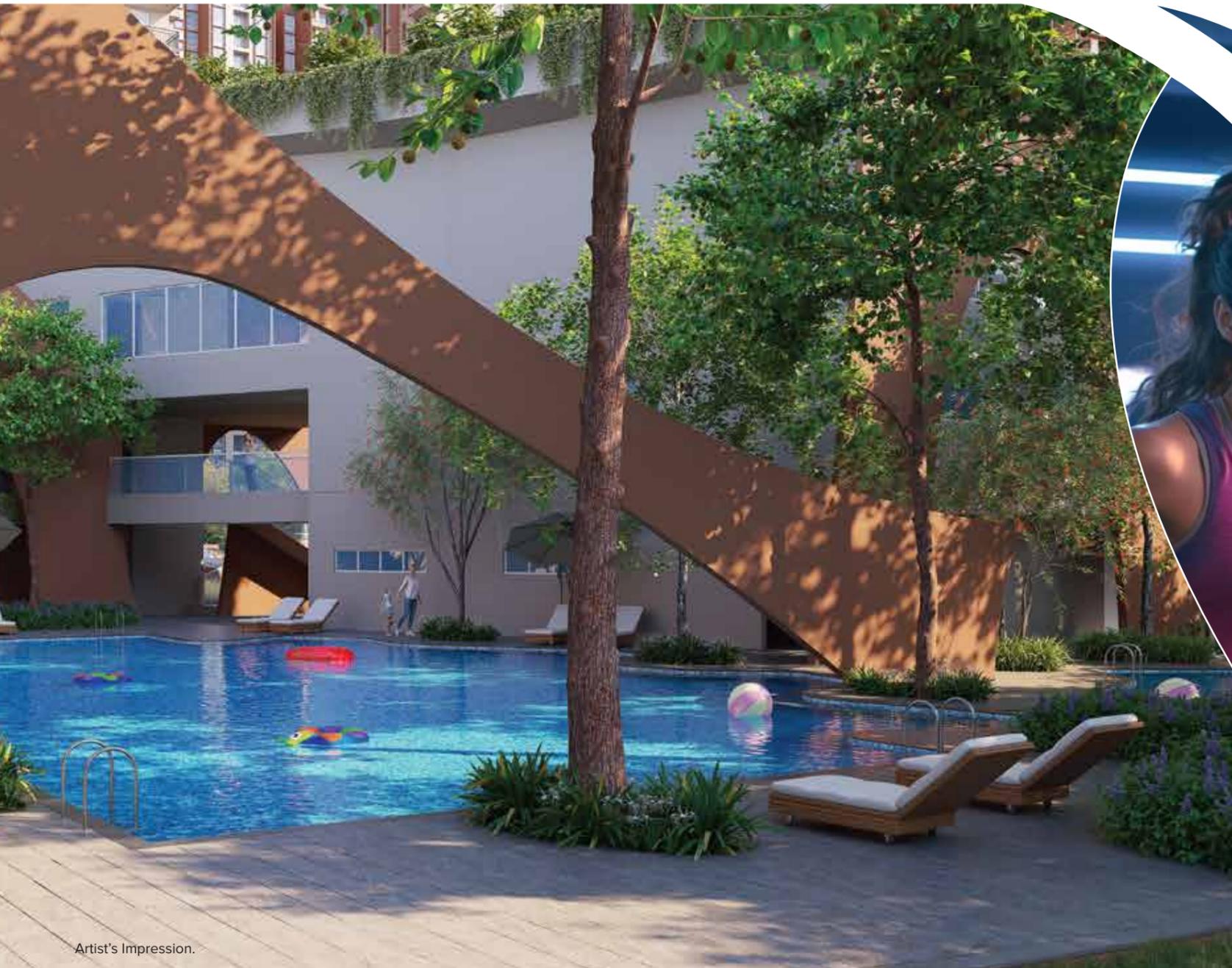
BUTTERFLY PARK

OUTDOOR CAMPING SITE



FUTSAL COURT





## A WORLD OF FUN WITHIN A WORLD!

Step into the heart of Brigade Sanctuary, where the Clubhouse brings an even more lively vibe with its 32,000 Sq.ft. (2,972 Sq.m.) of grandness, designed around the trees that surround it.

Dive into a world of fitness and leisure with a swimming pool, multiple sports courts, and a fully-equipped gym, or find tranquility in yoga and aerobics.

Your daily convenience here meets care, with a clinic for quick check-ups. The little ones get their very own space at the crèche and an indoor children's play area. Looking for a space for gatherings and entertainment? Find it all here!

The Clubhouse at Brigade Sanctuary is more than just a hub of entertainment. Its thriving central open courtyard with retained trees creates a perfect oasis of peace and charm.





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## CLUBHOUSE AMENITIES

---

Association Office

AV Room

Badminton Courts

Business Centre

Children's Play Area

Clinic\*

Convenience Store\*

Crèche\*

Gym

Indoor Children's Play Area

Multipurpose Halls

Outdoor Café\*

Party Terrace

Pool Table

Space for Aerobics/Yoga

Squash Court

Swimming Pool & Changing Rooms

Table Tennis

---

\*Space provisioned

---





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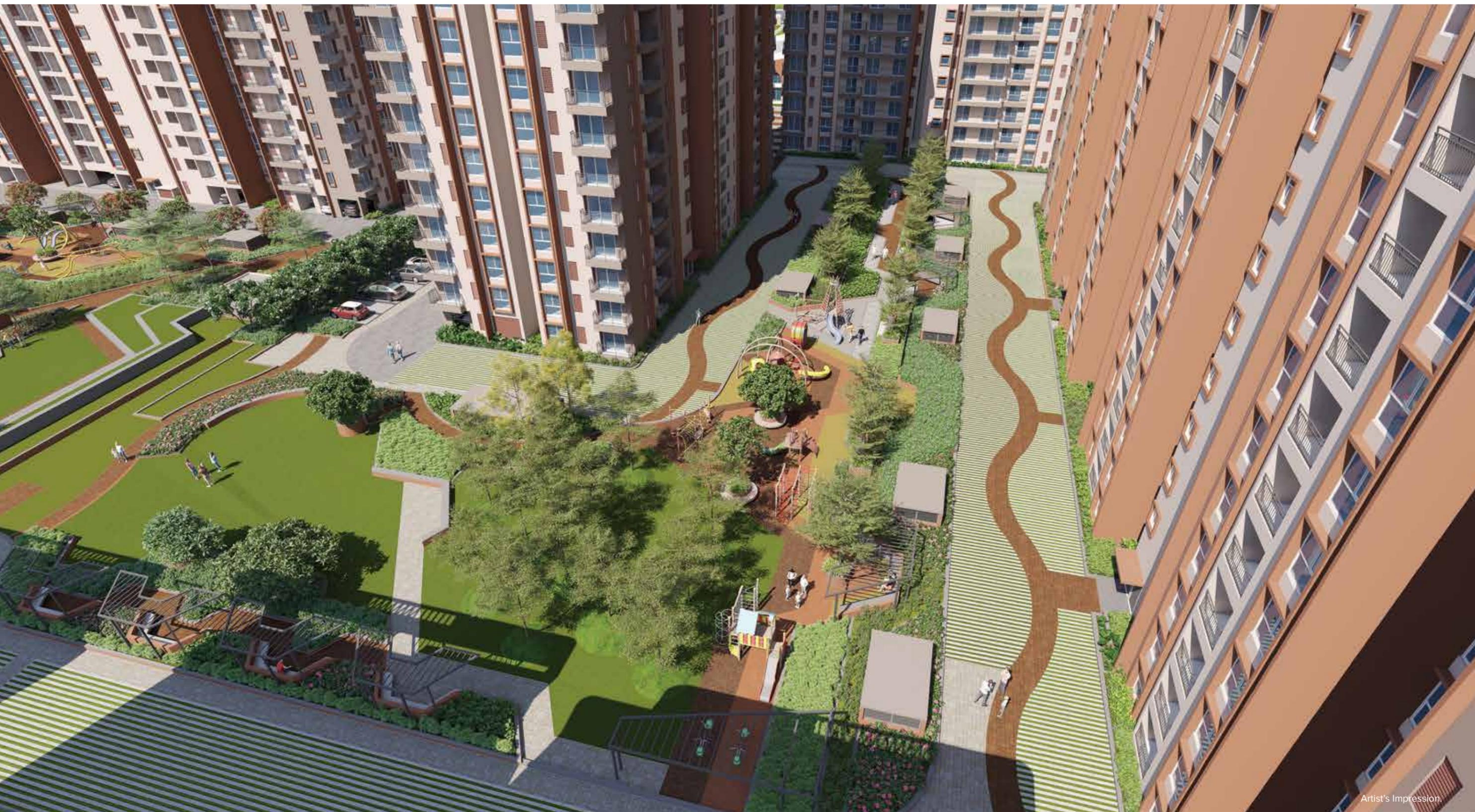
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# KEY NUMBERING PLAN



## LEGEND

TYPE 01	4B+4T+MAID
TYPE 02	3B+3T+STUDY
TYPE 03	3B+3T
TYPE 04	3B+3T
TYPE 05	3B+2T
TYPE 06	3B+2T
TYPE 07	1B+1T
TYPE 08	3B+3T+MAID
TYPE 09	1B+1T
TYPE 10	1B+1T
TYPE 11	2B+2T+STUDY

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# FLOOR PLAN

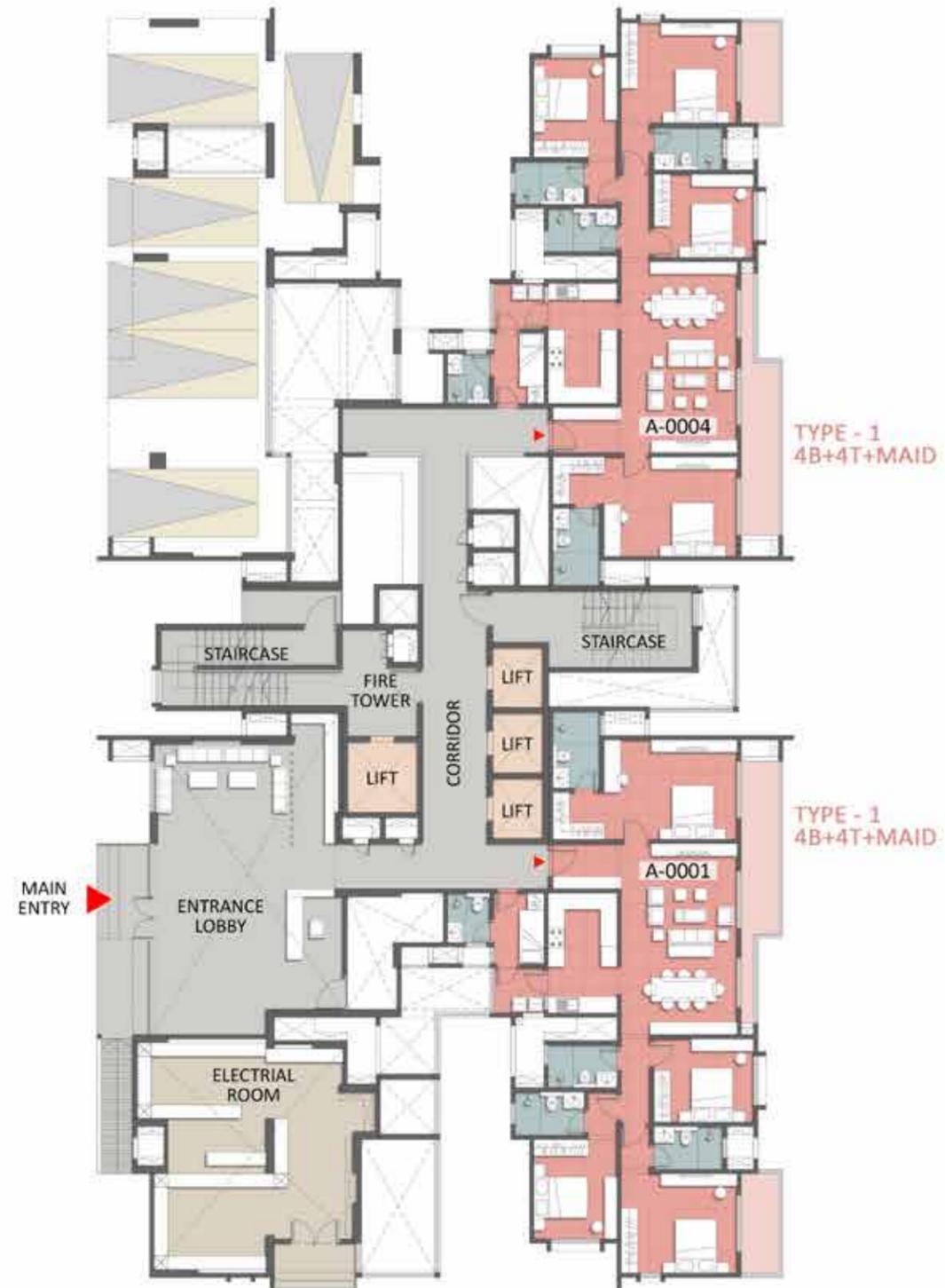
TOWER A - GROUND FLOOR

## KEY PLAN



## LEGEND

 4B+4T+MAID (TYPE 1)



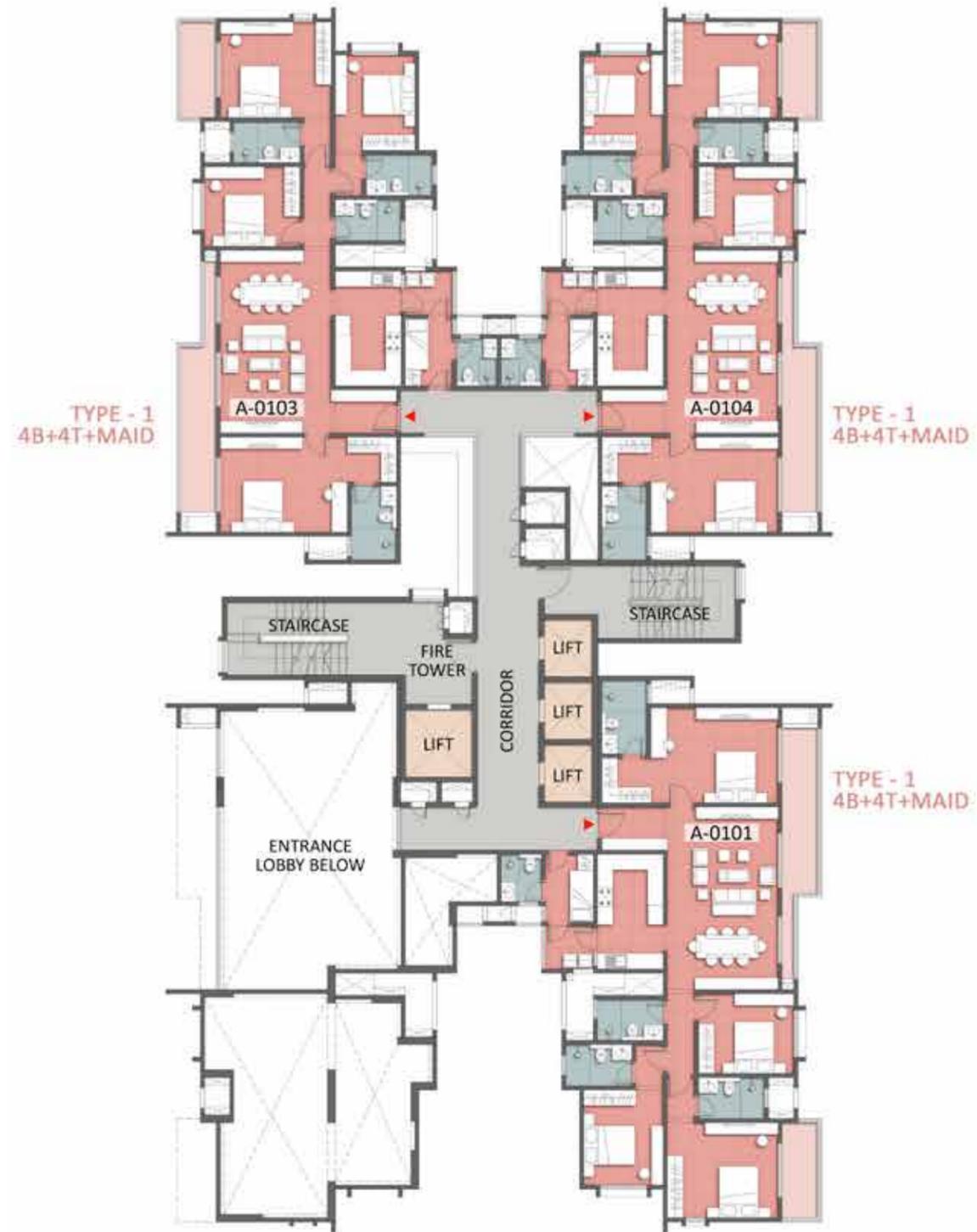
# FLOOR PLAN

## TOWER A - FIRST FLOOR



### LEGEND

4B+4T+MAID (TYPE 1)



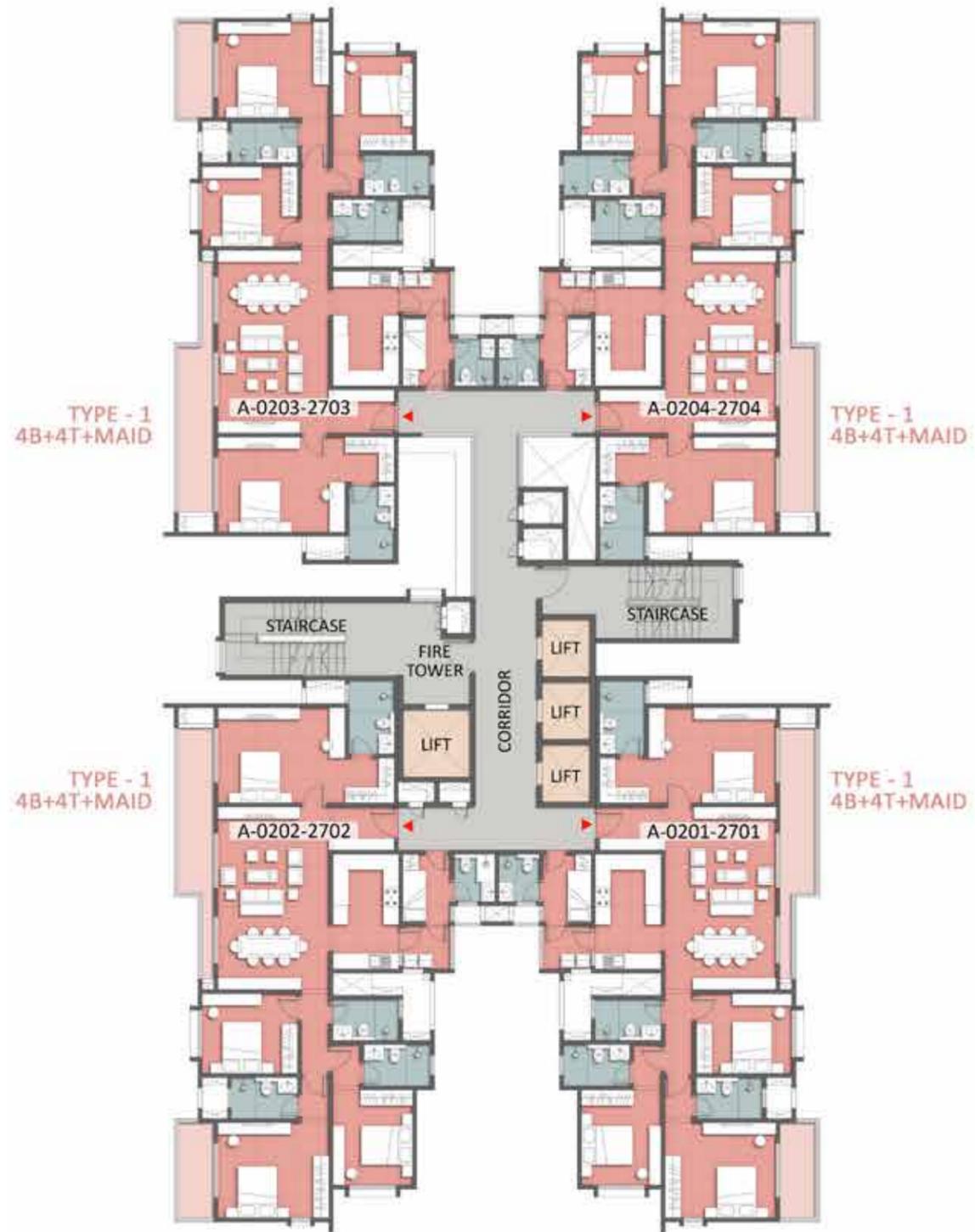
# FLOOR PLAN

TOWER A - TYPICAL FLOOR (2<sup>nd</sup> to 19<sup>th</sup> & 21<sup>st</sup> to 27<sup>th</sup>)



## LEGEND

4B+4T+MAID (TYPE 1)



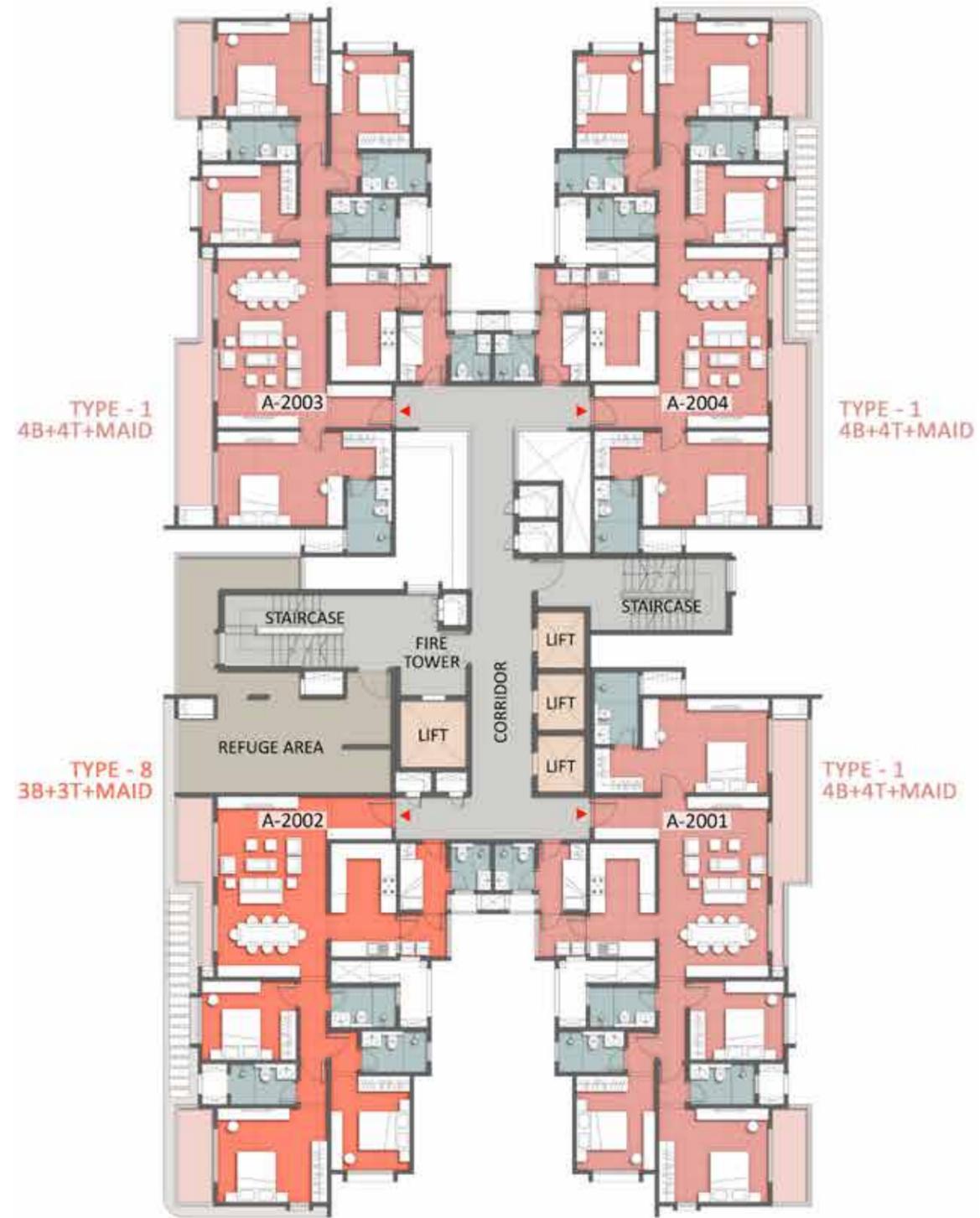
# FLOOR PLAN

TOWER A - 20<sup>th</sup> FLOOR



## LEGEND

- 4B+4T+MAID (TYPE 1)
- 3B+3T+MAID (TYPE 8)



# FLOOR PLAN

TOWER B - GROUND FLOOR



## LEGEND

- 3B+3T (TYPE 3)
- 3B+2T (TYPE 6)

# FLOOR PLAN

TOWER B - FIRST FLOOR



## LEGEND

- 3B+3T (TYPE 3)
- 3B+2T (TYPE 5)
- 3B+2T (TYPE 6)

# FLOOR PLAN

TOWER B - TYPICAL FLOOR (2<sup>nd</sup> to 19<sup>th</sup> & 21<sup>st</sup> to 27<sup>th</sup>)



## LEGEND

- 3B+3T (TYPE 3)
- 3B+2T (TYPE 5)
- 3B+2T (TYPE 6)

# FLOOR PLAN

TOWER B - 20<sup>th</sup> FLOOR



## LEGEND

- 3B+3T (TYPE 3)
- 3B+2T (TYPE 5)
- 3B+2T (TYPE 6)
- 1B+1T (TYPE 10)

# FLOOR PLAN

TOWER C - GROUND FLOOR



## LEGEND

- 3B+3T (TYPE 3)
- 3B+2T (TYPE 6)

# FLOOR PLAN

TOWER C - FIRST FLOOR



## LEGEND

- 3B+3T (TYPE 3)
- 3B+2T (TYPE 5)
- 3B+2T (TYPE 6)

# FLOOR PLAN

TOWER C - TYPICAL FLOOR (2<sup>nd</sup> to 19<sup>th</sup> & 21<sup>st</sup> to 27<sup>th</sup>)



## LEGEND

- 3B+3T (TYPE 3)
- 3B+2T (TYPE 5)
- 3B+2T (TYPE 6)

# FLOOR PLAN

TOWER C - 20<sup>th</sup> FLOOR



## LEGEND

- 3B+3T (TYPE 3)
- 3B+2T (TYPE 5)
- 3B+2T (TYPE 6)
- 1B+1T (TYPE 10)

# FLOOR PLAN

TOWER D - GROUND FLOOR

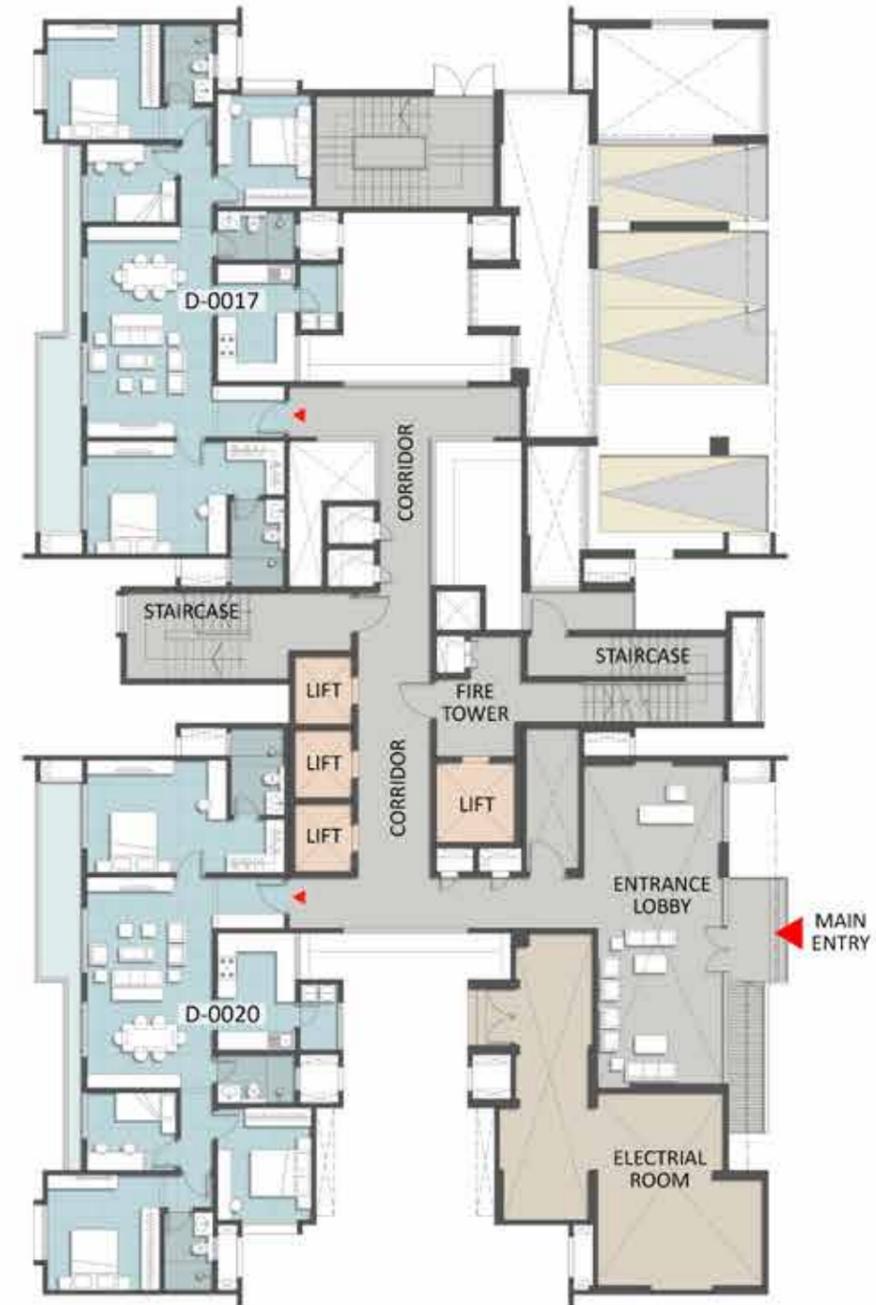


## LEGEND

 3B+3T+STUDY (TYPE 2)

TYPE - 2  
3B+3T+STUDY

TYPE - 2  
3B+3T+STUDY



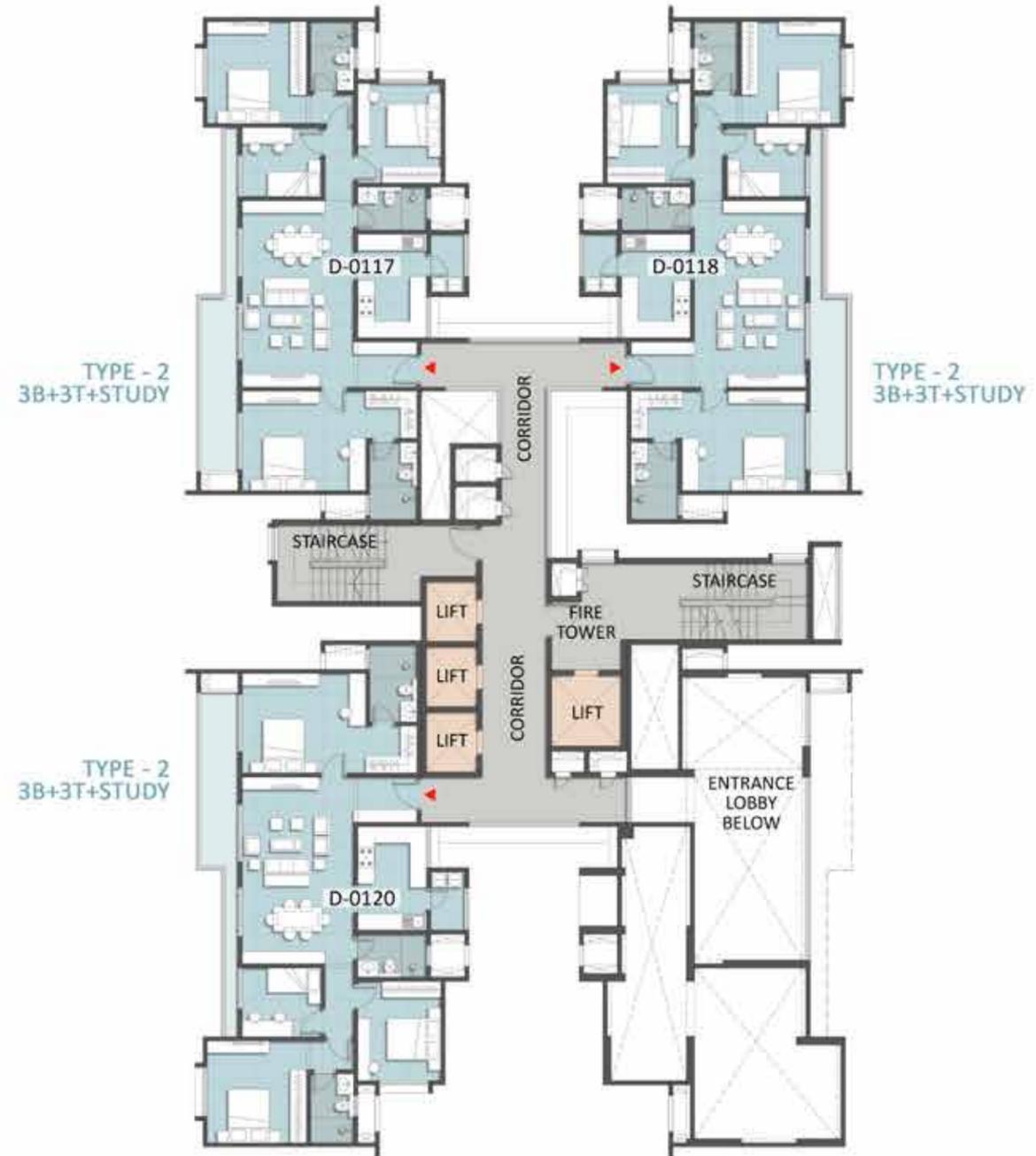
# FLOOR PLAN

TOWER D - FIRST FLOOR



## LEGEND

 3B+3T+STUDY (TYPE 2)



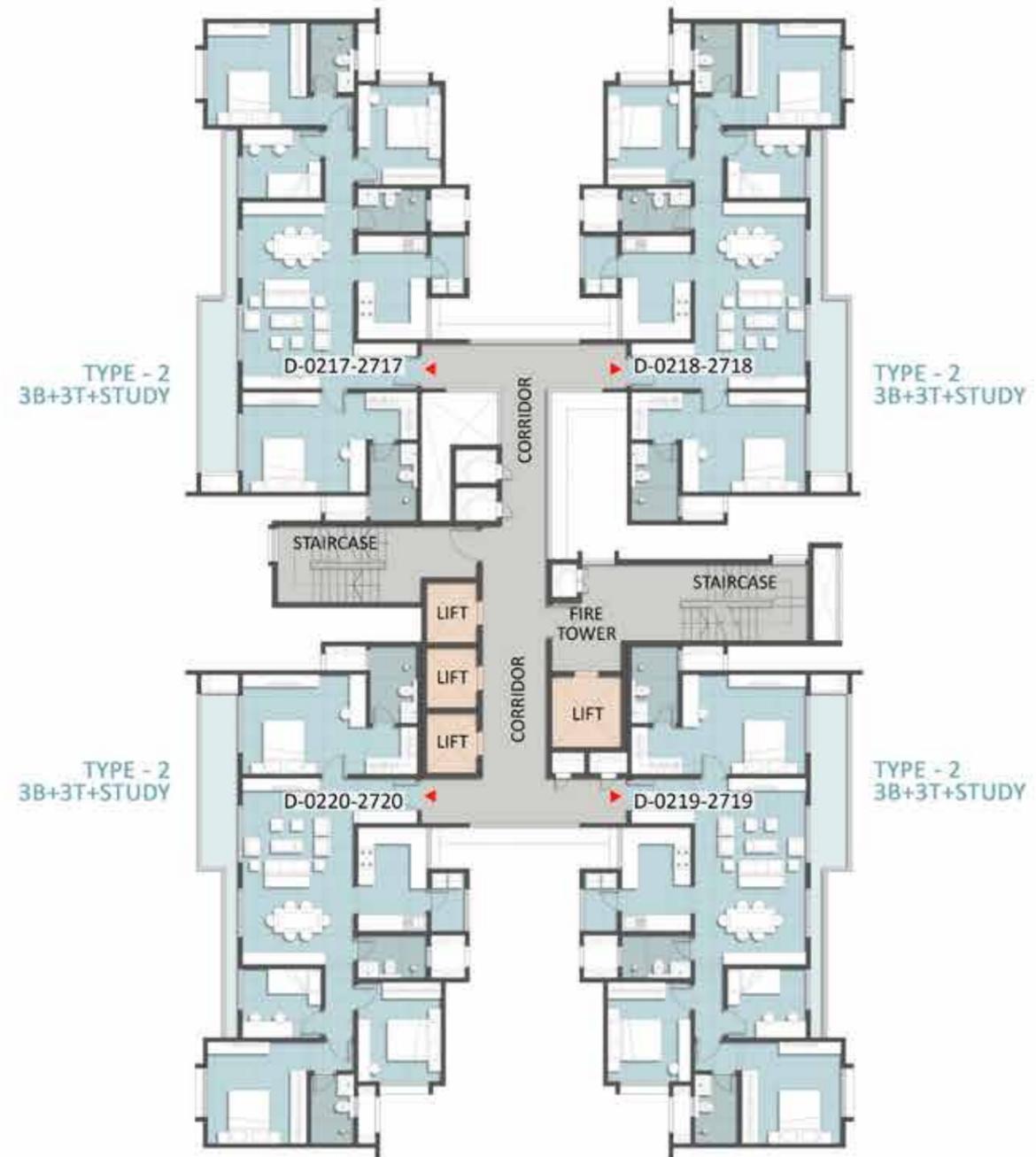
# FLOOR PLAN

TOWER D - TYPICAL FLOOR (2<sup>nd</sup> to 19<sup>th</sup> & 21<sup>st</sup> to 27<sup>th</sup>)



## LEGEND

 3B+3T+STUDY (TYPE 2)



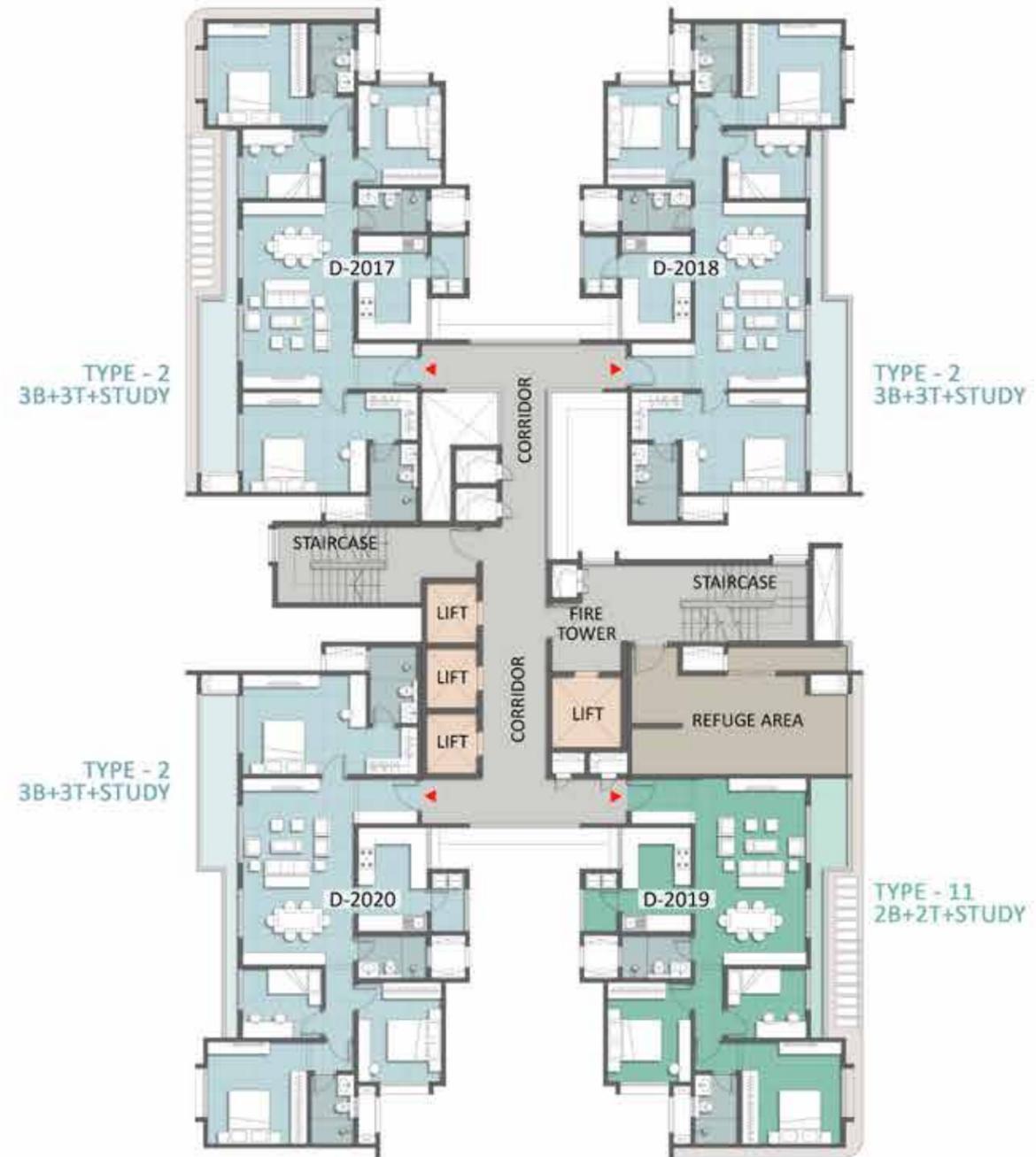
# FLOOR PLAN

TOWER D - 20<sup>th</sup> FLOOR



## LEGEND

- 3B+3T+STUDY (TYPE 2)
- 2B+2T+STUDY (TYPE 11)



# FLOOR PLAN

## TOWER F - FIRST FLOOR



### LEGEND

- 3B+3T (TYPE 4)
- 3B+2T (TYPE 5)
- 3B+2T (TYPE 6)



# FLOOR PLAN

TOWER F - TYPICAL FLOOR (2<sup>nd</sup> to 19<sup>th</sup> & 21<sup>st</sup> to 27<sup>th</sup>)



## LEGEND

- 3B+3T (TYPE 4)
- 3B+2T (TYPE 5)
- 3B+2T (TYPE 6)



# FLOOR PLAN

TOWER F - 20<sup>th</sup> FLOOR



## LEGEND

- 3B+3T (TYPE 4)
- 3B+2T (TYPE 5)
- 3B+2T (TYPE 6)
- 1B+1T (TYPE 9)



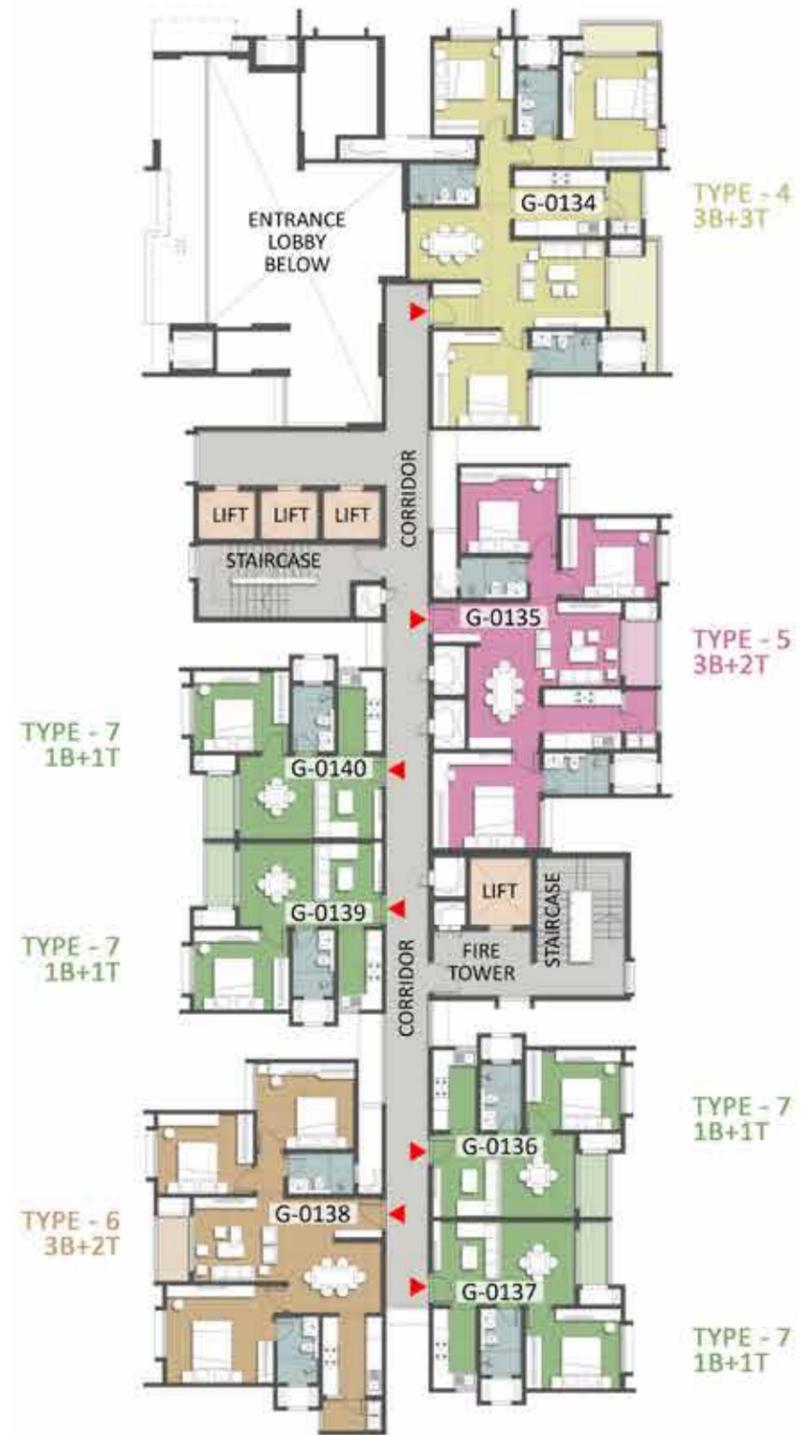
# FLOOR PLAN

TOWER G - FIRST FLOOR



## LEGEND

- 3B+3T (TYPE 4)
- 3B+2T (TYPE 5)
- 3B+2T (TYPE 6)
- 1B+1T (TYPE 7)



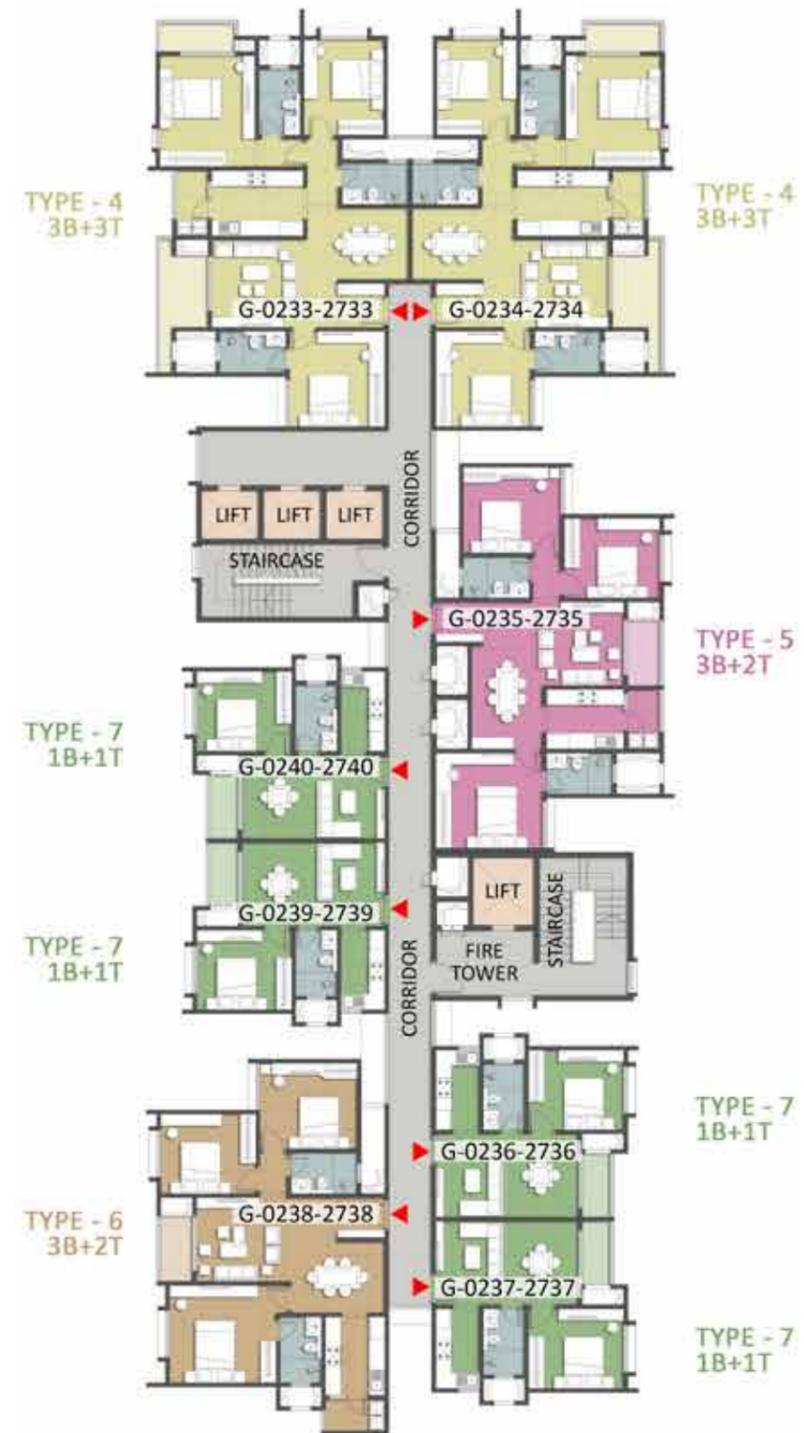
# FLOOR PLAN

TOWER G - TYPICAL FLOOR (2<sup>nd</sup> to 19<sup>th</sup> & 21<sup>st</sup> to 27<sup>th</sup>)



## LEGEND

- 3B+3T (TYPE 4)
- 3B+2T (TYPE 5)
- 3B+2T (TYPE 6)
- 1B+1T (TYPE 7)



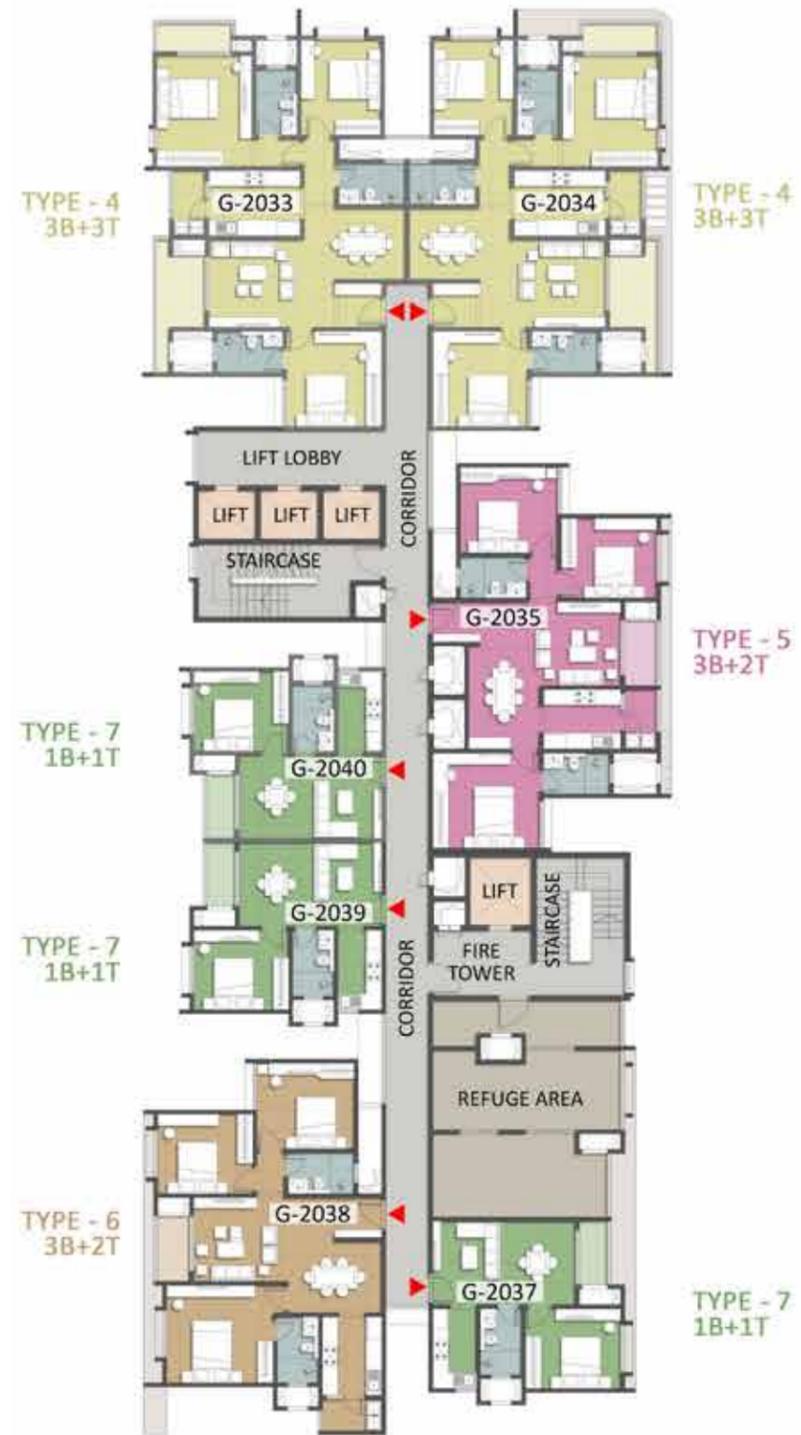
# FLOOR PLAN

TOWER G - 20<sup>th</sup> FLOOR



## LEGEND

- 3B+3T (TYPE 4)
- 3B+2T (TYPE 5)
- 3B+2T (TYPE 6)
- 1B+1T (TYPE 7)



# FLOOR PLAN

TOWER H - GROUND FLOOR

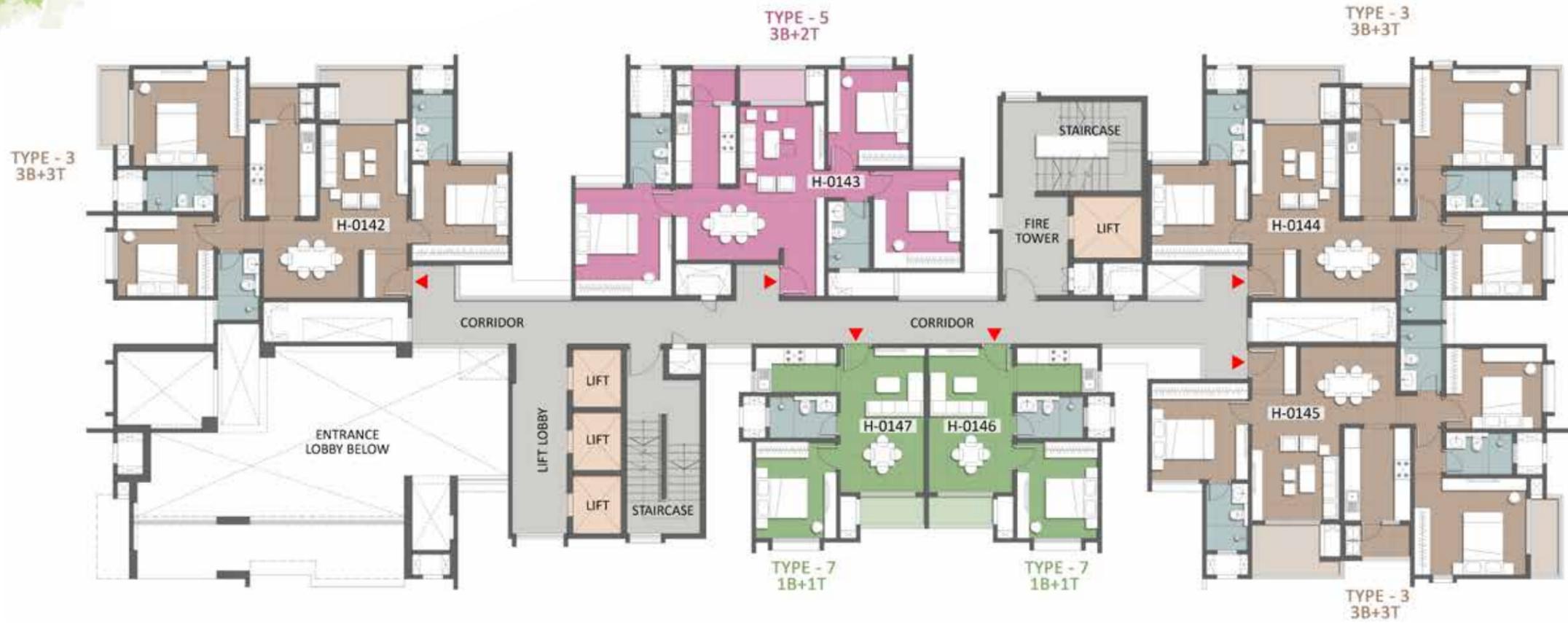


## LEGEND

- 3B+3T (TYPE 3)
- 3B+2T (TYPE 5)

# FLOOR PLAN

TOWER H - FIRST FLOOR

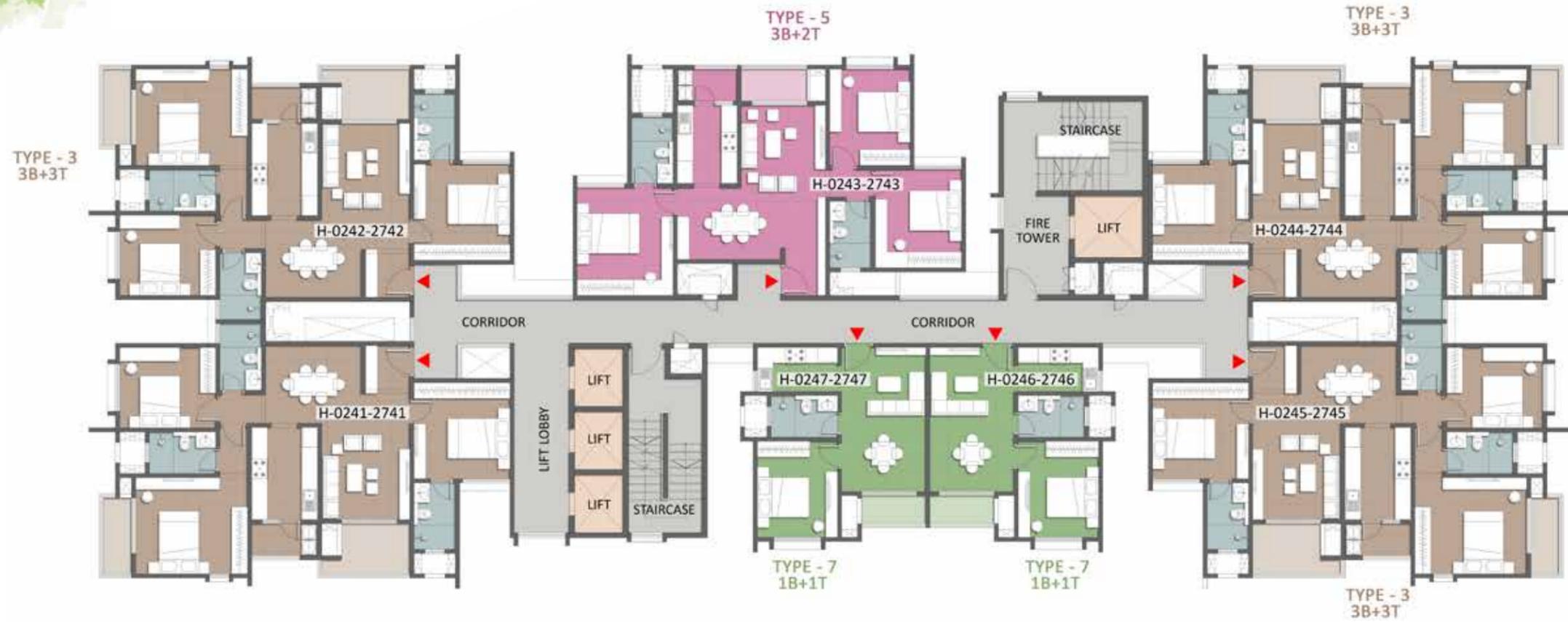


## LEGEND

- 3B+3T (TYPE 3)
- 3B+2T (TYPE 5)
- 1B+1T (TYPE 7)

# FLOOR PLAN

TOWER H - TYPICAL FLOOR (2<sup>nd</sup> to 19<sup>th</sup> & 21<sup>st</sup> to 27<sup>th</sup>)

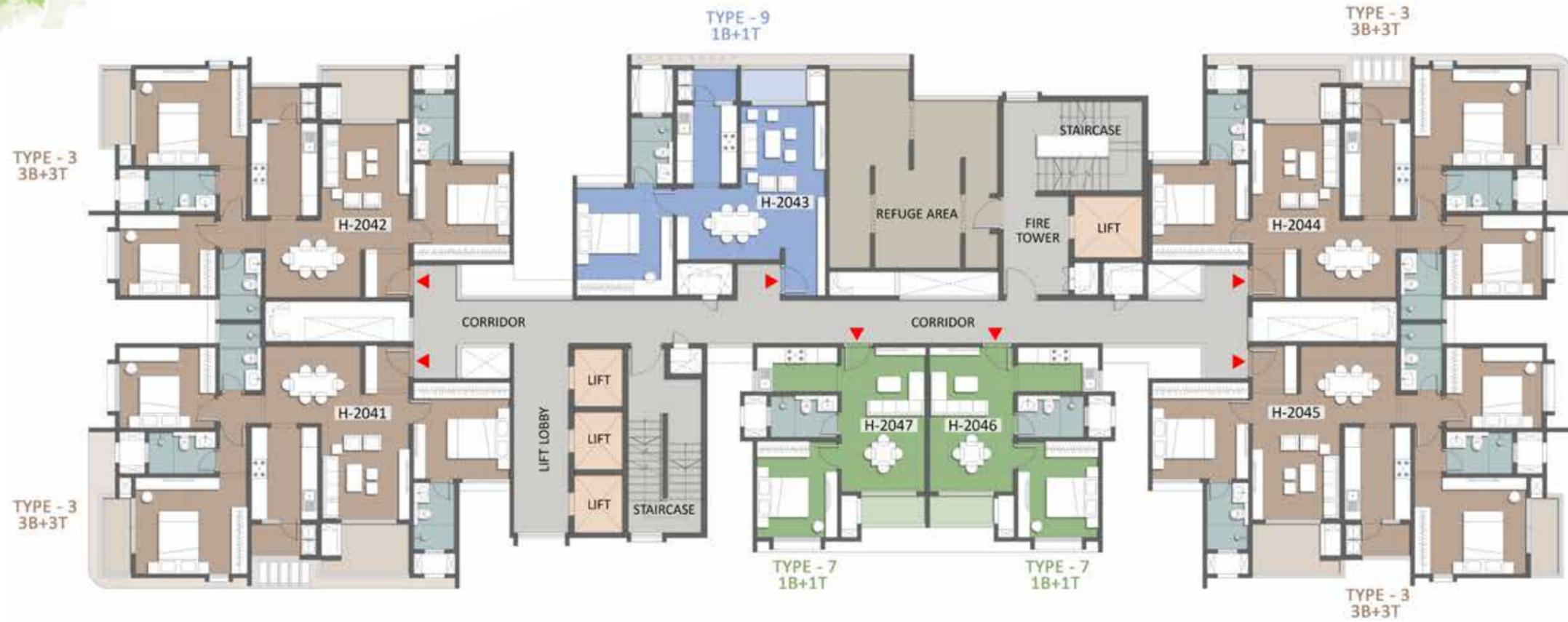


## LEGEND

- 3B+3T (TYPE 3)
- 3B+2T (TYPE 5)
- 1B+1T (TYPE 7)

# FLOOR PLAN

TOWER H - 20<sup>th</sup> FLOOR



## LEGEND

- 3B+3T (TYPE 3)
- 1B+1T (TYPE 7)
- 1B+1T (TYPE 9)

# UNIT PLAN

1 BEDROOM + 1 TOILET - TYPE 7



**TYPE - 7**  
**1BED + 1TOILET**  
 G-0136 - G-2736, G-0137 - G-2737, G-0139 - G-2739,  
 G-0140 - G-2740  
 H-0146 - H-2746, H-0147 - H-2747

SUPER BUILT-UP AREA	CARPET AREA	BALCONY AREA
60.96 Sq.m.	39.42 Sq.m.	2.59 Sq.m.
656 Sq.ft.	424 Sq.ft.	28 Sq.ft.

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# UNIT PLAN

3 BEDROOM + 2 TOILET - TYPE 5

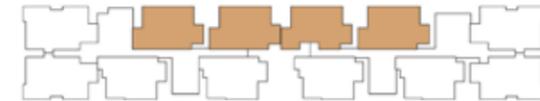


## KEY PLAN

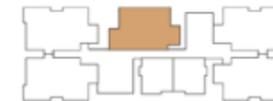


## BLOCK PLAN

### TOWER B & C



### TOWER H



### TOWER F & G

## TYPE - 5

### 3BED + 2TOILET

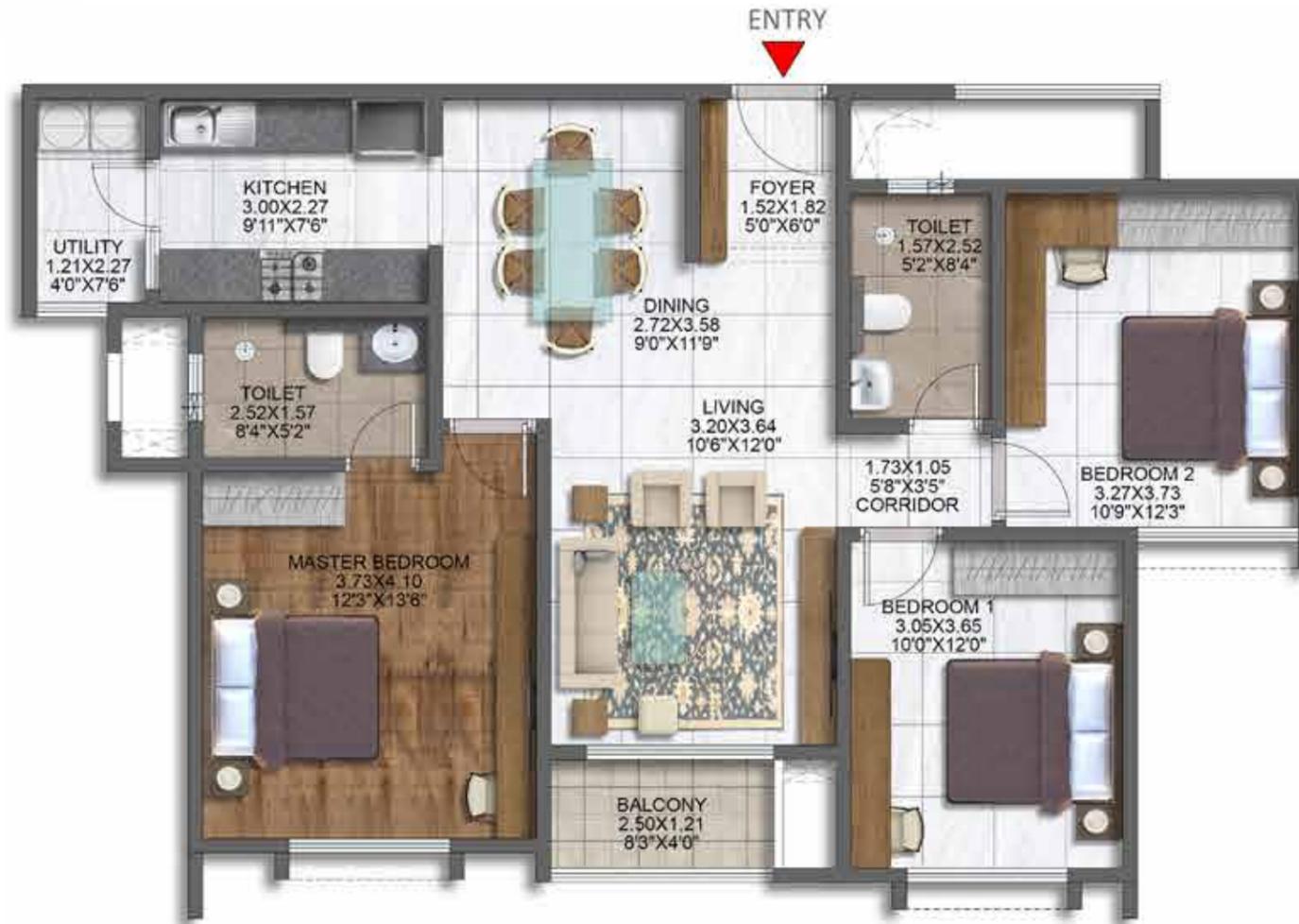
B-0105 - B-2705, B-0106 - B-2706  
 C-0115 - C-2715, C-0116 - C-2716  
 F-0129 - F-2729, F-0130 - F-2730  
 G-0135 - G-2735  
 H-0043 - H-2743

SUPER BUILT-UP AREA	CARPET AREA	BALCONY AREA
132.33 Sq.m.	89.56 Sq.m.	3.03 Sq.m.
1424 Sq.ft.	964 Sq.ft.	33 Sq.ft.

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# UNIT PLAN

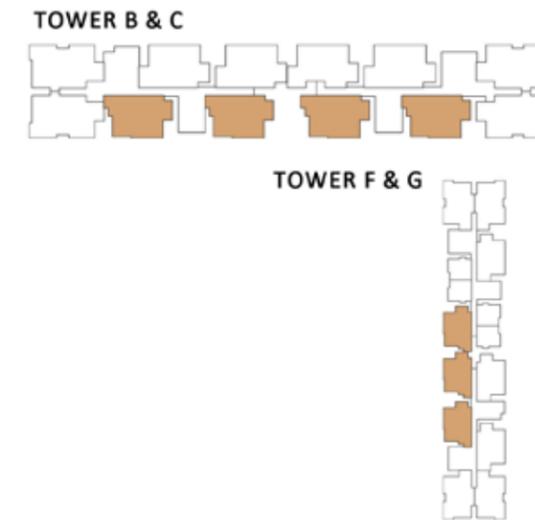
3 BEDROOM + 2 TOILET - TYPE 6



## KEY PLAN



## BLOCK PLAN



## TYPE - 6

3BED + 2TOILET

- B-0007 - B-2707, B-0008 - B-2708
- C-0013 - C-2713, C-0014 - C2714
- F-0127 - F-2727, F-0128 - F-2728
- G-0138 - G-2738

SUPER BUILT-UP AREA	CARPET AREA	BALCONY AREA
132.93 Sq.m.	90.70 Sq.m.	3.03 Sq.m.
1431 Sq.ft.	976 Sq.ft.	33 Sq.ft.

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# UNIT PLAN

3 BEDROOM + 3 TOILET - TYPE 3



## KEY PLAN

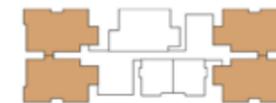


## BLOCK PLAN

### TOWER B & C



### TOWER H



## TYPE - 3

### 3BED + 3TOILET

B-0009 - B-2709, B-0210 - B-2710  
 C-0211 - C-2711, C-0012 - C-2712  
 H-0241 - H-2741, H-0042 - H-2742, H-0044 - H-2744,  
 H-0145 - H-2745

SUPER BUILT-UP AREA	CARPET AREA	BALCONY AREA
157.22 Sq.m.	101.63 Sq.m.	8.38 Sq.m.
1692 Sq.ft.	1094 Sq.ft.	90 Sq.ft.

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# UNIT PLAN

3 BEDROOM + 3 TOILET - TYPE 4



## KEY PLAN



## BLOCK PLAN



## TYPE - 4

3BED + 3TOILET

F-0131 - F-2731, F-0232 - F-2732  
G-0233 - G-2733, G-0134 - G-2734

SUPER BUILT-UP AREA	CARPET AREA	BALCONY AREA
160.54 Sq.m.	102.73 Sq.m.	9.21 Sq.m.
1728 Sq.ft.	1106 Sq.ft.	99 Sq.ft.

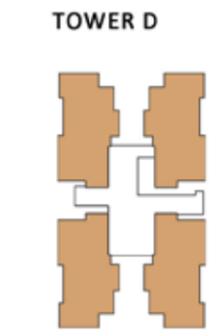
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# UNIT PLAN

3 BEDROOM + 3 TOILET + STUDY - TYPE 2



## BLOCK PLAN



**TYPE - 2**  
**3BED + 3TOILET + STUDY**  
 D-0017 - D-2717, D-0118 - D-2718,  
 D-0219 - D-2719, D-0020 - D-2720

SUPER BUILT-UP AREA	CARPET AREA	BALCONY AREA
188.30 Sq.m.	120.45 Sq.m.	11.52 Sq.m.
2027 Sq.ft.	1297 Sq.ft.	124 Sq.ft.

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# UNIT PLAN

4 BEDROOM + 4 TOILET + MAID'S ROOM - TYPE 1



## KEY PLAN



## BLOCK PLAN

TOWER A



## TYPE - 1

4BED + 4TOILET + MAID

A-0001 - A-2701, A-0202 - A-2702, A-0103 - A-2703, A-0004 - A-2704

SUPER BUILT-UP AREA	CARPET AREA	BALCONY AREA
231.45 Sq.m.	146.63 Sq.m.	15.29 Sq.m.
2491 Sq.ft.	1578 Sq.ft.	165 Sq.ft.

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# SPECIFICATIONS



## COMMON AREA FLOORING

**Waiting Lounge / Reception / GF Lobby /**

**Lift Lobby:** Granite / Vitrified Tiles

**Staircases:** Cement Step Tiles

**Other Lift Lobby and Corridors (Upper):**

Vitrified Tiles

**Terrace:** Clay Tiles

## UNIT FLOORING

**Living / Dining / Family / Foyer / Bedrooms /**

**Kitchen / Utility:** Vitrified Tiles

**Master Bedroom:** Wood Finish Vitrified Tiles

**Balcony:** Ceramic Tiles / Vitrified Tiles

**Toilets:** Ceramic Tiles / Vitrified Tiles

**Maid's Room and Toilet:** Ceramic Tiles /

Vitrified Tiles

## WALL DADO

**Kitchen:** Provision for Modular Kitchen (No Granite Slab / No Dado will be provided)

**Toilets:** Ceramic Tiles / Vitrified Tiles

## PAINTING & FINISHES

**Exterior Finish:** Combination of Exterior Texture Paint with External Grade Emulsion

**Unit Internal Ceilings:** Emulsion Paint / OBD

**Unit Walls:** Emulsion Paint

## KITCHEN

**Counter:** Provision for Modular Kitchen (No Counter will be provided)

**Plumbing / Electrical:**

**Plumbing:** Water Inlet / Drain Provision for Water Purifier / Sink, Washing Machine and Dishwasher

**Electrical:** As per design

## DOORS:

**Main Door:** Hardwood Frame with flush shutter with both side veneer

**Internal Doors:** Hardwood Frame with flush shutter

**Balcony Door:** UPVC / Aluminium

**Windows:** UPVC / Aluminium

## TOILETS:

**CP Fittings:** Grohe or equivalent

**Sanitary Fixtures:** Wall-mounted EWC (Grohe / Duravit / equivalent)

## ELECTRICAL

**Switches:** Modular Switches - Anchor Roma Plus or Panasonic Vision or equivalent make

## DG BACKUP

100% DG Backup for Common Area

100% Backup for Units\*

## VERTICAL TRANSPORTATION

Lifts provided as per design

## SECURITY SYSTEM & AUTOMATION

Provision for Intercom Facility



\*At an additional cost.



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**Brigade Group**

Recognised for being amongst India's Best Workplaces in the Real Estate industry for 13 years in a row, at the 'Great Place To Work' 2023.

**Brigade Group**

Recognised as one of 'India's Top Builders - National Category' at the Construction World Architect and Builder Awards (CWAB) 2022.

**M R Jaishankar**

Recognised as 'Realty Personality of the Year' at The Economic Times Real Estate Awards 2022 - South.

**Brigade El Dorado - North Bengaluru**

Received the prestigious 'Pradhan Mantri Awas Yojana' award under the Affordable Housing projects at the PMAY - Empowering India Awards 2022.

**Brigade Orchards - North Bengaluru**

Won the 'Residential Project - Township' at The Economic Times Real Estate Awards 2022 - South.

**Brigade Palmgrove - Mysuru**

Won the 'Premium Villa Project of the Year' award at the NDTV Property Awards 2018.

**Brigade Cornerstone Utopia - East Bengaluru**

Won the 'Integrated Township Project of the Year' award at the 11<sup>th</sup> Realty Plus Awards 2019 - South.

**Brigade Panorama - West Bengaluru**

Won the award for 'Excellence in Delivery' at the 11<sup>th</sup> Realty Plus Awards 2019 - South.

**Brigade Mountain View - Mysuru**

Won the award for 'Best Residential Dwellings above 50 units in Mysuru' at the CARE Awards 2019.

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Apartments  
Villas  
Integrated Enclaves  
Senior Living



Offices  
Retail Spaces



Clubs  
Hotels  
Convention Centres  
Schools



The Brigade Group is one of India's leading property developers with over three decades of expertise in building positive experiences for all stakeholders. Instituted in 1986, the company has developed many landmark buildings and transformed the skyline of cities across South India, namely – Bengaluru, Chennai, Hyderabad, Mysuru, Kochi, Mangaluru, Chikmagalur, and also has a presence in GIFT City, Gandhinagar in Gujarat, with developments across the Residential, Commercial, Retail, Hospitality and Education sectors. Since its inception, Brigade has completed 275+ buildings amounting to over 80 million Sq.ft. (7.45 million Sq.m.) of developed space across a diverse real estate portfolio. Brigade assures best-in-class design and top-of-the-line facilities that exude elegance and sophistication. The Residential developments include villas, villaments, penthouses, premium residences, luxury apartments, value homes, urban studios, independent living for seniors, plotted developments and mixed-use lifestyle enclaves and townships. Over the years, the projects have been one-of-a-kind in the sector, for example Brigade developed Brigade Gateway, Bengaluru's first lifestyle enclave and Brigade Exotica, one of the tallest residential buildings in Bengaluru.

Brigade is among the few developers that also enjoys a reputation of developing Grade A Commercial properties. License owners of the World Trade Center across South India, the Group's commercial spaces have top international clients operating out of them. Brigade also entered the co-working space with 'BuzzWorks' in March 2019.

Brigade Retail's first venture was the iconic, world-class Orion Mall at Brigade Gateway, subsequently expanding with Orion Avenue and Orion Uptown. Brigade's Hospitality offerings include star hotels, recreational clubs, convention centres and The Baking Company, a unique patisserie. Brigade is the founder of The Indian Music Experience (IME) – a monumental and philanthropic initiative that is India's only hi-tech interactive music museum. It was conceived to give back to society and sensitise the present generation to the rich culture of Indian music. The Group contributes in numerous ways towards community development, health, education, and the environment. Through the Brigade Foundation, the brand has successfully opened three schools in its name, offering a holistic education; has conducted large-scale tree plantation drives; spruced up parts of the city; revived public recreational spots like lakes and parks, established a skill development centre; and will be establishing two not-for-profit 100-bed hospitals.

Brigade Real Estate Accelerator Program (REAP), Asia's first PropTech accelerator program, is a prelude to the changing trends in the real estate industry, which is standing on the cusp of disruption. REAP brings along innovators and inventors to use technology as a catalyst for creating sustainable and scalable businesses in the real estate industry. The 'Great Place to Work Institute' has consistently recognised the Brigade Group as one of India's best companies to work for in the real estate industry. This responsible attitude and innovative mindset combined with uncompromising quality of the projects over the years has created a brand of outstanding repute.



**BRIGADE**

Building Positive Experiences

Our core values



Founders



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In association with

**Mr. Iqbal Hothur**