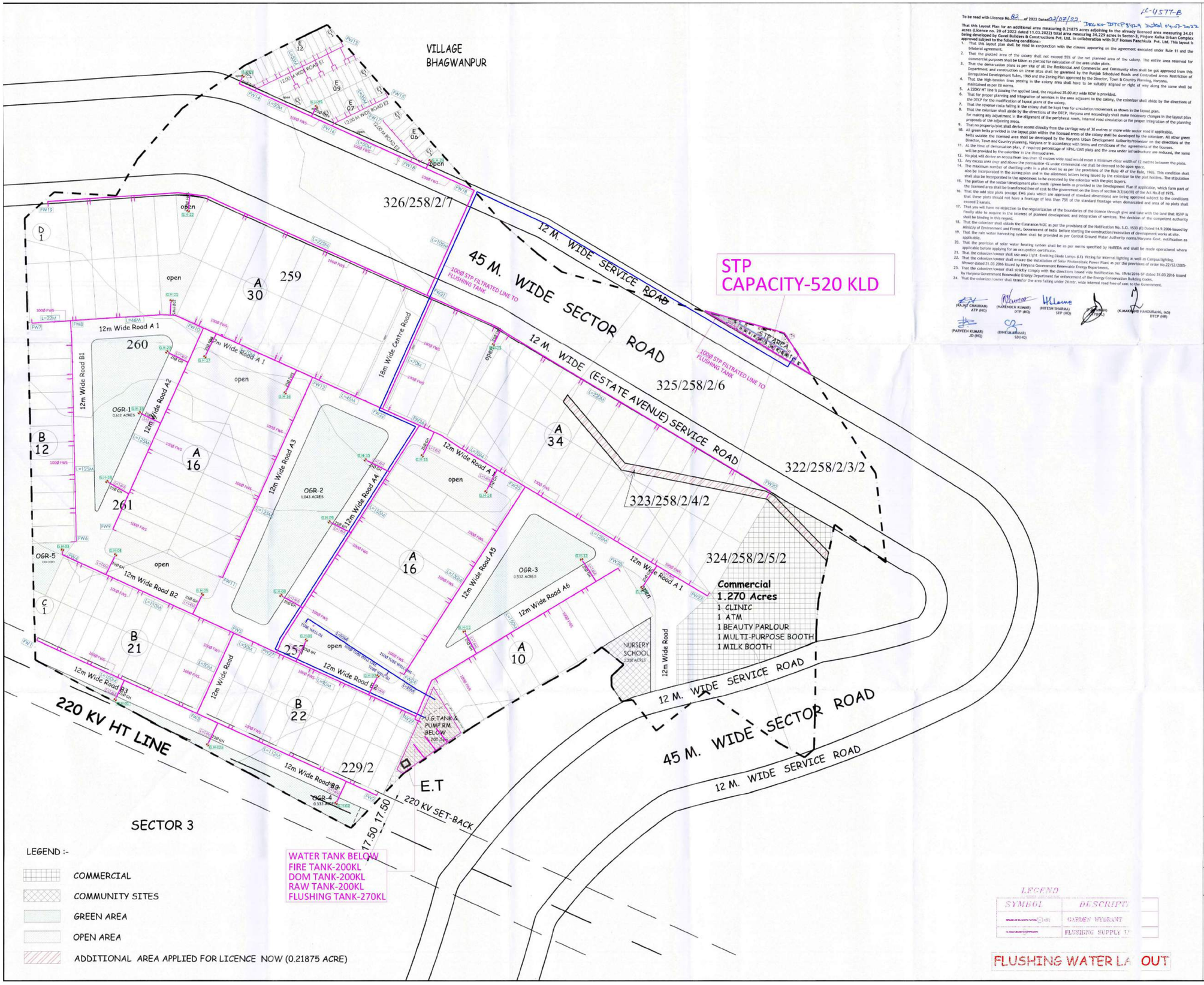


LC-4577-B

To be read with Licence No. 82 of 2022 Dated 02/07/22. DRS-NO-TCP-5142-9 Dated 04-07-2022

That this Layout Plan for an additional area measuring 0.21875 acres adjoining to the already licensed area measuring 34.01 acres (Licence no. 20 of 2022 dated 11.03.2022) total area measuring 34.229 acres in Sector-3, Pinjore Kalka Urban Complex being developed by Gawel Builders & Constructions Pvt. Ltd. in collaboration with DLF Homes Panchkula Pvt. Ltd. This layout is approved subject to the following conditions:-

1. That this layout plan shall be read in conjunction with the clauses appearing on the agreement executed under Rule 11 and the bilateral agreement.
2. That the platted area of the colony shall not exceed 55% of the net planned area of the colony. The entire area reserved for commercial purposes shall be taken as platted for calculation of the area under plots.
3. That the demarcation plans as per site of all the Residential and Commercial and Community sites shall be got approved from this Department and construction on these sites shall be governed by the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Rules, 1965 and the Zoning Plan approved by the Director, Town & Country Planning, Haryana.
4. That the high-tension lines passing in the colony area shall have to be suitably aligned or right of way along the same shall be maintained as per ISI norms.
5. A 220KV HT line is passing the applied land, the required 35.00 MTr wide ROW is provided.
6. That for proper planning and integration of services in the area adjacent to the colony, the colonizer shall abide by the directions of the DTCP for the modification of layout plans of the colony.
7. That the revenue rasta falling in the colony shall be kept free for circulation/movement as shown in the layout plan.
8. That the colonizer shall abide by the directions of the DTCP, Haryana and accordingly shall make necessary changes in the layout plan for making any adjustment in the alignment of the peripheral roads, internal road circulation or for proper integration of the planning proposals of the adjoining areas.
9. That no property/plot shall derive access directly from the carriage way of 30 metres or more wide sector road if applicable.
10. All green belts provided in the layout plan within the licensed areas of the colony shall be developed by the colonizer. All other green belts outside the licensed area shall be developed by the Haryana Urban Development Authority/colonizer on the directions of the Director, Town and Country planning, Haryana or in accordance with terms and conditions of the agreements of the licensee.
11. At the time of demarcation plan, if required percentage of EWS/LIG plots and the area under infrastructure are reduced, the same will be provided by the colonizer in the licensed area.
12. No plot will derive an access from less than 12 metres wide road would mean a minimum clear width of 12 metres between the plots.
13. Any excess area over and above the permissible FAR under commercial use shall be deemed to be open space.
14. The maximum number of dwelling units in a plot shall be as per the provisions of the Rule 49 of the Rule, 1965. This condition shall also be incorporated in the zoning plan and in the allotment letters being issued by the colonizer to the plot holders. The stipulation shall also be incorporated in the agreement to be executed by the colonizer with the plot buyers.
15. The portion of the sector/development plan roads /green belts as provided in the Development Plan if applicable, which form part of the licensed area shall be transferred free of cost to the government on the lines of section 3(2)(a)(iii) of the Act No.8 of 1975.
16. That the odd size plots (except EWS plots which are approved of standard dimensions) are being approved subject to the conditions that these plots should not have a frontage of less than 75% of the standard frontage when demarcated and area of no plots shall exceed 2 kanals.
17. That you will have no objection to the regularization of the boundaries of the licence through give and take with the land that HSVP is finally able to acquire in the interest of planned development and integration of services. The decision of the competent authority shall be binding in this regard.
18. That the colonizer shall obtain the Clearance/NOC as per the provisions of the Notification No. S.O. 1533 (E) Dated 14.9.2006 issued by Ministry of Environment and Forest, Government of India before starting the construction/execution of development works at site.
19. That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
20. That the provision of solar water heating system shall be as per norms specified by HAREDA and shall be made operational where applicable before applying for an occupation certificate.
21. That the colonizer/owner shall use only Light Emitting Diode Lamps (LE) fitting for internal lighting as well as Campus lighting.
22. That the colonizer/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No.22/52/2005-5Power dated 21.03.2016 issued by Haryana Government Renewable Energy Department.
23. That the colonizer/owner shall strictly comply with the directions issued vide Notification No. 19/6/2016-5P dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.
24. That the colonizer/owner shall transfer the area falling under 24 mtr. wide internal road free of cost to the Government.

(RAJAT CHAUHAN) ATP (HQ) | (NARENDER KUMAR) DTP (HQ) | (NITESH SHARMA) STP (HQ) | (K.MAKARAND PANDURANG, IAS) DTCP (HR)

(PARVEEN KUMAR) JD (HQ) | (DINESH KUMAR) SO(HQ)

DLF

BUILDING INDIA

Head Office : DLF Center, Sansad Marg, New Delhi-110001
Website : www.dlf.in

DETAILS OF PLOTS (34.229 ACS PANCHKULA)

TYPE	SIZE LENGTH	SIZE WIDTH	SIZE CATEGORY	AREA SQM.	AREA SQYDS.	TOTAL NO OF PLOTS	TOTAL AREA(SQM.)	% AGE
A	33.50	12.50	(GENERAL)	418.75	500.639	106	44387.50	
B	23.68	9.50	(NPNL)	224.96	268.952	55	12372.80	26.83
C	23.68	5.46	(IRREGULAR)	264.39	316.093	1	264.39	
D	33.50	21.56	(IRREGULAR)	722.44	863.717	1	722.44	
E1	(IRREGULAR)		(EWS)	50.00	59.778	8	400.00	20.49
E	12.50	4.00	(EWS)	50.00	59.778	34	1700.00	
	TOTAL PLOTS					205	59847.13	
					GRAND TOTAL	205	59847.13	
							14.789	acs.

DETAIL OF AREA

	AREA (Acre)	% AGE
TOTAL LICENCE GRANTED AREA	34.01	
AREA APPLIED FOR LICENCE	0.21875	
TOTAL AREA	34.229	
AREA UNDER SECTOR ROAD	4.957	
BALANCE AREA (A)	29.272	
50 % OF AREA UNDER SECTOR ROAD (B)	2.479	
PLANNED AREA (A+B)	31.751	
AREA UNDER UNDETERMINED USE	0.000	
NET PLANNED AREA	31.751	
AREA UNDER COMMERCIAL	1.270	4.00
AREA UNDER RESIDENTIAL PLOTS	14.789	46.58
TOTAL SALEABLE AREA	16.059	50.58

POPULATION

	TYPE OF PLOT	NOS.	PERSON/PLOT	TOTAL
A	GENERAL PLOTS	163	18	2934
B	EWS PLOTS	42	13.5	567
			TOTAL POPULATION	3501

	POPULATION	AREA	PERSONS PER ACS.
DENSITY PLOTTED	3501	31.751	110.27

PROVISION OF INFRASTRUCTURE

S.NO.	DESCRIPTION	REQUIRED	PROVIDED
1	NURSERY SCHOOL	1	1
2	ATM	0	1
3	BEAUTY PARLOUR	0	1
4	CLINIC	0	1
5	MULTIPURPOSE BOOTH	0	1
6	MILK & VEGETABLE BOOTH	0	1
7	ELECTRIC TRANSFORMER (ET)	1	1
8	SEWERAGE TREATMENT PLANT (STP)	1	1
9	UNDGROUND WATER TANK (UGT)	1	1

Green Area Required Total Population 3501x2.5 sqm./person
= 8752.5sqm. = 2.16 acs.
Green Area Provided = 2.49 acs.
Sewerage Treattment Plant (STP) AREA = 450 Sqm.
Electric Transformer (ET) Area = 100 Sqm.
Milk & Vegetable Booth Area (M&VB) = 27.5 Sqm.
Under Ground Tank (UGT)Area = 350 Sqm.

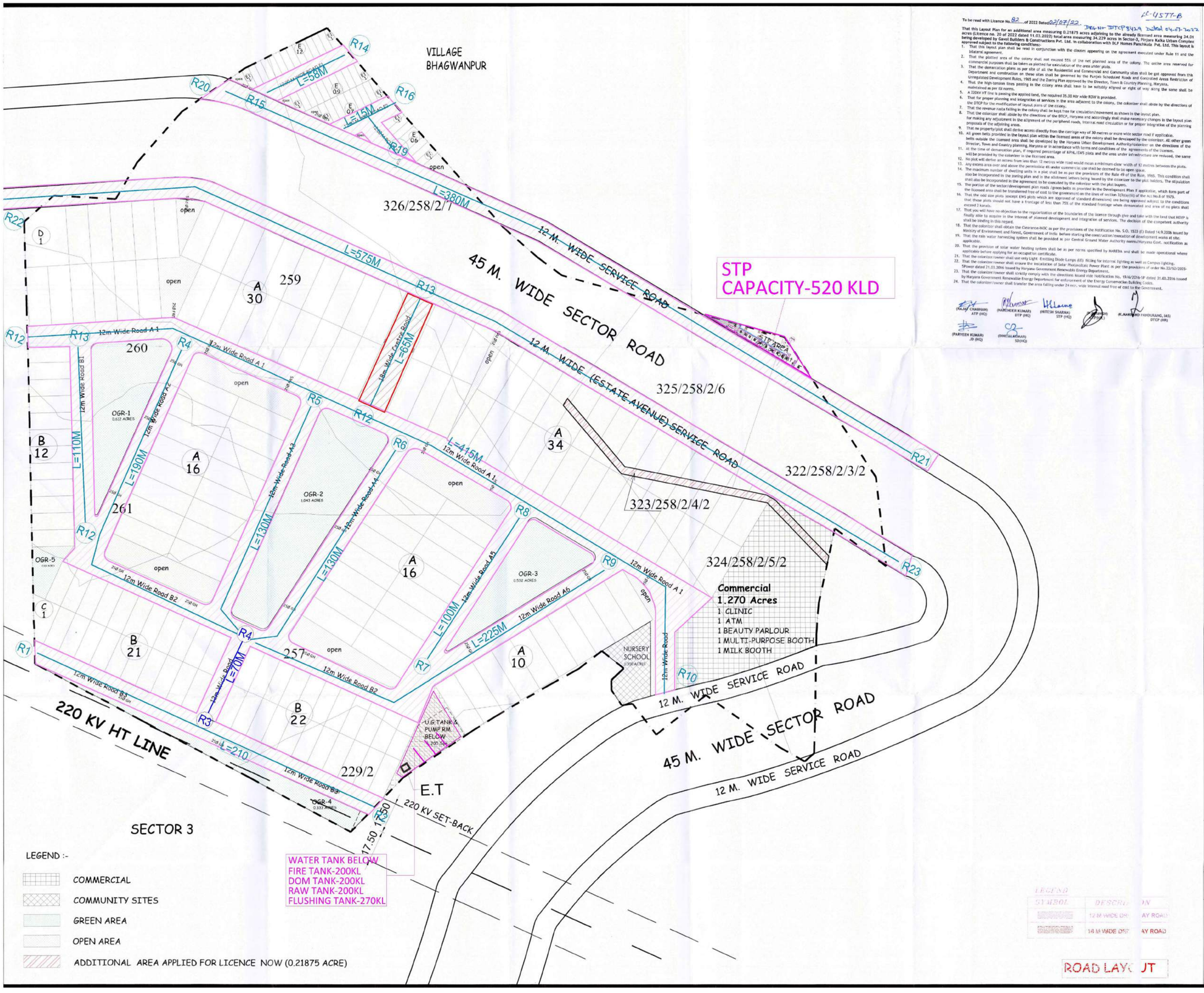
Project :-
LAYOUT PLAN FOR THE AREA MEASURING 34.229 ACRE FOR RESIDENTIAL PLOTTED COLONY IN SECTOR 3,VILLAGE BHAGWANPUR, PINJORE KALKA URBAN COMPLEX

SCALE	DATE	DWG.NO.	NORTH
NTS	MAY 2022	SEC-3/DDJAY/01	

CA/2014/2616

ARCHITECT/TOWN PLANNER

AUTHORISED SIGNATORY



LC-4577-B

To be read with Licence No. 82 of 2012 Dated 02/07/22. Memo No. ZTCP 8429 Dated 04-07-2022

That this Layout Plan for an additional area measuring 0.21875 acres adjoining to the already licensed area measuring 34.01 acres (Licence no. 20 of 2022 dated 11.03.2022) total area measuring 34.229 acres in Sector-3, Pinjore Kalka Urban Complex being developed by Gavel Builders & Constructions Pvt. Ltd. in collaboration with DLF Homes Panchkula Pvt. Ltd. This layout is approved subject to the following conditions:-

1. That this layout plan shall be read in conjunction with the clauses appearing on the agreement executed under Rule 11 and the bilateral agreement.
2. That the platted area of the colony shall not exceed 55% of the net planned area of the colony. The entire area reserved for commercial purposes shall be taken as planted for earmarked of the area under plots.
3. That the demarcation plans as per site of all the Residential and Commercial and Community sites shall be got approved from the Department and construction on these sites shall be governed by the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Rules, 1965 and the Zoning Plan approved by the Director, Town & Country Planning, Haryana.
4. That the high-tension lines passing in the colony area shall have to be suitably aligned or right of way along the same shall be maintained as per GI norms.
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10. All green belts provided in the layout plan within the licensed areas of the colony shall be developed by the colonizer. All other green belts outside the licensed area shall be developed by the Haryana Urban Development Authority/colonizer on the directions of the Director, Town and Country planning, Haryana or in accordance with terms and conditions of the agreements of the licenses.
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17. That you will have no objection to the regularization of the boundaries of the licence through give and take with the land that HUDA is finally able to acquire in the interest of planned development and integration of services. The decision of the competent authority shall be binding in this regard.
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(RAJIV CHAUHAN) ATP (HQ) | (NARENDER KUMAR) DTP (HQ) | (HITESH SHARMA) STP (HQ) | (K.MAKARAND PANDURANG, IAS) DTCP (HR)

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Head Office : DLF Center, Sansad Marg, New Delhi-110001
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DETAIL OF AREA

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S NO.	DESCRIPTION	REQUIRED	PROVIDED
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3	BEAUTY PARLOUR	0	1
4	CLINIC	0	1
5	MULTIPURPOSE BOOTH	0	1
6	MILK & VEGETABLE BOOTH	0	1
7	ELECTRIC TRANSFORMER (ET)	1	1
8	SEWERAGE TREATMENT PLANT (STP)	1	1
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Green Area Required Total Population 3501x2.5 sqm./person
= 8752.5sqm. = 2.16 acs.
Green Area Provided = 2.49 acs.
Sewerage Treattment Plant (STP) AREA = 450 Sqm.
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Milk & Vegetable Booth Area (M&VB) = 27.5 Sqm.
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Project :-
LAYOUT PLAN FOR THE AREA MEASURING 34.229 ACRE FOR RESIDENTIAL PLOTTED COLONY IN SECTOR 3,VILLAGE BHAGWANPUR, PINJORE KALKA URBAN COMPLEX

SCALE	DATE	DWG.NO.	NORTH
NTS	MAY 2022	SEC-3/DDJAY/01	

Vineet Jain CA/2014/66165
ARCHITECT/TOWN PLANNER

AUTHORISED SIGNATORY

To be read with Licence No. 82 ....of 2022 Dated 02/07/22. LC-4577-B DTCP 8429 Dated 04-07-2022

That this Layout Plan for an additional area measuring 0.21875 acres adjoining to the already licensed area measuring 34.01 acres (Licence no. 20 of 2022 dated 11.03.2022) total area measuring 34.229 acres in Sector-3, Pinjore Kalka Urban Complex being developed by Garvi Builders & Constructions Pvt. Ltd. in collaboration with DLF Homes Panchkula Pvt. Ltd. This layout is approved subject to the following conditions:-

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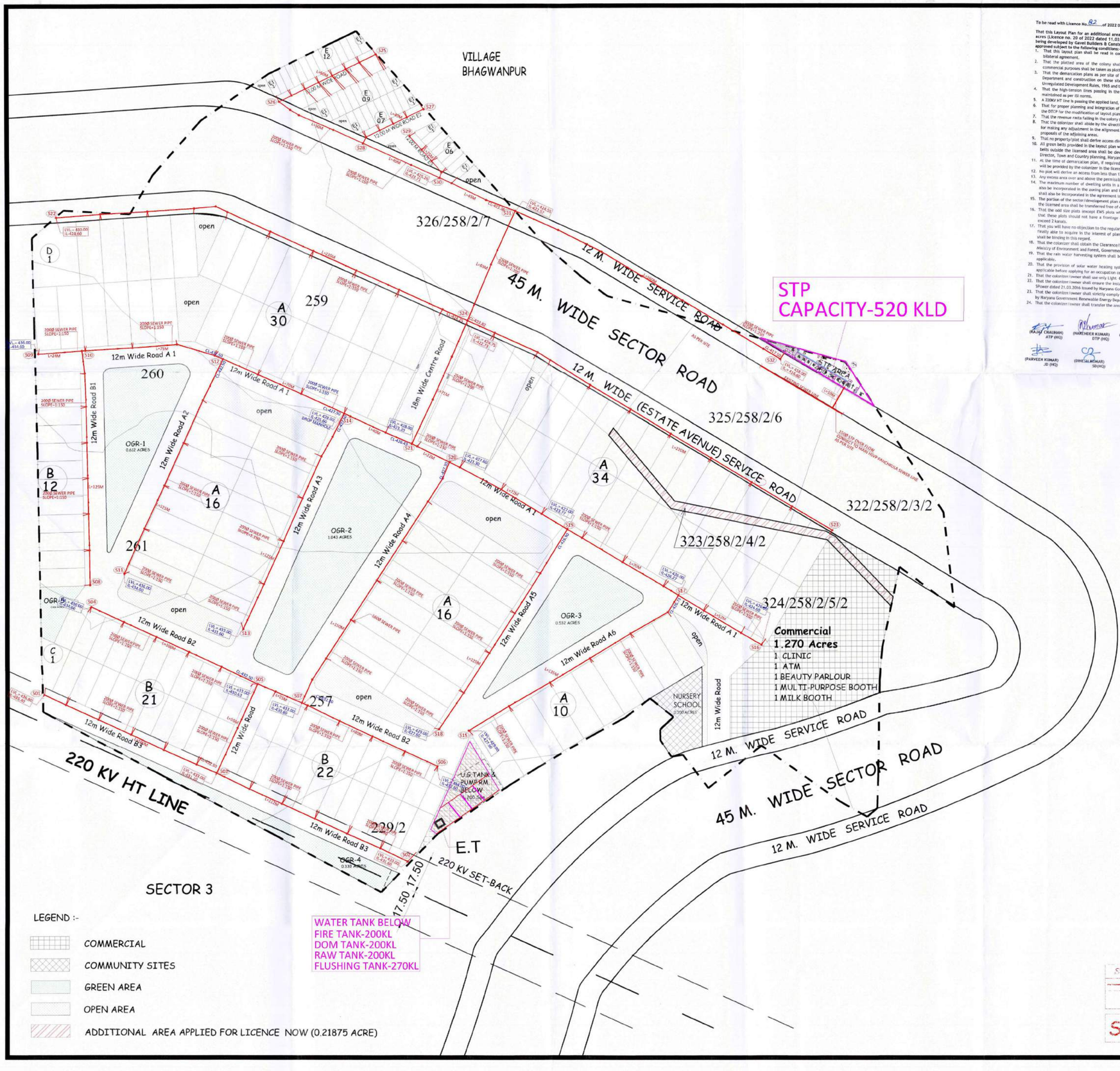

WATER TANK BELOW
FIRE TANK-200KL
DOM TANK-200KL
RAW TANK-200KL
FLUSHING TANK-270KL

LEGEND :-

- COMMERCIAL
- COMMUNITY SITES
- GREEN AREA
- OPEN AREA
- ADDITIONAL AREA APPLIED FOR LICENCE NOW (0.21875 ACRE)

LEGEND

SYMBOL	DESCRIPTION
	SEWER LINE
	MANHOLE

SEWER LAYOUT

DLF

B U I L D I N G I N D I A

Head Office : DLF Center, Sansad Marg, New Delhi-110001
Website : www.dlf.in

DETAILS OF PLOTS (34.229 ACS PANCHKULA)

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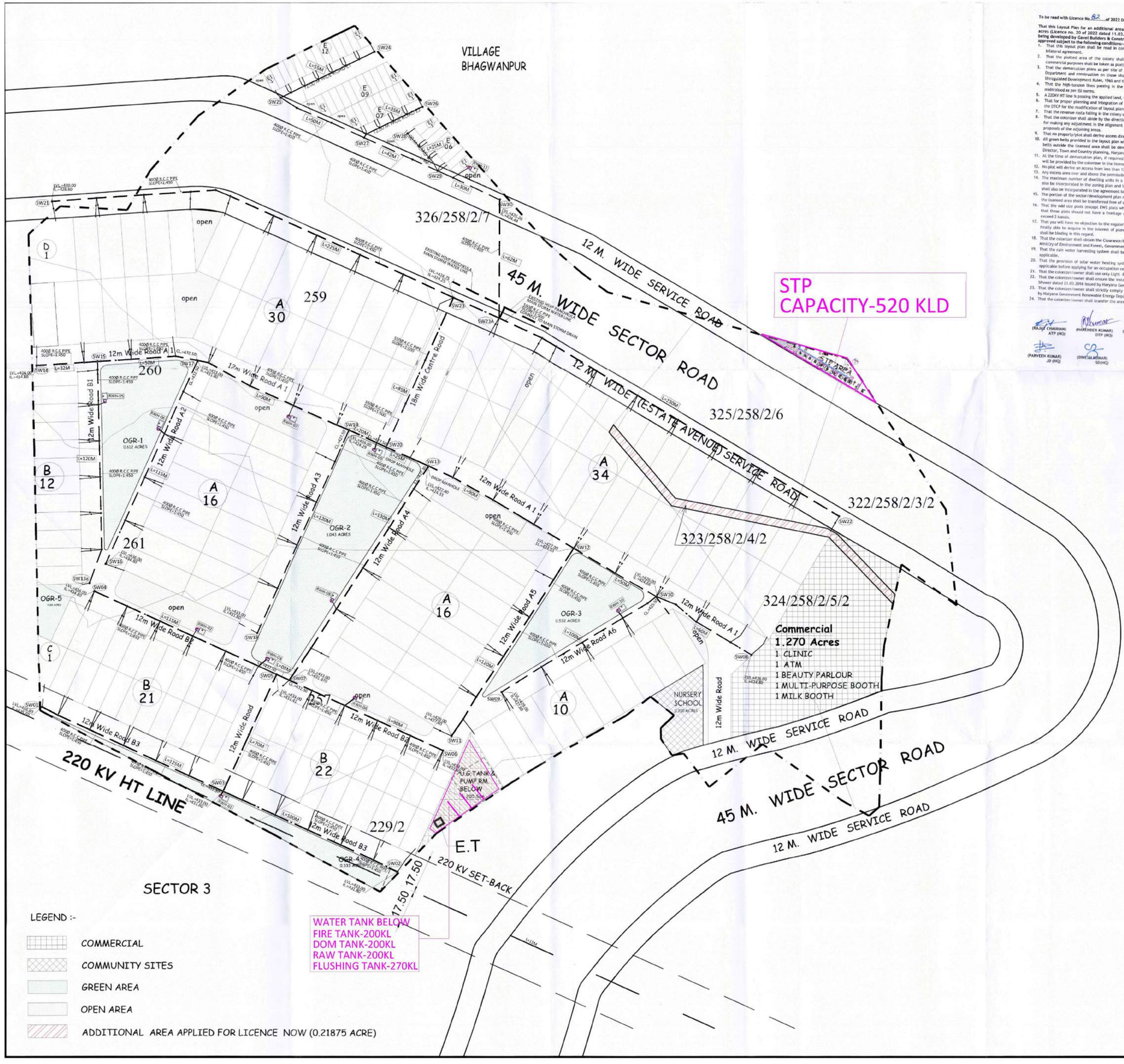
Project :-
LAYOUT PLAN FOR THE AREA MEASURING 34.229 ACRE FOR RESIDENTIAL PLOTTED COLONY IN SECTOR 3,VILLAGE BHAGWANPUR, PINJORE KALKA URBAN COMPLEX

SCALE	DATE	DWG. NO.	NORTH
NTS	MAY 2022	SEC-3/DDJAY/01	

CA/2014/6168
ARCHITECT/TOWN PLANNER

AUTHORISED SIGNATORY



LC-4577-B

To be read with Licence No. 82 of 2022 Dated 02/07/22. DRG-No- ZDTCP 8429 Dated 04-07-2022

That this Layout Plan for an additional area measuring 0.21875 acres adjoining to the already licensed area measuring 34.01 acres (Licence no. 20 of 2022 dated 11.03.2022) total area measuring 34.229 acres in Sector-3, Pinjore Kalka Urban Complex being developed by Gavel Builders & Constructions Pvt. Ltd. in collaboration with DLF Homes Panchkula Pvt. Ltd. This layout is approved subject to the following conditions:-

1. That this layout plan shall be read in conjunction with the clauses appearing on the agreement executed under Rule 11 and the bilateral agreement.
2. That the plotted area of the colony shall not exceed 55% of the net planned area of the colony. The entire area reserved for commercial purposes shall be taken as plotted for calculation of the area under plots.
3. That the demarcation plans as per site of all the Residential and Commercial and Community sites shall be got approved from this Department and construction on these sites shall be governed by the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Rules, 1965 and the Zoning Plan approved by the Director, Town & Country Planning, Haryana.
4. That the high tension lines passing in the colony area shall have to be suitably aligned or right of way along the same shall be maintained as per ISI norms.
5. A 220KV HT line is passing the applied land, the required 35.00 Mtr wide ROW is provided.
6. That for proper planning and integration of services in the area adjacent to the colony, the colonizer shall abide by the directions of the DTCP for the modification of layout plans of the colony.
7. That the revenue rasta falling in the colony shall be kept free for circulation/movement as shown in the layout plan.
8. That the colonizer shall abide by the directions of the DTCP, Haryana and accordingly shall make necessary changes in the layout plan for making any adjustment in the alignment of the peripheral roads, internal road circulation or for proper integration of the planning proposals of the adjoining areas.
9. That no property/plot shall derive access directly from the carriage way of 30 metres or more wide sector road if applicable.
10. All green belts provided in the layout plan within the licensed area of the colony shall be developed by the colonizer. All other green belts outside the licensed area shall be developed by the Haryana Urban Development Authority/colonizer on the directions of the Director, Town and Country planning, Haryana or in accordance with terms and conditions of the agreements of the licensee.
11. At the time of demarcation plan, if required percentage of EPH./EWS plots and the area under infrastructure are reduced, the same will be provided by the colonizer in the licensed area.
12. No plot will derive an access from less than 12 metres wide road would mean a minimum clear width of 12 metres between the plots.
13. Any excess area over and above the permissible 4% under commercial use shall be deemed to be open space.
14. The maximum number of dwelling units in a plot shall be as per the provisions of the Rule 49 of the Rule, 1965. This condition shall also be incorporated in the zoning plan and in the allotment letters being issued by the colonizer to the plot holders. The stipulation shall also be incorporated in the agreement to be executed by the colonizer with the plot buyers.
15. The portion of the sector/development plan roads /green belts as provided in the Development Plan if applicable, which form part of the licensed area shall be transferred free of cost to the government on the lines of section 3(3)(c)(iii) of the Act No.8 of 1975.
16. That the odd size plots (except EWS plots which are approved of standard dimensions) are being approved subject to the conditions that these plots should not have a frontage of less than 75% of the standard frontage when demarcated and area of no plots shall exceed 2 kanals.
17. That you will have no objection to the regularization of the boundaries of the licence through give and take with the land that HSVP is finally able to acquire in the interest of planned development and integration of services. The decision of the competent authority shall be binding in this regard.
18. That the colonizer shall obtain the Clearance/NOC as per the provisions of the Notification No. S.O. 1533 (E) Dated 14.9.2006 issued by Ministry of Environment and Forest, Government of India before starting the construction/execution of development works at site.
19. That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
20. That the provision of solar water heating system shall be as per norms specified by HAREDA and shall be made operational where applicable before applying for an occupation certificate.
21. That the colonizer/owner shall use only Light Emitting Diode Lamps (LE) fitting for internal lighting as well as Campus lighting.
22. That the colonizer/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No. 22/52/2005-Shower dated 21.03.2016 issued by Haryana Government Renewable Energy Department.
23. That the colonizer/owner shall strictly comply with the directions issued vide Notification No. 19/6/2016-5P dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.
24. That the colonizer/owner shall transfer the area falling under 24 mtr. wide internal road free of cost to the Government.

(RAJIV CHAUHAN) ATP (HQ) | (NARENDER KUMAR) DTP (HQ) | (MITESH SHARMA) STP (HQ) | (K.MAHAVEER PANDURANG, IAS) DTCP (HR)

(PARVEEN KUMAR) JD (HQ) | (DINESH KUMAR) SD(HQ)

DLF

BUILDING INDIA

Head Office : DLF Center, Sansad Marg, New Delhi-110001
Website : www.dlf.in

DETAILS OF PLOTS (34.229 ACS PANCHKULA)

TYPE	SIZE LENGTH	SIZE WIDTH	CATEGORY	AREA SQM.	AREA SQYDS.	TOTAL NO OF PLOTS	TOTAL AREA(SQM.)	% AGE
A	33.50	12.50	(GENERAL)	418.75	500.639	106	44387.50	26.83
B	23.68	9.50	(NPNL)	224.96	268.952	55	12372.80	
C	23.68	5.46	(IRREGULAR)	264.39	316.093	1	264.39	
D	33.50	21.56	(IRREGULAR)	722.44	863.717	1	722.44	
E1	(IRREGULAR)		(EWS)	50.00	59.778	8	400.00	20.49
E	12.50	4.00	(EWS)	50.00	59.778	34	1700.00	
	TOTAL PLOTS					205	59847.13	
					GRAND TOTAL	205	59847.13	
							14.789	acs.

DETAIL OF AREA

	AREA (Acre)	% AGE
TOTAL LICENCE GRANTED AREA	34.01	
AREA APPLIED FOR LICENCE	0.21875	
TOTAL AREA	34.229	
AREA UNDER SECTOR ROAD	4.957	
BALANCE AREA (A)	29.272	
50 % OF AREA UNDER SECTOR ROAD (B)	2.479	
PLANNED AREA (A+B)	31.751	
AREA UNDER UNDETERMINED USE	0.000	
NET PLANNED AREA	31.751	
AREA UNDER COMMERCIAL	1.270	4.00
AREA UNDER RESIDENTIAL PLOTS	14.789	46.58
TOTAL SALEABLE AREA	16.059	50.58

POPULATION

	TYPE OF PLOT	NOS.	PERSON/PLOT	TOTAL
A	GENERAL PLOTS	163	18	2934
B	EWS PLOTS	42	13.5	567
			TOTAL POPULATION	3501

	POPULATION	AREA	PERSONS PER ACS.
DENSITY PLOTTED	3501	31.751	110.27

PROVISION OF INFRASTRUCTURE

S NO.	DESCRIPTION	REQUIRED	PROVIDED
1	NURSERY SCHOOL	1	1
2	ATM	0	1
3	BEAUTY PARLOUR	0	1
4	CLINIC	0	1
5	MULTIPURPOSE BOOTH	0	1
6	MILK & VEGETABLE BOOTH	0	1
7	ELECTRIC TRANSFORMER (ET)	1	1
8	SEWERAGE TREATMENT PLANT (STP)	1	1
9	UNDGROUND WATER TANK (UGT)	1	1

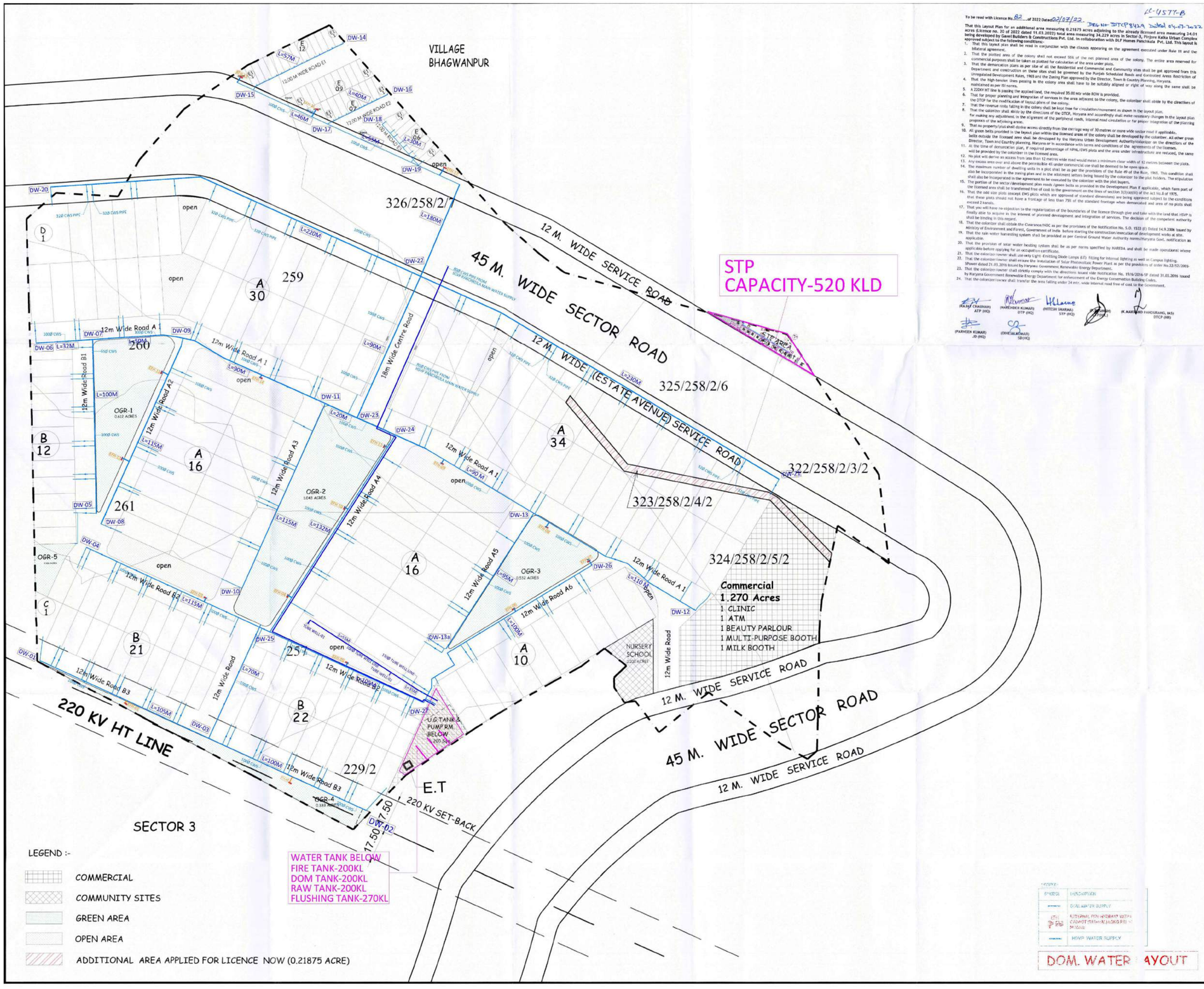
Green Area Required Total Population 3501x2.5 sqm./person
= 8752.5sqm. = 2.16 acs.
Green Area Provided = 2.49 acs.
Sewerage Treattment Plant (STP) AREA = 450 Sqm.
Electric Transformer (ET) Area = 100 Sqm.
Milk & Vegetable Booth Area (M&VB) = 27.5 Sqm.
Under Ground Tank (UGT)Area = 350 Sqm.

Project :-
LAYOUT PLAN FOR THE AREA MEASURING 34.229 ACRE FOR RESIDENTIAL PLOTTED COLONY IN SECTOR 3,VILLAGE BHAGWANPUR, PINJORE KALKA URBAN COMPLEX

SCALE	DATE	DWG.NO.	NORTH
NTS	MAY 2022	SEC-3/DDJAY/01	

CA/2014/61165
ARCHITECT/TOWN PLANNER

AUTHORISED SIGNATORY



LC-4577-B

To be read with Licence No. 82 of 2022 Dated 02/07/22. DTCP Memo No. ZTCP 8429 Dated 04-07-2022

That this Layout Plan for an additional area measuring 0.21875 acres adjoining to the already licensed area measuring 34.01 acres (Licence no. 30 of 2022 dated 11.03.2022) total area measuring 34.229 acres in Sector-3, Pinjore Kalka Urban Complex being developed by Gawri Builders & Constructions Pvt. Ltd. in collaboration with DLF Homes Panchkula Pvt. Ltd. This layout is approved subject to the following conditions:

1. That this layout plan shall be read in conjunction with the clauses appearing on the agreement executed under Rule 11 and the bilateral agreement.
2. That the plotted area of the colony shall not exceed 55% of the net planned area of the colony. The entire area reserved for commercial purposes shall be taken as plotted for calculation of the area under plots.
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4. That the high tension lines passing in the colony area shall have to be suitably aligned or right of way along the same shall be maintained as per SE norms.
5. A 220kV HT line is passing the applied land, the required 35.00 mtr wide ROW is provided.
6. That for proper planning and integration of services in the area adjacent to the colony, the colonizer shall abide by the directives of the DTCP for the modification of layout plans of the colony.
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11. At the time of demarcation plan, if required percentage of NPNL/EWS plots and the area under infrastructure are reduced, the same will be provided by the colonizer in the licensed area.
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SCALE	DATE	DWG.NO.	NORTH
NTS	MAY 2022	SEC-3/DDJAY/01	

CA/2014/1661GS

ARCHITECT/TOWN PLANNER

AUTHORISED SIGNATORY