



BELONG TO
something better

BRIGADE
INSIGNIA
— Yelahanka, North Bengaluru —



The actual shot of the location with the building render superimposed

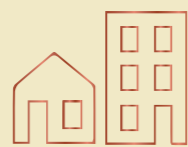
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WAKE UP TO AN ADDRESS

A FEELING. A STATE OF BEING.

At Brigade Insignia, your home is your very own personalised brand.

Nestled within 6 acres of pristine land, this collection of exquisite 3 and 4-bed room homes are a canvas of light and air. The 5-bedroom penthouses will surely make you feel on top of the world.



Low Density
Homes



Scenic
Views



Dual
Balconies



20 min
to Airport



Lush Green
Scapes



10 mins
to Hebbal



An upcoming
metro connectivity

LOCATION MAP



- 1, VIDYASHILP ACADEMY
- 2, CANADIAN INTERNATIONAL SCHOOL
- 3, STONEHILL INTERNATIONAL SCHOOL
- 4, MALLYA ADITI INTERNATIONAL SCHOOL
- 5, RYAN INTERNATIONAL SCHOOL
- 6, ORCHIDS THE INTERNATIONAL SCHOOL
- 7, NAGARJUNA VIDYANIKETAN
- 8, PRESIDENCY SCHOOL



- 1, MANIPAL HOSPITALS
- 2, ASTER CMI HOSPITAL
- 3, RAINBOW CHILDREN'S HOSPITAL
- 4, CLOUDNINE HOSPITAL
- 5, MOTHERHOOD HOSPITAL



- 1, RMZ GALLERIA OFFICE BLOCK
- 2, NORTHGATE OFFICE PARK
- 3, L&T BUSINESS PARK
- 4, BHARTIYA CENTRE OF INFORMATION TECHNOLOGY
- 5, KIRLOSKAR BUSINESS PARK
- 6, SATTVA HORIZON
- 7, PRESTIGE TECH CLOUD



- 1, PHOENIX MALL OF ASIA
- 2, BHARATIYA MALL OF BENGALURU
- 3, ESTEEM MALL
- 4, PADUKONE - DRAVID CENTRE FOR SPORTS EXCELLENCE
- 5, FOUR SEASONS HOTEL
- 6, DECATHLON



HOSPITAL



HOTELS & ENTERTAINMENT



SCHOOL



TECH PARKS



GET TO WORK

Whether you need to pop into the office for a quick catch up or your business needs you there 7 days a week, Bangalore's business hubs are a quick drive away.

MANYATA
BUSINESS PARK

KIRLOSKAR
TECH PARK

KIADB
AEROSPACE PARK

BRIGADE
MAGNUM

BRIGADE
OPUS

KARLE
TECH PARK

NORTHGATE

EMBASSY
BUSINESS HUB

RMZ
GALLERIA

PRESTIGE
CLOUDTECH

SATTVA
HORIZON



FUN AND FOOD, FOR EVERY MOOD.

Shop till you drop, and watch all the latest films, and grab a bite to eat, and have a fun day out, when you want, where you want.

PHOENIX MALL
OF ASIA

UPCOMING FORUM
13 DEGREE NORTH

GARUDA MALL
YELAHANKA

HILTON
HOTEL

FOUR SEASONS
HOTEL

GALLERIA
MALL

BYG
BREWSKI

ELEMENTS
MALL

SAHAKAR NAGAR
HIGHSTREET

MALL OF
BENGALURU

HYATT
CENTRIC





A WORLD OF POSSIBILITIES IS A SHORT DRIVE AWAY.

Educate, empower and enable your loved ones to pursue their dreams, with the right opportunities at the right institute. And that too, close to home.

VIDYASHILP ACADEMY | CANADIAN INTERNATIONAL SCHOOL | STONEHILL INTERNATIONAL SCHOOL

MALLYA ADITI INTERNATIONAL SCHOOL | RYAN INTERNATIONAL SCHOOL

ORCHIDS THE INTERNATIONAL SCHOOL | NAGARJUNA VIDYANIKETAN | PRESIDENCY SCHOOL



ONE STEP CLOSER TO WELLNESS.

Whether it's a routine check-up or an emergency, rest assured that the absolute best of healthcare is a short drive away.

MANIPAL HOSPITAL | ASTER CMI HOSPITAL | BANGALORE BAPTIST HOSPITAL

REGAL HOSPITAL | SPARSH HOSPITAL

PROLIFE HOSPITAL | MOTHERHOOD HOSPITAL | CLOUDNINE HOSPITAL



- 01. KIA Terminals
- 02. Airport City
- 03. Doddajala
- 04. Bettahalasuru
- 05. Bagalur Cross
- 06. Yelahanka
- 07. Jakkur Cross
- 08. Kodigehalli
- 09. Hebbal
- 10. Kempapura
- 11. Veeranna Palya
- 12. HBR Layout
- 13. Kalyan Nagar
- 14. HRBR Layout
- 15. Horamavu
- 16. Kasturi Nagar



- 01. Nagawara
 - 02. Kadugondanahlli
 - 03. Venkateshapura
 - 04. Tannery Road
 - 05. Pottery Town
 - 06. Cantonment
 - 07. Shivajinagar
-
- 01. Dr. B.R. Ambedkar Vidhana Soudha
 - 02. Cubbon Park
 - 03. Mahatma Gandhi Road
 - 04. Trinity Circle
 - 05. Halasuru
 - 06. Indiranagar
 - 07. Swami Vivekananda Road
 - 08. Baiyyappanahali
 - 09. Benniganahalli
 - 10. Krishnaraja Puram
 - 11. Mahadevapura



PROJECT VIEWS



Artist's impression

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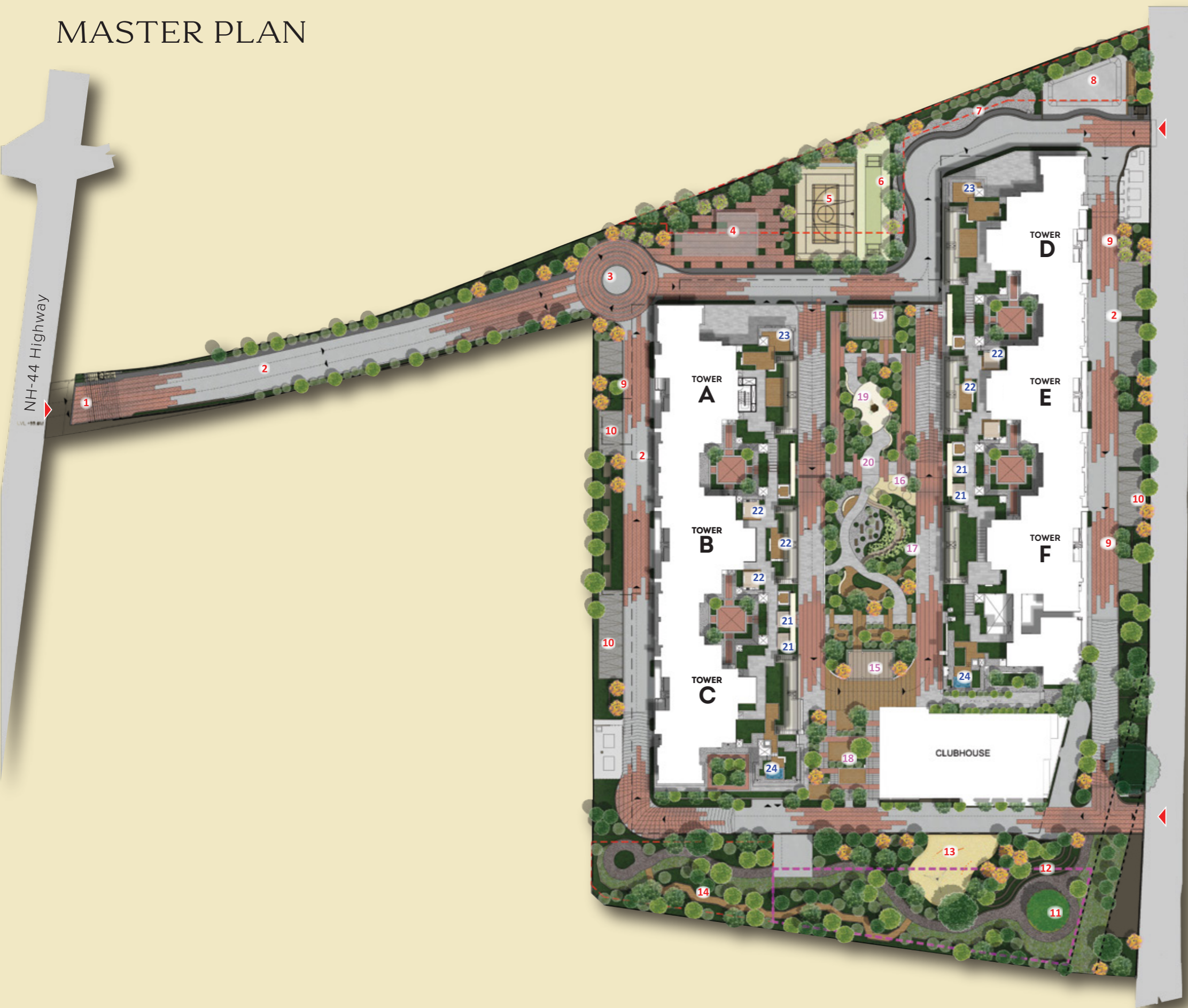
All images are artist's impression



Artist's impression

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MASTER PLAN



GROUND LEVEL

1. Arrival Gateway
2. Driveway
3. Grand Entry Court
4. Waiting Pavilion
5. Multi-game Court
6. Cricket Practice Pitch
7. Pet Paradise
8. Skating Area
9. Tower Drop-off
10. Car Parking bay
11. Heritage Tree Plaza
12. Cascade Seating
13. Junior Recreation Area
14. Walkway

PODIUM CENTRAL GARDENS

15. Social Pavilion
16. Wellness Nook
17. Bamboo Retreat
18. Tiered Amphitheatre
19. Toddler's Enclave
20. Pathway

SKY TERRACES (SUNRISE & SUNSET GARDENS)

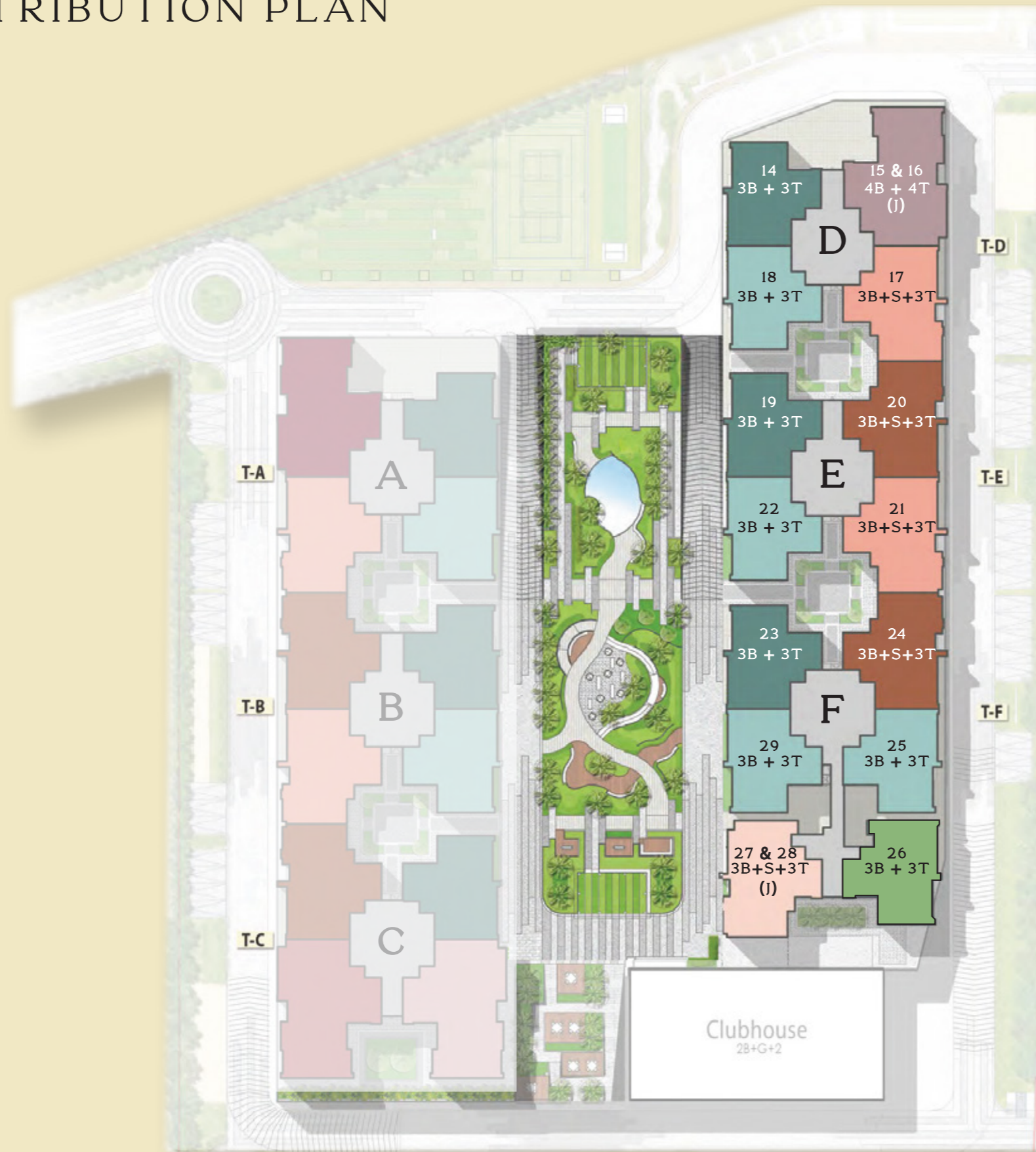
21. Relaxation Lounge
22. Event Plaza
23. Meditation Deck
24. Spa Garden

- Kharab Area
- Civic Amenities
- Parks and Open spaces



NUMBERING PLAN

UNIT DISTRIBUTION PLAN



LEGEND			
COLOUR	UNIT TYPE	NO OF BED	AREA (SQFT)
	E	3B3T+SR	2145
	E1	3B3T+SR	2145
	G	3B3T+PW+S/BR+SR	2481
	G1	3B3T+PW+S/BR+SR	2481
	G2(I)	3B3T+PW+S/BR+SR	2478
	H3(I)	4B4T+PW+SR	3114
	E2	3B3T+SR	2145



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FLOOR PLANS

TYPICAL FLOOR PLAN

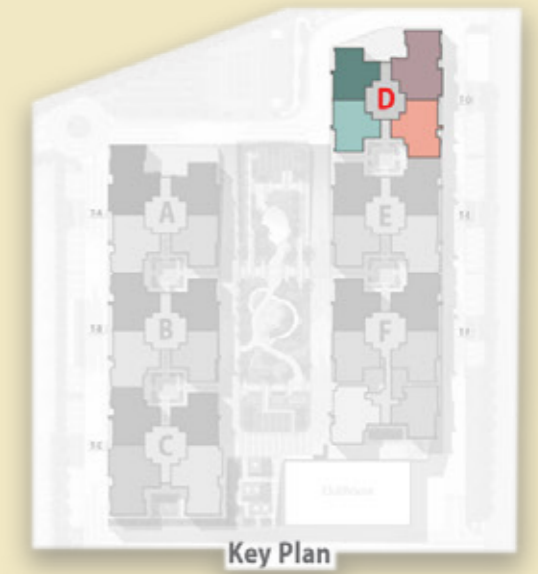
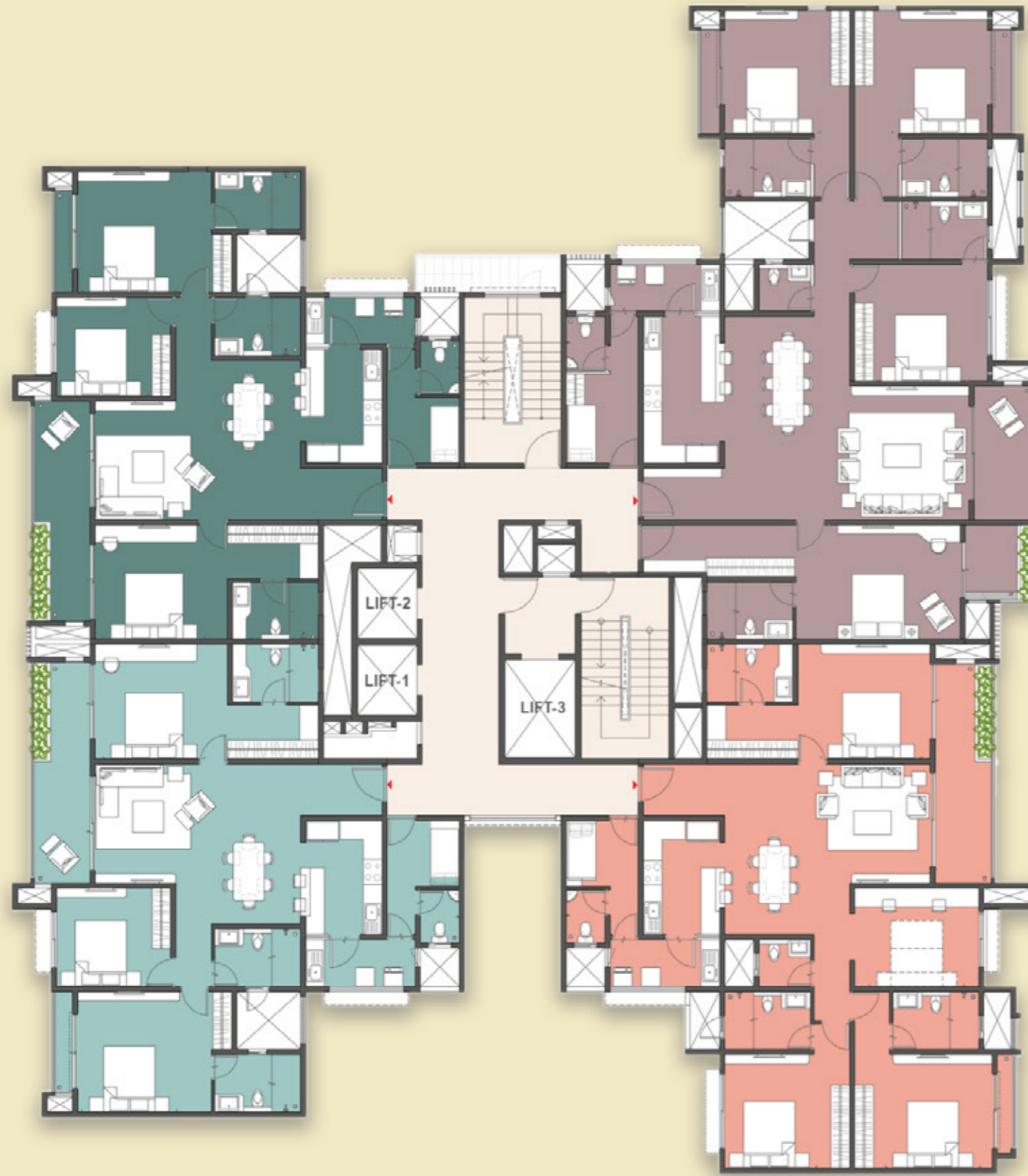


LEGEND			
COLOUR	UNIT TYPE	NO OF BED	AREA (SQFT)
	E	3B3T+SR	2145
	E1	3B3T+SR	2145
	G	3B3T+PW+S/BR+SR	2481
	G1	3B3T+PW+S/BR+SR	2481
	G2 (J)	3B3T+PW+S/BR+SR	2478
	H3 (J)	4B4T+PW+SR	3114
	E2	3B3T+SR	2145



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TOWER-D (TYPICAL FLOOR PLAN)

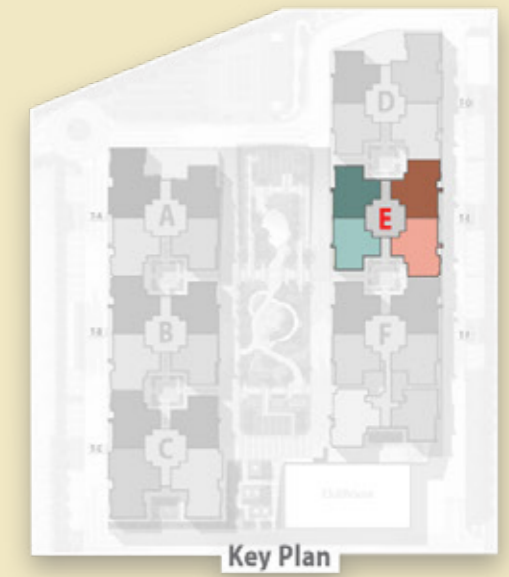


LEGEND			
COLOUR	UNIT TYPE	NO OF BED	AREA (SQFT)
Dark Green	E	3B3T+SR	2145
Light Green	E1	3B3T+SR	2145
Red	G1	3B3T+PW+S/BR+SR	2481
Purple	H3(J)	4B4T+PW+SR	3114



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TOWER-E (TYPICAL FLOOR PLAN)



LEGEND			
COLOUR	UNIT TYPE	NO OF BED	AREA (SQFT)
	E	3B3T+SR	2145
	E1	3B3T+SR	2145
	G	3B3T+PW+S/BR+SR	2481
	G1	3B3T+PW+S/BR+SR	2481



TOWER-F (TYPICAL FLOOR PLAN)



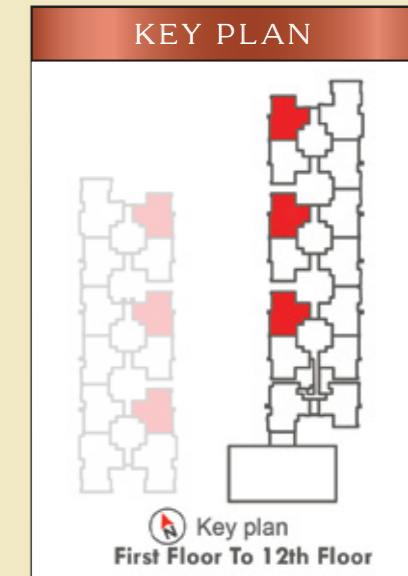
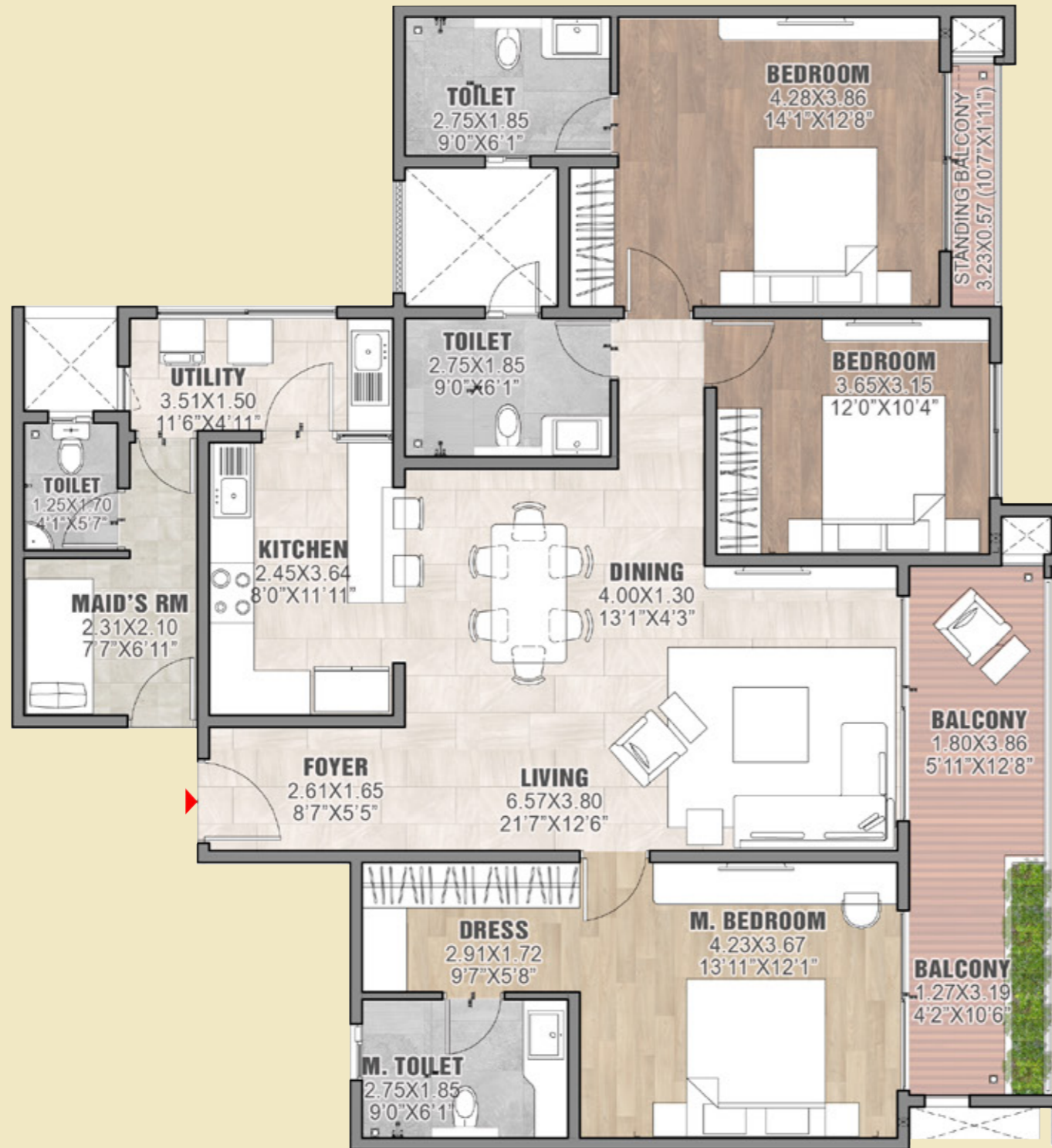
LEGEND			
COLOUR	UNIT TYPE	NO OF BED	AREA (SQFT)
	E	3B3T+SR	2145
	E1	3B3T+SR	2145
	G	3B3T+PW+S/BR+SR	2481
	G2	3B3T+PW+S/BR+SR	2478
	E2	3B3T+SR	2145



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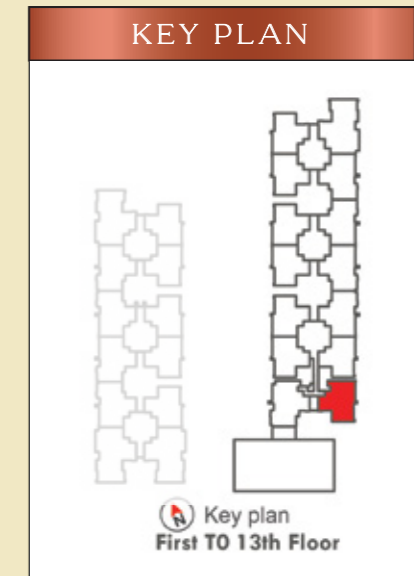
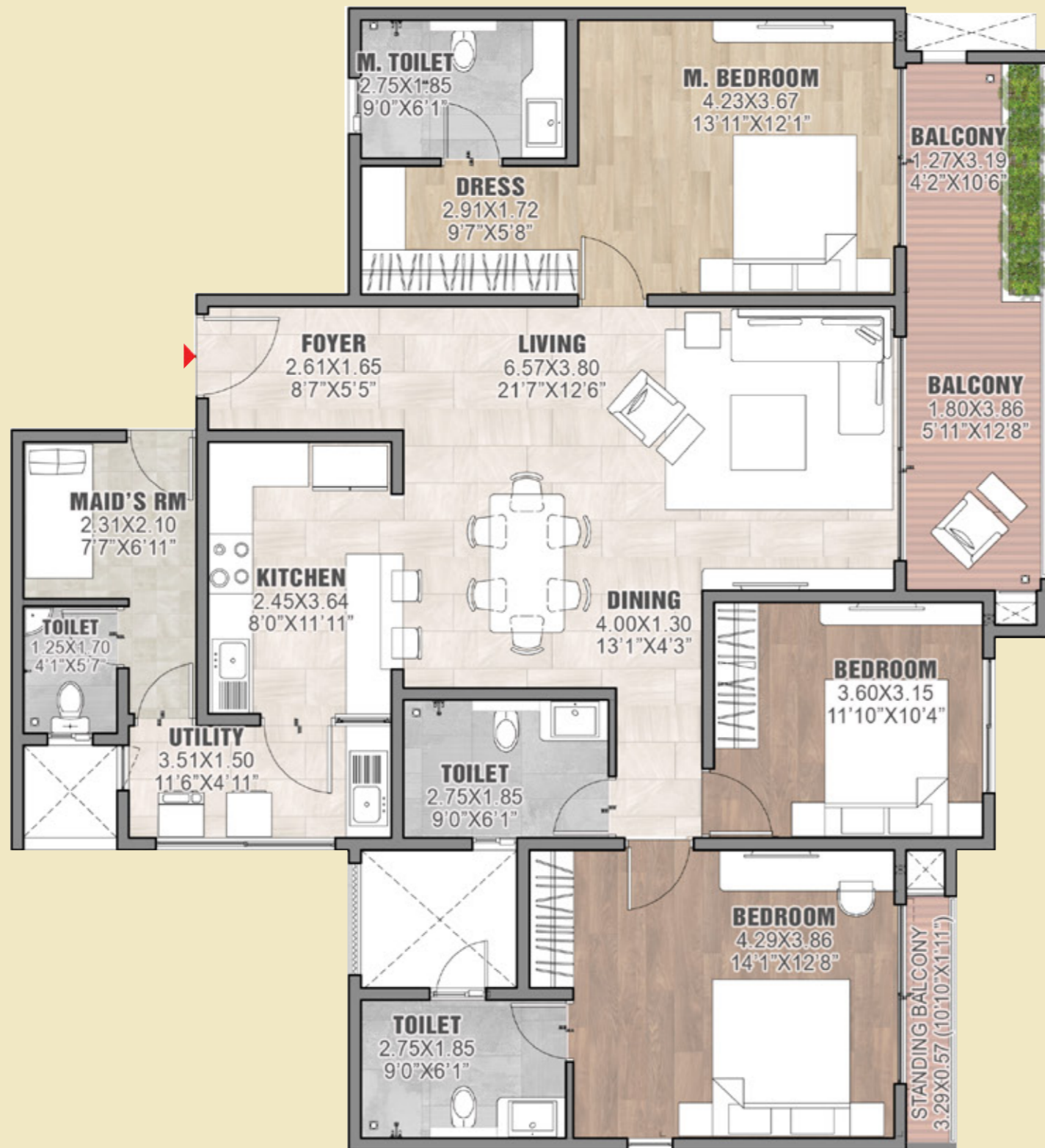
UNIT PLANS

3 BHK + MAID'S UNIT (TYPE - E)



UNIT-TYPE E		
	SQM	SFT
SUPER BUILT-UP AREA	199.32	2145
UNIT CARPET AREA	131.49	1415.36
BALCONY CARPET AREA	14.48	155.86
UNIT DISTRIBUTION	D0114 - D1114 E0119 - E1119 F0123 - F1123	

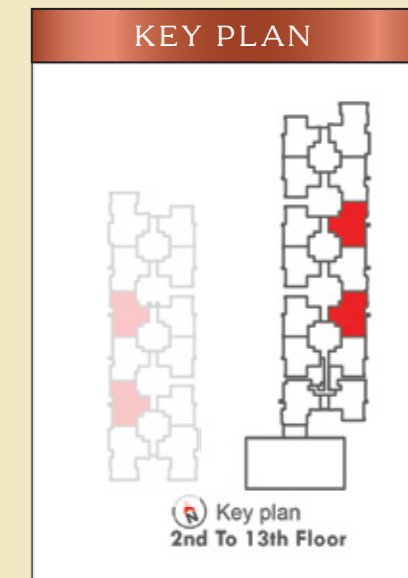
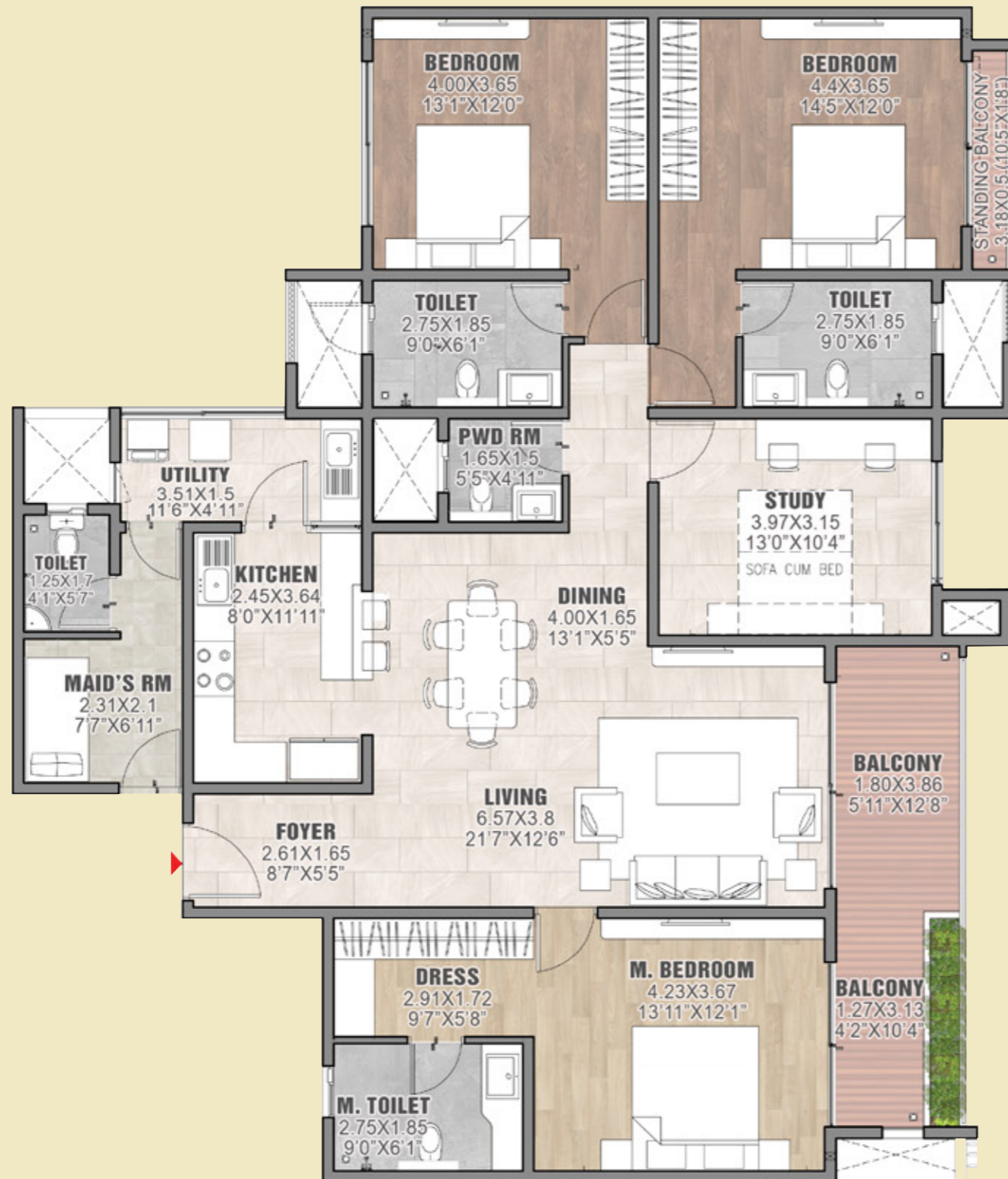
3 BHK + MAID'S UNIT (TYPE - E2)



UNIT-TYPE E1		
	SQM	SFT
SUPER BUILT-UP AREA	199.32	2145
UNIT CARPET AREA	131.49	1415.36
BALCONY CARPET AREA	14.48	155.86
UNIT DISTRIBUTION	F0126 - F1326	

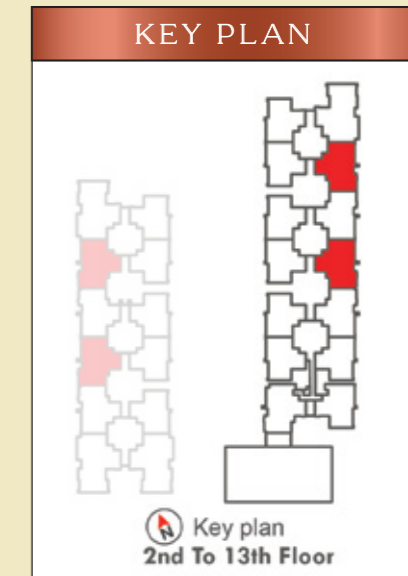
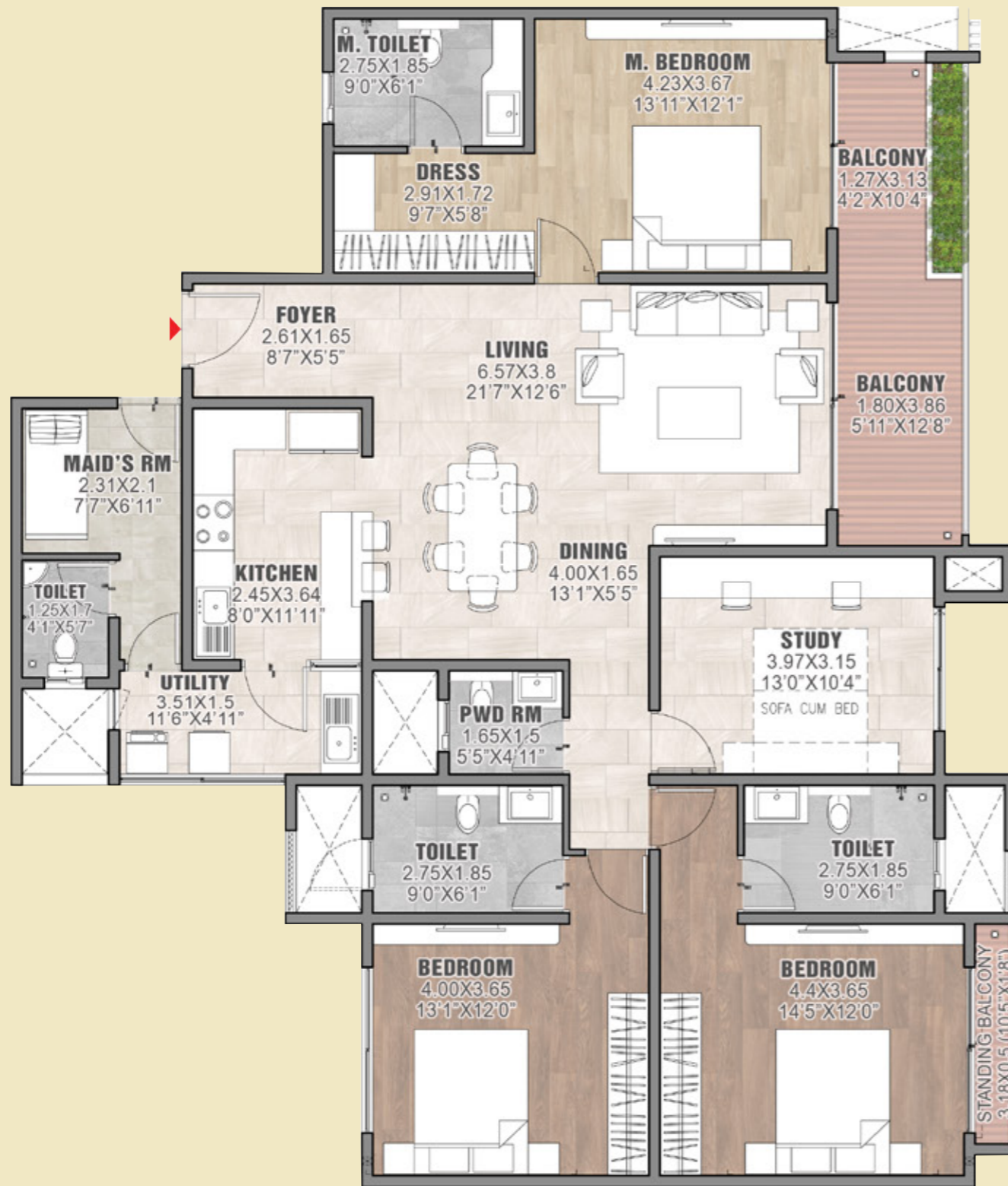
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3 BHK + MAID'S + STUDY UNIT (TYPE - G)



UNIT-TYPE G		
	SQM	SFT
SUPER BUILT-UP AREA	230.50	2481
UNIT CARPET AREA	155.79	1676.92
BALCONY CARPET AREA	14.15	152.31
UNIT DISTRIBUTION	E0220 - E1320 F0224 - F1324	

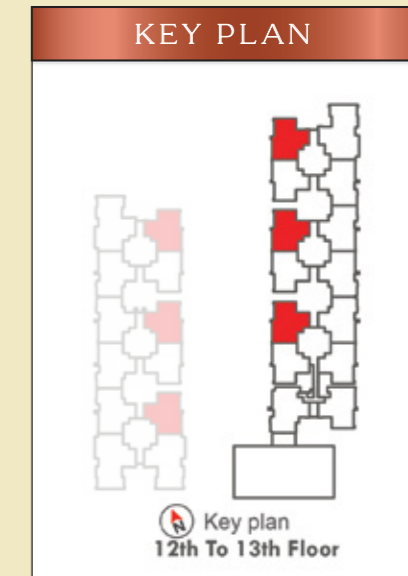
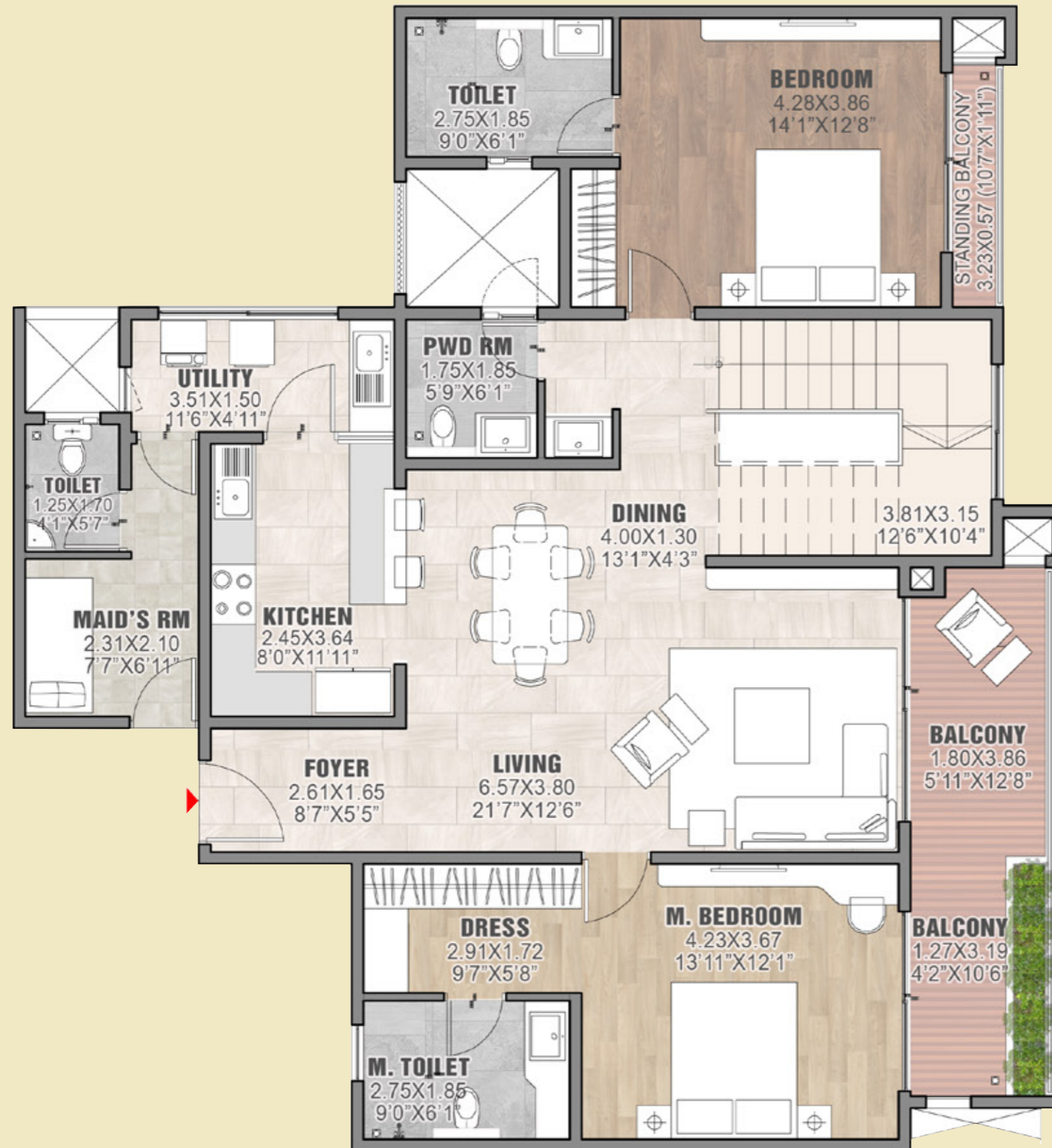
3 BHK + MAID'S + STUDY UNIT (TYPE - G1)



UNIT-TYPE G1		
	SQM	SFT
SUPER BUILT-UP AREA	230,50	2481
UNIT CARPET AREA	155,79	1676,92
BALCONY CARPET AREA	14,15	152,31
UNIT DISTRIBUTION	D0217 - D1317 E0221 - E1321	

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DX - LOWER FLOOR (TYPE - J) 5 BHK + MAID'S UNIT

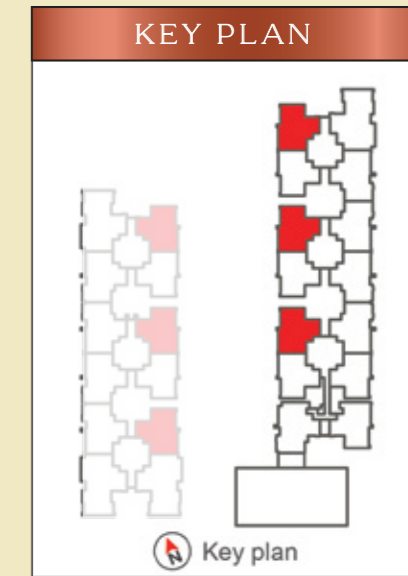
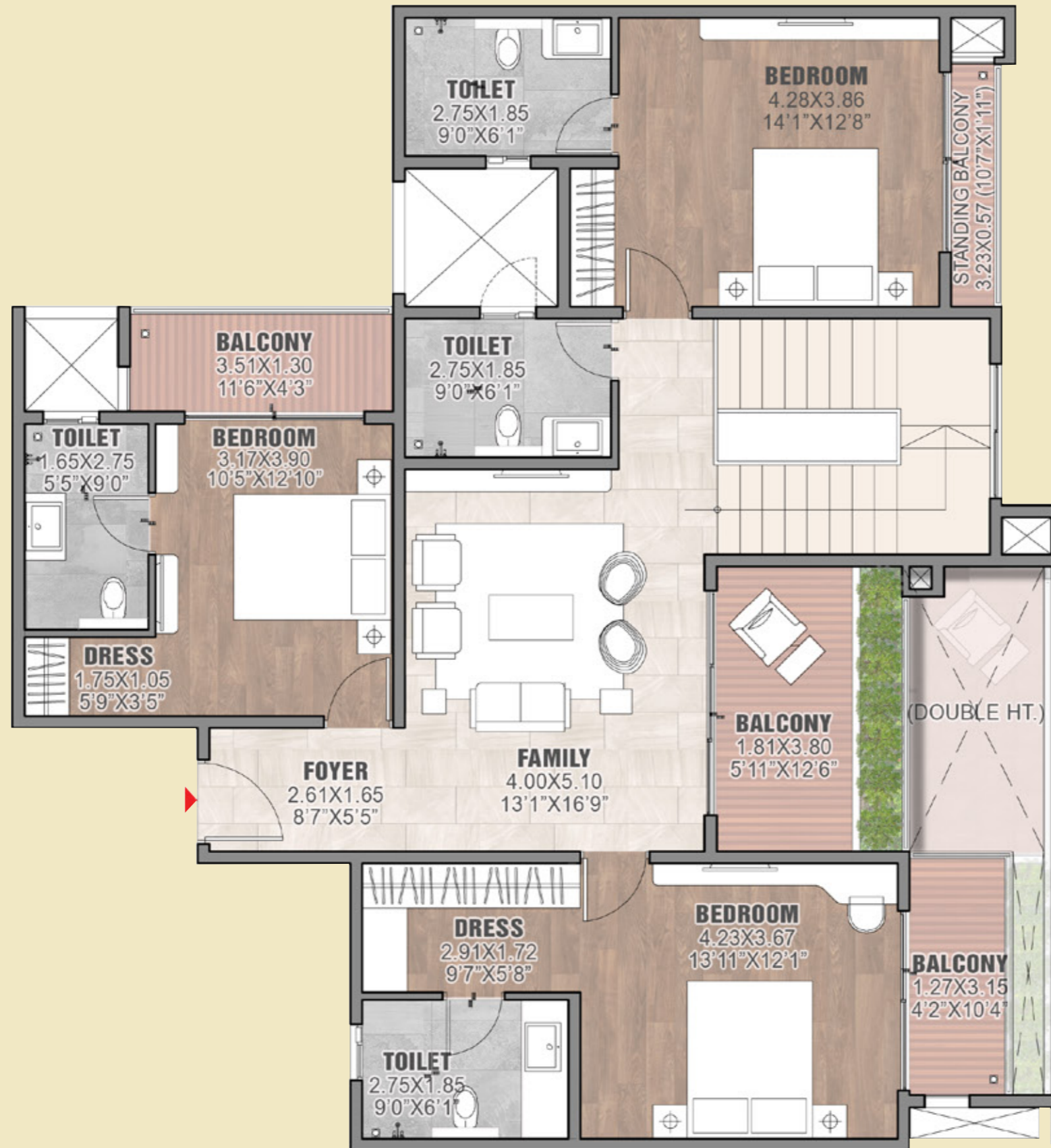


UNIT-TYPE J		
	SQM	SFT
SUPER BUILT-UP AREA	390.60	4204
UNIT CARPET AREA	246.02	2648.16
BALCONY CARPET AREA	39.62	426.47
UNIT DISTRIBUTION	D-DX14 E-DX19 F-DX23	

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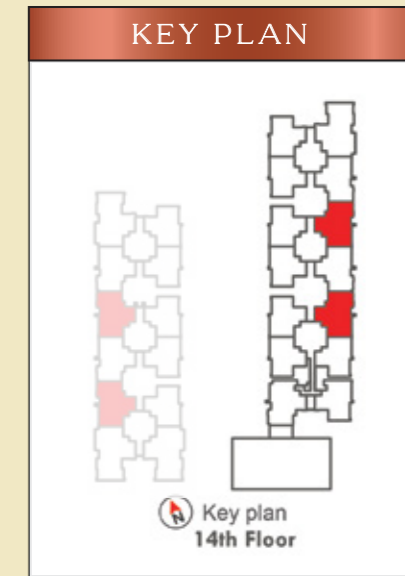
DX - UPPER FLOOR (TYPE - J)

5 BHK + MAID'S UNIT



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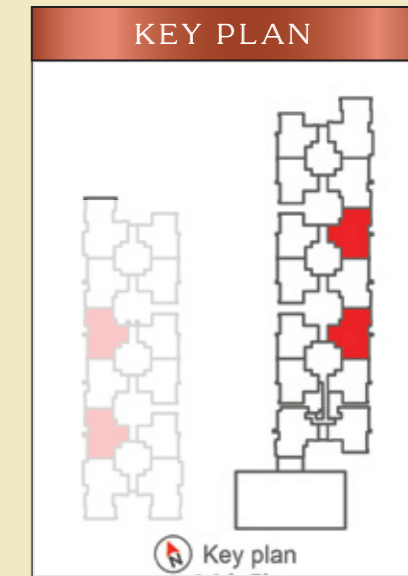
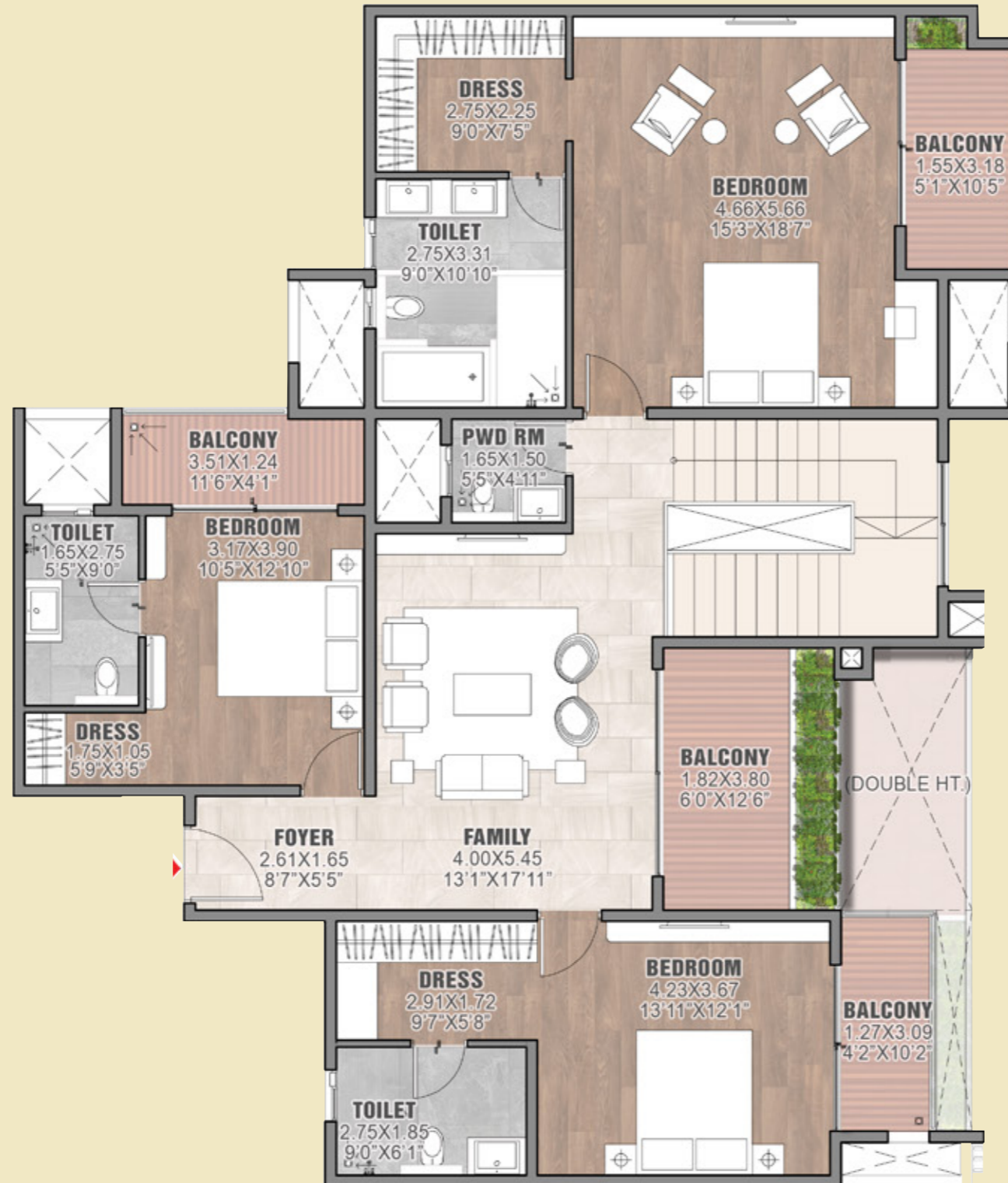
DX - LOWER FLOOR (TYPE - K) 5 BHK + MAID'S UNIT



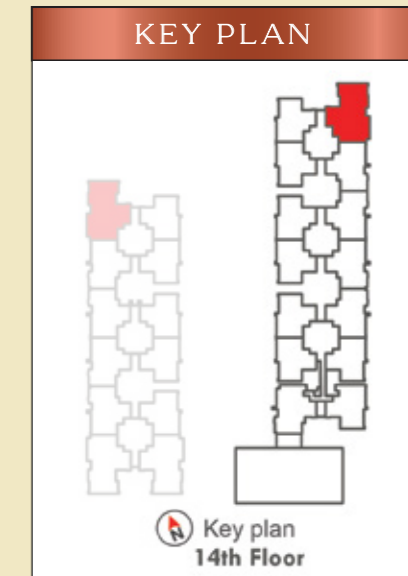
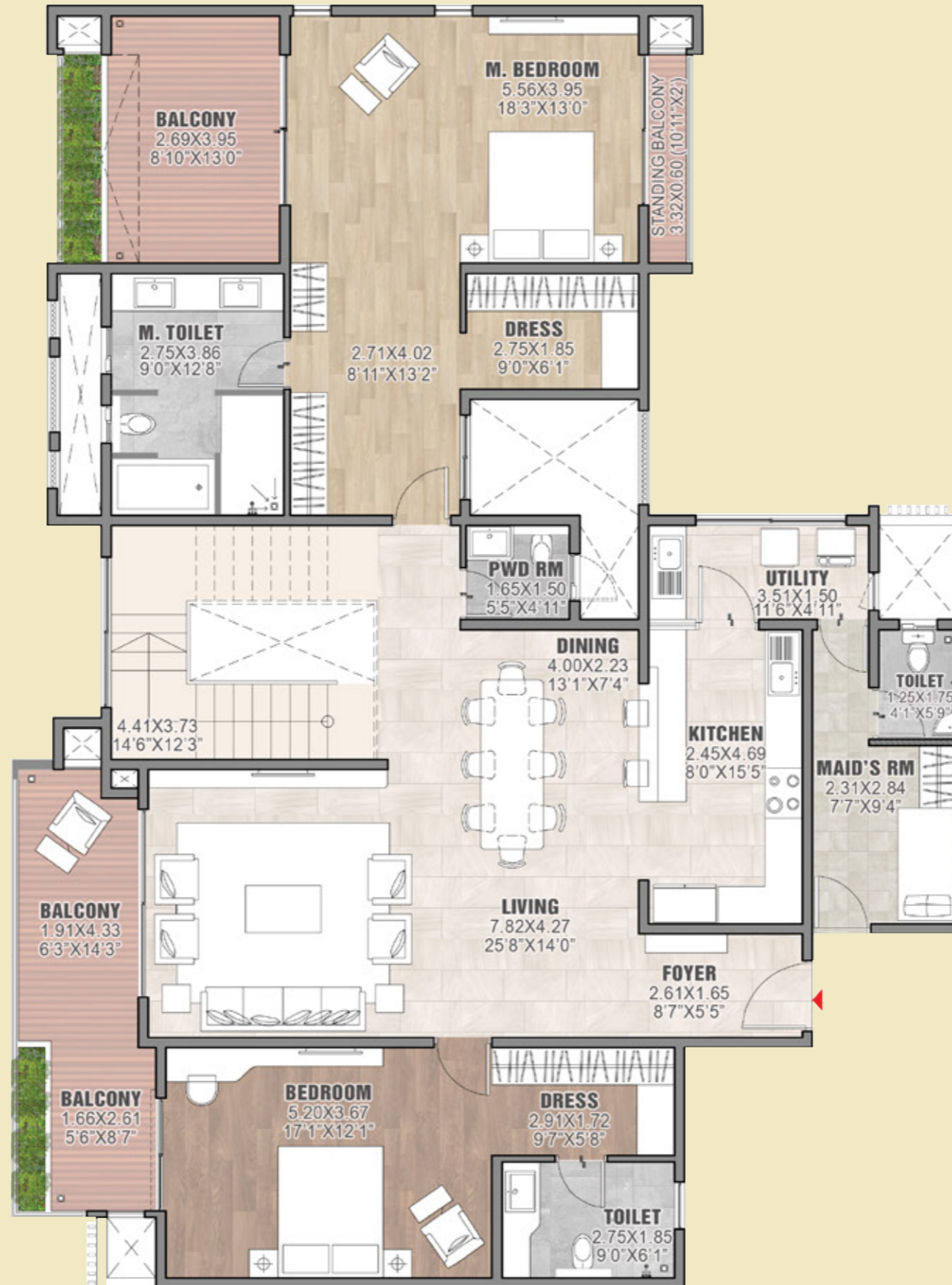
UNIT-TYPE K		
	SQM	SFT
SUPER BUILT-UP AREA	454.74	4895
UNIT CARPET AREA	287.09	3090.24
BALCONY CARPET AREA	46.36	499.02
UNIT DISTRIBUTION	E-DX20 F-DX24	

DX - UPPER FLOOR (TYPE - K)

5 BHK + MAID'S UNIT



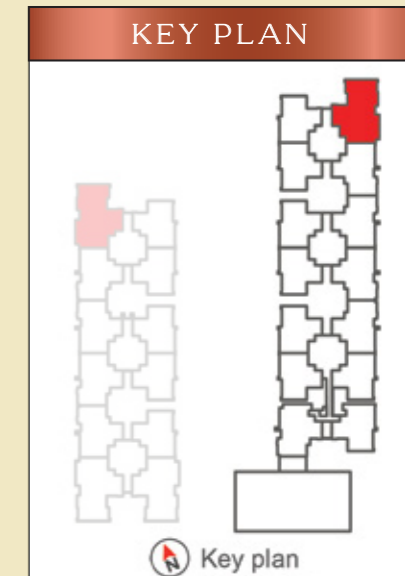
DX - LOWER FLOOR (TYPE - L) 5 BHK + MAID'S UNIT



UNIT-TYPE L		
	SQM	SFT
SUPER BUILT-UP AREA	552.47	5947
UNIT CARPET AREA	332.80	3582.26
BALCONY CARPET AREA	71.64	771.13
UNIT DISTRIBUTION	D-DX15	

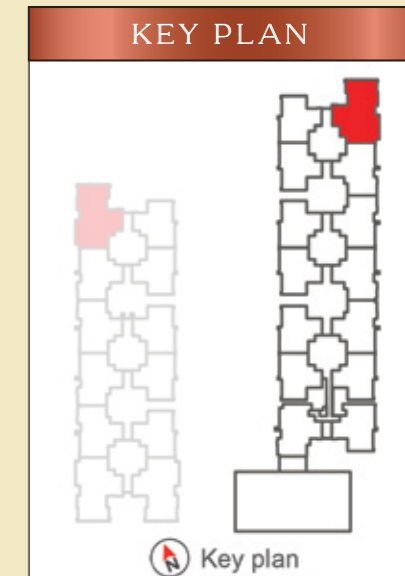
DX - UPPER FLOOR (TYPE - L)

5 BHK + MAID'S UNIT



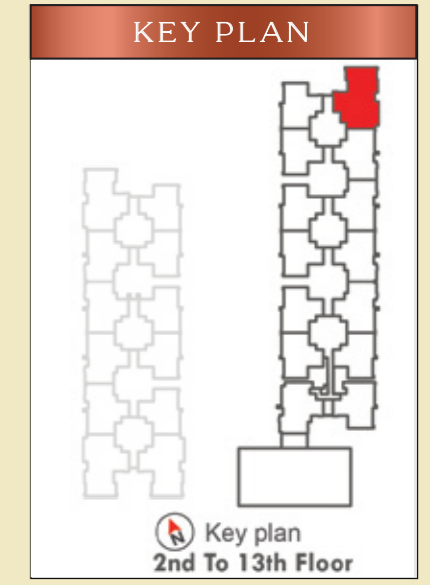
DX - UPPER FLOOR (TYPE - L)

5 BHK + MAID'S UNIT



COMBINED UNIT - H3 (UNIT B1+F)

4 BHK + MAID'S UNIT



UNIT-TYPE B1		
	SQM	SFT
SUPER BUILT-UP AREA	52.92	570
UNIT CARPET AREA	32.90	354.14
BALCONY CARPET AREA	5.28	56.83
UNIT DISTRIBUTION	D0216-D1316	

UNIT-TYPE F		
	SQM	SFT
SUPER BUILT-UP AREA	236.31	2544
UNIT CARPET AREA	160.22	1724.39
BALCONY CARPET AREA	11.57	124.54
UNIT DISTRIBUTION	D0215-D1315	

The information depicted herein viz., master plans, floor plans, furniture layout, fittings, illustrations, specifications, designs, dimensions, rendered views, colours, amenities and facilities etc., are subject to change without notifications 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 taken in providing this information, the Developer cannot be held liable for variations. All illustrations and pictures are artist's impression only. The information are subject to variations, additions, deletions, substitutions and modifications as may be recommended by the company's architect and/or the relevant approving authorities. The Developer is wholly exempt from any liability on account of any claim in this regard. (1 square metre = 10.764 square feet). E & OE. All dimensions and calculations are done in metric system (M/Sq.m), and imperial system (Ft/Sq.ft) shown is for reference only. All dimensions indicated in the drawing are from unfinished surfaces, excluding plaster thickness and tile thickness.



LIVE LIFE CLUB CLASS!

A vast array of modern amenities await in this beautiful sanctuary you will call home. From entertainment to sports and leisure, you can count on days well spent, optimise on your fitness and create lasting memories as you browse through terraced lawns, sky gardens, lounges and fraternise with your own kind.

INTERNAL AMENITIES

- Swimming pool with kid's pool
- Squash court
- Badminton court
- Gala Hall
- Multimedia Lounge
- Ballroom
- Table Tennis
- Fitness Studio



EXTERNAL AMENITIES

- Open Lawn
- Multi-game Court
- Cricket Practice Pitch
- Pet Paradise
- Skating Area
- Tower Drop-off
- Car Parking bay
- Heritage Tree Plaza
- Cascade Seating
- Meditation Deck
- Wellness Nook

SPECIFICATIONS

COMMON AREA FLOORING

Waiting lounge / Reception / GF Lobby / Lift lobby:
Marble / Vitrified flooring / Marble finish vitrified tiles
Staircases: GF to 1st - Granite ; upper floors & basement
to ground floor - step tiles / Sadaralli Granite
Other lift Lobby and corridors (upper): Vitrified tiles
Terrace: Clay tiles for all the accessible terraces

UNIT FLOORING

Living / Dining / Family / Foyer: Vitrified tiles, Italian
marble flooring for penthouses
Master bedroom: Engineered wood flooring
Other bedrooms: Wood finish vitrified tiles
Balcony & deck: Wood finish outdoor vitrified tiles
Master bedroom toilet: Anti-skid vitrified tile flooring
Other toilets: Anti-skid vitrified tile flooring
Maid's room & toilet: Ceramic tiles with matt finish &
ceramic tile

WALL DADO

Kitchen: Provision for modular kitchen
Toilets: Vitrified tiles, dado up to false ceiling height

PAINTING & FINISHES

Exterior finish: External texture paint / Vertical scratch
coat with exterior emulsion
Unit walls: Premium Acrylic emulsion paint
Unit ceiling: Premium Acrylic emulsion paint

KITCHEN

Counter: Provision only for modular kitchen
Plumbing/Electrical: Provision for water purifier,
refrigerator, microwave, washing machine and
dishwasher. Hot & cold mixer with long body bib
cockSink provision in kitchen & utility area. Provision
for instant Geysers in Kitchen

DOORS & WINDOWS:

Main door: Teak wood frame, flush shutter with both
sides veneer & architrave, Digi lock 4 in 1 (With Mortise
lock handle set)
Bedroom doors: Hardwood frame PU finish,
Pre-engineered shutters with both sides veneer

Toilet doors: Engineered frames, laminated shutters
Balcony door: Aluminium / UPVC with bug
screen 2½ track
Shaft doors: MS powder coated door
Windows: Anodised Aluminium / UPVC with bug screen

TOILETS:

CP Fittings: Grohe / Kohler or equivalent
Sanitary fixtures: Duravit / Kohler / Roca / American
std. or equivalent
Accessories: Toilet paper holder
Glass shower partition with a glass door in the master
toilet and only glass partition without glass doors in all
other toilets

ELECTRICAL

3 BHK: 6 kW
3,5 BHK: 6 kW
4 BHK: 8 kW
5 BHK: 10 kW

Modular switches: Panasonic / Legrand Arteor or
equivalent make

DG Backup
100% for lifts, pumps and lighting in common areas
100% for units*

VERTICAL TRANSPORTATION

Lifts provided as per design.

SECURITY SYSTEM & AUTOMATION

Video door phone provision (in living or next to main
door). CCTV for common areas

Air Conditioning with VRV system

*At an additional cost

AWARDS AND ACCOLADES

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

Brigade El Dorado - North Bengaluru

Received the prestigious 'Pradhan Mantri Awas Yojana' award 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

MULTIPLE DOMAINS. SINGLE-MINDED COMMITMENT.



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, Thiruvananthapuram, 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 280+ buildings amounting to over 86 million sq.ft/7.9 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. 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.

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, 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.

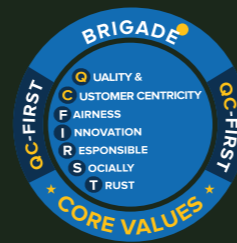
The 'Great Place to Work Institute' has consistently recognised the Brigade Group as one of India's best companies to work for in the real estate industry. This responsible attitude and innovative mind-set combined with uncompromising quality of the projects over the years has created a brand of outstanding repute.



BRIGADE

Building Positive Experiences

Our Core Values



Founders of



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OFFICES ALSO AT: CHENNAI | MYSURU | HYDERABAD

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BRG-INC-MAY24