

## TEAM

### PRINCIPAL ARCHITECT

**REFLECCTI**  
DESIGN STUDIO

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### DESIGNER



### STRUCTURAL CONSULTANT

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### MEP CONSULTANT



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### ASSOCIATED WITH

**GREDA**



**SOCCI**

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## Coming Soon

### UNION ARCHITECT



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### ECC CONSULTANT



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**HAPPY ASTORIA**  
There's only one

Coming  
Soon



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10/11 "LAAS" STREET, 1742711000, NEW SOUTH WALES, AUSTRALIA



#### 1. NEAREST PRIME LOCATION ROAD CONNECTIVITY

- 1 University Road 1.46 Km
- 1 Canal MRTS Road 0.28 Km
- 1 Gupta Path 2.81 Km
- 1 Chaiti Ring Road 1.07 Km
- 1 9th Road 0.27 Km

#### 2. NEAREST BUSINESS CENTER

- 1 Glasswork Square 6.6 Km
- 1 Bunko Market 10.2 Km
- 1 Softies @ RC 12.7 Km
- 1 HD Square Villa Bazaar 12.8 Km
- 1 Saffron MRT 28.1 Km
- 1 Hestia Corporate Mall 34.8 Km

#### 3. NEAREST GATHERING PLACE

- 1 Vijaya Vittala Hall 1.12 Km
- 1 Teeravathi Bazaar 4.42 Km
- 1 Grand Bazaar 1.57 Km
- 1 7CB 3.2 Km

#### 4. NEAREST PRIME LOCATION

- 1 VR Road 1.06 Km
- 1 Big Bazaar 1.09 Km
- 1 Alchemist 4.80 Km
- 1 Highway Station 12.8 Km
- 1 Bus Station 12.5 Km
- 1 Lalitlal Conductor Stadium 2.16 Km
- 1 Star Sancer Walking Distance
- 1 Shopping Center Walking Distance
- 1 The Autograph Club 1.7 Km
- 1 Multiple Walking Distance
- 1 Senana Corporation Center 4.80 Km

#### 5. NEAREST RELIGIOUS PLACE

- 1 Jain Derasar Walking Distance
- 1 Jain Upashray Walking Distance
- 1 Sai Baba Temple 2.1 Km
- 1 Goodwill Bazaar 2.7 Km
- 1 Siddhi Vinayak Temple 3.7 Km
- 1 Mahalaxmi Temple 2.8 Km

#### 6. NEAREST EDUCATION HUB

- 1 P. S. Jain School 1.21 Km
- 1 Narayana School 1.26 Km
- 1 Agarwal Vidyapeeth 0.5 Km
- 1 SD International College 1.53 Km
- 1 Sanshodhan School 1.59 Km
- 1 Adarsh Vidya Bhawan 2.88 Km
- 1 G.D. Sankh School 2.97 Km
- 1 TNSIT 4.14 Km
- 1 Narayan University 3.0 Km
- 1 LP Sankh Academy 2.7 Km
- 1 Mahaveer College 2.4 Km

The highest form of professionalism and perfection



#### 7. LOCATION

- 1 Happy Avenue 1B, (Cross) 114, 115, 116, Kharavada, Opp. Khavada, VedaMaha Road, Surat - 395007
- Search in Google Maps: 23.57071, 72.714276

## AMENITIES

### PROJECT GUIDELINE

- 4 BHK Flats with 3 Types Of Floor Plans
- No. Of Floors: 14
- Flats per Each Floor: 2
- No. Of Towers: 2
- No. Of Flats in Each Tower: 28
- No. Of Units in Common: 340
- Location: On 60<sup>th</sup> & 5<sup>th</sup> Main Road

### CLUB HOUSE FACILITIES

- Swimming Pool
- Multi-Function Hall (Banquet/Vedika/Event) with Stage & Change Room
- Swimming Pool
- Soccer Zone
- Conference Room
- Gymnasium
- Steam Bath
- Sauna Bath
- Jacuzzi
- Bar

### OUTDOOR FACILITY

- Covered Amphitheatre
- Jogging Track
- Swanboating
- Kids Play Zone
- Senior Citizen Meet Out

### PLANNING IN VASTU ASPECT

- Compass Main Entry West to East
- All Flat Entry East / West
- 60 Windows in Common Tower in North / South
- One Master Bed in South-West Direction
- Master Bed Towards North Direction
- Flat will be added in North & North-West Direction
- Entrance in North Direction

### PARKING

- 2 Land Basement Parking
- 2 Car Allocated for Flats in Type A
- 2 Car Allocated for Flats in Type B & C

### INDOOR GAMES

- Pool Table
- Table Tennis
- Cards, Chess & Carrom Board
- All Hockey

### SPORTS

- Multi-Function Court (Basketball/Tennis Bad Court)
- Swan Boat
- Swan-Carrom Board
- Children Play Area
- Swimming Pool

### CAMPUS INFRASTRUCTURE

- 300' X 100' Wide Corridor between with Jogging Track
- 20 % Area Covered for Landscaping, 80 % Area Open for Garden & Road & etc
- Separate Van Pick-Up Stand with Turret
- Segregated & Daily Rubbish bins
- Grossing Drive
- Landscaping Drive
- Medical & General Store
- S.C.C. Road
- Street Light
- Down-lift for Handicapped
- Fire Safety in Per 2009
- Information Community to All Flats, Reception, Wash Dots & Club Reception

- Security Guard
- Entry & Exit Main Gate with Ramp for Sedan
- Broom Service in Entry Gate
- 24x7 Security
- CCTV Camera
- 24x7x7 Monitoring with Night Vision in Common Area
- Driver Seating at Ground Level
- Water Cistern at Ground Level
- Security Point at Ground Level
- Segregated Store for Driver & Security Staff
- Building Service Open for Society Members Use
- BMS System

### PLANNING ASPECT

- Optimum Use of Air Ventilation & Light
- Maximum Usable Space
- Down White Balcony Deck for Garden View Setting

### LANDSCAPE & GARDEN

- High Central Openness & Beautiful Manicured Landscape Garden with Lush Green Lawn
- Swan Garden
- Biogenetic Garden

### BUILDING RECEPTION

- Polish Marble Flooring
- Stone Floor
- Marble Board
- TFT
- Fully Furnished with A.C. & Sofa Seating
- CCTV
- 24x7x7 Night Reception-24x7x7
- Services

### EXTERIOR & INTERIOR FINISH

- Black Glossy Wall
- Two Coat White Plaster On Exterior Face
- Two Coat Acrylic Paint with Primer Base on Exterior Face
- Single Coat White Plaster & Wall Paper wherever Placed in Flat

### FLOOR INTERIOR SPECIFICATION

- flooring:**
  - Polish Marble Tiles 6" x 4" Vitrified Tiles in Hall, Hall-Entry-Kitchen-rooms
  - 21" x 31" vitrified Tiles in All Bedrooms
- Kitchen:**
  - Granite Top Platform with White Tiles & Single Bowl S.S. Sink with Under Sink
  - Flushing Point Foundation for Water Purifier
- Stone Granite Back & 24" x 24" Granite Slabs & Tiles**
- Walls:** 24" x 31" Vitrified Tiles & Flooring
- Tiles:**
  - Glazed Tiles in Hallway Floor & Wall
  - 3 Tiles in Shower Room & 2 Tiles in Bat as Flat
  - Wall Cling Glass & Bath
  - Health Faucet
  - Shower with Hot & Cold Water Mixing
- Windows:** Granite Stone/Window Frame
- Balcony Walling:** C.C. Tiling with Glass
- Balcony:** Wooden Floor Vitrified Flooring

### BUILDING EXTERNAL SPECIFICATION

- Star with Granite Floor & Vitrified Tiles
- Star Package (Vitrified Flooring)
- AC/ Paint in Star Ceiling
- Porcelain with 12" Coal Brick Acrylic Flooring, 2nd Coat Cement Mortar & Water Proof Down at 6" 2nd Coat Chloroethylene Floor
- Basement Parking Trench Finish
- Thin Flooring in Hollow Pitch at Ground Level

### VERTICAL CONNECTIVITY

- 2 - Staircase & 1 - Staircase in Each Tower
- Auto Collective Lift
- Electric Digital System
- Installed in Lift Shafts
- MS Drive
- Automatic Rescue Entry System
- Staircase Floor in Lift & Star Package

### POWER BACKUP

- 3 Phase Diesel Generator
- 22 KVA in Each Flat
- 1 - LBS, Purifying Light, Water Purifier & Passage
- Common Club Facility & Corridor

### WINDOW & DOOR

- Aluminium Section Anodized Oxide Windows
- Single Water Resistant Glass
- Water Door Decorative & Other Flush Door
- Using Foam in Blinds Entry Full Glass Sliding Window
- S.S. Handless Sliding in Door

### FIRE PROTECTION SYSTEM

- Fire LR
- Under Ground & Over Head Fire Water Tank
- Fire Sprinkler in Club & Basement
- Fire Fighting Alarm
- Fire Hose Box
- Fire Pump
- Fire Bucket
- Fire Hoop
- Fire Alarm Panel
- Smoke Detector

### ELECTRICAL SYSTEM

- 10 Standard Switches
- Copper Wiring
- AC/TV/Telephone Point in All Bedroom & Living Room
- Cover, Glass/Plastic Point in Kitchen
- Floor Ball Point in Store
- Gas Supply, Washing Machine, Dish Washer Point in Wash

### LEGAL EXPENSES

- Stamp Duty, Registration Fee, Advocate Fee for Document & Title Report, Legal Risk Charges
- DET, Water Charge, LC, & Cost of SMC & Insurance Expenses

### EXTRA CHARGES

- AT-SMC Expenses
- Cable, Transmitter, Oscillator, Demodulator & Mixer
- Gas Pipe & GRV
- Platform for Outdoor A.C. & Dish Stand

### PLUMBING & SANITATION

- 10 Standard Sanitary Ware for Toilet
- Connection from DWV/Sync Flow & Filling
- Chromalume Plumbing System for Hot Water in Toilet & Kitchen

### WATER SUPPLY

- Under Ground Water Tank
- 1 - Bore Well in Common

### ENVIRONMENT CARE

- Recycling Box, Well for Rain Water Harvesting
- Garden & Plantation
- Sufficient Natural Light in Flat
- Green Planning & Building for Good Light & Ventilation

### QUALITY STANDARD

- Quality Management System: ISO 9001:2008
- Quality Health & Safety: ISO 9001:2003
- Environment Management System: ISO 14001:2005



### LEGAL INFORMATION

1. Master NDC for E1 - Floor Building Height & Aviation Right
2. Lift License & Lic Certificate
3. Building Use Certificate BU/CUC
4. Registered Sale Deed for Individual Unit
5. Title Clear Region of Land & Individual title
6. BMC Development Permission
7. Intensible Clear Title
8. Structural Stability Certificate
9. Architectural Stability Certificate
10. Encumbrance Clearance Certificate

### RULES AS A SERVICE SOCIETY MEMBER

1. Society Formation & Registration Charges (one)
2. Advance Society & Club House Maintenance Charge is extra and to be paid before Registration & Possession
3. Good Investment in the Main Feature of Society & Every Member Has to Maintain it Well
4. External & Internal Charges Will Not be Allowed
5. Government Registry is Compulsory before Possession
6. If Any Change in Rules & Regulation of Government Policy/STRA/ST/Stamp Duty/Registration Fees, it will be Charged to The Customer
7. S.M.C, TPA, Gas Bill, Electric Bill, Maintenance of Lift & Elevator After 100% Possession Document (WMA) Shall be the sole by the Resident
8. Any RCC Member (Bldg. Store & Column) must not be Damaged During Flat Interiors Work



Get more land by the laws - landscaping views



Great pavement network for a smooth road that is right

### PROJECT CREDIBILITY THROUGH BRAND

FLOORING	LEOLI	YAMAHA
DOOR	GROHE	Jeogor
CEILING	Basco	RAK
GLASS	WATG	ISI
STONE/SLAB	FLORICE	CELANESE
PLUMBING	CELESTONI	ASTRAL
WALL	RRR	RELIANCE
WITCHED	RELIANCE	RELIANCE
SWITCH	ARROW	TRIO
WINDOW	COSS	ARROW
HANDRAIL	ARCHIBEE	STURM
SHOWER	ARROW	ARROW
TV	ARROW	KEEP PLUS
INTERCOM	ARROW	Panasonic
WIR	ARROW	ARROW
WATER	ARROW	ARROW

Note:- Brands may be substituted by Equivaleat brands in case of non-availability of Products or any other reasons.



Gym - "Health is happiness" could be your new lifestyle

Coming  
Soon



Stylish and wonderful life living



Let's handle your ego concerns slowly



Play area - (Golf) your mood with kids

Typical Floor Plan



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Ground Floor Plan



Coming Soon



Indoor game lounge place for entertainment



Banquet hall - perfect to enjoy for special events



Swimming pool - enjoy yourself with pool view



Integrating and interesting your house



Reception - providing a friendly, helpful and welcoming environment



TYPE A



Enjoy the sunbath and landscape view on deck



Play on the kids zone



There is - love the thrill of movie experience

TYPE A

4 BHK Tower  
(A1 - A2 - A3 - A4)

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TYPE	DIMENSION	AREA (SQT)
107/104A	43' 5 1/2" x 21'	75.47
107/104	34' x 21'	714.00
107/104B	37' 3 1/4" x 21'	784.00
107/104C	4' 8 1/2" x 21'	60.00
107/104D	43' 6 1/2" x 21'	70.00
107/104E	11' 8" x 11'	144.00
107/104F	5' 7 1/2" x 11'	18.00
107/104G	43' 3 1/4" x 21'	71.00
C-104	7' 8 1/2" x 21'	70.00
107/104H	11' 3 1/2" x 21'	70.00
107/104I	10' 5 1/2" x 21'	67.00
107/104J	11' 4 1/2" x 21'	70.00
107/104K	7' 8 1/2" x 11'	66.24
107/104L	14' 3 1/2" x 21'	70.00
A-104	4' 8 1/2" x 21'	60.00
107/104M	7' 8 1/2" x 11'	66.00
107/104N	11' 3 1/4" x 21'	70.00
DOCK BL. & 1. WGL		76.12
107/104O		66.00
107/104P	11' 3 1/4" x 21'	70.00
107/104Q		241.00

TYPE 1



Cricket - beloved sport at your feet



Manage your teams with better efficiency



Hellens of beauty services

TYPE B

4 BHK Tower  
(01 - 02)

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Room	Dimensions	Area (sq.ft)
W.C. BATH	7' 0" x 7' 0"	49.00
LIVING	22' 2" x 21'	466.00
WALK IN CLOSET	6' 0" x 10' 0"	60.00
KITCHEN	8' 0" x 8'	64.00
DINING	10' 0" x 10' 0"	100.00
GRAND	10' 0" x 10' 0"	100.00
C. TOILET	4' 0" x 7'	28.00
W.C. ROOMS	10' 0" x 11' 0"	110.00
BEDROOM	8' 0" x 11'	88.00
BEDROOM-2	11' 0" x 10'	110.00
BEDROOM	7' 0" x 10'	70.00
W.C. ROOMS	10' 0" x 11'	110.00
A. TOILET	8' 0" x 10'	80.00
BEDROOM	8' 0" x 10'	80.00
BEDROOM-2	10' 0" x 11'	110.00
WALK IN CLOSET	10' 0" x 10'	100.00
BALCONY	10' 0" x 10'	100.00
W.C.	7' 0" x 7' 0"	49.00
<b>TOTAL</b>		<b>1400.00</b>





Skating - boost the life on wheels



Basketball - shuttle between work and play



Basketball - work for higher goals

4 BHK Tower  
(C1 - C2 - C3 - C4)Coming  
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TYPE	WIDTH (FT)	DEPTH (FT)	AREA (SQ FT)
TERRACE	47' 7 7/8"		41.75
JAMB	3' 6 1/2"		247.00
PO-EN	2' 3 1/2"		208.00
WDR	48' 1 1/2"		48.11
PCAL	4' 6"		26.00
SHAW	100' 1 1/2"		271.00
PWA	47' 8 7/8"		34.75
ENTRANCE	47' 3 1/2"		33.00
C. YARD	2' 6"		30.00
SEC-CORNER	10' 0" x 20' 0"		144.00
A. YOUNG	2' 0"		40.00
ENTRANCE	48' 6"		31.00
REAR-EN	12' 0" x 12'		144.00
A. YOUNG	4' 0" x 7'		33.00
ENTRANCE	3' 0" x 12'		36.00
SEC-CORNER	12' 0" x 12'		144.00
A. YOUNG	3' 0" x 12'		47.00
REAR-EN	12' 0" x 12'		144.00
DOOR TO B.L. HALL			48.75
PROJANE			33.00
PO-2	4' 0" x 12'		56.00
COMMON AREA			1428.00