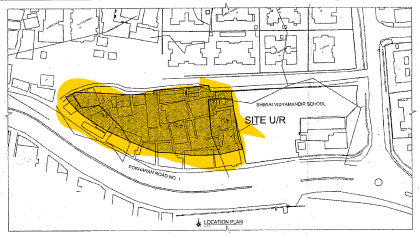
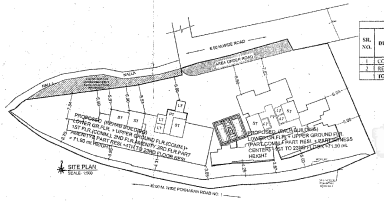




SALE BUA + ANCILLARY AREA STATEMENT							
SR. NO.	DESCRIPTION	PROP. BUA+ ANCL. AREA IN REHAB BLDG.	PROP. BUA+ ANCL. AREA IN SALE BLDG.	TOTAL BUA + ANCL. AREA	SALE BUA RESL.	SALE BUA COMM.	TOTAL SALE BUA PROP.	TOTAL ANCL. AREA PROP.
		1	2	(1+2)=3	4	5	6 = (4+5)	7
1	COMMERCIAL	378.03	154.00	532.03	-	295.57	295.57	296.03
2	RESIDENTIAL	NIL	9,253.00	9,253.00	5,703.12	-	5,703.12	3,499.83
	TOTAL	378.03	9,407.00	9,785.03	5,703.12	295.57	6,000.70	3,795.83

PARKING STATEMENT [REHAB BUILDING]			
PARKING AREA STATEMENT (2- WHEELER)			
S.NO.	DESCRIPTION		
1	FOR REHABILITATION TENEMANTS, CAR PARKING AT THE RATE MENTIONED IN THESE REGULATION SHALL BE PROVIDED OR ONE PARKING SPACES PER TENEMENT FOR TWO WHEELER SHALL BE PROVIDED.THE ABOVE PARKING SPACES MAY BE PROVIDED IN ANY COMBINATION (AS PER REG. NO. (4.7) (iii)(B))	161	161
2	TOTAL		161
3	5% VISITOR PARKING		8
4	FOR EVERY 100 SQM AREA OR FRACTION THEREFORE OF SHOP (5 PARKING)	191.77	12
6	TOTAL PARKING REQUIRED (2+3+4+5)		181
	PARKING PROVIDED		181

B	PARKING REQUIRED FOR COMMERCIAL REHAB BUILDING		
1	FOR EVERY 100 SQM CARPET AREA OR FRACTION THEREFORE OF SHOP (2 PARKINGS)	191.77	4
2	TOTAL PARKING REQUIRED		4
3	TOTAL PARKING PROVIDED IN PARKING TOWER		4

PARKING STATEMENT [SALE BUILDING]			
PARKING AREA STATEMENT (4-WHEELER)			
S.NO.	DESCRIPTION	NO. OF Ts	PARKING REQUIRED BY REGULATION
A	PARKING REQUIRED FOR RESIDENCES AS PER TABLE No. 8B		
1	FOR EVERY TWO TENEMENTS WITH EACH TENAMENT HAVING CARPET AREA LESS THAN 40 SQM BUT MORE THAN 30 SQ.M	158	79
3	FOR EVERY TWO TENAMENTS WITH EACH TENAMENT HAVING CARPET AREA EQUAL TO OR ABOVE 40 SQ.M BUT LESS THAN 80 SQ.M	-	0
B	PARKING REQUIRED FOR COMMERCIAL AS PER TABLE No.8B		
1	FOR EVERY 100 SQ.M CARPET AREA OR FRACTION THEREFORE OF SHOP	126.80	3
1	FOR EVERY 200 SQ.M CARPET AREA OR FRACTION THEREFORE OF OFFICE	-	-
C	VISITOR PARKING REQUIRED AS PER TABLE No.8B		
	5% VISITOR PARKING		4
D	TOTAL PARKING REQUIRED (A+B+C)		86
E	TOTAL PARKING PROVIDED IN PARKING TOWER		86
			-

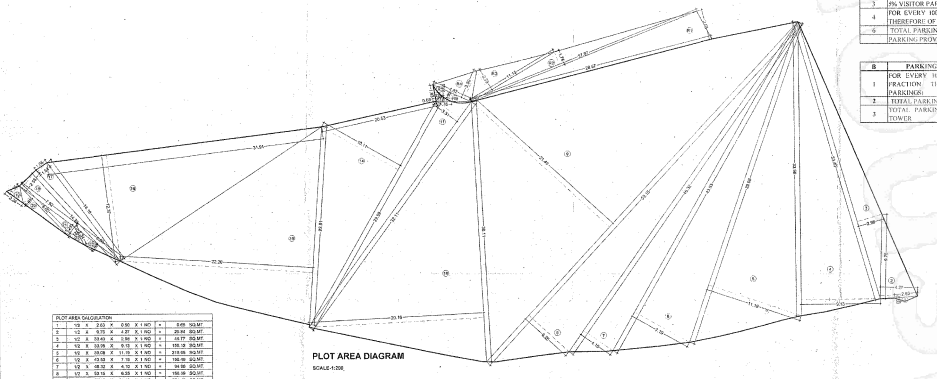
PARKING AREA STATEMENT (2- WHEELER) SALE BUILDING			
S.NO.	DESCRIPTION		
1	FOR EVERY TWO TENAMENTS WITH EACH TENAMENT HAVING CARPET AREA LESS THAN 30 SQ.M BUT MORE THAN 30 SQ.M	158	158
2	FOR EVERY TWO TENAMENTS WITH EACH TENAMENT HAVING CARPET AREA EQUAL TO OR ABOVE 40 SQ.M BUT LESS THAN 80 SQ.M	-	-
3	TOTAL		158
4	5% VISITOR PARKING		8
5	FOR EVERY 100 SQ.M AREA OR FRACTION THEREFORE OF SHOP (8 PARKING)	156.40	8
6	FOR EVERY 200 SQ.M CARPET AREA OR FRACTION THEREFORE OF OFFICE	-	-
7	TOTAL PARKING REQUIRED (3+4+5+6)		174
8	PARKING PROVIDED		178

CONSTRUCTION & BUILT UP AREA SUMMARY OF SALE BUILDING															
		AREA IN SQ.MTR										NO. OF Ts.		
SR NO.	FLOOR	BUA & ANCL +EXCESS REFUGE AREA						REQ. REFUGE AREA	LIFT	STILT	TOTAL	COMM.	RESI.	FITNESS CENTER
		COMM.	FITNESS CENTRE	SOCIETY OFFICE	RESI.	EXCESS REFUGE AREA	SUB TOTAL							
1	PLINTH	-	-	-	-	-	-	-	-	-	-	-	-	-
2	LOWER GROUND FLR.	-	-	19.20	105.04	-	124.24	-	15.04	172.22	311.50	-	-	-
3	UPPER GROUND FLR.	154.00	77.08	-	150.91	-	381.99	-	15.04	-	397.03	12	1	1
4	1ST FLOOR	-	-	-	390.43	-	390.43	-	15.04	-	405.47	-	7	-
5	2nd FLOOR	-	-	-	390.43	-	390.43	-	15.04	-	405.47	-	7	-
6	3rd FLOOR	-	-	-	390.43	-	390.43	-	15.04	-	405.47	-	7	-
7	4th FLOOR	-	-	-	390.43	-	390.43	-	15.04	-	405.47	-	7	-
8	5th FLOOR	-	-	-	390.43	-	390.43	-	15.04	-	405.47	-	7	-
9	6th FLOOR	-	-	-	390.43	-	390.43	-	15.04	-	405.47	-	7	-
10	7th FLOOR [REF.]	-	-	-	351.65	19.00	370.65	18.74	15.04	-	404.43	-	6	-
11	8th FLOOR	-	-	-	390.43	-	390.43	-	15.04	-	405.47	-	7	-
12	9th FLOOR	-	-	-	390.43	-	390.43	-	15.04	-	405.47	-	7	-
13	10th FLOOR	-	-	-	390.43	-	390.43	-	15.04	-	405.47	-	7	-
14	11th FLOOR	-	-	-	390.43	-	390.43	-	15.04	-	405.47	-	7	-
15	12th FLOOR[REF.]	-	-	-	351.65	19.00	370.65	18.74	15.04	-	404.43	-	6	-
16	13th FLOOR	-	-	-	390.43	-	390.43	-	15.04	-	405.47	-	7	-
17	14th FLOOR	-	-	-	390.43	-	390.43	-	15.04	-	405.47	-	7	-
18	15th FLOOR	-	-	-	390.43	-	390.43	-	15.04	-	405.47	-	7	-
19	16th FLOOR	-	-	-	390.43	-	390.43	-	15.04	-	405.47	-	7	-
20	17th FLOOR[REF.]	-	-	-	351.65	19.00	370.65	18.74	15.04	-	404.43	-	6	-
21	18th FLOOR	-	-	-	390.43	-	390.43	-	15.04	-	405.47	-	7	-
22	19th FLOOR	-	-	-	390.43	-	390.43	-	15.04	-	405.47	-	7	-
23	20th FLOOR	-	-	-	390.43	-	390.43	-	15.04	-	405.47	-	7	-
24	21st FLOOR	-	-	-	390.43	-	390.43	-	15.04	-	405.47	-	7	-
25	22nd FLOOR[REF.]	-	-	-	351.65	19.00	370.65	18.74	15.04	-	404.43	-	6	-
26	23rd FLOOR	-	-	-	390.43	-	390.43	-	15.04	-	405.47	-	7	-
27	LIFT MACHINE ROOM	-	-	-	-	-	-	-	-	-	19.72	-	-	-
28	METER ROOM (COMM.& RESI)	-	-	-	-	-	-	-	-	-	37.96	-	-	-
29	D.G.SET	-	-	-	-	-	-	-	-	-	13.93	-	-	-
30	TRANSFORMER	-	-	-	-	-	-	-	-	-	19.40	-	-	-
31	PUMP ROOM	-	-	-	-	-	-	-	-	-	6.24	-	-	-
	TOTAL	154.00	77.08	19.20	9,080.72	76.00 9,253.00	9,407.00	74.96	376.00	172.22	10,128.95	12	158	1

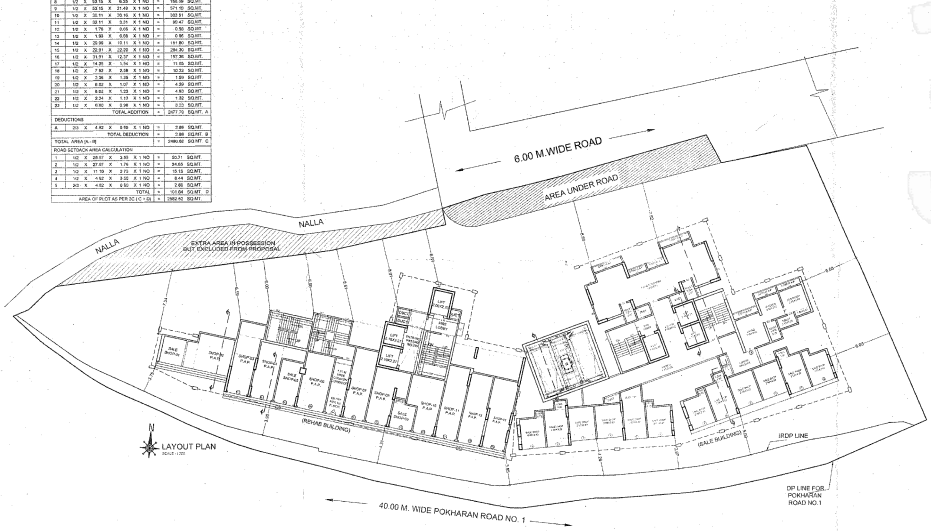
TOTAL CONSTRUCTION AREA SUMMARY										
		AREA IN SQ.MT.								
SR. NO.	BUILDING	MUNC. BUA		LIFT	STAIRCASE	PASSAGE	REFUGE AREA	MISC AREA	STILT	TOTAL	BLDG HT IN Mtr.
		COMM.	RESI.								
1	REHAB BUILDING	378.03	5,241.85	541.28	945.37	2,077.57	75.64	266.36	245.24	9,771.34	75.25
2	SALE BUILDING	154.00	9,253.00	376.00	INCLUDED IN ANCILLARY AREA		74.96	98.77	172.22	10,128.95	75.25
	TOTAL	532.03	14,494.85	917.28	945.37	2,077.57	150.60	365.13	417.46	19,900.29	

TENAMENT STATEMENT FOR (REHAB BUILDING)												
SR. NO.	FLOOR	SALE	REHAB									TOTAL Ts.
			COM M.	RES.	NO. OF P.A.P. COMM.	NO. OF P.A.P. RESI.	BALWADI	WELF. CENTER.	SOC. OFF.	LIBRARY	SKILL DEV. CENTER	
1	LOWER GROUND FLR.		-	-	-	-	-	-	-	-	-	-
2	UPPER GROUND FLR.	3	-	-	10	-	-	-	-	-	-	13
3	1st FLOOR	11	-	-	2	-	-	-	-	-	-	13
4	2nd FLOOR			2		-	1	1	2	1	1	8
5	3rd FLOOR			7		-	-	-	-	-	-	7
6	4th FLOOR			7		-	-	-	-	-	-	7
7	5th FLOOR			7		-	-	-	-	-	-	7
8	6th FLOOR			7		-	-	-	-	-	-	7
9	**7th FLOOR [REF.]**			7		-	-	-	-	-	-	7
10	8th FLOOR			7		-	-	-	-	-	-	7
11	9th FLOOR			1	6	-	-	-	-	-	-	7
12	10th FLOOR				7	-	-	-	-	-	-	7
13	11th FLOOR				7	-	-	-	-	-	-	7
14	**12th FLOOR [REF.]**				7	-	-	-	-	-	-	7
15	13th FLOOR				7	-	-	-	-	-	-	7
16	14th FLOOR				7	-	-	-	-	-	-	7
17	15th FLOOR				7	-	-	-	-	-	-	7
18	16th FLOOR				7	-	-	-	-	-	-	7
19	**17th FLOOR [REF.]**				7	-	-	-	-	-	-	7
20	18th FLOOR				7	-	-	-	-	-	-	7
21	19th FLOOR				7	-	-	-	-	-	-	7
22	20th FLOOR				7	-	-	-	-	-	-	7
23	21st FLOOR				7	-	-	-	-	-	-	7
24	**22nd FLOOR [REF.]**				7	-	-	-	-	-	-	7
24	23rd FLOOR				7	-	-	-	-	-	-	7
	SUB TOTAL	14	-	45	12	104	1	1	2	1	1	181
	TOTAL					161					6	

CONSTRUCTION & BUILT UP AREA SUMMARY OF REHAB BUILDING																
		AREA IN SQ.MT.														
SR NO.	FLOOR	SALE BUA		REHAB												
		COMMON TOILET	COMM. SHOP	COMM. P.A.P. BUA	RESI. / P.A.P. BUA	STAIRCASE	PASSAGE	SOCIETY OFFICE	WELFARE CENTER	BALWADI	LIBRARY	SKILL DEV CENTER	REHAB COMPONENT	REFUGE AREA	LIFT	STILT	TOTAL
1	PLINTH	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2	LOWER GROUND FLR.	33.04	-	-	-	39.76	31.48	-	-	-	-	-	71.24	-	20.74	213.17	338.19
3	UPPER GROUND FLR.	-	43.87	232.94	-	50.92	16.92	-	-	-	-	-	100.78	-	20.74	32.07	397.46
4	1ST FLOOR	-	20.12	48.94	-	12.10	18.04	-	-	-	-	-	79.04	-	20.64	-	400.80
5	2nd FLOOR	-	-	-	66.34	39.76	87.57	40.97	33.31	32.13	33.40	32.25	305.73	-	21.78	-	387.51
6	3rd FLOOR	-	-	-	233.03	38.23	91.60	-	-	-	-	-	362.86	-	21.78	-	384.64
7	4th FLOOR	-	-	-	233.03	38.23	91.60	-	-	-	-	-	362.86	-	21.78	-	384.64
8	5th FLOOR	-	-	-	233.03	38.23	91.60	-	-	-	-	-	362.86	-	21.78	-	384.64
9	6th FLOOR	-	-	-	233.03	38.23	91.60	-	-	-	-	-	362.86	-	21.78	-	384.64
10	**7th FLOOR [REF.]**	-	-	-	**233.03**	**38.23**	**91.60**	-	-	-	-	-	362.86	**18.91**	**21.78**	-	403.55
11	8th FLOOR	-	-	-	233.03	38.23	91.60	-	-	-	-	-	362.86	-	21.78	-	384.64
12	9th FLOOR	-	-	-	233.03	38.23	91.60	-	-	-	-	-	362.86	-	21.78	-	384.64
13	10th FLOOR	-	-	-	233.03	38.23	91.60	-	-	-	-	-	362.86	-	21.78	-	384.64
14	11th FLOOR	-	-	-	233.03	38.23	91.60	-	-	-	-	-	362.86	-	21.78	-	384.64
15	**12th FLOOR [REF.]**	-	-	-	**233.03**	**38.23**	**91.60**	-	-	-	-	-	362.86	**18.91**	**21.78**	-	403.55
16	13th FLOOR	-	-	-	233.03	38.23	91.60	-	-	-	-	-	362.86	-	21.78	-	384.64
17	14th FLOOR	-	-	-	233.03	38.23	91.60	-	-	-	-	-	362.86	-	21.78	-	384.64
18	15th FLOOR	-	-	-	233.03	38.23	91.60	-	-	-	-	-	362.86	-	21.78	-	384.64
19	16th FLOOR	-	-	-	233.03	38.23	91.60	-	-	-	-	-	362.86	-	21.78	-	384.64
20	**17th FLOOR [REF.]**	-	-	-	**233.03**	**38.23**	**91.60**	-	-	-	-	-	362.86	**18.91**	**21.78**	-	403.55
21	18th FLOOR	-	-	-	233.03	38.23	91.60	-	-	-	-	-	362.86	-	21.78	-	384.64
22	19th FLOOR	-	-	-	233.03	38.23	91.60	-	-	-	-	-	362.86	-	21.78	-	384.64
23	20th FLOOR	-	-	-	233.03	38.23	91.60	-	-	-	-	-	362.86	-	21.78	-	384.64
24	21st FLOOR	-	-	-	233.03	38.23	91.60	-	-	-	-	-	362.86	-	21.78	-	384.64
25	22nd FLOOR [REF.]	-	-	-	**233.03**	**38.23**	**91.60**	-	-	-	-	-	362.86	**18.91**	**21.78**	-	403.55
26	23rd FLOOR	-	-	-	233.03	38.23	91.60	-	-	-	-	-	362.86	-	21.78	-	384.64
27	LIFT MACHINE ROOM	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	21.78
28	D.G.SET	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	15.75
29	TRANSFORMER	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	22.09
30	RESI.METER ROOM	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	21.08
31	COMM.METER ROOM	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	13.60
	TOTAL	33.04	244.99	281.88	4,959.97	945.37	2,077.57	40.97	33.31	32.13	33.40	32.25 172.00	8,436.85	75.64	541.28	245.24	9,771.34



PLOT AREA DALCULATION									
1	1/2	X	2.63	X	0.90	X 1 NO	=	0.89	SQ.MT
2	1/2	X	9.70	X	4.27	X 1 NO	=	20.64	SQ.MT
3	1/2	X	10.63	X	3.96	X 1 NO	=	18.77	SQ.MT
4	1/2	X	10.05	X	6.12	X 1 NO	=	153.28	SQ.MT
5	1/2	X	10.08	X	11.15	X 1 NO	=	218.08	SQ.MT
6	1/2	X	10.02	X	7.16	X 1 NO	=	198.99	SQ.MT
7	1/2	X	08.02	X	4.12	X 1 NO	=	94.58	SQ.MT
8	1/2	X	10.14	X	10.33	X 1 NO	=	156.49	SQ.MT
9	1/2	X	12.15	X	21.49	X 1 NO	=	571.15	SQ.MT
10	1/2	X	20.11	X	35.14	X 1 NO	=	1387.51	SQ.MT
11	1/2	X	12.11	X	3.05	X 1 NO	=	90.41	SQ.MT
12	1/2	X	1.15	X	0.08	X 1 NO	=	0.92	SQ.MT
13	1/2	X	0.08	X	0.15	X 1 NO	=	0.06	SQ.MT
14	1/2	X	20.90	X	13.11	X 1 NO	=	137.80	SQ.MT
15	1/2	X	22.21	X	22.28	X 1 NO	=	246.80	SQ.MT
16	1/2	X	14.20	X	12.12	X 1 NO	=	171.86	SQ.MT
17	1/2	X	14.20	X	1.14	X 1 NO	=	11.55	SQ.MT
18	1/2	X	7.50	X	2.38	X 1 NO	=	10.53	SQ.MT
19	1/2	X	2.36	X	1.58	X 1 NO	=	1.87	SQ.MT
20	1/2	X	8.92	X	1.07	X 1 NO	=	4.80	SQ.MT
21	1/2	X	9.92	X	1.03	X 1 NO	=	4.80	SQ.MT
22	1/2	X	2.24	X	1.13	X 1 NO	=	1.32	SQ.MT
23	1/2	X	6.90	X	3.08	X 1 NO	=	10.53	SQ.MT
						TOTAL ADDITION	=	2457.70	SQ.MT. A
DEDUCTIONS									
A	1/2	X	4.92	X	0.19	X 1 NO	=	0.46	SQ.MT
						TOTAL DEDUCTION	=	0.46	SQ.MT. B
TOTAL AREA (A - B)							=	2456.92	SQ.MT. C
ROAD SETBACK AREA CALCULATION									
1	1/2	X	28.07	X	3.93	X 1 NO	=	55.31	SQ.MT.
2	1/2	X	27.97	X	1.76	X 1 NO	=	24.65	SQ.MT.
3	1/2	X	11.19	X	2.12	X 1 NO	=	13.13	SQ.MT.
4	1/2	X	4.92	X	3.02	X 1 NO	=	8.44	SQ.MT.
5	1/2	X	4.92	X	3.52	X 1 NO	=	8.65	SQ.MT.
						TOTAL	=	110.18	SQ.MT. D
AREA OF PLOT AS PER SC (C - D)							=	2346.74	SQ.MT.



SHEET NO.01/04

CONTENT OF SHEET: LAYOUT

GROUND FLOOR PLAN PLOT AREA DIAGRAM & CALCULATION REHAB BUILT UP AREA SUMMARY SALE BUILT UP AREA SUMMARY REHAB TENAMENT STATEMENT PARKING AREA STATEMENT REHAB & SALE CONSTRUCTION AREA SUMMARY KEY PLAN SITE PLAN & LOCATION PLAN

STAMP OF APPROVAL OF PLANS

Approved Subject to the condition mentioned in this office permission
letter No. MMR/SRA/ENG/038/Sec4/mhdpda/ap
Dt. 1 - MAY - 2021

Executive Engineer
Mumbai Metropolitan Region
Slum Rehabilitation Authority, Thane

PROFORMA		
SR. NO.	DESCRIPTION	SCHEME PARAMETER AS PER ECPR 2020 (AREA IN SQ.MTR)
1	AREA OF PLOT (MIN. AREA 15 M. & R.C.70 MS CONSIDERED)	2,582.52
2	AREA AS PER OWNERSHIP (7/12 EXTRACT AS PER 7/12 EXTRACT)	16,630.00
a	AREA AS PER MUNICIPAL/ST. SHEET	2,582.52
2	AREA AS PER SITE	2,582.52
3	DEDUCTIONS	-
a	AREA UNDER 9.00 MTR WIDE D. P. ROAD	101.84
b	AREA UNDER ANY O.P. RESERVATION	-
4	TOTAL (2a + 3b)	101.84
5	TOTAL AREA FOR FSI PURPOSE (2-3a)	2,582.52
6	TOTAL PLOT AREA(SALE DEVELOPED AREA FOR FSI PURPOSE	2,582.52
10	MINIMUM FSI TO BE ATTAINED AS PER CLAUSE 14.7.1 (iv) OF UDCPR 2020	3.50 OR AS REQ FOR TDR SANCTIONED FSI
11	PROPOSED REHAB BUA	5,241.85
12	SALE COMMON PARKAGES, STAIRCASES AND AMENITIES etc.	3,259.10
13	REHAB COMPONENT (11 +12)	8,500.95
14	INCENTIVE FSI	1.50
15	SALE COMPONENT (SALE FSI - SALE BUA PERMISSIBLE (1.5 X 14)	10,126.25
16	ANCILLARY BUA IN THE SCHEME	3,500.29
17	TOTAL BUA SANCTIONED IN THE SCHEME (13 + 15)	13,366.07
18	TOTAL FSI SANCTION FOR THE SCHEME (17 / 7a)	5.50
19	SALE BUA PROPOSED IN THE SCHEME	4,076.70
20	TOTAL BUA PROPOSED IN THE SCHEME (13 + 19)	12,577.55
21	BALANCE BUA TDR PERMISSIBLE (17 - 20)	4,088.52
22	TOTAL FSI CONSUMED PAID (20 / 6)	4.87
23	NO. OF SLUM DWELLERS TO BE ACCOMMODATED	45.00
24	NO. OF OF TENAMENTS GENERATED IN THE SCHEME	158.00
a	SALE UNIT	157.00
b	RESIDENCE D.P.	101 NOS.
c	COMMERCIAL D.P.	12 NOS.
25	AMENITIES	
a	BALWADI	1 NOS.
b	WELFARE CENTRE	1 NOS.
c	LIBRARY	1 NOS.
d	SKILL DEVELOPMENT CENTRE	1 NOS.
e	SOCIETY OFFICE	2 NOS.
30	PARKING STATEMENT	
a	CAR PARKING REQUIRED FOR SALE BLDG.	86 NOS.
b	CAR PARKING PROVIDED FOR SALE BLDG.	86 NOS.
c	CAR PARKING REQUIRED FOR SALE AREA IN REHAB BLDG	4 NOS.
d	CAR PARKING PROVIDED FOR SALE AREA IN REHAB BLDG.	4 NOS.
e	SCOOTER PARKING REQUIRED FOR SALE BLDG.	174 NOS.
f	SCOOTER PARKING PROVIDED FOR SALE BLDG.	178 NOS.
g	SCOOTER PARKING REQUIRED FOR REHAB BLDG	181 NOS.
h	SCOOTER PARKING PROVIDED FOR REHAB BLDG	181 NOS.

COLOUR CODE

BOUNDARY OF PLOT - THICK BLACK
PROPOSED WORK - RED BRIGHT
DRAINAGE LINE - RED DOTTED
RECREATION GROUND - GREEN WASH
SETBACK AREA - GREEN PROPOSED
ROADS - BROWN WASH

CERTIFICATE OF AREA

CERTIFIED THAT I have surveyed the plot under reference on 16.06.19 and that the dimensions of the sides, etc. of the plot stated on the plan are as measured on site and the area so worked out is 2582.52 square meters and tallies with the area stated in the document of ownership.

for design consortium architects & interior designer
PROPRIETOR

OWNER'S NAME & ADDRESS:

OWNER'S SIGNATURE:

REV.	DATE	DESCRIPTION	DRAWN	APPROVED

PROJECT :
PROPOSED S.R. SCHEME ON LAND BEARING S. NO. 186 H NO. 3, 4(PT) & 6(PT)
VILLAGE - MAJIWADE, THANE FOR SHIVAI NAGAR SUNRITA CO-OP. HSG. SOC.(PROPOSED)

SCALE : 1:100
DATE :

DRAWN BY	CHECKED	APPROVED BY
RANE	AR.AVADHOOT MHATRE	Ar MANSIAN

DESIGN CONSORTIUM
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