

Life Like a Painting



URBAN LAKES

61 Lal Bahadur Shastri Road Formerly HC Banerjee Lane
Konnagar 712235 West Bengal



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.

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. 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.



*Life at Urban Lakes is
a masterpiece in lifestyle design*

Nature synchronises artfully with modern life here at Konnagar. It is a place where the river flows, and life blooms in Nature's cradle.

Making it a home where modern convenience, Nature's beauty and seamless connectivity come together in a harmonious living space.

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.



OVERVIEW

1
minute
from Konnagar Station

Up to
G+23
floors

47,000
sq ft
of club amenities

26,000
sq ft
of podium amenities

3
natural lakes

Spanning
9 acres

8
towers

Vibrant community of
1000+
families



CONTENTS

Walk through
9 acres of an
urban haven



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LOCATION

Experience the best of both worlds in Konnagar, a place rich in historical heritage seamlessly integrated with modern conveniences making it an ideal place to live.

ঐতিহ্য ও আধুনিকতার
এক অপূর্ব সমন্বয়

LOCATION

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.

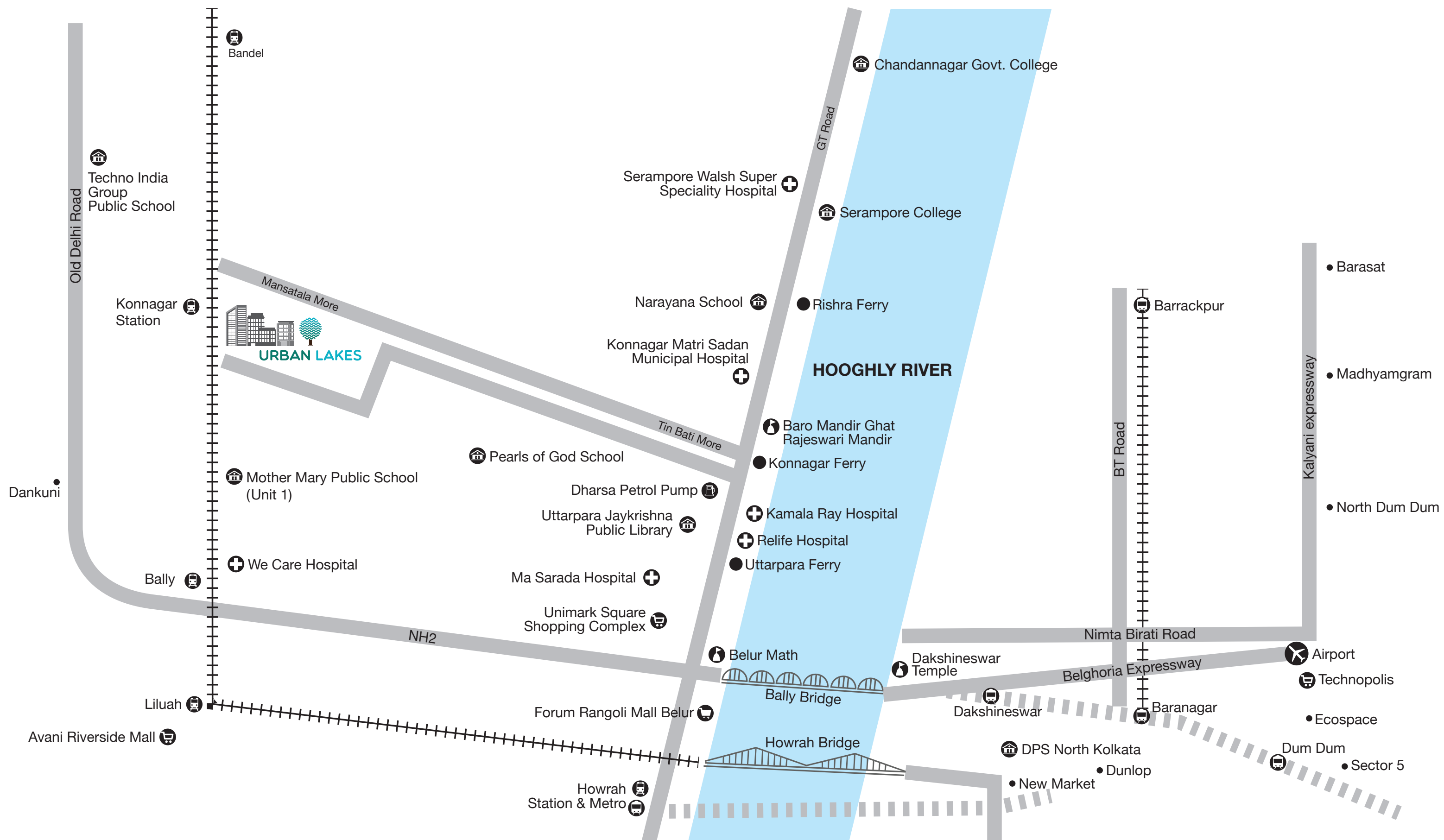
Urban Lakes is a new community that blends the best of both worlds. It combines contemporary lifestyles with the peace and tradition of Konnagar.

শ্রী অরবিন্দ ও অবনীন্দ্রনাথ ঠাকুরের
অলংকৃত শহর কোন্নগর



Abanindranath Tagore's home at Konnagar

LOCATION MAP



LOCATION

What's nearby

Nestled within its heart, Urban Lakes benefits you with its 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 Raj Rajeswari Temple	2.4 kms
Belur Math	9 kms
Uttarpara Jaykrishna 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 India 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
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1 Min
Konnagar
Station



6 Mins
GT Road



8 Mins
Ferry Ghat



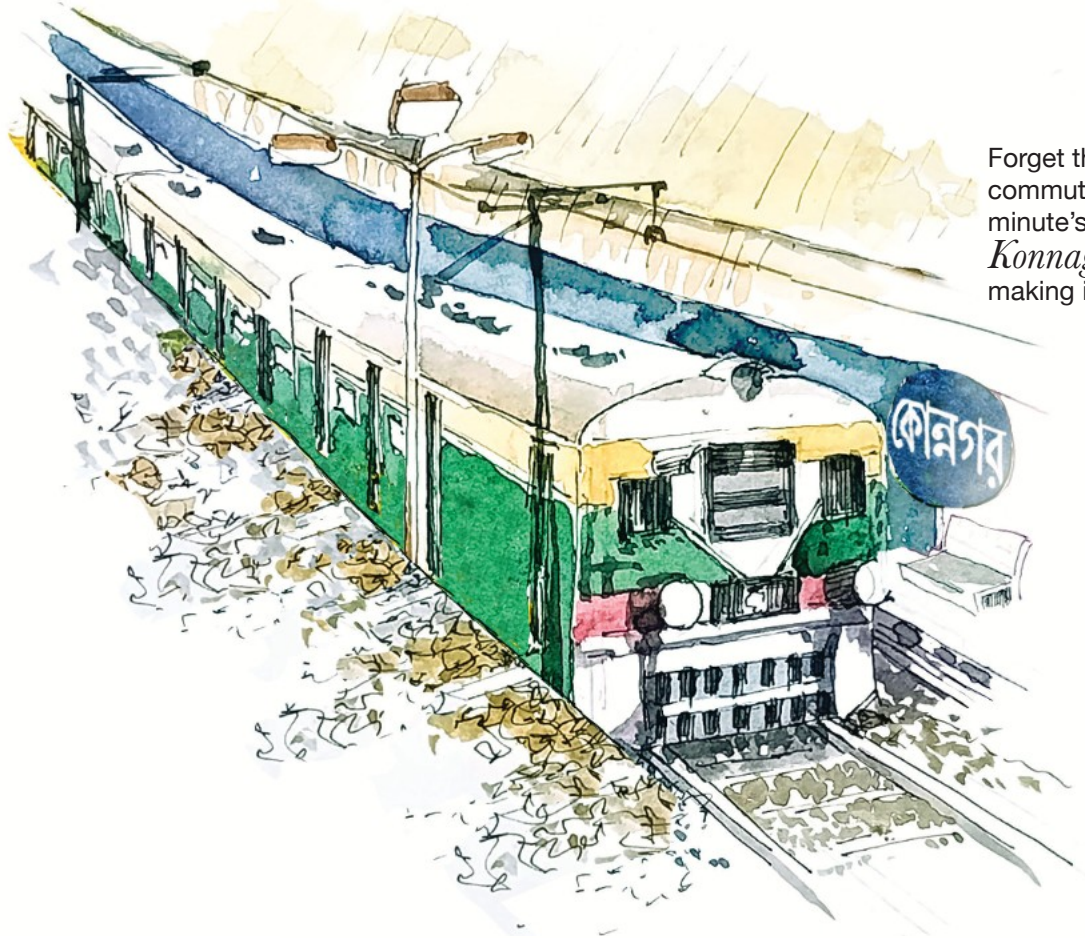
20 Mins
Dakshineswar
Metro

হাতের কাছেই
এক অসীম সম্ভাবনার জগৎ

LOCATION

Four-way connectivity

Urban Lakes is nestled within easy reach of a network of conveniences ... the Railway Station, GT Road, all nearby.



1

Forget the hassle of long commutes! Urban Lakes is a mere minute's walk from *Konnagar Railway Station*, making it incredibly easy to reach.

2

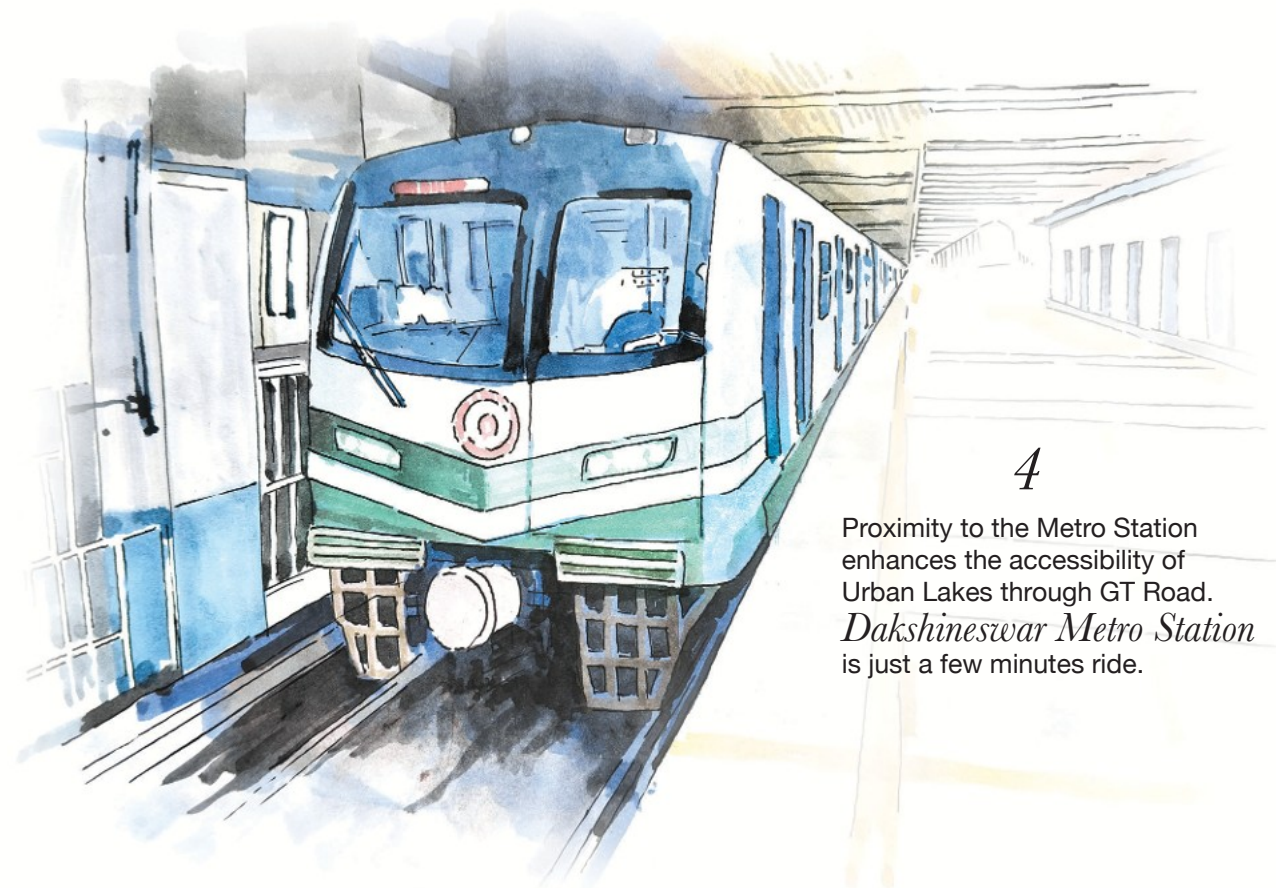
Amid the urban hustle, stay connected. *A few minutes drive to GT Road* ensures an effortless commute.



3

Konnagar Ferry Ghat 2 km away.

With three ferry ghats within your reach, city exploration becomes smooth, connecting you to the other side of the river.



4

Proximity to the Metro Station enhances the accessibility of Urban Lakes through GT Road. *Dakshineswar Metro Station* is just a few minutes ride.



A world within your reach

Life unfolds before you with unprecedented ease. The major points of the City of Joy, the bustling markets of Howrah, the Airport and therefore the world are all within your grasp.

Yet, amid this connectivity, Urban Lakes remains a sanctuary, a place where the echoes of the city fade into a gentle murmur, allowing you to rediscover the tranquility within yourself.



Project at a glance

LEGENDS

- 1. Celebration Lawn
- 2. Lake - 1
- 3. Biodiversity Mounds
- 4. Shadow Garden
- 5. Lake Front Garden
- 6. Forest Island
- 7. Waterside 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. Pickleball - 2
- 20. Planter
- 21. Perch Point
- 22. Action Station
- 23. Play Platform
- 24. Kids' Play Area
- 25. Pavilion
- 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. Pickleball - 1
- 35. Swimming Pool
- 36. Gaming Zone
- 37. Badminton Court

	2 BHK
	3 BHK
	3.5 BHK
	4 BHK

প্রশস্ত ও বিলাসিতার
এক অন্য অভিজ্ঞতা

The background of the page is a painterly landscape illustration. It depicts a calm body of water in the foreground, reflecting the sky. A sandy or grassy shoreline runs across the middle ground, with a dense forest of trees in various shades of green and blue behind it. In the far distance, hazy mountains are visible under a bright, slightly overcast sky. The overall style is soft and artistic, with visible brushstrokes and a muted color palette.

ARRIVAL

The arrival into your own paradise is smooth and picturesque. The moment you reach this idyllic setting of Urban Lakes, you will know you've arrived.

ARRIVAL

Two approaches to your lake-life paradise

From the north, the road traverses through the culturally rich suburban life. Allows deeper appreciation of the region's heritage.

From the south, the road speeds past bustling industrial zones, and transitions beautifully to a drive past one of the natural lakes inside.



ARRIVAL

Easily connected through GT Road

The *proximity to GT Road* significantly
enhances the value of Urban Lakes.

Reduced travel time, increased access to new
opportunities, and a wider range of recreation
and cultural pursuits, all within easy reach.



As you enter your urban retreat

Drive peacefully along the *6m wide driveway*, breathe in the fresh air, filled with the scent of the earth and flowering flora.

Let bird songs and rustling leaves take over the din of the city. Find your drop off point easily and step into the luxury high-rise life.





LANDSCAPE AMENITIES

Experience a life of joy and fulfillment spread across 9 acres. Indulge in a wealth of exclusive Ground Amenities like Multipurpose Court, relaxing Meditation Garden and many more.

LANDSCAPE AMENITIES
Lakes and Podium

*One lake is a luxury,
three natural lakes are magic*

Imagine living a 9-acre estate
blessed with not one, but three
natural lakes.

These serene waterbodies are
wrapped around the property,
allowing you to breathe in and
breathe out Nature every moment.

Three lakes, a *symphony of
blues*, each note a different
shade, a different story.



A fluffy white dog is captured mid-jump, leaping from a wooden dock into a calm lake. The scene is set during the golden hour of sunset, with warm light reflecting off the water and the sky. In the background, a dense line of evergreen trees borders the lake, and a small wooden structure is visible on the dock further away. The foreground is partially obscured by out-of-focus green foliage.

LANDSCAPE AMENITIES
Lakes and Podium

Waterside Wellness

The sight, sound, feel, smell, and even the taste of water affects us profoundly. A thoughtfully designed waterfront allows you to engage in several activities that boost mental and physical health.

The view and feel of water can be quite effective for calming down your anxiety. Well-designed waterfront living fosters a vibrant social scene.

LANDSCAPE AMENITIES
Lakes and Podium

তিনটি প্রাকৃতিক লেক,
যেন তিনটি স্বপ্নের জলছবি

Life around three lakes

Going boating on weekends is fun and gives you great views. It also helps you feel calm.

Fishing by the lake is a peaceful activity that teaches you patience and helps you appreciate Nature.

Picnics near the lake is good for your body and mind, and it makes you feel connected to Nature. Just sitting by the lake and watching the water can help you feel calm and relaxed.



LANDSCAPE AMENITIES
Lakes and Podium

Life levels upwards

There are two podiums, nestled among the towering heights. Stroll through over 26,000 sq ft verdant canopy. Indulge in energy-filled matches at the multipurpose sports court, or watch your kids grow at the Nature-inspired play zones.

A long walk surrounded by greenery is a refreshing escape from your daily life. From elevated walkway at the podium get a panoramic view of the beauty all around.



LANDSCAPE AMENITIES
Lakes and Podium

Canopy

Enjoy the refreshing aura of the oval canopy amid the lush greenery.

LANDSCAPE AMENITIES
Lakes and Podium

Podium

A bird's eye view of the podiums, in the green landscaped paradise. Enjoy spending your evenings in a multipurpose sports court or take a relaxing stroll at the elevated walkway.

LANDSCAPE AMENITIES
Lakes and Podium

Your elevated walk

Embrace harmony as you stroll at the elevated walkway inside the podium.

LANDSCAPE AMENITIES
Children's Area

Find energy within

It offers a safe, fun, and engaging space for kids to play, grow, and socialise. With thoughtfully designed playgrounds, activity zones, and open spaces, it fosters physical, emotional, and social development.



A home is where
a child's story begins ...

LANDSCAPE AMENITIES
Children's Area

চারিদিক ভরে উঠুক হাসি ও উল্লাসে

Children's Areas

Let your children bond in friendship
at the *Nature-inspired play area*.



LANDSCAPE AMENITIES
Sports Area

Get in the game

The Urban Lakes sports area buzzes with energy and excitement. From the basketball court to the soccer field, every corner is designed to inspire kids to get moving, have fun and develop an active lifestyle.

A well-lived home is
a well-lived life



LANDSCAPE AMENITIES
Sports Area

খুঁজে পান সুখের
এক নতুন অভিজ্ঞতা

Meditation Garden

Rejuvenate your innerself.



LANDSCAPE AMENITIES
Sports Area

Outdoor Gym

Sculpted by Nature,
igniting your inner strength.



LANDSCAPE AMENITIES
Sports Area

Multipurpose Court

Spend your evenings with
your friends, charged up at the
Multipurpose Court.

A modern residential building with a curved balcony and a landscaped courtyard. The balcony has a yellow-orange underside and a metal railing. The courtyard features a paved area, lush greenery, and a small pavilion with a flat roof and wooden slat walls. Five people are sitting on the grass in front of the pavilion, and one person is performing a yoga pose. The scene is bright and sunny.

LANDSCAPE AMENITIES
Sports Area

Yoga Zone

Enjoy a calming yoga session
with your neighbours.

LANDSCAPE AMENITIES
Social Area

A Harmonious Community

Urban Lakes is thoughtfully designed to nurture family togetherness, where loved ones gather to create cherished memories.

These spaces inspire moments of togetherness ... sharing laughter under a shaded pavilion or celebrating milestones on the expansive lawn.



Over 1000+ families to
enjoy your home with ...

LANDSCAPE AMENITIES
Social Area

সৌহার্দপূর্ণ সম্প্রদায়ের
এক অপূরণীয় অভিজ্ঞতা

Building a blissful community

Social spaces are a haven for connection.
Neighbours gather, laughter fills the air,
and friendships blossom.

These shared spaces foster a sense of
belonging and create a vibrant tapestry of
human interaction.



LANDSCAPE AMENITIES
Social Area



Social spaces that are meticulously
designed to foster strong
bonds among the community.

LANDSCAPE AMENITIES
Social Area

লেকের পাশে যেন এক টুকরো নির্মল পৃথিবী

Lakeside Garden

A beautiful open green area near the lakeside to
enjoy some free time and fresh air.



LANDSCAPE AMENITIES
Social Area

Amphitheatre

Show of your talent or
just while away your time.



LANDSCAPE AMENITIES
Social Area

Pavilion

Open space to chill out or
enjoy with family and friends.

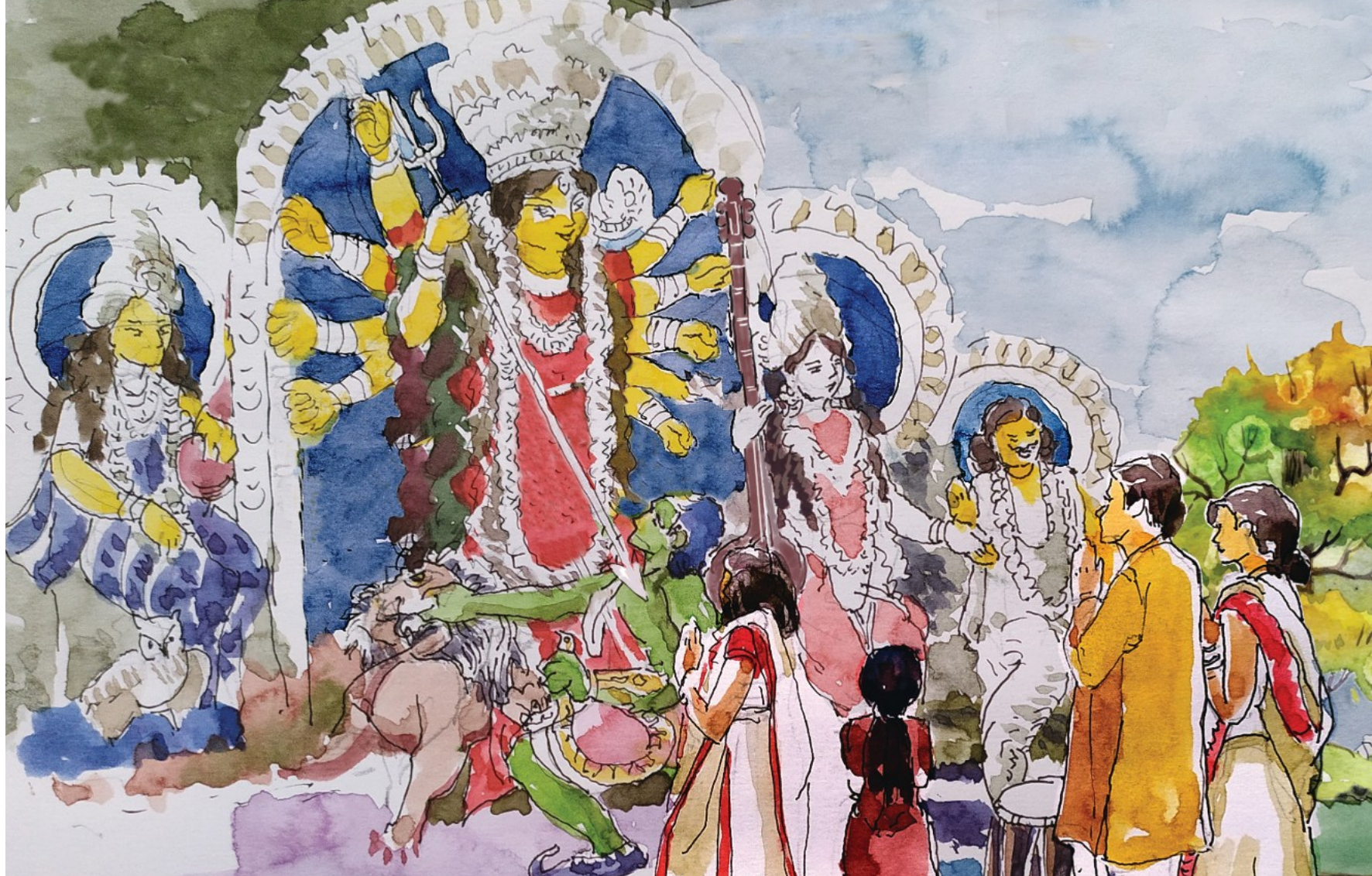


LANDSCAPE AMENITIES
Social Area

Cabanas

Spaces for shared laughter and cherished memories, that celebrate the spirit of community.

LANDSCAPE AMENITIES
Social Area



প্রতি উৎসব, প্রতি মুহূর্তে
জীবনে আনে নতুন সৌন্দর্য

Celebration Lawn

The party lawn awaits, a blank canvas for
every occasion and celebration,
promising memories that will last a lifetime.



Bloom where you're planted, at Urban Lakes.
Like a vibrant garden nurtured by serenity, you'll
find yourself growing in ways you never imagined.

জীবনের ক্যানভাসে গড়ে তুলুন
এক আশ্চর্য মাস্টারপিস



Live like a painting



*Discover moments where
Nature becomes your masterpiece.*

Open fields and lush greenery
where children can laugh, play
and create memories that last lifetime.



CLUB HOUSE

Exude an aura of sophistication wherever you go, captivating those around you in the exclusive ambience of the premium Clubhouse.

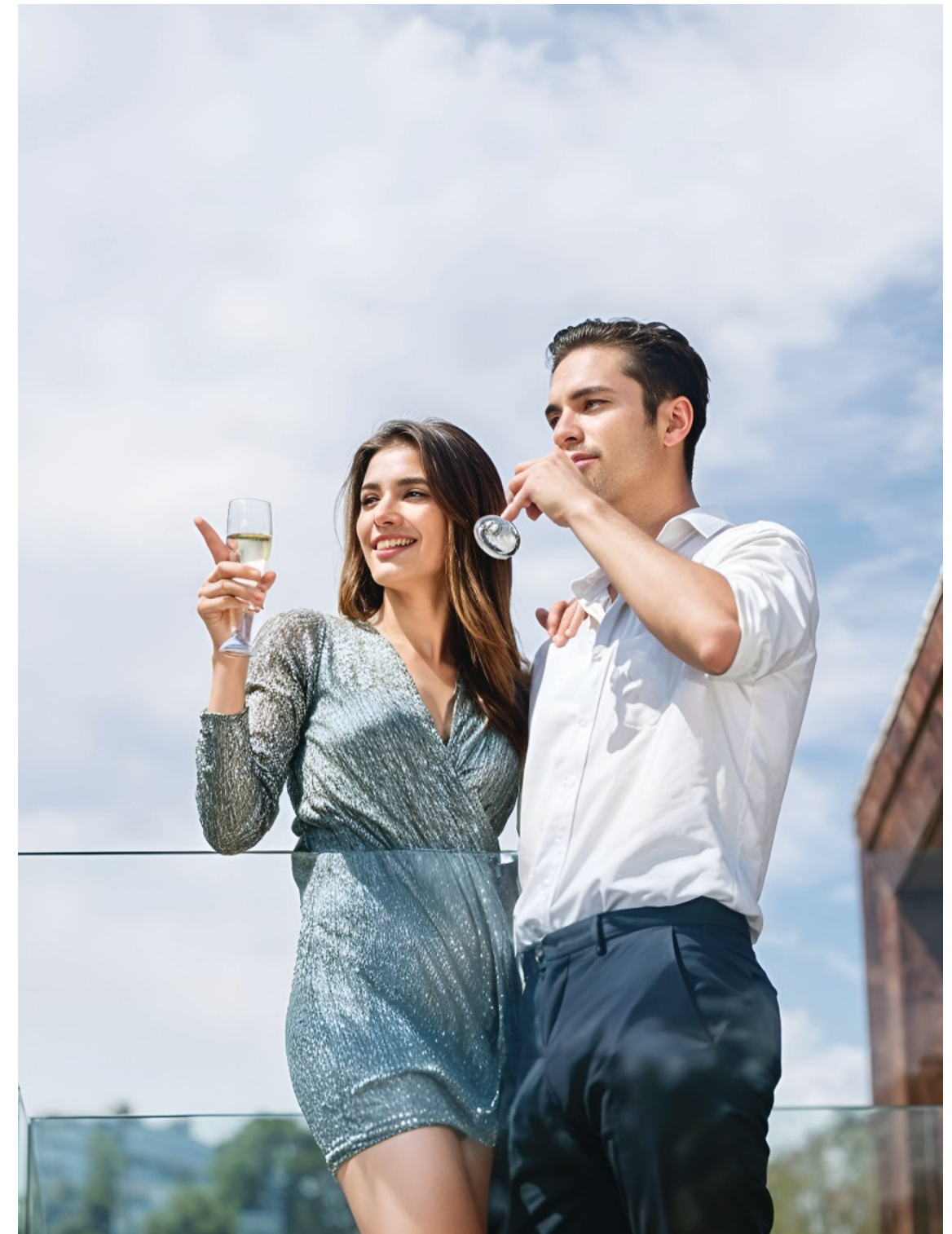
CLUBHOUSE

Welcome to Recreation

Spread over almost 47,000 sq ft the two multi-storey clubhouses are the epitome of luxury.

Dive into the deluxe open-to-sky swimming pool or cherish special moments with your loved ones at the banquet hall.

Over a 47,000 sq ft,
double height club,
overlooking a lake ...



CLUBHOUSE



Double-height Banquet Hall

With a lake-view to enjoy.

CLUBHOUSE

Indoor Gym

Improve your physique in your
very own club.

CLUBHOUSE

কেটে যায় অনেক মুহূর্ত, চোখের পলকে

Pickleball Court

Crafted for individuals who value both leisure and sophistication, the Pickleball court promises moments of pure delight.



Rooftop Swimming Pool

Sun-drenched moments, starlit swims.
Experience the magic of
an open-air swimming pool.



CLUBHOUSE

Wellness Zone

Find your tribe. Fuel your passion.
Indulge premium wellness.



CLUBHOUSE

Lounge

An invitation to unwind,
or just chat with your friends.

CLUBHOUSE

Convenience Store

Life just got a whole lot easier. Imagine a world where groceries, snacks, and even that forgotten birthday gift are just an elevator ride away, with an all exclusive Convenience Store..



ATM

With an on-site ATM within your residence, your financial needs are met with ease and accessibility, anytime, day or night.





APARTMENTS

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

APARTMENTS

A range of living spaces

From spacious 2 BHK to roomy 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 the needs of every family.

Well Ventilated Apartments

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

Great View

You 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, maximising space for a truly intelligent living experience.



Living Room

Crafted for contemporary living, this space is designed to inspire and rejuvenate.

Master Bedroom

Thoughtfully designed bedrooms, where comfort is paramount.

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

Anodised/Powder Coated
Aluminum windows

SANITARYWARE

Sanitaryware of reputed make

ELECTRICALS

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



An artistic illustration of a family of four having a picnic in a lush park. A woman in a green kurta and white pants sits on the left, gesturing while talking to a young girl in a blue shirt. A man in a white shirt and a young boy in a yellow shirt sit on the right, both reaching for food from a basket. In front of them is a plate of fruit including bananas and grapes. A woven picnic basket sits on the grass to the left. The background features a calm lake, dense green trees, and a bright, sunny sky. The overall style is painterly and vibrant.

Live like a painting

A beautiful backdrop for life's most precious moments.
It's a place where life blossoms, and connections deepen
with every shared moment.



The architecture of Urban Lakes
is a testament to artistic vision.
Each building, a stroke of genius,
creates a harmonious symphony
of form and function.
It's urban living elevated,
where aesthetics meet practicality.



Live like a painting

Architect's Vision

Renowned architect Ricardo Bofill brought his signature expertise and global perspective to the design of Urban Lakes. Inspired by geometrical patterns and the harmony of Mediterranean and Arab architecture, 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 prioritises 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 specialises 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.

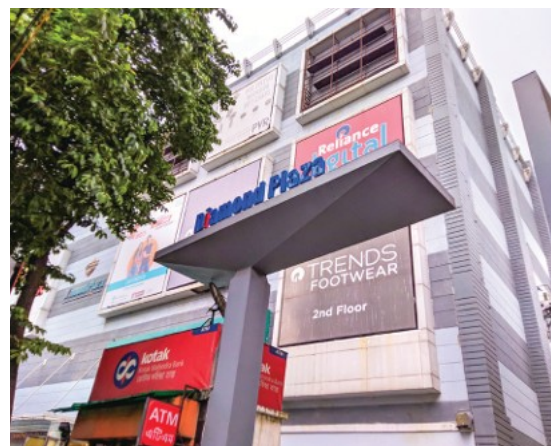
**3.5 Decades • 25+ Projects Completed • 7000+ Happy Residents
Currently Developing 11 Million sq ft**



Morya BL Shah Road Off New Alipore



Navya Doltala Jessore Road



Diamond Plaza 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



