

एक दुकान मेरी भी





About

"HIRNOT GROUP" does not need any introduction now a days. The group is becoming more popular day by day in Ghaziabad, Noida. the group is touching new heights of popularity among the customers become of their four principal quality, expertise, versatility and integrity after successfully delivered of our residential and commercial project in Noida, Ghaziabad. We comes with our new project of Swaran Jayanti Puram, Ghaziabad in the name of HAPPY MART. a perfect place for shopping, fun rejuvenate yourself.

IT'S THE PERFECT PLACE TO OWN YOUR SHOP/STUDIO

we "HIRNOT GROUP" understand the value of commercial place our research team is doing excellent work before choosing the land this place is surrounded by 12 major residential
GDA approved Hubs. Swarn Jayanti Puram, Govindpuram
& Bapudham a well connected place for drawing high footfalls furthermore, the building has 180 feet . front facing 60 feet wide road, it's an opportunity you can't miss.





PROJECT HIGHLIGHTS

- it's one of the best Location of Ghaziabad
- Approx 60000-70000 population presently Living In the immediate catchment area
- Situated on a 3 side open plot
- Lowest (nearly negligible) maintenance cost
- Earthquake resistance structure
- Roof heights 11 feet
- Ample parking space & walking area
- Lift for all floor
- Easily accessible location
- Front facing with 60 ft. wide road

"LOOK NO FURTHER" WE GOT EVERYTHING FOR YOU











TOTAL AREA

	8513.146	17026.292
" X 24'3"	5022.604	10045.208
X 24'3" +		
' X 25'0" +		
" X 11'-7"	284.757	569.514
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" X 24'-3"	246.542	493.083
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SPACIOUS

& VAASTU

COMPLIANT

		SHOP NO.	SIZE	BUILT-UP AREA IN SQFT.	SALEABLE AREA @2.O LOADING FACTOR IN SQFT.				
1	L.G.F	L.G.F-01	19'-8" X 11'-7"	227.806	455.611				
2	L.G.F	L.G.F-02	19'-8" X 11'-7"	227.806	455.611				
3	L.G.F	L.G.F-03	10'-2" X 24'-3"	246.542	493.083				
4	L.G.F	L.G.F-04	10'-2" X 24'-3"	246.542	493.083				
5	L.G.F	L.G.F-05	10'-2" X 24'-3"	246.542	493.083				
6	L.G.F	L.G.F-06	10'-2" X 24'-3"	246.542	493.083				
7	L.G.F	L.G.F-07	10'-2" X 24'-3"	246.542	493.083				
8	L.G.F	L.G.F-08	10'-2" X 24'-3"	246.542	493.083				
9	L.G.F	L.G.F-09	10'-2" X 24'-3"	246.542	493.083				
10	L.G.F	L.G.F-10	10'-2" X 24'-3"	246.542	493.083				
11	L.G.F	L.G.F-11	10'-2" X 24'-3"	246.542	493.083				
12	L.G.F	L.G.F-12	10'-2" X 24'-3"	246.542	493.083				
13	L.G.F	L.G.F-13	24'-7" X 11'-7"	284.757	569.514				
14	L.G.F	L.G.F-14	24'-7" X 11'-7"	284.757	569.514				
			152'0" X 25'0" +						
			25'0" X 24'3" +						
15	L.G.F	STORE	25'5" X 24'3"	5022.604	10045.208				







CAN'T FIND IT ANYWHERE You will find it here





COMMERCIAL PLAN

	9.0 M WIDE ROAD	S.NO	FLOOR	SHOP NO.	SIZE	BUILT-UP AREA IN SQFT.	SALEABLE AREA @2.0 LOADING FACTOR IN SQFT.
		1	U.G.F	UGF-01	19'-8" X 11'-10"	232.722	465.44
		2	U.G.F	UGF-02	19'-8" X 11'-10"	232.722	465.44
		3	U.G.F	UGF-03	10'-0" X 11'-6"	115.000	230.00
		4	U.G.F	UGF-04	10'-2" X 24'-5"	248.236	496.47
		5	U.G.F	UGF-05	10'-2" X 24'-5"	248.236	496.47
	COMPOSITO TO THE COMPOSITO TO THE	6	U.G.F	UGF-06	10'-2" X 24'-5"	248.236	496.47
		7	U.G.F	UGF-07	10'-2" X 24'-5"	248.236	496.47
PROPERTY	1. 10 ¹¹ 10 ¹²	8	U.G.F	UGF-08	10'-2" X 24'-5"	248.236	496.47
2	azvisa	9	U.G.F	UGF-09	10'-2" X 24'-5"	248.236	496.47
Щ Ш		10	U.G.F	UGF-10	10'-2" X 24'-5"	248.236	496.47
		11	U.G.F	UGF-11	10'-2" X 24'-5"	248.236	496.47
2 X		12	U.G.F	UGF-12	10'-2" X 24'-5"	248.236	496.47
		13	U.G.F	UGF-13	10'-2" X 24'-5"	248.236	496.47
2		14	U.G.F	UGF-14	10'-2" X 24'-5"	248.236	496.47
OTHER	COMIDIALAMIK RAZINA	15	U.G.F	UGF-15	10'-2" X 24'-5"	248.236	496.47
È		16	U.G.F	UGF-16	10'-4" X 24'-5"	252.306	504.61
Ö		17	U.G.F	UGF-17	10'-4" X 15'-0"	155.000	310.00
		18	U.G.F	UGF-18	10'-2" X 15'-0"	152.500	305.00
		19	U.G.F	UGF-19	10'-2" X 15'-0"	152.500	305.00
		20	U.G.F	UGF-20	10'-2" X 15'-0"	152.500	305.00
		21	U.G.F	UGF-21	10'-2" X 15'-0"	152.500	305.00
		22	U.G.F	UGF-22	10'-2" X 15'-0"	152.500	305.00
		23	U.G.F	UGF-23	10'-2" X 15'-0"	152.500	305.00
		24	U.G.F	UGF-24	10'-2" X 15'-0"	152.500	305.00
		25	U.G.F	UGF-25	10'-2" X 15'-0"	152.500	305.00
		26	U.G.F	UGF-26	10'-2" X 15'-0"	152.500	305.00
	999999 -	27	U.G.F	UGF-27	10'-2" X 15'-0"	152.500	305.00
		28	U.G.F	UGF-28	10'-2" X 15'-0"	152.500	305.00
		29	U.G.F	UGF-29	10'-2" X 15'-0"	152.500	305.00
		30	U.G.F	UGF-30	10'-0"X11'-6"	115.000	230.00
		31	U.G.F	UGF-31	19'-8"X11'-7"	227.806	455.61
	18.0 M WIDE ROAD	/ 32	U.G.F	UGF-32	19'-8"X11'-7"	227.806 6367.194	455.61 12734.39





SPACIOUS & VAASTU

COMPLIANT

FLOOR PLAN HIGHLIGHTS -

GROUND FLOOR

3 SIDED Ventilation



YOUR ONE STOP - SHOP FOR EVERYTHING THE SMART WAY TO SHOP









COMMERCIAL PLAN

																	S.NO	FLOOR	SHOP NO.	SIZE	BUILT-UP AREA IN SQFT.	SALEABLE ARI LOADING FAC SQFT
																	1	F.F	FF-01	19'-8" X 11'-10"	232.722	465.44
																	2	F.F	FF-02	19'-8" X 11'-10"	232.722	465.4
																	3	F.F	FF-03	10'-0" X 11'-6"	115.000	230.0
		CORRIE	OR 5'0" WIDE	11-15-24	11111	4 7 1 187			25 75	24 25		CORRIDOR 5	0" WIDE		116		4	F.F	FF-04	10'-2" X 24'-5"	248.236	496.4
	-	10-22	101 10 10 10 10 10 10 10 10 10 10 10 10	100 100 100	T T	and the second	- 1 m 200				Care and the	-	T	-	1 19		5	F.F	FF-05	10'-2" X 24'-5"	248.236	496.4
Ś	12		2 2	2	2 3	2	2	2 2	2	2 2	2	2 2	2	12	1		6	F.F	FF-06	10'-2" X 24'-5"	248.236	496.4
	F.F30 SHOP	F.F29	F.F28	F.F27	F.F26	F.F25	F.F24	F.F23	F.F22	F.F21	F.F20	F.F19	F.F18	F.F17			7	F.F	FF-07	10'-2" X 24'-5"	248.236	496.4
1	0-0" X 11-6"	SHOP 10'-2" X 15'-0"	SHOP 10'-2" X 15'-0"	SHOP 10'-2" X 15'-0"	SHOP 10'-2" X 15'-0"	SHOP 10'-2" X 15'-0"	SHOP 10'-2" X 15'-0"	SHOP 10'-2" X 15'-0"	SHOP 10'-2" X 15'-0"	SHOP 10'-2" X 15'-0"	SHOP 10'-2" X 15'-0"	SHOP 10'-2" X 15'-0"	SHOP 10'-2" X 15'-0"	SHOP 10'-4" X 15'-0"	1 3 6		8	F.F	FF-08	10'-2" X 24'-5"	248.236	496.4
						1 1 1											9	F.F	FF-09	10'-2" X 24'-5"	248.236	496.4
	TOILET	14		4		1			4	4 4	14	4 . 4		4			10	F.F	FF-10	10'-2" X 24'-5"	248.236	496.
-	/-7" X 7'-10"		1					1		1					UP.	STA	11	F.F	FF-11	10'-2" X 24'-5"	248.236	496.
ŀ	TOILET			Mar No		N									5.0. N	ROAR	12	F.F F.F	FF-12 FF-13	10'-2" X 24'-5" 10'-2" X 24'-5"	248.236 248.236	496. 496.
	9'-7"X8'-3"	1.5	12 13	12	14 13	12	1		1.4	2 2	1.2	3 3		14	NOOL	FT G	13	F.F	FF-15	10'-2" X 24'-5"	248.236	496.
r	1	F.F04 SHOP 10'2" X 24'5"	F.F05 SHOP 10'2" X 24'5"	F.F06 SHOP 10'2" X 24'5"	F.F07 SHOP 10'2" X 24'5"	F.F08 SHOP 10'2" X 24'5"	F.F09 SHOP 10'2" X 24'5"	F.F10 SHOP 10'2" X 24'5"	F.F11 SHOP 10'2" X 24'5"	F.F12 SHOP 10'2" X 24'5"	F.F13 SHOP 10'2" X 24'5"	F.F14 SHOP 10'2" X 24'5"	F.F15 SHOP 10'2" X 24'5"	F.F16 SHOP 10'4" X 24'5"	NCOR	WIDE	14	F.F	FF-15	10'-2" X 24'-5"	248.236	496.
	12	ICE ALGO	INT ALLO	102 1240	102 1240	102 1240	ICE ALTO	NOT ALLO	INT ALLO	NOT ALLO	INE ALTO	102 1240	102 1240	104 1240	Ш	1.8.2	15	F.F	FF-16	10'-4" X 24'-5"	252.306	504.
	F.F03 SHOP 0-0" X 11'-6"			11							11						17	F.F	FF-17	10'-4" X 15'-0"	155.000	310.0
1	-0 X 11-0	2	4 4	2	2 3	4	2	2 - 2	4	9 9	2	4 3	2	2			18	F.F	FF-18	10'-2" X 15'-0"	152.500	305.
							CORRIDOR	5'0" WIDE									19	F.F	FF-19	10'-2" X 15'-0"	152.500	305.
	10.000	-	N. M. M. M. S. K.	and the second	12.04.0	Constant of		Cherry The		10.4.0.0	P. D. A. C. M.	1990 K 1993	1 -	C WARKS	-		20	F.F	FF-20	10'-2" X 15'-0"	152.500	305.
															1		21	F.F	FF-21	10'-2" X 15'-0"	152.500	305.
	F.F.42 8 F.F.31 5400 8 54000 8 54000 8 5400 8 5400 8 5400 8 54008							22	F.F	FF-22	10'-2" X 15'-0"	152.500	305.									
	19'-8" X 11'-10"	R 5.0"	_										D" WIC	198° X 117	×		23	F.F	FF-23	10'-2" X 15'-0"	152.500	305.
	5	RIDOI						OPEN TO	SKY				OR ST	135	15		24	F.F	FF-24	10'-2" X 15'-0"	152.500	305.
	F.F01	COR	-										RRID	F.F32	2		25	F.F	FF-25	10'-2" X 15'-0"	152.500	305.
	SHOP 9'-8" X 11'-10"												8	SHOP 198" X 117			26	F.F	FF-26	10'-2" X 15'-0"	152.500	305.
3	4	DN												14	4		27	F.F	FF-27	10'-2" X 15'-0"	152.500	305.
ALC	ONY 4'0" WID												1 a.B.	A. 18	2.0		28	F.F	FF-28	10'-2" X 15'-0"	152.500	305.
			108											and the second second			29	F.F	FF-29	10'-2" X 15'-0"	152.500	305.
			10.6														30	F.F	FF-30	10'-0"X11'-6"	115.000	230.
																	31	F.F	FF-31	19'-8"X11'-7"	227.806	455.
																	32	F.F	FF-32	19'-8"X11'-7"	227.806	455.
																		т	OTAL AREA		6367.19	12734





3 SIDED Ventilation



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FIRST FLOOR





ADDING TO YOUR HAPPINESS

BANQUET HALL WITH PRIVATE STUDIO









	S.NO	FLOOR	SHOP NO.	SIZE	BUILT-UP AREA IN SQFT.	SALEABLE AREA @2 LOADING FACTOR I SQFT.
	1	S.F	SF-01	19'-8" X 11'-7"	227.806	455.61
HERE BORFERS	2	S.F	SF-02	19'-8" X 11'-3"	221.250	442.50
TOLET STITUET STITUET STITUET STITUET STITUET	3	S.F	SF-03	19'-8" X 11'-3"	221.250	442.50
	4	S.F	SF-04	19'-8" X 11'-3"	221.250	442.50
	5	S.F	SF-05	10'-2" X 21'-8"	220.278	440.56
\$F-30 \$F-28 \$F-28 \$F-27 \$F-28 \$F-28 \$F-24 \$F-23 \$F-22 \$F-21 \$F-20 \$F-19 \$F-19	6	S.F	SF-06	10'-2" X 21'-8"	220.278	440.56
COMM. STUDIO COMM. STUDIO<	7	S.F	SF-07	10'-2" X 21'-8"	220.278	440.56
	8	S.F	SF-08	10'-2" X 21'-8"	220.278	440.56
	9	S.F	SF-09	10'-2" X 21'-8"	220.278	440.56
	10	S.F	SF-10	10'-2" X 21'-8"	220.278	440.56
CORROD 60" WIDE	11	S.F	SF-11	10'-2" X 21'-8"	220.278	440.56
	12	S.F	SF-12	10'-2" X 21'-8"	220.278	440.56
24'3'X 15-7 24'3'X 15-7 35-4 24'3'X 15-7 35-4 DO SF-45 SF-46 SF-47 SF-48 SF-40 SF-10 SF-11 SF-12 SF-13 SF-14	13	S.F	SF-13	10'-2" X 21'-8"	220.278	440.56
D SF.45 SF.46 SF.46 SF.47 SF.40 SF.49 SF.40 SF.11 SF.12 SF.13 SF.14 SF.41 COMM STUDIO COMM.STUDIO C	14	S.F	SF-14	11'-4" X 21'-8"	245.556	491.11
	15	S.F	SF-15	19'-8" X 11'-3"	221.250	442.50
α στο το τ	16	S.F	SF-16	19'-8" X 11'-3"	221.250	442.50
0 5.7.17 COMA_STUDIO 0004.5 TOLET	17	S.F	SF-17	19'-8" X 13'-2"	258.944	517.89
0 TOLET	18	S.F	SF-18	15'-3" X 21'-8"	330.417	660.83
NUMEERIK	19	S.F	SF-19	10'-2" X 21'-8"	220.278	440.56
SF./6	20	S.F	SF-20	10'-2" X 21'-8"	220.278	440.56
COMM.STUDIO	21	S.F	SF-21	10'-2" X 21'-8"	220.278	440.56
	22	S.F	SF-22	10'-2" X 21'-8"	220.278	440.56
	23	S.F	SF-23	10'-2" X 21'-8"	220.278	440.56
SF-15 COMMISTUDIO	24	S.F	SF-24	10'-2" X 21'-8"	220.278	440.56
COMA STUDO	25	S.F	SF-25	10'-2" X 21'-8"	220.278	440.56
	26	S.F	SF-26	10'-2" X 21'-8"	220.278	440.56
	27	S.F	SF-27	10'-2" X 21'-8"	220.278	440.56
	28	S.F	SF-28	10'-2" X 21'-8"	220.278	440.56
	29	S.F	SF-29	10'-2" X 21'-8"	220.278	440.56
	30	S.F	SF-30	10'-2" X 21'-8"	220.278	440.56
	31	S.F	SF-31	14'-11"X27'-7"	411.451	822.90
		T	OTAL AREA		7206.26	14412.51

STUDIO PLAN





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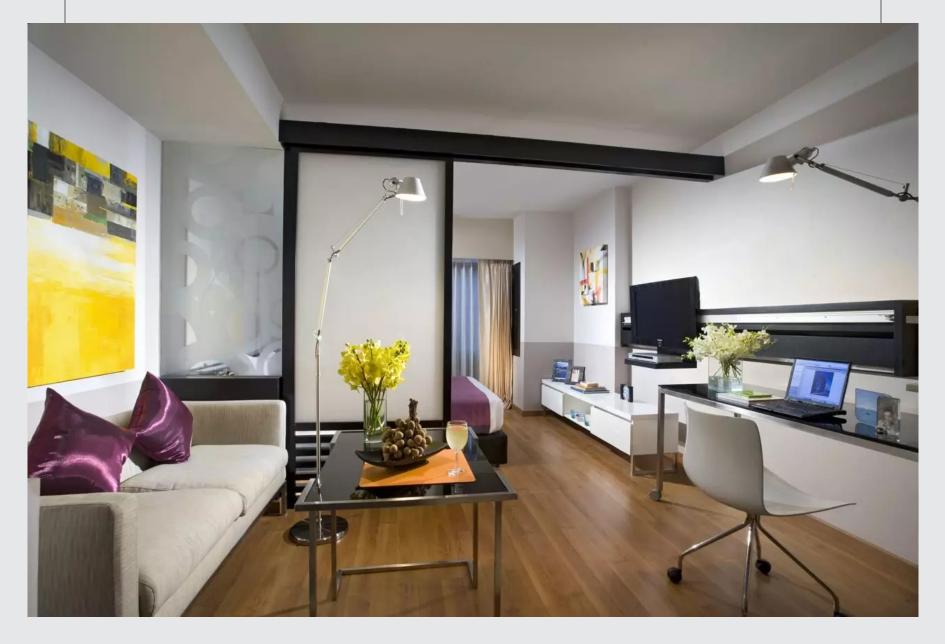




SPACIOUS & VAASTU Compliant

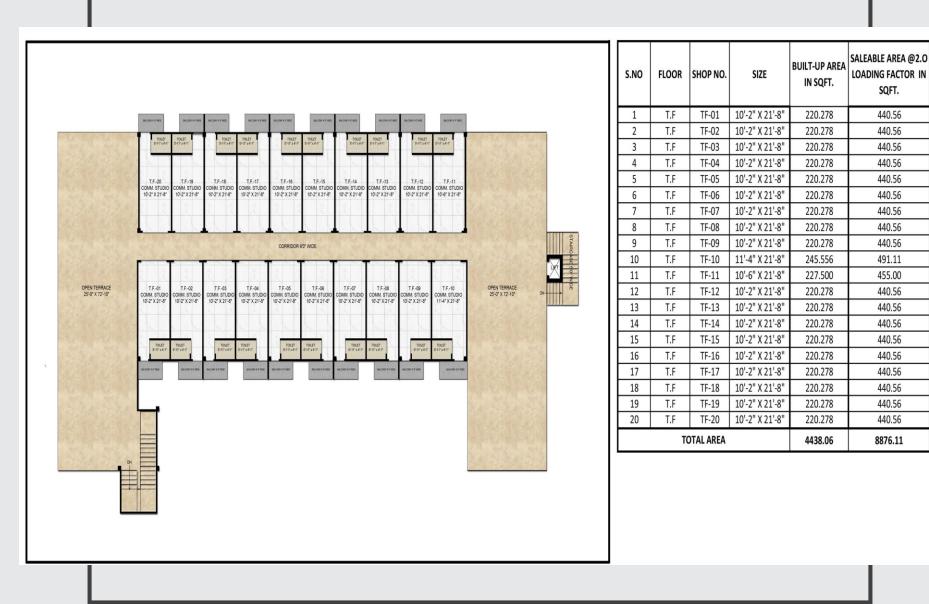
3 SIDED Ventilation

A NEW WAVE OF LIVING



STUDIO PLAN









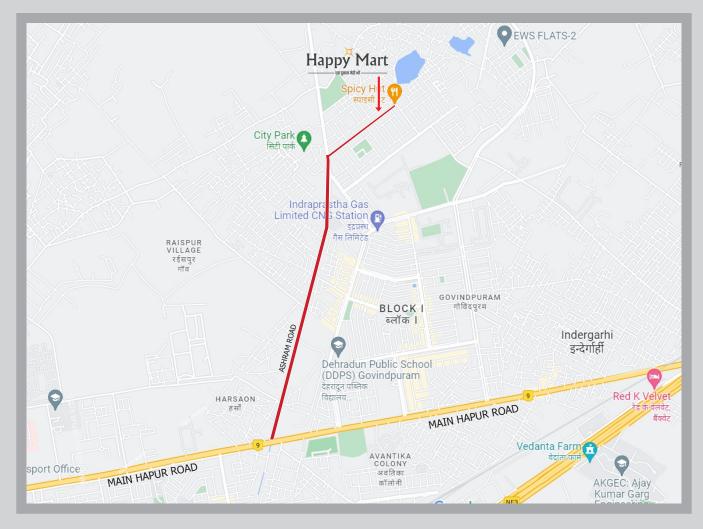
THIRD FLOOR











"HAPPY MART" located in the heart of Govindpuram, Ghaziabad, one of the well-developed area within corporation limit, equipped with all necessary amenities and facilities. HIRNOT GROUP, along with its team of highly experienced consultants, extends to you the very best in terms of design, planning, construction and living experience.

IDEAL LOCATION







UP RERA NUMBER : UPRERAPRJ324723

All the authorities due and approval will done by builder on time

COMMERCIAL CENTER : CS-03, ASHRAM ROAD, SWARN JAYANTI PURAM, GHAZIABAD

REGD. OFFICE : ICONIC STREET, SWARN JAYANTI PURAM, GOVINDPURAM, GHAZIABAD-201003

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