

INDUSTRIAL PLOTS NAMELY M3M INNOVATION PARK

To be read with Licence No. 163 of 2025 Dated 08.09.2025.
 That this Layout plan for 139,79,735 acres (Drawing No. DTPC-1149 dated 9-11-25) comprised of land which is located in village Industrial Colony being developed by M3M India Infrastructure Pvt. Ltd., Sector-M9, M10 & M11 of Manesar District Gurugram hereby approved subject to the following conditions:-

- That this layout plan shall be read in conjunction with the clauses appearing on the agreement executed under Rule 11 and the bilateral agreement.
- That the demarcation plan as per the all the residential and Commercial and Community sites shall be approved from this Department and construction on these sites shall be governed by the Punjab and Scheduled Roads and Controlled Areas Restriction of Unregulated Development Rules, 1965 and the Zoning Plan approved by the Director, Town & Country Planning, Haryana.
- That the high-tension lines passing in the colony area shall have to be suitably aligned or right of way along the same shall be maintained as per ISI norms.
- That for proper planning and integration of services in the area adjacent to the colony, the colonizer shall abide by the directions of the DTPC for the acquisition of layout plans of the colony.
- That the revenue rosta falling in the colony shall be used free for circulation/movement as shown in the layout plan.
- That the colonizer shall abide by the directions of the DTPC, Haryana and accordingly shall make the necessary changes in the layout plan for making any adjustment in the alignment of the peripheral roads, internal road circulation or for proper integration of the planning proposals of the adjoining areas.
- That no property/plot shall derive access directly from the carriage way of 30 metres or more wide areas.
- All green belts provided in the layout plan within the licensed area of the colony shall be developed by the colonizer. All other green belts outside the licensed area shall be developed by the Haryana Urban Development Authority/colonizer or the directors of the Director, Town and Country Planning, Haryana or in accordance with terms and conditions of the agreements of the license.
- The portion of the sector/development plan roads (green belts as provided in the Development Plan if applicable, which form part of the license area shall be transferred free of cost to the government or the Haryana Urban Development Authority.
- The area of section 3(3)(ii) of the Act No. 8 of 1975, shall be used for the purpose of the license through give and take with the land that is not available to acquire in the context of planned development and recreation of services. The decision of the competent authority shall be binding in this regard.
- That the colonizer shall obtain the Clearance/NOC as per the provisions of the Notification No. S.D. 1533 (B) Dated 24.9.2025 issued by Ministry of Environment and Forest, Government of India before starting the construction/execution of development works at site.
- That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
- That the provision of solar water heating system shall be as per norms specified by HAREDA and shall be made operational where applicable before issuing an occupation certificate.
- That the colonizer/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the well as Campus Lighting.
- That the colonizer/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No.22/2025-SPower dated 21.03.2025 issued by Haryana Government (renewable Energy Department).
- That the colonizer/owner shall strictly comply with the directions Renewable Energy Department for procurement of the Energy Conservation Building Codes.

(Signature)
 (NARENDER KUMAR)
 (Hitesh)
 (HITESH KUMAR)
 (RUPNESH KUMAR)
 (AMIT SHARMA)
 (TEJESH)
 (TEJESH)
 (DINESH KUMAR)
 (PAJOD)

| DETAILS OF PLOTS MORTGAGED IN LIEU OF BG OF EDC | | | | | | | | | |
|---|----------|---------------------|-----------------|---------------|-----------------------|------------------------|--|--|--|
| S.No. | Plot No. | Plot Dimensions (m) | Plot Size (sqm) | Max. of plots | Total plot area (sqm) | Total plot area (hect) | | | |
| 1 | B | 14.26 36.35 | 519.26 | 11 | 5713.849 | 6837.626 | | | |
| 2 | B1 | 10.75 36.35 | 390.75 | 1 | 390.75 | 467.246 | | | |
| 3 | B2 | 13.91 36.35 | 503.73 | 1 | 503.73 | 607.726 | | | |
| 4 | B3 | 16.74 36.35 | 607.73 | 1 | 607.73 | 730.216 | | | |
| 5 | C | 21.09 15 | 316.35 | 9 | 2847.15 | 3416.586 | | | |
| 6 | C1 | 15.09 15 | 226.35 | 9 | 2037.15 | 2444.586 | | | |
| 7 | C2 | 15.09 15 | 226.35 | 9 | 2037.15 | 2444.586 | | | |
| 8 | C3 | 15.09 15 | 226.35 | 9 | 2037.15 | 2444.586 | | | |
| 9 | C4 | 15.09 15 | 226.35 | 9 | 2037.15 | 2444.586 | | | |
| 10 | C5 | 15.09 15 | 226.35 | 9 | 2037.15 | 2444.586 | | | |
| 11 | C6 | 15.09 15 | 226.35 | 9 | 2037.15 | 2444.586 | | | |
| 12 | C7 | 15.09 15 | 226.35 | 9 | 2037.15 | 2444.586 | | | |
| 13 | C8 | 15.09 15 | 226.35 | 9 | 2037.15 | 2444.586 | | | |
| 14 | C9 | 15.09 15 | 226.35 | 9 | 2037.15 | 2444.586 | | | |
| 15 | C10 | 15.09 15 | 226.35 | 9 | 2037.15 | 2444.586 | | | |
| 16 | C11 | 15.09 15 | 226.35 | 9 | 2037.15 | 2444.586 | | | |
| 17 | C12 | 15.09 15 | 226.35 | 9 | 2037.15 | 2444.586 | | | |
| 18 | H8 | 17.88 7.86 | 140.34 | 1 | 140.34 | 170.414 | | | |
| 19 | H9 | 17.88 7.86 | 140.34 | 1 | 140.34 | 170.414 | | | |
| 20 | H10 | 17.88 7.86 | 140.34 | 1 | 140.34 | 170.414 | | | |
| 21 | H11 | 17.88 7.86 | 140.34 | 1 | 140.34 | 170.414 | | | |
| 22 | H12 | 17.88 7.86 | 140.34 | 1 | 140.34 | 170.414 | | | |
| 23 | H13 | 17.88 7.86 | 140.34 | 1 | 140.34 | 170.414 | | | |
| 24 | H14 | 17.88 7.86 | 140.34 | 1 | 140.34 | 170.414 | | | |
| 25 | H15 | 17.88 7.86 | 140.34 | 1 | 140.34 | 170.414 | | | |
| 26 | H16 | 17.88 7.86 | 140.34 | 1 | 140.34 | 170.414 | | | |
| 27 | H17 | 17.88 7.86 | 140.34 | 1 | 140.34 | 170.414 | | | |
| 28 | H18 | 17.88 7.86 | 140.34 | 1 | 140.34 | 170.414 | | | |
| 29 | H19 | 17.88 7.86 | 140.34 | 1 | 140.34 | 170.414 | | | |
| 30 | H20 | 17.88 7.86 | 140.34 | 1 | 140.34 | 170.414 | | | |
| 31 | H21 | 17.88 7.86 | 140.34 | 1 | 140.34 | 170.414 | | | |
| 32 | H22 | 17.88 7.86 | 140.34 | 1 | 140.34 | 170.414 | | | |
| 33 | H23 | 17.88 7.86 | 140.34 | 1 | 140.34 | 170.414 | | | |
| 34 | H24 | 17.88 7.86 | 140.34 | 1 | 140.34 | 170.414 | | | |
| 35 | H25 | 17.88 7.86 | 140.34 | 1 | 140.34 | 170.414 | | | |
| 36 | H26 | 17.88 7.86 | 140.34 | 1 | 140.34 | 170.414 | | | |
| 37 | H27 | 17.88 7.86 | 140.34 | 1 | 140.34 | 170.414 | | | |
| 38 | H28 | 17.88 7.86 | 140.34 | 1 | 140.34 | 170.414 | | | |
| 39 | H29 | 17.88 7.86 | 140.34 | 1 | 140.34 | 170.414 | | | |
| 40 | H30 | 17.88 7.86 | 140.34 | 1 | 140.34 | 170.414 | | | |
| 41 | H31 | 17.88 7.86 | 140.34 | 1 | 140.34 | 170.414 | | | |
| 42 | H32 | 17.88 7.86 | 140.34 | 1 | 140.34 | 170.414 | | | |
| 43 | H33 | 17.88 7.86 | 140.34 | 1 | 140.34 | 170.414 | | | |
| 44 | H34 | 17.88 7.86 | 140.34 | 1 | 140.34 | 170.414 | | | |
| 45 | H35 | 17.88 7.86 | 140.34 | 1 | 140.34 | 170.414 | | | |
| 46 | H36 | 17.88 7.86 | 140.34 | 1 | 140.34 | 170.414 | | | |
| 47 | H37 | 17.88 7.86 | 140.34 | 1 | 140.34 | 170.414 | | | |
| 48 | H38 | 17.88 7.86 | 140.34 | 1 | 140.34 | 170.414 | | | |
| 49 | H39 | 17.88 7.86 | 140.34 | 1 | 140.34 | 170.414 | | | |
| 50 | H40 | 17.88 7.86 | 140.34 | 1 | 140.34 | 170.414 | | | |
| 51 | H41 | 17.88 7.86 | 140.34 | 1 | 140.34 | 170.414 | | | |
| 52 | H42 | 17.88 7.86 | 140.34 | 1 | 140.34 | 170.414 | | | |
| 53 | H43 | 17.88 7.86 | 140.34 | 1 | 140.34 | 170.414 | | | |
| 54 | H44 | 17.88 7.86 | 140.34 | 1 | 140.34 | 170.414 | | | |
| 55 | H45 | 17.88 7.86 | 140.34 | 1 | 140.34 | 170.414 | | | |
| 56 | H46 | 17.88 7.86 | 140.34 | 1 | 140.34 | 170.414 | | | |
| 57 | H47 | 17.88 7.86 | 140.34 | 1 | 140.34 | 170.414 | | | |
| 58 | H48 | 17.88 7.86 | 140.34 | 1 | 140.34 | 170.414 | | | |
| 59 | H49 | 17.88 7.86 | 140.34 | 1 | 140.34 | 170.414 | | | |
| 60 | H50 | 17.88 7.86 | 140.34 | 1 | 140.34 | 170.414 | | | |
| 61 | H51 | 17.88 7.86 | 140.34 | 1 | 140.34 | 170.414 | | | |
| 62 | H52 | 17.88 7.86 | 140.34 | 1 | 140.34 | 170.414 | | | |
| 63 | H53 | 17.88 7.86 | 140.34 | 1 | 140.34 | 170.414 | | | |
| 64 | H54 | 17.88 7.86 | 140.34 | 1 | 140.34 | 170.414 | | | |
| 65 | H55 | 17.88 7.86 | 140.34 | 1 | 140.34 | 170.414 | | | |
| 66 | H56 | 17.88 7.86 | 140.34 | 1 | 140.34 | 170.414 | | | |
| 67 | H57 | 17.88 7.86 | 140.34 | 1 | 140.34 | 170.414 | | | |
| 68 | H58 | 17.88 7.86 | 140.34 | 1 | 140.34 | 170.414 | | | |
| 69 | H59 | 17.88 7.86 | 140.34 | 1 | 140.34 | 170.414 | | | |
| 70 | H60 | 17.88 7.86 | 140.34 | 1 | 140.34 | 170.414 | | | |
| 71 | H61 | 17.88 7.86 | 140.34 | 1 | 140.34 | 170.414 | | | |
| 72 | H62 | 17.88 7.86 | 140.34 | 1 | 140.34 | 170.414 | | | |
| 73 | H63 | 17.88 7.86 | 140.34 | 1 | 140.34 | 170.414 | | | |
| 74 | H64 | 17.88 7.86 | 140.34 | 1 | 140.34 | 170.414 | | | |
| 75 | H65 | 17.88 7.86 | 140.34 | 1 | 140.34 | 170.414 | | | |
| 76 | H66 | 17.88 7.86 | 140.34 | 1 | 140.34 | 170.414 | | | |
| 77 | H67 | 17.88 7.86 | 140.34 | 1 | 140.34 | 170.414 | | | |
| 78 | H68 | 17.88 7.86 | 140.34 | 1 | 140.34 | 170.414 | | | |
| 79 | H69 | 17.88 7.86 | 140.34 | 1 | 140.34 | 170.414 | | | |
| 80 | H70 | 17.88 7.86 | 140.34 | 1 | 140.34 | 170.414 | | | |
| 81 | H71 | 17.88 7.86 | 140.34 | 1 | 140.34 | 170.414 | | | |
| 82 | H72 | 17.88 7.86 | 140.34 | 1 | 140.34 | 170.414 | | | |
| 83 | H73 | 17.88 7.86 | 140.34 | 1 | 140.34 | 170.414 | | | |
| 84 | H74 | 17.88 7.86 | 140.34 | 1 | 140.34 | 170.414 | | | |
| 85 | H75 | 17.88 7.86 | 140.34 | 1 | 140.34 | 170.414 | | | |
| 86 | H76 | 17.88 7.86 | 140.34 | 1 | 140.34 | 170.414 | | | |
| 87 | H77 | 17.88 7.86 | 140.34 | 1 | 140.34 | 170.414 | | | |
| 88 | H78 | 17.88 7.86 | 140.34 | 1 | 140.34 | 170.414 | | | |
| 89 | H79 | 17.88 7.86 | 140.34 | 1 | 140.34 | 170.414 | | | |
| 90 | H80 | 17.88 7.86 | 140.34 | 1 | 140.34 | 170.414 | | | |
| 91 | H81 | 17.88 7.86 | 140.34 | 1 | 140.34 | 170.414 | | | |
| 92 | H82 | 17.88 7.86 | 140.34 | 1 | 140.34 | 170.414 | | | |
| 93 | H83 | 17.88 7.86 | 140.34 | 1 | 140.34 | 170.414 | | | |
| 94 | H84 | 17.88 7.86 | 140.34 | 1 | 140.34 | 170.414 | | | |
| 95 | H85 | 17.88 7.86 | 140.34 | 1 | 140.34 | 170.414 | | | |
| 96 | H86 | 17.88 7.86 | 140.34 | 1 | 140.34 | 170.414 | | | |
| 97 | H87 | 17.88 7.86 | 140.34 | 1 | 140.34 | 170.414 | | | |
| 98 | H88 | 17.88 7.86 | 140.34 | 1 | 140.34 | 170.414 | | | |
| 99 | H89 | 17.88 7.86 | 140.34 | 1 | 140.34 | 170.414 | | | |
| 100 | H90 | 17.88 7.86 | 140.34 | 1 | 140.34 | 170.414 | | | |
| 101 | H91 | 17.88 7.86 | 140.34 | 1 | 140.34 | 170.414 | | | |
| 102 | H92 | 17.88 7.86 | 140.34 | 1 | 140.34 | 170.414 | | | |
| 103 | H93 | 17.88 7.86 | 140.34 | 1 | 140.34 | 170.414 | | | |
| 104 | H94 | 17.88 7.86 | 140.34 | 1 | 140.34 | 170.414 | | | |
| 105 | H95 | 17.88 7.86 | 140.34 | 1 | 140.34 | 170.414 | | | |
| 106 | H96 | 17.88 7.86 | 140.34 | 1 | 140.34 | 170.414 | | | |
| 107 | H97 | 17.88 7.86 | 140.34 | 1 | 140.34 | 170.414 | | | |
| 108 | H98 | 17.88 7.86 | 140.34 | 1 | 140.34 | 170.414 | | | |
| 109 | H99 | 17.88 7.86 | 140.34 | 1 | 140.34 | 170.414 | | | |
| 110 | H100 | 17.88 7.86 | 140.34 | 1 | 140.34 | 170.414 | | | |
| 111 | H101 | 17.88 7.86 | 140.34 | 1 | 140.34 | 170.414 | | | |
| 112 | H102 | 17.88 7.86 | 140.34 | 1 | 140.34 | 170.414 | | | |
| 113 | H103 | 17.88 7.86 | 140.34 | 1 | 140.34 | 170.414 | | | |
| 114 | H104 | 17.88 7.86 | 140.34 | 1 | 140.34 | 170.414 | | | |
| 115 | H105 | 17.88 7.86 | 140.34 | 1 | 140.34 | 170.414 | | | |
| 116 | H106 | 17.88 7.86 | 140.34 | 1 | 140.34 | 170.414 | | | |
| 117 | H107 | 17.88 7.86 | 140.34 | 1 | 140.34 | 170.414 | | | |
| 118 | H108 | 17.88 7.86 | 140.34 | 1 | 140.34 | 170.414 | | | |
| 119 | H109 | 17.88 7.86 | 140.34 | 1 | 140.34 | 170.414 | | | |
| 120 | H110 | 17.88 7.86 | 140.34 | 1 | 140.34 | 170.414 | | | |
| 121 | H111 | 17.88 7.86 | 140.34 | 1 | 140.34 | 170.414 | | | |
| 122 | H112 | 17.88 7.86 | 140.34 | 1 | 140.34 | 170.414 | | | |
| 123 | H113 | 17.88 7.86 | 140.34 | 1 | 140.34 | 170.414 | | | |
| 124 | H114 | 17.88 7.86 | 140.34 | 1 | 140.34 | 170.414 | | | |
| 125 | H115 | 17.88 7.86 | 140.34 | 1 | 140.34 | 170.414 | | | |
| 126 | H116 | 17.88 7.86 | 140.34 | 1 | 140.34 | 170.414 | | | |
| 127 | H117 | 17.88 7.86 | 140.34 | 1 | 140.34 | 170.414 | | | |
| 128 | H118 | 17.88 7.86 | 140.34 | 1 | 140.34 | 170.414 | | | |
| 129 | H119 | 17.88 7.86 | 140.34 | 1 | 140.34 | 170.414 | | | |
| 130 | H120 | 17.88 7.86 | 140.34 | 1 | 140.34 | 170.414 | | | |
| 131 | H121 | 17.88 7.86 | 140.34 | 1 | 140.34 | 170.414 | | | |
| 132 | H122 | 17.88 7.86 | 140.34 | 1 | 140.34 | 170.414 | | | |
| 133 | H123 | 17.88 7.86 | 140.34 | 1 | 140.34 | 170.414 | | | |
| 134 | H124 | 17.88 7.86 | 140.34 | 1 | 140.34 | 170.414 | | | |
| 135 | H125 | 17.88 7.86 | 140.34 | 1 | 140.34 | 170.414 | | | |
| 136 | H126 | 17.88 7.86 | 140.34 | 1 | 140.34 | 170.414 | | | |