





CHHAJJUMAJRA / BHAROG

NH-72, Ambala-Dehradun Road



ABOUT US

M/s. A.D. City Projects Private Limited is a reputed and motivated real estate professional who is well versed in all aspects of real estate transactions, including managing the development and execution of representation contracts, purchase agreements, closing statements, deeds and leases.

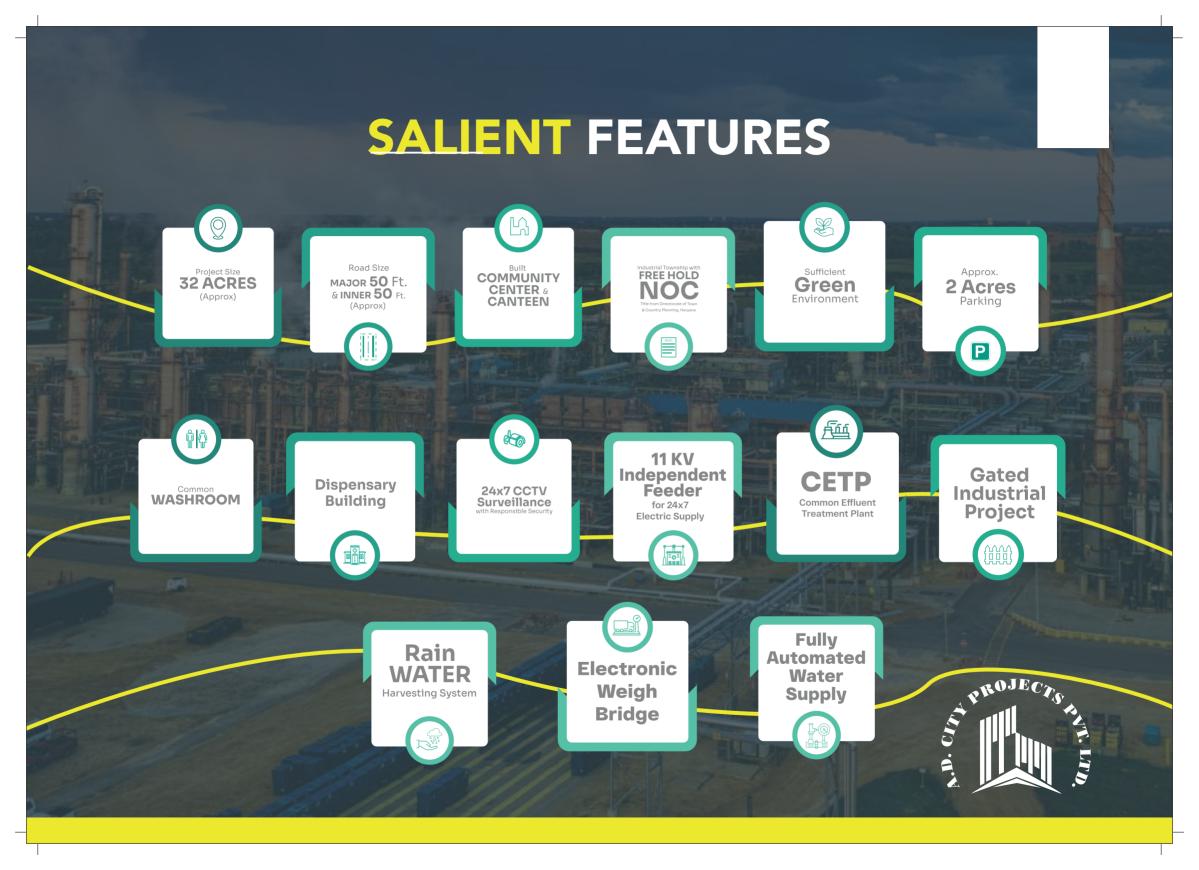
The firm believes in building relations through customer support and believes that the clients are a family.

It has worked tirelessly to ensure that it meets all the requirements of a perfect industrial township in Shehzadpur (Chhajjumajra / Bharog). The team of M/s AD City Projects Private Limited has a highly qualified and experienced team of managers for co-ordination of internal departments, including legal, leasing, asset management and development, operations, executive and ownership team.

The team has leveraged in-depth management experience to establish the process of communications for orchestrating cross functional tasks and have consistently met project objectives in past. The flagship scheme of **Haryana Government in Shehzadpur (Chhajjumajra / Bharog)** has been structured by the firm for its esteemed customers aimed to create a lifelong pleasant experience.

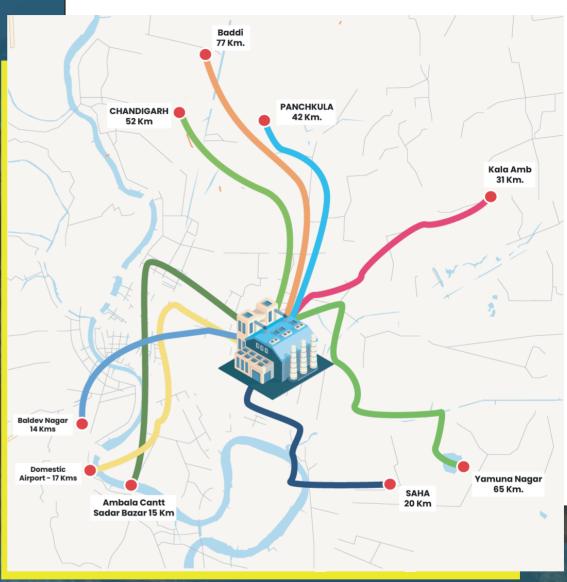






CONNECTIVITY

The site location of Industrial Sector has been strategically chosen with emphasis on connectivity











← Towards Naraingarh

AMBALA-DEHRADUN HIGHWAY

Towards Handesra ->

2004 86 2004 86 2007 58 2008 15

MAJOR ATTRACTIONS

FISCAL INCENTIVES FOR MICRO, SMALL, AND MEDIUM ENTERPRISES



SCAN FOR MORE DETAILS

And Many More

OTHER INCENTIVES FOR MSMEs **Testing Equipment** Assistance DG Set Subsidy 25 to 35% Assistance for **International Technology** Fair Acquisition Reimbursement & Exemption in Charges (75% to 100%) for Followings **Quality**Certification Market **Development**Assistance **Patent Domestic** Cost Fair Assistance for **Environment** Compliance



LIST OF 28 ESSENTIAL SECTOR PRODUCTS

The enterprises manufacturing/processing following products have been classified as "Essential Sector Enterprises"

- 1. Milk Products
- 2. Food and Beverages except Soft Drink
- 3. Pesticides / Insecticides
- 4. Agricultural Implements
- 5. Vegetables & Fruits
 Processing Industries
- 6. Edible Oils
- 7. Fertilizer
- 8. Cattle Feed Manufacturing
- 9. Face Mask and its Raw Material
- 10. Hand Stanitizer / Disinfectants/ Surface Cleaners
- 11. Soaps, Body Wash, Shampoos
- 12. Surface, Cleaners, Detergents, Tissue Papers
- 13. Toothpastes / Oral Care
- 14. Sanitary Pads and Diapers
- 15. Packaging Industries working for Food and Pharma Industries

- 16. Pharmaceuticals formulations including Allopathic, Homeopathic and Ayurvedic Drugs
- 17. Bulk Drugs / APIs and Intermediates
- 18. Medical Devices & its Ancillary Unit
- 19. Medical Implants
- 20. Medical Oxygen
- 21. Crepe Bandage and Band-Aid
- 22. Food Irradiation Unit
- 23. Charger and Battery Cells
- 24. Industrial Units Manufacturing Water / Air Puriers
- 25. Industries Manufacturing Equipment used in Public Health Services
- 26. Electricity Generation Equipments
- 27. Technical Textiles for Medical and Defence Use
- 28. Defence and its Ancillaries

NOTE: The Government may modify this list from time to time.



LIST OF 30 IMPORT SUBSTITUTION PRODUCTS

The enterprises manufacturing/processing following products have been classified as

"Essential Sector Enterprises"

- 1. Active Pharma Ingredients (APIs) Pharmaceuticals
- 2. Diagnostic Devices, Optical Devices and other Therapeutic and Non-Therapeutic Medical Devices
- 3. Fertilizer Agro Chemicals
- 4. Synthetic Filaments Tow of Nylon,
 Purified Terephthalic Acid (PTA),
 Polyester Staple Fiber (PSF),
 Poyester Filament Yarn (PFY),
 Acrylic Fibers / Other Polyamide Chemical
- 5. Tyre Cord Fabric of Polyesters / Nylon Chemical
- 6. Lithium-Ion, Lithium Cadmium, Iron Phosphate, Nickel-Cobalt Batteries Chemical
- 7. Ethanol and other bio fuels Chemical
- 8. Wheat Gluten Food Processing
- 9. Saps and Extracts of Hops Food Processing
- 10. Soya Bean Crude Oil Food Processing
- 11. Crude Oil of Sunflower Food Processing
- 12. Shuttleless Weaving Machines Textiles
- 13. Escalators Mechanical
- 14. Embroidery Machine(s), Sewing Machines(s),
 Air Jet & Water Jet Cutting Machine
 Textiles / Mechanical

- 15. Engineering Machines (CNC & VMC etc.), Machining Centre Mechanical
- 16. Rail Coach Mechanical
- 17. Aeroplanes and Aircrafts Defence
- 18. Rifles, Revolvers, Pistols, Shooting Rifles and Cartridges - Defence
- 19. Artillery Equipments Defence
- 20. ARC Lamps Electrical
- 21. Air Conditioners, Electronic storage devices, Electronic Network Devices & Telecom Equipment, Computer Peripherals Items - Electronics
- 22. Silicon Wafer Electronics
- 23. Semiconductor Devices, PCBs Electronics
- 24. Drones and Robots Electronics
- 25. Solar PV Cell, Semiconductor Fabrication Electronics
- 26. Processor and Controller, Whether or Not combined with Memories convertors, logics circuits, amplifiers clock Electronics
- 27. Parts of Electronics integrated circuits and micro assembles Electronics
- 28. Diodes, other than photosensitive or light emitting diodes Electronics
- 29. Transistor other than Photosensitive Transistors Electronics
- 30. Toys Electronics / Mechanical

NOTE; The applicant needs to submit relevant HS code(s) of items being manufactured for the purpose of this scheme.



RESTRICTIVE LIST

The incentives under the policy will not be available to these industries except State Export Awards and State Awards for MSMEs. The State would not encourage the following categories of Industries for reasons of pollution or water scarcity or planning perspective.

- Industrial units involving trade effluents and air emissions setup within or operating form the residential areas.
- 2. Cigars and Cigarettes of Tobacco and manufacture of Tobacco including other Tobacco products.
- Industrial units for soft drinks / aerated water and packaged drinking water, (consuming high-water content) located in areas notified as "Dark Zones" for water availability.
- 3. Stone crusher / Washeries for reasons of Air and Water Pollution.
- 5. Lime kilns, Brick kilns except refractory bricks, Fly Ash bricks and cement blocks.

- 6. Coper smelter / Zinc smelter recovery of Zinc metal from zinc ash, Dross and Waster for reason of pollution;
- 7. Manufacture of Ethy Alcohol / Distillery / Ferementation /
 Brewery except wines / liquors / brandy made from
 100% fruits and barley produced in the State.
- 8. Sulphuric acid / thinners & varnishes / electroplating for reasons of pollution.
- Dyes and Dye intermediates for reasons of high pollution except units covered under zero liquid discharge.
- 10. Dyeing Industry for yarn and cloth except units covered under zero liquid discharge.
- 11. Refining of used oil for reason of pollution.
- 12. Tanneries for reasons of air and water pollution.
- 13. Poultry excluding Hatcheries.
- 14. Fire crackers manufacturing for reason of explosive & hazardous industry
- 15. Hot mix plants including site-oriented industries for reason of pollution.

NOC FROM DIRECTORATE OF TOWN & COUNTRY PLANNING, HARYANA



Directorate of Town & Country Planning, Haryana

Plot No. 3, Sector 18-A, Madhya Marg, Chandigarh, Website: tcpharyana.gov.in Phone: 0172-2771300; E-mail: tcpharyana7@gmail.com

FRIENDS CO OPERATIVE SOCIETY KULDEEP NAGAR AMBALA CANTT THROUGH, Partner Sh Ariun Gulati Son of Sh Gagan Gulati and

Sh Divyansh Goel Son of Sh Arun Goel, For the purpose of Industrial and Commercial Plotting, At Village Chajju

Memo No. F. Diary 228763/2024/TCP_OFA/205/2024 Dated: 19/01/2024

Subject: Application for Information/Verification for unit falling beyond Controlled Area but falling in Urban Area OR falling outside both controlled Area & Urban Area received vide diary no. TCP-OFA/1436/2024 dated 19/01/2024

This has reference to your application for NOC outside Urban Areas / Controlled Areas vide diary no. TCP-OFA/1436/2024, dated 19/01/2024, AppliationNo: NOC-14256A. Land details of the site are given below

Sr. No.	Revenue Estate	Rectangle No.(Mustil)	Kila/Khasra No.
1	BHAROG(46)	10	4
2	BHAROG(46)	10	5
3	BHAROG(46)	10	7
4	BHAROG(46)	9	25
5	CHHAUU MAJRA(45)	13	14/2

It is informed that the site as ner the land details mentioned above, falls outside the Urban Areas / Controlled Areas

- 1. Department does not confirm the ownership title on the above land. It is the sole responsibility of the applicant who is
- 2. This memo only verifies the location of above stated land viz-a-viz Lirban Areas / Controlled Areas

- The applicant shall adopt the planning norms confirming to BIS and NBC standards during the actual execution of building at site and he shall be solely responsible for structural safety as well as provisions made for fire safety inside the building.
- Any breach of the above conditions shall construe automatic cancellation of this memo

NOTE: This is a system generated document and hence does not need signature









NOC-2

Scan To **Download** NOC's



Directorate of Town & Country Planning, Haryana

Plot No. 3. Sector 18-A. Madhya Marg. Chandigarh. Website: tenharyana gov in Phone: 0172-2771300; E-mail: tcpharyana7@gmail.com

Mr/Ms. M/s AD City Projects Pyt. Ltd., Plot no. 6. Friends Co-operative Society Kuldeep Nagar Ambala Cantt through partners, Sh Arjun Gulati Son of Sh Gagan Gulati and Sh Divyansh Goel Son of

For the purpose of Industrial and Commercial Plotting under the name and style of, Industrial Growth Centre, Phase-I at Village Bharog and Chajju Majra on the total Area 11 Acres 15 Marla 3 Sarsai, Sub Tehsil Shahzadpur, District

Memo No. E-Diary-215814/2023/TCP-OFA/2635/2023 Dated: 12/09/2023

Subject: Application for Information/Verification for unit falling beyond Controlled Area but falling in Urban Area OR falling outside both controlled Area & Urban Area received vide diary no. TCP-OFA/22519/2023 dated 12/09/2023.

This has reference to your application for NOC outside Urban Areas / Controlled Areas vide diary no. TCP-OFA/22519/2023, dated 12/09/2023, AppliationNo: NOC-13049A. Land details of the site are given below:

Sr. No.	Revenue Estate	Rectangle No.(Mustil)	Kila/Khasra No.
1	BHAROG(46)	8	21/2
2	BHAROG(46)	10	6
3	BHAROG(46)	11	1
4	BHAROG(46)	11	2/1
5	CHHAJJU MAJRA(45)	11	8/2/2
6	CHHAJJU MAJRA(45)	11	13/2
7	CHHAJJU MAJRA(45)	11	14/1
8	CHHAJJU MAJRA(45)	11	16/2
9	CHHAJJU MAJRA(45)	11	17
10	CHHAJJU MAJRA(45)	11	18/1
11	CHHAJJU MAJRA(45)	11	23
12	CHHAJJU MAJRA(45)	11	24
13	CHHAJJU MAJRA(45)	13	4/1
14	CHHAJJU MAJRA(45)	13	11/2
15	CHHAJJU MAJRA(45)	13	20/1
16	CHHAJJU MAJRA(45)	13	20/2
17	CHHAJJU MAJRA(45)	14	15/2

It is informed that the site as per the land details mentioned above, falls outside the Urban Areas / Controlled Areas

This is further subject to following conditions:-

- 1. Department does not confirm the ownership title on the above land. It is the sole responsibility of the applicant who is
- 2. This memo only verifies the location of above stated land viz-a-viz Urban Areas / Controlled Areas
- This information does not provide any immunity to applicability of any other Acts/Rules and regulations of the State Govt. as well as Govt. of India or any other instructions, if applicable to the site/area in question.
- 4. As and when the site in question is covered under controlled area, you will have to seek fresh permission under the visions of the Punjab Scheduled Roads and Controlled areas Restrictions of Unregulated Development Act, 1963.
- The applicant shall adopt the planning norms confirming to BIS and NBC standards during the actual execution of building at site and he shall be solely responsible for structural safety as well as provisions made for fire safety inside the building.

Directorate of Town and Country Planning

NOTE: This is a system generated document and hence does not need signatures





Directorate of Town & Country Planning, Harvana

Plot No. 3, Sector 18-A, Madhya Marg, Chandigarh, Website: tcpharyana.gov.in Phone: 0172-2771300: E-mail: tcpharvana7@gmail.com

Mr/Ms M/s AD City Projects Pyt Ltd. Plot no. 6. Friends Co-operative Society Kuldeep Nagar Ambala Cantt through partners, Sh Arjun Gulati So Sh Gagan Gulati and Sh Divyansh Goel So Sh Arun

For the purpose of Industrial and Commercial Plotting under the name and style of, Industrial Growth Centre, Phase-I at Village Bharog and Chajju Majra on the total Area 15 Acres 7 Kanal 13 Marla, Sub Tehsil Shahzadpur, District

Memo No. E-Diary-207337/2023/TCP-OFA/1899/2023 Dated: 21/06/2023

Subject: Application for Information/Verification for unit falling beyond Controlled Area but falling in Urban Area OR falling outside both controlled Area & Urban Area received vide diary no. TCP-OFA/15821/2023 dated 21/06/2023.

This has reference to your application for NOC outside Urban Areas / Controlled Areas vide diary no. TCP-OFA/15821/2023, dated 21/06/2023, AppliationNo: NOC-12315A, Land details of the site are given below:

Sr. No.	Revenue Estate	Rectangle No.(Mustil)	Kila/Khasra No.
1	BHAROG(46)	10	14
2	BHAROG(46)	10	16
3	BHAROG(46)	10	17
4	BHAROG(46)	10	18
5	BHAROG(46)	10	8
6	BHAROG(46)	10	12
7	BHAROG(46)	10	13
8	BHAROG(46)	10	15/2
9	BHAROG(46)	10	19
10	BHAROG(46)	10	20
- 11	BHAROG(46)	10	22
12	BHAROG(46)	10	23
13	BHAROG(46)	10	24
14	BHAROG(46)	10	25
15	BHAROG(46)	11	20
16	BHAROG(46)	11	21
17	CHHAJJU MAJRA(45)	13	12/3
18	CHHAJJU MAJRA(45)	13	9/2
19	CHHAJJU MAJRA(45)	13	10/1
20	CHHAJJU MAJRA(45)	13	11/3
21	CHHAJJU MAJRA(45)	13	3/1
22	CHHAJJU MAJRA(45)	13	3/2
23	CHHAJJU MAJRA(45)	13	4/3
24	CHHAJJU MAJRA(45)	13	8/1
25	CHHAJJU MAJRA(45)	13	8/2
26	CHHAJJU MAJRA(45)	13	9/1
27	CHHAJJU MAJRA(45)	13	12/2
28	CHHAJJU MAJRA(45)	13	2
29	CHHAJJU MAJRA(45)	13	1/12

It is informed that the site as per the land details mentioned above, falls outside the Urban Areas / Controlled Areas.

- 1. Department does not confirm the ownership title on the above land. It is the sole responsibility of the applicant who is
- 2. This memo only verifies the location of above stated land viz-a-viz Urban Areas / Controlled Areas.
- 3. This information does not provide any immunity to applicability of any other Acts/Rules and regulations of the State Govt. as well as Govt. of India or any other instructions, if applicable to the site/area in question
- As and when the site in question is covered under controlled area, you will have to seek fresh permission under the
 provisions of the Punjab Scheduled Roads and Controlled areas Restrictions of Unregulated Development Act, 1963.
- 5. The applicant shall adopt the planning norms confirming to BIS and NBC standards during the actual execution of building and he shall be solely responsible for structural safety as well as provisions made for fire safety inside the building.

Any breach of the above conditions shall construe automatic cancellation of this memo.





NOC FROM HARYANA STATE POLLUTION CONTROL BOARD



HARYANA STATE POLLUTION CONTROL BOARD



Near the Orion Banquet, Naraingarh Road, Baldev Nagar, Ambala. Email:- hspcbroamb@gmail.com Website: www.hrocome.nic.in E-Mail - hspcbbo@gmail.com Telephone No.: 0172-2577870-73

No. HSPCB/Consent/: 320303324AMBCTE68566154

Dated:14/06/2024

To

Mrs : Mrs AD CITY PROJECTS PRIVATE LIMITED
Village Bharog and Chhajju Majra Tehnii Nacsingurh District Ambala
AMBALA
LASSI

Sub. : Grant of consent to Establish to M/s M/s AD CITY PROJECTS PRIVATE LIMITED

Please refer to your application no. 68566154 received on dated 2024-06-07 in regional office Ambula.

With reference to your above application for consent to edublish, Ms Mrs AD CITY PROJECTS PRIVATE LIMITED is here by granted consent as per following specification/Terms and conditions.

Consent Under	AIR/WATER	
Period of consent	14/06/2024 - 13/06/2029	
Industry Type	Industrial entator/ parks / complexent arous/ export processing zones/ NEZs/ Britisch parks/ leather complex	
Category	HID	
Investment(In Lokh)	1329.95	
Total Land Area (Sq. meter)	476070.0	
Total Builtup Area (Sq. ineter)	8000.0	
Quantity of effluent		
i. Trade	500.0 KL/Day	
2. Domenic	0.0 KL/Day	
Number of outlets	1.0	
Mode of discharge	A185	
1. Domestic	NA.	
2. Trade	Resysting/re-use after CETP	
Permissible Domestic E	ffloest Parameters	
I. NA		
Permissible Trade Efflu	ent Parametery	
I BOD	30 mg/L	
2. COD	250 eag/1	

3. TSS	100 mg/l
4. plf	6.0-9.0
5. Oil and Grease	10 mg/1
6. TDS	2100 mg/l
7. TKN	50 mg/l
8. ammunical Ninogen	50 mg/l
9. Nitrate-Nitrogen	10 mg/l
10. Phosphares, as P	5 mg/l
11. Chlorides	1000 mg/l
12. Sulphares, as SO4	1000 mg/l
13. Flouride	2 mg/l
14. Sulphides, as S	2 mg/1
15. Phenolic compounds (as C6H5OH)	1 mg/l
16. Total Res. Chlorine	I mg/L
17. Ziec	5 mg/l
£8. Irun	3 mg/l.
19. Copper	l mg/L
20. Trivalent Chromium	2 mg/L
21. Manganese	2mah wanta STATE
22. Nickel	Ymgt Palace STATE
23. Acsenic	0.2 mg/l
24. Cyanide, as CN	0.2 mg/l
25. Vanedium	0.2 mg/l
26. Lead	0.1 mg/l
27. Hexavalent Chrome	0.1 mg/l
28. selenium	0.005 mg/l
29. Cadmium	0.05 mg/l
30. Mercury	0.01 mg/l
31. Bin assay test	
Number of stacks	
Height of stack	11
I. NA	
Permissible Emission p	nameters
I. NA	
Capacity of bailer	K.
I. NA	
Type of Furnace	
I. NA	
Type of Fuel	
1. Electricity	Kibowatt/day

SINGH

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Regional Officer, Ambala



HARYANA A THRIVING ECONOMY

A Large Consumer Base with a high propensity to consume:

Urban Haryana Ranked No. 1 amongst all major Indian States in terms of consumer expenditure and Rural Haryana Ranked No. 3



Fast-paced and steady Economic Growth with a CAGR of 12.66% between 2011-12 and 2017-18

Highest **Per Capita Income**(amongst the leading
Industrial States in India)
at **INR 1.78 Lakh**



Amongst the **Top 5**States in **Export Contribution**



A Vibrant rural economy.

2nd Highest State in
average Agricultural
household income: INR
2.21 Lakh



Ranked 1st in North India and 3rd in India in Ease of Doing Business by Gol & Ranked 4th in Infrastructure Development Index by CMIE

















