

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



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

Site & Office: "Nakshatra Nebula"
B/h. Subhash Garden, Nr. Sutrali Apartment,
Dandi Road, Jhangirabad, Surat

Contact: 90999 11925
Happy 2 Help (24X7) ☎ 7878 808080

www.happyhomegroup.co.in

Visit us:   



Happy Home's
॥ नक्षत्र ॥
NEBULA
sign up for perfect lifestyle



Happy Home's

॥ नक्षत्र ॥

NEBULA

sign up for perfect lifestyle

Presenting the Nakshatra Nebula's perfect lifestyle; by well-known Happy Home Group, Surat.
It's where your whole life will become a refreshing as well as the best experience.

At an Excellent Vicinity of Schools & Connectivity with Highway | Alongside River Create Pure Surroundings
Loaded with Absolutely Joyful & Fine Amenities | Widespread Garden Fragrant with Beautiful Flora

LOCATION



SIGN UP FOR THE PATHWAYS TO PROSPERITY & ADVANCEMENT

- Non Polluted & Non Congestion Traffic Free Residential Area
- Walking Distance to Subhash & Botanical Gardens
- Upcoming Educational Zone in nearby Vicinity
- Ample of Children's Superior Education Institutes (Reputed Schools like Tapti Valley, Millennium, Radiant, Shanti Asiatic, Fountain Head and many more...)



TEMPLES
@ 2 km.



RAILWAY STATION
@ 8.5 km.



AIRPORT
@ 17 km.



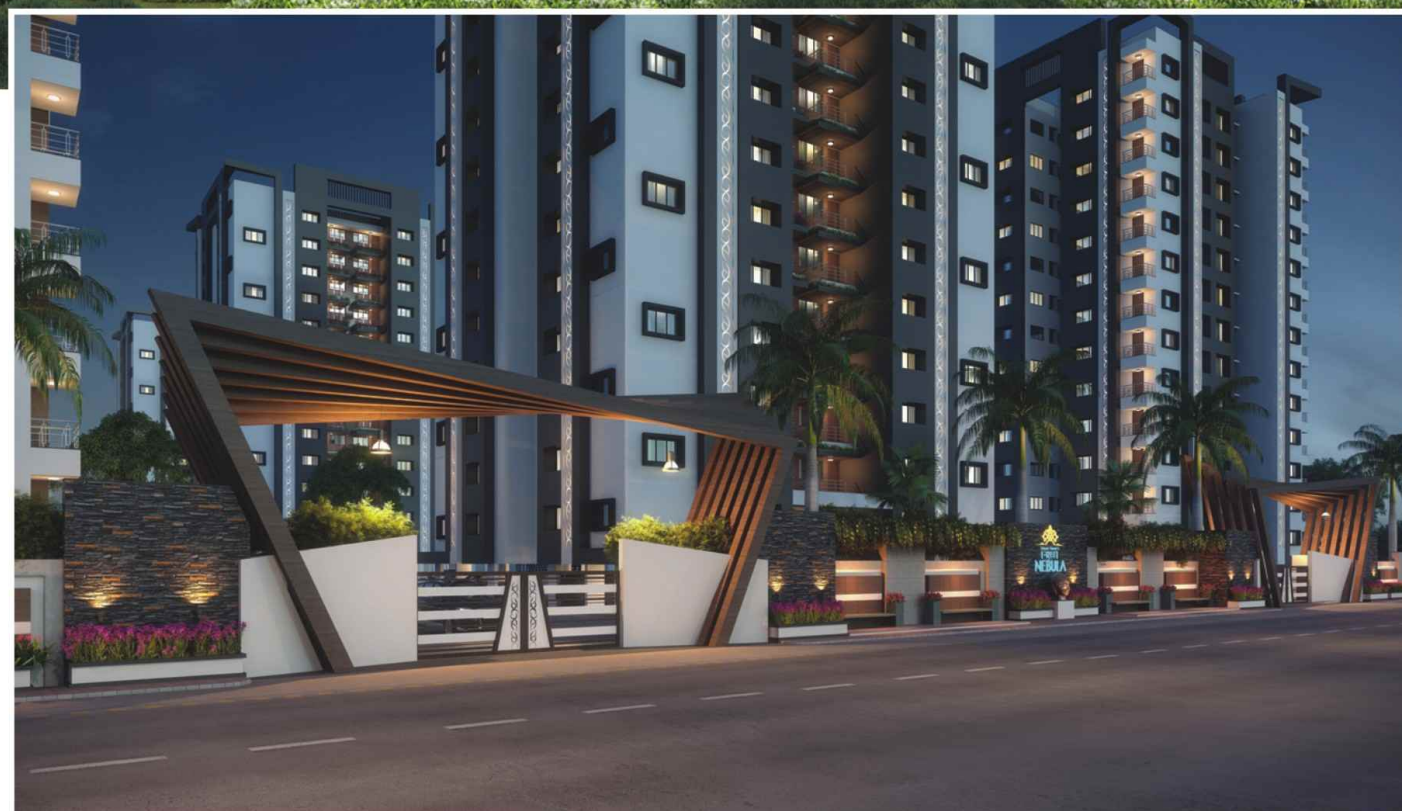
HOSPITALS
@ 2 to 6 km.



SHOPPING CENTERS
@ 2 to 5 km.



SCHOOLS / COLLEGES
@ 2 to 6 km.



AN ARRIVAL TO
THE KING-SIZED
ENTRANCE FOR LIFE

Prosper in... to show your immense love for your family
by presenting this royal luxury.

THE GRAND ENTRANCE GATE | SECURITY CABIN | DROP-OF ZONE



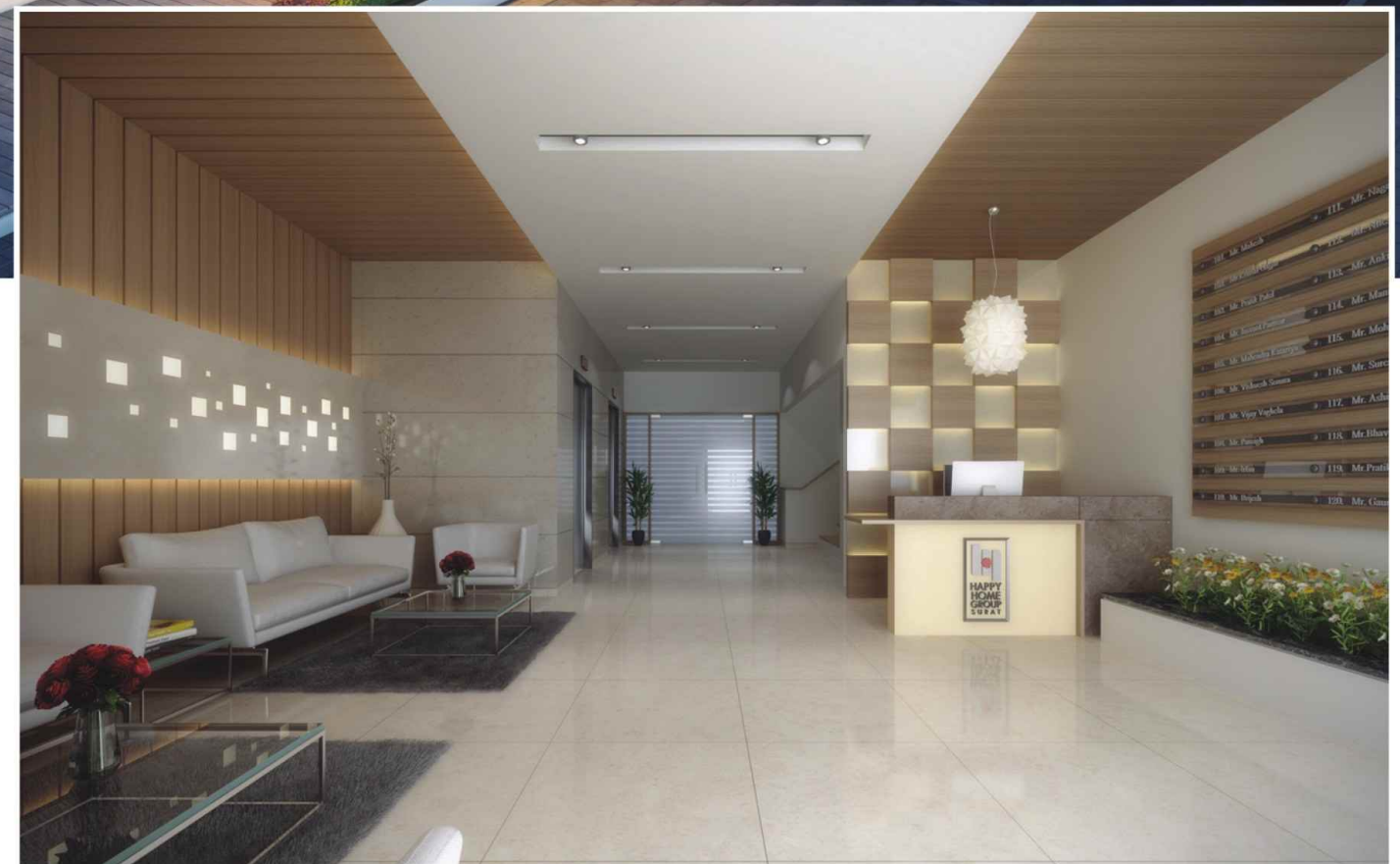
THE GLORIOUS GARDEN | JOGGING TRACK | GAZEBO SEATING | TREE HOUSE SEATING



**A GLIMPSE OF
BREATHLESS
ARRANGEMENTS FOR YOU**

Delight in... to explore that a home can be more than just a home with added charms.

THE DRAMESTIC PARTY AREA | OPEN AIR THEATER | BEAUTIFUL BUILDING FOYER
KIDS PLAY AND FUN PARK | CYCLE TRACK





**A
FLAWLESS APPEARANCE
OF SPLENDOUR FOR RICHNESS**

Glorify in... to feel so special within yourself for being on the lavish surface of life.

WONDERFUL WATER BODY WITH LILY POND | PERGOLA PAVED SEATING | JOGGING TRACK



RELAXING



Happy Home's
॥ नक्षत्र ॥
NEBULA
sign up for perfect lifestyle

SIGN UP FOR THE EXTRA IMAGINED & OFFERED IN PLENTY

- Senior Citizen Seating Area
- Women's Seating Area
- Rose Garden
- Banquet Hall with Kitchen Area
- Indoor Game
- Open Terrace Seating
- Reading Room





 A FAVORITE SPOT OF
REFRESHMENT FOR
 HAVING FUN

Rejoice in... to energise mind and soul with the enjoyable break,
 not far from your home.

CLUB HOUSE | RECEPTION & WAITING LOUNGE | MEDITATION PYRAMID | ROSE GARDEN





THE STUNNING SWIMMING POOL | MULTI PURPOSE BANQUET HALL | KIDS POOL
 FULLY LOADED A.C. GYMNASIUM | ROMANTIC RAIN DANCE RING | INDOOR GAME







OUTDOOR GAMES

CHILDREN PLAY AREA | VOLLEY BALL & BADMINTON COURT
 NET CRICKET PITCH | SKATING RINK | TENNIS COURT



INDOOR GAMES

POOL TABLE | CHESS | TABLE TENNIS
 KIDS PLAY ZONE | AIR HOCKEY | CARROM



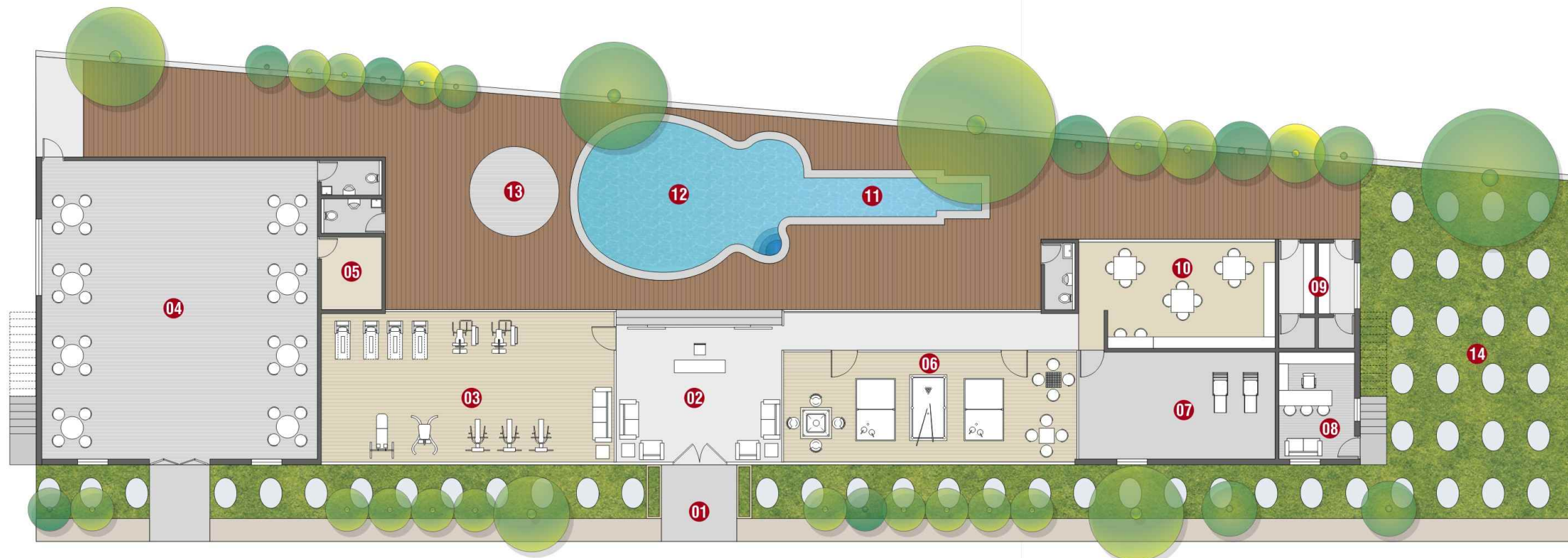
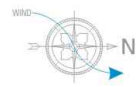
Happy Homes
॥ नक्षत्र ॥
NEBULA
sign up for perfect lifestyle

SIGN UP FOR THE BEST OFFERING & FINE AMENITIES

- Resort Feel Amenities
- Well-Planned Gated Community
- Each Apartment Best Designed Per Sq. Ft. for Comfortable Living
- Almost Care has been taken for Day Light and Air Circulation between each Tower

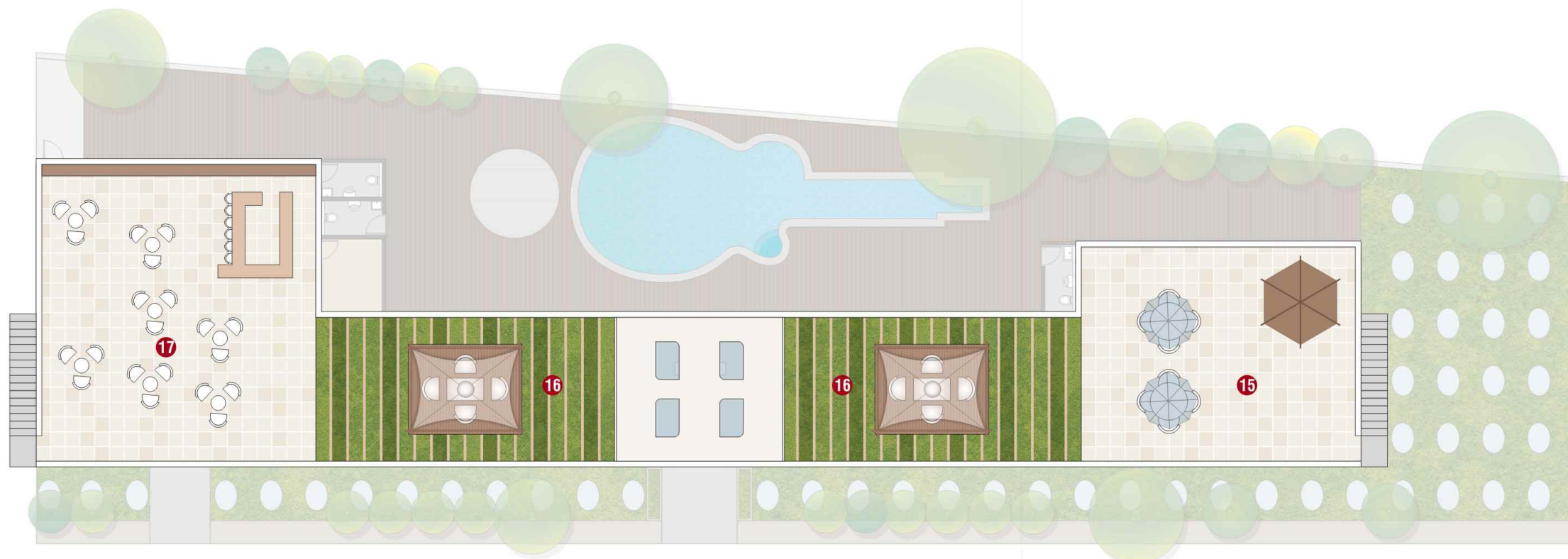
LAYOUT PLAN INSIDE

CLUBHOUSE



GROUND FLOOR

- 01) CLUB ENTRANCE
- 02) RECEPTION & WAITING LOUNGE
- 03) GYMNASIUM
- 04) BANQUET HALL
- 05) KITCHEN AREA
- 06) INDOOR GAME
- 07) KIDS PLAY AREA
- 08) MANAGEMENT OFFICE
- 09) LOCKER & CHANGING ROOM
- 10) LIBRARY
- 11) CHILDREN POOL
- 12) SWIMMING POOL
- 13) RAIN DANCE AREA
- 14) ROSE GARDEN



FIRST FLOOR

- 15) TERRACE SEATING
- 16) MEDITATION PYRAMID
- 17) CAFETERIA

LAYOUT PLAN



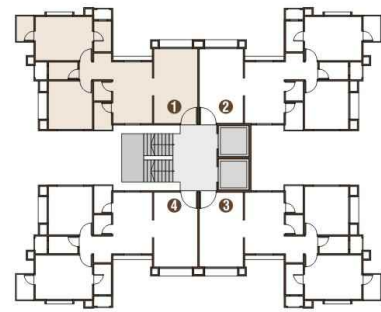
LEGENDS

- | | | |
|--------------------|---|---------------------|
| 01) ENTRANCE GATE | 10) TENNIS COURT | 18) CAFETERIA |
| 02) SECURITY CABIN | 11) VOLLEYBALL COURT /
BADMINTON COURT | 19) TERRACE SEATING |
| 03) DROP-OF ZONE | 12) CRICKET PITCH | 20) CHILDREN POOL |
| 04) WATER BODY | 13) SENIOR CITIZEN SEATING AREA | 21) SWIMMING POOL |
| 05) TREE HOUSE | 14) SKATING RINK | 22) RAIN DANCE AREA |
| 06) GARDEN | 15) WOMEN'S SEATING AREA | 23) ROSE GARDEN |
| 07) GAZEBO | 16) CHILDREN PLAY AREA | 24) CAR WASH AREA |
| 08) JOGGING TRACK | 17) MEDITATION PYRAMID | 25) PARKING |
| 09) BICYCLE TRACK | | |



2BHK
UNIT FLOOR PLAN

C.A. : 707 SQ. FT.
S.A. : 1219 SQ. FT.



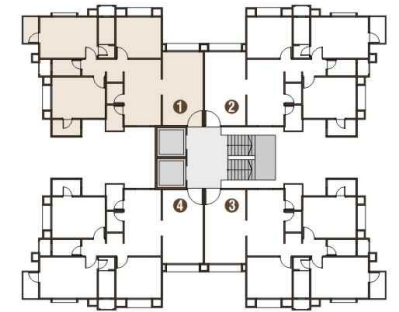
TOWER - C



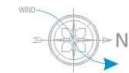
No	Item	Measurement	Area
01	Living Room	10' 0" X 17' 0"	170
02	Kitchen / Dining	09' 0" X 14' 0"	126
03	M. Bedroom -01	13' 0" X 10' 0"	130
04	M. Bedroom -02	10' 0" X 11' 0"	110
05	C. Toilet	06' 8" X 04' 0"	27
06	A. Toilet-01	04' 0" X 07' 6"	28
07	Balcony	04' 0" X 06' 0"	24
08	Wash	04' 0" X 06' 6"	26
09	Store	04' 0" X 04' 6"	18
10	Wash Basin	04' 0" X 02' 0"	8
11	Passage	07' 8" X 04' 0"	31
12	Door Sill	24' 6" RFT X 04"	9
Total Carpet Area : 707 SQ. FT.			
Super Builtup Area : 1219 SQ. FT.			

3BHK
UNIT FLOOR PLAN

C.A. : 933 SQ. FT.
S.A. : 1609 SQ. FT.



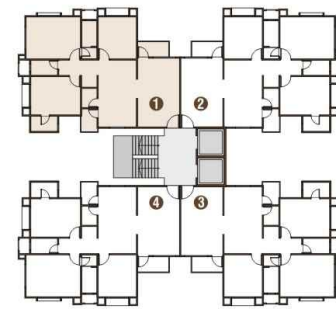
TOWER - B



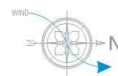
No	Item	Measurement	Area
01	Living Room	10' 0" X 18' 0"	180
02	Kitchen / Dining	09' 0" X 16' 2"	145
03	M. Bedroom -01	14' 0" X 10' 0"	140
04	M. Bedroom -02	13' 0" X 10' 0"	130
05	C. Bedroom -03	11' 0" X 10' 0"	110
06	C. Toilet	07' 0" X 04' 0"	28
07	A. Toilet-01	04' 0" X 10' 0"	40
08	A. Toilet-02	07' 0" X 04' 0"	28
09	Balcony	04' 0" X 06' 9"	27
10	Wash	04' 0" X 06' 4"	27
11	Store	04' 0" X 05' 0"	20
12	Puja	04' 0" X 02' 6"	10
13	Passage	10' 4" X 03' 6"	37
14	Door Sill	28 Rft X 04"	11
Total Carpet Area : 933 SQ. FT.			
Super Builtup Area : 1609 SQ. FT.			

3BHK
UNIT FLOOR PLAN

C.A. : 1008 SQ. FT.
S.A. : 1738 SQ. FT.



TOWER - A



No	Item	Measurement	Area
01	Living Room	11' 0" X 18' 0"	198
02	Kitchen / Dining	10' 0" X 17' 6"	175
03	M. Bedroom -01	14' 3" X 11' 0"	157
04	M. Bedroom -02	13' 0" X 10' 0"	130
05	C. Bedroom -03	10' 0" X 11' 0"	110
06	C. Toilet	07' 0" X 04' 0"	28
07	A. Toilet-01	04' 0" X 10' 0"	40
08	A. Toilet-02	07' 0" X 04' 0"	28
09	Balcony	08' 2" X 04' 0"	33
10	Wash	04' 0" X 06' 0"	24
11	Store	04' 0" X 05' 0"	20
12	Puja	04' 0" X 03' 0"	12
13	Passage	10' 4" X 04' 0"	42
14	Door Sill	28 Rft X 04"	11
Total Carpet Area : 1008 SQ. FT.			
Super Builtup Area : 1738 SQ. FT.			



SPECIFICATION

Flooring :

- Wooden flooring in one master bedroom, and 24X24 vitrified flooring in other area of flat

Kitchen :

- L' Shaped granite platform with vitrified dado up to lintel level

Kitchen Sink :

- Single bowled Quartz or stainless steel sink

Store :

- Granite 'L' shaped Rack with vitrified dado

Wash :

- Vitrified flooring and dado with Granite sill top

Toilet :

- Fully vitrified or Porcelain finish dado and flooring • Single lever concealed diverter in all toilets • Exhaust fan in each toilet • Branded cock and sanitary fitting • Mirror in master toilet • Toilet door's inside covered with laminate • Ceiling in toilets

CP Bath Fitting :

- Grohe / Roca / Jaguar or equivalent standard brand

Sanitary Fitting :

- Simpolo / Cera / Hindware / Roca or equivalent standard brand

Plumbing :

- Under ceiling open drainage system for easy maintenance • Corrosion free CPVC / UPVC pipes • Centrally hot water plumbing from wash area to each toilet

Main Door :

- Designed main door with wooden frame and white marble 'UMARA'

Internal Door :

- Laminated patterned flush door with granite frame

Hardware :

- Stainless steel standard hardware fittings

Windows :

- Sliding aluminium section anodized coated with granite frames

Window Glass :

- Single vision reflective glass

Electrification :

- Copper ISI branded standard wiring • Modular switches (Anchor / Ellies or equivalent standard) • T.V., telephone, AC points in living room and all bedrooms • Oven, chimney, mixture grinder and water purified points in kitchen • Washing machine points in wash
- Floor mill points in store room

Inside Unit Finish :

- Smooth mala plaster with 2 coat white acrylic lapi finish

Exterior Finish :

- 2 coat mala finish plaster • Designed acrylic texture coating • 2 coat acrylic long lasting ISI branded paint



Technical Specification

- Structure design as per IS-456 & IS-875
- Concreting Grade -M20
- Steel Grade- ISI-TMT-Fe 500
- Cement Grade- OPC-53 Grade for RCC & PPC-43 for Plastering & Masonry
- Wall Masonry- Heat Proof /Fire Resistance / Environment Friendly Autoclaved Aerated Concrete Block
- Sand - Sweet Water River Sand from Upstream area
- Kapchi-Coarse Angular Aggregates

Royal Life Style

- The Dramestic Party Area
- Wonderful Water body with Lily pond
- DJ Sound System for festival
- More than 53,000 sq.ft. area for common utilities (Garden,Club House,Etc.)
- Large screen projector for watching IPL & World Cup matches with fun
- Library / Reading Room

Legal Information

- Residential Zone
- SMC Development Permission
- NA Order & Airport NOC
- Environment Clearance
- Fire Safety as per Government Norms
- Lift Licence
- Building Use Certificate (BUC) before possession
- Loan able Titles
- Registered Sale Deed

Quality Standard

- Quality Management System : ISO 9001 - 2008
- Environment Management System : ISO 14001 - 2004
- Occupational Health & Safety: ISO 18001 - 2007

Information Technology

- Intercom Connectivity from flat to flat & flat to other common areas
- CCTV Eye Camera in common area
- LCD Television in each building foyer
- Dish TV Cable Connection

Environment Care

- Percolating Bore Well for Rain water harvesting
- Tree Plantation in Campus
- More then 70 % area kept open to sky for healthy and comfort living
- Spacious building layout (52 Ft. distance between each building)

Campus Criteria

- Campus and flat entry towards east-west
- Electric transformer and power generator in Agni Corner
- Water Tank in Ishan Corner
- Grand Entrance Gate with Security Compartment
- Designed Compound Wall
- RCC Road & Street Light
- SMC Water & Drainage Connection
- Car Wash Area
- Waterbody

Common Usege Facilities

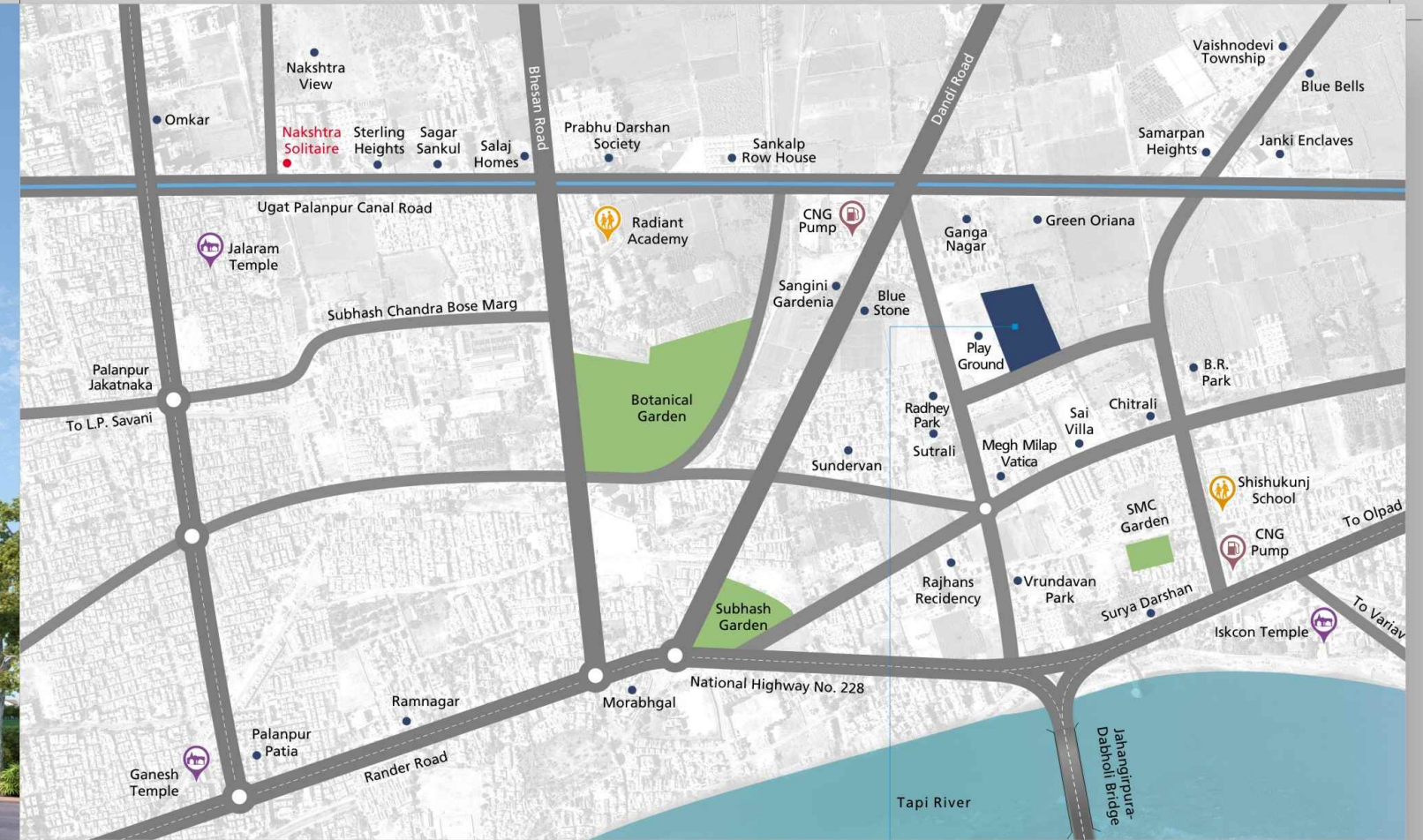
- Fully Automatic Twin Lift in each building with SS Cabinet
- Generator Power Back up for Commend Infrastructure and in each flat (limited use)
- Modern Fire Fighting System

Security Room & Toilet in Each Building

- Common Society Office

Parking

- 1 Car Secure Parking for each flat
- Restricted Parking Entry
- Roof Covered Parking Area with Space / Stop Block



Distance

Rander Main Road, Subhash Garden	2 min
Botanical Garden, Temples, Schools, Shopping Centres, Outer Ring Road	3 min
L. P. Savani Circle	5 min
Dabholi, Singanpor, Katargam	5 min
Dandi Educational Hub	6 min
Gujarat Gas Circle, Shopping Malls, Cinemas	10 min
Athwagate, Chawpati	15 min
Railway Station, Textile Market, Parle point, Hazira belt	20 min

Extra Charges

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 • All details shown in this booklet is for easy understanding only, and it cannot make part of any legal agreement, it is subject to change with developers rights

