

**GHPL**  
Urban Greenery And Eco Projects

giridhari  
Homes  
SHIFTING PARADIGMS



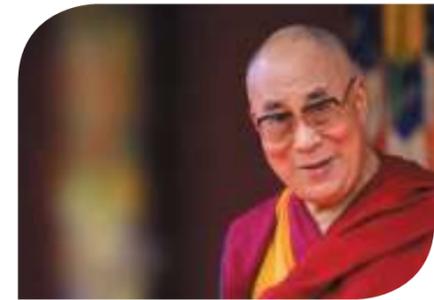
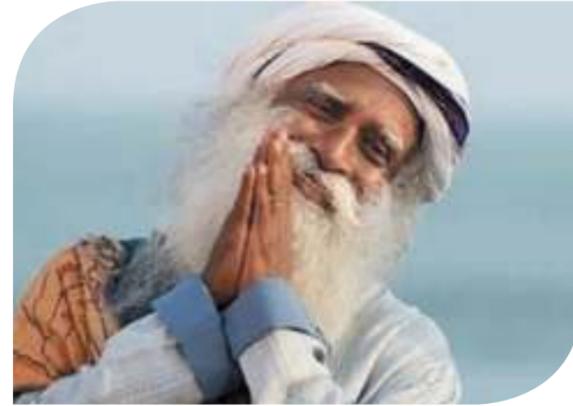
**HAPPINESS HUB**  
KISMATPUR, HYDERABAD



**A HAVEN OF  
HAPPINESS**  
CLOSER TO NATURE, CONNECTED TO  
**MIND, BODY & SOUL**

Finding joy within and giving joy to everyone around you is the foundation that is needed for ultimate well-being.

- Sadhguru



The purpose of our lives is to be happy.

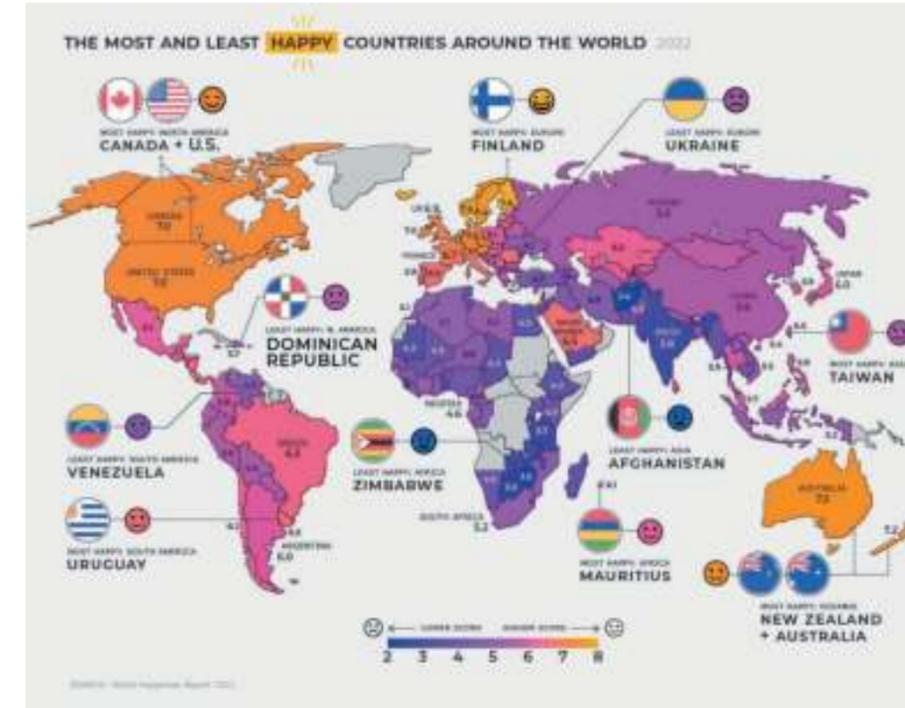
- Dalai Lama



Decided to be happy in life. Make Happiness your way of life.

- Mahatria Ra

# Happiness Hub Core Purpose



136/146

India ranked in UN World Happiness Report 2022

Our endeavour is to contribute in raising this rank through our Core Purpose.

Here at our Happiness Hub every happier (individual) has to experience the peak level of happiness as world's top 10 ranked happy country's



A space to unfold new stories every day, to build a new life on a peaceful landscape,  
not very far from opportunities, yet, far away from all the chaos.

Wake up to the pleasant vibes of the merrily chirping birdies, just by your window.  
Enjoy the rhythm in every sound around you, with nothing to between you and peace.

Wake up to sun-kissed mornings and come back home to beautiful sunsets.

Let your kids befriend the fluttering butterflies, and discover new wonders in the sky,  
as they create an eternal bond with nature's surprises,  
chit-chatting with the new blooms in the most soothing shades.

It's where you can drench in the morning mist,  
float like a tiny droplet on the grassy tracks, filled with magical aura and contentment.

Hear the whispering of breeze and rejuvenate your thoughts,  
as you focus on your goals and commitments.

It's where your grandparents recreate their first date, as they together wander across the open fields,  
wondering how the trees are reborn to shelter hopes in every season.

It's where every square foot is a serene destination, every season is pleasant,  
and every little occasion is ceremonial.

It's a life your neighbours will desire and you will admire: It's a haven of happiness  
where nature pampers your **MIND, BODY AND SOUL** every day, in every way !



 **Mind**  
regains the harmony



**Body**  
becomes a temple



 **Soul**  
finds its happy home



# Indulge in the purest of joys.

It's the simple things that make a home into a joyful destination. At Giridhari's Happiness Hub, find yourself closer to nature and rediscover happiness as a way of life. This inspired modern space is a one-of-a-kind residential community in the heart of Kismatpur designed to redefine urban living through a close connection with serenity and tranquility. It's where you feel one with nature all day every day. Spread over 5.5 acres in a lush green setting on the banks of Himayat Sagar, the homes and amenities are fashioned to offer a fulfilling and well-balanced life. Come and indulge in what your mind, body and soul deserve!

- 
-  2 & 3 BHK | 1033-1601 sft. | 567 flats
  -  3 Towers in 5.5 Acres | 20,000 sft. Happy Club
  -  Surrounding 6000 Acres of Greenery
  -  On the Shores of Himayat Sagar Downstream
  -  Strategically Connected
  -  Best AQI Area (Air Quality Index)
  -  Memoryscape

# Wings of Happiness



Actual Image shot near the site

## Bulbul

A dark, sleek, medium-sized bird with a black crest and a white rump. The red color under the tail is often difficult to see.



# MIND

regains the harmony

“Home is not just an address, it’s an emotion,  
a state of mind, a feeling, a person.”





# Blissful conveniences for a peaceful life.

Strategically located amid 6000 acres of green habitat, each home at Happiness Hub, is an epitome of good energy, compliant with Vaastu and designed for the chosen few. Beyond bricks and beams, these 2 & 3 BHK greenside luxury apartments are detailed to utmost perfection for a work-life synergy like never before. Weather it's the city's major attractions, social infrastructure or modern splendors, it's all just a breezy drive away. These blissful conveniences make life at Happiness Hub, a pure celebration of peace of mind, in every season and on every occasion.

# Happy Surroundings



**Nearby**  
05-20 Min

- TSPA Junction
- Jubilee & Banjara Hills
- Airport
- PNR Express Highway

**Workspaces**  
15-25 Min

- Financial District
- HITECH City
- Adibatla
- FAB City
- Pharma City

**Entertainment**  
05-20 Min

- Mrugavani & Polo Club
- DreamVally
- AMB Cinemas
- Inorbit @ Mantra Malls

**Education**  
05-20 Min

- T.I.M.E. School
- Glendale Academy
- Okridge Intl. School
- Sreenidhi Intl. School
- Sri Vidyaranya Intl. School

**Healthcare**  
10-20 Min

- Shadan Inst. of Medical Sciences
- Joy Clinics
- Continental Hospital
- AIG Hospital
- Germannten Hospital

**Future Developments**

- Proposed Bridges On Essa
- Proposed IT Park @ Budvel
- Proposed Metro @ TSPA Junction
- Proposed Metro @ Rajendra Nagar



# An artistic layout where even the walls breathe.

Welcome to the art of mindful planning where even things come to life and narrate story of serene living. Happiness Hub offers a hybrid lifestyle, that blends nature and modern luxury seamlessly. Replete with rare features, superior finish and diverse world-class amenities, this gated community is a perfect gateway to the eternal bliss you seek. Happiness Hub is designed to bring Harmony back in to your life; an ideal home you would love to come back to, after a busy day. The ambiance is refreshingly calm and the amenities are woven together with great thought that you fall in love with each passing moment.



Kids' Play School



Toddlers' Play Area



Super Market



Coffee Shop



# The most secure community living, in the company of like-minded.

A sweet life like this needs sharp protection too. And that's why the surveillance at Happiness Hub is state-of-the-art and agile. While you revel in the joy of this pleasant life, we keep you, your dreams, your children and your investment absolutely safe. Your little one can wander without fear, while you chase your ambitions. It's well-maintained neighbourhood with select access points and a walled perimeter supervised by security guards.



24X7 CCTV  
Surveillance



Child-friendly  
Open Zones



Drop-off  
Areas



Less Vehicular  
Movement  
On-Ground



# A futuristic address, where growth happens in many ways.

We promise growth in not just your happiness, but also your health. Located in Kismatpur, this vicinity is the fastest growing areas in Hyderabad due to its amazing connectivity. Be it a resident or a distant investor, Happiness Hub is a viable canvas, a confluence of opportunities where your investment grows each year. Here is where you will find one-of-a-kind lifestyle close to nature . . .



High Return on Investment



Near TSPA Junction (ORR Exit 18)



Near Financial District

# Wings of Happiness

Actual Image shot near the site



## Woodpeakers

Members of this family are chiefly known for their characteristic behaviour and often communicate by drumming with their beaks, producing a reverberatory sound that can be heard at some distance.



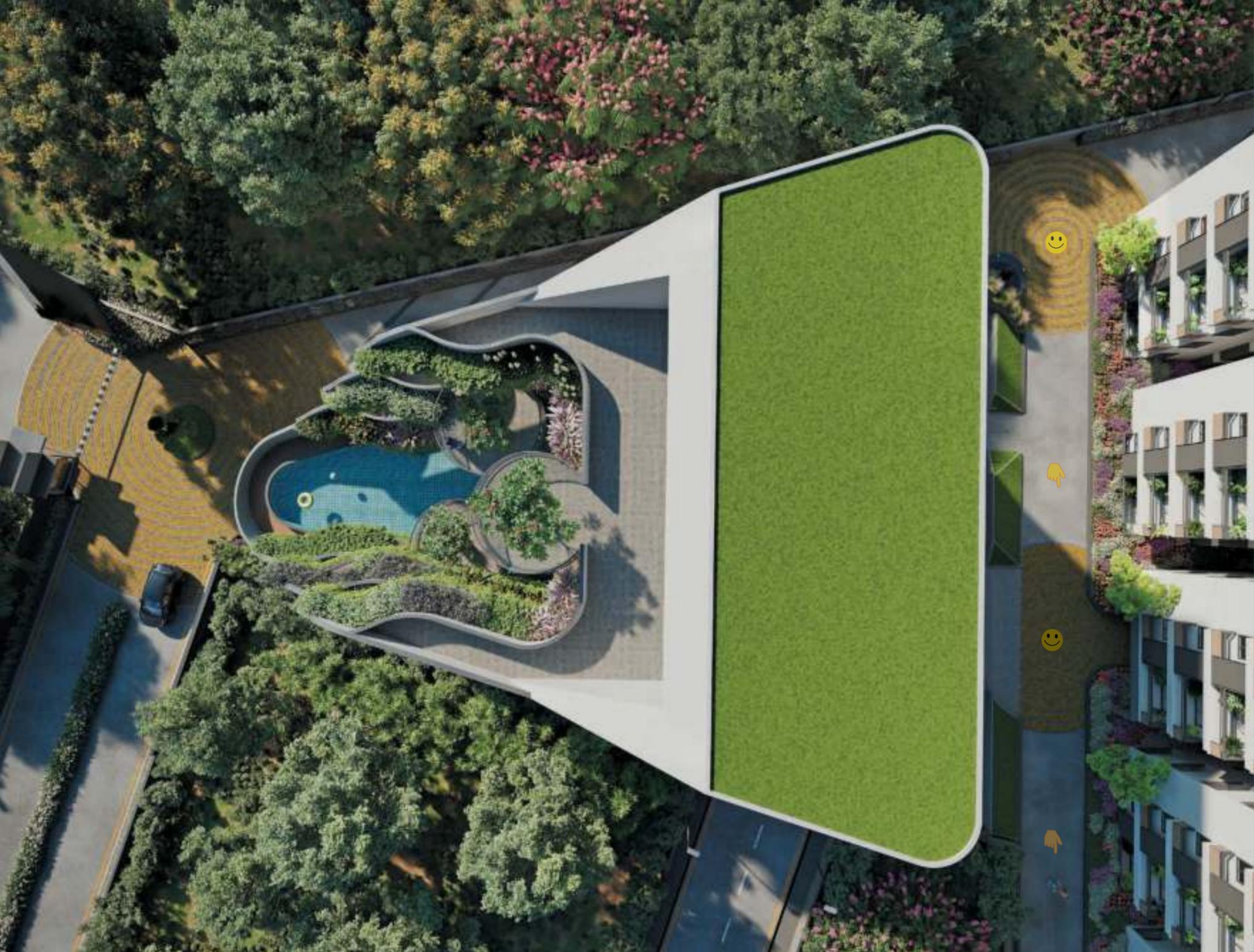
# BODY

becomes a temple

“The human body is the best work of art.”

- Jess C. Scott





# A hub of leisurely elegance, designed to rejuvenate your senses.

Spread over 20,000 sft., Happy Club is a fully-equipped clubhouse specifically designed to transform all your leisurely activities into a soothing and unforgettable experience. Dine or dance, sing or laugh, Happiness Club is the convergence of a good urban lifestyle converge. As you wallow in luxury of the Infinity Pool, soak yourself in tranquility and calmness; savouring the splendours of the magnificent sky and floating clouds. This oasis of luxury is truly one-of-a-kind. The clubhouse also has a special feature called the memoryscape where beautiful memories are created and stored; for you to access and relive them, even years later. We are not just thinking about making you happy right now, but also forever after.



20,000 sft. Clubhouse



Swimming Pool



Banquet Hall



# A perfect balance of work and life, because it's the key to happiness.



When you log out of work, you need to tune into a life that's the exact opposite. And here, you get to savour it in many beautiful forms. A jog at Himayat Sagar Bund or Kidwai Park on a misty morning, just gazing at the ripples in tiny ponds with dream-filled eyes, and so many more experiences. Happiness Hub, true to its name, houses the most organic escapes for a stress-free mind and a healthy body. And for days you feel bouncy, there are dedicated areas for sports too. Badminton courts, half-basketball court, multi-purpose sport arenas. There's also an entertainment because amusement is also a good way to burn calories and ease the stress. If it's this balance you crave, then this is the address you must consider.



Half-Basketball Court



Gymnasium



Jogging Tracks



Indoor Games



# Home for all ages & all walks of life.

It's where kids just zoom around in high spirits, adults can become kids again and the elderly can just take deep long breaths of satisfaction as they see their future generations live life to the fullest. Here souls of all kinds gather to rekindle the love for simple joys. Happiness Hub keeps everyone pleased as they take shelter under the exotic pergola with the most vibrant creepers and hanging flowers. You can just put your feet up and let the wind whisper to you the short and long tales of how the elements romance each other. And while this happens to you, let your kids explore the mesmerizing details and elders soak in nostalgia as they enjoy the fresh views and feels.



Childrens' Play Area



Skating Rink



Elders' Seating Area



Pergola with Seating

# Wings of Happiness

Actual Image shot near the site



## Domestic Duck

The domestic duck or domestick mallard is a subspecies of mallard that has been domesticated by humans and raised for meat, eggs and down feathers



# SOUL

finds its happy home



“The soul is your power-home.  
It stills life’s storms and mines all beauty.”  
- Angie Welland-Crosby





# Soulful amenities for your soul to rebound to a new high.



Life in the green and clean outdoors is an elixir to our soul, a ground for it to bloom with eternal peace. Happiness Hub has a magical aura where calmness takes over chaos; peace takes over noise and nature takes over concrete. It's where the much-needed inner happiness is possible and permanent. Your Yoga happens in a still and tranquil environment, your walks happen along the best tree lines, your conversations happen in the shades of the lushest trees. So much open space, even an open-air theatre for you to open your arms freely and express everything you feel. Here nature sets the tone, as the loved ones gather, parents rejoice and kids unveil their talents. It's the bliss and completeness you always yearned for.



Theatre



Yoga Deck



Party Area



Open Air Theatre



# Serenity, space & opulence; the trinity of harmony.



Happiness Hub is part of the most serene landscape, blessed with awe-inspiring views, the space to redefine fun and the growth that makes your investment worth it. Each home is exquisitely designed with desirable amenities and tranquility to soothe your soul. It's a perfect portrait of calm, complete and connected living. Built with top-rated materials overseen by renowned architects, every little detail of this project is a masterpiece in modern architecture. Gift your soul a home it dreams of, only at Happiness Hub.



Clubhouse Top View

Drive Bay

Central Courtyard

Seating Area

# Wings of Happiness



Actual Image shot near the site

## Bee eater

Gregorious, colourful and known for their rapid response to flying insects, bee-eaters are birds that are hard to miss.



# HEART



“Home is the heart’s nesting place”.

Happiness Hub is designed for the union of mind, body and soul; to fulfill your heart, your home! Your heart feels one with nature, with the calming influence of soulful amenities and modern luxuries. Every space at Happiness Hub is a careful piece of work that captures the heart and mind of your days; reserved exclusively for you and your family. Listen to your heart and live the ideal lifestyle you deserve. Come and Explore Happiness Hub to fulfill your Heart!





# Memoryscape

Memories are the timeless treasures of our life. The Memoryscape at Happiness Hub is a dedicated space designed to store the beautiful moments captured with your loved ones. Be it in black and white, or digital or paintings, at Memoryscape, life's special moments are safely saved; cherish those memories celebrated together. All your proudest possessions are protected forever; your property, your investment and your special moments too. Welcome Home, Welcome to Happiness Hub!





# Happy Choices

-  Happy Club 20,000 sft.
-  Double-height Badminton Courts - 2
-  Grand Entrance Lobby - 6
-  Jogging/Walking Track - 2 Km
-  Central Courtyards - 3
-  Lifts - 24
-  Guest Rooms - 4
-  Grand Clubhouse Entrance
-  Preview Theatre
-  Coffee Shop/Library
-  Swimming Pool
-  Pool-view Seating Decks
-  Gym
-  Banquet Hall
-  Memoryscape
-  Indoor Games
-  Half Basketball Court
-  Cricket Net Practice
-  Skating Rink
-  Children Outdoor Play Area
-  Kids Play School
-  Temple
-  Amphitheatre
-  Pergola with Seating
-  Water Treatment Plant
-  Rainwater Harvesting
-  Avenue Plantation
-  Electrical Vehicle Charging Points (Charges Applicable)
-  Sewage Treatment Plant



A New Standard of   
**Happiness**  

# Happiness

beyond the Ordinary



# Happiness

is You and the View



# Happiness

is Homemade



# Your blueprint for happiness



6'6" WIDE CORRIDOR



Unit Type	Unit Facing	Carpet Area	Super Built-up Area	UDS
2BHK	EAST	810	1033	39.6



6'6" WIDE CORRIDOR



Unit Type	Unit Facing	Carpet Area	Super Built-up Area	UDS
2BHK	EAST	856	1092	41.85



6'6" WIDE CORRIDOR



Unit Type	Unit Facing	Carpet Area	Super Built-up Area	UDS
2BHK	EAST	902	1151	44.1



6'6" WIDE CORRIDOR



Unit Type	Unit Facing	Carpet Area	Super Built-up Area	UDS
2BHK	EAST	978	1248 - type 1	47.81

# Your blueprint for happiness



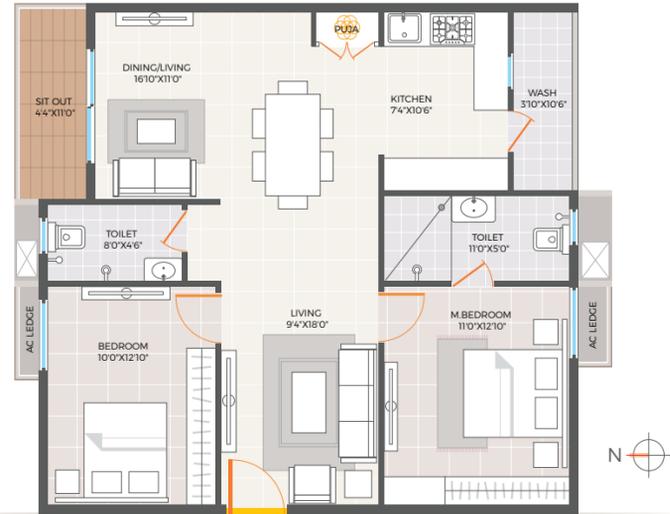
Unit Type	Unit Facing	Carpet Area	Super Built-up Area	UDS
2BHK	EAST	978	1248 - type 2	47.81

Unit Type	Unit Facing	Carpet Area	Super Built-up Area	UDS
2BHK	WEST	810	1033	39.6

Unit Type	Unit Facing	Carpet Area	Super Built-up Area	UDS
2BHK	WEST	856	1092	41.85

Unit Type	Unit Facing	Carpet Area	Super Built-up Area	UDS
2BHK	WEST	902	1151	44.1

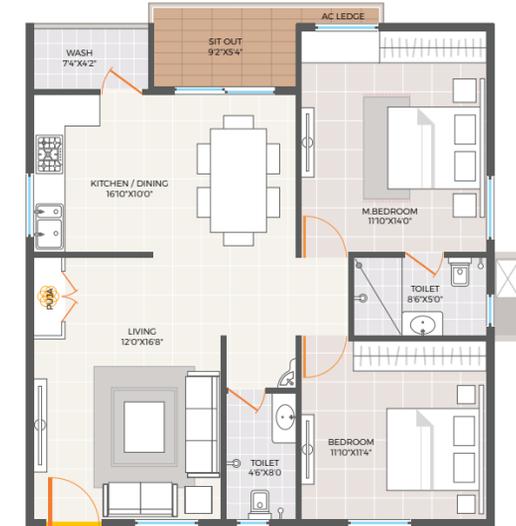
# Your blueprint for happiness



6'6" WIDE CORRIDOR



Unit Type	Unit Facing	Carpet Area	Super Built-up Area	UDS
2BHK	WEST	978	1248	47.81



6'6" WIDE CORRIDOR

6'6" WIDE OPEN TO SKY



Unit Type	Unit Facing	Carpet Area	Super Built-up Area	UDS
2BHK	NORTH	978	1248	47.81



6'6" WIDE CORRIDOR



Unit Type	Unit Facing	Carpet Area	Super Built-up Area	UDS
3BHK	EAST	1110	1416	54.27



6'6" WIDE CORRIDOR



Unit Type	Unit Facing	Carpet Area	Super Built-up Area	UDS
3BHK	EAST	1159	1478	56.66

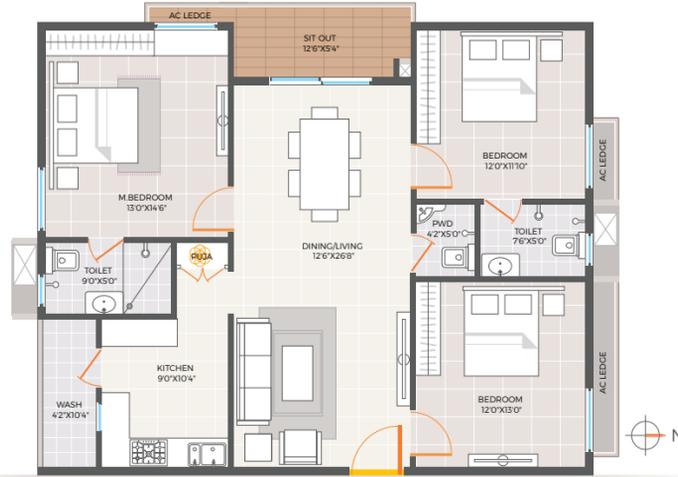
# Your blueprint for happiness



6'6" WIDE CORRIDOR



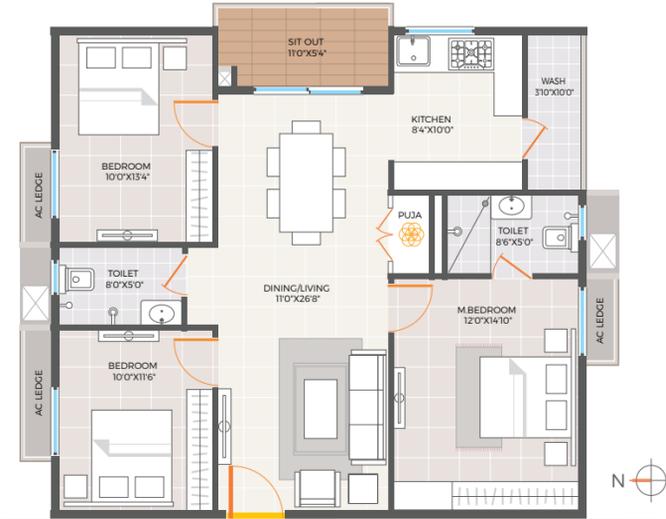
Unit Type	Unit Facing	Carpet Area	Super Built-up Area	UDS
3BHK	EAST	1222	1559	59.74



6'6" WIDE CORRIDOR



Unit Type	Unit Facing	Carpet Area	Super Built-up Area	UDS
3BHK	EAST	1255	1601	61.36



6'6" WIDE CORRIDOR



Unit Type	Unit Facing	Carpet Area	Super Built-up Area	UDS
3BHK	WEST	1110	1416	54.27



6'6" WIDE CORRIDOR



Unit Type	Unit Facing	Carpet Area	Super Built-up Area	UDS
3BHK	WEST	1255	1601	61.36

# Specifications

## STRUCTURE:

RCC framed structure

## WALLS:

6" thick solid cement concrete block for external walls and 4" thick solid cement block masonry for internal walls

## PLASTERING:

All external walls with smooth cement plaster finish, all internal walls with smooth gypsum plaster finish.

## CEILINGS:

No plastering for Hall, Bedrooms, Kitchen, Dining area ceiling, as they are designed for False Ceiling (Owners Scope).

## DOORS:

Main door in engineering wood frame with Masonite skin moulded door shutter with melamine polishing and reputed make hardware, Internal doors in engineering wood frame and flush door shutters with enamel paint.

## WINDOWS/FRENCH DOORS:

UPVC Sliding doors provision for mosquito mesh

## FLOORING:

Living, Dining, kitchen & Bedrooms (24" x 24") vitrified tiles of standard make & balcony: 12"x12" ceramic tiles of standard make; Bathrooms: Acid resistant and Anti-Skid ceramic tiles of standard make; utilities/wash area: Anti-Skid ceramic tiles 12"x12" of standard make.

## PAINTING:

External: Regular texture paints & weather proof emulsion regular range

Internal: Two coat putty, one coat primer two coat acrylic emulsion paints with roller finishing

## AIR CONDITION:

Provision for split A/C for all Bed Rooms, Outdoor units should fix at dedicated A/c ledges.

## CABLE T.V.:

Provision for cable connection in all bedrooms & living room

## INTERNET:

One internet point provision in each flat

## UTILITIES/ WASH AREA:

Provision for washing machine.

## WATER SUPPLY:

Provision for municipal water, the water connection charges to HMWSS shall be borne by the flat owner/ association.

## CORRIDORS:

Granite Tiles (24"X12") or Vitrified Tiles (24"X24").

## PLUMBING & SANITARYWARE:

CP fittings of ESSESS/Jaguar or equivalent make in toilets and kitchen, CERA, Hindware or equivalent make sanitary ware in all toilets, Floor Mounted EWC with flush tank of standard make washbasin.

## ELECTRICAL:

Concealed copper wire of Polycab, Anchor or equivalent make PVC conduits of Sudhakar or equivalent make, Modular switches: Anchor Roma or equivalent make.

## LIFTS:

18 numbers of high speed passenger lifts and 6 number goods lifts with V3F for energy efficiency.

## POWER BACKUP

DG backup for lifts & common area, 12 points in each 2 BHK flat & 15 points in each 3BHK Flat.

## SECURITY:

The entire property is secured with a compound wall along with solar fencing and entrance will be manned by a security team.

## STP & WTP:

Water Treatment Plant for bore well water and Sewage Treatment Plant of adequate capacity as per norms will be provided inside the project. Treated sewage water will be used for landscaping.

## KITCHEN:

Provision for fixing Aqua guard and tap has been provided, NO kitchen platform, Dado tiles & kitchen sink. You can design your own modular kitchen. Since most customers prefer matching the kitchen theme to home interiors and hence the space has been left vacant for you. However, the water supply is all in place.

The Specifications Shared do not have any legal offerings. All details are subject to change. The promoter reserves the right to change.

# Shifting the Paradigm of Happiness

Since 2008, Giridhari Homes has successfully journeyed through the field of construction with one core purpose to shift the paradigm of people by fulfilling their 5-star living dreams through our happy and healthy communities. We have a passionate team of experts who are dedicated to designing and building world-class communities and the landscapes in and around our project.

In today's world, where technology and gadgets influence every part of our lives, where every member of the family is busy with their responsibilities, where modern lifestyles have disrupted traditional human relationships, we at Giridhari Homes are re-building the healthy bonds of family through our award winning theme-based projects like Executive Park, Isola, Ishta, Villa Onyx, RajaKshetra, Avighna, Murari, The Art. And now we are launching yet another theme-based project "Happiness Hub", where happiness is a way of life.



**giridhari**  
Homes

SHIFTING PARADIGMS

Gate fold - 1  
pasting page

Layout Drawing with  
Amenities List



## On-Going Projects



# Completed Projects





#### SILICONINDIA AWARDS - 2020

The Art bagged the award for the Best Conceptual Developers in Hyderabad Real Estate Sector.



#### TIMES BUSINESS AWARDS - 2020

Giridhari Homes Bagged TBA for the best Biophilic Design & Murari bagged the award for the Unique & Outstanding Brundavan Hanging Garden Concept.



#### IEA MALAYSIA - 2019 AWARDS

The Best Theme-Based Projects in South India and Business Excellence Award in South Indian Real Estate.



#### TIMES BUSINESS AWARDS - 2018

Giridhari Home's Avighna recognized as one of the Stalwarts of Real Estate Industry & Bagged Times Business Awards for Best Theme Based Project.



#### HMTV BUSINESS EXCELLENCE AWARDS - 2017

Bagged HMTV BEA in the Luxurious Living Spaces at Affordable Pricing



#### FIRST TS-RERA APPROVED PROJECT IN TELANGANA

Giridhari Homes is the first construction company in Telangana to get its project 'Rajakshetra' approved by TSRERA



#### TV 5 BUSINESS LEADERS AWARD - 2015

Business Leaders Awards in Real Estate (Affordable Sector) & HYM Award



A proud moment : Meeting Sri Sadguru and Cricketing legend Sri Kapil Dev.

# Our Presence at TSPA Junction



Executive Park

ISOLA  
Redefining Luxury

Rajakshetra  
— the green kingdom —

ihta

THE Art  
WHERE TO INSPIRE  
THE BEST IN

RISE

AVISHNA  
Lifestyle redefined

muraart  
Sustainable Architecture

Villa Onyx

W3

HAPPINESS HUB

ESSA River



Gate fold - 2  
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360 Degree Happyness views

I am  
Happy





**HAPPINESS HUB**  
Kismatpur, Hyderabad

A Project By



**GHPL Urban Greenary & Eco Projects Pvt Ltd**  
The Hub, 4<sup>th</sup> Floor, Kismatpur, Near TSPA Junction, Hyderabad – 500086

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Project Financed by

Our Partners

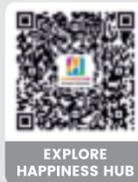


**VAASTU**  
M/s Aditya Vaastu Planners

**LIGHTING CONSULTANTS**  
M/s Infinitude Designs

**LEGAL ADVISOR**  
M/s G Uma Maheswar Reddy

RERA: P02400004673



Member of  
**CREDAI**  
HYDERABAD

**GHPL** giridhari  
Homes



**HAPPINESS HUB**

**Rised UV**  
Title front (page 1)

**A HAVEN OF  
HAPPINESS**  
CLOSER TO NATURE, CONNECTED TO  
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**HAPPINESS HUB**

**GHPL**

**giridhari**  
Homes

GHPL Urban Greenary & Eco Projects Pvt Ltd

**Rised UV**  
Title back (page 4)

**Gold Foil**  
Title Front (page 1)