



TRANQUILITY IN A SMART CITY

**PREMIUM RESIDENCES
IN EAST BENGALURU**

Tranquil RERA Reg. No.: PRM/KA/RERA/1251/446/PR/200123/003231
Details available at www.rera.karnataka.gov.in



BRIGADE
CORNERSTONE
UTOPIA
WHITEFIELD-SARJAPUR ROAD

THE MAKERS OF
**BENGALURU'S MOST LOVED
INTEGRATED ENCLAVES**

At Brigade, we have always believed in crafting iconic landmarks and transforming the way communities live, work and play. Having pioneered the concept of 'Integrated Townships' in Bengaluru, we believe in continuing to bring positive change through the neighbourhoods we build today & tomorrow.

From crafting Bengaluru's 1* integrated enclave - Brigade Millennium at J.P. Nagar, to creating the city's 1* smart township - Brigade Orchards at Devanahalli, from creating a buzz in town with Brigade Metropolis, Whitefield, to building the new face of Rajajinagar with Brigade Gateway, we've always delighted Bangaloreans old and new. With the seamless integration of residences, workspaces, retail and entertainment, there couldn't be a better place to be than at one of Brigade's Integrated Townships.



Actual shot of the world class Sports Arena at Brigade Orchards

Artist's impression of Brigade Tech Gardens

Actual shot of Signature Club Resort at Brigade Orchards

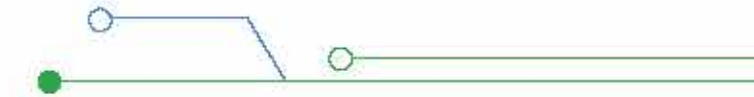


Actual shot of Orion Mall at Brigade Gateway



Artist's impression of the Entrance Portal

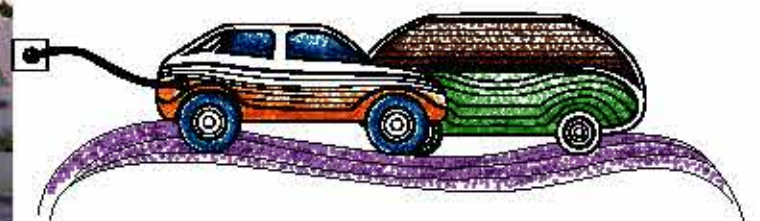
THE FUTURE IS GEARING UP TO SURPRISE YOU



Bringing positive change to neighbourhoods and touching lives has been our focus at Brigade. We are now taking a giant leap into the future with a bold new vision to build something that is truly

- Extraordinary
- Adaptable
- Authentic

Presenting **Brigade Cornerstone Utopia** - a future-ready township, unparalleled in its design ethos and conceptualised to present you with the lifestyle you have always dreamt of.





Artist's impression

INTEGRATED

LIKE YOU NEVER IMAGINED

Brigade Cornerstone Utopia is truly an extraordinary, future-ready, mixed-use township that is all set to redefine tomorrow while celebrating technology, sustainability and wellness. The retail outlets, offices and entertainment spaces are designed to lend vibrancy to the outdoor spaces. Extensive landscaping with separate access to residential towers allow for maximum privacy and security. The township will be a microcosm of an ideal city where smart and user-friendly designs have been used to plan the aesthetics and amenities.

- 47-acre integrated township being developed over multiple phases
- Studio, 1, 2 & 3-bedroom apartments
- High-street shopping and dining experience
- Iconic work spaces
- A 6-screen multiplex





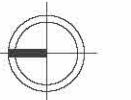
Artist's impression of Tranquil Block

A WHOLE NEW STATE OF MIND

The homes at **Tranquil Block** are designed to be both functional and spacious at the same time. You'll experience breathtaking views of the carefully manicured landscape and the sophisticated spine that runs across the entire township. With a bouquet of luxurious amenities thoughtfully positioned around you, you are guaranteed a new way of life that is harmoniously peaceful and encourages community interaction.



MASTER PLAN



Parks and Open Spaces
Civic Amenities

Legend

- 01 Arrival Plaza
- 02 Entry Portal
- 03 Water Feature
- 04 Driveway
- 05 Bus / Transit Drop-off
- 06 Multiplex Event Lawn
- 07 Skywalk
- 08 Multiplex Arrival Plaza & People Mover Pick-up
- 09 Youth Corner
- 10 Building Drop-off
- 11 Surface Car Parking
- 12 East Garden
- 12A Bio Retention Pond
- 12B Art & Cultural Garden
- 12C Medicinal Garden
- 12D Butterfly Garden
- 12E Wetland Garden
- 12F Sensory Garden
- 12G Seating Plaza
- 12H Amphitheatre
- 12J Bike Track
- 12K Pet Park
- 13 Security Control Point
- 14 CDP Road Pedestrian Connection
- 15 Basketball Court
- 16 Half Basketball Court
- 17A Tennis Courts
- 17B Badminton Courts
- 18 7-a-side Soccer Field
- 19 Volleyball Court
- 20 Skating Rink
- 21 Kids' Play Area
- 22 Tree Plaza
- 23 Gazebo
- 24 Sensory Garden
- 25 Fitness Path
- 26 Toddlers' Play Area
- 27 Swimming Pool with Kids' Pool & Pool Pavilion
- 28 Natural Pond
- 29 Respite Garden
- 30 Community Garden
- 31 Substation
- 32 Cricket Practice Pitches



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.

CLUBHOUSE AMENITIES

Multipurpose Halls

Crèche*

Coffee Shop

Badminton Courts

Table Tennis

Squash Courts

Gym, Aerobics & Yoga Rooms

Convenience Store*

ATM*

Salon*

Board Games

Library

Mini Theatre

Pool Tables

*Space has been provisioned





OUTDOOR AMENITIES

Lap Pool + Kids' Pool + Leisure Pool

Tennis Courts

Volleyball Court

Half Basketball Court

Cricket Practice Pitches

Skating Rink

Kids' Play Area

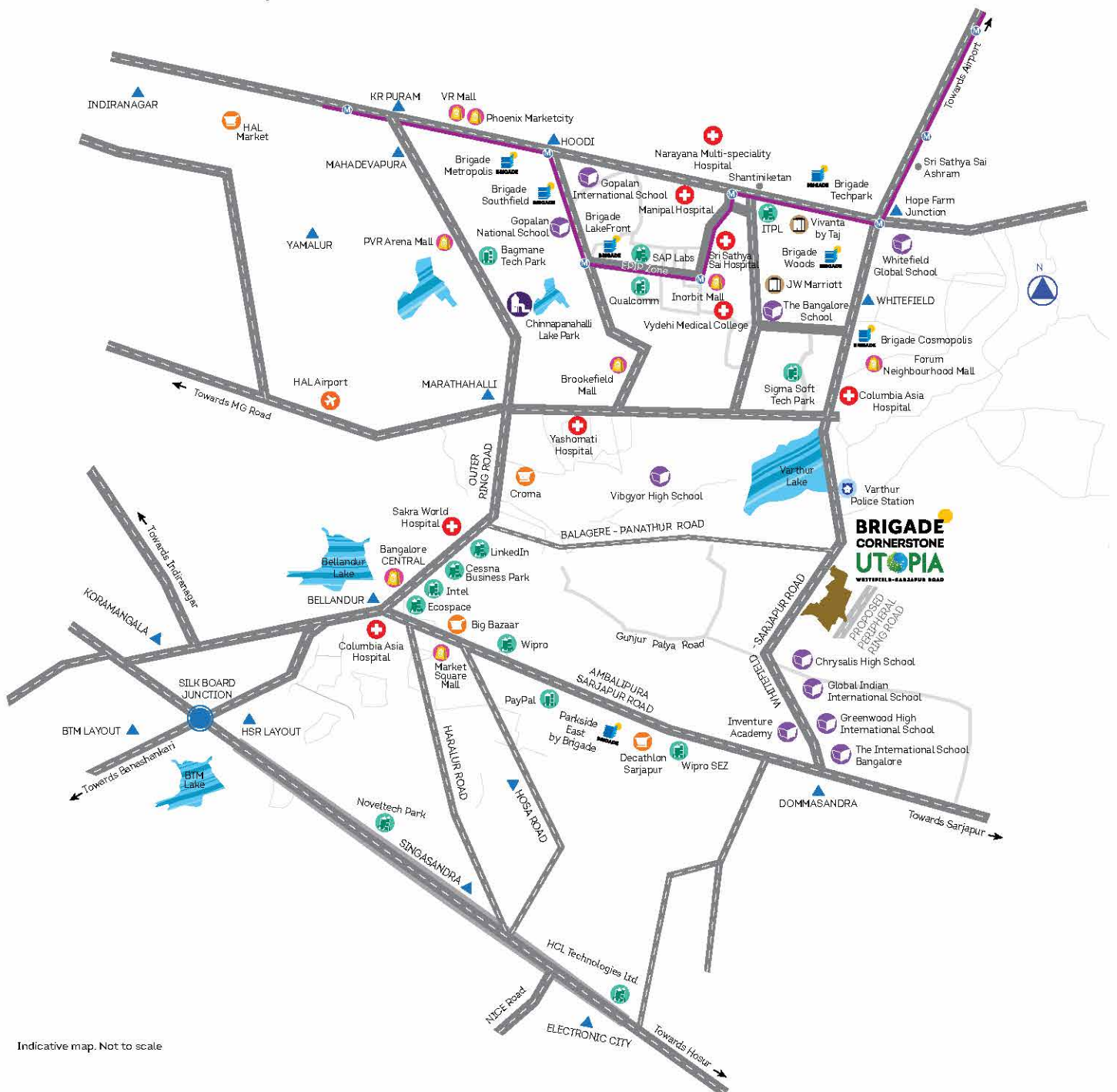
Respite Garden



GIVING WHITEFIELD A SPECTACULAR BOOST

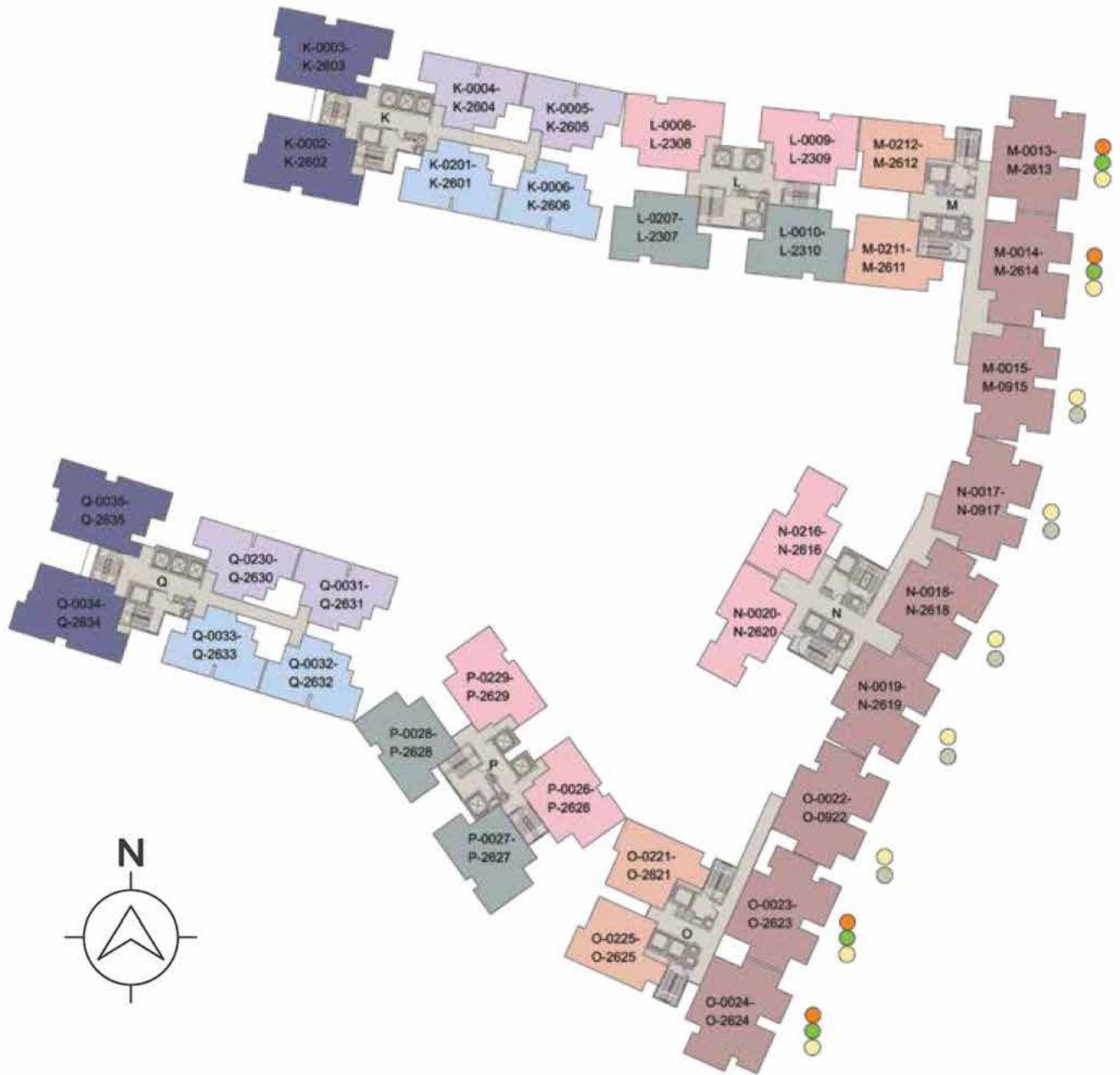
Brigade Cornerstone Utopia is located conveniently on Whitefield - Sarjapur Road and has easy access to schools, colleges, hospitals, offices, software parks and the Outer Ring Road. We are confident that this vibrant township consisting of residences, retail outlets and offices along with large green open spaces will soon become a destination in itself. The forward-thinking design of the project ensures that you can retreat to the warm comfort of your home, yet remain well-connected to all major hubs of employment, social infrastructure and daily conveniences.

- Close to tech parks and office campuses
- Good connectivity to various parts of the city
- Surrounded by numerous world-class educational institutions and healthcare facilities



TRANQUIL BLOCK

KEY PLAN



KEY PLAN

- | | | |
|-------------------|--|---|
| 2 BHK 1256 Sq.ft. | COSY 3 BHK 1389 Sq.ft. | 3 BHK 1897 Sq.ft. (2 ND TO 5 TH FLOOR) |
| 2 BHK 1259 Sq.ft. | COSY 3 BHK 1404 Sq.ft. | 3 BHK 1667 Sq.ft. |
| 2 BHK 1259 Sq.ft. | FLEXI 3 BHK 1507 Sq.ft.
(GROUND TO 1 ST FLOOR) | 3 BHK 1679 Sq.ft. (6 TH FLOOR) |
| | FLEXI 3 BHK 1507 Sq.ft.
(6 TH FLOOR ONWARDS) | 3 BHK 1679 Sq.ft. (7 TH TO 26 TH FLOOR) |

TRANQUIL BLOCK - 2 BEDROOMS + 2 TOILETS



SUPER BUILT-UP AREA	CARPET AREA	BALCONY	UNITS
1256 Sq.ft. / 116.72 Sq.m.	802.56 Sq.ft. / 74.56 Sq.m.	53.71 Sq.ft. / 4.99 Sq.m.	M-0211 to 2611, M-0212 to 2612 O-0221 to 2621, O-0225 to 2625

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 at 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 (F/Sq.ft.) shown is for reference only.

TRANQUIL BLOCK - 2 BEDROOMS + 2 TOILETS



SUPER BUILT-UP AREA	CARPET AREA	BALCONY	UNITS
1259 Sq.ft. / 116.99 Sq.m.	808.91 Sq.ft. / 75.15 Sq.m.	43.70 Sq.ft. / 4.06 Sq.m.	K-0004 to 2604, Q-0230 to 2630

The information depicted herein viz., master plans, floor plans, furniture layout fittings, illustrations, specifications, designs, dimensions, rendered views, clubs, 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. While 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 is 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 (P.Sq.ft) shown is for reference only.

TRANQUIL BLOCK - COSY 3 BEDROOMS + 2 TOILETS



SUPER BUILT-UP AREA	CARPET AREA	BALCONY	UNITS
1389 Sq.ft. / 129.01 Sq.m.	897.83 Sq.ft. / 83.41 Sq.m.	54.68 Sq.ft. / 5.08 Sq.m.	L-0008 to 2308, L-0009 to 2309, N-0216 to 2616, N-0220 to 2620, P-0026 to 2626, P-0229 to 2629

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. While 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 (F/Sq.ft.) shown is for reference only.

TRANQUIL BLOCK - COSY 3 BEDROOMS + 2 TOILETS



SUPER BUILT-UP AREA	CARPET AREA	BALCONY	UNITS
1404 Sq.ft. / 130.39 Sq.m.	907.62 Sq.ft. / 84.32 Sq.m.	54.68 Sq.ft. / 5.08 Sq.m.	L-0207 to 2307, L-0010 to 2310, P-0027 to 2627, P-0028 to 2628

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 (P Sq. ft) shown is for reference only.

TRANQUIL BLOCK - FLEXI 3 BEDROOMS + 2 TOILETS



SUPER BUILT-UP AREA	CARPET AREA	BALCONY	UNITS
1507 Sq.ft. / 140.01 Sq.m.	962.62 Sq.ft. / 89.43 Sq.m.	61.03 Sq.ft. / 5.67 Sq.m.	M-0113, M-0114, M-0115, M-0715 to 0915, N-0117, N-0118, N-0119, N-0717 to 0917, N-0718 to 2618, N-0719 to 2619, O-0122, O-0123, O-0124, O-0722 to 0922

The information depicted herein viz., master plans, floor plans, furniture layout, fittings, illustrations, specifications, designs, dimensions, rendered views, clubs, 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 a 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 (P/Sq.ft) shown is for reference only.

TRANQUIL BLOCK - 3 BEDROOMS + 3 TOILETS



SUPER BUILT-UP AREA	CARPET AREA	BALCONY	UNITS
1667 Sq.ft. / 154.86 Sq.m.	1034.21 Sq.ft. / 96.08 Sq.m.	102.04 Sq.ft. / 9.48 Sq.m.	K-0002 to 2602, K-0003 to 2603, Q-0034 to 2634, Q-0035 to 2635

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. While 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 (F Sq. ft.) shown for reference only.

TRANQUIL BLOCK - 3 BEDROOMS + 3 TOILETS



SUPER BUILT-UP AREA	CARPET AREA	BALCONY	UNITS
1679 Sq.ft. / 155.95 Sq.m.	1046.91 Sq.ft. / 97.26 Sq.m.	88.16 Sq.ft. / 8.19 Sq.m.	M-0713 to 2613, M-0714 to 2614, O-0723 to 2623, O-0724 to 2624

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. While 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 is 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 (P.Sq.ft) shown is for reference only.

TRANQUIL BLOCK - 3 BEDROOMS + 3 TOILETS



SUPER BUILT-UP AREA	CARPET AREA	BALCONY	UNITS
1897 Sq.ft. / 176.23 Sq.m.	1207.07 Sq.ft. / 112.14 Sq.m.	90.96 Sq.ft. / 8.45 Sq.m.	M-0213 to 0513, M-0214 to 0514, M-0215 to 0515, N-0217 to 0517, N-0218 to 0518, N-0219 to 0519, O-0222 to 0522, O-0223 to 0523, O-0224 to 0524

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 (F/Sq.ft) shown is for reference only.

SPECIFICATIONS



RESIDENCES

Living / Dining / Family / Foyer: Vitrified tiles

BEDROOM

Master Bedroom: Laminated flooring

Other Bedrooms: Vitrified tiles

KITCHEN

Flooring: Vitrified tiles

Counter: Provision for modular kitchen

Plumbing: Provision for water heater, water purifier, washing machine and dishwasher (inlet & drain points only)

Electrical: 16 Amps 2/3 nos. for washing machine, microwave, dishwasher 6 Amps - 6 nos. for fridge, hob, chimney, water purifier, mixer and instant geyser

BATHROOM

Master Bedroom Toilet: Ceramic tiles

Other Toilets: Ceramic tiles

CP Fittings: Jaquar or equivalent

Sanitary Fixtures: Wall mounted EWC (Hindware or equivalent) with concealed flush tank and health faucet

BALCONY / DECK

Balcony / Deck: Anti-skid ceramic tiles

DOORS

Main Entry Door to Unit: Main entrance door in hardwood frame with polished designer door shutters

Bedroom Doors: Hardwood frame with painted flush shutter

Toilet Doors: Hardwood frame with painted flush shutter

Windows: UPVC/Aluminium with mosquito mesh

PAINTING & FINISHES

Exterior Finish: Texture paint with Exterior Grade Emulsion

Common Area Walls and Ceilings & Unit Ceiling: OBD

Unit Walls: Acrylic Emulsion Paint

ELECTRICAL

3 BHK: 6 kW (Three phase)

2 BHK: 4 kW (Single phase)

DG Backup: 3 kW for 3 BHK, 3 kW for 2.5 BHK, 2 kW for 2 BHK, 1 kW for 1 BHK

Air Conditioning: 16A switch & socket point with wiring for split AC in all bedrooms

MISCELLANEOUS

Vertical Transportation: Lifts provided as per design

Security System & Automations: Provision for intercom facility / CCTV as per design

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 Bengaluru, Mysuru, Mangaluru, 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 & townships. Brigade is among the few developers who also enjoy a reputation of developing Grade A commercial properties. We are the license owners of the World Trade Center across South India, while our commercial spaces have top international clients operating

out of them. Brigade's retail projects include Orion Mall, Orion Avenue Mall and Orion Uptown Mall. 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 70 million Sq.ft. of developed space in residential, offices, retail and hospitality sectors across 8 cities.

We have been consistently ranked among the 100 Best Places to Work in India by the Great Place To Work Institute for 10 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 projects over the years, has created a reputed brand.



Great Place to Work 2020

Brigade was recognised as the Best Place to work in the real estate category for the 10th year in a row by the Great Place To Work Institute

Brigade Group

Brigade Group received 'One of India's 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 awarded 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

Won the 'Smart Township Project of The Year' award at the 6th Annual SiliconIndia Bengaluru Real Estate Awards 2018

Brigade Exotica

Won the 'Best Residential Project' at the CIA World Construction & Infra Awards 2018

Brigade Cornerstone Utopia

Won the 'Integrated Township Project of the Year' award at the 11th Realty Plus Awards 2019 - South

Brigade Panorama

Won the award for 'Excellence in Delivery' at the 11th Realty Plus Awards 2019 - South

Brigade Palmgrove, Mysuru

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

Brigade Mountain View, Mysuru

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



Founders



Awarded 10 years in a row



To UPGRADE TO BRIGADE,

• [BrigadeCornerstoneUtopia.com](https://www.BrigadeCornerstoneUtopia.com)

Site Marketing Office:
Brigade Cornerstone Utopia,
SH 35, Varthur,
Bengaluru 560 087
brigadecornerstoneutopia.com

Registered & Corporate Office:
29th & 30th Floor,
WTC Bangalore@Brigade Gateway Campus,
Dr. Rajkumar Road, Malleswaram-Rajajinagar,
Bengaluru 560 055

Dubai:
Brigade Enterprises Ltd.,
708, Atrium Centre, Bank Street, Bur Dubai

Offices also at: CHENNAI • MYSURU