

# *Life Like a painting*



## URBAN LAKES

61, Lal Bahadur Shastri Road, Formerly HC Banerjee Lane  
Konnagar-712235, West Bengal  
Contact +91 63665 26656

Phase 1 | HIRA/P/HOO/2020/000906 | [hira.wb.gov.in](http://hira.wb.gov.in)  
Phase 2 | WBRERA/P/HOO/2024/002161 | [rera.wb.gov.in](http://rera.wb.gov.in)



Disclaimer: The allottees do hereby declare and affirm that the dimensions mentioned before the regulatory authority/authorities and also the drawings connected therewith may differ/vary due to construction contingencies/construction variances/ modifications complying to statutory compliances and changes in amenities/ facilities from the information, images, visuals shown in the promotional documents published by the promoter and received by the allottees.

The allottees may inspect and appraise themselves of all such plans and approvals for obtaining other relevant and necessary informations prior to making any purchase decisions. The promotional document or other documents may be substituted by actual plans and approvals obtained from time to time.  
The common layout amenities will be developed and delivered along with URBAN LAKES –Phase II.

## *Overview & Floor Plans*





# *Life Like a painting*

Urban Lakes offers a unique blend of Nature and urban-living. Offering you three vast natural lakes to live around. Making you feel like you are living in a painting, every day like you are living in a painting. Yet keeping you and your family engaged with state-of-the-art modern day facilities.

# জীবনের রঙিন ক্যানভাস

এখানে জীবন যেন এক নির্মল ছবির মতো,  
তিনটি লেকের স্নিগ্ধতা আপনার জীবনে  
শান্তির প্রতিফলন ঘটায়।  
বাড়ি ঘিরে সবুজের ছোঁয়া যেন এক  
শিল্পীর প্যালেটের রং মাখানো ক্যানভাস,  
যা আপনার মনে এক  
অনাবিল শান্তির বন্যা বইয়ে দেয়।  
পাখির কলরব, পাতার ঝিরি ঝিরি শব্দ - সব  
মিলে প্রকৃতির এই সুন্দর চিত্র  
মনের মধ্যে মৃদু গুঞ্জন তৈরি করে,  
চারপাশের সৌন্দর্য মনে শিহরণ জাগায়।





*Yes, life is like capturing moments  
in a painting*

Memories ... beautiful as a slow boat ride,  
basking in your grandchild's company.  
In your very own lake.





Life like a painting

*Find that moment when  
life merges with art*

Living in Urban Lakes is rich, textured, and full of life. Life here feels like a portrait of your serene living. Live every moment where life merges with a lively painting of your daily lifestyle illustrated by the vibrant hues in an artist's palette.



## INTRODUCTION

### *Experience true serenity by the lakes*

Beyond the whispering reeds, the lakes hold quiet secrets. Their deep waters give you peace laced with simple untold magic. When mist covers the lake and the moon shines, you'll know a peace beyond all dreams.





Walk through  
13 Acres of an  
urban haven



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শ্রী অরবিন্দ ও অবনীন্দ্রনাথ ঠাকুরের  
অলংকৃত শহর কোন্নগর

*History and  
the new pride of  
Konnagar*

A legacy of a rich and illustrious past, with the Hooghly reflecting Konnagar's triumphs and tributes. Immortals like Sri Aurobindo and Abanindranath Thakur, have graced this land.

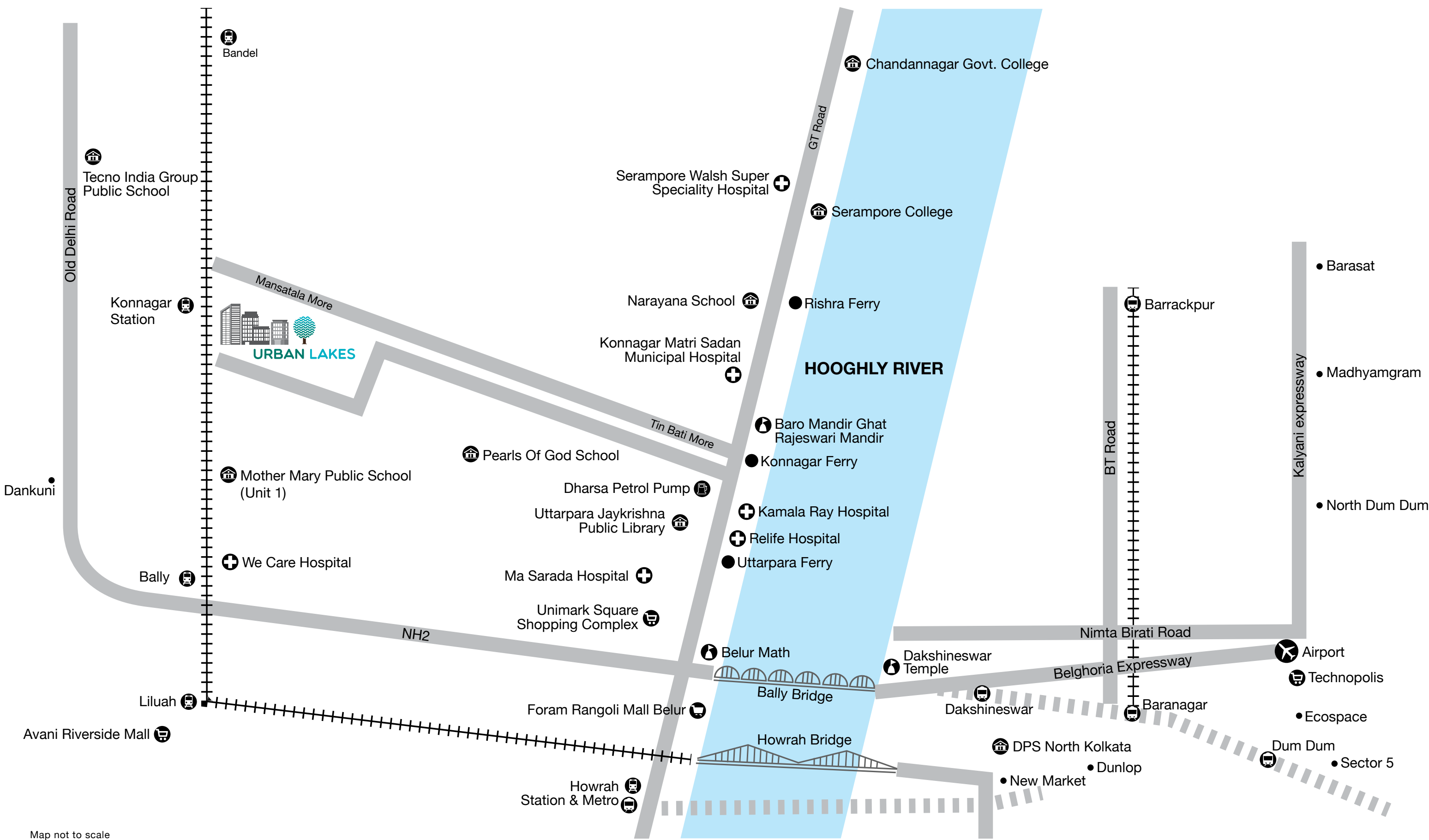
Urban Lakes is a new community that blends the best of both worlds. It combines contemporary lifestyles with the peace and tradition of Konnagar.



Abanindranath Tagore's home at Konnagar



# LOCATION MAP



Map not to scale



## LOCATION

### What's nearby

Nestled within its heart, Urban Lakes benefits from this prime position. Step out your door and discover a world of possibilities within easy reach.

#### CONNECTIVITY

GT Road	1.5 kms
Old Delhi Road	5.8 kms
Dunlop	9.9 kms
Konnagar Ferry Ghat	2 kms
Rishra Ferry Ghat	3.8 kms
Uttarpara Ferry Ghat	5.4 kms

#### HEALTHCARE

Konnagar Matri Sadan	
Municipal Hospital	2.2 kms
Ma Sarada Hospital	1.6 kms
Relife Hospital	2.4 kms
Kamala Ray Hospital	2.5 kms
We Care Hospital	4.3 kms

#### NEARBY LANDMARKS

Forum Rangoli Mall, Belur	10 kms
Unimark Square Shopping Complex	3.8 kms
Baro Mandir Ghat and Rajeswari Mandir	2.4 kms
Belur Math	9 kms
Uttarpara Jaykrisha Public Library	5.3 kms
Dakshineswar Temple	8 kms

#### RAIL SERVICES

Konnagar Station	1 km
Konnagar to Howrah Station/ Howrah Metro	15.4 kms
Konnagar to Bandel	25 kms

#### EDUCATIONAL SERVICES

DPS North Kolkata	9.5 kms
Narayana School	3.3 kms
Techno Indian Group Public School	3.1 kms
Mother Mary Public School - Unit 1	1.7 kms
Serampore College	8.5 kms

#### FLIGHT SERVICES

Konnagar to Airport	18 kms
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#### METRO SERVICES

Dakshineswar Metro	8.5 kms
--------------------	---------



1 Min  
Konnagar  
Station



6 Mins  
GT Road



8 Mins  
Ferry Ghat



20 Mins  
Dakshineswar  
Metro

হাতের কাছেই  
এক অসীম সম্ভাবনার জগৎ



## PROJECT OVERVIEW

9 acres spread out complex,  
everything close by, especially  
Konnagar Station. Open living.  
Club of your dreams. Everything,  
including the river and stations closely.

Nestled in Nature's serene symphony,  
Urban Lakes is encircled by three  
shimmering lakes, and is bathed  
with tranquility.

The ideal life Konnagar has dreamed  
of, but never had.





## Introducing Urban Lakes Phase 2

After 500+ families trusted us in Phase 1, the next chapter begins with 4 new towers, 624 flats and 4 BHK for the very first time. One can enjoy a variety of amenities like Club, Pickle ball court, Kids play area and other attractions.

## A painted life awaits

With gardens, play spaces, and three serene lakes.

## 47,000 sq ft of Club amenities

Add vibrant energy to this peaceful haven. Club comprising double height banquet hall and residents lounge.

## Konnagar Station is one minute away

Enjoy seamless rail, road, metro, and ferry connections.





## FEATURES

Where luxury knows no bounds and quality is paramount. Experience the pinnacle of residential living with exceptional amenities and unparalleled USPs. Redefining the art of sophisticated living and a world of endless possibilities. Features that will make your living more convenient, more delightful.

### Urban Lakes at a glance

20 Mins from Howrah Station

8 Majestic Towers

High-rise Towers up to 23 Floors

Introducing 4BHK

Ample Multilevel Car Parking

47000 sq ft of Club Amenities

26000 sq ft of Podium Amenities in Phase 2

Serene Panoramic Views

3 Natural Lakes

Lakeside Boulevard

Multiple Amenities





Experience the joy of living at Urban Lakes, where every moment is an opportunity to thrive. An exclusive access to a world of privileges. A hub of modern amenities with curated designs ready to cater to your everyday need.

A few highlight amenities

Club Amenities

2 Club Houses

Rooftop Swimming Pool

Indoor Gym with Steam Bath

Guest Rooms

Exterior Jacuzzi

Multiple Banquet Halls

Community Terrace

ATM

Convenience Store

Lounge

Well Stocked Library

Games Room

Multipurpose Room

Toddlers' Playroom

Landscape Amenities

Lake Side Deck View Point

Open to Sky Yoga Deck

Open Terrace Deck

Chit Chat Point

Spanish Garden

Play Ground

Fully Equipped Outdoor Gym

Waterside Meditation Garden

Rolling Lawns

Open Air Amphitheatre

Forest Island

Lake Front Garden

Multiple Kids' Play Area

Pickle Ball Court

Pavilion

Party Lawn

Celebration Lawn

Gazebo







# *APARTMENTS*

An unparalleled experience of bespoke apartments  
designed for your comfort and leisure.



*A range of living spaces  
of Phase 2*

From spacious 2 BHKs to large 4 BHKs  
discover a range of living spaces that  
promise you ease and peace of mind.

Choose the best apartment for you and  
your family. After all, it's where you will  
spend a lifetime.

Home, a story  
of who you are





## APARTMENTS

### 2, 3, 3.5 & 4 BHK Homes

Space thoughtfully crafted to cater to the needs of every family of Phase 2.

### Well Ventilated Apartments

Apartments that fill you with a sense of openness. Where every window is a doorway for refreshing breeze.

### Great View

Apartments will enjoy the magnificent view of either the beautiful lakes or the serene landscape.

### Zero Space Wastage

Homes crafted with a keen eye for efficiency, maximizing space for a truly intelligent living experience.







PHASE-1 HIRA/P/HOO/2020/000906  
PHASE-2 WBRERA/P/HOO/2024/002161  
MAP NOT SCALE

Project at a glance

LEGEND

- 1. Celebration Lawn
- 2. Lake - 1
- 3. Biodiversity Mounds
- 4. Shadow Garden
- 5. Lake Front Garden
- 6. Forest Island
- 7. Water Side Meditation Garden
- 8. Lake - 2
- 9. Lake Edge Green
- 10. Outdoor Gym
- 11. Playground
- 12. European Garden
- 13. Courtyard Green
- 14. Herbal Garden
- 15. Garden path
- 16. Gazebo
- 17. Lake - 3
- 18. Chitchat Point
- 19. Pickle Ball - 2
- 20. Planter
- 21. Perch Point
- 22. Action Station
- 23. Play Platform
- 24. Kids Play Area
- 25. Pavillion
- 26. Green Buffer
- 27. Adda Point
- 28. Lake View Banquet
- 29. Lake View Client Lounge
- 30. Konnagar Station
- 31. Party Lawn
- 32. Gazebo
- 33. Kids' Play Area
- 34. Pickle Ball - 1
- 35. Swimming Pool
- 36. Gaming Zone
- 37. Badminton Court

<div></div>	2 BHK
<div></div>	3 BHK
<div></div>	3.5 BHK
<div></div>	4 BHK





AREA CHART

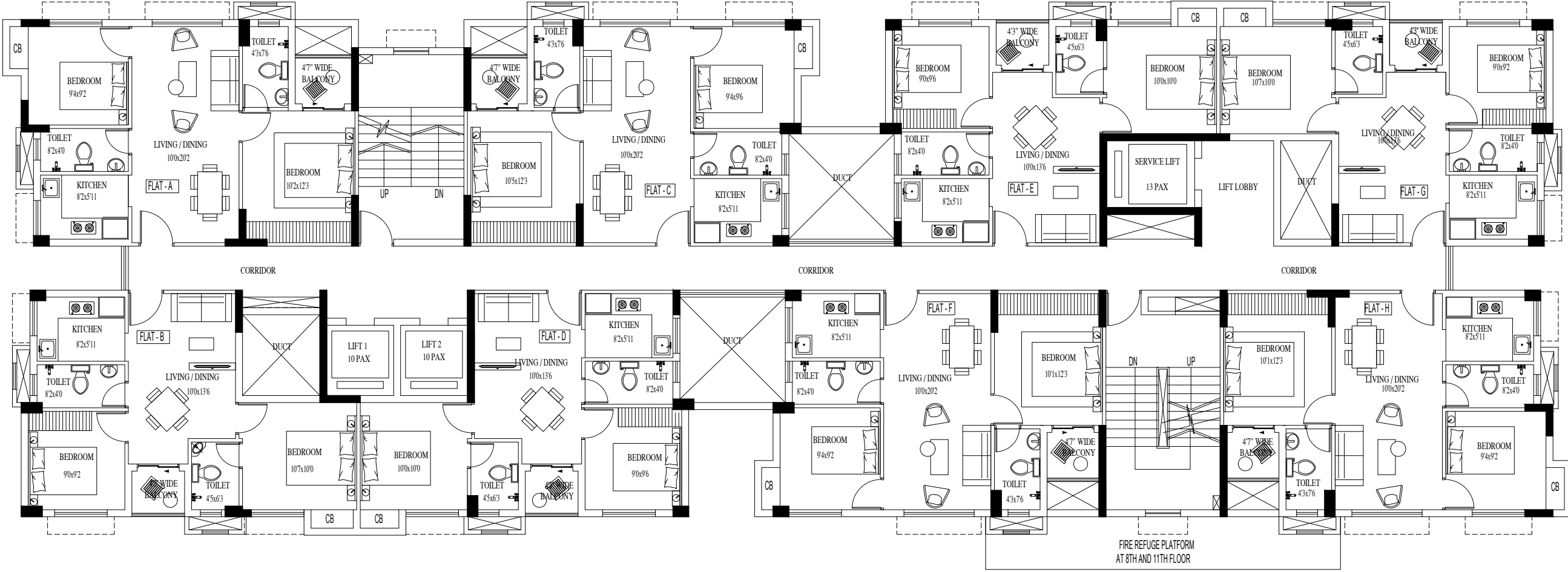
Tower 5 • G+12  
Area Chart • 1st to 12th Floor

Unit Type	Flat Type	Carpet Area (sq ft)	Balcony Area (sq ft)
A	2BHK	558	24
B	2BHK	475	21
C	2BHK	560	24
D	2BHK	467	21
E	2BHK	467	21
F	2BHK	555	22
G	2BHK	475	21
H	2BHK	553	22





Tower 5 • G+12  
Typical Floor Plan



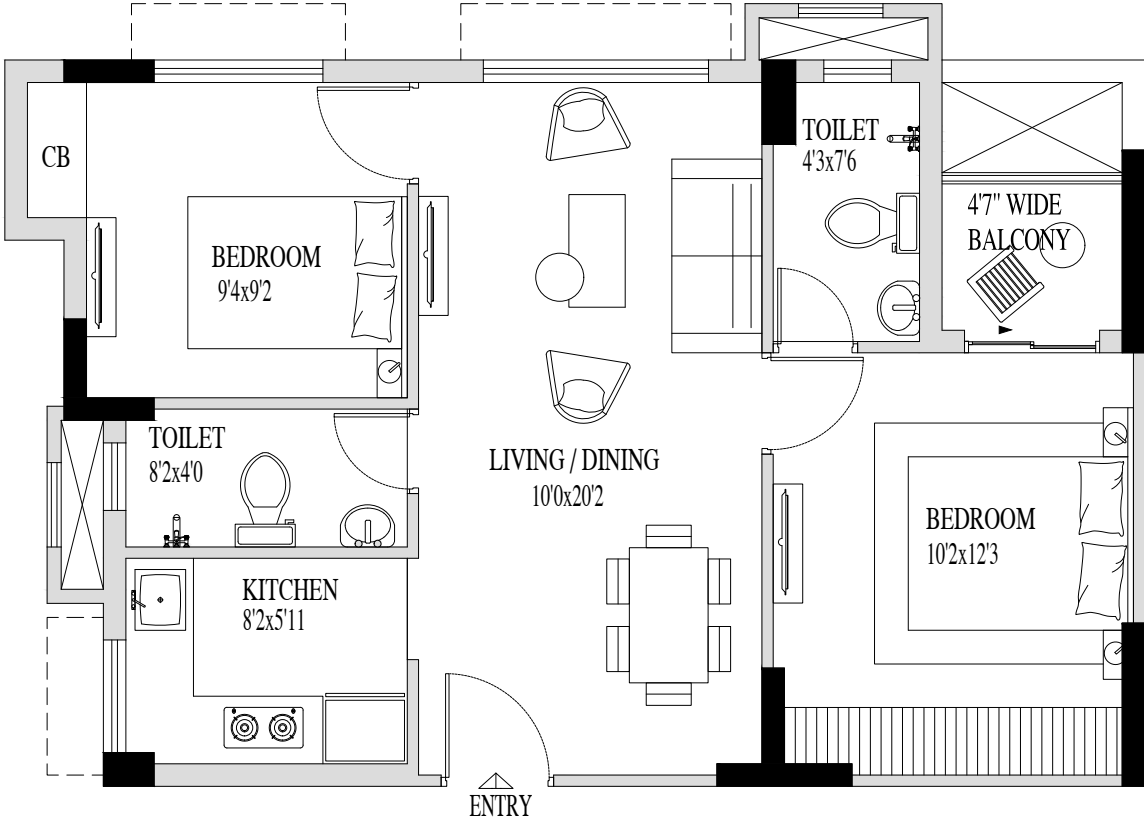


UNIT PLAN

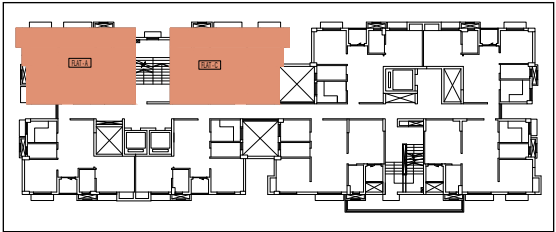
Tower 5 • G+12  
Flat Type A & C • 2BHK



Carpet Area | Type A 558 sq ft | Type C 560 sq ft  
Balcony Area | Type A & C 24 sq ft



Key Plan



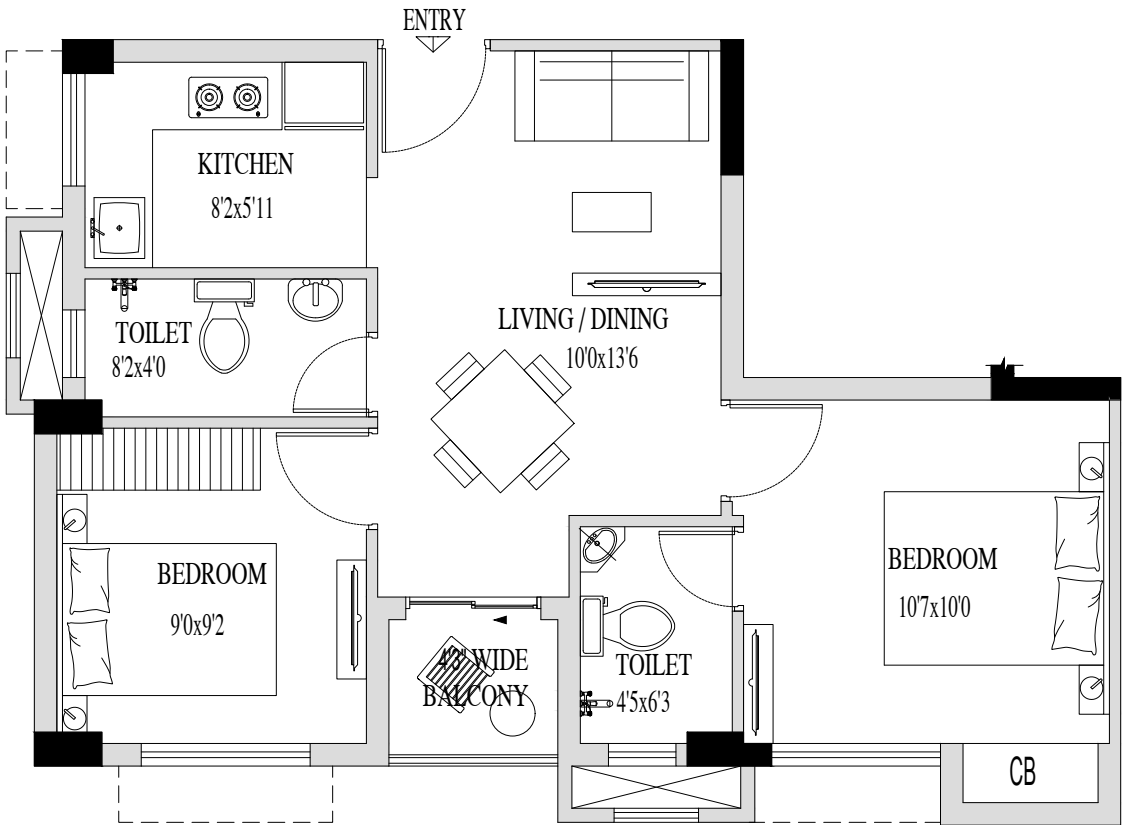


UNIT PLAN

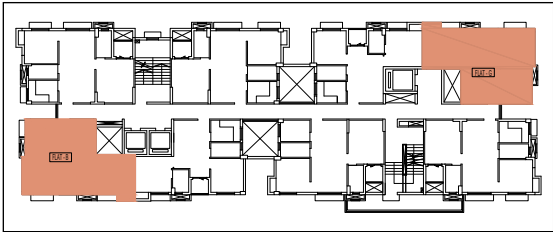
Tower 5 • G+12  
Flat Type B & G • 2BHK



Carpet Area | Type B & G 475 sq ft  
Balcony Area | Type B & G 21 sq ft



Key Plan



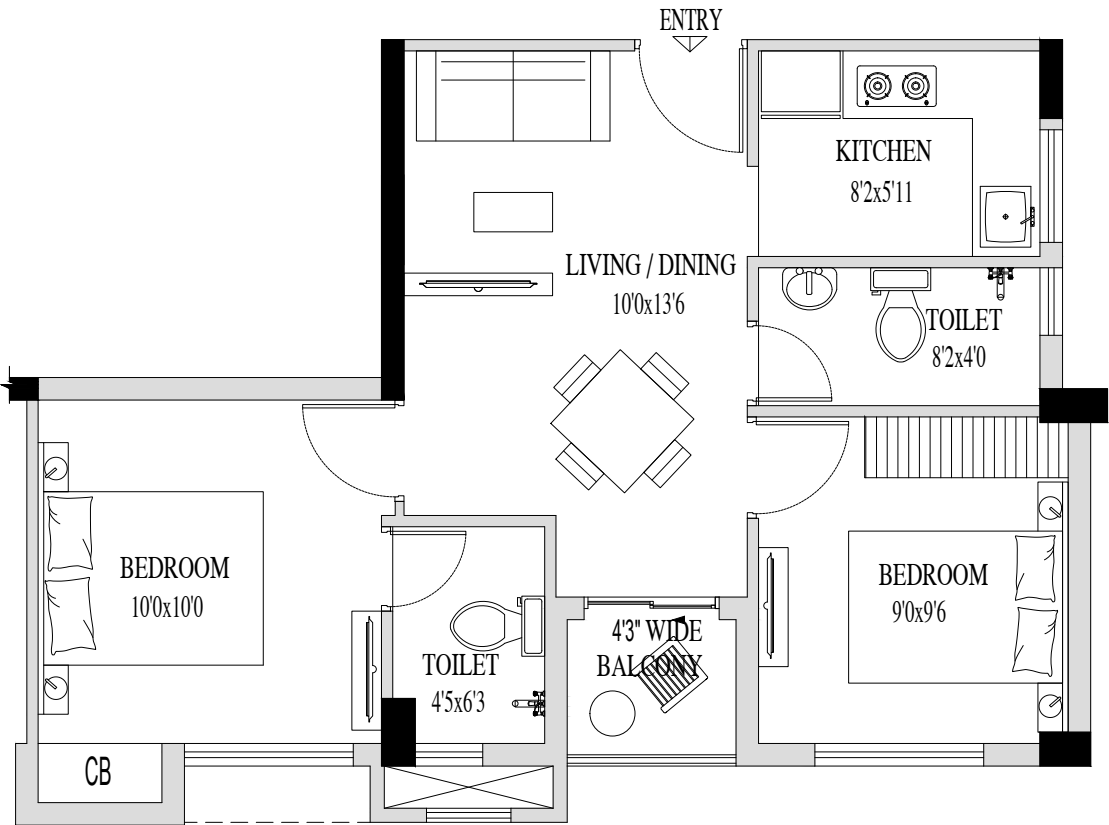


UNIT PLAN

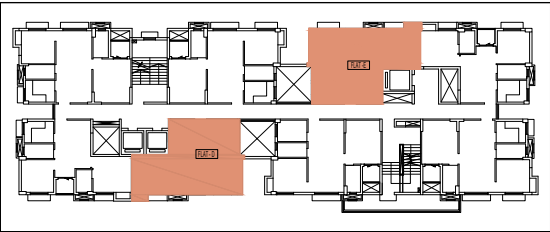
Tower 5 • G+12  
Flat Type D & E • 2BHK



Carpet Area | Type D & E 467 sq ft  
Balcony Area | Type D & E 21 sq ft



Key Plan



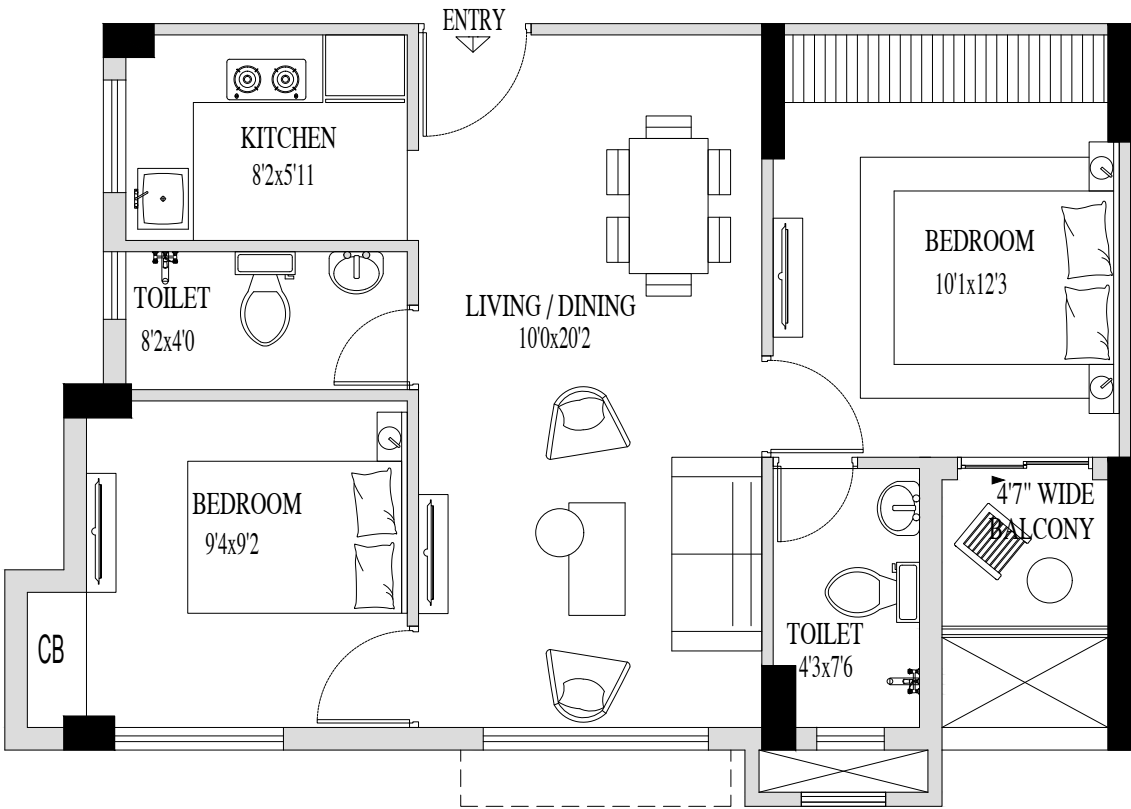


UNIT PLAN

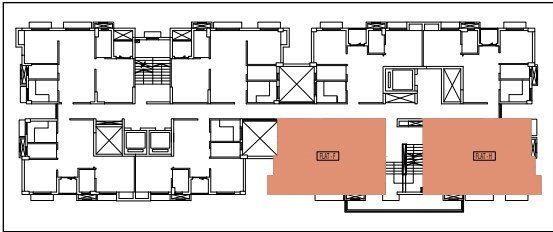
Tower 5 • G+12  
Flat Type F & H • 2BHK



Carpet Area | Type F 555 sq ft | Type H 553 sq ft  
Balcony Area | Type F & H 22 sq ft



Key Plan







AREA CHART

Tower 6 • G+22 and 23

Area Chart • 1st Floor

Unit Type	Flat Type	Carpet Area (sq ft)	Balcony Area (sq ft)
A	3BHK	762	36
B	3BHK	795	36
C	2BHK	594	33
D	3BHK	817	35
E	2BHK	592	34
F	3BHK	795	36
G	3BHK	761	36
H	3BHK	808	40
P	3BHK	807	39
Q	4BHK	966	62
R	2BHK	593	34
S	3BHK	714	32
T	3BHK	714	32
U	2BHK	593	34
V	2BHK	698	62

Area Chart • 2nd Floor

Unit Type	Flat Type	Carpet Area (sq ft)	Balcony Area (sq ft)
A	3BHK	767	37
B	3BHK	803	36
C	2BHK	599	33
D	3BHK	823	35
E	2BHK	599	34
F	3BHK	803	36
G	3BHK	767	37
H	3BHK	816	40
P	3BHK	813	40
Q	4BHK	975	62
R	2BHK	599	34
S	3BHK	719	32
T	3BHK	719	32
U	2BHK	599	34
V	2BHK	703	62



AREA CHART

Area Chart • 3rd Floor Terrace Apartments

Unit Type	Flat Type	Carpet Area (sq ft)	Balcony Area (sq ft)	Open Terrace (sq ft)
I	2BHK	628	36	115
J	2BHK	599	34	217
K	3BHK	823	35	297
M	2BHK	628	36	220
N	3BHK	816	40	303
O	3BHK	726	38	494
V	4BHK	975	62	205
W	3BHK	813	40	400
X	3BHK	726	38	494

Area Chart • 4th to 23rd Typical Floor

Unit Type	Flat Type	Carpet Area (sq ft)	Balcony Area (sq ft)
A	3BHK	762	37
B	3BHK	803	36
C	2BHK	599	33
D	3BHK	823	35
E	2BHK	599	34
F	3BHK	803	36
G	3BHK	767	37
H	3BHK	816	40
I	2BHK	628	36
J	2BHK	599	34
K	3BHK	823	35
L	2BHK	599	33
M	2BHK	628	36
N	3BHK	816	40
O	3BHK	843	38
P	2BHK	813	40
Q	4BHK	975	62
R	3BHK	599	34
S	3BHK	719	32
T	3BHK	719	32
U	2BHK	599	34
V	4BHK	975	62
W	3BHK	813	40
X	3.5BHK	843	38



Tower 6 • G+22 and 23  
Typical Floor Plan



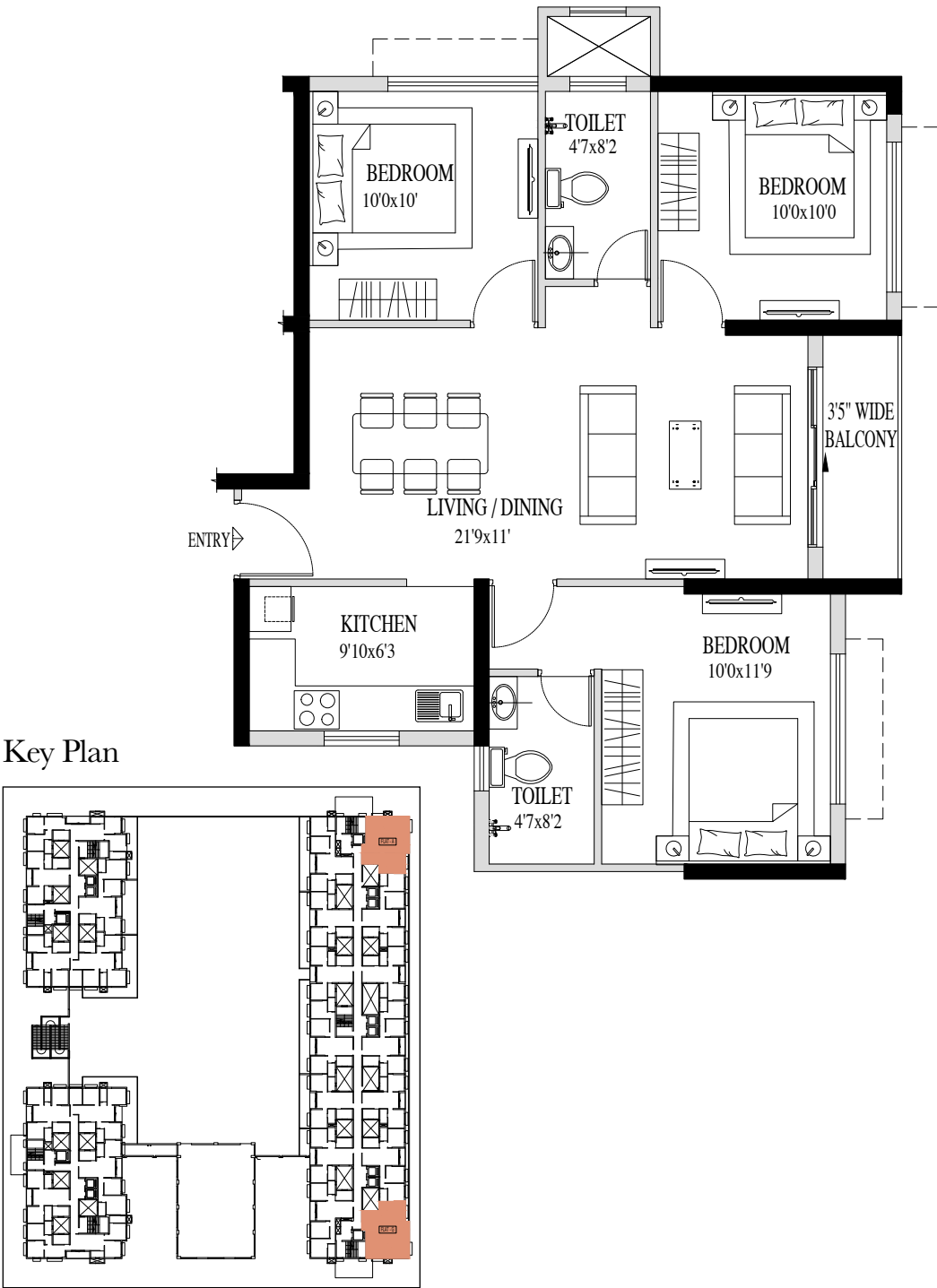


UNIT PLAN

Tower 6 • G+22 and 23  
Flat Type A & G • 3BHK



Carpet Area | Type A & G 767 sq ft  
Balcony Area | Type A & G 37 sq ft





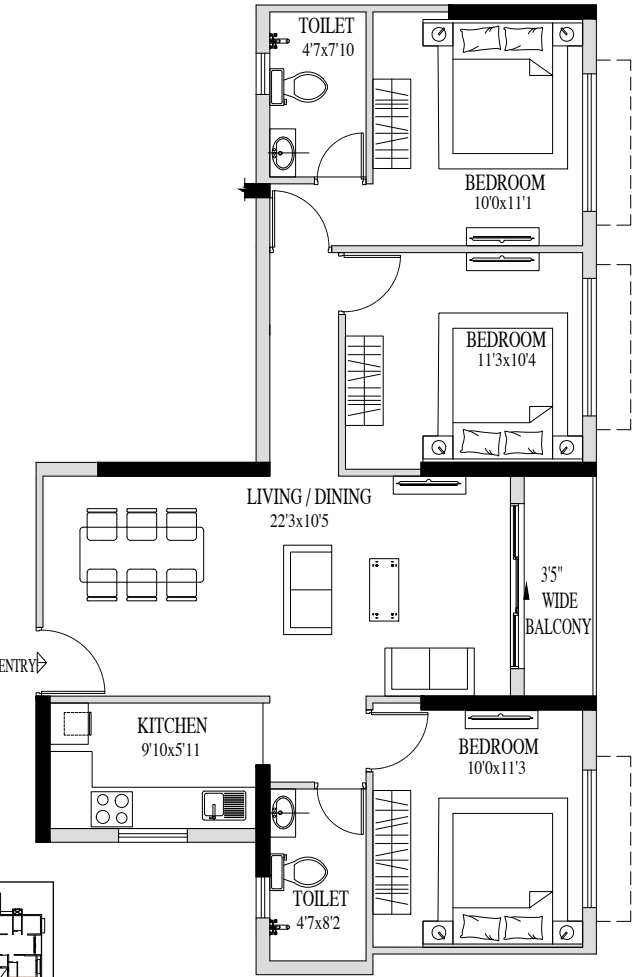
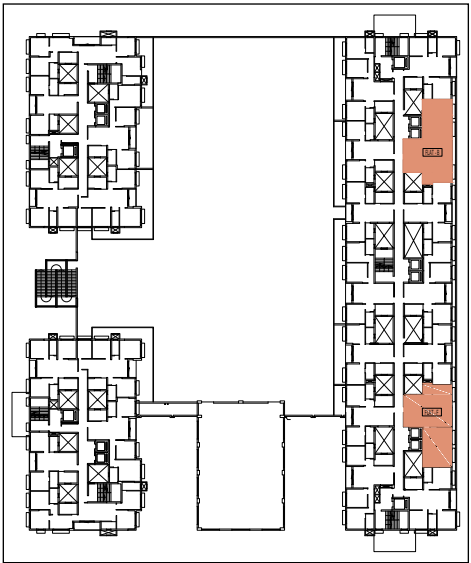
UNIT PLAN

Tower 6 • G+22 and 23  
Flat Type B & F • 3BHK



Carpet Area | Type B & F 803 sq ft  
Balcony Area | Type B & F 36 sq ft

Key Plan



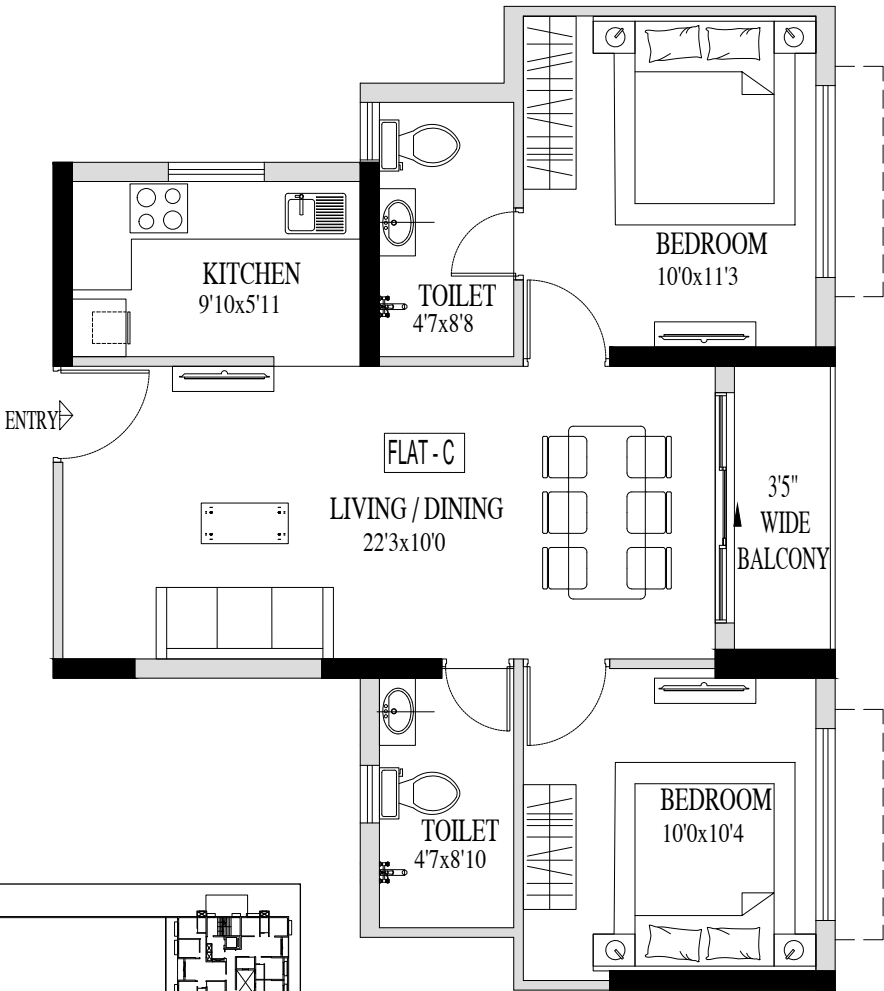


UNIT PLAN

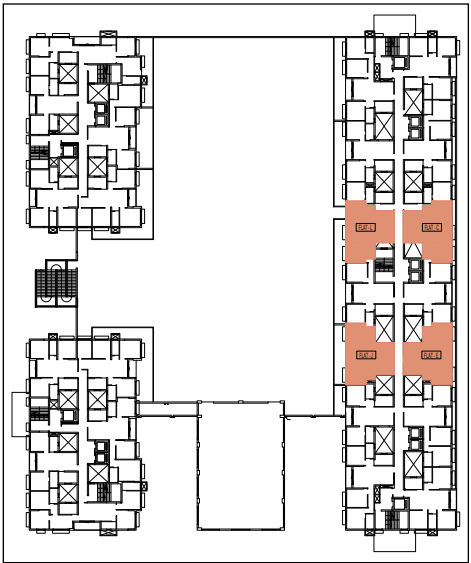
Tower 6 • G+22 and 23  
Flat Type C, E, J & L • 2BHK



Carpet Area | Type C, E, J & L 599 sq ft  
Balcony Area | Type C & L 33 sq ft , Type E & J 34 sq ft



Key Plan





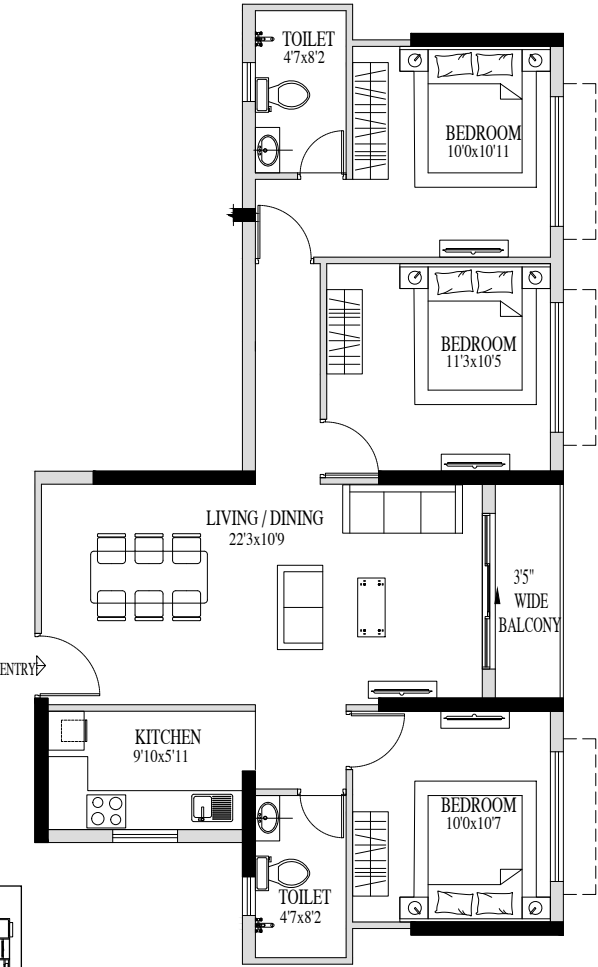
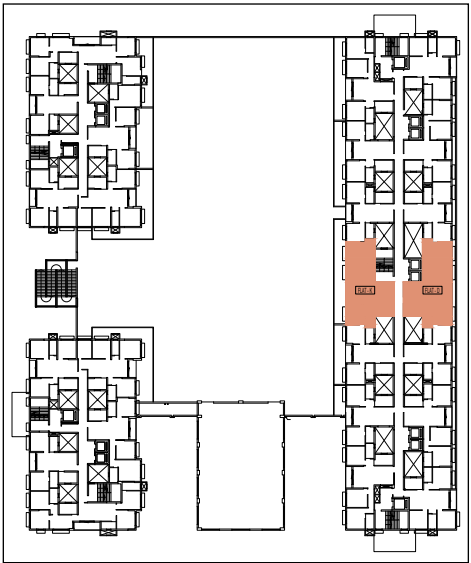
UNIT PLAN

Tower 6 • G+22 and 23  
Flat Type D & K • 3BHK



Carpet Area | Type D & K 823 sq ft  
Balcony Area | Type D & K 35 sq ft

Key Plan





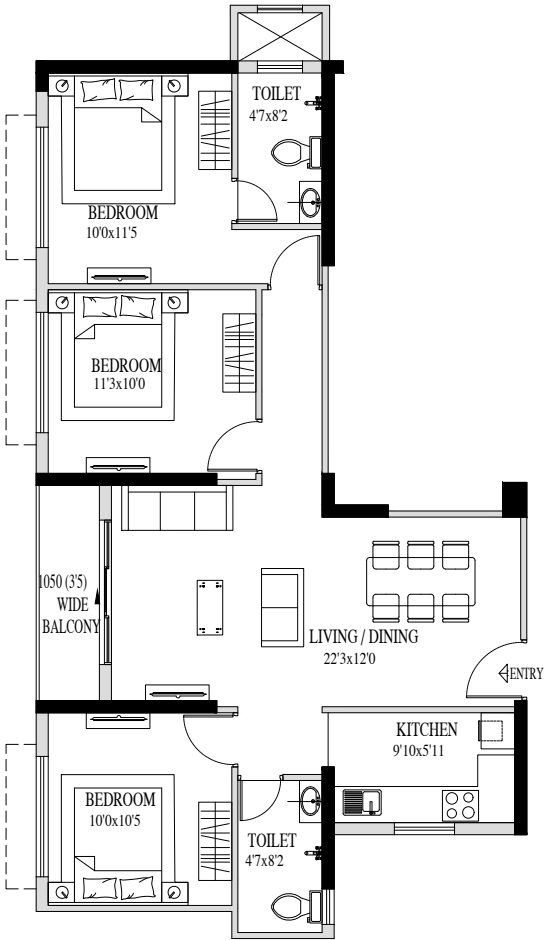
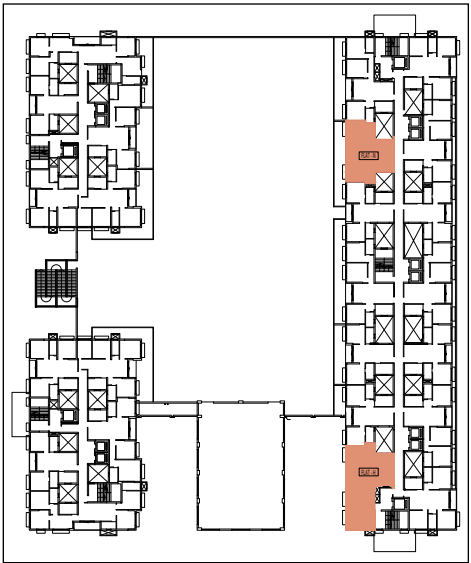
UNIT PLAN

Tower 6 • G+22 and 23  
Flat Type H & N • 3BHK



Carpet Area | Type H & N 816 sq ft  
Balcony Area | Type H & N 40 sq ft

Key Plan



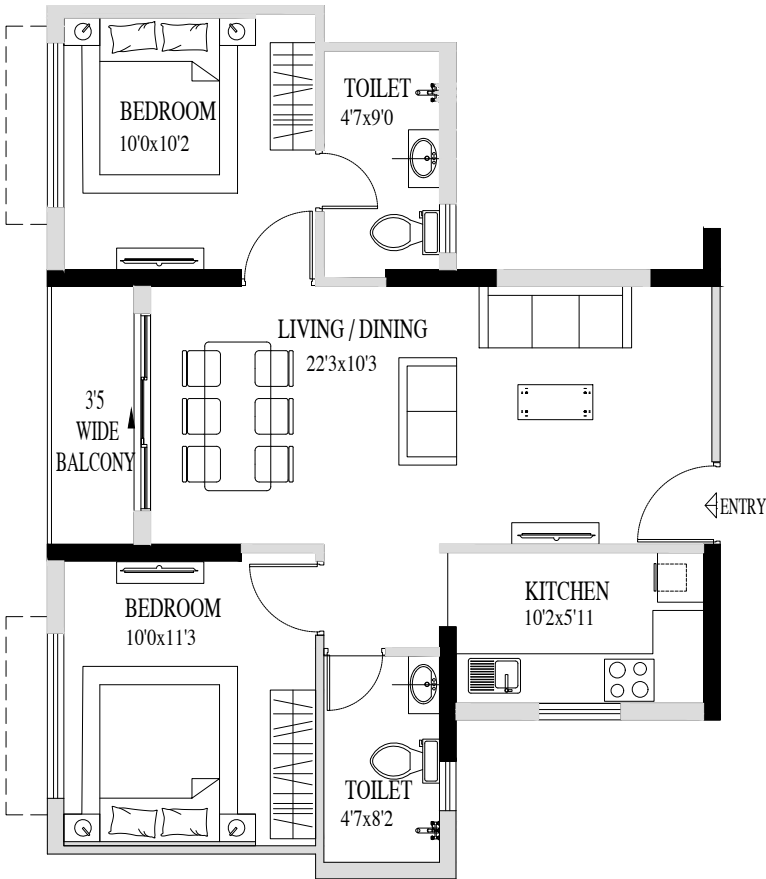


UNIT PLAN

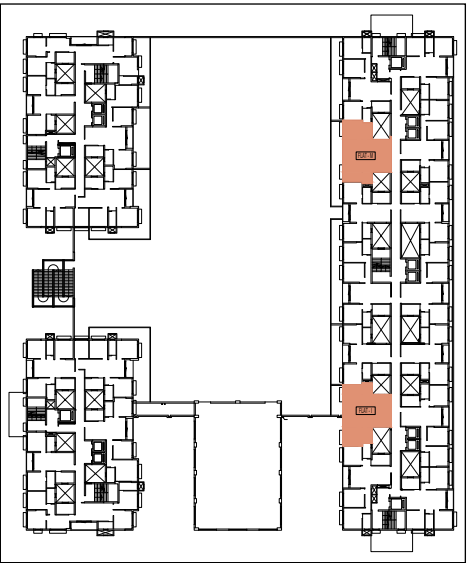
Tower 6 • G+22 and 23  
Flat Type M & I • 2BHK



Carpet Area | Type M & I 628 sq ft  
Balcony Area | Type M & I 36 sq ft



Key Plan



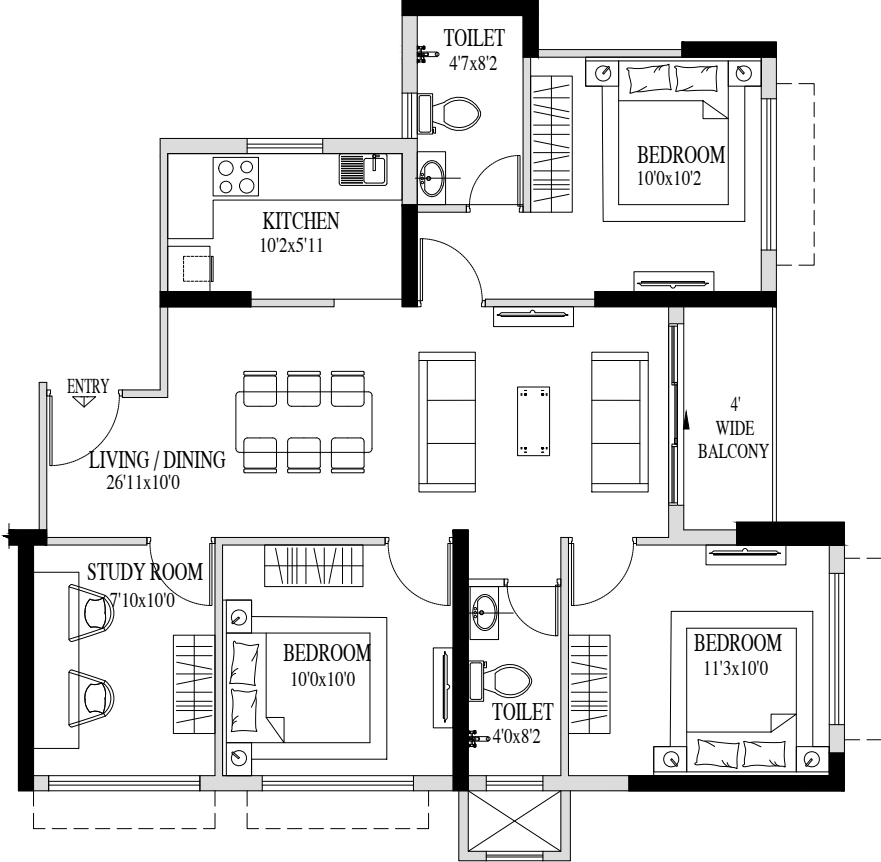


UNIT PLAN

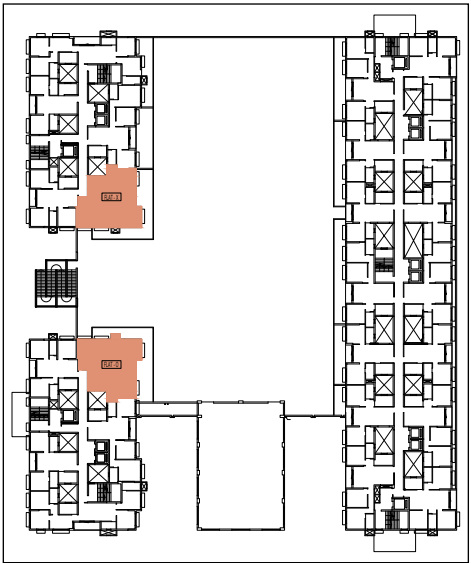
Tower 6 • G+22 and 23  
Flat Type O & X • 3BHK



Carpet Area | Type O & X 843 sq ft  
Balcony Area | Type O & X 38 sq ft



Key Plan





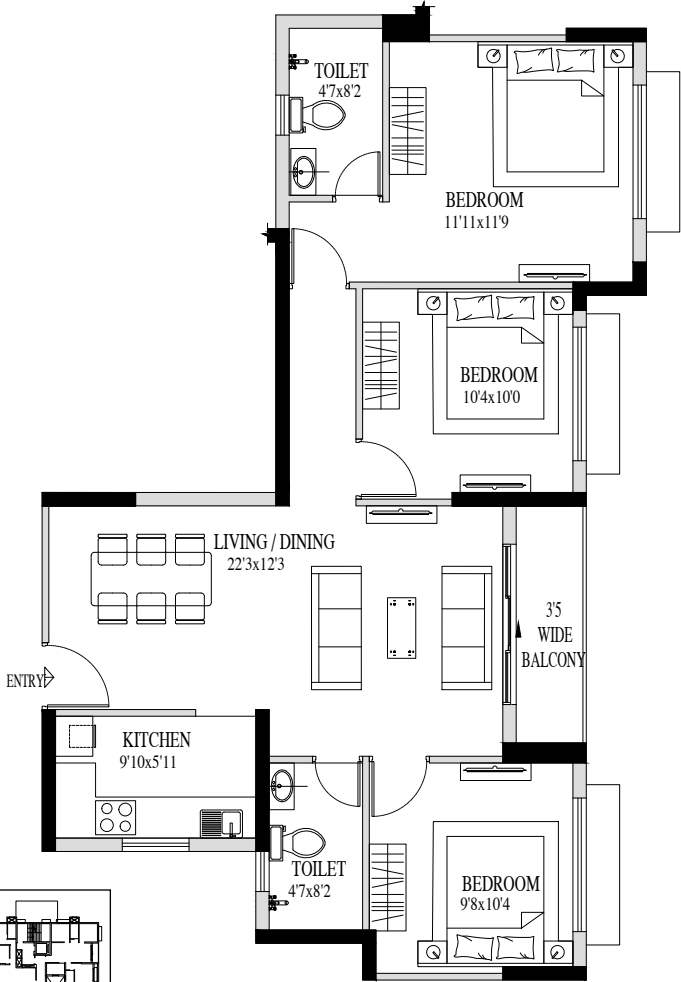
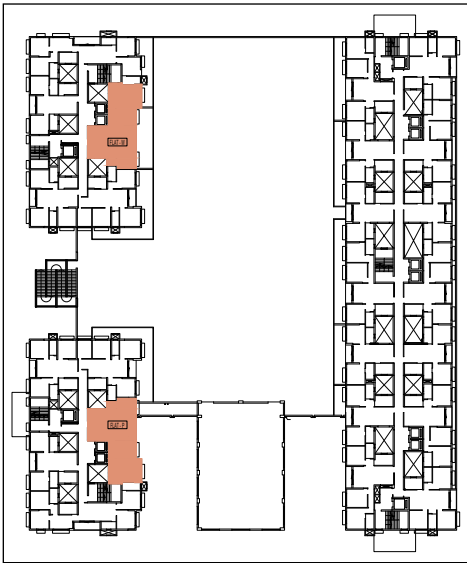
UNIT PLAN

Tower 6 • G+22 and 23  
Flat Type P & W • 2BHK



Carpet Area | Type P & W 813 sq ft  
Balcony Area | Type P & W 40 sq ft

Key Plan



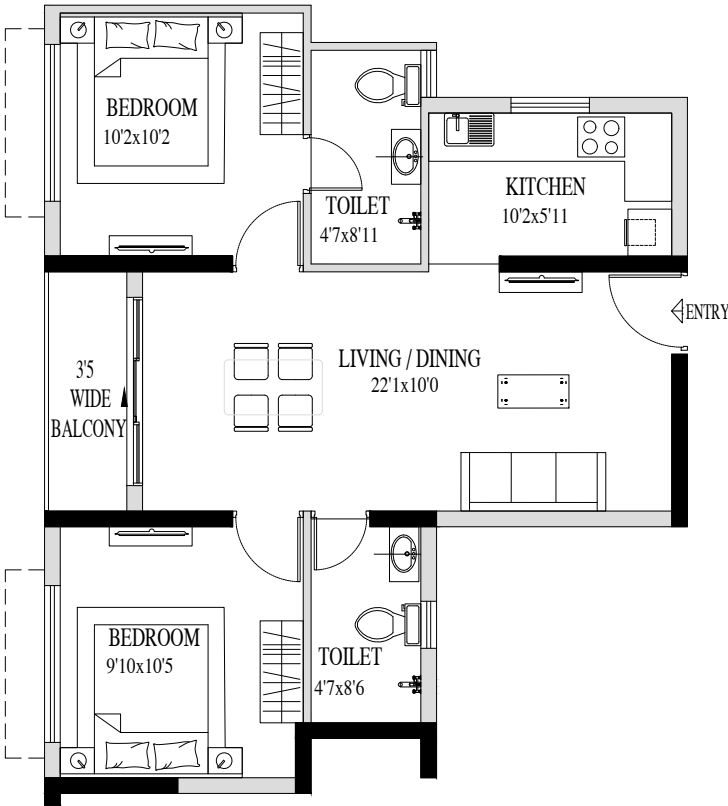


UNIT PLAN

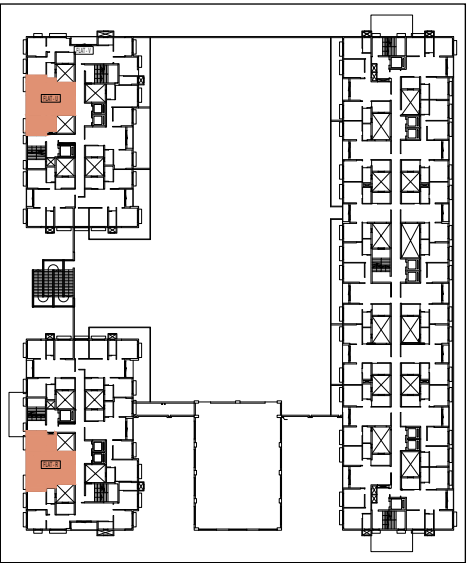
Tower 6 • G+22 and 23  
Flat Type R & U • 3BHK



Carpet Area | Type R & U 599 sq ft  
Balcony Area | Type R & U 34 sq ft



Key Plan



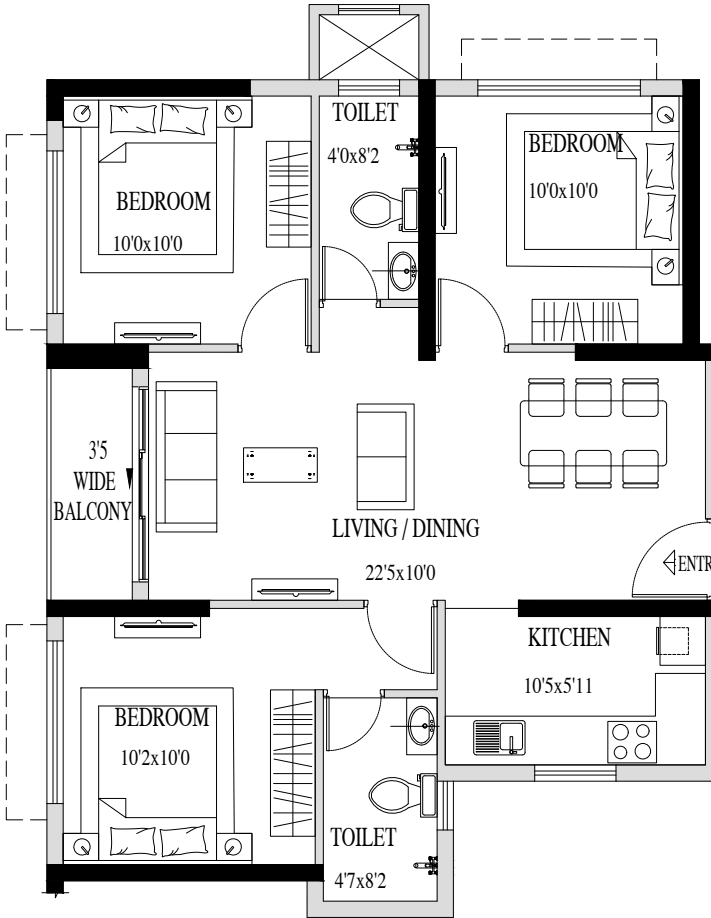


UNIT PLAN

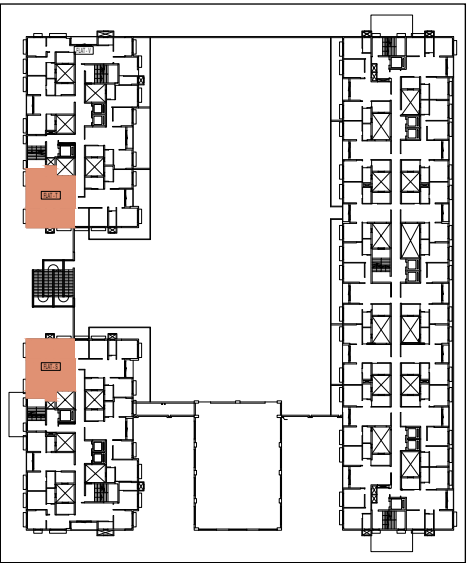
Tower 6 • G+22 and 23  
Flat Type S & T • 3.5BHK



Carpet Area | Type S & T 719 sq ft  
Balcony Area | Type S & T 32 sq ft



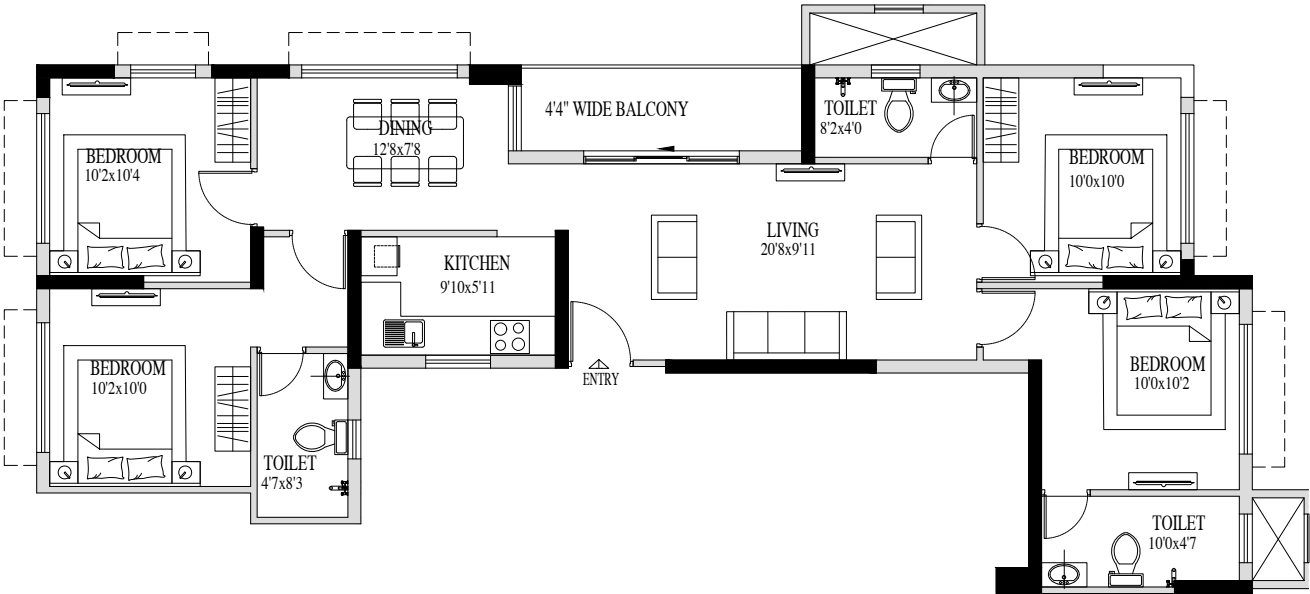
Key Plan



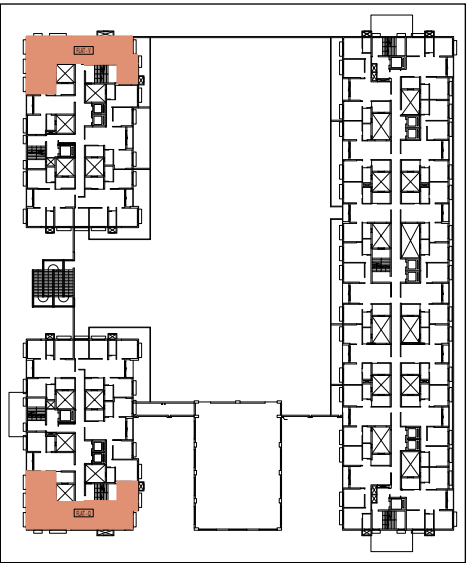


UNIT PLAN

Tower 6 • G+22 and 23  
Flat Type Q & V • 4BHK



Key Plan



Carpet Area | Type Q & V 975 sq ft  
Balcony Area | Type Q & V 62 sq ft



## SPECIFICATIONS

### BEDROOM

Walls: Plaster of Paris/Putty/Gypsum  
Plaster finish on walls  
Flooring: Vitrified tiles

### BALCONY

Flooring: Vitrified tiles

### LIV/DIN

Flooring: Vitrified tiles

### KITCHEN

Counter Top: Stone/Tiles  
Sink: Stainless steel sink  
Flooring: Ceramic tiles/Vitrified Tiles  
Dado: Ceramic tiles up to 2 feet above  
the kitchen counter

### TOILET

Flooring: Anti-skid Ceramic tiles  
Dado: Ceramic tiles up to Lintel level  
Geyser & Exhaust fan points  
Plumbing provision for hot/cold water line

### DOORS

Main door – Laminated Flush doors  
Door frames – Wooden frame  
Main door fittings - Reputed make door lock/  
and eyepiece  
Internal doors - Flush doors with hardware fitting

### WINDOWS

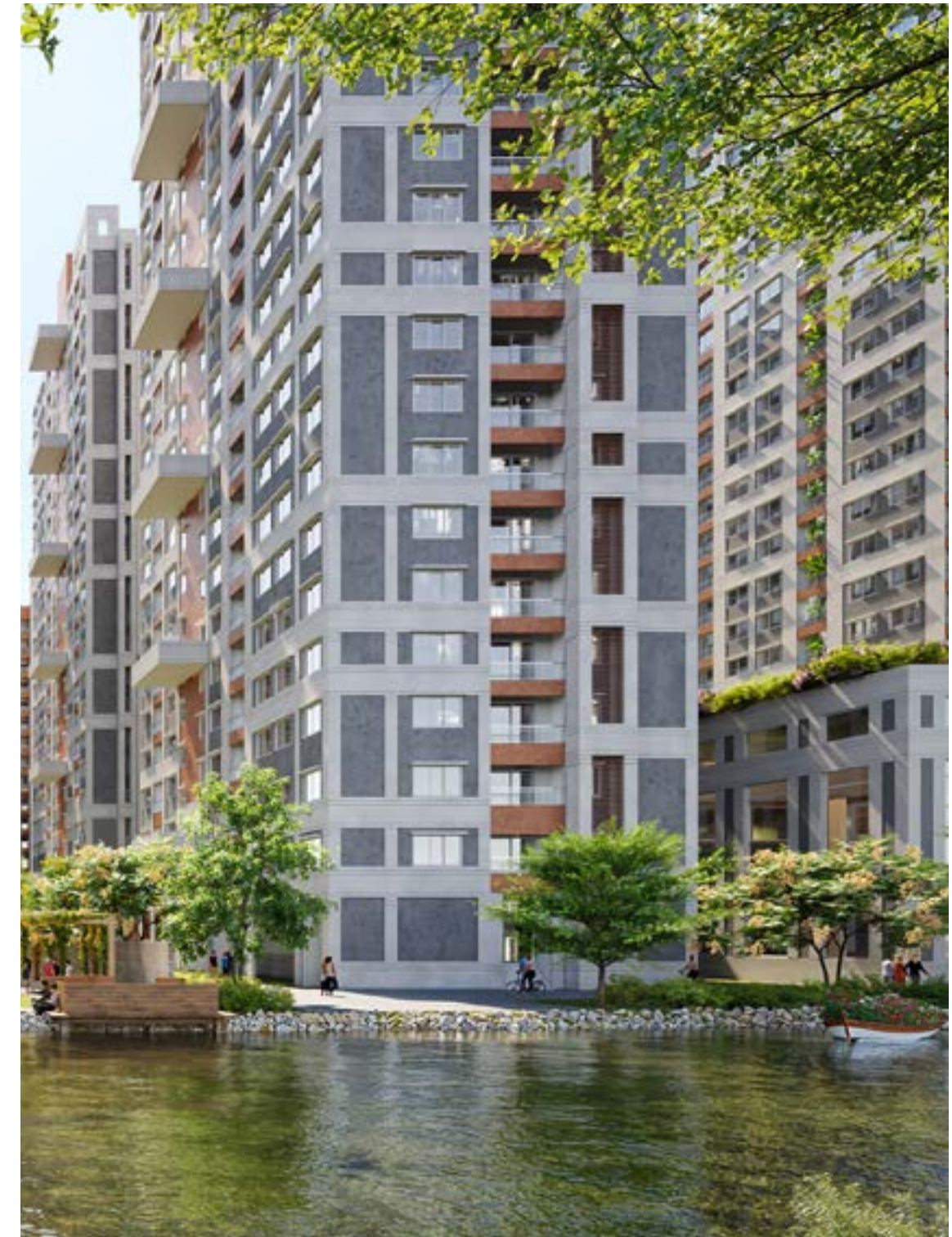
Anodized/Powder Coated  
Aluminum windows

### SANITARYWARE

Sanitaryware of reputed make.

### ELECTRICALS

Concealed wiring  
Cable TV cabling in the living room.  
Modular switches of reputed make





### *Architect's Vision*

Renowned architect Ricardo Bofill brought his signature expertise and global perspective to the design of Urban Lakes. Bofill envisioned Urban Lakes as a seamless integration of nature, water, and human ingenuity.

Nestled near the historical Kolkata-Delhi route and close to the spiritual essence of the Ganges, Urban Lakes is more than a residential development—it is a thoughtfully crafted ecosystem. The project combines the natural beauty of three lakes with innovative architecture to create homes that are cross-ventilated, efficient, and designed to foster a sense of belonging.

Bofill emphasized the importance of creating a unified community across

both phases of Urban Lakes. The design prioritizes middle-income living with total efficiency, offering well-planned apartments and open spaces that encourage connection and leisure. The heart of the project is an incredible club, which serves as a hub for celebrations, sports, artistic expression, and local craftsmanship.

Urban Lakes stands apart with its unique integration of water bodies that provide not only visual beauty but also natural cooling, enhancing the living experience. Ricardo Bofill's vision has turned this project into a landmark of efficiency, beauty, and harmony, offering families a place to call home while staying connected to nature and the city.



A renowned Spanish architect from Barcelona, leads Ricardo Bofill Taller de Arquitectura. With over 25 years of experience, he specializes in masterplanning, smart city development, and the design of diverse projects, including public spaces, residences, and commercial buildings.



Les Arcades du Lac, France, near Versailles



La Muralla Roja, Calpe, Spain





Sugam Habitat Off EM Bypass



Morya BL Shah Road Off New Alipore



Sugam Park Asansol



Hungerford Street Kolkata



Niavara Entally Kolkata



Sugam Sudhir Off Kamalgazi More

## About Sugam Group

The joy of creating homes has captured Sugam for over 35 years. Weaving spaces with sheer imagination, with the foresight to build abodes that feel like home even 20 years in the future.

Sugam Group, led by a stellar team of dedicated professionals, has touched thousands of lives. They are a harbinger of happy communities. With 3.5 decades of experience in the development of 25+ completed projects and 11 million sq ft,

Sugam Group enjoys the trust of its 7000+ residents and continues to convert homes into memories and memories into contentment. Renowned for projects like Sugam Habitat, Sugam Serenity, Sugam Sudhir, Sugam Park (Narendrapur), Sugam Park (Asansol), Sugam Business Park (Sector V) and Hungerford House. Sugam Group believes in the celebration of togetherness.

Sugam's promise is to create space with imagination, tradition and love. This belief guides our design, developments and a stellar team from around the world. We build happy communities.

All new projects are IGBC Certified in compliance with Sustainable Development. Having won more than 30 National Awards, it's no wonder that the Group is at the forefront of real estate development in Eastern India.

So far so good.

**3.5 Decades • 25+ Projects Completed • 7000+ Happy Residents  
Currently Developing 11 Million sq ft**





Morya BL Shah Road Off New Alipore



Crown Mahishbathan Off Sector 5



Diamond Plaza Jessore Road



Navya Doltala Jessore Road



The 42 Chowringhee

## About Diamond Group

Diamond Group has grown from strength to strength into diverse ventures with more than 3 decades of experience. The group is an established name in the manufacture of lubricants and special chemicals, coastal shipping, real estate and Logistic Parks. With cutting-edge ideas and expertise, the group has built over 6 million sq ft of landmark projects like Diamond City West, Diamond City South, Diamond City North, Diamond Heritage, Diamond Plaza, The 42 as well as Diamond Logistics Hub.





আপনার বিলাসবহুল জীবনের প্রতিচ্ছবি



