

# MANSAROVER INDUSTRIAL PARK

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PREMIUM INDUSTRIAL TOWNSHIP



## ABOUT US

At Mansarover Infra, we believe every lasting journey begins with strong roots. Ours were planted over 50 years ago by our father, Mr. Subash Saluja, a man of vision, integrity, and deep family values.

What began as his dream has now flourished into a shared legacy between father and son, built on relationships, trust, and a commitment to quality. Though he is no longer with us, his values guide us in every step we take.

For decades, families and businesses have placed their trust in us, not just for the spaces we build, but for the principles we stand by.



### VISION

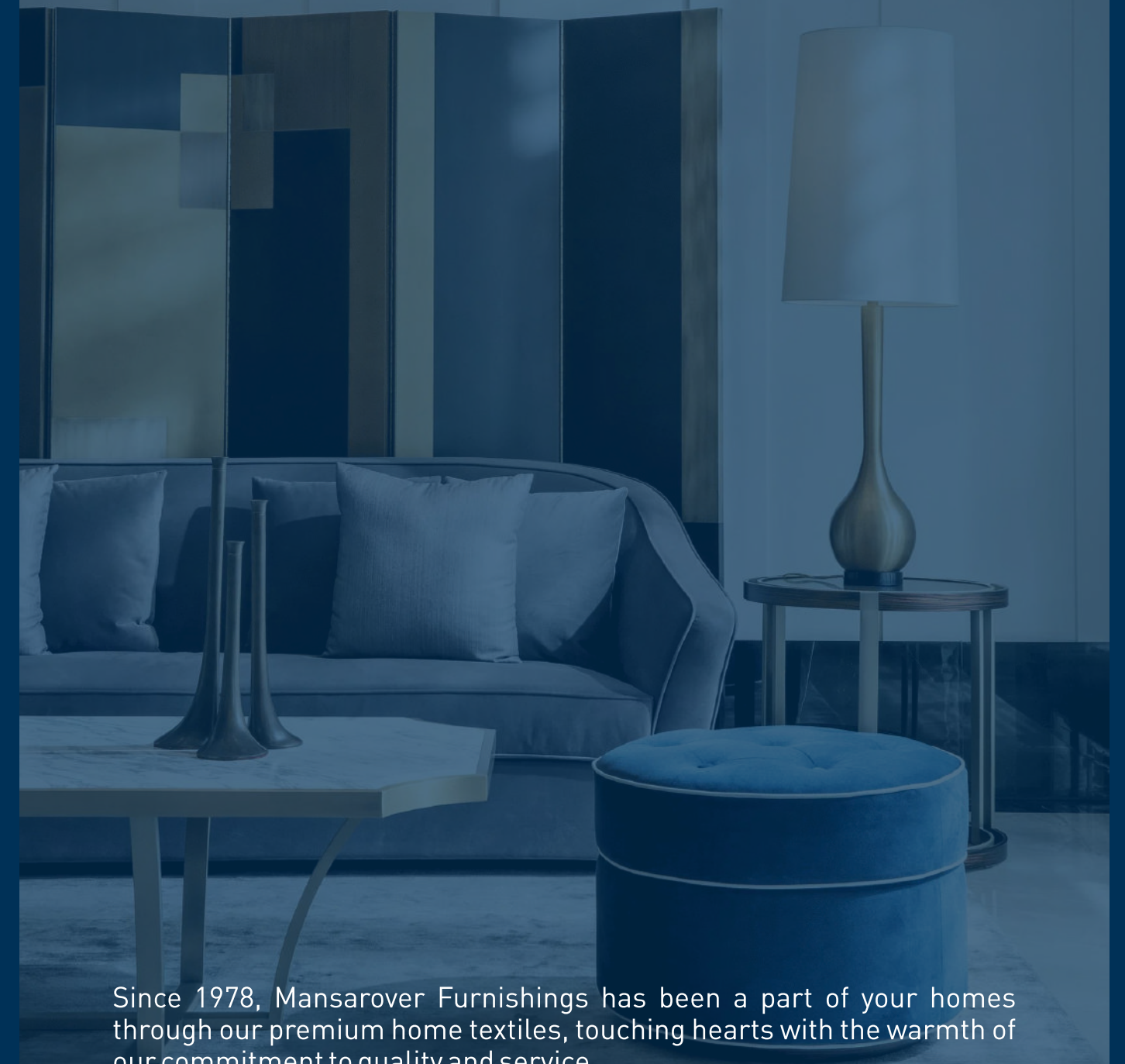
To build future-ready assets that offer lasting value.

### MISSION

We lead with integrity, build with purpose, and innovate for a future where trust and performance go hand in hand.



## OUR FLAGSHIP BRAND MANSAROVER *Furnishings*



Since 1978, Mansarover Furnishings has been a part of your homes through our premium home textiles, touching hearts with the warmth of our commitment to quality and service.

Now, we bring the same pristine bond of reliability to real estate. With nurtured values and honoured partnerships, we remain devoted to exceeding your expectations every step of the way.



## FROM PANIPAT TO THE WORLD

Since the 1940s, Panipat has been a prominent textile hub of North India, leading in textiles, petrochemicals, recycling, and engineering.

### How?

- Excellent connectivity to Delhi & key markets
- Known for home furnishings & recycled yarn
- Pioneering textile waste recycling & green hydrogen
- Backed by Govt. textile hubs & MSME policies
- Built for uninterrupted productivity

## STRATEGICALLY LOCATED. FULLY EQUIPPED. POISED FOR EXCEPTIONAL GROWTH.

**Mansarover Industrial Park** unveils its progressive plots at Panipat's most strategic location, Barsat Road. This emerging industrial belt offers direct connectivity to NH-44, ensuring smooth logistics. MIP is rapidly rising as an ideal industrial zone near Panipat's textile and recycling hubs.

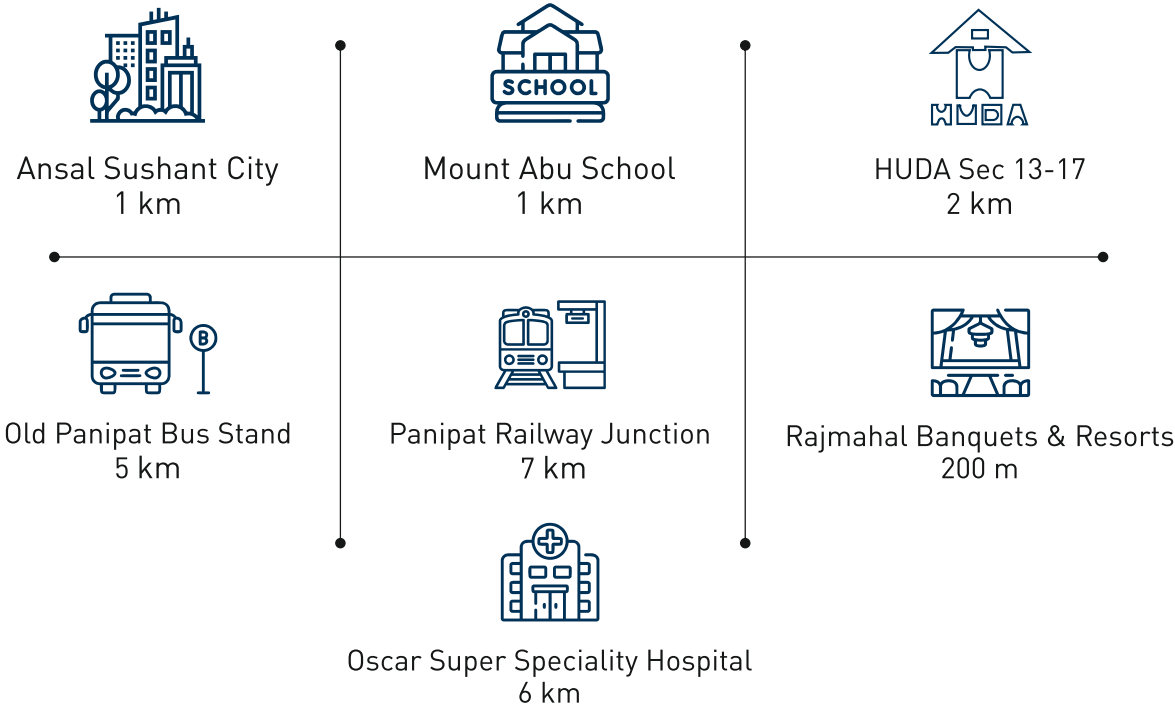
You will enjoy seamless connectivity with the city's premium residential societies, schools, and major landmarks in easy reach.

Invest to experience growth at this industrial hotspot, which is attracting increasing interest from investors and industrial plot buyers.





# LOCATION HIGHLIGHTS





# 29 ACRES OF INDUSTRIAL TOWNSHIP

INDUSTRIAL PLOTS 540-1480 SQ YDS | GREEN INDUSTRIAL ZONE APPROVED  
LIMITED EDITION RETAIL SPACES

For aspiring industrialists, traders, and entrepreneurs.

Mansarover Industrial Park is a rising landmark in the heart of Panipat city. A launchpad for growth, it offers multi-functional industrial plots that are easily accessible and built to empower.

You can use a thoughtfully curated set-up to process, produce and trade textiles or yarn. We offer a pro-business environment for a secure future from warehousing to logistics and exports.





LAYOUT PLAN



	PLOT NO.		AREA(SQ.YDS.)	NO. OF PLOTS
	1-7	52'-6" X 154'-11 $\frac{1}{2}$ "	904 SQ.YDS	7
	8	AS PER SITE	1139 SQ.YDS	1
	9 TO 14 16 TO 23 24 TO 31 33 TO 38	49'-3" X 118'-10"	650 SQ.YDS	28
	15 & 32	52'-0" X 118'-10"	687 SQ.YDS	2
	39 TO 44 46 TO 52 53 TO 59 61 TO 66	49'-3" X 137'-9 $\frac{1}{2}$ "	753 SQ.YDS	26
	45 & 60	52'-0" X 137'-9 $\frac{1}{2}$ "	796 SQ.YDS	2
	67 TO 73 76 TO 82	49'-3" X 127'-11"	700 SQ.YDS	14
	74 & 75	52'-0" X 127'-11"	739 SQ.YDS	2
	83	AS PER SITE	723 SQ.YDS	1
	84	AS PER SITE	652 SQ.YDS	1
	85	AS PER SITE	626 SQ.YDS	1
	86	AS PER SITE	599 SQ.YDS	1
	87	AS PER SITE	572 SQ.YDS	1
	88	AS PER SITE	546 SQ.YDS	1
	89	AS PER SITE	546 SQ.YDS	1
	90 TO 95	49'-3" X 132'-1"	722 SQ.YDS	6
	96 TO 100	59'-0" X 172'-6"	1132 SQ.YDS	5
	101	AS PER SITE	1119 SQ.YDS	1
	102	AS PER SITE	1152 SQ.YDS	1
	103	AS PER SITE	1480 SQ.YDS	1
	104	AS PER SITE	1378 SQ.YDS	1
	105	AS PER SITE	937 SQ.YDS	1
	106	AS PER SITE	887 SQ.YDS	1
	107	AS PER SITE	852 SQ.YDS	1
	108	AS PER SITE	819 SQ.YDS	1
	109	AS PER SITE	785 SQ.YDS	1
	110	AS PER SITE	751 SQ.YDS	1
	111 & 112	45'-0" X 107'-10"	540 SQ.YDS	2
	113	AS PER SITE	618 SQ.YDS	1
				113

PROPOSED LAYOUT PLAN OF INDUSTRIAL PLOTTED COLONY OVER  
AN AREA MEASURING 28.9986 ACRES IN THE REVENUE ESTATE OF VILL. AZIZULAPUR, TEH. & DISTT. PANIPAT (HARYANA).

DISCLAIMER: THIS SITE PLAN IS TENTATIVE AND SUBJECT TO CHANGE WITHOUT PRIOR NOTICE.



# VERSATILE INDUSTRIAL SPACES FOR **MICRO TO LARGE** ENTERPRISES

- TEXTILE RAGS
- RECYCLED YARN
- HANDLOOM & HANDICRAFTS
- ENGINEERING & TECHNOLOGY
- FURNITURE & WOODWORK / CARPENTRY
- RENEWABLE ENERGY
- PACKAGING & PRINTING
- PHARMACEUTICALS
- LOGISTICS & WAREHOUSING
- FACTORIES & MANUFACTURING UNITS
- E-COMMERCE FULFILLMENT




















ROBUST AND AMENITY-RICH INFRASTRUCTURE

END-TO-END SECURED  
INDUSTRIAL LANDSCAPE

- GATED COMMUNITY • BOOM BARRIERS
- 24\*7 CCTV SURVEILLANCE • CONTROLLED ENTRY/EXIT

 60-93 Ft Wide Roads	 Open Green Areas	 Electric Substation	 Fire Hydrants	 Weighing Bridge
 EV Charging Cpoints	 Wi-Fi Zone	 Solar Panelled Lights	 Loading/Unloading Zones	 Storm Water Drainage System
 Underground Water Tanks	 Spacious Parking	 Effluent Treatment Plant		




# WHY CHOOSE US?

CUSTOM SOLUTIONS | COMPETITIVE PRICE POINT  
LESS OPERATIONAL COST | ON TIME DELIVERY  
END-TO-END SUPPORT | HASSLE-FREE APPROVALS

A PROJECT BY:



Barsat Road, Panipat | +91 90532 22260, 90532 22259 |   /mansaroverinfra

Disclaimer: The information, images, or sketches shown here are indicative only and are the architect's impression of the envisaged development.  
They are subject to change as may be necessary during construction.