

[www.happyhomegroup.co.in](http://www.happyhomegroup.co.in)



*The Residence of Prestige*



*A nebula erupts... a cloud goes up in smoke... shrinking itself in smaller clouds... energy is released and the core becomes hotter... a star is born... a constellation is revealed...*

*Every star in the sky forms a part of a constellation which was usually used to tell time for hundreds of years. The 12 zodiacal constellations are used to symbolize the 12 months in a yearly cycle. Constellations are also known to direct the right path and the right direction with their distinct styles.*



*Happy Excelencia stands for a constellation of realized aspirations... It celebrates a gathering of prestigious stars which distinguish themselves from the rest of the horizon!*

*The entire project commemorates our drive to excel and shine on the pedestal of the world. We help bring each of the esteemed stalwarts to form a truly stellar constellation right here at Excelencia! It is all part of "joining the dots" of destiny collectively and effectively!*

*Happy Excelencia is thus structurally and literally... like the nucleus of reputation and prestige!*



Happy Home Group believes in 'Originality' which they have proved through their unmatched projects again and again. By being original we mean, they translate and rationalize their creative thoughts to reality. Every project of Happy Home Group bears a different thought process and more focused idea of creating a robust infrastructure that contains radical design and sensible amenities.

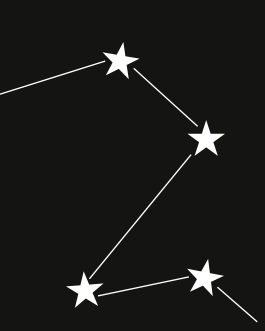
Happy Home Group is one of the most sought after address and the closest to getting your dream home in a short time. They don't just create structures but build lasting relationships.



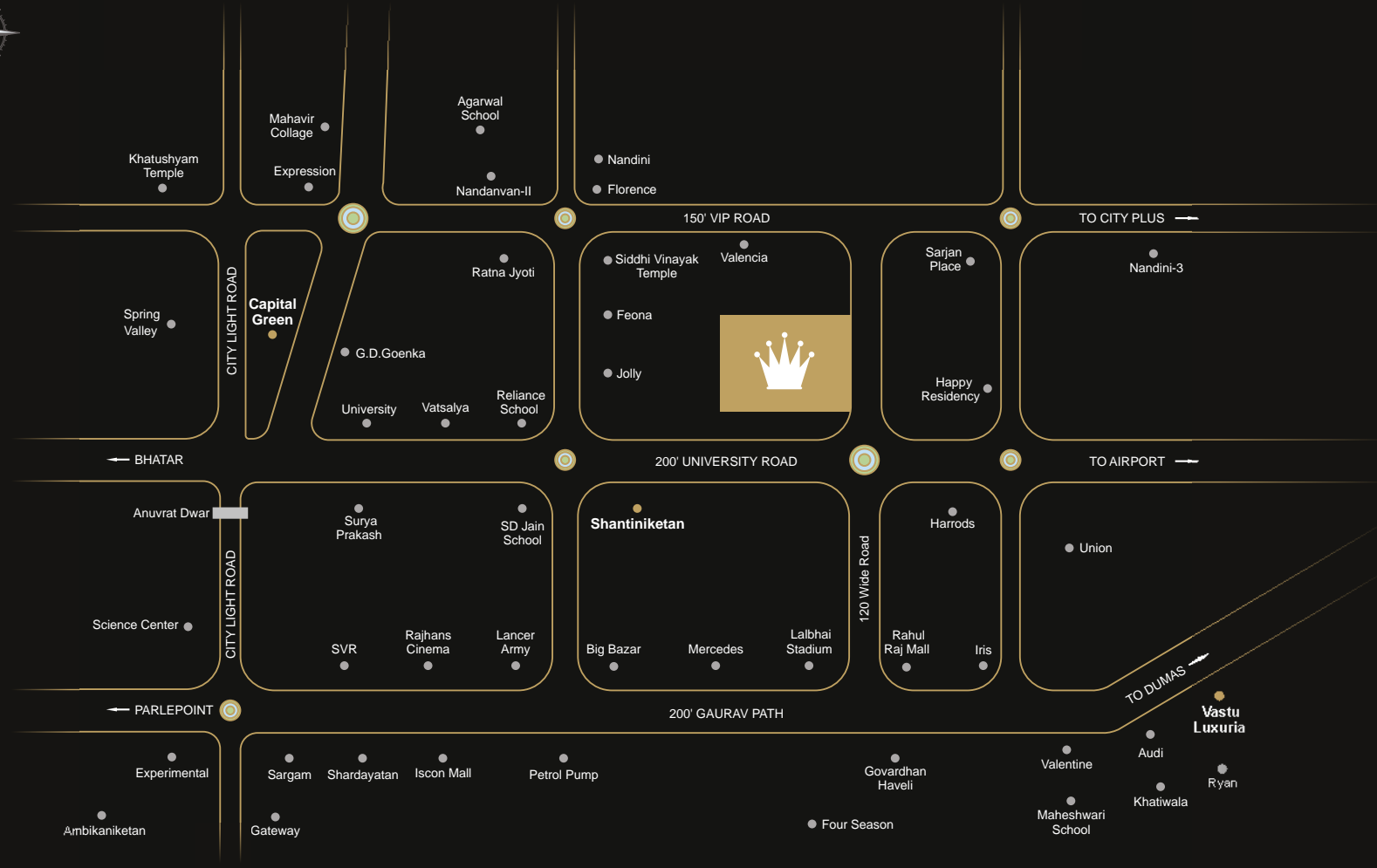
As starry constellations rule  
the skies in the dark,  
Happy Excelencia with its  
ambience and structure,  
rules the night



The Gleaming Entrance



### Location Map (Not to Scale)



11-storied buildings in 35000+ sq. yards area

5 and 6 BHK Uber Luxurious Abode

Vastu - Compliant Structures

2 Flats on each floor with multiple amenities

Mini bazaar for regular shopping needs

One-touch control for curtains and lights system in Reception & Clubhouse

Electric Car Service for Pedestrians

One and half lakh sq. ft. landscaping and utility area with recycled water

Aroma Garden and Acupressure Garden

Key Card Security Access with Single Entry-Exit



Enthralling Entrance



The Bird Eye's View  
The heavens notice the splendor in green and sheen



### Campus Layout Legend

- |                                 |                           |                         |                                  |
|---------------------------------|---------------------------|-------------------------|----------------------------------|
| 01) Entrance Gate               | 10) Senior Citizen Garden | 19) Cycling Track       | 28) Rock Climbing                |
| 02) Security Cabin              | 11) Lawn                  | 20) Basketball Court    | 29) Life Size Piano              |
| 03) Children School Van Waiting | 12) Skating Rink          | 21) Volleyball Court    | 30) Children Play Area           |
| 04) Water Body                  | 13) Acupressure Garden    | 22) Hindu Temple        | 31) Ramp For Cellar              |
| 05) Aroma Garden                | 14) Net Cricket Pitch     | 23) Life Size Chess     | 32) Parking                      |
| 06) Department Store            | 15) Mini-Golf             | 24) Human Scale ludo    | 33) Kinder Garden                |
| 07) Garden View Seating         | 16) Lawn Tennis Court     | 25) Amphitheater        | 34) Swimming Pool (Kids & Adult) |
| 08) Jogging Track               | 17) Pavilion / Gazebo     | 26) Dais                |                                  |
| 09) Jain Derasar + Upashray     | 18) Musical Fountain      | 27) Kids adventure Area |                                  |



Contentment on the countenance...

# Amenities

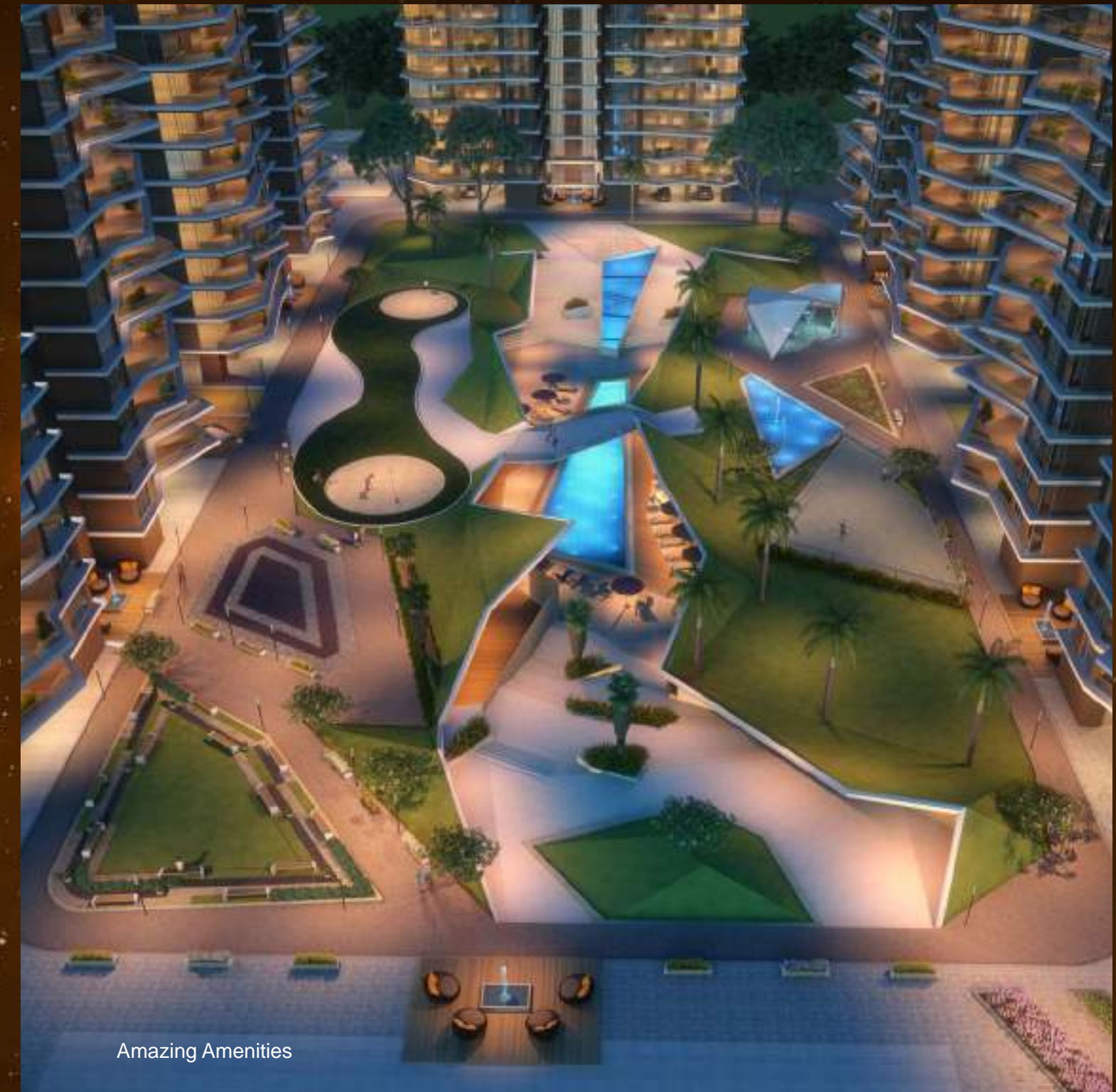
Happy Excelencia delivers what is expected with excellence and much more...



Club House

## Legend

- |                      |                            |                     |                         |
|----------------------|----------------------------|---------------------|-------------------------|
| 01) Entry            | 09) Hunger Zone            | 17) Badminton Court | 25) Motion Game (X-box) |
| 02) Kitchen          | 10) Massage & Spa          | 18) Squash Court    | 26) Bowling Alley       |
| 03) Store Room       | 11) Beauty Salon           | 19) 3D Theater      | 27) Dart Room           |
| 04) Banquet Hall     | 12) Locker Room            | 20) Music Library   | 28) Indoor Game         |
| 05) Performance Dais | 13) Reception              | 21) Reading Library | 29) Swimming Pool       |
| 06) Dressing Room    | 14) Gym Instructor's Cabin | 22) Creche          | 30) Kid's Pool          |
| 07) Dance Floor      | 15) Gym                    | 23) Kid's Nursery   |                         |
| 08) Conference Room  | 16) Water Body             | 24) Play Station    |                         |



Amazing Amenities

With one lakh sq feet landscape area and a water body, Excelencia is eco-friendly to the core. Lush green lawns, senior citizen gardens and solar street lights underline the importance we have attached to environment.



# RELAXATION

Everything you do can be done better from a place of relaxation

Relive your internal spark with our musical fountain, gazebos, temples, jogging and cycling tracks and much more. Relax your mind to relax your body and vice-versa.



Swimming Pool | Kids Pool | Hindu Temple | Jain Temple & Upashray | Gazebos | Musical Fountain | Paved Walk Way  
Jogging Track | Cycling Track | 1 Lac sq.ft. Landscape Area | Water Body | Lawn | Senior Citizen Garden  
Kinder Garden | Library | Sun Deck | Green Education For Staff & Residents | Waiting Lounge for Visitors Driver





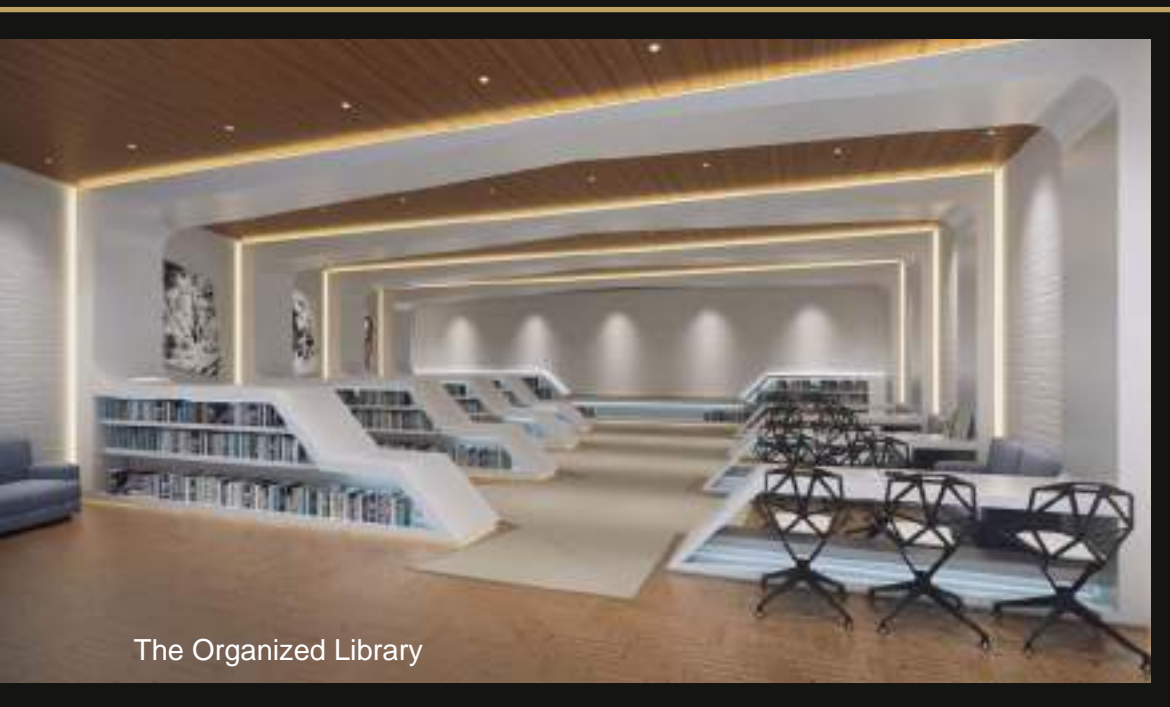
Boost your aqua spirit of adventure  
with body and soul together



Splash with kids around!

The Bathing Ecstasy

The neatly etched gardens are like the fantasy of artists and poets galore



The Organized Library



The Blissful Aromatic Garden

Sobriety and calmness rule in nature's lap here



The Swirly Fountain



Aqua Leisure



The Veteran Leisure Place



# REJUVENATION

Sometimes the most important thing in the whole day is the rest we take between two deep breaths

Pamper your senses with a beauty salon, jacuzzi and the sauna while you can even recharge your batteries with the gymnasium, the acupressure garden and the aroma garden.



Beauty Salon | Spa & Sauna | Steam bath | Jacuzzi | Aroma Garden  
Gymnasium | Acupressure Garden



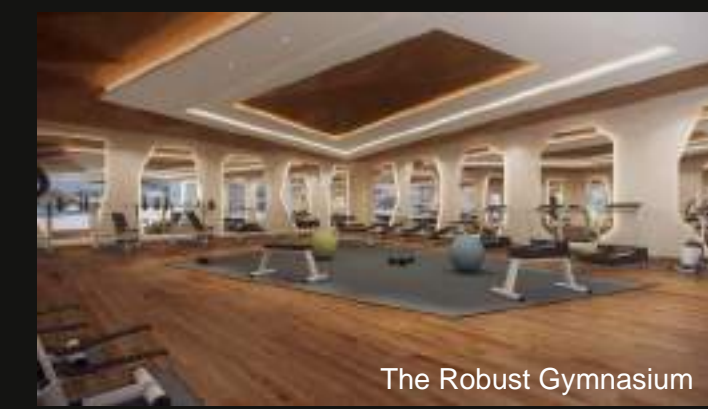


The Refreshing Spa

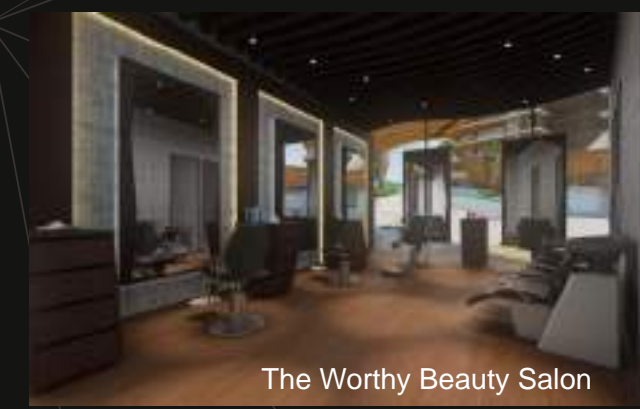
Peace and comfort drive relaxation and ecstasy by all means



The Swimming Pool



The Robust Gymnasium



The Worthy Beauty Salon



# RECREATION

If you watch a game, it's fun.  
If you play it, it's recreation



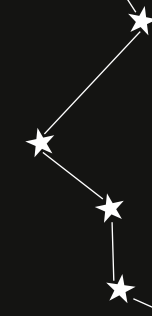
Get sporty and active playing sports including tennis, skating and badminton at our exclusive outdoor games and children play area.



👑 Outdoor Sports | Basketball Court | Volleyball Court | Net Cricket | Lawn Tennis Court | Skating Rink  
Mini Golf | Billiards | Table Tennis | Game Zone | Card Room | Carrom | Chess Room and Others | Kids Game  
Kids Play Area with Slide, Swing, See Saw, Sandpit | Kids Adventure Area / Rock Climbing | Life Size Chess | Human Scale Ludo  
Life Size Piano



The Birdie Golf Corner



Physical strenuous activity creates the right ripples within, always



The Graceful Skating Rink



The Agile Tennis Court

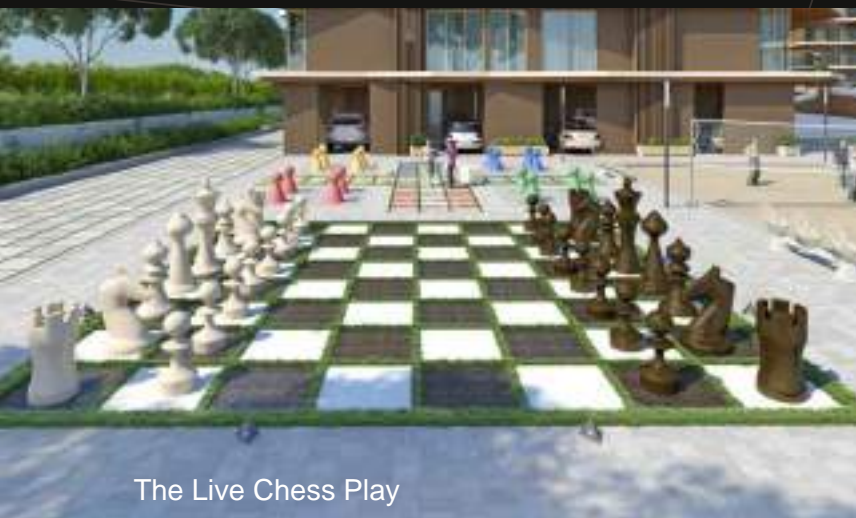


The Sporty Basketball Court

Sports require dexterity and skill,  
coupled with unimaginable focus and dedication



The Zealous Playground



The Live Chess Play



The Vigorous Badminton Court



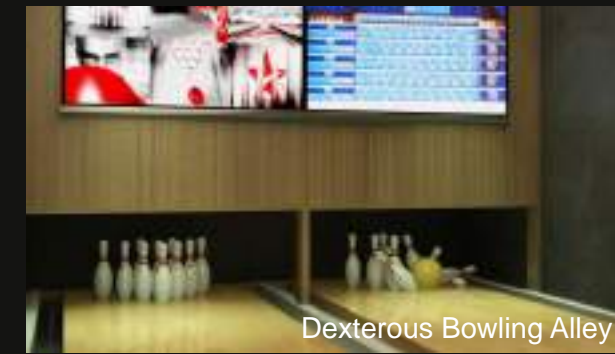
The Nurturing Nursery



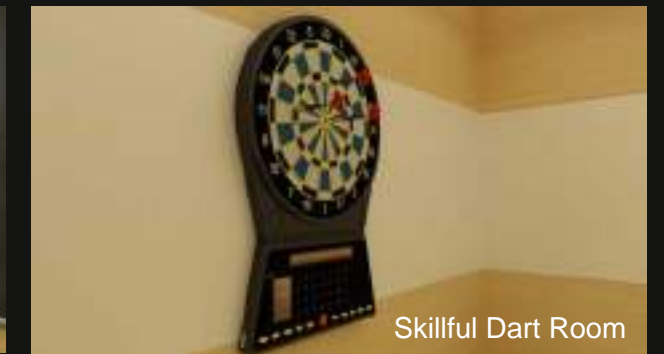
Smart Indoor Games



The Entertaining Playstation



Dexterous Bowling Alley



Skillful Dart Room






# ENTERTAINMENT

We want entertainment  
than education; although  
entertainment  
can educate our senses

Take pleasure at the mini theater or have parties at the banquet hall or party lawn. Groove to the beats at the discotheque and more.



 Banquet Hall | Hunger Zone | Discotheque | 3D Theater | Open Amphitheater





The Luminous Stage



The Musical Discotheque

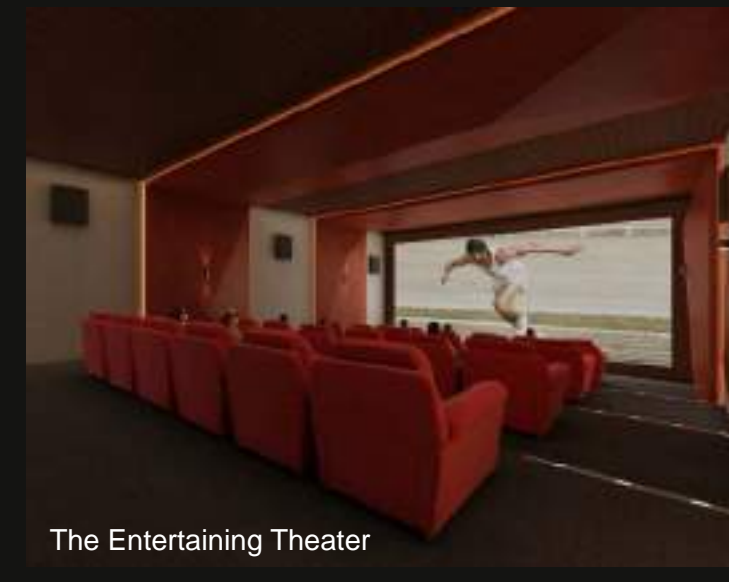


The Lavish Banquet

The opulence of stars is visible only  
in the realm of luxury and sophistication

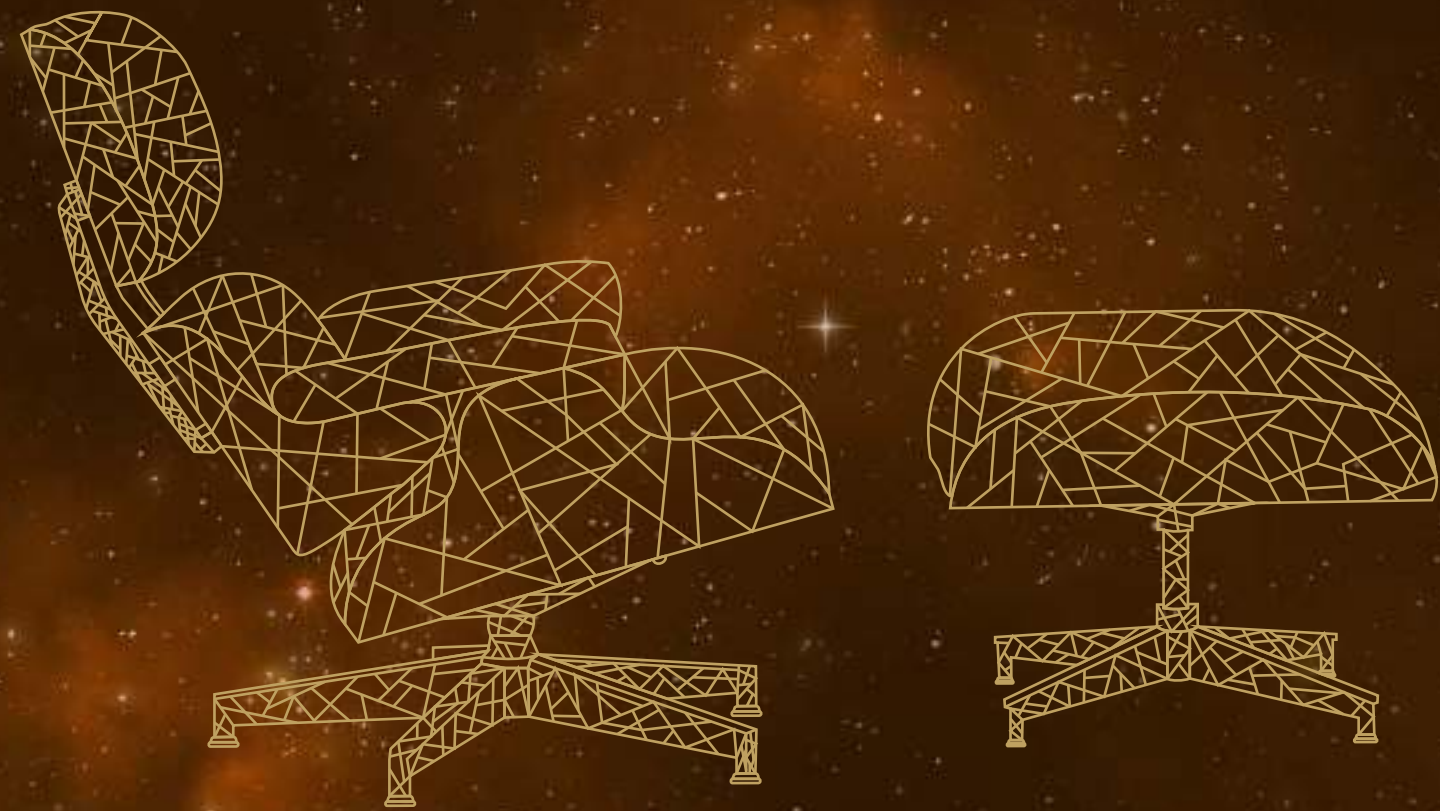


The Melodious Music Library



The Entertaining Theater





# CONVENIENCE

Things are best valued when they are available when you need them the most

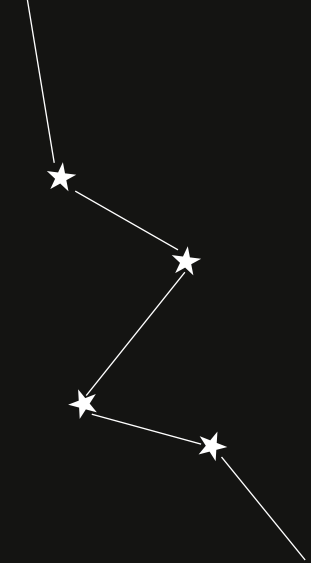
Make the best use of what we have provided for your convenience including the valet laundry, the in-house departmental store, key card security access and much more.



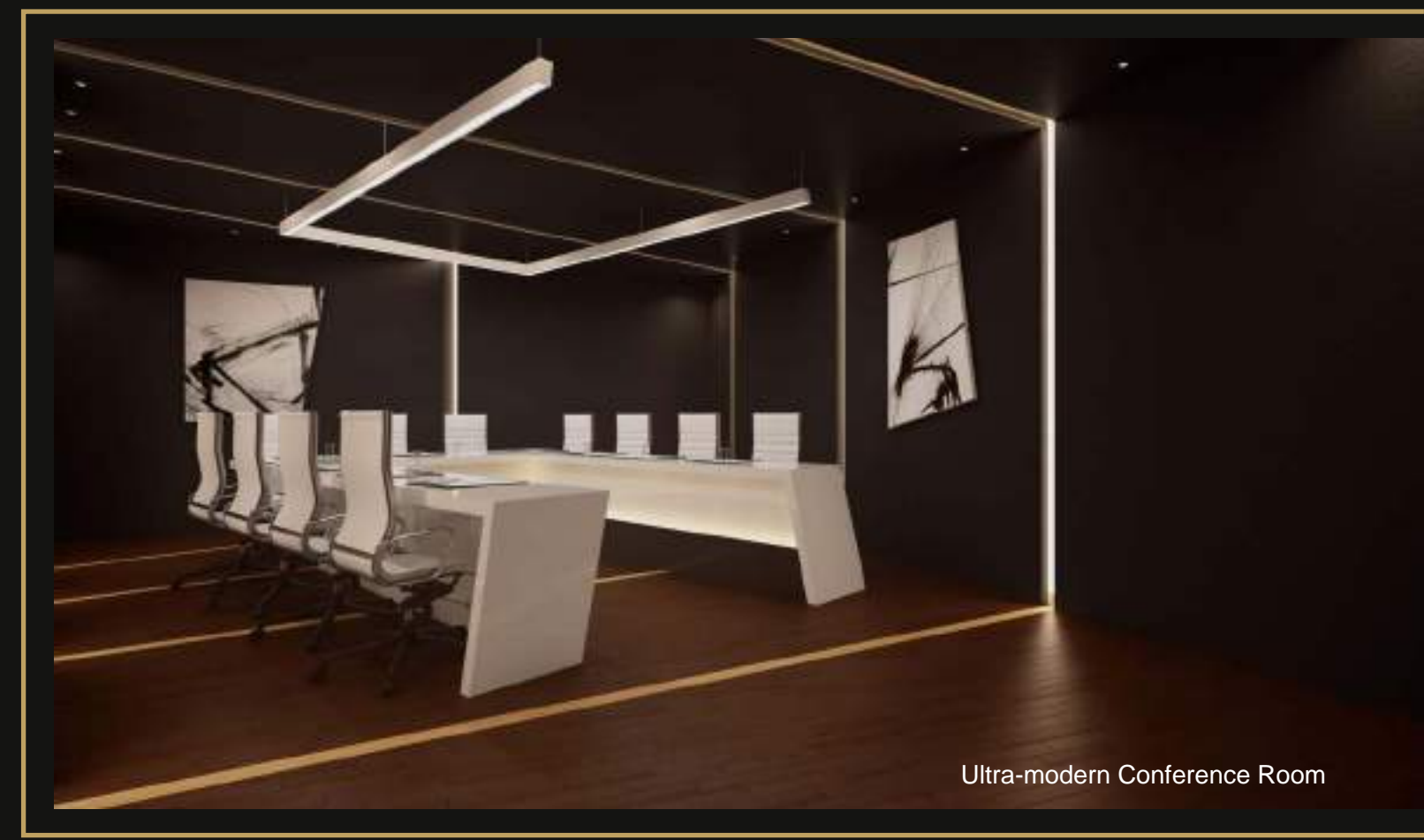
👑 Valet Laundry (Dry Cleaning) / Press Facility | Departmental Store (Grocery / Vegetable / Dairy Product) | Key Card Security Access  
Single Entry - Exit at Premises for Vigilant Security | Demarcated Common Facility for Safety | Handicap Accessibility Service  
Car Wash Station | Reception Area & Lounge | Visitors Car Parking | Drop Off Plaza | Maximum Day-light & View  
11' Floor Height | Multi-Ventilated Structure | Vastu-Compliant Structures | Recycled Water for Landscaping  
Address Guide Map Board | Golf Car (Electric Car) Service for Pedestrians & Visitors



Triple-Height Entrance Foyer



Beneath the chandeliers, is the existence of those who deserve the spotlight



Ultra-modern Conference Room

# Starry Abode

The residence of stars



5 and 6 BHK Uber Luxurious Abode



## Universal

10573 to 10795 sq.ft. | 6 BHK

+ Home Theater+ Gym + Sauna - Steam - Jacuzzi + Atelier + Deck



## Galaxy

8467 to 8610 sq.ft. | 5 BHK

+ Home Theater + Gym + Sauna - Steam - Jacuzzi + Atelier + Deck



## Star

7583 to 7664 sq.ft. | 5 BHK

+ Home Theater + Gym + Sauna - Steam - Jacuzzi + Atelier + Deck

Boundless Penthouse with Private Terrace

The design of excellence trumps  
the structural tenacity on all counts





Living under the canopy  
of an abode, we define  
ourselves of who we are



U - Type



UNIVERSAL  
Section view U1



U1			U2		
FLAT NO.	CARPET AREA (In sq. ft.)	SALABLE AREA (In sq. ft.)	FLAT NO.	CARPET AREA (In sq. ft.)	SALABLE AREA (In sq. ft.)
U1-101	6253	10780	U2-101	6133	10573
U1-102	6249	10774	U2-102	6261	10795
U1-201	6253	10780	U2-201	6133	10573
U1-202	6249	10774	U2-202	6261	10795
U1-301	6249	10774	U2-301	6261	10795
U1-302	6253	10780	U2-302	6133	10573
U1-401	6249	10774	U2-401	6261	10795
U1-402	6253	10780	U2-402	6133	10573
U1-501	6253	10780	U2-501	6133	10573
U1-502	6249	10774	U2-502	6261	10795
U1-601	6253	10780	U2-601	6133	10573
U1-602	6249	10774	U2-602	6261	10795
U1-701	6249	10774	U2-701	6261	10795
U1-702	6253	10780	U2-702	6133	10573
U1-801	6249	10774	U2-801	6261	10795
U1-802	6253	10780	U2-802	6133	10573
U1-901	6253	10780	U2-901	6133	10573
U1-902	6249	10774	U2-902	6261	10795
U1-1001	6253	10780	U2-1001	6133	10573
U1-1002	6249	10774	U2-1002	6261	10795
U1-1101	8464	14592	U2-1101	8343	14385
U1-1102	8460	14585	U2-1102	8472	14607

# UNIVERSAL

Unit Plan Block

**U1**

1st, 2nd, 5th, 6th, 9th, 10th Floor

**WING - 1**

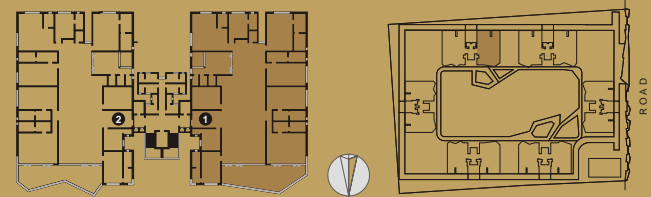
C. A. = 6253 sq.ft.

S. A. = 10780 sq.ft.



**U-1 (WING - 1)**

SPACE	MEASUREMENT	AREA
LOBBY	6'-7" x 7'-6"	49.35 sq.ft.
ENTRANCE FOYER	16'-8" x 10'-0"	166.64 sq.ft.
LIVING ROOM	25'-0" x 44'-0"	1100.00 sq.ft.
DECK	48'-0" LONG DECK	620.00 sq.ft.
DINING	19'-0" x 24'-4"	462.27 sq.ft.
POOJA	8'-8" x 6'-0"	52.02 sq.ft.
KITCHEN	20'-4" x 13'-0"	264.29 sq.ft.
STORE	6'-0" x 7'-11"	47.52 sq.ft.
WASH	14'-0" x 8'-3"	115.50 sq.ft.
SUITE BEDROOM - 2	15'-0" x 21'-3"	318.75 sq.ft.
A. TOILET	7'-0" x 10'-0"	70.00 sq.ft.
DRESS	7'-0" x 10'-11"	76.44 sq.ft.
SUITE BEDROOM - 1	22'-4" x 17'-8"	394.57 sq.ft.
A. TOILET	9'-4" x 6'-0"	55.98 sq.ft.
DRESS	9'-0" x 6'-0"	54.00 sq.ft.
MASTER BEDROOM - 3	22'-4" x 13'-0"	290.29 sq.ft.
A. TOILET	10'-0" x 6'-0"	60.00 sq.ft.
DRESS	12'-0" x 6'-0"	72.00 sq.ft.
CHILDREN BEDROOM - 5	22'-4" x 13'-0"	290.29 sq.ft.
A. TOILET	9'-4" x 6'-0"	55.98 sq.ft.
DRESS	9'-0" x 6'-0"	54.00 sq.ft.
MASTER BEDROOM - 4	11'-0" x 18'-0"	198.00 sq.ft.
A. TOILET	5'-0" x 9'-0"	45.00 sq.ft.
DRESS	5'-0" x 8'-8"	43.35 sq.ft.
GUEST BEDROOM - 6	11'-0" x 14'-3"	156.75 sq.ft.
A. TOILET	5'-0" x 9'-5"	47.10 sq.ft.
HOME THEATRE	16'-4" x 13'-0"	212.29 sq.ft.
P. TOILET	5'-0" x 6'-6"	32.50 sq.ft.
GYM	15'-0" x 13'-0"	195.00 sq.ft.
SAUNA	4'-8" x 6'-0"	27.00 sq.ft.
STEAM	4'-6" x 6'-0"	27.00 sq.ft.
CHAGING ROOM	4'-0" x 6'-0"	24.00 sq.ft.
JACUZZI	7'-0" x 8'-8"	60.69 sq.ft.
ATELIER	11'-0" x 12'-6"	137.50 sq.ft.
TOILET	5'-0" x 3'-6"	17.50 sq.ft.
SERVANT ROOM	7'-2" x 5'-6"	39.41 sq.ft.
TOILET	3'-6" x 5'-6"	19.25 sq.ft.
COOK ROOM	7'-2" x 5'-6"	39.41 sq.ft.
TOILET	3'-6" x 5'-6"	19.25 sq.ft.
DRIVER ROOM	7'-2" x 5'-6"	39.41 sq.ft.
TOILET	3'-6" x 5'-6"	19.25 sq.ft.
PASSAGES + DOOR SILL	-	182.76 sq.ft.
TOTAL CARPET AREA	-	6252.31 sq.ft.
SUPER BUILTUP AREA	-	10780.00 sq.ft.



# UNIVERSAL

Pent House

**U1**

11th, 12th Floor

**WING - 1**

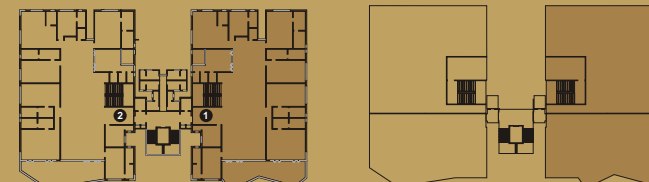
C. A. = 8464 sq.ft.

S. A. = 14592 sq.ft.



**U-1 (WING - 1)**

SPACE	MEASUREMENT	AREA
LOBBY	6'-7" x 7'-6"	49.35 sq.ft.
ENTRANCE FOYER	16'-8" x 10'-0"	166.64 sq.ft.
LIVING ROOM	25'-0" x 44'-0"	1100.00 sq.ft.
DECK	48'-0" LONG DECK	620.00 sq.ft.
DINING	19'-0" x 24'-4"	462.27 sq.ft.
POOJA	8'-8" x 6'-0"	52.02 sq.ft.
KITCHEN	20'-4" x 13'-0"	264.29 sq.ft.
STORE	6'-0" x 7'-11"	47.52 sq.ft.
WASH	14'-0" x 8'-3"	115.50 sq.ft.
SUITE BEDROOM - 2	15'-0" x 21'-3"	318.75 sq.ft.
A. TOILET	7'-0" x 10'-0"	70.00 sq.ft.
DRESS	7'-0" x 10'-11"	76.44 sq.ft.
SUITE BEDROOM - 1	22'-4" x 17'-8"	394.57 sq.ft.
A. TOILET	9'-4" x 6'-0"	55.98 sq.ft.
DRESS	9'-0" x 6'-0"	54.00 sq.ft.
MASTER BEDROOM - 3	22'-4" x 13'-0"	290.29 sq.ft.
A. TOILET	10'-0" x 6'-0"	60.00 sq.ft.
DRESS	12'-0" x 6'-0"	72.00 sq.ft.
CHILDREN BEDROOM - 5	22'-4" x 13'-0"	290.29 sq.ft.
A. TOILET	9'-4" x 6'-0"	55.98 sq.ft.
DRESS	9'-0" x 6'-0"	54.00 sq.ft.
MASTER BEDROOM - 4	11'-0" x 18'-0"	198.00 sq.ft.
A. TOILET	5'-0" x 9'-0"	45.00 sq.ft.
DRESS	5'-0" x 8'-8"	43.35 sq.ft.
GUEST BEDROOM - 6	11'-0" x 14'-3"	156.75 sq.ft.
A. TOILET	5'-0" x 9'-5"	47.10 sq.ft.
STAIR	16'-4" x 13'-0"	212.29 sq.ft.
P. TOILET	5'-0" x 6'-6"	32.50 sq.ft.
GYM	15'-0" x 13'-0"	195.00 sq.ft.
SAUNA	4'-8" x 6'-0"	27.00 sq.ft.
STEAM	4'-6" x 6'-0"	27.00 sq.ft.
CHANGING ROOM	4'-0" x 6'-0"	24.00 sq.ft.
JACUZZI	7'-0" x 8'-8"	60.69 sq.ft.
ATELIER	11'-0" x 12'-6"	137.50 sq.ft.
TOILET	5'-0" x 3'-6"	17.50 sq.ft.
SERVANT ROOM	7'-2" x 5'-6"	39.41 sq.ft.
TOILET	3'-6" x 5'-6"	19.25 sq.ft.
COOK ROOM	7'-2" x 5'-6"	39.41 sq.ft.
TOILET	3'-6" x 5'-6"	19.25 sq.ft.
DRIVER ROOM	7'-2" x 5'-6"	39.41 sq.ft.
TOILET	3'-6" x 5'-6"	19.25 sq.ft.
PASSAGES + DOOR SILL	-	182.76 sq.ft.
TOTAL CARPET AREA OF 11th FLOOR	-	6252.31 sq.ft.
PRIVATE TERRACE CARPET AREA 3292/2	-	1646.00 sq.ft.
CABIN & STAIR AREA 12th FLOOR	-	564.90 sq.ft.
11th FLOOR + 12th FLOOR CARPET AREA	-	8464.00 sq.ft.
11th FLOOR + 12th FLOOR SUPER BUILT-UP AREA	-	14592.00 sq.ft.





G - Type



GALAXY  
Section view **G1**



G1			G2		
FLAT NO.	CARPET AREA (In sq. ft.)	SALABLE AREA (In sq. ft.)	FLAT NO.	CARPET AREA (In sq. ft.)	SALABLE AREA (In sq. ft.)
G1-101	4972	8572	G2-101	4994	8610
G1-102	4911	8467	G2-102	4981	8587
G1-201	4972	8572	G2-201	4994	8610
G1-202	4911	8467	G2-202	4981	8587
G1-301	4911	8467	G2-301	4981	8587
G1-302	4972	8572	G2-302	4994	8610
G1-401	4911	8467	G2-401	4981	8587
G1-402	4972	8572	G2-402	4994	8610
G1-501	4972	8572	G2-501	4994	8610
G1-502	4911	8467	G2-502	4981	8587
G1-601	4972	8572	G2-601	4994	8610
G1-602	4911	8467	G2-602	4981	8587
G1-701	4911	8467	G2-701	4981	8587
G1-702	4972	8572	G2-702	4994	8610
G1-801	4911	8467	G2-801	4981	8587
G1-802	4972	8572	G2-802	4994	8610
G1-901	4972	8572	G2-901	4994	8610
G1-902	4911	8467	G2-902	4981	8587
G1-1001	4972	8572	G2-1001	4994	8610
G1-1002	4911	8467	G2-1002	4981	8587
G1-1101	6490	11190	G2-1101	6560	11310
G1-1102	6552	11285	G2-1102	6573	11333

# GALAXY

Unit Plan Block

1st, 2nd, 5th, 6th, 9th, 10th Floor

**G1**

## WING - 2

C. A. = 4911 sq.ft.

S. A. = 8467 sq.ft.



# GALAXY

Pent House

11th, 12th Floor

**G1**

## WING - 2

C. A. = 6552 sq.ft.

S. A. = 11295 sq.ft.

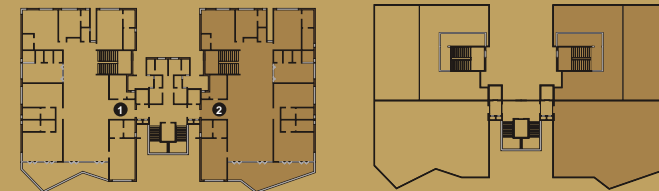
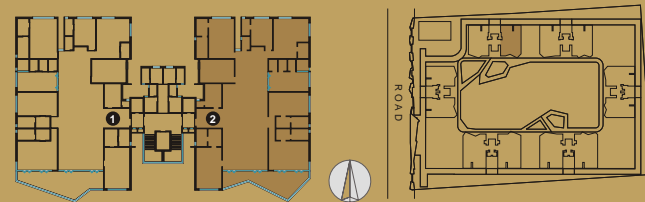


### G-1 (WING - 2)

SPACE	MEASUREMENT	AREA
LOBBY	6'-7" x 7'-6"	49.35 sq.ft.
ENTRANCE FOYER	13'-4" x 10'-0"	133.32 sq.ft.
LIVING ROOM	23'-0" x 37'-0"	851.00 sq.ft.
DECK	44'-0" LONG DECK	468.70 sq.ft.
DINING	16'-8" x 23'-6"	391.60 sq.ft.
POOJA	6'-4" x 6'-6"	41.15 sq.ft.
KITCHEN	12'-0" x 20'-3"	243.00 sq.ft.
STORE	4'-8" x 8'-0"	37.31 sq.ft.
WASH	5'-0" x 11'-11"	59.56 sq.ft.
SUITE BEDROOM - 1	20'-4" x 14'-10"	301.52 sq.ft.
A. TOILET	9'-0" x 5'-10"	52.47 sq.ft.
DRESS	7'-4" x 5'-10"	42.74 sq.ft.
CHILDREN BEDROOM - 4	20'-4" x 12'-0"	243.98 sq.ft.
A. TOILET	9'-0" x 5'-10"	52.47 sq.ft.
DRESS	7'-4" x 5'-10"	42.74 sq.ft.
GUEST BEDROOM - 5	11'-0" x 13'-11"	153.04 sq.ft.
A. TOILET	4'-4" x 8'-9"	37.90 sq.ft.
SUITE BEDROOM - 2	14'-0" x 20'-3"	283.50 sq.ft.
A. TOILET	6'-0" x 11'-0"	66.00 sq.ft.
DRESS	6'-0" x 8'-11"	53.47 sq.ft.
MASTER BEDROOM - 3	13'-0" x 21'-0"	273.00 sq.ft.
A. TOILET	5'-8" x 9'-0"	50.97 sq.ft.
DRESS	7'-0" x 9'-0"	63.00 sq.ft.
STAIR	17'-6" x 12'-0"	210.00 sq.ft.
P. TOILET	4'-4" x 6'-10"	29.58 sq.ft.
GYM	20'-4" x 10'-0"	203.32 sq.ft.
SAUNA	4'-6" x 6'-0"	27.00 sq.ft.
STEAM	4'-6" x 6'-0"	27.00 sq.ft.
JACUZZI	6'-0" x 6'-0"	36.00 sq.ft.
CHANGING ROOM	4'-4" x 6'-0"	25.99 sq.ft.
ATELIER	8'-8" x 12'-2"	105.40 sq.ft.
TOILET	4'-0" x 3'-8"	14.00 sq.ft.
SERVANT ROOM	6'-6" x 8'-0"	52.00 sq.ft.
TOILET	4'-0" x 6'-0"	24.00 sq.ft.
DRIVER ROOM	6'-4" x 8'-0"	50.65 sq.ft.
TOILET	4'-0" x 8'-0"	32.00 sq.ft.
PASSAGES + DOOR SILL		143.03 sq.ft.
TOTAL CARPET AREA OF 11 <sup>th</sup> FLOOR		4971.76 sq.ft.
PRIVATE TERRACE CARPET AREA 2255/2		1127.50 sq.ft.
CABIN & STAIR AREA 12 <sup>th</sup> FLOOR		452.19 sq.ft.
11 <sup>th</sup> FLOOR + 12 <sup>th</sup> FLOOR CARPET AREA		6552.00 sq.ft.
11 <sup>th</sup> FLOOR + 12 <sup>th</sup> FLOOR SUPER BUILT-UP AREA		11295.00 sq.ft.

### G-1 (WING - 2)

SPACE	MEASUREMENT	AREA
LOBBY	6'-7" x 7'-6"	49.35 sq.ft.
ENTRANCE FOYER	13'-4" x 10'-0"	133.32 sq.ft.
LIVING ROOM	23'-0" x 37'-0"	851.00 sq.ft.
DECK	44'-0" LONG DECK	468.30 sq.ft.
DINING	16'-8" x 23'-6"	391.60 sq.ft.
POOJA	6'-4" x 6'-6"	41.15 sq.ft.
KITCHEN	12'-0" x 20'-3"	243.00 sq.ft.
STORE	4'-8" x 8'-0"	37.31 sq.ft.
WASH	5'-0" x 11'-11"	59.56 sq.ft.
SUITE BEDROOM - 1	20'-4" x 14'-10"	301.52 sq.ft.
A. TOILET	9'-0" x 5'-10"	52.47 sq.ft.
DRESS	7'-4" x 5'-10"	42.74 sq.ft.
CHILDREN BEDROOM - 4	20'-4" x 12'-0"	243.98 sq.ft.
A. TOILET	9'-0" x 5'-10"	52.47 sq.ft.
DRESS	7'-4" x 5'-10"	42.74 sq.ft.
GUEST BEDROOM - 5	11'-0" x 13'-11"	153.04 sq.ft.
A. TOILET	4'-4" x 8'-9"	37.90 sq.ft.
SUITE BEDROOM - 2	14'-0" x 20'-3"	283.50 sq.ft.
A. TOILET	6'-0" x 11'-0"	66.00 sq.ft.
DRESS	6'-0" x 8'-11"	53.47 sq.ft.
MASTER BEDROOM - 3	13'-0" x 21'-0"	273.00 sq.ft.
A. TOILET	5'-8" x 9'-0"	50.97 sq.ft.
DRESS	7'-0" x 9'-0"	63.00 sq.ft.
HOME THEATRE	17'-6" x 12'-0"	210.00 sq.ft.
P. TOILET	4'-4" x 6'-10"	29.58 sq.ft.
ATELIER	8'-8" x 12'-2"	105.40 sq.ft.
TOILET	4'-0" x 3'-8"	14.00 sq.ft.
SERVANT ROOM	6'-6" x 8'-0"	52.00 sq.ft.
TOILET	4'-0" x 6'-0"	24.00 sq.ft.
DRIVER ROOM	6'-4" x 8'-0"	50.65 sq.ft.
TOILET	4'-0" x 8'-0"	32.00 sq.ft.
PASSAGES + DOOR SILL		144.21 sq.ft.
TOTAL CARPET AREA		4910.54 sq.ft.
SUPER BUILTUP AREA		8467.00 sq.ft.



PRIVATE TERRACE FOR 1102  
2255.00 SQ.FT.

COMMON TERRACE

S - Type



STAR  
Section view **S1**



S1			S2		
FLAT NO.	CARPET AREA (In sq. ft.)	SALABLE AREA (In sq. ft.)	FLAT NO.	CARPET AREA (In sq. ft.)	SALABLE AREA (In sq. ft.)
S1-101	4398	7583	S2-101	4428	7634
S1-102	4434	7645	S2-102	4445	7664
S1-201	4398	7583	S2-201	4428	7634
S1-202	4434	7645	S2-202	4445	7664
S1-301	4434	7645	S2-301	4445	7664
S1-302	4398	7583	S2-302	4428	7634
S1-401	4434	7645	S2-401	4445	7664
S1-402	4398	7583	S2-402	4428	7634
S1-501	4398	7583	S2-501	4428	7634
S1-502	4434	7645	S2-502	4445	7664
S1-601	4398	7583	S2-601	4428	7634
S1-602	4434	7645	S2-602	4445	7664
S1-701	4434	7645	S2-701	4445	7664
S1-702	4398	7583	S2-702	4428	7634
S1-801	4434	7645	S2-801	4445	7664
S1-802	4398	7583	S2-802	4428	7634
S1-901	4398	7583	S2-901	4428	7634
S1-902	4434	7645	S2-902	4445	7664
S1-1001	4398	7583	S2-1001	4428	7634
S1-1002	4434	7645	S2-1002	4445	7664
S1-1101	5895	10163	S2-1101	5906	10182
S1-1102	5859	10101	S2-1102	5888	10152

STAR

Unit Plan Block S1

1st, 2nd, 5th, 6th, 9th, 10th Floor

WING - 2

C. A. = 4434 sq.ft.

S. A. = 7645 sq.ft.



STAR

Pent House

11th, 12th Floor

WING - 2

C. A. = 5859 sq.ft.

S. A. = 10101 sq.ft.

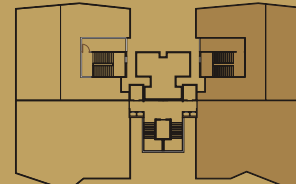
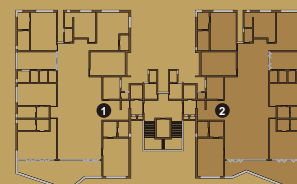
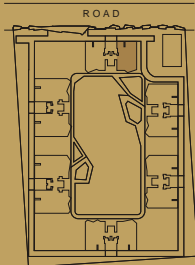
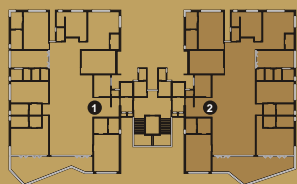


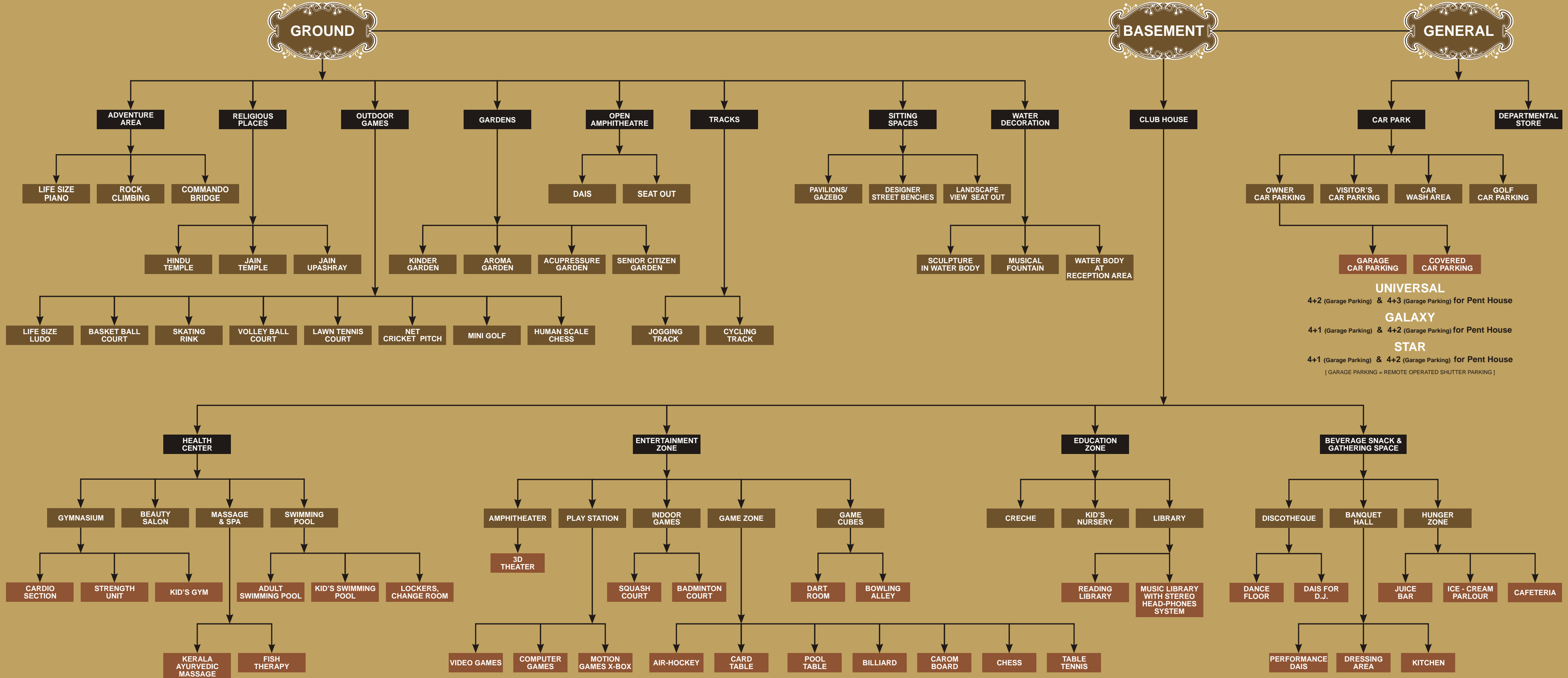
S-1 (WING - 2)

SPACE	MEASUREMENT	AREA
LOBBY	6-7' x 5-4"	35.08 sq.ft.
ENTRANCE FOYER	13-4' x 10-0"	133.32 sq.ft.
LIVING ROOM	22-0' x 35-0"	770 sq.ft.
DECK	42-0" WIDE DECK	391.77 sq.ft.
DINING	15-8' x 22-6"	352.44 sq.ft.
POOJA	6-4' x 5-6"	34.82 sq.ft.
KITCHEN	11-0' x 19-3"	211.75 sq.ft.
STORE	4-8' x 8-0"	37.31 sq.ft.
WASH	5-0' x 10-11"	54.56 sq.ft.
SUITE BEDROOM-1	19-4' x 13-10"	267.36 sq.ft.
A. TOILET	9-0' x 5-10"	52.47 sq.ft.
DRESS	6-4' x 5-10"	36.91 sq.ft.
CHILDREN BEDROOM-4	19-4' x 11-0"	212.52 sq.ft.
A. TOILET	9-0' x 5-10"	52.47 sq.ft.
DRESS	6-4' x 5-10"	36.91 sq.ft.
MASTER BEDROOM-2	13-0' x 19-3"	250.25 sq.ft.
A. TOILET	6-0' x 10-0"	60 sq.ft.
DRESS	6-0' x 8-11"	53.47 sq.ft.
GUEST BEDROOM-5	11-0' x 12-11"	142.04 sq.ft.
A. TOILET	4-4' x 7-9"	31.40 sq.ft.
MASTER BEDROOM-3	13-0' x 19-0"	247 sq.ft.
A. TOILET	5-6' x 8-0"	44 sq.ft.
DRESS	7-2' x 8-0"	57.32 sq.ft.
STAIR	17-8' x 12-0"	210 sq.ft.
P. TOILET	4-4' x 6-10"	29.58 sq.ft.
GYM	19-4' x 9-0"	173.98 sq.ft.
SAUNA	4-2' x 6-0"	24.99 sq.ft.
STEAM	4-2' x 6-0"	24.99 sq.ft.
JACUZZI	6-0' x 6-0"	36 sq.ft.
CHANGING ROOM	4-0' x 6-0"	24 sq.ft.
ATELIER	8-8' x 11-2"	96.74 sq.ft.
TOILET	4-0' x 3-6"	14 sq.ft.
SERVANT ROOM	6-6' x 8-0"	52 sq.ft.
TOILET	4-0' x 6-0"	24 sq.ft.
PASSAGES + DOOR SILL		122.37 sq.ft.
TOTAL CARPET AREA OF 11 <sup>th</sup> FLOOR		4397.82 sq.ft.
PRIVATE TERRACE CARPET AREA 2088/2		1034.00 sq.ft.
CABIN & STAIR AREA 12 <sup>th</sup> FLOOR		426.31 sq.ft.
11 <sup>th</sup> FLOOR + 12 <sup>th</sup> FLOOR CARPET AREA		5859.00 sq.ft.
11 <sup>th</sup> FLOOR + 12 <sup>th</sup> FLOOR SUPER BUILT-UP AREA		10101.00 sq.ft.

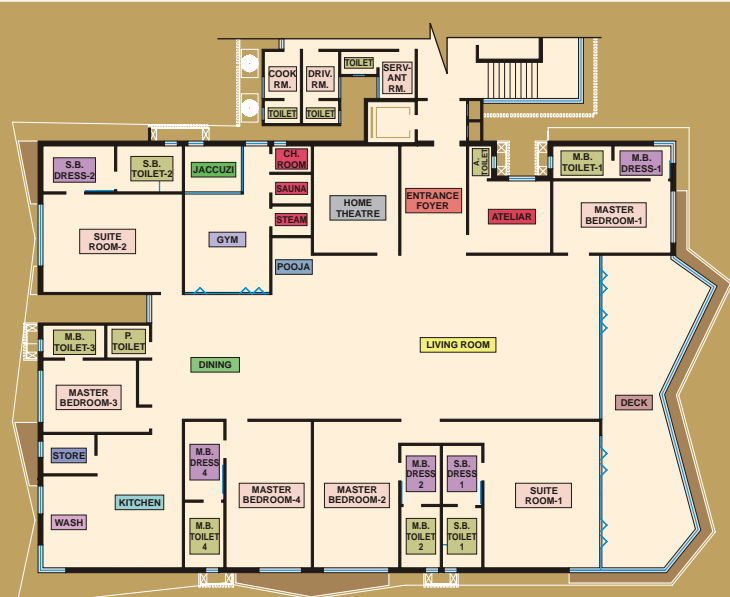
S-1 (WING - 2)

SPACE	MEASUREMENT	AREA
LOBBY	6-7' x 5-4"	35.08 sq.ft.
ENTRANCE FOYER	13-4' x 10-0"	133.32 sq.ft.
LIVING ROOM	22-0' x 35-0"	770 sq.ft.
DECK	42-0" WIDE DECK	428.14 sq.ft.
DINING	15-8' x 22-6"	352.44 sq.ft.
POOJA	6-4' x 5-6"	34.82 sq.ft.
KITCHEN	11-0' x 19-3"	211.75 sq.ft.
STORE	4-8' x 8-0"	37.31 sq.ft.
WASH	5-0' x 10-11"	54.56 sq.ft.
SUITE BEDROOM-1	19-4' x 13-10"	267.36 sq.ft.
A. TOILET	9-0' x 5-10"	52.47 sq.ft.
DRESS	6-4' x 5-10"	36.91 sq.ft.
CHILDREN BEDROOM-4	19-4' x 11-0"	212.52 sq.ft.
A. TOILET	9-0' x 5-10"	52.47 sq.ft.
DRESS	6-4' x 5-10"	36.91 sq.ft.
MASTER BEDROOM-2	13-0' x 19-3"	250.25 sq.ft.
A. TOILET	6-0' x 10-0"	60 sq.ft.
DRESS	6-0' x 8-11"	53.47 sq.ft.
GUEST BEDROOM-5	11-0' x 12-11"	142.04 sq.ft.
A. TOILET	4-4' x 7-9"	31.40 sq.ft.
MASTER BEDROOM-3	13-0' x 19-0"	247 sq.ft.
A. TOILET	5-6' x 8-0"	44 sq.ft.
DRESS	7-2' x 8-0"	57.32 sq.ft.
HOME THEATRE	17-6' x 12-0"	210 sq.ft.
P. TOILET	4-4' x 6-10"	29.58 sq.ft.
GYM	19-4' x 9-0"	173.98 sq.ft.
SAUNA	4-2' x 6-0"	24.99 sq.ft.
STEAM	4-2' x 6-0"	24.99 sq.ft.
JACUZZI	6-0' x 6-0"	36 sq.ft.
CHAGING ROOM	4-0' x 6-0"	24 sq.ft.
ATELIER	8-8' x 11-2"	96.74 sq.ft.
TOILET	4-0' x 3-6"	14 sq.ft.
SERVANT ROOM	6-6' x 8-0"	52 sq.ft.
TOILET	4-0' x 6-0"	24 sq.ft.
PASSAGES + DOOR SILL		122.16 sq.ft.
TOTAL CARPET AREA		4433.98 sq.ft.
SUPER BUILTUP AREA		7645.00 sq.ft.

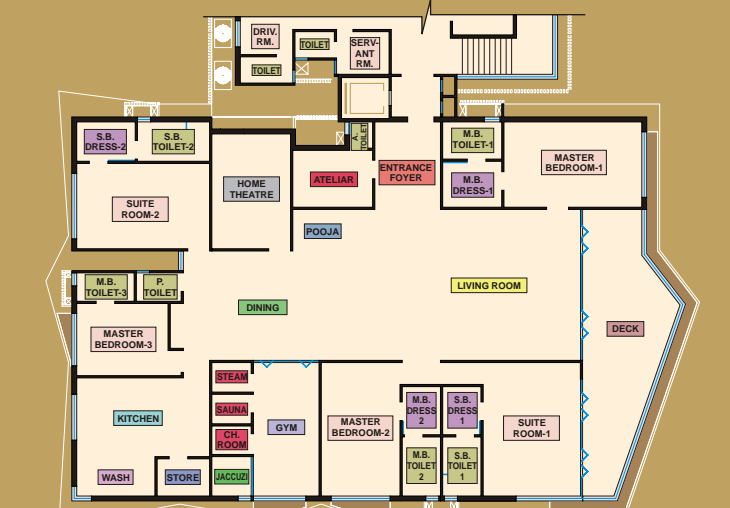




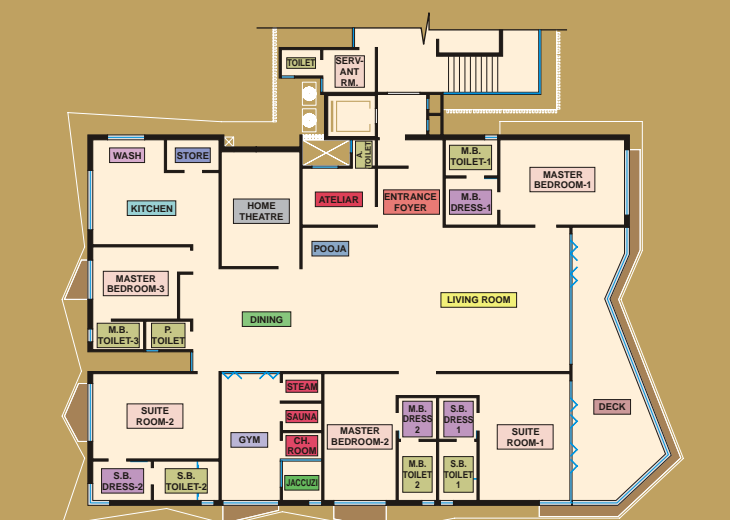
**UNIVERSAL**  
 4+2 (Garage Parking) & 4+3 (Garage Parking) for Pent House  
**GALAXY**  
 4+1 (Garage Parking) & 4+2 (Garage Parking) for Pent House  
**STAR**  
 4+1 (Garage Parking) & 4+2 (Garage Parking) for Pent House  
 [ GARAGE PARKING = REMOTE OPERATED SHUTTER PARKING ]



UNIVERSAL - U1 & U2



GALAXY - G1 & G2




STAR- S1 & S2

COLOUR CODE	ROOM NAME	DADO / SKIRTING			DOOR		WINDOW / VENTILATION			WALL FINISH	
		FLOOR FINISH	LEVEL	MATERIAL	SHUTTER	FRAME	SHUTTER	SHUTTER FRAME	FRAME	1ST COAT	2ND COAT
	ENTRANCE FOYER	ITALIAN MARBLE	3" HEIGHT	ITALIAN MARBLE	VENEER FINISHED SAFETY DOOR WITH MATTE POLISH	TEAK WOOD WITH MATTE POLISH			TEAK WOOD WITH MATTE POLISH	GYPSUM PLASTER	WHITE LAPI FINISH
	LIVING ROOM	ITALIAN MARBLE	3" HEIGHT	ITALIAN MARBLE	VENEER FINISHED DOOR WITH MATTE POLISH	TEAK WOOD WITH MATTE POLISH	GSFD (GLASS SLIDING FOLDING DOOR)		ITALIAN MARBLE	GYPSUM PLASTER	WHITE LAPI FINISH
	DINING ROOM	ITALIAN MARBLE	3" HEIGHT	ITALIAN MARBLE			DGU	ALUMINIUM ANODIZED	ITALIAN MARBLE	GYPSUM PLASTER	WHITE LAPI FINISH
	KITCHEN	ITALIAN MARBLE	9'-0" HEIGHT	ITALIAN MARBLE (QUARTZ PLATFORM)			DGU	ALUMINIUM ANODIZED	ITALIAN MARBLE	GYPSUM PLASTER	WHITE LAPI FINISH
	DECK	WOODEN DECK	3" HEIGHT	WOODEN SKIRTING	DOUBLE GLAZED REFLECTIVE GLASS S. FD.	COMPOSITE MARBLE				GYPSUM PLASTER	WHITE LAPI FINISH
	GYM	RUBBER FLOORING			DESIGNER GLASS DOOR	COMPOSITE MARBLE	DGU	ALUMINIUM ANODIZED	COMPOSITE MARBLE	GYPSUM PLASTER	WHITE LAPI FINISH
	POOJA	ITALIAN MARBLE	3" HEIGHT	ITALIAN MARBLE						GYPSUM PLASTER	WHITE LAPI FINISH
	STEAM	GRANITE	9" HEIGHT	GRANITE/GRANAMITE	VENEER FINISHED FLUSH DOOR WITH MATTE POLISH	COMPOSITE MARBLE				ROUGH PLASTER	VITRIFIED TILES
	SAUNA	PINE-WOOD PANELS	PINE WOOD PANEL	PINE WOOD PANEL	VENEER FINISHED FLUSH DOOR WITH MATTE POLISH	PINE WOOD				MALA PLASTER	PINE-WOOD PANELS
	CHANGE ROOM	VITRIFIED TILES	9'-0" HEIGHT	VITRIFIED TILES	DESIGNER GLASS DOOR	COMPOSITE MARBLE				ROUGH PLASTER	VITRIFIED TILES
	JACUZZI	MOSAIC TILES	9'-0" HEIGHT	MOSAIC TILES	DESIGNER GLASS DOOR	COMPOSITE MARBLE				GYPSUM PLASTER	WHITE LAPI FINISH
	HOME THEATRE	CARPET FINISH	3" HEIGHT	WOODEN PANEL	VENEER FINISHED FLUSH DOOR WITH MATTE POLISH	COMPOSITE MARBLE	DGU	ALUMINIUM ANODIZED	COMPOSITE MARBLE	GYPSUM PLASTER	WHITE LAPI FINISH
	SUITE BEDROOM - 1	ITALIAN MARBLE	3" HEIGHT	ITALIAN MARBLE	VENEER FINISHED FLUSH DOOR WITH MATTE POLISH	COMPOSITE MARBLE	DGU	ALUMINIUM ANODIZED	COMPOSITE MARBLE	GYPSUM PLASTER	WHITE LAPI FINISH
	SUITE BEDROOM - 2	ITALIAN MARBLE	3" HEIGHT	ITALIAN MARBLE	VENEER FINISHED FLUSH DOOR WITH MATTE POLISH	COMPOSITE MARBLE	DGU	ALUMINIUM ANODIZED	COMPOSITE MARBLE	GYPSUM PLASTER	WHITE LAPI FINISH
	MASTER BEDROOM-1	WOODEN PANELS	3" HEIGHT	WOODEN PANELS	VENEER FINISHED FLUSH DOOR WITH MATTE POLISH	COMPOSITE MARBLE	DGU	ALUMINIUM ANODIZED	COMPOSITE MARBLE	GYPSUM PLASTER	WHITE LAPI FINISH
	MASTER BEDROOM-2	WOODEN PANELS	3" HEIGHT	WOODEN PANELS	VENEER FINISHED FLUSH DOOR WITH MATTE POLISH	COMPOSITE MARBLE	DGU	ALUMINIUM ANODIZED	COMPOSITE MARBLE	GYPSUM PLASTER	WHITE LAPI FINISH
	MASTER BEDROOM-3	WOODEN PANELS	3" HEIGHT	WOODEN PANELS	VENEER FINISHED FLUSH DOOR WITH MATTE POLISH	COMPOSITE MARBLE	DGU	ALUMINIUM ANODIZED	COMPOSITE MARBLE	GYPSUM PLASTER	WHITE LAPI FINISH
	MASTER BEDROOM-4	ITALIAN MARBLE	3" HEIGHT	ITALIAN MARBLE	VENEER FINISHED FLUSH DOOR WITH MATTE POLISH	COMPOSITE MARBLE	DGU	ALUMINIUM ANODIZED	COMPOSITE MARBLE	GYPSUM PLASTER	WHITE LAPI FINISH
	S.B.DRESS - 1	ITALIAN MARBLE	3" HEIGHT	ITALIAN MARBLE	VENEER FINISHED FLUSH DOOR WITH MATTE POLISH	COMPOSITE MARBLE				GYPSUM PLASTER	WHITE LAPI FINISH
	S.B.DRESS - 2	ITALIAN MARBLE	3" HEIGHT	ITALIAN MARBLE	VENEER FINISHED FLUSH DOOR WITH MATTE POLISH	COMPOSITE MARBLE				GYPSUM PLASTER	WHITE LAPI FINISH
	M.B.DRESS - 1	WOODEN PANELS	3" HEIGHT	WOODEN PANELS	VENEER FINISHED FLUSH DOOR WITH MATTE POLISH	COMPOSITE MARBLE				GYPSUM PLASTER	WHITE LAPI FINISH
	M.B.DRESS - 2	WOODEN PANELS	3" HEIGHT	WOODEN PANELS	VENEER FINISHED FLUSH DOOR WITH MATTE POLISH	COMPOSITE MARBLE				GYPSUM PLASTER	WHITE LAPI FINISH
	M.B.DRESS - 4	ITALIAN MARBLE	3" HEIGHT	ITALIAN MARBLE	VENEER FINISHED FLUSH DOOR WITH MATTE POLISH	COMPOSITE MARBLE				GYPSUM PLASTER	WHITE LAPI FINISH
	S.B.TOILET - 1	ITALIAN MARBLE	9'-0" HEIGHT	ITALIAN MARBLE (FUSION WITH HARD MATERIAL)	VENEER FINISHED FLUSH DOOR WITH MATTE POLISH	COMPOSITE MARBLE	GLAZED OPENABLE	ALUMINIUM ANODIZED	COMPOSITE MARBLE	ROUGH PLASTER	ITALIAN MARBLE (FUSION WITH HARD MATERIAL)
	S.B.TOILET - 2	ITALIAN MARBLE	9'-0" HEIGHT	ITALIAN MARBLE (FUSION WITH HARD MATERIAL)	VENEER FINISHED FLUSH DOOR WITH MATTE POLISH	COMPOSITE MARBLE	GLAZED OPENABLE	ALUMINIUM ANODIZED	COMPOSITE MARBLE	ROUGH PLASTER	ITALIAN MARBLE (FUSION WITH HARD MATERIAL)
	M.B.TOILET - 1	COMPOSITE MARBLE	9'-0" HEIGHT	COMPOSITE MARBLE (FUSION WITH HARD MATERIAL)	VENEER FINISHED FLUSH DOOR WITH MATTE POLISH	COMPOSITE MARBLE	GLAZED OPENABLE	ALUMINIUM ANODIZED	COMPOSITE MARBLE	ROUGH PLASTER	GRANAMITE (FUSION WITH HARD MATERIAL)
	M.B.TOILET - 2	COMPOSITE MARBLE	9'-0" HEIGHT	COMPOSITE MARBLE (FUSION WITH HARD MATERIAL)	VENEER FINISHED FLUSH DOOR WITH MATTE POLISH	COMPOSITE MARBLE	GLAZED OPENABLE	ALUMINIUM ANODIZED	COMPOSITE MARBLE	ROUGH PLASTER	COMPOSITE MARBLE (FUSION WITH HARD MATERIAL)
	M.B.TOILET - 3	WOODEN VITRIFIED	9'-0" HEIGHT	GRANAMITE (FUSION WITH HARD MATERIAL)	VENEER FINISHED FLUSH DOOR WITH MATTE POLISH	COMPOSITE MARBLE	GLAZED OPENABLE	ALUMINIUM ANODIZED	COMPOSITE MARBLE	ROUGH PLASTER	GRANAMITE (FUSION WITH HARD MATERIAL)
	M.B.TOILET - 4	ITALIAN MARBLE	9'-0" HEIGHT	ITALIAN MARBLE (FUSION WITH HARD MATERIAL)	VENEER FINISHED FLUSH DOOR WITH MATTE POLISH	COMPOSITE MARBLE	GLAZED OPENABLE	ALUMINIUM ANODIZED	COMPOSITE MARBLE	ROUGH PLASTER	GRANAMITE (FUSION WITH HARD MATERIAL)
	P.TOILET	GRANAMITE	9'-0" HEIGHT	GRANAMITE (FUSION WITH HARD MATERIAL)	VENEER FINISHED FLUSH DOOR WITH MATTE POLISH	COMPOSITE MARBLE	GLAZED OPENABLE	ALUMINIUM ANODIZED	COMPOSITE MARBLE	ROUGH PLASTER	GRANAMITE (FUSION WITH HARD MATERIAL)
	STORE	GRANAMITE	9'-0" HEIGHT	GRANAMITE (GRANITE RACK)	VENEER FINISHED FLUSH DOOR WITH MATTE POLISH	COMPOSITE MARBLE				ROUGH PLASTER	GRANAMITE (GRANITE RACK)
	WASH	GRANITE	9'-0" HEIGHT	GRANAMITE	VENEER FINISHED FLUSH DOOR WITH MATTE POLISH	COMPOSITE MARBLE	DGU	ALUMINIUM ANODIZED	COMPOSITE MARBLE	ROUGH PLASTER	GRANAMITE
	ATELIAR	GRANAMITE	3" HEIGHT	GRANAMITE	VENEER FINISHED FLUSH DOOR WITH MATTE POLISH	COMPOSITE MARBLE	DGU	ALUMINIUM ANODIZED	COMPOSITE MARBLE	GYPSUM PLASTER	WHITE LAPI FINISH
	SERVANT / DRIVER / COOK ROOM	GRANAMITE	3" HEIGHT	GRANAMITE	VENEER FINISHED FLUSH DOOR WITH MATTE POLISH	GRANITE	GLAZED SLIDING	ALUMINIUM ANODIZED	GRANITE	GYPSUM PLASTER	WHITE LAPI FINISH
	SERVANT RM. TOILET	GRANAMITE	9'-0" HEIGHT	GRANAMITE	VENEER FINISHED FLUSH DOOR WITH MATTE POLISH	GRANITE	GLAZED OPENABLE	ALUMINIUM ANODIZED	GRANITE	ROUGH PLASTER	GRANAMITE
	ATELIAR TOILET	VITRIFIED TILES	9'-0" HEIGHT	VITRIFIED TILES	VENEER FINISHED FLUSH DOOR WITH MATTE POLISH	GRANITE	GLAZED OPENABLE	ALUMINIUM ANODIZED	GRANITE	ROUGH PLASTER	GRANAMITE

## Colaborado Marcas


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**COCK**



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Word's No.1 fittings Brand  
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Gives you 10 Year Warranty on all Functional parts  
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Celebrates its 125th Anniversary (1888-2013)  
All the Rooms Doors are Loaded with World's Most Favorite Brand  
Corrosion Resistant with High Grade AISI 316 Stainless Steel  
Fire Resistance  
Tested by World's Largest (bodycote) Testing Group for its - Mechanical and Product Life Cycle Standards  
Lead Certified World's Most Favorite

**Hettich**  
**AFFEL**

**WIRES**



Finolex Cables is the Market Leader in Electrical Wires  
ISO 9001-2008 Certified Company  
Shock Proof & Fire Resistance  
ISO 14001-2004 Standard Company.

**Finolex Cables Limited**  
**RR-KABEL**


**SWITCHES**



Japanese Technology  
Light Control with Symbols  
Led Light for Night Vision  
Feather Touch  
Shock Proof  
Screw Less Terminals for Faster, Simpler and Safer Wiring  
Inner Metal Plate for Preventing Warpage  
Specially Textured Surface with Matte Finish and Sleek Plate Design

**ANCHOR**  
**HAVELL'S**


**SHOWER PANEL**



German Design & Engineering  
Gives You 10 Year Warranty on all Functional Parts  
Eco Friendly Design - Saves Water  
Automatic Control Systems with Air Massagem Water Massage Options in Executive Rooms.

**KOHLER**  
**GOLD IDEN**


**CERAMICS**



Over 130 Years of Experience  
Leading edge Design  
Advanced Technologies  
Renowned Craftsmanship  
All Toilets are Wall Mounted with in Built Jet Spray for Easy Cleaning  
Eco Friendly Design Flush which Saves Water  
Full Flush & Half Flush Option for Water Saving

**KOHLER**  
**American Standard**


**AIR CONDITIONERS**



VRV Ducting System  
5 Star Rating A/c for Electricity Savings  
Technology which Purify the Air for Healthy Breathing  
Silent Working for Noise free Environment  
World Leading A/c Manufacturing Japanese Company  
World Leader in Air Conditioning Systems for Residential, Commercial And Industrial use

**MITSUBISHI**  
**DAIKIN**


**WINDOW**



Trusted Global Partner for Premium Access Solutions & Services  
Major Production Plants in Europe, Singapore, Malaysia, China, North & South America  
ISO 9001, ISO 14001, DIN/BSEN 16001 & DHSAS 18001 (occupational Health & Safety System)  
Reduced outside Noise due to Excellent Insulation Properties  
Fitted with Special Monsoon Proof Features to Prevent Heavy Maintenance Free & Eco Friendly

**DORMA**  
**domal**


**GLASS**



Energy Efficient & Eco Friendly  
Known for the Clearest Mirror in the World.  
The Eco-friendly Mirrors are Manufactured with Lead-free Paint, Very Low Volatile Organic Compound (VOC) And Formaldehyde Environment Friendly Sustainable Products  
SGG Mirrors are Clearer, Brighter, Distortion free and more Durable than other Mirrors in its class  
Manufactured with State of the Art Technology Innovative Machine for Excellent Fit & Finish Quality  
India's Leading and Most Favorite Brand

**SAINT-GOBAIN**  
**ASI**


**RAILING**



I-MARK Awarded ( India Design Mark )  
S.S. Finish Balustrade for the Elegant Looks  
Modern Machinery Achieving Highest Quality  
Made of Anti Corrosive High Grade 316 Stainless Steel Material

**KIECH**  
**STEEL LINE**


**CHIMNEY**



All Kitchens are loaded with Auto clean Technology Chimney  
Auto Exhaust (filter) which don't require any extra Exhaust Duct  
Digital Display & Bottoms  
Suction Capacity of 700 M3 / Hr. with Baffle Filter  
Stainless Steel Fit & Finish for the Gorgeous Looks  
Life Time Warranty on Parts  
Max noise level - 67 Db  
High Durability

**KUTCHNA**  
**KAFF**


**GENERATOR**



Asia's Largest Integrated Diesel Generator  
80 Years of Experience in Project Engineering & Execution  
Sustain a Leadership Position through total customer Satisfaction  
Full Power backup in Case of Failure of Electricity service  
Energy Efficient and Eco-Friendly Generator which Saves max fuel

**sterling generators**  
**GREAVES POWER**

**HAND DRYER**



Club common toilets are Loaded with Automatic sense Hand Dryer  
Surface Mounted with White Powder Coated  
Dries Hand Completely in 10- 15 Seconds  
95% Cost Savings Vs Paper towel  
Uses 80% Less Energy  
Lead Certified Design

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

## Características

### Precinct Conveniences :-

- Golf Car (Electric Car) Service For Pedestrians & Visitors
- Solar Street Light
- Departmental Store (Grocery / Vegetable / Dairy Product)
- Valet Laundry (Dry Cleaning) / Press Facility
- Key Card Security Access
- Handicap Accessibility
- Drop-Off Plaza
- Car Wash Station
- Wi-fi
- 11' Floor Height (Slab Top to Slab Top)
- Demarcated Common Facility For Safety
- Maximum Day Light & View
- All Side Ventilated Structure
- Vastu Compliant
- Green Education For Staff
- Address Guide Map Board
- Waiting Lounge For Visitor's Driver
- Single Entry - Exit in Premises for Vigilant Security

### Reception Foyer

- Triple Height Waiting Lounge
- Canopy
- First Impression of Lavishness & Luxury
- Italian Marble Flooring With Lighting
- Mitsubishi A.C.
- Auto Sensor Auto Entrance Glass Door
- Intercom & Video Door Phone
- Electronic Digital Name Plate
- CCTV
- LCD

### Basic Campus Need

- Society Conference Office
- Driver Seating In Each Apartment
- Security Room In Each Apartment
- Common Staff Room For Society Maintenance

### Toilets

- All Floor Trap with S.S. Finishes
- No Sunk in Toilets
- Modular False Ceiling in All Toilets for Easy Maintenance

Designed hard scape and Landscape area is located in such a way that all Flats open up and merge in Green Zone which make whole Campus very Live & Environment Friendly. Even different Refreshment Activities are incorporated in Landscape area.

### Fire Safety (As Per GDCR Norms)

- Fire Hydrant System
- Fire Safety Equipment
- Water Sprinkler System

### IBMS For Club House & Reception

- One Touch Control of Curtains & Lights System
- Fully Automatic
- Power Saving - Auto On/Off. Sensor - if Person is not in that Particular Area

### Air-Conditioner System

- VRV (Mitsubishi/ Daikin/ Equivalent Brand) Outdoor Unit Only with Entry - Level Copper Piping in Each Flat will be Provided - 28 HP in Universal Type, 24 HP in Galaxy Type, 22 HP in Star Type

### Elevation

- Innovative Unique Design

### Generator

- Full Power Backup in Flat Plus Common Utilities as per NBC Norms

### Parking - Garage Car Park

- 6 Car Parking For Universal Type Including 2 Garage Parking
- 5 Car Parking For Galaxy Type Including 1 Garage Parking
- 5 Car Parking For Star Type Including 1 Garage Parking
- 7 Car Parking in Pent House For Universal Type Including 3 Garage Parking
- 6 Car Parking in Pent House For Galaxy Type Including 2 Garage Parking
- 6 Car Parking in Pent House For Star Type Including 2 Garage Parking
- 40 Visitor's Car Parking
- Car Garage Provided to Each Flat Holder with Shutter & Remote Control Access, So that the Expensive Car Can be Kept in the Locked Room Space. (2 - Car in Universal Type & 1 - Car in Galaxy/Star Type)
- Tri-mix Concrete Road
- Shaded Car Parking With A Provision Of Poly Carbonate Sheet At Ground Level

### Construction Linked Payment Plan

Time of Booking	: 5%
1st Month	: 15%
Digging Start	: 5%
Raft Floor Slab	: 5%
Ground Floor Slab	: 5%
1st floor Slab	: 5%
2nd, 3rd, 4th floor Slab	: 5%
5th, 6th, 7th floor Slab	: 5%
8th, 9th, 10th floor Slab	: 5%
11th, 12th floor Slab	: 5%
Masonry Completed	: 10%
Plaster Completed	: 10%
Flooring Completed	: 10%
Plumbing / Electric / Colour Completed	: 5%
Documentation / Possession Time	: 5%

OR

### Regular Payment Time

Time of Booking	: 5%
30 Day	: 15%
Monthly Installment (Total 36 Months)	: 2.5% x 32

### Please Remember

- Outlook of the Scheme is Strictly NOT PERMITTED during & after the completion of the Project. Internal Changes will be done with Prior Permission & will be Charged extra.
- Legal Document & File Charges, Service Tax / GST, Vat, All GEB Expenses, Safety Grill, Gas Line, Society Formation, Advance Society Maintenance Charges will be beared by purchaser.
- Continuous default's Payments leads to Cancellation of Deal.
- Super built up area 42%.
- If Any Changes in Rules & Regulation of any Government Authority it's bounded to all Members.



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

Project By



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

www.happyhomegroup.co.in  
HAPPY 2 HELP (24x7) ☎ 7878 808080



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Vesu Cross Road, Surat - 7.

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Univercity - Airport Road, B/H - Lalbhai Stadium,  
Near Rahulraj Mall, Vesu, Surat.