

NCC  
Urban

A fresh beginning towards

*a beautiful life*



# The Sunshine, Breeze and Your Way of Life.

Nestled amidst nature's embrace, your family discovers a treasure,  
A haven of joy, where spirits ascend without measure.  
Create memories, share laughter in this verdant retreat,  
Step out onto your balcony, where each day is a canvas, sweet.

Unfold a story of serenity, a tranquil narrative,  
As sunlight caresses the lake, a shimmering imperative.  
Feel the cool breeze, a tender morning's embrace,  
Leaves dance in rhythm, a refreshing grace.

Behold lush green vistas on the other side,  
At NCC Urban Lake Springs, peace takes a stride.  
A drama of tranquility, where harmony takes the stage,  
This haven invites you to turn life's page.





## A Tranquil Abode in the Heart of JP Nagar, Bengaluru

Nestled in the heart of JP Nagar, Bangalore, NCC Urban Lake Springs introduces a harmonious blend of contemporary living and serene landscapes. With 272 meticulously crafted Apartments spanning across four towers, each soaring gracefully to a height of G+17 floors, Lake Springs stands as a testament to luxurious urban living.

Choose from spacious and thoughtfully designed Luxury 3 and 3.5 BHK apartments, each offering a perfect balance of comfort, functionality, and style.

Experience the beauty of lakeside living with captivating views of the surrounding landscapes. Lake Springs is situated on a sprawling 4.72-acre expanse, allowing residents to enjoy the tranquility and scenic allure of the nearby lake.

- 4.72 Acres
- 4 Towers
- Basement + Ground + 17 Upper floors
- 272 Apartments
- Luxury 3 & 3.5 BHK Apartments
- Sizes from 1622 sft 2168sft
- 25,000 Sft Clubhouse



# A Home That Exudes Harmony



Embrace a life of refined elegance at NCC Urban Lake Springs, where every detail has been meticulously crafted to redefine your living experience. Indulge in spacious interiors adorned with high-end finishes and contemporary design elements. NCC Urban Lake Springs offer a harmonious blend of modern sophistication and natural tranquility.

Wake up to breathtaking lake views, nestled against the backdrop of a serene lake, creating a picturesque canvas right outside your window.



Vaastu-Compliant Design



Optimal Ventilation



Quality Construction



Earthquake-Resistant Structures



High-Quality Fixtures and Finishes



Smart Home Features





Immerse yourself in the simple joys of life at our residence, where every evening is a precious moment waiting to be cherished. Picture this: a serene balcony overlooking the tranquil lake and lush park, creating the perfect backdrop for you and your loved one to unwind and connect.

As the sun begins its descent, casting a warm glow over the surroundings, the balcony becomes your private sanctuary. Take a seat and feel the gentle breeze, as the calming sounds of nature provide a soothing soundtrack to your evening. Whether you're sipping your favorite beverage or simply enjoying each other's company, this is a space where time seems to stand still.



## ENJOY THE SERENITY AND PRIVACY OF YOUR PARADISE

At our residence, the balcony is not just an extension of your living space; it's a canvas for creating lasting memories. Sit back, unwind, and let the enchanting ambiance of the lake and park become the backdrop to your evenings, making every shared moment truly special.



*Home nestled in nature*





# Where Artistry Meets Architecture

NCC Urban Lake Springs stands as a testament to architectural excellence and thoughtful design, offering residents a harmonious blend of modern aesthetics and functional features. From the moment you enter our meticulously crafted community, you'll experience a commitment to quality construction and an array of amenities designed to enhance your lifestyle.

## Your Invitation to Unparalleled Living.

NCC Urban Lake Springs stands as a testament to architectural excellence and thoughtful design, offering residents a harmonious blend of modern aesthetics and functional features. From the moment you enter our meticulously crafted community, you'll experience a commitment to quality construction and an array of amenities designed to enhance your lifestyle.



High Speed Lifts



24/7 Security



Fire Safety



Power Back-up  
for Common Areas



Community  
Maintenance



Visitor Parking  
Space



Water  
Treatment Plant



Rain Water  
Harvesting



Sewage  
Treatment Plant





Premier Clubhouse

# The Epicenter of Leisure

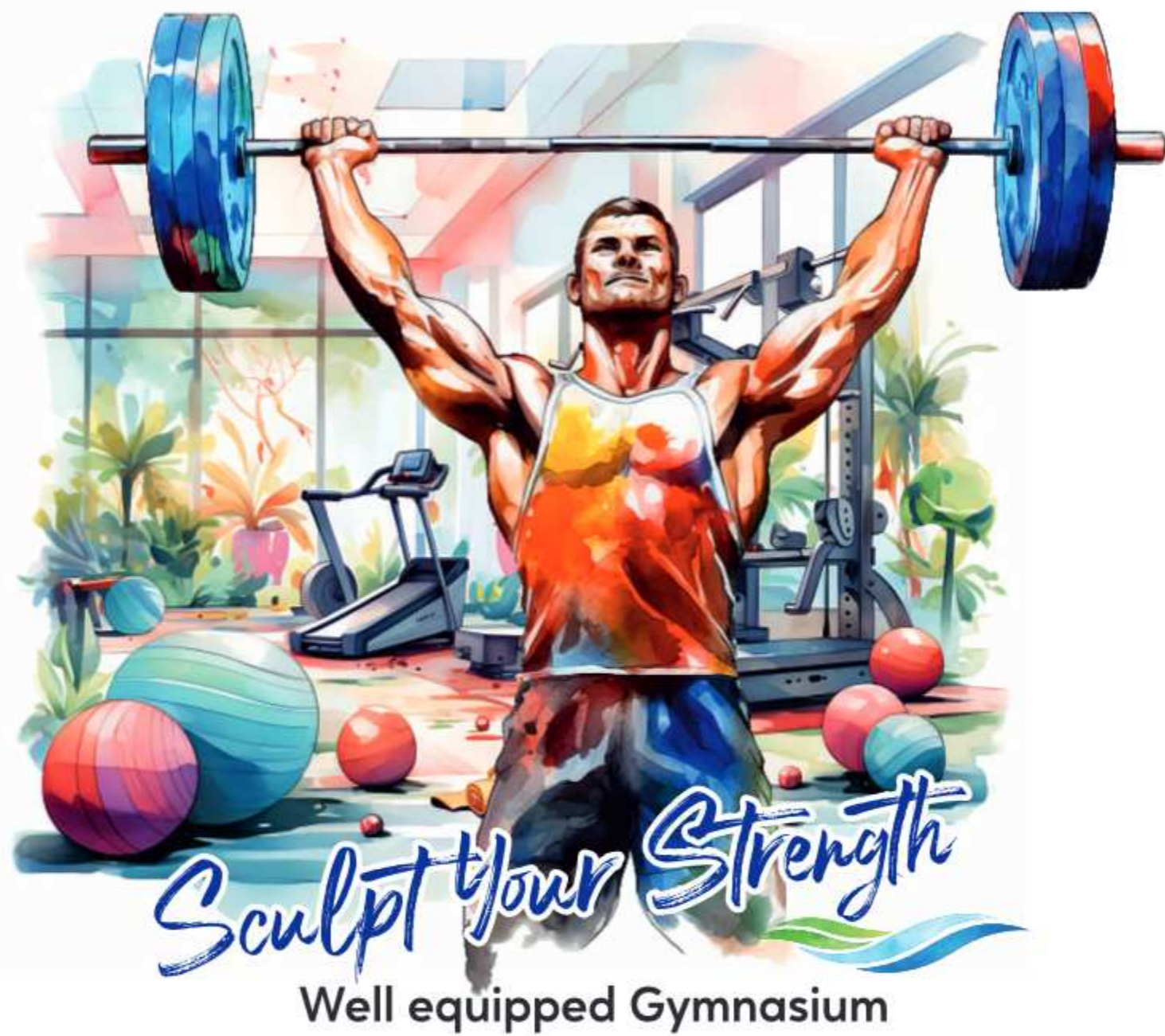


Our state-of-the-art clubhouse serves as the epicenter of sophistication and leisure. Immerse yourself in the lap of luxury as you explore a range of amenities designed to cater to your every need. Whether you seek relaxation or exhilaration, our clubhouse offers a diverse array of options to suit your mood and preferences.



**25,000 Sft. Clubhouse**





Step into the epitome of fitness luxury at NCC Urban Lake Springs, where our state-of-the-art gymnasium redefines the workout experience. Meticulously designed to cater to fitness enthusiasts of all levels, our gymnasium is more than just a space—it's a wellness sanctuary crafted to elevate your journey towards a healthier, stronger you.

# Game On, Rain or Shine



At NCC Urban Lake Springs, we understand the importance of providing diverse recreational options to suit every lifestyle. Our indoor games area is a testament to this commitment - a place where residents can unwind, socialize, and indulge in the pleasures of indoor play. Come and discover a world of entertainment within the comforts of NCC Urban Lake Springs.



Gymnasium



Indoor  
Badminton



Table Tennis



Board Games



Billiards



Yoga/  
Meditation Hall



Library



Multipurpose Hall



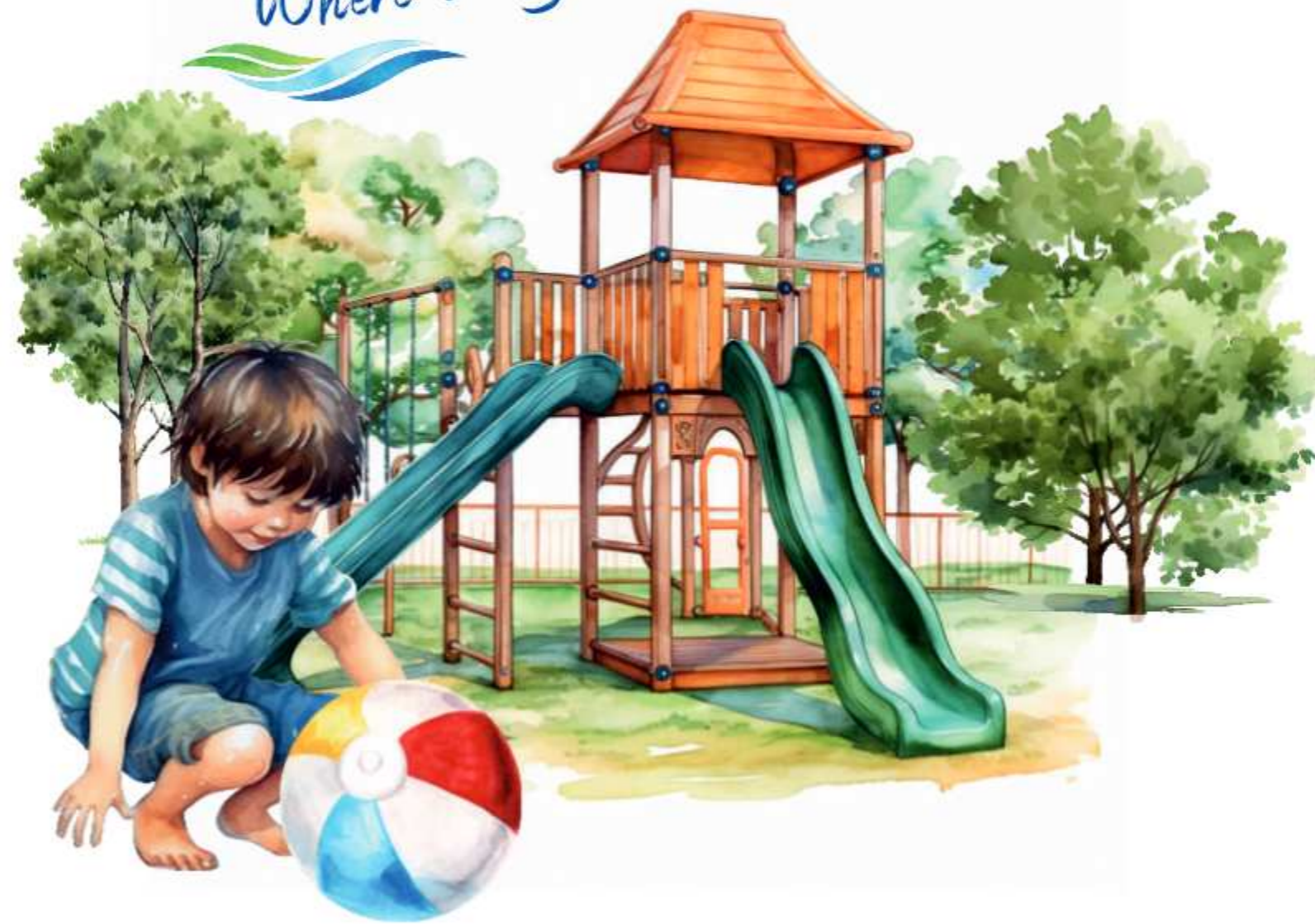
Spa/Saloon



Foosball



Play, Learn, Thrive  
Where Every Moment Sparks Joy!





















Immerse your little ones in a world of joy and laughter as they explore our meticulously crafted play space. Designed with safety as the top priority, our play area features modern, age-appropriate equipment that sparks creativity and encourages social interaction.

## Explore Unrivaled Outdoor Delights

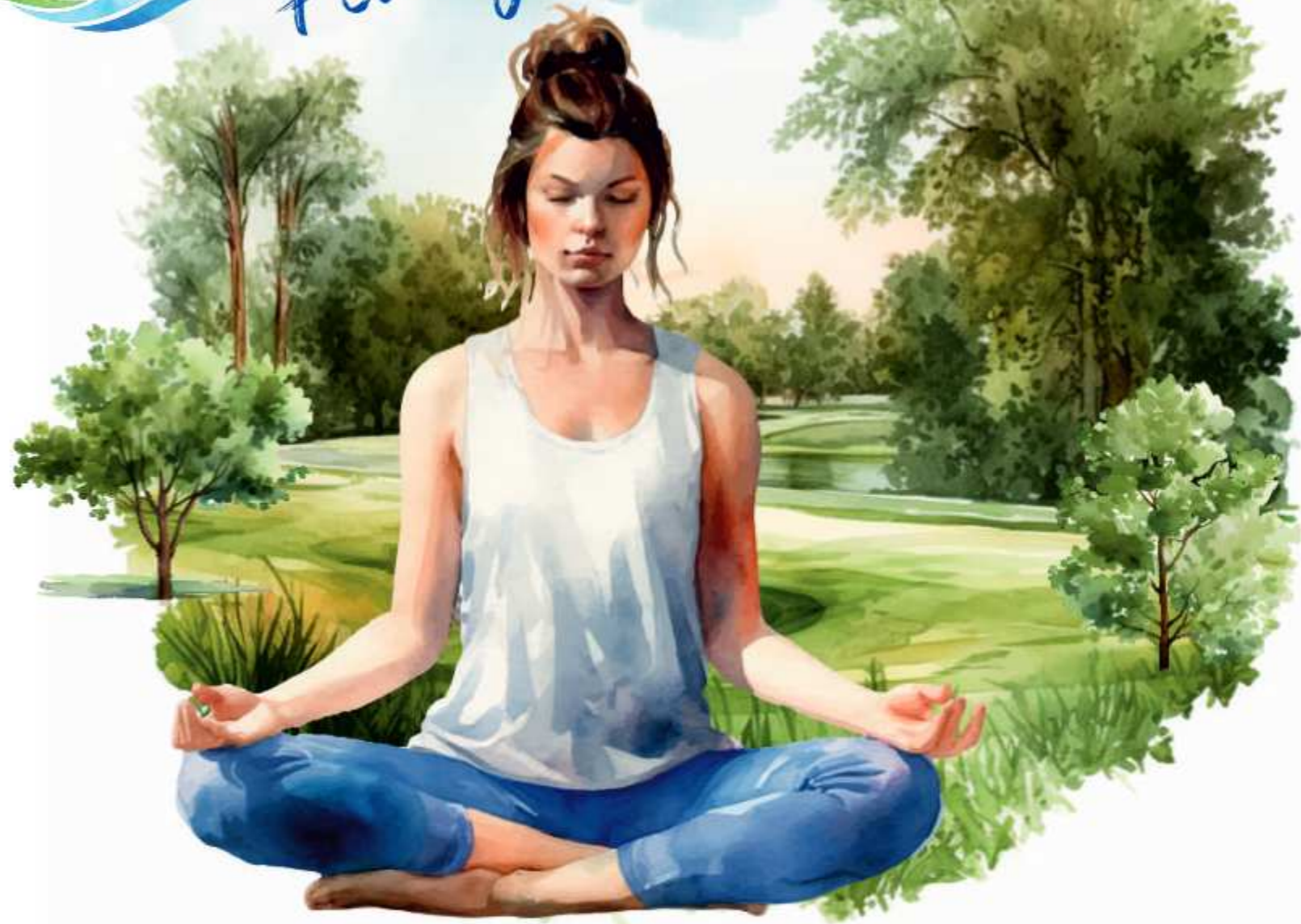
Embark on a journey of wellness surrounded by lush greenery and the calming embrace of nature. Our thoughtfully curated outdoor amenities cater to every aspect of a vibrant and healthy lifestyle. Dive into the refreshing waters of our pristine swimming pool, a serene oasis where relaxation meets invigoration.



 Swimming Pool	 Tennis Court	 Basketball Post	 Cricket Net	 Children's Play Area	 Landscape Garden
 Meditation Pavilion	 Walking Track	 Reflexology Pathway	 Sand Pit	 Food Counter Barbeque	 Senior's Seating Area
 Flower Garden	 Waterbody with Weeping Wall	 Swing Park	 Open Air Theater	 Climbing Wall	 Sculpture Court with Seating

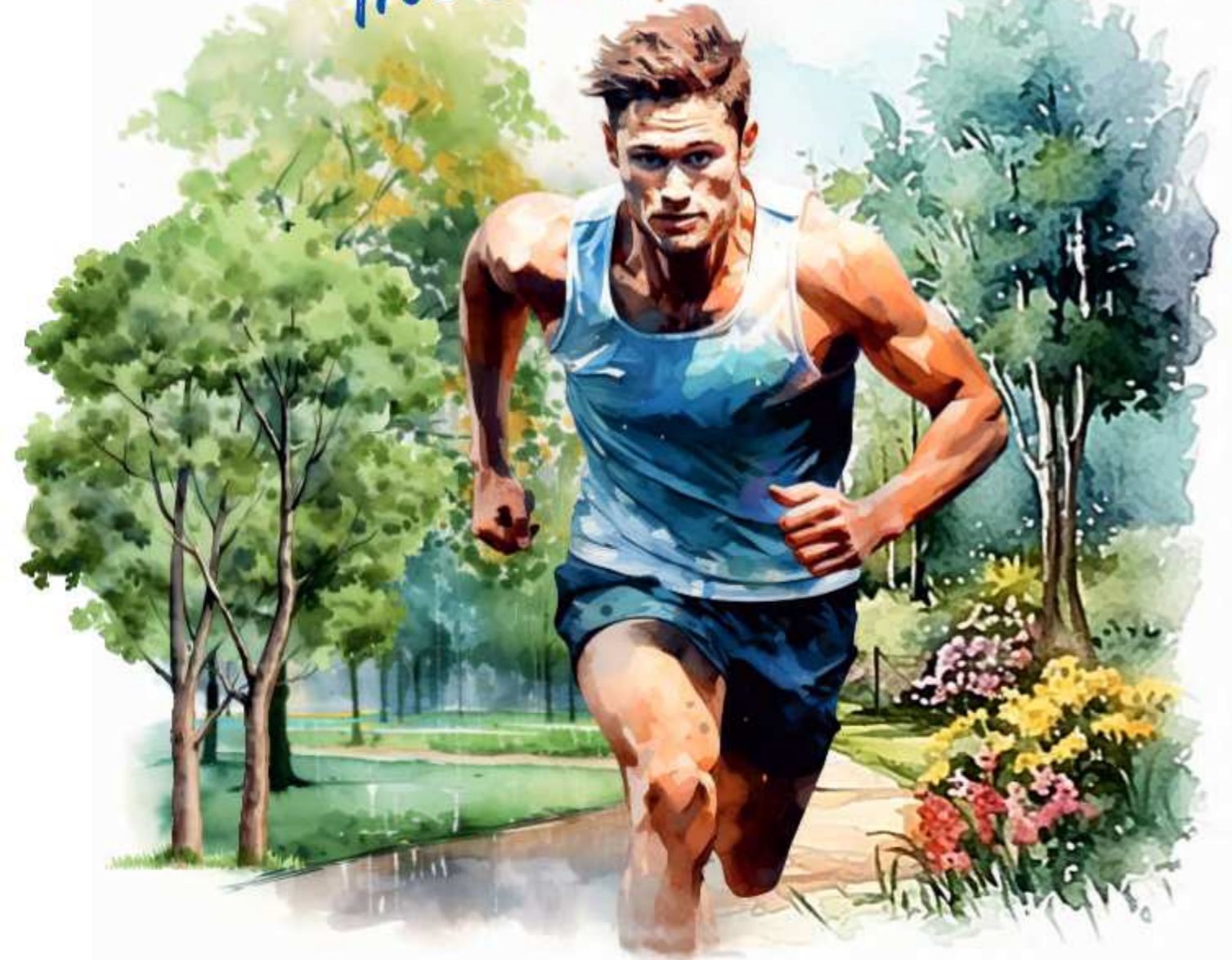


Immerse Yourself in  
Peaceful Bliss



Nestled within the lush surroundings of our community, these dedicated meditation areas offer a serene escape from the hustle and bustle of everyday life. Picture yourself surrounded by the gentle rustle of leaves; the soothing sounds of nature, and the open sky above – the perfect setting for your meditation practice.

Any time jog or walk under  
the shaded trees



Picture yourself stepping outside your doorstep and being greeted by a lush canopy of trees, casting cool, dappled shadows as you embark on your jogging journey. The meticulously landscaped grounds provide a refreshing escape from the hustle and bustle, creating a haven for residents seeking tranquility.

# MASTER PLAN



## Legend

- |                                         |                                                        |
|-----------------------------------------|--------------------------------------------------------|
| 1. Security Cabin                       | 16. Children's Play On Lawn Elder Children 6-12years   |
| 2. Entrance Portal                      | 17. Small Children Play on EPDM 3-6years               |
| 3. Bus Waiting                          | 18. Sandpit With Play Equipment                        |
| 4. Feature Wall With Water Weeping Wall | 19. Climbing Wall                                      |
| 5. Terminalia Tree Court With Seating   | 20. Speed Digital Play                                 |
| 6. Floral Garden                        | 21. Swing Park                                         |
| 7. Waterbody With Weeping Wall          | 22. Sculpture Court With Seating                       |
| 8. OAT (Open Air Theater)               | 23. Outdoor Work Station                               |
| 9. Swimming Pool                        | 24. Meditation Pavilion                                |
| 10. Kid's Pool                          | 25. Eldres Chit Chat Zone                              |
| 11. Jaccuzi                             | 26. Multipurpose Lawn (Yoga, Gatherings, Cricket Play) |
| 12. Pool Side Seating                   | 27. Reflexology Pathway                                |
| 13. Pool Side Party Lawn                | 28. Skating Rink                                       |
| 14. Outdoor Shower                      | 29. Cricket Practice Net                               |
| 15. Food Counter & Barbeque             | 30. Basket Ball+ Tennis Court                          |



## TYPE 1

3 BHK+3T  
EAST FACING



### AREA STATEMENT

TYPE	DESCRIPTION	RERA CARPET AREA (SFT)	CARPET AREA (SFT)	SALEABLE AREA (SFT)
01	3 BHK + 3 TOILETS	1353.00	1446.00	2085.00

## TYPE 2

3.5 BHK+3T  
WEST FACING



### AREA STATEMENT

TYPE	DESCRIPTION	RERA CARPET AREA (SFT)	CARPET AREA (SFT)	SALEABLE AREA (SFT)
02	3 BHK + STUDY + 3 TOILETS	1385.00	1503.00	2168.00

### TYPE 3

3 BHK+3T  
NORTH FACING



#### AREA STATEMENT

TYPE	DESCRIPTION	RERA CARPET AREA (SFT)	CARPET AREA (SFT)	SALEABLE AREA (SFT)
03	3 BHK + 3 TOILETS	1254.00	1350.00	1930.00

### TYPE 4

3 BHK+3T  
EAST FACING



#### AREA STATEMENT

TYPE	DESCRIPTION	RERA CARPET AREA (SFT)	CARPET AREA (SFT)	SALEABLE AREA (SFT)
04	3 BHK + 3 TOILETS	1040.00	1105.00	1622.00

**TYPE 5** 3 BHK+3T  
NORTH FACING



**AREA STATEMENT**

TYPE	DESCRIPTION	RERA CARPET AREA (SFT)	CARPET AREA (SFT)	SALEABLE AREA (SFT)
05	3 BHK + 3 TOILETS	1211.00	1350.00	1950.00

# Specifications

**Structure:**

- RCC framed Structure ( Stilt + 15 Floors)
- Solid Blocks/ AAC Blocks for walls

**Flooring / Dado:**

- 600 x 600mm Vitrified tile flooring in Living, Dinning, Bed Rooms & Kitchen  
Kajaria/AGL/Somany/ Aparna
- 300 x 300mm Anti-Skid ceramic tile flooring in Balconies, Terraces and Toilets  
Kajaria/AGL/Somany / Aparna
- Ceramic designer Tiles up to 8 feet height in Toilets in Kajaria/AGL/Somany / Aparna
- Ceramic dado Tile up to 600mm above Kitchen Platform Kajaria/AGL/Somany / Aparna

**Kitchen & Utility:**

- Polished Granite Platform with SS sink.
- Provision for water inlet near Kitchen Sink for water purifier.

**Plumbing & Sanitary Fixtures:**

- White colour EWC and Counter top wash basin in master toilet and pedestal washbasin in Kid's & common toilet of Jaquar/Hindware or Equivalent make.
- Jaquar/ Hindware or Equivalent make CP Fixtures in all toilets.

**Electrical & Communications:**

- Electrical wires (FRHS) of Anchor/Polycab/ Finolex.
- Electrical Modular switches of Shneider /Legrand/ Havells Brand
- TV & Telephone points in Living & Master Bed room
- Provision of AC Points in Living and all Bedrooms

**Doors & Windows:**

- Engineered wood frame with both sides Veneer finish shutter for Main door.
- Engineered wood frame with both sides Veneer finish shutter for all Bedrooms
- Engineered wood frame with both sides laminate finish shutter for all Toilets.
- UPVC Sliding Doors & Windows with Mosquito mesh.
- UPVC Ventilators with a provision for Exhaust fan in Toilets.

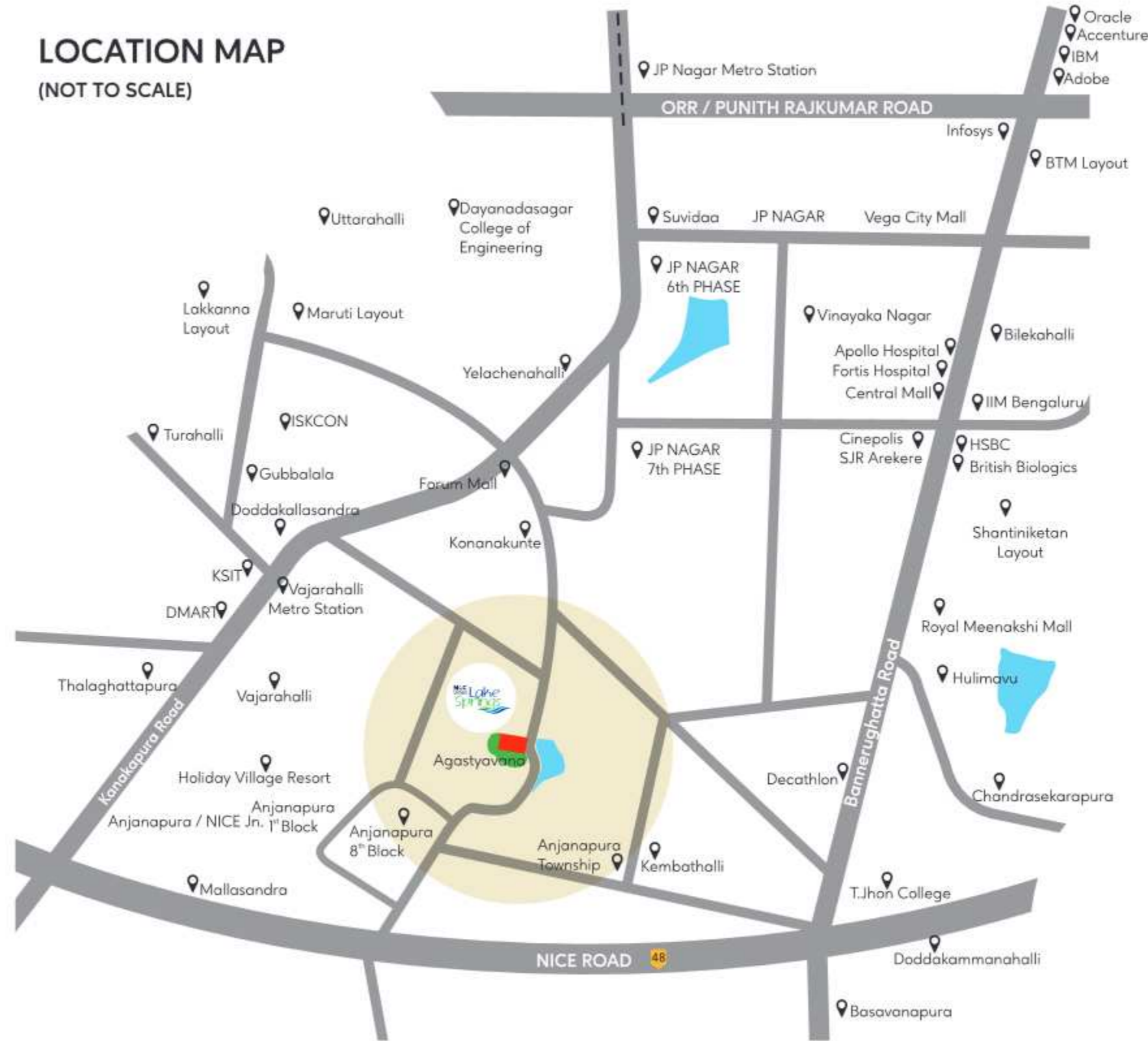
**Hardware:**

- Godrej/Dorset or Equivalent make locks for Main doors and Bedroom doors.
- Brass hardware's for all doors.

**Paints:**

- Premium Emulsion for interior walls and ceiling, Exteriors with External Emulsion/Texture finish.
- Polish for Main doors & Bedroom doors.
- Enamel paint for MS structures

## LOCATION MAP (NOT TO SCALE)



## Lake Springs @ JP Nagar, Bangalore: Where Convenience Meets Serenity

NCC Urban Lake Springs, perfectly situated in the vibrant neighborhood of JP Nagar in Bangalore. Our location offers a plethora of advantages, combining urban convenience with the tranquility of lakeside living. Here's why Lake Springs is the ideal address for your next home:

### Prime Location:

Lake Springs is strategically located in JP Nagar, one of Bangalore's well-established and sought-after residential neighborhoods. Enjoy the convenience of being in close proximity to key areas of the city.

### Excellent Connectivity:

Connectivity is key, and Lake Springs excels in this aspect. Enjoy seamless connectivity to major transportation hubs, business districts, educational institutions, and healthcare facilities, making your daily commute a breeze.



### Health & Entertainment

Art of Living Centre



### Hospitals

Apollo Hospital | Sagar Hospital | Wockhardt Hospital  
Jayadeva Hospital | BGS Hospital and Medical College  
CB Hospital



### Educational Institutes

The Valley International School | Sri Kumarans School | Delhi Public School | Alpine Public School | Ryan International School | Janaswekar Public School | Jain International Residential School | Yellamma Dasappa Technical Institute | Yashasvi International School | PSBB School | The Pupil Tree | Abacuss Montessori Home



### Shopping Centres and Restaurants

Big Bazaar | Megamart | Metro Cash & Carry | Spencer's | Smart | Shoppers Stop | Swagat Garuda Mall (Jayanagar) | Pizza Hut | Domino's | Vaishnavi Palace



### Companies

Infosys | Delmia Software | LIC | Mind Tree | Wipro | Ernst and Young | Accenture | Honeywell | HSBC | IBM | Oracle | Healthscribe | HP | Patni Computers | Yokogawa Blue Star | HCL | Motorola | CGI | Siemens Ltd | ITI | Satyam



### Clubs and Resorts

Holiday Hut | Angana - The Country Inn | Vishranthi Dharma Resort | Tamarind Tree | Guhantara

Less than 2 km from the Judicial Layout • 5 km from Khodays Call Centre • 5 km from Art of Living Foundation • 6 km from Metro Cash & Carry • 7 km from Jaraganahalli Metro Station • 8 km from JP Nagar Family Mart Junction • 9 -10 km from suburbs like Jayanagar, Kumaraswamy Layout, JP Nagar and Banashankari • 20 km from M.G. Road



# IT'S EASY TO BUILD TRUST, WHEN YOU HAVE MORE THAN 4 DECADES OF EXPERTISE.

NCC Urban Infrastructure Ltd. is a Subsidiary of NCC Limited and comes equipped with a world class building techniques and state-of-the-art building infrastructure that is expertly commanded by top-notch professionals.

NCC Urban's quality operations span across Residential and commercial complexes, Villas, Row- Houses, Residential Layouts, Townships, SEZ's and Serviced apartment complexes.

NCC Urban infrastructure Ltd is one of the trusted brand in India. More than **40** completed projects with highest customer satisfaction and on time delivery.

NCC Urban is successfully delivered **11.7 million sq. ft** of built up area,

NCC Urban is all set to deliver **6.6million sq. ft** of built up area

The company has an impressive pan India presence across Bengaluru, Hyderabad, Chennai, Kochi, Guntur and Ranchi

NCC Urban has inherited its experience and expertise from NCC Limited, a leading infrastructure company in India with more than 4 decades of Expertise.

The Company has also acquired lands in and around Bengaluru, Chennai, Hyderabad, Goa, Kakinada, and Kochi, for its real estate projects

ISO 9001- 14001-18001 Certified Company

BENGALURU • HYDERABAD • CHENNAI • KOCHI • GUNTUR • RANCHI

## COMPLETED & ONGOING PROJECTS



[nccurban.com](http://nccurban.com)

## BENGALURU

NCC Urban *Green Province*



IT Coridor - Sarjapur Road

Independent Luxury 3 & 4 BHK Villas  
Spread Across a lush 22 Acres

NCC Urban *MAYFAIR*



Yelahanka - Bengaluru

Premium 2, 2.5 & 3 BHK Apartments  
Spread Across a lush 4 Acres

NCC Urban *parkview*



Yelahanka - Bengaluru

77 Luxury 2 & 3 BHK Apartments  
in G+13 Floors

NCC Urban *Retreat*



Off Hennur Road

3 BHK Luxury Row Houses  
Spread across 3.5 Acres

## CHENNAI

NCC Urban *IVY TOWERS*



Pallavaram, Chennai

2 & 3 BHK Luxury Apartments

NCC Urban *Signature Towers*



Sholinganallur, Off OMR

2 & 3 BHK Luxury Apartments

## KOCHI

NCC Urban *Senate*



Elamakkara, Kaloor

2 & 3 BHK Luxury Apartments

## HYDERABAD

NCC URBAN *ONE*



Narsingi - Adj. ORR Service Road

3 & 4 BHK Luxury Apartments  
Spread across a lush 22 acres

NCC URBAN *DOLLAR HILLS*

LAUNCHING  
SOON

Puppalaguda

## CRISIL CERTIFICATES



"NAGARJUNA MEADOWS"



"NCC IVORY HEIGHTS"

## TIMES BUSINESS AWARDS

BEST ULTRA LUXURY VILLA PROJECT



NCC URBAN MISTYWOODS

BEST LUXURY VILLA PROJECT



NCC URBAN GREEN PROVINCE

FIRST EVER  
BENGALURU'S  
CRISIL  
7 STAR RATED  
PROJECT

## ISO CERTIFICATIONS

ISO 45001:2018



ISO 9001:2015



ISO 14001:2015



OHSAS 18001:2007



**NCC**  
Urban

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nccurban.com

**NCC URBAN INFRASTRUCTURE LTD.**  
[Subsidiary of NCC Limited]

AN ISO 9001, ISO 14001, OHSAS 18001 Company

### BENGALURU

NCC Urban Windsor, 3rd Floor,  
Opp. Jakkur Aerodrome, Airport Road  
Bengaluru, Karnataka - 560064

### HYDERABAD

NCC House, 7th Floor,  
Madhapur, Hyderabad,  
Telangana - 500081

### CHENNAI

NCC Urban Signature Towers  
Off OMR Road, Chemmenchery Road  
Sholinganallur, Chennai - 600119

Disclaimer: The Information here i.e specifications, products, dimensions, features etc., are subject to change without any notification as may be required by the relevant authorities or the project architect or the developer, and cannot form part of an offer or contract. Whilst every care is taken in providing this information, the owner, the developer and managers cannot be held liable for any variations. All illustrations and pictures are artist's impression only and are subject to change. The items are subject to variations, modifications and substitutions as may be recommended by the company's architect and / or the relevant approving authorities.