

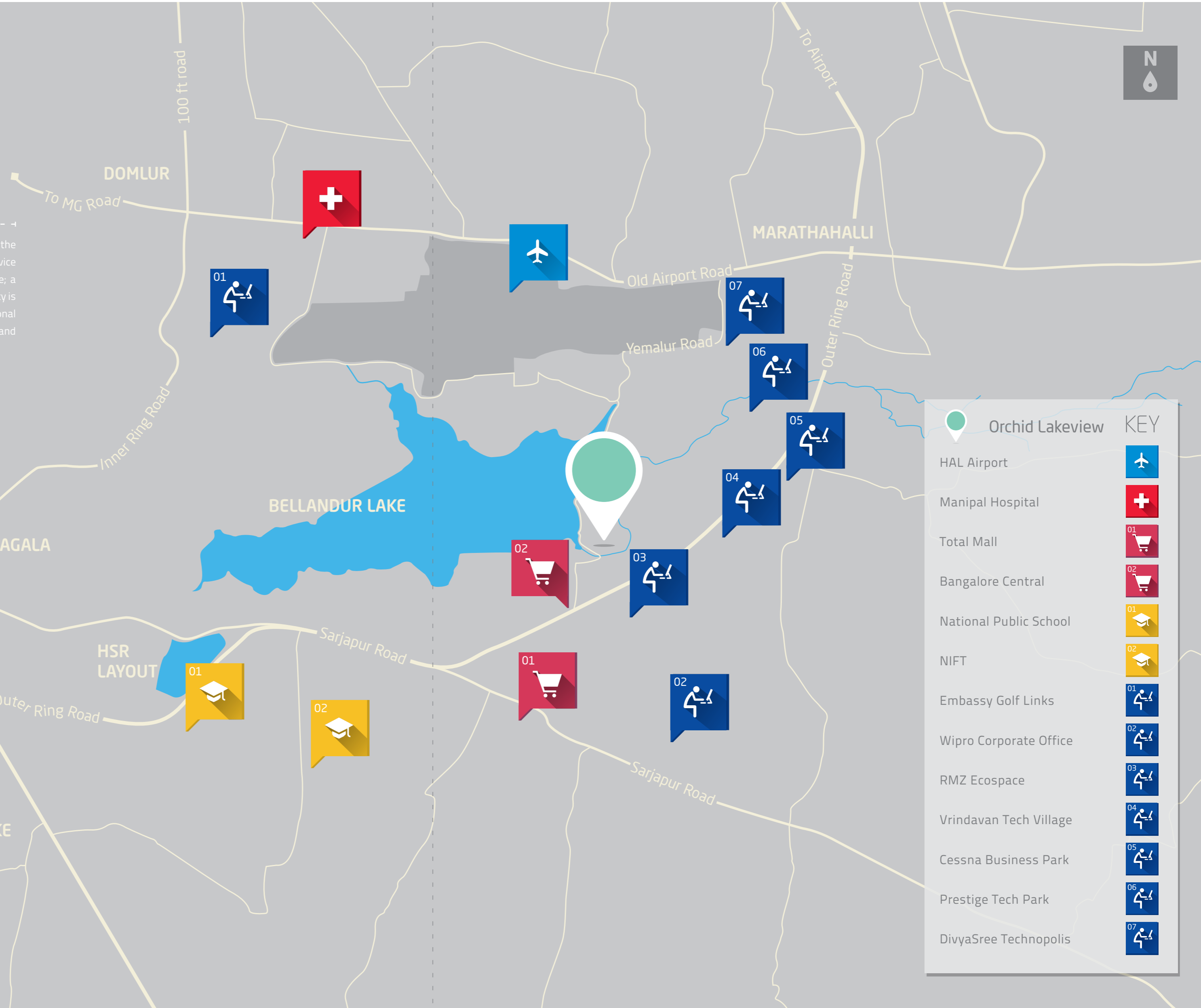
Goyal & Co.

HARIYANA GROUP

Neighbourhood

Lakeview is in an ideal location for both investment & practical use

Where a home is located determines the kind of space we build, the nature of people it needs to cater to and the facilities needed to service these residents. Orchid Lakeview is located facing Bellandur Lake; a region of Bangalore that needs little introduction. This prime property is strategically placed in the midst of work spaces, malls and educational institutions. Bellandur is an ideal location for both investment and practical use; epitomising the nature and energy of new Bangalore.



Orchid Lakeview KEY

- HAL Airport
- Manipal Hospital
- Total Mall
- Bangalore Central
- National Public School
- NIFT
- Embassy Golf Links
- Wipro Corporate Office
- RMZ Ecospace
- Vrindavan Tech Village
- Cessna Business Park
- Prestige Tech Park
- DivyaSree Technopolis

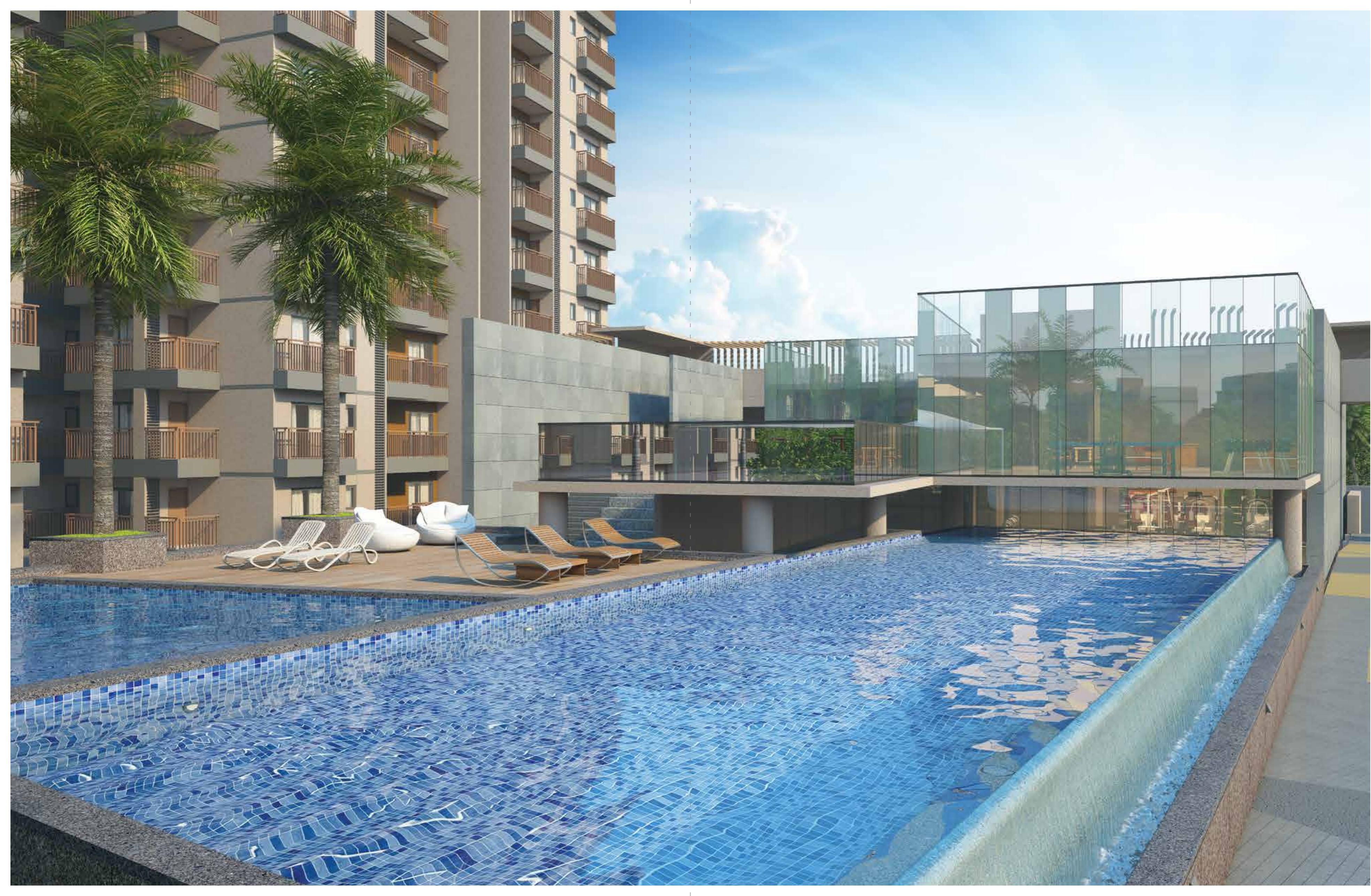
Community

Elegant, potent & efficient. These 3 words best sum up Orchid Lakeview.

Consisting of 2 main blocks that tower 15 storeys into the air. The project will be home to 336 families spread across a mix of 2 and 3 bedroom apartments. Zones have been carved out to meet various needs and demographics, from sports facilities to spaces designed to just relax and unwind.

An 8 meter wide driveway encircles the 2 blocks and is the main motorable track for the project. Vehicles can drive around the blocks and access both surface and covered car parks. The zone between the driveway and the compound wall has largely been planned to be a mix of open, recreational spaces that have unique flavours of their own. These open, green spaces occupy a considerable amount of land and can be used for multiple purposes, from a morning jog to just relaxing on a park bench and watching the world go by.





Podium

is the most iconic aspect of Lakeview and hosts a long list of amenities and lifestyle enhancing facilities.

The 2 blocks are separated by a large pedestrian-friendly amenities zone; the Podium. The Podium is the most iconic aspect of Lakeview and is home to a long list of amenities and lifestyle enhancing facilities.

This exciting epicentre of the project is equipped with an infinity edge swimming pool that has a toddler pool attached to it. A gymnasium, a large childrens play area, a seating area for the elderly, a multi-purpose hall and a host of indoor activities will also be available at the clubhouse.



AMENITIES

On the Ground floor

1. Entrance plaza with Security room
2. Drop off plaza for each Block
3. Basket ball court / Multipurpose court
4. Garden seat wall
5. Expansive Green spaces
6. Central passive recreational space
7. Leisure garden walking / jogging path
8. Entry feature landscape

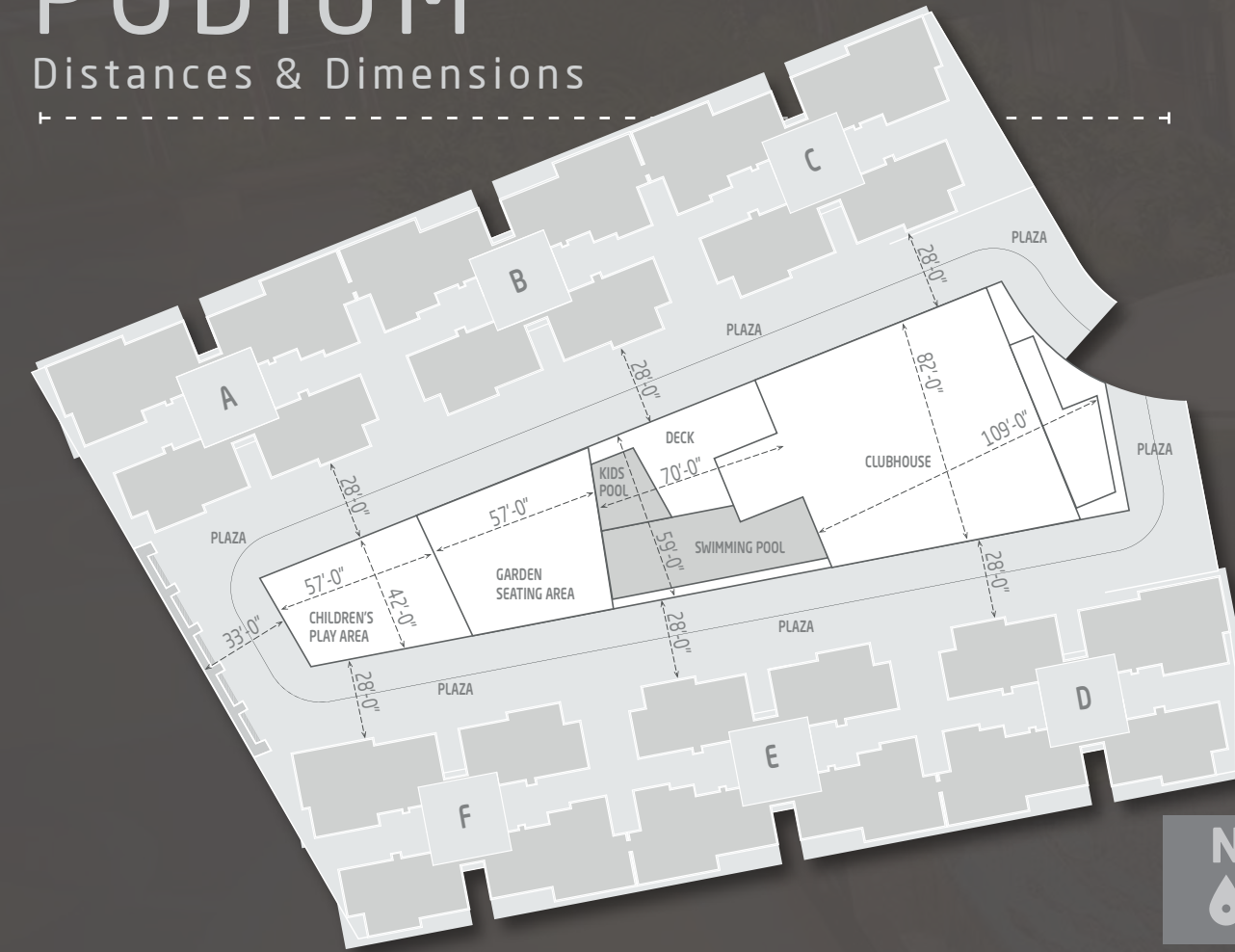
At the Podium level

1. Swimming pool with kids pool
2. Senior recreational area
3. Children's play area
4. Clubhouse*

*Clubhouse comprises a Gym room, Table tennis room, Table games room, Multi use terrace, Party Hall.

PODIUM

Distances & Dimensions



2 Level Clubhouse
8000 sft

Pool & Deck Area
4300 sft

Lawns & Seating
2885 sft

Children's Play Area
2375 sft



FLIP PAGE OVER



Home

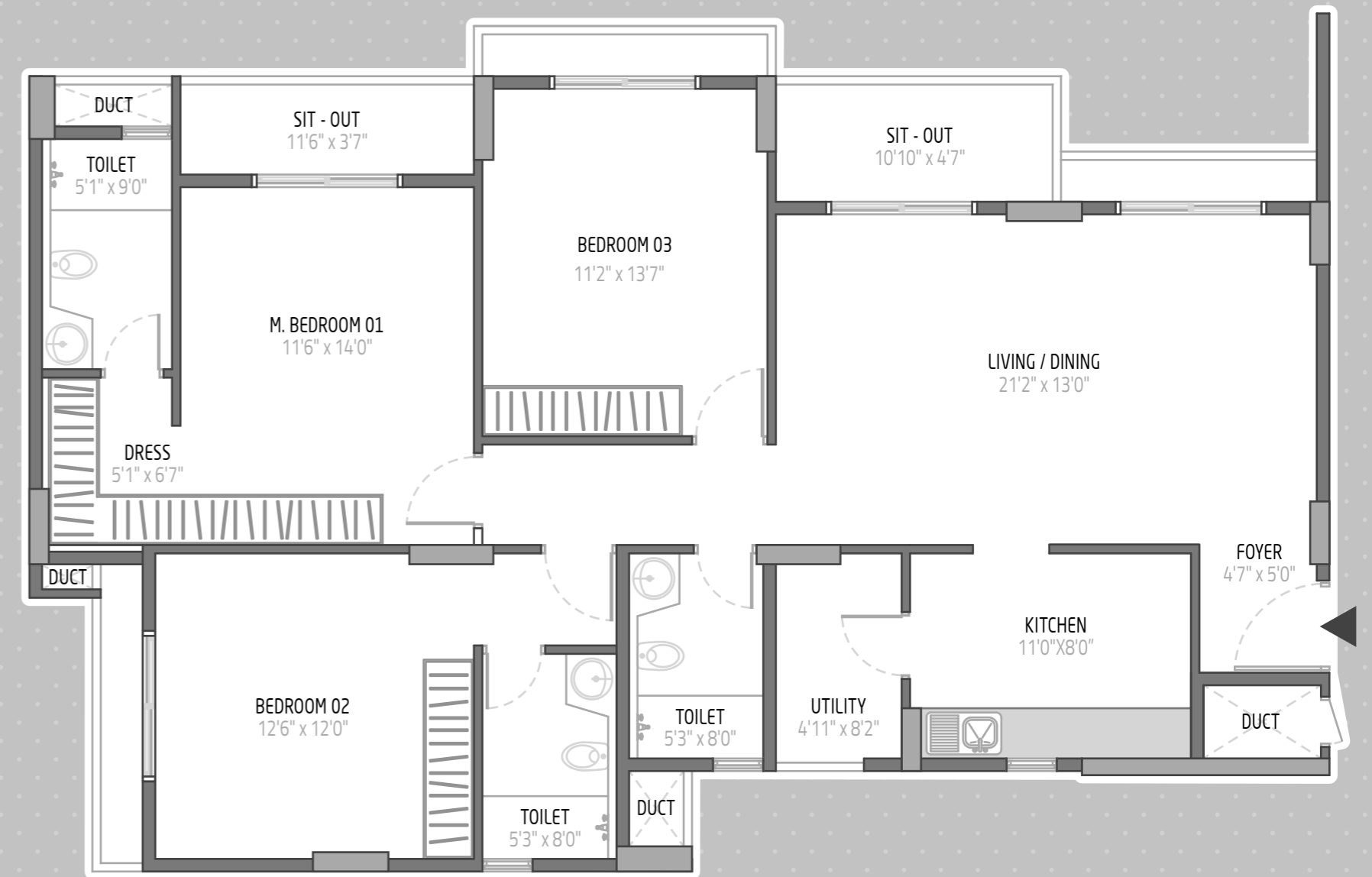
where the efficient utilization of space is imperative

There is no point in having an apparently large apartment that isn't planned well. The efficient utilization of space is imperative. Optimising carpet space and reducing corridor space has enabled us to achieve efficient plans across both the 2 and 3 bedroom variants. Lakeview offers apartments that range between 1281 to 1830 sqft. The utility space across apartments has been visually tucked away. So even if you prefer the aesthetic of an open kitchen, guests in the dining and living areas will not see any laundry drying

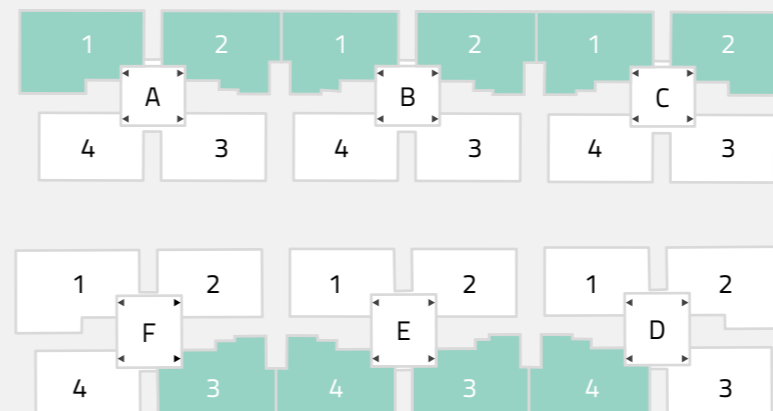
3 BHK APARTMENTS

1830 sft

130 units in this type



N Key Plan Layout

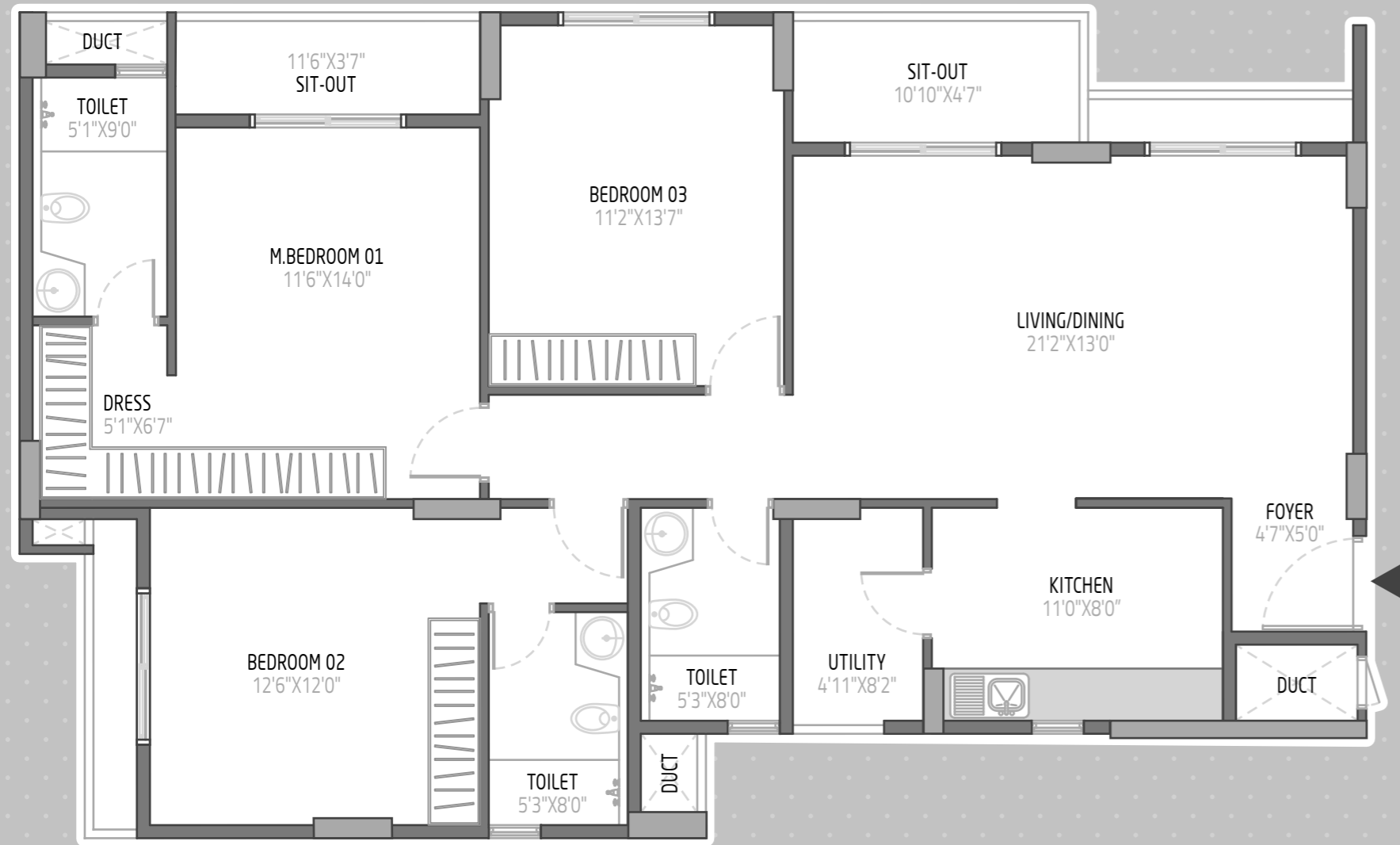


Apartment numbers of this type

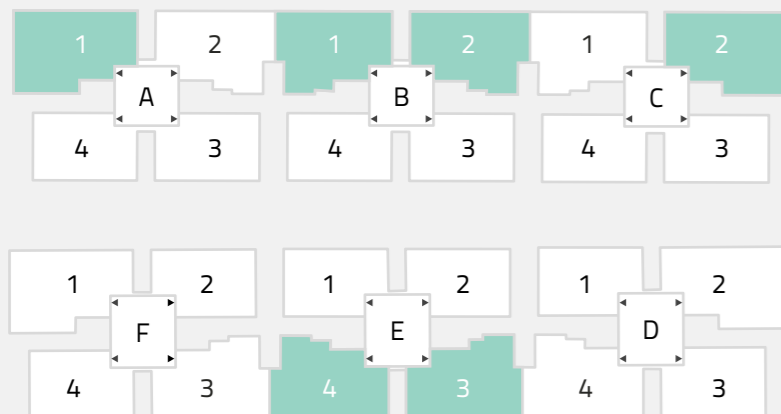
A block	A block	B block	B block	C block
201, 301 to 1401	202, 302 to 1402	201, 301 to 1401	202, 302 to 1402	201, 301 to 1401
C block	D block	E block	E block	F block
202, 302 to 1402	204, 304 to 1404	203, 303 to 1403	204, 304 to 1404	203, 303 to 1403

1798 sft

6 units in this type



N Key Plan Layout



Apartment numbers of this type

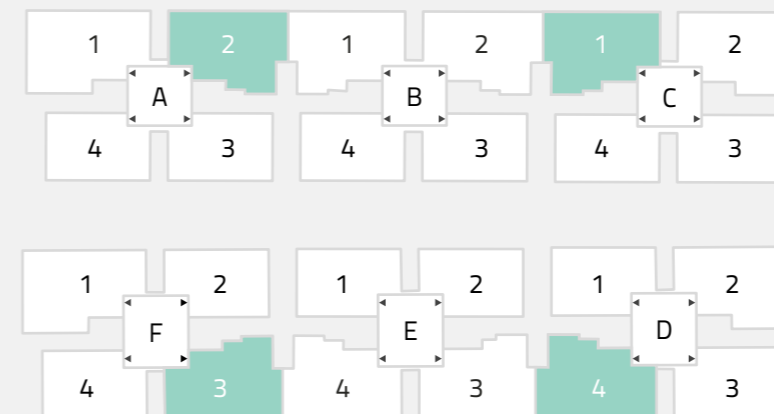
A block	B block	B block
101	101	102
C block	E block	E block
102	103	104

1767 sft

4 units in this type



N Key Plan Layout

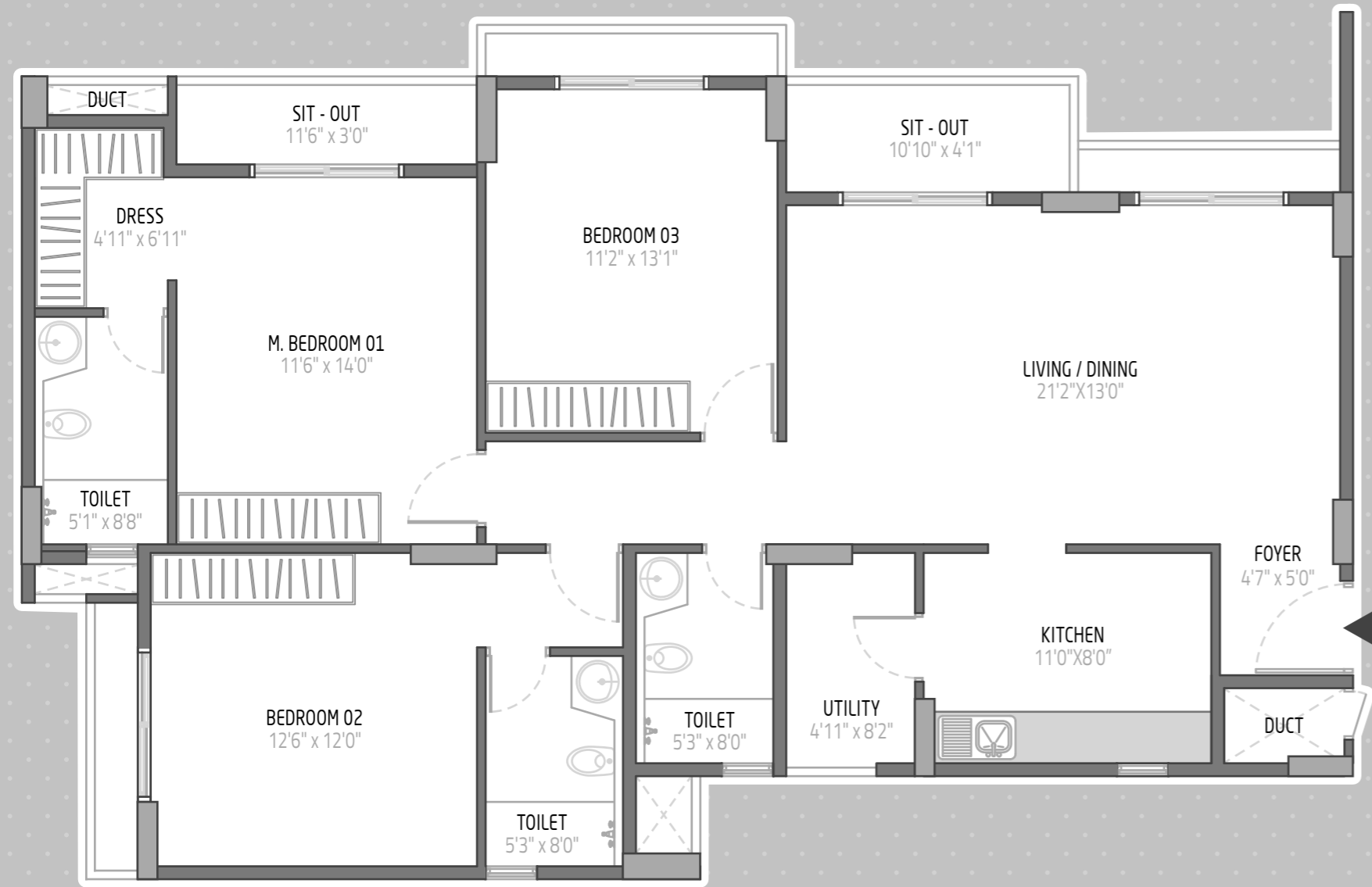


Apartment numbers of this type

A block	C block
102	101
D block	F block
104	103

1800 sft

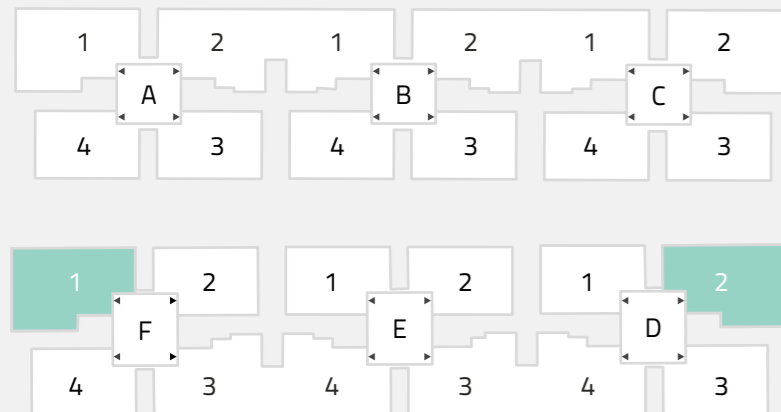
26 units in this type



N Key Plan Layout

Apartment numbers of this type

D block	F block
202, 302 to 1402	201, 301 to 1401



1771 sft

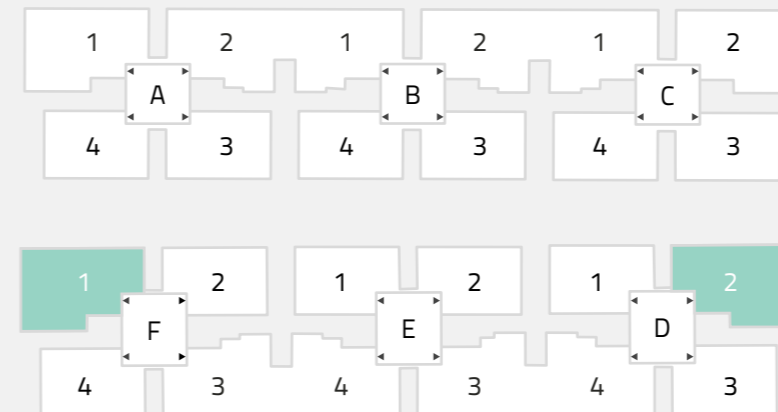
2 units in this type



N Key Plan Layout

Apartment numbers of this type

D block	F block
102	101



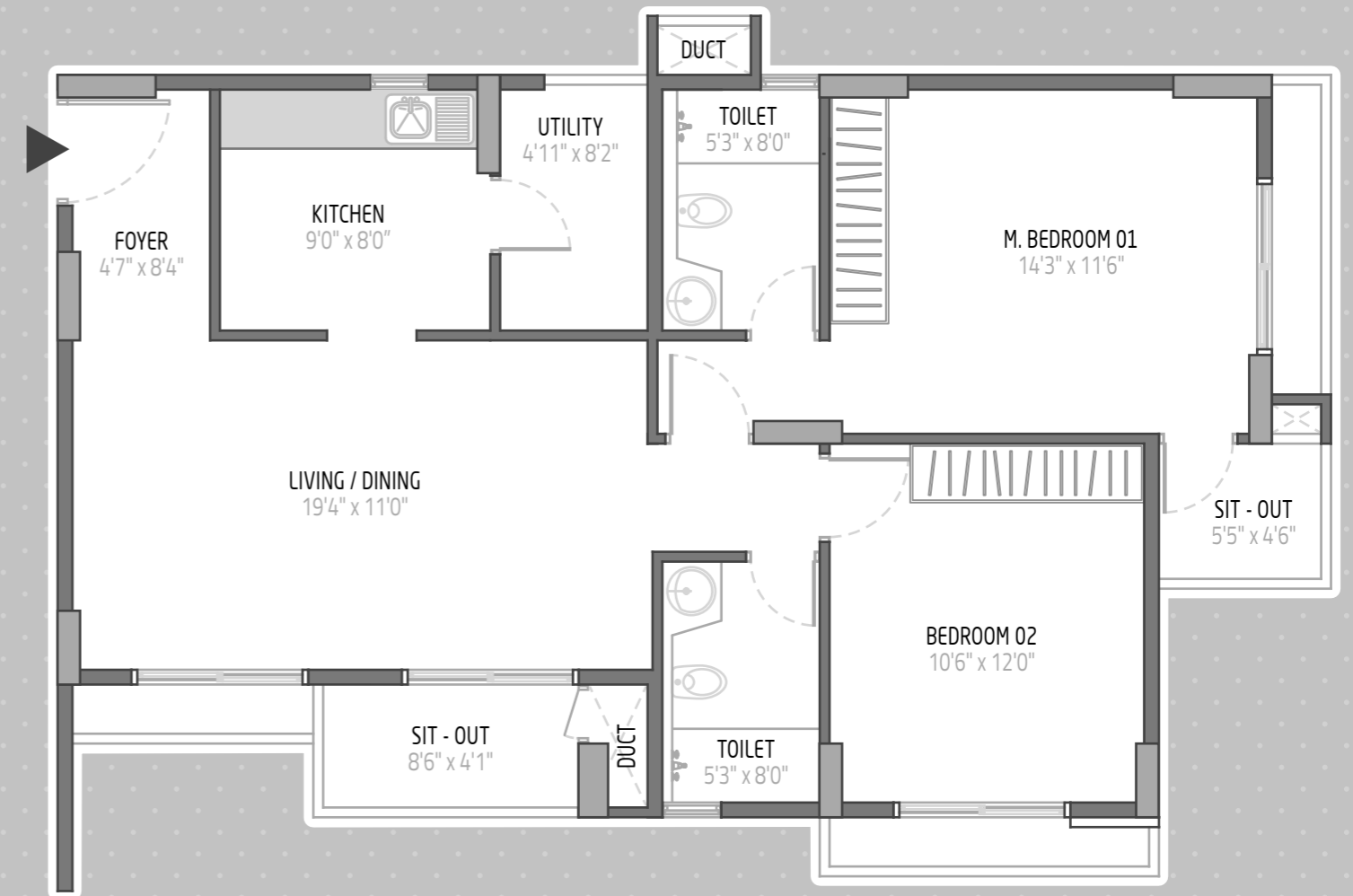


2 BHK APARTMENTS

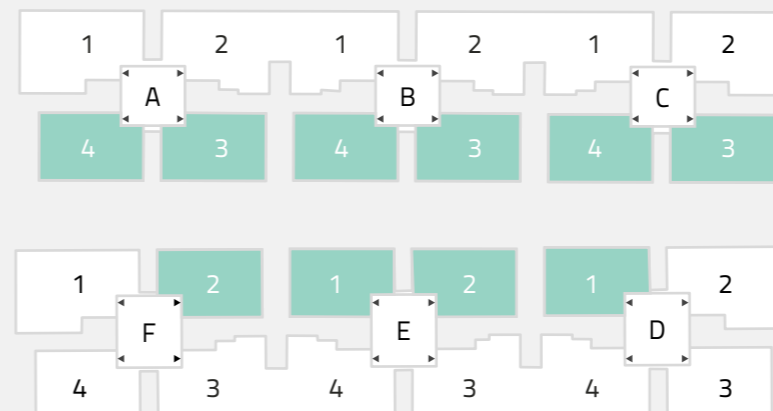


1281 sft

130 units in this type



Key Plan Layout

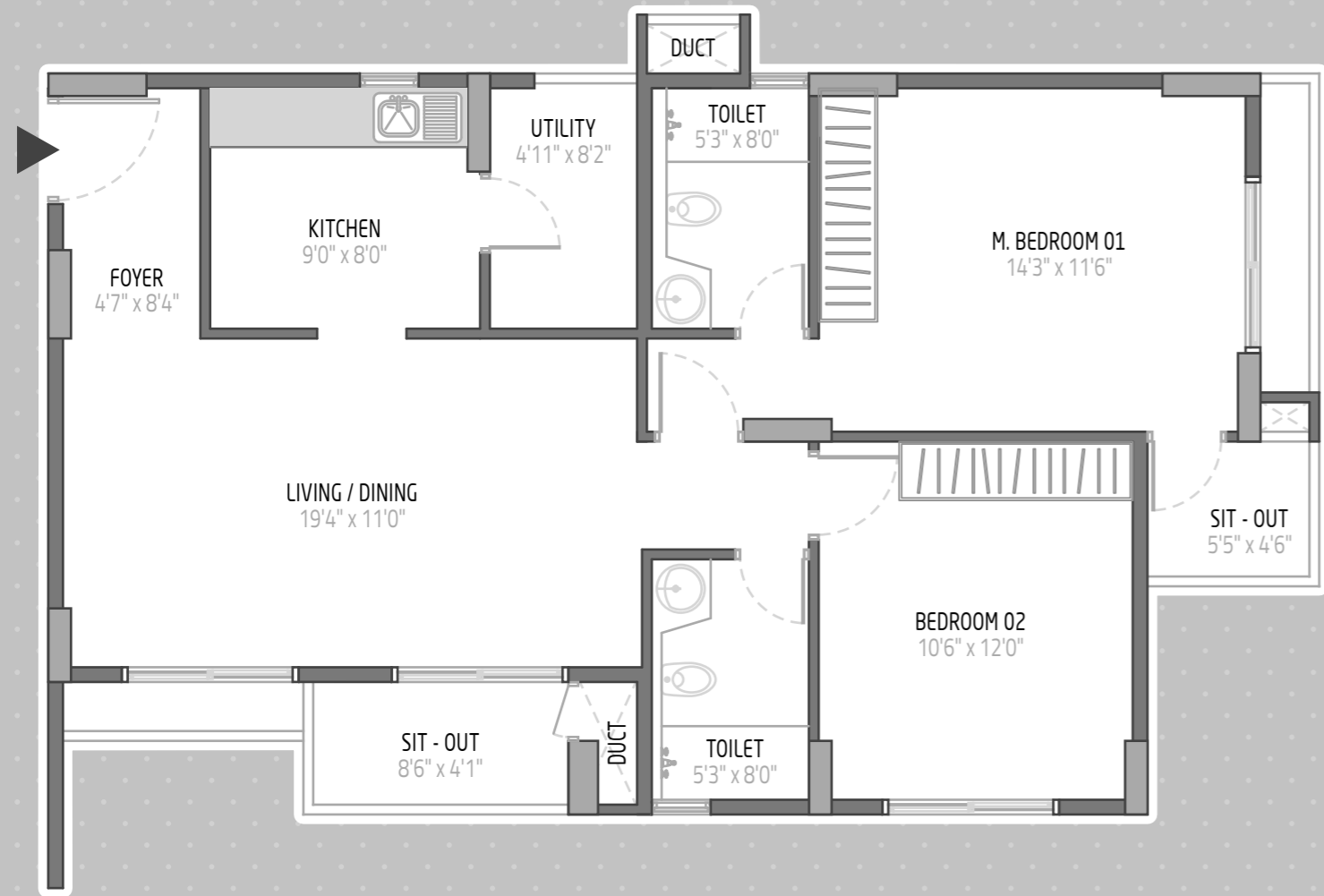


Apartment numbers of this type

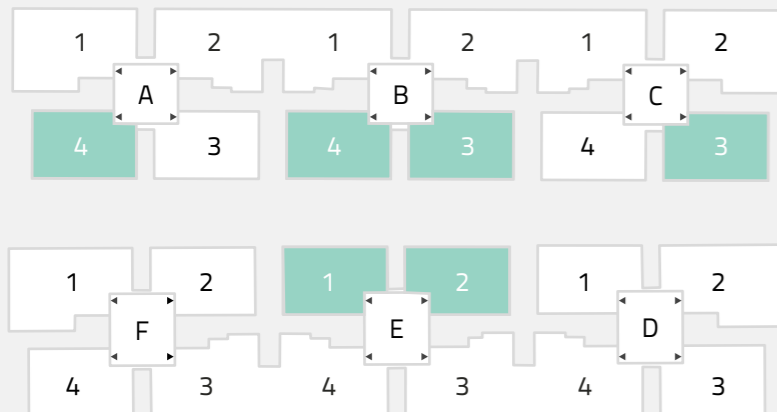
A block	A block	B block	B block	C block
203, 303 to 1403	204, 304 to 1404	203, 303 to 1403	204, 304 to 1404	203, 303 to 1403
C block	D block	E block	E block	F block
204, 304 to 1404	201, 301 to 1401	201, 301 to 1401	202, 302 to 1402	202, 302 to 1402

1252 sft

6 units in this type



N Key Plan Layout



Apartment numbers of this type

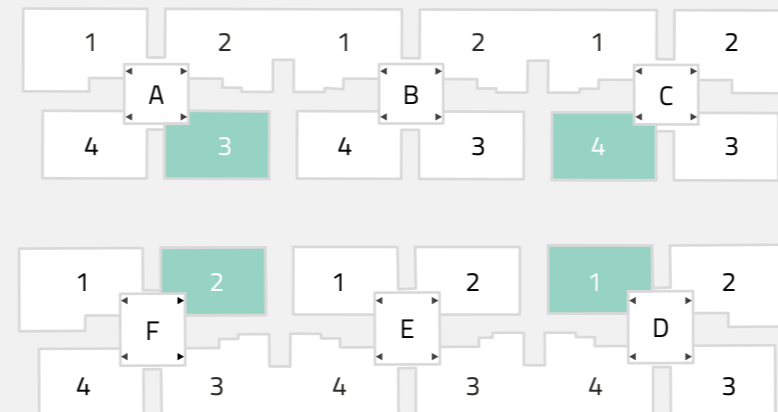
A block	B block	B block
104	103	104
C block	E block	E block
103	101	102

1211 sft

4 units in this type



N Key Plan Layout

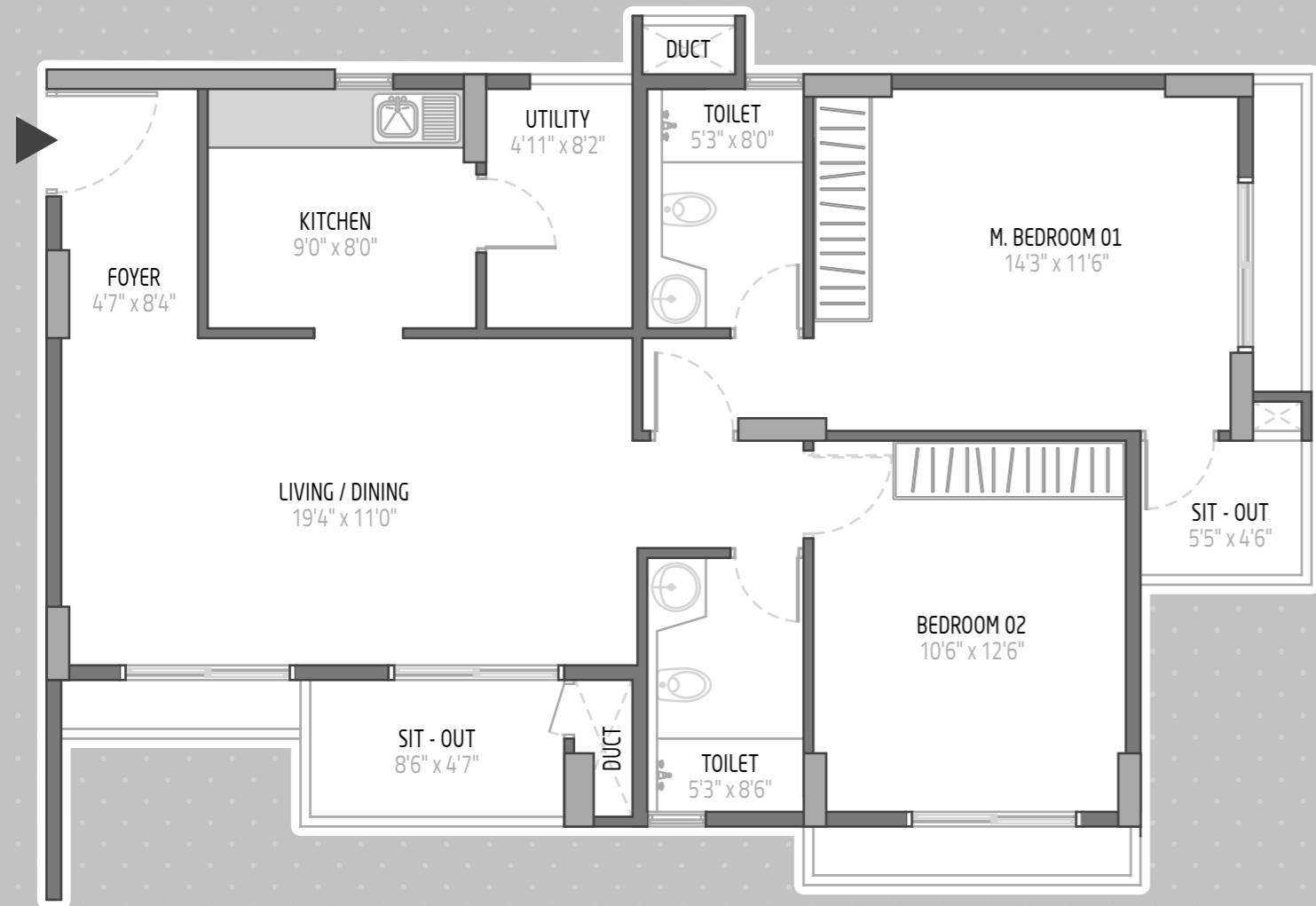


Apartment numbers of this type

A block	C block
103	104
D block	F block
101	102

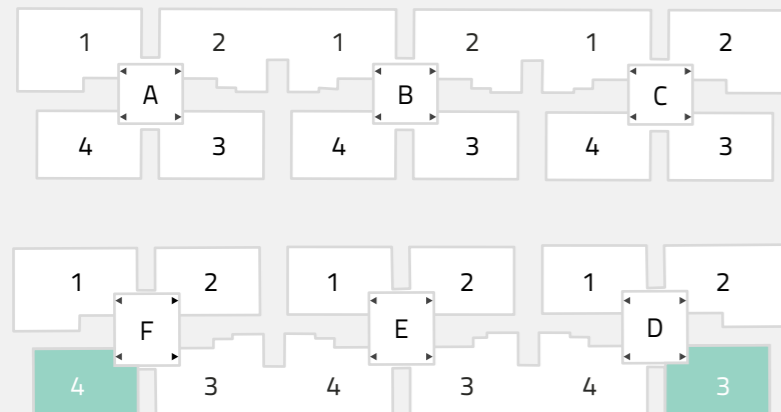
1299 sft

26 units in this type



N Key Plan Layout

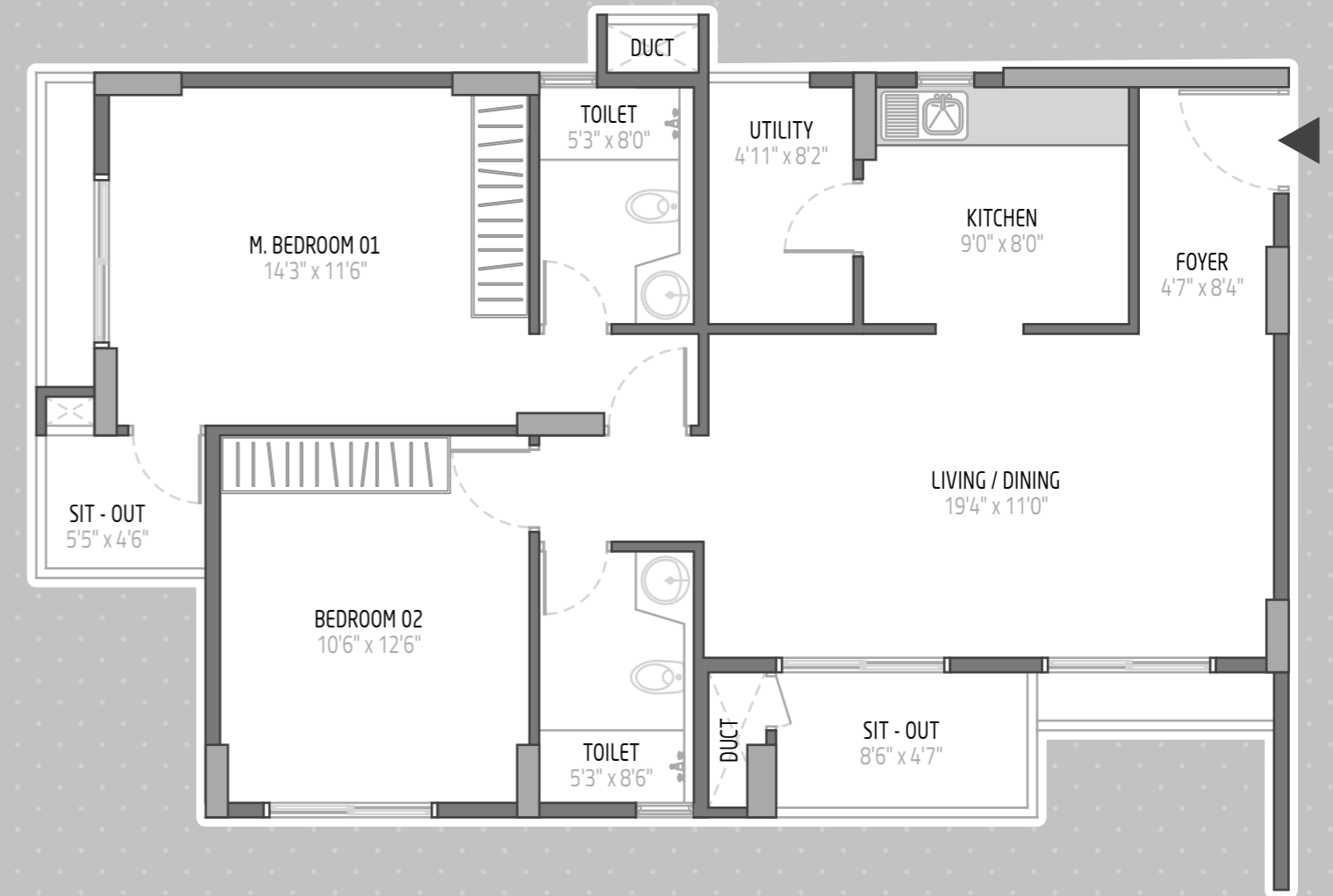
Apartment numbers of this type



D block	F block
203, 303 to 1403	204, 304 to 1404

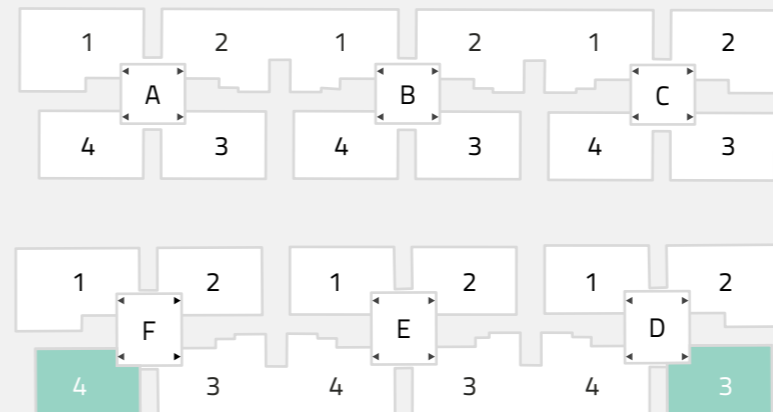
1270 sft

2 units in this type



N Key Plan Layout

Apartment numbers of this type



D block	F block
103	104



SPECIFICATIONS



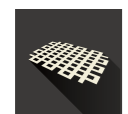
STRUCTURE

- Seismic Zone 2 compliant structure
- Solid Block Masonry



WALL FINISHING

- Internal Walls & Ceiling finished with Oil Bound Distemper
- External Walls painted with weather coat/weather shield paints



FLOORING

- Vitrified Tiles for complete flat
- Ceramic Tiles for balconies & utility areas
- Lobbies with rustic, vitrified tiles
- Staircase with polished Kota stone/granite



DOORS & WINDOWS

- Main doors with teak wood frames and teak finish flush doors
- Other doors with Sal wood frames with moulded panel doors
- Powder coated aluminium/UPVC windows and balcony doors with plain glass in two tracks. Three tracks only in living room balconies.



KITCHEN

- Kitchen counter 20mm thick granite with single drain board sink
- Cladding with ceramic tiles 2' above kitchen platform



TOILETS

- Ceramic Tiles dado up to 7' height
- Grid false ceiling
- CP fittings of Jaguar or equivalent
- EWC and ceramic basins of Cera or equivalent in all toilets



ELECTRICAL

- 2BHK: 4KW KPTCL supply & 0.75KW DG backup
- 3 BHK: 5KW KPTCL supply & 1KW DG backup
- 100% DG backup for pumps, lifts & common area



WATER SUPPLY

- CPVC line for water supply
- UPVC/PVC lines for soil, drainage and external lines
- Sewage treatment plant
- Rain water harvesting system



LIFTS

- 2 automatic lifts for each tower