



BRR
NORTH
EXCELLENCY PHASE-I

A stylized green leaf graphic with several leaves on a stem, positioned to the right of the main title text.

BEHIND MANYATA TECH PARK, THANISANDRA

UNVEILING THE
GREEN LIFE



BRR NORTH EXCELLENCY PHASE-I

BEHIND MANYATA TECH PARK, THANISANDRA

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.

Standing Seven storeys tall, the BRR North Excellency Phase-1 features spacious 104 units of 2 & 3 BHK. This creates an architectural surrounding so artistic and distinctive, one will clearly behold with much pride and pleasure. Add to this, facilities like gym, swimming pool, children's play area and multipurpose hall and many more to add, gives you to have a complete indoor and outdoor life at BRR North Excellency Phase-1. 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 .



KEY PLAN



LEGEND:

- | | | | |
|--------------------------------------|-----------------------------|-----------------------|---------------------|
| 01 Entrance gateway | 05 Basement entry/exit ramp | 09 Children play area | 13 Buffer planting |
| 02 Security cabin | 06 Shrub along building | 10 Dribble court | 14 Open car parking |
| 03 Front driveway with accent paving | 07 Stepped seating gallery | 11 Elders outer gym | |
| 04 Fire tender driveway | 08 Toddlers play on sandpit | 12 Jogging path | |

- TEMPERATURE CONTROLLED (HEATED) SWIMMING POOL
- MULTIPURPOSE HALL
- JOGGING PATH
- HALF DRIBBLE COURT
- TODDLER'S POOL
- GYMNASIUM
- LANDSCAPE GARDEN
- ELDER'S OUTER GYM
- STEPPED SEATING GALLERY
- CHILDREN'S PLAY AREA
- ROUND THE CLOCK SECURITY

ENJOY THE INVITING
ATMOSPHERE
IN THE COMFORT OF
YOUR HOME.



- SECURITY CABIN
- SEWAGE TREATMENT PLANT
- 100% POWER BACKUP FROM DG
- OPEN CAR PARKING
- RAIN WATER HARVESTING
- CCTV CAMERA SURVEILLANCE
- WATER TREATMENT PLANT
- COVERED CAR PARKING

- YOGA / DANCE ROOM
- TABLE TENNIS
- CHILDREN INDOOR GAMES
- BILLIARDS ROOM
- AEROBICS SPACE
- FOOS BALL, CARROM, CHESS
- READING ROOM / LIBRARY
- CONVENIENCE STORE PROVISION
- MANAGER CABIN SPACE



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



FIRST FLOOR PLAN

AREA STATEMENT IN SFT - SECOND FLOOR PLAN

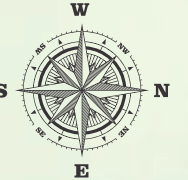
FLAT #	201	202	203	206	207	208	209	210	211	212	213	214	215	216	217
SBA(Sft)	1669	1634	1257	1247	1465	1230	1259	1426	1257	1230	1259	1247	1518	1749	1786
FACING	WEST	EAST	EAST	EAST	EAST	WEST	WEST	EAST	EAST	WEST	WEST	EAST	WEST	NORTH	NORTH
BHK	3 BHK	3 BHK	2 BHK	2 BHK	3 BHK	2 BHK	2 BHK	3 BHK	2 BHK	2 BHK	2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



SECOND FLOOR PLAN

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



TYPICAL FLOOR PLAN

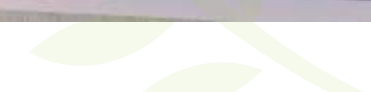


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SPECIFICATIONS:



STRUCTURE

Seismic Resistance RCC Framed structure.



WALL FINISHING

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



FLOORING

Vitrified tiles for Living/ Dining/ Kitchen & Bedrooms.
Anti-Skid Ceramic Tiles for Balcony & Utility.
Vitrified tiles for Common Area / Lobbies.



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.



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.



100% Power backup from DG



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.
CP fittings with shower mixer in all toilets of Jaquar / Equivalent
Grid false ceiling.
Provision for exhaust fans and geysers.



WATER SUPPLY

CPVC line for 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.



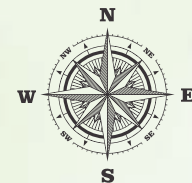
SECURITY SYSTEM

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

Where there's
SOMETHING FOR
THE WHOLE FAMILY

LOCATION MAP

NOT TO SCALE



PROXIMITIES

SCHOOLS:

Rashthrohana 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

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

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

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

HOSPITALS:

Spارش Hospital	9.0 km
Manipal Hospital	7.0 km
Aster CMI Hospital	7.0 km

OTHERS:

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



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RERA

Architect | Structural Engineers | MEP Consultants | Landscape
ANSER STUDIO | NADIG CONSULTING | ELECTRO - MECH CONSULTANTS | LANDSCAPE TEAM 15

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