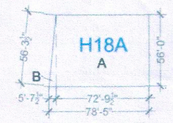
"HIGHLAND INDUSTRIAL CITY-2"

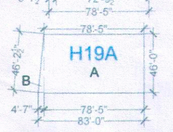
Industrial Park Project Being Developed by
M/s Nexxon Industrial City(Promoter)
At Village Tofanpur,(HB No. 206) Lalru,
Teh Derabassi, Distt. S.A.S.NAGAR

AREA DIAGRAMS



(PLOT H18A)

AREA CALCULATION			NO.	AREA SQFT
A	56.00	72.7916	1	4076.33
B	56.00	5.625	0.5	157.5
TOTAL AREA				4233.83
				470.42 SQ.YD



(PLOT H19A)

AREA CALCULATION			NO.	AREA SQFT
A	46.00	78.416	1	3607.136
B	46.00	4.583	0.5	105.409
TOTAL AREA				3712.545
				412.505 SQ.Y



(PLOT H20A)

AREA CALCULATION			NO.	AREA SQFT
A	46.00	83.00	1	3818.00
B	46.00	4.625	0.5	106.375
TOTAL AREA				3924.375
				436.04 SQ.YD



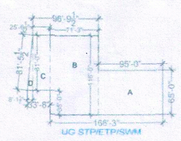
(PLOT H21A)

AREA CALCULATION			NO.	AREA SQFT
A	46.00	87.625	1	4030.75
B	46.00	4.583	0.5	105.409
TOTAL AREA				4136.159
				459.574 SQ.Y



(PLOT H22A)

AREA CALCULATION			NO.	AREA SQFT
A	92.208	46.00	1	4241.568
B	46.00	4.583	0.5	105.409
TOTAL AREA				4346.977
				482.998 SQ.



UG STP/ETP/SWM

AREA CALCULATION			NO.	AREA SQFT
A	95.00	65.00	1	6175.00
B	71.25	116.00	1	8265.00
C	25.5416	81.00	1	2068.869
D	8.125	81.00	0.5	329.06
TOTAL AREA				16837.929
				1870.88 SQ.Y



EGS

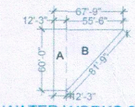
AREA CALCULATION			NO.	AREA SQFT
A	13.791	137.791	0.5	950.13
B	21.125	137.791	1	2910.83
C	50.625	190.520	1	9645.07
TOTAL AREA				13506.03
				1500.67 SQ.Y



WATER WORKS-1

WATER WORKS 1

AREA CALCULATION			NO.	AREA SQFT
A	5.25	52.75	0.5	138.469
B	34.916	52.75	1	1841.85
TOTAL AREA				1980.288
				220.032 SQ.Y

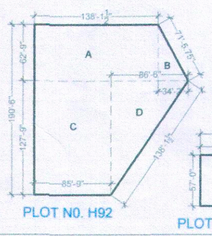


WATER WORKS-3

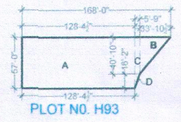
WATER WORKS 3

AREA CALCULATION			NO.	AREA SQFT
A	12.250	60.00	1	735.00
B	55.50	60.00	0.5	1665.00
TOTAL AREA				2400.00
				266.66 SQ.YD

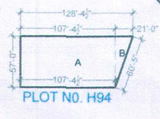
TOTAL WATER WORKS AREA=(WATER WORKS 1+ WATER WORKS 2+ WATER WORKS 3)
220.032 + 151.66 + 266.66= 638.022 SQ.YRD



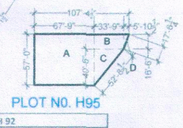
PLOT N0. H92



PLOT N0. H93



PLOT N0. H94



PLOT N0. H95

AREA DETAILS OF -H 92

TERM	SIZE in sft		Nos	AREA in sft
A	138.125	62.75	1	8667.344
B	34.166	62.75	0.5	1071.958
C	85.75	127.75	1	10954.563
D	86.5	127.75	0.5	5525.188
TOTAL AREA				26219.052
				2913.23 SQD

AREA DETAILS OF -H 93

TERM	SIZE in sft		Nos	AREA in sft
A	128.375	57	1	7317.375
B	33.875	40.833	0.5	691.609
C	5.75	40.833	1	234.790
D	5.75	16.166	0.5	46.477
TOTAL AREA				8290.251
				921.139 SQD

AREA DETAILS OF -H 94

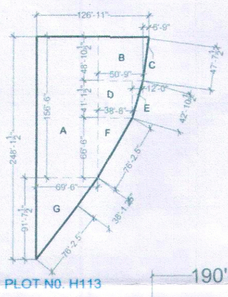
TERM	SIZE in sft		Nos	AREA in sft
A	107.375	57	1	6120.375
B	21	57	0.5	598.500
TOTAL AREA				6718.875
				746.541 SQD

AREA DETAILS OF -H 95

TERM	SIZE in sft		Nos	AREA in sft
A	67.75	57	1	3861.750
B	33.75	16.5	1	556.875
C	33.75	40.5	0.5	683.438
D	5.875	16.5	0.5	48.469
TOTAL AREA				5150.531
				572.281 SQD

AREA DETAILS OF -H 113A

TERM	SIZE in sft		Nos	AREA in sft
A	69.5	156.5	1	10876.750
B	50.75	48.875	1	2480.406
C	6.75	48.875	0.5	164.953
D	38.666	41.125	1	1590.139
E	12	41.125	0.5	246.750
F	38.666	66.5	0.5	1285.645
G	69.5	91.625	0.5	3183.969
TOTAL AREA				19828.612
				2203.18 SQD



APPROVED
VIDE LETTER NO 3417 STP(S) SS-II (GR)
DATED 30/9/2026
SENIOR TOWN PLANNER
S.A.S. NAGAR

Proposed CLU-Cum-Layout Plan of Industrial Park at Village Tohfanpur, Tehsil-Derabassi, Distt. S.A.S Nagar Area
37.698 ACRES (1 KARAM = 4.763) (1 KARAM = 57.157")

FOR CALCULATION PURPOSE ONLY

Vide Letter No. 3636 STP(SAS)-SS-II (GR) Dated 22/09/2026
Senior Town Planner
S.A.S. Nagar

AREA DETAILS OF INDUSTRIAL PLOTS

PLOT NoS	Nos	SIZE L	SIZE B	AREA SFT	AREA SQD	TOTAL AREA SFT	TOTAL AREA SQYDS
H1 to H4	4	34.750	71.000	2467.250	274.139	9869.000	1096.56
H5	1	34.375	71.000	2440.625	271.181	2440.625	271.18
H12	1	51.000	95.000	4845.000	538.333	4845.000	538.33
H13 TO H16	4	46.000	95.000	4370.000	485.556	17480.000	1942.22
H17	1	56.000	95.000	5320.000	591.111	5320.000	591.11
H18A	1	AS PER CALCULATION				4233.830	470.42
H19A	1	AS PER CALCULATION				3712.545	412.505
H20A	1	AS PER CALCULATION				3924.375	436.04
H21A	1	AS PER CALCULATION				4136.159	459.574
H22A	1	AS PER CALCULATION				4346.977	482.998
H19 TO H33	15	40.000	90.000	3600.000	400.000	54000.000	6000.00
H34 TO H35	2	51.000	90.000	4590.000	510.000	9180.000	1020.00
H18, H51	2	51.125	90.000	4601.250	511.250	9202.500	1022.50
H36 TO H50	15	40.000	90.000	3600.000	400.000	54000.000	6000.00
H52 TO H55	4	97.750	190.521	18623.428	2069.270	74493.711	8277.08
H56 , H75	2	61.562	105.271	6480.693	720.077	12961.387	1440.15
H57 TO H74	18	50.000	105.271	5263.550	584.839	94743.900	10527.10
H76	1	120.000	190.521	22862.520	2540.280	22862.520	2540.28
H77 to H79	3	43.500	120.583	5245.361	582.818	15736.082	1748.45
H80 to H83	4	47.625	122.875	5851.922	650.214	23407.688	2600.85
H84 to H91	8	47.625	120.583	5742.765	638.085	45942.123	5104.68
H92	1	AS PER DIAGRAM				26219.052	2913.23
H93	1	AS PER DIAGRAM				8290.251	921.139
H94	1	AS PER DIAGRAM				6718.875	746.42
H95	1	AS PER DIAGRAM				5150.531	572.28
H96 to H113	18	50.000	85.500	4275.000	475.000	76950.000	8550.00
H114	1	44.375	90.000	3993.750	443.750	3993.750	443.75
H115 to H121	7	50.000	90.000	4500.000	500.000	31500.000	3500.00
H113A	1	AS PER DIAGRAM				19828.612	2203.18
1 to 4, 7 to 10	8	75.000	115.000	8625.000	958.333	69000.000	7666.67
5 & 6	2	76.750	115.000	8826.250	980.694	17652.500	1961.39
11 to 15	5	30.000	75.000	2250.000	250.000	11250.000	1250.00
16 TO 17	2	37.500	71.000	2662.500	295.833	5325.000	591.67
18 to 22	5	32.000	71.000	2272.000	252.444	11360.000	1262.22
23	1	30.500	71.000	2165.500	240.611	2165.500	240.61
24-32	9	38.000	59.500	2261.000	251.222	20349.000	2261.00
33	1	30.000	59.500	1785.000	198.333	1785.000	198.33
101	1	63.500	130.521	8288.084	920.898	8288.084	920.90
102-108	7	64.000	130.521	8353.344	928.149	58473.450	6497.05
109-120	12	29.250	65.000	1901.250	211.250	22815.000	2535.00
121	1	30.000	65.000	1950.000	216.667	1950.000	216.67
122 - 145	24	29.250	65.250	1908.563	212.063	45805.500	5089.50
146 - 157	12	30.000	65.000	1950.000	216.667	23400.000	2600.00
158 - 159	2	32.625	65.000	2120.625	235.625	4241.250	471.25
160 - 165	6	32.583	65.250	2126.041	236.227	12756.245	1417.36
166 - 173	8	34.500	65.250	2251.125	250.125	18009.000	2001.00
174	1	45.000	65.250	2936.250	326.250	2936.250	326.25
175-176	2	56.750	130.500	7405.875	822.875	14811.750	1645.75
177-180	4	61.875	146.250	9049.219	1005.469	36196.875	4021.88
TOTAL PLOT AREA	234						116006.530
							23.969 ACRES

NOTE:-
Although due care has been taken in approving the layout Plan as per Technical Norms. & Tillte of land. but this approval is not providing any right to you to violate any Rules/Guidelines of this Department or any other Department & also not provide any right for any illegal construction. In case any violation found of any stage,you shall be liable to get the Layout plans revised accordingly immediately.
"This approval is subject to decision of any court case prevailing in any Hon'ble Court of law, if any"

POPULATION- @100 Person Per Area i.e. =37.698 x100=3769.8 Person

AREA DETAILS

TOTAL AREA OF PROJECT	(A)	(180 BIGHA-19 BISWA)	37.698 ACRES	
		182458.320	SQ.YDS	
AREA UNDER MASTER PLAN ROAD	(B)		1.190 ACRES	
TOTAL RESERVED AREA RA1+ RA2 +RA3	(C)		0.530 ACRES	
NET PLANNED AREA (A - B - C)		174133.52 SQ. YRD	35.978 ACRES	PERCENTAGE
AREA UNDER INDUSTRIAL PLOTS		116006.53	23.969	66.60%
MASTER PLAN POND AREA		1153.00	0.238	0.66%
UG STP/ETP /SWM		1870.88	0.386	1.07%
EGS		1500.67	0.310	0.86%
WATER WORKS 1,2 & 3 (220.032 + 151.66 + 266.66)		638.022	0.132	0.37%
GREEN BUFFER AREA		140.89	0.030	0.0834%
BALANCE AREA UNDER ROAD,PAVEMENT AREA		52823.528	10.913	29.77%
TOTAL AREA		174133.52	35.978 ACRES	100.00%

LEGEND
- PROJECT BOUNDARY
- MASTER PLAN ROAD
- ROADS
- OTHERS LAND
- EXISTING RASTA
- LT ILINES
- GREEN RESERVE OF CHOE
- RESERVE AREA

OWNER

Nexxon Industrial City Auth. Sign.

ARCHITECT

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DATE	DRG NO.
04-08-2026	NEXX-LP-PH2
REVISION	DRG TITLE
R0	LAYOUT PLAN