



Love magic?
Live magic!



SOBHA HABITECH

NEAR ITPL, WHITEFIELD, BANGALORE EAST

Live the Magical life!

*A party-maker.
A nanny.
A sentry.
A caretaker of the elderly.
And more.*

Your home has them all, in an outstanding example of technology blurring the line between itself and sheer magic.

Live it. In the pivotal part of Bangalore's most prized location, Whitefield.

Sobha Habitech. Bangalore's 1st magical home.

Bangalore. Where coffee is laced with tech talk and children have more gizmos than Tinkoos and Pintoos as playmates. Here tech leaps are more quickly and widely embraced. And life and technology are intricately linked.

The vibrant picture of this futuristic City is turning even more fascinating. With Sobha Habitech – a magical home, technologically. The first of its kind in the City. Quite naturally, from Sobha.



*Magic is an exciting party ambience
ready at home when you step in.*

Your home turns on the colorful lights, fans, AC, etc., whenever you wish and wherever you are. So you can come home to an ambience of cheer and vibrance, and set the evening party rolling.



MOOD SETTING



Magic is Keeping a watch on your child even when you are not around.

Your home keeps a constant watch on your child while he/she is at play and shows the images on your touch pad. So you are at peace, be you inside home or far away.



Magic is the bathroom lights getting switched on, just as you enter.

Your home will sense a person approaching the bathroom/lavatory and turn on the lights. So, guests and the elderly needn't grope for the switches in the night.



ACCESS CONTROL

Magic is the boom barrier to the parking going up on seeing you drive towards it.

Your home will identify you and let you enter the building without you having to stop the car and wait for the boom barrier to make way.



GAS LEAK SENSOR

Magic is knowing about a gas leak at home wherever you happen to be.

Your home will instantly alert you in the event of a gas leak, so timely action can be taken.



Magic is a senior home-alone citizen getting prompt emergency medical help.

Your home sets off an alarm to a pre-decided set of numbers, including those of hospitals, when a senior citizen at home is in a health crisis.



Magic is seeing who is at your door, however far away from home you are.

Your home lets you be rest assured that kids & elders when alone at home will be safe.



The grand stage that makes life a performance of matchless ease, safety, efficiency, convenience and joy.

Land area – 4.5 acres
No. of wings – 5
Total apartments – 318, B + G + 15 floors
2 BHK – 90
3 BHK – 222
4 BHK Duplex Penthouses – 6
SBA – 1,342 to 3,584 sqft
Open space – 72%



ISOMETRIC VIEW



Living the future needn't mean leaving the past.

Your Sobha Habitech home will turn magical through the use of a tablet PC or a smart phone. Nevertheless, the system of conventional manual operations is in place. So you can keep in touch with yesterday too. More importantly, it could be what a member of your preceding generation could be more comfortable with.

External magical features



Magic plays the lead. But there is a lot more, making for a well-scripted life.

The judiciously planned super-luxurious Sobha Habitech is a complete picture of a world-class home. Enjoy a range of amenities, coming with best-in-class specifications and absolute attention to detail.

AMENITIES

Clubhouse – Ground + three floors

- Multipurpose Hall
- Gymnasium
- Indoor Badminton Court
- Table Tennis
- Pool Table
- Reading Room
- Cards & Carrom Room
- Steam, Sauna & Jacuzzi

External Amenities

- Jogging Track
- Swimming Pool
- Toddlers Pool
- Children's Play Area
- Outdoor Party Space
- Cricket Pitch
- Basketball Court



SITE PLAN

- Ⓐ Children's Play Area
- Ⓑ Basketball Court
- Ⓒ Club House
- Ⓓ Swimming Pool
- Ⓔ Jogging Track
- Ⓕ Outdoor Party Space
- Ⓖ Cricket Pitch



TYPES / FLOOR PLANS

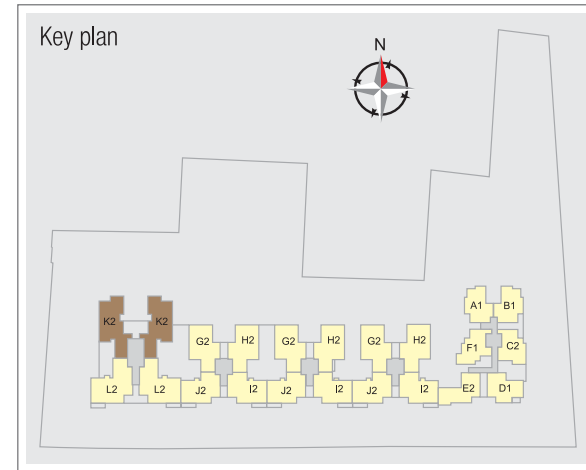
Type G3 | S.B.A 3,584 sq.ft.
4 BHK Duplex Penthouse



TYPES / FLOOR PLANS



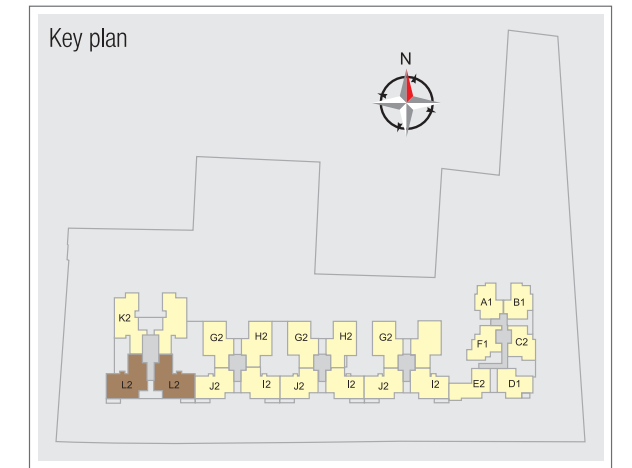
Type K2 | S.B.A 2,395 sq.ft.
3 BHK + Family + Servant's Room & Toilet



TYPES / FLOOR PLANS



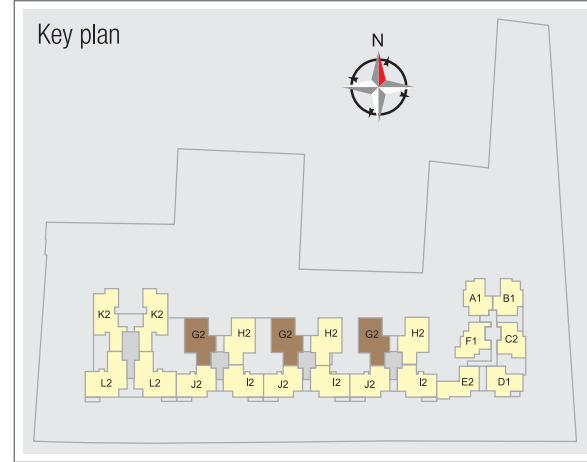
Type L2 | S.B.A 2,225 sq.ft.
3 BHK + Servant's Room & Toilet



TYPES / FLOOR PLANS



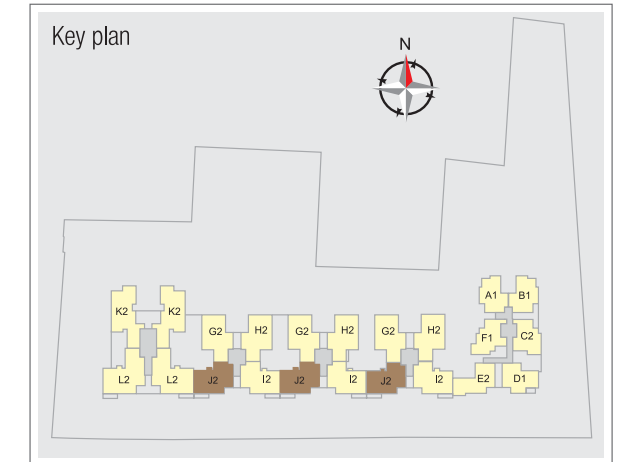
Type G2 | S.B.A 1,935 sq.ft.
3 BHK + Servant's Toilet



TYPES / FLOOR PLANS



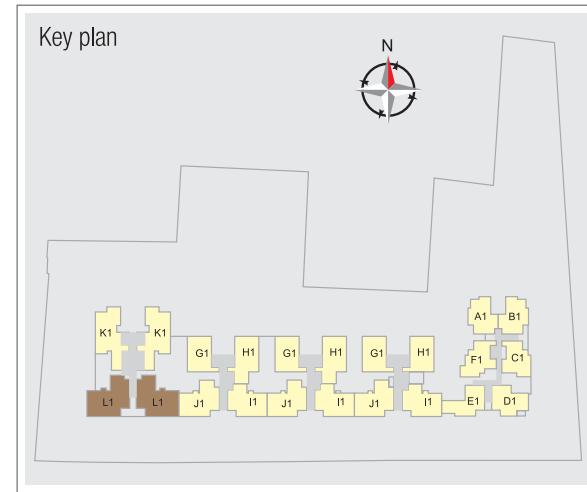
Type J2 | S.B.A 1,852 sq.ft.
3 BHK



TYPES / FLOOR PLANS



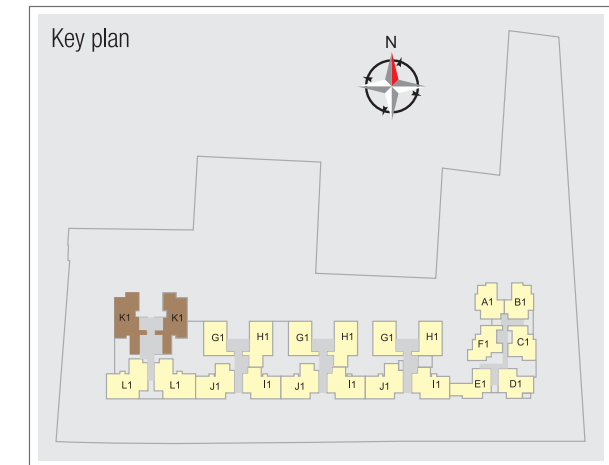
Type L1 | S.B.A 2,206 sq.ft.
3 BHK + Private Garden + Servant's Room & Toilet



TYPES / FLOOR PLANS



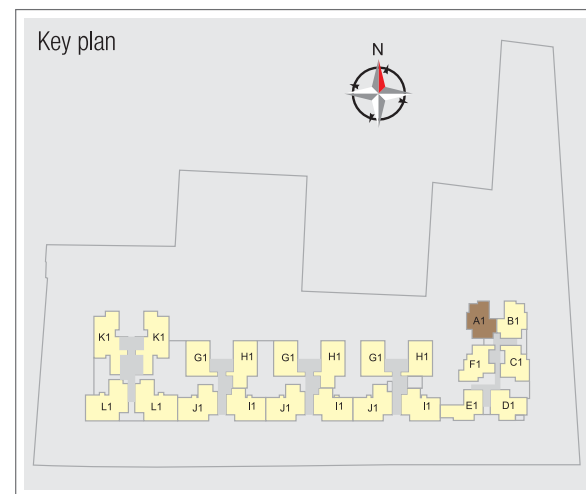
Type K1 | S.B.A 2,203 sq.ft.
3 BHK + Private Garden + Servant's Room & Toilet



TYPES / FLOOR PLANS



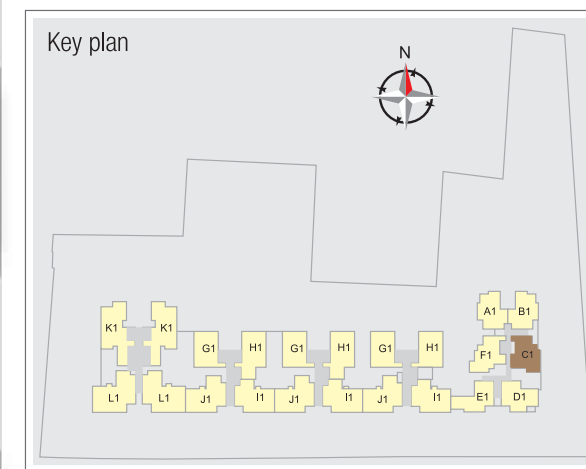
Type A1 | S.B.A 1,380 sq.ft.
2 BHK



TYPES / FLOOR PLANS



Type C1 | S.B.A 1,342 sq.ft.
2 BHK



SPECIFICATIONS



ARCHITECTURAL/CIVIL SPECIFICATIONS

- 318 nos. of exclusively designed 2, 3 & 4 bedroom apartments

STRUCTURE

- Basement + Ground + 14/15 storied R C C framed structure with concrete block masonry walls.

CAR PARKING

- Covered car parks in basement level.
- Extra & visitors' car parks on ground level.

FOYER/LIVING/DINING

- Superior quality vitrified tile flooring and skirting.
- Plastic emulsion paint for walls and ceiling.

BEDROOMS

- Superior quality timber laminated flooring/equivalent and skirting for master bedroom.
- Superior quality vitrified tile flooring and skirting in other bedrooms.
- Plastic emulsion paint for walls and ceiling.

TOILETS

- Superior quality antiskid ceramic tile flooring.
- Superior quality ceramic wall tiling up to false ceiling.
- False ceiling with grid panel.
- Granite vanity counters in all toilets except servant toilet.

KITCHEN

- Superior quality ceramic tile flooring.
- Superior quality ceramic tiling dado from floor to ceiling soffit.
- Plastic emulsion paint for ceiling.

BALCONIES/UTILITIES

- Superior quality antiskid ceramic tile flooring and skirting.
- Granite coping for parapet/MS handrail.

- Plastic emulsion paint for ceiling.
- All walls external grade textured paint.

SERVANT'S ROOM

- Superior quality ceramic tile flooring.
- Plastic emulsion paint for walls & ceiling.

STAIRCASE

Fire Exit Staircase

- Concrete treads & risers.
- Textured paint for walls.
- Plastic Emulsion Paint for ceiling.
- MS handrail.

COMMON AREAS

- Vitrified tile/granite flooring.
- Superior quality ceramic tile cladding up to ceiling.
- Plastic emulsion for ceiling.
- Granite coping for parapet/MS handrail.

JOINERY

Main Door/Bedroom Doors.

- Frame-Timber.
- Architrave-Timber.
- Shutters-with both side masonite skin.

TOILET DOORS

- Frame-Timber.
- Architrave-Timber.
- Shutters-with outside masonite and inside laminate.

All other external doors to be manufactured in specially designed aluminium extruded frames and shutter with panels.

Heavy-duty aluminium glazed sliding windows & French windows made from specially designed and manufactured sections.

LIFTS

- Total no. of 10 lifts of reputed make (2 / Block)

LANDSCAPE

- Designer landscaping.

PLUMBING & SANITARY

- Sanitary fixtures of reputed make in all toilets.
- Chromium plated fittings of reputed make in all toilets.
- 25 litre capacity geyser in all toilets.
- 15 litre capacity geyser in servant toilet.
- Stainless steel single bowl sink with drain board in utility.

ELECTRICAL WORKS

- Split AC provision in living room and all bedrooms.
- BESCOM power supply: 7 KW 3 phase supply for 3 bedroom unit, 10 KW 3 phase supply for penthouse and 5 KW single phase supply for 2 bedroom unit.

Specification Disclaimer

- The views shown are artist's impression only.
- The size, shape and position of those windows/columns/designs/railings and various other elements are subject to change.
- The furniture and fixtures, including counters in kitchens are shown to indicate the space available and likely positions of electrical points are not a part of standard specification.
- The finished-flooring, tiles in toilet, kitchen, utility, balconies etc. paint color, door finish/color, and any other finishes are only indicative and/or are subjective to change.
- The dimensions and area shown are from block to block, without considering any plaster and finish.
- Sobha Developers reserves the right to change specification without prior notice in the interest of quality and timely delivery.
- We request our valuable customers to note that any such changes made will not, in any way, be detrimental to the quality of the building.
- Internet connectivity is required for smart home automation.

- Stand by power of 3KW for apartments and 100% power backup for common area facilities.

- Exhaust fans in kitchen and toilets.

- Television points in living, family & all bedrooms.

- Telephone points in all bedrooms, living room.

- Intercom facility from security cabin to each apartment.

SMART AUTOMATION SPECIFICATIONS

- Smart Entrance Management: View visitor at the door on indoor panel, touch pad or your smart phone.
- Smart Connection: View your child in the children's park or a guest at main gate on your touch pad or your Smart Phone.
- Smart Safety: Gas Leak Sensor in kitchen, Soft Panic Switch in pad to trigger emergency action.
- Mood Settings: Convenience through fans, lights and AC Control possible by automation as well as regular switches in living room and master bedroom.
- Bathroom Sensing: Occupancy triggered lights in all bathrooms.

FAQs

SOBHA HABITECH IS ESSENTIALLY A SMART HOME, ADVANCED TO THE POINT OF BEING MAGICAL.

What is a Smart Home & why should i own it?

Smart Homes is the biggest innovation in real estate that will change the way you live for the better. Sobha Habitech's home automation solutions shall allow you and your family to feel and enjoy a visible upgradation of your living standards. These homes shall integrate key activities in daily life to a console that you can use to affect greater convenience and security for your family inside the home even if you are outside.

Can I monitor and control the Home from my phone or personal computer or a laptop?

Yes we can enable the Home Automation Application on your Smart Phone as well as computer or your laptop if it has internet connection.

Can all types of lights be controlled by my console?

Yes, all types of lights as well as fan and split AC in your Sobha Habitech apartment can be controlled through your console.

Can light control be integrated with other controls?

Yes. Light controls can be integrated with other appliance controls to create moods.

In case of any problem who will support me?

Sobha Habitech's authorised and exclusive supplier of Home Automation features shall provide you with an AMC at reasonable cost which will entitle you to prompt after sales support.

Will system work in case of power failure also?

Yes, the UPS shall enable the system to work even in case of power failure. The system has its own backup to manage the transition from mains to DG set power and back.

What is the guarantee and warranty on the product and devices?

Sobha Habitech's Smart Homes comes with a one year warranty.

What will happen if the Automation system has a failure? Will I have to live in the dark?

The Sway system in the automation enables true two-way control of devices from traditional switches as well as home automation. In the unlikely event of home automation system failing, the traditional switches will continue to work, so you can use your lights etc. via traditional switches. This feature also allows different people in the family to use the home as per their convenience: those who are comfortable with the automation system can use it, those who don't want to use the automation system can continue using traditional switches. Both mode of operations can co-exist seamlessly. Also when you move into the home, you can take your time to familiarise yourself with the system because traditional switches are anyway there for you!

I have servants/watchman, why should I go for Home Automation?

Most of the theft & system failures are by insiders and incorrect usage. Your Sobha Habitech apartment shall assist you/safeguard your privacy and enhance your lifestyle.

What shall be the power consumption of this system?

There shall be approximately 40 Watts power consumption by this system.

What kind of maintenance shall be required for the system?

As such, the Home Automation features in your Sobha Habitech apartment shall serve you with full satisfaction for at least 3-4 years. However, over a period of time, technology improvements and wear & tear may necessitate few exercises like change of device, enablement of new device, change of registered users, resetting of master account, adding any new device, system upgrades, etc. which shall be taken care of appropriately.

Which phones will be supported for this application?

Currently we are supporting Android phones and iPhones.

What does the phone need to have for getting video door bell alert, video feed, etc.?

The phone needs to be connected to internet over 3G, GPRS or Wifi. You need to keep the internet connectivity on your phone always switched on to receive the door bell alert, video feed, etc.

If I can access and control my home from outside, will anyone else be able to hack into my home?

No. Apart from the fact that every access is password protected, every device like pad, cell phone, laptop etc which can access the home will have to be registered in the home automation processor which will be present in each home. Those devices will belong to the home owner and his family members. We shall register these details at the time of installation. So even in the unlikely event of someone getting access to your password, he will not be able to enter your home.

There are cameras in the property. Will this intrude into my privacy?

No. The cameras will be installed only in common areas, not in the homes. The swimming pool will not be covered. Public places will be put under surveillance for increasing the security of the premise and giving convenience to home owners to view their children in play area or seeing their visitors at the entrance gate. The server which will store all the video will be in the Club House of the property, not anywhere outside. The access to that server will be allowed only to resident association. Hence there is not need to worry about privacy.

Why are you not providing dimmers as part of light control?

Different kinds of lights (incandescent, CFL, LED etc) have different operating principles and hence require different kind of dimmer circuits. Providing a dimmer will imply making a choice of the light type on behalf of the residents. Besides, if you manage the moods smartly, you can get the effect of dimming even without the dimmers.

We build quality into every detail

Over the years, we, at Sobha Developers Ltd., have become one of the most preferred real estate developers in Bangalore. Today, we build homes to cater to the discerning homebuyers all across the city. A city that is truly the Silicon Valley of India and one that has been recognised as the "Best Indian city to live in" on all parameters.

Over the past 17 years, our passion for perfection has driven us forward, and it gives us great pride to state that we have successfully completed over 80 real estate projects and 216 contractual projects, while delivering a total of more than 52 million square feet. In the fiscal year 2011-12 alone, we registered fresh sales valuing at INR 17.01 billion in the residential segment which is all set to grow by more than 15% in 2012-13 fiscal. This, in itself, bears testimony to the brand equity of Sobha – now a 2000 crore brand listed on the BSE & NSE.

Since its inception in 1995, Sobha Developers Ltd. has blended a strong customer centric approach with robust engineering, a high degree of business ethics, timeless values and transparency in every sphere of business. All of these contribute to make us one of the most respected real estate brands in India. And an organisation where quality meets excellence, technology meets aesthetics, and passion meets perfection.

It is often believed that quantity and quality seldom coexist for long. But we at Sobha Developers Ltd. have made this possible. Headquartered in Bangalore, we have completed 55 residential projects across the city, which reflect our undeterred passion for excellence, perfection and detailing. These include hallmark properties like the highly successful Sobha City, Classic, Elite, Forest View, Habitech, Dewflower and many more. Our relentless pursuit of quality is a constant in every property we create. Little wonder then that all our projects garner instant admiration.

It is this conviction that has earned us the trust of people all across the country. Sobha won 'The Most Reliable Builder Award' (voted by consumers) at the CNBC Awaaz Real Estate Awards on 22nd December, 2012. The company also received the award for 'The Best Residential Project in the mid segment (Rs 35 lac – Rs 1 crore) with 70% or more completion' for Sobha Elite at the same event. Also, Sobha Forest View was awarded 'Environment-Friendly Project of the Year' by Realty Plus Excellence Awards 2012 – South. This is testimony to the faith people have in our quality and service.

We have expanded our footprint in 22 cities and 13 states across the country with properties in major cities like Bangalore, Gurgaon, Chennai, Pune, Coimbatore, Thrissur and Mysore. Currently, we have 38 ongoing residential projects aggregating to 23.50 million square feet of developable area and 16.51 million square feet of super built-up area as well as 42 ongoing contractual projects aggregating to 9.22 million square feet, under various stages of construction.

Apart from being one of the top real estate players in the country, we are also the only backward integrated entity in the entire real estate sector. The company is widely and indisputably recognised for redefining the very perception of quality and perfection in the construction space. This is endorsed by the accolades we have consistently earned over the years for building close to 200 landmark premises for some of the biggest corporate houses of India. Once you buy a Sobha home, its unmatched finesse and detailing will surely make you experience the true joys of owning a quality home.

SOBHA'S CONSTRUCTION MARVELS





Sobha Lifestyle - Bangalore



Sobha Malachite - Bangalore



Sobha City - Thrissur, Kerala



Sobha Emerald - Coimbatore



Some of Sobha's most notable recent wins

- Best Indian Company in the Real Estate Sector Award by Dun & Bradstreet (D&B) 2013
- Most Reliable Builder Award (voted by consumers) at CNBC Awaaz Real Estate Awards 2012
- Best Residential Project to Sobha Elite in the mid Segment (Rs 35 lac – Rs 1 crore) at CNBC Awaaz Real Estate Awards 2012
- Employer of the Year Award in Real Estate Category 2012 by Realty Plus Star Realty Lords of the Land- Realty Mogul by Planman Media
- Best Individual Dwelling Residential Row House in the Metro category (Sobha Adamus) 2012 by CREDAI
- Mother Teresa Special Award for Corporate Citizen-2011 by Loyala Institute of Business Administration
- Ranked as the top company in "Asia's Best Investor Relations (2012) Survey" in the Property category Institutional Investor magazine
- Special Recognition to Mr. P.N.C. Menon (Chairman) for "Dedicated Service to Civil Engineering and the Construction Industry" 2012 by Civil-Aid Techno Clinic Pvt. Ltd.





SOBHA HABITECH

NEAR ITPL, WHITEFIELD, BANGALORE EAST

Live the Magical life!

Survey No.-39/1A, Patandur Agrahara Village,
Krishnarajapuram Hobli, Bangalore East Taluk, Whitefield.

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