



NET ZERO  
VISION-2045  
*FOR EARTH. FOR LIFE!*



**BRIGADE**  
Building Positive Experiences

**A lifestyle**  
**designed with**  
**the planet at heart.**



BRIGADE  
**citrine**  
— OLD MADRAS ROAD —

**Come Home**  
**to India's First**  
**Net Zero**  
**Community!**



Artist's Impression.



BRIGADE  
**citrine**  
— OLD MADRAS ROAD —

# Carbon-neutral, living, breathing homes.

Planted in approx. 4.3 acres of generous earth that invites you into inclusive yet private apartments that face the world, not each other. And every aspect from energy & water to construction material & waste is optimised, recycled, or renewed to make your carbon footprint lighter, and your conscience clearer.



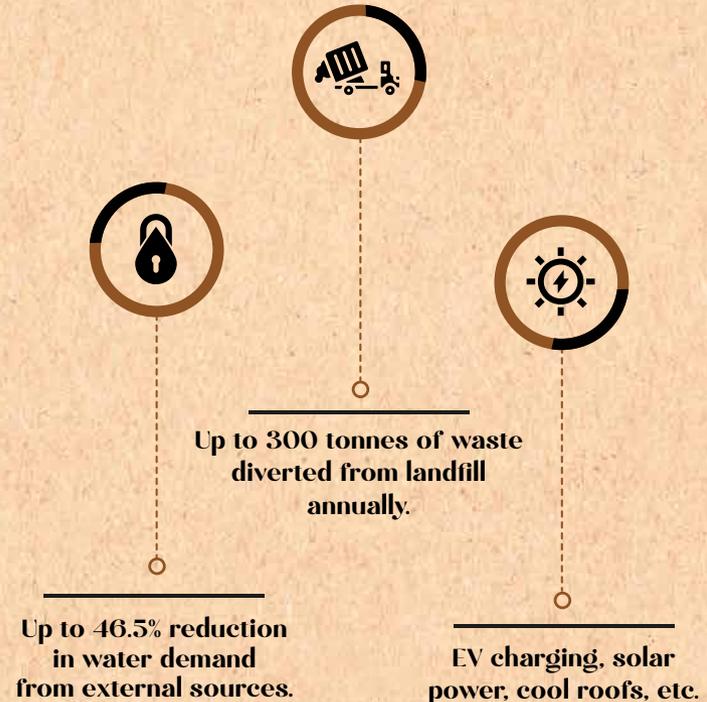
# A home with the most luxurious feature ever.

## A conscience.

Brigade Citrine is more than just a home; it's a new way of living, designed for those who care about the planet and their place in it.

Strategically located in one of Bengaluru's fastest-growing corridors, equidistant from Whitefield, the International Airport, and the Central Business District (CBD), these homes offer both a lifestyle of sustainability and convenience.

In 420 units, no two homes face each other, ensuring privacy, ample ventilation, and natural lighting. Whether your view is of the landscaped greenery or the city skyline, each home promises a sense of space, light, and peace.



**A home that lives  
in harmony with the planet,  
not at its expense.**

# Net Zero: A commitment to a better tomorrow.

At Brigade Citrine, Net Zero isn't just a promise—it's a plan in action. We are on a journey to offset all carbon emissions for the next 25 years, leading the way towards a truly sustainable future. But what does Net Zero mean for us?

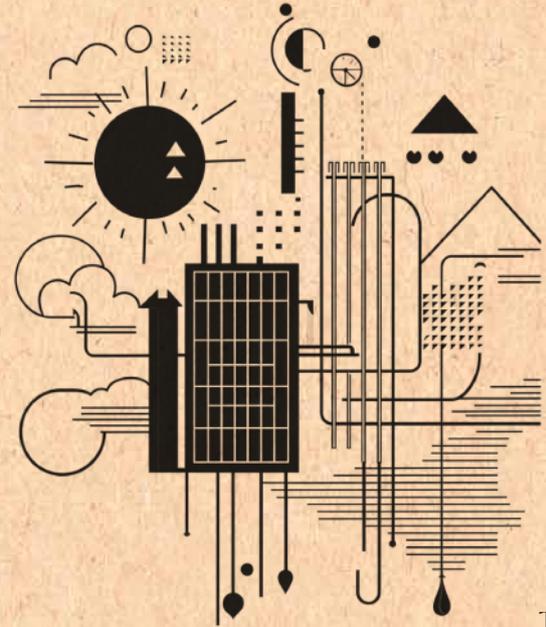
**It means creating a community where every drop of water, every watt of energy, & every bit of waste is accounted for, reduced, reused, or offset; ensuring our impact on the planet is zero.**

**Our Net Zero Carbon Commitment spans across:**

**Energy**  
Solar-powered common areas, energy-efficient designs, and use of renewable energy keep our carbon footprint light.

**Water**  
Rainwater harvesting, smart water management, and high-efficiency fixtures ensure we conserve every precious drop.

**Waste**  
Thoughtful waste management practices and recycling, work together to reduce and minimize our environmental impact.





**Every decision we  
make, every step we  
take here, is a promise  
to the planet!**

**So we present you a  
home that is designed  
to nurture its  
inhabitants and the  
environment alike.**



Creative Visualisation



**A Promise  
to the Planet.**

**I will** recycle.  
consume less.  
plant more.  
save water.  
go electric.  
be responsible.  
save energy.  
conserve.  
compost.  
live harmoniously.  
serve nature.  
not add to landfill.  
waste less.

**I will** Net Zero.

Where  
there's a will,  
there's  
change.

Real change comes from the choices we make. Brigade Citrine represents the choice to live consciously, to reduce our impact on the Earth while enhancing our quality of life. Every feature, from cool roofing to renewable energy, reflects this commitment to a sustainable future. It's about doing what we can today to secure a better, greener tomorrow. Where there's a will to act responsibly, there's always the possibility of meaningful change.





**Giving back  
as much as  
we receive.**

**A future  
in balance.**



A space  
where every element  
is considered,  
every impact is  
measured.

Up to  
**5%**

**Residential energy  
demand reduction**

Up to

**46.5%**

**Fresh water demand  
reduction from external sources**

Up to

**40%**

**Mitigation of  
embodied carbon**

Up to

**86%**

**~300 tonnes of  
Waste diverted  
from landfill**

Up to

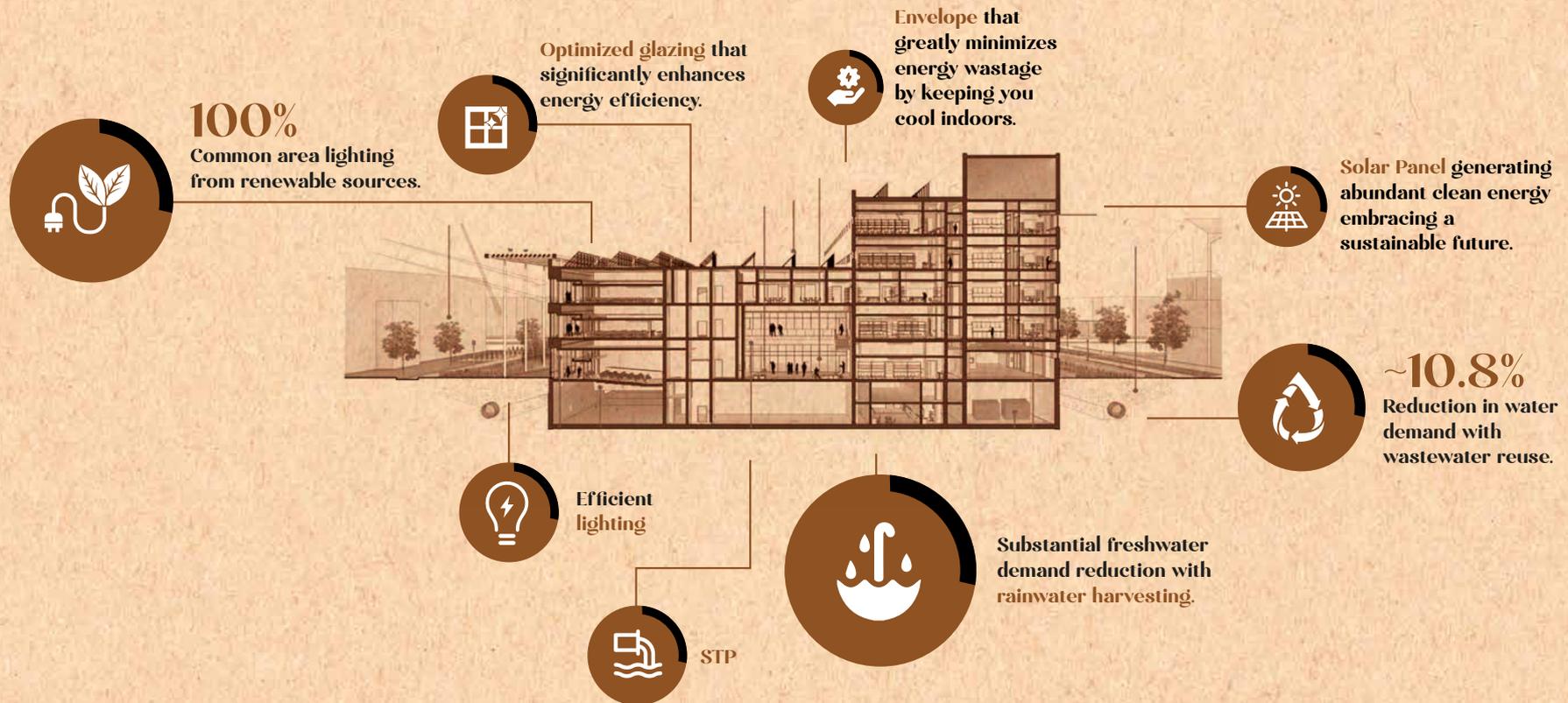
**100%**

**Common areas  
powered with solar energy**

**Welcome to India's first Net Zero community**—it's a blueprint for the future of sustainable living. Here, sustainability isn't an afterthought; it's the very essence of every decision. Achieving Net Zero means that this community gives back as much as it receives, ensuring a balanced, harmonious existence with the environment. From the moment of construction to everyday life, every action is purposefully designed to conserve energy, reduce emissions, and champion renewable resources.

## Change is in the details (Energy and water demand reduction).

At Brigade Citrine, every feature is carefully designed to care for the environment. From using renewable energy to smart water management, each element helps reduce the community's impact on the planet. Together, these small but important steps create a home that works in harmony with nature.





BRIGADE

# Our Bold Leap into Sustainability.

Brigade Group is on a bold journey towards a net-zero carbon footprint by 2045. Partnering with the Science Based Targets initiative (SBTi), we're rolling out comprehensive decarbonisation strategies that pave the way for clean energy in every project we undertake.

Our Brigade Real Estate Accelerator Programme (REAP) and Earth Fund—India's first Real Estate Tech Fund—are at the forefront of sustainable innovation, tackling climate change head-on.

Our focus on sustainable building practices has led us to deliver over 6.91 million sq.ft. of Green Certified spaces, serving more than 40,000 happy customers. With a deep commitment to social responsibility, we're not just building homes; we're shaping a better, greener world.

**Forging a brighter future,  
pioneering eco-friendly solutions.**



## Responsibility Milestones



BRIGADE

### Water Management

**523.46 million litres** of water recycled and reused.

**6.56 million litres** saved through smart practices.

### Materials

**30.16%** increase in reused materials.

**42,639.83 tonnes** of recycled materials diverted from landfill.

### GHG Emissions

**8.84%** reduction in energy consumption.

**Renewable energy** use tripled.

**22.62%** drop in overall GHG emissions.

### Waste Management

**Less than 1%** hazardous waste.

**100%** of organic waste composted or reused.

### Biodiversity

**16,871 trees** planted this fiscal year.

**79,871 trees** planted by Brigade Group to date.



We proudly source **98% of our materials** locally, supporting communities while minimizing our environmental footprint.



**A home  
that stands tall,  
where design  
and nature  
come together  
in harmony.**



**A refreshing  
escape,  
perfectly  
in tune  
with nature.**



**CLUBHOUSE**



Where  
community  
thrives  
in balance.  
A space designed  
to nurture  
connection and  
well-being.



**A place where  
fitness and  
nature align,  
encouraging  
wellness under  
the open sky.**



A space for  
meaningful  
conversations  
and  
memorable  
meals.



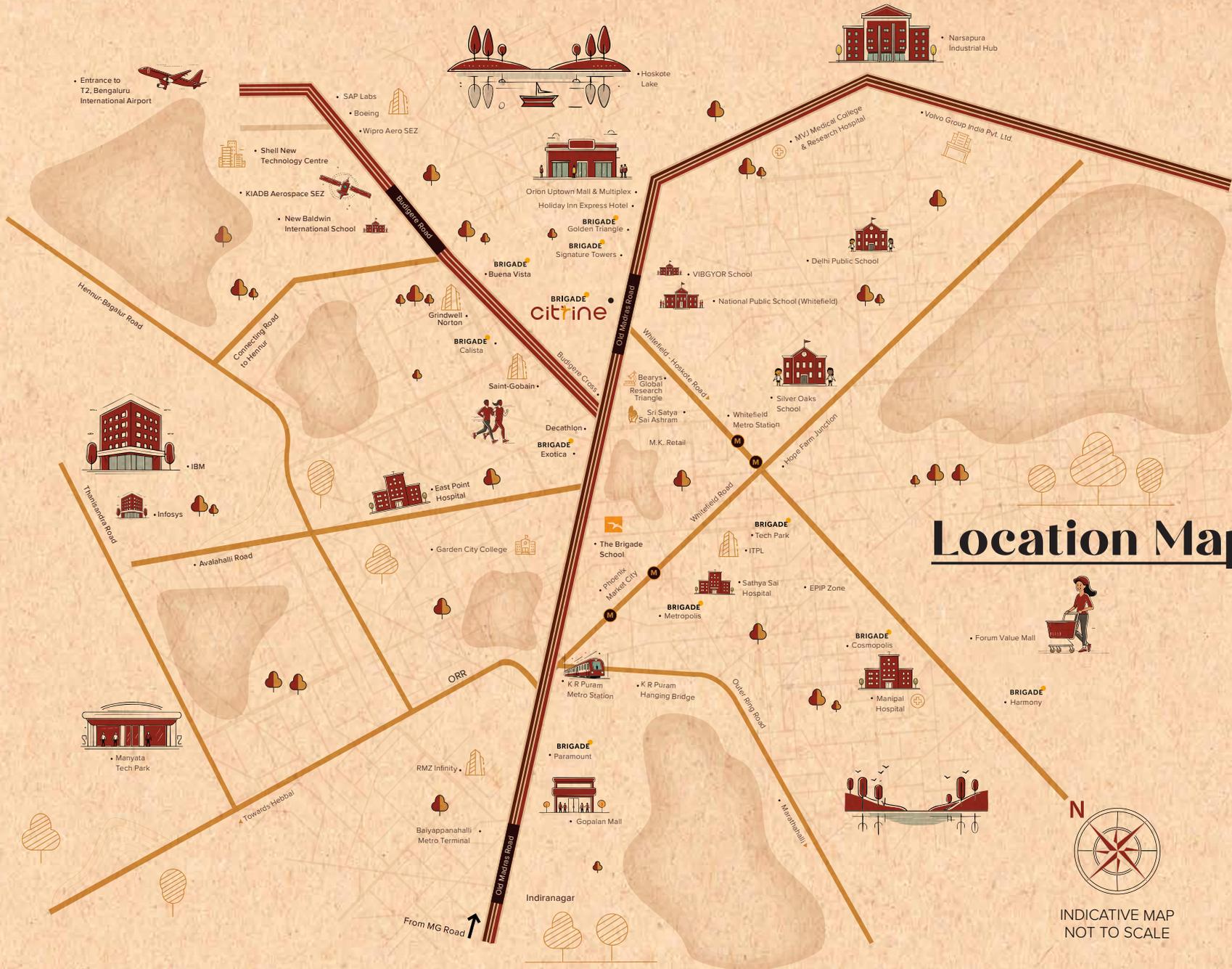
**A space crafted  
for connection  
and the art  
of living well.**





With each mindful choice,  
a Net Zero path unfolds,  
crafting a world where  
every breath is a whisper  
of hope, and every moment,  
a promise to the Earth.





# Location Map



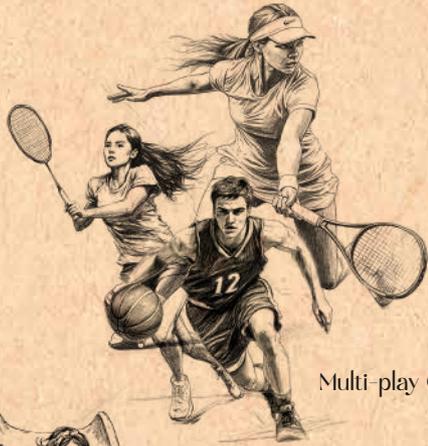
INDICATIVE MAP  
NOT TO SCALE

# Master Plan

1. Entry
2. Arrival court
3. Secondary entrance
4. Multi-play court
5. Bus waiting area
6. Wellness garden
7. Planter
8. Play zone
9. Outdoor fitness area
10. Pet park
11. Swimming pool
12. Kids' pool
13. Open shower
14. Change room
15. Courtyard
16. Existing rock outcrop
17. Parking
18. Transformer yard
19. OWC
20. DG yard
21. Services



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Multi-play Court



Swimming Pool



Kids' Play Area



Wellness Garden



Pet Park



Outside Fitness Area

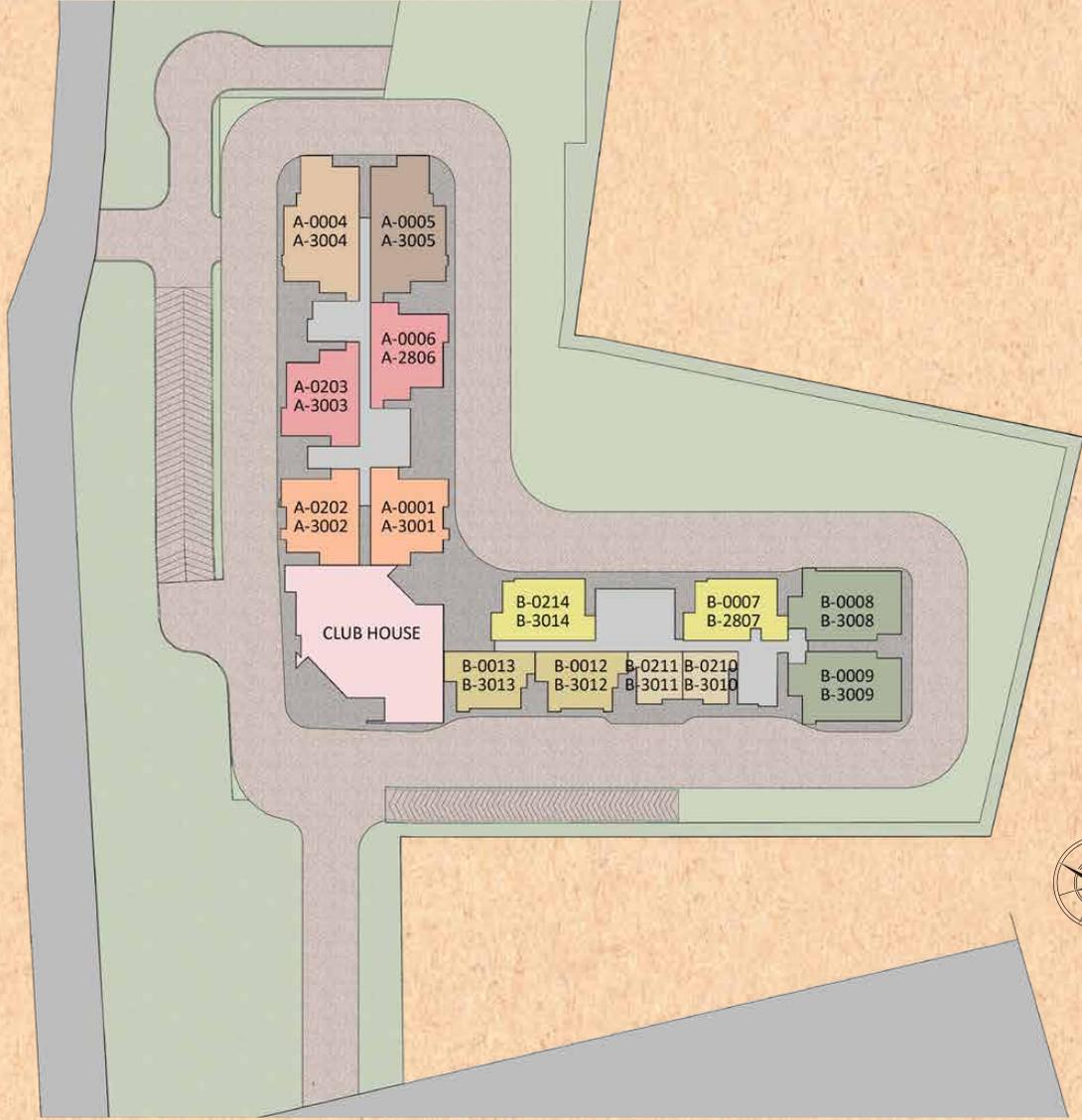
**Spaces to play,**  
**breathe, and flourish.**  
**A truly sustainable**  
**way to live. Isn't it?**



# Key Numbering Plan

**LEGEND**

- TYPE 01 1BED + 1TOILET
- TYPE 02 2BED + 2TOILET
- TYPE 03 3BED + 2TOILET
- TYPE 04 3BED + 3TOILET
- TYPE 05 3BED + 3TOILET
- TYPE 06 3BED + 3TOILET + STUDY
- TYPE 07 4BED + 4TOILET
- TYPE 08 4BED + 4TOILET



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# Floor Plan

BLOCK A - TYPICAL FLOOR (3<sup>rd</sup> to 19<sup>th</sup> & 21<sup>st</sup> to 28<sup>th</sup>)

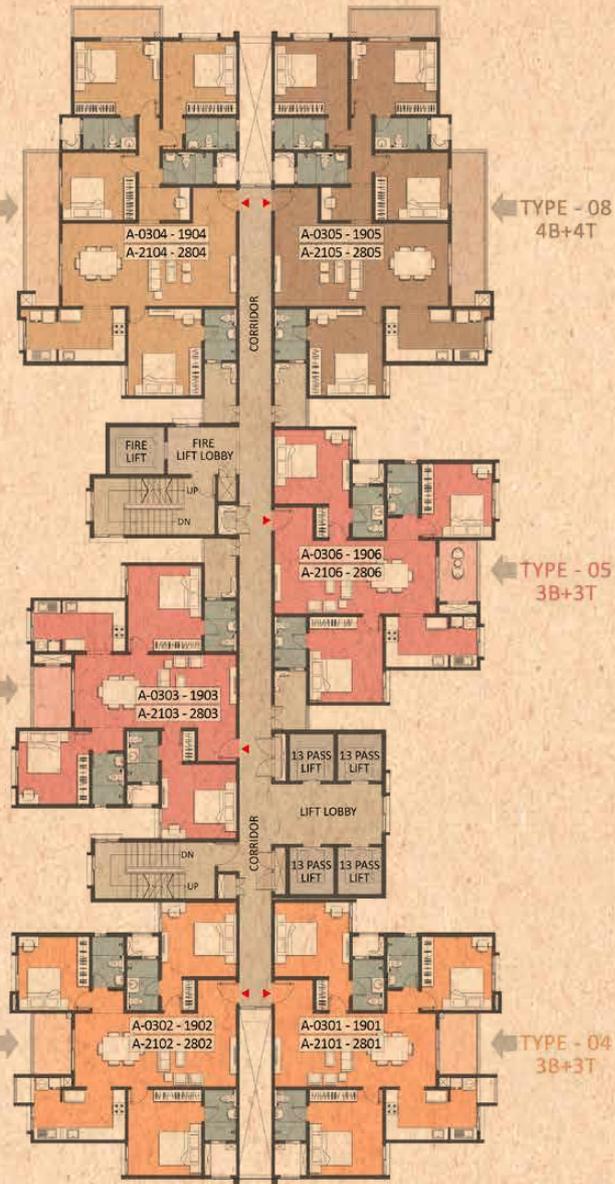
## KEY PLAN



## LEGEND

- 4B+4T  
(TYPE - 08)
- 4B+4T  
(TYPE - 07)
- 3B+3T  
(TYPE - 05)
- 3B+3T  
(TYPE - 04)

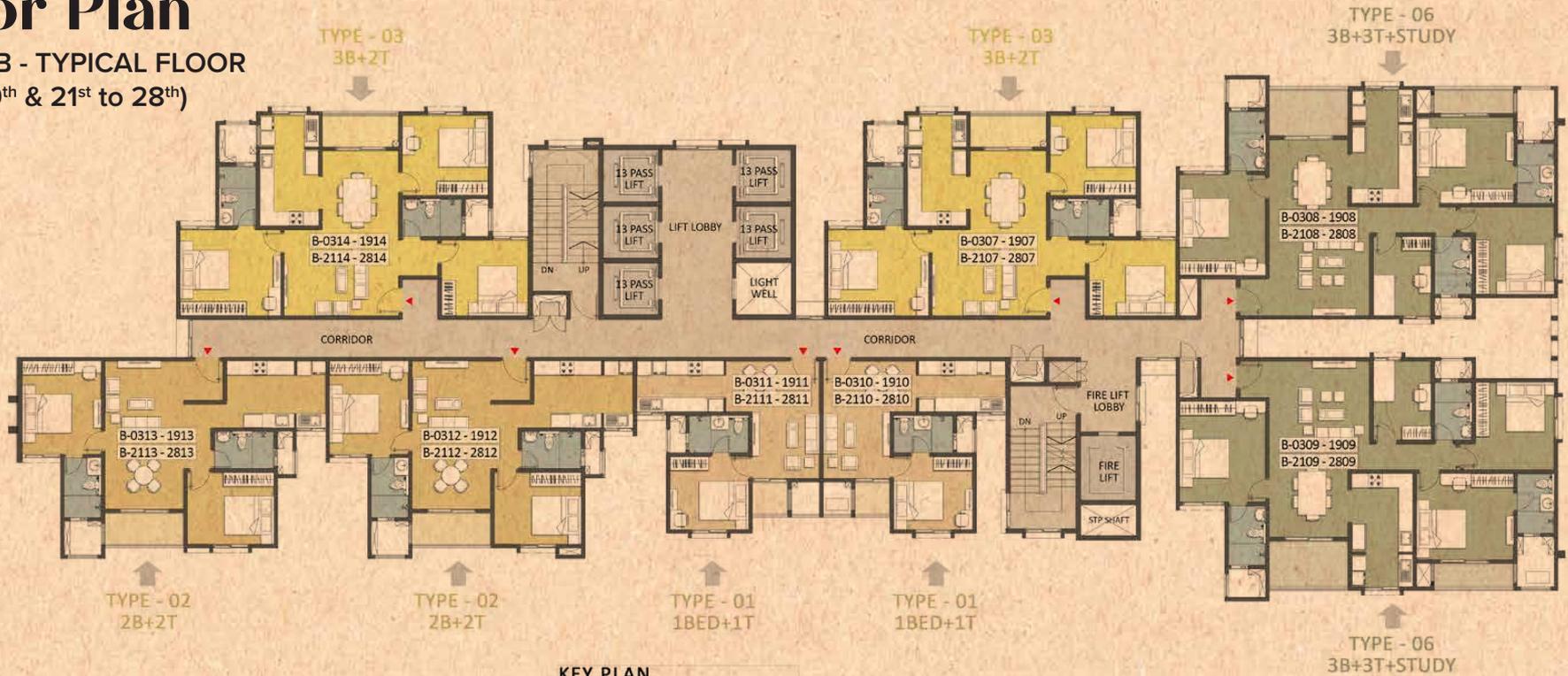
TYPE - 07  
4B+4T



# Floor Plan

## BLOCK B - TYPICAL FLOOR

(3<sup>rd</sup> to 19<sup>th</sup> & 21<sup>st</sup> to 28<sup>th</sup>)



### KEY PLAN



### LEGEND

- 3B+3T+S  
(TYPE - 06)
- 3B+2T  
(TYPE - 03)
- 2B+2T  
(TYPE - 02)
- 1B+1T  
(TYPE - 01)



# Unit Plan

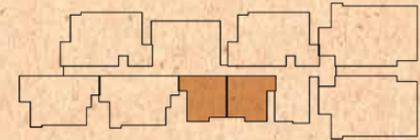
1 BEDROOM + 1 TOILET - TYPE 1



**KEY PLAN**



**BLOCK PLAN**  
BLOCK - B



**TYPE - 01**  
1BED + 1TOILET

B-0210 - A3010  
B-0211 - A3011

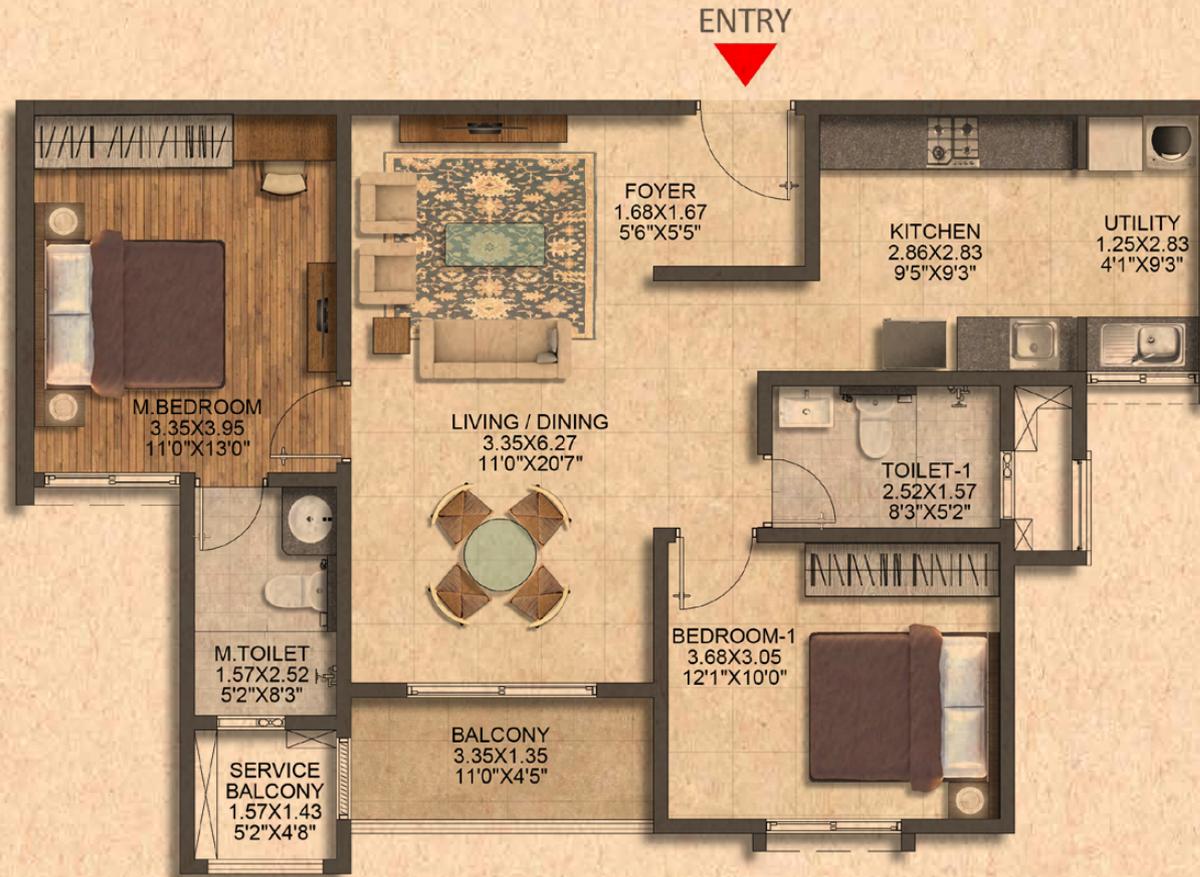


SUPER BUILT-UP AREA	UNIT CARPET AREA	BALCONY CARPET AREA	SERVICE BALCONY CARPET AREA
64 Sq.m.	40.40 Sq.m.	2.02 Sq.m.	1.54 Sq.m.
689 Sq.ft.	434.86 Sq.ft.	21.74 Sq.ft.	16.57 Sq.ft.

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# Unit Plan

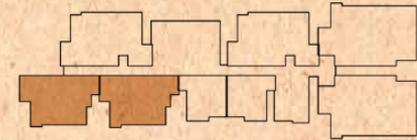
2 BEDROOM + 2 TOILET - TYPE 2



**KEY PLAN**



**BLOCK PLAN**  
BLOCK - B



**TYPE - 02**  
2BED + 2TOILET

B-0012 - B3012  
B-0013 - B3013

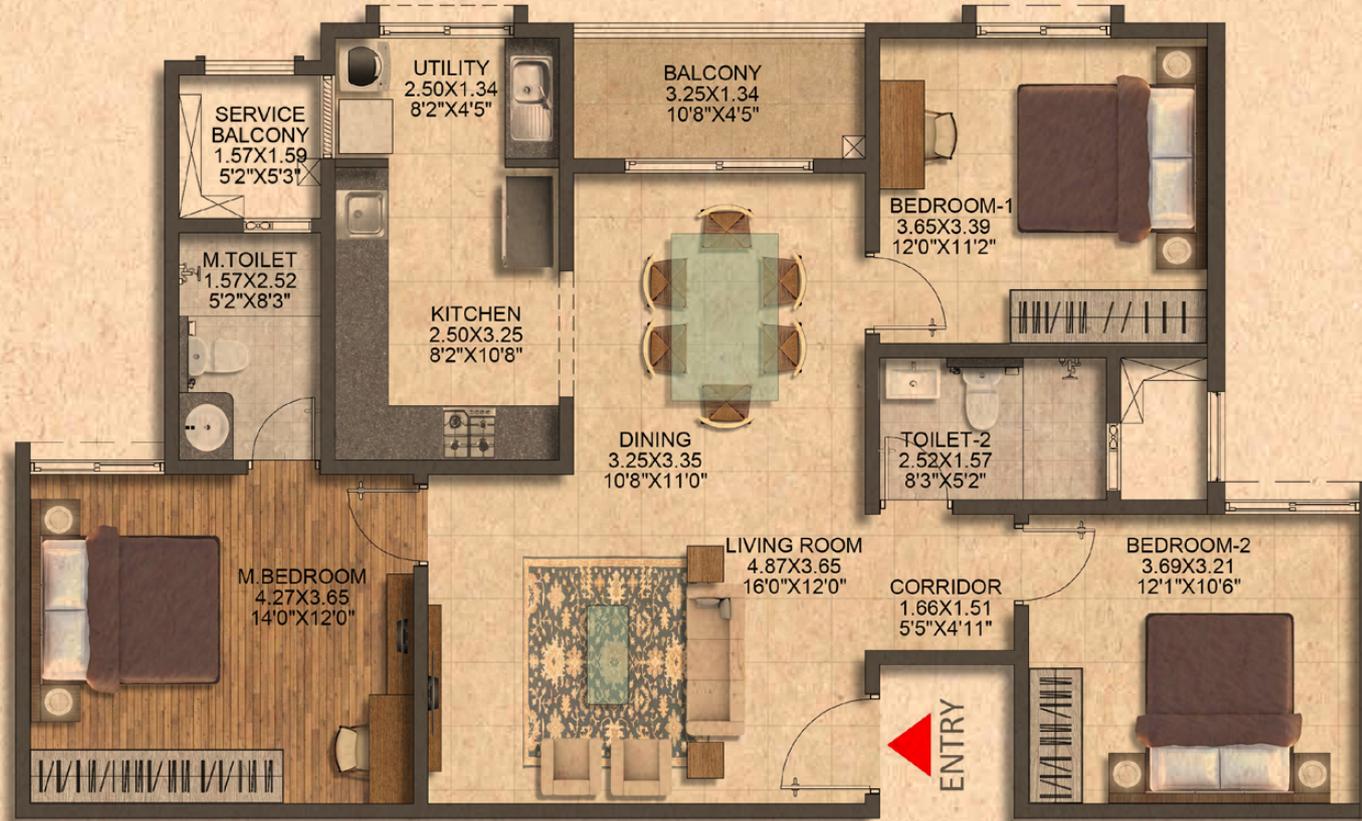


SUPER BUILT-UP AREA	UNIT CARPET AREA	BALCONY CARPET AREA	SERVICE BALCONY CARPET AREA
116.17 Sq.m.	75.39 Sq.m.	4.52 Sq.m.	1.69 Sq.m.
1250 Sq.ft.	811.49 Sq.ft.	48.65 Sq.ft.	18.19 Sq.ft.

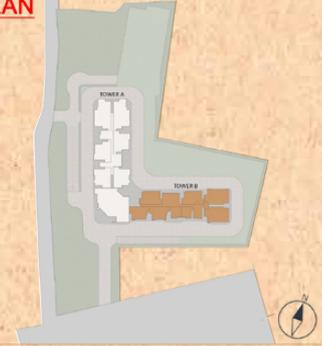
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# Unit Plan

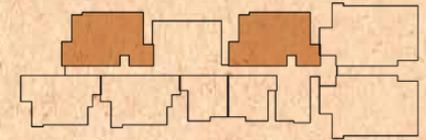
3 BEDROOM + 2 TOILET - TYPE 3



## KEY PLAN



## BLOCK PLAN BLOCK - B



## TYPE - 03 3BED + 2TOILET

B-0007 - B2807  
B-0214 - B3014



SUPER BUILT-UP AREA	UNIT CARPET AREA	BALCONY CARPET AREA	SERVICE BALCONY CARPET AREA
143.82 Sq.m.	94.54 Sq.m.	4.32 Sq.m.	1.96 Sq.m.
1548 Sq.ft.	1017.62 Sq.ft.	46.50 Sq.ft.	21.09 Sq.ft.

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# Unit Plan

3 BEDROOM + 3 TOILET - TYPE 4



KEY PLAN



BLOCK PLAN  
BLOCK - A



TYPE - 04  
3BED + 3TOILET

A-0001 - A3001  
A-0202 - A3002



SUPER BUILT-UP AREA

164 Sq.m.

1765 Sq.ft.

UNIT CARPET AREA

108.41 Sq.m.

1166.92 Sq.ft.

BALCONY CARPET AREA

5.69 Sq.m.

61.24 Sq.ft.

SERVICE BALCONY CARPET AREA

0.88 Sq.m.

9.47 Sq.ft.

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# Unit Plan

## 3 BEDROOM + 3 TOILET - TYPE 5



KEY PLAN



BLOCK PLAN  
BLOCK - A



TYPE - 05  
3BED + 3TOILET

A-0203 - A3003  
A-0006 - A2806

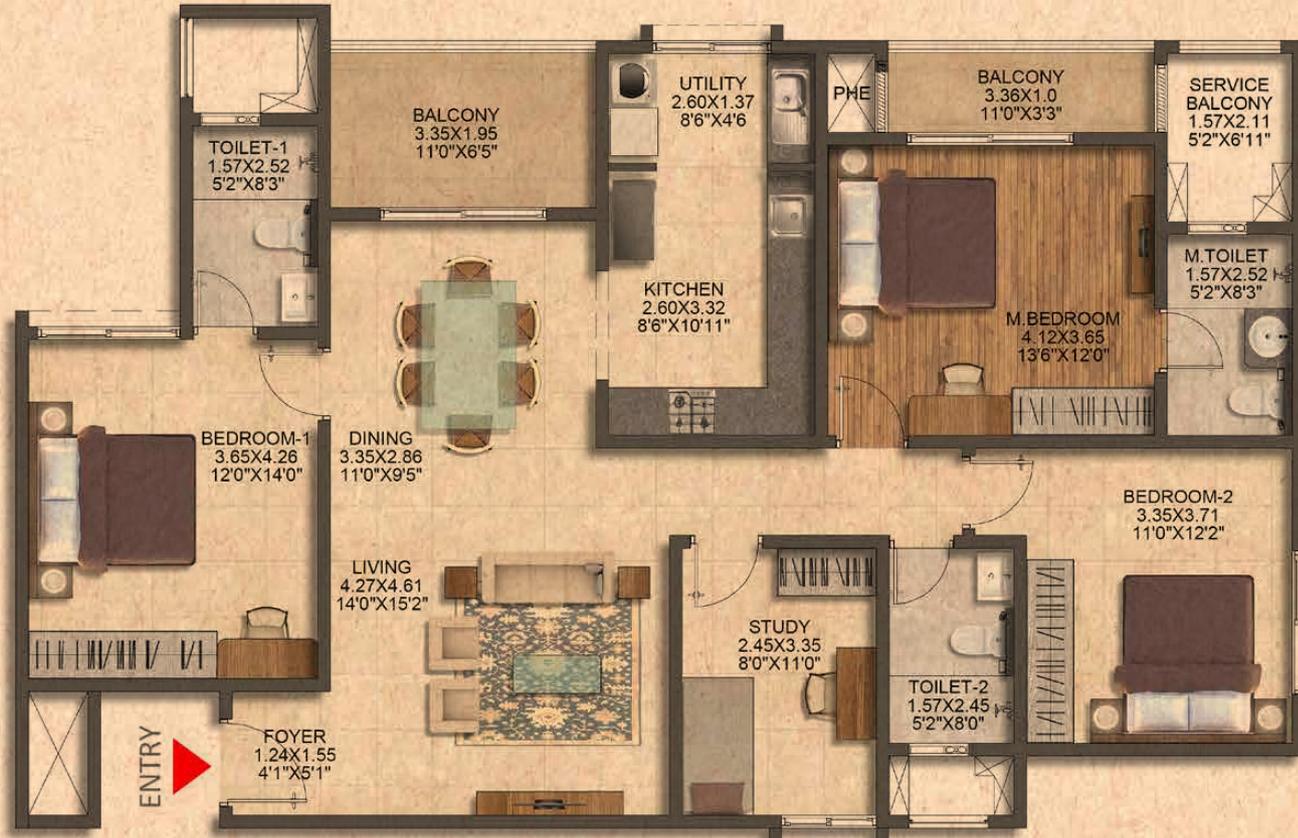


SUPER BUILT-UP AREA	UNIT CARPET AREA	BALCONY CARPET AREA	SERVICE BALCONY CARPET AREA
167.01 Sq.m.	107.58 Sq.m.	5.76 Sq.m.	4.25 Sq.m.
1798 Sq.ft.	1157.99 Sq.ft.	62 Sq.ft.	45.74 Sq.ft.

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# Unit Plan

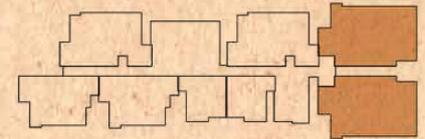
3 BEDROOM + 3 TOILET + STUDY - TYPE 6



KEY PLAN



BLOCK PLAN  
BLOCK - B



TYPE - 06  
3BED + 3TOILET + STUDY

B-0008 - B3008  
B-0009 - B3009



SUPER BUILT-UP AREA	UNIT CARPET AREA	BALCONY CARPET AREA	SERVICE BALCONY CARPET AREA
185.76 Sq.m.	117.99 Sq.m.	9.89 Sq.m.	2.88 Sq.m.
2000 Sq.ft.	1270.04 Sq.ft.	106.45 Sq.ft.	31 Sq.ft.

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# Unit Plan

4 BEDROOM + 4 TOILET - TYPE 7



KEY PLAN



BLOCK PLAN  
BLOCK - A



TYPE - 07  
4BED + 4TOILET

A-0004 - A3004



SUPER BUILT-UP AREA	UNIT CARPET AREA	BALCONY CARPET AREA	SERVICE BALCONY CARPET AREA
234.88 Sq.m.	143.09 Sq.m.	18.22 Sq.m.	4.31 Sq.m.
2528 Sq.ft.	1540.22 Sq.ft.	196.12 Sq.ft.	46.39 Sq.ft.

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# Unit Plan

4 BEDROOM + 4 TOILET - TYPE 8



KEY PLAN



BLOCK PLAN  
BLOCK - A



TYPE - 08  
4BED + 4TOILET

A-0005 - A3005



SUPER BUILT-UP AREA	UNIT CARPET AREA	BALCONY CARPET AREA	SERVICE BALCONY CARPET AREA
235.28 Sq.m.	143.09 Sq.m.	18.22 Sq.m.	4.60 Sq.m.
2533 Sq.ft.	1540.22 Sq.ft.	196.12 Sq.ft.	49.51 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 / SRI Tiles

## UNIT FLOORING

**Living / Dining / Family / Foyer / Bedrooms /  
Kitchen / Utility:** Vitrified Tiles

**Master Bedroom:** Wood Finish Vitrified Tiles

**Balcony:** Vitrified Tiles

**Toilets:** Vitrified Tiles

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

## WALL DADO

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

**Toilets:** Vitrified Tiles

## KITCHEN / UTILITY

**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

## TOILETS

**CP Fittings:** Grohe / Kohler or equivalent

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

## DOORS

**Main Door:** Hardwood Frame with Flush Shutter  
with both sides Veneer

**Internal Doors:** Hardwood Frame with  
Flush Shutter

**Balcony Door:** UPVC / Aluminium

**Windows:** UPVC / Aluminium

## PAINTING & FINISHES

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

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

**Unit Walls:** Emulsion Paint

## ELECTRICAL

**1 BHK :** 2 kW, **2 BHK :** 4 kW, **3 BHK :** 6 kW,  
**4 BHK :** 8 kW

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

## DG BACKUP

100% DG Backup for Common Areas

100% Backup for Units\*

## VERTICAL TRANSPORTATION

Lifts provided as per design

\*At an additional cost.

# Multiple domains. Single-minded commitment.

Apartments  
Villas  
Integrated Enclaves  
Senior Living



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, Mysuru, Mangaluru, Chikmagalur, Hyderabad, Chennai, Kochi, and GIFT City, Gandhinagar with developments across the Residential, Commercial, Retail, Hospitality, and Education sectors. Since its inception, Brigade has completed 280+ buildings amounting to over 90 million sq.ft. (8.36 million sq.mt.) 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 and mixed use lifestyle enclaves, plotted developments, 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.

Offices  
Retail Spaces



Brigade is among the few developers that also enjoys a reputation of developing Grade A Commercial properties. The 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. The commercial segment has seen consistent growth over the last few years with over 5 million sq.ft. of office spaces under development.

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 holistic education; has conducted large-scale tree plantation drives; spruced up parts of the city; revived public recreational spots like lakes and parks, to name a few.

Clubs  
Hotels  
Convention Centres  
Schools



Brigade Real Estate Accelerator Program (REAP), Asia's first startup 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. 'Great Place to Work Institute' has rated 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 the uncompromising quality of the projects over the years has created a brand of outstanding repute.

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



**BRIGADE**

Building Positive Experiences

Our core values

Founders



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To **UPGRADE TO BRIGADE**, reach us on **1800 102 9977** • **BrigadeCitrine.com**

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