

Project by: TM

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

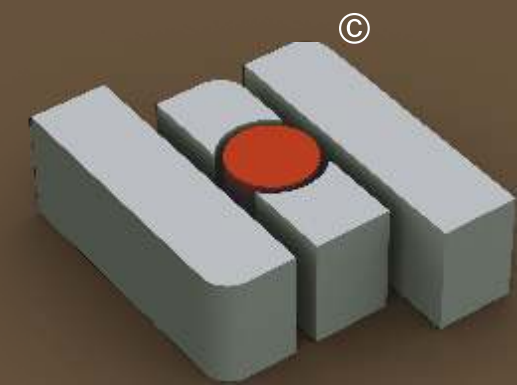
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Happy Home's
Happy Elanza
 ...a beautiful bonanza



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



"Happy Home" group comprised young and energetic entrepreneurs who have an extensive experience of a decade into building and realty business. "HAPPY HOME" group is no novice name for Surat City that is better known as a "Textile & Diamond City" and one of the fastest growing cities in the country, the group has always brought in innovations and varieties to every project, it came with. Be it a design, amenities, location, material, it has always remain a step ahead and that has created its own class...

...a class a part.

that is why it has earned most sought after certificates ISO 9001, 14001, 18001, Which is phenomenal for the industry.

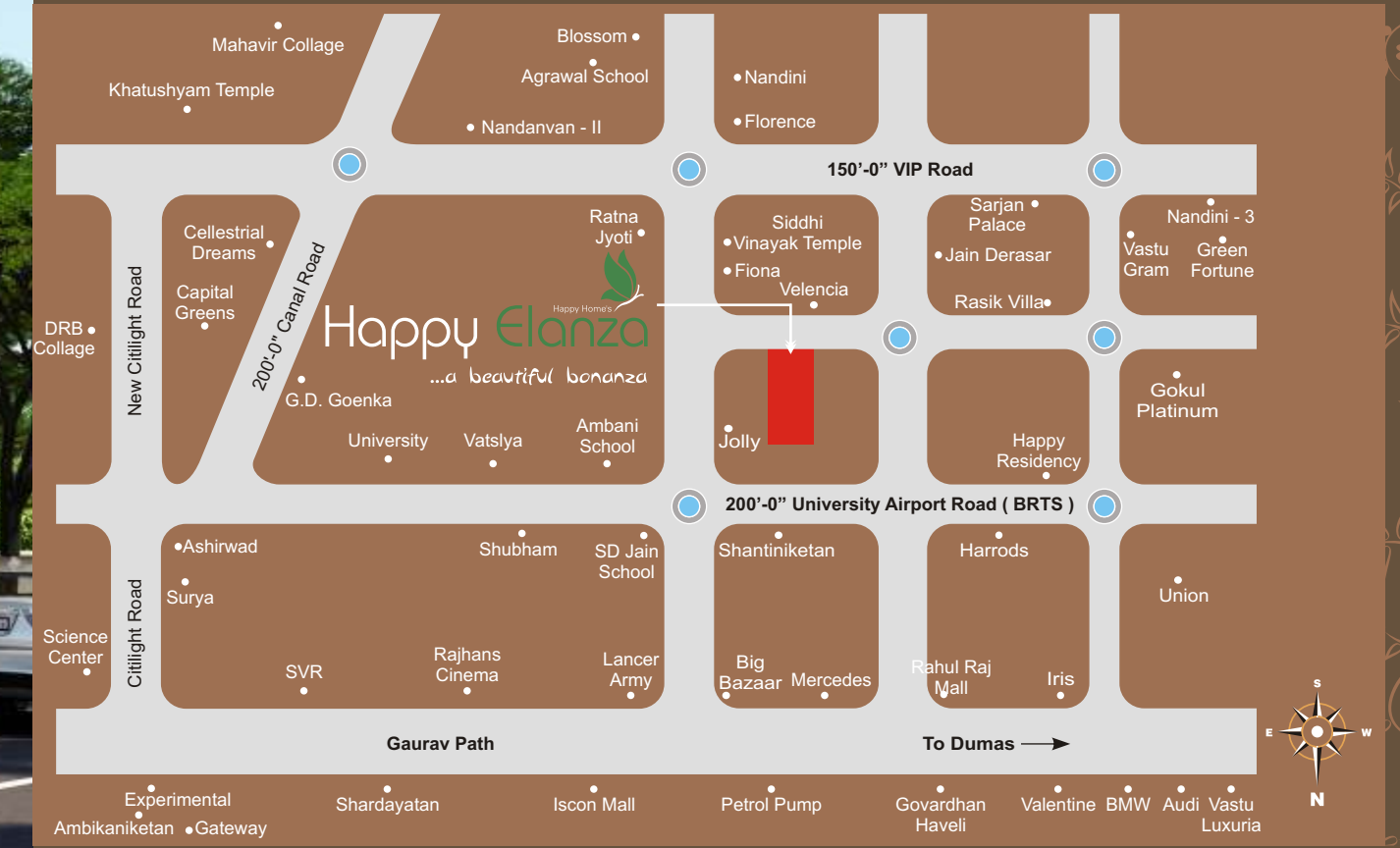




Visitor's Park and Entrance

Serenely Surrounded location

Key Plan





playing paradise



Life Style

"How is Life?" is always the same silly question and "Fine" is always repeated rubbish reply. Have you ever marked a drastic change in your life. NO, generally it does not occur until you add on some style to your life. Yes! your lifestyle.

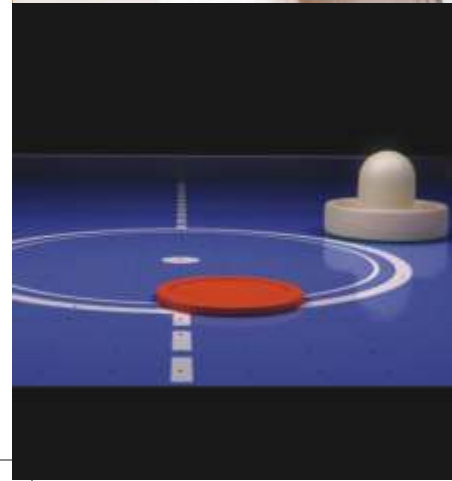
Besides living in highly adorable apartment with your own privacy and luxury, there are many things that can change your life style. Just a glimpse, 25000Sq. ft. Lush green garden, joggers park, Gymnasium, swimming pool, recreation club with the company of elite class can help transform you into new YOU.

Highlights

- 4 Building
- 12 Storey
- 70% area open for Air Circulation & Light
- 4 BHK Flat (2878 sq.ft.)
- 3 BHK Flat (2195 & 2147 sq.ft.)
- 2 Flat on Each Floor
- All Flat Towards Garden Facing
- 68 Feet Distance between each Building
- Pure Residential Project



life at its best





Blue lagoon boundaries



artistically inspired distinctive design



Children Play Area



Garden Sculpture

an evening in Happy Elanza



Glance at Interior



Banquet Hall



Reception



Gymnasium



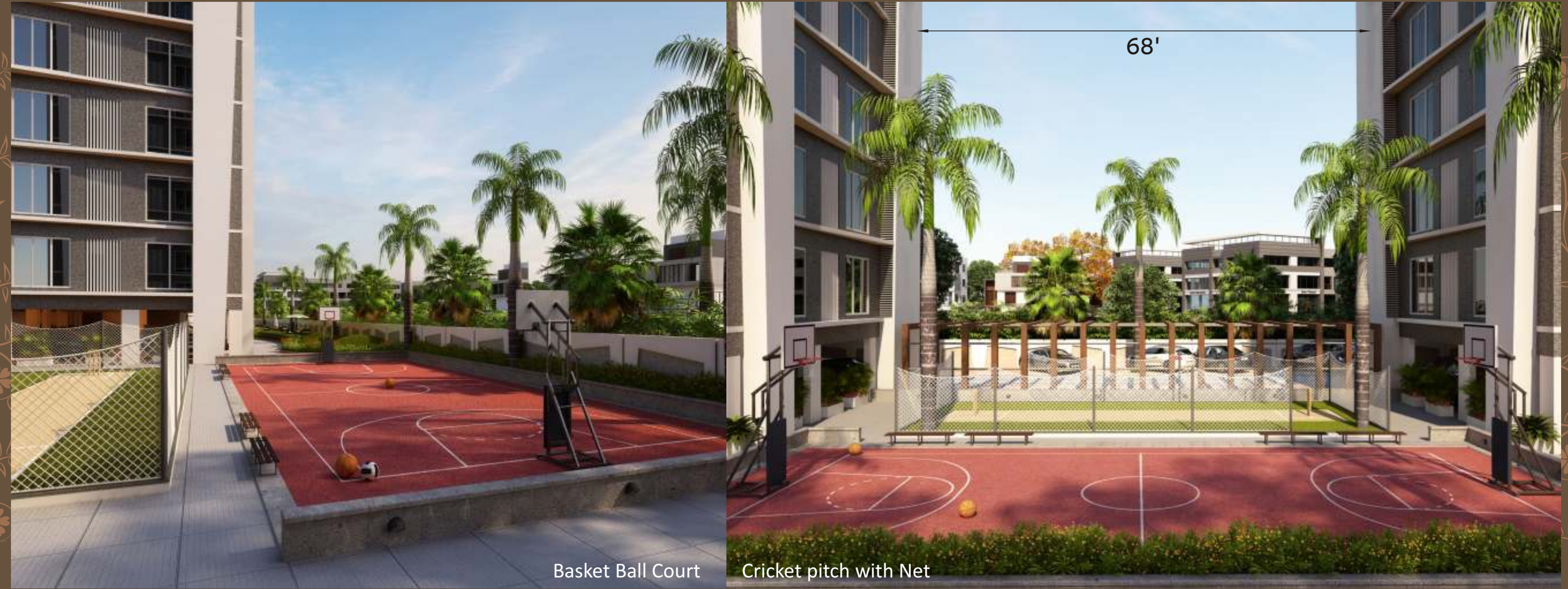
Indoor Game Zone



Explore the new YOU



Vertically versatile elevation



Basket Ball Court

Cricket pitch with Net

68'

playing paradise

Campus Amenities

25000 Sq.ft Garden & Common Amenities with Lush Green Environs

Senior Citizen Seating

Gazebo Seat Out

Women Separate Seating Space

AC Gymnasium

Water Fall

Water Body with Sculpture

Valley of Flowers

Kiosk

Sand Pit With Children Park

CCTV Camera in Lift Plus Reception & Main Gate

Multi Purpose Court (Basketball / Badminton)

Compound Wall (As Per Architect Concept)

Security Cabin With Designer Entrance Gate

Drop off Plaza

Music System

Security Room With Attached Toilet

Jogger's Park

AC Banquet Hall for Small Party

Society Office

Separate Visitor's Parking

Sculpture in Garden

Swimming Pool

Cricket Pitch with Net

AC Indoor Game
(Table Tennis / Card / Carrom / Chess / Air Hockey)

Parking

2 Car Allotted for 3 BHK Apartment

3 Car Allotted for 4 BHK Apartment

RCC Road With Trimix Finish

Kota Stone Floor In Parking at Ground Level & Basement Level

Glaze Tiles Dedo in Basement Parking

Reception

2 Lift (Auto Collective System)

Intercom Facility (Flat To Flat , Flat to Lift, Flat to Reception, Flat to Gate & Club)

Name Plate

Well Furnished AC Reception

Auto Glass Entrance Door

Notice Board

T.V. for CCTV View

Waiting Area with Sofa Seating

Title Clearance

Loanable Clear Title

Registered Sale Deed

Airport NOC

SMC Plan Pass

N.A

RCC Frame Structure As Per IS Code Considering Last Earth Quake

Fire NOC

Lift Licence

Extra Cost

All GEB charges, SMC TAX, SMC

(Incremental Contribution)

Charges, Grill,

Society Maintenance, Society

Formation, Legal Document, GST,

Service TAX, VAT Beared By

Members.

Water Supply

Under Ground & Over Head Water Tank

Bore Well

Power Backup

Silent Generator

8 Point In 3 BHK

10 Point In 4 BHK

Parking Light, Lift, Water Pump,

Passages, Club House & Indoor Game

Other Condition

Irregular Payment Can Cause Cancellation Of Booking

Internal / External Changes Shall not Be Allowed

Super Built Up Area 42%

Subject To Surat Jurisdiction

If Any Changes In Rules & Regulation Act Of Any Government Authority / SMC. It is Bound To All Members

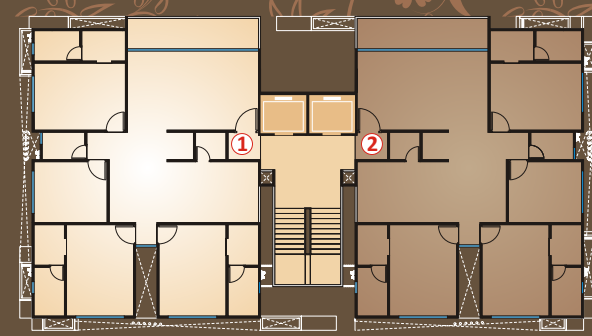
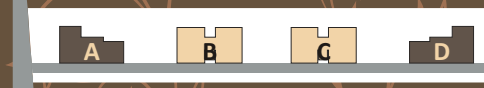
twilite tuned with sky high scape



Tower B & C (Wing 1 & 2)

1 2 C. A. = 1669 sq.ft.
S. A. = 2878 sq.ft.

TOWER B - 1/2 and C - 1/2		
SPACE	MEASUREMENT	AREA (sq.ft.)
VESTIBULE	5'-0" x 4'-6"	22.50 sq.ft.
LIVING ROOM	21'-6" x 13'-0"	279.50 sq.ft.
DECK	21'-6" x 5'-4"	114.59 sq.ft.
DINNING	9'-6" x 14'-10"	140.88 sq.ft.
POOJA	4'-4" x 4'-6"	19.48 sq.ft.
KITCHEN	10'-0" x 10'-0"	100.00 sq.ft.
STORE	5'-0" x 4'-6"	22.50 sq.ft.
WASH	5'-0" x 10'-0"	50.00 sq.ft.
MASTER BEDROOM	15'-0" x 11'-0"	165.00 sq.ft.
A. TOILET	7'-6" x 5'-0"	37.50 sq.ft.
DRESS	7'-2" x 5'-0"	35.80 sq.ft.
GUEST BEDROOM	12'-0" x 10'-0"	120.00 sq.ft.
C. TOILET	7'-0" x 4'-6"	31.50 sq.ft.
BEDROOM - 1	11'-0" x 15'-0"	165.00 sq.ft.
DRESS	5'-0" x 6'-8"	33.30 sq.ft.
A. TOILET	5'-0" x 8'-0"	40.00 sq.ft.
BEDROOM - 2	11'-0" x 15'-0"	165.00 sq.ft.
DRESS	5'-0" x 6'-8"	33.30 sq.ft.
A. TOILET	5'-0" x 8'-0"	40.00 sq.ft.
PASSAGES + DOOR SILL		53.15 sq.ft.
SAY CARPET AREA		1669.00 sq.ft.
SUPER BUILT UP AREA		2878.00 sq.ft.



4 BHK Tower B & C





4 BHK
Tower B & C



Tower A & D (Wing 1 & 2)

- 1** C. A. = 1245 sq.ft.
S. A. = 2147 sq.ft.
 2 C. A. = 1273 sq.ft.
S. A. = 2195 sq.ft.

TOWER A-1 and D-2			TOWER A-2 and D-1		
SPACE	MEASUREMENT	AREA (sq.ft.)	SPACE	MEASUREMENT	AREA (sq.ft.)
VESTIBULE	6'-6" x 4'-6"	29.25 sq.ft.	VESTIBULE	6'-6" x 4'-0"	26.00 sq.ft.
LIVING ROOM	13'-0" x 18'-0"	234.00 sq.ft.	LIVING ROOM	18'-0" x 13'-0"	234.00 sq.ft.
DECK	13'-0" x 5'-4"	69.29 sq.ft.	DECK	18'-0" x 5'-4"	95.94 sq.ft.
DINNING	9'-6" x 12'-0"	115.20 sq.ft.	DINNING	12'-0" x 9'-0"	108.00 sq.ft.
POOJA	3'-6" x 5'-0"	17.50 sq.ft.	POOJA	5'-6" x 4'-0"	22.00 sq.ft.
KITCHEN	10'-0" x 9'-6"	95.00 sq.ft.	KITCHEN	9'-0" x 10'-4"	92.97 sq.ft.
STORE	4'-6" x 5'-0"	22.50 sq.ft.	STORE	4'-0" x 5'-0"	20.00 sq.ft.
WASH	6'-0" x 5'-0"	30.00 sq.ft.	WASH	4'-0" x 6'-0"	24.00 sq.ft.
M.BEDROOM	11'-0" x 14'-0"	154.00 sq.ft.	M.BEDROOM	11'-0" x 14'-0"	154.00 sq.ft.
A.TOILET	5'-0" x 7'-6"	37.50 sq.ft.	A.TOILET	5'-0" x 7'-6"	37.50 sq.ft.
DRESS	5'-0" x 6'-2"	30.80 sq.ft.	DRESS	5'-0" x 6'-2"	30.80 sq.ft.
BEDROOM	11'-0" x 14'-0"	154.00 sq.ft.	BEDROOM	11'-0" x 14'-0"	154.00 sq.ft.
A.TOILET	6'-0" x 5'-0"	30.00 sq.ft.	A.TOILET	5'-0" x 7'-6"	37.50 sq.ft.
DRESS	4'-8" x 5'-0"	23.30 sq.ft.	DRESS	5'-0" x 6'-2"	30.80 sq.ft.
GUEST BEDROOM	12'-0" x 10'-0"	120.00 sq.ft.	GUEST BEDROOM	10'-0" x 12'-0"	120.00 sq.ft.
C.TOILET	6'-6" x 4'-6"	29.25 sq.ft.	C.TOILET	4'-0" x 6'-6"	26.00 sq.ft.
PASSAGES + DOOR SILL		53.61 sq.ft.	PASSAGES + DOOR SILL		59.49 sq.ft.
SAY CARPET AREA		1245.00 sq.ft.	SAY CARPET AREA		1273.00 sq.ft.
SUPER BUILT UP AREA		2147.00 sq.ft.	SUPER BUILT UP AREA		2195.00 sq.ft.



3 BHK Tower A Wing 2 / D Wing 1





3 BHK
Tower A Wing 2 / D Wing 1



Vertically versatile elevation



Interior Specification

Flooring	: 1M X 1M Crystal Collection Vitrified In Hall, Kitchen, Dining & Pooja Wooden Flooring In 1 Master Bed Room in 3 BHK & 2 Master Bed Room in 4 BHK
Kitchen	: Natural Granite Platform With Granamite Dedo, Chimney
Sink	: Single Bowled With Drain Board
Store	: Granite Rack With Fully Granamite Dedo
All Frames	: Composite Marble Frame Main Door Decorative With Veneer & Other Flush Door
Outer Finishes	: Single Coat Plaster with Acrylic White Lapi
Toilet	: Centrally Plumbing For Hot Water in Each Toilet, Kitchen & Wash, False Ceiling Granamite Tiles Wall & Floor
Window	: Anodized Coated Aluminium Frame with Reflective Glass
Ceramics	: Roca / Cera Equivalent Brand
Cock	: Jaguar Equivalent Brand Shower Panel in One Toilet 4 Jet Nozzle in One Toilet
Hardware	: Kich / Arches Equivalent Brand
Electrification	: Anchor / Havells Switches ISI Brand Copper Wiring - R.R. / FINOLEX
A.C.	: 2 Split Ac In 3 BHK 3 Split Ac In 4 BHK
Outer	: Double Coat Plaster With Texture & 2 Coat Colour





Site Layout Plan