LAND UNDER LITIGATION	
Land involved in SLP no. 27696 of 2025 (CWP no. 24081 of 2023).	
Land involved in SLP no. 27201 of 2024 (CWP no. 15809 of 2024).	

Title	Legend
Scheme Boundary of Deemed Award announced on 26.11.2018 & on 20.01.2023 farming part of Sector 80, Open Space Zone & Sector M-1D	
Green Belt/Open Space	
Private/Others Land	
Clarification sought from DRO-cum-LAC, Gurugram to re-confirm whether these pockets form part of Demmed Award	
To be planned later on	
Re - Planned area	

PURPOSE OF REVISION

CONSIDERING THE RECOMMENDATION OF LOCAL MANAGEMENT COMMITTEE, HSIIDC, MANESAR RECEIVED VIDE EMAIL DATED:- 26.11.2025, THE LAYOUT PLAN HAS BEEN REVISED.

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HSIIDC

REVISED PART LAYOUT PLAN OF SECTOR 80, M-1D (RESIDENTIAL) & OPEN SPACE ZONE, MANESAR

AS PER NILP 2022 FOR RESIDENTIAL & COMMERCIAL USES FOR SECTOR-

	REQUIRED	IN Acres
	TOTAL AREA	200.47
	AREA UNDER GROUP HOUSING SITES WITHOUT NILP BENEFITS DUE TO ALREADY SOLD/AUCTIONED SITES AS PER DRG NO. HSIIDC/IPD/1483, DATED:- 27.12.2022.	19.14
A	BALANCED AREA UNDER NILP (A)	181.33
B	AFFORDABLE HOUSING (B) - (10%)	18.13
C	COMMUNITY FACILITIES (C) - (10%)	18.13
D	COMMERCIAL (D) - (4%)	7.25
E	REMAINNING {A-(B+D)}	155.95
	TOTAL PERMISSIBLE FAR	
	FAR @1.25 % (181.33X1.25)	226.66

AREA STATEMENT AS PER PROPOSED LAYOUT PLAN

1	AFFORDABLE HOUSING	18.13
2	COMMUNITY FACILITIES	
	CLUB CUM GUEST HOUSE	2.00
	FIRE STATION	1.16
	HEALTH CENTRE (INSTITUTIONAL)	0.90
	ELECTRIC SUB-STATION	1.63
	SPORTS COMPLEX & PARKS	11.74
	SCHOOL SITES (INSTITUTIONAL)	1.36
	TOTAL	18.79
3	COMMERCIAL	
	POCKET-A	2.45
	POCKET-B	2.32
	POCKET-C	0.59
	POCKET-D	0.17
	POCKET-E	0.72
	FUEL FILLING STATION	1.00
	TOTAL	7.25
4	AREA UNDER GROUP HOUSING SITES WITH NILP BENEFITS	75.38
5	AREA UNDER EDUCATIONAL/ INSTITUTIONAL USE	5.20
6	AREA UNDER TO BE PLANNED LATER ON	3.8
7	AREA UNDER R&R POLICY	7.18
8	AREA UNDER ROAD, GREEN BELT & OPEN SPACE	45.60

AREA STATEMENT OF OPEN SPACE

TOTAL AREA	09.38

AREA STATEMENT OF SECTOR M-1D

TOTAL AREA	13.94
AREA UNDER PUBLIC UTILITIES	11.37
AREA UNDER GREEN BELT AND SERVICE ROAD	02.57

DETAILS OF GROUP HOUSING WITH NILP BENEFITS

S. NO.	GH.NO	DENSITY	AREA (IN ACRES)	AVAILABLE FAR: FAR %AGE	AVAILABLE FAR: FAR AREA (IN ACRES)
1	G.H. 1	500PPA	11.32	300	33.96
2	G.H. 3	300 PPA	5.56	175	9.73
3	G.H. 3A	300 PPA	2.70	175	4.73
4	G.H. 3B	300 PPA	2.54	175	4.45
5	G.H. 3C	300 PPA	2.54	175	4.45
6	G.H. 6	300 PPA	8.00	175	14.00
7	G.H. 7	300 PPA	4.58	175	8.02
8	G.H. 8	400 PPA	8.69	250	21.73
9	G.H. 9	400 PPA	9.93	250	24.83
10	G.H. 11	400 PPA	8.81	250	22.03
11	G.H. 12	500 PPA	10.71	300	32.13
	TOTAL		75.38		180.03

DETAILS OF AFFORDABLE GROUP HOUSING

S. NO.	GH.NO	DENSITY	AREA (IN ACRES)	AVAILABLE FAR: FAR %AGE (AS PER NILP)
1	G.H. 5	900 PPA	15.91	225
2	G.H. 10	900 PPA	2.22	225
	TOTAL		18.13	

DETAILS OF GROUP HOUSING WITHOUT NILP BENEFITS DUE TO ALREADY SOLD/AUCTIONED SITES AS PER DRG NO. HSIIDC/IPD/1483, DATED:- 27.12.2022.

S. NO.	GH.NO	DENSITY	AREA (IN ACRES)	FAR %AGE
1	G.H. 2	300 PPA	8.34	175
2	G.H. 4	300 PPA	10.8	175
	TOTAL		19.14	

DRG NO.:- HSIIDC/IPD/1717, DATED:- 08.01.2026.

DRAWN BY:- GAURAV TRIGHATIA(-SD-) A.T.P.:- SHIVANI(-SD-)

D.T.P.:- NEHA YADAV(-SD-) S.T.P.:- RAVISH JANI(-SD-)

C.T..P:- SUNITA SETHI(-SD-)

DIRECTOR CONTROLLED AREA CUM M.D. HSIIDC:- ADITYA DAHIYA(-SD-)

DETAIL OF BOOTHS/KIOSKS

SR. NO.	SIZE (IN METRES)	STOREY'S	NO'S
1	5M X 5M	SINGLE STOREY	13
2	5.50M X 13.75M	DOUBLE STOREY	06
		TOTAL	19

NOTES :-

- THIS DRAWING SUPERCEDES THE PREVIOUS APPROVED LAYOUT PLAN.
- THIS DRAWING IS SUBJECT TO ACTUAL DEMARCATION AT SITE.