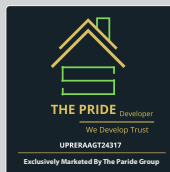


IT'S THE PERFECT PLACE TO
OWN YOUR SHOP/STUDIO



UP RERA NUMBER : UPRERAPRJ324723

Happy Mart

एक दुकान मेरी भी



REEBACK

FELA

GIARGLO

HILFIGEN

CHAMRION

ADIAAS

PUMA

GIARGLO

HILFIGEN

GIARGLO

HILFIGEN

REEBACK

GETER DING

FELA

GIARGLO

HILFIGEN

CHAMRION

ADIAAS

PUMA

GIARGLO

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.





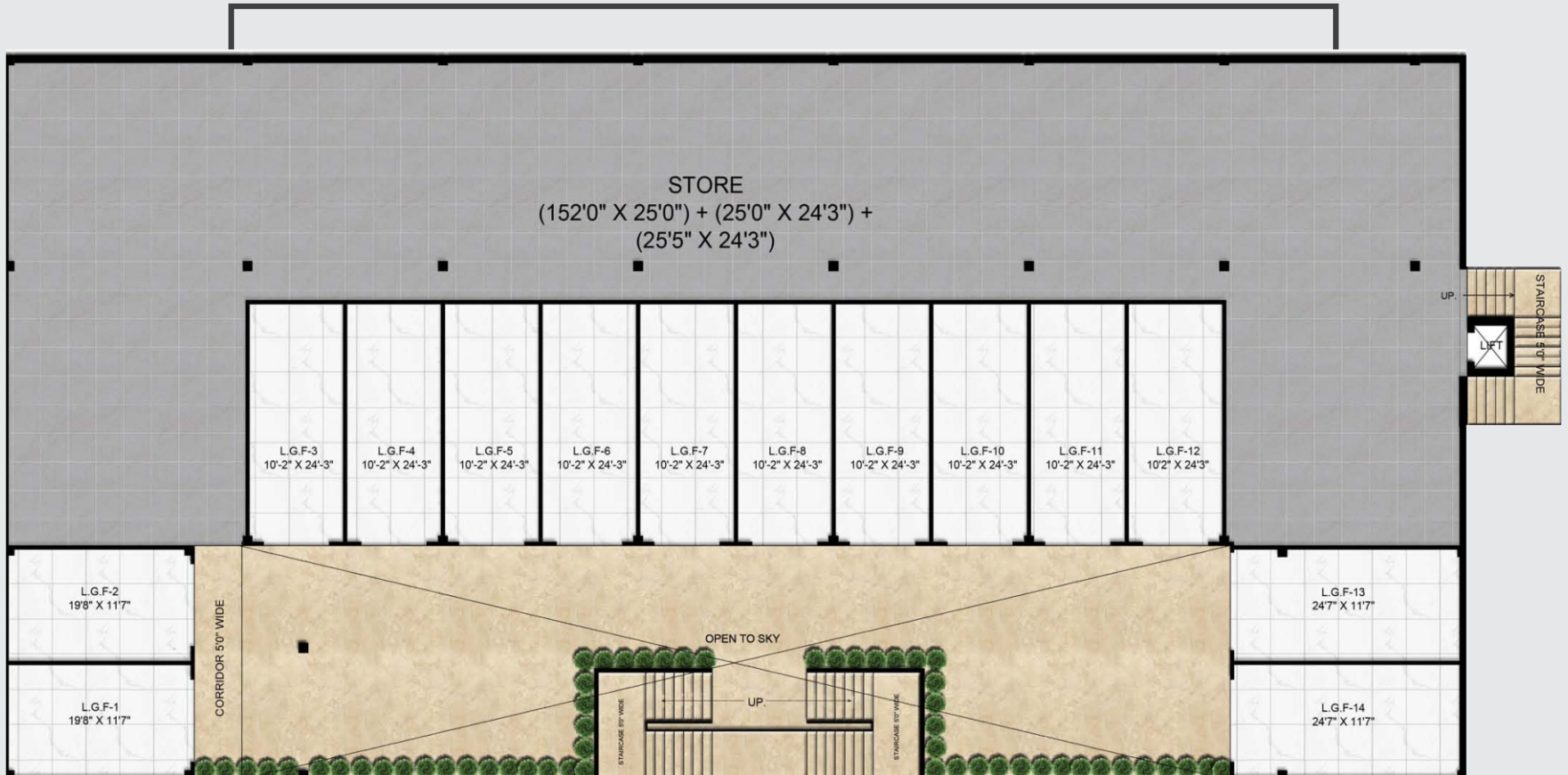
PROJECT HIGHLIGHTS

- 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



COMMERCIAL PLAN



S.NO	FLOOR	SHOP NO.	SIZE	BUILT-UP AREA IN SQFT.	SALEABLE AREA @2.0 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
15	L.G.F	STORE	152'0" X 25'0" + 25'0" X 24'3" + 25'5" X 24'3"	5022.604	10045.208
TOTAL AREA				8513.146	17026.292



3 SIDED
VENTILATION



LOWER GROUND FLOOR

FLOOR PLAN HIGHLIGHTS



SPACIOUS
& VAASTU
COMPLIANT

CAN'T FIND IT ANYWHERE
YOU WILL FIND IT HERE



COMMERCIAL PLAN

9.0 M WIDE ROAD

OTHER PROPERTY



18.0 M WIDE ROAD

6.0 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
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
8	U.G.F	UGF-08	10'-2" X 24'-5"	248.236	496.47
9	U.G.F	UGF-09	10'-2" X 24'-5"	248.236	496.47
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
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
14	U.G.F	UGF-14	10'-2" X 24'-5"	248.236	496.47
15	U.G.F	UGF-15	10'-2" X 24'-5"	248.236	496.47
16	U.G.F	UGF-16	10'-4" X 24'-5"	252.306	504.61
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
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" X 11'-6"	115.000	230.00
31	U.G.F	UGF-31	19'-8" X 11'-7"	227.806	455.61
32	U.G.F	UGF-32	19'-8" X 11'-7"	227.806	455.61
TOTAL AREA				6367.194	12734.39



3 SIDED VENTILATION

GROUND FLOOR

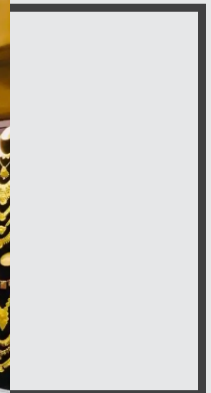
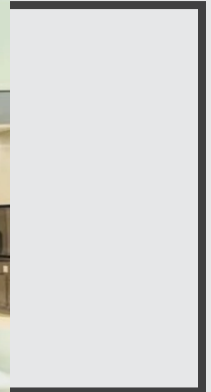
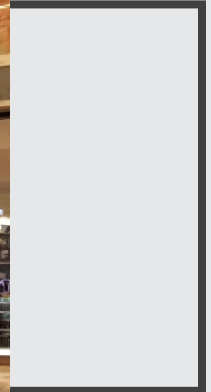
FLOOR PLAN HIGHLIGHTS



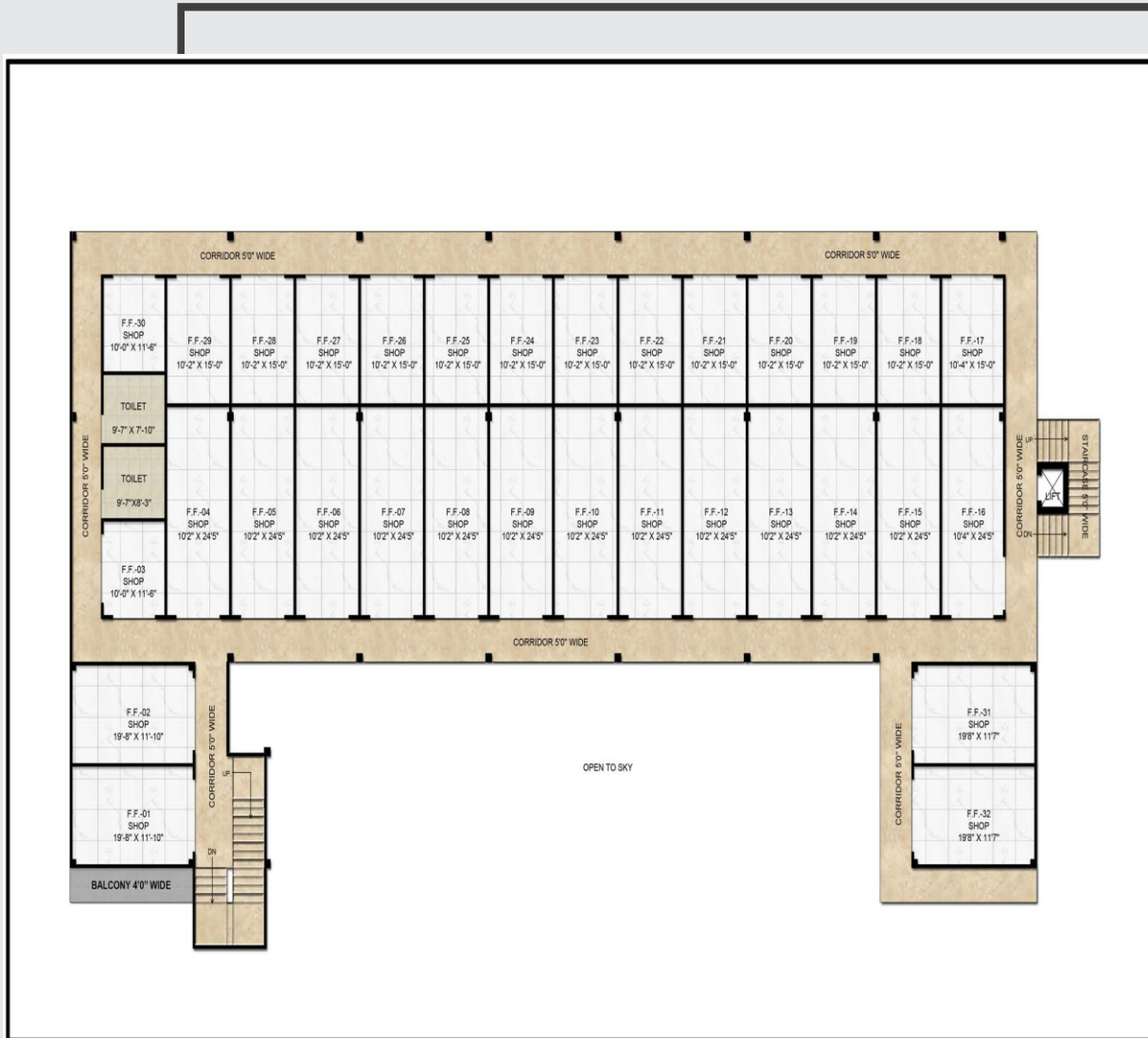
SPACIOUS & VAASTU COMPLIANT



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 AREA @2.0 LOADING FACTOR IN 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	465.44
3	F.F	FF-03	10'-0" X 11'-6"	115.000	230.00
4	F.F	FF-04	10'-2" X 24'-5"	248.236	496.47
5	F.F	FF-05	10'-2" X 24'-5"	248.236	496.47
6	F.F	FF-06	10'-2" X 24'-5"	248.236	496.47
7	F.F	FF-07	10'-2" X 24'-5"	248.236	496.47
8	F.F	FF-08	10'-2" X 24'-5"	248.236	496.47
9	F.F	FF-09	10'-2" X 24'-5"	248.236	496.47
10	F.F	FF-10	10'-2" X 24'-5"	248.236	496.47
11	F.F	FF-11	10'-2" X 24'-5"	248.236	496.47
12	F.F	FF-12	10'-2" X 24'-5"	248.236	496.47
13	F.F	FF-13	10'-2" X 24'-5"	248.236	496.47
14	F.F	FF-14	10'-2" X 24'-5"	248.236	496.47
15	F.F	FF-15	10'-2" X 24'-5"	248.236	496.47
16	F.F	FF-16	10'-4" X 24'-5"	252.306	504.61
17	F.F	FF-17	10'-4" X 15'-0"	155.000	310.00
18	F.F	FF-18	10'-2" X 15'-0"	152.500	305.00
19	F.F	FF-19	10'-2" X 15'-0"	152.500	305.00
20	F.F	FF-20	10'-2" X 15'-0"	152.500	305.00
21	F.F	FF-21	10'-2" X 15'-0"	152.500	305.00
22	F.F	FF-22	10'-2" X 15'-0"	152.500	305.00
23	F.F	FF-23	10'-2" X 15'-0"	152.500	305.00
24	F.F	FF-24	10'-2" X 15'-0"	152.500	305.00
25	F.F	FF-25	10'-2" X 15'-0"	152.500	305.00
26	F.F	FF-26	10'-2" X 15'-0"	152.500	305.00
27	F.F	FF-27	10'-2" X 15'-0"	152.500	305.00
28	F.F	FF-28	10'-2" X 15'-0"	152.500	305.00
29	F.F	FF-29	10'-2" X 15'-0"	152.500	305.00
30	F.F	FF-30	10'-0" X 11'-6"	115.000	230.00
31	F.F	FF-31	19'-8" X 11'-7"	227.806	455.61
32	F.F	FF-32	19'-8" X 11'-7"	227.806	455.61
TOTAL AREA				6367.19	12734.39

FIRST FLOOR

FLOOR PLAN HIGHLIGHTS



3 SIDED VENTILATION

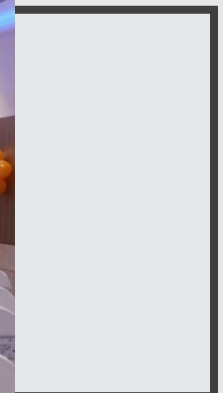
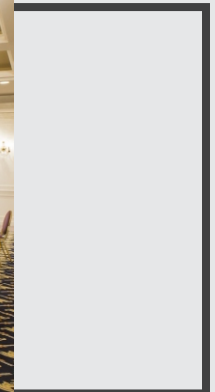
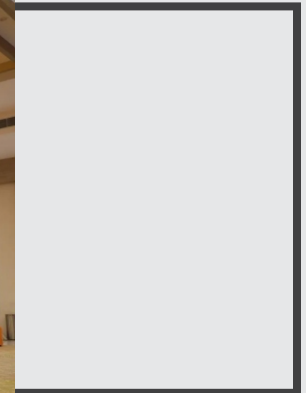


SPACIOUS & VAASTU COMPLIANT



ADDING TO YOUR HAPPINESS

BANQUET HALL WITH PRIVATE STUDIO



STUDIO PLAN



S.NO	FLOOR	SHOP NO.	SIZE	BUILT-UP AREA IN SQFT.	SALEABLE AREA @2.0 LOADING FACTOR IN SQFT.
1	S.F	SF-01	19'-8" X 11'-7"	227.806	455.61
2	S.F	SF-02	19'-8" X 11'-3"	221.250	442.50
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
6	S.F	SF-06	10'-2" X 21'-8"	220.278	440.56
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
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
13	S.F	SF-13	10'-2" X 21'-8"	220.278	440.56
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
16	S.F	SF-16	19'-8" X 11'-3"	221.250	442.50
17	S.F	SF-17	19'-8" X 13'-2"	258.944	517.89
18	S.F	SF-18	15'-3" X 21'-8"	330.417	660.83
19	S.F	SF-19	10'-2" X 21'-8"	220.278	440.56
20	S.F	SF-20	10'-2" X 21'-8"	220.278	440.56
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
24	S.F	SF-24	10'-2" X 21'-8"	220.278	440.56
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" X 27'-7"	411.451	822.90
TOTAL AREA				7206.26	14412.51

SECOND FLOOR

FLOOR PLAN HIGHLIGHTS



3 SIDED
VENTILATION

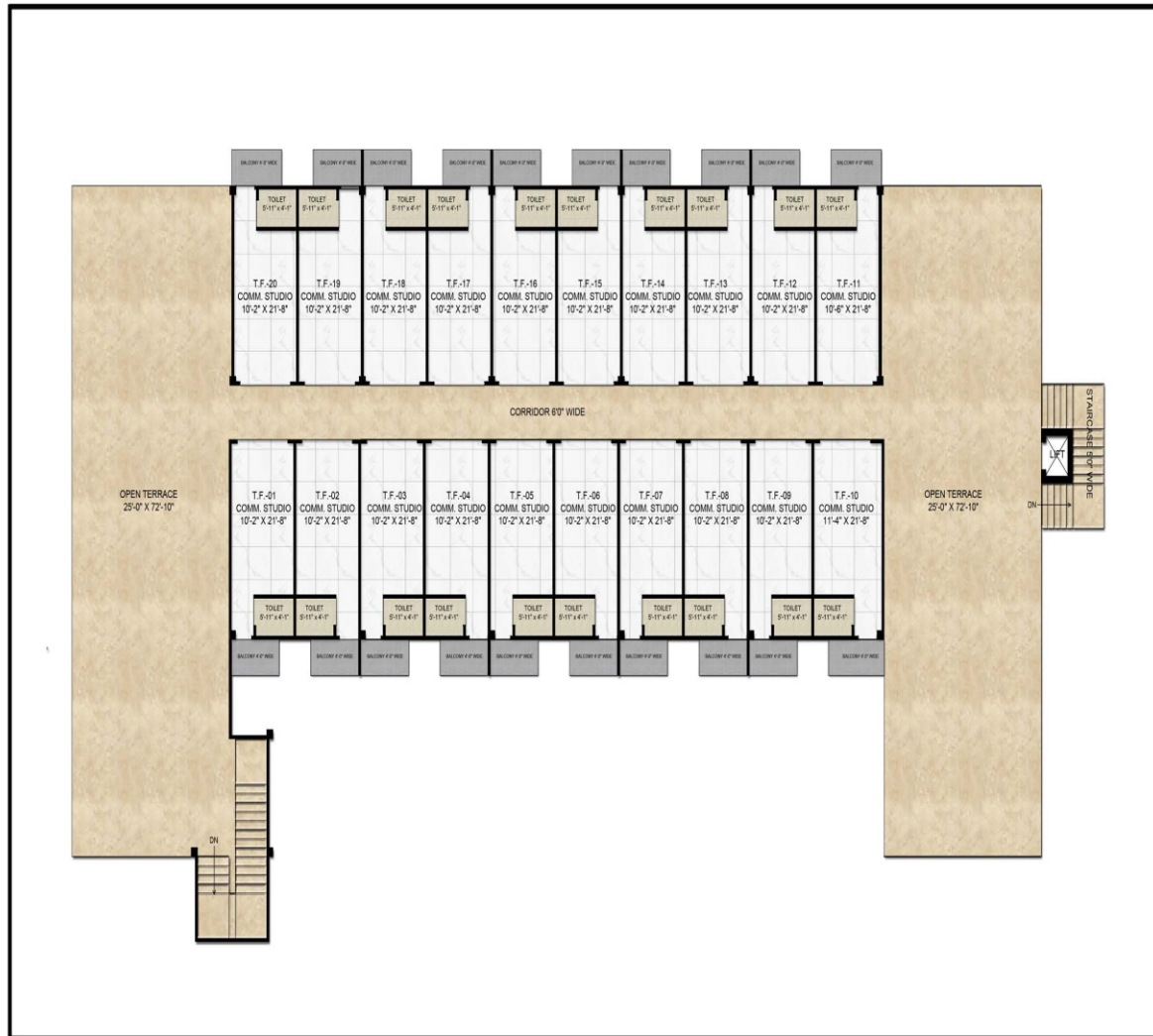


SPACIOUS
& VAASTU
COMPLIANT

A NEW WAVE OF LIVING



STUDIO PLAN



S.NO	FLOOR	SHOP NO.	SIZE	BUILT-UP AREA IN SQFT.	SALEABLE AREA @2.0 LOADING FACTOR IN SQFT.
1	T.F	TF-01	10'-2" X 21'-8"	220.278	440.56
2	T.F	TF-02	10'-2" X 21'-8"	220.278	440.56
3	T.F	TF-03	10'-2" X 21'-8"	220.278	440.56
4	T.F	TF-04	10'-2" X 21'-8"	220.278	440.56
5	T.F	TF-05	10'-2" X 21'-8"	220.278	440.56
6	T.F	TF-06	10'-2" X 21'-8"	220.278	440.56
7	T.F	TF-07	10'-2" X 21'-8"	220.278	440.56
8	T.F	TF-08	10'-2" X 21'-8"	220.278	440.56
9	T.F	TF-09	10'-2" X 21'-8"	220.278	440.56
10	T.F	TF-10	11'-4" X 21'-8"	245.556	491.11
11	T.F	TF-11	10'-6" X 21'-8"	227.500	455.00
12	T.F	TF-12	10'-2" X 21'-8"	220.278	440.56
13	T.F	TF-13	10'-2" X 21'-8"	220.278	440.56
14	T.F	TF-14	10'-2" X 21'-8"	220.278	440.56
15	T.F	TF-15	10'-2" X 21'-8"	220.278	440.56
16	T.F	TF-16	10'-2" X 21'-8"	220.278	440.56
17	T.F	TF-17	10'-2" X 21'-8"	220.278	440.56
18	T.F	TF-18	10'-2" X 21'-8"	220.278	440.56
19	T.F	TF-19	10'-2" X 21'-8"	220.278	440.56
20	T.F	TF-20	10'-2" X 21'-8"	220.278	440.56
TOTAL AREA				4438.06	8876.11

THIRD FLOOR

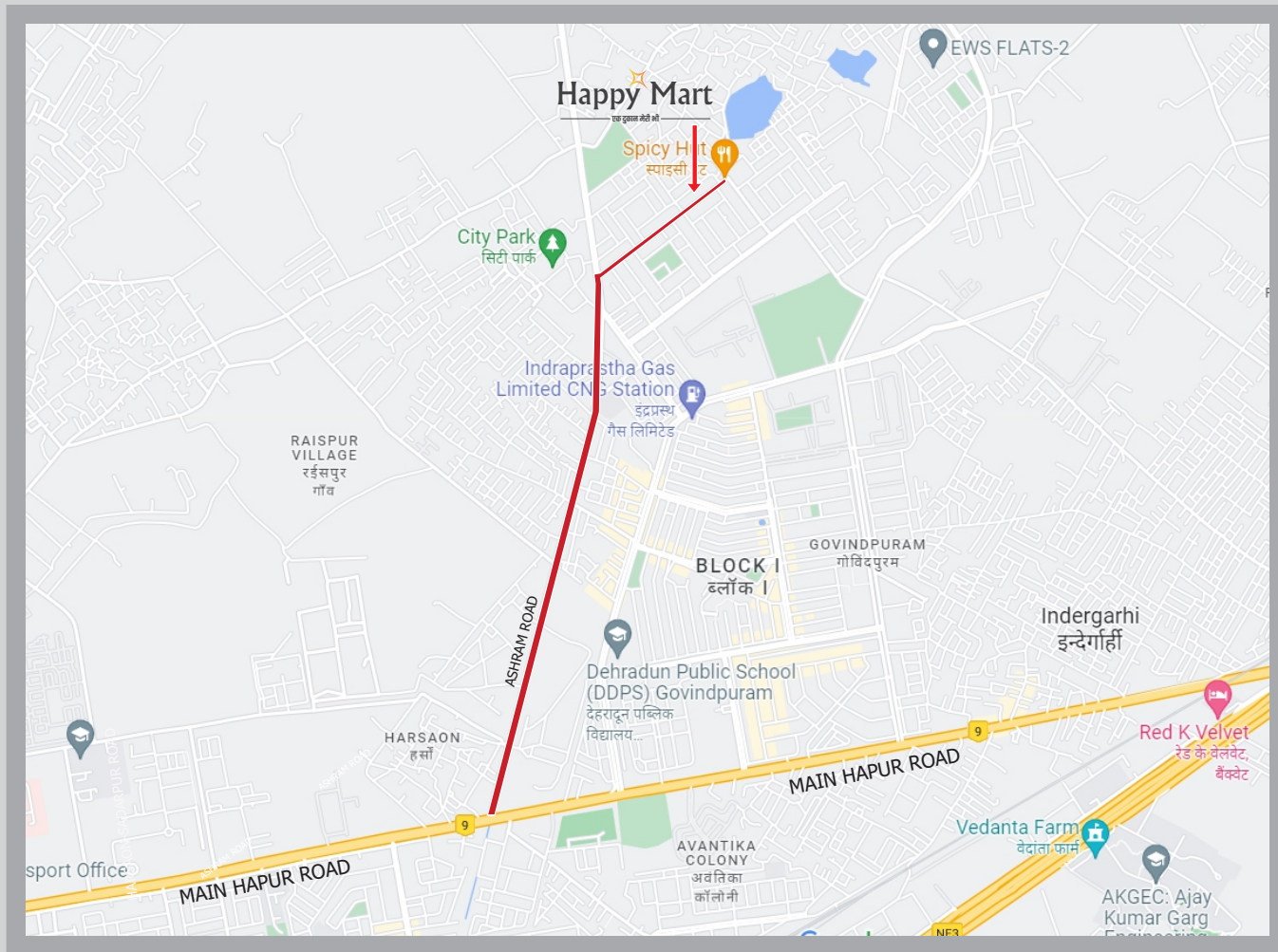
FLOOR PLAN HIGHLIGHTS



3 SIDED
VENTILATION



SPACIOUS
& VASTU
COMPLIANT



"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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