

BR-III
(See Code 4.2 (4))
Form of Sanction

From District Town Planner,
Chairman, Building Plan Approval Committee,
For licensed Colonies/Controlled Area, Gurugram

To Hero Realty Pvt. Ltd.
264, Okhla Industrial Estate,
Phase-III, New Delhi-110020

Memo No. 2533

Dated: 29-03-24

Subject:- Approval of Building Plan of SCO on plot no. 01 & 02 situated in SCO Plotting over an area measuring 811.257 sqm or 0.20047 acres falling in Affordable Residential Plotted Colony (under DDJAY-2016) measuring 5.0125 acres (license no.193 of 2022 dated 24.11.2022), Sector-85, Gurugram developed by M/s Hero Realty Pvt. Ltd.

Reference:- Your request application dated 14.03.2024.

The above referred application received in this office has been examined as per HBC-2017 and standard design approved vide Directorate bearing memo no. ZP-1784/PA(DK)/2024/4542 dated 07.02.2024 and also the report received from Executive Engineer, HSVP, Division-IV Gurugram bearing Memo No. 73851 dated 21.03.2024 and Deputy Director (Tech.), Fire Department, Gurugram bearing Memo No. FS/DDT/2024/1000 dated 23.03.2024 regarding public health service and fire safety respectively and considered for approval. Accordingly, the Building Plans are approved and permission is hereby granted for construction of SCO building, under the provision of Haryana Building Code-2017, Zoning Plan framed there under and in view of Directorate order dated 31.01.2022 with the following terms and conditions:-

1. The plans are valid for two years subject to the validity of permission granted.
2. The structural responsibility of the construction shall be entirely of the owner/ supervising Architect and Structural Engineer of the scheme. Structural design of the building shall be carried out in accordance with the provisions of Haryana Building Code-2017 and relevant code for all seismic loads, all dead & live loads, wind pressure, earthquake of the intensity expected and the responsibility of structural safety will be completely of Structural Engineer/Architect and the Owner itself. As per provisions of Rule-39 (d), a set of structural drawing for record shall also be submitted along with structural safety certificate.
3. You will get the setbacks of your building(s) checked at Plinth level and obtain a DPC Certificate before proceeding with Super-Structure.
4. You shall apply for Occupation Certificate as per the provision of Code 4.10 of the Haryana Building Code-2017, which shall be accompanied by certificates regarding completion of works described in the Plans and it shall be accompanied by:
 - (i) Structural stability certificate duly signed by the recognized Architect & Structural Engineer.
 - (i) A clearance regarding Fire Safety point of view, issued by the competent authority.
5. No person shall occupy or allow any other person to occupy any new building or part thereof for any purpose, whatsoever, until such building or part thereof has been certified by the Director or any person authorized by him in this behalf, as having been completed in accordance with the permission granted and an Occupation Certificate in prescribed format has been duly issued in your favour.
6. If any infringement of bye-laws remains unnoticed, the Department reserves the right to amend the Plan as and when any such infringement comes to its notice, after giving an opportunity of being heard and the Department shall stand indemnified against any claim on this account.
7. Before grant of Occupation Certificate, you shall have to submit a Notice of completion of the building in Form BR-IVB, regarding completion of works described in the Plan.

Further that: -

- a) The required open parking around building shall be metalled and properly organized.
- b) All material to be used for erection of the building shall conform to ISI and NBC standards.
- c) No walls / ceilings shall be constructed of easily inflammable materials and stair case shall be built-up of the fire resistant material as per standard specification.
- d) No addition / alternation in the building shall be made without the prior approval of competent authority. Further, only figured dimension shall be followed and in case of any variation in the Plans, prior approval of this office shall be pre-requisite.
- e) You shall ensure the installation of Solar Power Plant, as per provisions of Haryana Solar Power Policy-2016 issued vide Notification No. 19/4/2016-5 Power dated 14.03.2016 and as per directions issued by Renewable Energy Department, Govt. of Haryana vide notification no. 19/6/2016-5P dated 31.03.2016.
- f) The roof slab of the basement external to the buildings, if any shall be designed/ constructed to take the load of fire tender up to 45 tonnes.
8. FIRE SAFETY:
- (i) The owner and the Supervising Architect of the project shall be entirely responsible for making provisions of the safety and fire fighting measures and shall abide by all fire safety bye laws.
- (ii) That you shall get approved the fire fighting scheme in accordance with the section 15 of The Haryana Fire Safety Act 2009 and directions issued by the Director, Haryana Fire Services, Haryana, before starting the construction work at site.
9. You will abide by the condition of the reports received from Executive Engineer, HSVP, Division-IV Gurugram bearing Memo No. 73851 dated 21.03.2024 and Deputy Director (Tech.), Fire Department, Gurugram bearing Memo No. FS/DDT/2024/1000 dated 23.03.2024.
10. The ground water shall not be used for the purpose of construction of building in terms of orders of the dated 16.07.2012 of Hon'ble High Court in CWP's No. 20032 of 2008, 13594 of 2009 and 807 of 2012. In this connection, you have submitted NOC issued by XEN-V SEW, Division GMDA, Gurugram Memo no. GMDA/SEW/2021/394 dated: 25.03.2021.
11. The directions dated 26.11.2014, 04.12.2014 & 19.01.2015 of Hon'ble NGT in original application No. 21 of 2014 in the matter of Vardhman Kaushik Vs. Union of India & Ors. and instructions issued by Hon'ble NGT during hearing held on 28.04.2015 in OA No.21 of 2014 & OA No. 95 of 2014 in the matter of Vardhman Kaushik Vs. Union of India and Ors. shall be complied.
12. NGT orders in application No. 45 of 2015 & M.A. No. 126 of 15 titled as "Haryali Welfare Association Vs. State of Haryana" shall be complied.
13. That the rain water harvesting system shall be provided as per Central Ground Water Board Authority norms/Haryana Govt. notification as applicable.
14. The owner shall abide by the standard design approved by Directorate bearing memo no. ZP-1784/PA(DK)/2024/4542 dated 07.02.2024.
15. The owner shall ensure that the overall façade, width of public corridor and structural requirement as per approved standard design are not affected/ changed.
16. The domestic water tank provided at terrace/ roof level shall always be filled from the over flow of fire compartment.
17. As reported in Executive Engineer, Divn no. IV, Gurugram memo no.73851 dated 21.03.2024. The scrutiny of this drawing is done from public health point of view only and does not entitle the owner to make water, sewer & SWD connection in the HSVP laid pipelines without prior approval of competent authority.
18. The owner will be fully responsible for feasibility of connectivity of services with HSVP services at acceptable level / depth.
19. That you shall use only LED (Light Emitting Diode) fitting for internal lighting as well as campus lighting.

20. That you shall ensure that parking of vehicle is done within the area earmarked for parking in the approved Building Plans. Parking of any vehicle outside the premises / site will count to violation of order of Hon'ble High Court passed in CWP No. 17296 of 2011 titled as "Krishan Lal Gera Vs. State of Haryana and Others".
21. The firm/owner shall ensure that C & D waste is transported in terms of the order to the designated site of concerned Department and due record in that behalf shall be maintained by the builders, transporters of Delhi-NCR.
22. That you shall follow applicable provisions of 'The Persons with Disabilities (Equal Opportunities, protection of Rights and full Participation) Act, 1995,'.
23. **The payment of fee is subject to audit and you will be liable to pay deficit the fees applicable at the time of approval of building plan / grant of occupation certificate or as and when demanded by the Department.**

This sanction will be void abinitio, if any of the conditions mentioned above are not complied with.

DA/One set of Building Plan

District Town Planner-Cum,
Chairman, Building Plan Approval Committee,
For licensed Colonies/Controlled Area, Gurugram

Endst. No. _____

Dated:- _____

A copy is forwarded to the following for information and further necessary action:-

1. The Director, Town & Country Planning, Haryana, Chandigarh
2. The Commissioner, Municipal Corporation, Gurugram w.r.t order dated 21.04.2017 regarding condition for disposal of C&D waste.
3. Executive Engineer, HSVP, Division-IV Gurugram bearing Memo No. 73851 dated 21.03.2024 conveying approval from public health point of view.
4. District Town Planner (E), Gurugram.
5. Regional Officers, Haryana Pollution Control Board, Vikas Sadan, Opposite new court Gurugram with the request that the compliance of the instructions issued by NGT shall be monitored and strict compliance to be ensured.
6. Fire Officer, Gurugram O/o Municipal Corporation, Gurugram office memo no.FS/DDT/2024/1000 dated 23.03.2024 for further necessary action as per point of Fire Act.
7. Secretary, Haryana Building and Other Construction Workers Welfare Board Panchkula with intimation of payment etc.

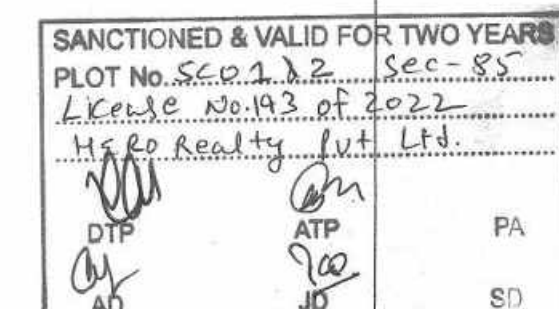
District Town Planner-Cum,
Chairman, Building Plan Approval Committee,
For licensed Colonies/Controlled Area, Gurugram

DTP

ATP

JD

AD



AREA CHART

(1) TOTAL SITE AREA = 811.257 SQ. M.

(2) PERMISSIBLE GROUND COVERAGE - 35% = 283.940 SQ. M.

(3) PROPOSED GROUND COVERAGE - 32.08% = 260.315 SQ. M.

(4) PERMISSIBLE F.A.R. - 150% = 1216.886 SQ. M.

(5) PROPOSED F.A.R. - 147.323% = 1195.159 SQ. M.

PROPOSED AREA DETAILS

SCO NO.	X (MTRS)	Y (MTRS)	PROPOSED GROUND COVERAGE PER SCO (SQ. MT)	PROPOSED FAR PER SCO (SQ. MT)	NO. OF SCO	PROPOSED GROUND COVERAGE PER SCO X NO. OF SCO (SQ. MT.)	PROPOSED FAR PER SCO X NO. OF SCO (SQ. MT.)
1	13.365	11.000	147.015	681.867	01	147.015	681.867
2	10.300	11.000	113.300	513.292	01	113.300	513.292
TOILET BLOCK			4.045	3.820	15.452	FREE FROM FAR & GROUND COVERAGE	
TOTAL						260.315 SQ. M.	1195.159 SQ. M.

PARKING AREA CAN NOT BE SOLD IN ANY MANNER OR CIRCUMSTANCES

DEVELOPER -

HERO REALTY PVT. LTD.

264, GROUND FLOOR,
OKHLA INDUSTRIAL AREA
PHASE - III, NEW DELHI-110020
BOARD : 011-47467000

Project -

PROPOSED SCO PLOTTING OVER AN AREA
MEASURING 811.257 SQ. M. OR 0.20047 ACRES
FALLING IN AFFORDABLE RESIDENTIAL PLOTTED
COLONY (UNDER DDJAY-2016) MEASURING 5.0125
ACRES (LICENSE NO. 193 OF 2022 DATED
24.11.2022), SECTOR-85 GURUGRAM DEVELOPED
BY M/s HERO REALTY PVT. LTD.

ARCHITECT -

ARCHDECK ASSOCIATES

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Contact : +91-9569556600

AR. Abhishek Goyal
[B. Arch. & Planning]
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Mob: 9505556600
ar.abhishekgoyal2010@gmail.com

DRG. TITLE -

LAYOUT CUM DEMARCATION PLAN

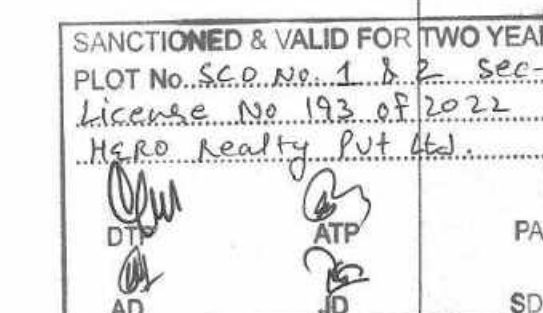
DATE :-	DRG NO :-
18/12/2023	ARCH/HERO/GGM/85/SCO-01
DEALT :-	SCALE :-
GYANT	1:75
CHKD. BY :-	
AR. ABHISHEK GOYAL	

SHEET NO
01

Note:-

1. That the owner/colonizer shall not sold the parking area in any manner, whatsoever.
2. that the owner/colonizer shall comply with standard operating procedure (SOP) issued by the Department vide order dated 31-01-2022.

SITE PLAN



AREA CHART (SCO NO - 01).		
SCO AREA	A	13.365 X 11,000 M = 147.015 SQ. M.
PROP. GROUND COVERAGE	A	(13.365 X 11.000) SQ.M = 147.015 SQ. M.
PROP. COVERAGE AT FIRST FLOOR	A - (B+C+D+E+F)	147.015-(9.360+2.403+0.540+0.459+0.540) S = 147.015 - 13.302 SQ. M. = 133.713 SQ. M.
PROP. COVERAGE AT SECOND FLOOR	A - (B+C+D+E+F)	147.015-(9.360+2.403+0.540+0.459+0.540) S = 147.015 - 13.302 SQ. M. = 133.713 SQ. M.
PROP. COVERAGE AT THIRD FLOOR	A - (B+C+D+E+F)	147.015-(9.360+2.403+0.540+0.459+0.540) S = 147.015 - 13.302 SQ. M. = 133.713 SQ. M.
PROP. COVERAGE AT FORTH FLOOR	A - (B+C+D+E+F)	147.015-(9.360+2.403+0.540+0.459+0.540) S = 147.015 - 13.302 SQ. M. = 133.713 SQ. M.
TOTAL PROP. FAR	A) [4 X (A-(B+C+D+E+F))]	147.015 + [4 X 133.713] SQ. M. = 681.867 SQ. M.
PROP. COVERAGE AT BASEMENT FLOOR (FREE OF FAR)	A	13.365X11.000 M = 147.015 SQ. M.
PROP. COVERAGE AT MUUMITY (FREE OF FAR)		= 29.794 SQ. M.



DOOR AND WINDOW DETAILS OF SCO- 01				
S.N	TYPE	SIZE	CILL LVL	LINTEL LV
1.	D	1200X2100	± 000	2100
2.	D1	1000X2100	± 000	2100
3.	D2	900X2100	± 000	2100
4.	D3	750X2100	± 000	2100
5.	W1	8495X2750	± 000	NA
6.	W2	1400X2750	± 000	NA
7.	W3	1500X2750	± 000	NA
8.	W4	3700X2750	± 000	NA
9.	W5	2100X2750	± 000	NA
10.	W6	12905X2750	± 000	NA
11.	W7	2700X2750	± 000	NA
12.	W8	4400X2750	± 000	NA
13.	V	600X600	+ 2100	2600



	X (Mts.)	Y (Mts.)	AREA (Sq. M)
A	13.365	11.000	147.015
B	2.400	3.900	9.360
C	1.550	1.550	2.403
D	0.900	0.600	0.540
E	0.765	0.600	0.459
F	0.900	0.600	0.540

DEVELOPER -

HERO REALTY PVT. LTD.

264, GROUND FLOOR,
OKHLA INDUSTRIAL AREA
PHASE - III, NEW DELHI-110020
BOARD : 011-47467000

Project -

PROPOSED SCO PLOTTING OVER AN AREA
MEASURING 811.257 SQ. M. OR 0.20047 ACRES
FALLING IN AFFORDABLE RESIDENTIAL PLOTTED
COLONY (UNDER DDJAY-2016) MEASURING 5.0125
ACRES (LICENSE NO. 193 OF 2022 DATED
24.11.2022), SECTOR-85 GURUGRAM DEVELOPED
BY M/s HERZO REALTY PVT. LTD.

ARCHITECT -

ARCHDECK ASSOCIATES

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DRG. TITLE :-

SCO NO. - 01 (FLOOR PLAN)

DATE :-

DRG NO :-

18/12/2023

ARCH/HERC

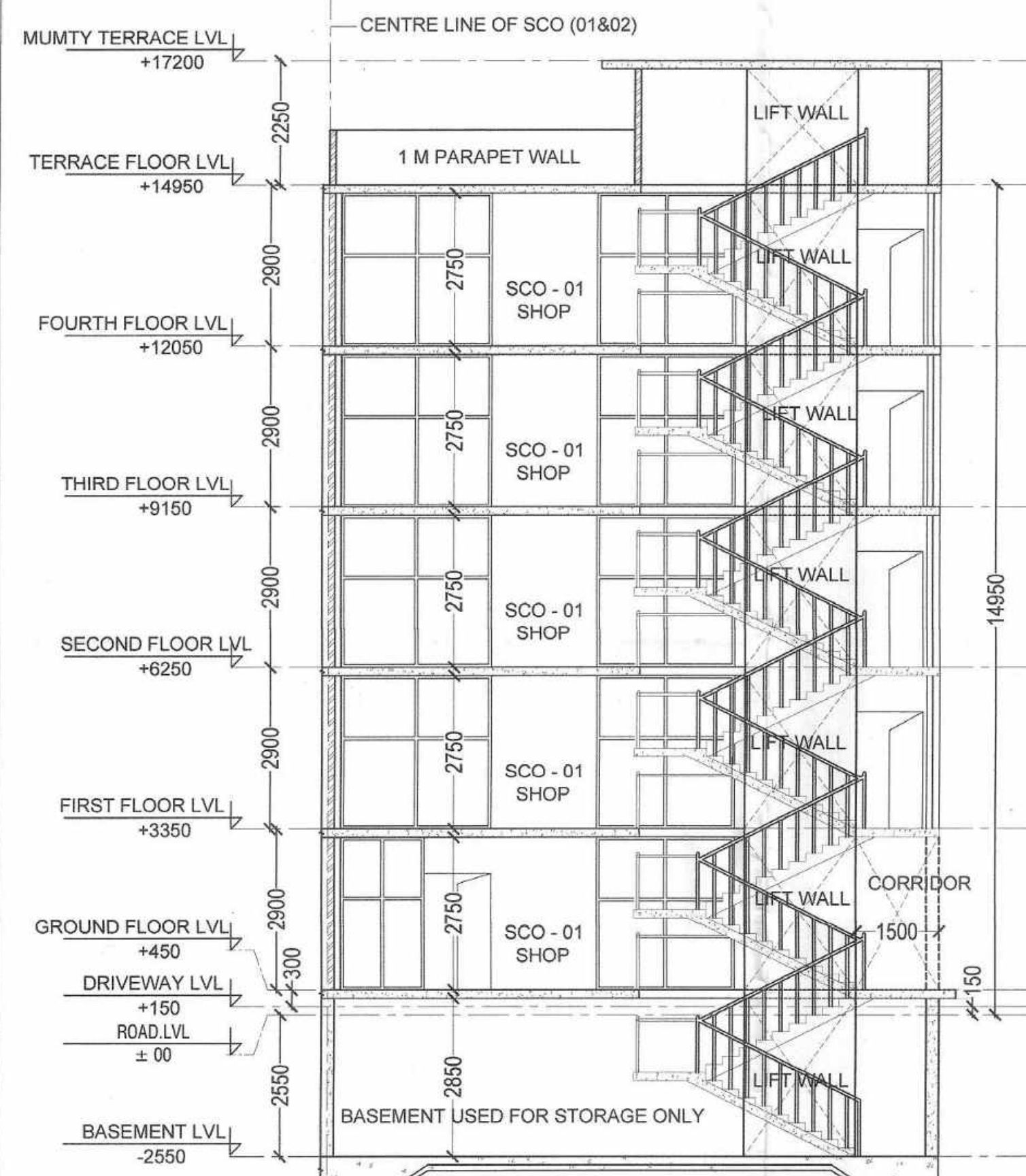
DEALT

SCALE :-

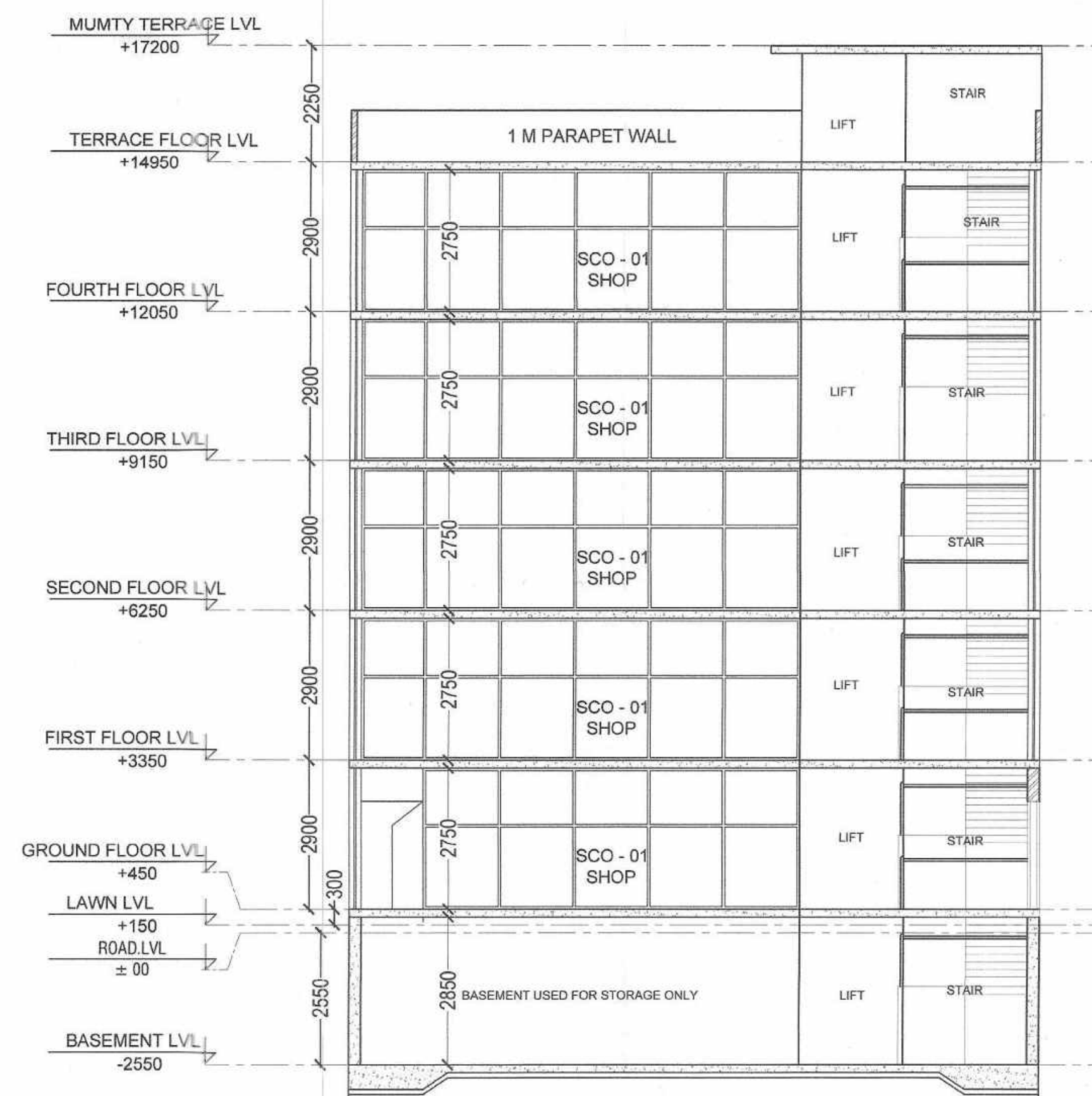
CHKD.BY :-	
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AR. ABHISHEK GOYAL

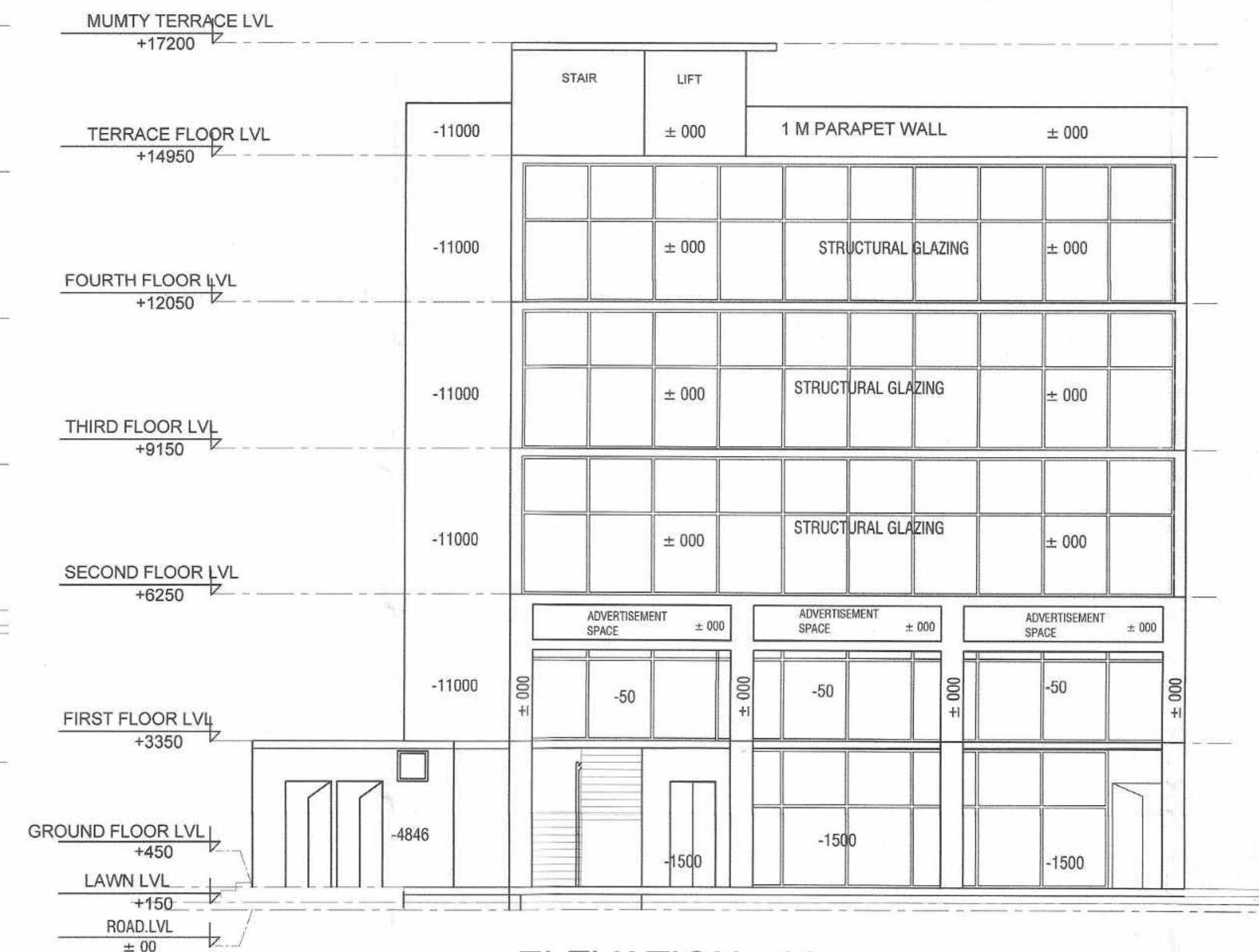
SHEET NO
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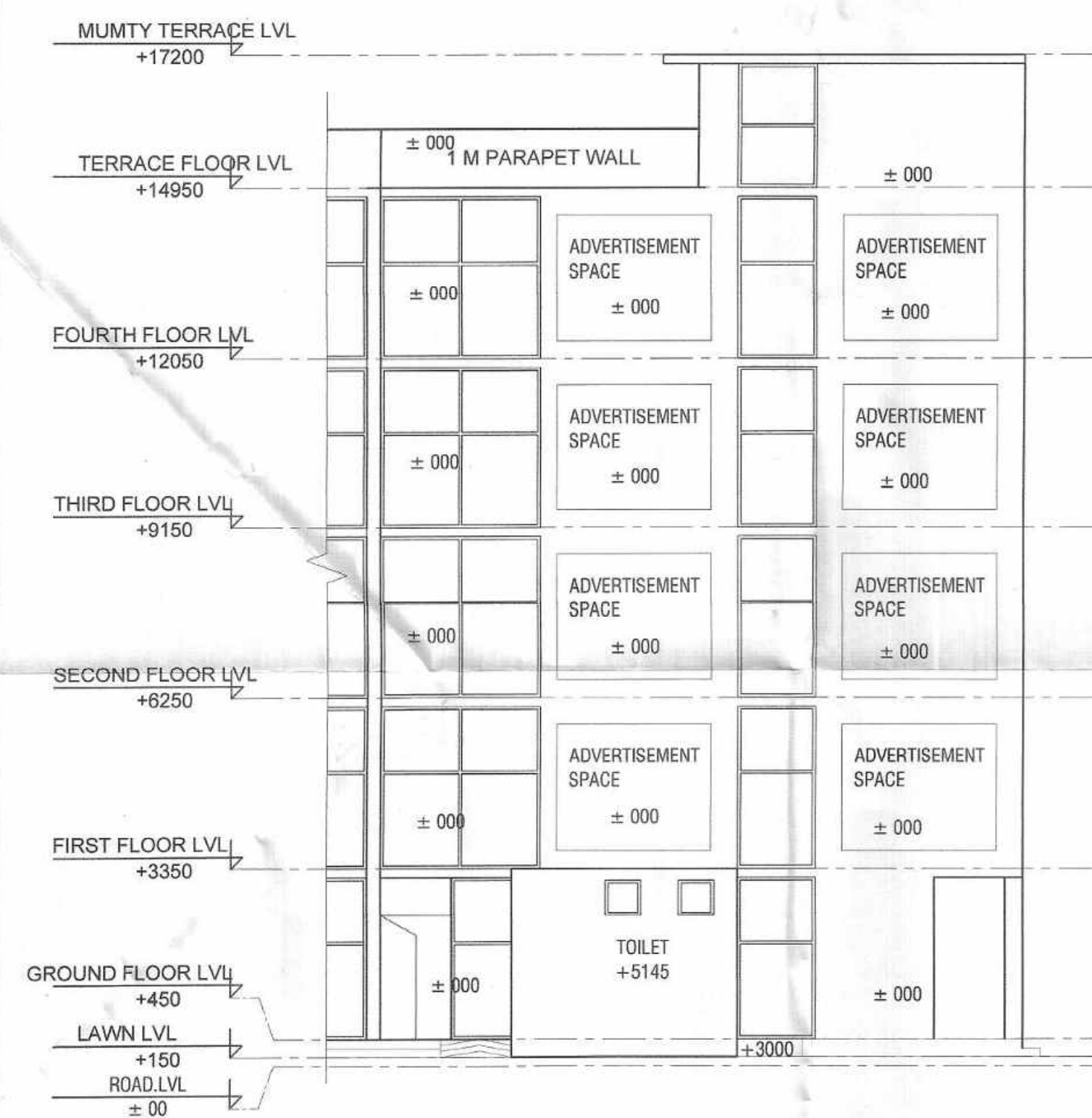
SECTION - AA



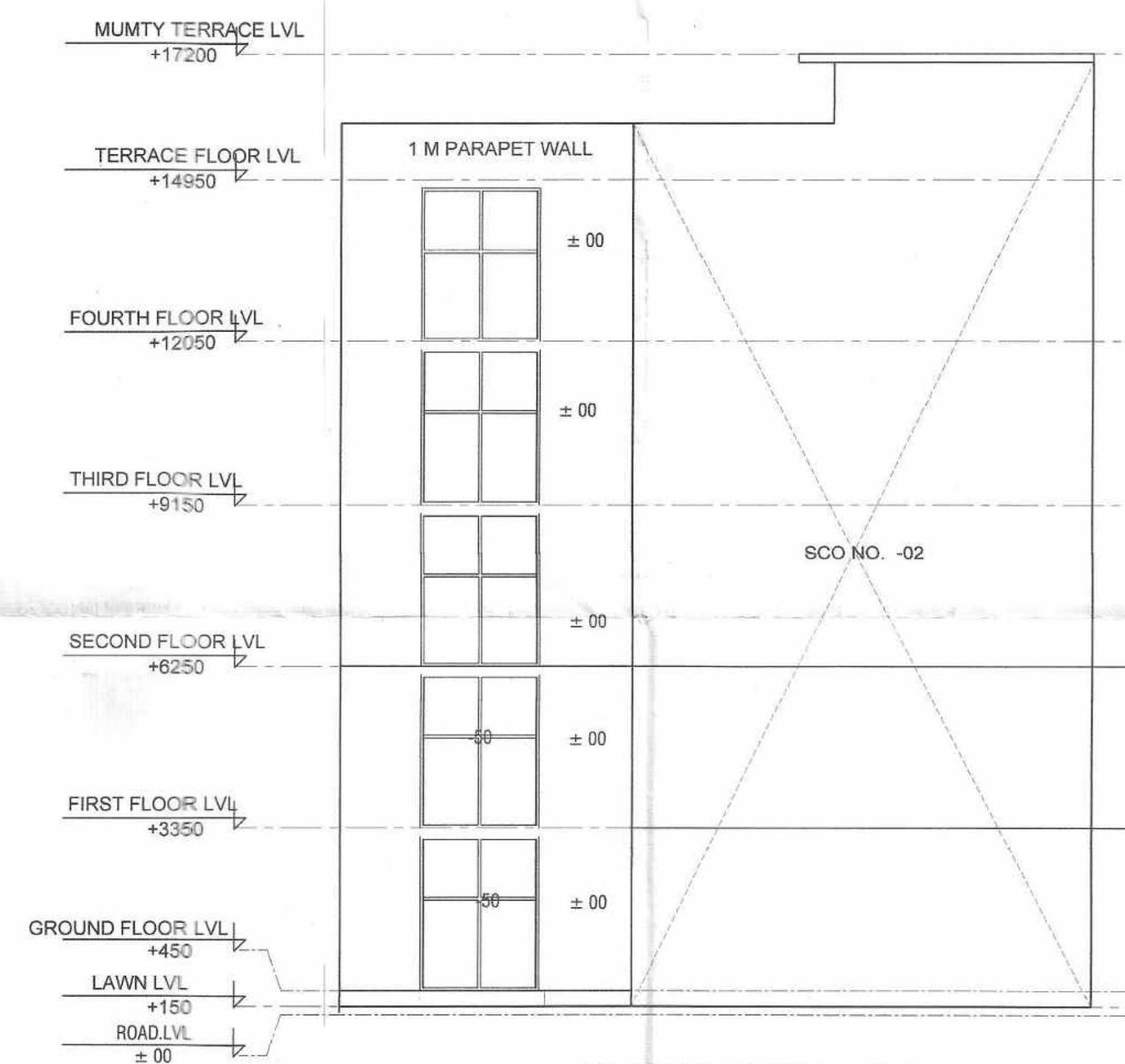
SECTION - BB



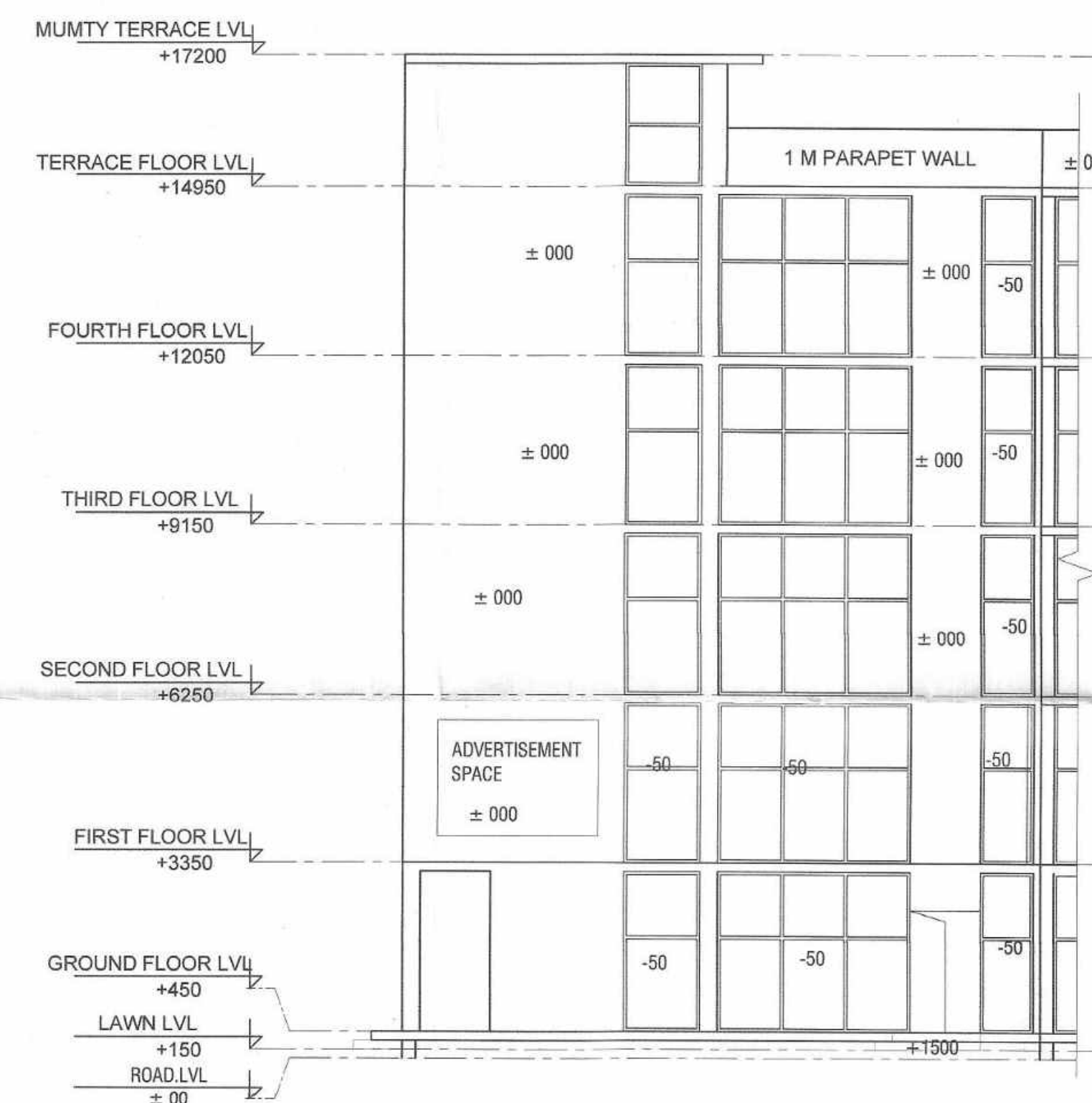
ELEVATION - 03



ELEVATION - 02



ELEVATION - 01



ELEVATION - 04

SANCTIONED & VALID FOR TWO YEARS
PLOT No. SEC-85/1/3/2/22
License No. 193 OF 2022
M/s. Hero Realty Pvt. Ltd.

DTP

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AD

DEVELOPER -

HERO REALTY PVT. LTD.

264, GROUND FLOOR,
OKHLA INDUSTRIAL AREA
PHASE - III, NEW DELHI-110020
BOARD : 011-47487000

Project -

PROPOSED SCO PLOTTING OVER AN AREA
MEASURING 811.257 SQ. M. OR 0.20047 ACRES
FALLING IN AFFORDABLE RESIDENTIAL PLOTTED
COLONY (UNDER DDJAY-2016) MEASURING 5.0125
ACRES (LICENSE NO. 193 OF 2022 DATED
24.11.2022), SECTOR-85 GURUGRAM DEVELOPED
BY M/s HERO REALTY PVT. LTD.

ARCHITECT -

ARCHDECK ASSOCIATES

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DRG. TITLE :-

**SCO NO. - 01 (SECTIONS &
ELEVATIONS)**

DATE :-

18/12/2023

DEALT :-

GYANT

CHKD. BY :-

AR. ABHISHEK GOYAL

DRG NO :-

ARCH/HERO/GGM/85/SCO-04

SCALE :-

1:75

SHEET NO

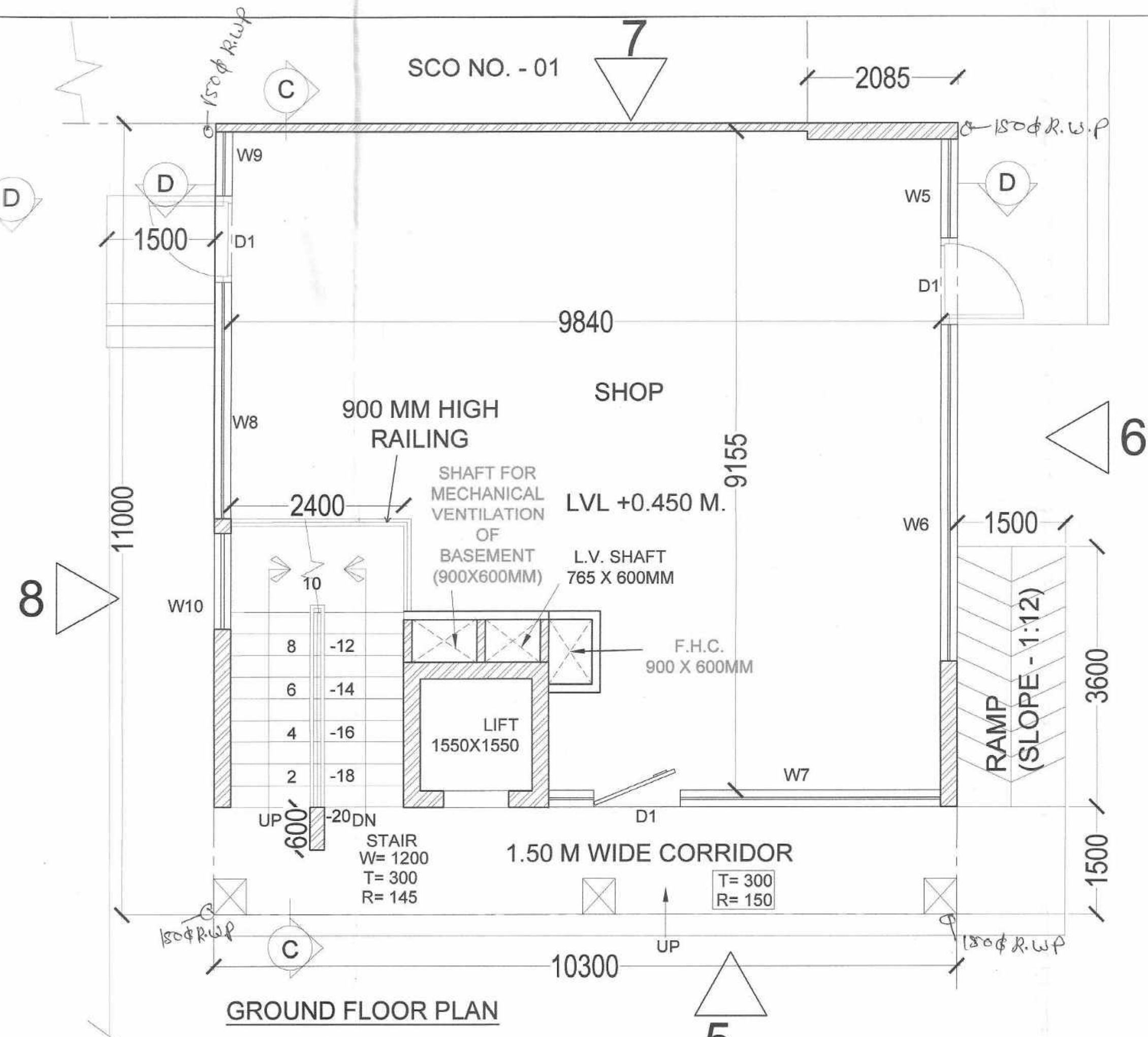
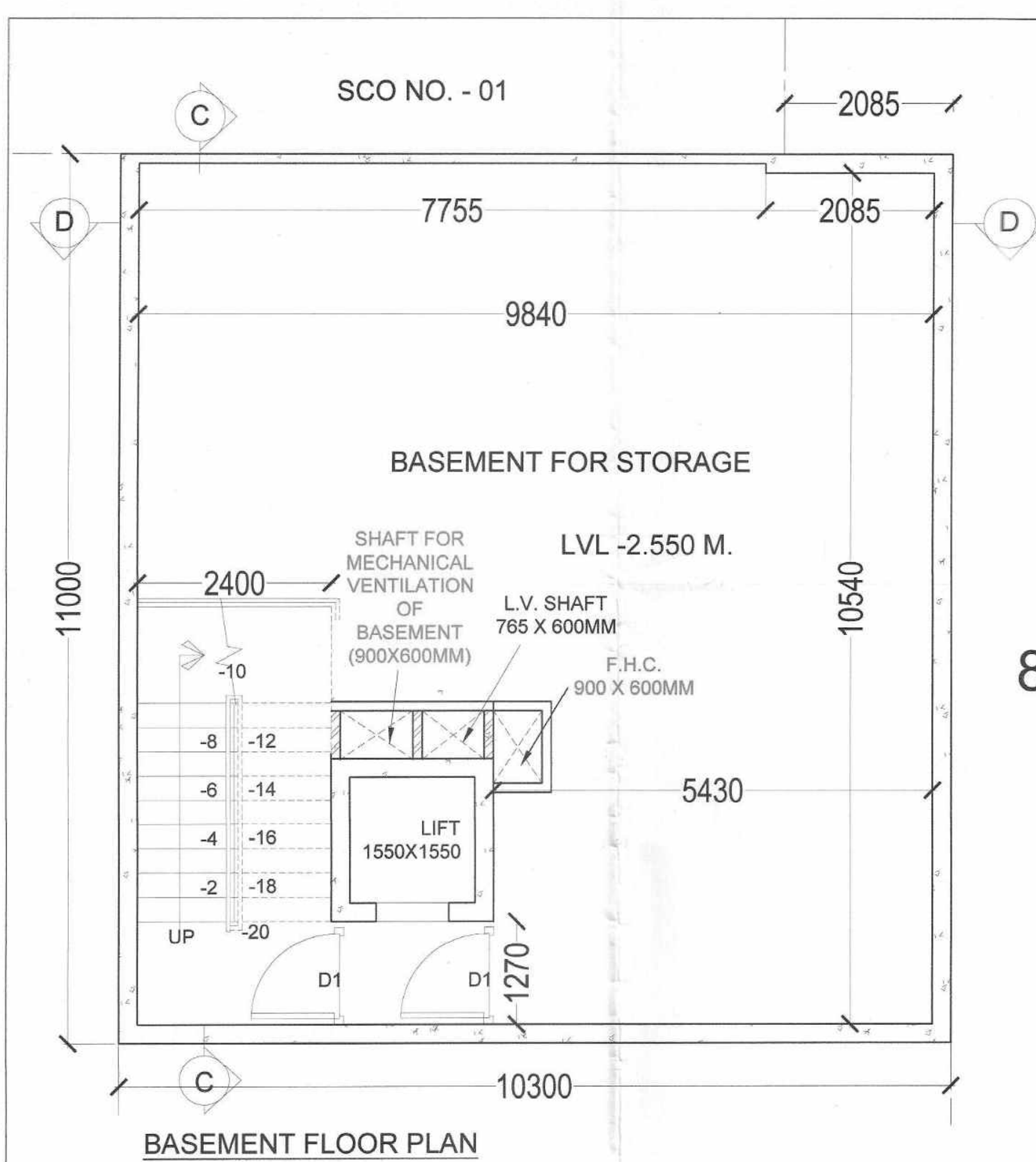
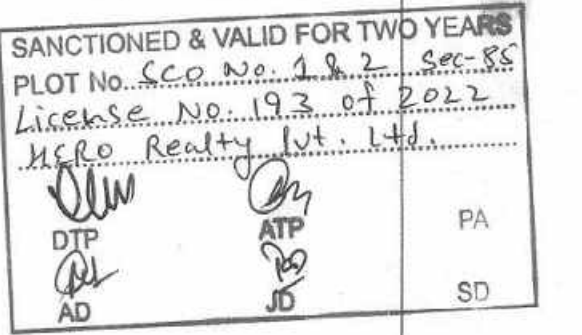
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DTP

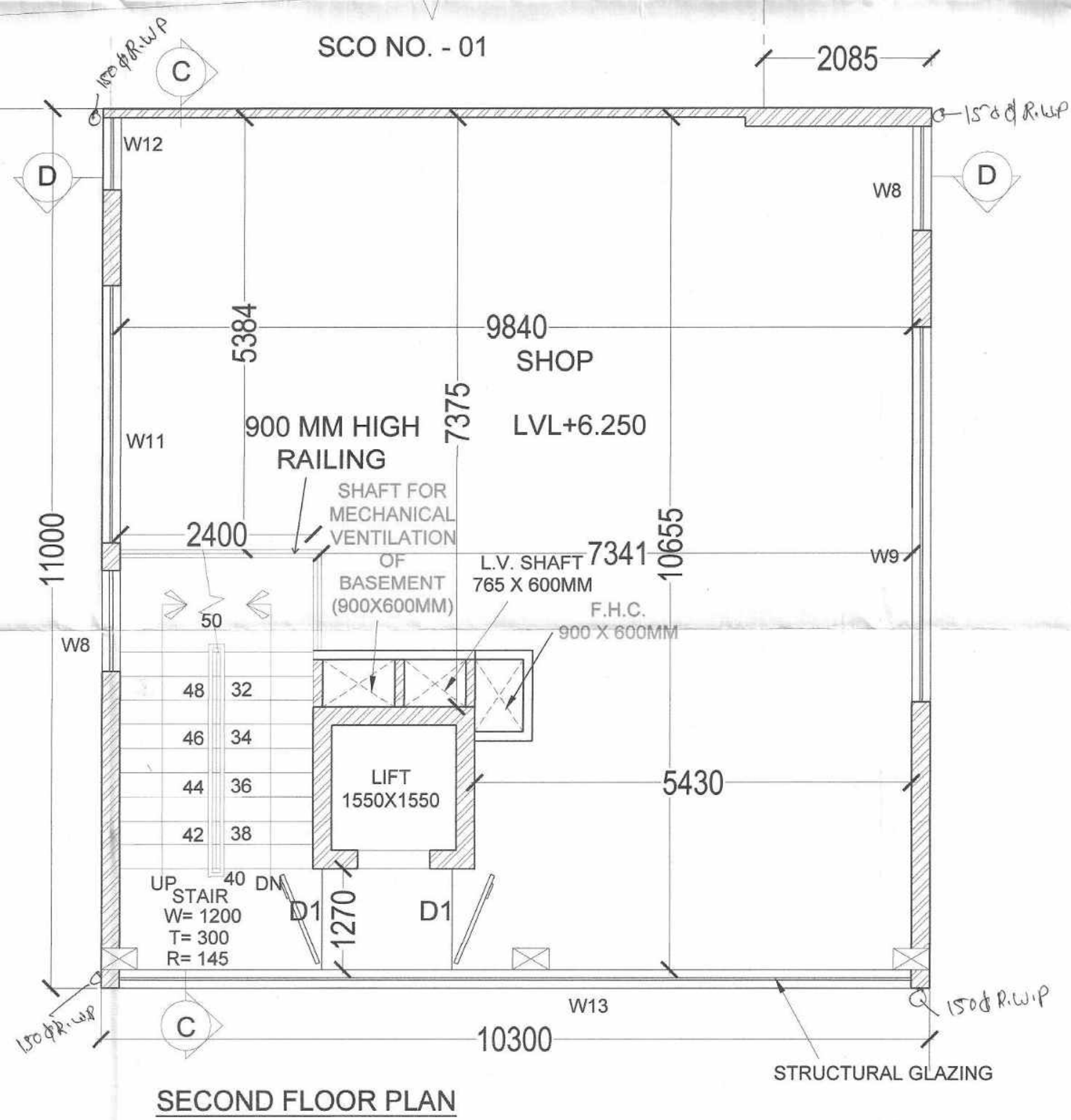
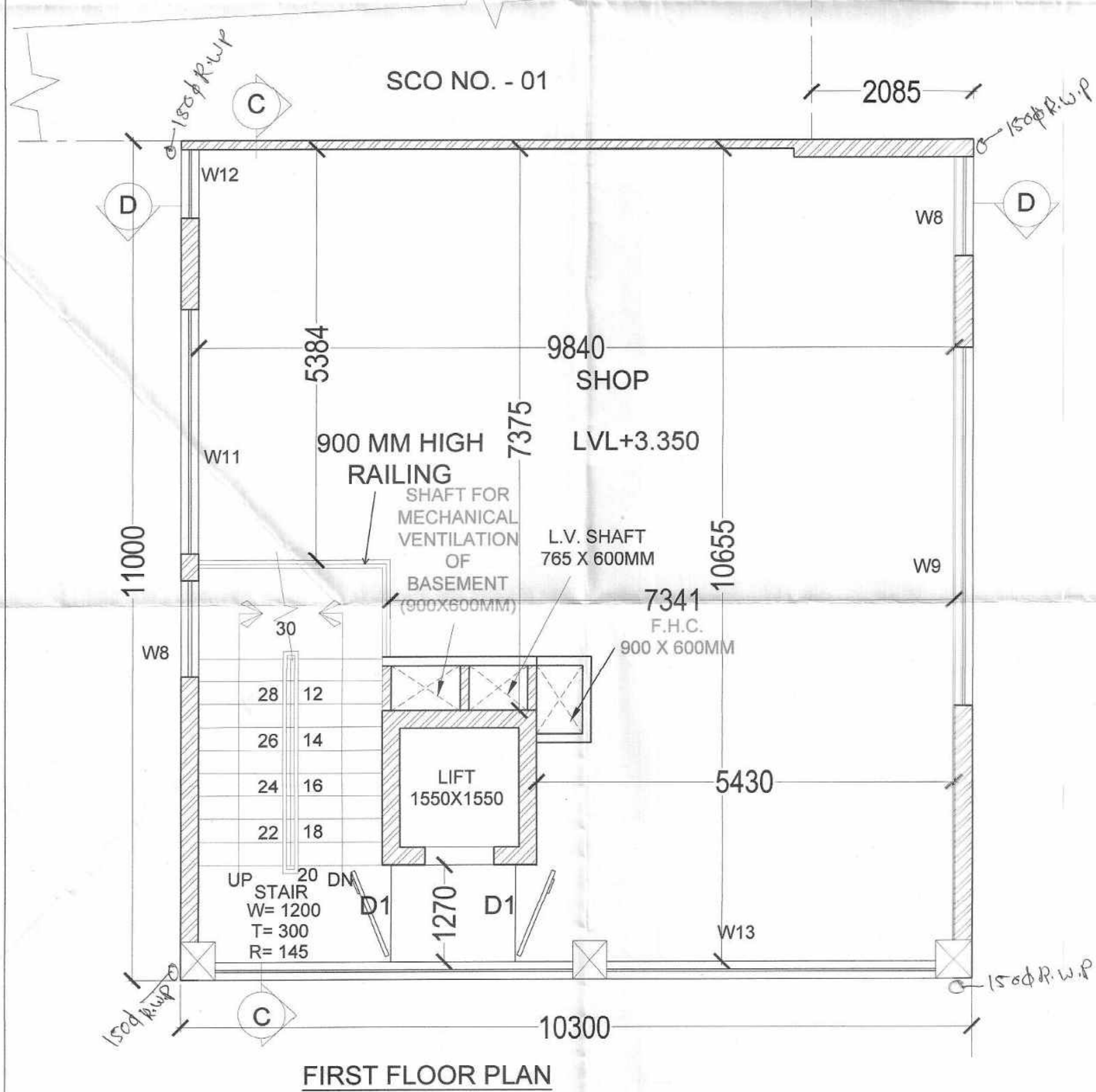
ATP

JD

AD *AD*



DOOR AND WINDOW DETAILS OF SCO- 02				
S.N	TYPE	SIZE	CILL LVL	LINTEL LVL
1.	D	1200X2100	± 000	2100
2.	D1	1200X2100	± 000	2100
3.	W5	1400X2700	± 000	NA
4.	W6	4675X2700	± 000	NA
5.	W7	3600X2700	± 000	NA
6.	W8	1300X2700	± 000	NA
7.	W9	4700X2700	± 000	NA
8.	W10	5430X2750	± 000	NA
9.	W11	3200X2750	± 000	NA
10.	W12	900X2750	± 000	NA
11.	W13	9840X2750	± 000	NA
12.	W14	4300X2750	± 000	NA



DEVELOPER -

HERO REALTY PVT. LTD.
264, GROUND FLOOR,
OKHLA INDUSTRIAL AREA
PHASE - III, NEW DELHI-110020
BOARD : 011-47467000

Project -

PROPOSED SCO PLOTTING OVER AN AREA
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COLONY (UNDER DDJAY-2016) MEASURING 5.0125
ACRES (LICENSE NO. 193 OF 2022 DATED
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ARCHITECT -

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DRG. TITLE :-

SCO NO. - 02 (FLOOR PLAN)

DATE :-	DRG NO :-
18/12/2023	ARCH/HERO/GGM/85/SCO-05
DEALT :-	SCALE :-
GYANT	1:50
CHKD. BY :-	
AR. ABHISHEK GOYAL	

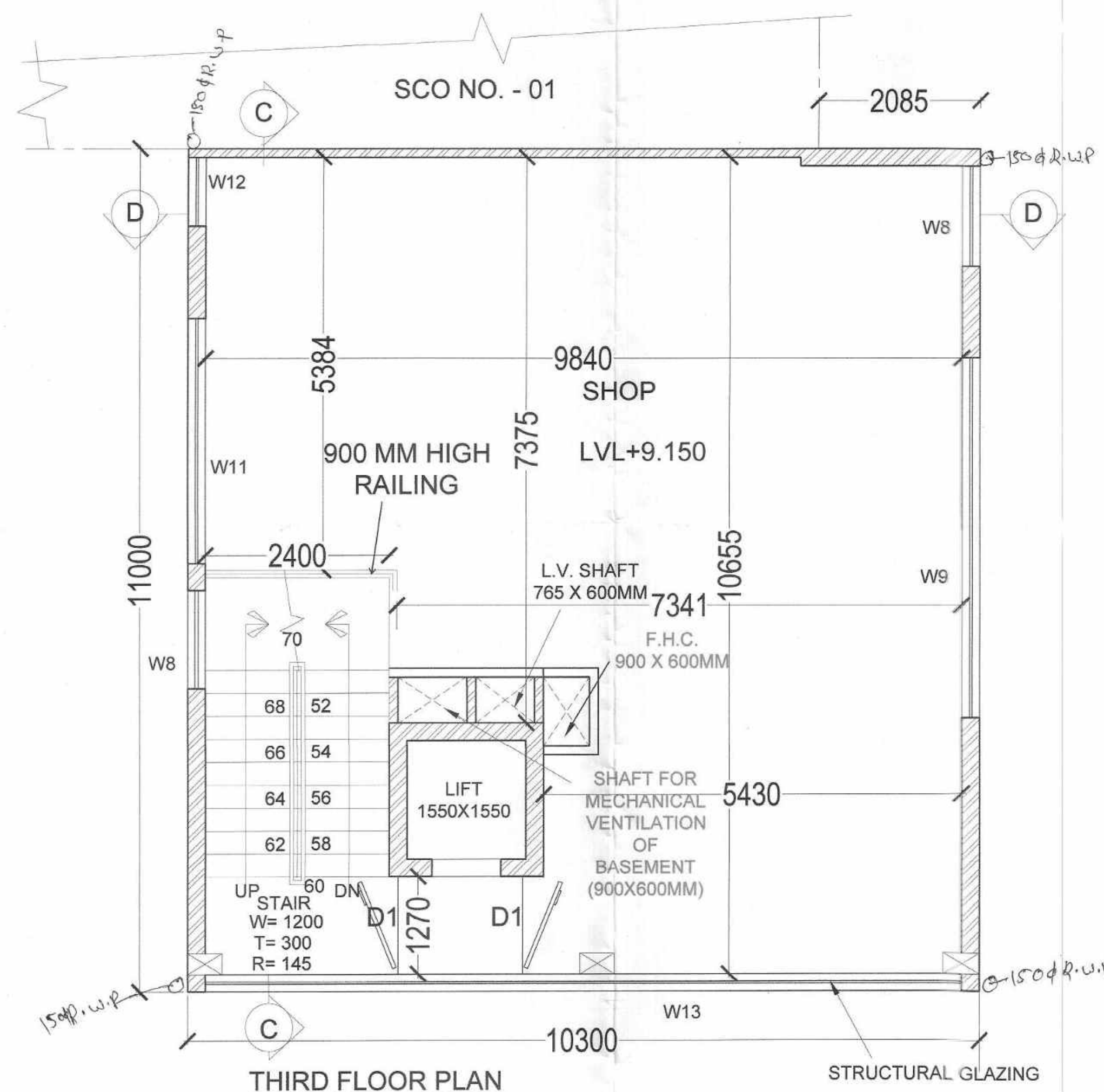
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05

DTP

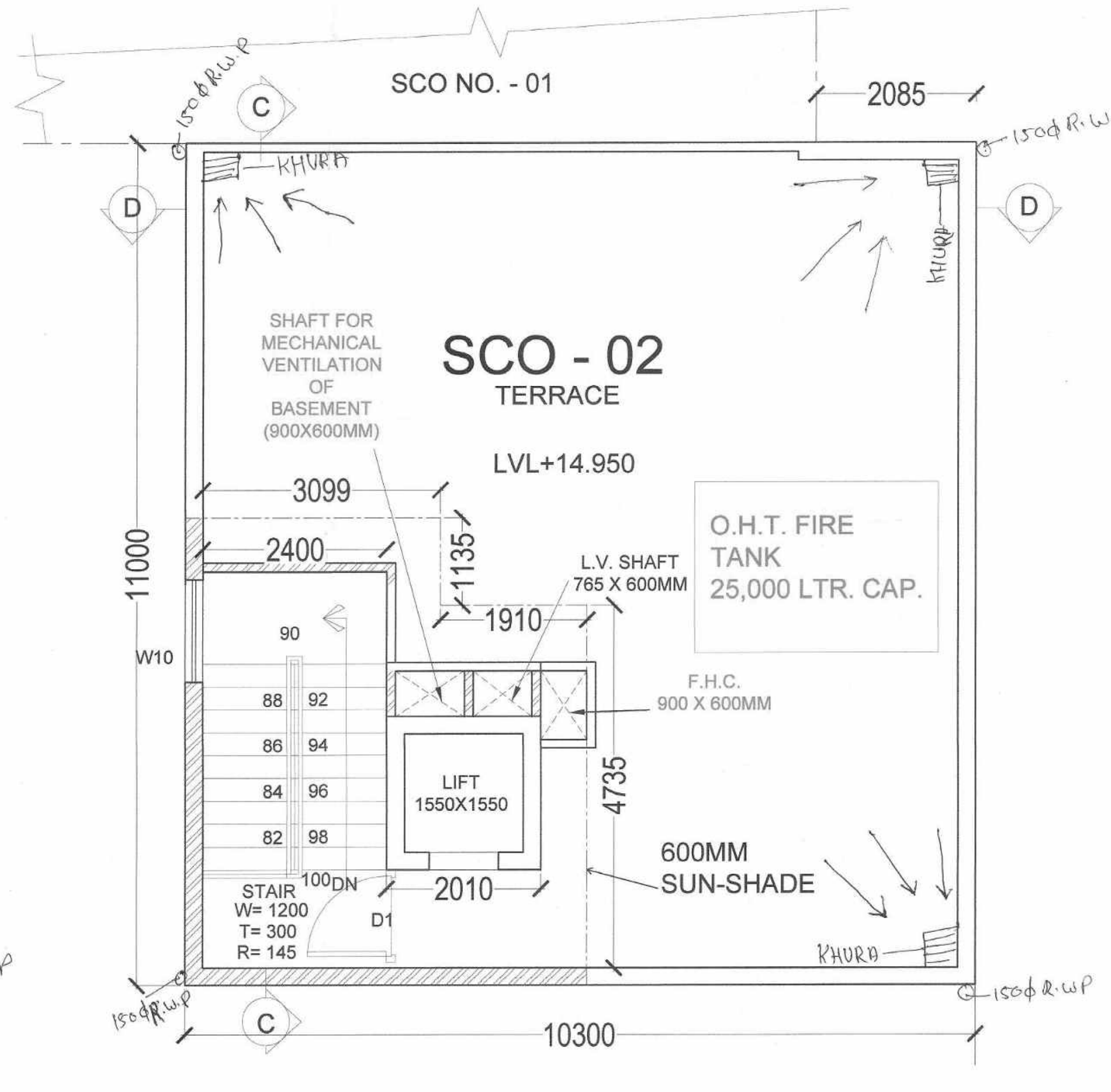
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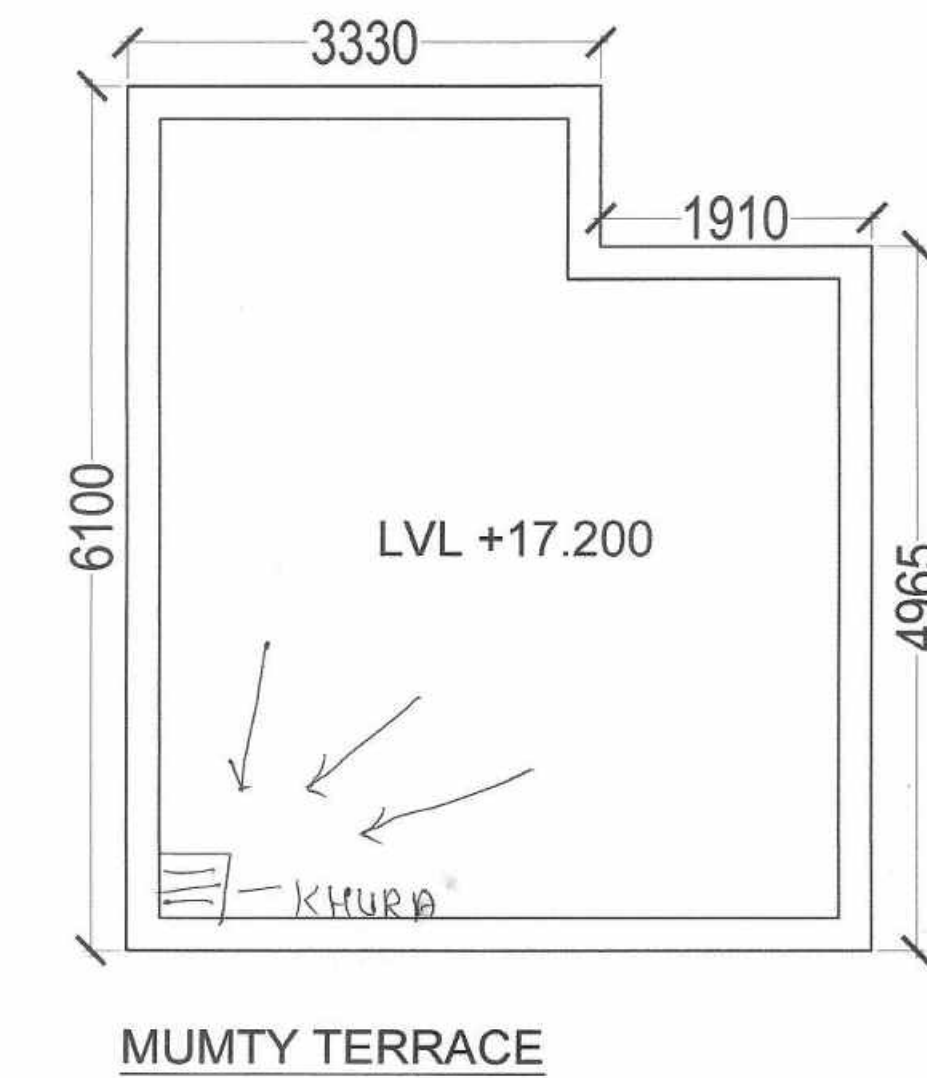
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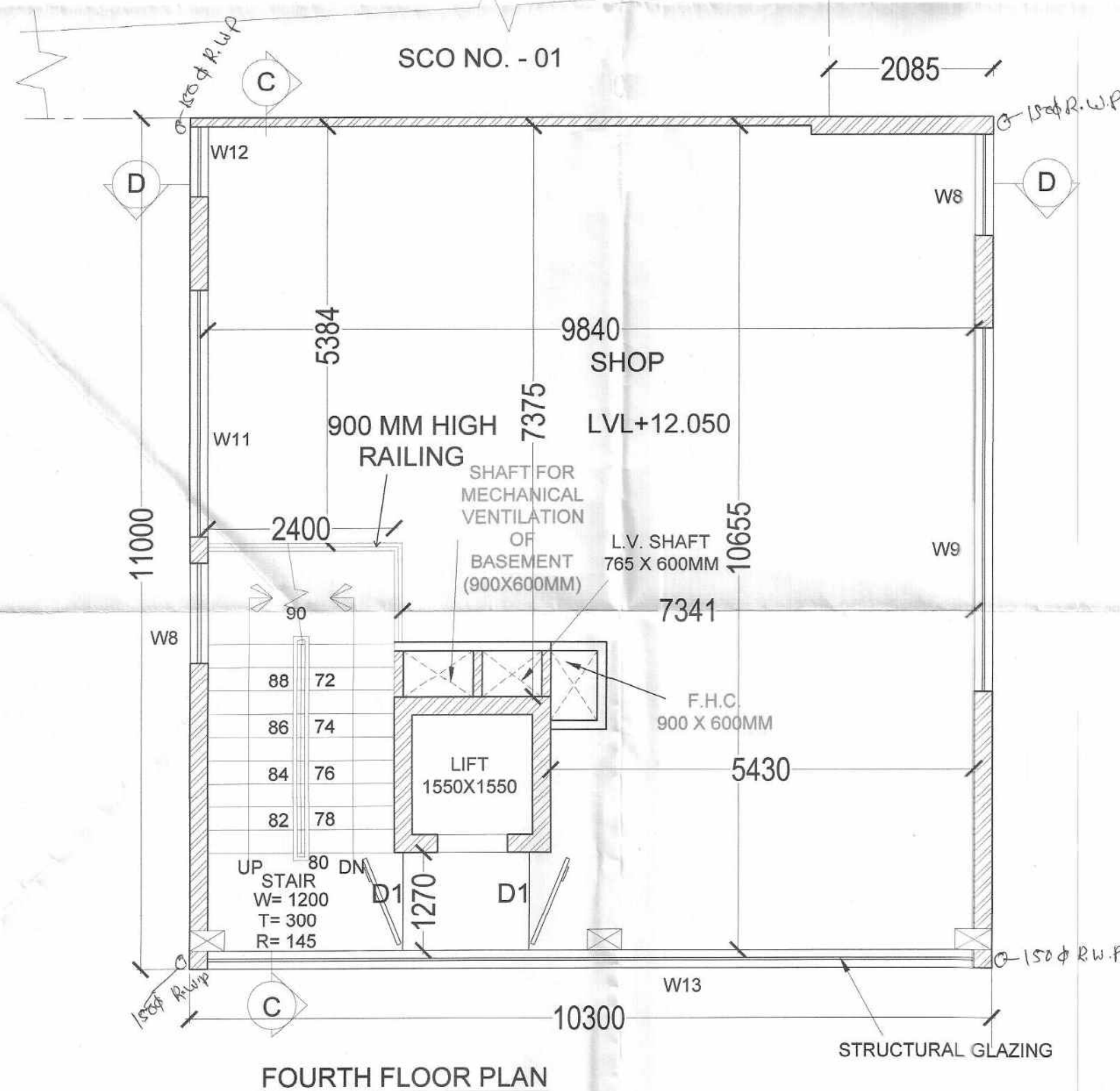
THIRD FLOOR PLAN



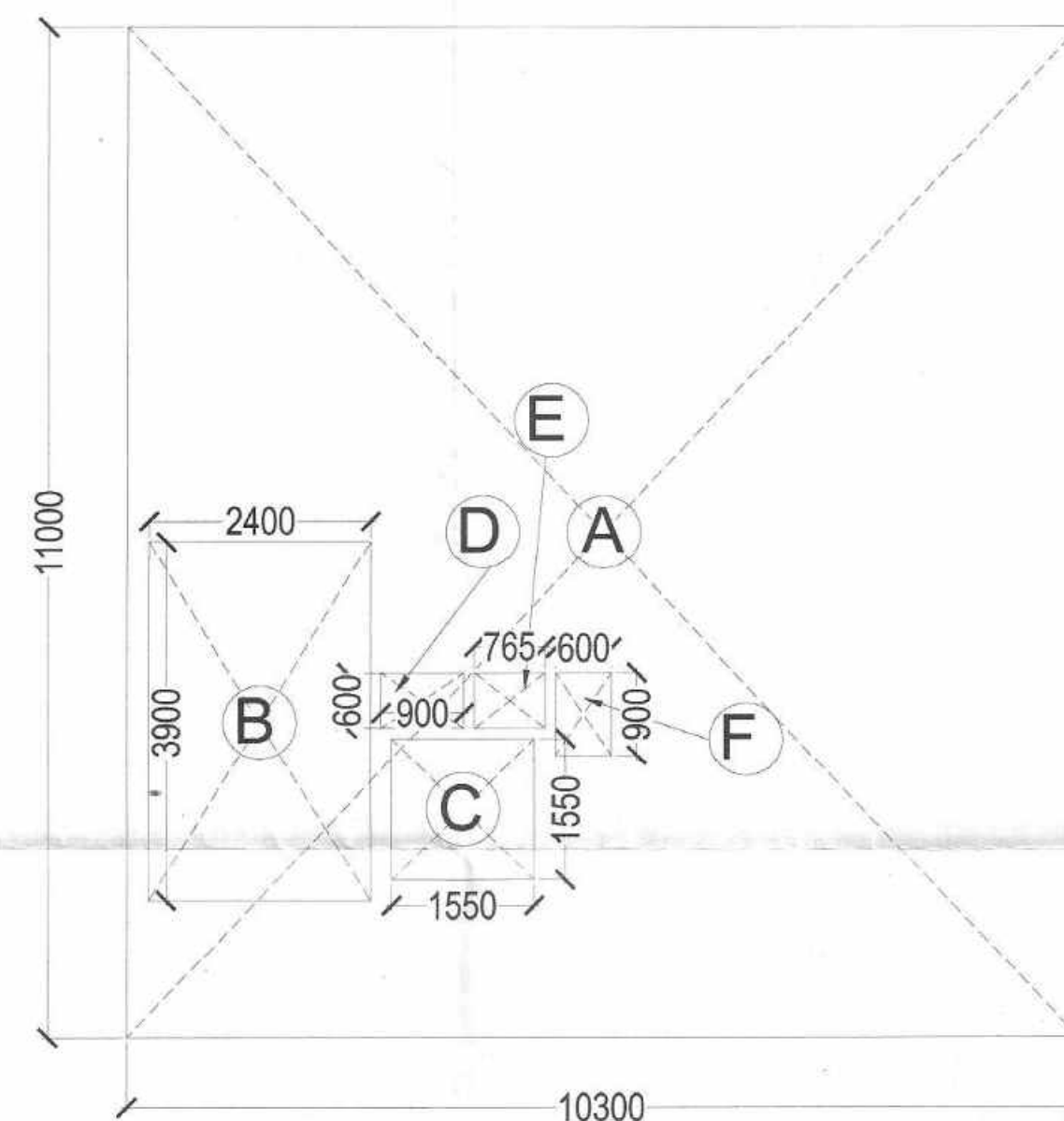
TERRACE FLOOR PLAN



MUMTY TERRACE



FOURTH FLOOR PLAN



AREA DIAGRAM

	X (Mts.)	Y (Mts.)	AREA (Sq. M.)
A	10.300	11.000	113.300
B	2.400	3.900	9.360
C	1.550	1.550	2.403
D	0.900	0.600	0.540
E	0.765	0.600	0.459
F	0.900	0.600	0.540

AREA CHART (SCO NO - 02),		
SCO AREA	A	10.300 X 11.000 M = 113.300 SQ. M.
PROP. GROUND COVERAGE	A	(10.300 X 11.000) SQ.M = 113.300 SQ. M.
PROP. COVERAGE AT FIRST FLOOR	A - (B+C+D+E+F)	113.300 - (9.360+2.403+0.540+0.459+0.540) SQ. M. = 113.300 - 13.302 SQ. M. = 99.998 SQ. M.
PROP. COVERAGE AT SECOND FLOOR	A - (B+C+D+E+F)	113.300 - (9.360+2.403+0.540+0.459+0.540) SQ. M. = 113.300 - 13.302 SQ. M. = 99.998 SQ. M.
PROP. COVERAGE AT THIRD FLOOR	A - (B+C+D+E+F)	113.300 - (9.360+2.403+0.540+0.459+0.540) SQ. M. = 113.300 - 13.302 SQ. M. = 99.998 SQ. M.
PROP. COVERAGE AT FORTH FLOOR	A - (B+C+D+E+F)	113.300 - (9.360+2.403+0.540+0.459+0.540) SQ. M. = 113.300 - 13.302 SQ. M. = 99.998 SQ. M.
TOTAL PROP. FAR	(A)+(4 X {A-(B+C+D+E+F)})	113.300 + (4 X 99.998) SQ. M. = 513.292 SQ. M.
PROP. COVERAGE AT BASEMENT FLOOR (FREE OF FAR)	A	10.300X11.000 M = 113.300 SQ. M.
PROP. COVERAGE AT MUMTY (FREE OF FAR)		= 29.794 SQ. M.

DEVELOPER -

HERO REALTY PVT. LTD.
264, GROUND FLOOR,
OKHLA INDUSTRIAL AREA
PHASE - III, NEW DELHI-110020
BOARD : 011-47467000

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Reg. No. CA/2016/74479
Note: Sign/Sealing
ar.abhishekgoyal@gmail.com

DRG. TITLE :-

SCO NO. - 02 (FLOOR PLAN)

DATE :-

18/12/2023

DEALT :-

GYANT

CHKD. BY :-

AR. ABHISHEK GOYAL

DRG NO :-

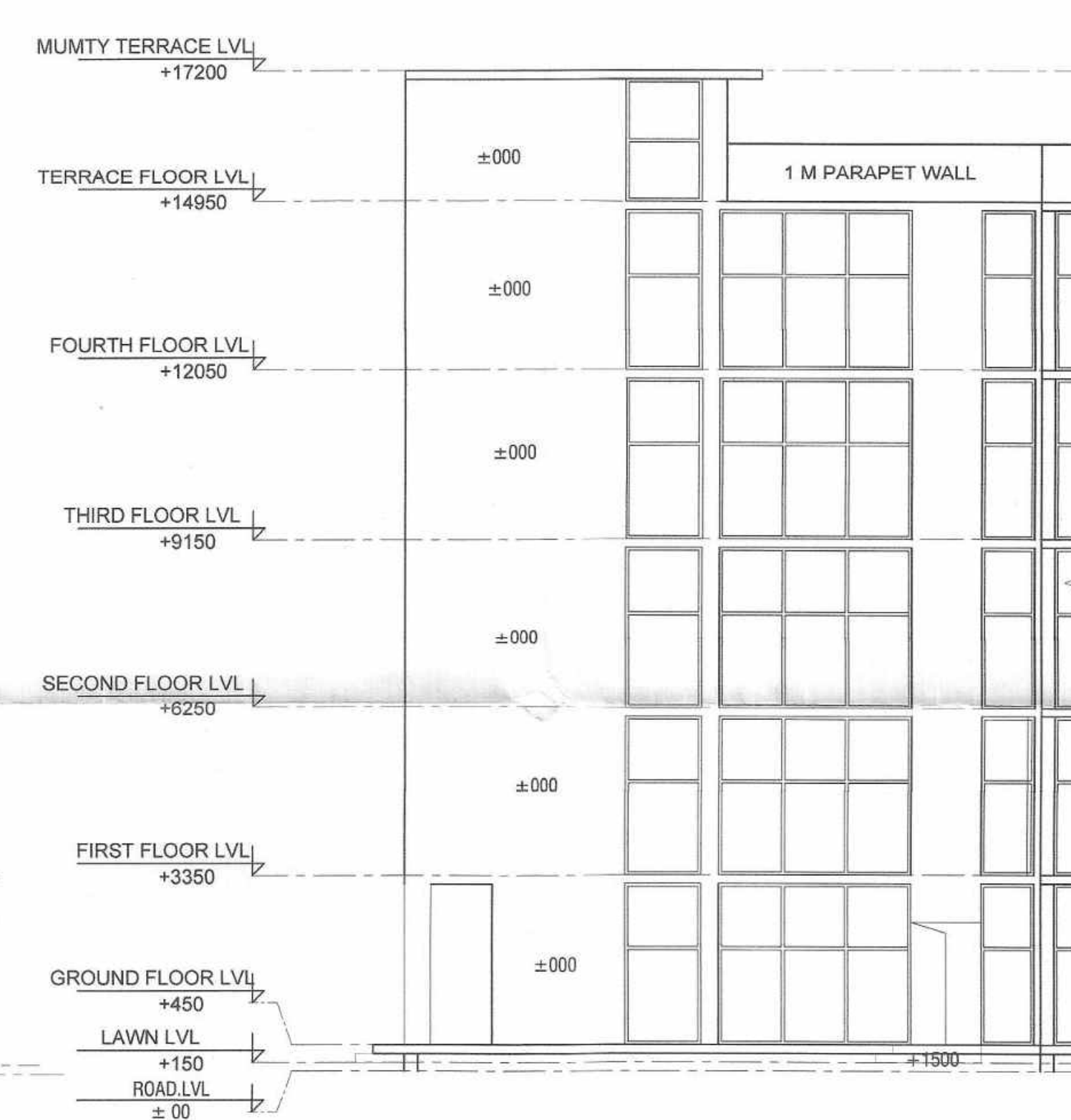
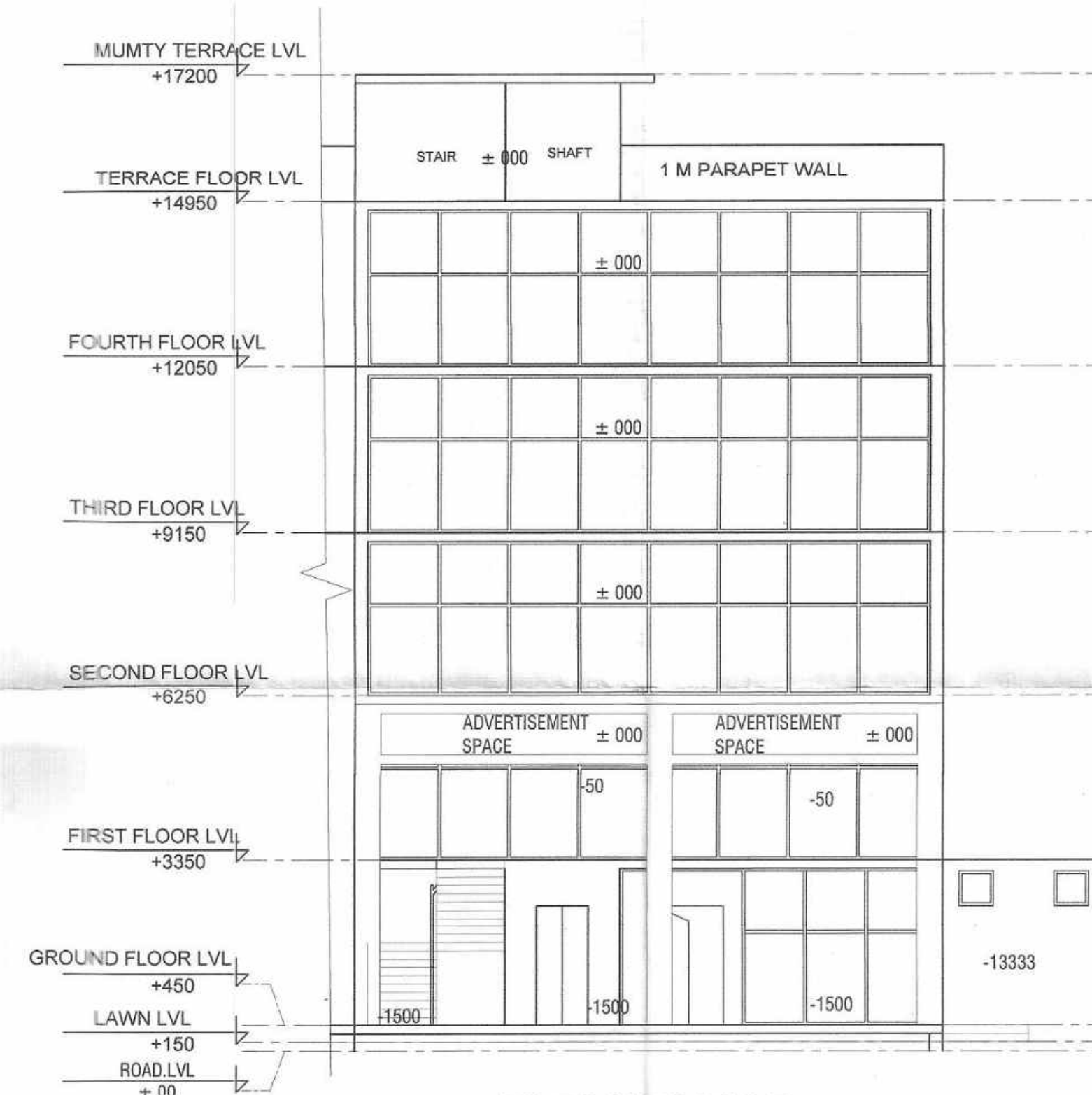
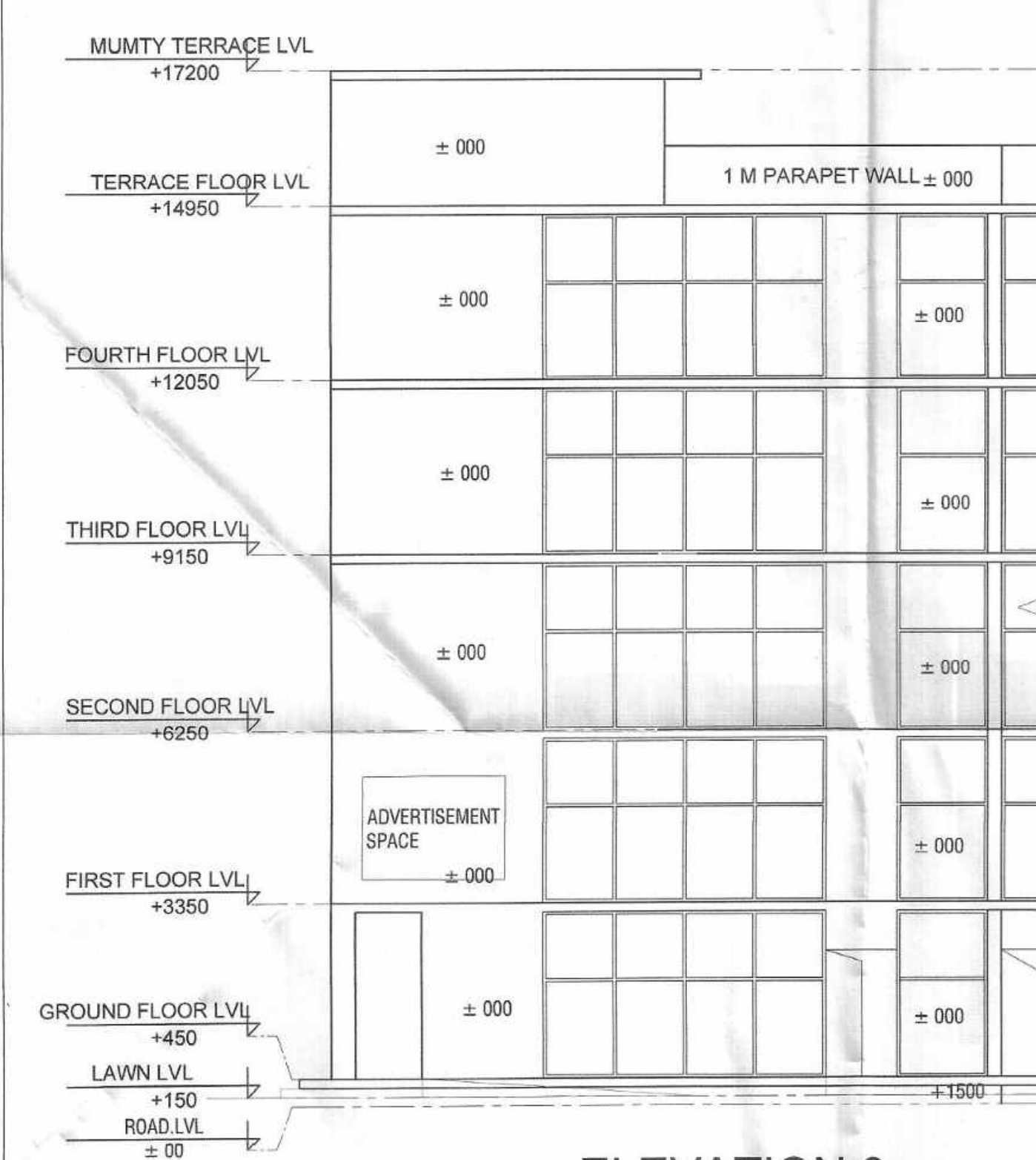
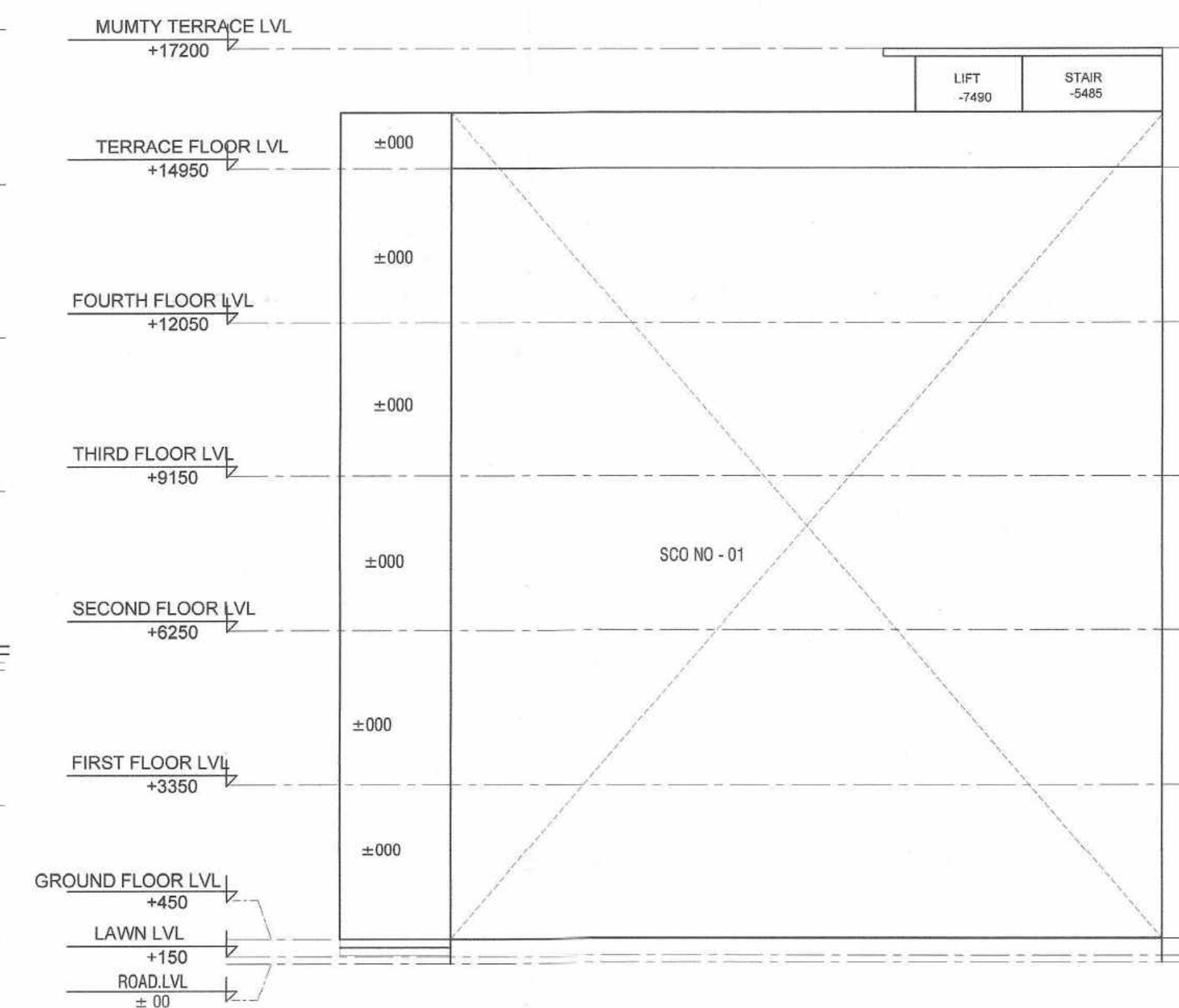
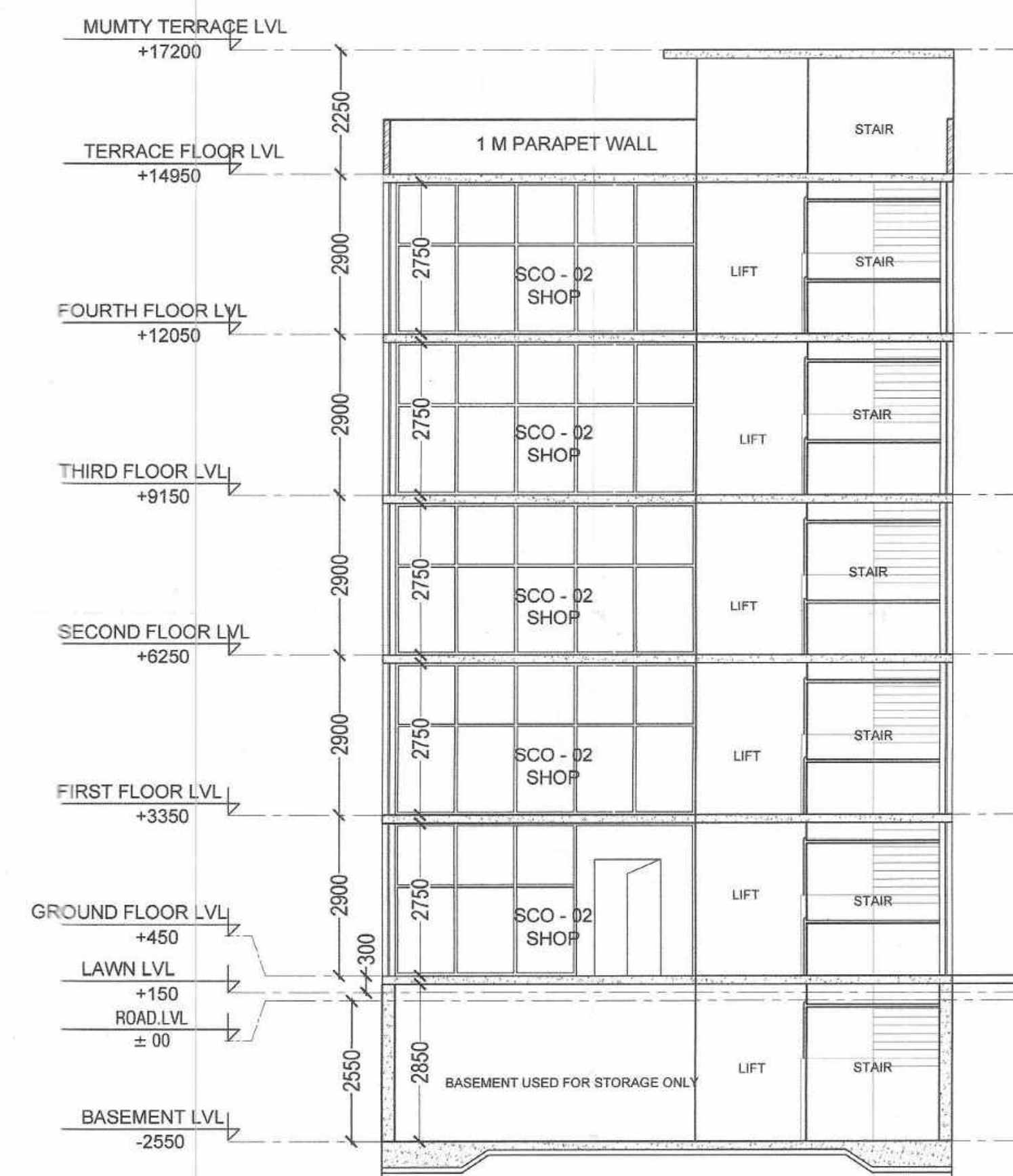
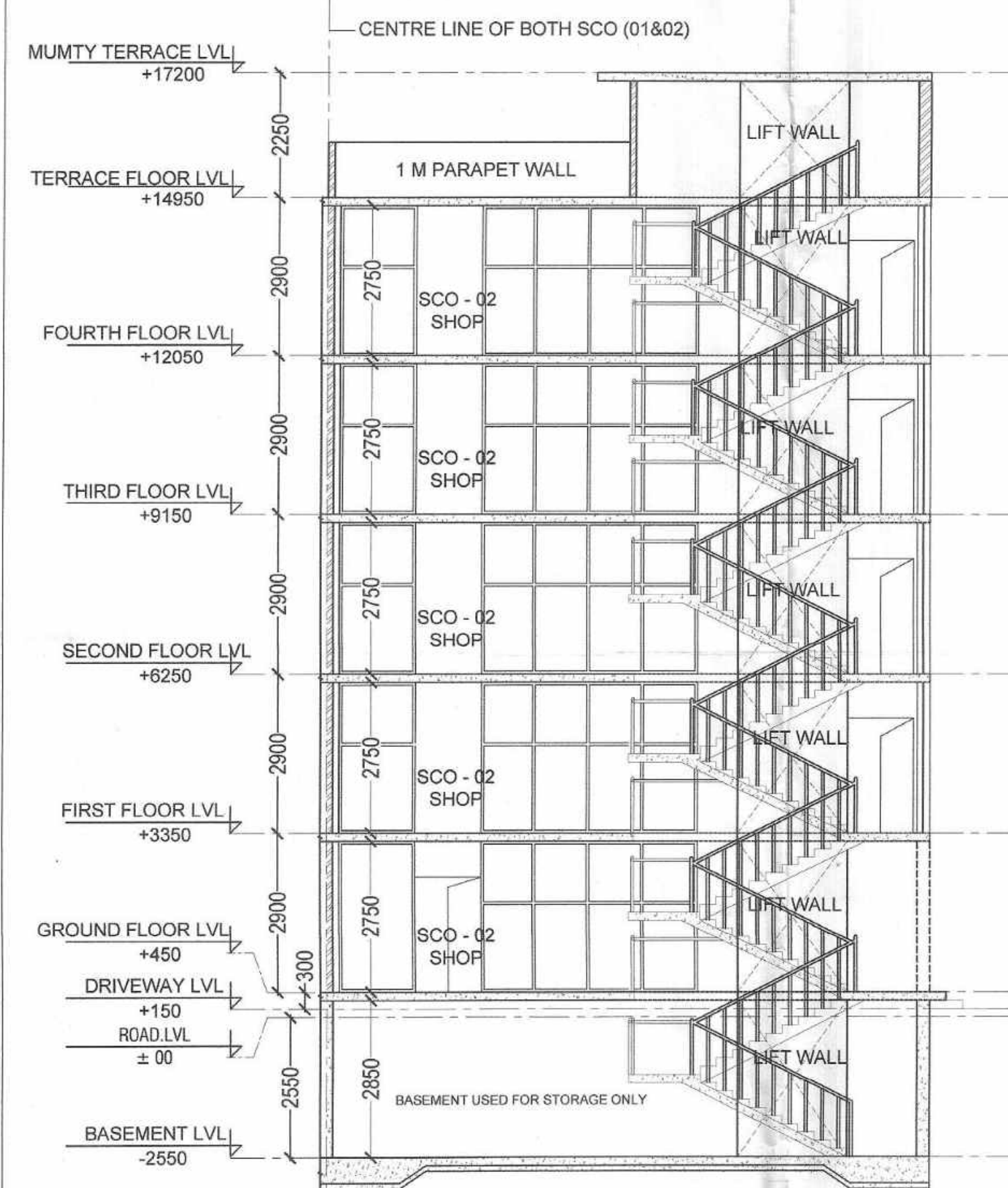
ARCH/HERO/GGM/85/SCO-06

SCALE :-

1:50

SHEET NO

06



DEVELOPER -

HERO REALTY PVT. LTD.

264, GROUND FLOOR,
OKHLA INDUSTRIAL AREA
PHASE - III, NEW DELHI-110020
BOARD : 011-47467000

Project -	
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PROPOSED SCO PLOTTING OVER AN AREA
MEASURING 811.257 SQ. M. OR 0.20047 ACRES
FALLING IN AFFORDABLE RESIDENTIAL PLOTTED
COLONY (UNDER DDJAY-2016) MEASURING 5.0125
ACRES (LICENSE NO. 193 OF 2022 DATED
24.11.2022), SECTOR-85 GURUGRAM DEVELOPED
BY M/s HERO REALTY PVT. LTD.

ARCHITECT -

ARCHDECK ASSOCIATES

#587, SECTOR-27, GURUGRAM-122001
Email id- info@archdeckassociates.com
Contact - +91-9569556600

Ar. Abhishek Goyal
[B. Arch. M. Plan (Housing)]
Reg. No: CA/2016/79479
Mob: 9569556600
ar.abhishekgoyal2016@gmail.com

DRG. TITLE :-

SCO NO. - 02 (SECTIONS & ELEVATIONS)

DATE :-	DRG NO :-
18/12/2023	ARCH/HERO/GGM/85/SCO-07
DEALT :-	SCALE :-
GYANT	1:75
CHKD. BY :-	
AR. ABHISHEK GOYAL	