

PREMIUM
URBAN LIVING



PALM
STREAK
Bejai, Mangalore

 **NORTHERNSKY**
PROPERTIES



NorthernSky Properties is a realty developer focused on development of Exclusive living spaces in Mangalore. They entered the real estate market as J.V. Builders and successfully delivered over 12 premium projects under the name.

The parent company, J.V. Sons, was established nearly eight decades ago, in 1932. Since then, the company has operated in distribution of automobile spare parts, Manufacturing of suspension spring leafs, and Stock Brokerage. J.V. Builders is a property development arm of J.V. Sons and recently emerged as NorthernSky Properties – a private limited company.



✉ info@northernsky.in

🌐 www.northernsky.in


Podium Layout





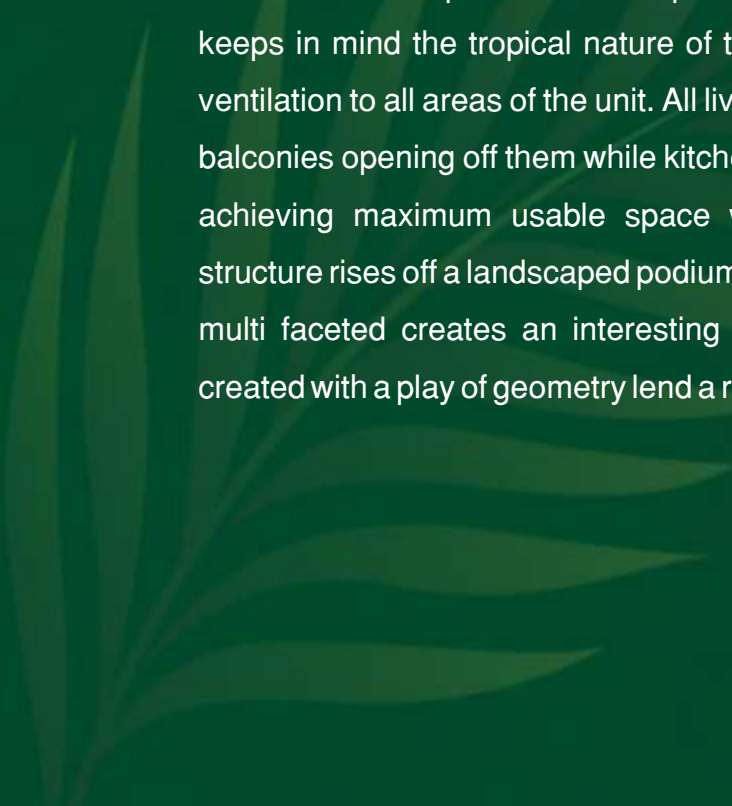
PALM STREAK





Mangalore has always been synonymous for its lush growth of palm trees. The region boasts plenty of green and the evergreen palm leaves contribute to most of the leafy cover that is visible all around. The planning of PALMSTREAK has derived inspiration from this omnipresent palm leaf. The floor plan resembling the structure of a palm leaf with the lift lobby and corridor akin to the central spine and the apartments arranged around it like the radiating leaves. The entrance pavilion that is at the arrival plaza leads one to the main lobby amidst landscaped surroundings. The double height main lobby is designed to accommodate a concierge, mail box niche and visitor's seating. The central lift core and corridor gets a glimpse of the swimming pool, kids pool and deck area that is beyond.

While the multi-purpose hall and gym are placed at the north eastern tip of the central spine on the ground floor, the spine ends with an opening into a secluded landscaped area on the podium. The individual planning of all units keeps in mind the tropical nature of the local climate and provides natural ventilation to all areas of the unit. All living rooms and master bedrooms have balconies opening off them while kitchens have an enclosed utility area, thus achieving maximum usable space within the units. The fifteen storied structure rises off a landscaped podium. The outer profile of the building being multi faceted creates an interesting edifice and the staggered balconies created with a play of geometry lend a refreshing look to the facade.



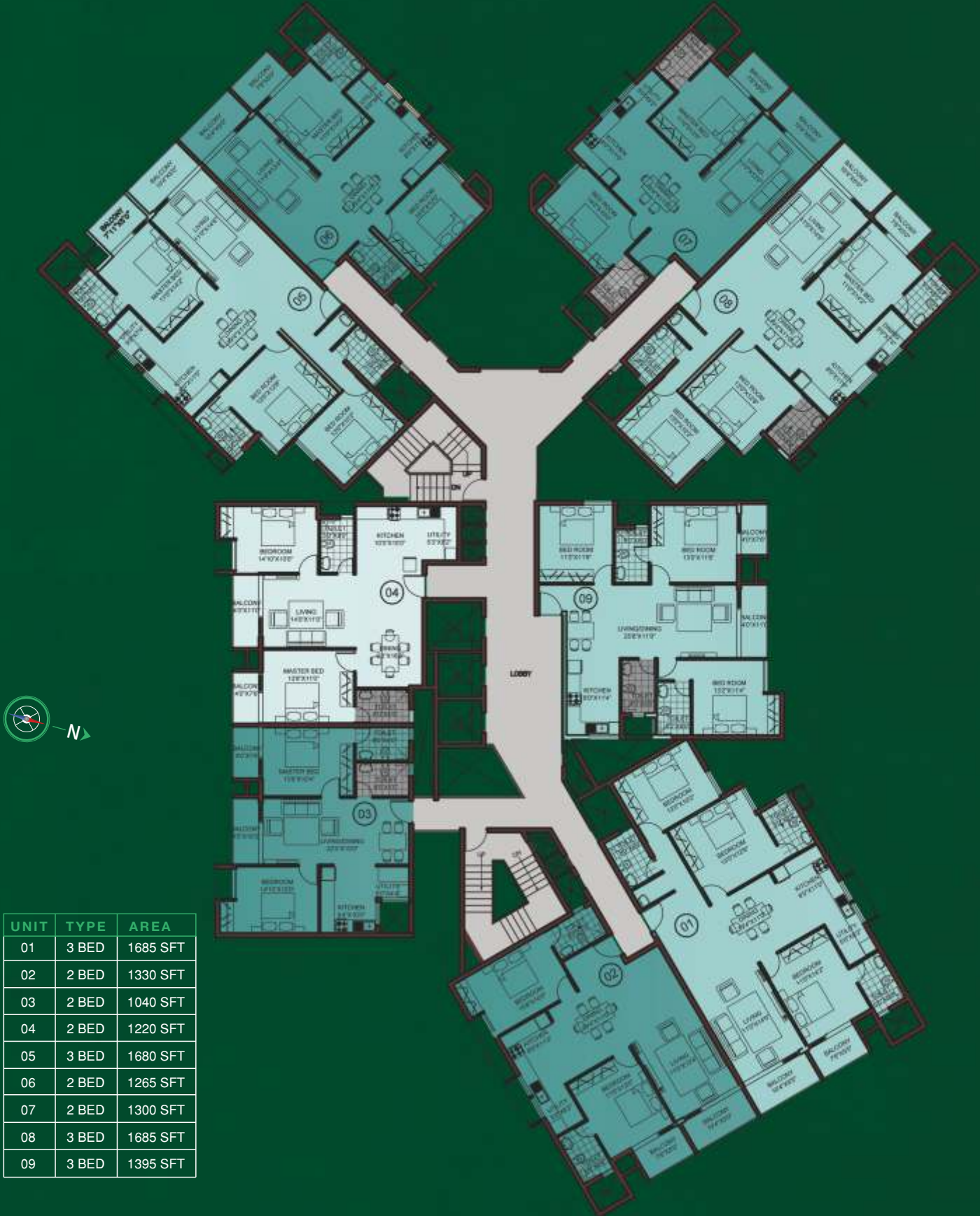
PARTICULARS	DESCRIPTION	BRANDS/MAKE
Structure	<p>RCC Framed Structure with pile / raft foundation 8" thick Laterite for external and common walls. 4" thick Solid Block for internal walls. Double plastering with water proofing compound for external walls Trowel finish plastering for internal ceiling and walls</p>	
Waterproofing	Toilet, Terrace, Private Terrace Garden	ASIAN / FOSROC / EQUIVALENT
Doors	<p>Main door: 32 mm flush door with 6mm ply cladding and approved veneer on both sides, melamine polished, with hard wood wall width frames.</p> <p>Bedroom doors: 32mm flush door with approved veneer on both sides, with hard wood wall width frames.</p> <p>Toilet doors: 32mm flush door with approved veneer on one side, White lamination finish on another with hard wood frames.</p> <p>Balcony doors: High grade aluminium sliding doors, two / three track with 6mm thk clear glass.</p>	
Hardware	Superior quality Stainless Steel brushed finish hinges, tower bolts, peep holes, handles, etc. Dead Bolt lock for main door.	YALE / GODREJ / EQUIVALENT
Windows	<p>High grade aluminium sliding windows, two and three track, as required with mosquito mesh provision and 5mm thk clear glass.</p> <p>Aluminium ventilators with provision for exhaust and pin head glass louvers.</p>	
Railing	Toughened glass railing for balconies	
Grills	MS grills with rods/ flats as per design	
Flooring	<p>Lobbies and staircases: natural stone flooring of approved shade</p> <p>Apartment flooring: 800x800 polished vitrified tile of approved shade</p> <p>Toilets: 600x300 ceramic tile for wall dado 300x300 Matte ceramic tile for floor</p> <p>Kitchen: 600x300 ceramic tile for wall dado</p> <p>Basement car parking and driveways: cement tile flooring / interlock pavers / VDF</p>	SIMPOLO / KAJARIA / EQUIVALENT
Kitchen counter	Black granite slab for counter top with MS frame work, polished sadarahalli granite for bottom, satin finish Stainless Steel sink	FRANKE / EQUIVALENT

Disclaimer: Brands mentioned above here are subject to change based on Designs, aesthetics & availability at the time of construction.

PARTICULARS	DESCRIPTION	BRANDS/MAKE
Painting	<p>External walls and ceiling: 2 coats Weather proof exterior emulsion over one coat texture as per approved sample and external primer</p> <p>Internal walls and ceiling: 2 coats Premium emulsion (Roller finish) over 2 coats primer, 2 coats putty.</p> <p>Metal works: 2 coats Enamel paint over zinc chromate primer</p>	ASIAN / EQUIVALENT
Electrical	<p>Cables and wires</p> <p>Switches</p> <p>Video door phones to each apartment</p> <p>TV points in Living and master bed</p> <p>Provision for AC in all bedrooms</p> <p>Telephone points in Living and master bedroom</p> <p>Points for fridge, mixer, grinder, HOB, chimney, aquaguard, microwave, washing machine, Iron in Kitchen / Utility</p>	<p>FINOLEX / EQUIVALENT</p> <p>SCHNEIDER / EQUIVALENT</p>
Plumbing	<p>Counter sunk wash basins with granite counters, wall hung commodes</p> <p>CP fittings, concealed cisterns</p> <p>Water supply lines: CPVC / UPVC</p> <p>Bore/Open well water supply in addition to corporation water supply with auto level controller in tanks</p> <p>Pumps in sumps</p>	<p>GROHE / KOHLER / EQUIVALENT</p> <p>SUPREME / PRINCE</p> <p>GRUNDFOS / EQUIVALENT</p>
Lifts	<p>2 nos. 8 passenger lifts: 544 kgs, Stainless Steel automatic doors and interiors, speed of 1.75m/s 1 no. 13 passenger lift</p>	KONE / OTIS / EQUIVALENT
Other Features	<p>Spacious entrance lobby with concierge</p> <p>Multipurpose hall</p> <p>Well equipped gym</p> <p>Landscaped podium</p> <p>Children's play area</p> <p>Swimming Pool with kids pool</p> <p>Rain water harvesting system</p> <p>Sewage Treatment Plant</p> <p>Reticulated gas connections</p> <p>Common Dish Cable TV with a digicomp for each apartment</p> <p>Fire fighting system as per mandatory norms</p> <p>CCTV/ IP Camera based security system provision to all apartments, main entry, and security.</p>	

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Typical Floor Plan



UNIT	TYPE	AREA
01	3 BED	1685 SFT
02	2 BED	1330 SFT
03	2 BED	1040 SFT
04	2 BED	1220 SFT
05	3 BED	1680 SFT
06	2 BED	1265 SFT
07	2 BED	1300 SFT
08	3 BED	1685 SFT
09	3 BED	1395 SFT