

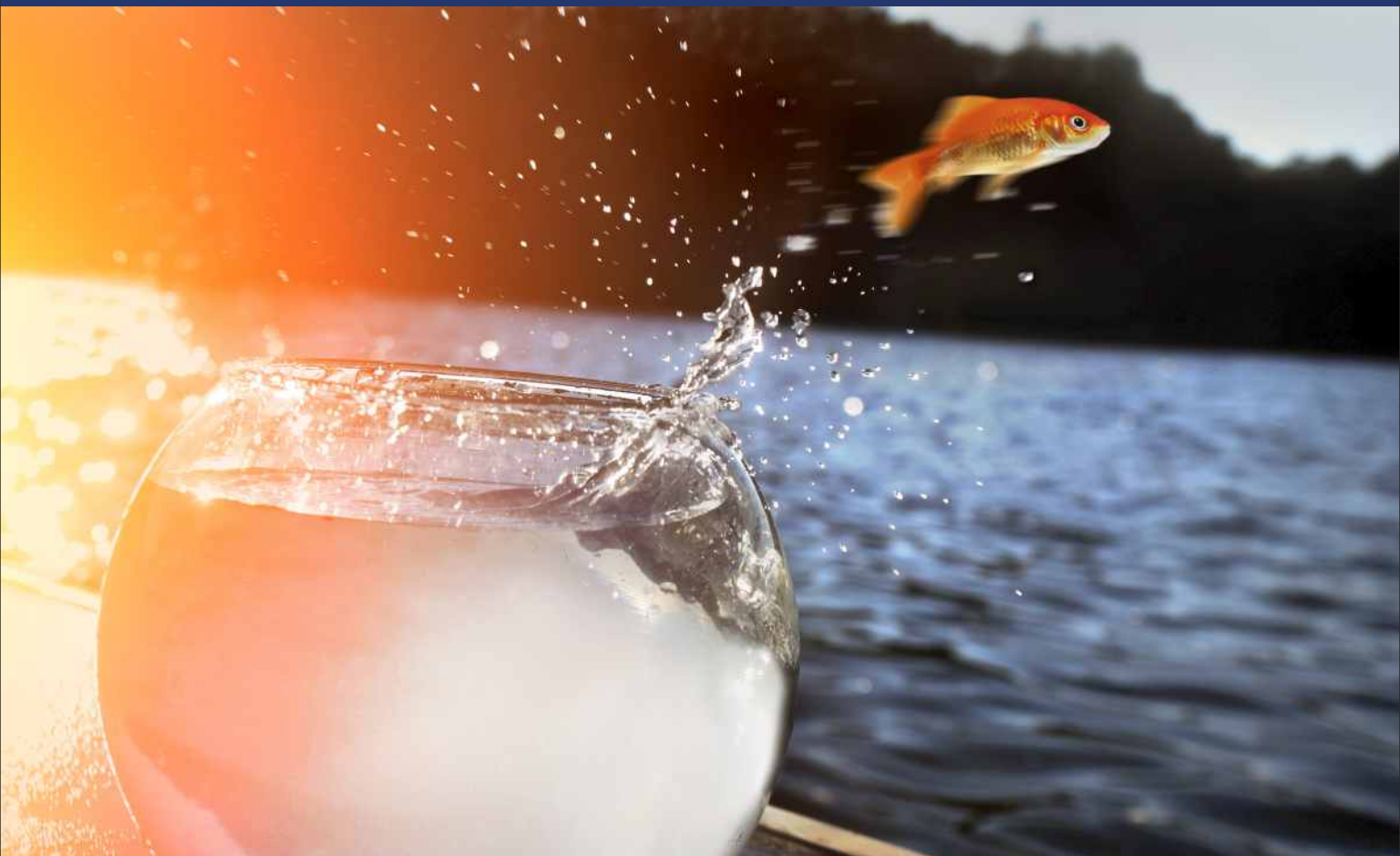
RERA: 91 of 2021  
dated: 20.12.2021



# habitat102

2 & 3 BHK APARTMENTS  
SECTOR - 102, GURUGRAM

**BIGGER** **JUST GOT** **BETTER**



HABITAT TOWNSHIP PVT. LTD.

**conscient**<sup>7</sup>



# **BIGGER** **JUST GOT** **BETTER**

## **Bigger Just Got Better!**

Life is all about wanting better things!  
A better home, a better view, a better location or just a better life.

Habitat Township brings to you Habitat 102, an affordable home with better features. Spacious bedrooms, large balconies and expansive landscapes make your life a little better.

Welcome to Habitat 102 - where bigger just got better!





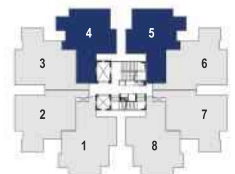
Artistic Impression

## Option 1 2BHK UNIT

Size	Carpet Area	Balcony Area
<b>SQ.MTR.</b>	<b>56.23</b>	<b>9.294</b>
<b>SQ.FT.</b>	<b>605.260</b>	<b>100.04</b>



Disclaimer: This does not constitute a legal offer. All areas, dimensions, prices and specifications etc. are subject to change till final completion of the project. Soft furnishing, cupboards, furniture and gadgets are not part of the offering. \*Terms & Conditions Apply. GST, Govt Taxes & Levies, Registration charges, Stamp Duty etc. are additional and as applicable.  
1 Square Meter = 10.764 Square Feet | 1 Foot = 0.3048 Meter







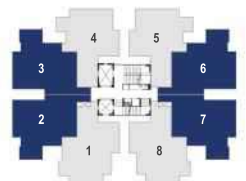
### LEGEND

- 01 Commercial Block
- 02 Creche & Community Block
- 03 Milk and Vegetable Booth
- 04 Cricket Pitches
- 05 Outdoor Gym
- 06 Yoga Pavillion
- 07 Gazebo Seating
- 08 Green Lawn
- 09 Kid's Play Area
- 10 Jogging/Walking Track
- 11 Badminton Court
- 12 Half Basketball Court
- 13 4 Wheeler parking
- 14 2 Wheeler parking
- 15 Fire Control Room & GH
- 16 Services
- 17 Staircase to Basement, UGT & STP

Disclaimer: The proposed affordable group housing scheme in Sector-102, Gurugram is duly approved/ licensed by the Office of Director General, Town & Country Planning Dept., Haryana vide License no. 42 of 2021 dated 27.07.2021 (Area measuring 9.3625 Acres). The Master Plan is as per the Building Plans approved vide DGTCP office memo no. ZP. 1448/SD (DK)/2021/28692 dated 15.11.2021 for developing 1341 dwelling units and commercial development. This project is being developed under Haryana Affordable Group Housing Policy dated 19.08.2013 and modifications and amendments thereto. The Project has been registered with Haryana RERA (Ranchikula) vide registration number 91 of 2021 dated: 20.12.2021 and the details of the Project are available on the website [www.haryanarera.gov.in](http://www.haryanarera.gov.in) under registered projects. All the approvals can be checked in the office of the Developer. The Developer reserves the right to get the approved building plans revised at any stage till completion of the buildings as per prevailing government norms.

## Option 2 3BHK (TYPE 1)

Size	Carpet Area	Balcony Area
<b>SQ.MTR.</b>	<b>60.00</b>	<b>9.303</b>
<b>SQ.FT.</b>	<b>645.840</b>	<b>100.14</b>

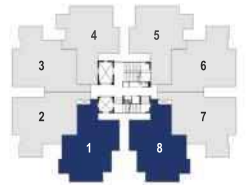


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1 Square Meter = 10.764 Square Feet | 1 Foot = 0.3048 Meter

# Option 3

## 3BHK (TYPE 2)

Size	Carpet Area	Balcony Area
<b>SQ.MTR.</b>	<b>60.00</b>	<b>9.306</b>
<b>SQ.FT.</b>	<b>645.840</b>	<b>100.17</b>

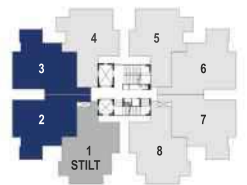


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 1 Square Meter = 10.764 Square Feet | 1 Foot = 0.3048 Meter

# Option 4

## 3BHK UNIT

Size	Carpet Area	Balcony Area
<b>SQ.MTR.</b>	<b>57.91</b>	<b>9.306</b>
<b>SQ.FT.</b>	<b>623.343</b>	<b>100.17</b>



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 1 Square Meter = 10.764 Square Feet | 1 Foot = 0.3048 Meter



# Project AMENITIES & FEATURES

## OUTDOOR FACILITIES:

- Badminton Court & Basketball Court (Half)
- Kid's Play Area & Crèche
- Yoga/Meditation Area
- Senior Citizen's Gazebo
- Central Green Sitting Area
- Cricket Practice Nets
- Shopping Complex/Restaurant
- Community Hall



## INDOOR FACILITIES:

- Cards Tables
- Board Games & Books
- Table Tennis & Pool Table

### Low Thermal Conductivity



Use material like RCC wall, with lower thermal conductivity and use of high SRI materials on roof reduces the heat load of the building. This reduces the HVAC demand and operational cost.

### High Performance Glass



High performance single glazed unit for window and door glass. These glass have good daylight factor whereas very low solar heat gain factor. This increases the daylight in residential unit whereas the reduced solar heat gain factor reduced the heat load.

### Low Flow Water Fixture



Habitat has installed low flow water fixtures in kitchen and restrooms reducing the portable water demand for domestic purpose.

### Waste Segregation



Habitat prime will install post occupancy waste bins on each floor as well as in common area. The waste will be segregated at the house level and then will be stored in common area from where it will be diverted to the waste recyclers.

### Use of Recycled & Regionally Available Materials



Recycle material reduces the demand of virgin materials. This minimizing the ill impact on our natural resources. Regionally procured materials supports the regional economy and reduces the environmental impacts resulting from transportation.

### Energy Efficient Lighting



Energy efficient lower lighting power density in common areas. This reduces the overall energy consumption of the building.

### Electric Charging Point



Habitat prime is providing electrical charging points in the parking area to charge the electric vehicles.

### Natural Daylight and Fresh Air



Each residential unit has optimized window to carpet area ratio for sufficient cross ventilation and fresh air. Ample daylight and fresh air in each residential unit gives healthy work environment to the occupants, thus increases their productivity.

### Low VOC Paint



Use of low VOC, adhesives, sealants, primers, coatings etc. to reduce the ill effect of the gases ejected by these products.

### Rain Water Harvesting



Minimizing the storm-water runoff leaving the project site boundary by installing on-site rain water harvesting tank to capture the rainwater.

### Renewable Power supply



Solar PV will be installed for renewable power to cater the common area load.

### Native Vegetation



Maximum usage of draught tolerant, low water consuming native vegetation to reduce the irrigation water requirements.

### Sewage Treatment Plant



Reduce the demand of potable water by treatment of sewage water and reuse treated water in flushing, landscaping and cleaning.

### Shading Elements of Building Openings



By shading the window, heat gain by solar radiation is reduced. This minimizes the demand of cooling energy.

# Landmark IN THE MAKING



- Located on 75 meter Road of Sector 102, Gurugram
- 2 minutes drive from Dwarka Expressway & Metro Corridor
- 20 minutes from Cyber City / Diplomatic Enclave (Dwarka)
- 30 minutes from Manesar / KMP Express Highway
- Well connected with IGI Airport & NH-8
- Close proximity to prominent medical facilities
- Renowned schools within the close vicinity



Artistic Impression

## PAYMENT PLAN (SPREAD OVER 3 YEARS)

Linked Stage	Installments
At the time of submission of the Application for Allotment	5% of the Total Cost
Within 15 days from the date of issuance of Allotment Letter	20% of the Total Cost
The balance 75% amount of the flat cost will be recovered as per the stages of construction to be prescribed in the Builder Buyer Agreement	

The above mentioned price list, payment plan and terms & conditions will be applicable as per 'Affordable Group Housing Policy dated 19.08.2013' notified by Haryana Government and any other subsequent notifications as applicable.



# About THE COMPANY

At Conscient, we aim to create what we uniquely can give to the world, not just buildings or homes, but a lifestyle that epitomizes soulful living. Getting the basics of creation right, upholding high standards of delivery and reliability, and creating more value than profits has helped us achieve what we most believe in - Excellence.

This belief, in conjunction with extensive planning and meticulous designing has so far helped us in delivering over ~ 11,000 homes across Delhi-NCR, Dehradun & Goa in the last 4 decades.

In pursuit of excellence, Conscient has partnered with world-renowned architects, designers and consultants, currently helping the company transform over 5 million square feet of space into world class Premium Condominiums, Luxury Villas, Institutional, Commercial/Retail and Value Housing.

**conscient**<sup>7</sup>

**4 DECADES**  
OF EXPERIENCE

**~11,000 HOMES**  
DELIVERED

**5 MILLION+SQ.FT.**  
UNDER DEVELOPMENT

## RECENTLY DELIVERED PROJECTS



HERITAGE ONE - GURUGRAM



HERITAGE MAX - GURUGRAM



ARBOREA - DEHRADUN



HABITAT 78 - FARIDABAD



CONSCIENT ONE - GURUGRAM



CALEM GROVE - GOA

## UNDER CONSTRUCTION PROJECTS



ELEVATE - GURUGRAM



HABITAT RESIDENCES - FARIDABAD



HABITAT PRIME - GURUGRAM