



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 LAKE SPRINGS
- 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.





Stock Image



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

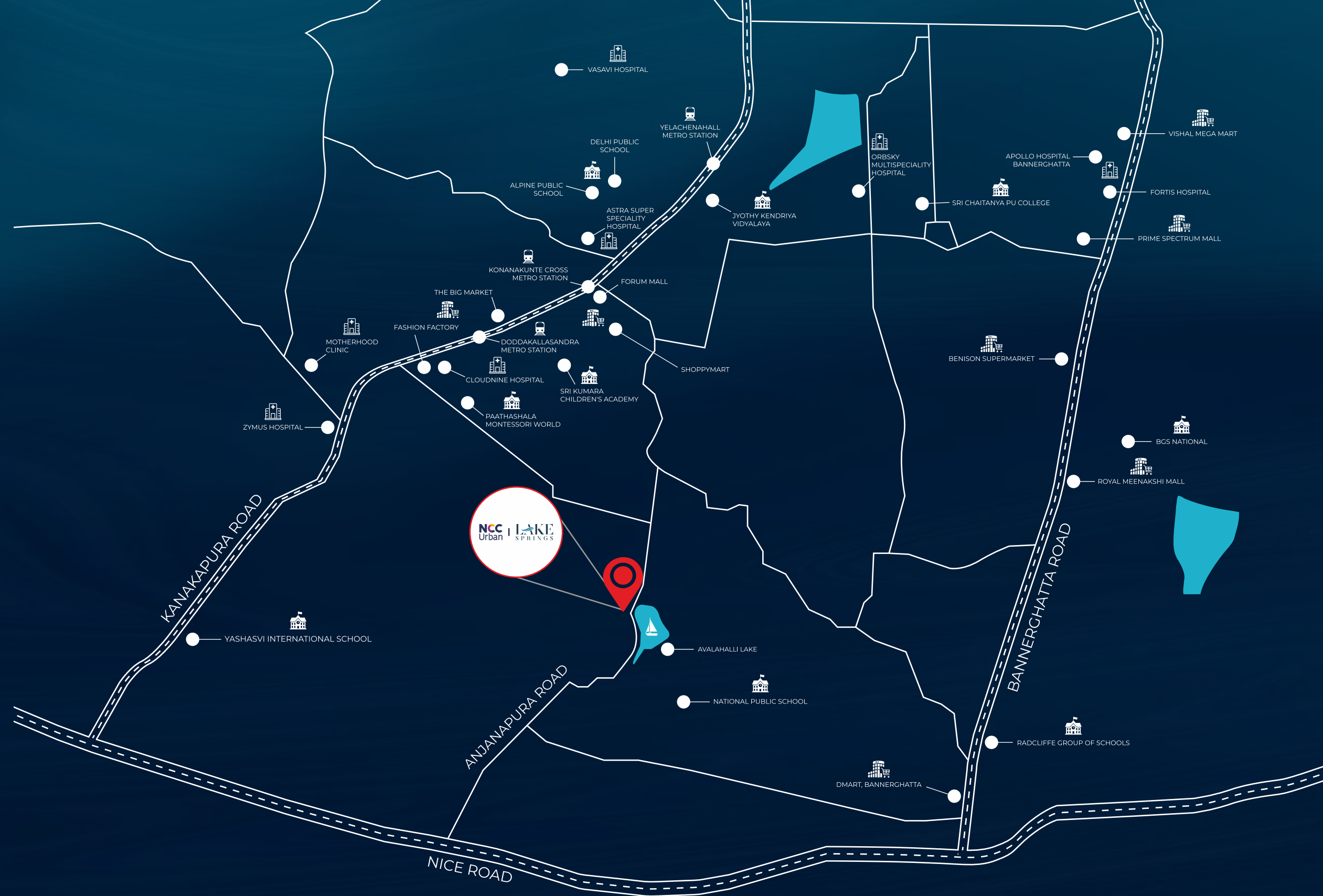
Well-connected to key areas of Bengaluru via major roads and public transport, ensuring effortless mobility.



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



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.





FLOOR PLANS

MASTER PLAN



Legend

1. Security Cabin

2. Entrance Portal

3. Bus Waiting

4. Feature Wall With Water Weeping Wall

5. Terminalia Tree Court With Seating
6. Floral Garden

7. Waterbody With Weeping Wall

8. OAT [Open Air Theater]

9. Swimming Pool

10. Kid's Pool
11. Jaccuzi

12. Pool Side Seating

13. Pool Side Party Lawn

14. Outdoor Shower

15. Food Counter & Barbeque
16. Children's Play On Lawn Elder Children 6-12years

17. Small Children Play on EPDM 3-6years

18. Sandpit With Play Equipment

19. Climbing Wall

20. Speed Digital Play
21. Swing Park

22. Sculpture Court With Seating

23. Outdoor Work Station

24. Meditation Pavilion

25. Elders Chit Chat Zone
26. Multipurpose Lawn [Yoga, Gatherings, Cricket Play]

27. Reflexolgy Pathway

28. Skating Rink

29. Cricket Practice Net

30. Basket Ball+ Tennis Court

3 BHK - 1622 Sq. Ft.

EAST FACING

AREA STATEMENT

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



3 BHK - 1930 Sq. Ft.

NORTH FACING

AREA STATEMENT

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



3 BHK - 1950 Sq. Ft.

NORTH FACING

AREA STATEMENT

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



3 BHK - 2085 Sq. Ft.

EAST FACING

AREA STATEMENT

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



3.5 BHK - 2168 Sq. Ft.

WEST FACING

AREA STATEMENT

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



TOWERS A, B, C

3 BHK - 1930 SFT

AREA STATEMENT

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



3 BHK - 1622 SFT

AREA STATEMENT

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

3 BHK - 1950 SFT

AREA STATEMENT

TYPE	03
DESCRIPTION	3 BHK 3 TOILETS
RERA CARPET AREA (SFT)	1211.00
CARPET AREA (SFT)	1350.00
SALEABLE AREA (SFT)	1950.00

TOWER D

3 BHK - 1622 SFT

AREA STATEMENT

TYPE	04
DESCRIPTION	3 BHK 3 TOILETS
RERA CARPET AREA (SFT)	1040.00
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3.5 BHK - 2168 SFT

AREA STATEMENT

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DESCRIPTION	3.5 BHK 3 TOILETS
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QUALITIES THAT STAND THE TEST OF TIME,

BY THE PEACEFUL LAKE

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.

KITCHEN:

- 20 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:** pedestral 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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Site Address: Sy. No: 36/2, Alahalli Village, Anjanapura Road, Uttarahalli Hobli, Bengaluru South Taluq, Bengaluru - 560108

Office Address: NCC Urban Windsor, 3rd Floor, New Airport Road, Opp. Jakkur Aerodrome, Bengaluru - 560064

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

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Strategic Partner

ANAROCK
RESIDENTIAL