



NUGRAJ DEVELOPERS

Symbols of Truth, Dedication and service

NUGRAJ INDUSTRIAL PARK

Fueling Business. **Securing** Investments



[GANDHRA]

HRERA Registration No. : HRERA-PKL-ROH-317-2022

License No. : 28 of 2022 dated obtained from the Director General, Town & Planning, Haryana for Industrial Plots

INDUSTRIAL PLOTS



WHO WE ARE

Nugraj Developers is a forward-thinking real estate company committed to fueling industrial expansion through strategic land development.

With a track record of 25 years of quality, trust and transparency, we specialize in developing industrial zones that enable small and large businesses to thrive.

“**INDUSTRIAL
PLOTS FOR A
PROGRESSIVE
FUTURE**”





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A WORD FROM **MANAGING DIRECTOR**

"At Nugraj Developers, we don't just sell land we offer a foundation for your business dreams. With increasing demand for organized industrial zones, our plotted developments are designed to empower entrepreneurs and industrialists. Our vision is to create scalable, infrastructure-ready spaces that support long-term business growth. I welcome you to be a part of this journey of transformation and progress."

Vision: To redefine industrial real estate with integrity, sustainability, and growth.

Mission: To deliver industrial spaces that empower businesses to build a better tomorrow.

RAJ JAIN
(MD)



INDUSTRIAL PLOTS



ON GOING PROJECTS



Nugraj Industrial Park, Gandhra, Rohtak

A well-planned industrial township located on NH 9, (Delhi-Rohtak Road) offering all essential infrastructure and excellent connectivity to major industrial hubs across the region. This project allows the operation of industries under White, Green, and Orange zone categories, making it ideal for a wide range of business setups.



Nugraj Magestic Greens-1
Sec-11-A, Kharkhoda, Sonipat



Nugraj Magestic Greens-2
Sec-10, Kharkhoda, Sonipat



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UP COMING PROJECTS



Nugraj Industrial Park, Hasangarh,
Sampla, Rohtak



Nugraj Industrial Park, Jharoth
Kharkhoda, Sonipat



Nugraj Industrial Park, Rohat
Sonipat



Nugraj Majestic Greens, Pipli,
Kharkhoda, Sonipat



Nugraj Majestic Greens, Rohna,
Kharkhoda, Sonipat

Disclaimer : The images shown in this brochure are for illustrative purposes only. Actual construction, layout, design, fixtures, or landscaping may vary at the time of possession. Artistic impressions and digitally enhanced visuals are intended to convey the proposed aesthetics and should not be considered as exact representations. Specifications are subject to change without prior notice.



WHY INVEST IN INDUSTRIAL PLOTS?

Investing in industrial plots is a smart move for long-term growth and stability. With infrastructure development, government incentives, and rising demand for manufacturing and warehousing, these plots offer excellent ROI.

Whether you want to build, lease, or expand your business, industrial plots provide:

- Strategic location & connectivity
- Low maintenance, high appreciation
- Future-ready for industries & logistics
- Flexibility to customize operations



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AMENITIES



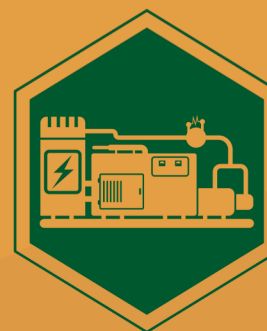
24 Meter wide **RCC**
Road



Rain Water Harvesting
System



Sewage Treatment
Plant (STP)



Dedicated **Electrical**
Substation



Available **Local**
Skill Labours



External Lighting to
Common areas
& Roads



Secured Entry with
Boom Barrier



Bank Loan Approved
on Industrial Plots



Pollution Resistant
Plantation



Public **WeighBridge**

INDUSTRIAL PLOTS



LOCATION ADVANTAGES

- Located on NH-9, (Delhi-Rohtak Road)
- 25 Minutes from Delhi Border
- 5 Min. Distance from 334B
- 15 Min. Distance from KMP
- 5 Min. Distance from IMT Rohtak
- Situated right opposite a renowned global food destination
- Nearby Railway Station
- Hospitality
- Mass Population
- Warehouse Hub
- Industrial Hub





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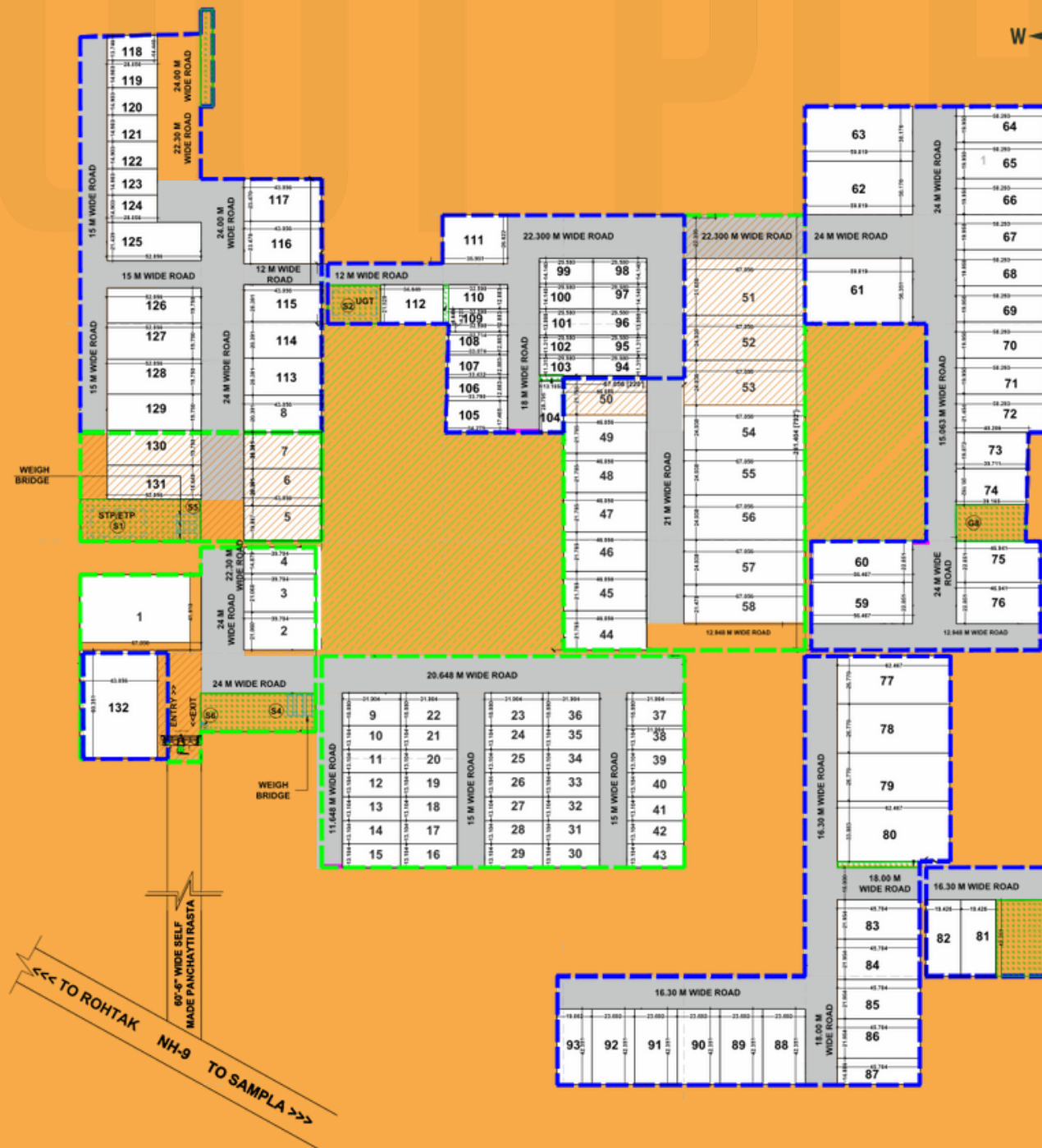
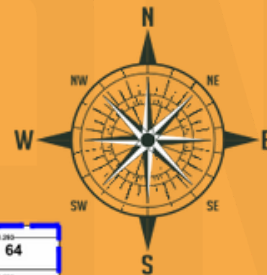
“STRATEGICALLY LOCATED TO
**REDUCE YOUR LOGISTICS COST AND
BOOST OPERATIONS...**”

Excellent connectivity from Major Industrial Area and transit locations around Delhi NCR with Major National Highways such as NH-9 (connect Delhi to Rohtak), KMP, 334B, Katra Corridor, Delhi-Bombay Corridor connecting Gandhra Industrial Area to Major areas of North India for Ease of Doing.

INDUSTRIAL PLOTS



INDUSTRIAL LAYOUT PLAN



INDUSTRIAL PLOTS DIMENSION

AREA STATEMENT FOR INDUSTRIAL PLOTS									
S.No.	PLOT NO.	FROM	TO	SIZE	WIDTH	X	LENGTH	AREA SQ.M.	AREA SQ.YD
1	1	-	-	41.910	x	67.056	2810.317	3361	1
2	2	3	-	21.060	x	39.704	836.166	1000	2
3	4	-	-	14.879	x	39.704	590.756	707	1
4	5	-	-	19.887	x	43.056	856.255	1024	1
6	6	11	-	20.391	x	43.056	877.955	1050	6
7	12	-	-	18.080	x	31.904	576.824	690	1
8	13	24	-	13.104	x	31.904	418.070	500	12
9	25	26	-	18.080	x	31.904	576.824	690	2
10	27	38	-	13.104	x	31.904	418.070	500	12
11	39	40	-	18.080	x	31.904	576.824	690	2
12	41	46	-	13.104	x	31.904	418.070	500	6
13	47	53	-	21.785	x	46.056	1003.330	1200	7
14	54	-	-	31.650	x	67.056	2122.322	2538	1
15	55	60	-	24.938	x	67.056	1672.243	2000	6
16	61	-	-	21.478	x	67.056	1440.229	1723	1
17	62	63	-	22.851	x	56.467	1290.327	1543	2
18	64	-	-	36.351	x	59.819	2174.480	2601	1
19	65	66	-	30.176	x	59.819	1805.098	2159	2
20	67	74	-	19.950	x	50.293	1003.345	1200	8
21	75	-	-	21.454	x	50.293	1078.986	1290	1
22	76	-	-	(40.206+39.711):2x19.872 =794.055				794.055	950
23	77	-	-	(39.711+39.165):2x20.192 =796.332				796.332	952
24	78	79	-	22.851	x	46.941	1072.649	1283	2
25	80	82	-	26.770	x	62.467	1672.242	2000	3
26	83	-	-	33.883	x	62.467	2116.569	2531	1
27	84	85	-	22.315	x	42.351	945.063	1130	2



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28	86		22.427	x	42.351	949.806	1136	1	949.806
29	87	90	21.954	x	45.704	1003.386	1200	4	4013.542
30	91	-	14.886	x	45.704	680.350	814	1	680.350
31	92	96	23.692	x	42.351	1003.380	1200	5	5016.899
32	97	-	19.002	x	42.351	804.754	962	1	804.754
34	98	99	11.315	x	29.580	334.698	400	2	669.395
35	100	-	13.998	x	29.580	414.061	495	1	414.061
36	101	104	14.140	x	29.580	418.261	500	4	1673.045
37	105	-	13.998	x	29.580	414.061	495	1	414.061
38	106	107	11.315	x	29.580	334.698	400	2	669.395
38	108	-	13.105	x	28.795	377.358	451	1	377.358
38	109	-	26.822	x	35.951	964.278	1153	1	964.278
40	110	-	12.883	x	32.598	419.960	502	1	419.960
(32.598x8.646 +(32.598+32.714):2x4.297 =281.842 + 138.363=420.205									
41	111	-				420.205	503	1	420.205
(32.714+33.074)/2x12.883 =423.773									
42	112	-				423.773	507	1	423.773
(33.074+33.432)/2x12.883 =428.398									
43	113	-				428.398	512	1	428.398
(33.790+33.432)/2x12.883 =433.010									
44	114	-				433.010	512	1	433.010
(33.790+34.275)/2x17.465 =594.378									
45	115	-				594.378	711	1	597.378
46	116		21.529	x	34.646	745.894	892	1	745.894
47	117	118	23.470	x	43.056	1010.524	1209	2	2021.049
48	119		(13.746+14.448):2x28.056 =395.505			395.505	473	1	395.505
49	120	125	14.903	x	28.056	418.119	500	6	2508.711
50	126	-	21.439	x	52.056	1116.029	1335	1	1116.029
51	127	131	19.750	x	52.056	1028.106	1230	5	5140.539
52	132	-	18.640	x	52.056	970.324	1161	1	970.324
53	133	-	43.056	x	60.351	2598.473	3108	1	2598.478
TOTAL						42118.634		133	112336.295



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Site Office :

NH-9 (Delhi-Rohtak Road), Village Gandhra,
Teh. Sampla, Distt. Rohtak - 124501, Haryana

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