



AMBATTUR PUZHAI ROAD

OPP TO VELAMMAL
GLOBAL SCHOOL



The imprints of fine living continues to...

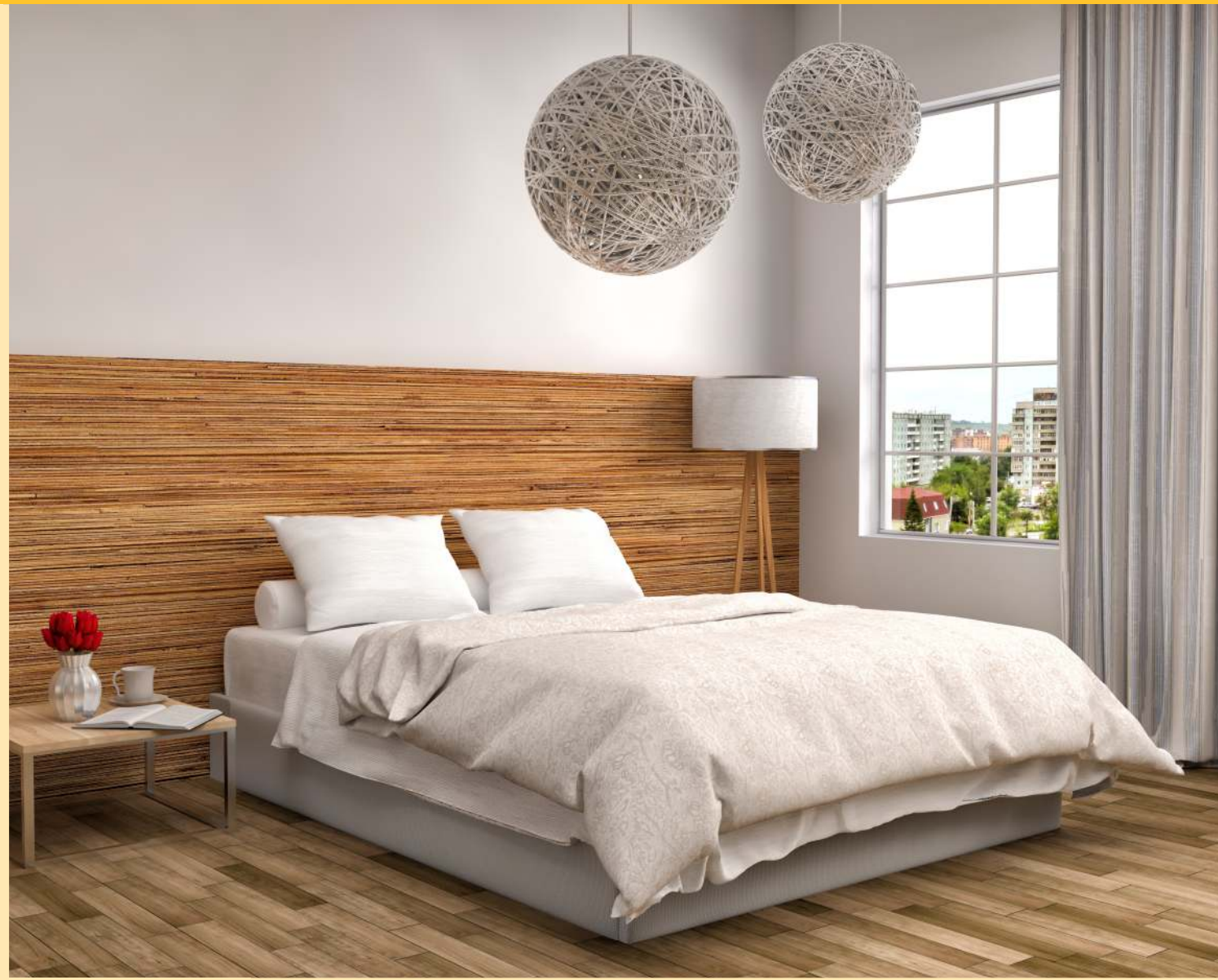


WELCOME TO A NEW WORLD A NEW LIFESTYLE

The success of Lakeside a home to 144 lifestyle apartment in 2.5 acres close to the Puzhal Lake has inspired us to develop Lakeside2. Predominately a gated community of 1, 2 & 3 bedrooms apartments, this enchanting lake front property accommodates 352 upscale lifestyle homes is 6 spellbinding acres of serenity.

THE VIEW CAPTIVATES
THE LIFESTYLE SPELLBINDS





EXPERIENCE AN ENCHANTING 3 BEDROOM UPSCALE LIFESTYLE

Designed for living in luxury and comfort, Lakeside2 homes are thoughtfully planned with spacious floor plan that are aesthetic in looks and functional in utility. Loaded with the best living facilities and lifestyle leisure amenities, every apartment at Lakeside2 comes with maximum floor space and ample ventilation for free flow of natural light and breeze. With options to choose 3 bedroom apartments from 1345 sq.ft and 1626 sq.ft., you can pick a home that fits your need and suits your lifestyle.

UPSCALE SPECIFICATIONS

FLOORING

- Premium Vitrified tiles of Simpolo / Spartek / OrientBell or equivalent for living, dining, bedrooms, and kitchen.
- Anti skid ceramic tiles for balconies, toilets & utility area.

WALL TILING

- First quality ceramic wall tiles for 2 feet above the platform level for kitchen.
- First quality ceramic wall tiles for 7 feet height from floor level for toilet.
- Ceramic tile for 4 feet height all around for service area.



KITCHEN

- RCC platform with Black granite counter top.
- Stainless steel sink without a drain board will be provided.



DOORS

- Main door - African teak wood frame / equivalent with Paneled skin door shutter or equivalent.
- Bedroom doors - sal / merandi / equivalent wood frame with paneled skin shutters.
- Toilet doors – sal / merandi / equivalent wood frame with flush shutter / equivalent.
- Aluminium French doors with sliding shutter without grill will be provided.
- Aluminium with sliding shutter will be provided with grill for all the windows except kitchen. Aluminium windows with sliding shutter for kitchen and Aluminium ventilator for toilets will be provided.



PAINTING

- All walls except Toilet, utility and balcony walls will be coated with putty and finished with emulsion paint.
- All Ceilings except Toilets, utility and balcony will be coated with putty and finished with emulsion paint.
- External walls will be finished with exterior emulsion paint of Asian / ICI / Dulux or equivalent
- Windows grills will be finished with enamel paint.



ELECTRICAL

- Three-phase supply with concealed wiring will be provided. The actual supply will be single or three phases based on the TNEB rules and regulations at the time of energizing the complex.
- Separate meter will be provided for each flat in the main board located outside the flat at the place of our choice.
- Common meters will be provided for common services in the main board based on the TNEB rules and regulations.
- Split AC provision will be provided in the master bedroom. Only box & Pipe provisions will be provided in the other bedrooms.
- 15A plug points will be provided for Fridge and Washing machine at appropriate location. Master Bedroom toilets will have 15A Geyser provision.
- Standby manual operated generator for minimum essential points in common areas will be provided.
- Inverter provision will be provided for minimum essential points inside the flat without electrification.



TV

- TV and Telephone points will be provided in Living and Master bedroom.
- The cables for TV and Telephone will be provided at a suitable location in living & Master bedroom.



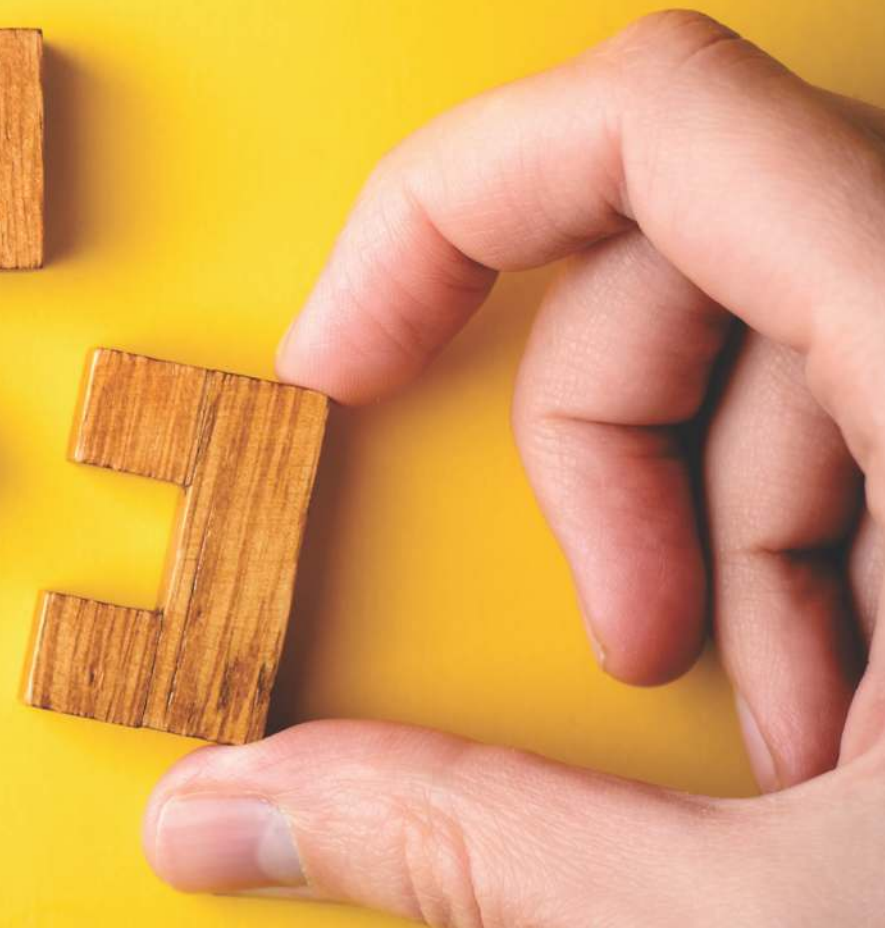
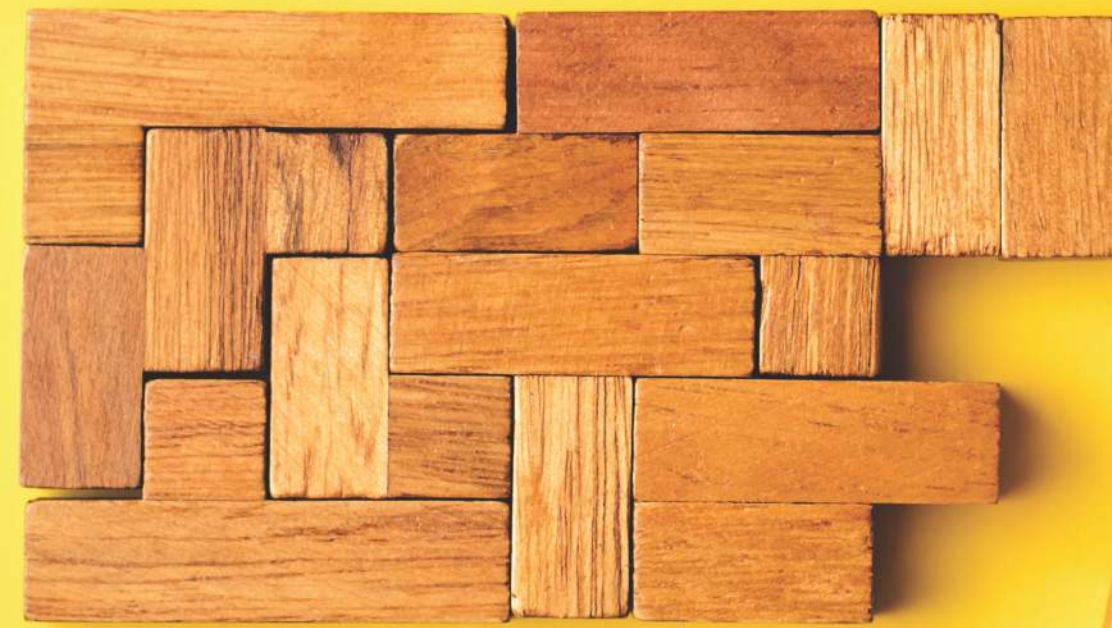
PLUMBING

- All toilets will be provided with floor mounted closet.
- Chromium plated fittings of Jaguar / Hindware or equivalent will be provided.



BUILDING RELATIONSHIPS CEMENTING VALUES

Sugal & Damani Foundations is the property development arm of Sugal & Damani Group, a leading business major with diversified business interest that spans over 40 eventful years. Driven by our mission to change lives, change fortunes and change the future, we are focused on delivering the best quality of life by building quality and comfortable homes at affordable prices. We are committed to giving our customers a holistic home buying experience with transparent business work culture. A trait which has made us what we are today. A group to trust. To deliver promises.



THE ROAD TO FINE LIVING



DISTANCE INDICATOR

Velammal Global School	- 100 mtrs	Kolathur	- 6 kms
Omayal Achi Nursing College	- 100 mtrs	Perambur	- 8 kms
Velammal Vidhyashram	- 500 mtrs	Villivakkam	- 8 kms
Puzhal Camp	- 1 km	Ambattur	- 8 kms
Madhavaram Junction	- 4 kms	Anna Nagar	- 10 kms
Chennai Mofussil Bus Terminus	- 5 Kms	Chennai Central	- 14 kms
Red Hills	- 6 kms	Chennai Airport	- 26 kms



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SITE PLAN

**TYPE - A1 & A2
TYPICAL FLOOR PLAN**



3 BHK APARTMENT	
FLAT	SALEABLE AREA
A	1551
B	1551
C	1626
D	1464
E	1551

3 BHK APARTMENT	
FLAT	SALEABLE AREA
F	1626
G	1551
H	1626
J	1626
K	1626



PROJECT PROMOTERS



SUGAL & DAMANI
FOUNDATIONS



MEGH
GROUP

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