





why not?

why can't your home be a getaway?
why can't you be in the thick of action?
why can't you stay close to all those who you love?
why can't you conduct the business of life with ease?
why can't you straddle different worlds?
why can't you smell the roses while heading out to work?
why can't you swing in the lap of luxury?
why can't you be everywhere?
why can't you be everything you imagined?



Stillness



movement

A woman with long dark hair, wearing a striped sleeveless shirt and blue jeans, is sitting on a large, dark grey modular sofa. She is leaning back against the cushions, looking down thoughtfully. The room has a large window with grey curtains in the background, and the wall is made of large grey tiles.

Large
Open
Spaces

A modern interior space featuring a vibrant teal accent wall. On the wall are three white shelves with various decorative items: a candle in a frame, two more candles, a round clock with a marble pattern, a brown ceramic vase, a stack of books, and a small floral box. In the foreground, a green velvet armchair with wooden legs sits on a light grey floor. To the left of the chair is a tall, clear glass vase containing a single white dandelion seed head. To the right is a small potted tree in a concrete planter. A large abstract painting with yellow geometric lines on a grey background hangs on the white wall to the right.

CoZycornes



Greens



Blue



work



play





EAST FACING ELEVATION



WEST FACING ELEVATION

project overview

- 🏡 4.25 Acres
- 🏡 35 Luxury Villas
- 🏡 300-375 Sq yds
- 🏡 4087-4570 Sqft Builtup Area
- 🏡 Innovative Concept- Each Villa with Two Road access
- 🏡 Fully – Loaded Club House with 7500sqft



2. Fully Loaded Club with 7500sqft.

master layout



TYPE 'A':

- Facing: East
- Area: 300 Sq Yds
- Built-up Area: 4500 Sft

TYPE 'B':

- Facing: West
- Area: 375 Sq Yds
- Built-up Area: 4570 Sft

TYPE 'C':

- Facing: West
- Area: 300 Sq Yds
- Built-up Area: 4087 Sft



EAST FACING ELEVATION



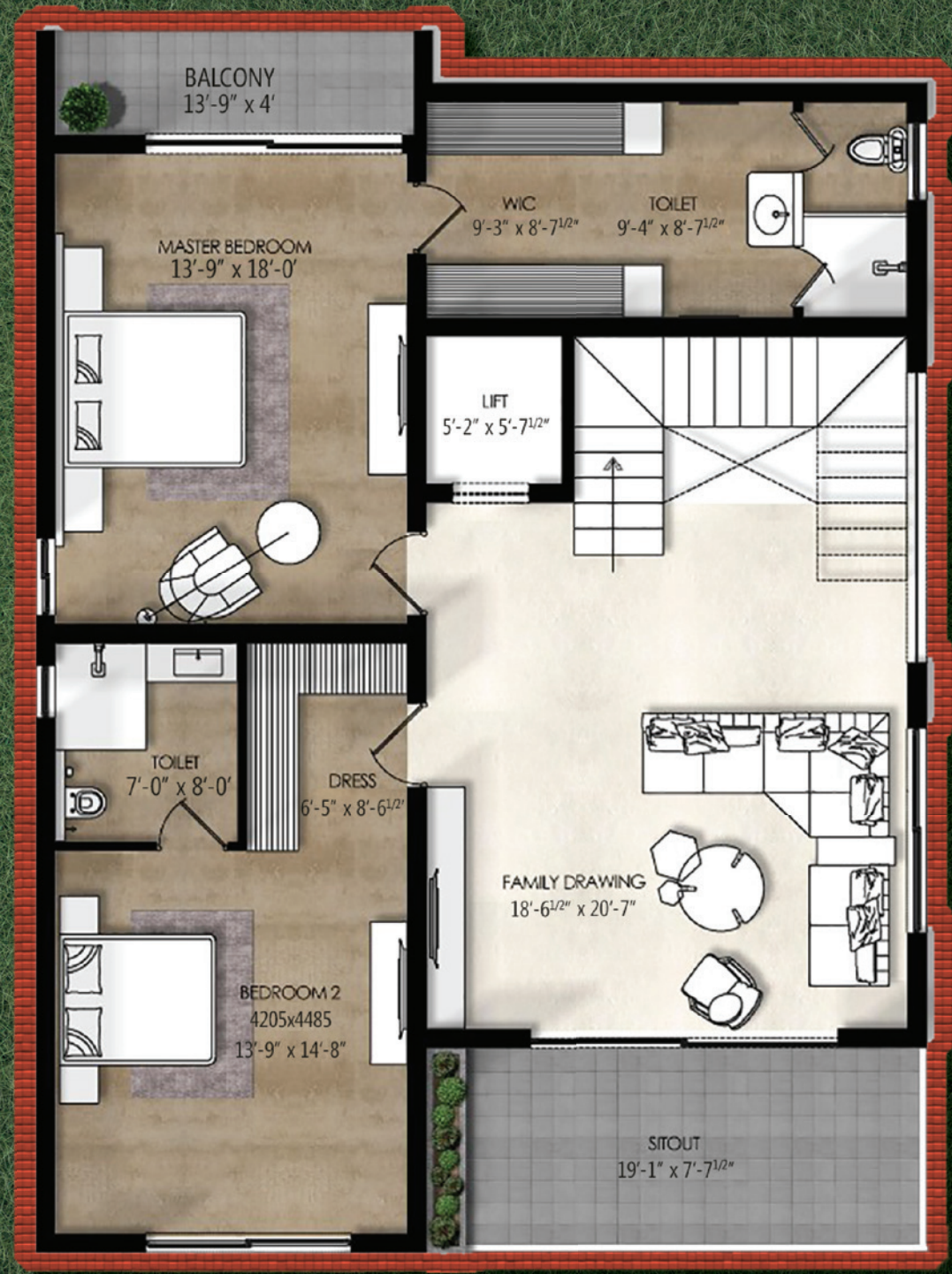
EAST TYPE PLAN
GROUND FLOOR | 2022 sft





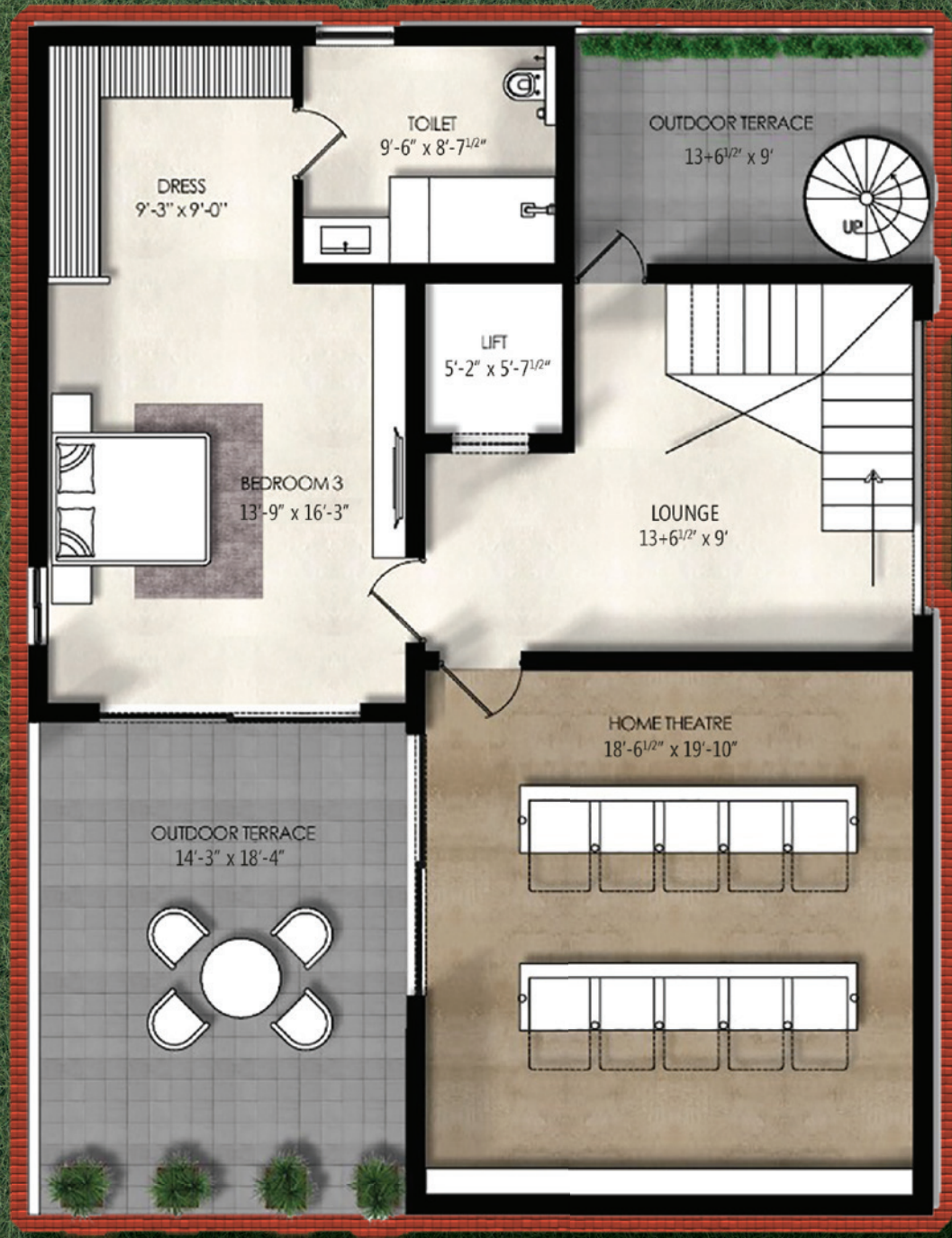
EAST TYPE PLAN

FIRST FLOOR | 1543 sft



EAST TYPE PLAN

SECOND FLOOR | 1150 sft





WEST FACING ELEVATION

WEST TYPE PLAN-1

GROUND FLOOR | 2057 sft



WEST TYPE PLAN-1

FIRST FLOOR | 1552 sft



WEST TYPE PLAN-1

SECOND FLOOR | 1120 sft





WEST FACING ELEVATION

WEST TYPE PLAN-2

GROUND FLOOR | 1843 sft





WEST TYPE PLAN-2

FIRST FLOOR | 1392 sft



WEST TYPE PLAN-2

SECOND FLOOR | 1009 sft



amenities



Indoor Badminton Court



Indoor
Badminton Court



AmphiTheatre



GYM



Swimming Pool



Party Hall



Guest Room



Kids Play Area



School Tempo
Drop Off Area



Jogging Track



Yoga/ Meditation
Deck/Area



Outdoor Fitness
Area



Elderly Seating
Area



Mini basketball



Snookers &
Billiards



Card Rooms

specifications



Structure:

- RCC framed structure with RCC slabs & beams system

Super structure

- External walls in brick masonry 9” thick using Solid Fly Ash Blocks / light weight / AAC blocks
- Internal walls in brick masonry 4½” thick using Solid Fly Ash Blocks / light weight bricks/ AAC blocks

Wall Finishes

- Internal Walls Single coat plastering, exposed surfaces shall be finished with two coats of roller applied plastic emulsion of Asian paints or equivalent make over smoothly prepared surface with putty
- External Walls Weather proof paint in Smooth or Textured finish of Asian paints or equivalent make

Water proofing

- Water proofing in all toilets and other wet areas and Terrace Area with Brush Bond



Joinery

Frames

- Main door frame in solid sal Wood / Imported Finger Jointed Rubber Wood covered with Veneer with Architraves finished with Melamine polish
- Internal door frames in solid sal wood / Imported Finger Jointed Rubber Wood frames covered with Veneer with Architraves finished with Melamine polish

Shutters

- **Main door:** Flush shutter with Teak / OAK Veneer finished with Melamine polish
- **Bedroom doors:** Flush shutters with Teak / OAK Veneer finished with Melamine polish
- **Toilets & Utility door:** Flush shutter finished with one side Teak / OAK Veneer finished with Melamine polish and other side finished with Paint / Laminate
- **Hardware:** Door Hinges and Tower bolts in SS / Brass SS Coated of Quba or equivalent make
- Window Double Track Sliding Powder Coated / Anodised Aluminium / UPVC Windows with 5mm Glass and standard Hardware



Railings

- External and internal Railings in Mild Steel with enamel paint

Flooring & Skirting

- Foyer, Drawing, Living & Dinning: Peacock Beige / Aghora Beige Imported Marble flooring with Polish
- Master Bedroom & Home Theatre: Laminated wood flooring of PERGO / equivalent Make
- Other bedrooms, Kitchen, & office room: 800 MM X 800 MM Full Body Vitrified Tiles of Simpolo / Millinium or equivalent make
- Sitouts: 2’ X 1’ Antiskid Full Body Vitrified / Ceramic Tiles of Simpolo / Millinium or equivalent make / Natural Stone
- Toilets & Utility: 1’ X 1’ Antiskid ceramic Tiles of Simpolo / Millinium or equivalent make and Leather Finish Natural Stone Flooring in Shower areas
- Pathways & Other Hard Surfaces in Landscaped areas: Rough Tandoor stone slabs
- Parking Area: Cement Concrete Flooring / Rough Tandoor stone slabs

Dado

- **Toilets:** Dado upto 8’ (intel Height) in Wet Area and upto 4’ in Dry Area in glazed ceramic tiles of Simpolo / Millinium or equivalent make
- **Kitchen:** Dado – Not in Scope
- **Utility:** Dado upto 4’ in glazed ceramic tiles of Simpolo / Millinium or equivalent make

Counter Tops

- **Toilet Washbasins:** in 18 mm Thick Polished Tan Brown / Black Granite slabs
- **Kitchen & Utility Platform:** Not in Scope



Electrical Fixtures & Cables:

- **Light points:** one light point for every 150 sft of built up area for each unit. Two way light points one each in bed rooms.
- **Fan points:** One point each in Drawing, Living, all bedrooms, dining, kitchen, Media Room
- Exhaust fan points in all toilets
- Provision for Foot lamps in all bedrooms
- **Bell:** one call bell point with buzzer outlet in drawing

Power Sockets:

- **5AMPS:** 2 nos 5amps in each bed rooms, 1 no 5 amp in each toilet, two each in dining and drawing, 1 each in sitouts, 3nos in kitchen (For cook top, chimney and RO unit)
- **15 AMPS:** 1 in each toilet for geysers, 6 nos for refrigerator, washing machine, oven and other kitchen appliances in Kitchen and Utility
- **20 AMPS:** Junction Box: Split type AC’S points in all bedrooms, dining, Media Room, living and drawing

- **TV Cable Outlets:** Outlets: Conduit for TV Cable - in Living, Drawing, Media Room & Master Bedroom

Telephone:

- Telephone points with conduit and without wire in master bedroom and drawing
- **Intercom:** Intercom wiring and point in Living room to connect between all units and security room

- **Internet:** Internet cable conduit provision in Living Room

- **Earthing:** Multi strand copper wire for earthing by means of loop system. Separate earthing for transformer and DG set

- Distribution Boards with ELCB’s and MCB’s of MDS legrand/ ABB/Havells or equivalent make

- **Switches:** MDS mosaic / Legrand / Schneider/ Panasonic or equivalent make

- **Cables:** Concealed Copper Wiring of Polycab / Fenolex / Laap or Equivalent make

- **Power Backup:** 100% Power Backup for Common Areas & Villas



Bath Fixtures & Plumbing

Sanitary Fixtures:

- **Washbasins:** Bedroom toilet wash basins of Duravet / TOTO or equivalent of counter below type
- **EWc:** wall mounted EWc of Duravet / TOTO or equivalent with concealed flush tank, health faucet and angle stopcocks

- **CP Fixtures / Faucets:**▪ **Basin Mixers:** Grohe / Bravat / Kohler or equivalent mixer for hot and cold water & angle stopcocks
- **Shower:** concealed single lever diverter for hot and cold water, over head shower & spout of Grohe / Bravat / Kohler or equivalent

Kitchen Bowls:

- Plumbing lines only will be provided for Sink in Kitchen and Utility.

- **Geyser:** Provision for Geyser’s in all Toilets and Utility

- **Maid Toilet’s:** EWc with Flush Tank & One Spout Tap will be provided

- **False Ceiling:** All internal drainage lines shall be under deck covered with Grid false ceiling to facilitate serviceability



Services

- **Water Supply:** water supply shall be means of pneumatic system from central tank. Supply of water shall be from municipal main and bore well. Supply from bore well shall be treated as requirement.

- **STP:** Centralised Sewerage Treatment Plant for treating sewerage water to be used for Landscaping

- **Drainage:** Internal and external drainage lines in GRADE ‘B’ UPVC of Prince / Astral / equivalent make.



Hyderabad

DISTRICT 1
Futuristic Apartments @ Financial District, Gachibowli

AIRPORT BOULEVARD
SMART VILLAS, NEAR AIRPORT

Eden Garden
Uber Luxury Villas @ Kokapet Hyderabad

NORTHSTAR HILLSIDE
luxury villas @ Gandipet

Garden Suites
Limited Edition Luxury Apartments at Road No. 12, Banjara Hills

VEDA
Signature Apartments @ Himayatnagar, Hyderabad

allura
Luxury Villas @ Kokapet

MANGO GROVE

Leela
Luxury Apartment

AMG PLAZA
West Marredpally

SUREKHA PLAZA
Commercial Project @ Abids

Vizag

EDEN GARDEN
Ultra Luxury Apartments @ the foothills of Kailasgiri

PARK AVENUE
Comfortable living spaces @ Madhurawada

Golden Valley
Iconic Living @ Madhurawada

Our Other Verticals

NORTHSTAR elements

NORTHSTAR SPACES

location map





Corporate Address: Plot no. 8-2-293/82/A/1057/F1, Second Floor, Road no.45, Jubilee Hills, Hyderabad-33

Vizag Office Address: Plot no. 9-334, S.No: 167, Behind CMR Function Hall, Venkojipalem, Vizag - 530017

Cell: 99899 33366, Ph: 040 23336662/3

wecare@northstar.in, www.northstarhomes.in