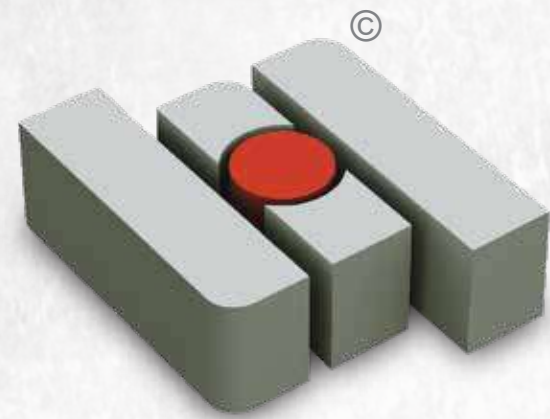


www.happyhomegroup.co.in



Wings Of Change

Now
Exploring Avenues



There are many who build houses.
Only a few build homes.



Let the "Textile Segment" have Wings for Flight of Fancy

Not just infrastructure, it's a mega structure built with finely focused goal for the textile segment. A well planned architectural wonder is all set to comprise the scattered textile related mercantile under one roof. Most suitable space with ultra modern amenities to enhance the textile trading.

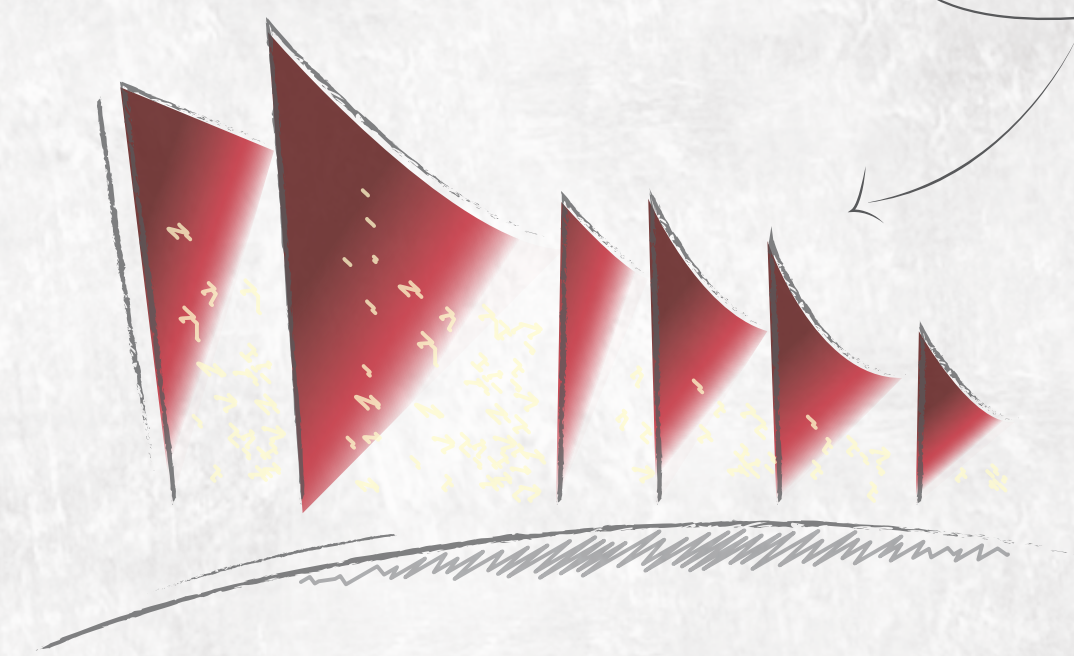
Every care has been taken to draft and craft the space. This new concept of "Textile Hub" will provide entire segment the wings to soar high in the sky of scintillating success.

New ideas, new environment and quite new culture to boost your business by multifold in the brand new building.

That too with spacious shops and blocks with extra storage capacity-blocks nearby textile market.

www.kuttarstock.com 93902407

Wow...
Textile Market



Wings of Change



surat

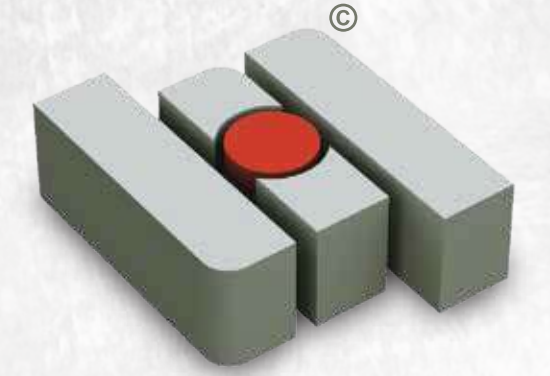
"Surat sona ni surat" is the idiom that truly defines the city's prosperity and progress.

Surat being the 4th fastest growing city of the world and 1st in India, sometime mentioned for its dynamic Diamond industry, Textile industry, and Corporate industries like Reliance, Hazira, Essar, Adani, ONGC, GAIL, Shipyard, Cement, Power plant, Fertilizer, Petroleum, Gas, etc..

A glance at textile industry reflects the magnanimity of the industry by producing 30,000 million meters fabric annually, which is almost 60% of the total out-put of polyester clothes in India and still growing. Almost 500 dyeing and printing mills and around 7 lacs power looms which produce fabric including silk and cotton. Besides it also has 1 lac Embroidery unit & 85000 Shop With 1.5 million People Employed.

New government policy has opened up new vistas for export potential and it is increasing marginally that has created scope for new possibilities and new development in export segment. No wonder SURAT is better known as a textile hub of the country.

Happy Benchmark is a king of the hub for Textile industry...

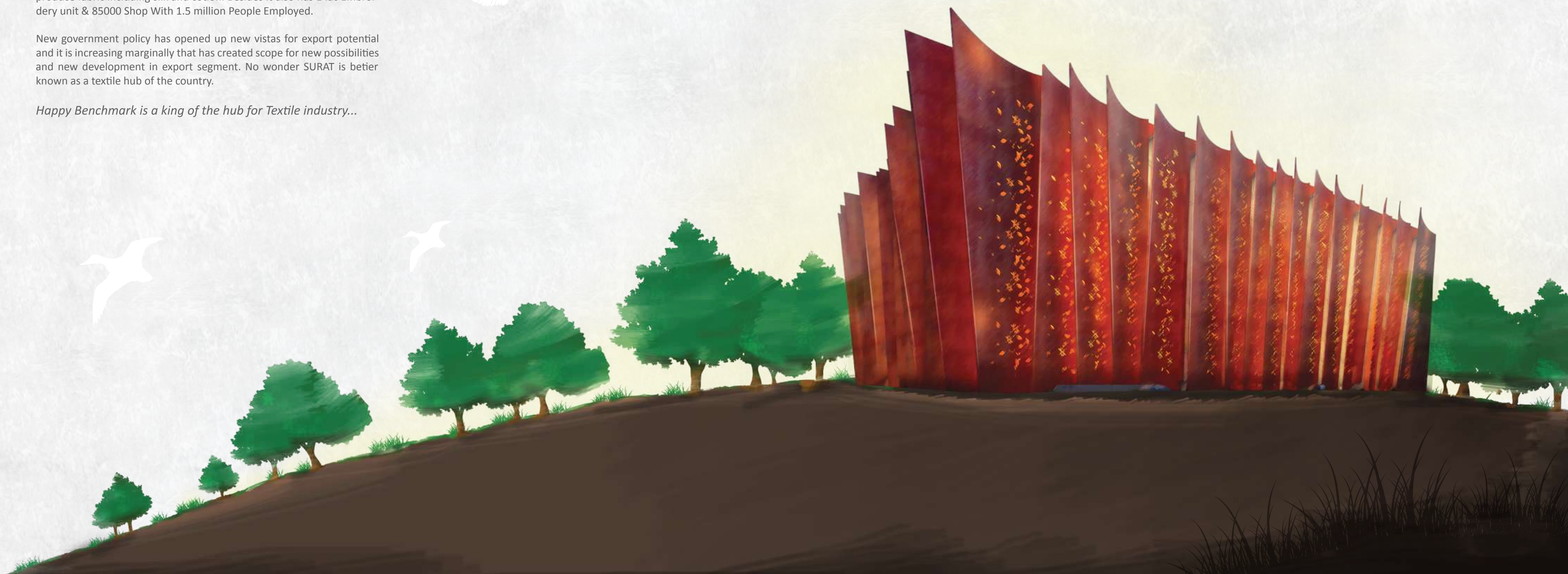


Happy Home Group,
the eminent real estate developer group in Surat has Many successfully completed residential and commercial projects to its credit.

Since its inception in 2003, it has full-fledged impressive portfolio of projects which comprises affordable homes, Luxury homes and premium homes for the elite in residential segment. While commercial corporate segment consists premium shops, specious offices and business houses. Happy Home Group works with honesty, transparency and certain business ethics which keep it to be poised at numero-uno position in the business fraternity.

From acquiring a land for the project to the successful completion of building, every care is taken to maintain superb quality standards. Efficient management team works with highly competent engineers to bring out the best of the project envisaged. Happy Home Group has successfully completed more than 55 projects by developing 14 million sq. feet of construction. At an abstract 7900 happy family dwelling in their happy homes. 10 projects are going on in full swing and some are in pipeline to explore new heights in reality realm.

Happy Home Group is an ISO 9001:2015, 14001:2015 and 45001:2018 certified company now endeavours into its most ambitious project "Happy Benchmark" the textile hub, which will be proved as a landmark of the city.





Security Purpose Cabin

Advertising Agency

Waiting Lounge

Tea Canteen

Snack Parlour

Separate Lift For Owner & Staff

Facade Lighting

Sprinkler Fire System

Decorative Elevation Sheet

Transporter & Packing Service

Remote Switch Operated Shutter

Cafeteria

RCC Pardi

Restaurants

Interconnected Bridge on Each Floor
Connecting Wing A & B

Common or Individual
Smoke Detector



Wings of Change

Welcome to the largest textile market of the country. The first of its kind architectural structure with futuristic design, the wonderful building with a concept to provide all the ultra modern amenities and atmosphere to boost your business in flourishing future. Adorned with unparalleled design and decor create a wonderful view and interesting ambience. If you are an industrialist, a businessman, a professional or connected anyway to the textile market. Your sheer presence at Benchmark will open up new vistas to the scintillating success.

Spacious shop and extra storage blocks close to Textile Market...

Angadia

Photo Studio

Decorative False Ceiling

Tempo Lift

Curved Elevation

Rain Water Harvesting

Fashion Show Ramp

Basement Parking

Fire Water Tank

Water Body

Intercom

Wall, Design Internal Lighting

Textile Shops

Safe Deposit Vault

Textile Godowns

S.S. Railing

Fast Food

CCTV

Map Guideline

Fire Alarm

Textile Houses

Sanitized Wash Rooms

Stationery

RCC Framed Structure

Fire Lift

Wow...
Too Gorgeous

Emergency Stock Yard

Total 70 Lifts in Campus

Wi-Fi

Inside Street Lighting

Parcel Booking (Air / Railway)

Site Lighting

Textile Showroom

Wah!!! So Vast and Widespread

Location

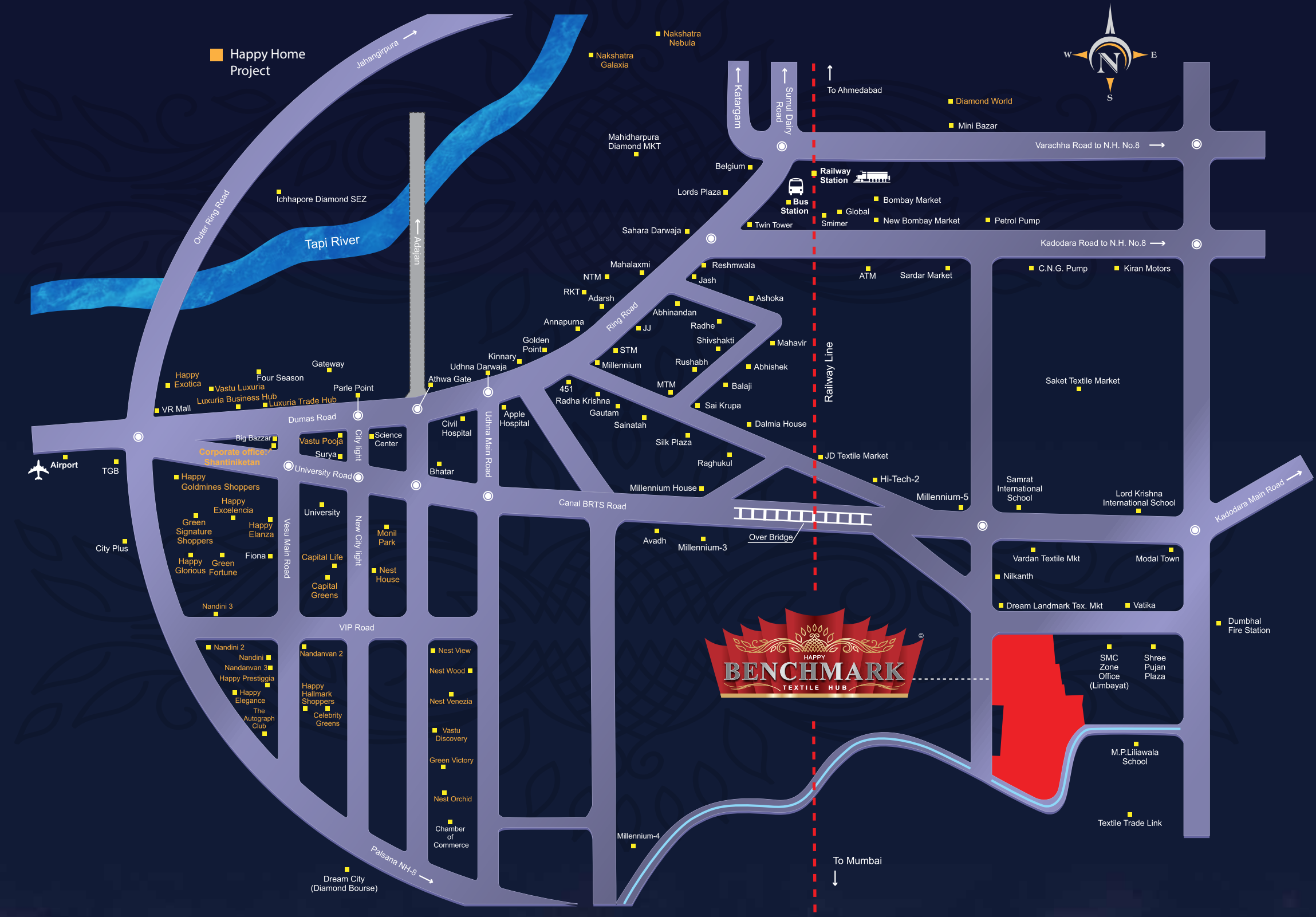
Benchmark, the outstanding architectural marvel situated at most coveted location in the city of Surat. It can be approached easily from the Airport, Railway Station, Bus Station, National Highway, SEZ's, Port etc. Most of the leading Hotels and Corporate Houses are within a reach vicinity and can be accessed in negligible time.

VICINITY

 4.3 km Railway Station	 4.1 km Bus Station	 15.8 km Airport	 15.9 km National highway (Kadodara road)
 1.85 km Ring road	 1 km Filling Station	 Walking Distance Textile Market	

Site Address :
Happy Benchmark Textile Hub
 TP. No. 33 (Dumbhal) FP. no. 13,
 Next to Millennium House-Textile Mkt. Area,
 BRTS Canal Road, Dumbhal, Near Limbayat zone office,
 Surat - 395010.

*Waah...
Very Near*



Ahaa!!!
Incredulous Over View

- Wing - A & B
- Anchor Shops & Blocks
- Corner Shops & Blocks
- Shops & Blocks

Aha...
It's Gigantic !!!

WING A SHOPS

WING B BLOCKS



18 MT. WIDE T.P. ROAD

7 MT. WIDE T.P. ROAD

MITTHI KHADI

7 MT. WIDE T.P. ROAD

ROAD

ROAD





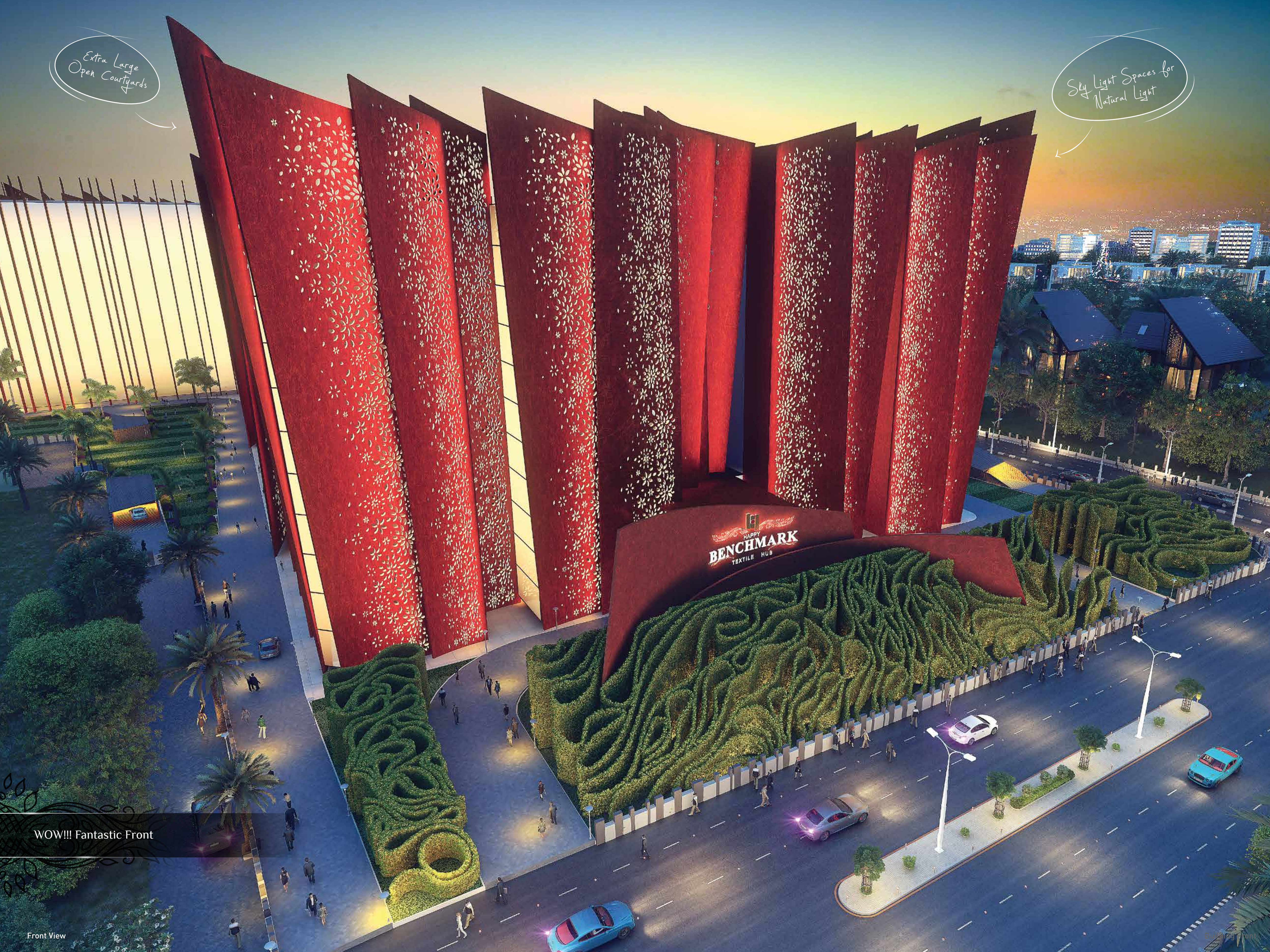
The first of its kind architectural structure with futuristic design.

Shops & Blocks Near Textile Market

Lower Basement + Upper Basement + Ground Floor + Upper Ground Floor + 1st to 7th

Extra Large
Open Courtyards

Sky Light Spaces for
Natural Light



HAPPY
BENCHMARK
TEXTILE HUB

WOW!!! Fantastic Front

Front View



Ah!!! Environment Friendly

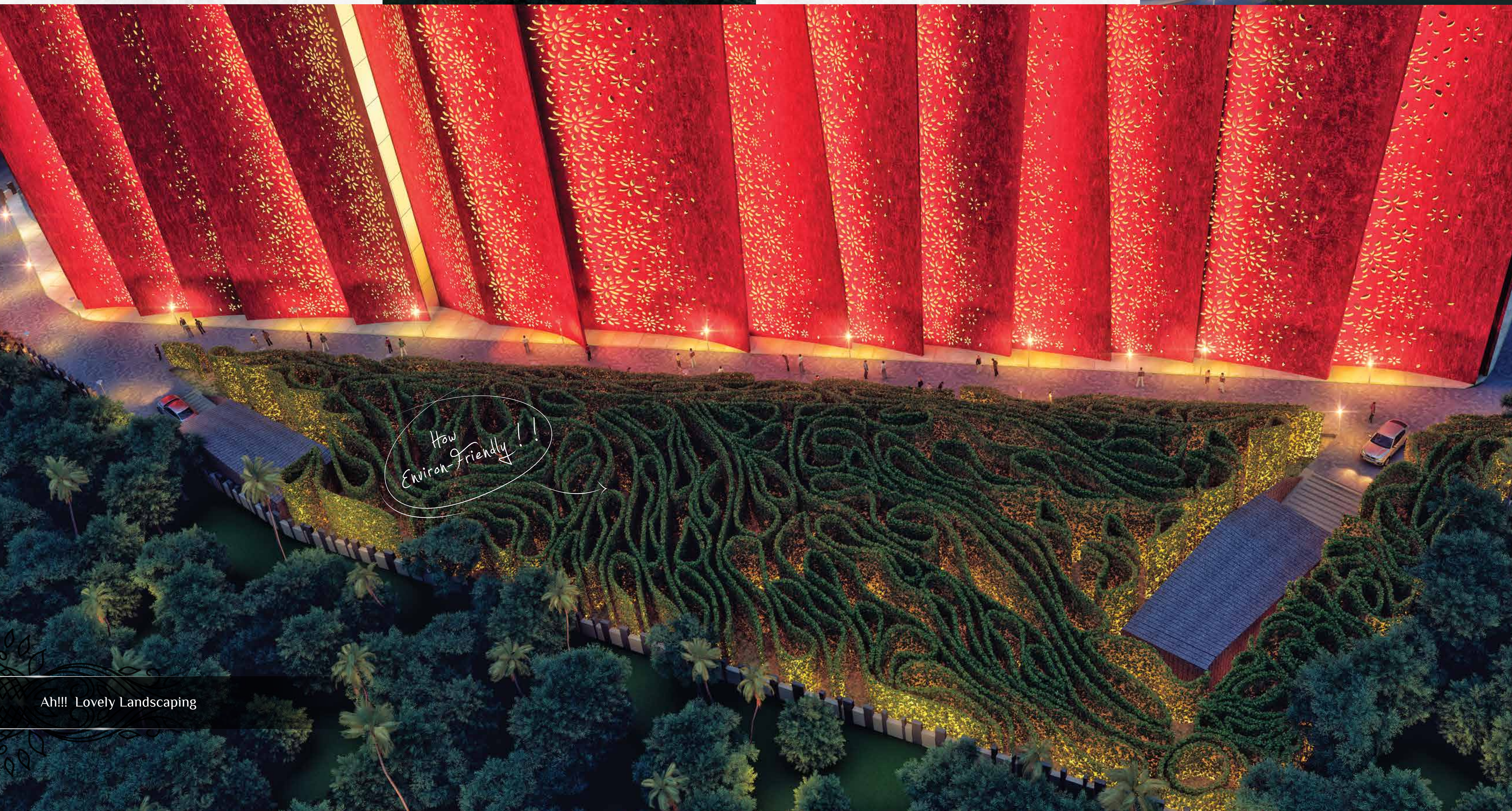
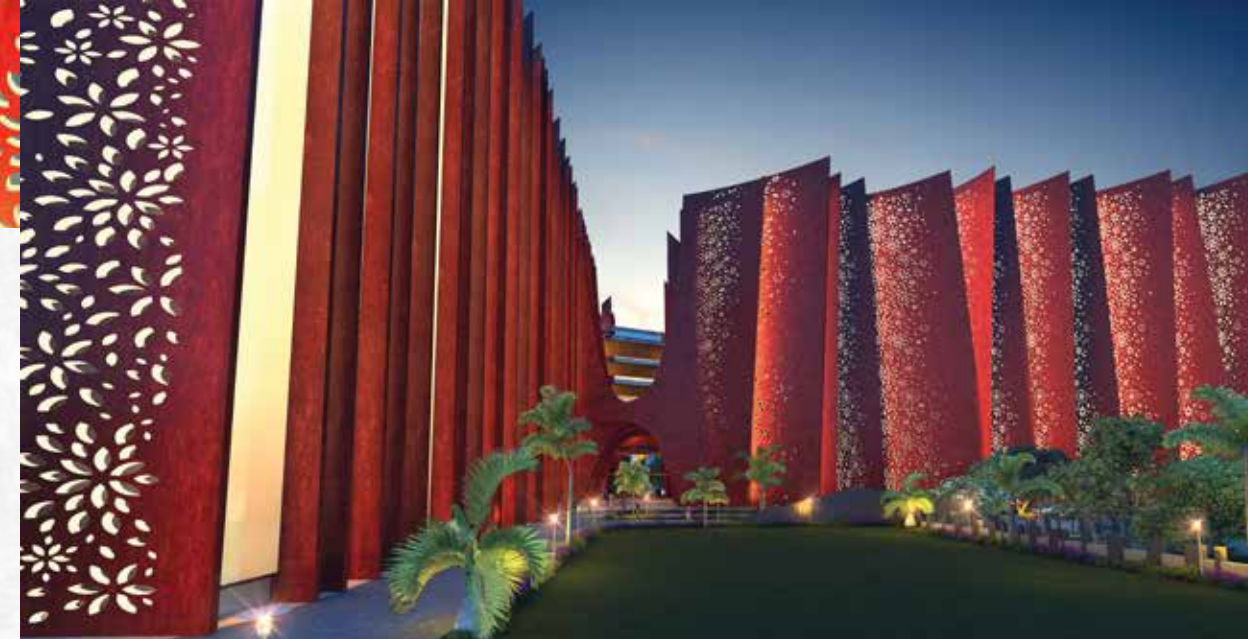


Picturesque Panorama of Passage

Temptation to take Wings



Aha!!! Watch the Wings of Wonder



How Environ-Friendly!!!

Ah!!! Lovely Landscaping

Speechlessly
Superb!!!

Oh! How Giant and Gorgeous



Beautiful Bushes
in Lavishing Layout



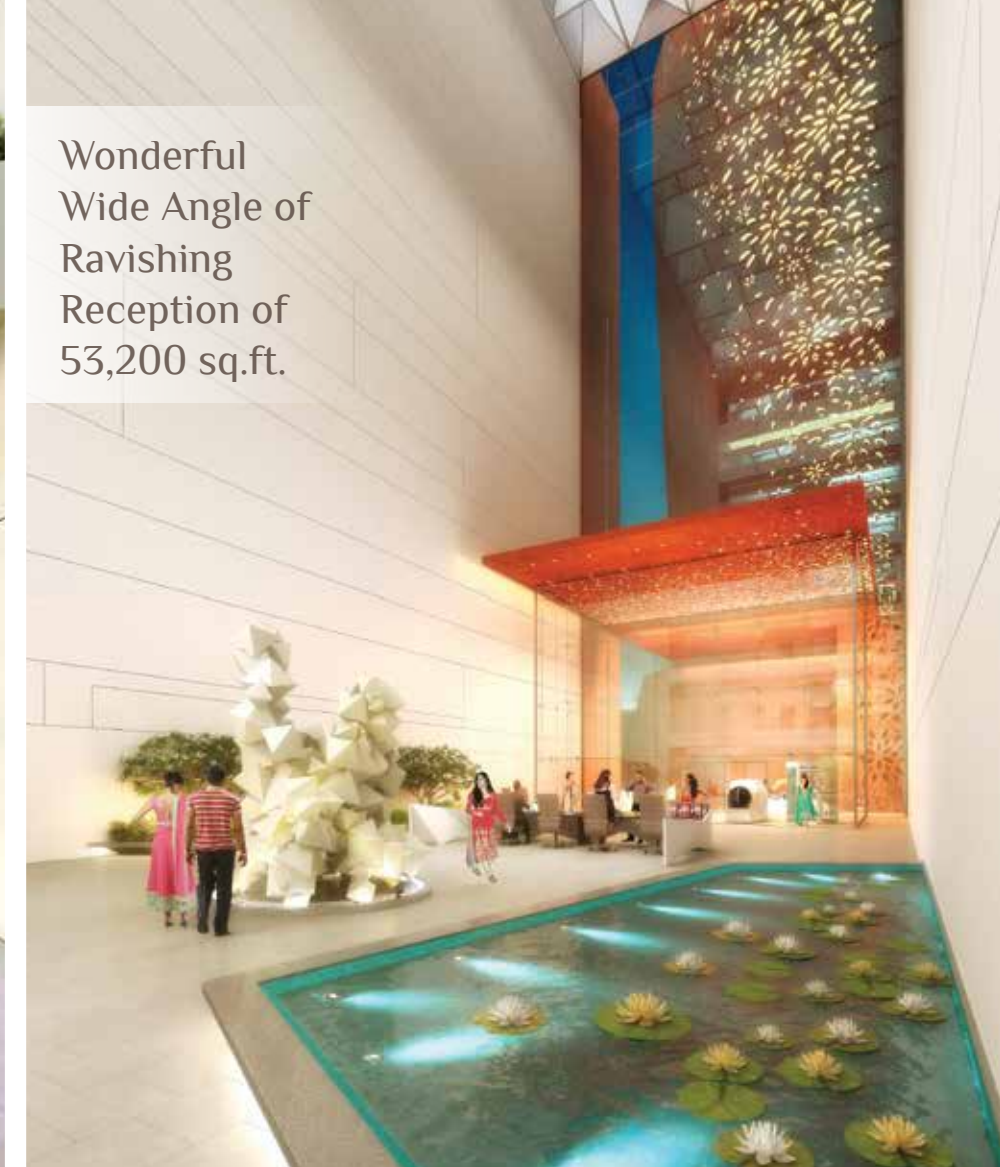
Panoramic
Parking Area



Fantabulous Fashion Ramp



Wonderful Wide Angle of Ravishing Reception of 53,200 sq.ft.



Elegantly Designed Elevator Passage



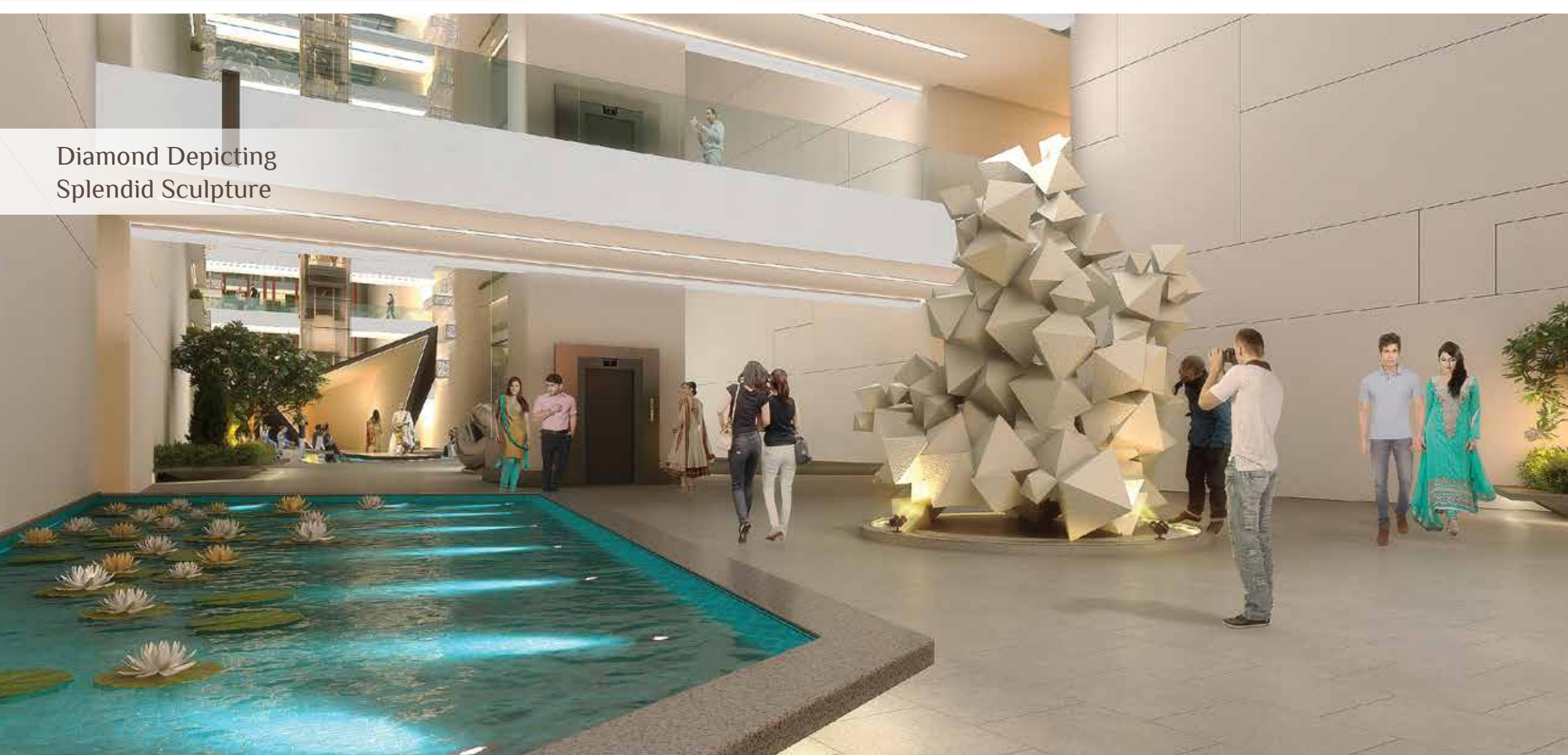
Marvellous Main Entrance



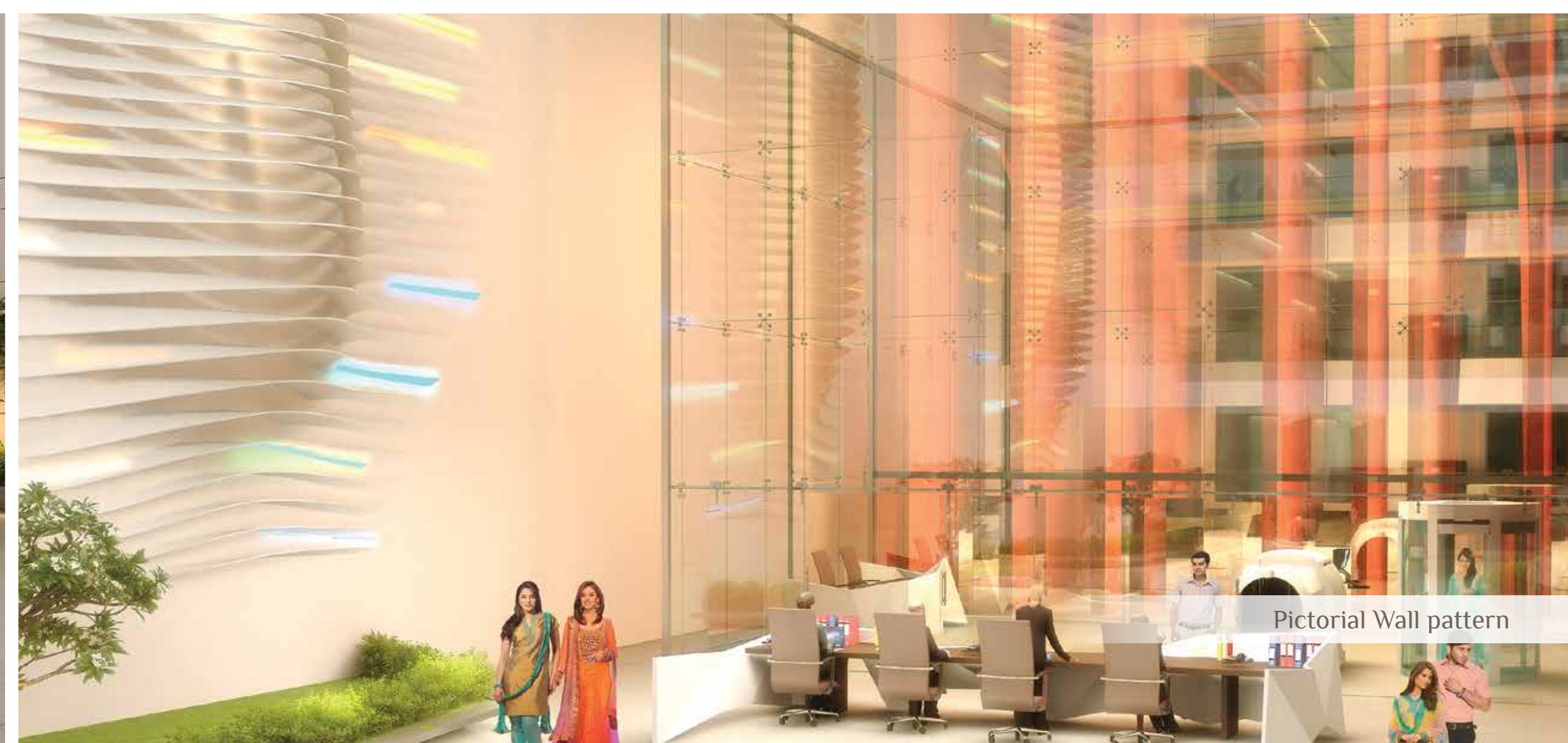
Excellent Elevator area



Diamond Depicting Splendid Sculpture



Pictorial Wall pattern

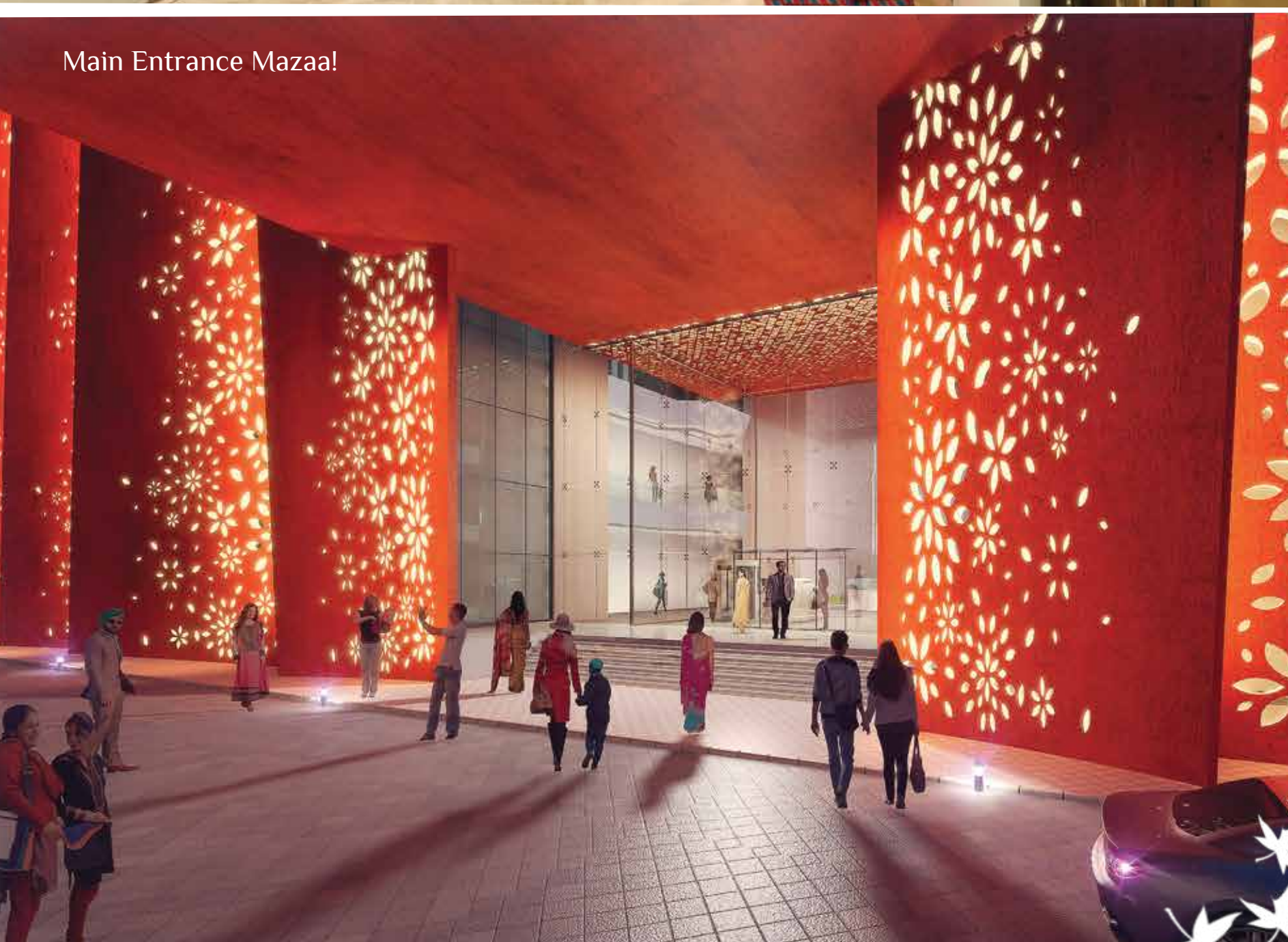




Fantabulous Foyer



Ravishing Reception



Main Entrance Mazaal



Privacy in Public with Comfortable Seating



Exemplary Atrium for Delicacy of Daylight

Typical Floor Plan

Wing - A & B (Upper Ground & First to Seventh Floor)

- Anchor Shops & Blocks
- Corner Shops & Blocks
- Shops & Blocks

WING A SHOPS

Upper Ground & First to Seventh Floor



WING B BLOCKS

18 MT. WIDE T.P. ROAD

7 MT. WIDE T.P. ROAD

7 MT. WIDE T.P. ROAD

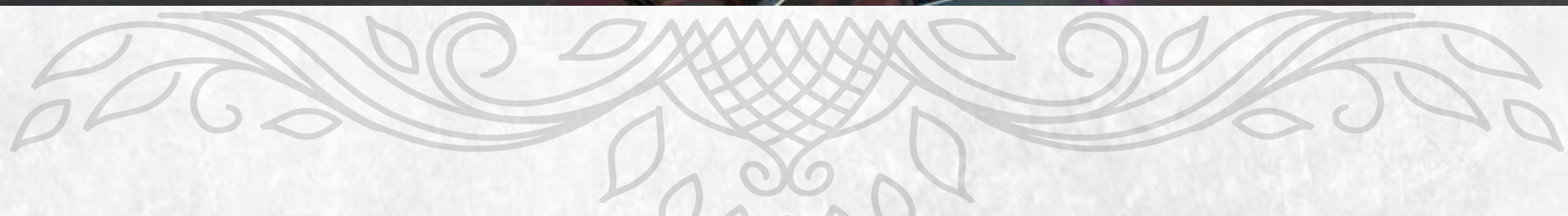
7 MT. WIDE T.P. ROAD

7 MT. WIDE T.P. ROAD

ROAD

ROAD

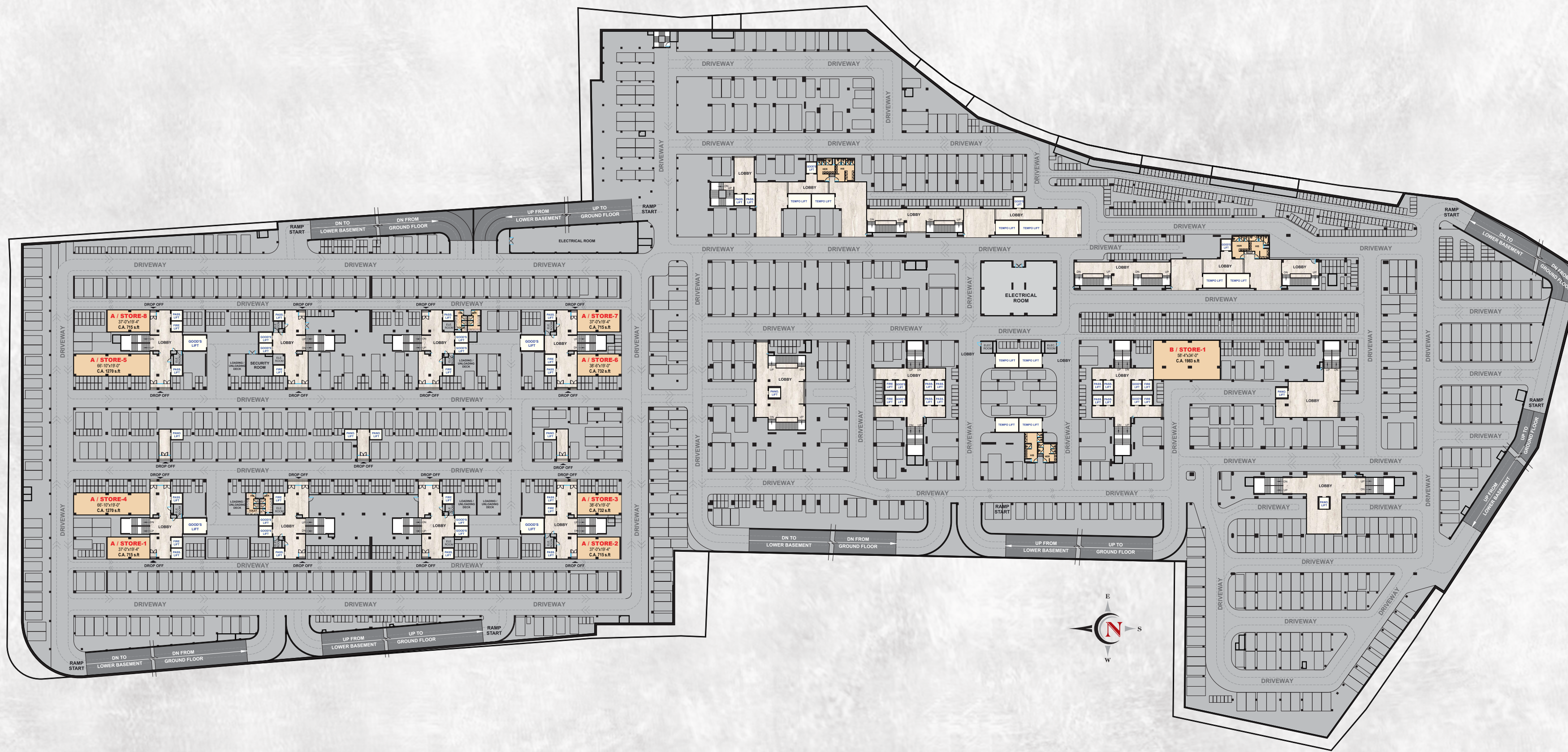




Shops & Blocks Near Textile Market

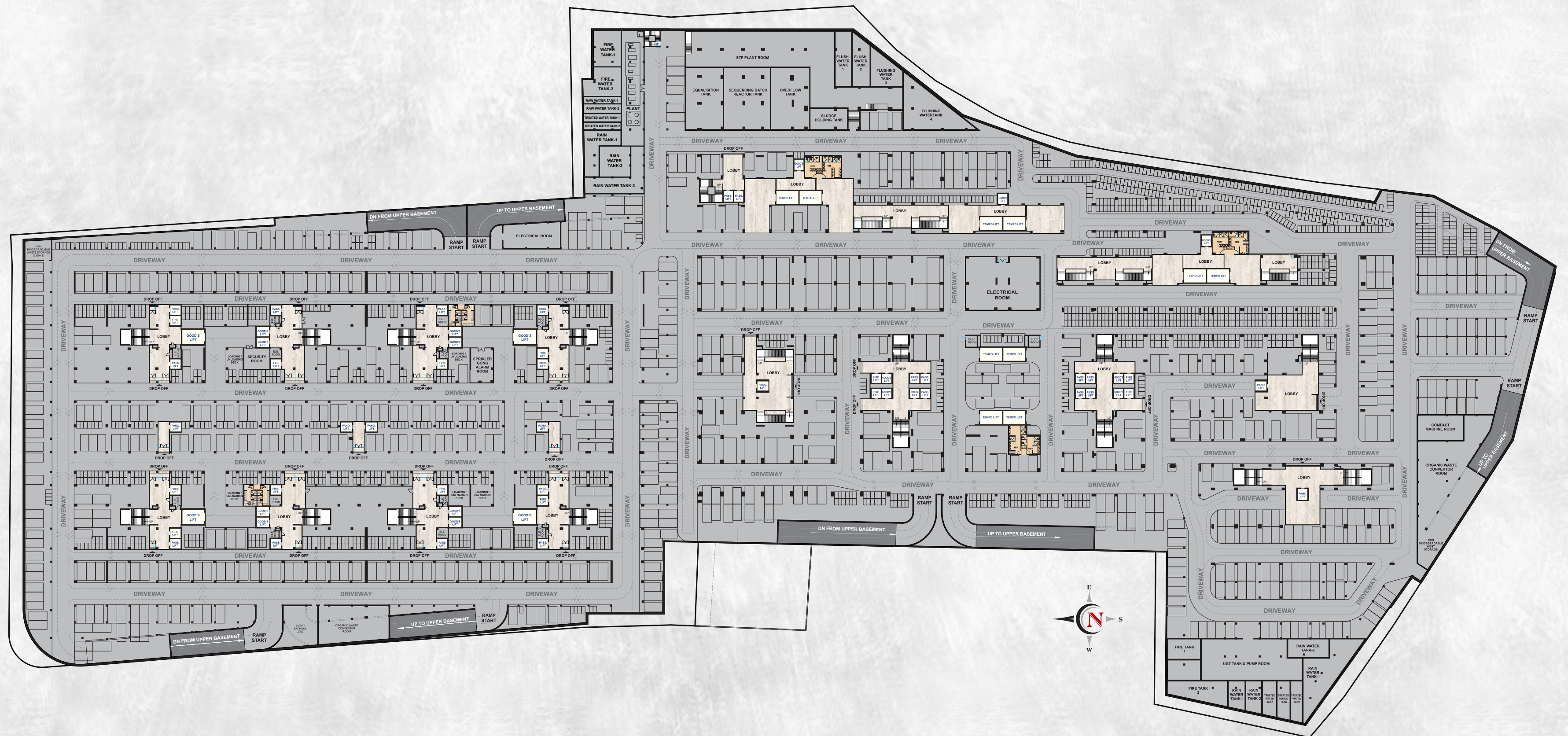
Lower Basement + Upper Basement + Ground Floor + Upper Ground Floor + 1st to 7th

◀ **Upper Basement**
Floor Plan



Wings Of Change

Lower Basement ▶
Floor Plan



WOW!!! What a View

Wow...
Truly Innovative

- 70 Elevators
- Security
- Multiple Staircase
- Remote Operated Shutter
- 2 Level Basement Parking & Partial Ground Level Parking
- Ample No. of International Std. Wash Room on each floor
- Grand Entrance
- Fire Safety
- Designed by International Consultant
- Exterior Lighting Concept
- Cladding on External Elevation by Combo of Electrical Lighting & Curved Elevation
- Modern Benchmark facility
- Inter Connected Shops & Blocks

Amenities

ELEVATION

- Designed by international award winning consultant
- Exterior lighting concept designed by electrical consultant
- External elevation "Perforated curved elevation with electrical lighting"

PROJECT GUIDELINE

- Two building : A & B (Both connected for easy approach)
- Lower basement + Upper basement + Ground floor + Upper ground floor + 1st to 7th Floors
- Wing A : 190 sq.ft. to 667 sq.ft. shops
: 1390 sq.ft. anchor shops
- Wing B : 558 sq.ft. to 2195 sq.ft. blocks
: 5789 sq.ft. anchor blocks
- Shops & Blocks both connected for an easy approach

HUGE RECEPTION LOUNGE

- Skylight spaces for natural light
- Star quality entrance lobby
- Huge extra wide central grand lounge (53,200 sq.ft.)
- Grand entrance lobby with lighting concept with seat out
- Plantation as per landscape architect design concept
- Fashion show - ramp & seating at atrium level
- Fountain, water body, landscape as per architect design



STAIR CASE

- Multiple staircase across the complex for better accessibility
- Granite tread and vitrified premium quality riser
- R.C.C. Pardi
- S.S. Railing
- Water Cooler

PARKING

- Common parking at the lower basement, upper basement & partial ground level
- Seating space for driver
- Separate toilet for Driver & general staffs at parking level
- Provision of cooler in parking and ground level for driver & general staffs
- 3 level Basement parking
(2 level basement parking & partial ground level parking)

FLOORING

- Flame finish granite on external demarcated area & rest with vitrified flooring with combination of kota pattern & R.C.C. trimix in campus
- Parking: RCC trimix
- 1M x 1M vitrified flooring in the unit



ELEVATOR FEATURES

- Ample no. of elevator for fast & easy access
- Provision of fire lift
- Separate lift for owners - buyers
- Separate lift for staff & goods
- Auto collective & electronic digital system
- Goods lifts & tempo lifts for easy shifting of the parcel from shops / blocks to the parking floor
- Kone | Johnson | ISI equivalent standard

ELEVATOR

- Total 70 lifts in the campus which include
 - Owner/Passenger Lifts
 - Fire Lifts
 - Goods Lifts & Tempo Lifts

PLUMBING

- Concealed plumbing designed by specialized plumbing architect
- ISI brand C.P.V.C. & U.P.V.C. plumbing & drainage pipe fittings
- All wall hung closet

LIGHTING

- Facade lighting, site lighting, wall design / internal lighting designed by lighting architect & electrical consultant
- Effect lighting in the atrium
- Terrace lighting
- Project Hoarding on the terrace

FLOOR HEIGHT (TOP SLAB TO TOP SLAB)

- All floor height : 16' 4"
- Lower basement : 14'
- Upper basement : 14'

SECURITY

- C.C.T.V.
- Wi-Fi in the atrium
- Intercom
- Boom barrier with auto sensor
- Security cabin at all entries
- Guard room with toilet in each building



PASSAGE

- Decorative false ceiling
- Vitrified and granite flooring as per architectural concept

FIRE SAFETY

- Efficient fire fighting system as per G.D.C.R.
- Fire water tank & fire alarm
- Fire water sprinkler line in each & every passage, also in shops, blocks & basement parking
- Fire lift & signages for fire exit
- Hose reels
- Smoke detector & smoke extraction system
- Gas extinguisher & sprinkler fire system
- Fire N.O.C.

HIGHLIGHTS

- Thoroughly planned commercial space of various dimensions available
- One stop destination for high end textile customers with space ranging from 190 sq.ft. to 5789 sq.ft.
- Rain water harvesting
- Map guideline board for ease in addressing
- Street lighting inside the complex
- Well designed compound wall for security purpose
- Multi layer basement parking is provided with exclusive height of 14'

INNER WALL FINISH

- Architect concept block masonry
- Single coat wall plaster
- Birla white putty finish

OUTER WALL FINISH

- Two coat plaster filled with high bond chemical & texture with two coat colour finish
- Cement blocks for all walls
- Decorative elevation sheet

ELECTRIFICATION

- Copper wiring of ISI brands
- Premium quality modular switches & accessories
- Provision for piping & electric point for split A.C.
- Cable connection provision for Tata Sky & internet
- D.B. with M.C.B. & E.L.C.B.
- 3 Phase meter (Chargeable as per load)
- ISI Std. brands modular switches

HYGIENE

- Sanitized wash rooms for gents & ladies with round the clock cleaning & maintenance
- Store room for cleaning equipment



NEAR BY

- Close to railway station 4 km (04 min. drive)
- Textile SEZ sachin 15 km (20 min. drive)
- Close to airport 16 km (20 min. drive)
- Close to petrol pump 1 km (1 min. drive)
- Close to bus station 3 km (5 min. drive)
- Close to C.N.G. pump 1 km (01 min. drive)
- Close to national highway no. 8 - 12 km (Kadodara 18 min. drive)
- Walking distance from main textile area like raghukul mkt., millennium house
- Close to B.R.T.S. bus stand (Stone throw distance 0.2 km)

Amenities

COMMERCIAL HUB FOR



- Textile shops
- Textile showrooms
- Textile houses
- Textile blocks
- Textile godowns
- Bank, ATM
- Angadia
- Transporter & packing service



- Photo studio, photography, model shoots
- Parcel booking (Air / Railway)
- Stationery
- Professionals
- Advertisement agency & Brochure agency
- Offices / Consultant



- Restaurants
- Cafeteria
- Fast food
- Snacks parlor
- Tea / Coffee canteen
- Juice, Ice cream & Soda parlour



MODERN BENCHMARK FACILITY

- Grand entrance with designer lift cladding
- Ample no. of G.D.C.R. STD. wash room & toilets on each floor
- Restaurant with bite & chat space also offering small get together parties
- Water : 24 x 7 as per S.M.C. norms
- Electricity : 24 x 7 for common utility
- R.O. Plant connected with D.G set for regular drinking water supply for each shops & block
- Each unit having provision of mini pantry & water supply from R.O. plant
- Granite pantry in each unit with S.S. sink
- Good's lifts & tempo lifts
- Waiting lounge
- Building maintenance office & controller
- Power back up provision for common usages
- Multiple access to the project from city surrounding
- Abundant landscaping at ramp and entrance designed by landscape architect
- Perfect destination of world class textile brands

SHUTTERS

- Remote switch operated galvanized shutter
- Galvanized double locking

STRUCTURE

- R.C.C. Framed structure
- Structure design as per IS code considering last scale

EXTRA COST

- All electrical co. Torrent expenses (Cable + transformer, meter & sub station, structure) quotation, contractor & other's, S.M.C. taxes after B.U.C., All grill, Safety bar, A.C. Platform, piping & outer piping (for A.C.)

EXTRA LEGAL EXPENSES

- S.M.C., I.C. (incremental contribution) charges, GST, legal file charges
- Stamp duty, registration fees, advocate fees, society formation
- Society advance maintenance for 5 years
- S.M.C. name transfer charges
- Torrent name transfer fees
- City survey name transfer expenses

LOCATION

- **Happy Benchmark Textile Hub** - TP. No. 33 (Dumbhal) FP. no. 13, Next to Millennium House-Textile Mkt. Area, BRTS Canal Road, Dumbhal, Near Limbayat zone office, Surat - 395010.
- Surat's one of its kind textile market is now at your door step. adjoining to limbayat zone office



NOTE

- External & internal changes shall not be allowed. Changes in exterior elevation of the building are not permitted during & after completion of project
- Any changes in rules & regulations or by laws, RERA or government authority, during & after completion of project, It will be bounded by all the purchaser
- All type of extra cost depending upon the government policy will be charged to the customers
- Safety grill are not allowed in elevation of building
- Out station cheques shall not be accepted
- Document registry compulsory before possession
- Non-Transferable to any project & no return of money in case of cancellation

LEGAL INFORMATION

- Airport N.O.C.
- Lift license
- Lift use certificate
- Building use certificate
- Registered sale deed for individual unit
- Environment clearance certificate
- Commercial use for N.A. order
- S.M.C. development permission
- Loanable title clear
- Structure stability certificate

ELEVATOR



www.kone.in
www.johnsonlifts.com



COCK



www.roca.in
www.kohler.co.in



CERAMIC



www.cera-india.com
www.roca.in



HARDWARE



www.kichindia.com
www.archis.in



WIRE



www.havells.com
www.rrkabel.com



WI-FI



www.ubnt.com
www.cisco.com



CCTV



www.dahuasecurity.in
www.panasonic.com



INTERCOM



www.matrixtelesol.com
www.beetel.in



WINDOWS



www.geetaaluminium.com
www.jsw.in



GLASS



www.saint-gobain.co.in
www.aisglass.com



RAILING



www.steel-line.it
www.kichindia.com



GENERATOR



www.kirloskar-electric.com
www.sudhirpower.com



HAND DRYER



www.euronics.co.in
www.avroindia.com



SWITCHES



www.anchor-world.com
www.havells.com



FIRE SAFETY



jayrambhaipatel@gmail.com
www.northernstarengineering.com

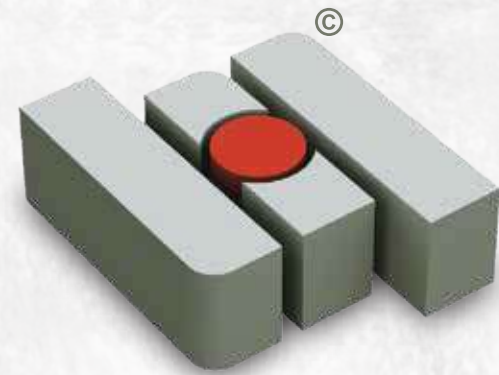


COLOUR



www.birlawhite.com
www.asianpaints.com





There are many who build houses.
Only a few build homes.



HAPPY HOME

ISO 9001 : 2015 | ISO 14001 : 2015 | ISO 45001 : 2018

TEAM

Principal Architect



www.sanjaypuriarchitects.com

Structural Design Consultant :



www.jwconsultants.in

Mep Design Consultant :



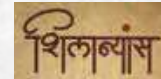
www.aecom.com

Geo Tech Consultant



www.geoconinternational.com

Licensing Architect
SANJAY PATEL



sanjay9161@gmail.com

Horizontal Traffic Engineer :



www.ttec.co.in

Vertical Traffic Consultant :



www.lerchbates.com

3D Views & Film
National Entertainment & Design
We render U'r needs
www.nedindia.in

Catalogue Design & Printed by



www.amrutindia.com

Legal Advisor



arm_advocate@live.com

Legal Consultant



vasudev.goplani@gmail.com



Wings Of Change

HAPPY BENCHMARK TEXTILE HUB
RERA REG. NO.: PR/GJ/SURAT/SURAT CITY/SUDA/CAA03028/280618
www.gujrera.gujarat.gov.in

Project By



ISO 9001 : 2015
ISO 14001 : 2015
ISO 45001 : 2018

Corporate Office : HAPPY HOME GROUP "SHANTINIKETAN" 1st & 2nd Floor,
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