



THE
GOLDEN
CITY

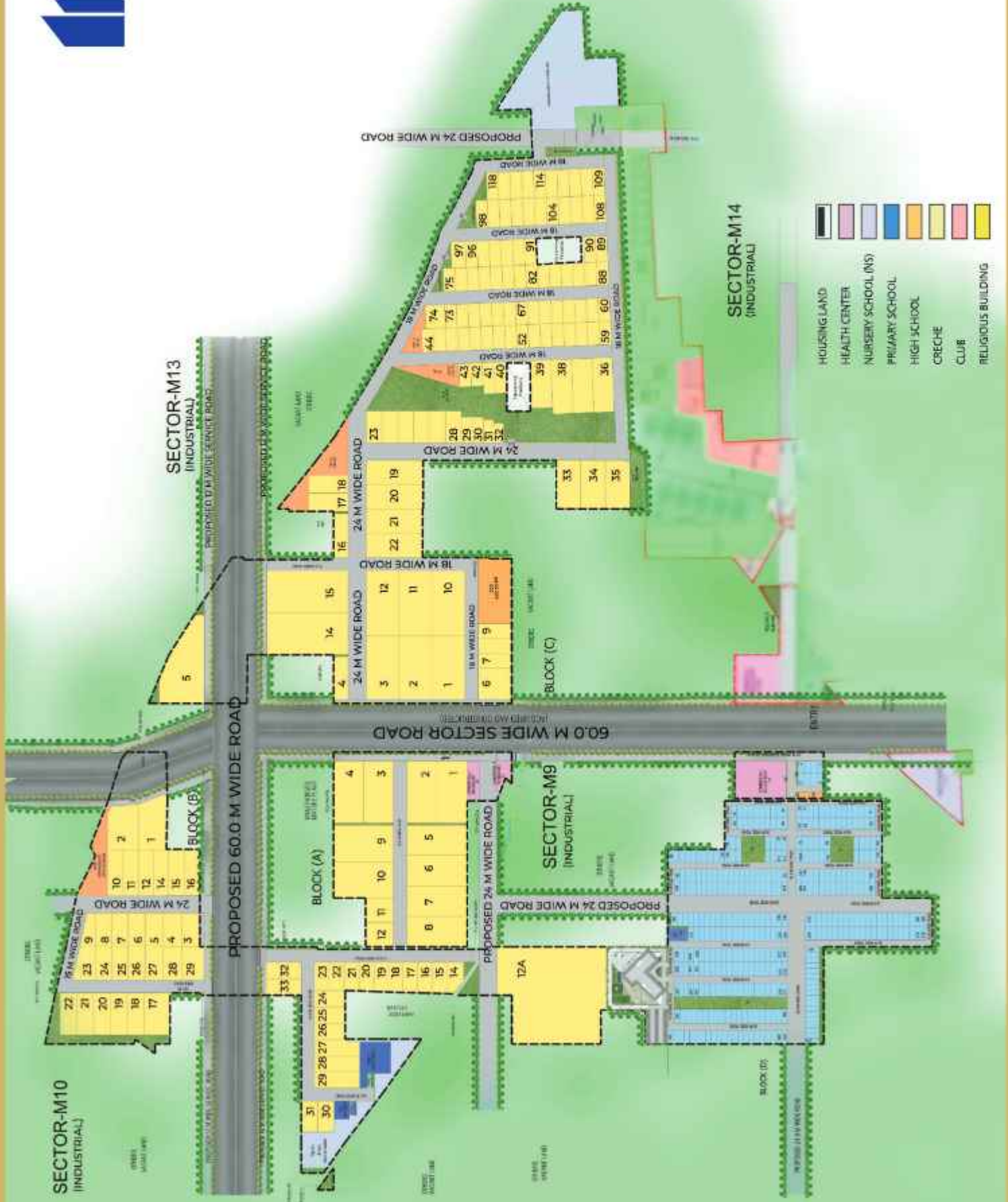
GURGAON - MANESAR

worldwide
REALTY

BUILDING THE CHANGE

GOLDEN INDUSTRIAL ZONE





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.

	LOCATION	IMT MANESAR, GREATER GURUGRAM
	SECTOR	M9, M10, M13 & M14
	ENTRY ACCESS	60 M WIDE ROAD
	CATEGORY	INDUSTRIAL PLOTS
	PLOT SIZES	500 SQ. MTS TO 5 ACRES
	TOTAL ACREAGE	118.15 ACRES
	INDUSTRIAL	95.831 ACRES
	DDJAY	21.42624 ACRES
	COMMERCIAL	0.89276 ACRE
	POSSESSION DATE	SEPTEMBER 2025*
	LICENSE NO.	136 OF 2022 DATED 09.09.2022

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
 (Haryana Real Estate Regulatory Authority, Gurugram, Haryana) <https://www.haryanarera.gov.in>

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

INDUSTRY	MAXIMUM PERMISSIBLE GROUND COVERAGE	PERMISSIBLE BASEMENT	MAXIMUM PERMISSIBLE FLOOR AREA RATIO (FAR)	MAXIMUM PERMISSIBLE HEIGHT	REMARKS
General	60%	Twin Level	150%	30 Meters	-
	80%	Unrestricted	250%	Unrestricted	To be located on roads with a Right of Way of 15 meters and above
Biotechnology Pharmaceuticals	40%	Unrestricted	250%	Unrestricted	-
	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
Enabled Services	50%	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.

Disclaimer: Worldwide Resorts and Entertainment Pvt. Ltd. reserves the right to make changes to the offer. Terms and conditions apply on all the premises. 1 Sq.yd. = 0.8361 sq. m. Scale is subject to the terms of application form, allotment letter, agreement for sale and other documents to be executed between parties. All images, information, drawings and sketches shown in this advertisement are artist's conception of the development and for representation purpose only, unless otherwise specified. The advertisement/printed material does not constitute an offer of any nature whatsoever between the developer and the recipient. The upcoming developments to be done by third parties are subject to approval from respective authorities. *Terms and Conditions apply

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

