

MUNICIPAL CORPORATION, FARIDABAD

HEAD OFFICE : B.K. CHOWK, NIT FARIDABAD

PH: (0129) 2415549, 2416565

Website: ulbharyana.gov.in/WebCMS/Start/191

Face Book : facebook.com/MCFaridabad

Twitter : twitter.com/MCF_Faridabad

BROCHURE CONTAINING

PROCEDURE FOR E-AUCTION & ALLOTMENT OF COMMERCIAL AND INSTITUTIONAL PLOTS/SITES

AT

Various locations in FARIDABAD-BALLABGARH URBAN COMPLEX

On “as is where is” basis

THROUGH E-AUCTION PORTAL - <https://hsiidc.bidx.in>

Schedule of Registration/Auction

E- auction Date	Registration/ EMD Payment Start Date & Time	Registration / EMD Payment End Date & Time
21.02.2022	31.01.2022 at 9:00A.M.	18.02.2022 at 11:59 P.M.
28.02.2022	04.02.2022 at 9:00A.M.	25.02.2022 at 11:59 P.M.
07.03.2022	11.02.2022 at 9:00A.M.	04.03.2022 at 11:59 P.M.
14.03.2022	18.02.2022 at 9:00A.M.	11.03.2022 at 11:59 P.M.

NOTE: Category-wise detail of sites to be e-auctioned on above dates will be Displayed on the Website of the Municipal Corporation at ulbharyana.gov.in/webcms/start/191 & E-auction portal at <https://hsiidc.bidx.in> No individual notices for the same shall be sent, as no contact details of the intended bidders are available with MCF before conclusion of the e-auction.

* Wherever the basic minimum infrastructure is yet to be developed, the allotment shall be without offer of possession.

For any help during registration process & e-auction, the bidders may refer to the ‘User Manual’ available on the e-auction portal <https://hsiidc.bidx.in> or contact M/s NSEIT at Helpline no. +91-96939-91992. Email ID - hsiidc.eauction.bidx@gmail.com from Monday to Friday from 9:30 AM to 6:45 PM.

For any clarification regarding sites, the bidders may contact

NAME OF CONTACT PERSON	PHONE NO.
Sh. B.S. Dhillon, Sr. Architect, MCF	Mobile No. - 9599780816, Land Line No. - 0129-2415549 Extn. 217

PROCEDURE FOR E-AUCTION AND ALLOTMENT OF COMMERCIAL AND INSTITUTIONAL PLOTS/SITES

A. ELIGIBILITY FOR PARTICIPATION:

1. Any person legally competent to enter into a contract having a valid PAN Card will be eligible to apply & participate in e-auction. Companies under incorporation and firms under registration shall not be eligible to apply & participate in the auction;
2. In the case the applicant is a HUF/ Partnership Firm/ LLP/ Trust/ Association/ Company etc., the applicant shall furnish certified copy of Board Resolution/Authorization in favor of the person making the bid on its behalf, along with a certified copy of certificate of registration/incorporation, as the case may be;
3. In case of a group of persons, the name of all the persons making the bid must be given with complete specification of shares alongwith all necessary supporting documents. The person making the bid should submit a valid legal Power of Attorney authorizing him to bid on behalf of other persons and also copy of PAN card of the applicant.

B. DETAIL OF SITES ON OFFER:

1. Detail of various commercial and institutional sites/plots proposed to be put to e- auction are as under:-

Sr. No.	Location	Size and Area	Per. FAR	Total No. of sites	Reserve price	EMD @ 5% of total reserve price (in Rs)
1	Mandi Township (Part-I), Sector-1, Ballabgarh Layout Plan at A-I	Single Storey Shops (12'x30')	1.0	22	20,00,000.00	1,00,000.00
2	Commercial Scheme at Old Sabzi Mandi site, NH-1, NIT Faridabad. Layout Plan at A-II	Single Storey Shops (8'x15')	1.0	15	26,66,600.00	1,33,330.00
		Single Storey Shops (8'x15')	1.0	1	33,33,250.00	1,66,665.00
		Single Storey Shops (8'x15')	1.0	5	59,99,850.00	2,99,993.00
		Single Storey Shops (8'x15')	1.0	1	79,99,800.00	3,99,990.00
		Single Storey Shops (9'-10.5" avg. x15')	1.0	1	82,30,000.00	4,11,500.00
		Single Storey Shops (8'-7.5" avg.x15')	1.0	1	71,87,500.00	3,59,375.00
3	Shopping centre in Tikona park, NIT Faridabad Layout Plan at A-III	Kiosk (8'-4 ½" x 13'-3")	1.0	8	24,66,000.00	1,23,300.00
4	Dairy Scheme on MCF Land Sector-74, Faridabad Layout Plan at A-IV	Booth (10'x27') with storage on first floor	2.0	18	19,50,000.00	97,500.00
5	Commercial Scheme, Near Madrasi Mandir, Sector-23, Faridabad Layout Plan at A-V	Shops (9'x18')	1.0	20	27,00,000.00	1,35,000.00
		Booth (8'x12')	1.0	8	15,99,000.00	79,950.00

6	Shopping Centre (PART-A) Surya Nagar, Phase II, Sector-91, Faridabad Layout Plan at A-VI	Kiosk (8'x12')	1.0	12	8,00,000.00	40,000.00
		Booth (9'x27') with storage on first floor	2.0	9	22,00,000.00	1,10,000.00
7	Shopping Centre (PART B) Surya Nagar, Phase II, Sector-91, Faridabad Layout Plan at A-VII	SCO (15'x50') Three storey	3.0	17	1,00,00,000.00	5,00,000.00
		Booth (9'x27') with storage on first floor	2.0	19	22,00,000.00	1,10,000.00
8	Shopping Centre Industrial Scheme, Pragati Vihar, Sector-59, Faridabad Layout Plan at A-VIII	Shop (9'x27')	2.0	33	60,75,000.00	3,03,750.00
9	Primary School site, Residential Scheme, Sector-52 (Part) Faridabad Layout Plan at A-IX	0.75 acre	1.5	1	5,08,20,000.00	25,41,000.00
10	Primary School site, Group Housing Scheme, Sector-41 (Part) Faridabad Layout Plan at A-X	0.68 acre	1.5	1	6,25,32,800/-	31,26,650/-
11	Primary School Site Group Housing Scheme, Sector-85, Faridabad Layout Plan at A-XI	1.03 Acre	1.50	1	9,47,18,800.00	47,35,940.00

NOTE : For specific site nos. kindly visit the MCF web site

Earnest Money Deposit (EMD) has been kept @ 5% of reserve price of respective plot size category. The amount to be remitted shall exactly be the same as given in the challan including decimal points. Any mismatch may result rejection of payment and registration. The payment of EMD once remitted shall not be refundable till conclusion of the auction. No requests for charge back of payment remitted through Debit Card/Credit Card shall be entertained.

- Size of the plots is tentative and subject to actual demarcation at the time of physical possession and the cost of plot shall be adjusted according to the actual size at the time of physical possession.
- Intending bidder would be required to deposit EMD plus non-refundable processing fee through online mode (through portal itself) for participating in e-auction and the same shall be credited to the Corporation's account by 11.59 PM on the registration end date, failing which the registration shall not be accepted. For each payment transaction, a separate challan is to be used. The challan once used for remitting a payment shall not be valid for any subsequent payment. In case any applicant/bidder intends to bid for more than one plot in the same category/multiple categories, he/she/it would be required to deposit EMD & processing fee for each plot separately.

C. HOW TO PARTICIPATE:

- It will be the sole responsibility of the applicant/bidder to obtain a compatible computer terminal with internet connection to enable him/her to participate in e- auction process. In case the internet connection is lost during auction for any reason, the bidder needs to sign out and sign in again on the portal.

- 2 Initially the applicant/bidder will register himself/herself for participating in e- auction by creating User ID on the E-auction Portal and by paying Earnest Money Deposit (EMD). The applicant / bidder will make payment towards non refundable registration charges/processing fee amounting to Rs. 1000/- in addition to the payment of EMD for participating in the e-auction.
- 3 For applicants other than 'Individual', the 'Bidder Type' on the registration page shall be selected as 'Company/Firm'.
- 4 In case the Bidder Type selected is Individual, the allotment shall be made in the individual name and in case Bidder Type is selected as Company/Firm, the allotment shall be made in the name of the company/firm indicated at the time of registration. **The name of the bidder to be given at the time of registration shall be same as in PAN card.** The intended bidders shall be most careful while filling the name & PAN No. For any mistake on the part of bidder in this regard and consequent delay in refund, the HSIIDC / Municipal Corporation Faridabad shall not be responsible.
- 5 The bidders must ensure that the bank details for refund being entered during registration/payment are correct and matching with details as per his bank record i.e. name of account holder, account number, bank name, type of account, IFSC code etc. In case of any mismatch, unsuccessful bidders may face difficulty in credit of refund amount to their account.
- 6 After completion of the registration process, the applicant/bidder will login on the e-auction portal <http://hsiidc.bidx.in> for selecting the auction he/she/it intends to participate from the 'Upcoming Events' and making payment of processing fee and Earnest Money Deposit (EMD). The applicant/bidder can opt for any number of auctions from the 'Upcoming Events' and he/she/it has to pay processing fee & EMD for each auction separately.

The intending applicant/bidder may refer the **User Manual** available on e-auction portal i.e. <http://hsiidc.bidx.in> to know the complete process of registration.

- 7 On the day of e-auction, the bidders shall login on the portal <http://hsiidc.bidx.in> and select the auction in 'Current Events (Live Auction)' by clicking on the hammer icon to participate in the auction & place bids.
- 8 Auction shall proceed Round by Round as follow:
 - a **On the day of auction, the registered applicants would participate in the auction for which they got themselves registered and place their bids for that plot size category, not a particular plot in that category.**
 - b The minimum bid increment will be as below :-

Sr. No.	Reserve price (Rs.)	Minimum bid incremental value (Rs.)
1	Less than or equal to Rs. 50 lacs	10,000 /-
2	Less than or equal to Rs. 1 crore but more than Rs. 50 lacs	50,000 /-
3	Less than or equal to Rs. 5 crore but more than Rs. 1 crores	1,00,000 /-
4	More than Rs. 5 crores	5,00,000 /-

- c The standard e-auction time will be from 7.00 AM to 9.00 PM. In case the auction is not concluded till 9.00 PM, the auction will pause at 9.00 PM and re-start at 7.00 AM, the next day.

- d The Round-1 shall start with the original reserve price. The standard e- auction time for Round-1 will be from 7.00 AM to 11.00 AM. All subsequent rounds shall be of ten minutes' duration, unless extended as provided hereunder.
- e In case in any round any bid is received in the last five minutes of closing time of that round, the e-auction time of that round will get extended by ten minutes and there will be unlimited such extensions;
- f Once Round-1 ends according to e-auction schedule, H-1 bidder will be shown the list of plots offered for e-auction and he/she will be given 10 minutes' time to book the plot of his/her choice on the portal itself at the H-1 price quoted by him/her. In case the H-1 bidder does not book the plot within the given time, system will randomly allocate a plot to such bidder on the quoted price;
- g Round-2 shall start from highest bid of H-2 bidder in Round-1 and auction would proceed as under:
 - i. In case no bid is received in Round-2, H-2 bidder of Round-1 will be considered as H-1 bidder of Round-2 and he/she shall have the option to choose a plot of his/her/its choice, for which he/she/it will be given 10 minutes to book the plot. If he/she/it does not book the plot in given time, he will have the liberty to participate in subsequent rounds; Thereafter, Round-3 will start from the original reserve price;
 - ii. In case any bid(s) is received in Round-2, on close of the round, H-1 bidder of Round-2 will be given 10 minutes to book the plot. If the H-1 bidder does not book the plot in the given time, the system will randomly allocate a plot to such bidder. Thereafter, the next round (Round-3) will start from H-2 bid price of Round-2. If only one bid had taken place in the second round, the reserve price used for second round will be carried forward as reserve price of Round-3;
 - iii. All subsequent rounds will take place as per the aforesaid procedure. If any round starts from original reserve price but no bidder places any bid in that round, e-auction will close;
- h The successful bidders have to complete 25% payment (after adjusting the EMD amount deposited at the time of registration) at H-1 bid price within 72 hours of intimation by the Municipal Corporation, Faridabad after getting approval of the competent authority for acceptance of H-1 bids, failing which 5% EMD deposited at the time of registration shall stand forfeited. No extension of time for deposit of H-1 payment shall be given. **It shall be the responsibility of the bidder to regularly check status of acceptance of his bid and demand of balance payment for completing 25% of H-1 bid price on the e-auction portal;**
 - i. The Municipal Corporation, Faridabad shall reserve to itself the right to accept any bid subject to approval of the Competent Authority or reject any bid, even the highest bid or withdraw the site from auction at any stage without assigning any reason.

D. POST E-AUCTION PROCESS:

1. After completion of e-auction, acceptance of H1 bids by the competent authority and payment of balance 25% price of the plot by the H1 bidders, the H1 bidders shall be required to furnish the below mentioned documents :
 - i. Self-certified copy of PAN card and passport sized photo of applicant/authorized signatory.

- ii. In the case of bid on behalf of a firm or company or an association etc., the bidder shall furnish the certified copies of Board Resolution/Authorization in favour of the person making the bid along with the certified copy of Memorandum of Association/Articles of Association of Company, partnership Deed, HUF etc as the case may be and that the bidder has the authority to bid and enter into an agreement of sale of its behalf.
 - iii. The above said documents would be required to be sent by the successful bidder(s) at the **Head office, Municipal Corporation, Faridabad near B.K. Chowk, NIT Faridabad** within a period of 7 days of close of auction and the letter of intent or Regular Letter of Allotment containing terms and conditions in favour of the successful bidders would be issued only after the Municipal Corporation receives the said documents to its satisfaction and after receipt of approval of competent authority with regard to auction proceedings.
2.
 - i. Thereafter in case of sites mentioned at Sr. No. 1 to 5 & 9 to 10 in Clause (B)(1) of the brochure the balance 75% of the bid amount shall have to be paid without interest within a period of 120 days from the date of dispatch of Letter Of Intent(LOI) failing which the LOI shall stand withdrawn without any further notice in this behalf and the 25% amount deposited shall stand forfeited to MCF against which successful bidders shall have no claim for damages. On payment of 100% amount of the bid the successful bidders will be issued Regular Allotment Letter.
 - ii. In case of sites mentioned at Sr. No. 6 to 8 and 11 in Clause (B)(1) of the brochure the balance 75% of bid amount can be paid either in lumpsum without interest within 60 days from the date of issuance of regular letter of allotment containing terms and conditions Or in four equal half yearly installments within two years from the date of issuance of allotment letter. The first installment shall fall due after expiry of 6 months from the date of issue of allotment letter. Interest @15% p.a. on the balance amount shall be payable along with the installment, from the date of offer of possession. Any delay in payment shall carry delayed/penal interest @ 3% per annum over and above the 15% p.a. rate of interest on the amount in default for the defaulted period.

Note:- That in case of sites mentioned at Sr. No. 6 to 8 and 11 in Clause (B)(1) of the brochure the interest on installments/unpaid amount shall start accruing from the date of offer of possession.

3. Regular Letter of Allotment (RLA) shall be issued in the same name as selected by the bidder while registering & participating in the e-auction on <http://hsiidc.bidx.in>;
4. After issuance of RLA, if the allottee does not accept the allotment, the amount deposited towards 25% cost of the plot would be forfeited.
5. The allotment shall be governed by the provisions as contained in Haryana Municipal Corporation Act 1994, Haryana Building Code 2017 as amended from time to time and other applicable laws.
6. In case the installment is not paid within 6 months of the due date, the plot is liable to be resumed.
7. In the event of default or breach or non-compliance of any of the terms and conditions as indicated or for furnishing any wrong or incorrect information at the time of auction, MCF shall have the right to cancel the bid and forfeit whole or any part of the amount paid.
8. The conditions for erection of building on the auctioned site shall be governed by Haryana Building Code-17 as amended from time to time. The plans shall be got approved from competent authority/ Commissioner, MCF or any other authority so appointed.

9. The EMD of un-successful bidders shall be refunded in their account as per details provided by them at the time of payment of EMD.
10. The EMD of the highest/successful bidder shall be retained towards part sale consideration.
11. The EMD shall not bear any interest.

E. EXTENSION:

1. The time limit for completion of construction is extendable by MCF subject to payment of extension fee as prescribed by Govt./HSVP and as amended from time to time.

F. TRANSFER

1. The transfer of site shall be governed as per conditions of allotment letter.

G. RESUMPTION OF SITE:

1. In the event of non-payment of any amount due within the stipulated period or on breach of any of the terms and conditions of allotment, it shall be lawful for the MCF to order resumption of plot/site alongwith forfeiture of whole or part of deposited amount.

H. OTHER TERMS & CONDITIONS:

1. The MCF shall have the right to accept/reject any bid or withdraw any/all sites from auction on the spot without assigning any reasons.
2. The land/building shall continue to vest in the MCF until the entire consideration money, together with interest and other amount, if any, due to the MCF on account of the allotment/sale of such land or building or both is paid.
3. The allottee shall have the right to mortgage the plot in favour of banks/FIs subject to the condition that the MCF shall have first charge on the plot for recovery of its dues and the charge of the bank/FI shall be second/sub- servient. Further, on payment of 100% on price of the site, the allottee shall get the deed of conveyance executed in its favour before creating mortgage of the plot/site. The mortgage to be created by the allottee in favour of Bank/FI shall be without prejudice to the rights of the Corporation in terms of the RLA/deed of conveyance in respect of the plot/shed in question. In the event of auction of the property by the bank/FI for recovery of its dues, the Bank/auction purchaser shall be required to clear the dues of the Corporation in respect of the plot as the purchaser shall be stepping into the shoes of the allottee and shall abide by all the terms and conditions of the allotment.
4. On payment of 100% price of the site, the Deed of Conveyance in the prescribed form and in such manner as may be directed by MCF shall be executed. The charges for registration and stamp duty will be paid by the allottee.
5. Offer will be received subject to the reserve price and to the right of the Competent Authority/Govt./MCF to accept the bid up-to or beyond such reserve price. The MCF/Govt. may reject any bid/even the highest bid or withdraw any or all the sites from auction without assigning any reason.
6. The site shall not be used for any purpose other than that for which it has been allotted. No nuisance activity shall be carried out on site/building.
7. The site shall not be subdivided or fragmented under any circumstances.
8. MCF will not be responsible for leveling the uneven sites.
9. Allotment of site will be done on 'as is where is basis'.

10. Allottee shall have to pay all general and local taxes, rates or cesses imposed or assessed on the said site and building by the competent authority including applicable maintenance charges if any.
11. Allottee will be liable to pay the amount, if any, found in arrears on account of calculation mistake or any other account or otherwise without questioning the period to which it may relate.
12. The allotment shall be governed by the provisions of HMC Act-1994, as amended from time to time.
13. Commissioner, MCF/State Govt. is authorized to change/modify any of the condition(s) of the allotment letter or may impose any other condition without any notice.

Commissioner
Municipal Corporation
Faridabad.

2. a. (b) shopping

PAKISTAN

1042.14

36-80M.

58	78
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601

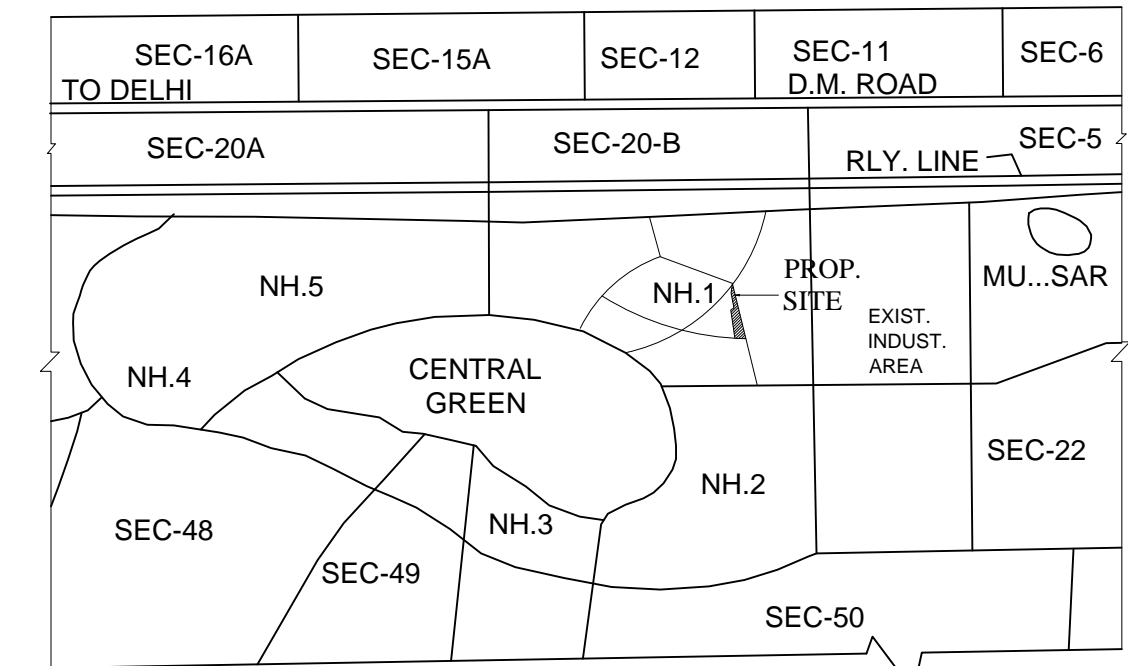
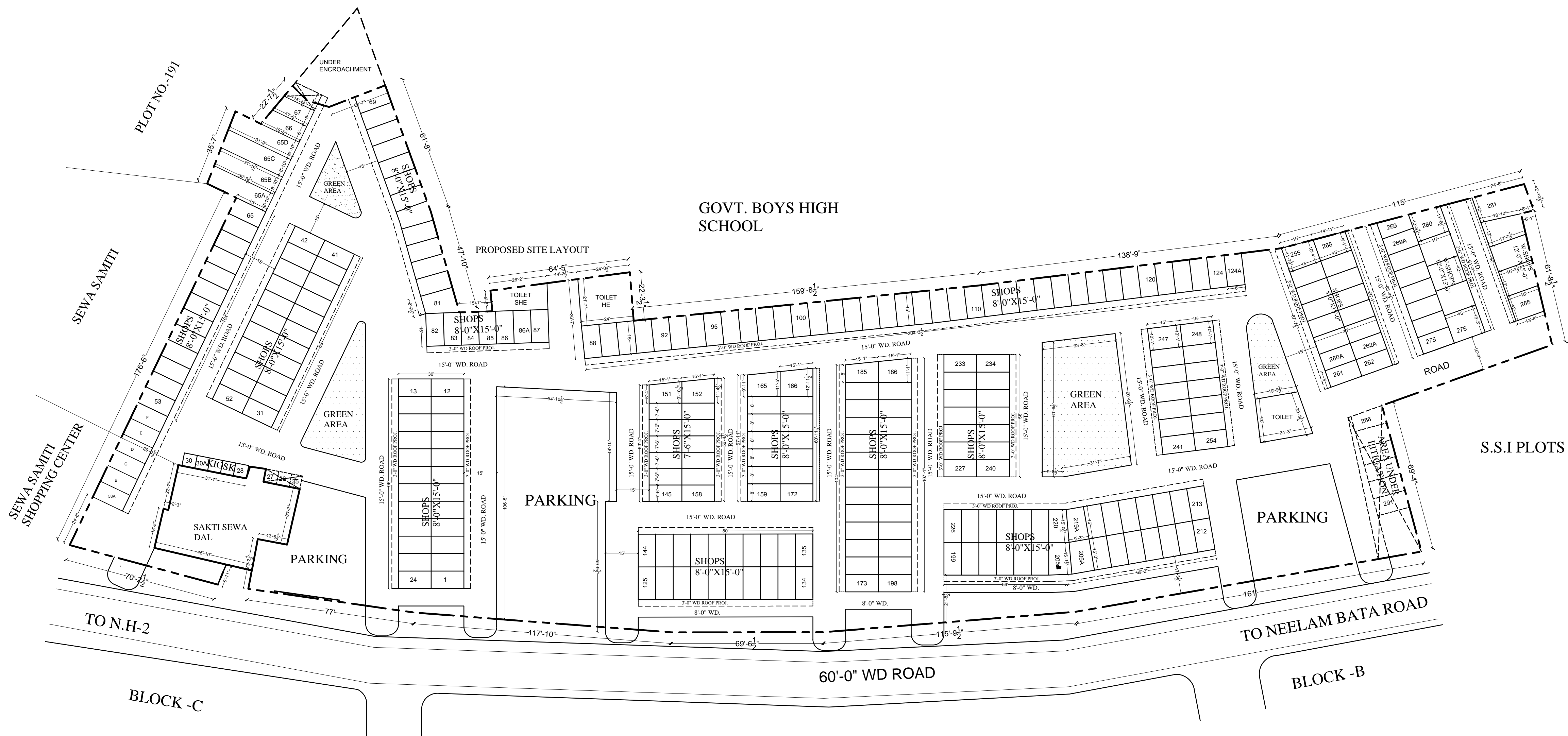
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21	22	BOOM	3-65 X 7/16 (12 X 30)	1	33	34	VERANDA H
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36.8014.

ANNEXURE-II



SCHEDULE OF AREA

TOTAL AREA OF SCHEME	2.233 AC	
AREA UNDER PLOTS	0.897 AC	(40.17%)
AREA UNDER PARKING AREA	0.226 AC	(10.12%)
AREA UNDER OPEN & GREEN SPACE	0.102 AC	(4.57%)
AREA UNDER TOILETS= 125.348 SQYD OR	0.025 AC	(1.12%)
AREA UNDER CIRCULATION	0.983 AC	(44.02%)

SCHEDULE OF PLOTS :

CATEGORY OF PLOTS	SIZE	NOS.
SHOPS	8'-0" X 15'-0"	285
KIOSK	6'-0" X 6'-0"	08
W-SHOP	12'-0" X 15'-0"	10

NOTE :- THIS DRG. WILL SUPERCEED THE EARLIER
DRG. NO. -MCF/STP/2001/1159 DATED:- 12.07.2001

REVISED LAND UTILIZATION SCHEME ON REH-
ABILITATION LAND UNDER OLD SABZI MANDI
AREA IN N.H-1 N.I.T. FARIDABAD

DRG. NO. :- MCF/CTP/15/1332	Dated :- 24.07.2015
scale. :-	N

DRAWN BY	CHECKED BY	PLANNING ASSTT.
DY.TOWN PLANNER	CHIEF TOWN PLANNER	COMMISSIONER

MUNICIPAL CORPORATION FARIDABAD

ANNEXURE-III



NO OF BOOTHS (EXISTING) = 30 8'-4 1/2" X 3'-4 1/2"
NO OF BOOTHS (EXISTING) = 30 7'-6" X 3'-6"
NO OF BOOTHS (EXISTING) = 18 8'-4" X 3'-6"

LAY-OUT PLAN OF SHOPPING
CENTRE (CAMENDES) (KONA
PARK NH. 2 FARIDABAD)

DRG NO MC/F/ST/P/95/ DATED 23-5-95

SCALE 1" = 50'-0" N

CRD BY P. J. JAIN PLANNER

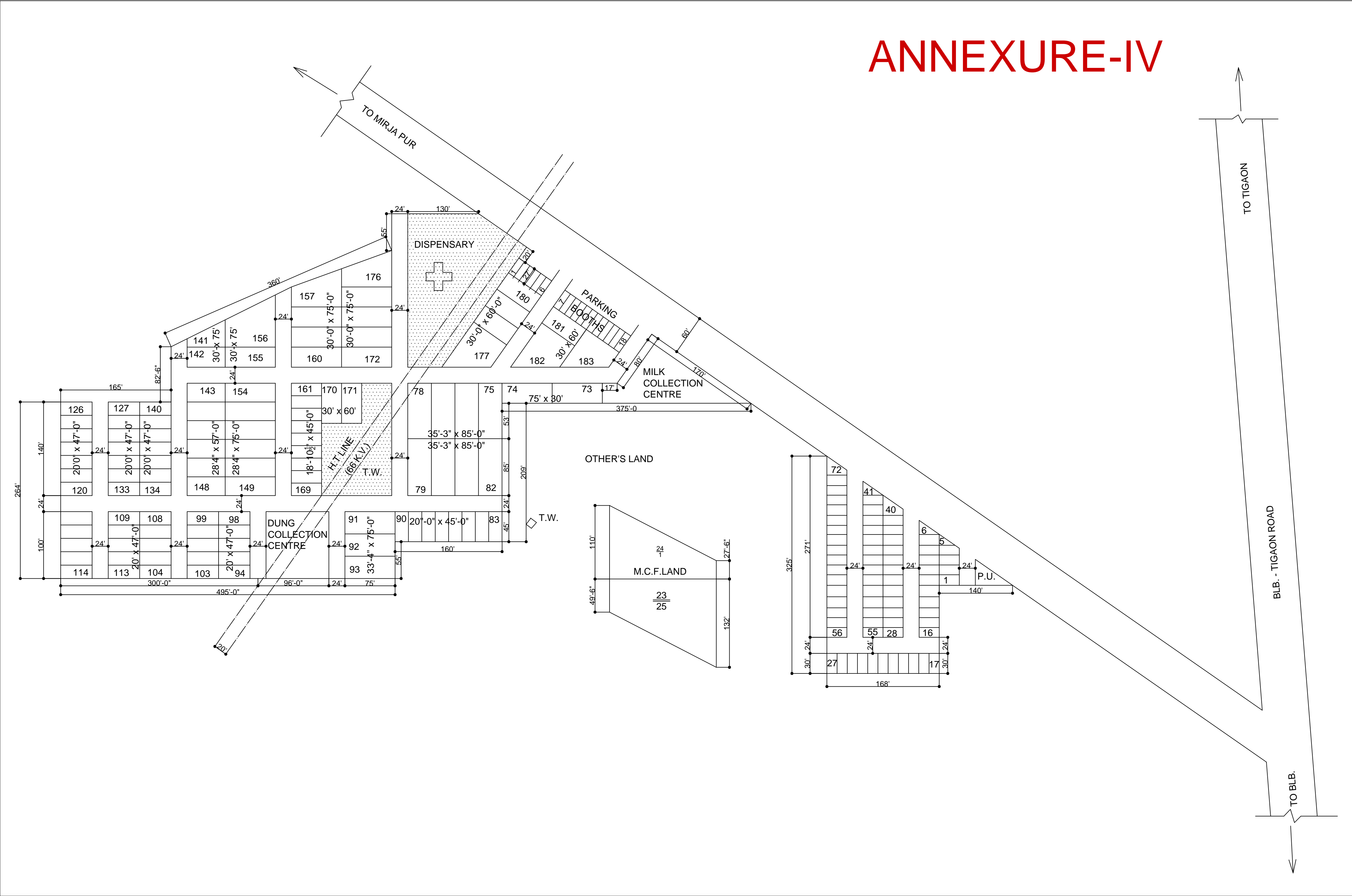
SENIOR TOWN PLANNER COMMISSIONER

MUNICIPAL CORPORATION

FARIDABAD

7/34

ANNEXURE-IV



F A R I D A B A D

SCHEDULE OF AREA :-				
TOTAL	M.C.F.	LAND	9.40 AC	
AREA	UNDER	SCHEME	8.80 AC.	
AREA	UNDER	DAIRY PLOTS	3.15 AC.	35.80%
AREA	UNDER	RESIDENTIAL PLOTS	0.74 AC.	8.41%
AREA	UNDER	DISPENSARY	0.43 AC.	4.89%
AREA	UNDER	SHOP / BOOTHS	0.11 AC.	1.25%
AREA	UNDER	MILK COLLECTION CENTRE	0.21 AC	2.38%
AREA	UNDER	DUNG COLLECTION CENTRE	0.22 AC	2.50%
AREA	UNDER	T.W. / OPEN SPACE	0.33 AC	3.75%
AREA	UNDER	PARKING / CIRCULATION	3.61 AC	41.02%

SCHEDULE OF DAIRY PLOTS :-		111 NoS.
333 SQ.YD. (PLOT NO.75 TO 82)		8
250 SQ.YD.(PLOT NO.91 TO 93,149 TO160,172 TO 176,73 & 74)		22
200 SQ.YD.(PLOT NO.141 TO 148,170,171,177 TO 183)		17
100 SQ.YD. (PLOT NO.83 TO 90,94 TO 140,161 TO 169)		64
SCHEDULE OF RESIDENTIAL PLOTS :-		(72 NOS.)
15'-0"x30'-0" (50 SQ.YD.)PLOT NO.1 TO 72		
SCHEDULE OF BOOTHS		18 NOS.
10'-0"x 27'-0" (30 SQ.40.) BOOTHS		

NOTE :-
THIS DRG. SUPERCEEDS DRG. NO.MCF / STP / 99 / 1097 DT. 13.-5-99.

REVISED LAY-OUT PLAN FOR DAIRY & RESIDENTIAL PLOTS ON M.C.F. LAND, SECTOR 74 (PART),FARIDABAD.

DRG.NO.:-MCF / STP / 03 / 1206		DT. - 13-03-2003
SCALE :- 1" = 100'-0"		N
Sd/- DRAWN BY	Sd/- PLANNING ASSTT.	Sd/- ASSTT. TOWN PLANNER
Sd/- SR.TOWN PLANNER	Sd/- CHIEF TOWN PLANNER	Sd/- COMMISSIONER
MUNICIPAL CORPORATION FARIDABAD		

ANNEXURE - V

LAND UTILIZATION PLAN
OF M.C.F. LAND NEAR
MADRASI MANDIR SANJAY
COLONY SECTOR-23 FARIDABAD



SCHEDULE OF AREA

TOTAL AREA OF SITE	4900.00 SQYDS
AREA UNDER PLOTTING	1622.00 SQYDS 33.10%
AREA UNDER P.U.S.	83.33 SQYDS 1.70%
AREA UNDER TEMPLE	727.78 SQYDS 14.85%
AREA UNDER PARK	188.88 SQYDS 3.85%
AREA UNDER CIRCULATION	2278.01 SQYDS 46.50%

SCHEDULE OF SHOPS

SHOPS	9'0" X 18'0"	(1800 SQYDS)	167 NOS
BOOTH'S	8'0" X 12'0"	(1066 SQYDS)	34 NOS
KIOSKS	6'0" X 8'0"	(533 SQYDS)	10 NOS
TOTAL			111 NOS

NOTE:-

1. THIS DRG. HAS BEEN PREPARED ON THE BASIS OF SURVEY PLAN SUPPLIED BY THE SURVEYOR (PLANNING BRANCH)
2. 3'0" WIDE SOF. FACS. SHOULD BE PROVIDED INFRONT OF BOOTHS & KIOSKS.
3. 6'0" WIDE VIKARABH IS INCLUDE IN THE SIZE OF SHOPS.

DRG. NO - MCF/STP/17/023 DATED 10-9-97

SCALE 1"=20'0"

N

DRG. NO - MCF/STP/17/023

DATE 10-9-97

SCALE 1"=20'0"

N

DRG. NO - MCF/STP/17/023

DATE 10-9-97

SCALE 1"=20'0"

N

DRG. NO - MCF/STP/17/023

DATE 10-9-97

SCALE 1"=20'0"

N

DRG. NO - MCF/STP/17/023

DATE 10-9-97

SCALE 1"=20'0"

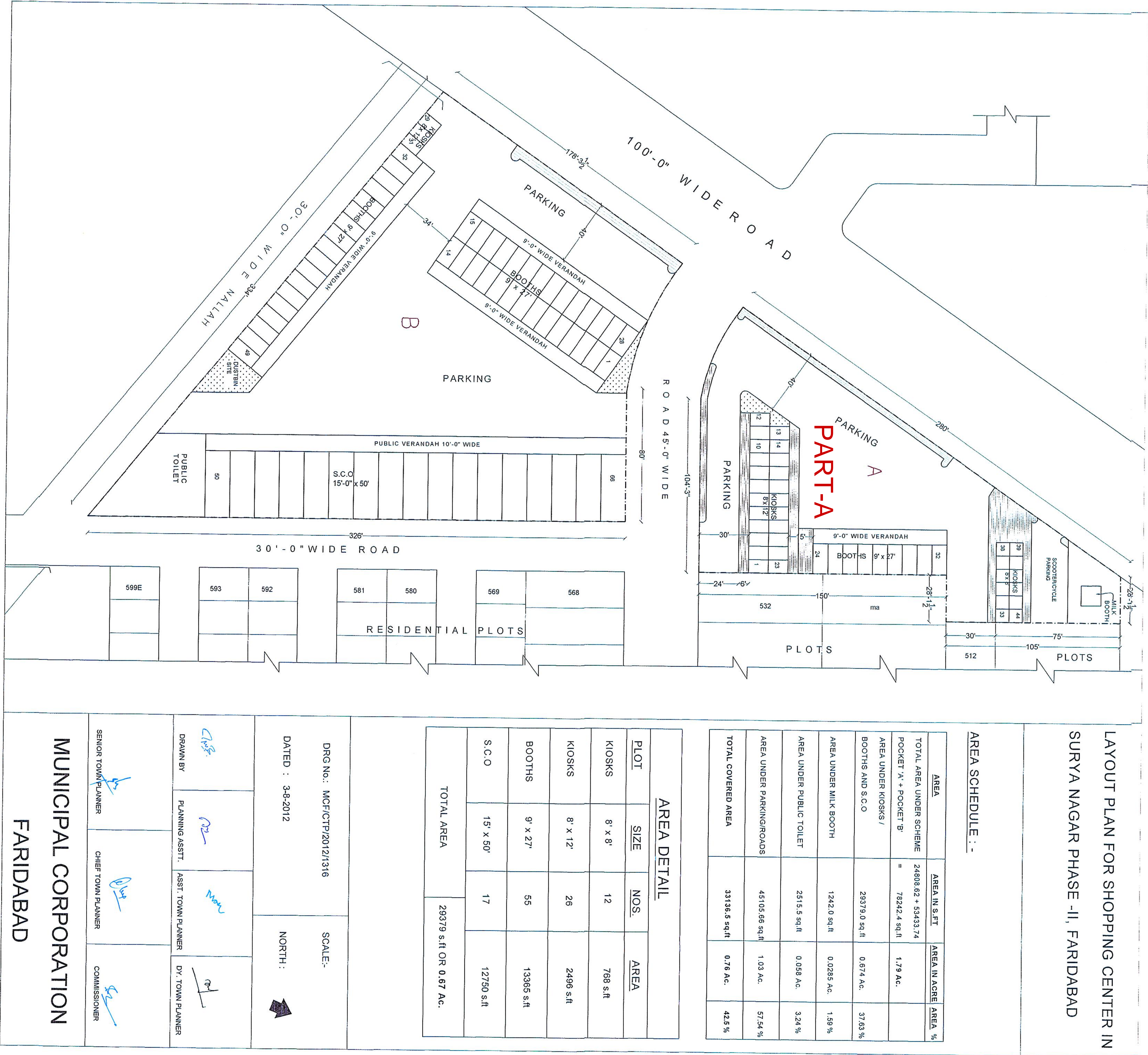
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DRG. NO - MCF/STP/17/023

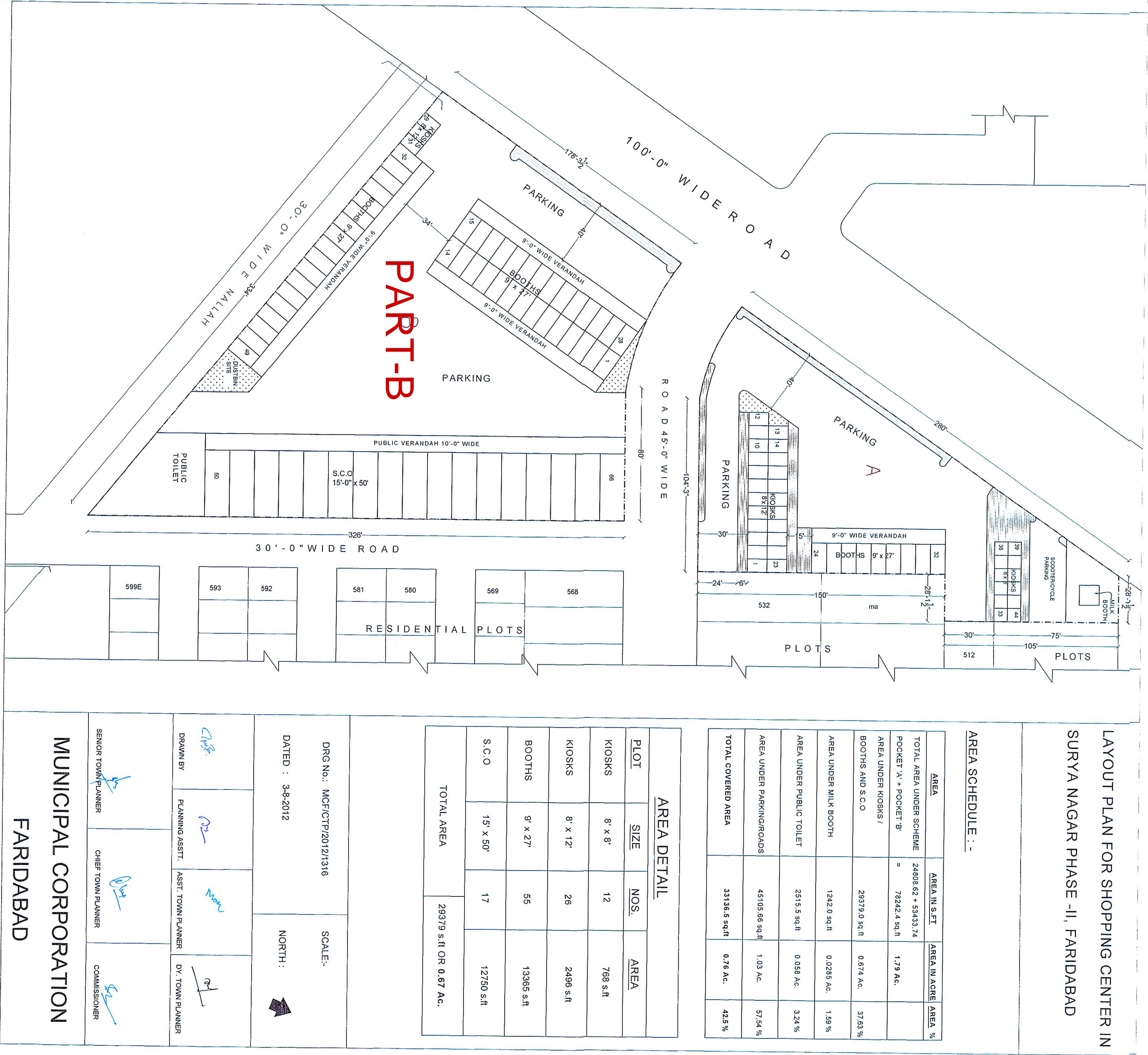
DATE 10-9-97

SCALE 1"=20'0"

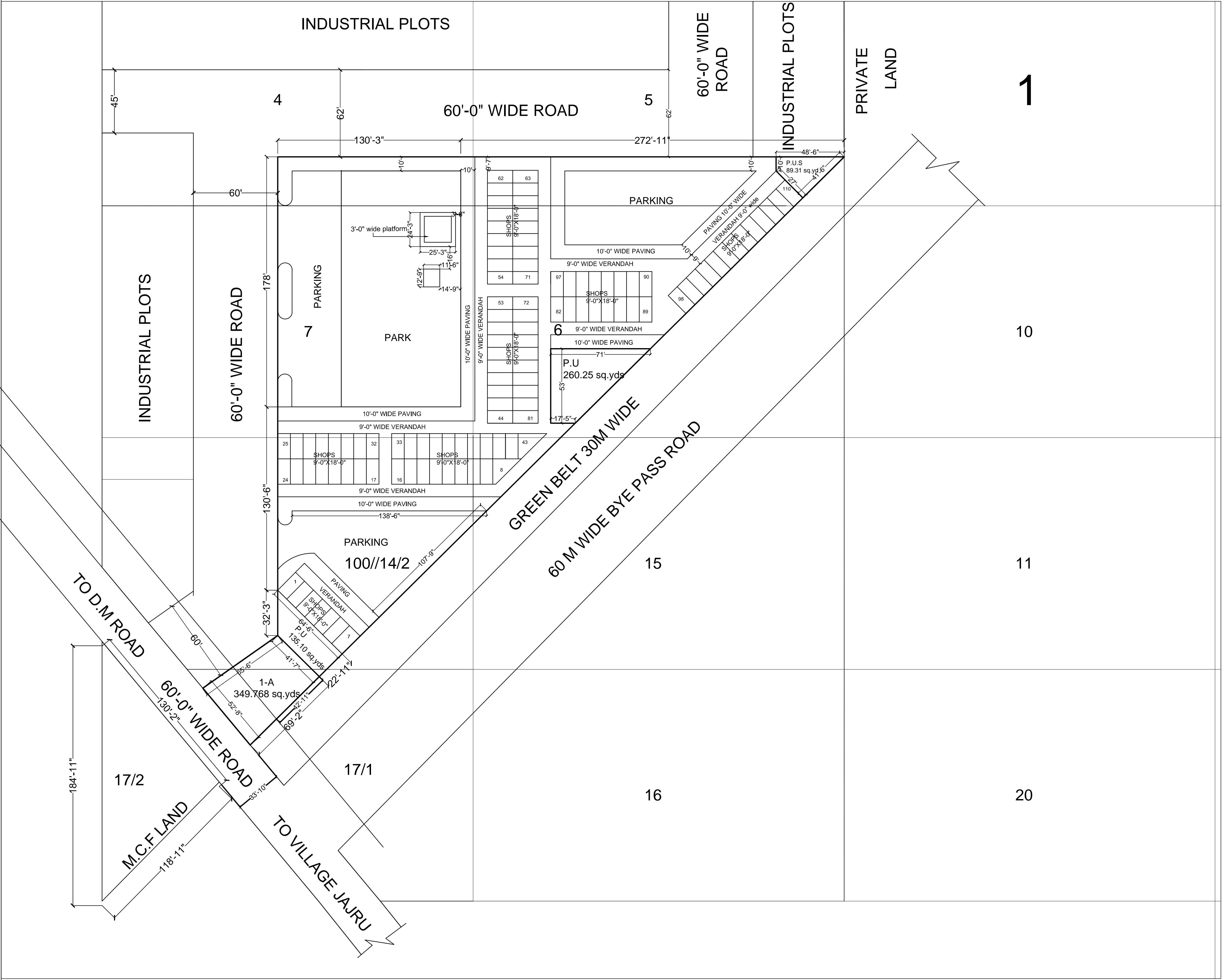
ANNEXURE-VI



ANNEXURE- VII



ANNEXURE-VIII




SCHEDULE OF AREA:			
TOTAL AREA UNDER SCHEME	= 2.16 Ac.		
AREA UNDER SHOPPING CENTER	= 1.88 AC.		
AREA UNDER PARK	= 0.355 AC.		
AREA UNDER SHOP PLOTS (INCLUDING VER.)	= 0.62 Ac.	38.75%	
AREA UNDER P.U.S	=484.66 SQ.YDS	0.10 AC.	6.25 %
AREA UNDER PAVING & PARKING	= 0.88 AC.	55.0%	
SCHEDULE OF PLOTS :			
9'-0" X18'-0"(18.0 SQ.YDS) SHOP PLOT	= 110 NOS.		

NOTE:
THIS LAYOUT PLAN HAS BEEN REVISED ON THE BASIS OF
DEMARCATON OF PROPOSED SHOPPING CENTRE AND PROVISION
INDUSTRIAL PLOT NO. -I-A MEASURING HAS BEEN MADE ON P.U. SITE
AND 3 DIFFERENT P.U.S SITES HAVE BEEN PROPOSED

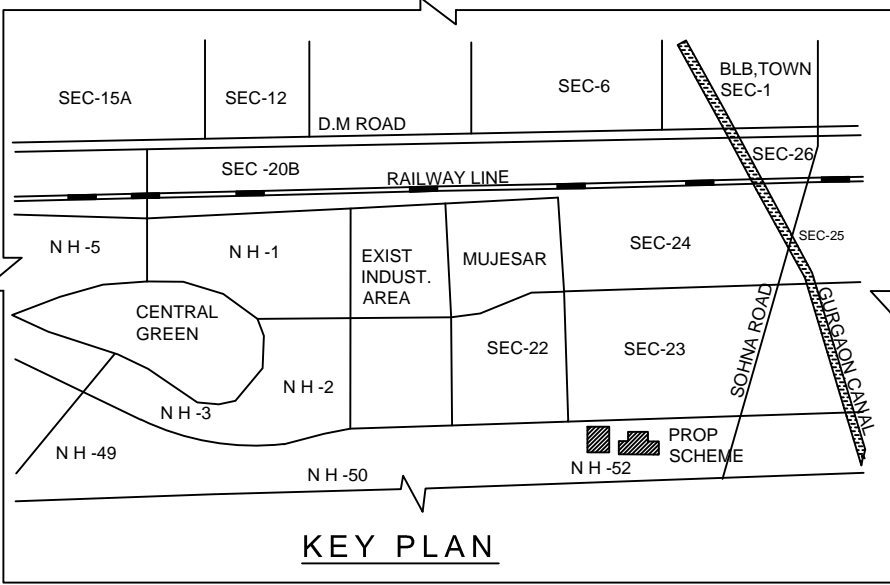
THIS DRG. SUPERCEEDES THE DRG. No. MCF/STP/98/1062 ,
DATED 24.07.1998.

REVISED LAYOUT PLAN FOR SHOPPING CENTRE
AT PRAGATI VIHAR, SECTOR-59,BALLABGARH,
FARIDABAD.

DRG NO.- MCF/CTP/2021/ 1362		DATED :- 15.04.2021	
SCALE - 1 :1500		NORTH 	
-sd- DRAWN BY	-sd- ASSTT. ARCHITECT	-sd- DY. TOWN PLANNER	
-sd- SR. TOWN PLANNER	-sd- CHIEF TOWN PLANNER	-sd- COMMISSIONER	
MUNICIPAL CORPORATION			
FARIDABAD			

ANNEXURE-IX

H.No	AREA
390	- 578 sq.ft
391	- 568 sq.ft
392	- 558 sq.ft
393	- 548 sq.ft
394	- 538 sq.ft
395	- 528 sq.ft
396	- 518 sq.ft
397	- 508 sq.ft
398	- 498 sq.ft
399	- 488 sq.ft
400	- 478 sq.ft
401	- 468 sq.ft
402	- 458 sq.ft
403	- 448 sq.ft
404	- 438 sq.ft
405	- 428 sq.ft
406	- 418 sq.ft
407	- 408 sq.ft
408	- 398 sq.ft
409	- 388 sq.ft



SCHEDULE OF AREA

TOTAL AREA OF SITE	19.11 ACS.	
AREA ENCROACHED BY JHUFFIES	5.0 ACS.	
AREA UNDER SCHEME	14.11 ACS.	
AREA UNDER PLOTS	7.21 AC.	51.10 %
AREA UNDER SHOPS/ KIOSKS	0.37 AC.	2.62 %
AREA UNDER SCHOOL	0.77 AC.	5.45 %
AREA UNDER PARKS	0.72 AC.	5.10 %
AREA UNDER P.U.S	0.04 AC.	0.28 %
AREA UNDER CIRCULATION	5.00 AC.	35.45 %

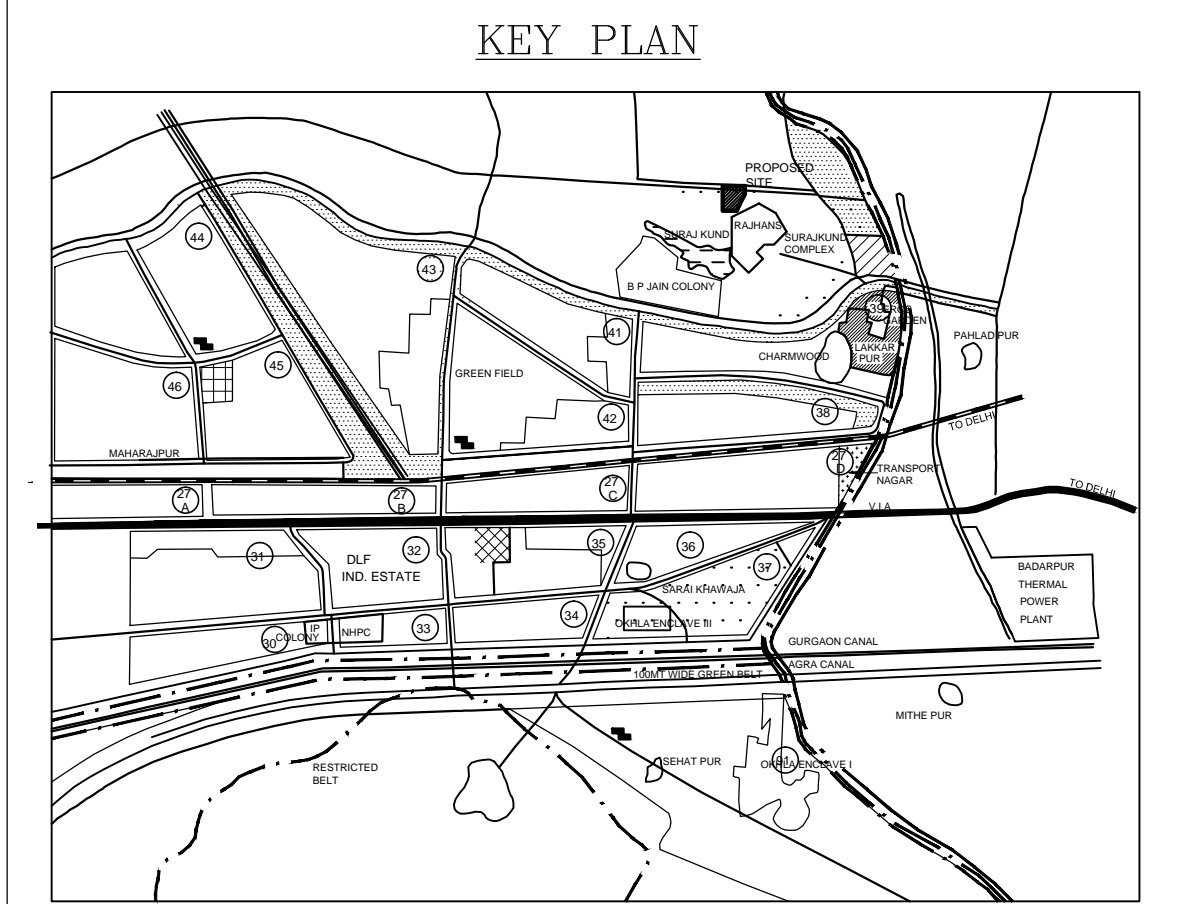
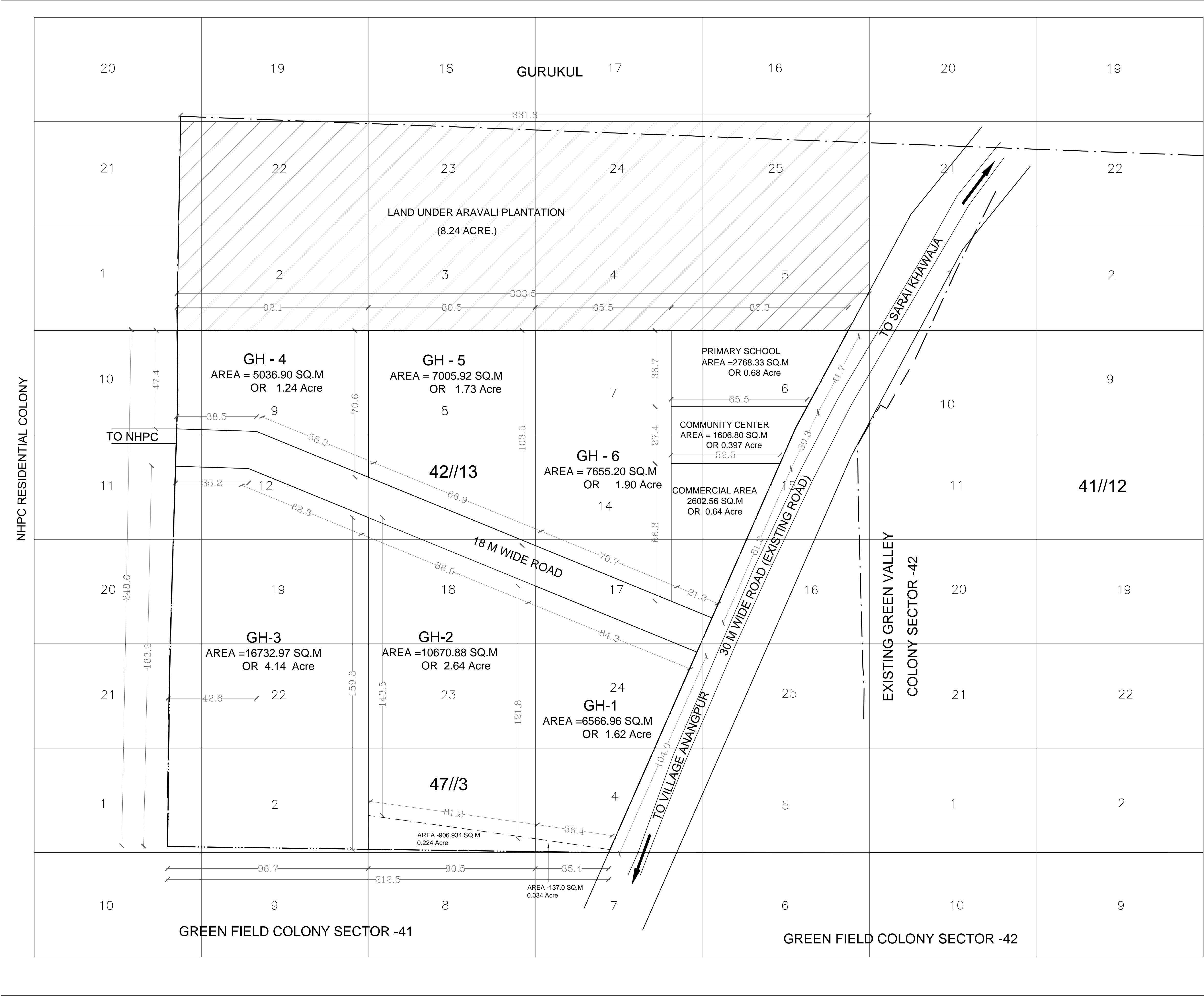
CATEGORY	SIZE	NO OF PLOTS	NO.OF PLOTS IN ORIGINAL LAYOUT
160 SQYDS.	24'-0" X 60'-0"	45	40
100 SQYDS.	20'-0" X 45'-0"	108	108
50 SQYDS.	15'-0" X 30'-0"	234	229
35 SQYDS.	10'-6" X 30'-0"	149	129

REVISED LAYOUT CUM DEMARCATON PLAN OF RESIDENTIAL SCHEME ON MC F LAND IN SECTOR - 52 FARIDABAD

DRG.NO. :- MCF/S.T.P/2011/1169		DATED :-
SCALE :-		N
sd- DRAWN BY	sd- CHECKED BY	sd- J . E
sd- ASST. TOWN PLANNER	sd- D . T . P	sd- SR. TOWN PLANNER
sd- CHIEF TOWN PLANNER	sd- COMMISSIONER	

MUNICIPAL CORPORATION
FARIDABAD

ANNEXURE-X



SCHEDULE OF AREA :-

TOTAL SCHEME AREA	=	24.70 AC.
TOTAL GREEN AREA	=	8.24 Ac. - 33.36 %
AREA UNDER G.H PLOTS	=	13.26 Ac. - 53.69%
AREA UNDER COMMERCIAL USE	=	0.64 Ac. - 2.60%
AREA UNDER PRIMARY SCHOOL	=	0.68 Ac - 2.75 %
AREA UNDER COMMUNITY CENTER	=	0.397 Ac. - 1.61%
AREA UNDER ROADS & OPEN SPACES	=	1.22 Ac - 4.94%
AREA UNDER ENCROACHMENT	=	0.26 Ac. - 1.05

SCHEDULE OF PLOTS	AREA (IN SQ.Mtr)
GH-1	6566.96 sq.m (1.62 Ac.)
GH-2	10670.88 sq.m (2.64 Ac.)
GH-3	16732.97 sq.m (4.13 Ac.)
GH-4	5036.90 sq.m (1.24 Ac.)
GH-5	7005.92 sq.m (1.73 Ac.)
GH-6	7655.20 sq.m (1.90 Ac.)

REVISED LAYOUT CUM DEMARCATION PLAN
OF MCF LAND IN VILLAGE SARAI KHAWAJA
SECTOR - 41 FARIDABAD

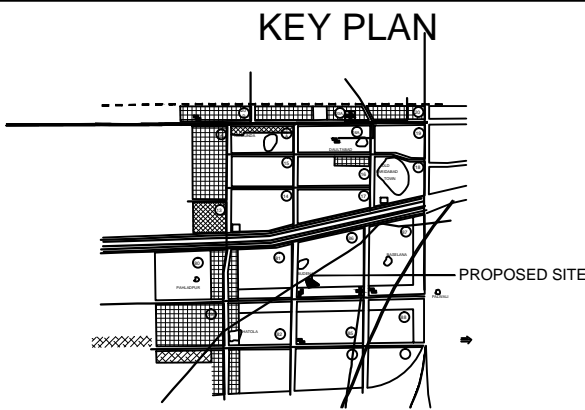
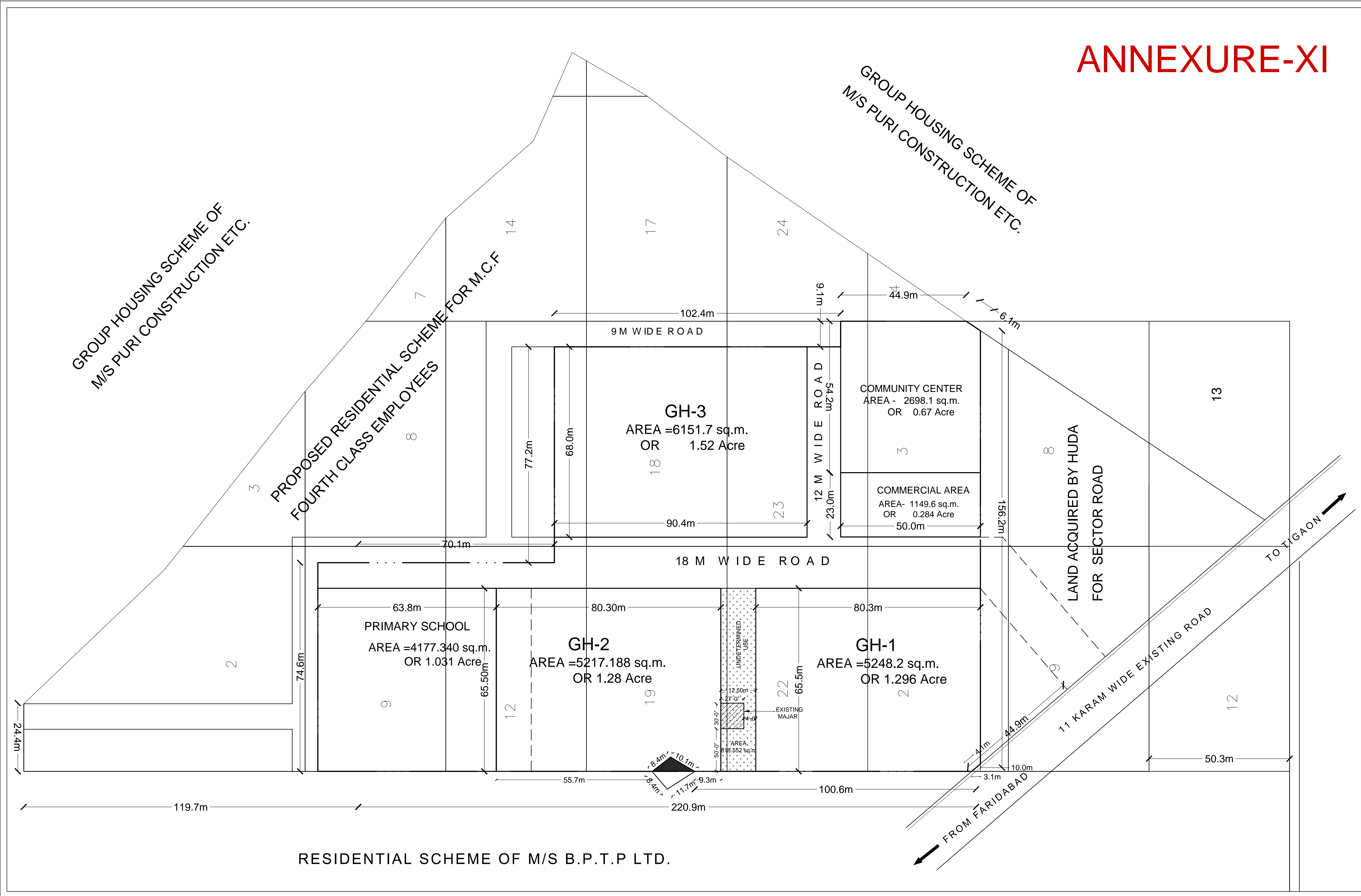
DRG NO. MCF/CTP/2013/ 1317 DATED : 14-01-2013

SCALE - 1 : 1200

DRAWN BY	PLANNING ASSTT.	DY. TOWN PLANNER
SENIOR TOWN PLANNER	CHIEF TOWN PLANNER	COMMISSIONER

MUNICIPAL CORPORATION
FARIDABAD

ANNEXURE-XI



SCHEDULE OF AREA :-

TOTAL SCHEME AREA	=	7.382 Ac.
AREA UNDER GROUP HOUSING PLOTS	=	4.096 Ac. - 55.48%
AREA UNDER COMMERCIAL USE	=	0.284 Ac. - 3.85%
AREA UNDER COMMUNITY CENTER	=	0.67 Ac - 9.07%
AREA UNDER PRIMARY SCHOOL	=	1.031 Ac - 13.97 %
AREA UNDER ROADS	=	1.099 Ac - 14.89%
AREA UNDER UNDETERMINED USE / MAZAR	=	818.552 sq.m-0.202 Ac.

SCHEDULE OF PLOTS

	SIZE	AREA
GH-1	80.3 x 65.5	= 5248.2 sq.m (1.296Ac.)
GH-2	80.3 x 65.5	= 5217.188 sq.m. (1.28Ac)
GH-3	90.4 x 68.1	= 6151.7 sq.m (1.52 Ac.)

LEGENDS :-


MAZAR	
SITE BOUNDARY	
PLOT LINE	
KILA LINE	

Note:-
REVISED LAND UTILIZATION PLAN APPROVED WIDE GOVT.
MEMO NO. - DULB/CTP/A2/2015/1855
DT. 13-05-2015

-sd- ATP-IV
SUNIL VERMA
O/O DULB

-sd- KAMAL KUMAR
STP
O/O DULB

REVISED LAND UTILIZATION PLAN OF MCF
LAND IN THE REV. ESTATE OF VILL. BUDENA
LOCATED AT FARIDABAD-TIGAON ROAD IN
SECTOR - 85, FARIDABAD

DRG NO. MCF/CTP/2012/1310		DATED : 12.03.2012	
SCALE- 1 : 1000		NORTH 	
-sd- DRAWN BY	-sd- PLANNING ASSTT.	-sd- DEPUTY TOWN PLANNER	
-sd- CHIEF TOWN PLANNER		-sd- COMMISSIONER	

MUNICIPAL CORPORATION
FARIDABAD