



**510
EARTH**

TOP PROPERTY | BEST DEALS



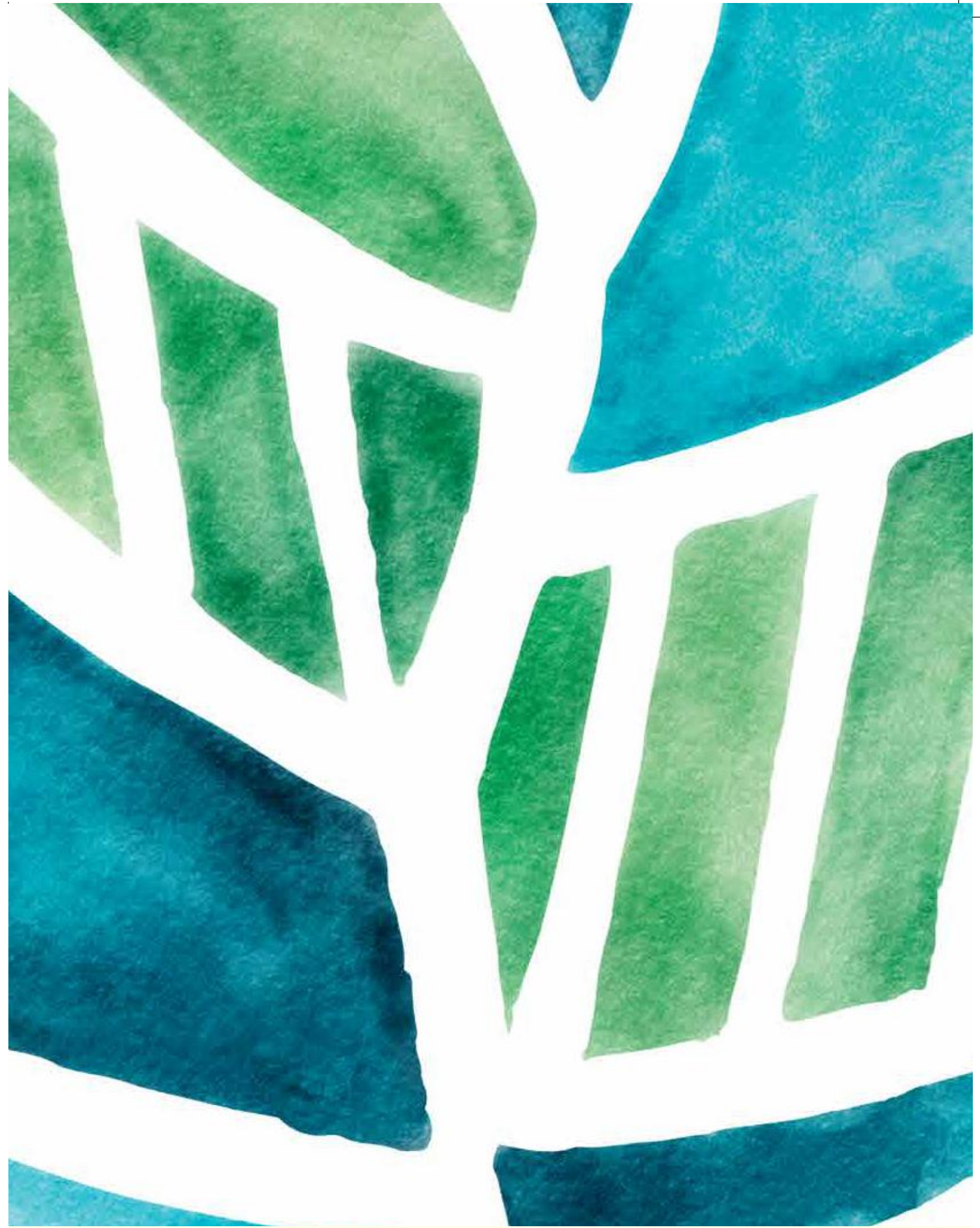
SUGAM

Building Happy Communities

SGM Builders Pvt. Ltd.

2/5 Sarat Bose Road, Kolkata 700 020

shreyansh.in



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



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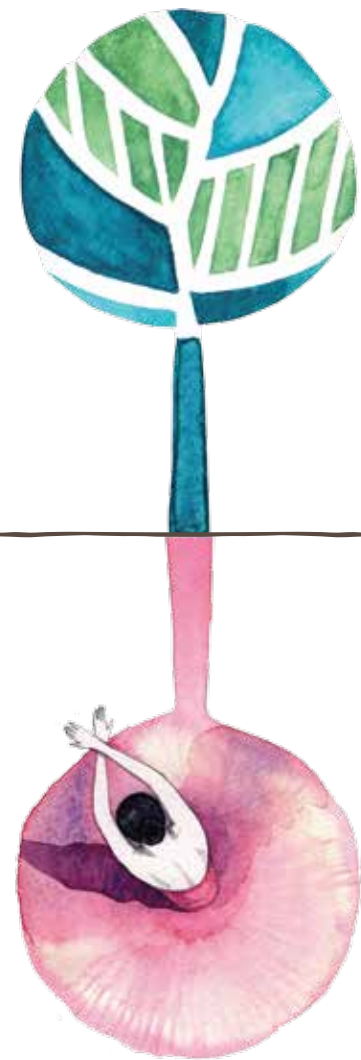


THE HUMAN SPIRIT
NEEDS PLACES
WHERE NATURE HASN'T BEEN
REARRANGED BY MAN



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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



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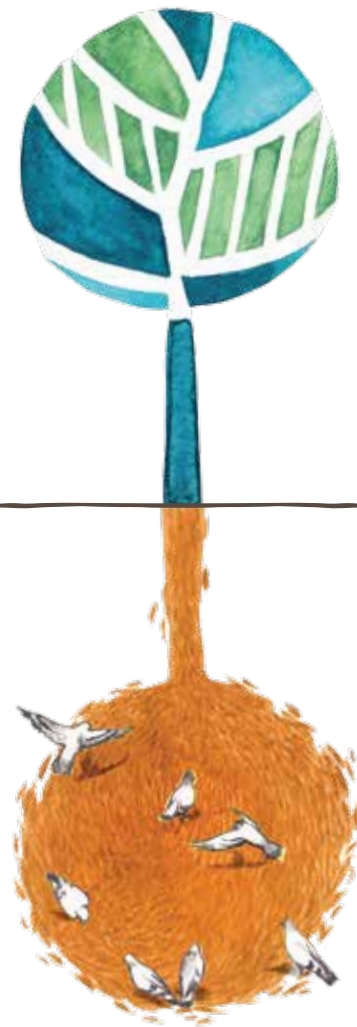
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YOU ACT, NATURE REACTS

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



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*Artist's Impression only



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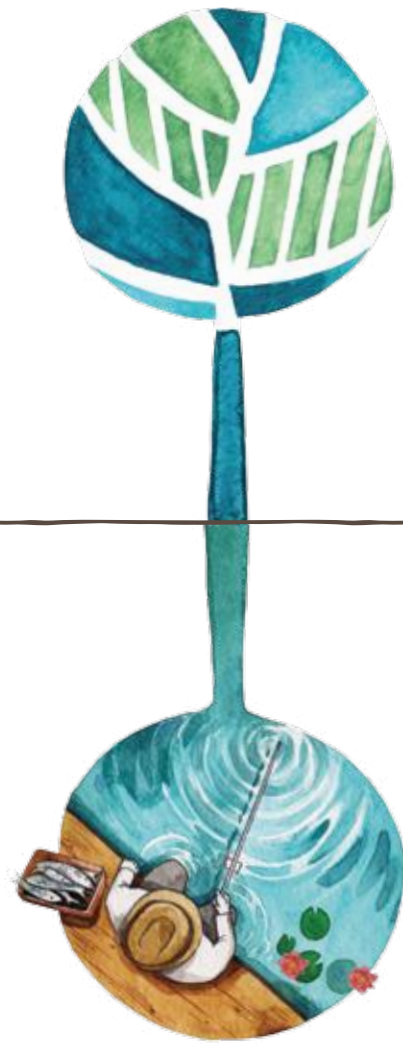


Park - Pool - Creche. Secure and Homely



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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



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





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NATURE ISN'T JUST BEAUTIFUL.
EVEN IN SMALL DOSES,
IT CHANGES
THE WAY WE FEEL.

- ◀ 1. Tear a piece of the Tulsi seed paper and sow in a pot of soil
- 2. Water twice a week
- 3. Reap labour of love



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A ROUND ABOUT OF LANDMARKS

2 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



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VIP Bazaar	_____	1.0 km
Ballygunge Phari	_____	2.7 kms
Birla Mandir	_____	2.7 kms
Science City	_____	3.8 kms
Calcutta International School	_____	1.8 kms
Acropolis Mall	_____	1.8 kms
Gariahaat	_____	3.3 kms
Metro Cash and Carry	_____	4.6 kms
Nicco Park	_____	7.2 kms

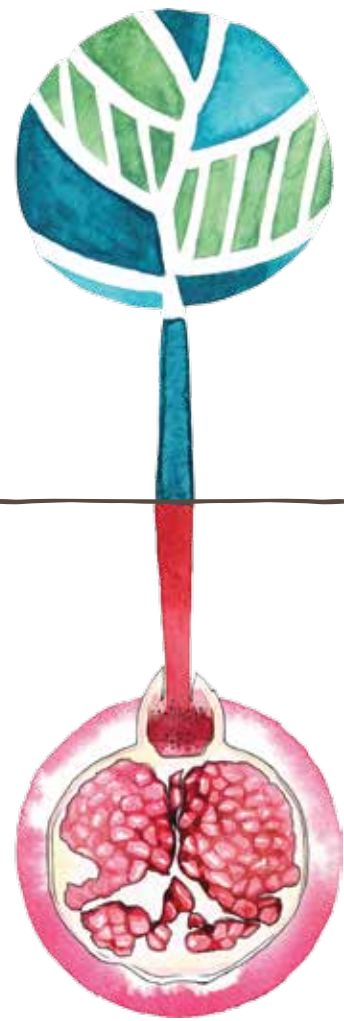
Quest Mall	_____	3.5 kms
Apollo Gleneagles Heart Center	_____	3.3 kms
Fortis Hospital	_____	2.1 kms
Ruby Hospital	_____	2.6 kms
Modern High School	_____	3.2 kms
La Martiniere School	_____	4.0 kms
Howrah Railway Station	_____	10.1 kms
Sealdah Railway Station	_____	6.1 kms
Airport	_____	16.4 kms

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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



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





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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



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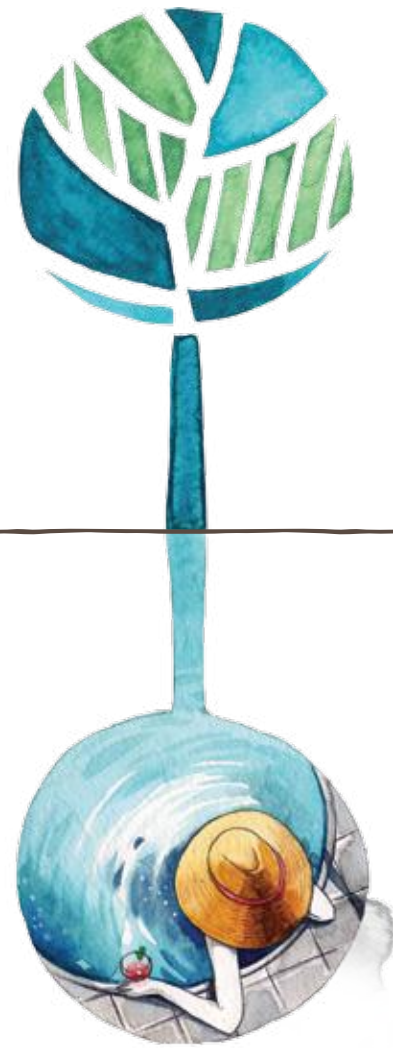


Moments become memories
as you live an enriching life



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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



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AIR

THE CLUB



*Artist's impression only



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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.



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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

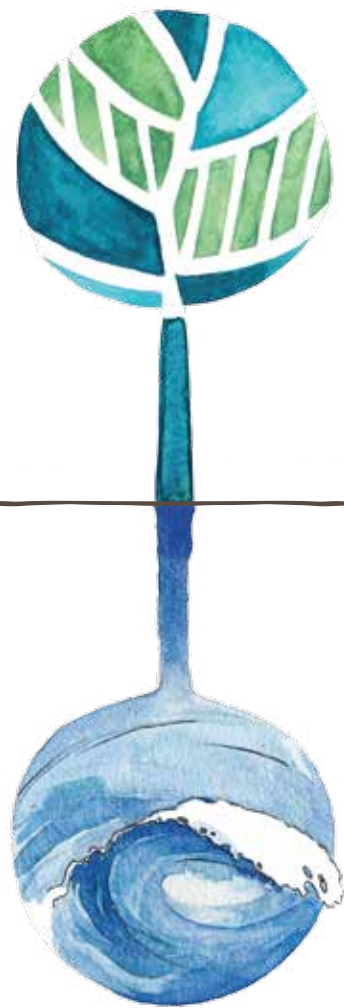
SECURITY FEATURES

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 • 20 Projects Completed • 5000 Happy Residents • Developing 8 million sq.ft.

PAST PROJECTS

ONGOING PROJECTS



SUGAM BUSINESS PARK



SUGAM PARK (NARENDRAPUR)



FORT TERRAZZO (GARIAHAT)



SUGAM SUDHIR (MAHAMAYATALA)



SUGAM PARK (ASANSOL)



SUGAM SERENITY (KAMALGAZI)



CONSULTANTS

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.



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.



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.



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.

FEEL AT HABITAT

Marketing Partner:



www.510earth.com

OFFICE: Stesalit Towers, Office #7, 4th floor Plot No E2-3, Block - EP & GP,
Sector V, Salt Lake, Kolkata - 700091