

A lifestyle
designed with
the planet at heart.



BRIGADE
citrine
— OLD MADRAS ROAD —

Come Home
to India's First
Net Zero
Community!





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.

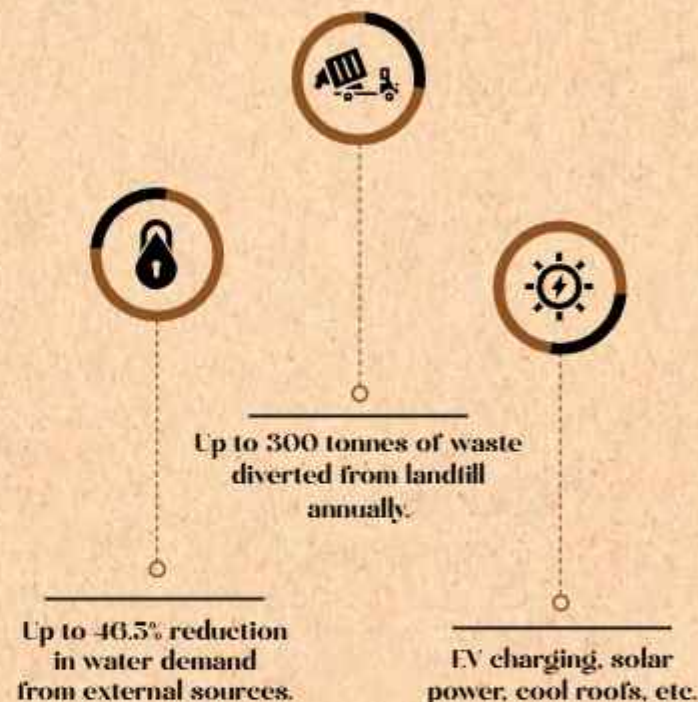
A conscience.



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?

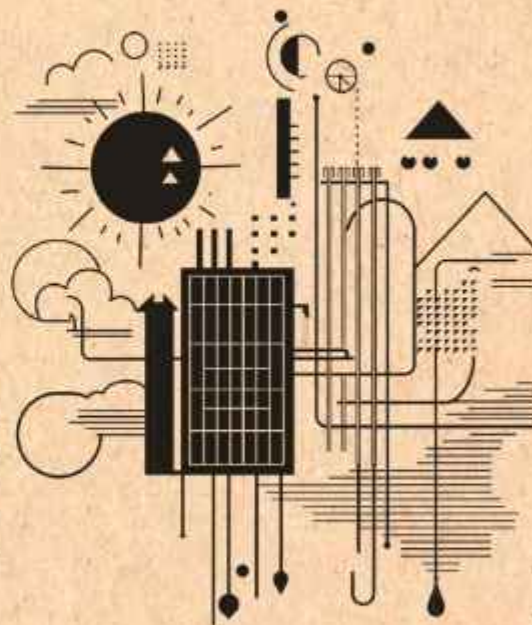
It means creating a community where every drop of water, every watt of energy, & every bit of waste is accounted for, reduced, reused, or offset; ensuring our impact on the planet is zero.

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

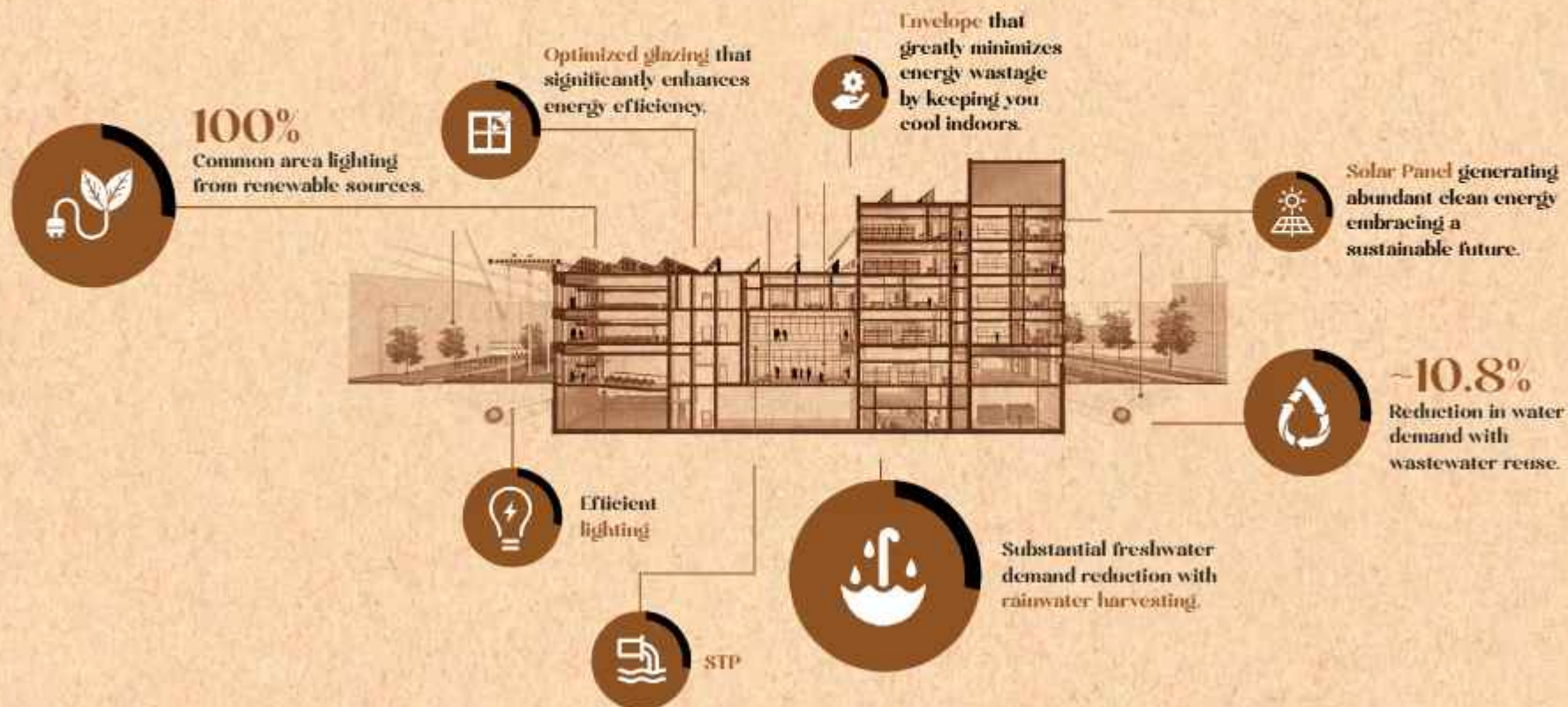
100%

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



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.



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



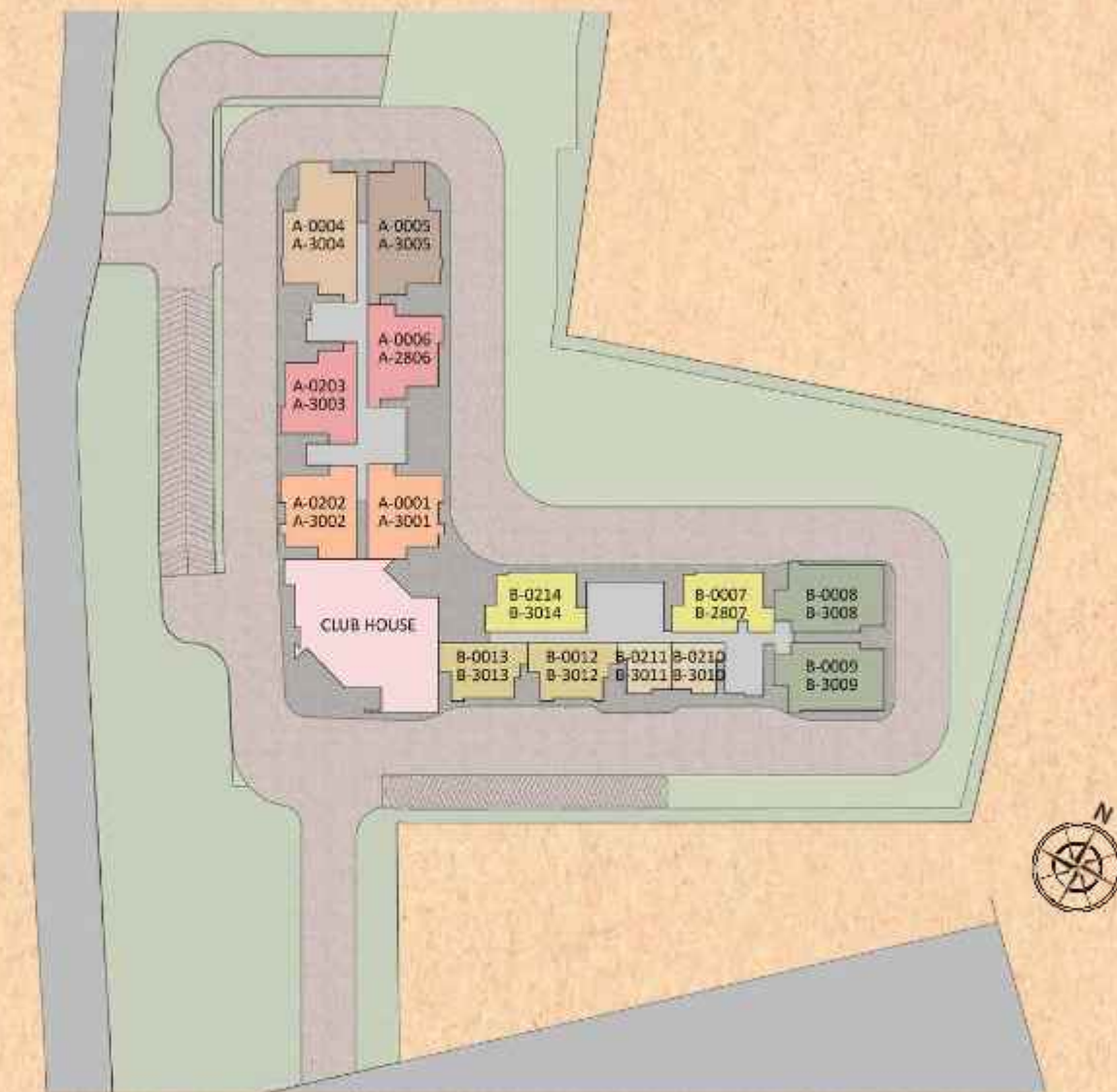
Spaces to play,
breathe, and flourish.
A truly sustainable
way to live. Isn't it?



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



Floor Plan

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

KEY PLAN



LEGEND

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

TYPE - 07
4B+4T

TYPE - 08
4B+4T

TYPE - 05
3B+3T

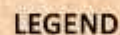
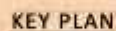
TYPE - 05
3B+3T

TYPE - 04
3B+3T

TYPE - 04
3B+3T



BLOCK B - TYPICAL FLOOR
(3rd to 19th & 21st to 28th)



-  **3B+3T+S**
 [TYPE - OB]
-  **3B+2T**
 [TYPE - OB]
-  **2B+2T**
 [TYPE - CO]
-  **1B+1T**
 [TYPE - OL]



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Unit Plan

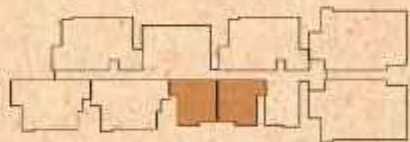
1 BEDROOM + 1 TOILET - TYPE 1



KEY PLAN



BLOCK PLAN
BLOCK - B



TYPE - 01
1BED + 1TOILET

8-0210 - A3010
8-0211 - A3011



SUPER BUILT-UP AREA

64 Sq.m.

689 Sq.ft.

UNIT CARPET AREA

40.40 Sq.m.

434.86 Sq.ft.

BALCONY CARPET AREA

2.02 Sq.m.

21.74 Sq.ft.

SERVICE BALCONY CARPET AREA

1.54 Sq.m.

16.57 Sq.ft.

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Unit Plan

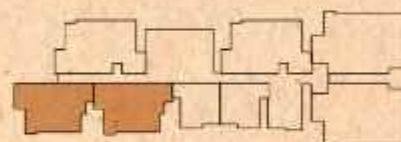
2 BEDROOM + 2 TOILET - TYPE 2



KEY PLAN



BLOCK PLAN
BLOCK - B



TYPE - 02
2BED + 2TOILET

8-0012 - 83012
8-0013 - 83013



SUPER BUILT-UP AREA

116.17 Sq.m.

1250 Sq.ft.

UNIT CARPET AREA

75.39 Sq.m.

811.49 Sq.ft.

BALCONY CARPET AREA

4.52 Sq.m.

48.65 Sq.ft.

SERVICE BALCONY CARPET AREA

1.69 Sq.m.

18.19 Sq.ft.

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Unit Plan

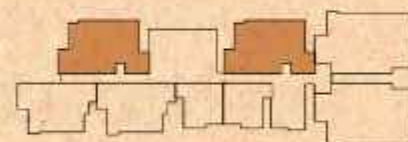
3 BEDROOM + 2 TOILET - TYPE 3



KEY PLAN



BLOCK PLAN BLOCK - B



TYPE - 03 3BED + 2TOILET

B-0007 - B2807
B-0214 - B3014



SUPER BUILT-UP AREA

143.82 Sq.m.

1548 Sq.ft.

UNIT CARPET AREA

94.54 Sq.m.

1017.62 Sq.ft.

BALCONY CARPET AREA

4.32 Sq.m.

46.50 Sq.ft.

SERVICE BALCONY CARPET AREA

1.96 Sq.m.

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

167.01 Sq.m.

1798 Sq.ft.

UNIT CARPET AREA

107.58 Sq.m.

1157.99 Sq.ft.

BALCONY CARPET AREA

5.76 Sq.m.

62 Sq.ft.

SERVICE BALCONY CARPET AREA

4.25 Sq.m.

45.74 Sq.ft.

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Unit Plan

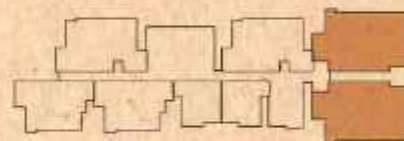
3 BEDROOM + 3 TOILET + STUDY - TYPE 6



KEY PLAN



BLOCK PLAN
BLOCK - B



TYPE - 06
3BED + 3TOILET + STUDY

B-0008 - B3008
B-0009 - B3009



SUPER BUILT-UP AREA

185.76 Sq.m.

2000 Sq.ft.

UNIT CARPET AREA

117.99 Sq.m.

1270.04 Sq.ft.

BALCONY CARPET AREA

9.89 Sq.m.

106.45 Sq.ft.

SERVICE BALCONY CARPET AREA

2.88 Sq.m.

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

234.88 Sq.m.

2528 Sq.ft.

UNIT CARPET AREA

143.09 Sq.m.

1540.22 Sq.ft.

BALCONY CARPET AREA

18.22 Sq.m.

196.12 Sq.ft.

SERVICE BALCONY CARPET AREA

4.31 Sq.m.

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

235.28 Sq.m.

2533 Sq.ft.

UNIT CARPET AREA

143.09 Sq.m.

1540.22 Sq.ft.

BALCONY CARPET AREA

18.22 Sq.m.

196.12 Sq.ft.

SERVICE BALCONY CARPET AREA

4.60 Sq.m.

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



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, 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 60 million sq.ft. (6.836 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, villamints, 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 Coolten, 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 lease 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 in Brigade Gateway, subsequently expanding with Orion Avenue and Orion (pioneering 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.

Brigade Real Estate Accelerator Program (REAP), Asia's first startup accelerator program, is a prole 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.brigade-group.com



Our core values



Founders



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

**Site Marketing Office
Brigade Citrine**

Sy. Nos. 23/2, 23/4, 23/6A & 23/6B
Nimbekaipura, Hobli Taluk,
Bidarahalli, Bengaluru

Registered & Corporate Office

29th & 30th Floor, WTC Bangalore,
Brigade Gateway Campus,
Dr. Rajkumar Road,
Malleswaram-Rajajinagar, Bengaluru

Dubai Office

902, Nassima Tower,
Sheikh Zayed Rd.
Ph: +971 4355 5504
dubaisales@brigadegroup.com

Singapore Office

Suite: 612, Level 6,
Republic Plaza,
Raffles Place
salesenquiry@brigadegroup.com

Offices Also at: CHENNAI • HYDERABAD • MYSURU