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THE TIMES OF INDIA GROUP



**BRIGADE**  
**ORCHARDS**

# Laurel & Maple

**DEVANAHALLI, NORTH BENGALURU**

## Project Report

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### Includes

- Configurations available
- Payment plans
- Investment highlights
- Comparative projects
- Micro - market analysis
- Location analysis

# Overview

|                                               |                                                         |                                  |                                                     |                                          |
|-----------------------------------------------|---------------------------------------------------------|----------------------------------|-----------------------------------------------------|------------------------------------------|
| <div>LAUNCH</div> <div>January 2025</div>     | <div>CURRENT</div> <div>₹10,500 / Sq. Feet*</div>       | <div>CAGR</div> <div>11%*</div>  | <div>FEATURING</div> <div>2 Towers, 311 Units</div> | <div>PAYMENT PLAN</div> <div>CLP</div>   |
| <div>POSSESSION</div> <div>January 2030</div> | <div>2030 EXPECTED</div> <div>₹15,940 / Sq. Feet*</div> | <div>XIRR*</div> <div>14%*</div> | <div>PLOT SIZE</div> <div>135 Acres</div>           | <div>HOMELOAN</div> <div>Available</div> |



Disclaimer\*

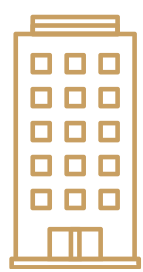
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# Why TOI recommends?

**Ideal for:** End-users seeking a township lifestyle and investors looking to capitalize on North Bengaluru's airport-led growth corridor.



*Brigade Orchards Laurel & Maple is part of the well-established Brigade Orchards Township, one of the most comprehensive integrated developments in Devanahalli, offering a ready ecosystem rather than a standalone residential project.*



*Being developed by Brigade Group, one of South India's most trusted developers, the project enjoys strong brand credibility, execution capability and resale confidence.*



*The project benefits from proximity to Kempegowda International Airport, Aerospace Park, KIADB Industrial Area, IT Investment Region (ITIR) and upcoming metro connectivity, which are expected to drive long-term employment and housing demand.*

## Recommended Configurations

**BUY FOR END USE**

3 BHK  
1550 sq ft

**BUY TO SELL**

3 BHK  
1647 sq ft

**BUY TO RENT**

4 BHK  
1461 sq ft

| CONFIGURATION         | SUPER AREA (SQ FT) | PRICE PER SQ. FT | INDICATIVE PRICE |
|-----------------------|--------------------|------------------|------------------|
| Maple - 1BHK+1T       | 749                | ₹ 10,500         | ₹ 0.78 Cr*       |
| Maple - 1BHK+1T       | 916                | ₹ 10,500         | ₹ 0.96 Cr*       |
| Maple - 2BHK+2T       | 1196               | ₹ 10,500         | ₹ 1.25 Cr*       |
| Maple - 2BHK+2T       | 1224               | ₹ 10,500         | ₹ 1.28 Cr*       |
| Maple - 3BHK+2T       | 1510               | ₹ 10,500         | ₹ 1.58 Cr*       |
| Maple - 3BHK+2T       | 1550               | ₹ 10,500         | ₹ 1.62 Cr*       |
| Maple - 3BHK+3T       | 1647               | ₹ 10,500         | ₹ 1.72 Cr*       |
| Laurel - 1BHK 1T + PW | 902                | ₹ 10,500         | ₹ 0.94 Cr*       |
| Laurel - 1BHK 2T      | 1204               | ₹ 10,500         | ₹ 1.26 Cr*       |
| Laurel - 2BHK+2T      | 1397               | ₹ 10,500         | ₹ 1.46 Cr*       |
| Laurel - 2BHK+2T      | 1410               | ₹ 10,500         | ₹ 1.48 Cr*       |
| Laurel - 2BHK+2T      | 1461               | ₹ 10,500         | ₹ 1.53 Cr*       |

# Payment Plan

| PLAN TYPE | PAYMENT STRUCTURE                                                | BEST FOR                                                                | INVESTMENT PROPOSITION                                                                                   |
|-----------|------------------------------------------------------------------|-------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------|
| CLP       | Payments linked with actual construction progress and milestones | End-users preferring phased cash outflow aligned with project execution | Reduces upfront financial burden while maintaining payment-security alignment with construction progress |

Construction Linked Payment Plan enable buyers to manage capital efficiently while benefiting from phased investment exposure and long-term appreciation potential.

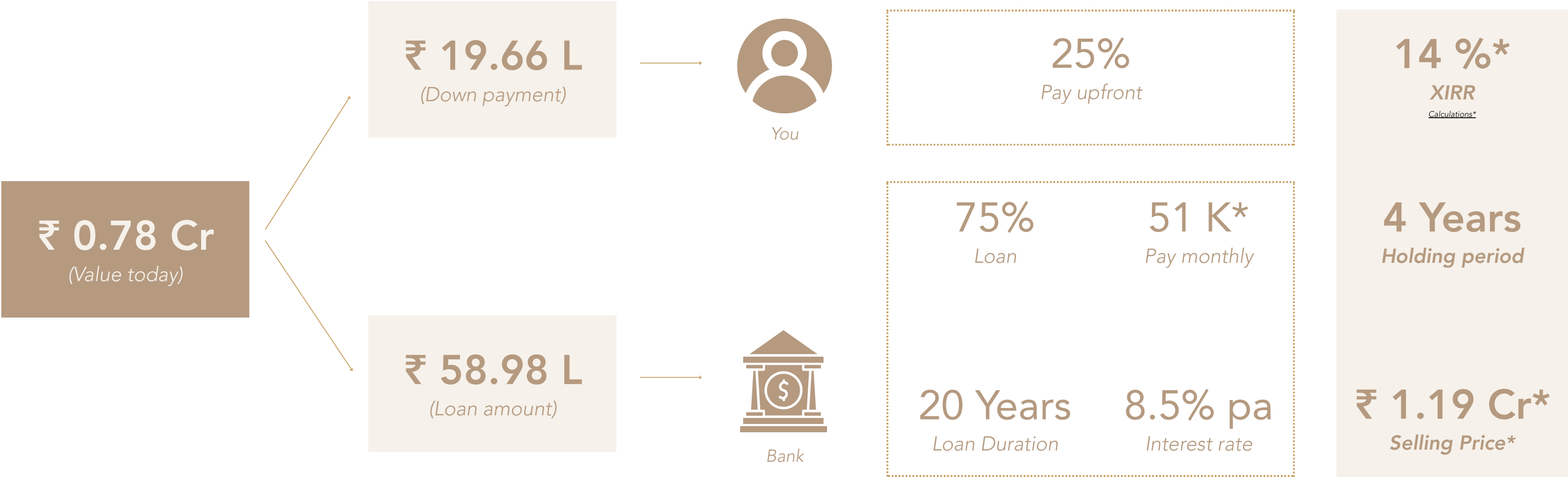
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# Investment Highlights

CALCULATED FOR 1BHK UNIT MEASURING 749 SQ. FT



The project offers balanced, leverage-assisted returns over a 4-year horizon, supported by disciplined pricing, medium-density planning, and strong execution quality rather than speculative upside.

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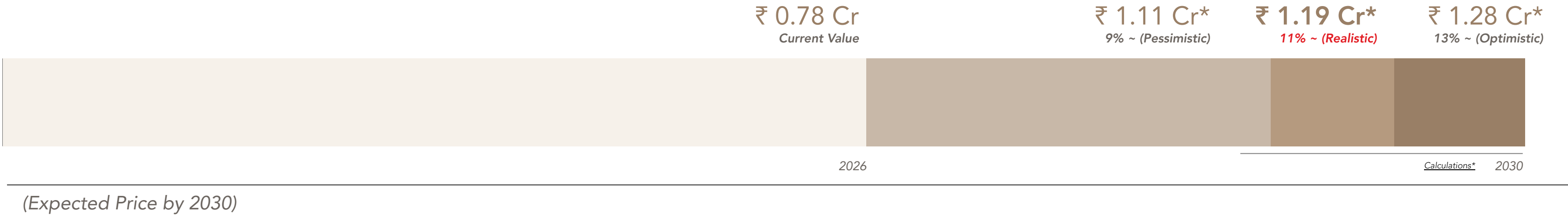
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# How your property could grow by 2030

CALCULATED FOR 1BHK UNIT MEASURING 749 SQ. FT



2026

Calculations\* 2030

(Expected Price by 2030)



11%\*

TOI Realistic CAGR

4 Years

₹ 10,500 PSF

(Current Value)

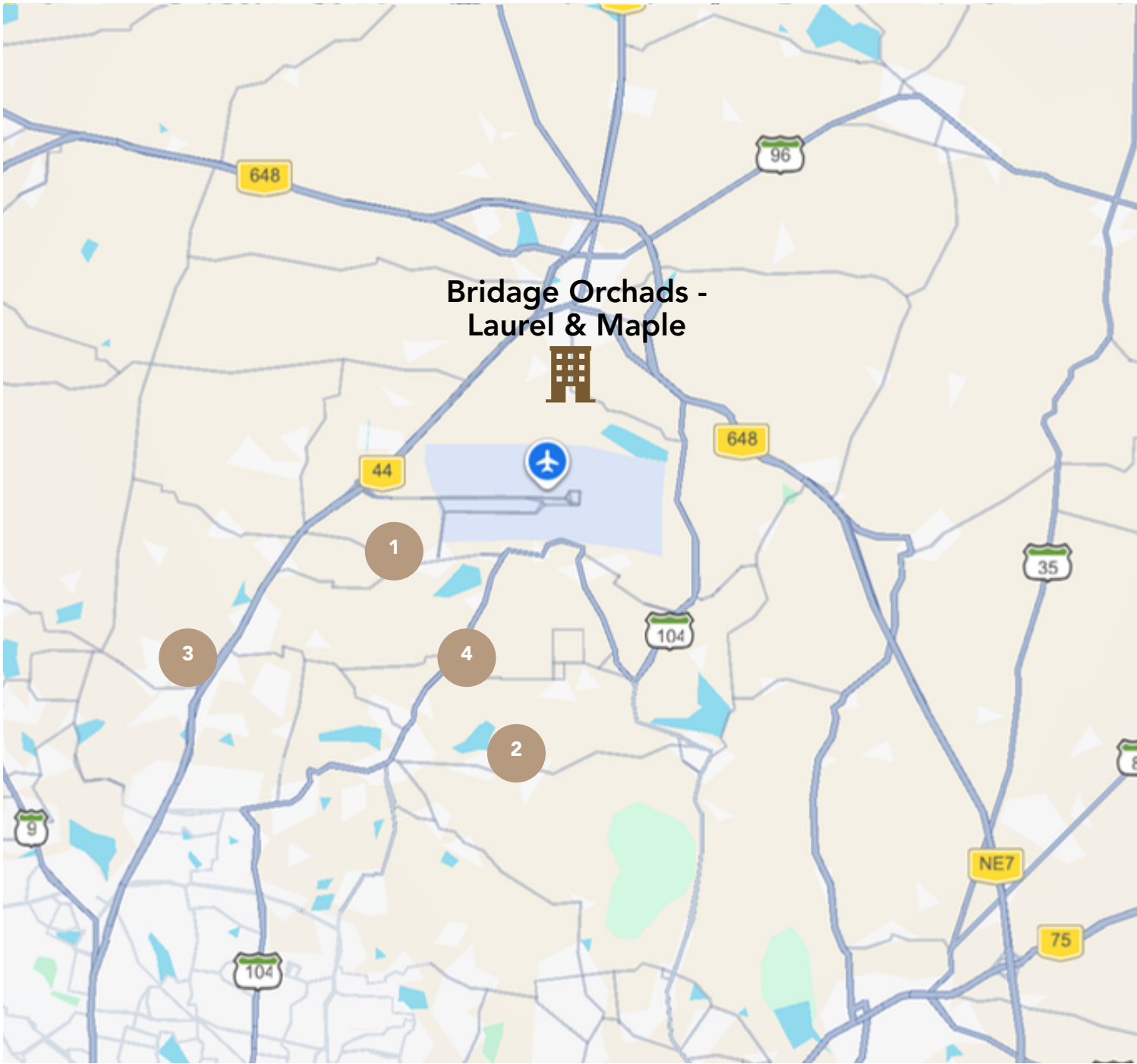
₹ 15,940 PSF\*

(Realistic Value by 2030)

With an expected 11%\* CAGR over 4 years, the property's current value of ₹0.78 Cr is projected to grow to ₹1.19 Cr\* by 2030, appreciating by an estimated ₹0.41 Cr\*.

Disclaimer\*

# Nearby Projects



| PROJECT NAME             | LAUNCH YEAR | LAUNCH PRICE (₹/SQ FT) | CURRENT PRICE (₹/SQ FT) |
|--------------------------|-------------|------------------------|-------------------------|
| 1 Birla Trimaya          | 2023–24     | ₹7,000 – ₹8,000        | ₹9,000 – ₹10,500        |
| 2 Prestige Finsbury Park | 2019–20     | ₹5,000 – ₹5,800        | ₹8,500 – ₹10,000        |
| 3 Purva Aerocity         | 2024–25     | ₹8,500 – ₹9,500        | ₹9,500 – ₹11,000        |
| 4 Brigade El Dorado      | 2020–21     | ₹4,800 – ₹5,500        | ₹8,000 – ₹9,500         |
| Brigade Orchards – Ebony | 2025        | ₹9,000                 | ₹9,000                  |

## HISTORIC METRICS

8 - 11%\*

Long-Term CAGR  
(20 Years)

12 - 18%\*

Recent YoY Price Growth  
(5 Years)

70 - 120%\*

Avg. Price Increase  
(5 Years)

Devanahalli has emerged as Bengaluru’s most promising long-term growth corridor, driven by Kempegowda International Airport, Aerospace Park, KIADB Industrial Zone, upcoming metro connectivity and large-scale commercial investments. Brigade Orchards Laurel & Maple benefits from being part of a mature integrated township ecosystem, offering a combination of lifestyle, infrastructure and long-term appreciation potential.

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# Similar Projects

|                         |                                        |                          |                               |                                  |                              |
|-------------------------|----------------------------------------|--------------------------|-------------------------------|----------------------------------|------------------------------|
| Project                 | Brigade Orchards Laurel & Maple        | Birla Trimaya            | Purva Aerocity                | Godrej MSR City                  | Tata Varnam                  |
| Developer               | Brigade Group                          | Birla Estates            | Puravankara                   | Godrej Properties                | Tata Housing                 |
| Location                | Devanahalli                            | Shettigere               | Chikkajala                    | Shettigere                       | Shettigere                   |
| Project Type            | Integrated Township Residences         | Integrated Township      | Premium Residential Community | Large-Scale Residential Township | Premium Township Residences  |
| Launch Year             | 2025                                   | 2023–24                  | 2024–25                       | 2024–25                          | 2025                         |
| Handover Timeline       | 2030                                   | ~2028–29                 | ~2029                         | ~2029                            | ~2030                        |
| Launch Price (₹/sq ft)  | ₹10,500                                | ₹7,000–₹8,000            | ₹8,500–₹9,500                 | ₹8,500–₹9,500                    | ₹9,000–₹10,000               |
| Current Price (₹/sq ft) | ₹10,500                                | ₹9,000–₹10,500           | ₹9,500–₹11,000                | ₹9,500–₹11,000                   | ₹10,000–₹11,000              |
| CAGR Since Launch (%)   | New Launch                             | ~10–12%                  | New Launch                    | ~10–12%                          | New Launch                   |
| Project Density         | Medium                                 | Medium                   | Medium                        | Medium                           | Medium                       |
| Clubhouse               | Township clubhouse                     | Premium Clubhouse        | Luxury Clubhouse              | Premium Clubhouse                | Township Clubhouse           |
| Ideal For               | Family end-users                       | Upgrade Buyers           | Premium Investors             | Long-Term Investors              | Family Buyers                |
| Key USP / Highlights    | Established Brigade township ecosystem | Large Mixed-Use Township | Airport Corridor Positioning  | Godrej Brand + Scale             | Tata Brand + Township Living |

[Disclaimer\\*](#)

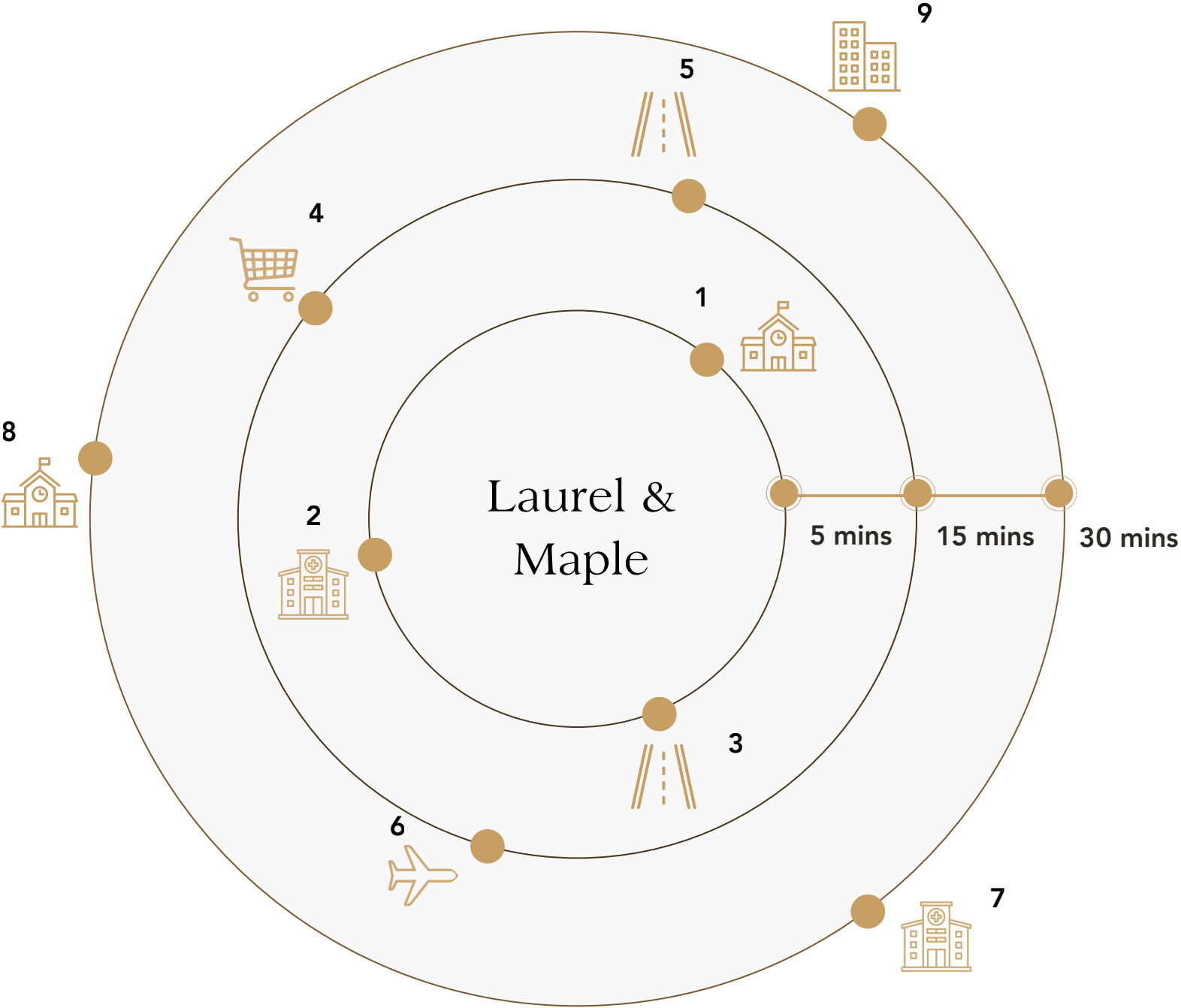
Prices and growth rates are indicative, based on market observations and historical transaction ranges. Actual prices may vary.

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# Facilities Nearby



|   |                                                                                       |                                  |       |
|---|---------------------------------------------------------------------------------------|----------------------------------|-------|
| 1 |    | The School for Global Minds      | 1 Km  |
| 2 |    | Ramaiah Health Centre            | 1 Km  |
| 3 |    | Satellite Town Ring Road         | 2 Km  |
| 4 |    | Brigade Orchards Retail Plaza    | 4 Km  |
| 5 |    | NH 44                            | 8 Km  |
| 6 |   | Kempegowda International Airport | 12 Km |
| 7 |  | Akash Hospital                   | 14 Km |
| 8 |  | Stonehill International School   | 24 Km |
| 9 |  | Manyata Business Park            | 36 Km |



Mall



Hospitals



Schools



Office Hub



Airport



Rail / Metro



Connectivity

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# Builder Profile



One of South India’s leading real estate developers for integrated townships, luxury residences, commercial spaces, and hospitality developments across major cities having strong focus on smart infra, sustainability, and lifestyle-driven living.

 29th & 30th Floor, World Trade Center, Brigade Gateway Campus, 26/1, Dr. Rajkumar Road, Malleswaram-Rajajinagar, Bengaluru, Karnataka

1986

ESTABLISHED  
YEAR

40+

YEARS OF LEGACY

275+

TOTAL PROJECTS  
DELIVERED

86 M+

SQUARE FEET AREA  
DEVELOPED

4

CITIES OF  
OPERATION

## Flagship Projects



## Rating Matrix

Brand Equity

PoorBadAcceptableGoodExcellent



Delivery Record

PoorBadAcceptableGoodExcellent



Financial Strength

PoorBadAcceptableGoodExcellent



Project Quality

PoorBadAcceptableGoodExcellent



Pricing Power

PoorBadAcceptableGoodExcellent



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# Project Scorecard

| Parameter               | Rating                                                                  |
|-------------------------|-------------------------------------------------------------------------|
| Location Strength       | <div><div>★</div><div>★</div><div>★</div><div>★</div><div>★</div></div> |
| Micro-Market Maturity   | <div><div>★</div><div>★</div><div>★</div><div>★</div><div>☆</div></div> |
| Developer Credibility   | <div><div>★</div><div>★</div><div>★</div><div>★</div><div>☆</div></div> |
| Product Differentiation | <div><div>★</div><div>★</div><div>★</div><div>★</div><div>★</div></div> |
| Growth Potential        | <div><div>★</div><div>★</div><div>★</div><div>★</div><div>★</div></div> |
| Liquidity/ Exit Comfort | <div><div>★</div><div>★</div><div>★</div><div>★</div><div>☆</div></div> |

Brigade Orchards Laurel & Maple combines the strength of an operational integrated township, strong Brigade brand credibility and North Bengaluru’s airport-led growth story, making it a balanced long-term residential investment opportunity for both end-users and investors.

# Property Risk Matrix

| Risk                        | Impact | Probability | Overall    |
|-----------------------------|--------|-------------|------------|
| Market cycle slowdown       | Medium | Low         | Controlled |
| Regulatory/ Policy Changes  | Low    | Low         | Minimal    |
| Opportunity Cost of Capital | Medium | Medium      | Balanced   |
| Liquidity Risk              | Low    | Low         | Minimal    |
| Execution & Delivery Risk   | Low    | Low         | Strong     |
| Interest Rate Volatility    | Medium | Medium      | Moderate   |
| Rental Yield Volatility     | Low    | Medium      | Stable     |

Brigade Orchards Laurel & Maple carries a relatively low-to-moderate risk profile due to Brigade's established township ecosystem and strong developer credibility, while long-term returns remain supported by North Bengaluru's infrastructure expansion and airport-driven economic growth.

Disclaimer\*



*Located within the well-established Brigade Orchards township, offering residents access to schools, healthcare, sports facilities, retail and community infrastructure within a self-sustained ecosystem.*



*Developed by Brigade Group, one of South India's most trusted real estate developers with a proven track record of quality construction and timely delivery.*



*Situated in Devanahalli, one of Bengaluru's fastest-growing investment corridors, benefiting from proximity to Kempegowda International Airport and major employment hubs.*



*Expected to benefit from upcoming metro connectivity, Aerospace Park expansion, KIADB developments and increased commercial activity across North Bengaluru.*



*Unlike many emerging developments, the township already offers operational lifestyle amenities, educational institutions and community facilities.*

# Connect with us!

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Mr. Shubham Khandelwal 

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 ₹250+ Cr worth of homes advised & transacted.

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