



NUGRAJ DEVELOPERS

Symbols of Truth, Dedication and service

NUGRAJ INDUSTRIAL PARK

Fueling Business. **Securing** Investments

NUGRAJ
INDUSTRIAL PARK



[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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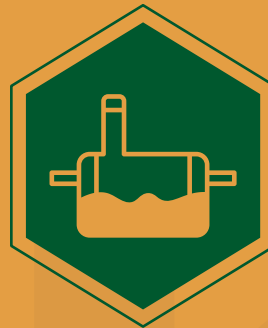
AMENITIES



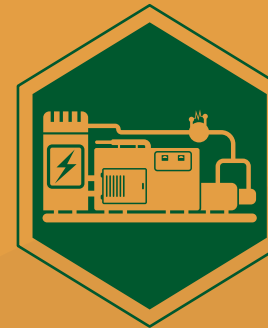
24 Meter wide **RCC**
Road



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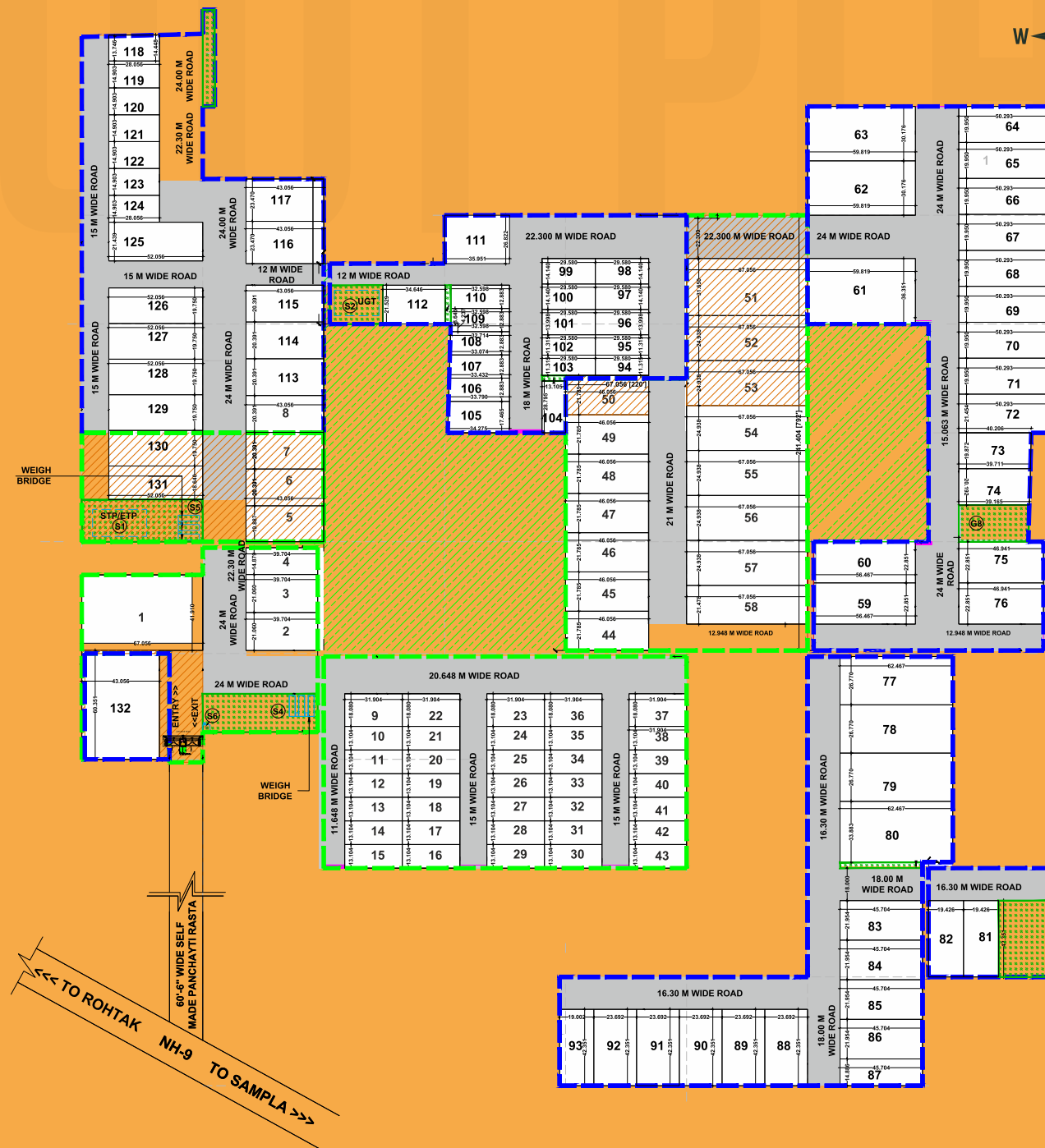
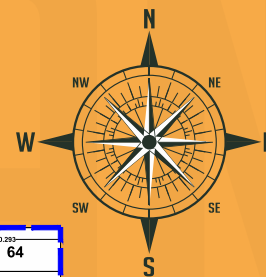
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“STRATEGICALLY LOCATED TO
**REDUCE YOUR LOGISTICS COST AND
BOOST OPERATIONS...**”

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 PLOTS DIMENSION

AREA STATEMENT FOR INDUSTRIAL PLOTS									
S.No.	PLOT NO.		SIZE			AREA	AREA	NO. OF	TOTAL AREA
	FROM	TO	WIDTH	X	LENGTH	SQ.M.	SQ.YD	PLOTS	SQ.M.
1	1	-	41.910	x	67.056	2810.317	3361	1	2810.317
2	2	3	21.060	x	39.704	836.166	1000	2	1672.332
3	4	-	14.879	x	39.704	590.756	707	1	590.756
4	5	-	19.887	x	43.056	856.255	1024	1	856.255
6	6	11	20.391	x	43.056	877.955	1050	6	5267.729
7	12	-	18.080	x	31.904	576.824	690	1	576.824
8	13	24	13.104	x	31.904	418.070	500	12	5016.840
9	25	26	18.080	x	31.904	576.824	690	2	1153.649
10	27	38	13.104	x	31.904	418.070	500	12	5016.840
11	39	40	18.080	x	31.904	576.824	690	2	1153.649
12	41	46	13.104	x	31.904	418.070	500	6	2508.420
13	47	53	21.785	x	46.056	1003.330	1200	7	7023.310
14	54	-	31.650	x	67.056	2122.322	2538	1	2122.322
15	55	60	24.938	x	67.056	1672.243	2000	6	10033.455
16	61	-	21.478	x	67.056	1440.229	1723	1	1440.229
17	62	63	22.851	x	56.467	1290.327	1543	2	2580.655
18	64	-	36.351	x	59.819	2174.480	2601	1	2174.480
19	65	66	30.176	x	59.819	1805.098	2159	2	3610.196
20	67	74	19.950	x	50.293	1003.345	1200	8	8026.763
21	75	-	21.454	x	50.293	1078.986	1290	1	1078.986
22	76	-	(40.206+39.711)/2x19.872			794.055	950	1	794.055
			=794.055						
23	77	-	(39.711+39.165)/2x20.192			796.332	952	1	796.332
			=796.332						
24	78	79	22.851	x	46.941	1072.649	1283	2	2145.298
25	80	82	26.770	x	62.467	1672.242	2000	3	5016.725
26	83	-	33.883	x	62.467	2116.569	2531	1	2116.569
27	84	85	22.315	x	42.351	945.063	1130	2	1890.125



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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							
41	111	-	+(32.598+32.714)/2x4.297	420.205	503	1	420.205
=281.842 + 138.363=420.205							
42	112	-	(32.714+33.074)/2x12.883	423.773	507	1	423.773
=423.773							
43	113	-	(33.074+33.432)/2x12.883	428.398	512	1	428.398
=428.398							
44	114	-	(33.790+33.432)/2x12.883	433.010	512	1	433.010
=433.010							
45	115	-	(33.790+34.275)/2x17.465	594.378	711	1	597.378
=594.378							
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	473	1	395.505
=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	5140.530
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

Corporate Office :

 B-115, Sector-3, DSIIDC Bawana Industrial
Area, Delhi-110039

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