



**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)





# 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



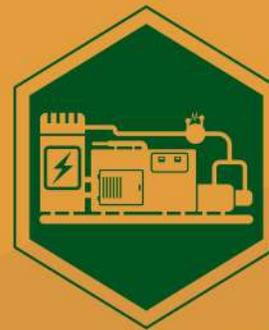
24 Meter wide **RCC Road**



**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**



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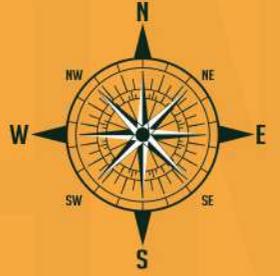
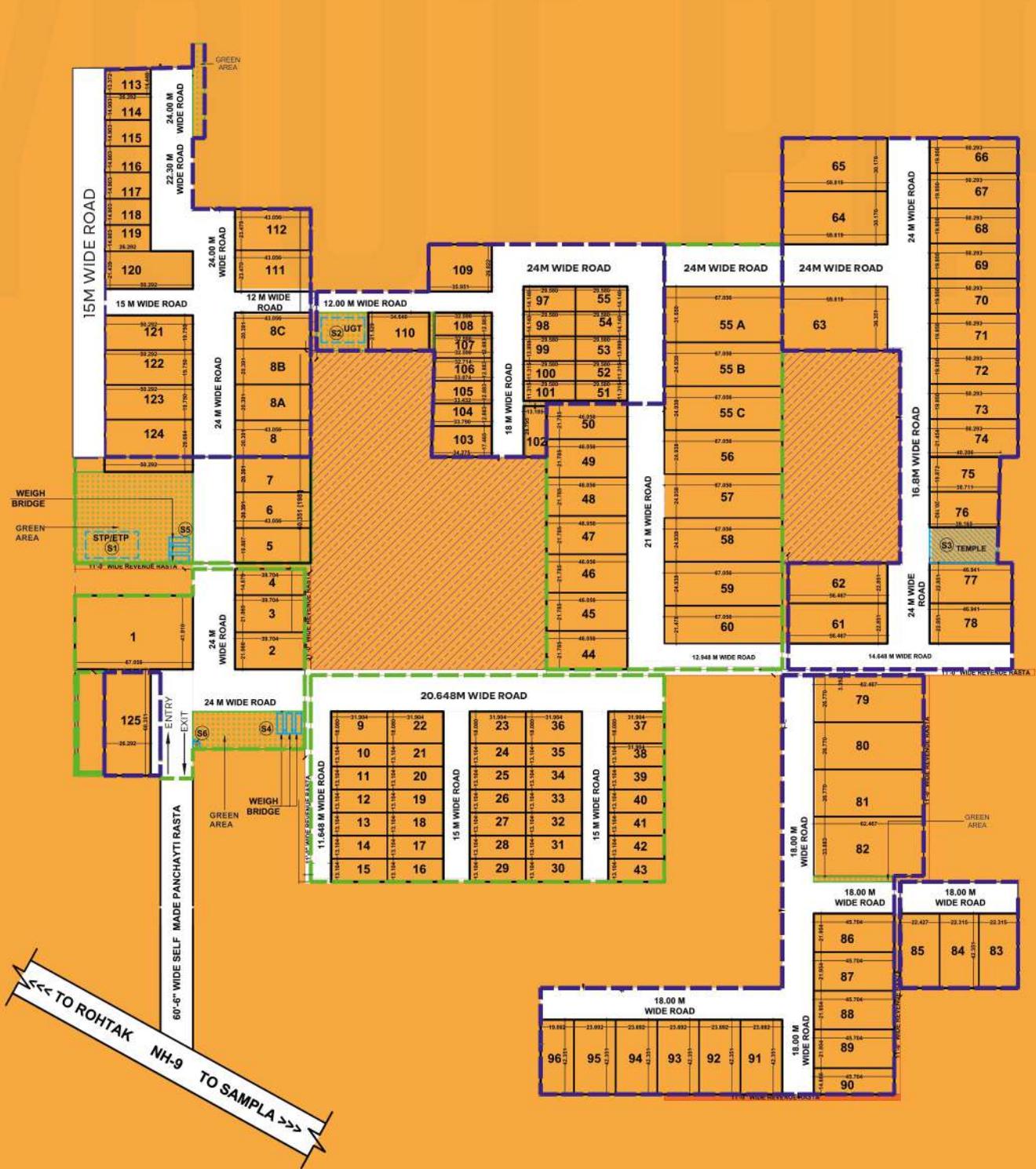
“STRATEGICALLY LOCATED TO  
**REDUCE YOUR LOGISTICS COST AND  
BOOST OPERATIONS...**”

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



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| AREA STATEMENT FOR INDUSTRIAL PLOTS |          |     |        |   |        |          |         |              |            |
|-------------------------------------|----------|-----|--------|---|--------|----------|---------|--------------|------------|
| S.No.                               | PLOT NO. |     | SIZE   |   |        | AREA     | AREA    | NO. OF PLOTS | TOTAL AREA |
|                                     | FROM     | TO  | WIDTH  | X | LENGTH | SQ.M.    | SQ.YD   |              | SQ.M.      |
| 1                                   | 1        | -   | 41.91  | x | 67.056 | 2810.32  | 3361.14 | 1            | 2810.32    |
| 2                                   | 2        | 3   | 21.06  | x | 39.704 | 836.17   | 1000.05 | 2            | 1672.332   |
| 3                                   | 4        | -   | 14.879 | x | 39.704 | 590.76   | 707     | 1            | 590.76     |
| 4                                   | 5        | -   | 19.887 | x | 43.056 | 856.25   | 1024.07 | 1            | 856.25     |
| 5                                   | 6        | 8   | 20.391 | x | 43.056 | 877.95   | 1050.02 | 3            | 2633.86    |
| 6                                   | 8A       | 8C  | 20.391 | x | 43.056 | 877.95   | 1050.02 | 3            | 2633.86    |
| 7                                   | 9        | -   | 18.080 | x | 31.904 | 576.824  | 690     | 1            | 576.824    |
| 8                                   | 10       | 21  | 13.104 | x | 31.904 | 418.070  | 500     | 12           | 5016.840   |
| 9                                   | 22       | 23  | 18.080 | x | 31.904 | 576.824  | 690     | 2            | 1153.649   |
| 10                                  | 24       | 35  | 13.104 | x | 31.904 | 418.070  | 500     | 12           | 5016.840   |
| 11                                  | 36       | 37  | 18.080 | x | 31.904 | 576.824  | 690     | 2            | 1153.649   |
| 12                                  | 38       | 43  | 13.104 | x | 31.904 | 418.070  | 500     | 6            | 2508.420   |
| 13                                  | 44       | 50  | 21.785 | x | 46.056 | 1003.330 | 1200    | 7            | 7023.310   |
| 14                                  | 51       | 52  | 11.315 | x | 29.580 | 334.698  | 400     | 2            | 669.395    |
| 15                                  | 53       | -   | 13.998 | x | 29.580 | 414.061  | 495     | 1            | 414.061    |
| 16                                  | 54       | 55  | 14.140 | x | 29.580 | 416.261  | 500     | 2            | 836.522    |
| 17                                  | 55A      | -   | 31.650 | x | 67.056 | 2122.322 | 2538    | 1            | 2122.322   |
| 18                                  | 55B      | 55C | 24.938 | x | 67.056 | 1672.243 | 2000    | 2            | 3344.485   |
| 19                                  | 56       | 59  | 24.938 | x | 67.056 | 1672.243 | 2000    | 4            | 6688.970   |
| 20                                  | 60       | -   | 21.478 | x | 67.056 | 1440.229 | 1723    | 1            | 1440.229   |
| 21                                  | 61       | 62  | 22.851 | x | 56.467 | 1290.327 | 1543    | 2            | 2580.655   |
| 22                                  | 63       | -   | 36.351 | x | 59.819 | 2174.480 | 2601    | 1            | 2174.480   |
| 23                                  | 64       | 65  | 30.176 | x | 59.819 | 1805.098 | 2159    | 2            | 3610.196   |
| 24                                  | 66       | 73  | 19.950 | x | 50.293 | 1003.345 | 1200    | 8            | 8026.763   |
| 25                                  | 74       | -   | 21.454 | x | 50.293 | 1078.986 | 1290    | 1            | 1078.986   |
| 26                                  | 75       | -   | 39.958 | x | 19.872 | 794.055  | 950     | 1            | 794.055    |
| 27                                  | 76       | -   | 39.438 | x | 20.192 | 796.332  | 952     | 1            | 796.332    |

|              |     |     |                |   |        |          |      |   |                  |            |                   |
|--------------|-----|-----|----------------|---|--------|----------|------|---|------------------|------------|-------------------|
| 28           | 77  | 78  | 22.851         | x | 46.941 | 1072.649 | 1283 | 2 | 2145.298         |            |                   |
| 29           | 79  | 81  | 26.770         | x | 62.467 | 1272.242 | 2000 | 3 | 5016.725         |            |                   |
| 30           | 82  | -   | 33.833         | x | 62.467 | 2116.569 | 2531 | 1 | 2116.569         |            |                   |
| 31           | 83  | 84  | 22.315         | x | 42.351 | 945.063  | 1130 | 2 | 1890.125         |            |                   |
| 32           | 85  | -   | 22.427         | x | 42.351 | 949.806  | 1136 | 1 | 949.806          |            |                   |
| 33           | 86  | 89  | 21.954         | x | 45.704 | 1003.386 | 1200 | 4 | 4013.542         |            |                   |
| 34           | 90  | -   | 14.886         | x | 45.704 | 680.350  | 814  | 1 | 680.350          |            |                   |
| 35           | 91  | 95  | 23.692         | x | 42.351 | 1003.380 | 1200 | 5 | 5016.899         |            |                   |
| 36           | 96  | -   | 19.002         | x | 42.351 | 804.754  | 962  | 1 | 804.754          |            |                   |
| 37           | 97  | 98  | 14.140         | x | 29.580 | 418.261  | 500  | 2 | 836.822          |            |                   |
| 38           | 99  | -   | 13.998         | x | 29.580 | 414.061  | 495  | 1 | 414.061          |            |                   |
| 39           | 100 | 101 | 11.315         | x | 29.580 | 334.698  | 400  | 2 | 669.395          |            |                   |
| 40           | 102 | -   | 13.105         | x | 28.795 | 377.358  | 451  | 1 | 377.358          |            |                   |
| 41           | 103 | -   | 34.032         | x | 17.465 | 594.378  | 711  | 1 | 594.378          |            |                   |
| 42           | 104 | -   | 33.611         | x | 12.883 | 433.010  | 518  | 1 | 433.010          |            |                   |
| 43           | 105 | -   | 33.253         | x | 12.883 | 428.398  | 512  | 1 | 428.398          |            |                   |
| 44           | 106 | -   | 32.894         | x | 12.883 | 423.773  | 507  | 1 | 423.773          |            |                   |
| 45           | 107 | -   | as per drawing |   |        | 420.205  | 503  | 1 | 420.205          |            |                   |
| 46           | 108 | -   | 12.883         | x | 32.598 | 419.960  | 502  | 1 | 419.960          |            |                   |
| 47           | 109 | -   | 26.822         | x | 35.951 | 464.278  | 1153 | 1 | 964.278          |            |                   |
| 48           | 110 | -   | 21.529         | x | 34.646 | 745.894  | 892  | 1 | 745.894          |            |                   |
| 49           | 111 | 112 | 23.470         | x | 43.056 | 1010.524 | 1209 | 2 | 2021.049         |            |                   |
| 50           | 113 | -   | 13.91          | x | 26.292 | 265.722  | 318  | 1 | 2065.722         |            |                   |
| 51           | 114 | 119 | 14.903         | x | 26.292 | 391.830  | 469  | 6 | 2350.980         |            |                   |
| 52           | 120 | -   | 21.449         | x | 50.592 | 1078.210 | 1290 | 1 | 1078.210         |            |                   |
| 53           | 121 | 123 | 19.750         | x | 50.592 | 993.267  | 1188 | 3 | 2979.801         |            |                   |
| 54           | 124 | -   | 29.684         | x | 50.592 | 1492.868 | 1785 | 1 | 1492.868         |            |                   |
| 55           | 125 | -   | 26.292         | x | 60.351 | 1586.748 | 1898 | 1 | 1586.748         |            |                   |
| <b>TOTAL</b> |     |     |                |   |        |          |      |   | <b>45087.092</b> | <b>131</b> | <b>109361.053</b> |



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

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