

DISCLAIMER

WBHIRA Registration No.: HIRA/P/KOL/2018/000047

Sugam Habitat is developed by SGM Builders Pvt. Ltd. The Project is registered with the WB Housing Industry Regulation Authority (WBHIRA) and details of the same are available at www.hira.wb.gov.in as well as our website www.sugamhomes.com

Customers are requested to visit the said link for details and update themselves with all the necessary details in respect of the project from time to time. Maps may not be to scale and distances are as available on Google Maps. All dimensions mentioned in the drawings may vary/differ due to construction contingencies, construction variances, site conditions and changes required by regulatory authorities. Specifications, amenities, information, images, visuals shown in this promotional document is/are indicative of the envisaged development and are subject to approvals. Actual Photo: The images marked as "actual photo", are actual photographs of the dream flat merged with actual drone views from the site. Rendered Image: Images marked as "Rendered Image" are only indicative. The Developer reserves rights to make additions, deletions, alterations or amendments as and when it deems fit and proper. The views depicted in the pictures are as presently available from some specific flats and they may vary over period of time for reasons beyond the control of the Promoter. The view/s may not be available from all the flats in the Project and customers will need to apprise themselves on the views available from the flat/apartment of your choice. All intending Allottee/s are bound to inspect and apprise themselves of all plans and approvals and other relevant information prior to making any purchase decisions and nothing in this promotional document or other documents is intended to substitute the actual plans and approvals obtained from time to time. The picture of the proposed Residential Flat is of a specific configuration showcasing the interior layout.



SGM Builders Pvt. Ltd.

2/5 Sarat Bose Road, Kolkata 700 020

Project Partners:

Spectrum Sales Pvt. Ltd. | Pleasant Niryat Pvt. Ltd.

Site: 158A Picnic Garden Road, Kolkata-700039 | Site Number : +91 80660 19290

Corporate Office: Sukh Sagar, 2/5 Sarat Bose Road, Unit 4B, Kolkata 700 020, P: 033 4602 6700/01/02

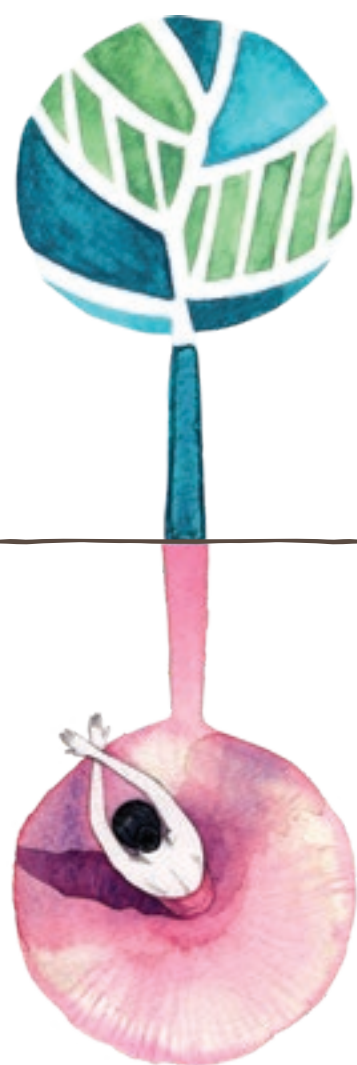
Version 2.0 | October 2019



TAKE A MOMENT TO IMAGINE A HOME YOU WOULD LOVE
AND THEN FLIP OPEN



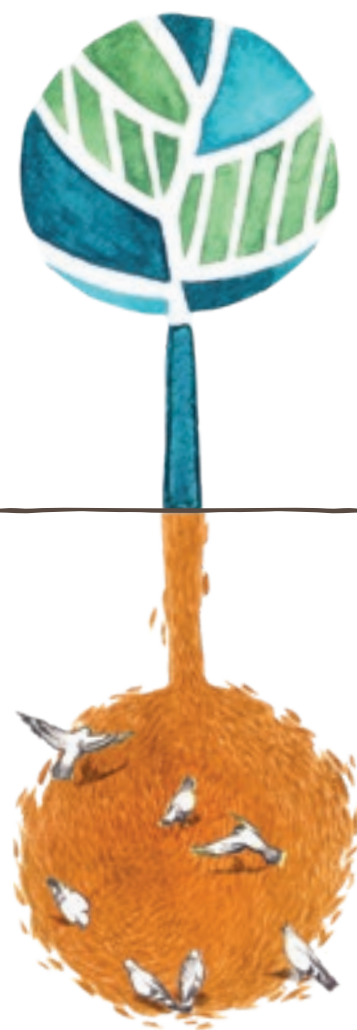
THE HUMAN SPIRIT
NEEDS PLACES
WHERE NATURE HASN'T BEEN
REARRANGED BY MAN



YOU WISH, WE FULFILL

Pleasure in the pathless woods
There's music in the gush of winds
There's a community that cares
You'll hear splats, winds, leaves and
the quiet of finest luxuries





YOU ACT, NATURE REACTS

At Habitat, life comes a full circle
Rain water is harvested
Organic vegetables grow on the roof
The greens flourish untouched
Natural light and air fill 75% of your home.
Benefits of eco friendly design, construction,
operation and maintenance savings in everyday life
decreasing living costs and making life better.
Among the few Pre-certified
Indian Green Building Construction (IGBC) Gold



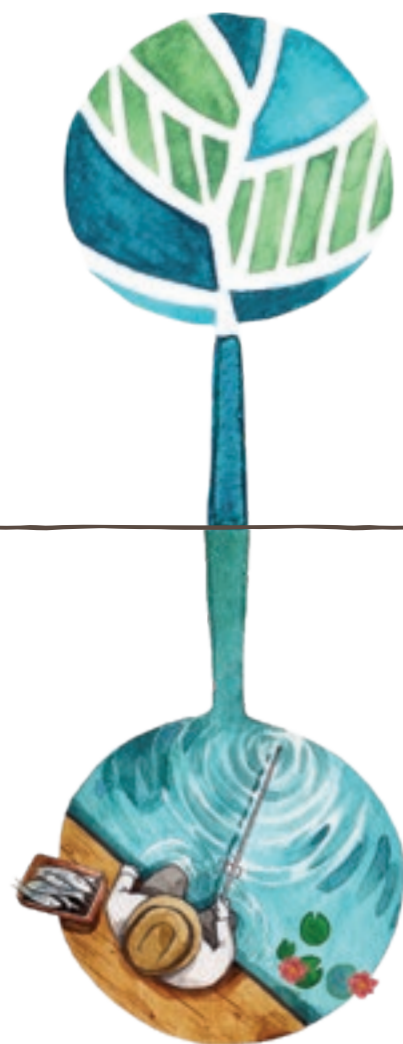
IGBC Gold Pre-certified



*Artist's impression only



Park - Pool - Creche. Secure and Homely



YOU RISE, WE REST

Exquisite 2, 3 and 4 bedroom homes
each one with a large terrace, overlooking plush greens
with a smarter design of beams and windows
for ample light and air flow.
A celebration of sustainable living

60-85 sq.ft. large terraces
come with every apartment
overlooking a lush tropical
cover and a natural water body



A ROUND ABOUT OF LANDMARKS

2.5 kms from Ballygunge Phari

Off EM Bypass

With schools, hospitals, hotels, offices and malls
in your surrounding



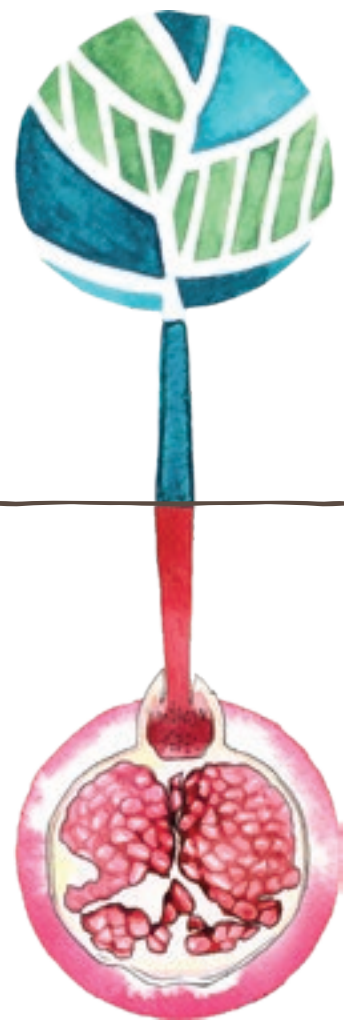
*Map not to scale and artist's impression only



VIP Bazaar	_____	950 m
Ballygunge Phari	_____	2.5 kms
Birla Mandir	_____	2.9 kms
Science City	_____	3.7 kms
Calcutta International School	_____	1.9 kms
Acropolis Mall	_____	1.9 kms
Gariahaat	_____	3.3 kms
Metro Cash and Carry	_____	4.5 kms
Nicco Park	_____	7.2 kms

Quest Mall	_____	3.6 kms
Apollo Gleneagles Medical Center	_____	4.2 kms
Fortis Hospital	_____	2.1 kms
Ruby Hospital	_____	2.5 kms
Modern High School	_____	3.3 kms
La Martiniere School	_____	4.5 kms
Howrah Railway Station	_____	10.1 kms
Sealdah Railway Station	_____	6.1 kms
Airport	_____	16.0 kms

*Map not to scale and artist's impression only



YOU GIVE, YOU GET

Designed for people with special needs

In-campus sewage treatment plant

Water efficient landscaping and fixtures

CFC free equipment

Optimum cross ventilation

and more green features that amplify your well-being day in and day out

A beautiful home for the
mind, body, heart and soul





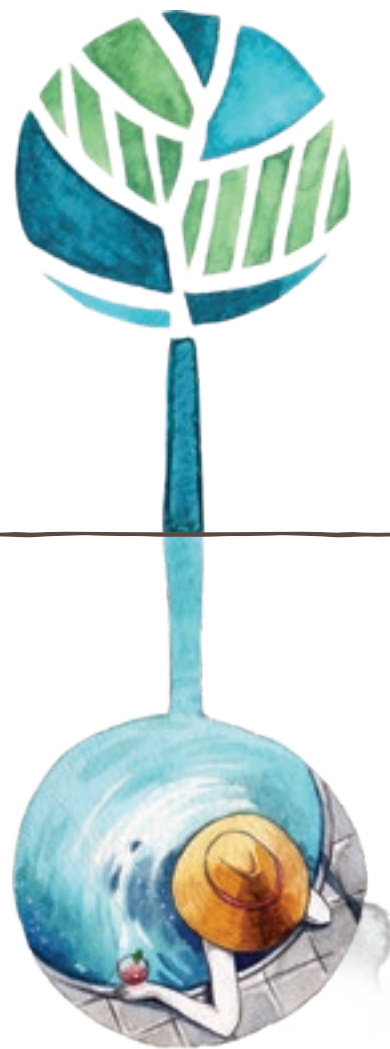
*Artist's impression only

TIME SWINGS BY

Natural Waterbody
Waterside Boulevard
Palm Avenue
Central Lawn
Five Senses / Herbs & Spices
Japanese Zen Gardens
Children's Park / Picnic Courtyard
Butterfly Courtyard
Open Air Gym / Amphitheatre
Yoga Deck



Moments become memories
as you live an enriching life



LUXURY IS IN THE DETAILS

And extremely overt
AIR the Sky Club is designed to massage huge expectations
It offers 13,000 sq.ft. of worldly pleasures
Reserved for residents

AIR

THE CLUB



*Artist's impression only



CLUB LOBBY
*Artist's impression only

SUSPENDED IN AIR

Double Height Lobby
Concierge
Banquet Hall
Library
Infinity Edge Swimming Pool with Party Deck
Children's Play Pool
Mind Spa
Steam Room
Sky Observatory with Telescope
Indoor Games Room
(Pool, Table Tennis, Carrom, Board Games)
Gymnasium
Children's Creche



Luxuries that make you go offline
Because offline is the new luxury.

SPECIFICATIONS

FOUNDATION

Reinforced concrete cement structure with pile foundation

WALL FINISH

Interior - Conventional brickwork with plaster of paris/putty finish
Exterior - Weather proof paint with decorative/texture finish

WARDROBE

Built-in wardrobe spaces

FLOORING

Bedroom - Premium vitrified tiles
Living & Dining - Large vitrified tiles
Kitchen - Anti skid ceramic tiles
Common Lobbies - Premium vitrified tiles
Toilet - Anti skid ceramic tiles

KITCHEN

Granite/Marble platform with honed edges
Stainless steel sink
Dado of ceramic tiles up to 3 ft. above the counter/platform
Electric point for refrigerator, aqua guard
Exhaust fan point

TOILET

Walls - Standard ceramic tiles upto 7 ft. height
Sanitaryware of Parryware/Hindware or equivalent make
CP fittings of Jaguar/Essex/Hindware or equivalent make
Electric point for geyser & exhaust fan
Plumbing provision for hot/cold water line

DOORS

Door Frame - Made of seasoned and treated wood
Other Doors - Solid core flush doors with stainless steel fittings locks and hardware fittings of reputed make

WINDOWS

Fully glazed anodized/powder coated aluminum windows

ELECTRICALS

AC points in living room and all bedrooms
Telephone wiring in living/dining
Adequate 15 amp & 5 amp electric point in all bedrooms, living/dining, kitchen & toilets
Concealed copper wiring of reputed brands
Door bell point at the main entrance door
Modular switches of reputed brands
Elevators of reputed make

COMMON LIGHTING

Overhead illumination for compound and street lighting
Necessary illumination in all lobbies, staircases & common areas

COMMON AREAS

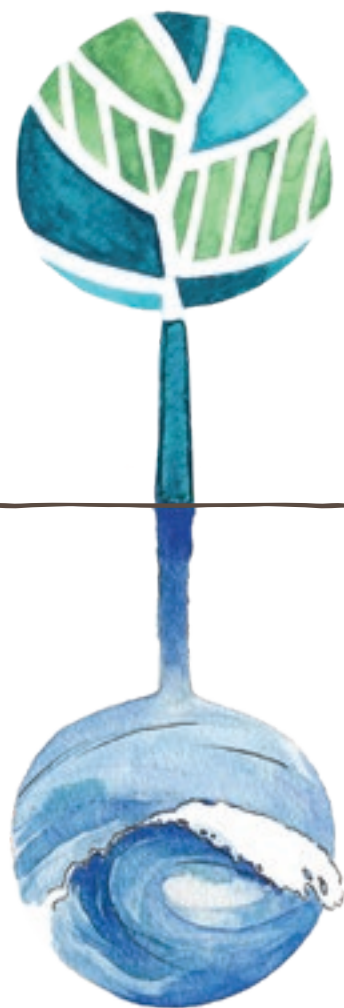
Well developed common lobbies
Air conditioned ground floor lobbies
CCTV cameras at strategic points
Fire-fighting system as per Government norms
Anti-termite system on plinth level
Sewage treatment plant for complex
Power back-up for common area facilities and flats
Intercom facility in each apartment

SECURITY FEATURES

24x7 security surveillance

CABLE CONNECTION

Wiring for DTH cable provider to be fixed by Developer
Connection to be taken individually by flat owners (at own cost)



SUGAM GROUP

Our Promise

To create spaces with imagination, tradition and love.
This belief guides our design, developments and a stellar
team from around the world.
We build happy communities.

Our Vision

The one thing that makes us most happy is the joy from the lives we touch.
We want to be the harbingers of happiness.
Before we even put pen to paper, we think a few decades ahead.
Would people still love their homes twenty years into the future?
What materials would best suit the air and temperature?
Creating something new, that nurtures the bond of a family.
Turns moments into memories.
Where children flourish and grand parents feel content about their kin living well.

So far so good

3 Decades • 25 Projects Completed • 7000+ Happy Residents • Developing 11 Million Sq.Ft.

PAST PROJECTS



FORT TERRAZZO (GARIAHAT)



SUGAM SUDHIR (MAHAMAYATALA)



SUGAM PARK (NARENDRAPUR)

ONGOING PROJECTS



SUGAM PARK (ASANSOL)



MORYA (NEW ALIPORE)



SUGAM SERENITY (KAMALGAZI)

TEAM

Our developments are a result of a globally reputed team that pushes the bar on every project. It's been 3 decades of building upon each other's strengths to create homes that span generations.



ARCHITECTS

"Our passion is to create green buildings through design not with mere application of modern technology."

- Malay Kumar Ghosh

The team at Espace has one prevailing trait - they are bold and modern, honour nature and work as one. "Form follows function."

A belief that is shaping Sugam Habitat. Leaving natural landscapes untouched and flourishing with a stellar Club suspended 13,000 sq.ft. up in the air. Among several other features that make Habitat a marvel. An internationally acclaimed firm with projects standing tall across India and Oman.

Awarded and celebrated for decades now.

PS LANDSCAPE DESIGN AND ECOLOGY

LANDSCAPE CONSULTANTS

With a Masters Degree in Landscape Architecture from Germany and having worked on international projects in Europe, UAE and China, Mr. Manind Prasad is the founder Principal of PS Landscape Design and Ecology, Mumbai. The firm has been involved in the design and planning of several prestigious projects across India. They've added Habitat to their roster.

K.P.I.C

STRUCTURAL CONSULTANTS

A stellar team of visionaries with over 3 decades of collective experience from infrastructural, institutional, residential and commercial developments. Mr. Koushik Sengupta holds over 25 years of experience in high rises, and mass housing/gated communities. They're leaving no stone unturned at Habitat.





GREEN CONSULTANTS

Green is in their DNA, pacing ahead towards a sustainable future. With over 200 notable projects, and counting, 25 Platinum-certified and 50 Gold-certified developments, their footprint exceeds 100 million sq. ft. General Electric, Barclays Bank, GVK, GMR and Dr. Reddy's Laboratories are among a few organizations that are enriching the environments with green buildings.



INTERIOR CONSULTANCY SERVICES

"Inspired Design for People"

Square believes in turning constraints into design. In today's age of unabated modularization and commercialization, often the need and utility of tailor made design is underrated. Every design problem requires both innovative and pragmatic approach to reach a rational solution.

At 13,000 sq.ft, the Club at Habitat marries fantasy with nature. An urban forest where the wetlands, canopies, woods, birds and the interplay of light and shade find an architectural expression. Concrete shells are sculpted by natural light, filtered through screens and plantations using natural textures and finishes.



MECHANICAL, ENGINEERING & PLUMBING CONSULTANTS

The lifeblood of every development. Ensuring that the entire system is in harmony. ARKK has a proven track record as the back bone of several healthcare, industrial, medical, residential, commercial and retail projects across the nation. Bombay Hospital, Taj Gateway, Indigo Palladium, are amongst an endless list of testimonies.



SOLICITORS

B.M. Bagaria & Co. is a reputed firm of solicitors and advocates. It is one of the oldest Law firms of Kolkata, founded in the year 1936 and presently headed by Mr. K.P. Bagaria (Advocate) who is a veteran in the legal field.