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PRIMARK'S
NORTHWAVE

TS RERA: P02200007723

9		13.5		14		2		1026
FLOORS		ACRES		BLOCKS		CLUBHOUSES		UNITS

BAHADURPALLY



Belong To The

Finest Address

PRIMARK'S
NORTHWAVE





PRIMARK'S
NORTHWAVE
 MASTER PLAN

LEGEND

- Entry / Exit Plaza | Peripheral Driveway Pattern | Jogging / Walking Track | Tree Court | Outdoor Fitness Station
- Sculpture Court | Seating Deck under Pergola | Elevated Skywalk with Slides | Kids Play Area | Pet Park
- Connecting Pathway | Seating Under Trellis | Focal Spicemen Tree | Cascading Water Feature
- Entry/Exit Plaza way to Cellar | Linear Landscape Patch | Linear Promenade with seating | Multi Use Play Court
- Viewing Gallery under Pergola | Mini Golf Play | Multipurpose Lawn | Circular Gazebo with seating
- Lawn Entrance water feature | Stage with featurewall | Reflexology Pathway | BBQ Counter under Pergola
- BBQ Party Lawn | Serene Water Feature | Yoga Place with semi covered pergola | Island Landscape
- Cricket pitch (Practise) | Butterfly Sacred garden with tropical plantation | Skating Rink
- Natural Trailway with Tropical plantation | Interactive Plaza under Semi covered canopy | Tennis Play court
- Peripheral Plantation | Stepped Viewing Gallery | Temple Zone | Club spill over Lawn
- Central Congregation with lawn & pergola seating | Seating area for elders | Toddlers Play Area | Electrical Yard
- Internal Driveway Pattern | Aroma Garden | Trampoline Garden | Giant Outdoor garden chess | Splash Pad
- Rock Wall Climbing | Herbal Garden | Cultural Plaza | Open Air Aerobics | Kids Sand Pit | Alcove Garden



TYPICAL FLOOR PLAN OF BLOCK A, D, E & I

Flat No	Facing	Type	Carpet Area	Plinth Area	Saleable Area
1	East	3 BHK	1157	1367	1720
2	East	2 BHK	854	1029	1295
3	East	2 BHK	847	1033	1300
4	East	3 BHK	1057	1257	1585
5	West	3 BHK	1057	1257	1585
6	West	2 BHK	847	1029	1295
7	West	3 BHK	1157	1367	1720





TYPICAL FLOOR PLAN OF BLOCK C,F,G,H,J,L,M&N

Flat No	Facing	Type	Carpet Area	Plinth Area	Saleable Area
1	East	3 BHK	1168	1437	1810
2	East	2 BHK	854	1029	1295
3	East	2 BHK	854	1029	1295
4	East	2 BHK	854	1029	1295
5	East	2.5 BHK	1020	1223	1540
6	West	3 BHK	1221	1437	1810
7	West	2 BHK	849	1029	1295
8	West	2 BHK	849	1029	1295
9	West	2.5 BHK	971	1164	1465



PRIMARK'S
NORTHWAVE

Experience Life At
Its Finest





A M E N I T I E S

ENTRANCE | AMBIENT LANDSCAPE

TENNIS COURT | CHILDREN'S PLAY AREA

CRICKET NETS | SKATING RINK

PARTY LAWN | BASKETBALL COURT

PERGOLA PAVILION

SPECIFICATIONS



RCC FRAMED STRUCTURE

DESIGN : To withstand wind and seismic loads
R.C.C frame structure is designed to the standard specification of "Bureau of Indian Standards" with due provision of for earthquake force and self-bearing capacity of strata.

SUPER STRUCTURE

WALLS : Machine made cement solid bricks in cement mortar; 9" thick bricks for external walls and 4.5" thick bricks for internal walls



PLASTERING & PAINTING

INTERNAL : Smooth putty finish on plastering with two coats of premium acrylic emulsion paint of best brands over a coat of primer.

EXTERNAL : Textured finish on plastering with two coats of exterior emulsion paint of best brands over a coat of primer.



JOINERY WORKS

MAIN DOORS : Engineered/Hard wood frame finished with melamine spray finish on veneered flush shutters with hardware fittings of reputed make.

INTERNAL DOORS : Engineered/Hard wood frame finished with laminate shutter with hardware fittings of reputed make.

FRENCH DOORS : UPVC door frames with float glass with provision for mosquito mesh

WINDOWS : UPVC sliding windows with glass panels along with MS safety grills (first and ninth floor) and mosquito mesh

RAILINGS : Balcony and staircase will be provided with mild steel with enamel paint finish



FLOORING

MAIN FLOORING : 600 x 1200 mm vitrified tiles of reputed make in drawing, dining, living, kitchen and all bedrooms.

BATHROOMS : Acid resistant, anti-skid vitrified tiles of reputed make

CORRIDORS : Vitrified tiles of reputed make

STAIRCASE : Kota/tandoor stone

UTILITIES : Anti-skid vitrified tiles of reputed make



TILE CLADDING

KITCHEN : Ceramic tiles dado up to 2' height above kitchen platform of reputed make.

BATHROOMS : Ceramic tile dado up to 7' height of reputed make.

UTILITY : Ceramic tiles dado up to 3' height of reputed make.



KITCHEN

- Granite platform with stainless sink (shall be provided with extra cost)
- Separate municipal water provided along with bore well water.
- Provision for water purifier, exhaust fan and chimney.



UTILITIES /WASH

- Provision for washing machine, dish washer.
- **CP & SANITARY FITTINGS** : Wall mounted EWC in all bathrooms wash basins in dining/balcony area
Master and children toilets single lever diverter with shower of reputed make
All C.P and sanitary fittings of reputed make.



ELECTRICAL

- Premium modular switches and sockets of reputed make with BIS certified cables.
- Power outlets for air conditioners in drawing, living, and all bedrooms.
- Power outlets for geysers and exhaust fans in all bathrooms.
- Power plug for cooking range chimney, refrigerator, microwave ovens, mixer/grinders in kitchen, washing machine and dishwasher in utility area.
- Three phase power supply for each unit with individual pre-paid meters.
- Miniature circuit breakers (MCB) of reputed make for each distribution board.



TELECOM / INTERNET/DTH

- Provision for cable connection in master bedroom, children bedroom & drawing room.
- Wired Internet provision in master bedroom and drawing room.



LIFTS

- High speed automatic lifts, service lift with V3F for energy efficiency in each tower of reputed make.
- Lift cladding in granite and vitrified tile as per architectural design.



POWER BACK-UP

- 100 % DG set power backup except for AC's and Geysers



LPG

- Provision for supply of gas from centralised gas bank to all individual flats in kitchen with gas meters.



PARKING MANAGEMENT

- The parking is well designed to with requisite number of parking slots
- Provision of parking/signage's at required places for ease of driving.



FIRE & SAFETY

- Fire systems will be provided as per fire department norms.



WTP & STP

- Fully treated water made available through exclusive water softening and purification plant (Not RO Plant) in case of bore well water.
- Sewage Treatment Plant of adequate capacity as per norms will be provided inside the project. treated sewage water will be used for landscaping and flushing purpose.

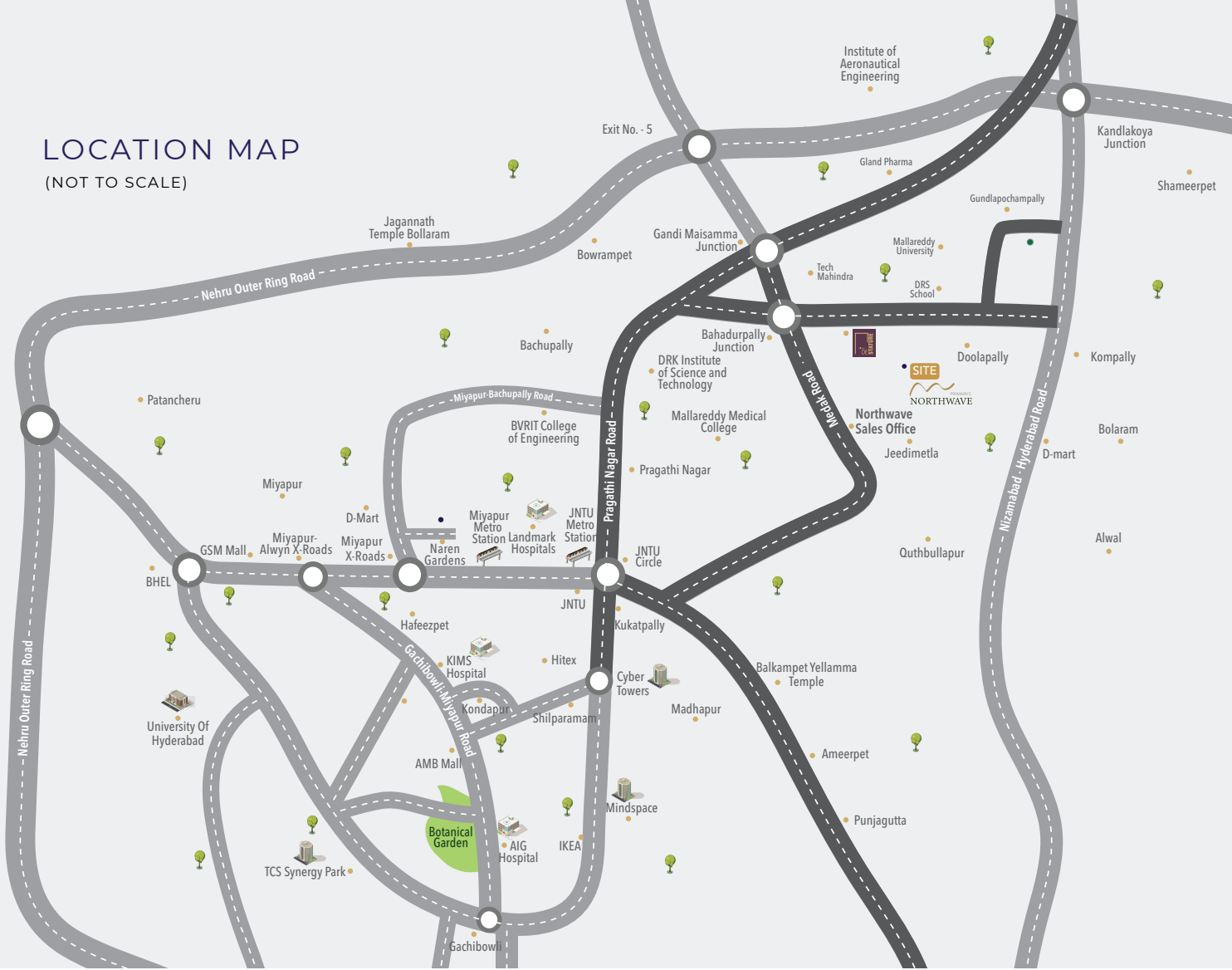


CARWASH FACILITY

- Provision for car wash facility at cellar parking area

LOCATION MAP

(NOT TO SCALE)



NEARBY LOCATION HIGHLIGHTS

EDUCATION

- ◆ Mahindra University
- ◆ Malla Reddy University
- ◆ Delhi Public School
- ◆ Oakridge International School
- ◆ DRS International School
- ◆ Niraj International School
- ◆ CMR Engineering College
- ◆ Silver Oaks International School

WORK

- ◆ Mahindra Satyam Tech Park
- ◆ Mylan Laboratories
- ◆ Granules India Limited
- ◆ Kandlakoya IT Park
- ◆ SMS Pharma
- ◆ Apparel Export Park
- ◆ HITEC City
- ◆ Raheja Mindspace
- ◆ Tech Mahindra

HEALTH

- ◆ Malla Reddy Narayana Multispeciality Hospital
- ◆ Surekha Hospital
- ◆ Safe Super Speciality Hospital
- ◆ Russh Super Speciality Hospital
- ◆ SLG Hospitals
- ◆ Mamata Medical College and Hospital

CONNECTIVITY

- ◆ Outer Ring Road (ORR)
- ◆ Rajiv Gandhi International
- ◆ Airport (via ORR)
- ◆ Gundlapochampally Railway Station
- ◆ National Highway 44
- ◆ Hyderabad- Narsapur Road