

PROPOSED LAYOUT PLAN OF AFFORDABLE RESIDENTIAL PLOTTED COLONY UNDER DEEN DAYAL JAN AWAS YOJNA-2016 OVER AN AREA MEASURING 5.05 ACRES IN THE REVENUE ESTATE OF VILL. DHUNELA, SECTOR-35, TEHSIL SOHNA, DISTT. GURUGRAM (HARYANA), BEING DEVELOPED BY M/S DHOOLA ENTERPRISE PRIVATE LIMITED.

AREA CALCULATIONS

Sr. No.	PARTICULARS	PROPOSED (ACRES)	(%)	PERMISSIBLE AREA IN ACRES	PERMISSIBLE AREA IN %
1	TOTAL AREA OF THE SCHEME	5.050	100.00	5.0	-
2	AREA UNDER 60 METERS	0.076	-	-	-
3	BALANCE AREA	4.974	-	-	-
4	50% BENEFIT OF AREA UNDER 60 METERS AND 12 M WIDE SERVICE ROAD	0.038	-	-	-
5	NET PLANNED AREA	5.012	-	-	-
6	AREA UNDER RESIDENTIAL PLOTS	2.613	52.13	3.057	61.0
7	AREA UNDER COMMERCIAL PLOT	0.194	3.87	0.200	4.0
8	TOTAL SALEABLE AREA (6+7)	2.807	56.00	3.258	65.0
9	GREEN AREA/OPEN SPACE	0.386	7.65	0.379	7.5
10	COMMUNITY FACILITIES	0.505	10.00	0.505	10.0

DETAIL OF RESIDENTIAL PLOTS

Sr. No.	CATEGORY	SIZE (IN METERS)	AREA IN SQMT	NO. OF PLOTS	TOTAL (IN SQMT)	
1	A	7.25 X 16.46	119.335	15	1790.02	
2	B	7.05 X 16.46	116.043	15	1740.64	
3	C	7.20 X 17.48	125.856	40	5034.24	
4	D	6.66 X 16.25	108.225	2	216.45	
5	E	7.42 X 16.10	119.462	15	1791.93	
TOTAL					87	10573.3

2.613 ACRES

To be read with Licence No. 209 of 2022 dated 16/12/2022

That this Layout plan for an area measuring 5.05 acres (Drawing no. DG, TCP- 8866 dated 20/12/22) comprised of licence which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awas Yojna) being developed by Dhoopla Enterprise Pvt. Ltd. in collaboration with land owners in Sector-35, Sohna is hereby 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 65% 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 Plots and Commercial site shall be got approved from this Department and construction on these sites shall be governed by the Haryana Building Code, 2017 and the Zoning Plan approved by the Director General, Town & Country Planning, Haryana.
4. That for proper planning and integration of services in the area adjacent to the colony, the colonizer shall abide by the directions of the DG, TCP for the modification of layout plans of the colony.
5. That the revenue rasta falling in the colony shall be kept free for circulation/movement as shown in the layout plan.
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DHOOLA ENTERPRISE PRIVATE LIMITED

For DHOOLA ENTERPRISE PVT. LTD.

(Signature)
AUTHORIZED SIGNATORY

SIGNATURE OF OWNER / APPLICANT



SIGNATURE OF ARCHITECT / TOWN PLANNER

PLUMBING LEGEND:-

- EXTERNAL STORM WATER LINE
- STORM WATER MANHOLE WITH 5600 PERFORATED MANHOLE COVER
- R.P. RICHARGE PIT (3.0 M DIA)
- D.C. DESILTING CHAMBER (1500 X 3000)MM

910 DIA CIRCULAR MANHOLE UPTO 1.67 M DEPTH
1220 DIA CIRCULAR MANHOLE UPTO 2.29 M DEPTH
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DIVINE ARCHITECTS & PLANNERS

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EMAIL: divinearchitects16@gmail.com

LEGEND:

- ET (3MX3M)
- UGT
- UG STP
- PARKS / OPEN SPACES
- COMMERCIAL AREA
- COMMUNITY FACILITIES
- KILLA LINE
- SCHEME BOUNDARY

ABBREVIATIONS-

- ET = ELECTRIC TRANSFORMER
- UGT = UNDERGROUND WATER TANK
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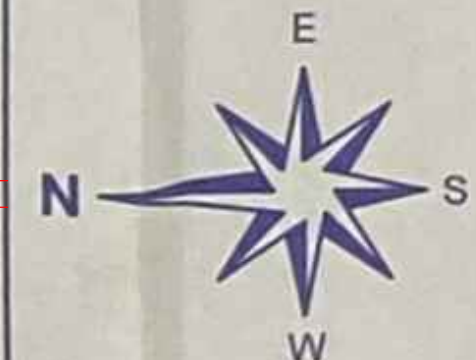
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NUMBER OF PLOTS = 87
UNITS ALLOWED = 4
POPULATION ALLOWED PER UNIT = 4.5
DENSITY CALCULATION = 87 X 4 X 4.5 = 1566.0 / 5.012 = 312.45, SAY 312 PPA

GREEN AREA CALCULATION:-

GREEN-I = 1562.87 SQMT OR 0.3861 ACRE (7.65%)

EXTERNAL SITE PLAN
STORM LAYOUT



(SCALE-N.T.S.)

(PERMISSIBLE DENSITY: 240 PPA - 400 PPA)

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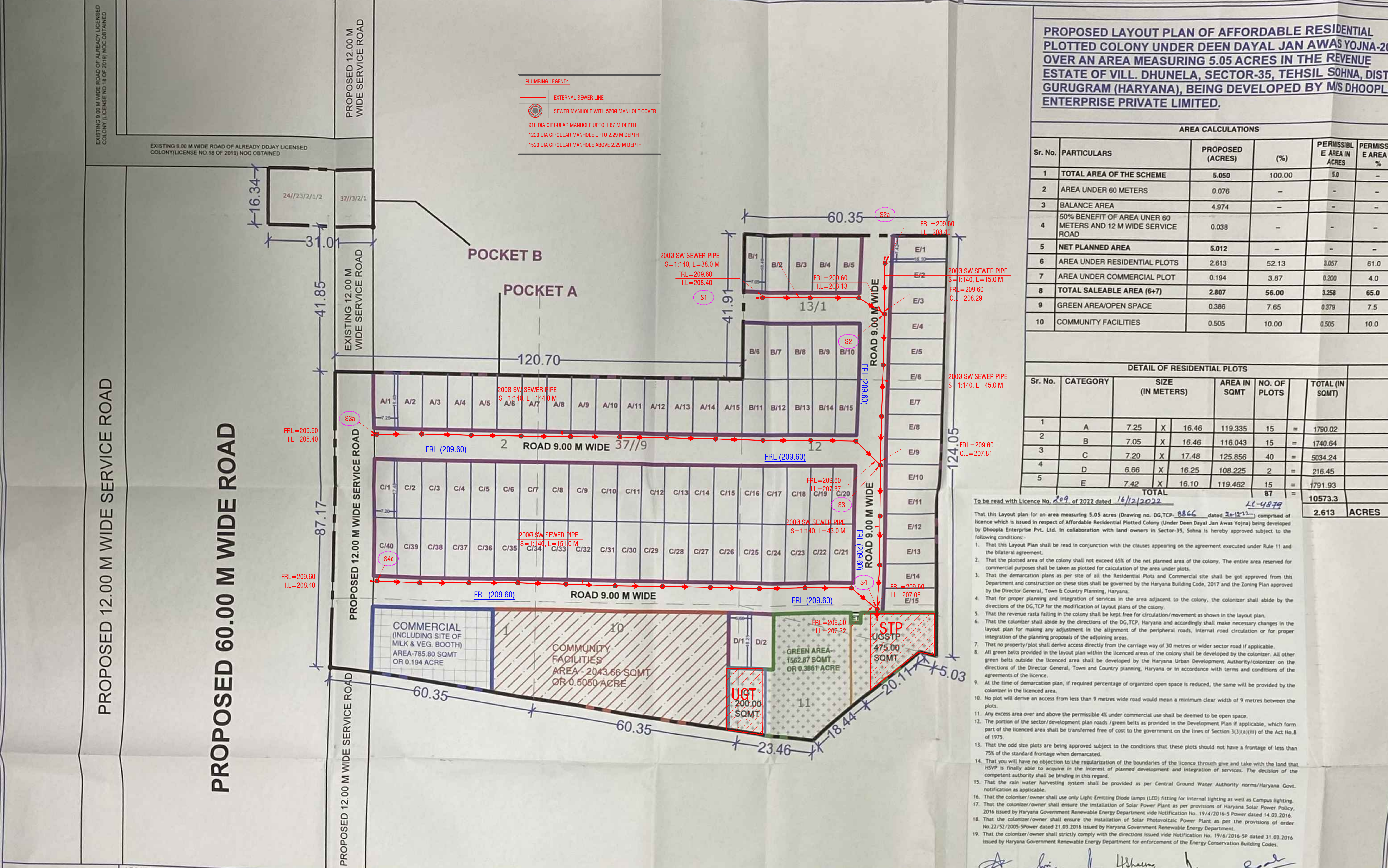
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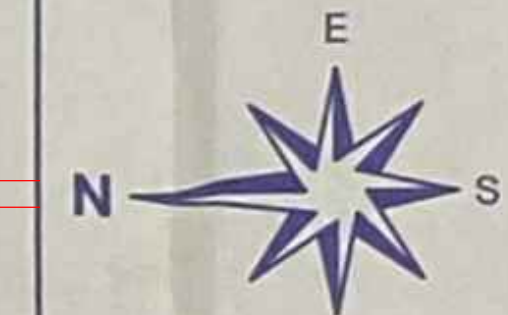
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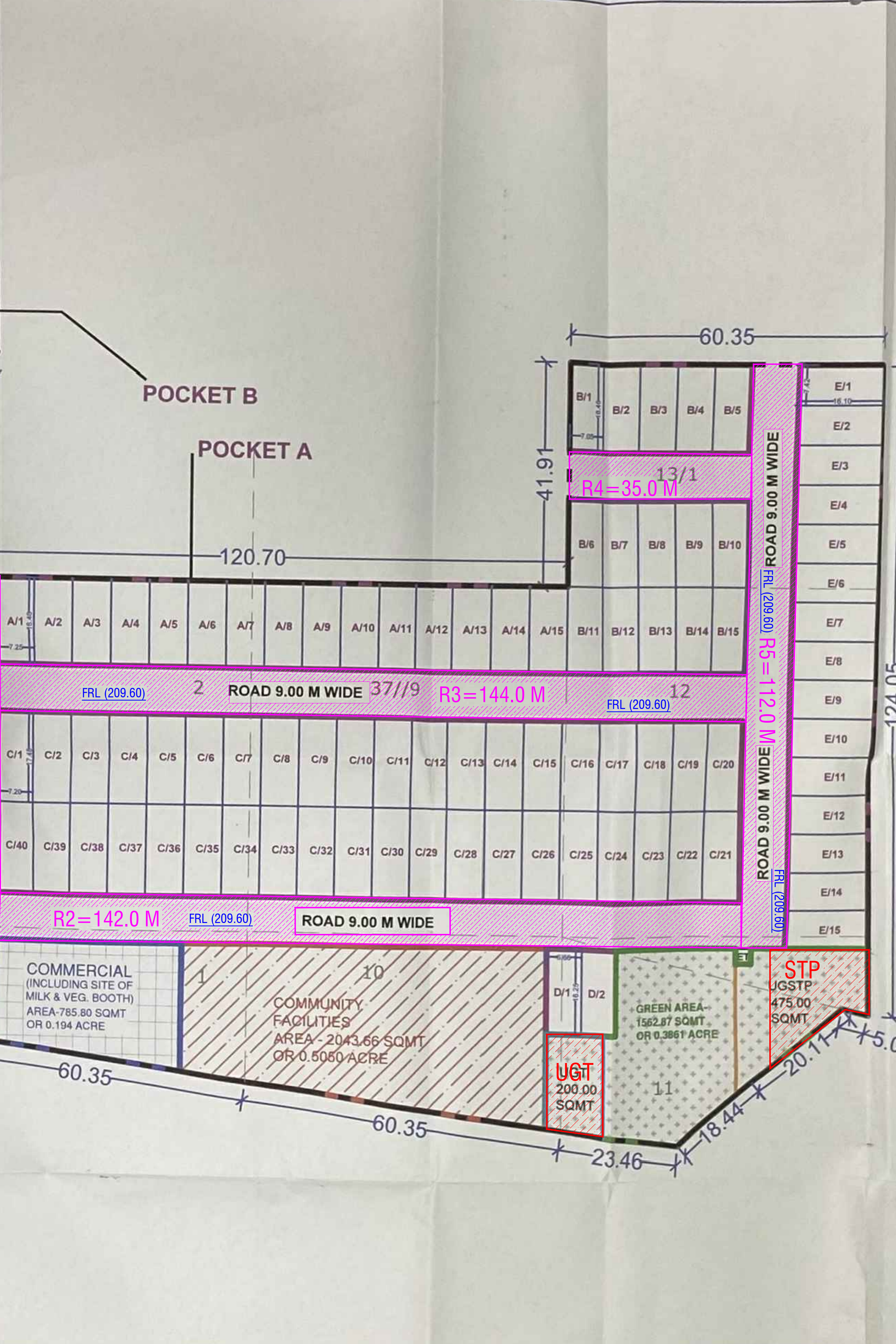
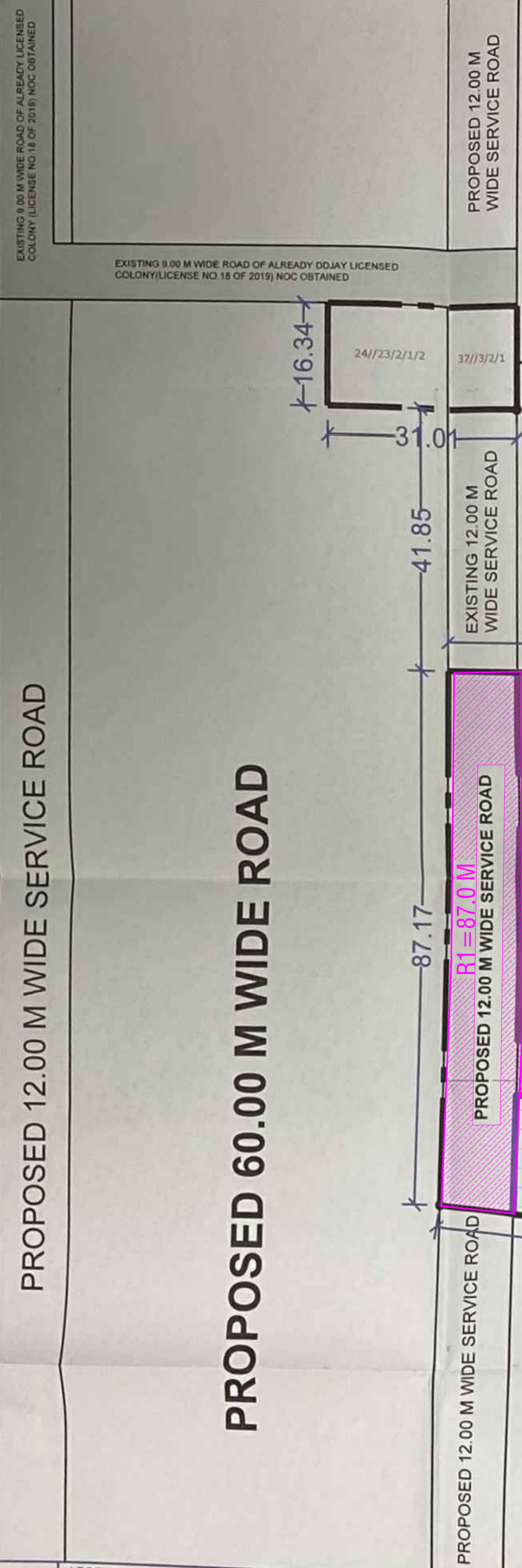
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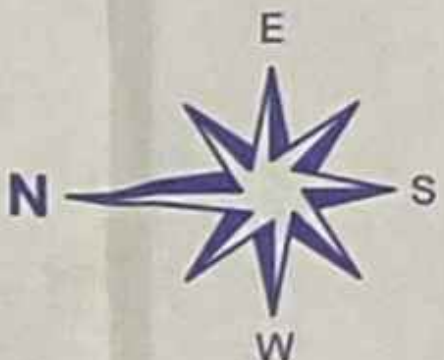
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5. That the revenue rasta falling in the colony shall be kept free for circulation/movement as shown in the layout plan.
6. That the colonizer shall abide by the directions of the DG, TCP, Haryana and accordingly shall make necessary changes in the 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.
7. That no property/plot shall derive access directly from the carriage way of 30 metres or wider sector road if applicable.
8. All green belts provided in the layout plan within the licenced areas of the colony shall be developed by the colonizer. All other green belts outside the licenced area shall be developed by the Haryana Urban Development Authority/colonizer on the directions of the Director General, Town and Country planning, Haryana or in accordance with terms and conditions of the agreements of the licence.
9. At the time of demarcation plan, if required percentage of organized open space is reduced, the same will be provided by the colonizer in the licenced area.
10. No plot will derive an access from less than 9 metres wide road would mean a minimum clear width of 9 metres between the plots.
11. Any excess area over and above the permissible 4% under commercial use shall be deemed to be open space.
12. The portion of the sector/development plan roads /green belts as provided in the Development Plan if applicable, which form part of the licenced area shall be transferred free of cost to the government on the lines of Section 3(i)(a)(iii) of the Act No.8 of 1975.
13. That the odd size plots 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.
14. That you will have no objection to the regularization of the boundaries of the licence through give and take with the land that HSPV 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.
15. That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
16. That the colonizer/owner shall use only Light Emitting Diode lamps (LED) fitting for internal lighting as well as Campus lighting.
17. That the colonizer/owner shall ensure the installation of Solar Power Plant as per provisions of Haryana Solar Power Policy, 2016 issued by Haryana Government Renewable Energy Department vide Notification No. 19/4/2016-5 Power dated 14.03.2016.
18. That the colonizer/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No.22/52/2005-SPower dated 21.03.2016 issued by Haryana Government Renewable Energy Department.
19. 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.

(RAM AYTAZ BASSI) JD (HQ) (SARAJA NARANG) ATP (HQ) (R.S. BAFTHI) DTP (HQ) (HISHAM SHARMA) STP (M) HQ (P. P. GHOSH) DTP (HR) (T.L. SATYAPRAKASH, IAS) DG, TCP (HR)

DHOOLA ENTERPRISE PRIVATE LIMITED

For DHOOLA ENTERPRISE PVT. LTD.

(Signature)
AUTHORIZED SIGNATORY

SIGNATURE OF OWNER / APPLICANT



SIGNATURE OF ARCHITECT / TOWN PLANNER

PLUMBING LEGEND:-

- DOMESTIC WATER SUPPLY LINE
- FLUSHING WATER SUPPLY LINE
- MUNICIPAL WATER SUPPLY
- TUBE WELL WATER SUPPLY LINE

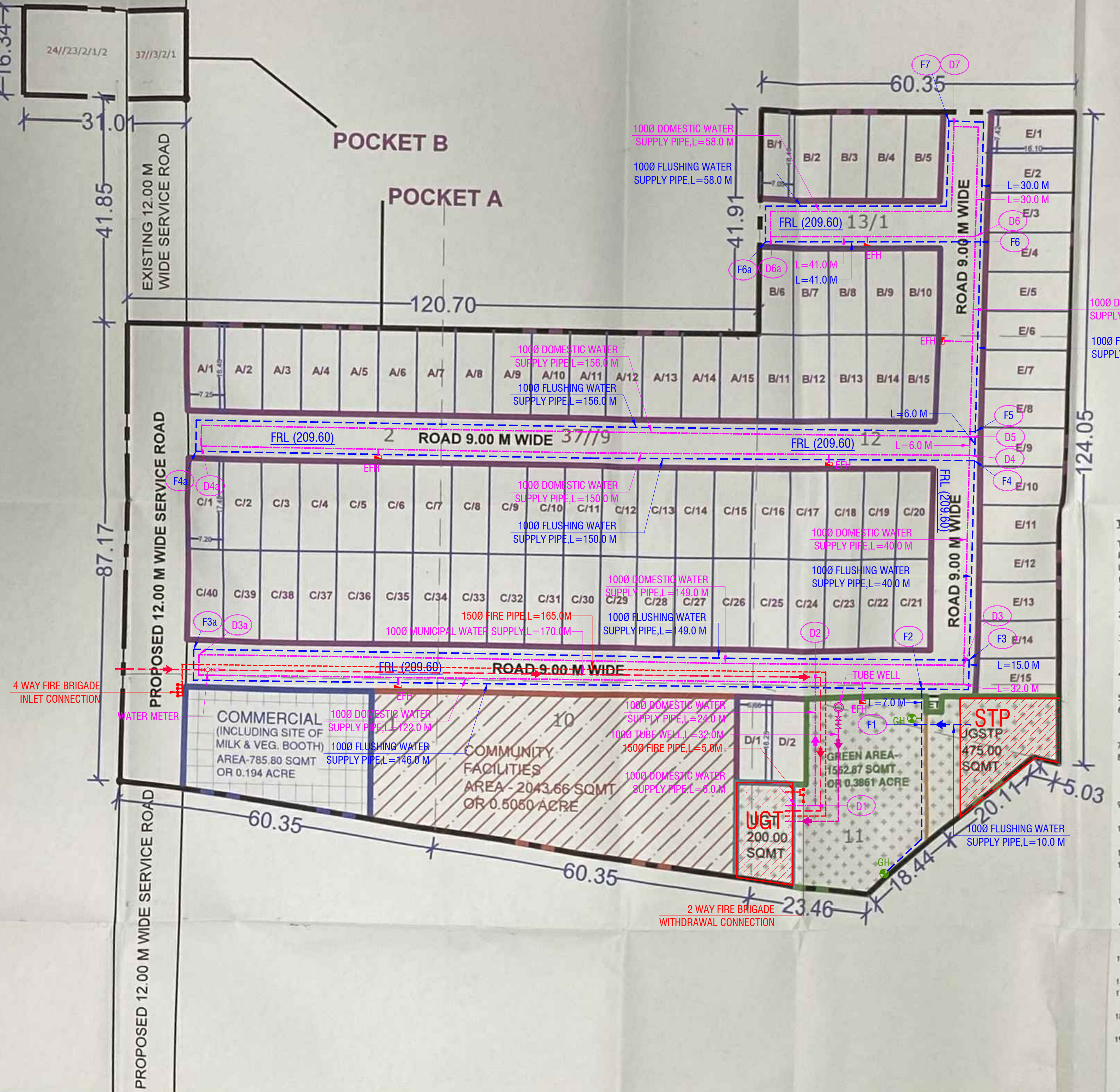
FIRE LEGEND:-

- EXTERNAL FIRE HYDRANT

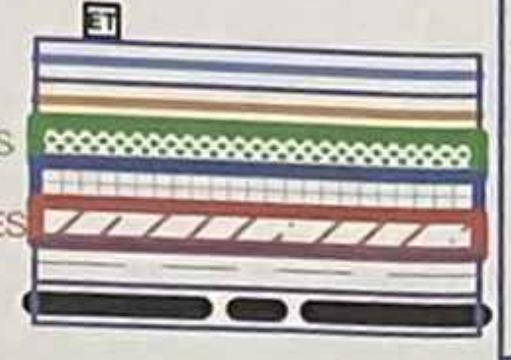
PLUMBING LEGEND:-

- GH GARDEN HYDRANT

PROPOSED 12.00 M WIDE SERVICE ROAD
PROPOSED 60.00 M WIDE ROAD



LEGEND:
 ET (3MX3M)
 UGT
 UG STP
 PARKS / OPEN SPACES
 COMMERCIAL AREA
 COMMUNITY FACILITIES
 KILLA LINE
 SCHEME BOUNDARY



ABBREVIATIONS-
 ET = ELECTRIC TRANSFORMER
 UGT = UNDERGROUND WATER TANK
 UG STP = UNDERGROUND SEWAGE TREATMENT PLANT

DENSITY CALCULATION (PPA)-
 NUMBER OF PLOTS = 87
 UNITS ALLOWED = 4
 POPULATION ALLOWED PER UNIT = 4.5
 DENSITY CALCULATION = 87 X 4 X 4.5
 = 1566.0 / 5.012
 = 312.45, SAY 312 PPA

GREEN AREA CALCULATION:-
 GREEN-I = 1562.87 SQMT
 OR 0.3861 ACRE (7.65%)

EXTERNAL SITE PLAN
WATER SUPPLY & IRRIGATION LAYOUT



(SCALE-N.T.S.)

(PERMISSIBLE DENSITY: 240 PPA - 400 PPA)

DIVINE ARCHITECTS & PLANNERS

ADDRESS: SCO 78-77, 1st FLOOR, SECTOR-35, MADHYA MARG, CHANDIGARH-160009
 CONTACT: +91-98136-00375, +91-172-4785520
 EMAIL: divinearchitects16@gmail.com

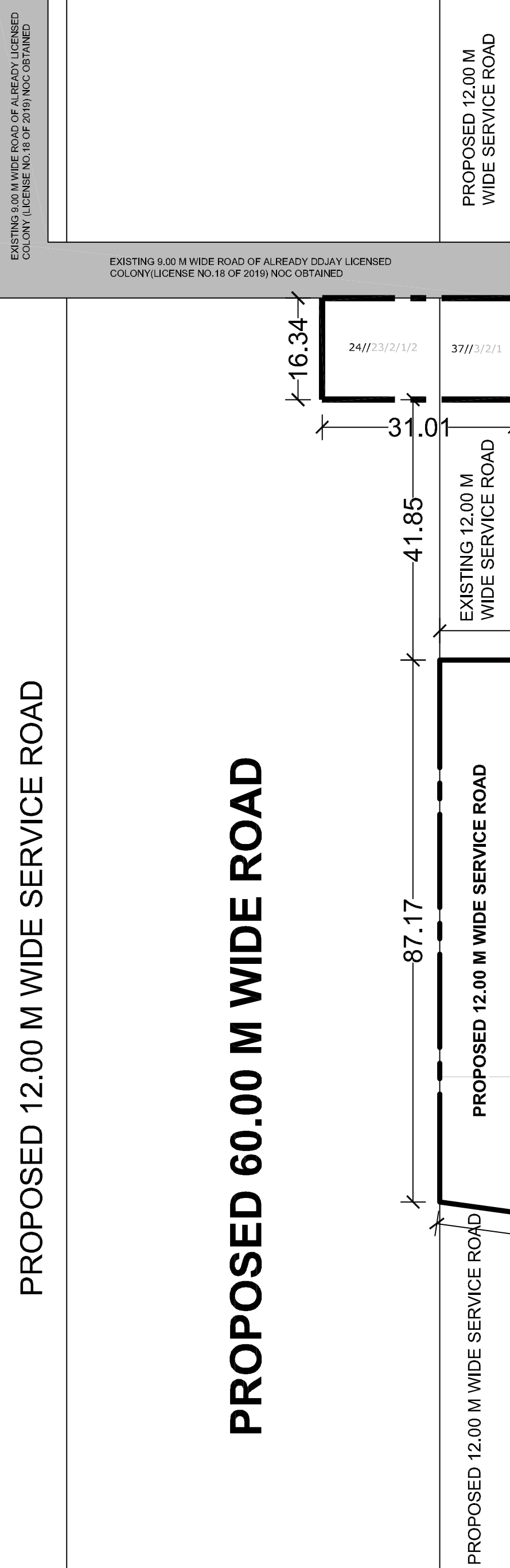
PROPOSED LAYOUT PLAN OF AFFORDABLE RESIDENTIAL PLOTTED COLONY UNDER DEEN DAYAL JAN AWAS YOJNA-2016 OVER AN AREA MEASURING 5.05 ACRES IN THE REVENUE ESTATE OF VILL. DHUNELA, SECTOR-35, TEHSIL SOHNA, DISTT. GURUGRAM (HARYANA), BEING DEVELOPED BY M/S DHOOPLA ENTERPRISE PRIVATE LIMITED.

AREA CALCULATIONS

Sr. No.	PARTICULARS	PROPOSED (ACRES)	(%)	PERMISSIBLE AREA IN ACRES	PERMISSIBLE AREA IN %
1	TOTAL AREA OF THE SCHEME	5.050	100.00	5.0	-
2	AREA UNDER 60 METERS	0.076	-	-	-
3	BALANCE AREA	4.974	-	-	-
4	50% BENEFIT OF AREA UNDER 60 METERS AND 12 M WIDE SERVICE ROAD	0.038	-	-	-
5	NET PLANNED AREA	5.012	-	-	-
6	AREA UNDER RESIDENTIAL PLOTS	2.613	52.13	3.057	61.0
7	AREA UNDER COMMERCIAL PLOT	0.194	3.87	0.200	4.0
8	TOTAL SALEABLE AREA (6+7)	2.807	56.00	3.258	65.0
9	GREEN AREA/OPEN SPACE	0.386	7.65	0.379	7.5
10	COMMUNITY FACILITIES	0.505	10.00	0.505	10.0

DETAIL OF RESIDENTIAL PLOTS

Sr. No.	CATEGORY	SIZE (IN METERS)	AREA IN SQMT	NO. OF PLOTS	TOTAL (IN SQMT)
1	A	7.25 X 16.46	119.335	15	= 1790.02
2	B	7.05 X 16.46	116.043	15	= 1740.64
3	C	7.20 X 17.48	125.856	40	= 5034.24
4	D	6.66 X 16.25	108.225	2	= 216.45
5	E	7.42 X 16.10	119.462	15	= 1791.93
TOTAL				87	= 10573.3
					2.613 ACRES



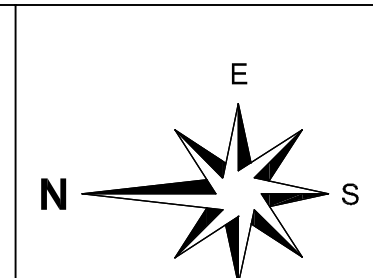
SITE LANDSCAPE LAYOUT PLAN

LEGEND:
 ET (3MX3M)
 UGT
 UG STP
 PARKS / OPEN SPACES
 COMMERCIAL AREA
 COMMUNITY FACILITIES
 KILLA LINE
 SCHEME BOUNDARY

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 GREEN-I = 1562.87 SQMT
 OR 0.3861 ACRE (7.65%)



DHOOPLA ENTERPRISE PRIVATE LIMITED

AUTHORIZED SIGNATORY

SIGNATURE OF OWNER / APPLICANT

SIGNATURE OF ARCHITECT / TOWN PLANNER

EXISTING 9.00 M WIDE ROAD OF ALREADY LICENSED COLONY / LICENSE NO.18 OF 2019) NOC OBTAINED

EXISTING 9.00 M WIDE ROAD OF ALREADY DDJAY LICENSED COLONY(LICENSE NO.18 OF 2019) NOC OBTAINED

PROPOSED 12.00 M WIDE SERVICE ROAD

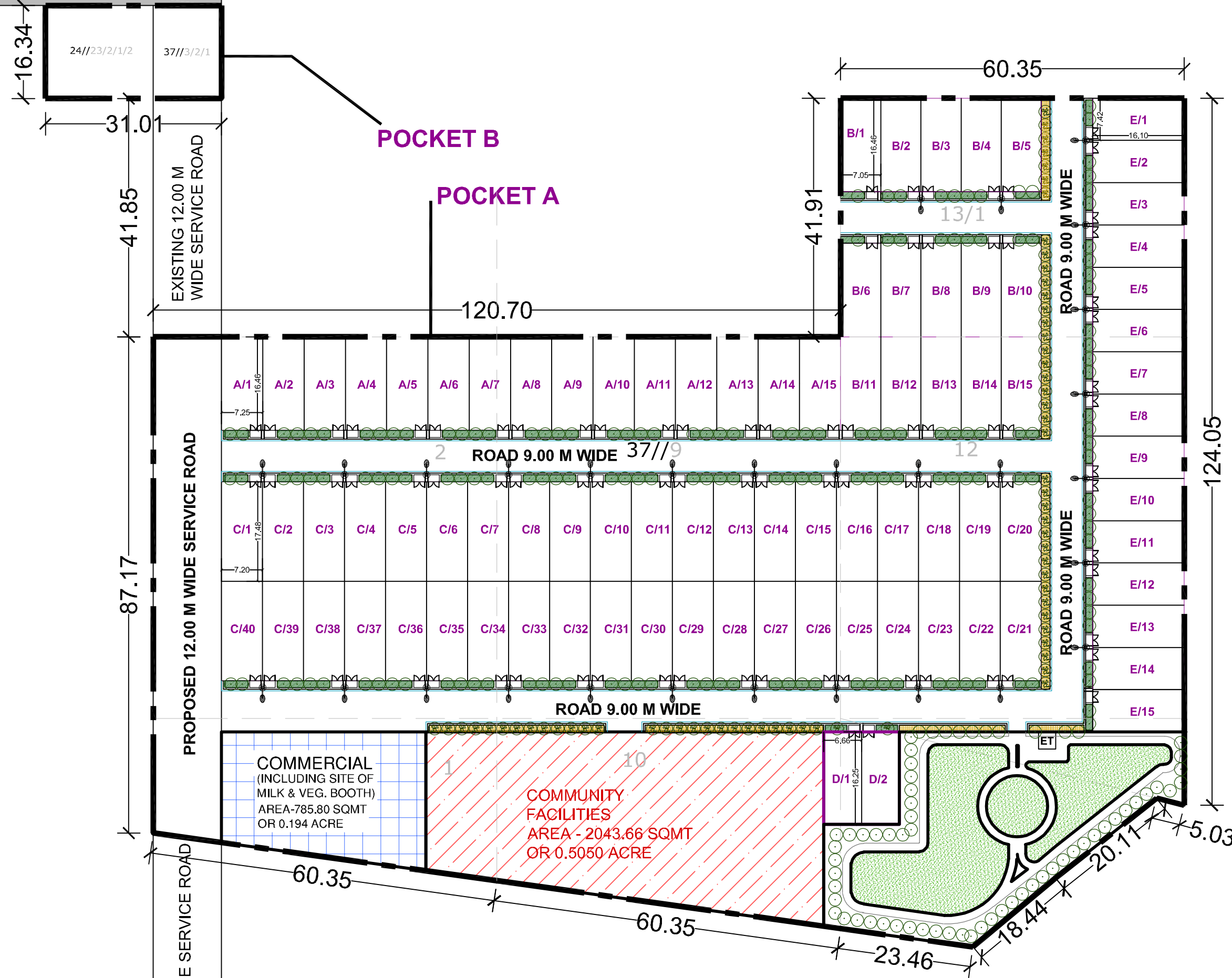
PROPOSED 12.00 M WIDE SERVICE ROAD

PROPOSED 60.00 M WIDE ROAD

EXISTING 12.00 M WIDE SERVICE ROAD

PROPOSED 12.00 M WIDE SERVICE ROAD

PROPOSED 12.00 M WIDE SERVICE ROAD



COMMERCIAL
(INCLUDING SITE OF MILK & VEG. BOOTH)
AREA-785.80 SQMT
OR 0.194 ACRE

COMMUNITY FACILITIES
AREA - 2043.66 SQMT
OR 0.5050 ACRE

PROPOSED LAYOUT PLAN OF AFFORDABLE RESIDENTIAL PLOTTED COLONY UNDER DEEN DAYAL JAN AWAS YOJNA-2016 OVER AN AREA MEASURING 5.05 ACRES IN THE REVENUE ESTATE OF VILL. DHUNELA, SECTOR-35, TEHSIL SOHNA, DISTT. GURUGRAM (HARYANA), BEING DEVELOPED BY M/S DHOOPLA ENTERPRISE PRIVATE LIMITED.

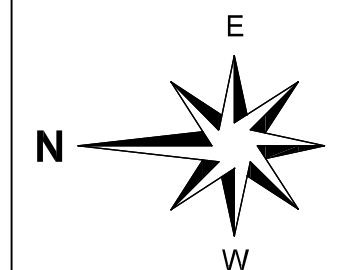
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8	TOTAL SALEABLE AREA (6+7)	2.807	56.00	3.258	65.0
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DETAIL OF RESIDENTIAL PLOTS

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TOTAL					87	= 10573.3
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ROAD LIGHTING LAYOUT PLAN



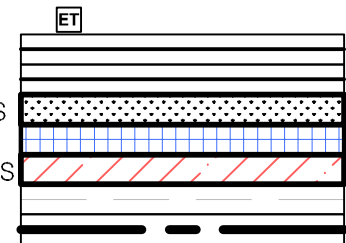
DHOOPLA ENTERPRISE PRIVATE LIMITED

AUTHORIZED SIGNATORY
SIGNATURE OF OWNER / APPLICANT

SIGNATURE OF ARCHITECT / TOWN PLANNER



LEGEND:
ET (3MX3M)
UGT
UG STP
PARKS / OPEN SPACES
COMMERCIAL AREA
COMMUNITY FACILITIES
KILLA LINE
SCHEME BOUNDARY



ABBREVIATIONS-
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(SCALE-N.T.S.)

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= 312.45, SAY 312 PPA

(PERMISSIBLE DENSITY: 240 PPA - 400 PPA)

GREEN AREA CALCULATION:-
GREEN-I = 1562.87 SQMT
OR 0.3861 ACRE (7.65%)

ADDRESS : SCO 76-77, 1st FLOOR, SECTOR-8C, MADHYA MARG, CHANDIGARH-160009.
CONTACT : +91-981139-00375, +91-172-4785520
EMAIL : ddivinearchitects19@gmail.com

PROPOSED LAYOUT PLAN OF AFFORDABLE RESIDENTIAL PLOTTED COLONY UNDER DEEN DAYAL JAN AWAS YOJNA-2016 OVER AN AREA MEASURING 5.05 ACRES IN THE REVENUE ESTATE OF VILL. DHUNELA, SECTOR-35, TEHSIL SOHNA, DISTT. GURUGRAM (HARYANA), BEING DEVELOPED BY MIS DHOOLA ENTERPRISE PRIVATE LIMITED.

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5	E	7.42 X 16.10	119.462	15	1791.93	
TOTAL					87	10573.3
					2.613	ACRES

- To be read with Licence No. 209 of 2022 dated 16/12/2022
- That this layout plan for an area measuring 5.05 acres (Drawing no. DG, TCP- 8866 dated 20/12/22) comprised of licence which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awas Yojna) being developed by Dhoopla Enterprise Pvt. Ltd. in collaboration with land owners in Sector-35, Sohna is hereby approved subject to the following conditions:-
- That this Layout Plan shall be read in conjunction with the clauses appearing on the agreement executed under Rule 11 and the bilateral agreement.
 - That the plotted area of the colony shall not exceed 65% 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.
 - That the demarcation plans as per site of all the Residential Plots and Commercial site shall be got approved from this Department and construction on these sites shall be governed by the Haryana Building Code, 2017 and the Zoning Plan approved by the Director General, Town & Country Planning, Haryana.
 - That for proper planning and integration of services in the area adjacent to the colony, the colonizer shall abide by the directions of the DG, TCP for the modification of layout plans of the colony.
 - That the revenue rasta falling in the colony shall be kept free for circulation/movement as shown in the layout plan.
 - That the colonizer shall abide by the directions of the DG, TCP, 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.
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 - At the time of demarcation plan, if required percentage of organized open space is reduced, the same will be provided by the colonizer in the licensed area.
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 - Any excess area over and above the permissible 4% under commercial use shall be deemed to be open space.
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 - That the odd size plots 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.
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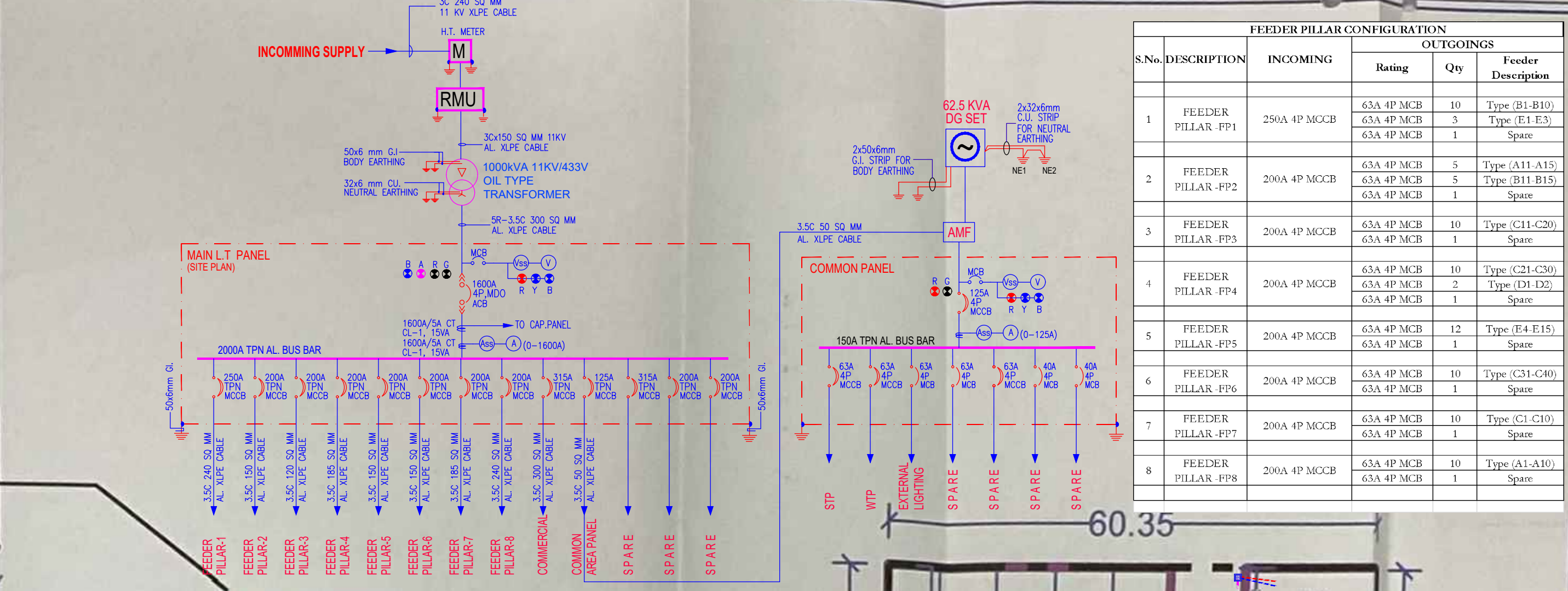
DHOOLA ENTERPRISE PRIVATE LIMITED

For DHOOLA ENTERPRISE PVT. LTD.
 AUTHORIZED SIGNATORY
 SIGNATURE OF OWNER / APPLICANT

DIVINE ARCHITECTS & PLANNERS
 SIGNATURE OF ARCHITECT / TOWN PLANNER

FEEDER PILLAR CONFIGURATION

S.No.	DESCRIPTION	INCOMING	OUTGOINGS	
			Rating	Feeder Description
1	FEEDER PILLAR-PP1	250A 4P MCCB	63A 4P MCB 10 63A 4P MCB 3 63A 4P MCB 1	Type (B1-B10) Type (E1-E3) Spare
2	FEEDER PILLAR-PP2	200A 4P MCCB	63A 4P MCB 5 63A 4P MCB 1	Type (A11-A15) Type (B11-B15) Spare
3	FEEDER PILLAR-PP3	200A 4P MCCB	63A 4P MCB 10 63A 4P MCB 1	Type (C11-C20) Spare
4	FEEDER PILLAR-PP4	200A 4P MCCB	63A 4P MCB 10 63A 4P MCB 2 63A 4P MCB 1	Type (C21-C30) Type (D1-D2) Spare
5	FEEDER PILLAR-PP5	200A 4P MCCB	63A 4P MCB 12 63A 4P MCB 1	Type (E4-E15) Spare
6	FEEDER PILLAR-PP6	200A 4P MCCB	63A 4P MCB 10 63A 4P MCB 1	Type (C31-C40) Spare
7	FEEDER PILLAR-PP7	200A 4P MCCB	63A 4P MCB 10 63A 4P MCB 1	Type (C1-C10) Spare
8	FEEDER PILLAR-PP8	200A 4P MCCB	63A 4P MCB 10 63A 4P MCB 1	Type (A1-A10) Spare



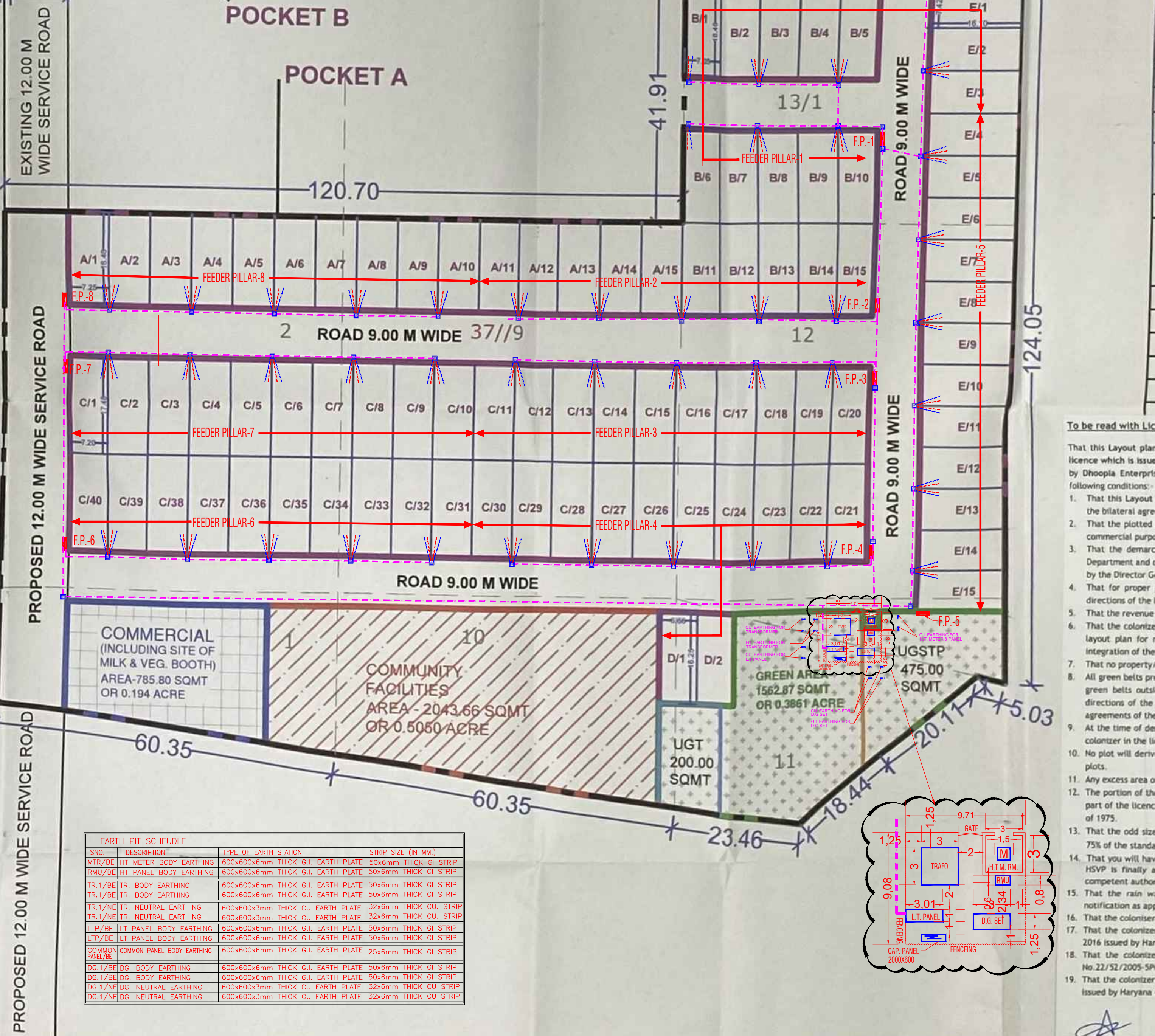
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EXISTING 12.00 M WIDE SERVICE ROAD

PROPOSED 12.00 M WIDE SERVICE ROAD

PROPOSED 12.00 M WIDE SERVICE ROAD

PROPOSED 12.00 M WIDE SERVICE ROAD



EARTH PIT SCHEDULE

SNO.	DESCRIPTION	TYPE OF EARTH STATION	STRIP SIZE (IN MM.)
MTR/BE	HT METER BODY EARTHING	600x800x6mm THICK G.I. EARTH PLATE	50x6mm THICK GI STRIP
RMU/BE	HT PANEL BODY EARTHING	600x800x6mm THICK G.I. EARTH PLATE	50x6mm THICK GI STRIP
TR-1/BE	TR. BODY EARTHING	600x800x6mm THICK G.I. EARTH PLATE	50x6mm THICK GI STRIP
TR-1/NE	TR. NEUTRAL EARTHING	600x800x3mm THICK CU EARTH PLATE	32x6mm THICK CU STRIP
TR-1/NE	TR. NEUTRAL EARTHING	600x800x3mm THICK CU EARTH PLATE	32x6mm THICK CU STRIP
LTP/BE	LT PANEL BODY EARTHING	600x800x6mm THICK G.I. EARTH PLATE	50x6mm THICK GI STRIP
LTP/BE	LT PANEL BODY EARTHING	600x800x6mm THICK G.I. EARTH PLATE	50x6mm THICK GI STRIP
COMMON	COMMON PANEL BODY EARTHING	600x800x6mm THICK G.I. EARTH PLATE	25x6mm THICK GI STRIP
DG-1/BE	DG. BODY EARTHING	600x800x6mm THICK G.I. EARTH PLATE	50x6mm THICK GI STRIP
DG-1/BE	DG. BODY EARTHING	600x800x6mm THICK G.I. EARTH PLATE	50x6mm THICK GI STRIP
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LEGEND:
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 PARKS / OPEN SPACES
 COMMERCIAL AREA
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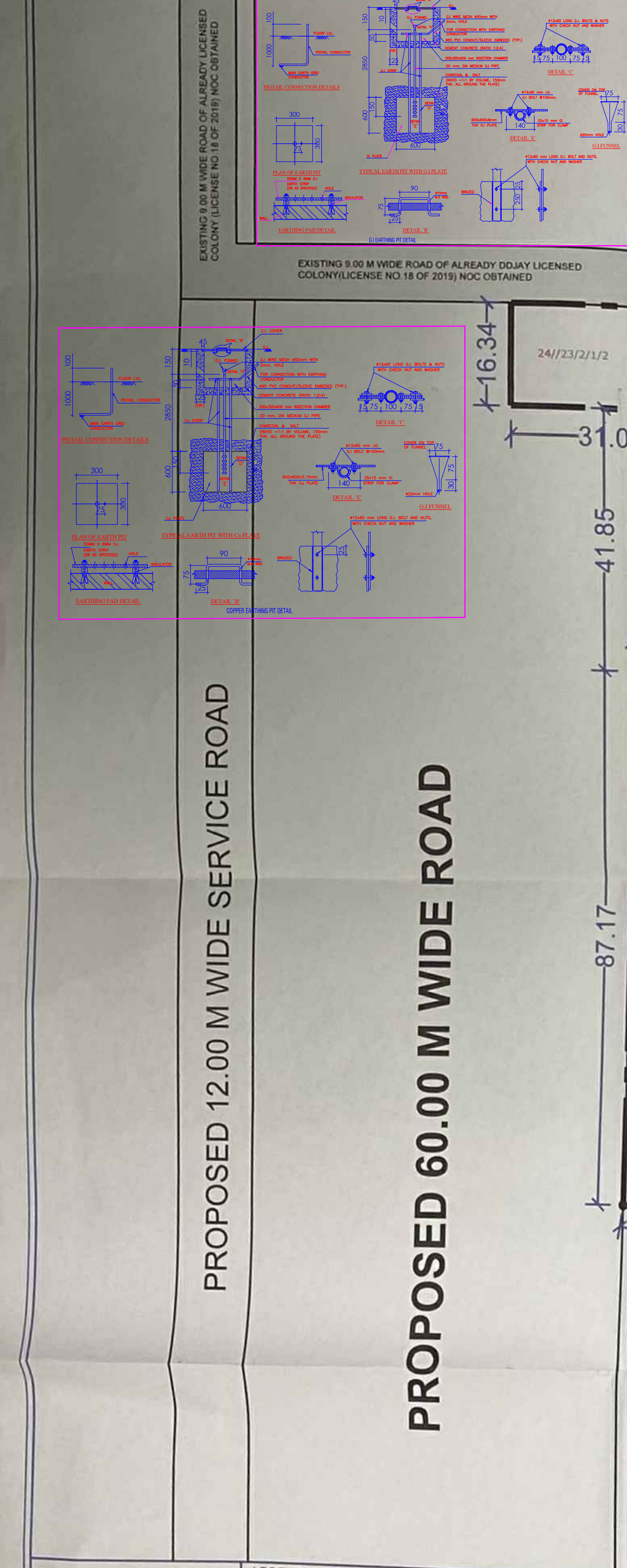
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EXTERNAL SITE PLAN ELECTRICAL LAYOUT

(SCALE-N.T.S.) (PERMISSIBLE DENSITY: 240 PPA - 400 PPA)



DIVINE ARCHITECTS & PLANNERS

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