

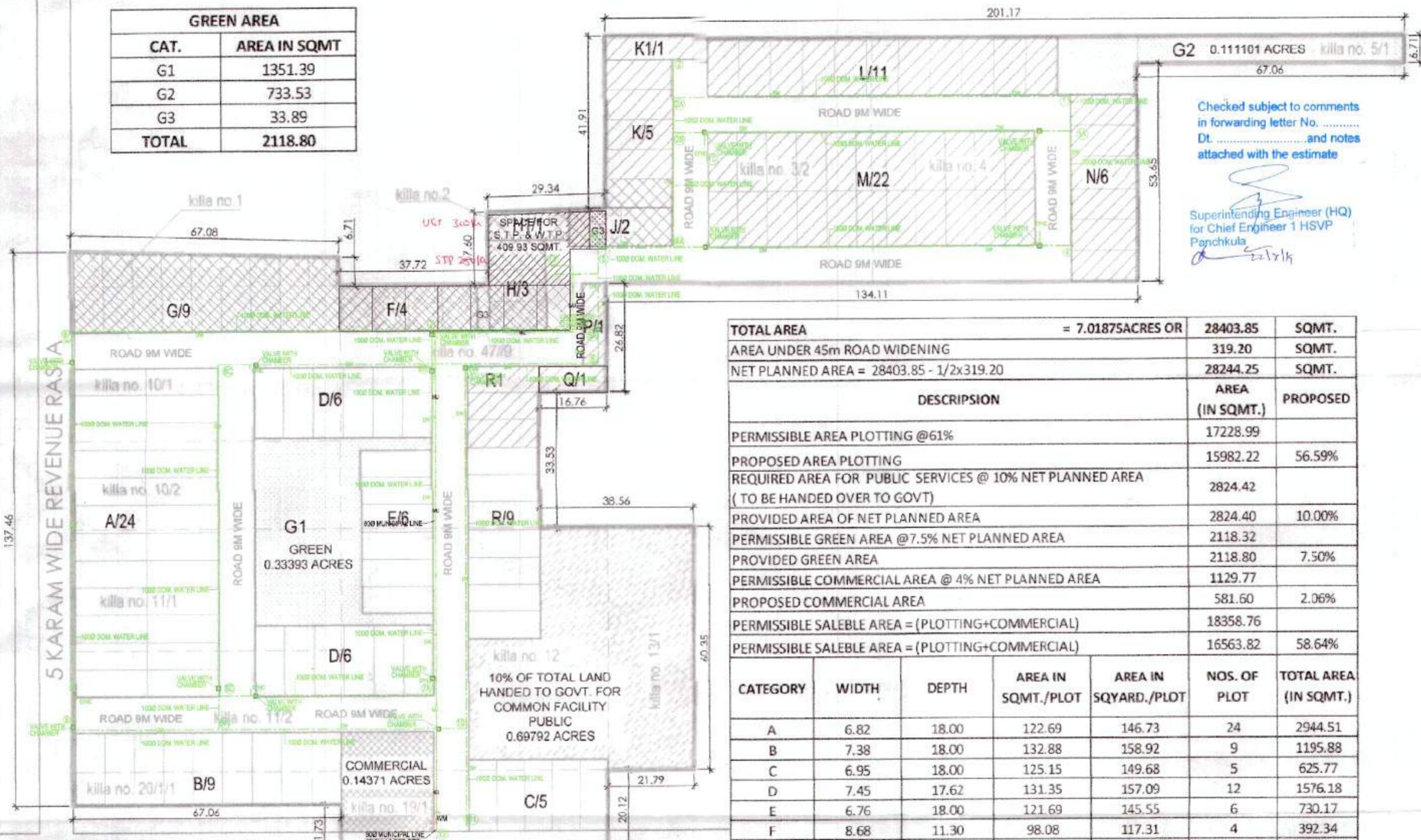
GREEN AREA	
CAT.	AREA IN SQMT
G1	1351.39
G2	733.53
G3	33.89
<b>TOTAL</b>	<b>2118.80</b>

SYMBOL	DESCRIPTION
DW	DOMESTIC WATER LINE
CV	CONTROL VALVE
MU	MUNICIPAL SUPPLY LINE
WM	WATER METER
RL	ROAD LEVEL
GL	GROUND LEVEL
IL	INVERT LEVEL
CL	CONNECTION LEVEL
EFHC	EXTERNAL FIRE HYDRANTS
TW	TUBE WELL SUPPLY LINE

only for Service Plan Estimate

Executive Engineer  
HSVP Division No. IV  
Gurgaon

Superintending Engineer  
HSVP, Gurgaon



Checked subject to comments in forwarding letter No. Dt. and notes attached with the estimate

Superintending Engineer (HQ) for Chief Engineer 1 HSVP Panchkula

TOTAL AREA	= 7.01875 ACRES OR	28403.85	SQMT.
AREA UNDER 45m ROAD WIDENING		319.20	SQMT.
NET PLANNED AREA = 28403.85 - 1/2x319.20		28244.25	SQMT.

DESCRIPTION	AREA (IN SQMT.)	PROPOSED
PERMISSIBLE AREA PLOTTING @ 61%	17228.99	
PROPOSED AREA PLOTTING	15982.22	56.59%
REQUIRED AREA FOR PUBLIC SERVICES @ 10% NET PLANNED AREA (TO BE HANDED OVER TO GOVT)	2824.42	
PROVIDED AREA OF NET PLANNED AREA	2824.40	10.00%
PERMISSIBLE GREEN AREA @ 7.5% NET PLANNED AREA	2118.32	
PROVIDED GREEN AREA	2118.80	7.50%
PERMISSIBLE COMMERCIAL AREA @ 4% NET PLANNED AREA	1129.77	
PROPOSED COMMERCIAL AREA	581.60	2.06%
PERMISSIBLE SALEBLE AREA = (PLOTTING+COMMERCIAL)	18358.76	
PERMISSIBLE SALEBLE AREA = (PLOTTING+COMMERCIAL)	16563.82	58.64%

CATEGORY	WIDTH	DEPTH	AREA IN SQMT./PLOT	AREA IN SQYARD./PLOT	NOS. OF PLOT	TOTAL AREA (IN SQMT.)
A	6.82	18.00	122.69	146.73	24	2944.51
B	7.38	18.00	132.88	158.92	9	1195.88
C	6.95	18.00	125.15	149.68	5	625.77
D	7.45	17.62	131.35	157.09	12	1576.18
E	6.76	18.00	121.69	145.55	6	730.17
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G	7.72	18.00	139.00	166.24	9	1250.96
H	7.30	14.34	104.68	125.20	3	314.05
H1	7.20	20.33	146.38	175.07	1	146.38
J	9.44	13.00	122.72	146.77	2	245.44
K	7.22	17.00	122.77	146.84	5	613.87
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N	7.71	17.00	131.07	156.76	6	786.42
P	6.00	20.30	121.80	145.67	1	121.80
Q	16.76	6.53	109.44	130.89	1	109.44
R	6.80	18.00	122.31	146.28	2	244.62
R1	6.53	18.00	117.54	140.58	1	117.54
<b>TOTAL</b>					<b>132</b>	<b>15982.22</b>

To be read with Licence No. 49 of 2017 Dated 17/7/2017

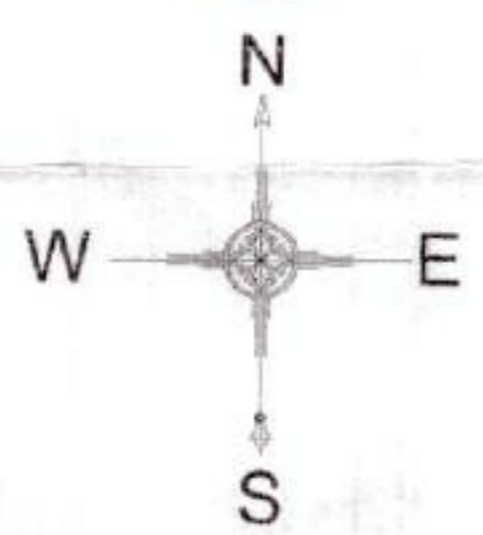
- That this Layout plan for an area of 7.01875 acres (Drawing No. DTCP-5948 dated 29.06.2017) comprised of licence which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awash Yojna- 2016) being developed by RRD Developers & others in Sector-3, Farukhnagar, District Gurugram 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, 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 DTCP 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.
  6. 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.
  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 maximum number of dwelling units in a plot shall be as per the provision of the Haryana Building Code, 2016. 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.
  13. 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(3)(a)(iii) of the Act No. 8 of 1975.
  14. 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.
  15. 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.
  16. That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
  17. That the coloniser/owner shall use only Light-Emitting Diode lamps (LED) fitting for internal lighting as well as Campus lighting.
  18. That the coloniser/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.
  19. That coloniser/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.
  20. That the coloniser/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.

LEGEND	
[Hatched Box]	10% OF TOTAL LAND HANDED TO GOVT. FOR COMMON FACILITY PUBLIC
[Dotted Box]	COMMERCIAL AREA
[Green Box]	GREEN AREA

AREA FREEZE SHOWN THUS (50%)						
CATEGORY	WIDTH	DEPTH	AREA IN SQMT./PLOT	AREA IN SQYARD./PLOT	NOS. OF PLOT	TOTAL AREA (IN SQMT.)
F	8.68	11.30	98.08	117.31	4	392.34
G	7.72	18.00	139.00	166.24	9	1250.96
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R	6.80	18.00	122.31	146.28	2	244.62
R1	6.53	18.00	117.54	140.58	1	117.54
<b>TOTAL</b>					<b>69</b>	<b>8053.53</b>

AREA UNDER MORTGAGE (15% OF TOTAL SALABLE PLOTS AREA)						
CATEGORY	WIDTH	DEPTH	AREA IN SQMT./PLOT	AREA IN SQYARD./PLOT	NOS. OF PLOT	TOTAL AREA (IN SQMT.)
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K	7.22	17.00	122.77	146.84	1	122.77
<b>TOTAL</b>					<b>20</b>	<b>2471.94</b>

MASTER PLAN FOR DOMESTIC WATER SUPPLY SYSTEM



PROJECT:-  
PROPOSED LAYOUT PLAN OF PLOTTED COLONY UNDER DEEN DAYAL JAN AWASH YOJNA LAND MEASURING 7.01875 ACRE AT SECTOR - 3, VILL. FARUKHNAGAR, TEH. FARUKHNAGAR, DISTT.-GURGAON FOR M/S RRD DEVELOPERS PVT. LTD.

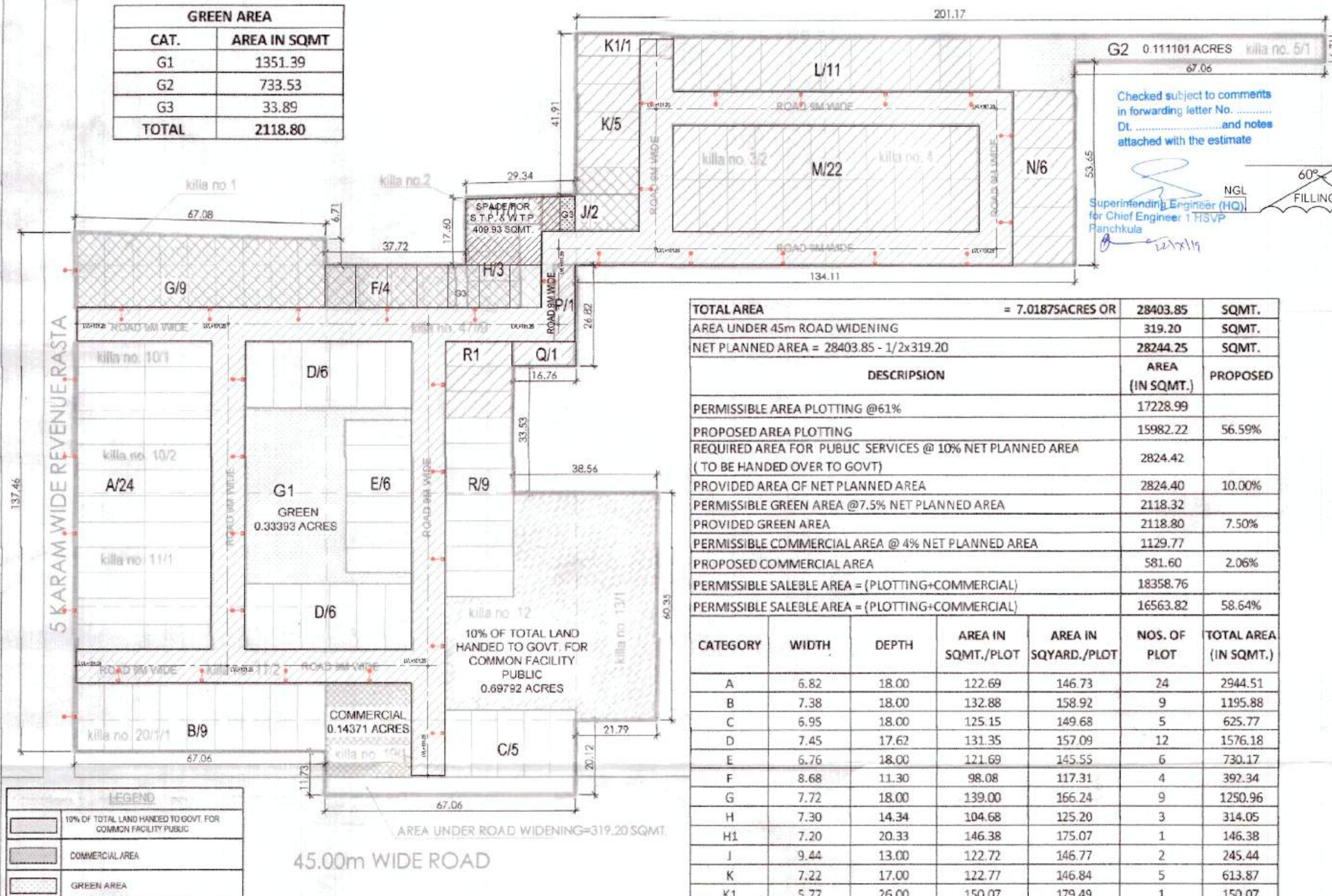


OWNER/AUTH. SIGN

AD CONSULTANTS  
PARNAMI TOWER 3RD FLOOR, S.C.O. 50-51  
OLD JUDICIAL COMPLEX CIVIL LINES, GURGAON  
TELEFAX 0124-4061801, 4061802  
E-MAIL: adconsultants13@gmail.com

(BALWANT SINGH) SD(HQ) (SANJAY KUMAR) DTP(HQ) (DEVENDRA NIMBOKAR) STP(M)HQ (KAMAL KUMAR) CTP (HR) (T.L. SATYAPRAKASH, IAS) DTCP (HR)

GREEN AREA	
CAT.	AREA IN SQMT
G1	1351.39
G2	733.53
G3	33.89
<b>TOTAL</b>	<b>2118.80</b>



LEGEND	
[Pattern]	10% OF TOTAL LAND HANDED TO GOVT. FOR COMMON FACILITY PUBLIC
[Pattern]	COMMERCIAL AREA
[Pattern]	GREEN AREA

AREA FREEZE SHOWN THUS (50%)						
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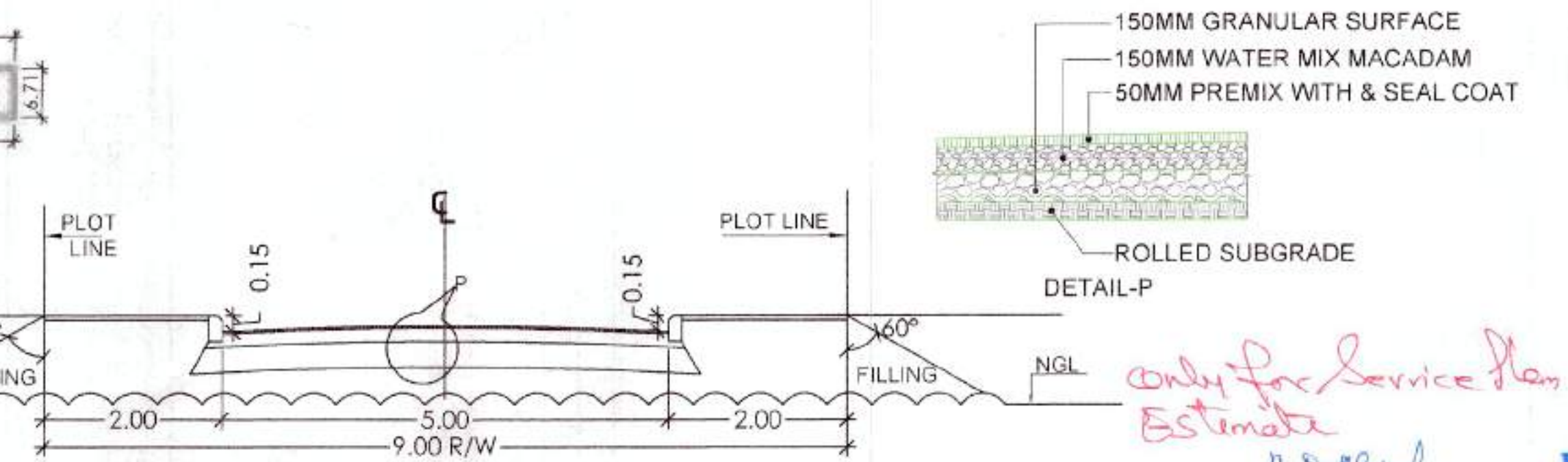
ROAD WORK / STREET LIGHTING

NOTE:- LEVEL AS PER SURVEY



Checked subject to comments in forwarding letter No. ....  
Dt. .... and notes attached with the estimate

Superintending Engineer (HQ)  
for Chief Engineer 1 HSVP  
Ranchkula



SECTION FOR 9M R/W ROAD

150MM GRANULAR SURFACE  
150MM WATER MIX MACADAM  
50MM PREMIX WITH & SEAL COAT  
ROLLED SUBGRADE  
DETAIL-P

Executive Engineer  
HSVP Division No. IV  
Gurugram

To be read with Licence No. 49 of 2017 Dated 17/7/2017

That this Layout plan for an area of 7.01875 acres (Drawing No. DTCP-5948 dated 29.06.2017) comprised of licence which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awash Yojna - 2016) being developed by RRD Developers & others in Sector-3, Farukhnagar, District Gurugram is hereby approved subject to the following conditions:-

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PROJECT:-  
PROPOSED LAYOUT PLAN OF PLOTTED COLONY  
UNDER DEEN DAYAL JAN AWASH YOJNA LAND  
MEASURING 7.01875 ACRE AT SECTOR - 3,  
VILL. FARUKHNAGAR, TEH. FARUKHNAGAR,  
DISTT. GURGAON FOR  
M/S RRD DEVELOPERS PVT. LTD.

ARCHITECT SIGN. OWNER/AUTH. SIGN.

AD CONSULTANTS

PARNAM TOWER 3RD FLOOR, S.C.O. 50-51  
OLD JUDICIAL COMPLEX CIVIL LINES, GURGAON.  
TELE FAX 0124 - 4081801-4081802  
E-MAIL: adconsultants10@gmail.com

(BALWANT SINGH)  
SD(HQ)

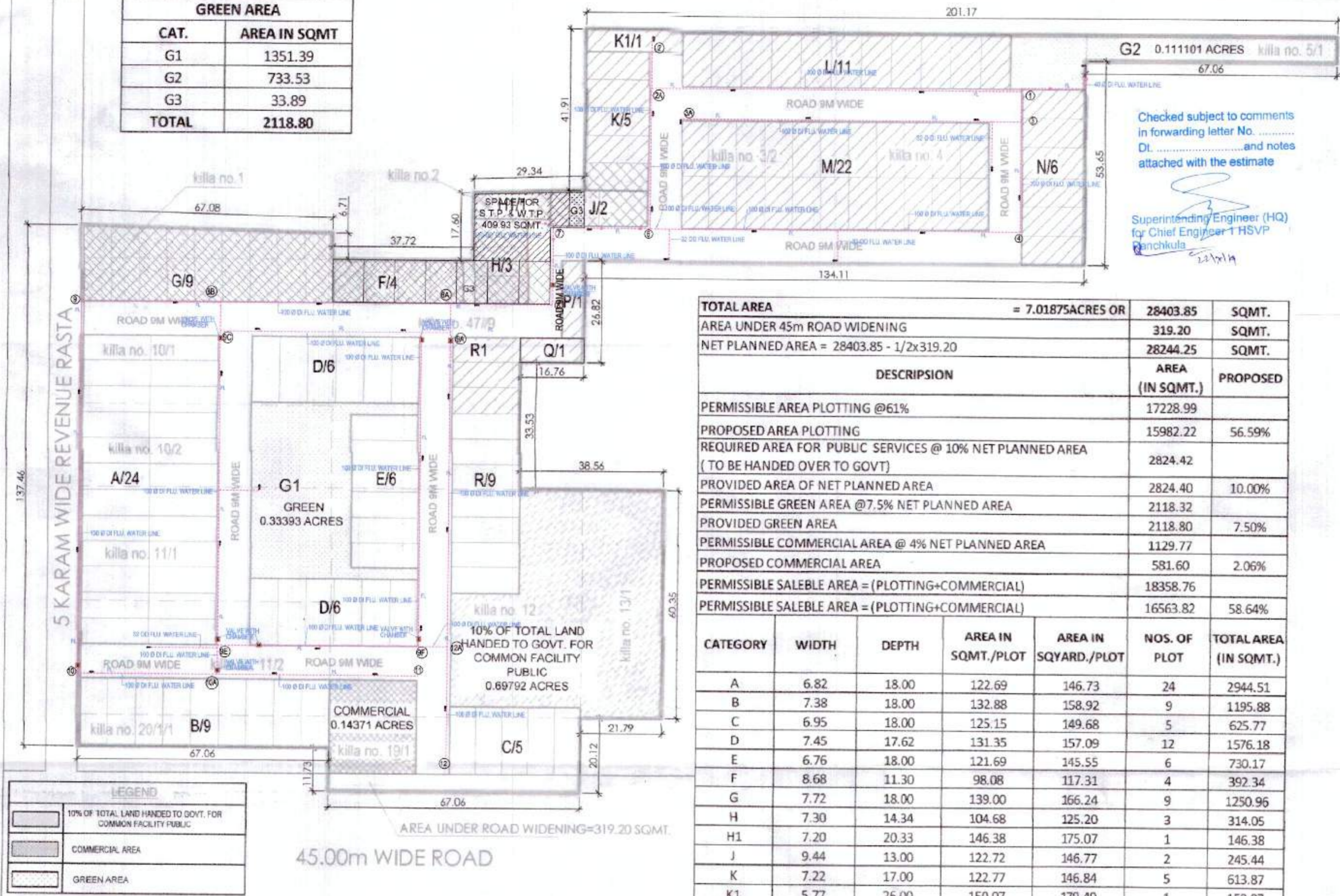
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CTP (HR)

(T.L. SATYAPRAKASH, IAS)  
DTCP (HR)

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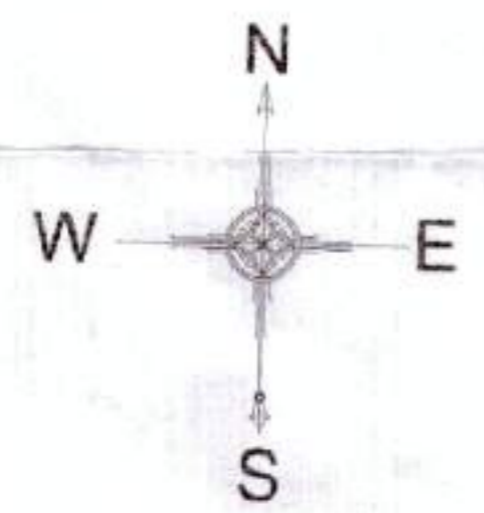
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PERMISSIBLE SALEBLE AREA = (PLOTTING+COMMERCIAL)	16563.82	58.64%

CATEGORY	WIDTH	DEPTH	AREA IN SQMT./PLOT	AREA IN SQYARD./PLOT	NOS. OF PLOT	TOTAL AREA (IN SQMT.)
A	6.82	18.00	122.69	146.73	24	2944.51
B	7.38	18.00	132.88	158.92	9	1195.88
C	6.95	18.00	125.15	149.68	5	625.77
D	7.45	17.62	131.35	157.09	12	1576.18
E	6.76	18.00	121.69	145.55	6	730.17
F	8.68	11.30	98.08	117.31	4	392.34
G	7.72	18.00	139.00	166.24	9	1250.96
H	7.30	14.34	104.68	125.20	3	314.05
H1	7.20	20.33	146.38	175.07	1	146.38
J	9.44	13.00	122.72	146.77	2	245.44
K	7.22	17.00	122.77	146.84	5	613.87
K1	5.77	26.00	150.07	179.49	1	150.07
L	8.00	14.11	112.88	135.00	11	1241.68
M	7.47	14.12	105.41	126.07	22	2318.93
N	7.71	17.00	131.07	156.76	6	786.42
P	6.00	20.30	121.80	145.67	1	121.80
Q	16.76	6.53	109.44	130.89	1	109.44
R	6.80	18.00	122.31	146.28	2	244.62
R1	6.53	18.00	117.54	140.58	1	117.54
<b>TOTAL</b>					<b>132</b>	<b>15982.22</b>

**MASTER PLAN FOR FLUSHING WATER SUPPLY SYSTEM**

RRD DEVELOPERS  
*Partner*



PROJECT:-  
 PROPOSED LAYOUT PLAN OF PLOTTED COLONY UNDER DEEN DAYAL JAN AWAJ YOJNA LAND MEASURING 7.01875 ACRE AT SECTOR - 3, VILL - FARUKHNAGAR, TEH - FARUKHNAGAR, DIST - GURGAON FOR M/S RRD DEVELOPERS PVT. LTD.

ARCHITECT SIGN: *[Signature]*  
 OWNER/AUTH. SIGN: *[Signature]*

**AD CONSULTANTS**  
 PARNAM TOWER 3RD FLOOR, S.C.O. 30-51  
 OLD JUDICIAL COMPLEX CIVIL LINES, GURGAON  
 TELEFAX 0124 - 4081801 4081802  
 E-MAIL adconsultants13@gmail.com

LEGEND

SYMBOL	DESCRIPTION
FL	FLUSHING WATER LINE
CV	CONTROL VALVE
RL	ROAD LEVEL
GL	GROUND LEVEL
IL	INVERT LEVEL
CL	CONNECTION LEVEL
GH	GARDEN GYDRANTS

Checked subject to comments in forwarding letter No. ....  
 DL. .... and notes attached with the estimate  
 Superintending Engineer (HQ) for Chief Engineer - HSVP Ranchkula

To be read with Licence No. 49 of 2017 Dated 17/7/2017

- That this Layout plan for an area of 7.01875 acres (Drawing No. DTCP-5948 dated 29.06.2017) comprised of licence which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awaj Yojna- 2016) being developed by RRD Developers & others in Sector-3, Farukhnagar, District Gurugram 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, 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 DTCP 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.
  6. 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.
  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 maximum number of dwelling units in a plot shall be as per the provisions of the Haryana Building Code, 2016. 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.
  13. 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(3)(a)(iii) of the Act No.8 of 1975.
  14. 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.
  15. 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.
  16. That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
  17. That the coloniser/owner shall use only Light-Emitting Diode lamps (LED) fitting for internal lighting as well as Campus lighting.
  18. That the coloniser/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.
  19. That coloniser/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.
  20. That the coloniser/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.

(BALWANT SINGH) SD(HQ) (SANJAY KUMAR) DTP(HQ) (DEVENDRA NIMBOKAR) STP(M/HQ) (KAMAL KUMAR) CTP (HR) (T.L. SATYAPRAKASH, IAS) DTCP (HR)

only for Service Plan Estimate

Executive Engineer HSVP Division No. IV Gurugram

LC-3259

Chief Engineer HSVP Gurugram

GREEN AREA	
CAT.	AREA IN SQMT
G1	1351.39
G2	733.53
G3	33.89
<b>TOTAL</b>	<b>2118.80</b>

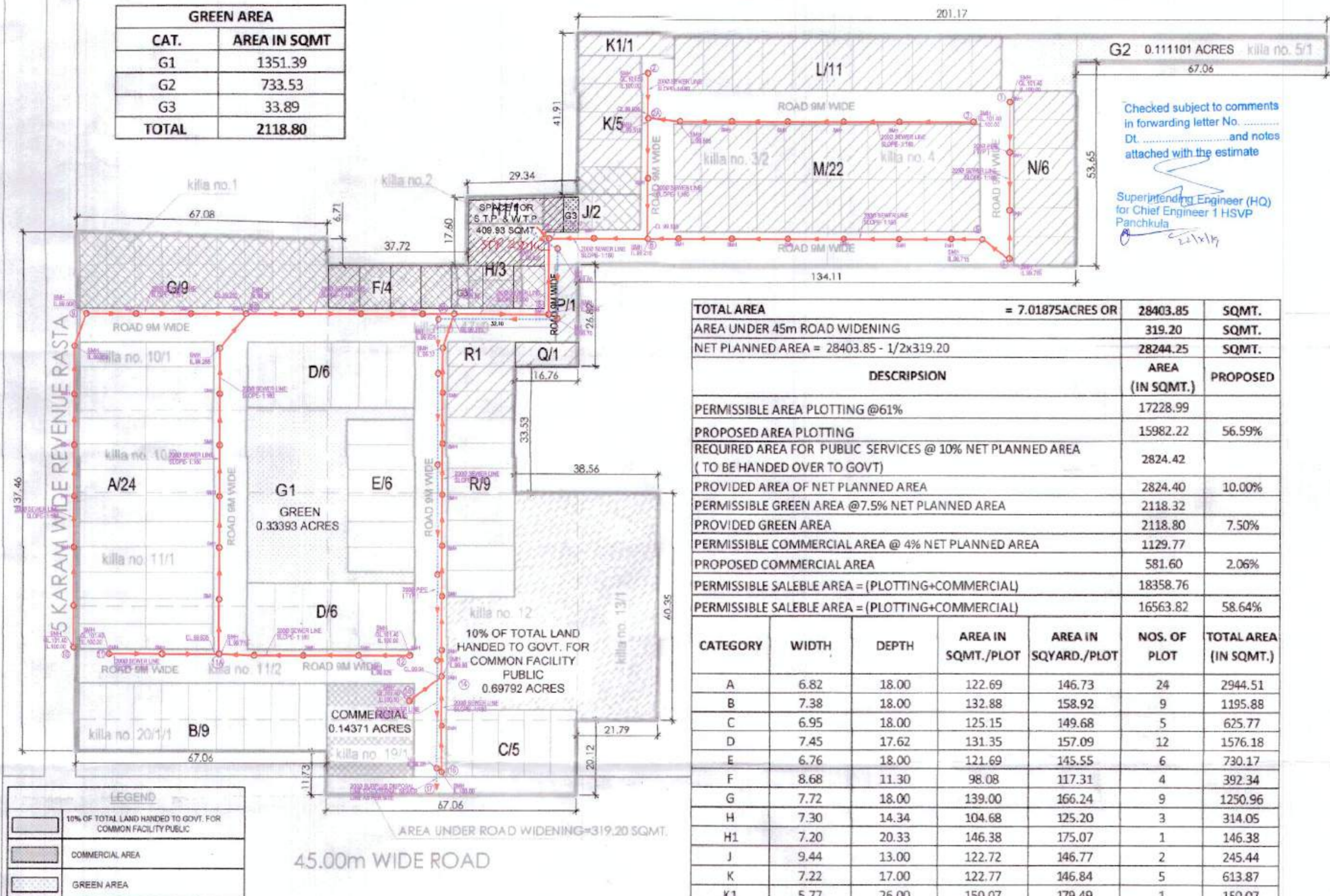
LEGEND	
SYMBOL	DESCRIPTION
	SEWERAGE LINE
	SEWERAGE MANHOLE
	ROAD LEVEL
	GROUND LEVEL
	INVERT LEVEL
	CONNECTION LEVEL
	SURPLUS DISPOSAL LINE

Only for Service Plan Estimate

Executive Engineer  
HSVP Division No. IV  
Gurugram

LC 3259

Addl. Chief Engineer  
HSVP, Gurugram



Checked subject to comments in forwarding letter No. Dt. and notes attached with the estimate  
Superintending Engineer (HQ) for Chief Engineer I HSVP Panchkula

TOTAL AREA = 7.01875 ACRES OR 28403.85 SQMT.						
AREA UNDER 45m ROAD WIDENING	319.20 SQMT.					
NET PLANNED AREA = 28403.85 - 1/2x319.20	28244.25 SQMT.					
DESCRIPTION	AREA (IN SQMT.)	PROPOSED				
PERMISSIBLE AREA PLOTTING @61%	17228.99					
PROPOSED AREA PLOTTING	15982.22	56.59%				
REQUIRED AREA FOR PUBLIC SERVICES @ 10% NET PLANNED AREA (TO BE HANDED OVER TO GOVT)	2824.42					
PROVIDED AREA OF NET PLANNED AREA	2824.40	10.00%				
PERMISSIBLE GREEN AREA @ 7.5% NET PLANNED AREA	2118.32					
PROVIDED GREEN AREA	2118.80	7.50%				
PERMISSIBLE COMMERCIAL AREA @ 4% NET PLANNED AREA	1129.77					
PROPOSED COMMERCIAL AREA	581.60	2.06%				
PERMISSIBLE SALEBLE AREA = (PLOTTING+COMMERCIAL)	18358.76					
PERMISSIBLE SALEBLE AREA = (PLOTTING+COMMERCIAL)	16563.82	58.64%				
CATEGORY	WIDTH	DEPTH	AREA IN SQMT./PLOT	AREA IN SQYARD./PLOT	NOS. OF PLOT	TOTAL AREA (IN SQMT.)
A	6.82	18.00	122.69	146.73	24	2944.51
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R	6.80	18.00	122.31	146.28	2	244.52
R1	6.53	18.00	117.54	140.58	1	117.54
<b>TOTAL</b>					<b>132</b>	<b>15982.22</b>

To be read with Licence No. 49 of 2017 Dated 17/7/2017

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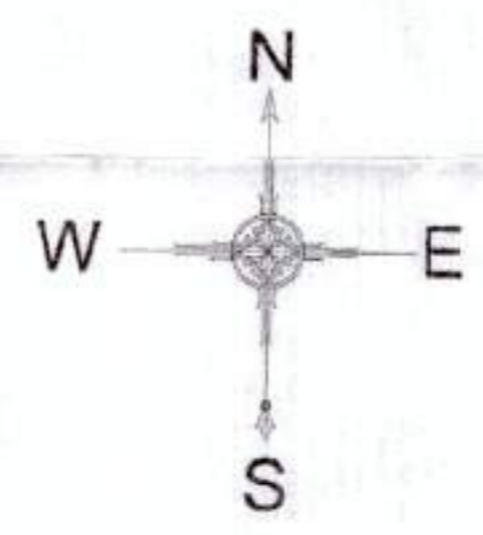
LEGEND	
	10% OF TOTAL LAND HANDED TO GOVT. FOR COMMON FACILITY PUBLIC
	COMMERCIAL AREA
	GREEN AREA

AREA FREEZE SHOWN THUS (50%)						
CATEGORY	WIDTH	DEPTH	AREA IN SQMT./PLOT	AREA IN SQYARD./PLOT	NOS. OF PLOT	TOTAL AREA (IN SQMT.)
F	8.68	11.30	98.08	117.31	4	392.34
G	7.72	18.00	139.00	166.24	9	1250.96
H	7.30	14.34	104.68	125.20	3	314.05
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R	6.80	18.00	122.31	146.28	2	244.52
R1	6.53	18.00	117.54	140.58	1	117.54
<b>TOTAL</b>					<b>69</b>	<b>8053.53</b>

AREA UNDER MORTGAGE (15% OF TOTAL SALEBLE PLOTS AREA)						
CATEGORY	WIDTH	DEPTH	AREA IN SQMT./PLOT	AREA IN SQYARD./PLOT	NOS. OF PLOT	TOTAL AREA (IN SQMT.)
F	8.68	11.30	98.08	117.31	4	392.34
G	7.72	18.00	139.00	166.24	9	1250.96
H	7.30	14.34	104.68	125.20	3	314.05
H1	7.20	20.33	146.38	175.07	1	146.38
J	9.44	13.00	122.72	146.77	2	245.44
K	7.22	17.00	122.77	146.84	1	122.77
<b>TOTAL</b>					<b>20</b>	<b>2471.94</b>

MASTER PLAN FOR SEWERAGE SYSTEM

For RRD DEVELOPER  
Partner



PROJECT:-  
PROPOSED LAYOUT PLAN OF PLOTTED COLONY UNDER DEEN DAYAL JAN AWASH YOJNA LAND MEASURING 7.01875 ACRE AT SECTOR - 3, VILL. FARUKHNAGAR, TEH. FARUKHNAGAR, DISTT.-GURGAON FOR M/S RRD DEVELOPERS PVT. LTD.

ARCHITECT SIGN:   
OWNER/AUTH. SIGN:

AD CONSULTANTS  
PARNAMI TOWER, 3RD FLOOR, S.C.O. 30-51  
OLD JUDICIAL COMPLEX CIVIL LINES, GURGAON  
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