



Haryana State Industrial and Infrastructure Development Corporation (HSIIDC)
Haryana State Pollution Control Board (HSPCB)
Registrar of Companies (RoC)

RERA No.: RC/REP/HARERA/GGM/625/357/2022/100 dated 14.11.2022
(Haryana Real Estate Regulatory Authority, Gurugram, Haryana)



Sector M9, M10, M13, M14
GURGAON - MANESAR



INDUSTRIAL TOWNSHIP

RERA No.: RC/REP/HARERA/GGM/625/357/2022/100 dated 14.11.2022
(Haryana Real Estate Regulatory Authority, Gurugram, Haryana)



INSPIRED BY GROWTH.

India's Path to Becoming a Global Industrial Hub

India, inspired by its vision of robust economic development, is rapidly transforming into a major industrial powerhouse, positioning itself as a formidable competitor to China's industrial hegemony. With strategic initiatives such as the **"Make in India"** campaign, the government is fostering a business-friendly environment that attracts both domestic and foreign investment. The establishment of state-of-the-art industrial zones like IMT Manesar exemplifies India's commitment to building a resilient industrial infrastructure. By leveraging its demographic dividend, rich pool of skilled labor, and advancements in technology and innovation, India aims to enhance its manufacturing capabilities, increase production efficiency, and expand its global market footprint. These efforts not only boost economic growth but also aim to make India a pivotal player in the global industrial landscape, challenging existing paradigms and paving the way for a new era of industrial excellence.



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MANESAR

AN INDUSTRIAL HUB

MANESAR, LOCATED IN THE GURGAON DISTRICT OF HARYANA, INDIA, IS A RAPIDLY GROWING INDUSTRIAL TOWN THAT HAS GAINED PROMINENCE DUE TO ITS STRATEGIC LOCATION AND INDUSTRIAL DEVELOPMENT. IT IS PART OF THE NATIONAL CAPITAL REGION (NCR) AND HAS TRANSFORMED FROM A RURAL VILLAGE INTO AN INDUSTRIAL POWERHOUSE OVER THE PAST FEW DECADES.



INFRASTRUCTURE DEVELOPMENTS IN MANESAR

IMT MANESAR

A Model Industrial Township

The Industrial Model Township (IMT) Manesar is the centerpiece of Manesar's industrial landscape. It is designed to provide world-class infrastructure and facilities to industries. Some of the key features include:

Metalled Roads:

All-weather roads ensure smooth transportation within the industrial zones.

Water Supply System:

A reliable and sufficient water supply is critical for industrial operations.

Sewerage Disposal System:

Efficient waste management systems help in maintaining environmental standards.

Power Supply:

Consistent and high-quality power supply is available to meet industrial demands.

KEY INDUSTRIAL ZONES

Phase I to IV: These phases house numerous industries and manufacturing units. Each phase is equipped with essential infrastructure and services to support industrial activities.

Special Economic Zones (SEZs): The development of SEZs in and around Manesar has further boosted its industrial appeal. These zones offer various incentives and tax benefits to industries, promoting export-oriented growth.

Automotive Hub: Manesar is known for its automotive industry, with major players like Maruti Suzuki having significant manufacturing operations here. This has led to the development of an ecosystem of ancillary industries supporting the automotive sector.



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INFRASTRUCTURE DEVELOPMENTS

Significant investments have been made in infrastructure to support the growing industrial base. Key developments include:

Integrated Mobility Plan:

The plan focuses on improving transportation and connectivity within the Gurgaon-Manesar urban complex, ensuring efficient movement of goods and people.

Water Supply Projects:

Ensuring a reliable water supply has been a priority. For instance, the IMT Manesar Water Supply Project outlines measures to meet the water needs of the industrial township.

Road Infrastructure:

Upgrading and maintaining all-weather metalled roads within the industrial zones to facilitate smooth transportation and logistics.

These developments highlight Manesar's strategic significance as an industrial hub and underscore the continuous efforts to enhance its infrastructure to support industrial growth.

HIGH LEVEL FACTS:

CATEGORY	DETAILS
Number of Industries	Over 1,500 companies across various sectors including automotive, pharmaceuticals, textiles, and electronics.
Employment	Provides jobs to over 100,000 people in manufacturing and industrial units.
Major Employers	Maruti Suzuki, along with various multinational corporations and Indian firms.
Annual Production	Maruti Suzuki alone produces over 1.5 million vehicles annually.
Revenue	Industrial sector generates billions of USD annually.
Investment	Significant investments in infrastructure, including billions from the Haryana government and private investors.
Key Infrastructure Projects	Projects like IMT Maesar Water Supply Project ensure steady supply of essential services.

TOP COMPANIES IN MANESAR:

COMPANY	SECTOR	DETAILS
Maruti Suzuki	Automotive	One of India's largest car manufacturers with a significant production facility in Manesar.
Honda Motorcycle & Scooter India	Automotive	Major two-wheeler manufacturer with a large manufacturing plant.
HCL Technologies	Information Technology	Global IT services company with operations in Manesar.
Baxter India	Pharmaceuticals	Leading healthcare company involved in medical products manufacturing.
Yamaha Motor India	Automotive	Renowned manufacturer of motorcycles and scooters.
Munich Re	Reinsurance	One of the world's leading reinsurers with a presence in Manesar.
Mitsubishi Electric	Electronics	Global leader in electrical and electronic equipment.
Agilent Technologies	Biotechnology	A key player in the field of life sciences, diagnostics, and applied chemical markets.
Siemens	Engineering	Multinational conglomerate specializing in electrical engineering and electronics.
JCB India	Construction Equipment	Major manufacturer of construction and earthmoving equipment.

These companies contribute significantly to the industrial output and employment in Manesar, making it a critical hub for various sectors, particularly automotive and technology.



LOCATION AND CONNECTIVITY:

Manesar is strategically located in the Gurgaon district of Haryana, India, within the National Capital Region (NCR). Its proximity to Delhi, the capital city, provides significant logistical advantages. Here are some key points highlighting Manesar's strategic location:

- **Distance from Major Cities:** Approximately 32 km from Delhi and 20 km from Gurgaon, ensuring quick access to major urban markets.
- **Transport Links:** Well-connected by National Highway 48 (formerly NH-8), which links Delhi and Mumbai, two of India's most important economic centers. Additionally, the Kundli-Manesar-Palwal (KMP) Expressway further enhances connectivity.
- **Proximity to Airports:** Close to the Indira Gandhi International Airport (around 30 km), facilitating efficient domestic and international cargo movement.

MANESAR: A STRATEGIC INDUSTRIAL HUB



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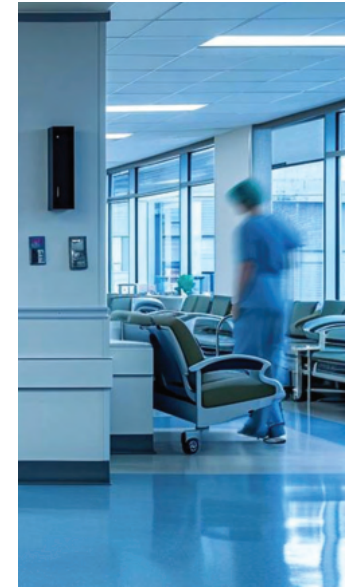
INDUSTRIAL ADVANTAGES:

Manesar is best suited for an industrial township due to several high-impact factors:

1. **Infrastructure:**
 - **Industrial Model Township (IMT):** Manesar's IMT is a well-planned industrial township equipped with modern infrastructure including all-weather metalled roads, a reliable water supply system, efficient sewerage disposal, and consistent power supply.
 - **Special Economic Zones (SEZs):** SEZs offer various incentives such as tax benefits, promoting export-oriented industrial growth.
2. **Economic Significance:**
 - **High Industrial Output:** Manesar contributes significantly to Haryana's industrial output. The automotive sector, particularly, is a major contributor with Maruti Suzuki producing over 1.5 million vehicles annually from its plant.
 - **Revenue Generation:** The industrial activities in Manesar generate billions of USD in revenue annually, boosting the state's economy.
3. **Corporate Presence:**
 - **Major Companies:** Home to over 1,500 companies, including giants like Maruti Suzuki, Honda Motorcycle & Scooter India, HCL Technologies, Baxter India, and Siemens.
 - **Employment:** Provides employment to over 100,000 individuals, supporting local and regional economic stability.
4. **Supportive Policies:**
 - **Government Initiatives:** Policies like "Make in India" and state-level industrial promotion policies create a conducive environment for industrial growth.
5. **Sustainable Development:**
 - **Green Initiatives:** Focus on sustainable industrial practices and development of eco-friendly infrastructure.

Manesar's strategic location, robust infrastructure, significant industrial output, and supportive government policies make it an ideal industrial township, positioning it to counter regional competitors and contribute to India's vision of becoming a global industrial leader.

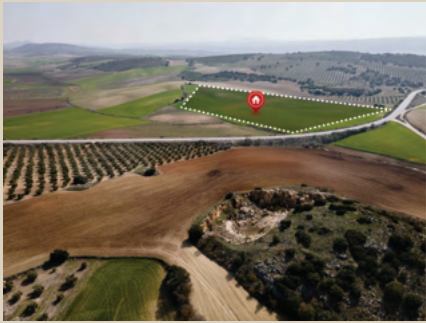
STRATEGIC ADVANTAGES



TRANSPORTATION	UTILITY	INDUSTRIAL	COMMUNICATION AND IT	SOCIAL AND RESIDENTIAL	HEALTHCARE
<ul style="list-style-type: none">■ National Highway 48 (NH-48)■ Kundli-Manesar-Palwal (KMP) Expressway■ Indira Gandhi International Airport■ Delhi-Mumbai Expressway	<ul style="list-style-type: none">■ Reliance Power Plant, Gurgaon■ IMT Manesar Water Supply Project■ Sewage Treatment Plant	<ul style="list-style-type: none">■ Industrial Model Township (IMT) Manesar■ Special Economic Zones (SEZs)	<ul style="list-style-type: none">■ Logistics Parks■ Fiber Optic Network■ IT Support Services	<ul style="list-style-type: none">■ Residential Complexes■ Educational Institutions	<ul style="list-style-type: none">■ Modern Hospitals■ Clinics and Health Centers
<ul style="list-style-type: none">■ Manesar Toll Plaza■ IMT Manesar Entry Point■ Cargo Terminal	<ul style="list-style-type: none">■ HV Substation, IMT Manesar■ Water Treatment Plant■ Manesar STP	<ul style="list-style-type: none">■ Maruti Suzuki Plant■ DLF Cyber City, Manesar■ Kerry Indev Logistics Park	<ul style="list-style-type: none">■ Bharti Airtel Data Center, Manesar■ HCL Technologies Office	<ul style="list-style-type: none">■ DLF Express Greens■ Amity University, Manesar■ The Golden Residences	<ul style="list-style-type: none">■ Medanta - The Medicity■ Fortis Hospital, Manesar
<ul style="list-style-type: none">■ Ensures smooth traffic flow and access to the industrial area.■ Provides efficient connectivity to other parts of the NCR.■ Facilitates international trade and logistics for Manesar-based industries.	<ul style="list-style-type: none">■ Ensures uninterrupted power supply to the industrial units.■ Provides reliable and adequate water supply for industrial operations.■ Manages industrial and residential waste, maintaining environmental standards.	<ul style="list-style-type: none">■ Flagship manufacturing facility representing the automotive industry's strong presence in Manesar.■ Offers various incentives to businesses, fostering a favorable environment for industrial growth.■ Provides warehousing and distribution services to support industrial operations.	<ul style="list-style-type: none">■ Ensures robust internet and communication services for industries and businesses.■ Provides technological services and solutions to various industries in Manesar.	<ul style="list-style-type: none">■ Offers quality housing options for employees working in the Manesar industrial area.■ Provides higher education and technical training to the local workforce.	<ul style="list-style-type: none">■ State-of-the-art hospital providing advanced healthcare services to residents and industrial workers.■ Multi-specialty hospital offering comprehensive medical services and emergency care.

LOCATION

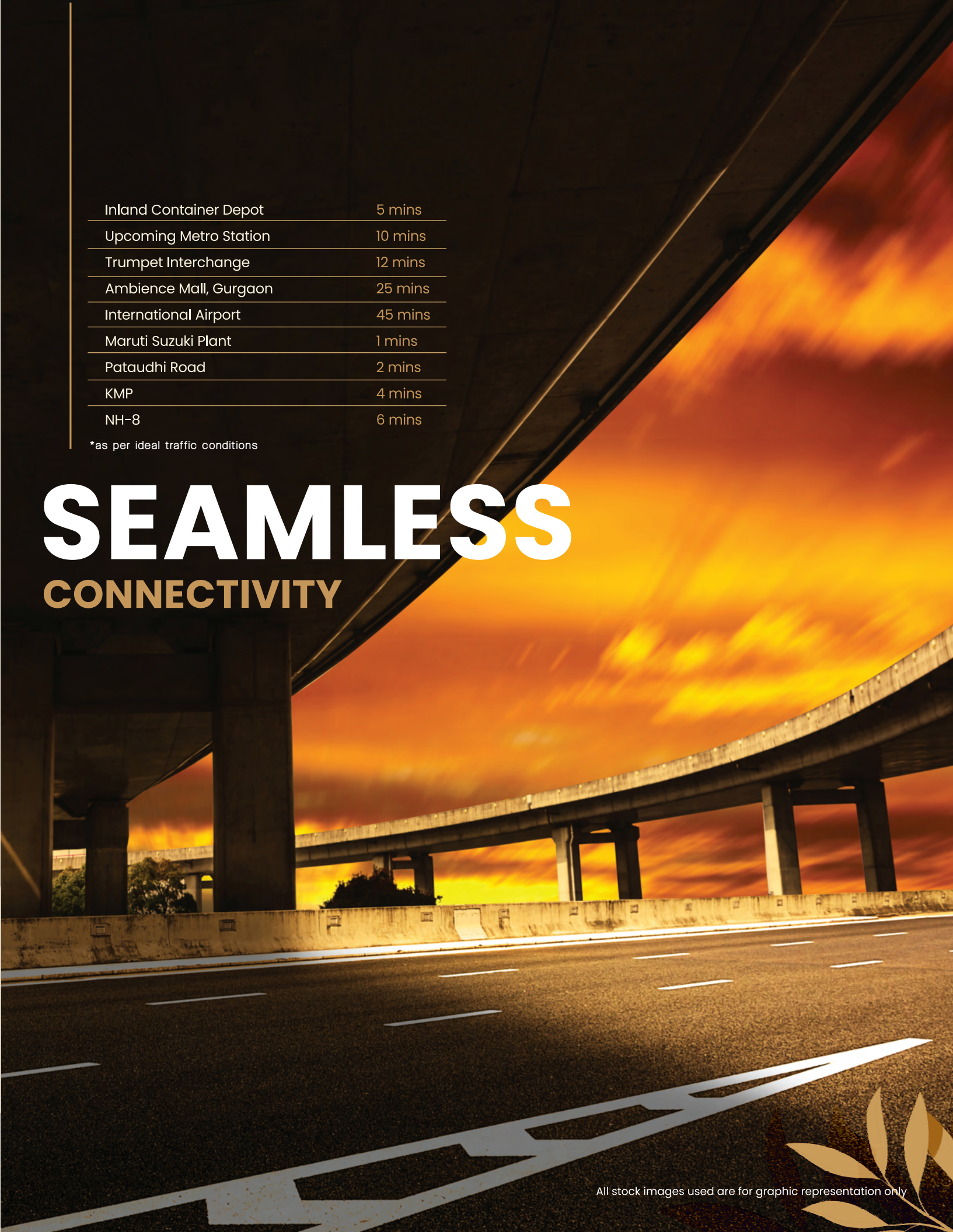
THE GOLDEN CITY MODEL INDUSTRIAL TOWNSHIP, A PIONEERING FREEHOLD INDUSTRIAL TOWNSHIP IN MANESAR, STRATEGICALLY LOCATED AT THE INTERSECTION OF THREE KEY HIGHWAYS. SPANNING ACROSS 118.15 ACRES AND CONTINUOUSLY EXPANDING, THIS EXPANSIVE INDUSTRIAL HUB EXEMPLIFIES OUR UNWAVERING COMMITMENT TO PROVIDING WORLD-CLASS INDUSTRIAL PLOTS TO INDUSTRIALISTS AND MANUFACTURERS ALIKE.



Inland Container Depot	5 mins
Upcoming Metro Station	10 mins
Trumpet Interchange	12 mins
Ambience Mall, Gurgaon	25 mins
International Airport	45 mins
Maruti Suzuki Plant	1 mins
Pataudhi Road	2 mins
KMP	4 mins
NH-8	6 mins

*as per ideal traffic conditions

SEAMLESS
CONNECTIVITY





SUSTAINABLE

CATEGORY

KEY INITIATIVE

DESCRIPTION

RENEWABLE
ENERGY

Solar Power Projects
Green Building Certifications

Several industries in IMT Manesar have adopted solar energy to reduce carbon footprints. Solar panels on factory roofs contribute significantly to energy needs. Encouraging green construction practices and certifying buildings for energy efficiency and reduced environmental impact.

WATER
MANAGEMENT

Rainwater Harvesting Systems
Efficient Water Treatment Plants

Implemented across various industrial units to conserve water and reduce dependency on external water sources. Advanced water treatment plants to recycle and reuse wastewater, ensuring sustainable water use.

WASTE
MANAGEMENT

Zero Waste to Landfill Initiatives
Industrial Waste Management
Systems

Several companies aim to eliminate waste sent to landfills by recycling, reusing, and composting. Proper disposal and treatment of hazardous waste to minimize environmental impact.

GREEN
SPACES

Development of
Green Belts

Establishment of green belts and landscaped areas within the industrial township to enhance air quality and provide recreational spaces.

POLLUTION
CONTROL

Emission Reduction
Technologies
Regular Environmental Audits
Promotion of Electric Vehicles
(Evs)

Adoption of technologies to reduce emissions from industrial processes, contributing to better air quality. Conducting periodic environmental audits to ensure compliance with pollution control standards. Encouragement of EVs for intra-city transport within Manesar to reduce vehicular emissions. Installation of EV charging stations.

SUSTAINABLE
TRANSPORT

Public Transport Enhancement
Corporate Social Responsibility
(CSR)

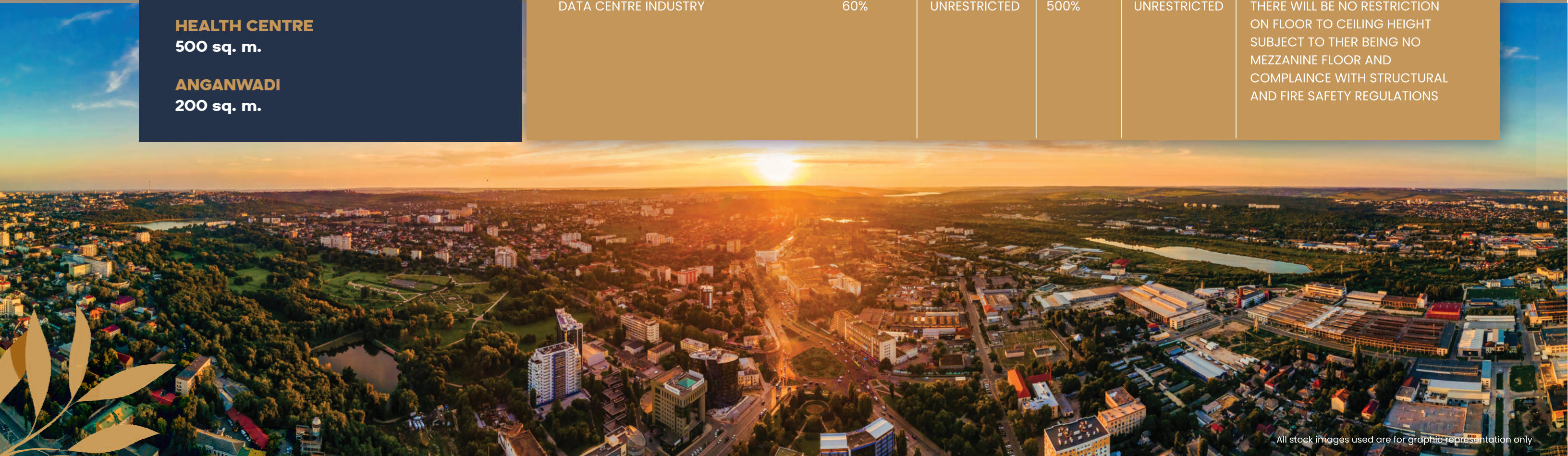
Improved public transport facilities to reduce reliance on private vehicles, lowering overall emissions.

CORPORATE
INITIATIVES

Sustainability
Reporting

Companies actively participate in CSR activities focused on environmental sustainability, such as tree plantations and community clean-up drives. Businesses in IMT Manesar are increasingly adopting sustainability reporting to disclose their environmental impact and efforts transparently.





Industrial Fact Sheet

WASTE DISCHARGE SYSTEM

WATER DISCHARGE NETWORK HAS BEEN DESIGNED BY 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.
RAIN WATER HARVESTING PITS SHALL BE PROVIDED AS PER NORMS

SEWERAGE TREATMENT
PLANT (STP)

SEPARATE STP HAS BEEN PROVIDED FOR EACH BLOCK THE TREATED EFFLUENT OF S.T. PLANT WILL BE USED FOR FLUSHING, IRRIGATION ETC.

ELECTRICAL POWER SUPPLY

THE UNDERGROUND POWER SUPPLY NETWORK SHALL BE PROVIDED TILL THEIR RESPECTIVE FRONT OF PLOTS
PLOT OWNER SHALL APPLY THE ELECTRICITY CONNECTIONS TO DHVBN
PLOT OWNER SHALL PAY ALL CHARGES / FEE FOR APPLY / RELEASING OF CONNECTION AND ACCESSORIES FOR TAKING CONNECTION DIRECT FROM DHVBN

SOURCE OF POWER

WE ARE MAKING 66KV SUB STATIONS IN OUR PLOTTING COLONY FOR DHVBN TO SUPPLY POWER TO ALL PLOT OWNERS. THIS 66 KV SUB STATION WILL GET POWER FROM 220 KV SUBSTATION OF DHVBN.



SITE PLAN



The Golden City Industrial Township offers a meticulously designed site plan that optimizes both functionality and accessibility. Strategically located in Manesar, Haryana, the site is easily accessible from major highways and is well-connected to significant industrial and commercial hubs. The layout includes wide roads, designated zones for different types of industries, green spaces, and common utility areas. This well-planned infrastructure ensures smooth operations and fosters a productive and efficient industrial environment. The site plan reflects our commitment to providing a well-organized, sustainable, and future-ready industrial township.





AMENITIES

24/7 SECURITY: ADVANCED SECURITY SYSTEMS AND ROUND-THE-CLOCK SURVEILLANCE ENSURE THE SAFETY OF YOUR PREMISES AND WORKFORCE.

POWER AND WATER SUPPLY: UNINTERRUPTED POWER AND WATER SUPPLY TO MEET INDUSTRIAL DEMANDS.

WASTE MANAGEMENT: EFFICIENT WASTE DISPOSAL AND RECYCLING SYSTEMS TO MAINTAIN A CLEAN AND ECO-FRIENDLY ENVIRONMENT.

LOGISTICS AND TRANSPORTATION: ON-SITE LOGISTICS SUPPORT AND PROXIMITY TO MAJOR TRANSPORT ROUTES FACILITATE SMOOTH OPERATIONS.

BUSINESS SUPPORT SERVICES: CONFERENCE ROOMS, MEETING FACILITIES, AND BUSINESS CENTERS EQUIPPED WITH THE LATEST TECHNOLOGY.

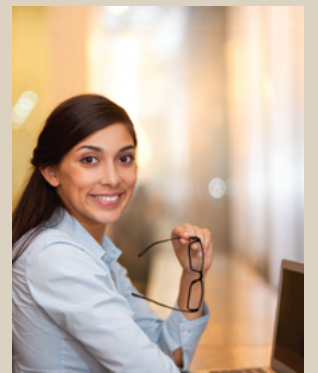
GREEN SPACES: LANDSCAPED GARDENS AND RECREATIONAL AREAS FOR EMPLOYEES TO RELAX AND REJUVENATE.

HEALTHCARE FACILITIES: ON-SITE MEDICAL CENTER AND EMERGENCY SERVICES FOR PROMPT HEALTHCARE SUPPORT.

DINING AND RETAIL OPTIONS: CAFETERIAS, RESTAURANTS, AND RETAIL OUTLETS PROVIDING CONVENIENCE FOR EMPLOYEES.

TRAINING AND DEVELOPMENT CENTERS: FACILITIES FOR WORKFORCE TRAINING AND SKILL DEVELOPMENT.

THESE AMENITIES ARE DESIGNED TO CREATE A SELF-SUSTAINED INDUSTRIAL ECOSYSTEM WHERE BUSINESSES CAN THRIVE AND EMPLOYEES CAN WORK IN A COMFORTABLE AND SUPPORTIVE ENVIRONMENT. THE GOLDEN CITY INDUSTRIAL TOWNSHIP STANDS AS A BENCHMARK FOR INDUSTRIAL INFRASTRUCTURE, COMBINING CONVENIENCE, SAFETY, AND SUSTAINABILITY.



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VERSATILE



INDUSTRY TYPE

SCALE	INDUSTRY TYPE	EXAMPLES
MICRO	Cottage Industries Food Processing Units IT and Software Services Repair and Maintenance Services	Handicrafts, textiles, and artisan goods Small food processing units focussing on local and organic produce Small IT firms offering software development, maintenance, and support services Workshops for electronic goods, machinery, and automotive repairs
SMALL	Light Manufacturing Pharmaceuticals Packaging Agro-based Industries	Production units for consumer goods, electronics, and light engineering products Small-scale pharmaceutical companies focussing on generic drugs and formulations Businesses specializing in packaging solutions for various industries Units processing agricultural products like dairy, honey, and spices
MEDIUM	Automotive Components Machinery and Equipment Chemicals and Plastics Textile and Garments	Manufacturers of parts and components for the automotive industry Producers of industrial machinery and heavy equipment Medium-scale chemical production and plastic goods manufacturing Larger units for textile processing and garment manufacturing
LARGE	Automobile Manufacturing Heavy Engineering Infrastructure Projects Pharmaceuticals and Biotechnology Consumer Goods	OEMs and Assemblers, Tier 1 Suppliers Large-scale manufacturing of industrial machinery and heavy equipment Companies involved in construction and infrastructure development Major pharmaceutical companies with extensive production and R&D facilities, large-scale biotech firms Large fast-moving consumer goods companies producing household and personal care products, manufacturers of consumer electronics, home appliances, and gadgets
HIGH-TECH AND INNOVATION-DRIVEN INDUSTRIES	Information Technology Renewable Energy Research and Development	IT Parks and Data Centers, software development firms specializing in cloud services and AI Companies involved in the production and assembly of solar panels and wind turbines, energy storage solutions Facilities dedicated to research and innovation in various fields, including pharmaceuticals, biotechnology, and engineering

SETTING UP A BUSINESS



PHASE	STEPS	DESCRIPTION
PRE-SETUP PHASE	Market Research and Feasibility Study Business Plan Development	Analyze market demand and competition specific to your industry. Conduct feasibility study. Create a detailed business plan outlining objectives, strategies, financial projections, and operational plans.
LAND ACQUISITION AND LEGAL FORMALITIES	Engage with WorldWide Realty Due Diligence and Land Verification Agreement and Payment	Contact WorldWide Realty to discuss land options in IMT Manesar. Select a plot based on industry requirements and budget. Verify land title and zoning regulations. Conduct a site visit. Finalize the purchase agreement with WorldWide Realty. Complete the payment process. Register the land with the local land revenue office. Ensure the transfer of land ownership.
REGULATORY AND COMPLIANCE	Construction and Infrastructure Development Utilities Setup Sustainability Measures	Register the business entity with the Registrar of Companies (RoC). Obtain Factory License, Fire Department NOC, Pollution Control Board Clearance, and Building Plan Approval. Obtain an Environmental Impact Assessment (EIA) report and secure environmental clearance from HSPCB.
INFRASTRUCTURE SETUP	Land Registration Business Registration Obtain Necessary Licenses and Permits Environmental Compliance	Develop the site as per approved building plans. Ensure compliance with local building codes and safety standards. Arrange for electricity, water supply, sewage connections, telecommunications, and internet services. Implement rainwater harvesting, install solar panels, and set up waste management systems.
OPERATIONAL READINESS	Machinery and Equipment Installation Workforce Recruitment and Training Health and Safety Measures	Procure and install machinery specific to your industry. Ensure compliance with safety and environmental standards. Recruit skilled workforce and conduct training programs. Implement occupational health and safety measures. Obtain necessary certifications.
BUSINESS OPERATIONS	Logistics and Supply Chain Setup Marketing and Sales Strategy Quality Control and Compliance Launch and Scale	Establish supply chain and logistics network. Set up warehousing and inventory management systems. Develop a marketing and sales strategy. Set up distribution channels and partnerships. Implement quality control processes. Obtain necessary quality certifications (ISO, etc.). Launch operations and begin production. Monitor and scale operations as per business growth plans.
CONTINUOUS IMPROVEMENT	Regular Audits and Assessments Stakeholder Engagement	Conduct regular financial, operational, and environmental audits. Implement continuous improvement practices. Maintain good relations with local authorities, community, and stakeholders. Participate in local industrial associations and forums.

BUILDING THE CHANGE

ABOUT US

A pioneering real estate company on a mission, keenly understands industry shifts and consumer behaviours, actively shaping the future of real-estate through transformative initiatives.

Worldwide Realty goes beyond construction, weaving together spaces for living, shopping, dining, and socialising. Our expertise extends from creating just properties or plots for sale to crafting comprehensive environments where residential, commercial, and social elements seamlessly converge.

At Worldwide Realty, we don't just build; we create dynamic hubs that define the pulse of vibrant communities in Manesar.

Our portfolio of meticulously crafted projects, each a testament to our commitment to quality, innovation, and excellence in design. From stunning residential communities to vibrant commercial spaces, our showcase offers a glimpse into the diverse range of developments we've brought to life.