



M Happy Ville

Baruipara Lane, Baranagar

The Varied Hues of Happiness





Welcome to Happyville, where modern living meets timeless luxury. Nestled in the heart of a thriving community, Happyville is the epitome of contemporary living, offering a variety of residential options designed to cater to your unique lifestyle needs. Discover a world of modern amenities and convenience at Happyville. Whether you are a young professional looking for your first home, a growing family seeking more space, or a retiree looking for a peaceful retreat, Happyville has the perfect home for you.





M
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Conveyance and Insurance

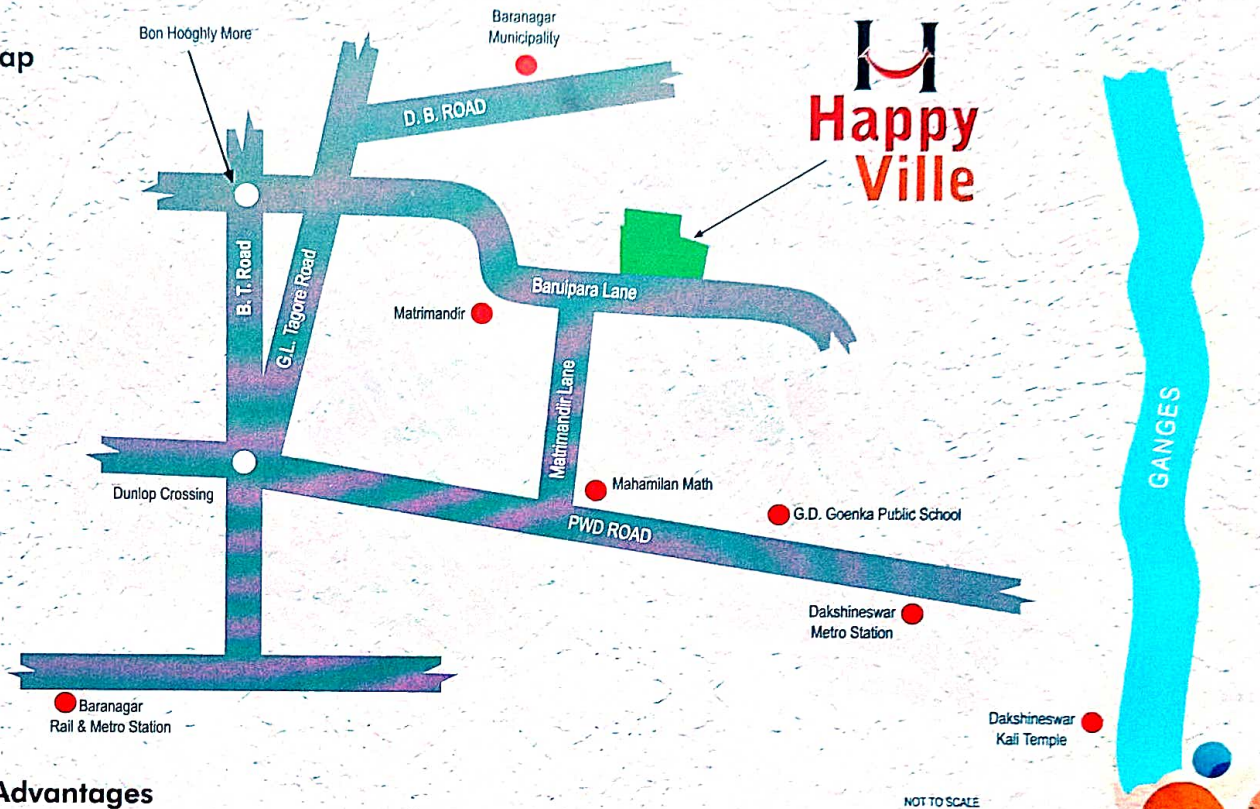
At Happyville, we understand that your home is more than just a place to live - it's a sanctuary where comfort and convenience take center stage. At Happyville, we understand the importance of aesthetics and strive to create living spaces that are as visually appealing as they are functional. At Happyville, we believe that true comfort extends beyond the walls of your home. Escape the hustle and bustle of city life and experience unmatched comfort at Happyville. From the moment you step foot in Happyville, you will be greeted by a sense of tranquility and elegance.







Location Map



Locational Advantages

-  4 mins. from CBSE School
-  5 mins. from Dunlop Market & Baranagar Rail & Metro Station
-  20 mins. from Airport
-  30 mins. from Sector V

Site Address:-
165/1 Baruipara Lane,
Baranagar, Kolkata - 700 035

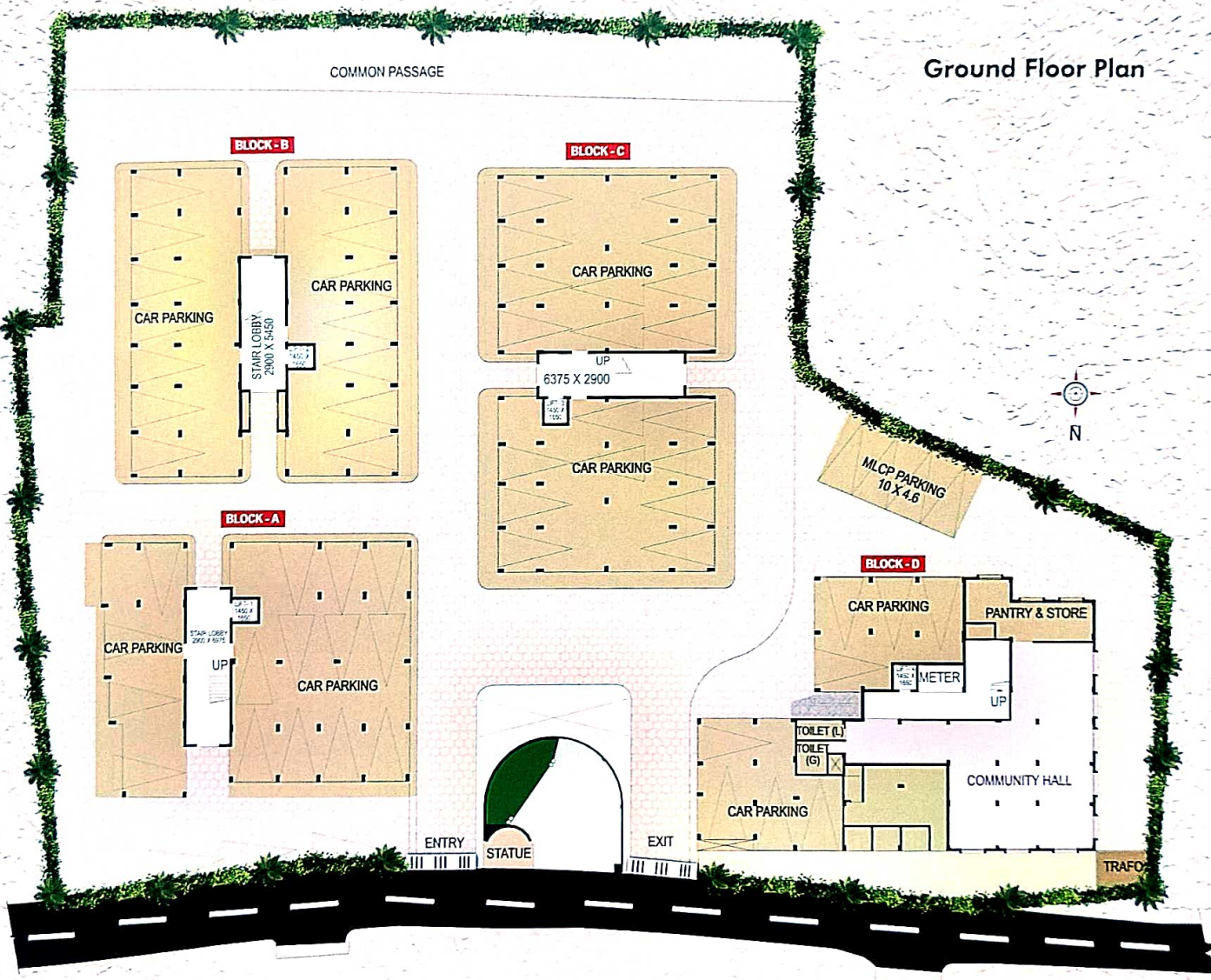


Amenities & Facilities

- AC Community Hall • Intercom Facilities • 24 hr. Water Supply
- 24 hr. Power back-up only for Common Service
- 24 hr. Security • CCTV Surveillance

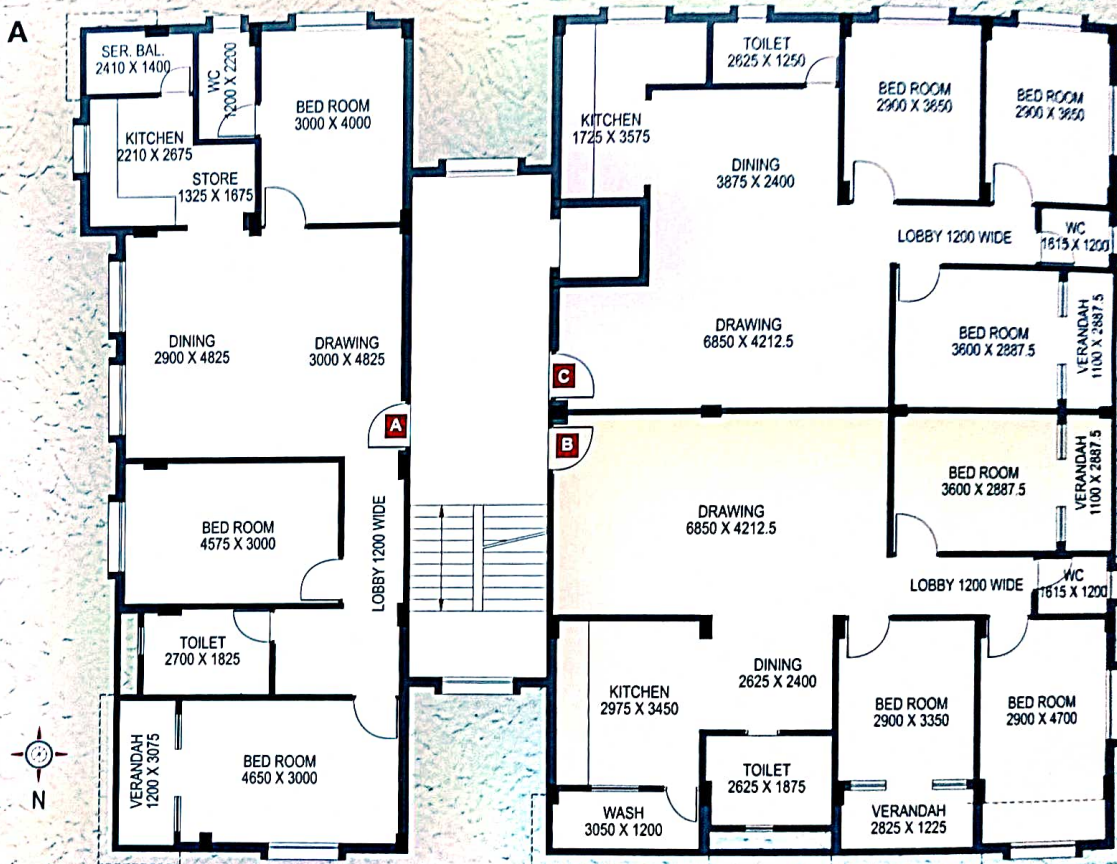
TECHNICAL SPECIFICATIONS

FOUNDATION	RCC Foundation	Wash-Basin	Jaquar / Parryware or similar reputed brand
SUPERSTRUCTURE	RCC Framed Structure	FITTINGS C.P.	
WALLS	Bricks Masonry	Door Frame	Wooden Frame
ROOMS		Main Door	Wooden
Floor	Vitrified Tiles in Living/Dining area & Bedrooms	Shutter Inside	Flush Door
Wall	Putty finish	Windows	Sliding Aluminium
KITCHEN		ELECTRICAL	
Floor	Ceramic Tiles	Wiring	Concealed Copper Wiring
Counter	Black granite Counter Top	Power Supply	Through CESC network
Sink	Stainless Steel Sink	Generator	Common Service
Dado	Ceramic Tiles (4 ft. above counter)	Lift	Reputed brand
TOILETS		Staircase / Lobby	Spacious staircase, elegant lobby & floor corridors with good quality stone / Tiles
Floor	Ceramic Tiles	Water Supply	24x7 captive water supply
Dado	Glazed Tiles		
W.C.	European type of Jaquar/Parryware or similar reputed brand		



Ground Floor Plan

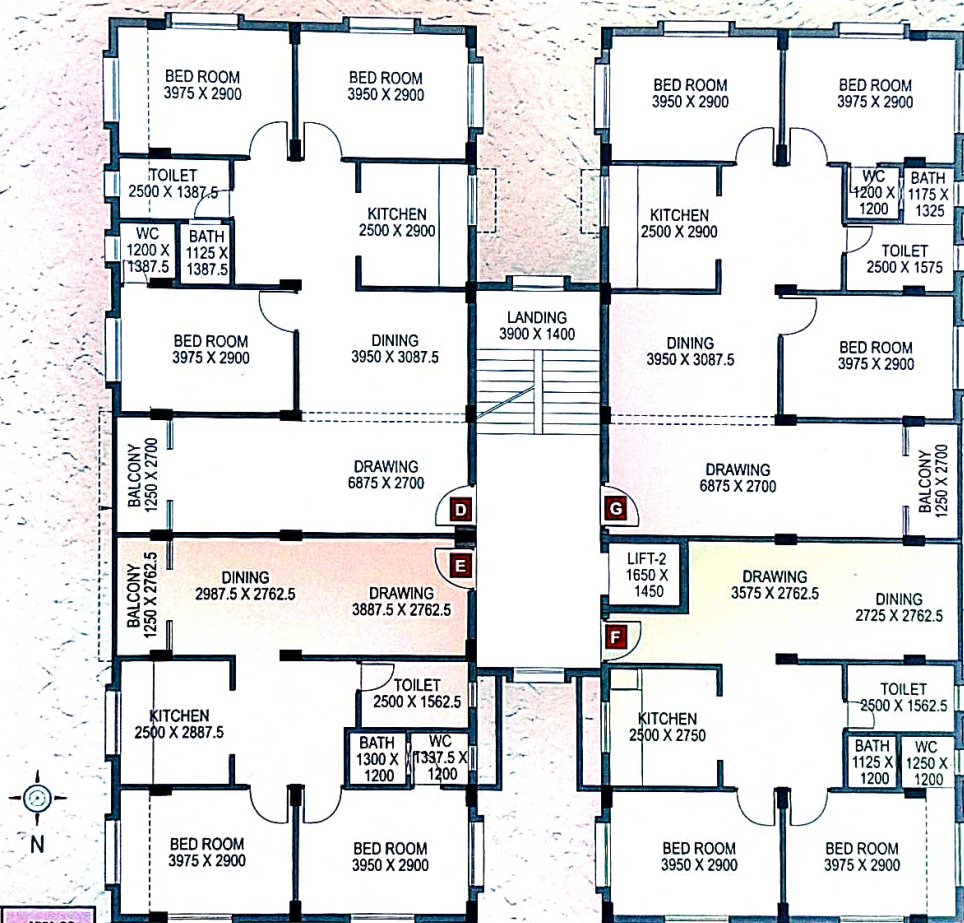
Typical Floor Plan Block - A



Area Statement BLOCK - A

FLAT NO.	FLAT TYPE	BUA (SFT)	STAIR & SERVICE (SFT)	TOTAL BUA (SFT)	SALEABLE AREA (SFT)	CARPET AREA (SFT)	AREA OF BALCONY (SFT)
A	3BHK	1216	128	1344	1638	1126	46
B	3BHK	1205	128	1333	1625	1143	81
C	3BHK	1040	128	1168	1427	980	37

Typical Floor Plan Block - B



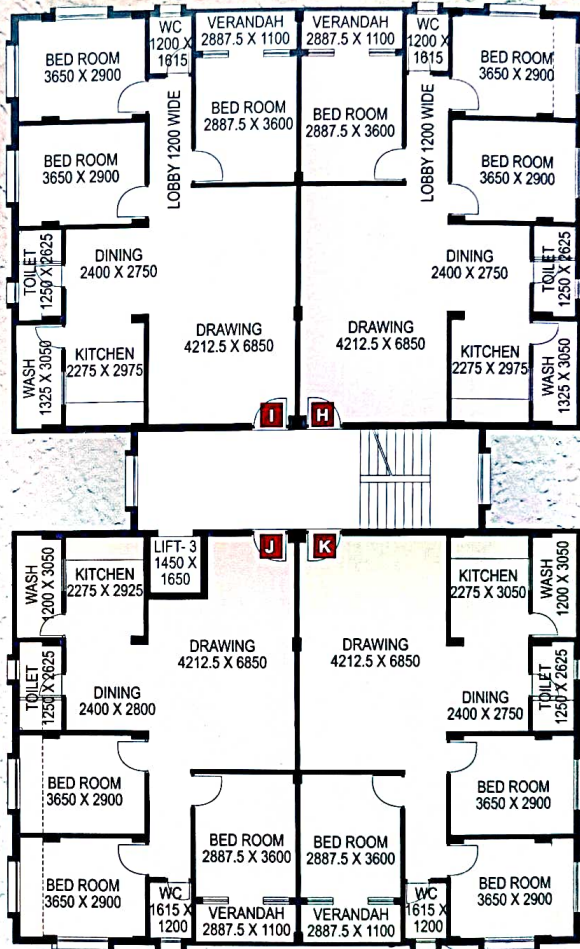
Area Statement BLOCK - B

FLAT NO.	FLAT TYPE	BUA (SFT)	STAIR & SERVICE (SFT)	TOTAL BUA (SFT)	SALEABLE AREA (SFT)	CARPET AREA (SFT)	AREA OF BALCONY (SFT)
D	3BHK	1094	83	1177	1437	1023	36
E	2BHK	824	83	907	1113	765	37
F	2BHK	785	83	868	1067	731	37
G	3BHK	1093	83	1176	1436	1023	36

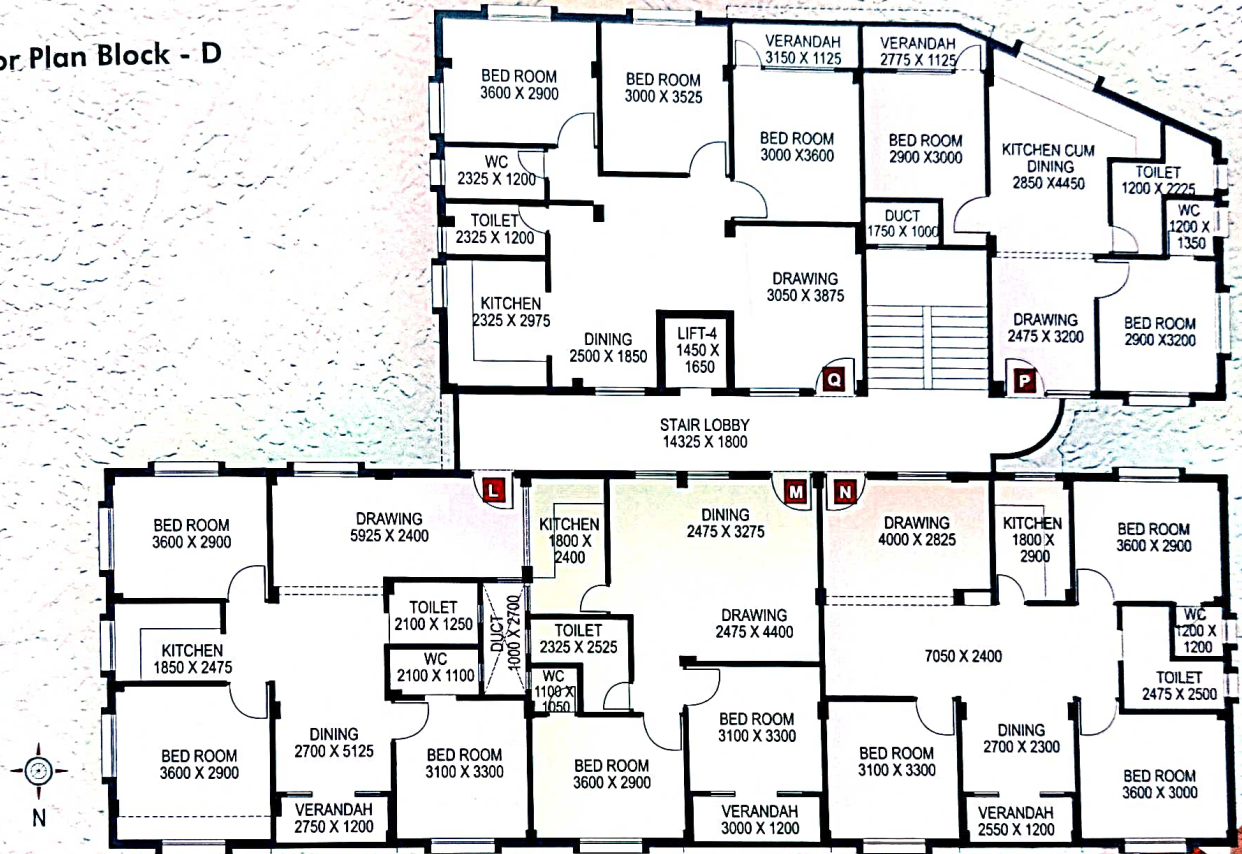
Typical Floor Plan Block - C

Area Statement BLOCK - C

FLAT NO.	FLAT TYPE	BUA (SFT)	STAIR & SERVICE (SFT)	TOTAL BUA (SFT)	SALEABLE AREA (SFT)	CARPET AREA (SFT)	AREA OF BALCONY (SFT)
H	3BHK	1081	90	1171	1430	1014	37
I	3BHK	1081	90	1171	1430	1014	37
J	3BHK	1040	90	1130	1381	978	37
K	3BHK	1081	90	1171	1430	1014	37



Typical Floor Plan Block - D



Area Statement BLOCK - D

FLAT NO.	FLAT TYPE	BUA (SFT)	STAIR & SERVICE (SFT)	TOTAL BUA (SFT)	SALEABLE AREA (SFT)	CARPET AREA (SFT)	AREA OF BALCONY (SFT)
L	3BHK	934	85	1019	1248	865	34
M	2BHK	683	85	768	947	642	39
N	3BHK	965	85	1050	1285	900	33
P	2BHK	626	85	711	878	570	34
Q	3BHK	947	85	1032	1263	882	36