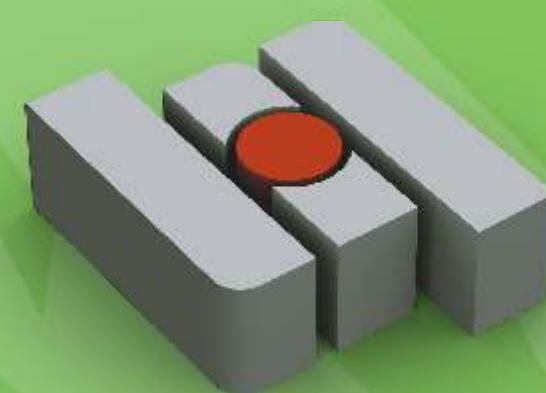




Happy Homes
GREEN
VICTORY

Go for the Green Gold.



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

Project by:



ISO 9001 : 2008
ISO 14001 : 2004

www.happyhomegroup.co.in
email : info@happyhomegroup.co.in



Go for the Green Gold.

GREEN VICTORY	Sq.ft. GUIDELINES
4 BHK	: 2646 Sq.ft.
Bungalow 6 BHK	: 4671 Sq.ft.
Pent House 5 BHK	: 3953 sq.ft. Flat + 716 sq.ft. terrace (4311 sq.ft.)
Carpet Area	: 1535 Sq.ft. (4 BHK Flat) 2709 Sq.ft. (6 BHK Bungalow) 2475 Sq.ft. (5 BHK Pent House)



GREEN VICTORY	SAFE LIFE
	Earthquake , Flood, Tsunami etc. Are the result of nature changes... It is inevitable... Human can not avoid it... We can not fight against it. We the intelligent people should try to be safe at the time of these disaster. To be safe against the earthquake.....we say...we build... Earthquake resident Earthquake proof... It is wrong we should not fight against nature we say, we build. Earthquake sustainable building Our building will sustain the tremor at the structure is ductile like green bamboo.... Therefore after earthquake.... No damage, no disaster, no structural cracking ... Enjoy the SAFE LIFE.

GREEN VICTORY	PLUMBING & SANITATION
	Good Quality Designer Sanitary Ware for Spotless & Sparkling Toilet High Quality Plumbing Fixtures Corrosion Free & Leak Proof CPVC/UPVC Pipe & Fittings Open Drainage System for Easy Maintenance Ceiling in Toilets Centrally Plumbing for Hot Water in Each Toilet also in Kitchen Sink

GREEN VICTORY	SWITCHES / ELECTRIFICATION
	Copper Wiring (RR / Finolex / equivalent brand) Modular Switches (Anchor / Havells / equivalent brand) 3ph. Electric meter in each unit (Chargeable) TV, Telephone , AC Point in each Bed Room & Hall Oven, Purifier, Chimney Point at Kitchen & Washing Machine point at Wash also Flour Mill point at Store

GREEN VICTORY	PARKING
	Ground Floor of Building plus spare margin Exclusively for Parking with Kota Floor & RCC Finishes Also Under Ground Parking 3 Car Allotted for Flat 4 Car Allotted for Pent House 5 Car Allotted for Bungalows 10 Car Visitor Parking

GREEN VICTORY	FLEXIBLE PAYMENT PLANS
	30% - in 60 day from Booking date 33 Month instalment Total 35 Month total Payment condition

GREEN VICTORY	HARDWARE
	S.S. Hardware Fitting Kitchen / Arches Equivalent co.

GREEN VICTORY	COMMON USAGE FACILITIES
	ELEVATOR :- Fully automatic lift Mild steel Door frame VVVF controller for Energy saving Stainless steel Buttons Infrared screen sensor to prevent accidental closing of the door Over load indicator

GREEN VICTORY	WATER TANK
	Under Ground Water Tank 235000 ltr. for portable water, 75000 ltr. for fire tank, 75000 ltr. for domestic water tank Water Supply by Pressurized Pump system 1 Bore Well in Campus Over Head Water Tank 25000 ltr. for portable water, 10000 ltr. for fire tank, 16000 ltr. for domestic use

GREEN VICTORY	POWER BACKUP
	Silent Gas Generator for Common usages & 10 normal point in Flat Plus Club, Garden, Reception & Entrance Lights ISI brand Generator having in built Control Panel, Easily Serviceable & Low Maintenance cost

GREEN VICTORY	DRAINAGE & WATER
	Separate Stormed Drainage Network for Rain Water Percolating Bore well for Rain Water Harvesting SMC Drainage connection as per SMC rules SMC Water connection for each Building as per Norms

GREEN VICTORY	PLANNING
	All Flat Entry towards East or West as per Vastu Shastra Kitchen towards Agni / Vayavya direction 2 Master Bedroom with Dressing + Toilet Separately All Four side open in Flat like Individual Bungalow feeling Private Sundeck attached to Living Room have three side open Area

GREEN VICTORY	REMARKS
	<ul style="list-style-type: none"> GEB (3 ph. Meter) Charges, SMC Taxes, SMC IC (Incremental contribution) Charges, Gas Line, Grill, Society maintenance, Society Formation, Legal documents, Legal file charges, GST / Ser. Tax, Vat beared by purchaser Cheque / DD to be issued in favour of " Happy Home Corporation " payable @ Surat. Out Station cheque shall not be accepted. Continuous default payments leads to be cancellation. Internal changes in flat & outlook are strictly NOT PERMITTED during or after completion of the scheme. If any changes in Rules, Regulation & by laws to any SMC / Government act during & After completion of Project its bounded to all Members. Super builtup area 42%.



GREEN VICTORY	KEY LOCATION
T.P Scheme no.	: 37 (Althan - South) F.P. no. : 49(paiki)
Main Entrance	: East side (on 24 mt wide road) West side (on 36 mt wide road)
Walking distance from	: VIP road
Short walk away from	: Althan Garden
Stone throw distance	: Petrol Pump & Khatu Shyam Temple
3 kms. surrounding	: School, Colleges, Multiplex, Shopping centre, Vegetable market, Chamber of Commerce, Science centre
3 min. drive from	: Ghod dod road, Ciltlight area, Bhatar area



Happy Home's

GREEN VICTORY

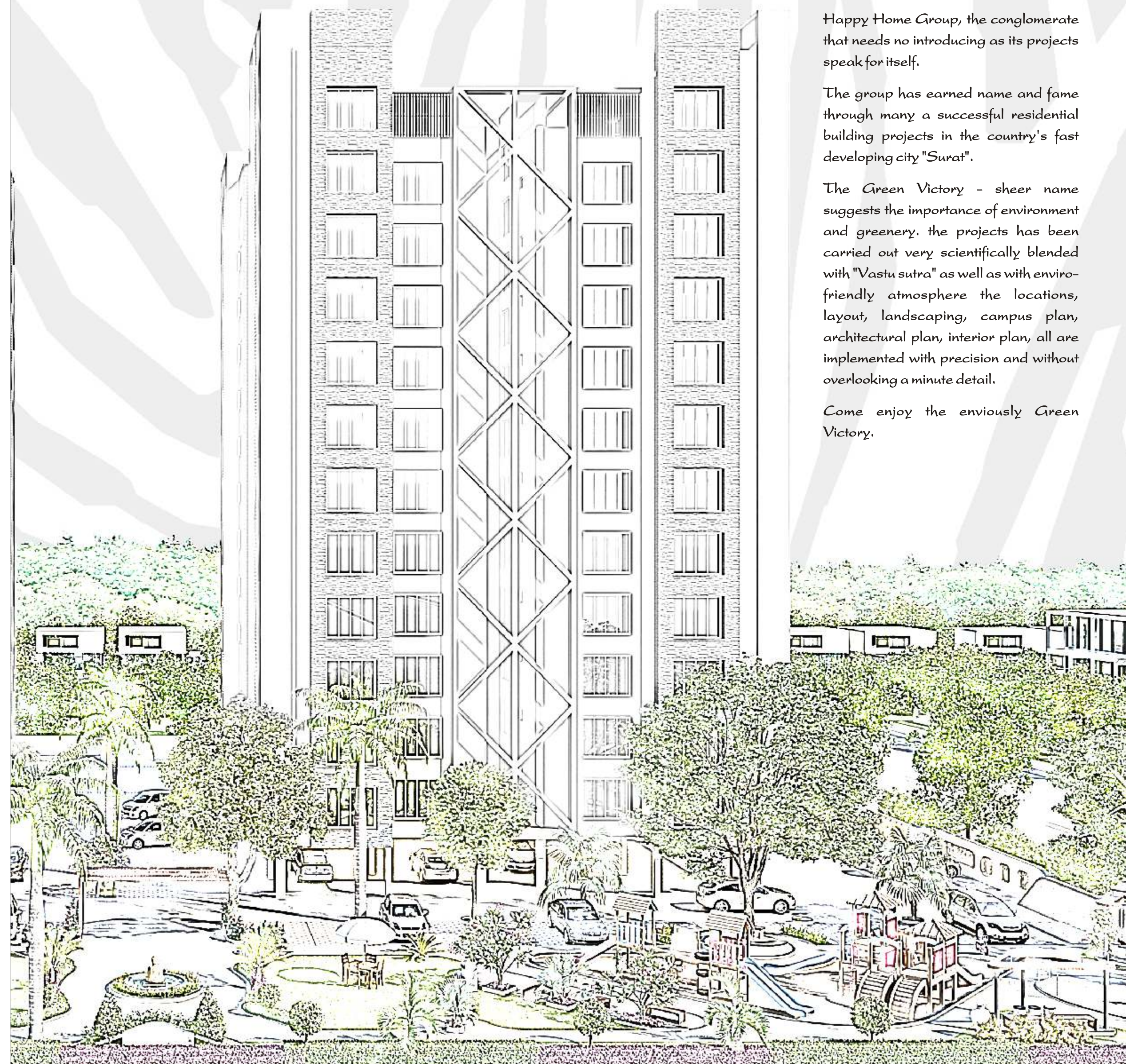
Go for the Green Gold.

Happy Home Group, the conglomerate that needs no introducing as its projects speak for itself.

The group has earned name and fame through many a successful residential building projects in the country's fast developing city "Surat".

The Green Victory - sheer name suggests the importance of environment and greenery. the projects has been carried out very scientifically blended with "Vastu sutra" as well as with environment-friendly atmosphere the locations, layout, landscaping, campus plan, architectural plan, interior plan, all are implemented with precision and without overlooking a minute detail.

Come enjoy the enviously Green Victory.



Welcome to the wonderful world of serenity.



Main Entrance gate



CAMPUS

- 2 entrance (East - West)
- 5 Different Colour Waterfall
- Drop Off Plaza
- Society Office
- Aviation Light
- Wi-Fi Connectivity (karlo duniya muthi me)
- Car Cleaning Area





Children Play Area /
Jogging Track



Open Air Theater with Seating



Club Garden



Pergola Seating with Water Body



Garden view with Sculpture

A view that gives you leisure activity clue



Gym with Latest equipments



Skating Ring & Children Park with Greenery



Multi purpose Court



Indoor Game

You name the game.



Lush Green Central Courtyard



Club Atrium



Building Reception



Banquet Hall with Stage & Kitchen



club house plan

Club house that itself is spick and span.

In a lap of luxury with nature's neighborhood.



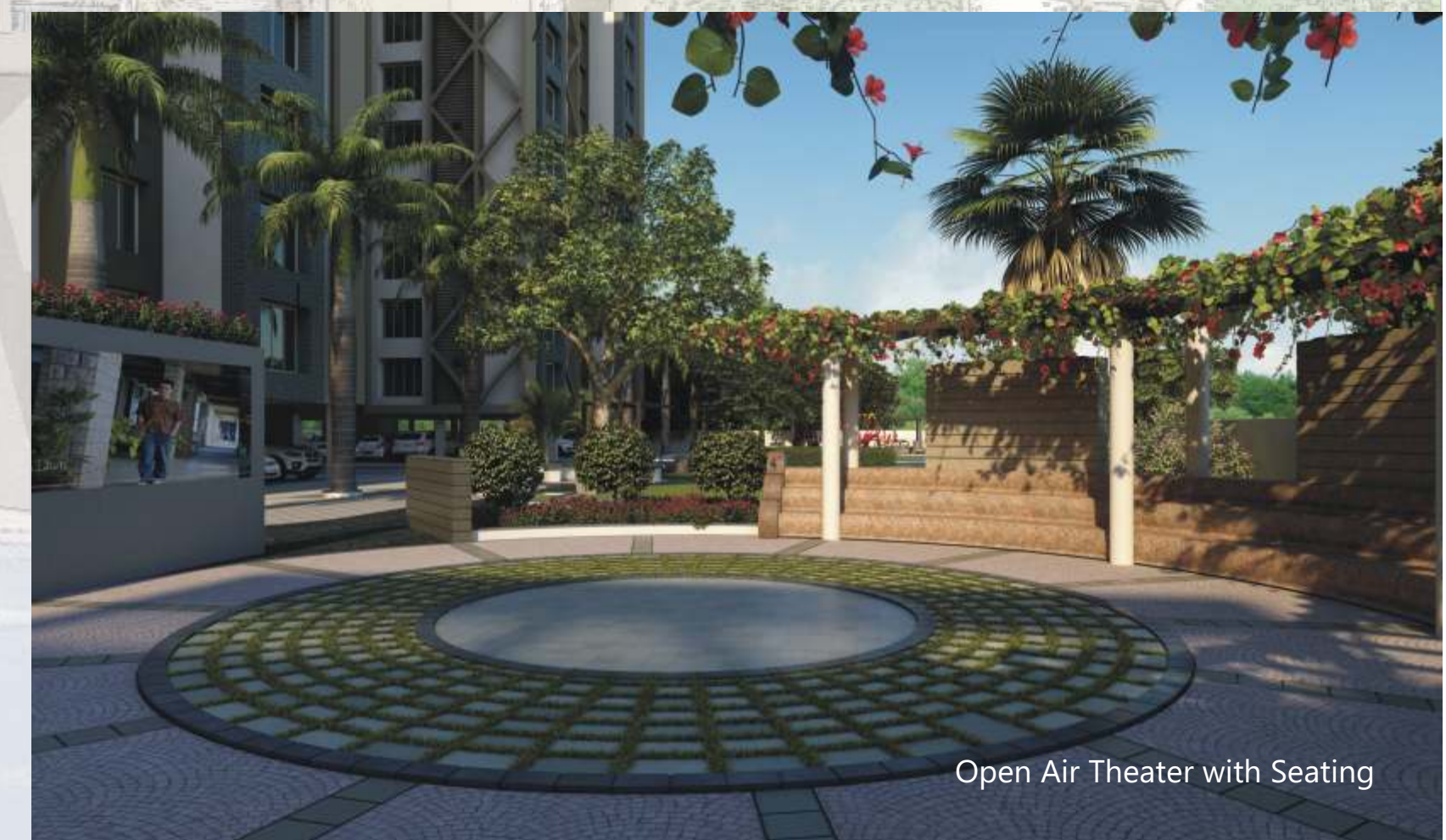
Club Garden



- Zig Zag Lawn Seating
- Pergola Pawed Seating
- Sculpture
- Water Body
- Party Lawn
- Water Fountain
- Indoor Game (Pool, Air Hockey, Card, Carom, Table Tennis, Chess)
- Multi purpose Court (Volley ball / Badminton)
- Library & Reading Hall
- Gym with Latest Equipment
- Lush Green Central Courtyard

LUXURY & COMFORT :-

- Open Air Theater
- Senior Citizen Seating
- Separate Women Seating
- Kids Hangout
- Skating Ring
- Children Park
- Sand Pit
- Contour Lawn
- Walk way Path
- Triangle Gazebo Seating
- Banquet Hall with Stage, Kitchen, Store & 2-Change Room



Open Air Theater with Seating



GREEN VICTORY		LEGEND	
1	Main Entrance	15	Senior Citizen Seating
2	Basket ball Court	16	Wood Pathway
3	Multi Purpose Court	17	Party Lawn
4	Central Courtyard Entry	18	Reception / Waiting
5	Open Air Theater	19	Indoor Game
6	Screen	20	Library / Reading room
7	Seating	21	Gym
8	Walk way Path	22	Separate Women Seating
9	Lush Green Garden	23	Ramp Down
10	Water body	24	Water Fountain
11	Sculpture	25	Water Body
12	Children Park / Kids Hangout	26	Seating
13	Skating Ring	27	Gazebo Seating
14	Triangle Gazebo Seating	28	Sculpture

GREEN VICTORY		FLOOR/UNIT GUIDELINES	
No. of Building	:	4	
Floor Height	:	10'	
No. of Floor	:	12	
Flat per each Floor	:	4	
Pent house / Bungalow in each building	:	4	
Total No. of unit each building	:	40	
Total No. of unit in Campus	:	160	

The lavishing layout for luxurious lifestyle.



6 BHK Pent House / Bungalow
1st and 11th floor plan

Avant-Garde architectural planning.



4 BHK Flats
Typical Floor Plan
3rd to 10th floor
SBA 2646 sq.ft.



6 BHK Bungalow
2nd floor plan
SBA 4671 sq.ft.



6 BHK Pent House
12th floor plan
SBA 3951 sq.ft. + 720 sq.ft. Open Terrace (4311 sq.ft.)

SPECIFICATIONS

GREEN VICTORY	TECHNICAL SPECIFICATION
Structure Design	: As Per IS - 456, IS - 875
Concrete Grade	: M20
Steel Grade	: FE 500
Cement Grade	: OPC 53
Steel	: Tor Steel TMT
Sand	: River sand from upstream area of Causeway (Sweet water Sand)
Coarse agree gate	: Angular having a greater Surface area
Wall	: By using Autoclaved aerated Concrete Block (Fire Resistant / Long Lasting / Environment Friendly)

GREEN VICTORY	LEGAL INFORMATION
Zone	: Resident zone
Local Authority	: SMC for Water supply & Drainage connection
SMC Development Permission	: TDO: 3316 Date: 09 / 11 / 2011
N.A. Order	: NA / BKHP / SMC / Tatkal / SR No.06/2011 / Vashi to 42/2011 Date 23/11/2011
Airport NOC	: BT-1 / NOCC / CS / MU / 10 / SU-301 / 1483-86 Date: 09/03/11
Fire Safety	: As per SMC Norms
Lift Licence	: As per Govt. Norms

GREEN VICTORY	QUALITY CARE STANDARD
Quality Management System	: ISO - 9000 - 2008
Environment Management System	: ISO 14000 : 2004
	Usage of Standard Quality materials only Soil / Steel / Cement / Blocks.... All material testing in Laboratory before use

GREEN VICTORY	EXTERIOR
Finishes	: 2 coat Mala Finish plus Texture Coating
Paints	: 2 coat Acrylic Paint at std co. (Asian/Equivalent)
Window Glass	: Reflective single vision Glass
Balcony's Exterior	: Glass Door
Reception Canopy	: Double Height huge Canopy

GREEN VICTORY	FLAT'S LUXURIOUS INTERIOR
FLOORS & SKIRTING	: Crystal Collection Vitrified in Hall/Kitchen/Dining/Bedroom & Balcony plus Wooden Floor in one -Bedroom
KITCHEN	: Granite Platform L-Shape Kitchen Platform with Raised Matka Space
SINK	: Single Bowled Sink with Drain Board
STORE	: Granite Rack Fully Granamite Dedo for Easy Cleaning
DOOR	: Granite Window Frame Main Door Decorative with Polish Work Other Flush Door
INNER FINISHES	: Single Coat Mala Plaster plus Two Coat White Acrylic Lapi Finishes

GREEN VICTORY	SUMMARY OF COMMON FACILITIES FINISHES
ITEM & LOCATION	MATERIAL
Entrance Gate	: M.S. as per Architecture Design
Internal Approaches	: RCC
Street Light	: Designer Metal Headlight
Parking Shed	: M.S.
Boundary Wall	: Decorative
Walk Ways	: Block Finishes
Landscaping	: As per Landscape Arch-Design
Club Terrace	: 2-Coat Water Proof with China Mosaic Floor

GREEN VICTORY	LOCKING & SECURITY
Security	: 24 hrs Security
Communication	: Intercom connecting Flat to Flat & Campus
Main Door Lock	: Mortise handle Lock
Inner Door Lock	: Satin & Glossy finish handle Lock
Safety	: Security system with CCTV in Campus, Club & Reception to Society office

GREEN VICTORY	BUILDING INTERNAL COMMON AREA DETAILS
Passage	: ISI Vitrified flooring
Stair Case	: Granite Tappa & Granamite Riser
Stair Railing	: RCC Pardi with Granite rail top
Lift Cladding	: Texture or Granamite finishes
Foyer	: Granamite flooring
Reception	: Sensor Glass auto Door for Entrance Wooden/Italian/Granamite flooring in Reception design by Interior Decorator Furnished foyer Notice board & Name plate

GREEN VICTORY	WATER PROOFING
Toilet	: All Toilet base complete with Double coat Water proofing with chemical coat admixture.
Terrace	: 2 Coat Roda & Cement coat Water Proofing with China Mosaic floor to Prevent Heat
External wall	: Chikenmes use in joint to prevent external joint crack plus two coat texture to prevent water entering in wall.

GREEN VICTORY	BUNGLOW / PENT HOUSE
1st OR 11th FLOOR	: Double Height Living Room & Foyer Wooden Deck Hall-Dining-Kitchen-Puja plus 3 Master Bed on same Floor also have a Special private Stair case for Upper floor
2nd OR 12th FLOOR	: 3 Bed Room (2 Bed room in Pent house) with Attached Dressing Room & Well equipped Toilet Visual Link with Drawing Hall by Double Height Space Separate Family Sitting

GREEN VICTORY	BATH FITTINGS (Cock)
Sink/Wash/C. Toilet	: Jaguar - Clarion - equivalent series
Master-1	: Shower - Pannel / Pipe Concept
Master-2	: Jaguar - Kubix - equivalent series
Master-3	: Jaguar - Florentline - equivalent series

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