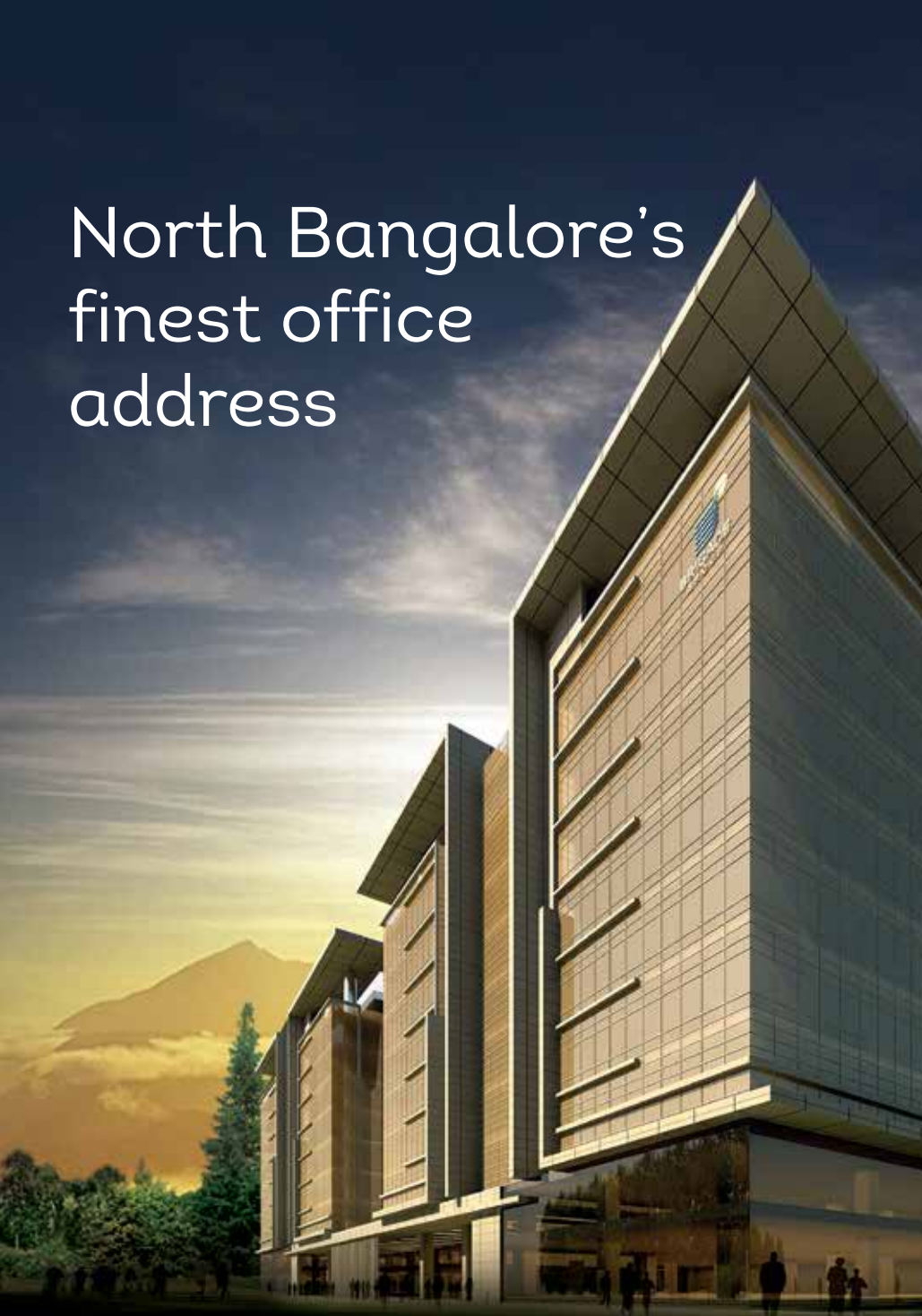


North Bangalore's
finest office
address

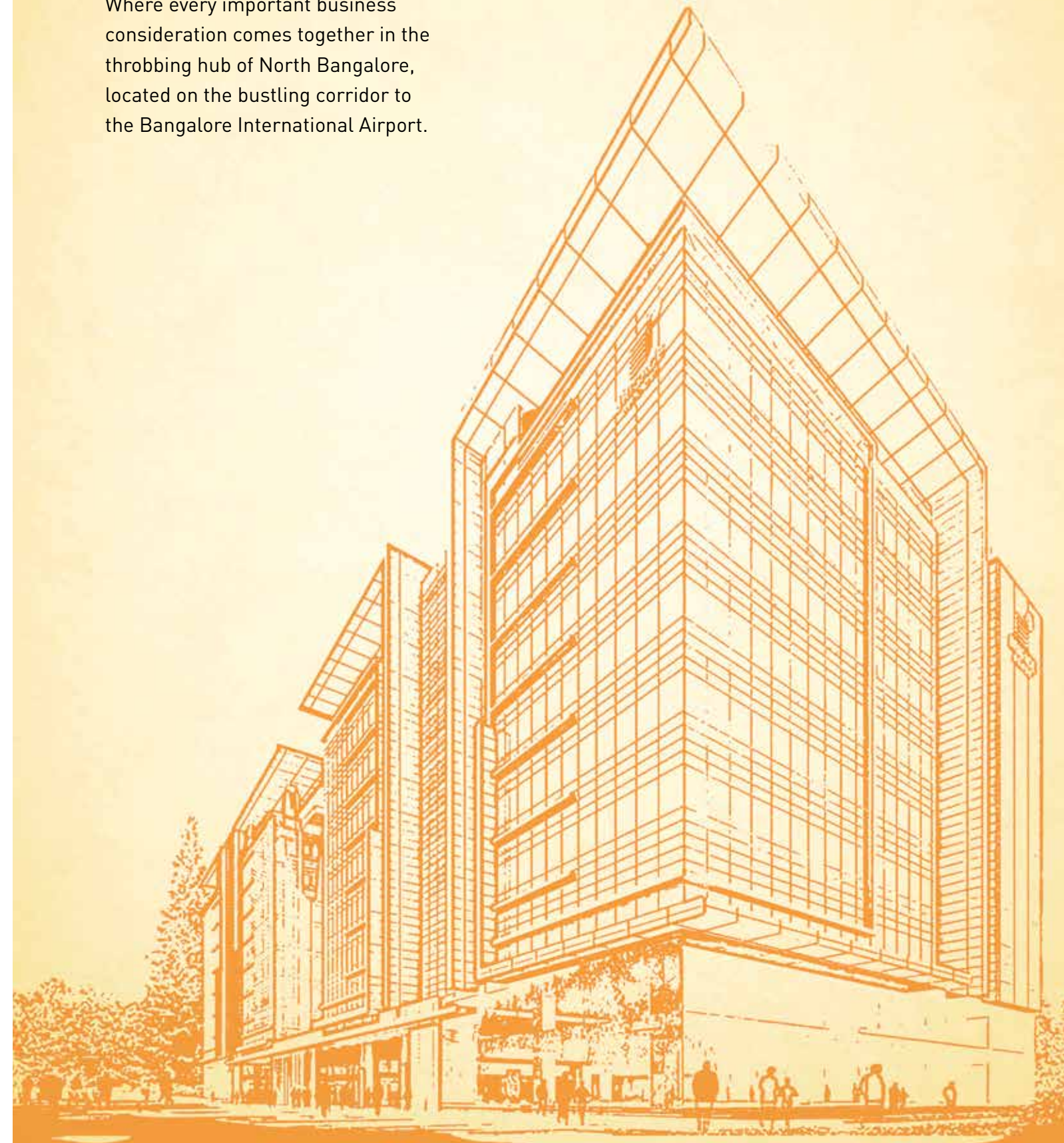


From the makers of World Trade Center, Bangalore

BRIGADE
MAGNUM
—HEBBAL - BANGALORE—

BRIGADE MAGNUM IN HEBBAL HAS THE MAKINGS OF SUCH A BUSINESS CLASSIC

Where every important business consideration comes together in the throbbing hub of North Bangalore, located on the bustling corridor to the Bangalore International Airport.





IN THE HEART OF THE CITY

Located on about 4 acres of prime land on Bellary Road, leading to the Bangalore International Airport, Brigade Magnum is planned to be a modern workplace-community. It is designed to offer a sustainable and efficient working environment, within an extensive landscaped space, built around rational planning and design framework.



MINUTE DETAILS

CRAFTED FOR A MAGNIFICENT

FEEL AND FIT

The iconic Brigade Magnum offers 48,774 sqm. (5,25,000 sqft.) of floor space, along with dedicated parking areas, and is spread across two wings that are linked by a double-height atrium that defines the formal drop off for the two wings. Architecturally, the design is characterized by a strong sense of layering, establishing a modern, contemporary design language.

SIZE CHART

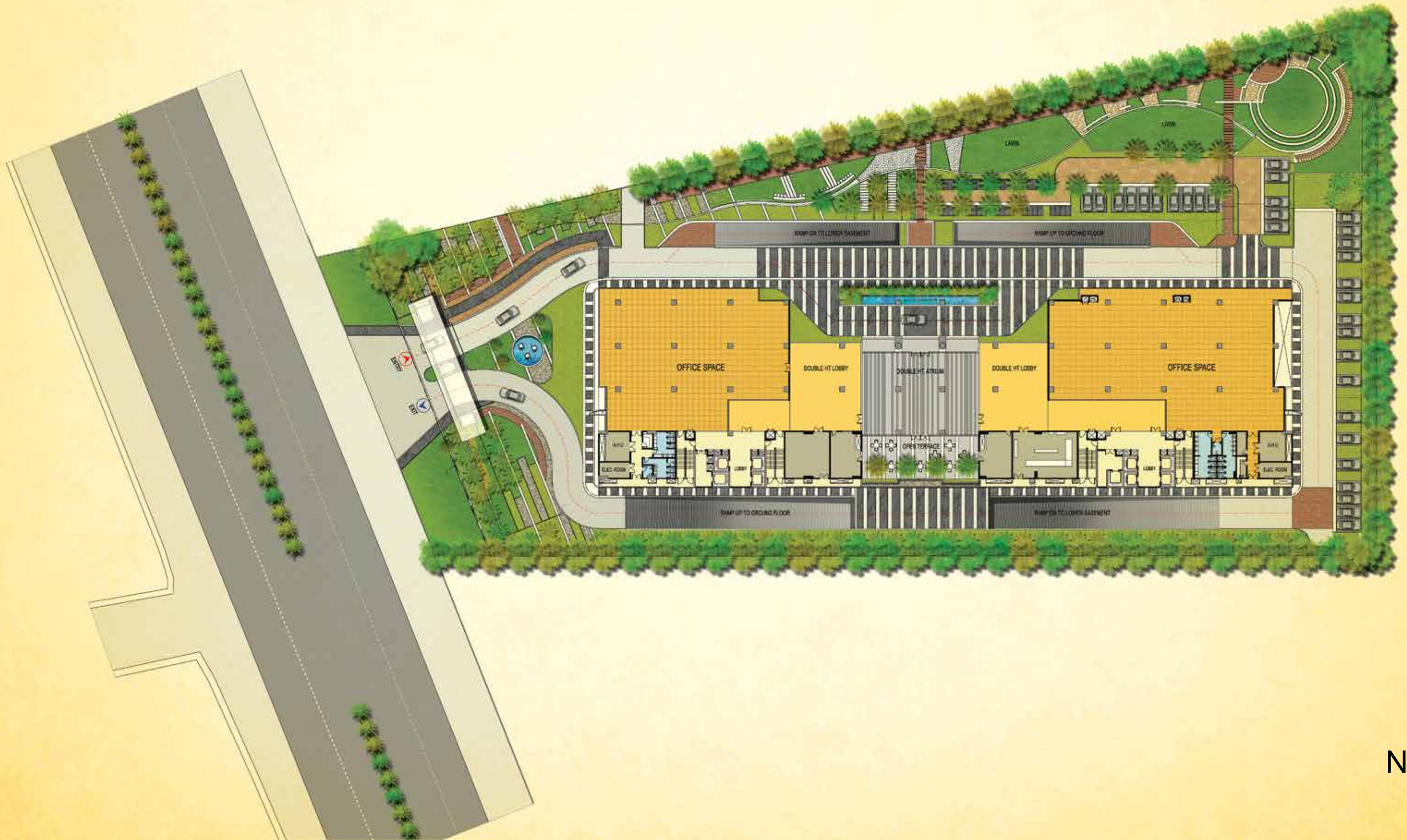
- 2 wings of 2B+G+9 floor structure
- Grade A, Green building
- Floor plate approx: 2,323 - 2,787 sqm. (25,000 - 30,000 sqft.)
- Total development: 48,774 sqm. (5,25,000 sqft.)
- Designed for single/multi-occupants

KEY FEATURES

- Wide column design
- 3.9 m floor-to-floor height
- 100% power backup with central air conditioning
- 9 elevators
- Ample parking



SITE PLAN /
GROUND FLOOR PLAN



TYPICAL FLOOR PLAN



**BRIGADE MAGNUM -
LANDSCAPE VIEW**



Artist's impression

SPATIAL WORKSPACE

Designed to be occupied by corporates, this workplace-community utilizes specific, direct systems of movement and adaptability, including a two-level parking structure to meet the parking requirements. A pair of in and out ramps spread across the development, provide easy access to and from the basement.

IDEAL WORK ATMOSPHERE

An integrated system of gardens, cafes, and shared amenities at lobby level makes Brigade Magnum a dynamic modern urban centre. With huge open space, the landscaped area provides vistas and a variety of gathering spaces cooled by water features, shade trees and softscape. It is designed to improve productivity by encouraging informal gatherings and dynamic interaction.



SPECIFICATIONS

PROJECT DETAILS

- 12 level RCC structure - 2 basements + ground + 9 floors + terrace
- Designed by renowned Architect - Zachariah Consultants
- Approx. 48,774 sqm. (5.25 lakh sft.) of grade A+ development - Pre-certified LEED Gold for Core and Shell
- 2 wings having in-built flexibility of both small and large floor plates
- Ample parking
- Double height reception lobby

STRUCTURAL DESIGN & AMBIENCE

- Wide column design with services core on one side allows optimal utilisation of space
- Designed as 2 wings with floor interconnectivity from 2nd floor onwards
- Flat slab structure with column capital, slab to slab height - 3.9 m
- High quality glass facade gives excellent permanent finish and keeps the building interior cool
- Floor load design - 500kg/sqm. specific areas in the floor designed for higher floor loading of 1000 kg/sqm
- IPS flooring within office space

CENTRALISED AIR CONDITIONING

- Dedicated AHU rooms provisioned in all floors
- High-side AC provisioned for 1TR/350 sft.
- Space provisioned for clients to install DX units for their critical services

POWER

- Separate transformers provisioned for each wing
 - Wing A - 2000 KVA
 - Wing B - 2500 KVA
- Higher power load of (0.8 KVA/100 sft) is provisioned for computers, communication equipments, AHU etc.
- 100% power back up for office as well as common areas & car parking
- Higher floor to ceiling height provided for accommodating stack parking

ELEVATORS

- Separate sets of high speed elevators are provided for each wing
 - Wing A
 - 3 passenger elevators of 20 pax
 - 1 service elevator of 1500kg capacity
 - Wing B
 - 4 passenger elevators of 20 pax
 - 1 service elevator of 1500kg capacity

WATER & SEWERAGE TREATMENT PLANT

- Zero discharge design
- Water supply from BWSSB/tanker water
- Separate underground sump, overhead tanks are provided for domestic as well as fire safety requirements
- Rainwater harvesting
- Advanced 220 KLD SBR based sewerage treatment plant is provisioned
- Water treatment plant is provisioned

SAFETY & SECURITY SYSTEMS

- Designed as per NBC & KFF norms
- Base building smoke detectors, fire sprinklers and hose reels in common areas provisioned

TELECOM CONNECTIVITY

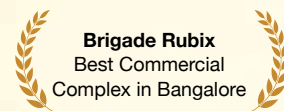
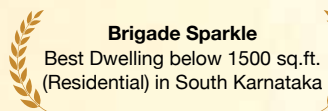
- Right of way provided for service providers



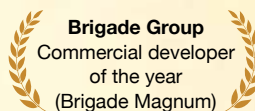
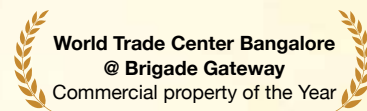
THE COMMERCIAL DEVELOPER OF THE YEAR

We not only have the finest clients, but awards for excellence in commercial spaces too.

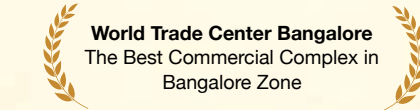
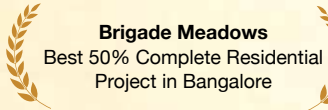
CREDAI Real Estate Awards 2015



6th Realty Plus Excellence Awards 2014



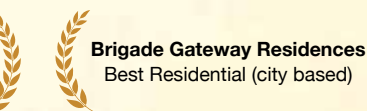
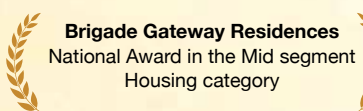
CREDAI Real Estate Awards 2013



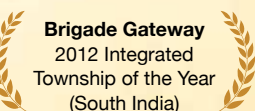
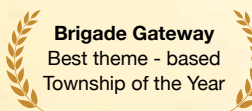
Asia Pacific Region - Forbes



CNBC AWAAZ Real Estate Awards 2012



CREDAI Real Estate Awards 2012

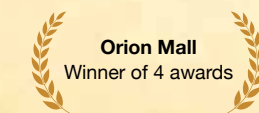


Realty Plus Excellence

Property World



ET Asia Retail Congress 2012



ACCE-BILLIMORIA Award



Platinum Awards of Excellence by Construction World in 2012



and many more...



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