

LIFE ON THE BRIGHT SIDE



PAVANI
NORTH STAR

Premium 2 & 3 BHK Homes @ Villivakkam

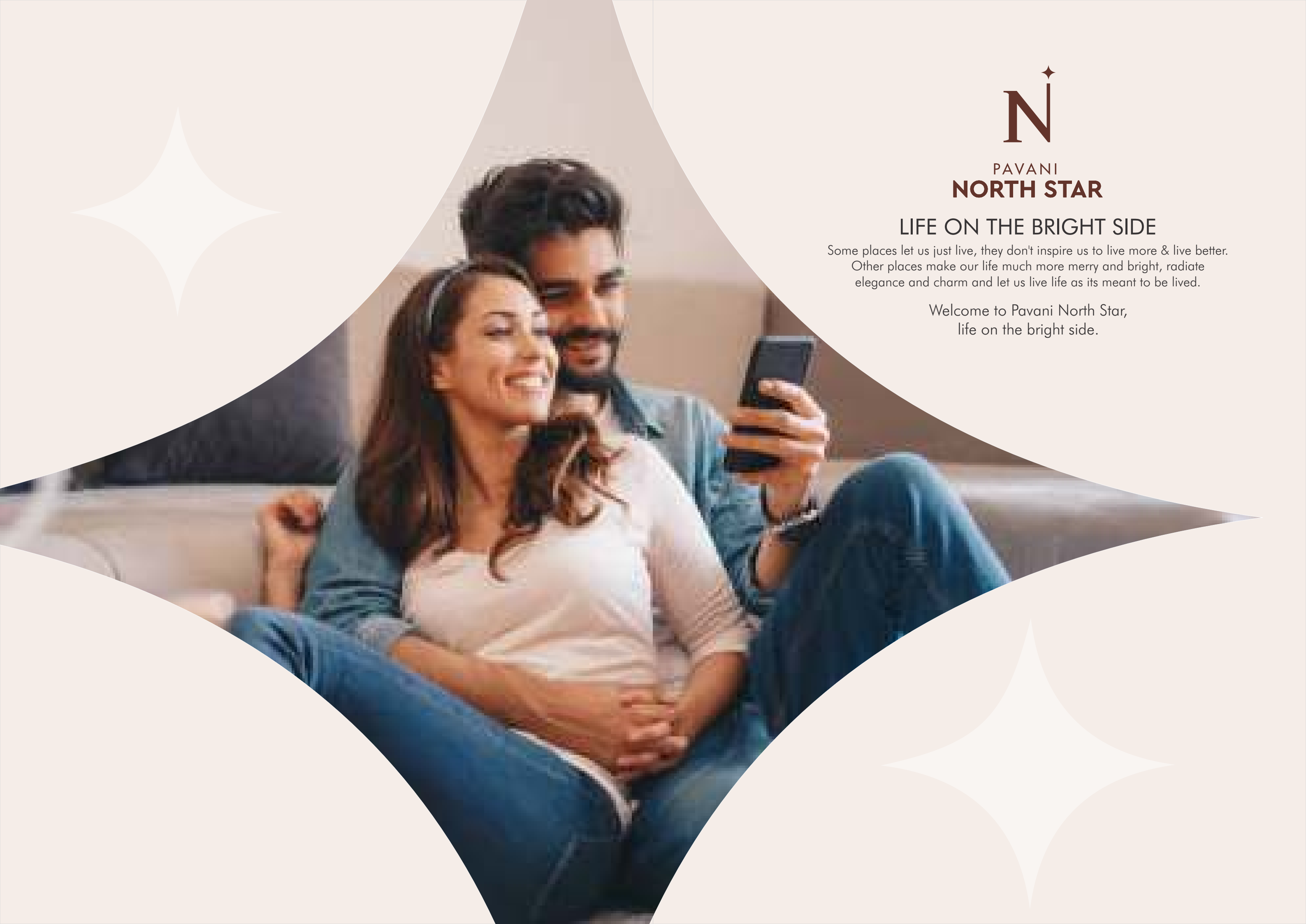


PAVANI
NORTH STAR

LIFE ON THE BRIGHT SIDE

Some places let us just live, they don't inspire us to live more & live better.
Other places make our life much more merry and bright, radiate
elegance and charm and let us live life as its meant to be lived.

Welcome to Pavani North Star,
life on the bright side.



INDULGING LUXURY. TIMELESS DESIGNS.

Set in an elegant neighbourhood, North Star is a premium residential development in Villivakkam, Chennai. Classic yet contemporary homes open doors to a soothing and sophisticated world. Combining the warmth of well-adorned living spaces with an impeccable location, North Star is a welcoming haven of luxury and tranquility.





AN ENCHANTING EXPERIENCE

Embark on a journey of warm and eye-catching passageways. Walk over the green pathways and feel a great sense of calmness. Explore the lush surroundings in a setting of refined simplicity, comfort and privacy.

OVERVIEW

Site Area	: 0 Acre
Structure	: G+14 Floors
Number of Units	: 000
Apartments Type	: 2 , 2.5 & 3 BHK
Apartment Range	: 869 - 1368 Sft.





LIFE- ENRICHING LIVING SPACES

Fulfill your dream of a spacious home, exquisitely designed with the best of features. Experience sprawling living spaces flooded with natural light and finest contemporary comforts.





HOMES BUILT AROUND YOU

Bask in privacy and soak in the quietude of indulging living spaces. Come home to a sense of elevated living, inside & outside. Breathe in and explore the promise of a tranquil haven.



CLUBHOUSE RECEPTION



LIFE ENVELOPED IN LUXURY & WELLNESS

Head out to the Clubhouse of your luxury home and treat yourself to unlimited fun, spread over four floors. Pamper yourself with community amenities that make hanging out as comfortable as relaxing on a vacation.

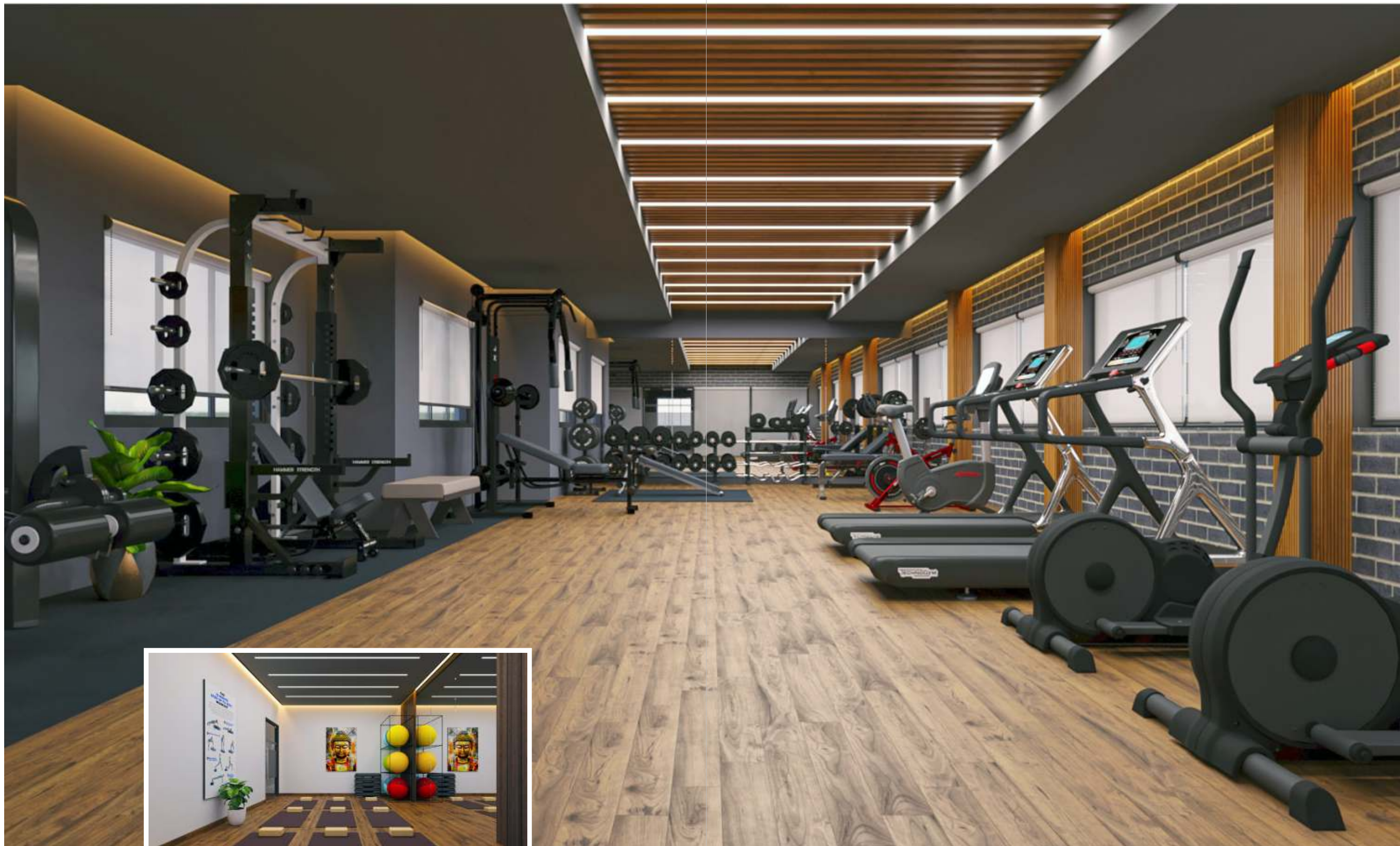
CLUBHOUSE

GROUND FLOOR

Reception | Gym | Aerobic | Yoga

STAY ACTIVE AND HEALTHY, ALWAYS.

Let the exclusive reception whisk you away to our remarkable clubhouse. Gain physical strength, confidence and the inspiration to keep you on track to your fitness goals. Improve immunity levels and mind-body connection practising aerobics & yoga.



CLUBHOUSE

FIRST FLOOR

Conference | Co- Work Place | Health Clinic | Creche

IDEAL SPACE TO GET THE JOB DONE

Impress your guest with the perfect venue, whether it is formal to casual meetings, seminars or a networking session. Find the best facilities and work environment for creativity and growth. Enjoy special amenities like the health clinic and children's creche from the comfort of your home



CLUBHOUSE

SECOND FLOOR

Indoor Games

FUN IS JUST AROUND THE CORNER

Have an active social life and enjoy that fun bonding time with your children and family. Keep them busy and entertained. Play your favourite games and create the perfect evenings while indoors.



CLUBHOUSE

THIRD FLOOR

Party Hall | Lounge Pre-function

YOUR DESTINATION FOR CELEBRATION

Celebrate your special occasions in style from the luxury of a lavish party hall. Treat your guests to plush party spaces that make celebrations even more enjoyable. Make every moment count & each day unique.



TOWER -1

UNIT PLANS



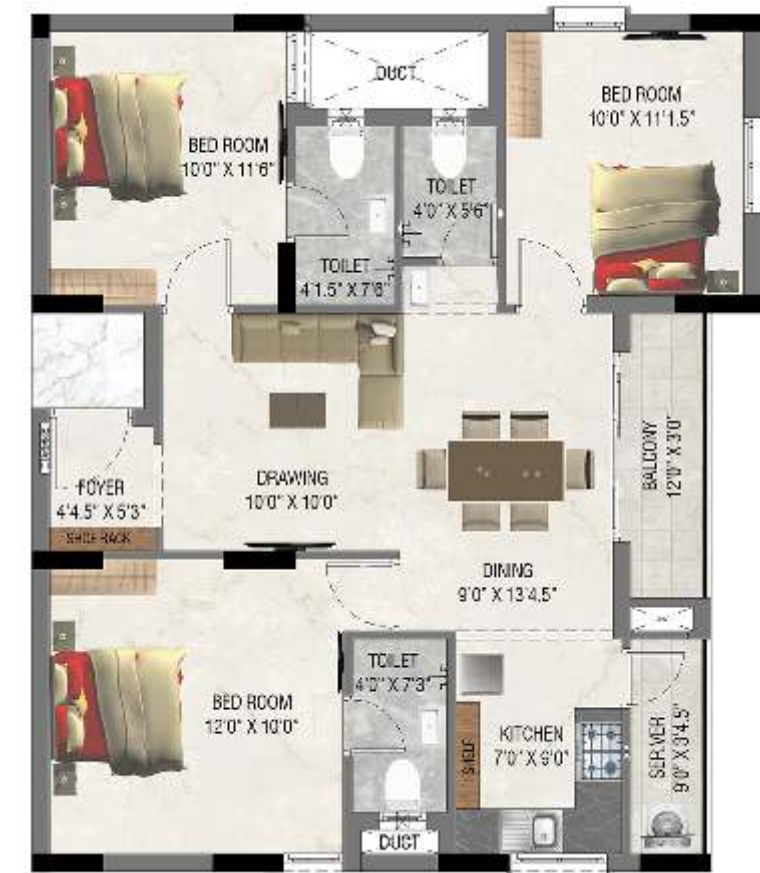
2.5 BHK - 1196 Sft.



2 BHK - 895 Sft.

TOWER -2

UNIT PLANS



3 - BHK - 1277 Sft.



2 BHK - 956 Sft.

TOWER - 1
TYPICAL PLAN



3 BHK
1196 Sft.



3 BHK
1116 Sft.

2 BHK
891 Sft.



2 BHK - 890 Sft.

2 BHK - 899 Sft.

2 BHK
878 Sft.



2 BHK
887 Sft.



2 BHK
886 Sft.

2 BHK
908 Sft.

3 BHK
1271 Sft.



2 BHK
874 Sft.



2 BHK
869 Sft.



2 BHK
908 Sft.



TOWER -2

TYPICAL PLAN



3 BHK - 1253 Sft.



2.5 BHK - 1038 Sft.



2 BHK - 956 Sft.



3 BHK - 1057 Sft.



6'-0" WIDE CORRIDOR

6'-0" WIDE CORRIDOR

6'-0" WIDE CORRIDOR

2 BHK - 904 Sft.



2 BHK - 952 Sft.



3 BHK - 1277 Sft.



3 BHK - 1368 Sft.



MASTER PLAN



SPECIFICATIONS

STRUCTURE

- RCC framed structure and AAC blocks used for external / Internal walks.
- Earthquake resistant structure to adhere to seismic zone all.
- Anti termite treatments wherever applicable during construction stage.

TILING

FLOORING

- Living, dining, kitchen and bedrooms 2'x2' vitrified tiles.
- Toilets, balconies & utility area - anti skid ceramic.
- Staircase - Kota stone / granite.
- Corridors & typical floor lobby - vitrified tiles.

DADO

- Kitchen- first quality ceramic wall tiles up to 2 feet above the platform.
- Toilet - first quality ceramic wall tiles up to 7 feet height from the floor level.
- Utility area - first quality ceramic tiles, height 3ft level.

KITCHEN

- Stainless steel sink of reputed make.
- Two water points - for metro and domestic water.

DOORS / WINDOWS / VENTILATORS

- Main door 7 feet height , frame it made of good quality seasoned and chemically treated wood, shutter of 35mm thick both sided teak veneer flush door stained and PU tacquer and designer hardware of Godrej / Yale of equivalent make.
- Bedroom door 7 feet height, frame is made of good quality assured and chemically treated wood skin moulded paneled /flush door shutter of 32mm thickness and designer hardware of Godrej / Yale of equivalent make.
- Toilet door 7 feet height, frame is made of good quality seasoned and chemically treated wood with skin moulded paneled door shutter of 30mm thickness with one side skin and other side laminated and designer hardware of Godrej / Yale of equivalent make.
- UPVC french doors with sliding shutter will be provided.
- UPVC windows with sliding shutters for all windows will be provided.
- UPVC ventilators with pin headed glass will be provided.

PAINTING FINISHES

- All internal walls will be coated with smooth putty, 1 coat of primer and 2 coats of emulsion paint of Asian / Dulux of equivalent make.
- All External walls will be finished with 2 coats of weatherproof emulsion paint of Asian / Dulux of equivalent make.
- Ceiling will be finished with smooth putty, 1 coat of primer and 2 coats of oil bound distemper.
- MS railing (balcony & staircase) finished with enamel paint, aesthetically designed & fixed to wall.

ELECRICAL FIXTURES / FITTINGS

- Three - phase power supply with concealed wiring will be provided.
- All switches will be of Schnelder/ MK / Anchor Roma or equivalent make.
- Cables and wiring of Kundan / Anchor / Polycab or equivalent make.
- Split A/C provision will be provided in the living room and in bedroom1.
- 15A plug points will be provided for refrigerator , washing machine and micro oven.
- Geyser provision with electrification will be provided in the toilet of bedroom 1.
- 5A socket for chimney will be provided in kitchen and exhaust tan point in all toilets.
- Power back up of 500W for 2BHK & 800W for 3BHK apartments and the essential points in common areas.
- Automatic phase changeover (EB/DG) will be provided.
- TV and telephone points will be provided in the living and in bedroom1.
- USB charging point in switchboards will be provided in the living and in all bedrooms.

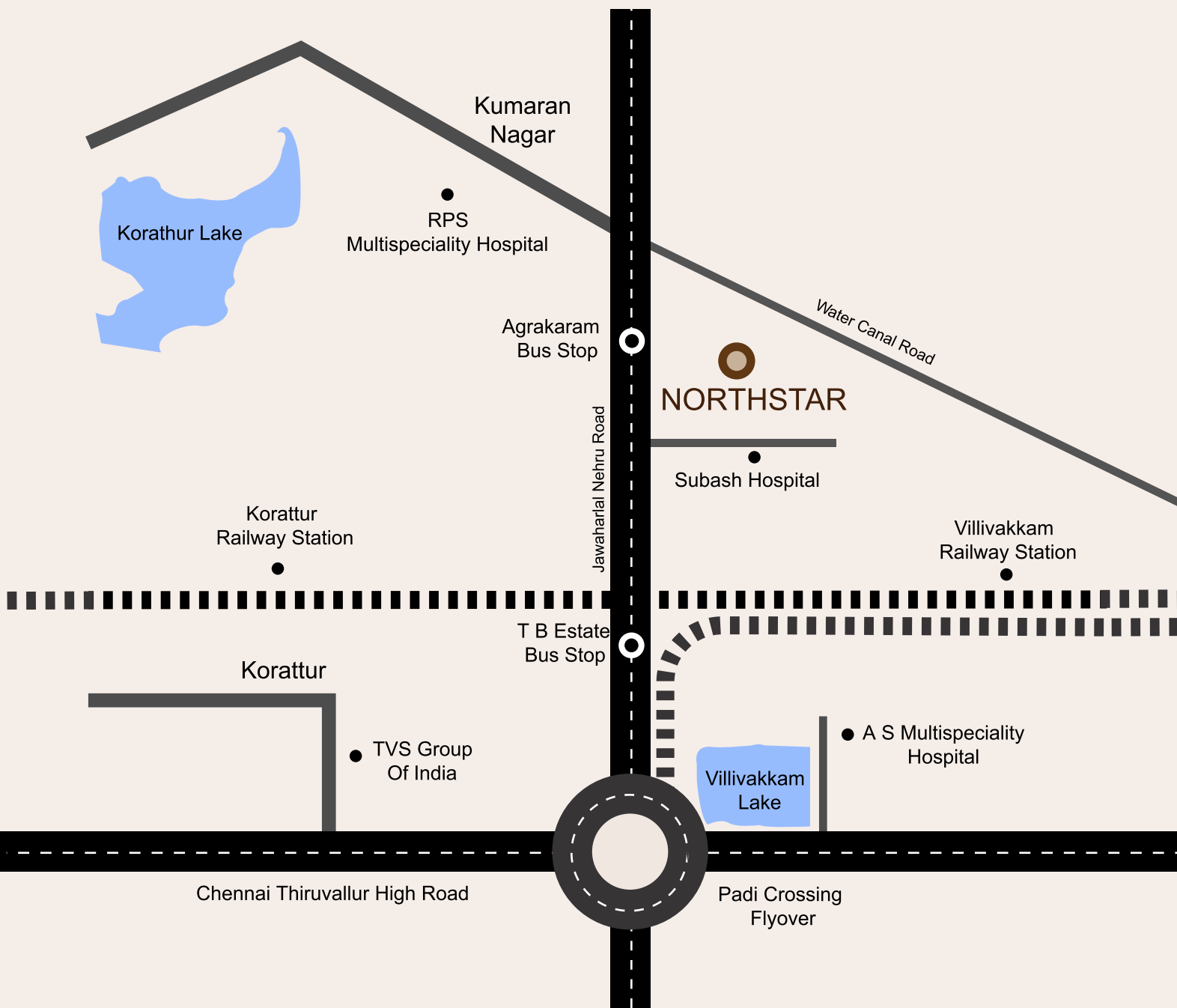
PLUMBING & SANITARY

- All sanitary ware in ceramic of a superior brand like Glocera / Hindware / Parryware or equivalent will be provided.
- EWC (floor mounted closet) with healthy faucet of a superior brand like Cera/ Hindware / Parryware or equivalent will be provided.
- Granite countertop washbasin of a superior brand like glocera / parryware or equivalent will be provided in the toilet of bedroom 1.
- CP fittings of a superior brand like jaguar/ Kohler or equivalent will be provided.
- Single lever hi-flow concealed diverter of Jahuar / Kohler makes of hot & cold mixer with overhead shower will be provided in the toilets.
- CPVC pipelines / UPVC soil waste lines / sewage pipelines and rainwater signs of superior brand like Aashirwad / Astral / Supreme / prince or equivalent will be provided.



A LIFE OF EXCITING CONVENIENCE

Benefit from a strategic location, close to various shopping centers, parks and entertainment places. Make the most of modern conveniences and live the intimate and inviting spirit of the neighbourhood.



Constructing your dreams, one brick at a time.

Pavani Group is one of the leading real estate companies of southern India with its presence in Bengaluru, Chennai, Hyderabad, Nellore and Vijayawada. With over 24 years of experience in designing and implementing large-scale projects, we've always committed ourselves to our vision to give customers a place they can call home, a place to grow their dreams even bigger. We have a rich track record of having developed almost 5 lakh Sft. area across 10 projects; 1.5 lakh Sft. area across 5 projects are presently under development and another 3 projects are upcoming.

OUR OTHER PROJECTS

PAVANI - SAROVAR
CHENNAI



PAVANI - VISTA
CHENNAI



PAVANI - SOLITAIRE
BANGALORE

PAVANI - PALMS
CHENNAI



PAVANI - DIVINE
BANGALORE



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DISCLAIMER:

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