





A LEGACY SHAPED BY THE LAKE,
DESTINED FOR GREATNESS.







By the shimmering lake, where whispers reside,
A story unfolds with the turning tide.
Dreams are anchored in waters so still,
A legacy built with unyielding will.



WHERE THE LEGACIES OF THE LEGENDS ARE BORN.

With over four decades of experience and more than 40 completed projects, NCC Urban is a trusted leader in Indian real estate. With a strong presence in Bengaluru, Hyderabad, Chennai, Kochi, Guntur, and Ranchi, the brand is recognized for its commitment to quality, innovation, and customer-focused living spaces. NCC Urban seamlessly combines modern design with timeless principles, creating lakeside homes that emphasize thoughtful living, sustainability, and exceptional craftsmanship—tailored to meet the dynamic demands of urban living.



44+

Years of Excellence



40+

Iconic Projects



10,000+

Happy Customers

COMPLETED PROJECTS

BENGALURU

NAGARJUNA ELYSIS
NAGARJUNA LOTUS
NAGARJUNA MAPLE HEIGHTS
NAGARJUNA SERENE
NAGARJUNA GARDENS
NAGARJUNA ASTER PARK
NAGARJUNA PREMIER
NAGARJUNA GREENWOODS
NAGARJUNA GREEN RIDGE
NAGARJUNA ENCLAVE
NCC IVORY HEIGHTS
NCC URBAN WINDSAR
NCC URBAN MAYFAIR
NCC URBAN MISTYFOODS
NCC URBAN GREENPROVINCE

HYDERABAD

NAGARJUNA RESIDENCY
NCC URBAN GARDENIA

CHENNAI

NCC URBAN TEMPLE TREES
NCC URBAN NAKSHATRA

MYSORE

NAGARJUNA PRINCES MANOR

GUNTUR

NCC PARK SQUARE

KOCHI

NAGARJUNA GREEN VALLEY
NAGARJUNA LAUREL
NAGARJUNA PEARL BAY
NCC URBAN SENATE



ONGOING PROJECTS

BENGALURU

NCC URBAN PARKVIEW
NCC URBAN GREEN PROVINCE ONE
NCC URBAN GREEN PROVINCE TWO
NCC URBAN RETREAT

CHENNAI

NCC URBAN SIGNATURE TOWERS
NCC URBAN IVY TOWERS

HYDERABAD

NCC URBAN ONE

A LEGACY OF DISTINCTION, NURTURED BY THE LUXURY OF THE LAKE.

Located in the neighborhood of JP Nagar, South Bengaluru, NCC Urban Lake Springs redefines lakeside living with thoughtfully designed homes. These vastu-compliant residences offer breathtaking lake views, abundant natural light, and optimal ventilation, ensuring a serene yet practical living environment.

A legacy by the lake, where timeless elegance meets modern living, creating a home that will endure for generations.

With a range of premium amenities, including a luxurious clubhouse, landscaped gardens, and various sports facilities, Lake Springs strikes the perfect balance between convenience and calm. It's an ideal choice for modern families and professionals seeking a harmonious lifestyle.



25,000 SQ. FT.
CLUBHOUSE FOR
PREMIUM AMENITIES.



3 & 3.5 BHK
LAKESIDE HOMES
WITH
SPACIOUS LAYOUTS.



ACRES OF OPEN
AMENITIES
FOR A BALANCED
LIFESTYLE.



VASTU COMPLIANT
HOMES
ENSURES HARMONY
AND WELL-BEING.



STRATEGIC
LOCATION
IN THE HEART OF
JP NAGAR,
SOUTH BENGALURU.



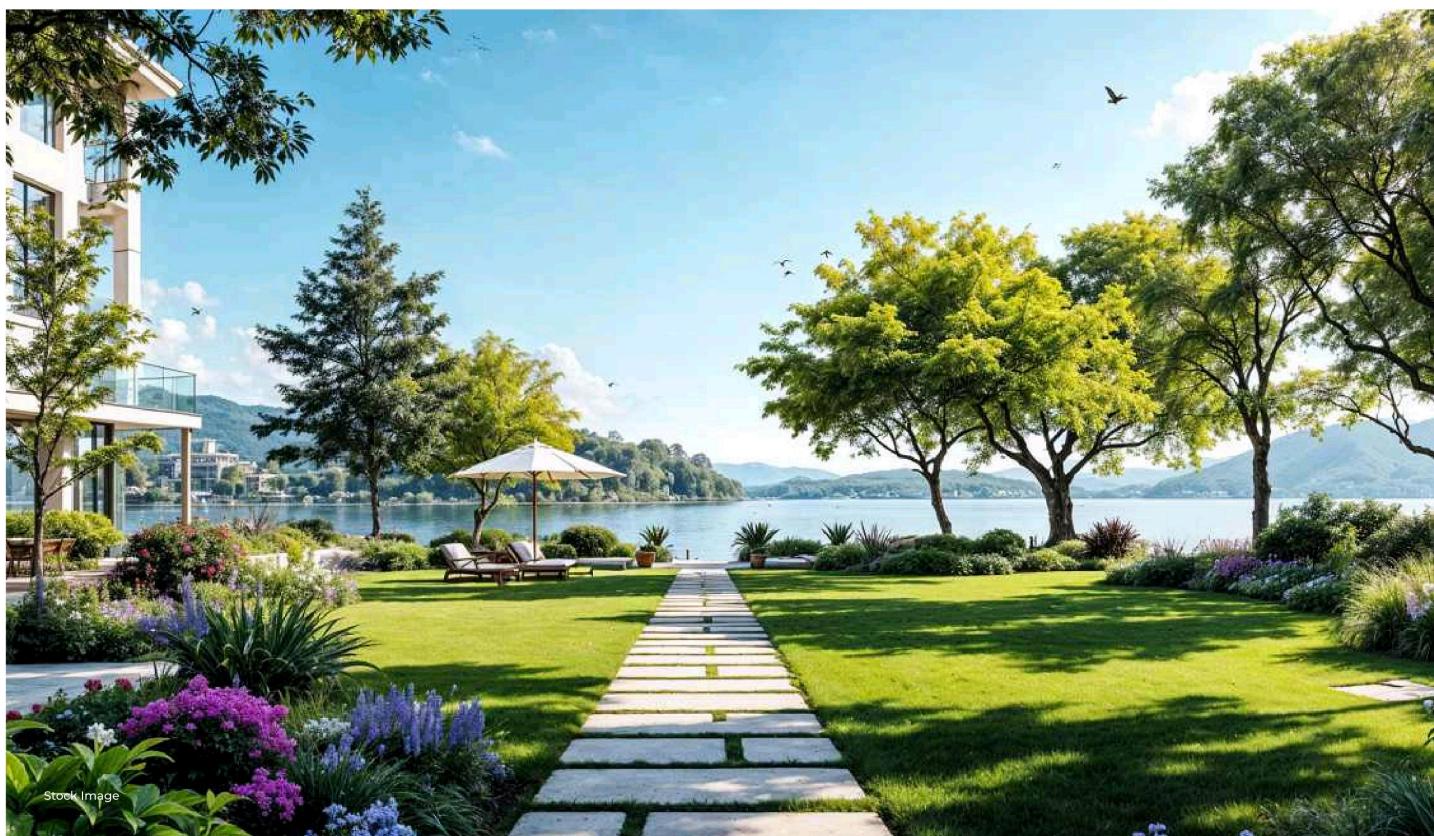
MULTIPLE SPORTS
FACILITIES
FOR COMMUNITY
AND LEISURE.



HIGH
CONNECTIVITY
WITH UPCOMING
INFRASTRUCTURE
DEVELOPMENTS.

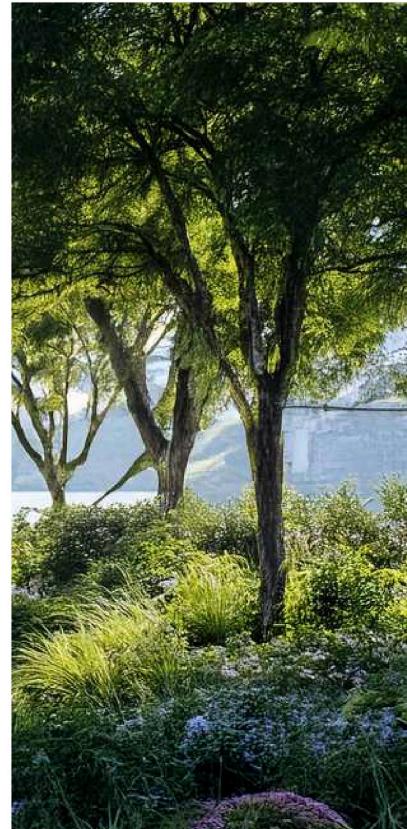


Artistic Impression





BRIDGING GENERATIONS,
LINKING THE LAKE TO
SOUTH BENGALURU'S FUTURE.





NCC Urban Lake Springs is located in the heart of JP Nagar, South Bengaluru, one of the city's most sought-after neighborhoods. The location perfectly blends the peaceful charm of lakeside living with the energy of a growing city. Here, the legacy of old Bangalore meets the excitement of new Bengaluru. Enjoy the calm of the lake while being close to key business, cultural, and leisure hubs. It's the ideal place for modern families and professionals, offering a lifestyle of convenience, tranquility, and lasting value.

KEY LOCATION HIGHLIGHTS



Prime Connectivity
Easy access to major Tech Parks, Business Hubs, and Educational Institutions.



Proximity to Nature
Located near scenic Lakes and Green Spaces, perfect for relaxation and outdoor activities.



Rich Cultural Heritage
Surrounded by a community steeped in traditional values, yet connected to cosmopolitan amenities.



Rising Infrastructure
The area is set to benefit from upcoming infrastructure projects, further enhancing connectivity and value.

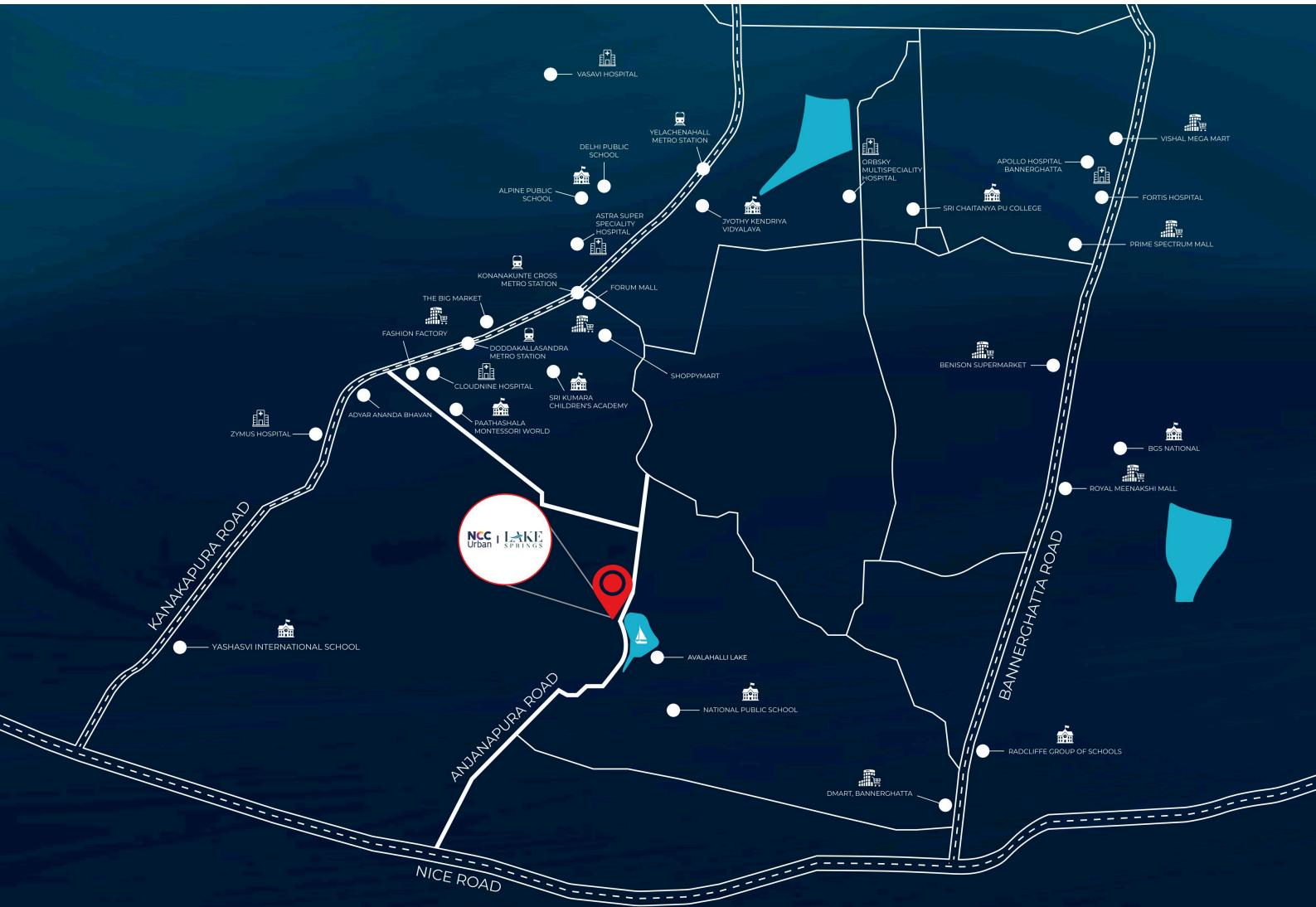


Ease of Access
Well-connected to key areas of Bengaluru via major roads and public transport, ensuring effortless mobility.



Educational Institutions
Close to reputed schools and colleges, offering families top-tier educational options.

With its perfect blend of convenience, culture, and nature, NCC Urban Lake Springs offers more than just a home — it provides a lifestyle that embraces the best of both worlds. Experience the luxury of lakeside living while staying connected to the pulse of Bengaluru.





LIFESTYLE AT
NCC URBAN LAKE SPRINGS



Stock Image



CLUBHOUSE

Artistic Impression



EVERY
EXCEPTIONAL LIFESTYLE
IS BUILT UPON A LEGACY
BY THE LAKE.

At NCC Urban Lake Springs, life flows in perfect harmony. Picture mornings spent with loved ones, sipping coffee on your balcony as the serene lake mirrors the rising sun. Children play in the sprawling gardens, while adults unwind with a jog along the track or a game of tennis. Evenings bring families together in the garden or by the lake's edge, where laughter fills the air, and memories take root. Here, every moment is crafted for comfort and connection, creating a legacy that lasts for generations.

SIGNATURE OFFERINGS



LEISURE & RECREATION
Meditation Pavilion
Jacuzzi
Sculpture Court with Seating
Reflexology Pathway
Skating Rink

KID'S ZONE
Children's Play Area
Sandpit with Play Equipment
Climbing Wall
Kid's Pool





SOCIAL SPACES

Elders Zone
OAT (Open Air Theater)



Pool Side Party Lawn
Food Counter & Barbecue



SPORTS & FITNESS

Cricket Practice Net
Basketball + Tennis Court
Multipurpose Lawn
Swimming Pool
Gym

NATURE & LANDSCAPING
Terminalia Tree Court with Seating
Floral Garden

A perfect blend of peace and chaos, these amenities ensure that every moment here contributes to a legacy of well-being and joy.



Artistic Impression



WHERE EVERY DESIGN DETAIL TELLS THE STORY OF LEGACY.

The 3 and 3.5 BHK lakeside homes at NCC Urban Lake Springs are designed to elevate your living experience. Key design features include:

SPACIOUS LAYOUTS:

Generously sized rooms ensuring comfort and functionality.

NATURAL LIGHT & VENTILATION:

Thoughtful design to allow abundant sunlight and airflow.

VASTU-COMPLIANT:

Homes designed to promote positivity and harmony.

LAKE VIEWS:

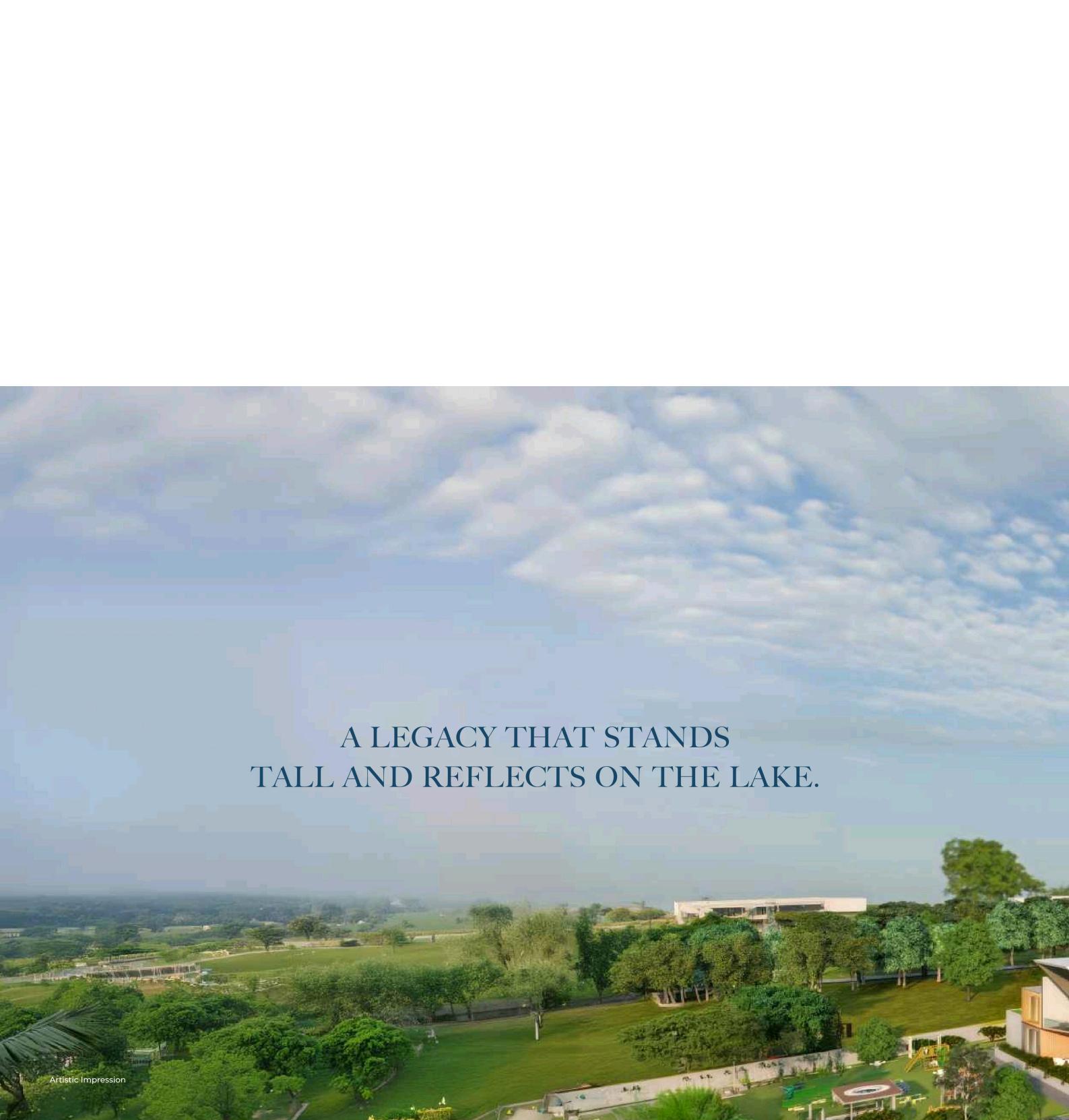
Stunning views of the serene lakeside from select homes.

MODERN & TIMELESS DESIGN:

A blend of contemporary style with timeless appeal.

QUALITY CRAFTSMANSHIP:

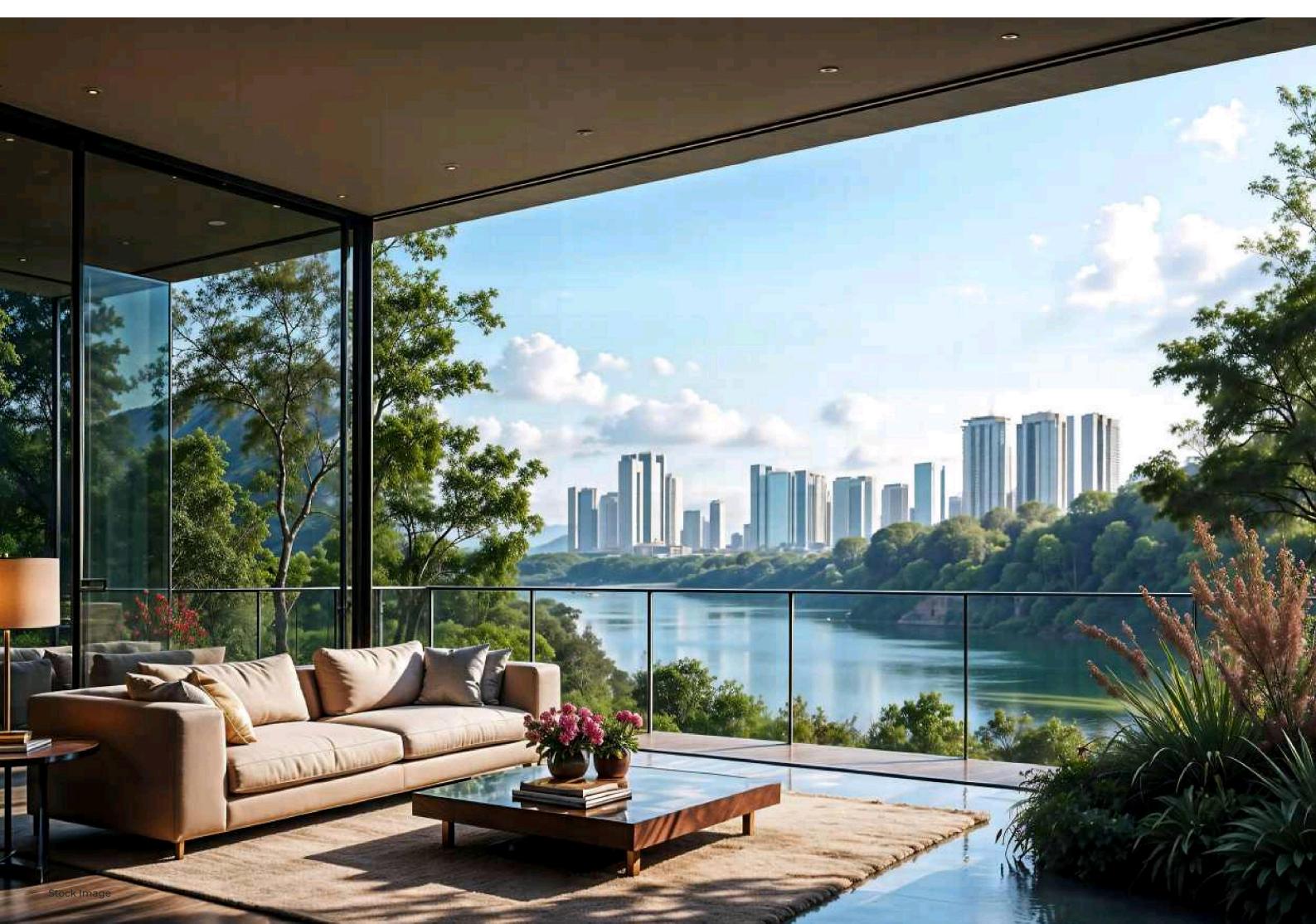
Every detail reflects superior construction and design.



A LEGACY THAT STANDS
TALL AND REFLECTS ON THE LAKE.

Artistic Impression





Stock Image



FLOOR PLANS

MASTER PLAN



Legend

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

3 BHK - 1622 Sq. Ft.

EAST FACING



3 BHK - 1930 Sq. Ft.

NORTH FACING

AREA STATEMENT

DESCRIPTION	3 BHK+ 3 TOILETS
RERA CARPET AREA (SFT)	1254
CARPET AREA (SFT)	1350
SALEABLE AREA (SFT)	1930



3 BHK - 1950 Sq. Ft.

NORTH FACING



AREA STATEMENT

DESCRIPTION	3 BHK+ 3 TOILETS
RERA CARPET AREA (SFT)	1211
CARPET AREA (SFT)	1350
SALEABLE AREA (SFT)	1950



3 BHK - 2085 Sq. Ft.

EAST FACING



AREA STATEMENT

DESCRIPTION	3 BHK+ 3 TOILETS
RERA CARPET AREA (SFT)	1350
CARPET AREA (SFT)	1446
SALEABLE AREA (SFT)	2085



3 BHK - 2168 Sq. Ft.

WEST FACING



AREA STATEMENT

DESCRIPTION	3 BHK+ 3 TOILETS
RERA CARPET AREA (SFT)	1385
CARPET AREA (SFT)	1503
SALEABLE AREA (SFT)	2168



TOWERS A, B, C

3 BHK - 1930 SFT

3 BHK - 1622 SFT

AREA STATEMENT

TYPE	03
DESCRIPTION	3 BHK 3 TOILETS
RERA CARPET AREA (SFT)	1254
CARPET AREA (SFT)	1350
SALEABLE AREA (SFT)	1930

(3)

3.5 BHK - 2168 SFT

AREA STATEMENT

TYPE	02
DESCRIPTION	3.5 BHK 3 TOILETS
RERA CARPET AREA (SFT)	1385
CARPET AREA (SFT)	1503
SALEABLE AREA (SFT)	2168



AREA STATEMENT

TYPE	04
DESCRIPTION	3 BHK 3 TOILETS
RERA CARPET AREA (SFT)	1040
CARPET AREA (SFT)	1105
SALEABLE AREA (SFT)	1622

3 BHK - 2085 SFT

AREA STATEMENT

TYPE	01
DESCRIPTION	3 BHK 3 TOILETS
RERA CARPET AREA (SFT)	1353
CARPET AREA (SFT)	1446
SALEABLE AREA (SFT)	2085

TOWER D

3 BHK - 1950 SFT

3 BHK - 1622 SFT

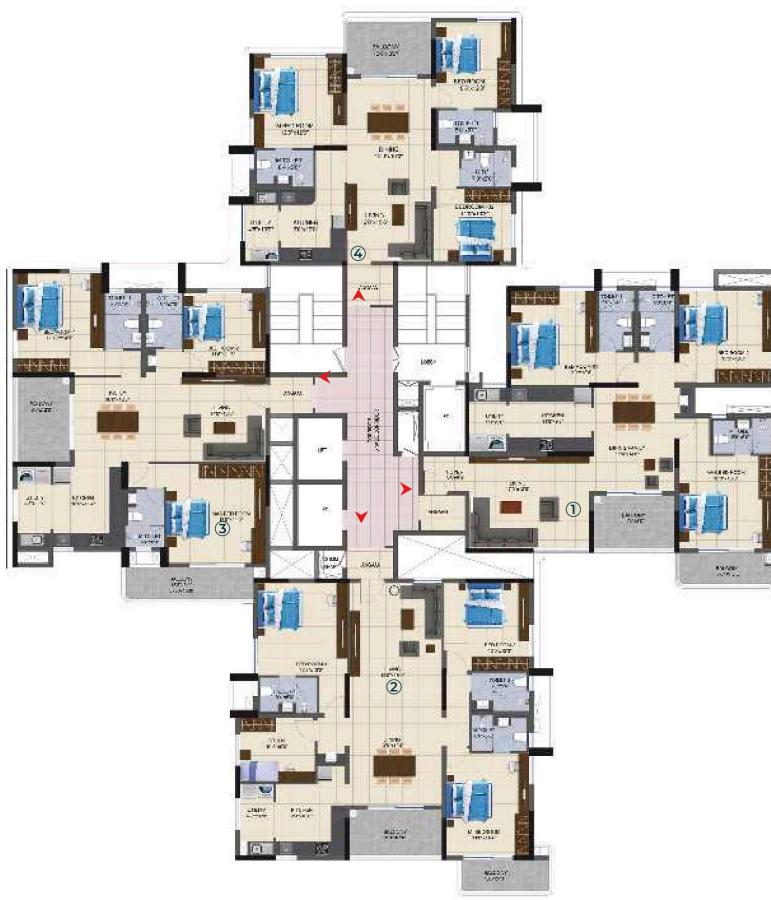
AREA STATEMENT

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DESCRIPTION	3 BHK 3 TOILETS
RERA CARPET AREA (SFT)	1211
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3.5 BHK - 2168 SFT

AREA STATEMENT

TYPE	02
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RERA CARPET AREA (SFT)	1385
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3 BHK - 2085 SFT

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QUALITIES THAT STAND THE TEST OF TIME,

SUPER STRUCTURE:

- R.C.C. Framed Structure of Basement + Stilt + 17 Floors to withstand wind & seismic loads.
- 8", 6" & 4" thick walls with solid blocks.

DOORS AND WINDOWS:

- **Main Door:** Teak wood door frame with flush shutter, finished with Veneer on both sides.
- **Internal Doors:** Engineered wood frame with flush shutter, finished with veneer on both sides.
- **Toilet / Utility Doors:** Engineered Wood frame with flush shutter, finished with laminate on either sides.
- **Door Hardware:** Godrej, Dor set, Yale or equivalent make locks.
- **Windows:** UPVC sliding door/sliding window with clear float glass and mosquito mesh.
- **Toilet Ventilators:** UPVC ventilator with provision for exhaust fan.

WALL FINISHES:

- **External:** Two coats of exterior emulsion paint of Asian / Nerolac / Berger make, over textured & plain areas of external surfaces.
- **Internal:** Smooth putty finish for walls and ceiling with two coats of premium emulsion paint of Asian/Nerolac/Berger make.

CEILING FINISHES:

- **TOILET:** Grid panels false ceiling.

FLOORING:

COMMON AREA:

- Entrance lounge / lobbies with Granite flooring.
- Typical floor corridors with a combination of granite and vitrified flooring.

FLATS:

- **Foyer, Living, Dining & Kitchen, Bedrooms :** 800 X 800 mm size double-charged vitrified tiles of RAK / Kajaria / Somany or equivalent make.
- **All Balconies / Utilities:** Flooring with anti-skid ceramic tiles of Kajaria / Somany or equivalent makes.

TILE CLADDING/DADO:

- **Bathrooms:** Dado up to false ceiling height using ceramic tiles of Kajaria / RAK / Somany or equivalent make.
- **Kitchen:** Ceramic tile dado up to 2' height of Kajaria / RAK / Somany or equivalent make.

BY THE PEACEFUL LAKE

KITCHEN:

- 18 mm thick granite with SS sink of Franke / Nirali/ Futura make (supply only).

CP & SANITARY FIXTURES:

- **Master Bedroom Toilet:** Counter wash basin with Single lever mixer.
- **Other Toilets:** pedestalal wash basins, sanitary ware make with Kohler / Hindware / TOTO or equivalent make.
- **EWC:** Wall mounted EWC with concealed flush tank of Kohler / Hindware / TOTO or equivalent make in all toilets.
- Single-lever diverter with bath spout and over head shower in all toilets of Grohe / Kohler / Jaquar or equivalent make.
- Geyser provision for all bathrooms.
- Chrome-plated faucets of Grohe / Kohler / Jaquar or equivalent make.

ELECTRICAL:

- Concealed copper wiring of Havells / Anchor / Polycab or equivalent make.
- AC provision for all bed rooms and Living area
- BESCOM power supply of 6 KW for 3BHK and 7KW for 3.5 BHK units, with an individual meter.
- MCB & DB's of Schneider / Legrand/ABB or equivalent make.
- Modular switches of Schneider / Havells / Great white / Anchor or equivalent make.

TELECOM:

- Telephone & data points provision in living area.

TELEVISION:

- Provision for television connection in Living and Master Bed room.

LIFTS:

- 3 No's automatic lifts for each tower (1 Service Lift & 2 Passenger Lift of 15 / 16 Passenger capacities) of Schindler / Kone / Johnson make with auto rescue device.
- Granite/marble/ Tile cladding entrance.

SECURITY SYSTEM:

- Peripheral area equipped with CCTV cameras for surveillance.
- Intercom facility provision in Living Area.



NCC URBAN INFRASTRUCTURE LIMITED

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Liju - 9945264555

RERA No.: PRM/KA/RERA/1251/310/PR/221024/007161

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BENGALURU | HYDERABAD | CHENNAI | KOCHI | GUNTUR | RANCHI