



BANGALORE'S FIRST SMART HOME

ZRICKS^{MOD}



SOBHA HABITECH
SMART LIVING IS BETTER LIVING
Whitefield, Bangalore



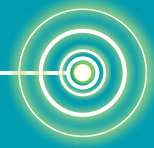
DO SMART BANGALOREANS LIVE IN SMART HOMES?

Consider this for a moment; today technology overwhelms us at every step with all the conveniences it brings to our lives. A card has become a smart card; a phone has become a smart phone capable of mobile commerce, mobile banking, email communication and much, much more. Offices have become smart with access control, video conferencing, biometrics and much more. In short, 'smartness' seems to be taking over our world, our lives, simplifying it, making it convenient, secure and enjoyable. But on the other hand, in a city like Bangalore which is home to not only the young, restless and tech savvy but also home to many of the technology giants, people continue to live in homes that are not so smart.



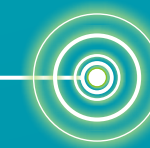
HOW OFTEN HAVE YOU WORRIED
ABOUT YOUR CHILD'S SAFETY
WHEN SHE'S AT PLAY?

As a parent, a child's safety is always on top of your mind.
Can homes be smart enough to give us peace of mind?



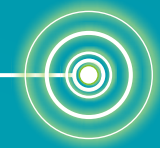
CAN YOU CREATE THE PERFECT AMBIENCE,
FOR A PERFECT EVENING EVEN
WHEN YOU ARE NOT AT HOME?

Should only certain 'evenings' be marked as special evenings?
Can homes be smart enough to customise the ambience inside?



CAN YOU SENSE A GAS LEAK
AT HOME FROM MANY MILES AWAY?

How often do you worry about gas leaks?
Can homes be smart enough to address this?

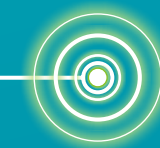


ZRICKS



IS THERE A POSSIBILITY YOUR
WIFE COULD UNSUSPECTINGLY
OPEN THE DOOR TO DANGER?

In today's world of unpleasant surprises,
can a home be smart enough to give us security?





PRESENTING SOBHA HABITECH - BANGALORE'S FIRST SMART HOMES IN WHITEFIELD

Cutting-edge technology now enters the home for the first time making homes, smart homes. Sobha, the No.1 real estate developer proudly unveils Sobha Habitech- homes with a whole host of technology solutions that not only make life easy and comfortable but also totally secure. Right from sensing who's at the door to sending out alerts in case of emergencies, Sobha Habitech is the home for the gizmo and gadget lover. Your apartment will exhibit its own intelligence to make your daily life simple, safe and enjoyable. These aesthetically designed homes in the heart of Whitefield, Bangalore's best known IT destination will change the way you dreamt about living spaces. Browse through to see the smart life.



Smart Automation



Entrance Management



Gas Leak Sensor



Panic Button



Bathroom Occupancy Sensor



Mood Setting



Video Surveillance



Access Control



SMART LIVING IS BETTER LIVING



Panic Button



Bathroom Occupancy Sensor



Mood Setting



Gas Leak Sensor



Entrance Management

ISOMETRIC VIEW TO A SMART GADGET HOME

Patented Technology

Sobha Habitech's smart home solutions allow for manual functionality of switches to co-exist with the touch pad functionality. This unique dual functionality makes Habitech solutions more intelligent and user friendly than any other similar home solution.

Smart Automation surrounding your home



Video Surveillance



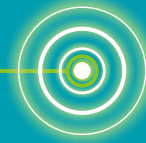
Access Control



SMART AUTOMATION INTEGRATED IN YOUR HOME



SMART LIVING IS BETTER LIVING



SMART AUTOMATION

Smart living is living the e-life

At Sobha Habitech, it all begins with this Home Automation processor and a touch pad. All the power to control the entire house now lies in your hand, in the touch pad or your smart phone. Control the home entrance, detect a gas leak instantly, keep an eye on your children, set the lights to match your mood and what not. All these through this little gadget in your hands. While the smartness is refreshing, it's good to know that the home functions pretty well even without the use of the touch pad. When the touch pad is not being used to control the home, use it as a digital photo frame, as a music and video player, to browse the internet and much more.



ENTRANCE MANAGEMENT

See who is at the door from miles away

Now, strangers or unscrupulous people have no chance of entering your home. That's because, even if they manage to reach your door, all you need to do is see who's at the door using your touch pad or your smart phone. Our powerful Entrance Management System allows you to see who's at the door sitting miles away. This feature is particularly useful when children or the elderly are home alone.



GAS LEAK SENSOR

Detect a gas leak in a jiffy when at home or when at work

The thought of elderly people or young children at home, especially in the kitchen can be quite worrisome. Particularly, if your place of work happens to be some distance away from home. This is where the Gas Leak Sensor comes in handy by detecting the gas leak before causing any serious damage. Smart isn't it? That's why we say smart living is also safe living.



MOOD SETTING

Set the mood for a perfect evening even before you reach home

Creating the perfect ambience for a great evening at Sobha Habitech is much simpler than you think. All you need is the touch pad to create the magic. Control the lights of the entire home, fans and AC, set them to your favourite setting, all with a mere touch on your touch pad. These smart home solutions enabled with patented technology also allows for manual operation of switches to co-exist with the smart functionality of the touch pad.



BATHROOM OCCUPANCY SENSING

To switch on or off the light, just think. Well almost...

At times, elderly people do find it difficult to locate switches when they have to relieve themselves at night. This is also true for guests who may not be familiar with the switches in your home. But now you don't have to worry because the bathrooms at Sobha Habitech are smart enough to sense their arrival at the door itself. The motion sensor technology switches on or off the lights automatically, thereby saving energy and adding magical convenience to your smart home.



SOFT PANIC BUTTON

In case of an emergency, just press the panic button. Simple isn't it?

Many of the features incorporated at Sobha Habitech have been developed keeping safety in mind. Imagine if you happen to be out of town and there was an emergency with your elderly person at home, the best solution for him would be to just hit the Soft Panic Button. On pressing this button, an alarm is raised and alerts are sent out automatically to pre-decided numbers. These pre-decided numbers could even include hospitals. This way you are sure help is near. Impressive isn't it?



VIDEO SURVEILLANCE

Keep track of your children while you do your chores

Reinforce your image of being 'Supermom' to your children by keeping a continuous watch over them while doing your chores. This is made possible thanks to our continuous video surveillance of all the common areas. Now that's what we call total peace of mind.

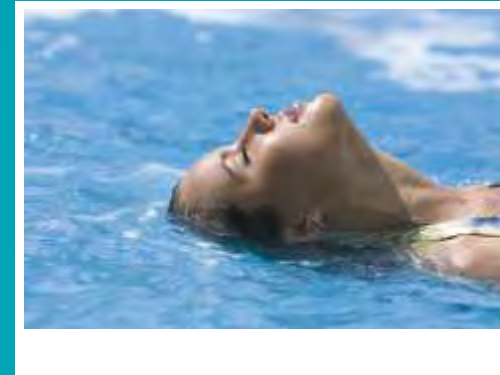
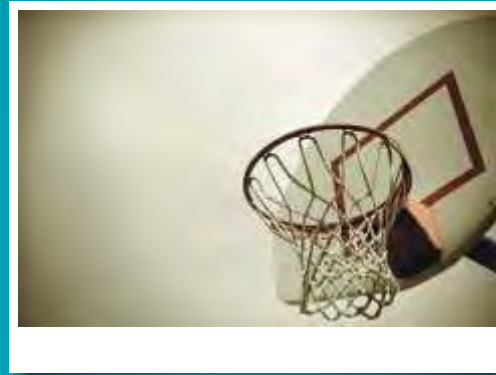
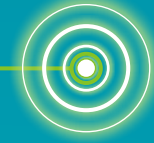


ACCESS CONTROL

Once in a while, remind friends that you are not James Bond

Even if all the other features don't impress your friends, this one will certainly. Imagine you drive up to the entrance of your community and then all of a sudden the boom barrier at the main entrance opens without you doing anything. People would either think that your car was possessed or that you are James Bond. The Access Control sensor recognises your car and automatically opens the boom barriers. How cool is that? We told you Sobha Habitech is the home for the gadget and gizmo savvy.

LIFE BEYOND GADGETS



AMENITIES

It's not just technology that makes Sobha Habitech a geek-paradise. It's also the aesthetics, the convenience and all the amenities that make it a home for the tech lover. Spread across 4.5 acres of lush greenery, Sobha Habitech offers you some of the best amenities money can buy.

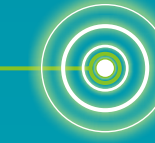
Clubhouse – Ground + three floors

- 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



Project details

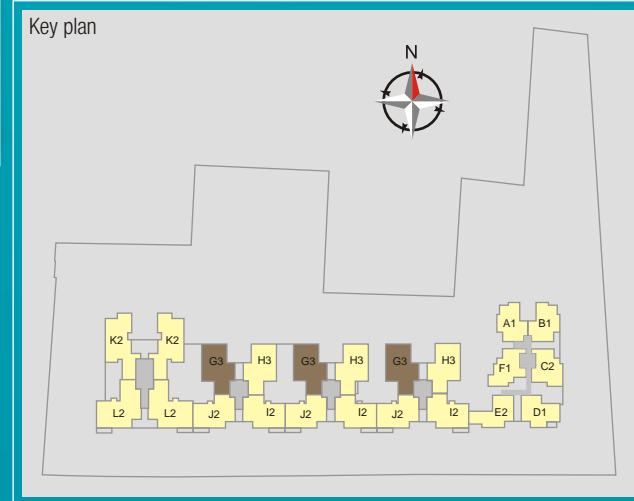
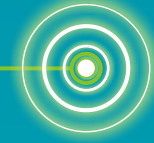
Land area-4.5 acres, No. of wings-5
 Total apartments-318, B+G+15 floors
 2 BHK-90
 3 BHK-222
 4 BHK Duplex Penthouses-6
 S.B.A-1,342 to 3,584 sq.ft.
 Open space-72%

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



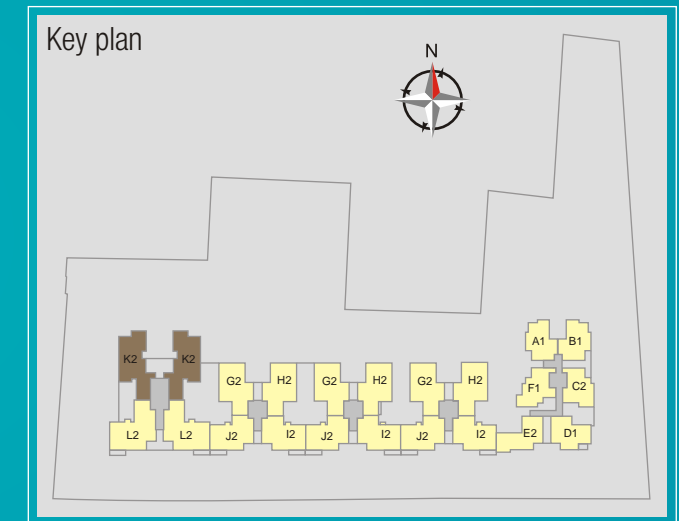
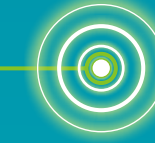
TYPES / FLOOR PLANS

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



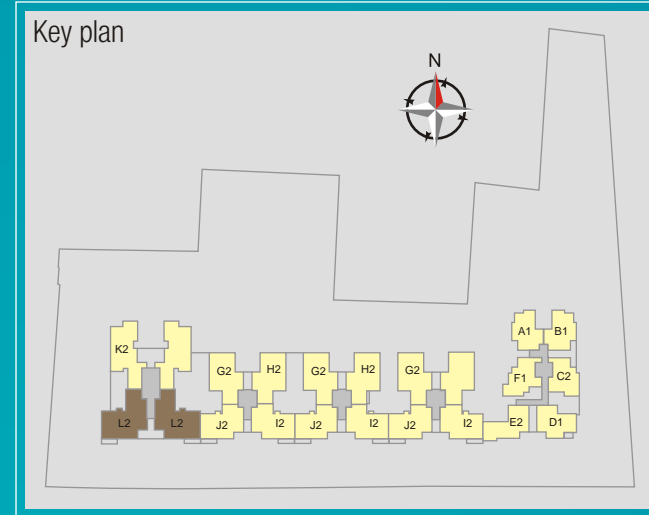
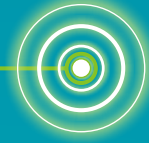
TYPES / FLOOR PLANS

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



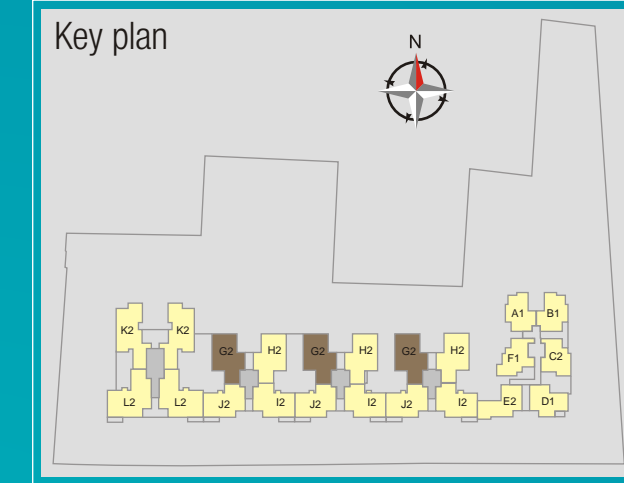
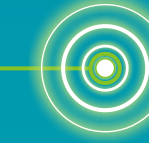
TYPES / FLOOR PLANS

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



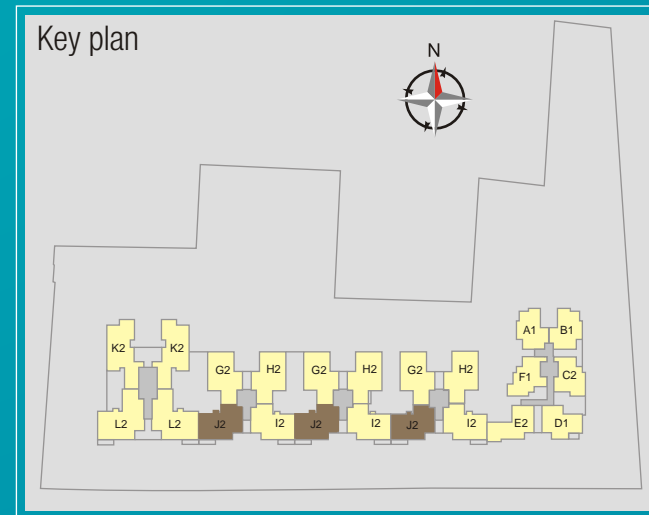
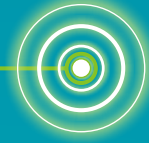
TYPES / FLOOR PLANS

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



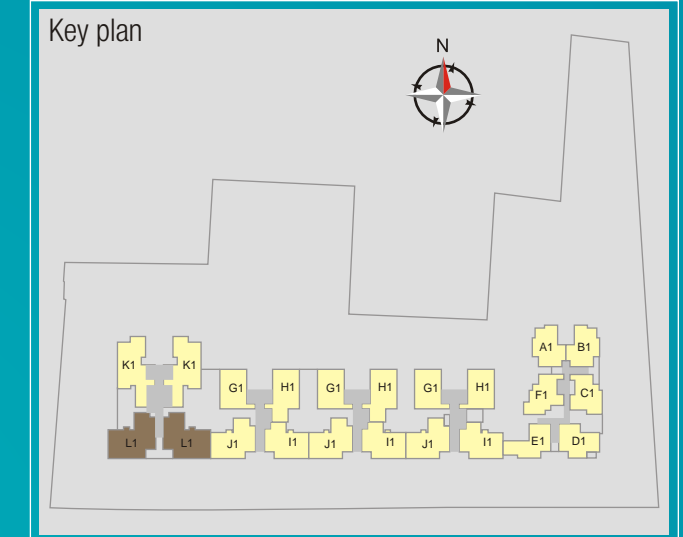
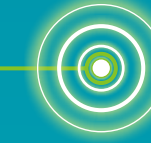
TYPES / FLOOR PLANS

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



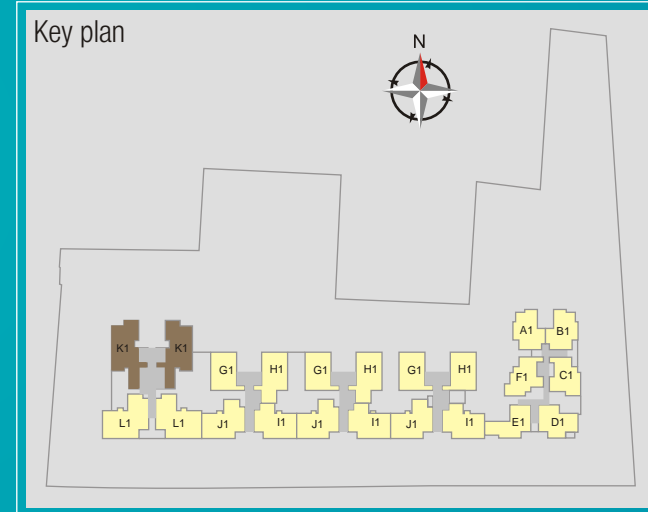
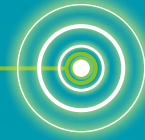
TYPES / FLOOR PLANS

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



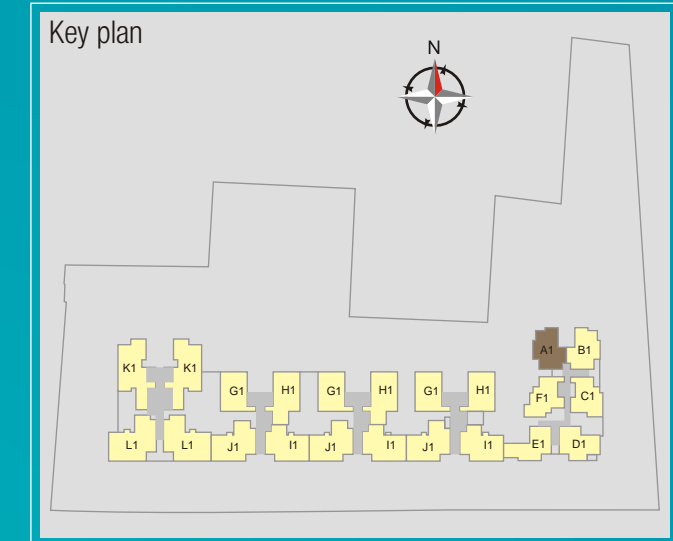
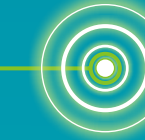
TYPES / FLOOR PLANS

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



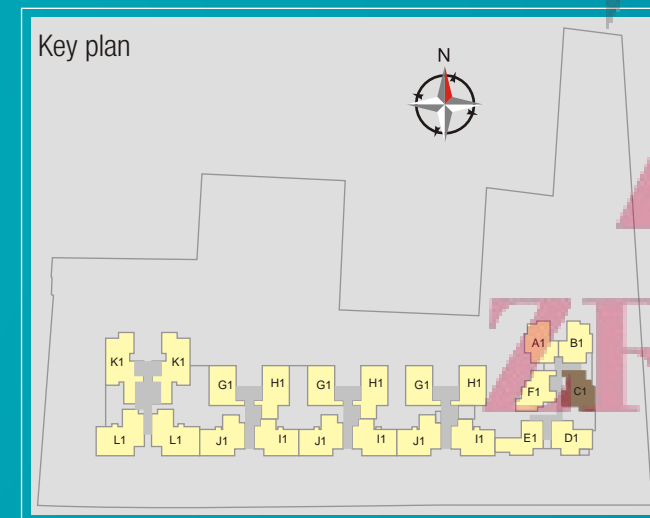
TYPES / FLOOR PLANS

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.

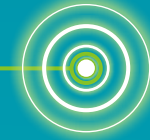
Toilet Doors

- 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.

SPECIFICATIONS



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

Specification Disclaimer

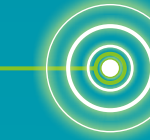
- The views shown are artist's impression only.
- The size, shape and position of those/windows/columns/designs/railings and various other elements are subject to change.
- The furniture and fixtures, including counters in kitchens are shown to indicate the space available and likely positions of electrical points are not a part of standard specification.
- The finishes-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 required for smart home automation.

- 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, light 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



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

Smart Home is the biggest innovation in real estate that will change the way you live for 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 effect greater convenience and security for your family inside the home though being outside the home.

Can I monitor and control 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.

How can I save energy and money from Home Automation?

Your Sobha Habitech apartment will possess optional Away/Vacation/Low Energy modes which will switch off device connected to automation system that use standby current. In typical households, 30% of electricity is wasted in Standby and Leakage.

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 authorized 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 dark?

The Sway system in the automation enables true two-way control of devices from traditional switch 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 automation system can use it, those who don't want to use automation system can continue using traditional switches. Both mode of operation 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.

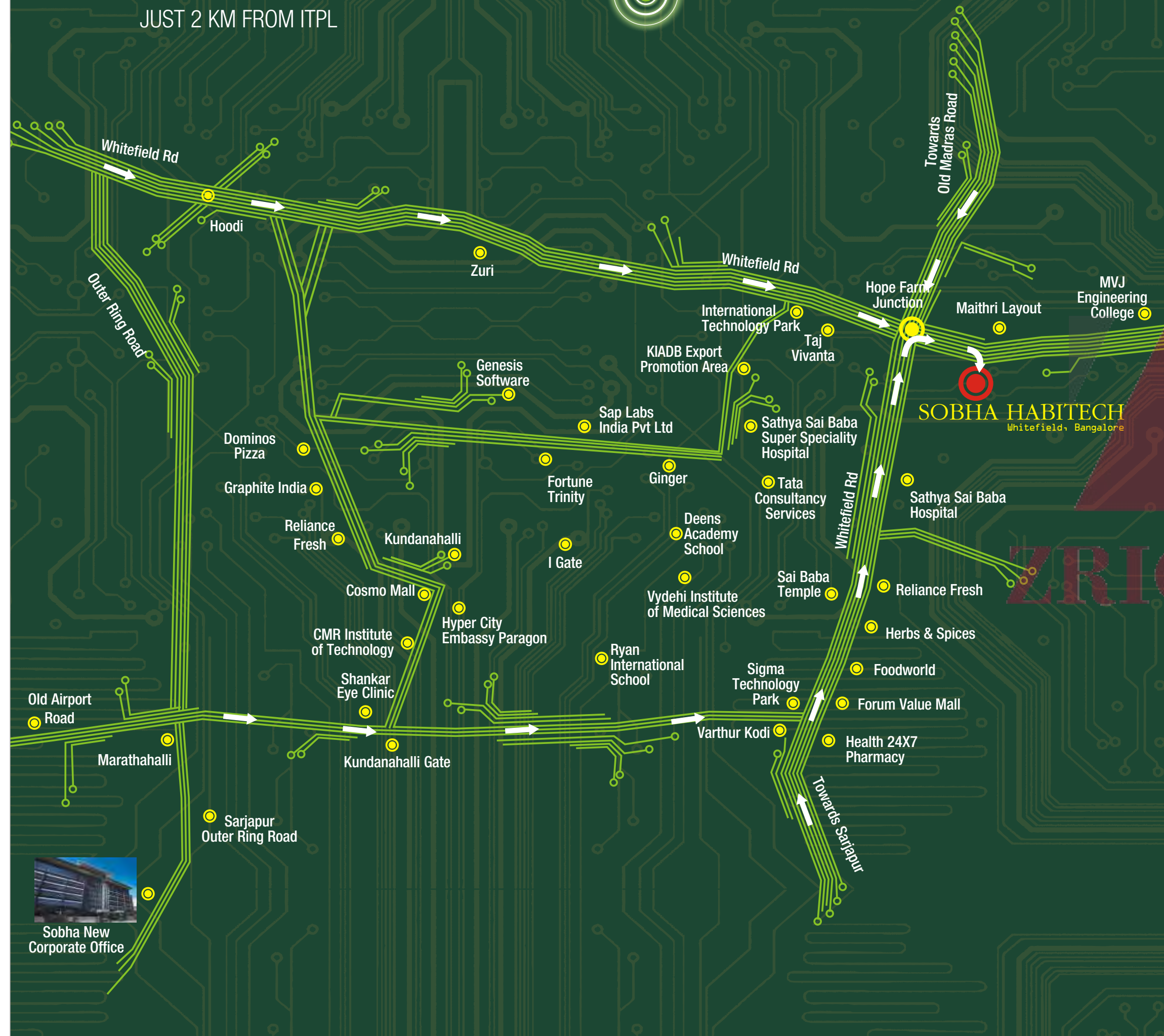
What kind of maintenance shall be required for the system?

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.



LOCATION MAP

JUST 2 KM FROM ITPL



KNOW YOUR NEIGHBOURHOOD

Whitefield is Bangalore's original IT hub that put the city proudly on the global map. Whitefield houses some of the biggest names in the IT and technology worlds including many world renowned MNCs. It still contributes to more than 50% of total software exports from Bangalore and has more than a hundred thousand professionals working in blue chip companies located in some of South India's biggest technology parks including the prestigious ITBP (earlier known as ITPL). It is home to techies from around the world and that brings a cosmopolitan facelift to the city that is visibly represented in the demographic profile of the suburbia. You can find the best of schools for your kids as well as the hippest shopping destinations, malls and multiplexes for recreation. Specialty hospitals and prestigious hotels like the Taj Vivanta are also present here which heads the list of landmark premises built by Sobha for major corporate entities apart from some apartment complexes too.

Whitefield has gradually but systematically grown as one of the preferred residential areas for the technology savvy, well traveled and elite class of IT professionals who now can experience true convenience and luxury that technology can bring to one's life by choosing to live in Bangalore's first Smart Home-something that only Whitefield could truly offer.



Landmarks

Hopefarm Junction: 200 mts
ITPL: 2km, Marathahalli: 8km



Shopping & Recreation

Phoenix Market City: 7km
Forum Value Mall: 3km
Gopalan Signature Mall: 10km
Cosmos Mall: 7.5km
Taj Vivanta: 2km, Zuri: 3km, Ginger: 5km
Hyper City Embassy Paragon: 6.5km
Reliance Fresh, Big Bazaar, Paramount International Hotel, Hotel Royal Orchid, Costa Inn, Nilgiris, Food World, Namdhari Fresh, Herbs & Spices.



Hospitals

Sri Satyasai Baba Super Specialty Hospital: 3.5 km
Vydehi hospital: 4 km
Sankar Eye hospital: 7 km
Brook Field Hospital: 8 km
Sai Dental Care, Pharmacy Clinic, Naryana Hridulaya, Health 24x7.



Educational Institutions

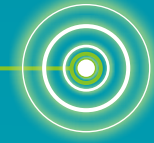
Ryan International School: 8km
CMR Institute of Technology,
New Horizon College of Engineering, Canadian Pre-school, Greenwood High International School, Saibaba Educational Institutions, The Deens Academy School, The International School Bangalore.



Major Companies & Tech Parks

ITPL: 2km
Signature Softech Park: 4km
GE health care: 3km, TCS: 3km
GR Tech Park, L & T, Cap Gemini, Microchip, Genesis Software Solutions, GE, IBM, JP Morgan, HP Tech Park, ABB-Bhoruka Tech Park, TESCO, A O L, Phoenix, Graphite India Ltd., Novelty Solutions, Sapient, Prestige Cessna Business Park, Global Tech Park

ABOUT SOBHA



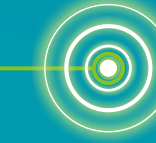
Sobha Developers Ltd., is the most preferred real estate brand among discerning home buyers in Bangalore, the true Silicon Valley of India and formally recognised as the "Best Indian city to live in" on all parameters. Over the past 16 years, Sobha Developers Ltd. has delivered over 50 million square feet of hallmark properties. In the fiscal year 2010-11 alone, Sobha has registered an astounding turnover of INR 1000 crore with residential spaces. This, in itself, is testimony to the brand equity of Sobha Developers Ltd.

Since its inception in 1995, Sobha Developers Ltd., has blended a strong customer centric approach with robust engineering, high degree of business ethics, timeless values and transparency in every sphere of business. All of these contribute to make Sobha 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 co-exist for long. But, Sobha Developers has made it possible. Headquartered in Bangalore, the company has over fifty residential projects across the city that reflect an undeterred passion for excellence, perfection and detailing. This relentless pursuit of quality is a constant in every Sobha property. Little wonder then that they garner instant admiration.

Apart from being one of the top real estate players in the country, Sobha Developers are also the only backward integrated entity in the entire real estate industry. Sobha Developers Ltd., is widely and indisputably recognised for redefining the very perception of quality & perfection in the construction space. This is endorsed by the accolades it has consistently earned over the years for building close to two hundred 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 feel the true joys of owning a home.

SOBHA'S CONSTRUCTION MARVELS



Infosys Technologies - Bangalore



Infosys Technologies - Hyderabad



Sobha City - Thrissur, Kerala



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