



**HOMES THAT MATCH
YOUR WISH LIST !**

Habitat Aura
LUXURY HOMES OFF BANNERGHATTA ROAD

PRM/KA/RERA/1251/310/PR/181219/002235



**FINALLY, A HOME THAT IS DESIGNED TO
SATISFY YOUR EVERY WISH**

QUALITY HOMES FROM INDIA'S INTERNATIONAL AWARD
WINNING ARCHITECT DEVELOPER

AN EXHAUSTIVE LIST OF LIFESTYLE AMENITIES

800 METERS FROM UPCOMING HULIMAVU METRO STATION

CLOSE TO THE ENTERTAINMENT AND IT HUBS
ON BANNERGHATTA ROAD

IMPRESSIVE VIEWS OF AREKERE LAKE

HABITAT AURA KEY VALUE DIFFERENTIATORS



PERFECT BALANCE OF SERENITY & ACCESSIBILITY

- 300 mts. from Bannerghatta Road
- 750 mts. from Upcoming Hulimavu Metro Station
- Accessibility to NICE Road, CBD, E-city, etc.,
- Overlooking a lake, ensuring that the tranquil setting is preserved
- Tucked in from Bannerghatta Road & 80 feet road ensuring better air quality and noise-free serene environment



ARCHITECT-DEVELOPER ENSURES

- Very high qualitative design efficiency
- Vaastu Compliant Design
- Elderly & handicap friendly
- No Common Wall Design ensures optimum lighting, ventilation & privacy
- Seating area near the entrance plaza for waiting children, people, etc.,
- 5m wide driveways and widely spaced columns designed using Traffic simulation software for comfortable turning radiuses, ease of parking and maneuvering of cars



ENVIRONMENTALLY SUSTAINABLE PROJECT:

- Sun path analysis done for optimal natural light for maximum hours with minimal heat gain and glare.
- Optimum natural light + heat management using 'Sun breaker' aluminum sliding louvre panels for balconies.
- Water meters in each apartment ensure diligent use of water
- Over 300 trees - fruit bearing, oxygen-generating, Floral / Fragrant, shade providing trees



PEDIGREE MATERIALS USED

Porotherm Smart Clay Bricks is an international product made in India:

- Low U Value(1W/m²K) keep homes naturally cool & comfortable through the year and conserves energy
- Air cavities ensure excellent noise insulation for privacy & serenity in each home.

Tata TISCON READYBUILD Steel:

- Use of Primary Steel ensures uncompromised quality & strength
- Automated processing at factory ensures structure safety & integrity to the last detail.

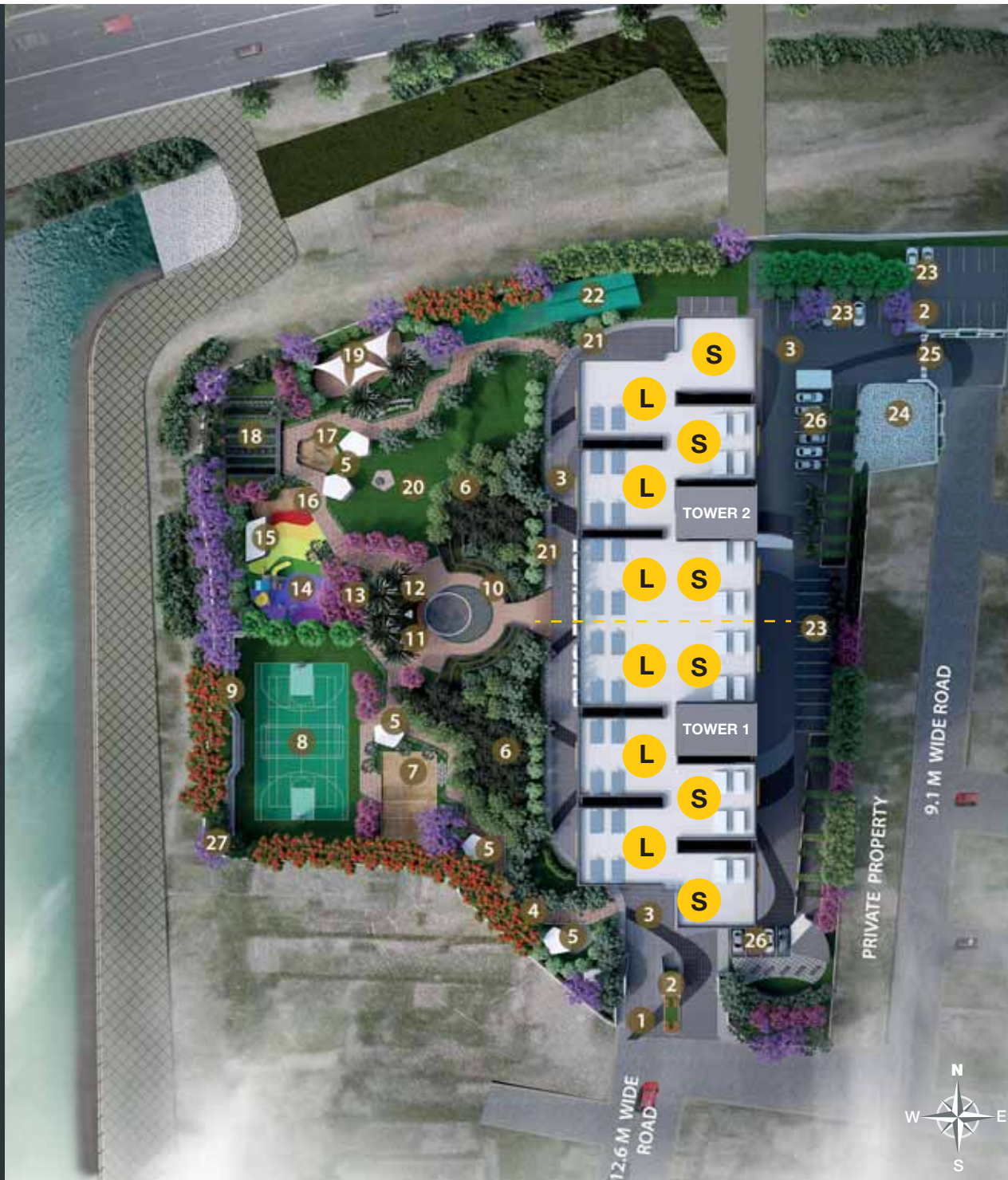


**VIEW FROM
YOUR
WINDOW**

**CAN'T
GET BETTER
THAN THIS !**



MASTER PLAN



1. Approach Driveway
2. Security Guard House
3. Fire Tender Driveway
4. Jogging / Walking Trail
5. Seating Alcove W/Canopy
6. Fruit Orchard/ Mini Forest
7. Beach Volley Ball Court
8. Multi-Purpose Court
9. Gallery Seating
10. Amphitheater
11. Sculpture Court
12. Feature Sculpture
13. Palm Grove
14. Children's Play Area
15. Care Taker's Pavilion
16. (Tot-Lot) Sand Pit
17. Outdoor Exercise Station
18. Organic Garden
19. Yoga Cum Meditation Deck
20. Party Lawn W/ Bonfire Pit
21. Pedestrian Pathway
22. 2 Cricket Practice Nets
23. Car Parking
24. Services Yard
25. Secondary Approach
26. Visitor's Car Parking

AMENITIES

EXPANSIVE LANDSCAPE AREAS WITH RELAXATION ZONES:

- ▶ Informal seating & relaxation spaces amidst the landscape areas
- ▶ Fruit orchards with diverse species
- ▶ Organic garden
- ▶ Aroma garden

ACTIVITY ZONES OFFER AMENITIES LIKE:

- ▶ Reflexology /Therapeutic walk way
- ▶ Children's play area and sandpit
- ▶ Party lawn with bonfire pit & pavilion
- ▶ 2 Cricket net practice pitches
- ▶ Multi court - basketball, tennis & badminton with seating gallery
- ▶ Outdoor exercise area with a resting pavilion
- ▶ Amphitheatre with seating (200 + capacity)
- ▶ Yoga cum meditation deck
- ▶ Beach volleyball court

A CAPTIVE WELL-EQUIPPED CLUBHOUSE:

- ▶ Infinity swimming pool
- ▶ Gym
- ▶ Yoga / Aerobics room
- ▶ An indoor games area- pool table & table tennis
- ▶ Admin office
- ▶ Multipurpose hall
- ▶ 4 Guestrooms



INFINITY SWIMMING POOL



CHILDREN'S PLAY AREA



ACTIVITY ZONE



BEACH VOLLEYBALL

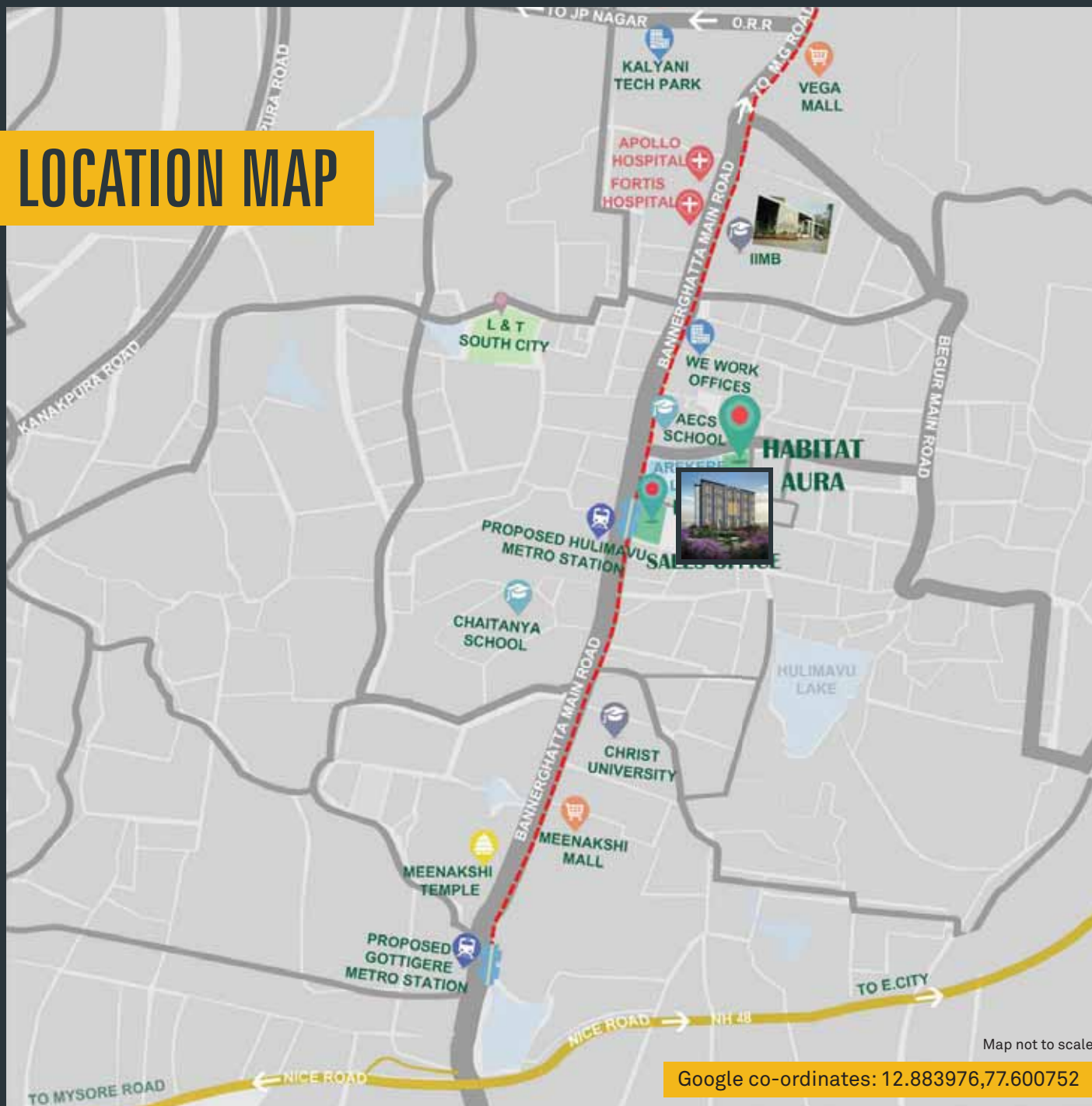


OUTDOOR GYM



MULTI-COURT

LOCATION MAP



SPECIFICATIONS

1. STRUCTURE

Basement + Ground + 18 upper Floor (RCC frame structure with 'Porothem' or Concrete block Partitions)

Height of each slab top to slab top is 3.05m (10ft)

Water Proofing in Terrace & Toilets

2. SANITARY AND PLUMBING

All water supply lines shall be CPVC/ uPVC pipes of 'Supreme' or equivalent make

Sanitary pipes shall be PVC SWR of 'Supreme' or equivalent make

Rain water drain pipes shall be PVC of 'Supreme' or equivalent make

SANITARY FITTINGS

Western style European water closet of 'Simpolo/Hindware/Cera' or equivalent make

Wash basins for toilets of 'Simpolo/Hindware/Cera' or equivalent make

PLUMBING FITTINGS

Chrome plated faucets & fittings of 'Grohe' or equivalent make

KITCHEN / UTILITY

Tap-off (Inlet & Outlet) for plumbing & sanitary to implement as per the kitchen layout and concepts

3. FENESTRATION

WINDOWS

uPVC 3 Track Sliding Shutters with Mosquito Mesh & Clear/Pinned Glass

uPVC foldable door cum window for Balconies/sit-out.

Aluminium sliding louvre panels as sun shield for the balconies.

Map not to scale

Google co-ordinates: 12.883976,77.600752

DOORS

Doors frames made of hardwood.

Door shutters will be HDF/flush shutter with stainless steel finish hardware.

Bathroom doors will be water resistant with stainless steel finish hardware.

Main door with night latch and lock.

Combination of glass railing and block masonry wall.

4. ELECTRICAL

Power supply of 4 KW for smart 3BHK and 5 KW for luxury 3BHK

FRLS wires of 'KEI/Anchor' or equivalent make

Modular switches of 'Panasonic' or equivalent make

Master tap – off point for heating circuit in kitchen to enable the desired layout and concept

MCB & ELCBs of 'Hager' or equivalent make

Provision for television point in living room and one bedroom

Provision for telephone point in living room and one bedroom

Provision for exhaust fan in all toilets

Intercom/telephone facility from the security room to each apartment

Provision for geyser points in toilets (not provided for powder room)

Provision for air conditioner in one bedroom.

Integrated solar water heater for homes on 17th & 18th floors.

5. FLOORING, DADOING & TILING

Living / dining / kitchen / bedroom: Premium vitrified tiles flooring & skirting

One Bedroom: Laminated wooden flooring

Utility / balconies: Anti-skid tiles flooring

Toilets: Anti-skid ceramic tiles flooring & ceramic tile wall dadoing up to 7ft. height

Basement, driveways, etc: IPS flooring/cement tile flooring

Lobbies and staircase: vitrified tiles/ granite / marble/ natural stone flooring or a combination

6. PAINT & POLISH & OTHER FINISHES

External walls: combination of textured finish, cladding & external grade low VOC paint as per Architect's scheme.

Internal walls & ceilings: low VOC emulsion paint

Doors: all door frames, shutters shall be painted / polished

Main Door: PU coated

7. VERTICAL TRANSPORTATION

Two lifts in each tower of 'Johnson' or equivalent make

One 8 passenger lift with automatic door

One 13 passenger lift with automatic door for services or goods (stretcher compatible)

8. STATE OF THE ART INFRASTRUCTURE

FACILITIES

Elegant Concrete Pavers / Granite

Street Lighting

Pedestrian Walkways with Landscaping

Visitor's Car Parking.

INTEGRATED WATER MANAGEMENT FOR OPTIMUM UTILIZATION

Dual water connection - BWSSB connection + Borewell for continuous water supply, subject to availability at site and applicable laws

Automatic Water Level Controller for Storage Tanks

On-site sewage treatment plant

Recycled water is used for landscaping, flushing & sundry uses

Rain water is harvested and the ground water is recharged through well spread out percolation channels

VEHICULAR PARKING / FACILITIES

Car parking facility at basement / ground floor for residents with provision for stack parking.

Car charging point for electric cars at select location/s.

Car Washing Slot with Grease traps

ENERGY MANAGEMENT

100% Generator back – up for all homes (including the entire lighting and heating load of each home) with diversity factor for the entire complex (elevators, pumps, common area lighting & amenities).

Automatic Change Over Panel to enable seamless switching between Grid Power & Back-up Power

Solar water connection to the top two floors (i.e. 17th & 18th floor) of apartment units.

Solar lighting in select common areas

WASTE MANAGEMENT

OWC – organic waste converter for effective waste management

9. SAFETY & SECURITY

Peripheral Lighting

Security Cabin with Entry and Exit gates

Manned Security at entry/ exit & other vantage points

CCTV Camera at entry/ exit & other vantage points

Reticulated Gas Facility for safety & enables seamless refill

Intercom Facility from Security to each apartment

Fire Fighting Infrastructure & Equipment including, Sprinklers as per NBC standards

Toilet for Drivers, Security and Maintenance Personnel in the ground level.

Solid peripheral compound wall with 2 feet barbed wire fencing.

3 BHK SMART A

Saleable SBUA: 1455 Sq. ft.

RERA Carpet Area: 976 Sq. ft.

Private Balcony: 66 Sq. ft.

Total Area: 1042 Sq. ft.

- 1 LIVING / DINING
7925 X 3350 (26'0" X 11'0")
- 2 BED ROOM - 1
3200 X 4270 (10'6" X 14'0")
- 3 TOILET - 1
1525 X 2450 (50" X 8'0")
- 4 TOILET - 2
1525 X 2450 (5'0" X 8'0")
- 5 BED ROOM - 2
3050 X 4270 (10'0" X 14'0")
- 6 BALCONY
1825 X 3350 (6'0" X 11'0")
- 7 BED ROOM - 3
3050 X 2450 (10'0" X 8'0")
- 8 POWDER ROOM
1525 X 1675 (5'0" X 5'6")
- 9 UTILITY
1525 X 2450 (5'0" X 8'0")
- 10 KITCHEN
3200 X 2450 (10'6" X 8'0")



1 square meter = 10.764 square feet. Measurements are in mm.

Photographs of the Elevation/Apartment/Flats/Exterior/ surrounding views and location may have been digitally enhanced or altered and do not represent actual views or surrounding views. We are offering unfurnished Apartments/Units/Homes for Sale unless specifically incorporated in the Agreement of Sale. The Terms & Conditions of Sale shall be as per the Agreement only.



3 BHK SMART B

Saleable SBUA: 1486 Sq. ft.

RERA Carpet Area: 976 Sq. ft.

Private Balcony: 87 Sq. ft.

Total Area: 1063 Sq. ft.

- 1 LIVING DINING
7925 X 3350 (26'0" X 11'0")
- 2 BED ROOM - 1
3200 X 4270 (10'6" X 14'0")
- 3 TOILET - 1
1525 X 2450 (5'0" X 8'0")
- 4 TOILET - 2
1525 X 2450 (5'0" X 8'0")
- 5 BED ROOM - 2
3050 X 4270 (10'0" X 14'0")
- 6 BALCONY
2425 X 3350 (7'11" X 11'0")
- 7 BED ROOM - 3
3050 X 2450 (10'0" X 8'0")
- 8 POWDER ROOM
1525 X 1675 (5'0" X 5'6")
- 9 UTILITY
1525 X 2450 (5'0" X 8'0")
- 10 KITCHEN
3200 X 2450 (10'6" X 8'0")



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3 BHK LUXURY A

Saleable SBUA: 1653 Sq. ft.

RERA Carpet Area: 1075 Sq. ft.

Private Balcony: 111 Sq. ft.

Total Area: 1186 Sq. ft.

- 1 LIVING / DINING
8150 X 3650 (26'9" X 12'0")
- 2 BED ROOM - 3
3200 X 3650 (10'6" X 12'0")
- 3 UTILITY BALCONY
2550 X 1400 (8'4" X 4'7")
- 4 TOILET - 3
1525 X 2450 (5'0" X 8'0")
- 5 TOILET - 2
1525 X 2450 (5'0" X 8'0")
- 6 BED ROOM - 2
3845 X 3650 (12'7" X 12'0")
- 7 BALCONY
1850 X 3650 (6'1" X 12'0")
- 8 BED ROOM - 1
4345 X 3200 (14'3" X 10'6")
- 9 TOILET - 1
1825 X 2100 (6'0" X 6'11")
- 10 KITCHEN/UTILITY
4125 X 3200 (13'6" X 10'6")



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3 BHK LUXURY B

Saleable SBUA: 1713 Sq. ft.

RERA Carpet Area: 1075 Sq. ft.

Private Balcony: 154 Sq. ft.

Total Area: 1229 Sq. ft.

- 1** LIVING / DINING
8150 X 3650 (26'9" X 12'0")
- 2** BED ROOM - 3
3200 X 3650 (10'6" X 12'0")
- 3** UTILITY BALCONY
2550 X 1400 (8'4" X 4'7")
- 4** TOILET - 3
1525 X 2450 (5'0" X 8'0")
- 5** TOILET - 2
1525 X 2450 (5'0" X 8'0")
- 6** BED ROOM - 2
3845 X 3650 (12'7" X 12'0")
- 7** BALCONY
2945 X 3650 (9'8" X 12'0")
- 8** BED ROOM - 1
4345 X 3200 (14'3" X 10'6")
- 9** TOILET - 1
1825 X 2100 (6'0" X 6'11")
- 10** KITCHEN/UTILITY
4125 X 3200 (13'6" X 10'6")



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BENGALURU'S VERY OWN INTERNATIONAL AWARD WINNING ARCHITECT DEVELOPER

15 YEARS, 2.5 MILLION SFT. DELIVERED ACROSS 15 PROJECTS*



A W A R D S

- 'BEST ARCHITECTURAL DESIGN PROJECT OF THE YEAR-2016' by Siliconindia Real Estate Awards 2016.
- 'DEVELOPMENT MARKETING, INDIA' by Asia Pacific Property Award 2014 – 2015.
- 'BEST DEVELOPER WEBSITE – www.habitatventures.com' by Asia Pacific Property Award 2014 – 2015.
- 'BEST RESIDENTIAL ARCHITECTURE, KARNATAKA' by Worldwide Achievers Real Estate Awards 2014.
- 'DEVELOPMENT MULTIPLE UNITS, INDIA' by Asia Pacific Property Award 2013 – 2014.
- 'BEST RESIDENTIAL PROJECT IN LUXURY SEGMENT, BENGALURU' by CNBC Awaaz & RR Kabel 2013.
- 'LUXURY PROJECT OF THE YEAR, EAST BENGALURU' by Siliconindia & Axis Bank, 2013.
- 'EMERGING DEVELOPER OF THE YEAR 2012' by Siliconindia & LIC HFL.

*The projects referred to herein are developed under the name of Habitat/ HVP. The projects have been developed by various SPVs since 2004.



KNOW HABITAT

What happens when passionate architects with vast experience in design, consulting and implementation turn to property development?

A company like Habitat Ventures is born.

An integrated real estate development company, the Bengaluru based Habitat Ventures, is a winner of many international awards and accolades. Today, the company has carved a niche for itself with high quality residential and commercial projects.

A key player in South Indian Real Estate, Habitat Ventures, is all set to launch a plethora of real estate Landmarks that will mirror the aspirations of a fast growing metropolis like Bengaluru.

OTHER ONGOING PROJECTS



Habitat Illuminar

2, 2.5 & 3 BHK
Lifestyle Apartments
Just off Mysore Road

PRM/KA/RERA/1251/310/PR/170915/000183



Habitat Eden Heights

3 & 4 BHK
Premium Homes
Hoodi Circle, Whitefield

PRM/KA/RERA/1251/446/PR/171014/000258



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