BRR
HALLMARK
DEVELOPERS

BRR NORTH EXCELLENCY

PHASE - I

BEHIND MANYATA TECH PARK, THANISANDRA

UNVEILING THE GREEN LIFE

BUILDING A BETTER TOMORROW

LUXURY FOR YOU. HAPPINESS FOR EVERY GENERATION.

Welcome to BRR NORTH EXCELLENCY PHASE-1 apartment which is comfortably nestled in the heart of two worlds-old and new Bangalore, offering a diverse living experience completely at your fingertips. Enjoying all the qualities of full-fledged apartments, while being superbly supported by an additional strong network of immediately accessible amenities, such as transport links, traditional and new culinary experiences, top notch schools, as well as recreational leisure and lifestyle abundance.

BRR North Excellency Phase-2 will be constructed above BRR North Excellency Phase-1 as permissible under the Laws in force at the relevant point of time.

1.35 Acres	2B + G + 6 Floors	104 Units
2 & 3 BHK	59 2BHK	45 3BHK

1230 - 1786 Sft



A PERFECT BLEND OD LUXURY, COMFORT & CONNECTIVITY



LEGEND

01 - Entrance Gateway

02 - Security Cabin

03 - Front Driveway with Accent Paving

04 - Fire Tender Driveway

05 - Basement Entry/Exit Ramp

06 - Shrub Along Building

07 - Stepped Seating Gallery

08 - Toddler's Play and Sandpit

09 - Children Play Area

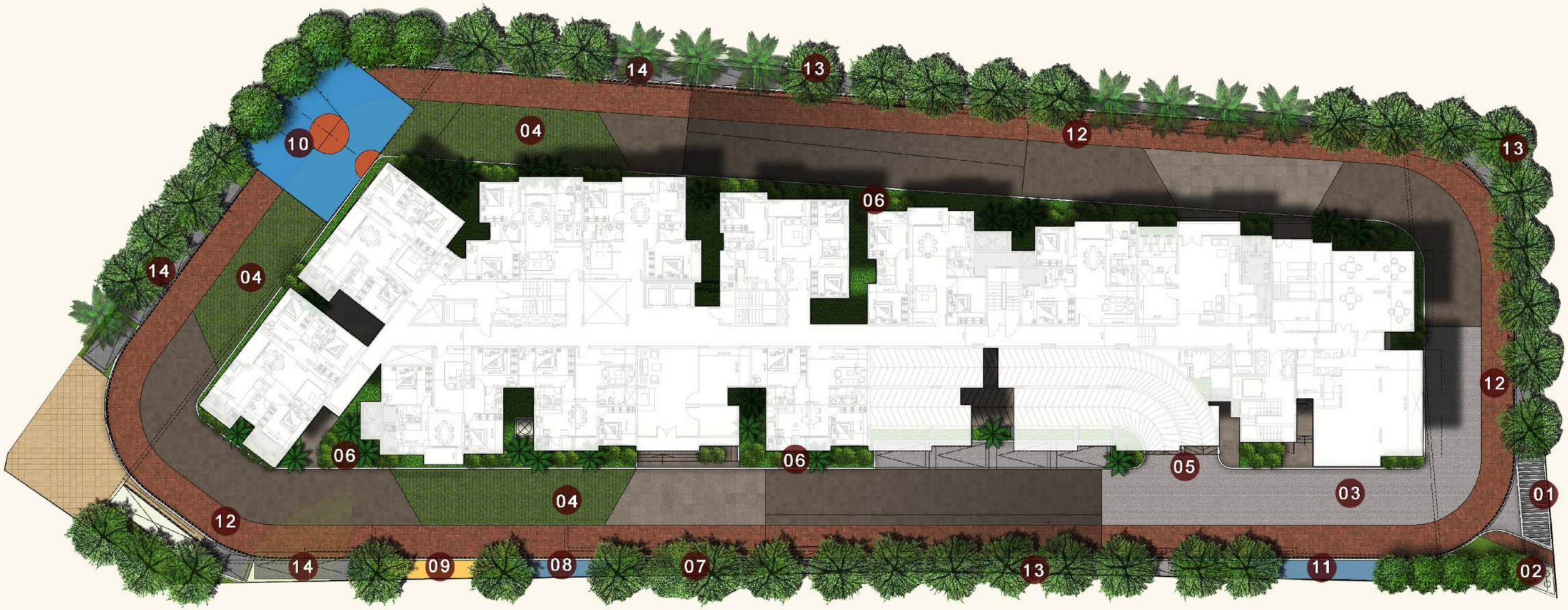
10 - Dribble Court

11 - ELDER'S OUTER GYM

12 - Jogging Path

13 - Buffer Planting

14 - Open Car Parking



GROUND FLOOR PLAN



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AREA STATEMENT IN SFT - GROUND FLOOR PLAN

FLAT #	006	007	009	010	011	013	014	015	016	017
SBA(Sft)	1247	1465	1259	1426	1257	1259	1247	1492	1651	1610
FACING	EAST	EAST	WEST	EAST	EAST	WEST	EAST	WEST	NORTH	NORTH
BHK	2 BHK	3 BHK	2 BHK	3 BHK	2 BHK	2 BHK	2 BHK	3 BHK	3 BHK	3 BHK

FIRST FLOOR PLAN



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AREA STATEMENT IN SFT - FIRST FLOOR PLAN

FLAT #	107	108	109	110	111	112	113	114	115	116	117
SBA (Sft)	1465	1230	1259	1426	1257	1230	1259	1247	1492	1651	1610
FACING	EAST	WEST	WEST	EAST	EAST	WEST	WEST	EAST	WEST	NORTH	NORTH
BHK	3 BHK	2 BHK	2 BHK	3 BHK	2 BHK	2 BHK	2 BHK	2 BHK	3 BHK	3 BHK	3 BHK

SECOND FLOOR PLAN



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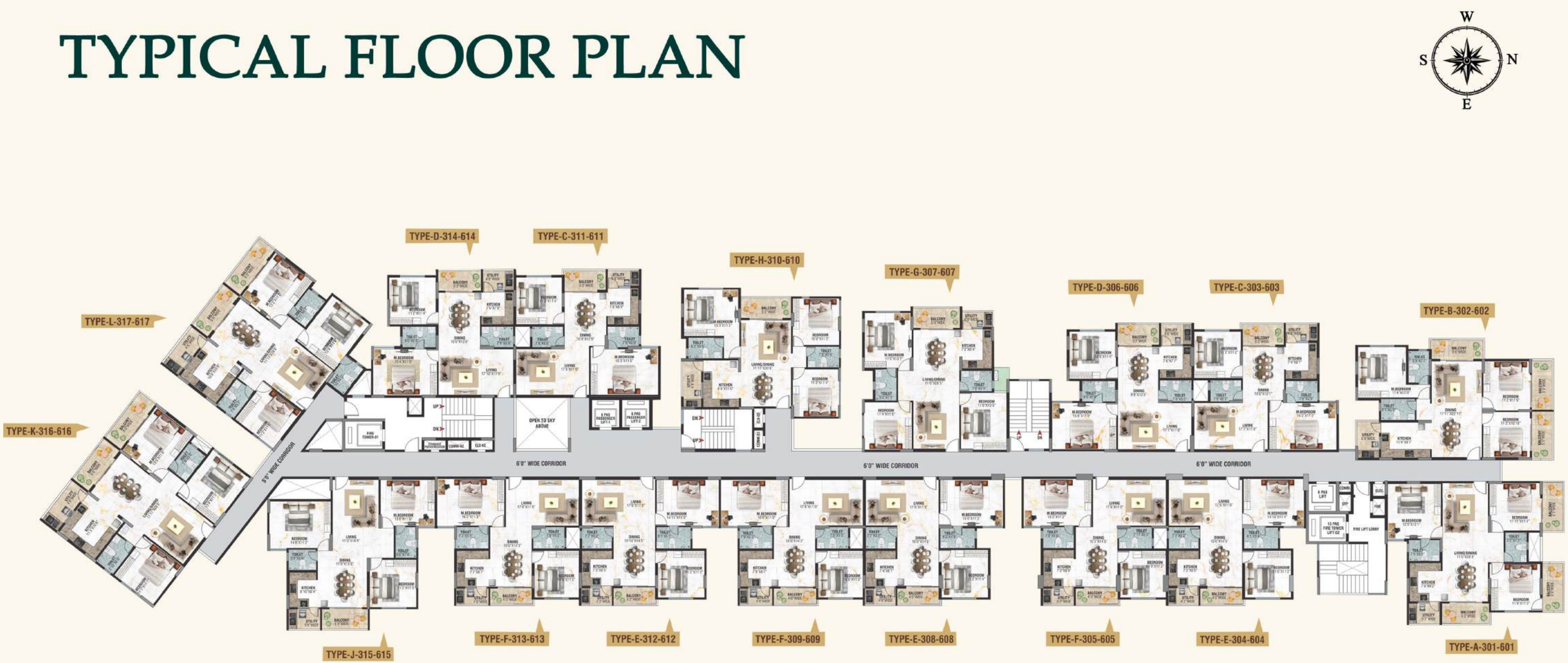
AREA STATEMENT IN SFT - SECOND FLOOR PLAN

FLAT #	201	202	203	206	207	208	209	210	211	212	213	214	215	216	217
SBA(Sft)	1669	1634	1257	1247	1465	1230	1259	1426	1257	1230	1259	1247	1518	1749	1786
FACING	WEST	EAST	EAST	EAST	EAST	WEST	WEST	EAST	EAST	WEST	WEST	EAST	WEST	NORTH	NORTH
BHK	3 BHK	3 BHK	2 BHK	2 BHK	3 BHK	2 BHK	2 BHK	3 BHK	2 BHK	2 BHK	2 BHK	2 BHK	3 BHK	3 BHK	3 BHK

TYPICAL FLOOR PLAN



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AREA STATEMENT IN SFT - TYPICAL FLOOR PLAN

FLAT #	301-601	302-602	303-603	304-604	305-605	306-606	307-607	308-608	309-609	310-610	311-611	312-612	313-613	314-614	315-615	316-616	317-617
SBA(Sft)	1669	1634	1257	1230	1259	1247	1465	1230	1259	1426	1257	1230	1259	1247	1518	1749	1786
FACING	WEST	EAST	EAST	WEST	WEST	EAST	EAST	WEST	WEST	EAST	EAST	WEST	WEST	EAST	WEST	NORTH	NORTH
BHK	3 BHK	3 BHK	2 BHK	2 BHK	2 BHK	2 BHK	3 BHK	2 BHK	2 BHK	3 BHK	2 BHK	2 BHK	2 BHK	2 BHK	3 BHK	3 BHK	3 BHK

WHERE YOUR STORY
BEGINS WITH NORTH EXCELLENCY

INDULGE IN THE EPITOME OF OPULENCE
WITH OUR TEMPERATURE CONTROLLED

INFINITY POOL

SWIM IN COMFORT. ANY SEASON

EXPERIENCE YEAR-ROUND COMFORT IN A TEMPERATURE-CONTROLLED POOL THOUGHTFULLY DESIGNED FOR RELAXATION, WELLNESS AND QUALITY FAMILY TIME.

AMENITIES



PARTY HALL



AEROBICS



TABLE TENNIS



BILLIARDS ROOM



LIBRARY



GYMNASIUM



KIDS INDOOR PLAY AREA



CONVINIENCE STORE



DRIBBLE COURT



ELDERS OUTDOOR GYM



RECEPTION & WAITING LOUNGE



WALKING & JOGGING PATH



STEPPED SEATING GALLERY



TODDLER PLAY AREA

SPECIFICATION

STRUCTURE

Seismica Resistance RCC Framed

WALL FINISHING

Internal Walls & Ceiling finished with Premium Emulsion. External Walls painted with weather coat/weather shield paint.

DOORS

Main Door Teak Wood Frame with Teak Veneer Shutters, Internal Doors Beach Wood Frames with Flush Shutters.

WINDOWS

UPVC window system with mosquito mesh.

TOILETS

Ceramic tiles dado up to 7ft height and anti-skid for flooring. Wall Mounted EWC for all Toilets - Jaquar / Equivalent.
Wash Basins - Jaquar / Equivalent.

KITCHEN/UTILITY

Provision for softened water inlet in the kitchen.
Sleeve provision for chimney / exhaust.
Water inlet/Outlet provision in utility area for washing machine. Counter: Provision for modular kitchen (without granite counter top).

ELECTRICAL

Individual Unit 2 BHK: 3 KW.
Individual Unit 3 BHK: 4KW.
Provision for Video Door Phone.
Concealed copper wiring of Anchor/Havells /Polycab/Finolex or Equivalent. Modular Switches of Anchor/Havells/Schneider/Legrand or Equivalent.

WATER SUPPLY

CPVC/PVC lines for soil, drainage, and external lines.
Sewage Treatment Plant.
Rainwater Harvesting. Water Treatment Plant.

LIFTS

High Speed Lifts - Johnson/Kone/Equivalent.

SECURITY SYSTEM

CCTV coverage in peripheral areas.
Security cabin at Entrance & Exit

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LOCATION MAP

NOT TO SCALE





BUILDING A BETTER TOMORROW

PROXIMITIES

SCHOOLS:

Rashtrothana Vidya Kendra	1.4 km
VIBGYOR School	3.2 km
Bangalore international School	3.5 km
DPS North	9.0 km
Legacy School	4.0 km
Chaman Bhartiya School	4.0 km.

COLLEGES:

Kristu Jayanti College	2.2 km
Karnataka College	3.3 km
HKBK Engineering College	4.0 km
REVA University	7.0 km
CMR Institutes	8.9 km

HOSPITALS:

Sparsh Hospital	9.0 km
Manipal Hospital	7.0 km
Aster CMI Hospital	7.0 km

MALLS:

Mall of Asia	7.5 km
Elements Mall	2.3 km
RMZ Mall	8.0 km
Esteem Mall	7.3 km
Bhartiya Mall of Bangalore	4.0 km

IT PARKS:

Manyata Embassy Business Park	2.0 km
Kirloskar Tech Park	7.7 km
Karle SEZ	4.3 km
Bhartiya City	4.0 km

OTHERS:

Nagawara Metro Station	3.0 km
Cantonment Railway Station	11 km
Suburban Railway Station	1.0 km

OUR PROTFOLIO

PROJECTS COMPLETED



BRR SAI SANKALP



BRR CLASSIC

PROJECTS UPCOMING

KYALSANAHALLI
5 ACRES
RESORT INSPRIED LIVING

HOODI
4 ACRES
PREMIUM URBAN LIVING

ITPL MAIN ROAD
OPPOSITE TO BRIGADE METROPOLIS
2 ACRES
SMART LIVING SPACES

THANISANDRA
3.5 ACRES
LUXURY HIG-RISE APARTMENTS



Architect
ANSER STUDIO

Structural Engineers
NADIG CONSULTING

MEP Consultants
CUBE ROOT CONSULTANTS

Landscape Consultants
LANDSCAPE TEAM 15

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RERA: PRM/KA/RERA/1251/309/PR/180225/007514

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