

NORTHERNSKY BARRIO

BALMATT A , MANGALORE





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NorthernSky Properties is one of the pioneers in integrated township development in mangalore with prime residential properties filling multiple need gaps in the market.

They entered the real estate market as J.V Builders with an impeccable track record of over 18 years with 15 prestigious completed residential projects to its credit and 4 ongoing projects.

The Parent company, J V Sons has a heritage originating from 1932. Since then has operated in distribution of automobile spare parts, manufacturing of suspension spring leafs, stock brokerage and construction. These affirmations of quality further add to the value of your purchase decision on making a home of your own at NorthernSky Barrio

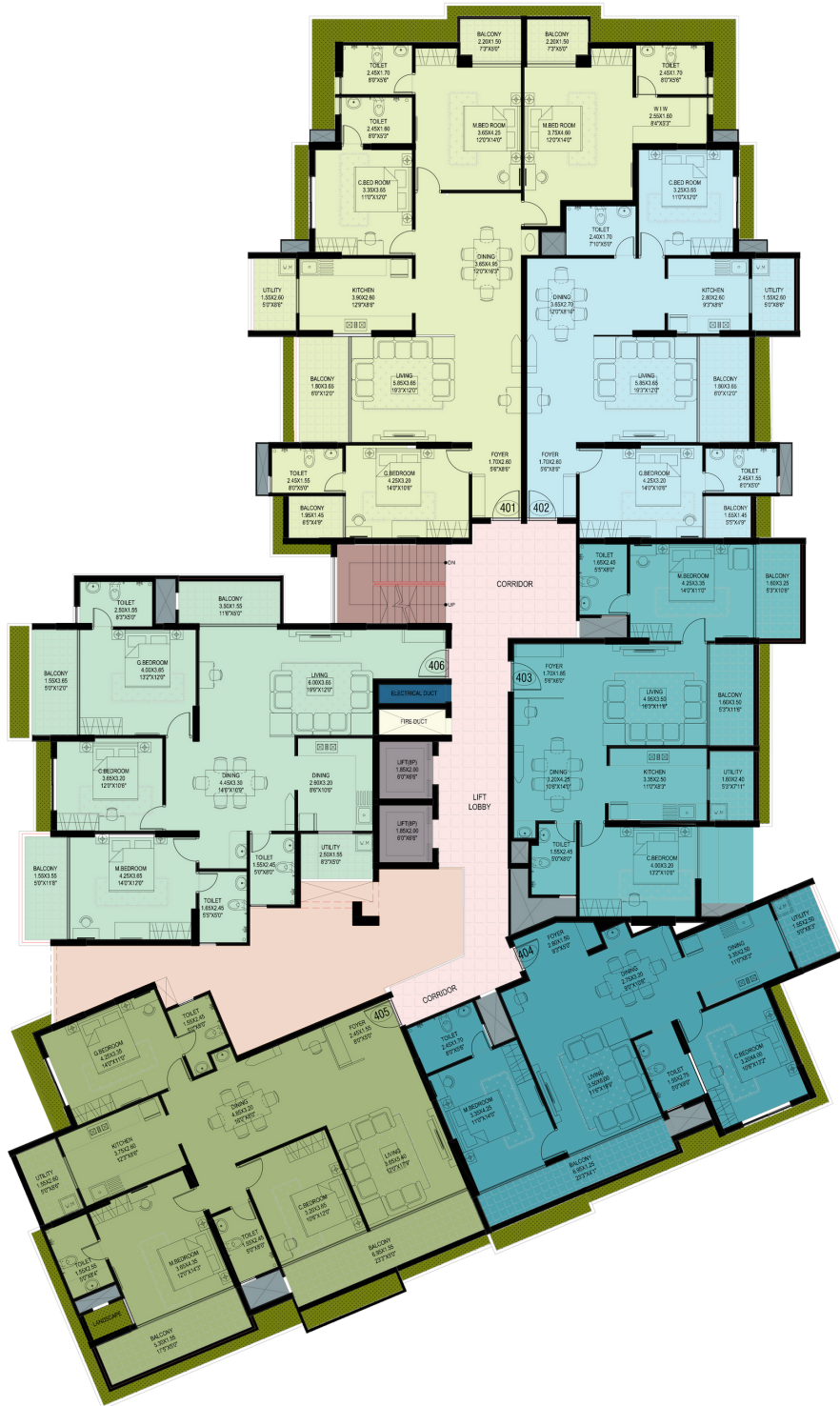




Second & Third Floor Plan

SL. NO	PARTICULARS	DESCRIPTION	BRANDS/MAKE
1	Structure	RCC Framed Structure with raft foundation. 8" thick Laterite for exterior and common walls. 4" thick Solid Block for internal walls. Double plastering with water proofing compound for external walls. Trowel finish plastering for internal ceiling and walls	
2	Waterproofing	Toilet, Terrace, Terrace Garden and balcony	KERAKOU/FOSROC/EQUIVALENT
3	Doors	Main door: 40mm flush door with approved veneer on both sides, PU Polish with hard wood wall width frames. Bedroom doors: 35mm flush door with approved veneer on both sides, PU Polish with hard wood wall width frames. Toilet doors: 30mm flush door with approved veneer on one side, White KPF Putty on another with hard wood frames. Balcony doors: High grade aluminum sliding doors, two/three track with 5mm thick clear glass.	
4	Hardware	Superior quality Stainless Steel brushed finish hinges, tower bolts, peep holes, handles etc. Digital Mortise lock for main door	ENOX/DORMA/EQUIVALENT
5	Windows	High grade aluminum sliding windows, two and three tracks, as required with mosquito mesh provision and 5mm thick clear glass Aluminum frame with external grade all weather acrylic with provision for exhaust	
6	Railing	Stainless Steel rail with laminated glass for Balconies	
7	Grills	MS grills with rods/flats as per design	
8	Flooring	Lobbies and staircases: natural stone flooring of approved shade Apartment flooring: 800*800 polished vitrified tile of approved shade Toilets: 400*800 ceramic tile for wall dado. 400*800 Matte ceramic tile for floor Kitchen: 600*300 ceramic tile for wall dado Basement car parking and driveways: Vitrified tile flooring/interlock pavers/VDF	SIMPOLO/PAVIT/EQUIVALENT
9	Kitchen Counter	Black granite slab for counter top with MS frame work, polished Black granite, satin finish Stainless Steel sink	Carysil/Franke/Equivalent
10	Painting	External walls and ceiling: 2 coats Weather proof exterior emulsion over one coat texture as per approved sample and external primer Internal walls and ceiling: 2 coats Premium emulsion (Roller finish) over 1 coat primer, 2 coats putty. Metal works: 2 coats Enamel paint over zinc chromate primer	DULUX/Tuftit/Asian/Equivalent
11	Electrical	Cables and wires Switches Video door phones to each apartment TV points in living and master bed Provision for AC in all bedrooms Telephone points in living Points for fridge, mixer, grinder, HOB, Chimney, aqua guard, microwave, washing machine in Kitchen /Utility	Finolex / RR KABEL/Equivalent SCHNEIDER/EQUIVALENT
12	Plumbing	Counter sunk wash basins with granite counters, wall hung commodes. CP fittings, concealed cisterns Water supply lines: CPVC/UPVC Bore /Open well water supply in addition to corporation water supply with auto level controller in tanks. Pumps in sumps	GROHE/KOHLER/EQUIVALENT SUPREME /PRINCE GRUNDFOS/CRI/KIRLOSKAR /EQUIVALENT
13	Lift	2 nos. 10 passengers lift 680kgs, Stainless Steel automatic doors and interiors, speed of 1 m/s 1 no. 13 passenger lift 884kgs	MITSUBISHI ELECTRIC
14	Other Features	Spacious entrance lobby Rain water harvesting system Common Dish Cable TV for each apartment Fire fighting system as per mandatory norms CCTV /IP Camera based security system provision to main entry and security	

Fourth Floor Plan

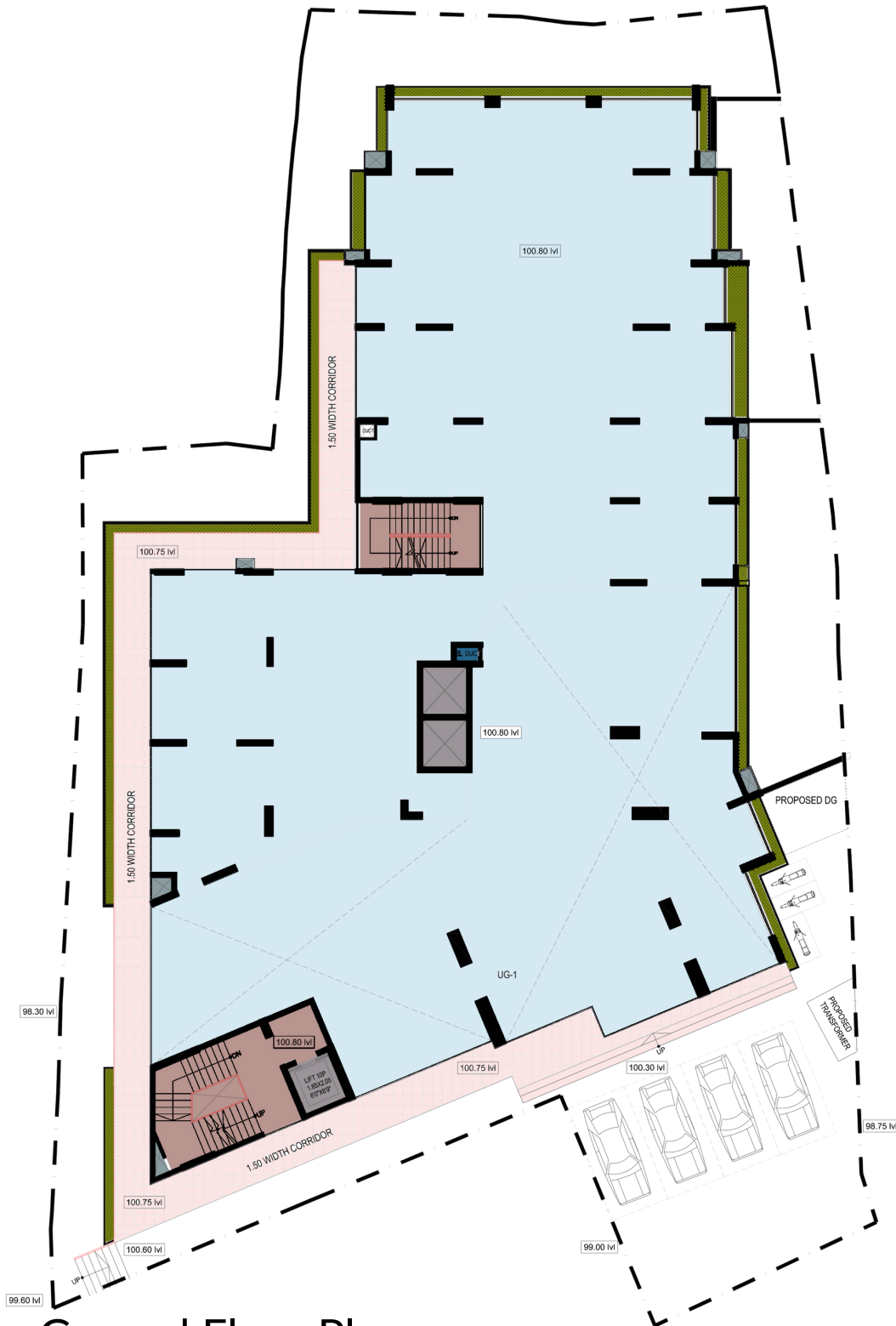


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SPECIFICATIONS:

- 24hrs diesel generator power backup
- Ample Car parking space
- CCTV camera
- Fire fighting system
- 24 hrs security



Upper Ground Floor Plan



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Mezzanine Floor Plan



First Floor Plan

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1st Floor J V Buidling, opposite Government college,
hampankatta, Mangalore-575001

0824 2429339sales@northernsky.in

www.northernsky.in

FOR BOOKINGS CONTACT:

+91 9900 254 197