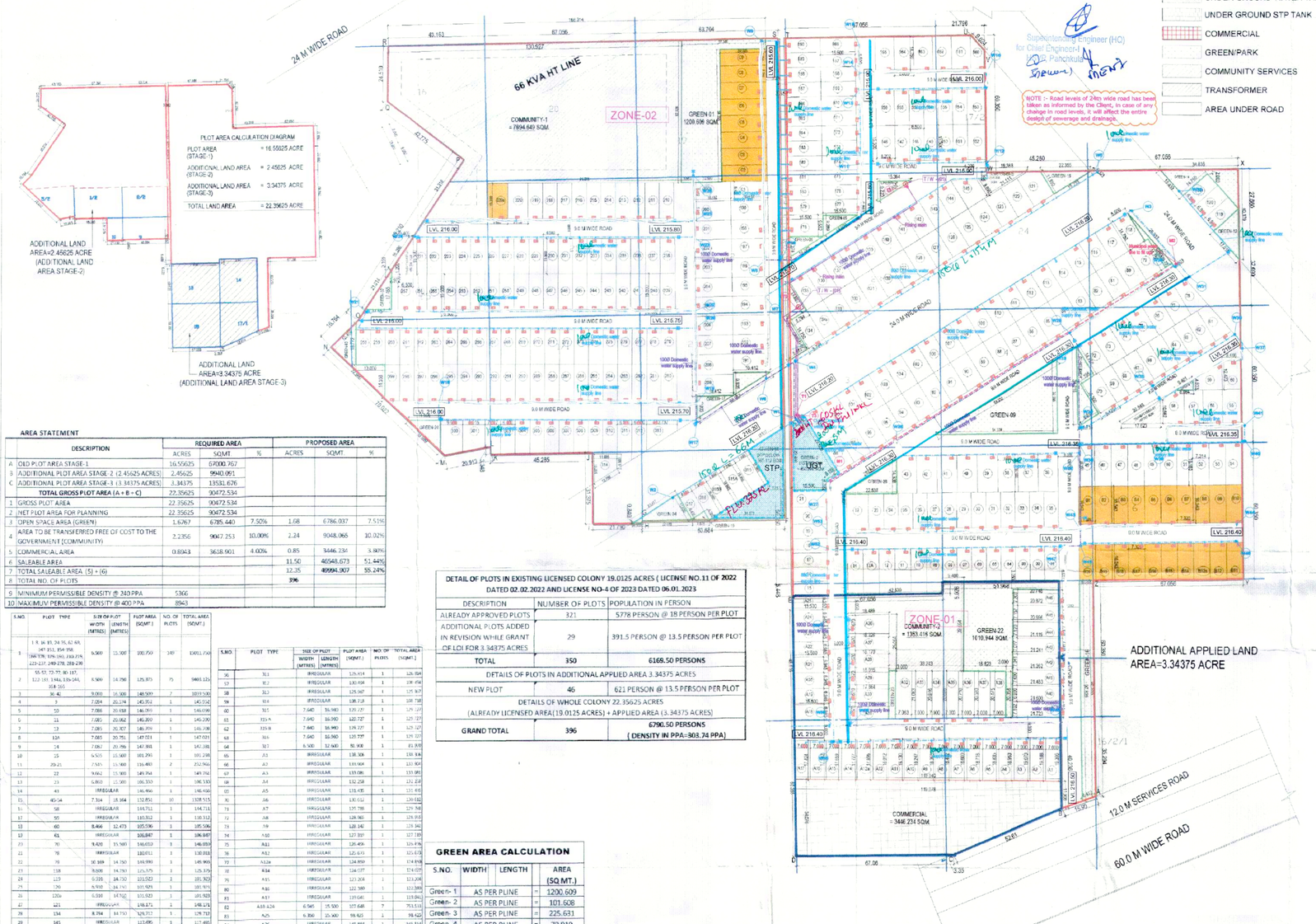
Checked subject to Comments
In forwarding letter No. 133637
Dt. 20/07/2023 and notes
attached with the estimate

Superintending Engineer (HQ)
for Chief Engineer-I
HSVP, Panchkula

LAYOUT PLAN | S-01

UNDER GROUND WATER TANK
UNDER GROUND STP TANK
COMMERCIAL
GREEN/PARK
COMMUNITY SERVICES
TRANSFORMER
AREA UNDER ROAD

NOTE :- Road levels of 24m wide road has been taken as informed by the Client, in case of any change in road levels, it will affect the entire design of sewerage and drainage.




To be read with Licence No. 111 of 2023 Dated 25/07/2023

This this Layout plan for an additional area measuring 3.34375 acres in Residential Affordable Plotted Colony (under DDJAY-2016) measuring 19.0125 acres (Licence No. 11 of 2022 dated 02.02.2022 (16.55625 acres) and Licence No. 4 of 2023 dated 06.01.2023 (2.45625 acres), totaling 22.35625 acres (16.55625 + 2.45625 + 3.34375) acres (Drawing No. 03-71 Dated: 3.6.23) comprised of licence which is issued in respect of Affordable Residential Plotted Colony (Under DeenDayal Jan AwasYojna) being developed by JMS Infra Reality Pvt. Ltd., Sector-95, 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 85% 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, Town and Country planning, Haryana or in accordance with terms and conditions of the agreement 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 licensed area shall be transferred free of cost to the government on the lines of Section 3(3)(a)(ii) 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 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.
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 Photovoltaic Power Plant as per the provisions of order No.22/57/2005-5Power dated 21.03.2016 issued by Haryana Government Renewable Energy Department.
18. That the colonizer/owner shall strictly comply with the directions issued vide Notification No. 19/67/2016-5P dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.

(NARENDER KUMAR) DTP(HQ) | (HITESH SHARMA) STP(M) | (R.K. SINGH) CTP(HR) | (T.L. SATYAPRAKASH, IAS) DG,TCP(HR)
(PANKAJ BENIWAL) ATP(HQ) | (DINESH KUMAR) PA(HQ)

## AREA STATEMENT

| | DESCRIPTION | REQUIRED AREA | | | PROPOSED AREA | | |
|---|---|---|---|---|---|---|---|
| | | ACRES | SQ.MT. | % | ACRES | SQ.MT. | % |
| A | OLD PLOT AREA STAGE-1 | 16.55625 | 67000.767 | | | | |
| B | ADDITIONAL PLOT AREA STAGE-2 (2.45625 ACRES) | 2.45625 | 9940.091 | | | | |
| C | ADDITIONAL PLOT AREA STAGE-3 (3.34375 ACRES) | 3.34375 | 13531.676 | | | | |
| | **TOTAL GROSS PLOT AREA (A + B + C)** | 22.35625 | 90472.534 | | | | |
| 1 | GROSS PLOT AREA | 22.35625 | 90472.534 | | | | |
| 2 | NET PLOT AREA FOR PLANNING | 22.35625 | 90472.534 | | | | |
| 3 | OPEN SPACE AREA (GREEN) | 1.6767 | 6785.440 | 7.50% | 1.68 | 6786.037 | 7.51% |
| 4 | AREA TO BE TRANSFERRED FREE OF COST TO THE GOVERNMENT (COMMUNITY) | 2.2356 | 9047.253 | 10.00% | 2.24 | 9048.065 | 10.02% |
| 5 | COMMERCIAL AREA | 0.8343 | 3638.901 | 4.00% | 0.85 | 3446.234 | 3.80% |
| 6 | SALEABLE AREA | | | | 11.50 | 46548.673 | 51.44% |
| 7 | TOTAL SALEABLE AREA (5) + (6) | | | | 12.35 | 49994.907 | 55.24% |
| 8 | TOTAL NO. OF PLOTS | | | | 396 | | |
| 9 | MINIMUM PERMISSIBLE DENSITY @ 240 PPA | 5366 | | | | | |
| 10 | MAXIMUM PERMISSIBLE DENSITY @ 400 PPA | 8943 | | | | | |

| S.NO. | PLOT TYPE | SIZE OF PLOT WIDTH (MTRES) | SIZE OF PLOT LENGTH (MTRES) | PLOT AREA (SQ.MT.) | NO. OF PLOTS | TOTAL AREA (SQ.MT.) |
|---|---|---|---|---|---|---|
| 1 | 1-8, 16-19, 24-35, 62-68, 147-151, 154-158, 166-170, 176-180, 193-219, 223-227, 249-278, 281-289 | 6.500 | 15.500 | 100.750 | 149 | 15011.250 |
| 2 | 55, 57, 72-77, 80-137, 122-143, 144a, 145-146, 164-165 | 6.500 | 14.250 | 125.875 | 75 | 9440.625 |
| 3 | 36-42 | 9.000 | 16.500 | 148.500 | 7 | 1039.500 |
| 4 | 9 | 7.084 | 20.274 | 145.954 | 1 | 145.954 |
| 5 | 50 | 7.086 | 20.358 | 146.799 | 1 | 146.799 |
| 6 | 51 | 7.085 | 20.362 | 146.890 | 1 | 146.890 |
| 7 | 52 | 7.085 | 20.367 | 146.979 | 1 | 146.979 |
| 8 | 53A | 7.085 | 20.791 | 147.021 | 1 | 147.021 |
| 9 | 54 | 7.087 | 20.796 | 147.381 | 1 | 147.381 |
| 10 | 73 | 6.500 | 15.500 | 101.250 | 1 | 101.250 |
| 11 | 70-71 | 7.585 | 15.500 | 116.493 | 2 | 232.966 |
| 12 | 69 | 9.662 | 15.500 | 149.761 | 1 | 149.761 |
| 13 | 23 | 6.860 | 15.500 | 106.330 | 1 | 106.330 |
| 14 | 43 | IRREGULAR | | 146.466 | 1 | 146.466 |
| 15 | 45-54 | 7.314 | 18.164 | 132.851 | 10 | 1328.515 |
| 16 | 58 | IRREGULAR | | 144.711 | 1 | 144.711 |
| 17 | 59 | IRREGULAR | | 110.312 | 1 | 110.312 |
| 18 | 60 | 8.466 | 12.473 | 105.596 | 1 | 105.596 |
| 19 | 61 | IRREGULAR | | 106.887 | 1 | 106.887 |
| 20 | 70 | 9.420 | 15.500 | 146.059 | 1 | 146.059 |
| 21 | 78 | IRREGULAR | | 110.011 | 1 | 110.011 |
| 22 | 79 | 10.169 | 14.750 | 149.990 | 1 | 149.990 |
| 23 | 118 | 8.500 | 14.750 | 125.375 | 1 | 125.375 |
| 24 | 119 | 6.916 | 14.750 | 101.923 | 2 | 101.923 |
| 25 | 120 | 6.916 | 14.750 | 101.923 | 1 | 101.923 |
| 26 | 120a | 6.916 | 14.750 | 101.923 | 1 | 101.923 |
| 27 | 121 | IRREGULAR | | 198.174 | 1 | 198.174 |
| 28 | 134 | 8.794 | 14.750 | 129.712 | 1 | 129.712 |
| 29 | 145 | IRREGULAR | | 117.495 | 1 | 117.495 |
| 30 | 146 | 8.202 | 15.500 | 127.131 | 1 | 127.131 |
| 31 | 152 | 8.111 | 15.500 | 125.721 | 1 | 125.721 |
| 32 | 153 | 8.111 | 15.500 | 125.721 | 1 | 125.721 |
| 33 | 159 | 8.202 | 15.500 | 127.131 | 1 | 127.131 |
| 34 | 160 | IRREGULAR | | 73.088 | 1 | 73.088 |
| 35 | 177 | 6.863 | 15.500 | 106.377 | 1 | 106.377 |
| 36 | 178 | 6.863 | 15.500 | 106.406 | 1 | 106.406 |
| 37 | 179-200 | 8.922 | 16.412 | 138.232 | 18 | 2487.996 |
| 38 | 208-209 | 9.178 | 16.412 | 149.909 | 2 | 299.817 |
| 39 | 220-222a | 9.005 | 15.500 | 139.578 | 2 | 279.156 |
| 40 | 288 | IRREGULAR | | 102.868 | 1 | 102.868 |
| 41 | 289 | IRREGULAR | | 107.022 | 1 | 107.022 |
| 42 | 295 | IRREGULAR | | 169.494 | 1 | 169.494 |
| 43 | 296 | IRREGULAR | | 106.978 | 1 | 106.978 |
| 44 | 299 | IRREGULAR | | 100.208 | 1 | 100.208 |
| 45 | 300 | IRREGULAR | | 145.830 | 1 | 145.830 |
| 46 | 301 | IRREGULAR | | 125.409 | 1 | 125.409 |
| 47 | 302 | IRREGULAR | | 92.330 | 1 | 92.330 |
| 48 | 303 | IRREGULAR | | 96.922 | 1 | 96.922 |
| 49 | 304 | IRREGULAR | | 96.230 | 1 | 96.230 |
| 50 | 305 | IRREGULAR | | 95.579 | 1 | 95.579 |
| 51 | 306 | IRREGULAR | | 94.908 | 1 | 94.908 |
| 52 | 307 | IRREGULAR | | 94.237 | 1 | 94.237 |
| 53 | 308 | IRREGULAR | | 93.566 | 1 | 93.566 |
| 54 | 309 | IRREGULAR | | 96.794 | 1 | 96.794 |
| 55 | 310 | 6.500 | 15.332 | 97.788 | 1 | 97.788 |

| S.NO. | PLOT TYPE | SIZE OF PLOT WIDTH (MTRES) | SIZE OF PLOT LENGTH (MTRES) | PLOT AREA (SQ.MT.) | NO. OF PLOTS | TOTAL AREA (SQ.MT.) |
|---|---|---|---|---|---|---|
| 56 | 311 | IRREGULAR | | 126.414 | 1 | 126.414 |
| 57 | 312 | IRREGULAR | | 130.494 | 1 | 130.494 |
| 58 | 313 | IRREGULAR | | 125.367 | 1 | 125.367 |
| 59 | 314 | IRREGULAR | | 128.718 | 1 | 128.718 |
| 60 | 315 | 7.640 | 16.940 | 129.227 | 1 | 129.227 |
| 61 | 315-A | 7.640 | 16.940 | 129.227 | 1 | 129.227 |
| 62 | 315-B | 7.640 | 16.940 | 129.227 | 1 | 129.227 |
| 63 | 316 | 7.640 | 16.940 | 129.227 | 1 | 129.227 |
| 64 | 317 | 6.500 | 12.600 | 81.900 | 1 | 81.900 |
| 65 | A1 | IRREGULAR | | 138.308 | 1 | 138.308 |
| 66 | A2 | IRREGULAR | | 133.904 | 1 | 133.904 |
| 67 | A3 | IRREGULAR | | 133.081 | 1 | 133.081 |
| 68 | A4 | IRREGULAR | | 132.258 | 1 | 132.258 |
| 69 | A5 | IRREGULAR | | 131.435 | 1 | 131.435 |
| 70 | A6 | IRREGULAR | | 130.612 | 1 | 130.612 |
| 71 | A7 | IRREGULAR | | 129.788 | 1 | 129.788 |
| 72 | A8 | IRREGULAR | | 128.965 | 1 | 128.965 |
| 73 | A9 | IRREGULAR | | 128.142 | 1 | 128.142 |
| 74 | A10 | IRREGULAR | | 127.319 | 1 | 127.319 |
| 75 | A11 | IRREGULAR | | 126.496 | 1 | 126.496 |
| 76 | A12 | IRREGULAR | | 125.673 | 1 | 125.673 |
| 77 | A12a | IRREGULAR | | 124.850 | 1 | 124.850 |
| 78 | A14 | IRREGULAR | | 124.027 | 1 | 124.027 |
| 79 | A15 | IRREGULAR | | 123.204 | 1 | 123.204 |
| 80 | A16 | IRREGULAR | | 122.380 | 1 | 122.380 |
| 81 | A17 | IRREGULAR | | 121.041 | 1 | 121.041 |
| 82 | A18-A24 | 6.945 | 15.500 | 107.648 | 7 | 753.535 |
| 83 | A25 | 6.350 | 15.500 | 98.425 | 1 | 98.425 |
| 84 | A26 | IRREGULAR | | 145.854 | 1 | 145.854 |
| 85 | A27 | IRREGULAR | | 139.960 | 1 | 139.960 |
| 86 | A28 | IRREGULAR | | 138.765 | 1 | 138.765 |
| 87 | A29 | IRREGULAR | | 137.568 | 1 | 137.568 |
| 88 | A30 | IRREGULAR | | 136.421 | 1 | 136.421 |
| 89 | A31 | IRREGULAR | | 132.639 | 1 | 132.639 |
| 90 | A32 | IRREGULAR | | 149.192 | 1 | 149.192 |
| 91 | A33 | IRREGULAR | | 147.138 | 1 | 147.138 |
| 92 | A34 | IRREGULAR | | 146.207 | 1 | 146.207 |
| 93 | A35 | IRREGULAR | | 145.384 | 1 | 145.384 |
| 94 | A36 | IRREGULAR | | 144.561 | 1 | 144.561 |
| 95 | A37 | IRREGULAR | | 143.738 | 1 | 143.738 |
| 96 | A38 | IRREGULAR | | 142.189 | 1 | 142.189 |
| 97 | A39 | IRREGULAR | | 141.394 | 1 | 141.394 |
| 98 | A40 | IRREGULAR | | 140.640 | 1 | 140.640 |
| 99 | A41 | IRREGULAR | | 139.599 | 1 | 139.599 |
| 100 | A42 | IRREGULAR | | 140.086 | 1 | 140.086 |
| 101 | A43 | IRREGULAR | | 140.691 | 1 | 140.691 |
| 102 | A44 | IRREGULAR | | 141.035 | 1 | 141.035 |
| 103 | A45 | IRREGULAR | | 141.806 | 1 | 141.806 |
| 104 | A46 | IRREGULAR | | 142.750 | 1 | 142.750 |
| 105 | B1-B20 | 7.500 | 16.543 | 124.073 | 20 | 2481.464 |
| 106 | C1 | 8.422 | 16.412 | 138.232 | 1 | 138.232 |
| 107 | C2-C9 | 7.754 | 20.325 | 148.250 | 8 | 1186.000 |
| | TOTAL | | | | 396 | 46548.673 |
| | | | | ACRES | | 11.50 |
| | | | | Percentage Achieved | | 51.44 |

**DETAIL OF PLOTS IN EXISTING LICENSED COLONY 19.0125 ACRES ( LICENSE NO.11 OF 2022 DATED 02.02.2022 AND LICENSE NO-4 OF 2023 DATED 06.01.2023**

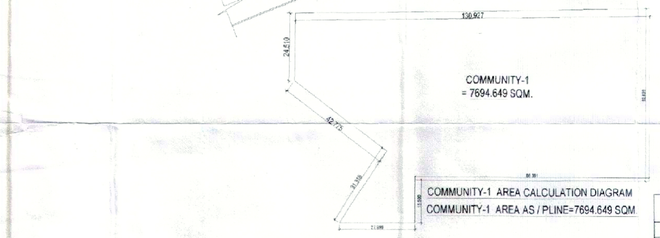
| DESCRIPTION | NUMBER OF PLOTS | POPULATION IN PERSON |
|---|---|---|
| ALREADY APPROVED PLOTS | 321 | 5778 PERSON @ 18 PERSON PER PLOT |
| ADDITIONAL PLOTS ADDED IN REVISION WHILE GRANT OF LOI FOR 3.34375 ACRES | 29 | 391.5 PERSON @ 13.5 PERSON PER PLOT |
| **TOTAL** | **350** | **6169.50 PERSONS** |
| DETAILS OF PLOTS IN ADDITIONAL APPLIED AREA 3.34375 ACRES | | |
| NEW PLOT | 46 | 621 PERSON @ 13.5 PERSON PER PLOT |
| DETAILS OF WHOLE COLONY 22.35625 ACRES (ALREADY LICENSED AREA(19.0125 ACRES) + APPLIED AREA (3.34375 ACRES) | | |
| **GRAND TOTAL** | **396** | **6790.50 PERSONS ( DENSITY IN PPA:-303.74 PPA)** |

## GREEN AREA CALCULATION

| S.NO. | WIDTH | LENGTH | | AREA (SQ.MT.) |
|---|---|---|---|---|
| Green- 1 | AS PER PLINE | | = | 1200.609 |
| Green- 2 | AS PER PLINE | | = | 101.608 |
| Green- 3 | AS PER PLINE | | = | 225.631 |
| Green- 4 | AS PER PLINE | | = | 70.919 |
| Green- 5 | AS PER PLINE | | = | 71.989 |
| Green- 6 | AS PER PLINE | | = | 71.955 |
| Green- 7 | AS PER PLINE | | = | 129.702 |
| Green- 8 | AS PER PLINE | | = | 184.220 |
| Green- 9 | AS PER PLINE | | = | 884.771 |
| Green- 10 | AS PER PLINE | | = | 163.058 |
| Green- 11 | AS PER PLINE | | = | 19.486 |
| Green- 12 | AS PER PLINE | | = | 125.449 |
| Green- 13 | AS PER PLINE | | = | 51.538 |
| Green- 14 | AS PER PLINE | | = | 268.604 |
| Green- 15 | AS PER PLINE | | = | 116.299 |
| Green- 16 | AS PER PLINE | | = | 588.651 |
| Green- 17 | AS PER PLINE | | = | 161.430 |
| Green- 18 | AS PER PLINE | | = | 565.112 |
| Green- 19 | AS PER PLINE | | = | 15.901 |
| Green- 20 | AS PER PLINE | | = | 98.648 |
| Green- 21 | AS PER PLINE | | = | 450.200 |
| Green- 22 | AS PER PLINE | | = | 1010.944 |
| Green- 23 | AS PER PLINE | | = | 63.621 |
| Green- 24 | AS PER PLINE | | = | 145.712 |
| **TOTAL AREA** | | | = | **6786.037** |

COMMERCIAL AREA CALCULATION DIAGRAM

| TOTAL COMMERCIAL AREA CALCULATION | | AREA (SQ.MT.) |
|---|---|---|
| TOTAL COMMERCIAL AREA AS /PLINE | = | 3446.234 |




COMMUNITY-1 AREA CALCULATION DIAGRAM
COMMUNITY-1 AREA AS / PLINE=7694.649 SQM.

COMMUNITY-2 AREA CALCULATION DIAGRAM
COMMUNITY-2 AREA AS / PLINE=1353.416 SQM.

| TOTAL COMMUNITY AREA CALCULATION | | AREA (SQ.MT.) |
|---|---|---|
| COMMUNITY-1 AREA AS /PLINE | = | 7694.649 |
| COMMUNITY-2 AREA AS /PLINE | = | 1353.416 |
| TOTAL COMMUNITY AREA AS /PLINE | = | 9048.065 |

PROJECT:
LAYOUT PLAN OF PLOTTED COLONY UNDER DEEN DAYAL JAN AAWAS YOJNA ON THE LAND MEASURING 22.35625 ACRES AT VILLAGE-WAZIRPUR, SECTOR-95, TEHSIL HARSRU, DISTT-GURUGRAM.
FOR M/S : JMS INFRA REALTY PRIVATE LIMITED

DRAWING TITLE
LAYOUT PLAN S-01

Architects
DEEPAK MEHTA & ASSOCIATES
ARCHITECTS, PLANNERS, VALUERS, LANDSCAPE & INTERIORS
1st & 2nd FLOOR, PLOT NO. 16, ABHISHEK PLAZA, I.S.C., MAYUR VIHAR PH - II, DELHI - 110091, INDIA
TEL (O) : +91-11-22770180, +91-9999219713
E-MAIL : deepakmehta1952@gmail.com WEBSITE : www.indianarchitect.co.in

SIG. OF ARCHITECT

Plot No. 10 3rd Floor Sector-44 Gurugram
SIG. OF OWNER

Superintending Engineer,
HSVP Circle, Gurugram

Only For Site Plan Estimate
Executive Engineer
HSVP Division No. V

## LEGEND :

| S. No. | SYMBOL | DESCRIPTION |
|---|---|---|
| 1. | | 50Ø Domestic water SUPPLY LINE |
| 2. | | 100Ø Domestic water SUPPLY LINE |
| 3. | | MUNICIPAL WATER SUPPLY PIPE LINE |
| 5. | | VALVE CHAMBER (FOR VILLAS) |
| 6. | | VALVE CHAMBER |

## NOTES : WATER SUPPLY

1. The depth of Domestic watersupply main shall be -900 mm
2. The depth of rising main shall be -750 mm
2. The depth of municipal water supply main shall be -750 mm
3. The depth of recycle water supply main shall be - 1050 mm
4. Pipe material for external water supply - Shall be : (D.I- K9)

## NOTES : PUMP CAPACITY

1. For Zone-01 (Total Flow 1040 lpm) Pump Capacity 500 lpm (2W+1S)
2. For Zone-02 (Total Flow 1040 lpm) Pump Capacity 500 lpm (2W+1S)

Director General
Town & Country Planning
Haryana, Chandigarh

| Rev. No. | Date | Revision |
|---|---|---|
| .. | .. | .. |

**Project :**
PROPOSED PLOTTED COLONY
UNDER DEEN DAYAL JAN AAWAS YOJNA ON THE LAND MEASURING 22.35625 ACRES AT VILLAGE-WAZIRPUR, SECTOR-95, TEHSIL HARSRU, DISTT-GURUGRAM.
FOR M/S : JMS INFRA REALTY PRIVATE LIMITED

**Title :**
LAYOUT PLAN

**Subtitle :**
DOMESTIC WATER SUPPLY

**Drawing Released For :**
☐ APPROVAL ☐ SUBMISSION
☐ ADVANCE COPY ☐ CONSTRUCTION

**Drg. No :** DDJAY /JMS / ES-03

**Scale :** 1:1100 **Drawn By :** Amit Kamboj

**Date :** Dec. 2021 **Design By :** Sanjay Goel

**Ckd By :** Anand Havelia


**Architects :**
DEEPAK MEHTA &ASSOCIATES
ARCHITECTS, PLANNERS, VALUERS, LANDSCAPE & INTERIORS 1st & 2nd FLOOR, PLOT NO. 16, ABHISHEK PLAZA, I.S.C., MAYUR VIHAR PH - II, DELHI - 110091, INDIA TEL.(O) : +91-11-22770180, +91-9999219713,
E-mail : deepakmehta1952@gmail.com Website : www.indianarchitect.co.in

**Services Consultant :**
Consummate Engineering Services (P) Ltd.
cespl
Noida Office : B - 97, Sector - 67, Noida - 201 301
Tel : (0120) 2303500 ( 24 Lines )
Lko. Office : R 006, Rohtas Plumeria, Gomti Nagar, Lucknow
e mail : mail@cespl.in, website : www.cespl.in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