

Site Office: Sec. 57, Faridabad (Haryana)
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**Advance to fast
increasing business growth**

A JV Project of



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Be a
part of
**Faridabad's
first Private
Integrated
Industrial
Estate**



Welcome to Faridabad's first Integrated Industrial Estate spread over an area of about 50 acres in Sector 57. The Integrated Industrial Estate in the industrial city of Faridabad is in tune with the objectives of the Industrial Policy formulated by the Haryana Govt. vide which the Government welcomed the participation of the private sector in the development of industrial infrastructure in the State. Its close proximity to well developed industrial Estate by HUDA makes it all the more attractive and profitable setting for a new industrial venture.

The entire estate would be developed with the state-of-the-art infrastructure, including Bank, Post Office, Restaurant, Petrol Pumps, Weighing Bridge etc. The Integrated Industrial Estate would also have the STP, solid waste management system, electric sub-station, and parks. The group aims to set-up the complete infrastructure, so that the industrial estate becomes operational by 2012. The new Industrial Estate would act as another economic generator in the development of city. Come join the revolution of emerging growth with Faridabad's exclusive Private Integrated Industrial Estate.



"FIT" is
Located in a
mature inner city
location which is
just 1 km from
NH-2 known as
Delhi Mathura
Road.

Surrounded by
thickly developed
Industrial Areas.



The new success awaits you

Faridabad Industrial Town "FIT" offers an appealing combination of various industries, Spread over an area of 50 acres in Sector 57. FIT is located in a mature inner city location which is just 1 km from National Highway-2 known as Delhi-Mathura Road. The township offers world-class infrastructure for companies to set up bases and manufacturing units. FIT is designed with all contemporary facilities such as wide roads, 24X7 power back-up for essential services, water supply, ample parking space, green streets and other essential facilities will be made available within easy reach. FIT will enjoy outstanding visibility from major industrial centres. Reserve your industrial set-up today and discover the pinnacle of success and affluence with Faridabad's most awaited industrial paradise.



Licensed to scale new horizon

Department of Town and Country Planning, Government of Haryana has granted a licence for developing the Integrated Industrial Colony at Sector 57, Faridabad.

Licence granted by DGTCP, Haryana



Freehold
Plots

Enhancement
free Industrial
plots

Easy
development
linked payment
plan

Eco-Friendly
Green
Environment

Vaastu designed
East, West and
North facing
plots

15 / 18 &
24 mtr. wide
Roads

STP and
Rain water
harvesting

CCTV Enabled
Security at
Entry / Exit
points

- Licence No. 8 of 2011, Dated 19.1.2011
- Industrial Plotted colony, Area 50.131 Acres Sector 57, Faridabad
- Licence Granted to: Pioneer Town Planners Pvt. Ltd. Lekh Ram in collaboration with Pioneer Town Planners Pvt. Ltd. Boost Sheet metal Pvt. Ltd. Euphoria Fabrication Pvt Ltd. Focus Fabrication Pvt. Ltd. Fusion Foils Pvt. Ltd. Galaxy coils Pvt. Ltd. in collaboration with Iris Real Estate Pvt. Ltd, M/s Iris Pioneer Infraproject Pvt. Ltd, Rise Real Estate Pvt. Ltd.
- Layout approved vide drawing no D.T.C.P. 2352-31-12-2010 dated 19.1.2011
- Industrial plots 194, Residential plots 138 and Commercial 80993.70 sq. mtr. The intending purchaser can check and verify all these documents / approvals in the office of Coloniser(s).

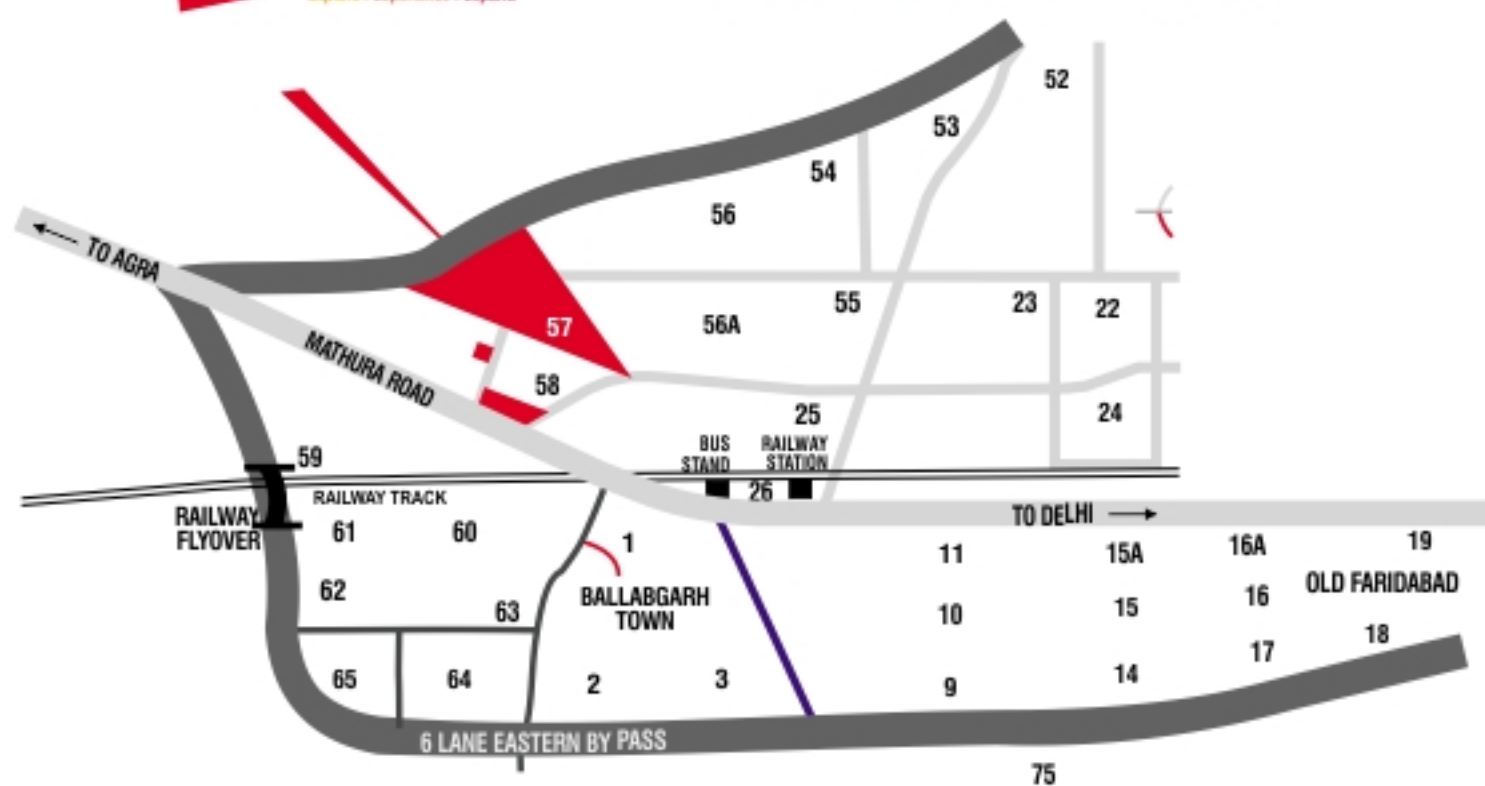
Architect: Gautam & Gautam Associates, Faridabad



Faridabad is one of the most industrial and economically prosperous city of Haryana. It generates 60% of the revenue of the state.



Faridabad Sector Map



The city of infinite opportunities



The city of Faridabad is rich in history and culture. It is one of the most industrial and economically prosperous cities of the state of Haryana. Faridabad's geographical proximity to important places like New Delhi, Noida, Gurgaon and its well-developed telecom and transport infrastructure are major contributions towards its rapid industrial growth. Faridabad is the largest city and one of the major industrial hubs of Haryana. It generates 60% of the revenue of the state. Sector 57, being located next to the National Highway-2 with better connectivity and accessibility, has been identified by the group as having great potential for industries with long-term sustainability. Moreover, the industrial estate is strategically located near already developed industrial Estates by HUDA. So, setting-up your industry at Faridabad Industrial Town "FIT" is a highly rewarding choice.

Reap your profits at Freehold Industrial Plots in a Non Polluting Environment



With due emphasis to the surrounding environment, Faridabad Industrial Town is a non- polluting industrial set-up. Freehold plots ranging from 500sq. yds. to 1250 sq. yds. of area have been planned in this township. East, West and North facing Vastu friendly plots with green environment have been planned to ensure the best working space. These plots are interchangeable to suit the requirements of individual manufacturing units or as the demand for space arises. Come, **Explore • Experience • Expand** the unmatched business growth with Faridabad Industrial Town.

Bases and manufacturing units
in freehold plots ranging from

500 sq. yds.
600 sq. yds.
700 sq. yds.
1250 sq. yds.
of area

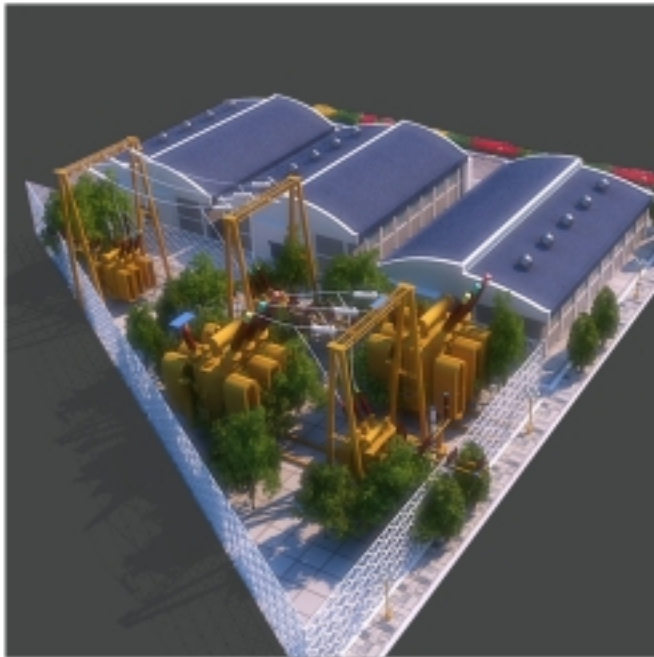


- Agro based & food processing
- Electronics & Telecommunication
- Automobiles & Automotive components
- Textiles
- Export oriented Units
- Footwear
- Pharmaceuticals etc.



Industry
options at
Faridabad
Industrial
Town

Hi-tech
infrastructure
for better mobility
and accessibility



Power

Power supply has been planned through DHBVN for the proposed industrial colony.



Street Lights

The company has planned CFL/LED street lighting for energy saving.



Road network for faster connectivity

15-18-24m wide roads are planned for smooth traffic movement in the area.



Sewerage Treatment

A common effluent treatment plant will take care of sewerage. Rain water harvesting has been planned as well.

Note : Visual representations shown in this brochure are purely conceptual.
All building plans, Specifications, Layout Plans etc are tentative and subject to revision
A modification by the company or the competent authorities sanctioning plans.

24X7 Water and Power back-up for common area

Underground and overhead water storage tanks will be provided for reliable water supply.



Housing

An Area of 5 Acres i.e 24,200 sq. yds. has been reserved by the company which will provide housing to the owners of industrial properties for self and Company's guest house and dedicated housing for the workers on rental basis. The freehold plot sizes ranging from 100 sq. yds. / 140 sq. yds. / 240 sq. yds. have also been planned.

The freehold plots sizes ranging from

100 sq. yds.

140 sq. yds.

240 sq. yds.

have also been planned.

Commercial Complex

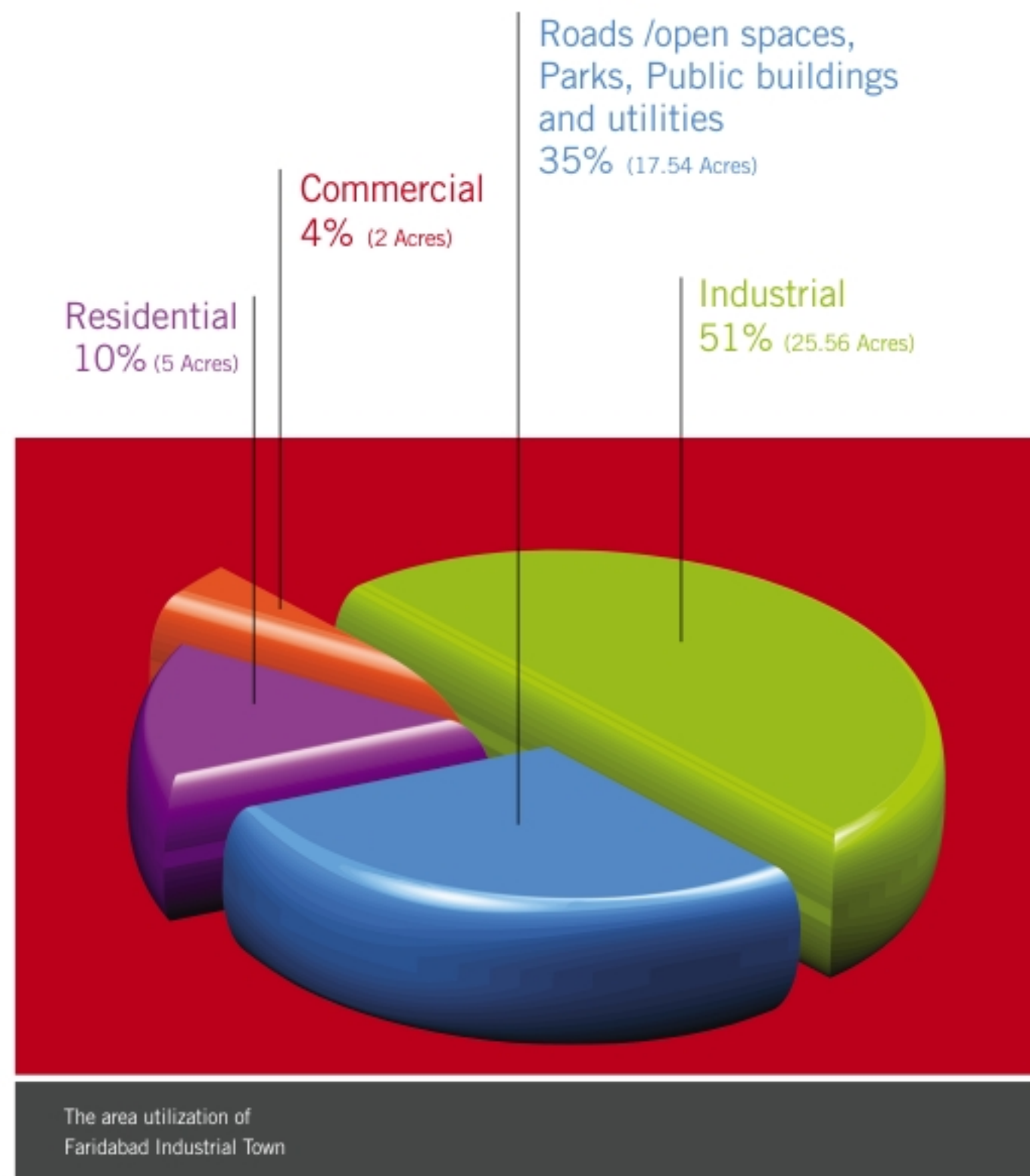
An area of Approx 2 acres i.e 10000 sq yds has been reserved by the company which will provide commercial activities such as business and trade centre, Bank with ATM facility, petrol/CNG stations, food court, telecom facility, hardware and steel shops.



Trade Centre
Bank with ATM Facility
Petrol/CNG Stations
Food Court
Telecom Facility
Hardware and Steel Shops
Weighing Bridge

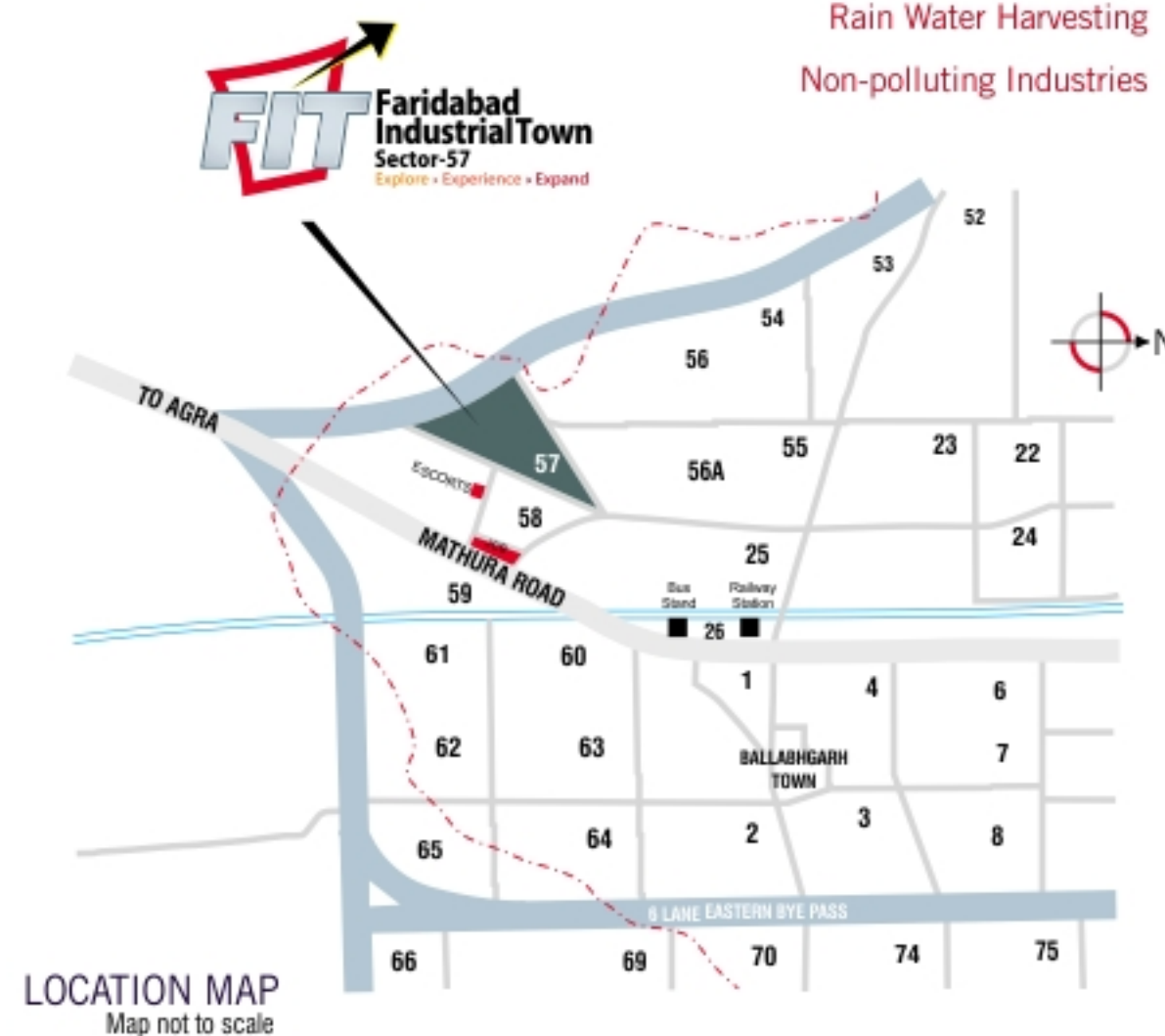


Internal Land Use Planning of Faridabad Industrial Town



Salient Features of Faridabad Industrial Town

- Enhancement free industrial plots
- Freehold Plots
- Easy instalment development linked plan
- Licence granted by DGTCP, Haryana
- CCTV Enabled Security at Entry/ Exit Points
- Green Environment
- 15 / 18 & 24mts Roads
- Vaastu & Eco-Friendly Design
- Sewerage Treatment Plant
- Rain Water Harvesting
- Non-polluting Industries



Our Projects



We value relationship



Group Housing, Sector - 11, Faridabad



Group Housing, Sector - 63, Faridabad

IT PARK

Sector 75, Faridabad



Reliance Estate Agency, Faridabad a Real Estate firm having experience of more than 40 years decided to expand its business by foraying into real estate development and formed IRIS GROUP in the year 2006.

IRIS GROUP works to create value through its unique entrepreneurial approach, fast and flexible response of its team of dedicated professionals. Though we have spent 40 years in growing and maturing, we have never lost the desire to move forward. IRIS GROUP with its vast experience in real estate entered into Group Housing, IT Parks and Industrial Township Projects. The Group is planning to enter into Hospitality and Entertainment Industry.

We have built a reputation for integrity, quality and value, a reputation that we strive to built upon everyday
Our Motto "WE VALUE RELATIONSHIP"