



TP. 75 FP. 84, Opp. Star Galaxy,
Nr. Greenland Bungalow, VVIP-Canal Road, Vesu, Surat



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

: Office :

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www.happyhomegroup.co.in

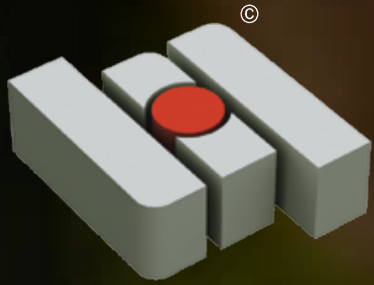
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Happy
Elegance
Pure living pleasure...





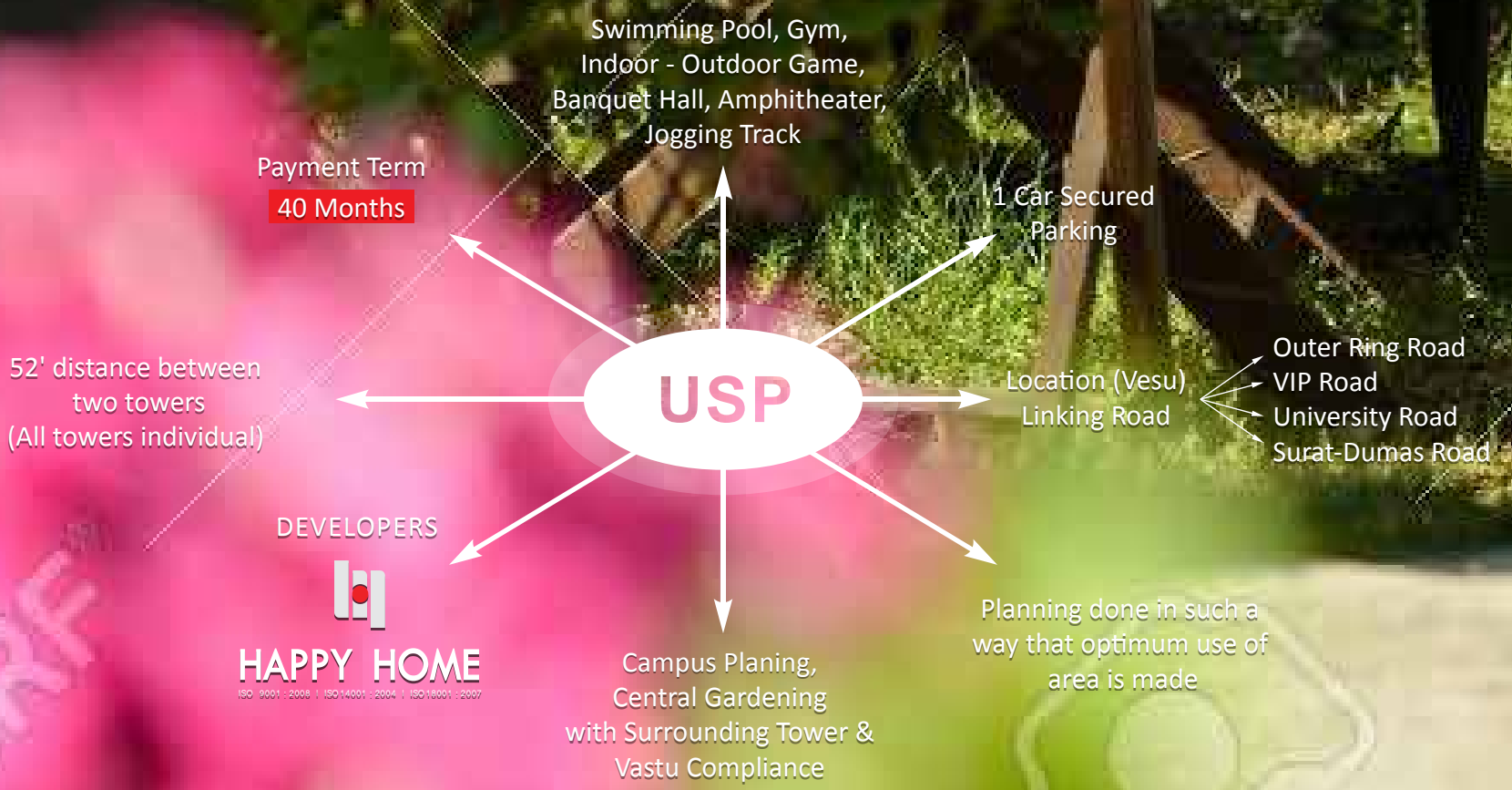
Since its inception in 2003, it has full-fledged impressive portfolio of projects which comprises affordable homes, Luxury homes and premium homes for the elite in residential segment. While commercial corporate segment consists premium shops, spacious offices and business houses. Happy Home Group works 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 43 projects by developing 10 million sq. feet of lands. at an abstract 5889 happy family dwelling in their happy homes. 17 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 9001:2008, 14001:2004 and 18001:2007 certified company now endeavours into its most ambitious project "Happy Elegance" pure living pleasure. Which will be proved demand of the day.



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





Happy

Elegance

Pure living pleasure...

Elegance, as the name suggests, it is a classic example of residential marvel comprising all the new age amenities for ultimate comfort with modern life style. well planned architectural design of campus with centrally landscaped garden translates to feast for eyes panorama. Entire structure is designed to facilitate maximum utilization of space; be it campus, building or a flat.

Elegance is situated at the city's most sought after address which corresponds to fast developing residential sites that connects to the landmarks of all essential services within a proximity. Experience the pure living pleasure.

CAMPUS LAYOUT

Exemplary attractive entry gate



60' WIDE ROAD



ENTRY

PICK UP ZONE

60' WIDE ROAD

SWIMMING POOL

SAUNA
7'0" X 7'0"

STEAM
7'0" X 7'0"

JACUZZI

GYM
23'0" X 40'0"

INDOOR
GAME
AREA

WAY TO
CLUB
HOUSE

BASKETBALL
COURT

WOMENS
SITTING
AREA

SKATING
RING
18'0" X
32'0"

BANQUET HALL
40'0" X 29'0"

SENIOR
SITTING
AREA

CHILDREN
PLAY AREA
19'0" X
39'0"

AMPHITHEATRE

GARDEN
117'7" X 139'3"

Water Body
with Seating

52' 6"

187 FT

63' 8"

63' 8"

A5

A4

A3

A6

A2



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 Pure living pleasure...

CAMPUS INFRASTRUCTURE

- › 35000 sqft. Common Utility Area
- › Generator Backup for Common Utility with 5 Points in 2 BHK & 8 Points in 3 BHK
- › Compound Wall Surrounding Plot Area as Per Architect Design
- › 2 Main Entrance Gate with Security Cabin
- › Both Entrance Having Waterfall & Landscaping as per Architect Design
- › Security Room with Toilet in each Building
- › 1 Car Allotted Open Car Parking by Draw System also with Parking Marking.
- › Rain Water Harvesting System
- › Street Light, Parking Light & Garden Light in the Campus
- › R.C.C Road with Speed Breaker & Radium Sign
- › Water & Drainage Network with Separate Storm Drain Network
- › Intercom
- › CCTV Camera
- › Only 30% Area Covered in Construction
- › R.O Water Cooler for Staff at Campus & Servant at Ground Level
- › Boom Barriers at All Entry Exit

CAMPUS PLANING

- › All Flat Entry East/West as per Vastu
- › Water Tank in Ishan Corner
- › Generator in Agni Corner
- › Central Garden with Surrounding Building
- › 3 Side open Flat
- › 3 Side open Balcony for Pleasant View

BUILDING SPECIFICATION

- › **LIFT :** 2 Auto Door Lift ISI Brand Digital System Display
- › **STAIRCASE :** Granite Tappa
RCC Pardi in Railing
Vitrified Riser
- › **PASSAGE :** 24" x 24" Vitrified Floor
- › **TERRACE :** Two Coat Waterproofing with China Mosaic Flooring
- › **OUT SIDE FINISH :** 2 Coat Plaster, Texture Finish & Colour
- › **BALCONY RAILING :** Aluminium Railing
- › **WATER TANK :** Water Proofing
Glaze Tiles Dado & Bottom
- › **PARKING :** Yellow Mark & Flat No. Plate at Parking
RCC Trimix Floor



Entry Gate

Exemplary attractive entry gate



fantastic spread for beautiful ball games



Pleasant playfield for cricketing creatures

Well designed wonderful volleyball ground



Night View
Wonderful Vista at Nightfall

ENTRANCE FOYER OF BUILDING	CONVENIENT	
<ul style="list-style-type: none"> A.C. Reception Name Plate Notice Board Camera Display T.V. Glass Door Entrance Sofa Seating, Counter & Chair Double Heighted Canopy Handicapped Accessible Entrance 	<ul style="list-style-type: none"> Close to Major Linking Road of Cities like Canal Road Outer Ring Road BRTS Road UIP Road Surat-Dumas Road 	<ul style="list-style-type: none"> Transportation Available for Diamond Bourse Industrial Belt Textile Market SEZ Dream City
	<ul style="list-style-type: none"> Close to School like Agrawal School Lancer School S.D. Jain School Reliance School G.D Goenka School Khatiwala School Maheshwari School Shardayatan School Ryan School S.G. University 	<ul style="list-style-type: none"> Close to Petrol Pump CNG Pump Shopping Centre Vegetable Market Shopping Mall



Illuminating evening of 'Elegance'



Panoramic view of pool side space



Plug-in for relaxing rain





Banquet Hall
Fabulous front of beautiful banquet hall



Fully equipped energy enhancer



Stupendous surroundings of lovely lagoon

Happy Leaving Style



Gem of a gym with exciting equipment



Uncompromising environment of Sauna bath



Steam bath is good to revitalize the MOOD

- » Swimming Pool (with Changing Room & Shower)
- » Kid's Pool
- » Steam Bath, Sauna Bath, Jacuzzi
- » A.C Gymnasium
- » Basketball Court

- » A.C Multi Purpose Hall
- » Outdoor Cafeteria at Terrace
- » Indoor Game
- » Skating Rink
- » Box Cricket Pitch
- » Open Amphitheater

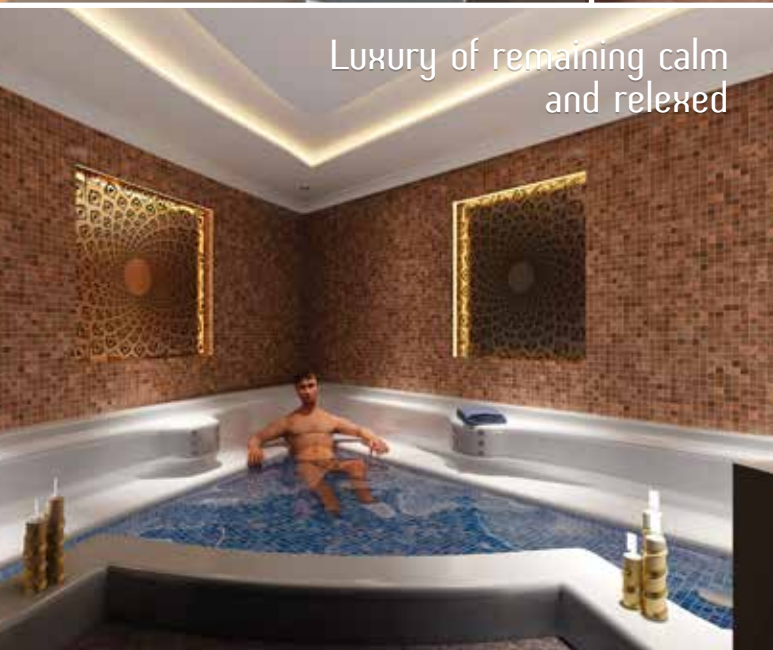
Happy
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Magnificently designed beautiful banquet hall



Fully loaded gaming zone



Luxury of remaining calm and relaxed



Astounding ambience of inner entry

- » Multipurpose Court (Volleyball/Badminton)
- » Children's Play Area
- » Senior Citizen Seating
- » Women's Seat Out
- » Jogging Track & Accutherapy Walk Way

- » Music System in Common Area
- » Rain Dance Floor
- » School Bus Pick up & Drop off Plaza with Toilet
- » Jain Derasar

Splendor of stardust in dominating dusk



3 BHK Tower

(A1-A2-A3-A4-A5-A6)

Super Built-up Area : 1,643 sq.ft.

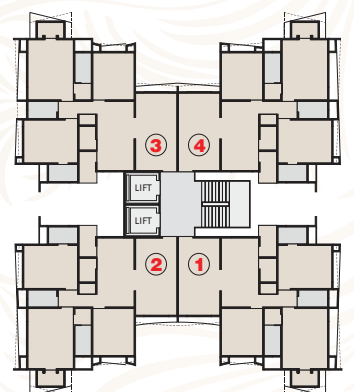
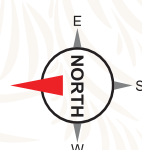
Carpet Area : 953 sq.ft.

3 BHK + Dining + Store + Wash + Pooja Space



3D Plan
A Type

ITEM	MEASUREMENT	AREA (In Sq.Ft.)
LIVING HALL	18'0" X 10'0"	180.00
KITCHEN\DINING	16'1" X 9'0"	144.72
BED ROOM	11'0" X 10'0"	110.00
PUJA	2'6" X 4'0"	10.00
STORE	5'6" X 4'0"	22.00
WASH	7'4" X 4'0"	29.32
COMMON TOILET	4'0" X 7'0"	28.00
PASSAGE 01	3'0" X 4'8"	13.98
PASSAGE 02	4'0" X 4'8"	18.64
BED ROOM	10'0" X 13'0"	130.00
ATTACHED TOILET	4'0" X 7'0"	28.00
BED ROOM	14'0" X 11'0"	154.00
DRESS	4'0" X 4'0"	16.00
ATTACHED TOILET	7'0" X 4'0"	28.00
BALCONY	4'0" X 7'0"	28.00
DOOR SILL	36'6" X 0'4"	12.34
		953.00



Daylight delight of highrising height



2 BHK Tower

(B1-B2-B3)

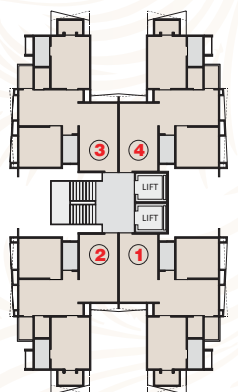
Super Built-up Area : 1,209 sq.ft.

Carpet Area : 701 sq.ft.

2 BHK + Dining + Store + Wash + Pooja Space



ITEM	MEASUREMENT	AREA (In Sq.Ft.)
LIVING HALL	17'0" X 10'0"	170.00
KITCHEN\DINING	9'0" X 15'4"	137.97
BED ROOM	10'0" X 11'0"	110.00
PUJA	3'0" X 1'4"	3.99
STORE	5'2" X 4'0"	20.64
WASH	6'0" X 4'0"	24.00
COMMON TOILET	7'0" X 4'0"	28.00
PASSAGE 01	1'6" X 4'0"	6.00
BED ROOM	13'0" X 10'0"	130.00
ATTACHED TOILET	7'6" X 4'0"	30.00
BALCONY	4'0" X 7'0"	28.00
DOOR SILL	36'0" X 0'4"	12.40
		701.00





Gorgeousness from ground zero



Wonderous wellcoming view



Landscape
Observe the interesting intricacy
from above



————— The lovely lure of landscaping marvel —————

FLAT INTERIOR SPECIFICATION

FLOORING	24" x 24" Vitrified & Wooden Floor in One Master Bedroom in each Unit
KITCHEN PLATFORM	Granite L Shaped
KITCHEN DEDO	Granamite
SINK	Quartz Single Bowled
STORE	Granite Rack & Vitrified Dedo
WASH	Vitrified Flooring
WASH DEDO	Granamite
ALL FRAME / SILL	Granite
DOOR	Main Decorative & Other Flush
WINDOW	Aluminium Section Anodized Coated
GLASS	Single Vision Reflective Glass
TOILET	Wall & Floor with Granamite, Wall Hung Closet, Under Ceiling Plumbing, Ceiling in Toilet
ELECTRIFICATION	Concealed Fitting, Copper Wiring & Modules Switches
INNER FINISH	Single Coat Plaster with Lapi Finish
HARDWARE	S.S. Hardware Fitting
PLUMBING	Central Plumbing for Hot Water, ISI Brand UPVC / CPVC

PRODUCT ASSOCIATE BRAND

COCK			www.roca.in www.cera-india.com
CERAMICS			www.cera-india.com www.simpolo.net
FLOORING			www.asianflooringindia.com www.nitcotiles.in
SWITCHES			www.anchor-world.com www.havells.com
WIRE			www.rrkabel.com www.havells.com
HARDWARE			www.stunn.co www.archiware.com
LIFT			www.johnsonliftsltd.com www.eskayelevators.com
SINK			www.acrysil.com www.niralisinks.com
PAINT			www.asianpaints.com www.dulux.com
GLASS			saint-gobain.co.in www.asiglass.com
CCTV			www.dahuasecurity.in www.cssltd.co.uk
WINDOW			www.geetaaluminium.com www.jsw.in
DOOR			www.timbertech.com www.gujcon.com

Note : Brand May be Substituted by Equivalent brands in Case of not Availability of Products or any other Reasons.

EXTRA COST

- All GEB Expenses (Quotation, Contractor, Cable, Transformer & All Other Expenses)
- Advance Society Maintenance for 3 Year
- SMC Taxes
- Aluminium Grill (for Safety Window, Clothes hanger & A.C Platform Provision)
- Gas Line

LEGAL EXPENSES

- Stamp Paper, Registration Fees, Advocate Fees
- Service Tax / GST
- VAT
- Legal File Charges
- Society Formation
- SMC, I.C. (Incremental Contribution)

NOTE

Super Built up Area 42%

Internal & External changes are strictly not allowed during & after completion of project

Irregular Payment (3 Installment) Cause Cancellation of Booking

These Brochure is not part of any legal agreement

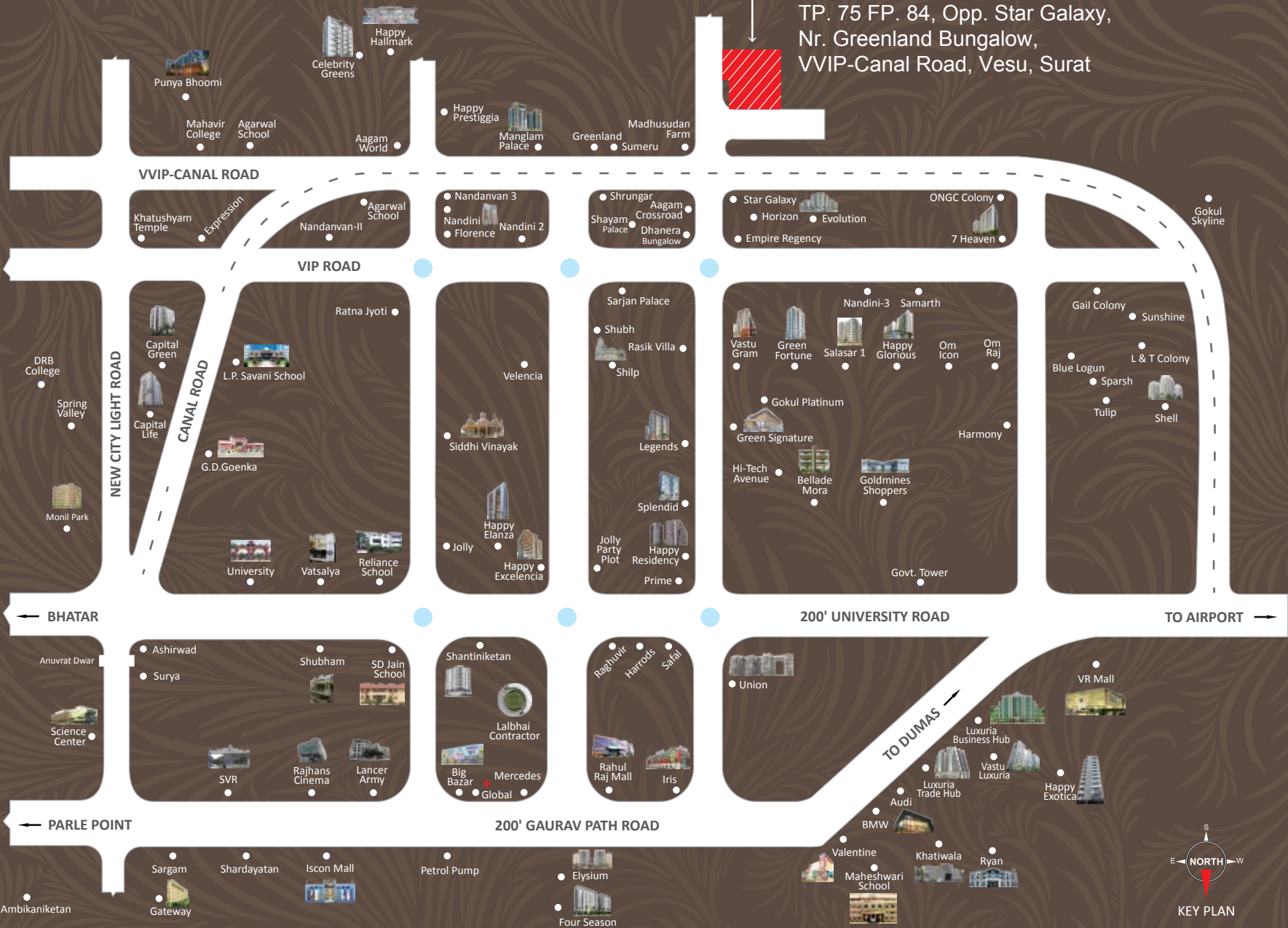
Out Stationed cheque Shall not be accepted. Cheque / Pay order / DD to be issued in favour of "Happy Home Corporation" payable at Surat.

If any changes in Rules, Regulation & by laws of any SMC / Government authority / Real Estate Bill during & after completion of project it is bound to all members Subject to Surat Jurisdiction.

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Enjoy the cinematic extravaganza with family and friends



Team



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ARCHITECTS

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TECHNOCRAT CONSULTANT

CIVIL & STRUCTURAL ENGINEERS

technocrat_surat@rediffmail.com



Top View

Look at the lavishing landscape

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3D Architectural Visualisation



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