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*Glorious* HAPPY



The Happy Culture to Life

Happiness is **being home again,**  
Happiness is **walking in the rain,**  
Happiness is **waking with no pain.**

Happiness to **see my humble home,**  
Happiness at **not being alone,**  
Happiness is to **sit and not to roam.**

*Glorious* HAPPY  
*ous*







Incredible Rock Fountain



Spectacular Main Entrance Gate

## The Happy Reception for your family

Wishes to start life on a happy note will get fulfilled here at your own home, the Happy Home. Yes, renowned Happy Home Group welcomes you with its grand entrance towards its absolutely finest and new venture **Happy Glorious**.





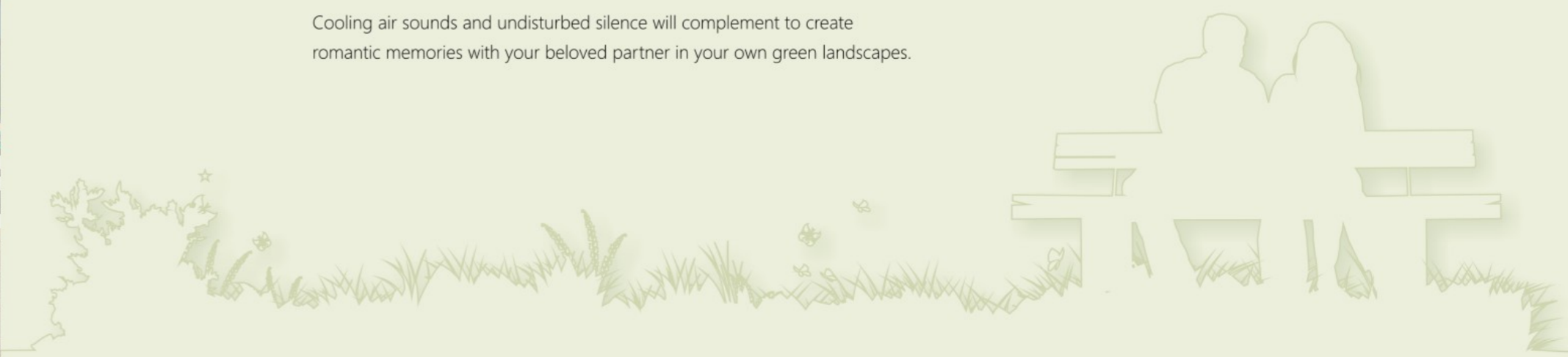
Wide Scenic Campus



Covered Seating with Tensile Fabric Shade

The Happy  
**Environs** for your love

Cooling air sounds and undisturbed silence will complement to create romantic memories with your beloved partner in your own green landscapes.





Glowing Club House

The Happy  
**Vibes** for your enthusiasm

Rise above and break scoring records to raise everyone's eyebrows with excitement & achieve everyone's applause in your own sports fields.



Smashing Cycling Track & Multipurpose Court



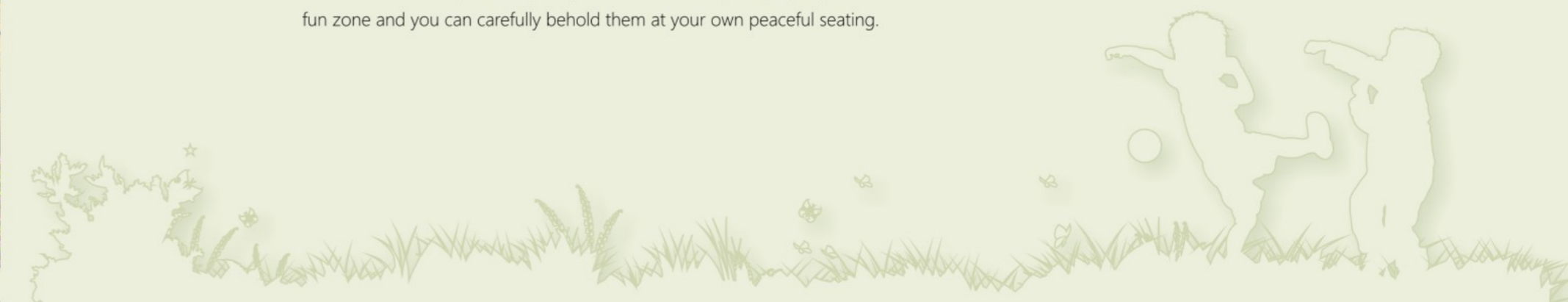
Amusing Club House



Wonderful Slider with Contour

# The Happy **Shines** for your enjoyment

Fun will be on the top of everything with little buddies pumping at your own kid's fun zone and you can carefully behold them at your own peaceful seating.





Convenient Walking Track

## The Happy **Ambience** for your fitness

Plan up your new schedule according to your newer style of living where definite care will be taken to energise your day with daily walk or jog at your own jog track.



ENTRANCE GATE

Noteworthy Display





Revelling Banquet Hall



Dazzling Reception

## The Happy **Aura** for your celebrations

Engage, mingle or get committed while waiting at the most mesmerising space and inseparable part of your home to glee at your own banquets & reception respectively.

### Glorious Amenities:

Gym | Indoor Game (Chess / Carrom / Cards) | Multi Purpose Hall (Yoga / Meditation / Banquet) with Multifunction Stage | Home Theater Gazebo | Coffee / Tea Bar | Open Rainfall | Jacuzzi in Sundeck | Track for Walk | Cycling Track | Gorgeous Reception with Italian Marble Flooring & Well Furnished Interior | Senior Citizen Seating with White Flower Garden | Skating Rink | Multi Purpose Court (Volleyball / Badminton) | Cricket Pitch(Net) | Sculpture in Water Body | Children Play Equipment with Sand Pit | Separate Women Seatout in Front of Rose Garden | CCTV Camera for Full Proof Security in Campus | Rock Fountain | Lawn with Contour | Rose Garden | Slider with Contour Seating Covered with Tensile Fabric



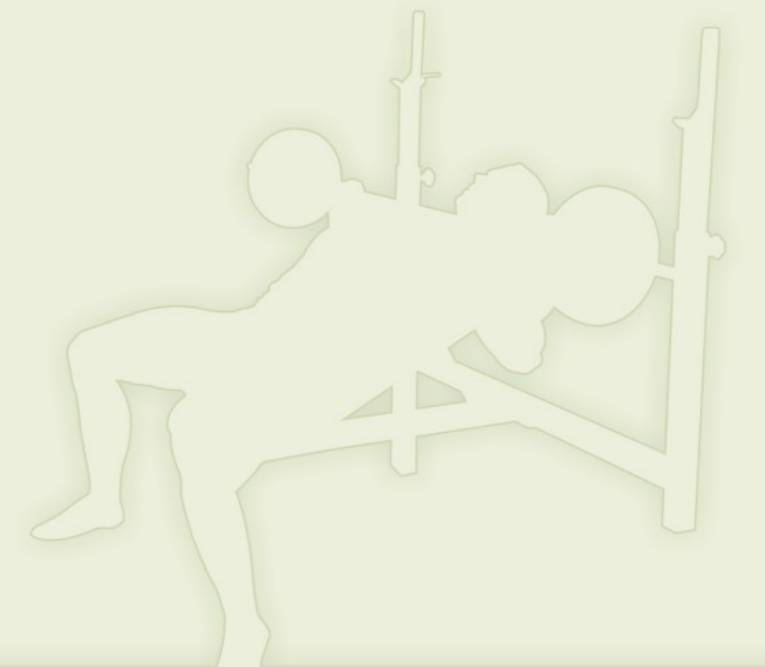
Voluminous Gymnasium



Surround-Sound Home Theatre

## The Happy **Arena** for your rejuvenation

Elevate your body, mind and soul with much needed exercising spot and entertaining zone at the convenience of few steps to your own gymnasium & home theatre.



# LAYOUT PLAN

## Legends

- |   |   |
|---|---|
| 01) Entrance Gate                       | 15) Different Shaped Seat Out                                   |
| 02) Security Cabin                      | 16) Gazebo  |
| 03) Drop Off Zone                       | 17) Women Seating   |
| 04) Water Body                          | 18) Rose Garden   |
| 05) Seating With Fountain               | 19) Skating Rink  |
| 06) Rock Fountain                       | 20) Multipurpose Court  |
| 07) Lawn With Contour                   | 21) Cricket Pitch With Net                                      |
| 08) Landscaped Garden                   | 22) Cycling Track   |
| 09) Seating Covered With Tensile Fabric | 23) Slider With Contour   |
| 10) Reception Of Club House             | 24) Children Play Area  |
| 11) Gym                                 | 25) Ramp For Cellar   |
| 12) Indoor Game (Cards, Carrom & Chess) | 26) Parking   |
| 13) Banquet Hall / Home Theater (U.G.)  | 27) Jacuzzi in Sun Deck, Cafeteria & Open Rainfall (at Terrace) |
| 14) Jogging Track                       | 28) Senior Citizen Seating                                      |

40.00 FT WIDE ROAD



# 3 BHK

Unit Floor Plan

BLOCK G1-G6



No	Item	Measurement	Area
01	Living Room	13'0" X 17'0"	221.00
02	Balcony	13'0" X 5'0"	65.00
03	Kitchen	9'0" X 12'0"	108.00
04	Dining	14'1.5" X 10'0"	141.25
05	Puja	5'0" X 4'4.5"	21.87
06	Store	4'4.5" X 5'1.5"	22.45
07	Wash	4'4.5" X 6'6"	28.43
08	Master Bed-1	12'0" X 15'0"	180.00
09	Toilet	6'0" X 6'3"	37.50
10	Dress	5'7.5" X 6'7.5"	37.26
11	Master Bed-2	12'0" X 14'0"	168.00
12	Toilet	6'0" X 6'1.5"	36.75
13	Dress	5'7.5" X 6'6"	36.56
14	Master Bed-3	10'0" X 12'0"	120.00
15	Bed Passage	2'3" X 5'0"	11.25
16	Toilet	4'0" X 7'0"	28.00
17	Passage	4'0" X 7'9"	31.00
18	Door Sill	0'4.5" X 3'4'9"	13.03
Total Carpet Area			1307.35 Sq.ft.
Super Built Up Area			2255.00 Sq.ft.



# 3 BHK

Section Floor Plan

BLOCK G1-G6



# 4 BHK

Unit Floor Plan

BLOCK G2-G5



No	Item	Measurement	Area
01	Living Room	17'0" X 14'0"	238.00
02	Balcony	5'6" X 14'0"	77.00
03	Kitchen	12'6" X 9'0"	112.5
04	Dining	10'0" X 14'9"	147.50
05	Puja	6'7.5" X 5'6"	36.44
06	Store	5'0" X 5'0"	25.00
07	Wash	6'0" X 5'0"	30.00
08	Master Bed-1	14'4.5" X 12'0"	172.50
09	Toilet	7'0" X 5'0"	35.00
10	Dress	7'0" X 5'4.5"	37.62
11	Children Bed	10'0" X 13'0"	130.00
12	Toilet	4'0" X 7'0"	28.00
13	Master Bed-2	14'0" X 12'0"	168.00
14	Toilet	7'0" X 5'0"	35.00
15	Dress	6'7.5" X 5'4.5"	35.71
16	Master Bed-3	14'0" X 11'0"	154.00
17	Toilet	7'0" X 5'0"	35.00
18	Dress	6'7.5" X 5'4.5"	35.71
19	Door Sill	0'4.5" X 43'3"	16.22
20	Passage	4'0" X 10'4.5"	41.50
21	Passage	5'0" X 1'1.5"	5.62
Total Carpet Area			1596.32 Sq.ft.
Super Built Up Area			2753.00 Sq.ft.



# 4 BHK

Section Floor Plan

BLOCK G2-G5



# 3 BHK

Unit Floor Plan

BLOCK G3-G4



No	Item	Measurement	Area
1	Living Room	13'0" X 17'0"	221.00
2	Balcony	13'0" X 5'0"	65.00
3	Kitchen	9'0" X 12'0"	108.00
4	Dining	14'1.5" X 10'0"	141.25
5	Puja	4'7.5" X 4'4.5"	20.23
6	Store	4'4.5" X 5'1.5"	22.42
7	Wash	4'4.5" X 6'6"	28.43
8	Master Bed-1	12'0" X 15'0"	180.00
9	Toilet	6'0" X 6'3"	37.50
10	Dress	5'7.5" X 6'7.5"	37.26
11	Master Bed-2	12'0" X 14'0"	168.00
12	Toilet	6'0" X 6'0"	36.00
13	Dress	5'7.5" X 6'4.5"	35.86
14	Master Bed-3	10'0" X 12'0"	120.00
15	Bed Passage	5'0" X 4'4.5"	21.87
16	Toilet	4'0" X 7'0"	28.00
17	Passage	4'0" X 3'4.5"	13.50
18	Vestibule	6'1.5" X 4'4.5"	26.80
19	Door Sill	35'9" X 0'4.5"	13.40
Total Carpet Area			1324.52 Sq.ft.
Super Built Up Area			2284.00 Sq.ft.



# 3 BHK

Section Floor Plan

BLOCK G3-G4



## Special Features:

- 2 Flats in each floor & 24 unit in each building
- Layout set in such a way that every building & each flat gets garden view
- All flats entrance towards east or west as per vastu
- 52' Distance between two building
- Well-Ventilated pure residential campus
- Two level parking-ground & basement
- 70% Area of plot open for light, air & space between each tower

## Campus Facilities:

- 44000 Sq.ft. Central beautiful gardening
- Well designed compound wall
- Intercom connecting whole campus area
- Water cascade
- Silent generator
- Drop-off plaza
- Public address system
- Reception entrance canopy
- Boom barriers at entry
- Impressive entrance gate with security cabin
- Fire fighting system as per gov. norms
- 2 Auto collective auto door lifts in each building
- Security room with attached toilet in each building
- Music system
- Trimix finish RCC road & rubber mould block fitting
- Street light
- Water recharging & separate rain water network
- Aviation light for night demarcation of building
- Granite treads & granamite riser in stair case
- Lift cladding: vitrified & textured

## Safe & Tension Free Residence

- Airport NOC
- Fire NOC
- Lift licence
- Loanable clear title
- Structural stability certificate
- Registered sale deed
- N.A. Land
- Residence zone in T.P. Scheme
- Environment clearance
- SMC development permission
- Occupancy certificate (BUC)
- RCC framed structure design by IS code considering last earthquake



## Building Exterior:

**Ground Parking :** Kota Polished flooring for easy maintenance

**Basement Parking :** Glazed tiles wall dado for easy cleaning plus polish Kota floor

**Margins :** Trimix RCC finishes

**Window Glass :** Single vision reflective • Anodized coated aluminium section

**Balcony Railing :** As per elevation & architecture design concept

## Flat Interior Specification:

**A.C. :** 2 split A.C. in 3 BHK • 3 split A.C. in 4 BHK

**Flooring :** Italian figure vitrified (1M x 1M) in hall, dinning, kitchen & wooden flooring in 2 master bedroom in 4 BHK & 1 master bedroom in 3 BHK

**Kitchen :** Quartz kit platform (16') Length & vitrified dado • Chimney • Sink with drain board

**Store :** Granite rack • Fully granamite dado

**Wash :** Granamite floor & dado • Washing machine & gas geyser electric point provision

**All Frame :** Granite or composite marble

**Plumbing :** Centrally for hot water • Folding under ceiling concealed modernized system • ISI std CPVC / UPVC drainage system

## Extra Charge:

Legal documentation, society formation, I.C of SMC, all GEB charges, gas line, grill, society maintenance, SMC taxes, legal file charges service tax / GST, VAT beared by purchaser.

## Notes:

• External & internal changes shall not be allowed • If any changes in rules & regulation act of any government authority / S.M.C. Its bound to all members • Super built up area 42 % • Subject to Surat Jurisdiction • Irregular payment leads cancellation of booking

**Water Tank :** Over head & under ground with glazed tiles for easy cleaning & maintenance

**External wall :** Block masonry with 2 coat mala plaster plus • Textured finish with 2 coat weather sealed paint

**Common Area :** 2 coat ICI Dulux colour

**Terrace :** Double coat water proof with china mosaic floor for heat reflection

**Toilet :** Wall hung closet • Single level 4 way diverter • Granamite / Porshelono wall & floor with interior designer concept

**Ceramics :** Cera / SImpolo equivalent brand • Shower panel in 1 toilet

**Electrification :** Concealed & modular switches plus copper wiring • 80 pts in 3 BHK • 120 pts in 4 BHK

**Hardware :** Stainless steel fitting • Kich / ISI std brands

**Wall Finishes :** Single coat smooth cement plaster • 2 coat white lapi

**Cock :** Jaguar equivalent brand cock fitting

**Floor Height :** 10' (slab top to slab top)

**Parking :** 2 cars allotted in 3 BHK • 3 cars allotted in 4 BHK

## Location Map



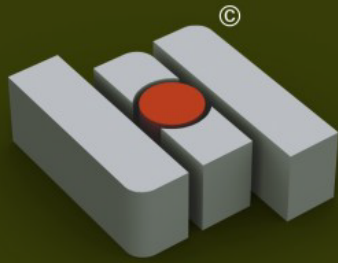
## Distance

Religious Belt ( Temple, Derasar, Upashray) BRTS Road, VIP Road, Banks ( SBI., BOB, Dena )	1min
Rahul Raj Mall, Lalbhai Stadium School (Ryan, Khatiwala, Maheshwari, S.D. Jain, Lancer, Shardayatan, Agrawal, Relience, G.D. Goenka)	2min
VR Mall, Outer Ring Road	3min
TGB, University	4min
Airport, Citilight, Gateway	5min
Parle Point, Ghod-dod Road	6min
Bhatar - Athwagate, Chamber of Commerce	10min
Sultanabad, Chopati , Railway Station, Textile Market Pal - Adajan, Hazira Co. Belt, Sachin / Bhestan Ind.Belt	20min



Site Address: Green Fortune's Street,  
Nr. Happy Residency,  
University-Airport Road,  
Vesu, Surat-7





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



ISO 9001 : 2008  
ISO 14001 : 2004  
ISO 18001 : 2007

Corporate Office: "SHANTINIKETAN" 1<sup>st</sup> Floor,  
Near S.D.Jain School, University-Airport Road,  
Vesu Char Rasta, Surat - 7

Contact: Ekansh Bhatia - 90999 23639  
Happy 2 Help (24X7) ☎ 7878 808080

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