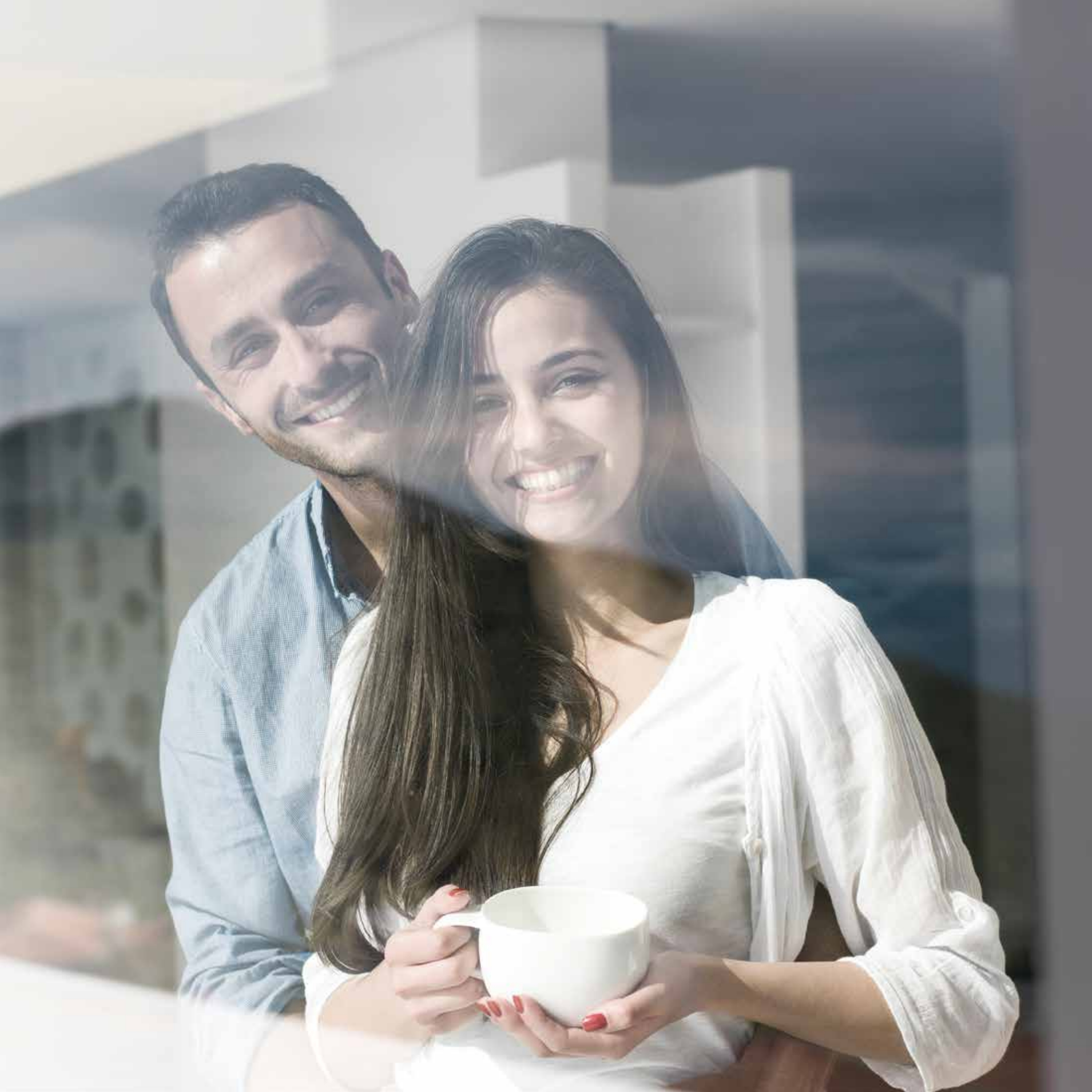


A colorful bar chart graphic with various colored bars (red, orange, green, blue, purple) of different heights, positioned above the main title.

NORTHSTAR  
**DISTRICT 1**  
Futuristic Apartments @ Financial District, Gachibowli



# Penthouse-styled Gardens in the Sky



## Feel the difference. Your life awaits you.

Start afresh. Think New. Break the node. Reboot. Refresh. Change the boring. Challenge the ordinary. See with new eyes. Gain a new perspective. Leave the ordinary behind. Push the envelope. Think within. **Think outside the box.** Think different. Plant a new idea. Welcome brave ideas. Sign out of the mundane.

District One. Different by design. Different in thought. Different from all that you have seen before.

**Different from all that is ordinary.**

The unique jet-out design philosophy, as you can see from the outside, frees up open spaces (read green spaces) and **allows you to live outside the box.** Not just that, it creates a new paradigm for you, to relish the great times ahead.

Start seeing things in a new light.



# WORK-STATION

Isn't it wonderful to be at the right place at the right time? To be just a walk away from where you work. To be surrounded by all that you seek. To spend quality time with your loved ones. To have access to all things beautiful. To be in an oasis of calm. To surrender to complete peace of mind. To see all your whims taken care of. To look forward to coming back home, every day. To live your dream. To live in the moment. To be 1 with yourself at District 1.

The daily grind: wake up to a relentless alarm, run through the check-list of the day as calls pour in, barely manage to reach office on time after negotiating through the chaotic traffic. Work your way through the day, and get ready for the evening traffic. As opposed to beginning your day with a stress-free mindset, get all the time to do things you love: see your kids off to school, read your favourite newspaper, relish the coffee with your wife and then head to work, ready to take on the world. This is life, that can be lived at District 1.

# BRAINSTORMING SESSION





# CONI CALL

In the world of hyper-connectivity, you are always deprived of 'me-time' and 'family-time'. In the quest to achieve more, you miss out on small joys. In the frantic pace, you tend to forget to slow down. Strike a balance, lead a life that takes the middle-path. See things from a different perspective. See a new bond flourish. See you at District 1.

Living in a box day in and day out can cramp you. You yearn for your own private space, your own cocoon that fosters your creativity, allowing you to rewind. Deck up for a new lifestyle at the gardens in the sky. Get your daily dose of refreshing energy by lounging on the private deck with soothing greens. While away time; learn the art of 'nothingness', soak in the moments. Take a mini-vacation at home. Let District 1 show you how.

# PROJECT DECK





## Project Overview

- 2 acres, 15 floors, 149 apartments, 1 address
- Size matters: 1535 Sft - 2453 Sft of 3 BHK
- 70% open spaces and 30% built-up area. Talk about space!

## Live 1st Class at District 1

- Contemporary design meets global- class specs
- Smart and Futuristic **■**- Shaped living spaces
- Sky Gardens to the power of two, vertical greens get a new dimension
- The manicured landscape comes with Terrace Gardens
- A striking elevation makes the project an architectural wonder, go ahead, take another look
- Vastu compliant, so no complaints on that front as well
- 100% power back-up. More power to you
- Bathe in luxury (Yes, the bath fixtures are of International- make)
- Amenities that house everything you look for and more





Each apartment is  
unique in its own way.

More 'green space' per square foot.

More 'light' per square foot.

More 'living space' per square foot.

More 'fun' per square foot.

More 'unwinding space' per square foot.

It's by design.



# MASTER PLAN

- The contemporary C-shaped elevation is the epitome of modern living
- Amenities that open up to spectacular views at different levels
- Vertical Landscapes on the elevation will leave you breathless





Unit Sizes: ■ 1 - 2016 Sft ■ 2 - 1909 Sft ■ 3 - 1560 Sft ■ 4 - 1825 Sft ■ 5 - 2014 Sft ■ 6 - 2026 Sft

■ 7 - 2026 Sft ■ 8 - 1904 Sft ■ 9 - 1535 Sft ■ 10 - 2035 Sft ■ 11 - 1998 Sft



Typical 2D floor plan for levels 3,7,11



Unit Sizes: ■ 1 - 2214 Sft ■ 2 - 2109 Sft ■ 4 - 2005 Sft ■ 5 - 2014 Sft ■ 6 - 2026 Sft

■ 7 - 2026 Sft ■ 8 - 2096 Sft ■ 10 - 2229 Sft ■ 11 - 2198 Sft

Typical 3D floor plan for levels 3,7,11





Unit Sizes: ■ 1 - 2157 Sft ■ 2 - 2133 Sft ■ 4 - 1945 Sft ■ 5 - 2014 Sft ■ 6 - 2026 Sft

■ 7 - 2026 Sft ■ 8 - 1964 Sft ■ 10 - 2087 sft ■ 11 - 2148 sft

Typical 3D floor plan for levels 4,8,12







Unit Sizes: ■ 1 - 2214 Sft ■ 2 - 1964 Sft ■ 3 - 1560 Sft ■ 4 - 1825 Sft ■ 5 - 2014 Sft ■ 6 - 2026 Sft

■ 7 - 2026 Sft ■ 8 - 1904 Sft ■ 9 - 1535 sft ■ 10 - 2089 sft ■ 11 - 2198 sft





Unit Sizes: ■ 1 - 2157 Sft ■ 2 - 1936 Sft ■ 3 - 1560 Sft ■ 4 - 1840 Sft ■ 5 - 2014 Sft ■ 6 - 2026 Sft

■ 7 - 2026 Sft ■ 8 - 1904 Sft ■ 9 - 1535 sft ■ 10 - 2061 sft ■ 11 - 2148sft





Unit Sizes: ■ 1 - 2214 Sft ■ 2 - 2453 Sft ■ 4 - 2273 Sft ■ 5 - 2014 Sft ■ 6 - 2026 Sft

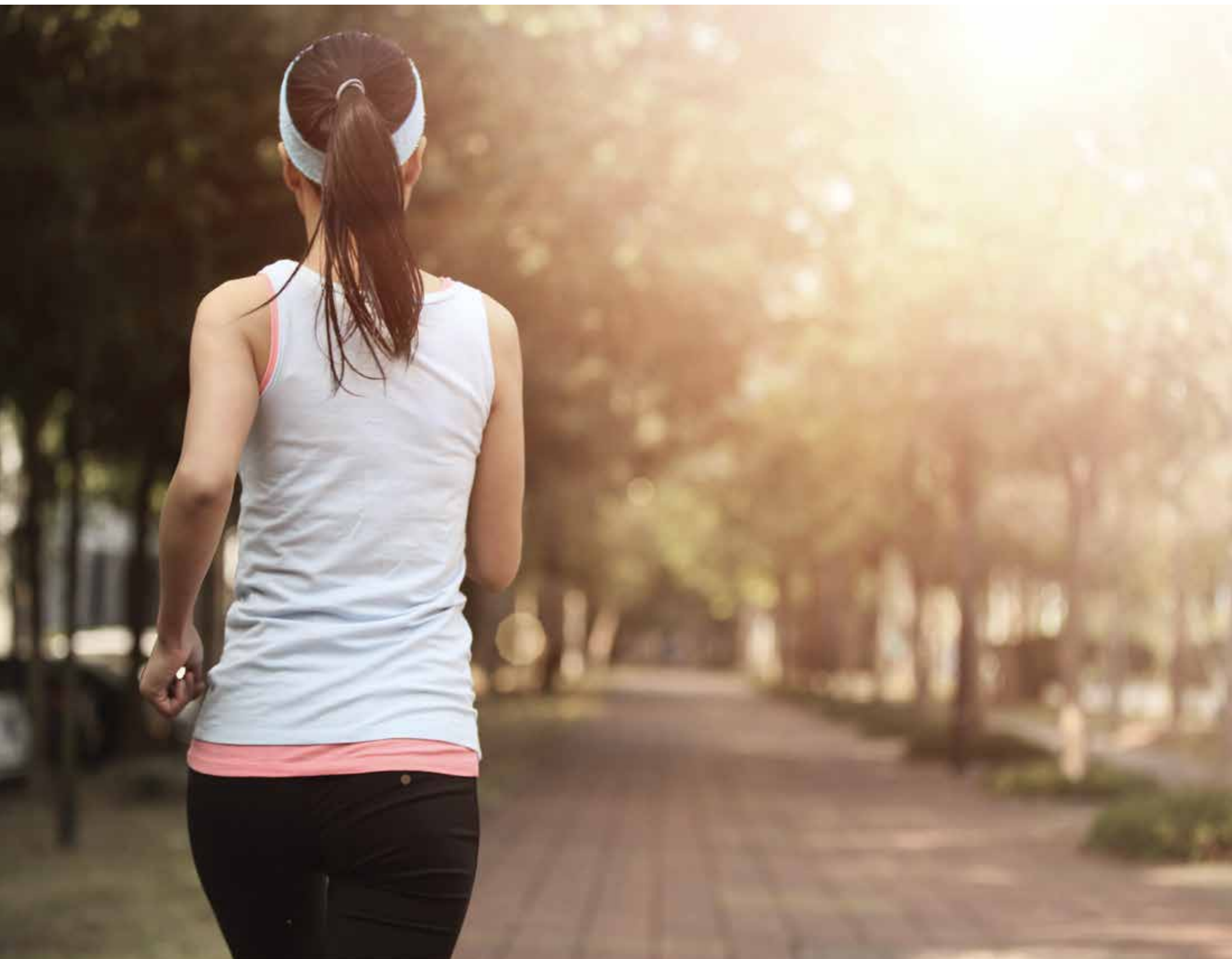
■ 7 - 2026 Sft ■ 8 - 2292 Sft ■ 10 - 2428 sft ■ 11 - 2198 sft





The ultimate oasis of relaxation. Right up on the 16<sup>th</sup> floor.

The sky is the limit as you take in the scenic city skyline views while enjoying a refreshing dip in the plunge pool or you can enjoy the shade from the comfort of our private cabanas.



## Amenities

- Yoga & Meditation Space
- Half Basket Ball Court
- Squash Court
- Indoor Play Area (Billiards, Table Tennis)
- Library + Business Lounge
- Gym
- Swimming Pool
- Multi Purpose Hall
- Outdoor Fitness Area
- Jogging Track
- Kids Play Area
- Cricket Practicing Nets
- Carwash Area
- Drivers' Toilets & Waiting Lounge
- Amphi Theatre
- Badminton Court
- Party Lawn
- Senior Citizen's Corner
- Reflexology
- Outdoor Lounge





1. Entry Gate 2. Arrival Court 3. Rear Landscape 4. Community Space 5. Central Landscape 6. Party Lawn

7. Swimming Pool 8. Senior Citizen Corner 9. Central Landscape

## Specifications

<b>Structure</b>	RCC framed structure with RCC slabs & beams system
<b>Super structure</b>	External walls in brick masonry 9” thick using Solid Block / AAC Block Masonry Internal walls in brick masonry 4 <sup>1/2</sup> ” thick using Solid Block / AAC Block Masonry
<b>Wall Finishes</b>	Internal Walls Double coat plastering / punning 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
<b>Water proofing</b>	Water proofing in all toilets and other wet areas
<b>Joinery</b>	<b>Frames:</b> Main door frame in solid Teak Wood with Architraves finished with Melamine polish Internal door frames in solid sal wood frames finished with Melamine polish  <b>Shutters:</b> Main door: Designer Door with Solid Wood Rail & Strail Flushed in plywood with Melamine polished Teak Veneer  Bedroom doors: Flush shutters with Veneer finished with Melamine polish  Toilets & Utility door: Massonite doors finished with paint  <b>Hardware:</b> Door Hinges and Tower bolts in SS / Brass SS Coated of QUBA or equivalent make  <b>Windows:</b> Double Track Sliding UPVC / Power Coated Aluminium windows with 5mm Glass of Venster / LG hausys or equivalent
<b>Railings</b>	External and internal Railings in Powder Coated Mild Steel

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<b>Flooring &amp; Skirting</b>	Foyer, Drawing, Living & Dinning: 800 mm x 800 mm Full Body Vitrified Tiles of RAK / NITCO or equivalent make  <b>Bedrooms &amp; Kitchen:</b> 2'X2' Full Body Vitrified Tiles of RAK / NITCO or equivalent make  <b>Sitouts:</b> 2' X 1' Antiskid Full Body Vitrified Tiles of RAK / NITCO or equivalent make / Natural Stone  <b>Toilets &amp; Utility:</b> 1' X 1' Designer Antiskid Ceramic Tiles
<b>Dado</b>	<b>Toilets:</b> Dado upto 7' in wet areas with glazed ceramic tiles  <b>Kitchen:</b> Dado upto 2' over the counter in glazed ceramic tiles  <b>Utility:</b> Dado upto 4' in glazed ceramic tiles
<b>Counter Tops</b>	<b>Master Toilet Washbasin:</b> 18mm Thick Polished Grey Mahogany / Black Granite slabs or equivalent  <b>Kitchen Counter:</b> 18mm Thick Polished Black Granite slab or equivalent
<b>Electrical Fixtures &amp; Cables</b>	<b>Light points:</b> Adequate light points in all rooms. Two way light points one each in Bedrooms  <b>Fan points:</b> One point each in Drawing, Living, all Bedrooms, Dining & Kitchen Exhaust fan points in all toilets, Foot lamps in all Bedrooms and Living area  <b>Bell:</b> One call bell point with buzzer outlet in Drawing

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### 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: Split type AC'S points in all bedrooms, living and drawing

### TV Cable Outlets

Conduit for TV Cable in Living, Drawing & Master Bedroom

**Telephone:** Telephone points 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, DG set, Elevator and lightening protection

Distribution Boards with ELCB's and MCB's of legrand or equivalent make

**Switches:** Legrand or equivalent make

Cables: Concealed Copper Wiring of Polycab / Finolex or equivalent

**Power Backup:** 100% Power Backup (Excluding AC units)

### Bath Fixtures & Plumbing

#### Sanitary Fixtures

**Washbasins:** Bedroom toilet wash basins of Duravit or equivalent

**EWC:** Wall mounted EWC of Duravit or equivalent with concealed flush tank, health faucet and angle stopcocks

### CP Fixtures / Faucets:

**Basin Mixers:** BRAVAT Kohler Basin mixer for hot and cold water & angle stopcocks

**Shower:** Concealed Two way diverter for hot and cold water, over head shower & spout or Hand shower of BRAVAT / Kohler or Equivalent

#### Kitchen Bowls:

Kitchen: Single bowl with drain board of size 40"x20" with table mounted sinkcock with swinging spout, angle stopcocks below counter

Necessary plumbing provision shall be made for washing machine

**Geyser:** Provision for Geysers in all Toilets

**False Ceiling:** All Plumbing lines shall be under deck covered with gypsum board / calcium silicate 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 re - use of sewage water

**Drainage:** Internal and external drainage lines in GRADE 'B' UPVC of SUPREME make or equivalent

**Gas pipe :** Provision for centralised gas pipeline which connects to gas bank

### Lifts

4 nos v3f Elevators each with 8 passenger capacity of Schindler / ThyssenKrupp or equivalent

### Fire Fighting Systems

Sprinklers in cellars and wet raisers in all floors with Hose Reels

### Safety & Security

CC TV Surveillance in all common areas, Solar Fencing and safety signages with round the clock Security

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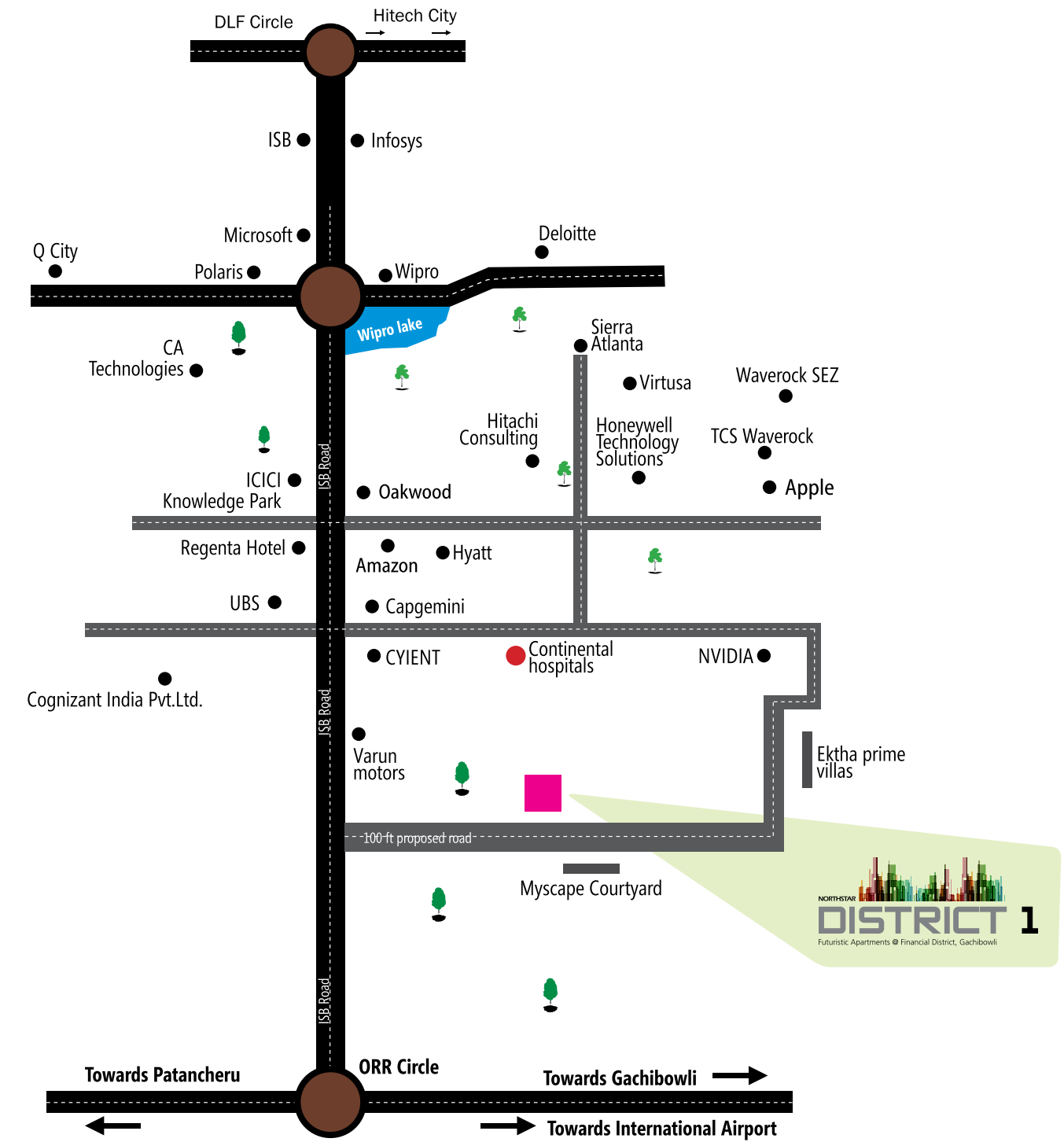


Green and Clean is the way into the future.

Your future is what we care for the most.



## Strategic Location



- 2 Kms from Wipro circle ■ 1 kms to ORR Financial district exit
- Close proximity to all international schools

Northstar Homes believes in creating beautiful spaces that people want to live and work in today. At Northstar Homes we believe in staying ahead of the pack and raising the bar in everything we do. Therefore we choose projects that are able to offer something more, something different.



Projects by Northstar Homes

Residential



Commercial





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