

DEVELOPER



CO-DEVELOPERS



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Concept & Design by: BerfeBee.in

Lagūnabay
LIFE ALWAYS FRESHER

FLOOR PLANS



LET'S TAKE A
CLOSE LOOK

WITNESS YOUR DREAM
TURNING TRUE



LEGENDS

- 1 Main Entry
- 2 Pond
- 3 Guard Room
- 4 Main Entrance to Tower 1
- 5 Seating Area
- 6 Main Entrance to Tower 3
- 7 Main Entrance to Tower 2
- 8 Exit
- 9 Barbeque Deck
- 10 Viewing Deck
- 11 Sky Walk



MATHESWARTALA ROAD
UPCOMING 80 FEET WIDE ROAD





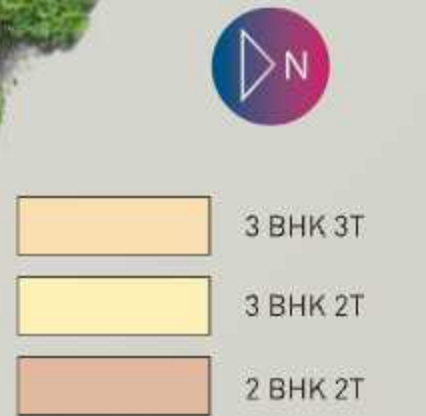
LEGENDS

- 1 Main Entry
- 2 Pond
- 3 Guard Room
- 4 Main Entrance to Tower 1
- 5 Feature Wall

- 6 Seating Area
- 7 Main Entrance to Tower 3
- 8 Buffer Trees
- 9 Accent Tree
- 10 Water Feature

- 11 Topiary Plants
- 12 Rocks as a sculpture
- 13 Main Entrance to Tower 2
- 14 Parking
- 15 Bamboo Screen

- 16 Exit
- 17 Party Lawn
- 18 Deck
- 19 Swimming Pool
- 20 Kid's Swimming Pool
- 21 Green Area



FLOOR PLAN

TOWER -1
TYPICAL FLOOR PLAN

Floor	Flat No.	Flat Type	Carpet Area without Balcony/ Triple Height Balcony & with C.B. (Sq.ft.)	Total Carpet Area with Balcony/Triple Height Balcony & C.B. (Sq.ft.)	Builtup Area with Balcony/ Triple Height Balcony & C.B. (Sq.ft.)	Super Builtup Area of Flat with C.B. (Sq.ft.)	Terrace Area (Sq.ft.)	Super Builtup Area of Flat + 50% of Terrace (Sq.ft.)	Final Chargeable Area (Round Off) (Sq.ft.)	Store Room Carpet Area (Sq.ft.)	Store Room BUA incl. Proportionate Area of Lobby and Toilet (Sq.ft.)	Store Room SBUA (Sq.ft.)
2 & 4 to 18	B	3 BHK	750	791	874	1200	-	-	1200	40	76	104
2	E	1 BHK	-	539	602	825	-	-	825	40	76	104
4 to 18	A	3 BHK	940	987	1078	1481	-	-	1481	40	76	104
5	C	3 BHK	787	832	917	1260	311	1415	1415	40	76	104
6 to 18	C	3 BHK	787	832	917	1260	-	-	1260	40	76	104
5	D	3 BHK	790	840	921	1265	113	1322	1322	40	76	104
6 to 18	D	3 BHK	790	840	921	1265	-	-	1265	40	76	104



KEYPLAN



TOWER 1 | FLAT A



AREA STATEMENT

Floor	Flat No.	Flat Type	Carpet Area without Balcony/ Triple Height Balcony & with C.B. [Sq.ft.]	Total Carpet Area with Balcony/Triple Height Balcony & C.B. [Sq.ft.]	Builtup Area with Balcony/ Triple Height Balcony & C.B. [Sq.ft.]	Super Builtup Area of Flat with C.B. [Sq.ft.]	Terrace Area [Sq.ft.]	Super Builtup Area of Flat + 50% of Terrace [Sq.ft.]	Final Chargeable Area (Round Off) [Sq.ft.]	Store Room Carpet Area [Sq.ft.]	Store Room BUA incl. Proportionate Area of Lobby and Toilet [Sq.ft.]	Store Room SBUA [Sq.ft.]
4 to 18	A	3 BHK	940	987	1078	1481	-	-	1481	40	76	104

TOWER 1 | FLAT B



AREA STATEMENT

Floor	Flat No.	Flat Type	Carpet Area without Balcony/ Triple Height Balcony & with C.B. [Sq.ft.]	Total Carpet Area with Balcony/Triple Height Balcony & C.B. [Sq.ft.]	Builtup Area with Balcony/ Triple Height Balcony & C.B. [Sq.ft.]	Super Builtup Area of Flat with C.B. [Sq.ft.]	Terrace Area [Sq.ft.]	Super Builtup Area of Flat + 50% of Terrace [Sq.ft.]	Final Chargeable Area (Round Off) [Sq.ft.]	Store Room Carpet Area [Sq.ft.]	Store Room BUA incl. Proportionate Area of Lobby and Toilet [Sq.ft.]	Store Room SBUA [Sq.ft.]
2 & 4 to 18	B	3 BHK	750	791	874	1200	-	-	1200	40	76	104

TOWER 1 | FLAT C



AREA STATEMENT

Floor	Flat No.	Flat Type	Carpet Area without Balcony/ Triple Height Balcony & with C.B. [Sq.ft.]	Total Carpet Area with Balcony/Triple Height Balcony & C.B. [Sq.ft.]	Builtup Area with Balcony/ Triple Height Balcony & C.B. [Sq.ft.]	Super Builtup Area of Flat with C.B. [Sq.ft.]	Terrace Area [Sq.ft.]	Super Builtup Area of Flat + 50% of Terrace [Sq.ft.]	Final Chargeable Area [Round Off] [Sq.ft.]	Store Room Carpet Area [Sq.ft.]	Store Room BUA incl. Proportionate Area of Lobby and Toilet [Sq.ft.]	Store Room SBUA [Sq.ft.]
5	C	3 BHK	787	832	917	1260	311	1415	1415	40	76	104
6 to 18	C	3 BHK	787	832	917	1260	-	-	1260	40	76	104

TOWER 1 | FLAT D



AREA STATEMENT

Floor	Flat No.	Flat Type	Carpet Area without Balcony/ Triple Height Balcony & with C.B. [Sq.ft.]	Total Carpet Area with Balcony/Triple Height Balcony & C.B. [Sq.ft.]	Builtup Area with Balcony/ Triple Height Balcony & C.B. [Sq.ft.]	Super Builtup Area of Flat with C.B. [Sq.ft.]	Terrace Area [Sq.ft.]	Super Builtup Area of Flat + 50% of Terrace [Sq.ft.]	Final Chargeable Area [Round Off] [Sq.ft.]	Store Room Carpet Area [Sq.ft.]	Store Room BUA incl. Proportionate Area of Lobby and Toilet [Sq.ft.]	Store Room SBUA [Sq.ft.]
5	D	3 BHK	790	840	921	1265	113	1322	1322	40	76	104
6 to 18	D	3 BHK	790	840	921	1265	-	-	1265	40	76	104

FLOOR PLAN



KEYPLAN

TOWER -2
TYPICAL FLOOR PLAN

Floor	Flat No.	Flat Type	Carpet Area without Balcony/ Triple Height Balcony & with C.B. [Sq.ft.]	Total Carpet Area with Balcony/Triple Height Balcony & C.B. [Sq.ft.]	Builtup Area with Balcony/ Triple Height Balcony & C.B. [Sq.ft.]	Super Builtup Area of Flat with C.B. [Sq.ft.]	Terrace Area [Sq.ft.]	Super Builtup Area of Flat + 50% of Terrace [Sq.ft.]	Final Chargeable Area (Round Off) [Sq.ft.]	Store Room Carpet Area [Sq.ft.]	Store Room BUA incl. Proportionate Area of Lobby and Toilet [Sq.ft.]	Store Room SBUA [Sq.ft.]
4	A	3 BHK	947	986	1079	1483	-	-	1483	39	80	110
5 to 18	A	3 BHK	947	986	1079	1479	-	-	1479	39	80	110
4	B	3 BHK	862	903	984	1348	195	1445	1445	39	80	110
5 to 18	B	3 BHK	862	903	984	1348	-	-	1348	39	80	110
4 to 18	C	2 BHK	600	676	742	1016	-	-	1016	-	-	-
4 to 18	D	3 BHK	940	983	1064	1458	-	-	1458	39	80	110
5 to 18	E	3 BHK	815	864	949	1300	-	-	1300	39	80	110



TOWER 2 | FLAT A



AREA STATEMENT

Floor	Flat No.	Flat Type	Carpet Area without Balcony/ Triple Height Balcony & with C.B. [Sq.ft.]	Total Carpet Area with Balcony/Triple Height Balcony & C.B. [Sq.ft.]	Builtup Area with Balcony/ Triple Height Balcony & C.B. [Sq.ft.]	Super Builtup Area of Flat with C.B. [Sq.ft.]	Terrace Area [Sq.ft.]	Super Builtup Area of Flat + 50% of Terrace [Sq.ft.]	Final Chargeable Area [Round Off] [Sq.ft.]	Store Room Carpet Area [Sq.ft.]	Store Room BUA incl. Proportionate Area of Lobby and Toilet [Sq.ft.]	Store Room SBUA [Sq.ft.]
4	A	3 BHK	947	986	1079	1483	-	-	1483	39	80	110
5 to 18	A	3 BHK	947	986	1079	1479	-	-	1479	39	80	110

TOWER 2 | FLAT B



AREA STATEMENT

Floor	Flat No.	Flat Type	Carpet Area without Balcony/ Triple Height Balcony & with C.B. [Sq.ft.]	Total Carpet Area with Balcony/Triple Height Balcony & C.B. [Sq.ft.]	Builtup Area with Balcony/ Triple Height Balcony & C.B. [Sq.ft.]	Super Builtup Area of Flat with C.B. [Sq.ft.]	Terrace Area [Sq.ft.]	Super Builtup Area of Flat + 50% of Terrace [Sq.ft.]	Final Chargeable Area [Round Off] [Sq.ft.]	Store Room Carpet Area [Sq.ft.]	Store Room BUA incl. Proportionate Area of Lobby and Toilet [Sq.ft.]	Store Room SBUA [Sq.ft.]
4	B	3 BHK	862	903	984	1348	195	1445	1445	39	80	110
5 to 18	B	3 BHK	862	903	984	1348	-	-	1348	39	80	110

TOWER 2 | FLAT C



AREA STATEMENT

Floor	Flat No.	Flat Type	Carpet Area without Balcony/ Triple Height Balcony & with C.B. [Sq.ft.]	Total Carpet Area with Balcony/Triple Height Balcony & C.B. [Sq.ft.]	Builtup Area with Balcony/ Triple Height Balcony & C.B. [Sq.ft.]	Super Builtup Area of Flat with C.B. [Sq.ft.]	Terrace Area [Sq.ft.]	Super Builtup Area of Flat + 50% of Terrace [Sq.ft.]	Final Chargeable Area [Round Off] [Sq.ft.]	Store Room Carpet Area [Sq.ft.]	Store Room BUA incl. Proportionate Area of Lobby and Toilet [Sq.ft.]	Store Room SBUA [Sq.ft.]
4 to 18	C	2 BHK	600	676	742	1016	-	-	1016	-	-	-

TOWER 2 | FLAT D



AREA STATEMENT

Floor	Flat No.	Flat Type	Carpet Area without Balcony/ Triple Height Balcony & with C.B. [Sq.ft.]	Total Carpet Area with Balcony/Triple Height Balcony & C.B. [Sq.ft.]	Builtup Area with Balcony/ Triple Height Balcony & C.B. [Sq.ft.]	Super Builtup Area of Flat with C.B. [Sq.ft.]	Terrace Area [Sq.ft.]	Super Builtup Area of Flat + 50% of Terrace [Sq.ft.]	Final Chargeable Area [Round Off] [Sq.ft.]	Store Room Carpet Area [Sq.ft.]	Store Room BUA incl. Proportionate Area of Lobby and Toilet [Sq.ft.]	Store Room SBUA [Sq.ft.]
4 to 18	D	3 BHK	940	983	1064	1458	-	-	1458	39	80	110

TOWER 2 | FLAT E



AREA STATEMENT

Floor	Flat No.	Flat Type	Carpet Area without Balcony/ Triple Height Balcony & with C.B. [Sq.ft.]	Total Carpet Area with Balcony/Triple Height Balcony & C.B. [Sq.ft.]	Builtup Area with Balcony/ Triple Height Balcony & C.B. [Sq.ft.]	Super Builtup Area of Flat with C.B. [Sq.ft.]	Terrace Area [Sq.ft.]	Super Builtup Area of Flat + 50% of Terrace [Sq.ft.]	Final Chargeable Area (Round Off) [Sq.ft.]	Store Room Carpet Area [Sq.ft.]	Store Room BUA incl. Proportionate Area of Lobby and Toilet [Sq.ft.]	Store Room SBUA [Sq.ft.]
5 to 18	E	3 BHK	815	864	949	1300	-	-	1300	39	80	110



EVENING VIEW

Artist's Impression

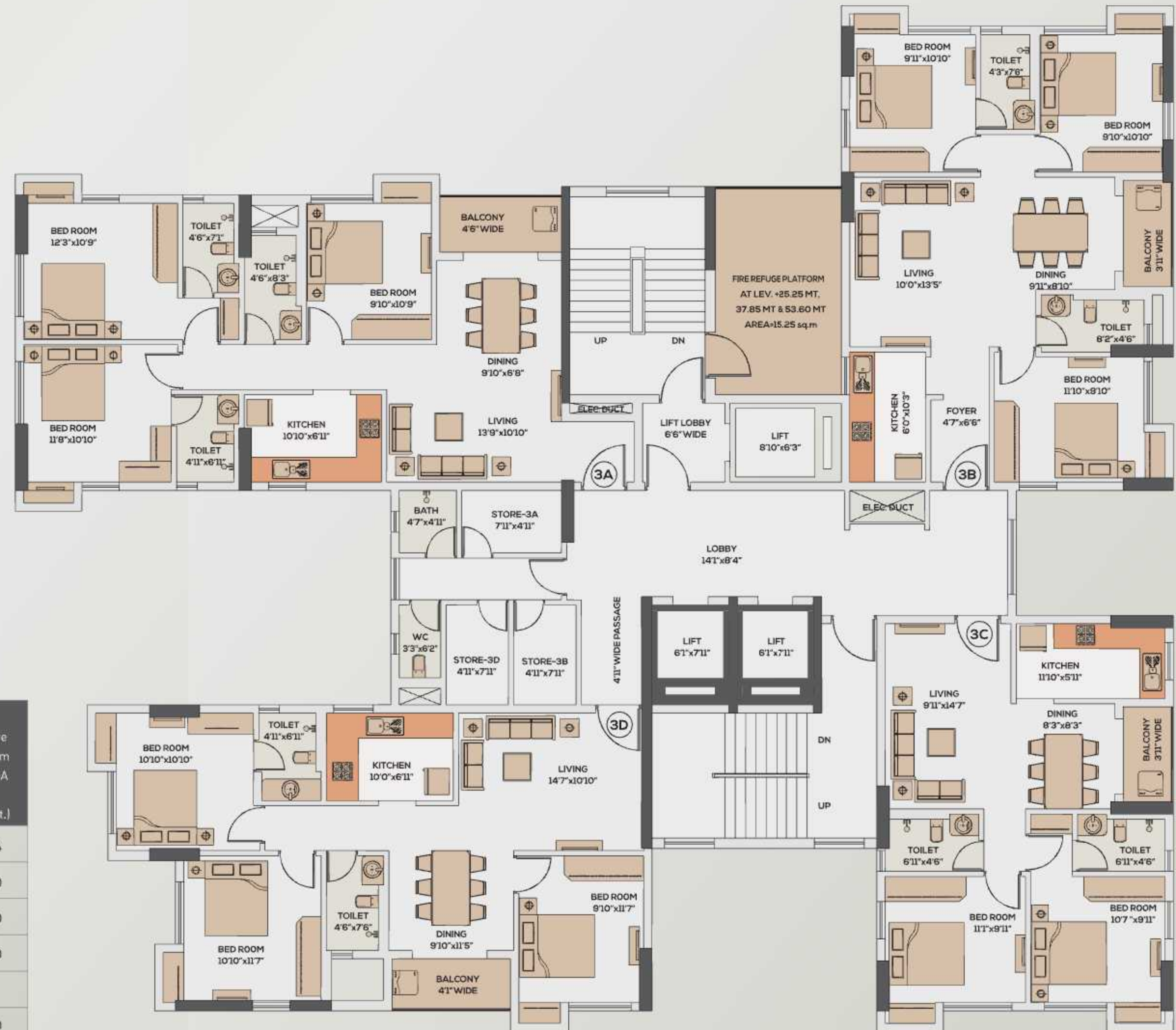
FLOOR PLAN



KEYPLAN

TOWER -3
TYPICAL FLOOR PLAN

Floor	Flat No.	Flat Type	Carpet Area without Balcony/ Triple Height Balcony & with C.B. [Sq.ft.]	Total Carpet Area with Balcony/Triple Height Balcony & C.B. [Sq.ft.]	Builtup Area with Balcony/ Triple Height Balcony & C.B. [Sq.ft.]	Super Builtup Area of Flat with C.B. [Sq.ft.]	Terrace Area [Sq.ft.]	Super Builtup Area of Flat + 50% of Terrace [Sq.ft.]	Final Chargeable Area (Round Off) [Sq.ft.]	Store Room Carpet Area [Sq.ft.]	Store Room BUA incl. Proportionate Area of Lobby and Toilet [Sq.ft.]	Store Room SBUA [Sq.ft.]
2	B	3 BHK	840	877	963	1319	164	1401	1401	64	127	174
4	B	3 BHK	840	877	963	1319	122	1380	1380	39	80	110
5 to 18	B	3 BHK	840	877	963	1319	-	-	1319	39	80	110
4 to 18	A	3 BHK	928	976	1073	1470	-	-	1470	39	80	110
4 to 18	C	2 BHK	635	670	746	1022	-	-	1022	-	-	-
5 to 18	D	3 BHK	848	891	983	1346	-	-	1346	39	80	110



TOWER 3 | FLAT A



AREA STATEMENT

Floor	Flat No.	Flat Type	Carpet Area without Balcony/ Triple Height Balcony & with C.B. [Sq.ft.]	Total Carpet Area with Balcony/Triple Height Balcony & C.B. [Sq.ft.]	Builtup Area with Balcony/ Triple Height Balcony & C.B. [Sq.ft.]	Super Builtup Area of Flat with C.B. [Sq.ft.]	Terrace Area [Sq.ft.]	Super Builtup Area of Flat + 50% of Terrace [Sq.ft.]	Final Chargeable Area [Round Off] [Sq.ft.]	Store Room Carpet Area [Sq.ft.]	Store Room BUA incl. Proportionate Area of Lobby and Toilet [Sq.ft.]	Store Room SBUA [Sq.ft.]
4 to 18	A	3 BHK	928	976	1073	1470	-	-	1470	39	80	110

TOWER 3 | FLAT B



AREA STATEMENT

Floor	Flat No.	Flat Type	Carpet Area without Balcony/ Triple Height Balcony & with C.B. [Sq.ft.]	Total Carpet Area with Balcony/Triple Height Balcony & C.B. [Sq.ft.]	Builtup Area with Balcony/ Triple Height Balcony & C.B. [Sq.ft.]	Super Builtup Area of Flat with C.B. [Sq.ft.]	Terrace Area [Sq.ft.]	Super Builtup Area of Flat + 50% of Terrace [Sq.ft.]	Final Chargeable Area [Round Off] [Sq.ft.]	Store Room Carpet Area [Sq.ft.]	Store Room BUA incl. Proportionate Area of Lobby and Toilet [Sq.ft.]	Store Room SBUA [Sq.ft.]
2	B	3 BHK	840	877	963	1319	164	1401	1401	64	127	174
4	B	3 BHK	840	877	963	1319	122	1380	1380	39	80	110
5 to 18	B	3 BHK	840	877	963	1319	-	-	1319	39	80	110

TOWER 3 | FLAT C



AREA STATEMENT

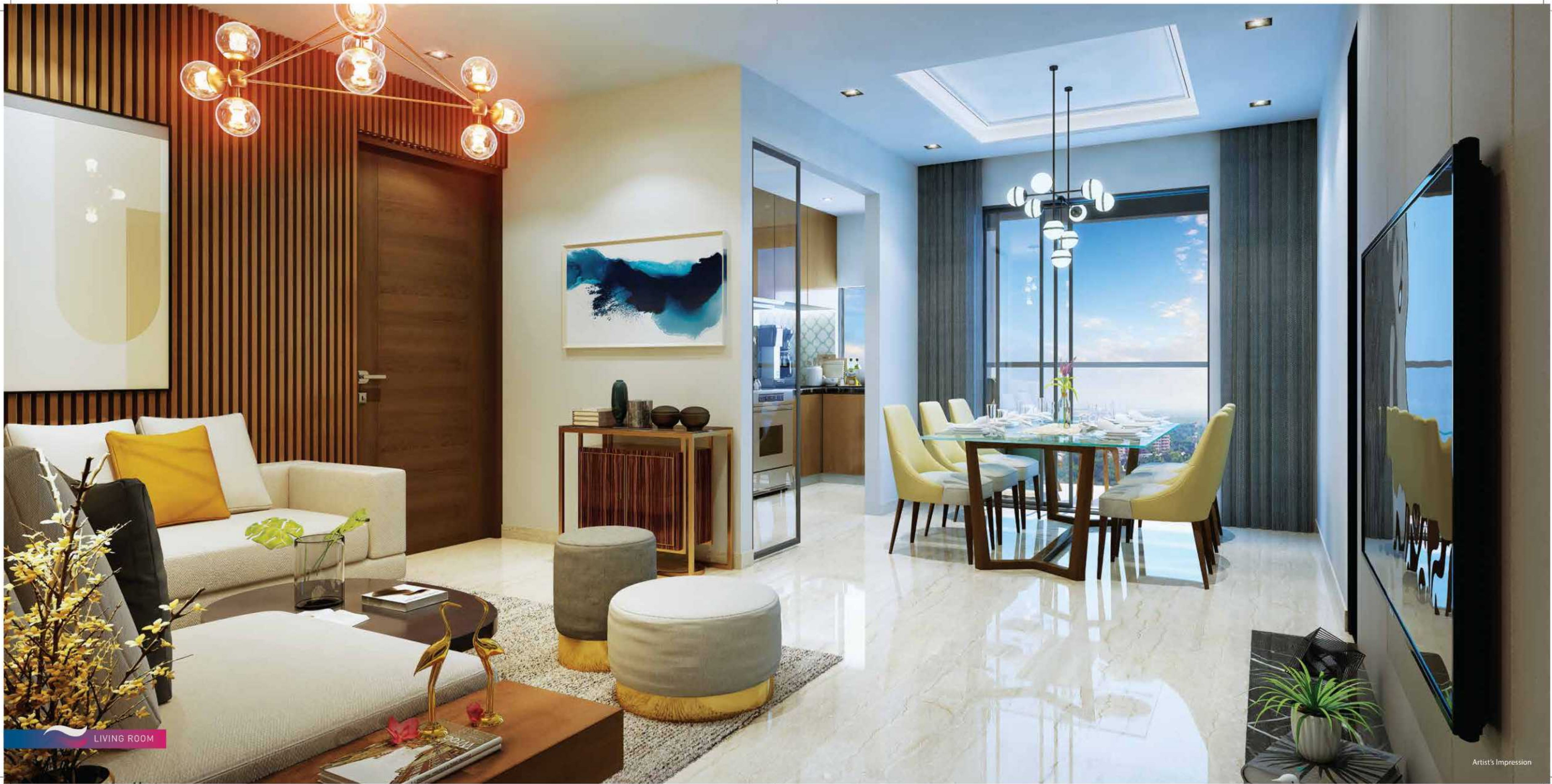
Floor	Flat No.	Flat Type	Carpet Area without Balcony/ Triple Height Balcony & with C.B. [Sq.ft.]	Total Carpet Area with Balcony/Triple Height Balcony & C.B. [Sq.ft.]	Builtup Area with Balcony/ Triple Height Balcony & C.B. [Sq.ft.]	Super Builtup Area of Flat with C.B. [Sq.ft.]	Terrace Area [Sq.ft.]	Super Builtup Area of Flat + 50% of Terrace [Sq.ft.]	Final Chargeable Area [Round Off] [Sq.ft.]	Store Room Carpet Area [Sq.ft.]	Store Room BUA incl. Proportionate Area of Lobby and Toilet [Sq.ft.]	Store Room SBUA [Sq.ft.]
4 to 18	C	2 BHK	635	670	746	1022	-	-	1022	-	-	-

TOWER 3 | FLAT D

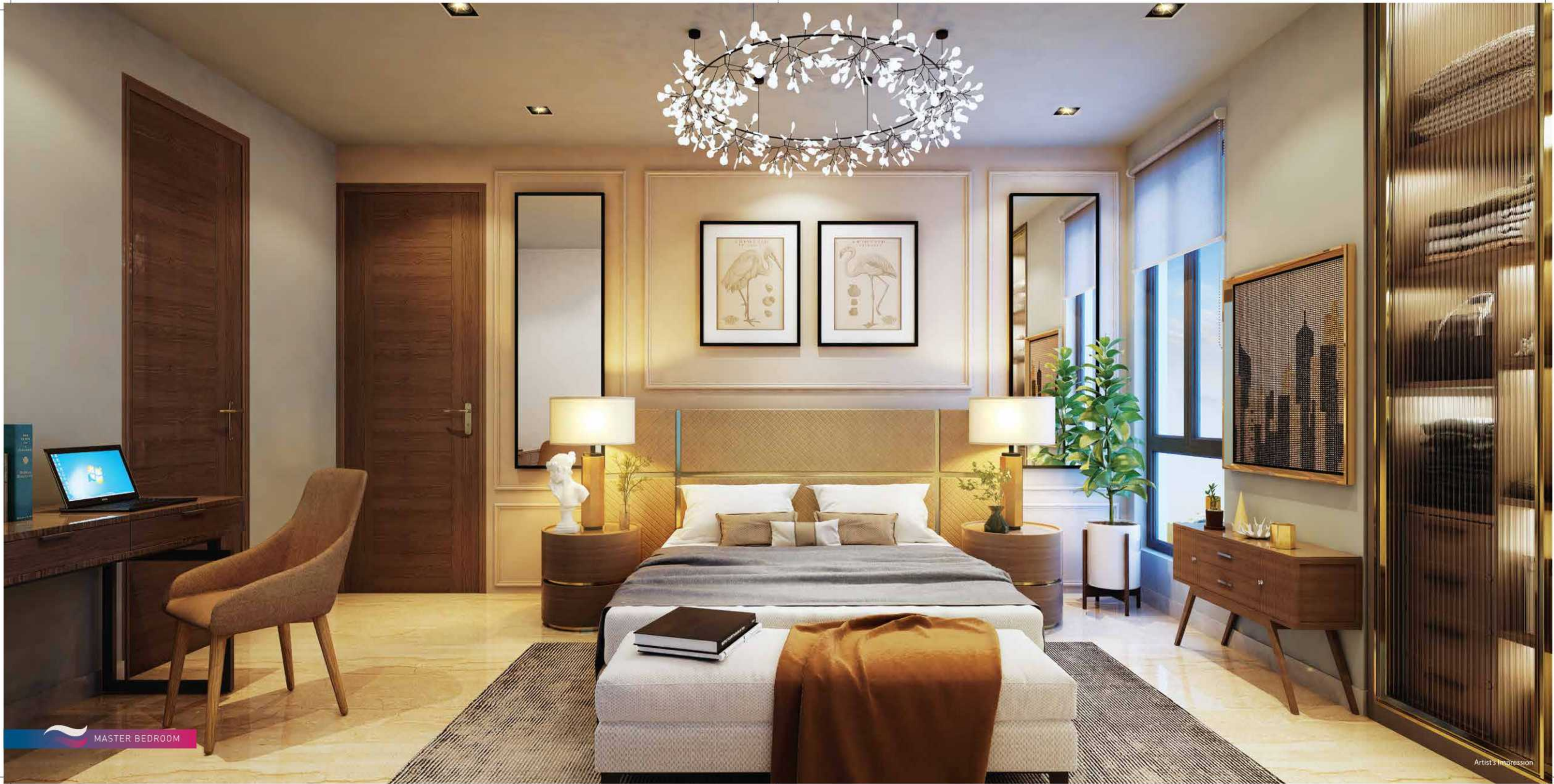


AREA STATEMENT

Floor	Flat No.	Flat Type	Carpet Area without Balcony/ Triple Height Balcony & with C.B. [Sq.ft.]	Total Carpet Area with Balcony/Triple Height Balcony & C.B. [Sq.ft.]	Builtup Area with Balcony/ Triple Height Balcony & C.B. [Sq.ft.]	Super Builtup Area of Flat with C.B. [Sq.ft.]	Terrace Area [Sq.ft.]	Super Builtup Area of Flat + 50% of Terrace [Sq.ft.]	Final Chargeable Area [Round Off] [Sq.ft.]	Store Room Carpet Area [Sq.ft.]	Store Room BUA incl. Proportionate Area of Lobby and Toilet [Sq.ft.]	Store Room SBUA [Sq.ft.]
5 to 18	D	3 BHK	848	891	983	1346	-	-	1346	39	80	110



LIVING ROOM



MASTER BEDROOM





SPECIFICATIONS

STRUCTURE

RCC structure

LIVING ROOM/DINING AREA

Flooring: Imported Marble

Wall: POP Finish

Ceiling: POP Finish

Main Door: Decorative Flush Door with Accessories - front side will be polished finish and the back side will be raw

Balcony: Aluminum Sliding Door with Full Glazing & toughened Glass railing

Windows: Anodized/Powder Coated Aluminum with clear glazing

Electrical: Concealed Wiring with modular switches of reputed make provision for telephone and television points

BEDROOMS

Flooring: Imported Marble

Wall: POP Finish

Ceiling: POP Finish

Door: Flush Doors

Windows: Anodized/Powder Coated Aluminum with clear glazing

Electrical: Concealed Wiring with modular switches of reputed make provision for power points

KITCHEN

Flooring: Imported Marble

Wall: POP Finish, wall tiles up to 2 feet height on all around wall over Vitrified slab counter

Ceiling: POP Finish

Windows: Anodized/Powder Coated Aluminum with clear glazing

Counter: Vitrified Slab with stainless steel sink

Electrical: Concealed Wiring with modular switches of reputed make. Water Filter Point, Exhaust Fan Point/Chimney Point and plug point for appliances.

Others: Provision for outlets for exhaust fan or Chimney.

TOILET

Flooring: Vitrified Tiles

Wall: Vitrified Tiles

Ceiling: POP Finish

Door: Flush Doors

Windows: Anodized/Powder Coated Aluminum with clear glazing

Sanitary Ware: Sanitary Ware of Hindware/Varmora/Bravat or equivalent brand

CP Fittings: Sleek CP fittings from Bravat or equivalent brand

Electrical: Concealed Wiring with modular switches of reputed make, Provision for light, geyser and exhaust points

Others: Vitrified Basin Counter in master bedroom toilet only.

LIFTS

Automatic High Speed elevators of Mitsubishi or reputed brand

OUTDOOR FINISH

Painted

GROUND FLOOR LOBBY FLOORING

Imported Marble Flooring

TYPICAL LOBBY FLOORING

Vitrified Tiles

