



# NORTHERNSKY CITY

Pumpwell, Mangalore

NorthernSky Properties is a realty developer focussed on development of Exclusive living spaces in and around Mangalore. They entered the real estate market as J. V. Builders and successfully delivered over 12 premium projects under the name. NorthernSky Properties currently has 7 on-going projects and many up-coming projects. With rapidly changing times where prominence has been given to environment concerns, Northern Sky Properties has grown with a step to the world and also, valuing the children of the future. Doing their bit for the environment, cornerstone of every NorthernSky building is an environmental friendly, ecologically productive, and a proud green blue print.

### About Green Building

Green building design is a practical and climate conscious approach to building design. Various factors, like geographical location, prevailing climatic conditions, use of locally available and low embodied energy materials and design parameters relevant to the type of usage of the building are normally taken into consideration. Such an approach ensures minimum harm to the environment, while constructing as well as using the building, and keeps the inhabitants comfortable.

Podium Layout



## NORTHERNSKY CITY

- |                                    |                                      |
|------------------------------------|--------------------------------------|
| 01. RAMP TO PODIUM                 | 12. BASKET BALL COURT                |
| 02. RAMP TO LOWER BASEMENT         | 13. FOOTBALL COURT                   |
| 03. MOUND                          | 14. CRICKET                          |
| 04. RAMP TO UPPER BASEMENT         | 15. WOODEN PERGOLA & SEATING         |
| 05. JOGGING TRACK                  | 16. PERIPHERAL PLANTING ON PODIUM    |
| 06. 1.2M WIDE CYCLING TRACK        | 17. STEPS FOR PEDESTRIAN ENTRY       |
| 07. ENTRY PAD                      | 18. ENTRY TO THE CLUB FROM PODIUM    |
| 08. GRASS PAVERS                   | 19. WOODEN DECK                      |
| 09. TREE COURT                     | 20. SWIMMING POOL                    |
| 10. SKATING RINK - CONCRETE FINISH | 21. KID'S POOL                       |
| 11. CHILDREN'S PLAY AREA           | 22. GREEN ROOF - CLUB HOUSE ROOF TOP |

NorthernSky City, our largest project till date, is built on approximately 7 acres of mixed development in the heart of the city, at Pumpwell. This eco-friendly project has obtained LEED certification from IGBC, and is designed to be a self-contained home space, offering world-class amenities inside a perfect location.



SPECIFICATIONS		
Particulars	Description	Brands / Make
Structure	RCC Structural System (MIVAN) using aluminium formwork for cast-in-situ fully concrete walls and floor slabs cast monolithic in one continuous pour with piles for foundation.	
Waterproofing	Toilets, Sky Gardens, Terraces, Balcony, Tanks, PTG, Podium.	Fosroc/Asian/Eq
Doors	Main: 40mm flush door with 6mm ply cladding and approved veneer on both sides, melamine polished, with processed wood wall width frames. Bedroom: 32mm flush door with processed wood wall width frames and approved veneer on both sides. Toilet doors: 32mm flush door with processed wood/Granite/Engineered wood wall width frames and approved veneer on one side and Resin finish on the other side. Balcony: High grade aluminium sliding doors, three track with 6mm thick clear glass.	Green Door / Eq Green Door / Eq Green Door / Eq
Hardware	Superior quality Stainless Steel brushed finish hinges, tower bolts, peep holes, handles etc. Dead Bolt locks for main door.	Yale / Godrej / Eq
Windows	High grade aluminium sliding windows, two and three track, as required with mosquito mesh provision and 5mm thick clear glass. High grade aluminium ventilators with provision for exhaust and pin head glass louvers. High grade aluminium casement window for duct openings with pin head glass.	
Railing	Toughened glass with PVB Layer in between for railing in apartment balcony.	
Kitchen counter	Black granite slab for counter top with MS frame work, polished black granite for bottom, satin finish Stainless Steel sink.	Franke / Eq
Flooring	Ground floor/Lobbies: Italian Marble, staircases: Polished granite slabs/Natural stones or equivalent. Living, Dining, Bedrooms, & Kitchen: 800x800 polished vitrified tile. Toilets: 600x300 ceramic tiles for wall dodo. 300x300 Matte ceramic tiles for floor. Kitchen 600x300 Ceramic tile for wall dodo.	Simpolo / Eq Simpolo / Eq Simpolo / Eq Simpolo / Eq
Painting	Basement car parking and driveways: VDF flooring/Stamp Concreting. External walls and ceiling: 2 coats weather proof exterior emulsion over one coat external primer. Internal walls and ceiling: 2 coats premium emulsion (Roller finish) over one coat coarse putty 2 coats fine putty, and 1 coat primer. Metal works: 2 coats enamel paint over zinc chromate primer/epoxy base primer.	Bomanite / Eq Asian Paints / Eq
Electrical	Cables and wires Switches TV points in living and master bed. Provision for AC in all bedrooms. Telephone points in living and master bed. Points for refrigerator, mixer, grinder, HOB, chimney, exhaust, water purifier, microwave, washing machine, iron in kitchen/utility 5KW Power - 3BHK, 4KW Power - 2BKH. Generator backup power for lighting circuit with acoustic enclosure.	Finolex / Eq Schneider / Eq
Plumbing	EWC with soft closure seat cover 6 counter top wash basin with granite counter. CP plumbing fittings. Water supply lines: CPVC/UPVC Open / Bore well water supply in addition to corporation water supply with auto level controller in tanks. Pump room in lower basement.	Kohler / Grohe / Eq Jaquar/Kohler/ Eq Prince / Supreme/ Eq
Lifts	2 Nos.10 passenger and 1 no.13 passenger high speed lifts: SS automatic doors, SS cabin with granite flooring.	Kone / Otis / Eq
STP	Treatment of waste water using advanced sequential batch reactor.	
Other features	LED lighting, Video door phone to apartment. Reticulated gas connection to apartment. Smoke, Fire detector and sprinkler system. Children's play equipment.	

# THE GREEN DIFFERENCE

The Advantages of living in Eco-Friendly Homes

YOUR LIFE'S BEST GETAWAY

NORTHERN SKY CITY LIVING

SEVEN POINTS

GREENER OPTION FOR

LIFE

80% FREE SPACE

SPORTING FACILITIES

SPECIAL FEATURES

LOCATION

LIFESTYLE

BREATH THE O<sub>2</sub>

LUXURY

AROUND

Live a greener world



Open space



Sporting Facilities



Different Lifestyle



Healthy Living



Great Investment



City within a city



5 Acres Residential  
2 Acres Commercial

## Floor Plan

Tower C  
3 BHK - 1646 SQFT



## Floor Plan

### Tower C

3 BHK with PTG - 1646 SQFT + 185 SQFT



## Floor Plan

Tower C  
2 BHK - 1224 SQFT





# Tower C Typical Floor Plan



