



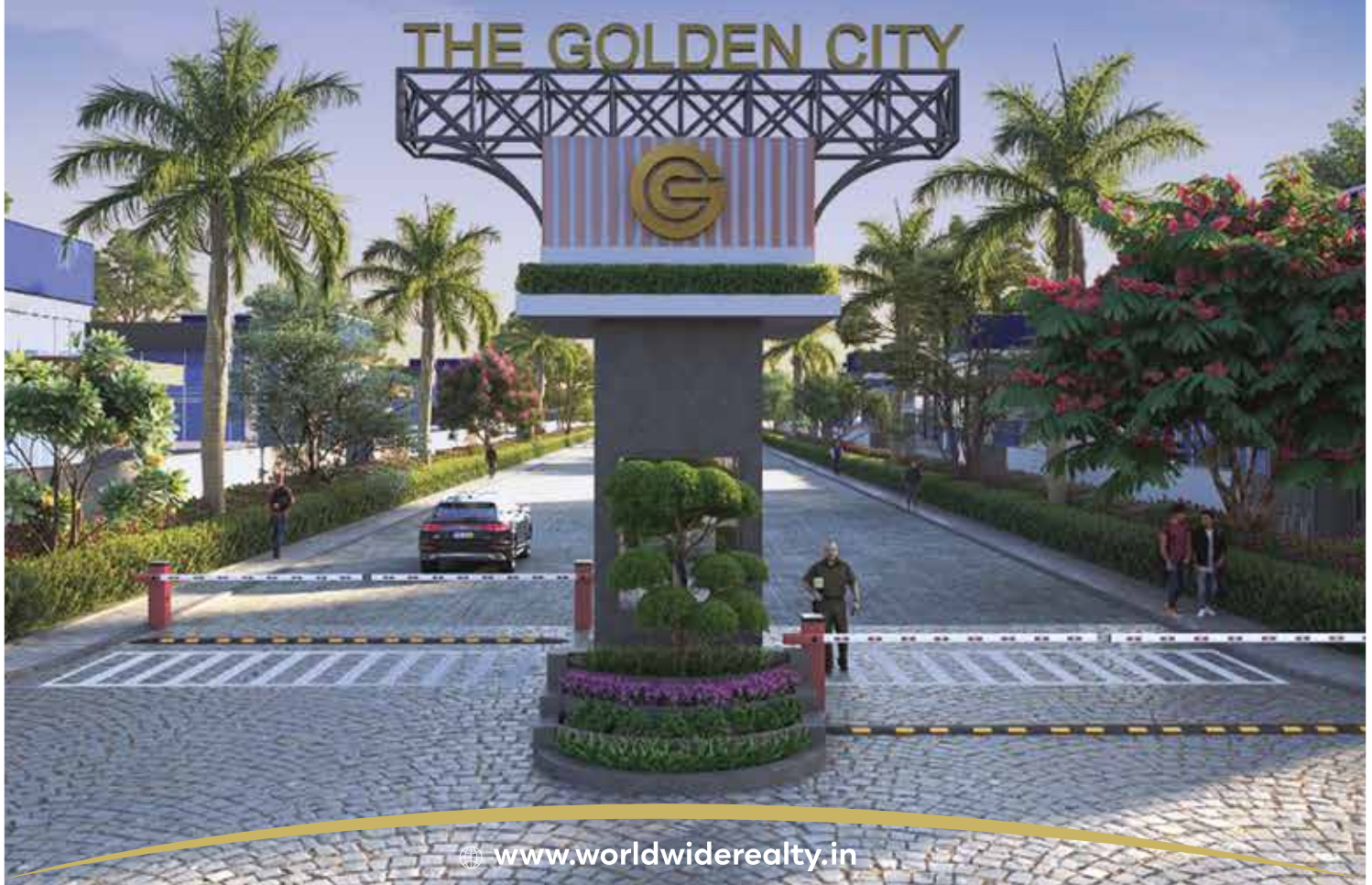
THE  
GOLDEN  
CITY

GURGAON - MANESAR

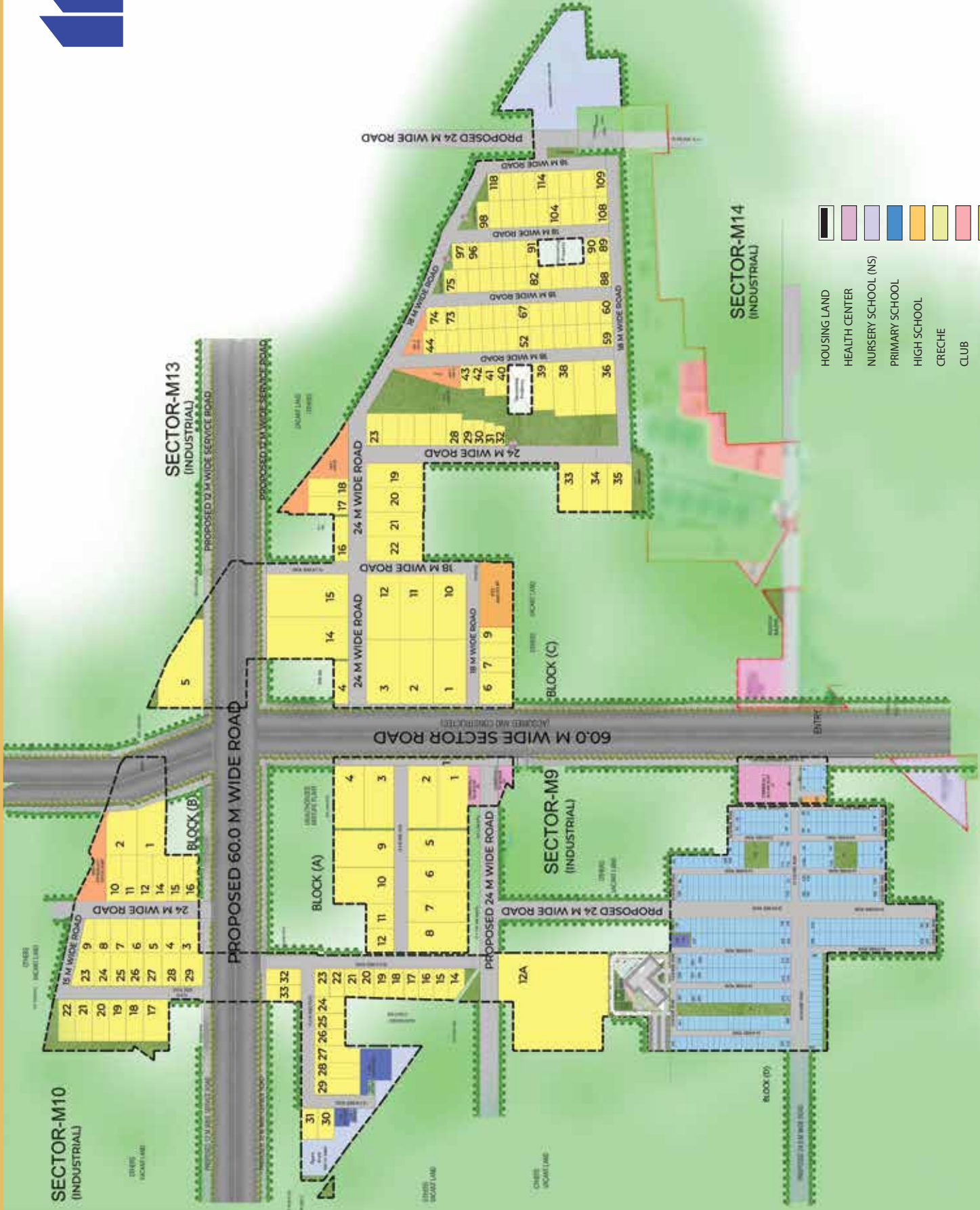
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REALTY

BUILDING THE CHANGE

# GOLDEN INDUSTRIAL ZONE














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## About Golden Industrial Zone

Golden Industrial Zone, spread over 95.831 acres, is a part of the modern mixed-use township The Golden City, spread over an area of 171.32 acres.

Designed with meticulous attention to detail, Golden Industrial Zone offers state-of-the-art infrastructure, modern amenities, and seamless connectivity to major transportation networks.

|  |                        |                                      |
|--|------------------------|--------------------------------------|
|   | <b>LOCATION</b>        | <b>IMT MANESAR, GREATER GURUGRAM</b> |
|   | <b>SECTOR</b>          | <b>M9, M10, M13 &amp; M14</b>        |
|   | <b>ENTRY ACCESS</b>    | <b>60 M WIDE ROAD</b>                |
|   | <b>CATEGORY</b>        | <b>INDUSTRIAL PLOTS</b>              |
|   | <b>PLOT SIZES</b>      | <b>500 SQ. MTS TO 5 ACRES</b>        |
|   | <b>TOTAL ACREAGE</b>   | <b>118.15 ACRES</b>                  |
|   | <b>INDUSTRIAL</b>      | <b>95.831 ACRES</b>                  |
|   | <b>DDJAY</b>           | <b>21.42624 ACRES</b>                |
|   | <b>COMMERCIAL</b>      | <b>0.89276 ACRE</b>                  |
|   | <b>POSSESSION DATE</b> | <b>SEPTEMBER 2025*</b>               |
|   | <b>LICENSE NO.</b>     | <b>136 OF 2022 DATED 09.09.2022</b>  |
| <b>RERA No.: RC/REP/HARERA/GGM/625/357/2022/100 dated 14.11.2022 and extension no. RC/EXT./2025/13 dated 20.03.2025</b><br>(Haryana Real Estate Regulatory Authority, Gurugram, Haryana) <a href="https://www.haryanarera.gov.in">https://www.haryanarera.gov.in</a> |                        |                                      |

## Who Should Invest?

- > Investors looking for lucrative opportunities in the booming industrial sector of Manesar.
- > Businesses aiming to capitalize on the strategic location and excellent connectivity of the project to enhance their operational efficiency and market reach.

**Golden Industrial Zone is a pioneering freehold industrial township in Manesar, strategically located at the intersection of three key highways. Spanning across 95.831 acres and continuously expanding, this expansive industrial hub exemplifies our unwavering commitment to providing world-class industrial plots to industrialists and manufacturers alike.**



Actual Site Photos

From automotive to electronics, logistics to warehousing, this versatile industrial township accommodates diverse industries across various sectors.

## Industrial Fact Sheet

| ASPECT                         | DETAILS  |
|--------------------------------|--|
| Waste Discharge System         | Water discharge network has been designed using RCC pipes of appropriate size.   |
| Water Supply                   | Water supply lines of ductile iron pipes (ISI marked) with all specials and sluice valves, fire hydrants, etc., shall be laid by us in the township.   |
| Storm Water Drainage           | RCC Hume pipe storm water drainage system shall be provided as per design. Rainwater harvesting pits shall be provided as per norms.   |
| Sewerage Treatment Plant (STP) | Separate STP has been provided for each block. The treated effluent of the STP will be used for flushing, irrigation, etc.   |
| Electrical Power Supply        | The underground power supply network shall be provided till the respective front of plots. Plot owners shall apply for electricity connections to DHVBN. Plot owners shall pay all charges/fees for applying/releasing the connection and accessories for taking connection directly from DHVBN. |
| Source of Power                | We are making 66KV substations in our plotting colony for DHVBN to supply power to all plot owners. This 66 KV substation will get power from the 220 KV substation of DHVBN.  |

## Industry Based Industrial Building Regulations

| TYPE OF INDUSTRY  | MAXIMUM PERMISSIBLE GROUND COVERAGE | PERMISSIBLE BASEMENT | MAXIMUM PERMISSIBLE FLOOR AREA RATIO (FAR) | MAXIMUM PERMISSIBLE HEIGHT | REMARKS  |
|---|-------------------------------------|----------------------|--|----------------------------|--|
| General   | 60%                                 | Twin Level           | 150%                                       | 30 Meters                  | -  |
| Apparel & Footwear  | 60%                                 | Unrestricted         | 250%                                       | Unrestricted               | To be located on roads with a Right of Way of 15 meters and above  |
| Biotechnology other than Pharmaceuticals                        | 40%                                 | Unrestricted         | 250%                                       | Unrestricted               | -  |
| Information Technology/ Information Technology Enabled Services | 40%                                 | Unrestricted         | 250%                                       | Unrestricted               | Subject to the condition that the plot must be located on roads with a Right of Way of 30 meters and above   |
| Data Centre Industry  | 60%                                 | Unrestricted         | 500%                                       | Unrestricted               | Unrestricted. There will be no restriction on floor-to-ceiling height, subject to there being no mezzanine floor and compliance with structural and fire safety regulations. |

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## Location Advantage:

|                            |         |        |
|----------------------------|---------|--------|
| NH48                       | 7.4 km  | 13 min |
| Dwarka Expressway          | 10.8 km | 18 min |
| Pataudi Expressway         | 2 km    | 4 min  |
| KMP Expressway             | 4 km    | 8 min  |
| Delhi-Mumbai Expressway    | 20 km   | 25 min |
| Metro Station              | 500 m   | 2 min  |
| Fortis Hospital            | 6.5 km  | 13 min |
| Maruti Suzuki, IMT Manesar | 1 km    | 2 min  |
| Udyog Vihar                | 28.7 km | 40 min |
| IGI Airport                | 38.5 km | 38 min |

As per ideal traffic conditions

