

GET READY TO SOAK IN *nature*





THERE'S NO PLACE LIKE HOME

There's more to a home than just an address. It is a reflection of who you are, how you live and what your lifestyle is. Reflecting your life and times to the world in all its sophisticated opulence and spellbinding vibrant hues is Lake Side 2. A contemporary lifestyle gated community of 352 lifestyle apartments perched on 6 sprawling acres close to the Puzhal Lake is promoted by Sugul & Damani, an enterprising property development company and a group company of the business major Sugul & Damani with diversified business ventures.



LIFESTYLE AMENITIES



Childrens Play Area Multipurpose hall Indoor Games Gym 24/7 Security CCTV Camera Intercom Fully Furnished Guest Room

EXPERIENCE THE JOY OF COMFORT LIVING

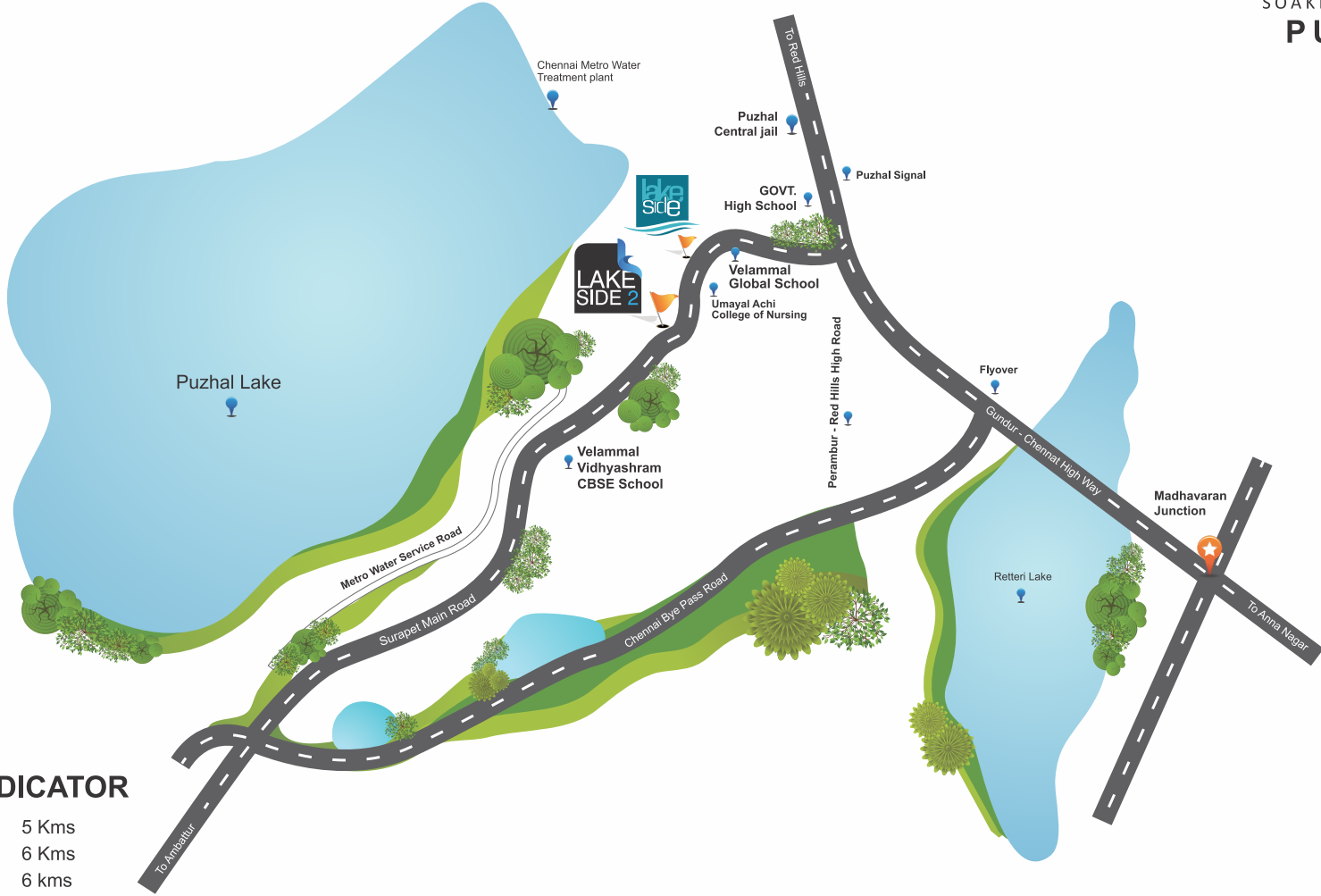
Life is pursuing your dreams to live the way you love to in a place where your heart desires and your mind appreciates. Lake Side 2 is one such place where life blooms beautifully in space-efficiently designed living spaces. Designed for living in comfort and convenience, this inviting development is thoughtfully planned with the best living facilities and lifestyle leisure amenities. Every apartment at Lake Side 2 comes with maximum floor space and ample ventilation for free flow of natural light and breeze. With options to choose from single bedroom apartment in sizes of 584 sq.ft to 597 sq.ft, 2 bedroom apartments of 978 sq.ft to 1014 sq.ft. and 3 bedroom apartments from 1382 sq.ft to 1626 sq.ft., you can pick a home that fits your need and your budget.



THE ROAD TO FINE LIVING

DISTANCE INDICATOR

Madhavaram	-	5 Kms
Red Hills	-	6 Kms
Kolathur	-	6 kms
Perambur	-	8 kms
Villivakkam	-	8 kms
Ambattur	-	8 Kms
Anna Nagar	-	10 Kms
Chennai Central	-	14 kms
Chennai Airport	-	29 kms



QUALITY SPECIFICATIONS

Specifications

Flooring

The flooring in living, dining, bedrooms, and kitchen will be of Premium Vitrified tiles of Simpolo/Euro/Spaniso/Ceracon or equivalent. The flooring in balconies, toilets & utility area will be of anti skid ceramic tiles.

Note: Size, Color and brand will be as per the choice of the BUILDER depending on bulk availability.

Wall Tiling

- a. Kitchen will have first quality ceramic wall tiles for 2 feet above the platform level.
- b. Toilet will have first quality ceramic wall tiles for 7 feet height from floor level.
- c. Service areas will have ceramic tile for 4 feet height all around.

Note: Size, Color and brand will be as per the choice of the BUILDER depending on bulk availability.

Kitchen

- a. Black granite counter top will be provided. RCC platform will be provided.
- b. Stainless steel sink without a drain board will be provided.
- c. One loft of RCC will be provided in the kitchen.

Doors / Windows / Ventilators

- a. Main door will be Pre -Hung door of Engineered wood / African teak wood / equivalent frame with decorative veneered door shutter or equivalent
- b. Bedroom doors will be Pre -Hung door of engineered wood / sal/marandi / equivalent wood frame with paneled skin shutters / equivalent.
- c. Toilet doors will be Pre -Hung door of engineered wood / sal/marandi / equivalent wood frame with flush shutter / equivalent.
- d. Aluminum/ UPVC French doors with sliding shutter without grill will be provided.
- e. Aluminium/ UPVC 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 Finishes

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

Note: The color of the paint wherever not mentioned will be as per the choice of the BUILDER

Electrical

- a. 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.
- b. Separate meter will be provided for each flat in the main board located outside the flat at the place of our choice.
- c. Common meters will be provided for common services in the main board.
- d. Split AC provision will be provided in the master bedroom. Only pipe provision will be provided in the other bedrooms.
- e. 15A plug points will be provided for Fridge and Washing machine at appropriate location. Master Bedroom toilets will have 15A Geyser provision.
- f. The wiring for 5A points will be of 1.0sq.mm rating adequate for equipments of capacity of 750W and 15A points will be of 2.5sq.mm rating adequate for equipments of capacity of 1500W. AC wiring will be of 4 sq.mm which can take up a capacity of 2 tones.
- g. Standby manual operated generator for minimum essential points in common areas will be provided.
- h. Inverter provision will be provided for minimum essential points inside the flat without electrification.

TV and Telephone Cable

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

Plumbing & Sanitary

- a. All toilets will be provided with floor mounted closet.
 - b. High quality chromium plated fittings of Jaguar/Cera or equivalent will be provided.
- Note: Alterations, Fixing of grills and placement of A/C outdoor units in elevation will not be entertained under any circumstances.





TYPE - F
TYPICAL FLOOR PLAN
FIRST, SECOND, THIRD & FOURTH FLOOR



BLOCK - A
TYPICAL FLOOR PLAN

3 BHK APARTMENT	
FLAT	SALEABLE AREA
A	1551
B	1551
C	1626
D	1464
E	1551
F	1626
G	1551
H	1626
J	1626
K	1626





3 BHK APARTMENT	
FLAT	SALEABLE AREA
A	1382
B	1382
C	1445
D	1382
E	1382
F	1445
G	1382
H	1382

**BLOCK - B
TYPICAL FLOOR PLAN**



**BLOCK - D
TYPICAL FLOOR PLAN**

1 BHK APARTMENT	
FLAT	SALEABLE AREA
A	584
B	597
C	597
D	597
E	597
F	584





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.

PROJECT PROMOTERS



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