

PREMIUM UNIT ANALYSIS

Ebony at Brigade Orchards

3 BHK + Home Office + Private Terrace — Type E2 · Unit 801-07 (Tower B)

Brigade Enterprises Limited · Brigade Orchards, Devanahalli, Bengaluru



Full annotated floor plan inside — natural light, airflow, Vastu & gardening, room by room

East entrance

1307 sqft carpet

North-East facing corner unit

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2014 Super Built-up (sqft)	1307 Carpet Area (sqft)	83 Balcony Carpet (sqft)	71 Terrace Area (sqft)
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 **Slab-to-slab height: 10 ft.** Standard 10 ft slab-to-slab height. After a false ceiling for AC ducting/plumbing (typically 8–10 inches), expect roughly 9–9.2 ft clear in ducted zones (Kitchen, both Toilets, corridor) — ask the builder for the exact ducting drop before finalising wardrobe or false-ceiling design in those rooms.

ORIENTATION

Main Entrance:

 East

North-East facing corner unit. This report assumes the plan is drawn north-up (standard convention) with the door facing East from inside, and derives every room's compass facing from that.

 **Not a free-standing 4-sided unit**

East (Foyer / Home Office / Toilet cluster) — this stretch of the east wall backs onto the building's shared access corridor, not open sky. The plan shows it as east-facing, but there is no real exterior exposure here, unlike the Bedroom-03/Terrace run further north on the same face.

EXECUTIVE SUMMARY

A well-lit, North-East corner unit whose strongest asset is its outdoor space (terrace + two balconies). Two structural points are worth raising with the builder before booking: the kitchen has no external wall for ventilation, and — despite the plan showing it as east-facing — the home office and its attached toilet actually back onto the building's shared access corridor, not open sky, so they need real artificial lighting and mechanical ventilation rather than counting on a window that isn't really there.

WHAT'S COVERED

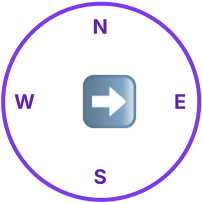
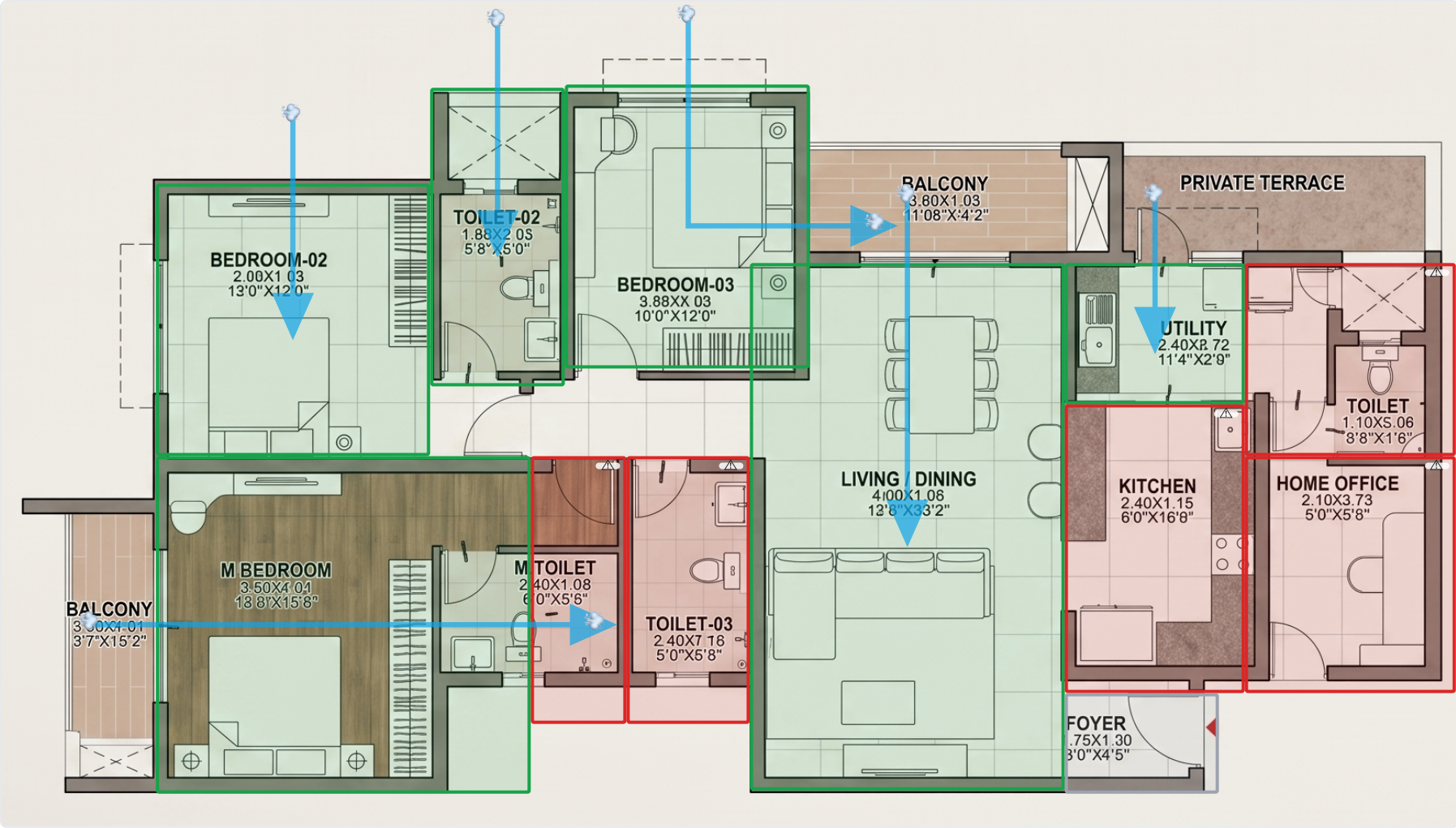
This report analyses every habitable room and toilet in the unit for natural light, cross-ventilation, size adequacy and layout — plus outdoor spaces, tower/site-position factors (STP, noise, heat, motor vibration) and a directional (Vastu) reference. It is designed to flag what a site visit alone often misses.

PREMIUM UNIT ANALYSIS

Natural Light — Morning & Evening Sun



Cross-Ventilation & Airflow



● Good / Excellent

● Fair / Moderate

● Poor / Needs verification △

☼ marks outside air entering through each real opening.

☼ Best ventilation: Bedroom-03 (North-East) — window and balcony door on adjacent walls give the strongest cross-flow.

△ Biggest flag: Kitchen (no external wall) and the Home Office + its toilet (corridor-facing, not open sky, despite the plan's east orientation) — three separate light/ventilation gaps to raise with the builder.

Tower & Site-Position Factors

Top floor (8 of 8), Tower B

Top floor trades away most ground-level noise and odor sources, but introduces three floor-specific factors worth asking about before booking: roof-slab heat gain, top-terrace lift/water-tank motor noise, and weaker water pressure — see below.

STP (Sewage Treatment Plant)

Low

ODOR

STP is basement-level under Tower A, not this tower, and odor from any STP settles low rather than rising. Negligible risk at the 8th floor regardless of which tower it sits under.

OWC (Organic Waste Converter)

Low

ODOR / PEST

OWC yard is at the far service end of the site, over 200m from Tower B. Negligible odor or pest risk at any floor of this tower.

DG (Generator) Set

Moderate

NOISE / VIBRATION

DG room sits in Tower B's basement, but per the block service layout its exhaust flue is routed up a service shaft adjacent to the Kitchen/Utility stack on this floor. Usually faint by the 8th floor, but audible during power cuts when the DG kicks in.

💡 Ask the builder to confirm the flue's exact shaft routing and whether it runs behind the Kitchen or Utility wall on this unit's stack.

Clubhouse / Amenity Deck Noise

Low

NOISE

Clubhouse is a standalone block roughly 150m from Tower B — no shared wall and no amenity deck overlooked by this unit.

Tower & Site-Position Factors (cont'd)

Lift Shaft / Staircase Core Noise

Moderate

NOISE / VIBRATION

The Home Office / Toilet (HO) wall that backs onto the shared access corridor — already flagged for light/ventilation — also runs adjacent to the lift lobby and staircase core, per the block layout. Same wall, two separate issues.

💡 Ask about the wall's sound rating (STC) between the corridor/lift-lobby side and the Home Office — a low-STC party wall makes lift-motor whine and stairwell door noise audible at a desk.

Future Phase / Masterplan Blocking

Moderate

VIEW / LIGHT

The project masterplan shows a future Phase 3 block planned north of Tower B. Once built, it could reduce the north light currently feeding the Living/Dining, Bedroom-03 and the connecting balcony — the unit's best-lit run today.

💡 Ask for the Phase 3 construction timeline and the planned block's height/setback from Tower B before treating today's north light as permanent.

Garbage Chute

Low · advantage

ODOR / PEST

No common garbage chute on this stack — floor-wise segregated bins collected by housekeeping twice daily, per the block's service layout. Avoids the odor/pest risk chutes are known for.

Neighbour Glass-Facade Glare / Heat

Moderate

HEAT

Tower A's glazed facade sits roughly 30m west of this stack; its afternoon reflection compounds the Master Balcony's own direct west heat gain through Apr–Jun, rather than being a separate issue.

💡 Ask if there's a landscaping buffer or heat-reflective treatment planned between the two towers.

Tower & Site-Position Factors (cont'd)

Terrace / Parapet Seepage Risk

Moderate

STRUCTURAL / WATER

This unit is both a corner unit and on the top floor — two independent seepage-risk exposures (extra external wall length, plus the roof slab directly overhead) rather than the single exposure a mid-floor, non-corner unit would have.

💡 Ask for the terrace waterproofing membrane spec and warranty period, and check with the facility team for any prior leak history on this stack before booking.

RO / Booster Pump Room Noise

Not available

NOISE

Not assessed yet — share the block service layout (RO plant / booster pump room location) to unlock this.

External Loudspeaker (Temple / Mosque) Proximity

Not available

NOISE (EXTERNAL)

Not assessed yet — share a locality/site-visit check for nearby places of worship to unlock this.

Road / Street-Level Noise

Low · advantage

NOISE

Being on the 8th (top) floor, this unit sits well above street traffic, the security-cabin PA and ground-floor DG hum that lower units in the same stack would pick up.

Tower & Site-Position Factors (cont'd)

Roof-Slab Heat Gain (Top Floor)

High

HEAT

Top-floor units sit directly under the roof slab — without insulation, waterproofing or a terrace garden above, the ceiling absorbs a full day of sun and re-radiates heat into the rooms below into the evening, compounding the West-facing Master Bedroom's own heat gain already flagged.

💡 Ask specifically whether the roof above this stack has insulation/waterproofing plus a terrace garden or heat-reflective treatment — top-floor units without one run noticeably hotter than identical units two floors down.

Lift Machine Room Noise

Moderate

NOISE / VIBRATION

On a top-floor unit, the lift machine room typically sits directly overhead on the terrace level. Per the block service layout, it sits above the Kitchen/Utility corner of this stack, not above a bedroom.

💡 Confirm the exact lift machine room position over this stack, and ask for a live noise demo from inside the unit — plan-stage assurances routinely undersell how audible lift-start vibration is right below the machine room.

Overhead Water Tank / Pump Vibration

Moderate

NOISE / VIBRATION

The overhead tank and booster pump for this stack sit on the terrace above, cycling during peak morning/evening water-usage hours. Pump hum is usually the top floor's most noticeable and least-advertised noise source — most buyers only discover it after moving in.

💡 Ask if the pump is on a vibration-isolation mount, and how far the pump room is from this stack's terrace-facing rooms (the Private Terrace, here).

Water Pressure (Top Floor)

High

WATER

Being the top floor of the stack, this unit has the least static head (height difference) between itself and the OHT above it — gravity feed alone is weakest here of any floor on this stack, so normal flow depends on the booster pump running continuously. Recurring low-pressure complaints on other top-floor units at this project have traced back to the pump cycling off or under-sizing rather than the tank itself.

💡 Ask for the booster pump's rated capacity versus this stack's peak-hour demand, whether there's a backup pump that auto-switches on failure, and the facility team's complaint log for top-floor pressure issues elsewhere on site before booking.

These factors depend on the unit's position within the tower and the block/site service layout — not derivable from the unit's own floor plan. Sourced here from the project's site plan and block service layout; always confirm the exact stack/floor placement of the STP, OWC, DG, lift machine room, overhead tank and booster pump with the builder before booking.

Outdoor Spaces

Private Terrace — North

71 sqft

Exclusive to this unit and a genuine premium differentiator. North orientation means it stays usable through most of the day without harsh direct sun — good for a small garden, loungers or an outdoor breakfast spot.

Balcony (Bedroom-03 / Living / Kitchen run) — North

46 sqft

A long connecting balcony shared across three rooms — functions as a shared outdoor corridor, drying and plant space, and the main source of natural light for the living/dining room.

Master Balcony — West

37 sqft

Large private balcony off the master bedroom. Excellent for sunset views and evening use; expect direct afternoon heat gain in summer months.

Balconies & Gardening Guide



Private Terrace

North-facing

bright indirect light all day, no harsh direct sun

BEST FOR

- Money plant
- Areca palm
- Peace lily
- Anthurium
- Boston fern
- Curry leaf
- Mint & coriander (part-shade tolerant)

AVOID

- Cacti & succulents (need more direct sun than this corner gets)

The most forgiving spot in the unit for a genuine kitchen-garden-plus-lounge corner — moderate watering, no scorch risk, doubles well as a seating nook among the greenery.



Balcony (Bedroom-03 / Living / Kitchen run)

North-facing

bright indirect light, shared passage space

BEST FOR

- Snake plant
- ZZ plant
- Pothos
- Spider plant

AVOID

- High-maintenance flowering plants — this run doubles as a walkway and utility/drying space

Since this balcony also serves as the main light source for the living/dining room, keep plantings low and hardy so they don't block the north light this corridor feeds inward.



Master Balcony

West-facing

strong direct afternoon sun and heat, especially Apr–Jun

BEST FOR

- Succulents & cacti
- Bougainvillea
- Hibiscus
- Adenium (desert rose)
- Marigold

AVOID

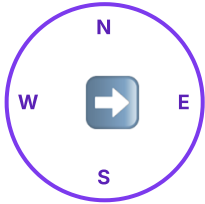
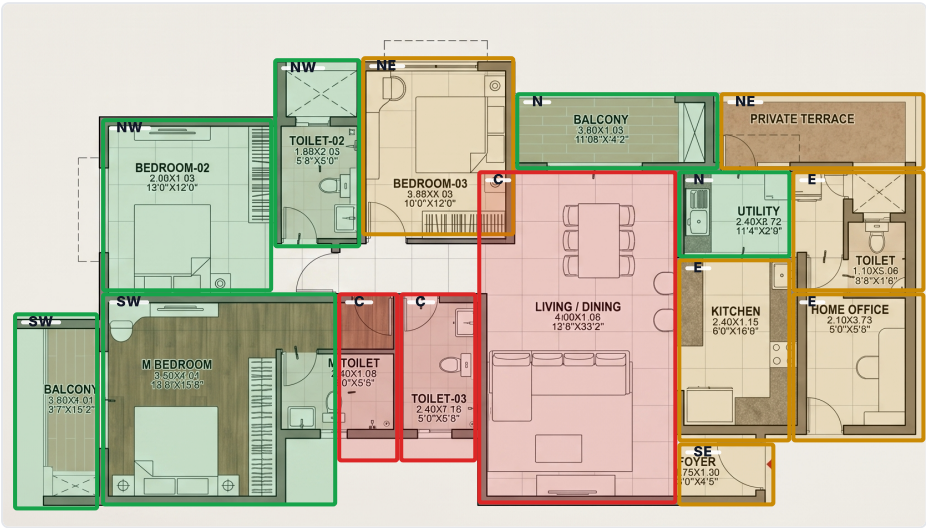
- Ferns, peace lily, anthurium — direct west sun will scorch these within days

Soil dries fast here in direct afternoon sun — water more frequently than the north-facing spaces, and prefer terracotta pots over plastic for better root breathability.

GENERAL TIPS

- Confirm balcony railing/parapet load capacity with the builder before hanging heavy pots or rail planters.
- Use saucers or drip trays under every pot — water staining or dripping onto the floor below is a common inter-floor complaint in apartment buildings.
- North-facing spaces (terrace, connecting balcony) support a low-maintenance green corner year-round with minimal watering discipline.
- The west-facing master balcony rewards seasonal rotation — swap to heat-tolerant flowering plants through summer rather than fighting the sun with shade-lovers.

Directional (Vastu) Analysis



Entrance faces East

- Match
- Aligned with traditional guidance
- Deviation
- Common modern compromise
- Strong Deviation
- Worth raising with the builder/vastu consultant

ZONE-BY-ZONE NOTES

NW Bedroom-02, Toilet-02 A secondary bedroom here is a reasonable, common substitute for the traditional guest-room use of this corner.	MATCH	N Balcony (Bedroom-03 / Living / Kitchen run), Utility Kept open via the connecting balcony — aligns well with tradition.	MATCH	NE Bedroom-03, Private Terrace The terrace being open here is a plus, but enclosing a bedroom in the North-East corner is a common modern deviation from strict Vastu.	DEVIATION
W — No room falls in this zone for this unit.	N/A	C Living / Dining, Master Toilet (M.Toilet), Toilet-03 Two attached toilets sit in the Brahmadhan zone — this is the single most significant Vastu deviation in the unit, beyond the usual modern-apartment compromises.	STRONG DEVIATION	E Kitchen, Home Office, Toilet (Home Office / Guest) The Kitchen sitting in the East (rather than South-East) is a Vastu deviation. Separately — outside Vastu — this same zone is where the Home Office and its toilet turn out to be corridor-facing rather than open sky; see the Natural Light and Considerations pages.	DEVIATION
SW Master Bedroom, Master Balcony A textbook match — the best Vastu alignment in the unit.	MATCH	S — No room falls in this zone for this unit.	N/A	SE Foyer The traditional Agni corner is occupied by the foyer rather than the kitchen, which sits in the East instead.	DEVIATION

Zone assignments are derived from the builder's floor plan assuming a north-up orientation, and are made per whole room against the classic 3x3 mandala — not a precise sub-grid, so a room that straddles two zones is assigned to its dominant one. This is traditional directional guidance for buyers who weigh Vastu in their decision — informational only, not a certification, structural assessment, or substitute for a qualified Vastu consultant.

Master Bedroom & Master Toilet (M.Toilet)

Master Bedroom

13'6" x 15'2" (approx.) · 205 sqft

South West

Natural Light

Good

West orientation brings strong, direct afternoon and evening sun through the balcony doors; morning light is indirect only.

Cross-Ventilation

Good

Balcony opening on the west wall and the door to the living area on the east allow air to move across the full room.

Room Adequacy

Spacious

At ~205 sqft this comfortably fits a king bed, wardrobe wall and a seating nook.

⚡ West-facing glazing means real heat gain roughly 3–6pm through summer (Apr–Jun). Ask if double-glazed / heat-reflective glass is standard or an upgrade — otherwise budget for blackout curtains or UV film.

Master Toilet (M.Toilet)

6'0" x 5'6" (approx.) · 28 sqft

Interior — no external wall

Natural Light

None

Fully interior — no natural light.

Cross-Ventilation

Needs verification

No external window shown on the plan. Ventilation depends entirely on a mechanical exhaust duct.

Room Adequacy

Adequate

Standard ensuite size for the segment.

⚡ Ask the builder for the exhaust fan / duct CFM rating in writing — this is the one attached toilet in the unit with zero external-wall option.

Bedroom-02 & Toilet-02

Bedroom-02

13'0" x 12'0" · 156 sqft

North

West

Natural Light

Moderate

North light is soft and diffused — no direct sun, so the room stays visibly cooler and glare-free but slightly dimmer than an east/south room.

Cross-Ventilation

Good

North window plus the door to the living/dining area gives reasonable cross-flow.

Room Adequacy

Good

Comfortable second-bedroom size — fits a queen bed and study table.

💡 North-facing rooms run cooler in Bengaluru's climate — good pick for a kids' room or a bedroom that doubles as a study.

Toilet-02

5'8" x 6'8" (approx.) · 38 sqft

North

Natural Light

Fair

Has a direct external window — diffused north light.

Cross-Ventilation

Good

Best-ventilated attached toilet in the unit — direct external window, no reliance on mechanical exhaust alone.

Room Adequacy

Adequate

Standard size, serves Bedroom-02.

Bedroom-03 & Toilet-03

Bedroom-03

10'0" x 12'0" · 120 sqft

North

East

Natural Light

ExcellentDual exposure — gets direct morning east light through the balcony plus diffused north light through the window. Best-lit bedroom in the unit.

Cross-Ventilation

ExcellentWindow and balcony door on adjacent walls create the strongest cross-ventilation of any bedroom here.

Room Adequacy

GoodSmallest of the three bedrooms but still fits a queen bed comfortably; works well as guest room, kids’ room, or a second study.

💡 If natural light is a priority, this is the bedroom to prioritise for a home office or a child’s study corner over the dedicated Home Office (which only gets afternoon-neutral east light without a balcony buffer).

Toilet-03

5'0" x 5'8" · 28 sqft

Interior — no external wall

Natural Light

NoneFully interior.

Cross-Ventilation

Needs verificationSits between the M-bedroom cluster, foyer and living area with no external wall shown — same flag as the M.Toilet.

Room Adequacy

AdequateStandard common-toilet size.

💡 Second interior toilet with no confirmed window — cross-check exhaust provisioning before booking.

Living / Dining & Kitchen

Living / Dining

12'8" x 33'2" · 421 sqft

North (via connecting balcony)

Natural Light

Good North light through the long balcony is soft and even, with no harsh glare on the TV/media wall — but light fades noticeably at the foyer end, furthest from the balcony.

Cross-Ventilation

Good The north balcony plus openings at the kitchen and foyer ends give cross-flow along the length of the room, though the runs are long for a single volume.

Room Adequacy

Spacious At ~421 sqft this is a genuinely large combined living-dining, easily seating 8 at the dining table plus a separate lounge zone.

 A structural column at the foyer-end corner juts roughly 9" into the room per the RERA drawing — not visible on the marketing floor plan's room outline. Factor it into furniture placement for that corner.

 The room's proportions are long and narrow (roughly 1:2.6). Without deliberate zoning — a rug, partial partition, or furniture placement — it can read as a corridor rather than one room. Plan the layout before finalising, not after possession.

Kitchen

6'0" x 16'8" · 100 sqft

Interior, adjoining Utility (north side)

Natural Light

Limited No dedicated external window on the plan — daylight, if any, comes secondhand through the Utility.

Cross-Ventilation

Needs verification This is the single biggest ventilation flag in the unit. Indian kitchens need a strong, dedicated exhaust path for cooking fumes; relying on the neighbouring Utility opening alone is often insufficient.

Room Adequacy

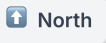
Functional A long galley-style kitchen at 6' width — workable, but confirm platform-to-counter clearance in person.

 Ask the builder specifically for the exhaust chimney/duct routing for this kitchen before booking — it is the one room in the unit without a direct external wall for ventilation.

Utility & Home Office

Utility

11'4" x 2'9" (approx.) · 31 sqft



Natural Light

Fair

Borrowed daylight from the adjoining balcony.

Cross-Ventilation

Good

Direct opening onto the balcony — the best-ventilated service space in the unit.

Room Adequacy

Adequate

Standard washing-machine / utility yard size.

Home Office

9'0" x 8'4" (approx.) · 84 sqft

Interior — corridor-facing

Natural Light

None

No genuine natural light — this wall adjoins the internal corridor, not the outdoors, despite its east-facing position on the plan.

Cross-Ventilation

Needs verification

Treat as an interior room. Confirm with the builder whether this is a true operable window (onto the corridor, which is unusual) or a fixed/borrowed-light panel, and plan for mechanical ventilation either way.

Room Adequacy

Compact but functional

Enough for a desk, chair and a shelving unit for a full-time WFH setup, independent of the light/ventilation issue.

💡 This is the most consequential correction in this report: the plan's "east-facing" home office window does not open to open sky — it faces the building's access corridor. Budget for full-time artificial lighting and confirm mechanical ventilation before treating this as a bright, breathable WFH room.

Toilet (Home Office / Guest) & Foyer

Toilet (Home Office / Guest)

3'8" x 5'5" (approx.) · 20 sqft

Interior — corridor-facing

Natural Light **None** No genuine natural light — same corridor-facing wall as the adjoining Home Office.

Cross-Ventilation **Needs verification** A third interior toilet in the unit relying on mechanical exhaust, alongside the M.Toilet and Toilet-03.

Room Adequacy **Adequate** Serves the Home Office / doubles as a guest powder room.

💡 Get the exhaust CFM rating in writing for this toilet too — with this correction, all three of the unit's common/ensuite toilets (M.Toilet, Toilet-03, this one) turn out to be interior with no real external wall.

Foyer

5'9" x 4'3" (approx.) · 20 sqft

East (main entrance)

Natural Light **N/A** Transitional space — light is not a functional concern here.

Cross-Ventilation **N/A** Not applicable.

Room Adequacy **Adequate** Standard entry foyer, enough for a shoe cabinet and console.

Strengths & Buyer Considerations

STRENGTHS

- ✓ North-East facing corner unit — most habitable rooms get soft, glare-free daylight rather than harsh direct sun.
- ✓ Two independent private outdoor spaces (terrace + connecting balcony) beyond the master balcony — unusual generosity for this configuration.
- ✓ The unit's core living spaces — Living/Dining, both bedrooms with balconies, and the private terrace — all get genuine open-sky exposure; the corridor-facing correction below is confined to the Home Office and its toilet.
- ✓ Master bedroom and Bedroom-03 both open directly onto balconies, giving strong cross-ventilation in the two largest bedrooms.
- ✓ Main entrance faces East, traditionally favourable and aligned with Vastu preference for the master bedroom in the South-West.

CONSIDERATIONS BEFORE BOOKING

- △ Kitchen has no direct external window — confirm the exhaust chimney/duct provision with the builder before booking; this is the single biggest ventilation flag in the unit.
- △ The Home Office and its attached toilet sit against the building's shared access corridor, not open sky — despite showing as east-facing on the plan, there is no real window there. Verify this on a site visit and budget for full-time lighting and mechanical ventilation.
- △ Both M.Toilet and Toilet-03 are fully interior with no external wall, and both sit in the central Brahasthan zone — the strongest Vastu deviation in the unit as well as a ventilation gap. With the Home Office toilet also corridor-facing, all three of the unit's common/ensuite toilets are effectively interior — get exhaust CFM ratings in writing for all three.
- △ Master bedroom and its balcony face West — plan for real heat gain in the Apr–Jun window; ask about glazing spec or budget for UV film/blackout curtains.
- △ Living/Dining is long and narrow (~1:2.6 ratio) — needs deliberate furniture zoning to avoid feeling like a corridor.
- △ Kitchen placement is a Vastu deviation (not South-East) — relevant only if Vastu is a factor in your decision.
- △ All dimensions and exterior/corridor-wall assignments are sourced from the builder's marketing floor plan and the block's key-plan. Always verify against the RERA-registered drawings and a site visit before final booking.