

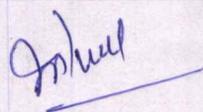
**REPORT OF COMMITTEE
IN COMPLIANCE WITH ORDER DATED 05/03/2024 OF
HON'BLE NGT IN THE MATTER-
OA NO. 57 OF 2024 (WZ)**

(SHRI MURLIDHAR DATTOBA NIMANKAR VS MAHARASHTRA STATE
POLICE HOUSING & WELFARE CORPORATION LTD. & ORS.)
**RELATED TO STP CONSTRUCTION VERY CLOSE TO
APPLICANT HOUSE ICHALKARANJI TAL.
HATKANANGLE, DIST KOLHAPUR, MAHARASHTRA**

**FOR SUBMISSION TO
HON'BLE NATIONAL GREEN TRIBUNAL,
WESTERN ZONE BENCH, PUNE**

REPORT OF COMMITTEE IN COMPLIANCE WITH ORDER DATED 05/03/2024 OF HON'BLE NGT IN THE MATTER- OA NO. 57 OF 2024 (WZ) (SHRI MURLIDHAR DATTOBA NIMANKAR VS MAHARASHTRA STATE POLICE HOUSING & WELFARE CORPORATION LTD. & ORS.) RELATED TO STP CONSTRUCTION VERY CLOSE TO APPLICANT HOUSE ICHALKARANJI TAL. HATKANANGLE, DIST KOLHAPUR, MAHARASHTRA

COMMITTEE MEMBERS

Name	Name of Department	Signature
Shri Nagendra Mutgekar, District Joint Commissioner, Kolhapur	Representative of District Magistrate Kolhapur	
Shri Prashant Bhosale, Chief Assistant Director Town Planning	Representative of Commissioner Ichalkaranji Municipal Corporation	
Shri Jagannath Salunkhe, Regional Officer, Kolhapur	Regional Officer, Maharashtra Pollution Control Board, Kolhapur.	

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1.0 BACKGROUND

An Original Application (O.A.) bearing No. 57/2024 is filed by Murlidhar Dattoba Nimankar against Maharashtra State Police Housing Society & Welfare Corporation Ltd. & Ors. Grievance in this Application is STP construction is carried out very close to residential area that is applicant's house is about 2 mtrs away from this building wall. Hon'ble National Green Tribunal (NGT), Western Zone Bench, Pune passed an order on 05.03.2024 and constituted a joint committee comprising one member each of respondent No.3 - District Collector, Kolhapur, respondent No.4 - Maharashtra Pollution Control Board (MPCB) and respondent No. 5 - Ichalkaranji Municipal Corporation.

2.0 THE COMMITTEE

The Hon'ble NGT passed an order on 05.03.2024 & constituted a committee comprising of Representative of District Magistrate, Kolhapur, Representative of Ichalkaranji Municipal Corporation and Regional officer, MPCB, Kolhapur.

The committee comprised of following members-

01	Shri Nagendra Mutgekar, District Joint Commissioner, Kolhapur	Representative of District Magistrate Kolhapur
02	Shri Prashant Bhosale, Assistant Director of Town Planning	Representative of Commissioner Ichalkaranji Municipal Corporation
03	Shri Jagannath S Salunkhe	Regional Officer, MPCB, Kolhapur

The committee is directed to furnish,

- The Committee shall visit the site in question, after communicating the applicant the date of visit to the site, shall submit the sketch of the site, showing the distance of the house of the applicant from the alleged construction of STP site. The copy of aforesaid Hon'ble NGT order dated 05.03.2024 is provided at Annexure-I.

3.0 APPROACH OF COMMITTEE

- In compliance with aforesaid order wherein it was directed to The Committee shall visit the site in question, after communicating the applicant the date of visit to the site, shall submit the sketch of the site, showing the distance of the house of the applicant from the alleged construction of STP site.
- The Committee has given intimation to applicant regarding site visit of committee on dated. 19.04.2024.

4.0 SITE VISIT & OBSERVATIONS

- Accordingly, committee has carried out site visit on 19.04.2024. During site visit following members are present.
 1. Shri. Nagendra Mutgekar, District Joint Commissioner, Kolhapur representative of District Magistrate Kolhapur
 2. Shri. Prashant Bhosale, Assistant Director of Town Planning, representative of Commissioner Ichalkaranji Municipal Corporation
 3. Shri. Jaggnath S Salunke, Regional Officer, Maharashtra Pollution Control Board, Kolhapur.
 4. Shri. Murlidhar Dattoba Nimankar – Applicant
 5. Shri Bajirao Kambale, Junior Engineer, Water Supply & Drainage, Ichalkaranji Municipal Corporation.

6. Shri Sachin Harbad, Field Officer, Maharashtra Pollution Control Board, Kolhapur.

- During site visit it is noticed that Maharashtra State Police Housing Society & Welfare Corporation Ltd. has published tender on 04.05.2021 for construction of 210 flats with 03 nos. of building & 2 nos. of bungalow with STP for employee of Superintendent of Police Office at C.S No 14485 Final Plot no. 585 Kalanagar, Chandur Road, Ichalkaranji. The copy of E-tender attached as **Annexure – II.**
- The said tender allotted to M/s. Sonai Infrastructure Pvt. Ltd., Shriram Plaza, Ram Mandir Corner, Sangli vide dated 04.01.2022. The copy of said work order attached as **Annexure – III.**
- During site visit it is observed that Maharashtra State Police Housing & welfare Corporation Ltd has obtained Building Construction Permission for Ichalkaranji Municipal Council vide Dated 26.10.2021. The copy of Building Construction Permission with approval drawing & sketch attached as **Annexure – IV**
- The total plot area is 16400 Square Meter & Total Built Up area is 16887.68 Square Meter the details are as follows

Sr No	Building	Area		
		Basic	Ancillary	Total
1	WING - A	4756.88 SQM	2854.01 SQM	7610.89 SQM
2	WING - B	4756.88 SQM	2854.01 SQM	7610.89 SQM
3	WING - C	905.11 SQM	543.05 SQM	1448.16 SQM
4	WING - D	68.04 SQM	40.83 SQM	108.87 SQM
5	WING - E	68.04 SQM	40.83 SQM	108.87 SQM
	Total	10554.95 SQM	6332.73 SQM	16887.68 SQM

- During site visit it is observed that civil work of STP carried out in open space having area 620.79 Square Meter which is adjacent to applicant house at 3 Meter distance & total constructed area of STP 92 Square Meter out of that 72 Square Meter is underground & 20 Square Meter is above ground having capacity of 130 KLD.
- Total proposed water supply 141 KLD & total proposed generating Domestic Effluent is 113 KLD.
- During site visit it is observed that Maharashtra State Police Housing & welfare Corporation Ltd has not obtained Consent to Establish from Maharashtra Pollution Control Board for construction of STP.
- Previously applicant was submitted the complaint regarding construction of STP accordingly Maharashtra Pollution Control Board has issued SCN vide Dated. 20.12.2023 to The Deputy Commissioner & The Executive Engineer Ichalkaranji Municipal Corporation.

--OOXXOO--

Item No.1

(Pune Bench)

**BEFORE THE NATIONAL GREEN TRIBUNAL
WESTERN ZONE BENCH, PUNE**

[Through Physical Hearing (With Hybrid Option)]

ORIGINAL APPLICATION NO.57 OF 2024 (WZ)

Murlidhar Dattooba Nimankar

.... Applicant

Versus

Maharashtra State Police Housing & Welfare
Corporation Ltd. & Ors.

....Respondents

Date of hearing : 05.03.2024

**CORAM: HON'BLE MR. JUSTICE DINESH KUMAR SINGH, JUDICIAL MEMBER
HON'BLE DR. VIJAY KULKARNI, EXPERT MEMBER**

Applicant : Mr. Omkar Wangikar, Advocate

ORDER

1. This Original Application has been filed with the prayer that a direction may be issued to respondent No.1 – Maharashtra State Police Housing and Welfare Corporation Ltd. to demolish illegal STP constructed at the site and restore it to its position. According to the applicant, the construction of said STP is being done at Survey No.14485, Kalanagar, Shri Ram Nagar, Ichalkaranji, District Kolhapur. The total built-up area is 16,887 sq.mtrs for three apartments (A, B and C) and two row houses (D and E). For the said construction, building permission certificate was issued on 26.10.2021 by the Ichalkaranji Municipal Council (now Ichalkaranji Municipal Corporation) – respondent No.5 and huge portion of the land has also been kept for future expansion. The construction of STP is going on in open space, very close to the residential area (applicant's house is about 2 mtrs away from this building wall).

2. It is urged by the learned counsel for the applicant that the said construction is in violation of the guidelines issued by the Central

Pollution Control Board, which are annexed as Annexure-K at pages 61 to 64 of the paper-book, wherein at point No.4, it is mentioned that "STP should be located under the driveway, play area, or clubhouses, and far away from the residential buildings to not cause any nuisance to the people living." It is also mentioned therein that "also, STP should not be installed in the basement of any building. Access to the STP room should be from ground level or upper basement through well-designed walkways or headroom, and not from the lowest basement to avoid nuisance that may happen due to rain flooding, smell or sound."

3. Citing the above guidelines, it is alleged that respondent No.1 is raising construction of STP in open space. Therefore, it is in violation of the said guidelines and close to the residential area.

4. Our attention is also drawn to the Unified Development Control and Promotion Regulations for Maharashtra State, which is annexed as Annexure-L to the application, wherein at point No.3.4.7 (ii), following is recorded:

"3.4.7 Structures permitted in Open Space :

If required, structure and uses which can be permitted without counting in FSI in the recreational open spaces shall be as under:-

(i) *****

(ii) *The structures used for the purpose of pavilion, gymnasium, fitness centre, club house, vipashyana and yoga centre, crèche, kindergarten, library, or other structures for the purpose of sports and recreational activity (indoor or outdoor stadiums, etc. as per availability of area) may be permitted. Utilities such as water tank (underground or elevated), electric substation, generator set, pump houses, garbage treatment, public health out post/centre may be permitted only with the consent of the society of residents. Religious structure may be allowed with the permission of competent Authority as decided by Government from time to time."*

5. Having cited the above provision, it is argued by the learned counsel that the said provision does not contain "STP", hence it is quite evident that the STP cannot be set up in open space as per these Regulations, which are being breached by respondent No.1.

6. Further it is argued that no consent has been obtained by the Project Proponent-respondent No.1 despite the said activity falling in the 'Orange' category as per the classification made by the CPCB by their communication dated 12.01.2021, annexed as Annexure-J at pages 55 to 57 of the paper-book.

7. Considering the averments made, grounds raised in the application and the prima facie evidence produced on record, we find that the matter requires consideration because the question as to the adverse impact on the environment is involved in this matter and hence, we admit this Original Application and direct the Registry to issue notice to the respondents, returnable within four weeks.

8. The applicant is directed to provide copies of the Original Application and annexures thereto to the respondents, within a week.

9. The applicant is also directed to take necessary steps for service upon the respondents by both ways and also through available e-mail.

10. We also deem it appropriate to constitute a Joint Committee comprising one member each of respondent No.3 - District Collector, Kolhapur, respondent No.4 - Maharashtra Pollution Control Board (MPCB) and respondent No.5 - Ichalkaranji Municipal Corporation and MPCB shall be the nodal agency of the said Committee. We direct that the Committee shall visit the site in question, after communicating the applicant the date of visit to the site, shall submit the sketch of the site, showing the distance of the house of the applicant from the alleged construction of STP site and submit its report within one month to this Tribunal. The report of the Committee shall be submitted before us by

the MPCB by e-mail at ngt-pune@gov.in preferably in the form of searchable PDF/OCR Support PDF and not in the form of Image PDF.

11. A copy of this order shall be served upon all the members of the Joint Committee by the MPCB for compliance as above.
12. Put up this matter for next consideration on 02.05.2024.

Dinesh Kumar Singh, JM

Dr. Vijay Kulkarni, EM

March 05, 2024
O.A. No.57/2024 (WZ)
npj

**MAHARASHTRA STATE POLICE HOUSING AND WELFARE CORPORATION
LTD., MUMBAI**

(A Government of Maharashtra Undertaking)

Plot no. 89-89A, Near Police Officers' Mess, Sir Pochkhanwala Road, Worli,
Mumbai – 400 030.

Contact No. :- 022-24918388/89, Fax No. 24954139

Web site – www.msphc.org, email-jmd@msphc.org

(CIN – U45200MH1974SGC017281)

e-Tender Notice No. 01, Year 2021 – 22

Maharashtra State Police Housing and Welfare Corporation Ltd., Mumbai inviting online e-tenders in 'Lumpsum' form (C) from eligible contractors for –
Construction of Type II – 192 quarters, Type III- 16 quarters and Type IV- 02 quarters at Ichalkaranji, Dist. Kolhapur for S.P. Kolhapur including all infrastructural amenities. (Estimated cost Rs. 4803.95 Lakhs)."

- **Online Tender Form Fees: Rs.3,360/- (including 12% GST) (Non-refundable)**
- **Online Earnest Money Deposit: Rs. 48,03,950/-**

The Tender form fee & Earnest Money Deposit to be paid only through the online payment gateway of Maharashtra State Police Housing and Welfare Corporation Limited, Mumbai.

Detailed tender notice along with Tender Document and Drawings is available on e-tender portal <https://mahatenders.gov.in/nicgep/app> from 04/05/2021 at 17.30 hours.

Contact: Tel. No. (Help desk no.) 1800-3070-2232 & Mobile No. 7878107985, 7878107986

- 1) Go to <https://mahatenders.gov.in/nicgep/app>
- 2) Click on "Tenders by Organisation"
- 3) In search list select "Maharashtra State Police Housing and Welfare Corporation Ltd., Mumbai"
- 4) Select check box "Show All"
- 5) Click on search button

**Chief Engineer
Maharashtra State Police Housing &
Welfare Corporation Ltd., Worli, Mumbai**

महाराष्ट्र राज्य पोलीस गृहनिर्माण व कल्याण महामंडळ मर्यादित, मुंबई
(महाराष्ट्र शासनाचा उपक्रम)

भूखंड क्र. ८९-८९ अ, पोलीस अधिकारी भोजनालय जवळ, सर पोचखानवाला मार्ग, वरळी,
मुंबई - ४०० ०३०.

दूरध्वनी क्र. ०२२-२४९१८३८८/८९, फॅक्स नं. २४९५४१३९

Web site - www.msphc.org, email-jmd@msphc.org

(CIN - U45200MH1974SGC017281)

ई-निविदा सुचना क्र.०१, वर्ष २०२१ - २२

महाराष्ट्र राज्य पोलीस गृहनिर्माण व कल्याण महामंडळामार्फत खालील कामांकरीता बांधकामामध्ये अनुभवी असलेल्या कंत्राटदारांकडून 'नमुना सी म्हणजे ठोक पध्दतीची (Lumpsum)' ई-निविदा मागविणेत येत आहेत.

पोलीस अधीक्षक, कोल्हापूर यांचेकरीता प्रकार II ची १९२ निवासस्थाने प्रकार III ची १६ निवासस्थाने आणि प्रकार IV ०२ निवासस्थाने इंचलकरंजी जि. कोल्हापूर येथे सर्व पायाभूत सुविधासह बांधकाम करणे.

(कामाची अंदाजित रक्कम रु.४८०३.९५ लक्ष)

- ऑनलाईन कोऱ्या ई-निविदा प्रपत्राची रक्कम : रुपये ३,३६०/- (१२ टक्के जीएसटीसह) (ना परतावा योग्य)
- ऑनलाईन बयाणा रक्कम : रुपये ४८,०३,९५०/-

कोऱ्या निविदा प्रपत्राची रक्कम व बयाणा रक्कम महाराष्ट्र राज्य पोलीस गृहनिर्माण व कल्याण महामंडळाचे ऑनलाईन "पेमेंट गेटवे" द्वारेच स्वीकृत केली जाईल.

कोरे ई-निविदा व नकाशे यांची नक्कल (Downloading) करणे / विक्रीकरण <https://mahatenders.gov.in/nicgep/app> या संकेतस्थळावर दिनांक ०४/०५/२०२१ रोजी १७.३० वाजलेपासून उपलब्ध होतील.

संपर्कासाठी दूरध्वनी क्र. (help desk no.) १८००-३०७०-२२३२ व भ्रमणध्वनी क्र. ७८७८१०७९८५, ७८७८१०७९८६

- 1) Go to <https://mahatenders.gov.in/nicgep/app>
- 2) Click on "Tenders by Organisation"
- 3) In search list select "Maharashtra State Police Housing and Welfare Corporation Ltd., Mumbai"
- 4) Select check box "Show All"
- 5) Click on search button

मुख्य अभियंता

महाराष्ट्र राज्य पोलीस गृहनिर्माण व
कल्याण महामंडळ मर्यादित, मुंबई.

Maharashtra State Police
Housing & Welfare Corpn. Ltd.
Worli, Mumbai - 400 030.



By e-mail/Courier

No. PHC/TB/SE (HQ-1)/ Ichalkaranji/ 22 /2022

Date:- 4 JAN 2022

To,
The Director,
M/s. Sonai Infrastructure Pvt Ltd.
"Manthan +" 1st Floor, Shriram Plaza,
Ram Mandir Corner,
Sangli - 416416.
Email :- admin@sonaiinfra.com

(Kind Attention:- Mr. Ajinkya Shrinivas Patil)

Sub: - Construction of 210 quarters at Ichalkaranji, Dist. Kolhapur for S.P. Kolhapur
including infrastructural amenities
Work Order.

Ref :- i) Your financial bid opened on 01/09/2021.
ii) This office letter no. PHC/TB/SE(HQ-1)/Ichalkaranji/2723/2021, dt. 03/09/2021.
iii) Your office letter dated. 08/09/2021.
iv) This office letter no. PHC/TB/SE(HQ-1)/Ichalkaranji/3510/2021, dt. 08/12/2021.
v) Your office letter no. SONAI/MSPH&WC/Ichalkaranji/BG/2021/07, dt. 24/12/2021.

1. The contract for "Construction of 210 quarters at Ichalkaranji, Dist. Kolhapur for S.P. Kolhapur including infrastructural amenities" is awarded to your firm.
2. Your agreement is registered in this office vide Sr. No. C-03/2021 - 22. The accepted lumpsum offer is amounting to Rs.42,73,11,353/- (Rupees Forty Two Crore Seventy Three Lakhs Eleven Thousand Three Hundred and Fifty Three Only)
3. The work will be supervised and monitored by M/s. Somani & Associates, Sangli Project Management Consultant appointed by this office for "Construction of 210 quarters at Ichalkaranji, Dist. Kolhapur for S.P. Kolhapur including infrastructural amenities"

4. The work shall be completed within **24 (Twenty Four)** months including monsoon season with effect from the date of issue of this work order.
5. I wish you success and hope for the timely completion of the project.

Archana Tyagi
(Archana Tyagi)
Addl. DGP / Jt. Managing Director

Encl.:- Tender Documents and Tender Drawings.

Copy submitted for information to: - Director General of Police, Maharashtra State, Mumbai.

Copy to:-

- i) Chief Engineer, MSPH &WC Ltd. Mumbai.
- ii) Superintendent of Police, Kolhapur.
- iii) Superintending Engineer (HQ -1), MSPH&WC Ltd., Mumbai.
- iv) Superintending Engineer (Electrical), MSPH&WC Ltd., Mumbai.
- v) Superintending Engineer (Pune), MSPH&WC Ltd., Regional Site Office, Pune.
- vi) Chief Accounts Officer / Financial Advisor, MSPH&WC Ltd., Mumbai.
- vii) Architect, MSPH&WC Ltd., Mumbai.
- viii) PMC, M/s. Somani & Associates, Ground floor, Pranouti Apartment, Near Jal Bhavan, Miraj Road, Sangli – 416416.
- ix) Chief Technical Officer (For Uploading on Web Site).
- x) Master File / Agreement File.



इचलकरंजी नगरपरिषद, इचलकरंजी.
(नियम क्र.6.6.1)

बांधकाम परवाना मंजूरी / प्रारंभ प्रमाणपत्र

प्रति, ✓ मा.पोलीस अधिक्षक कोल्हापूर,
(महाराष्ट्र स्टेट पोलीस हौसिंग अँड वेलफेअर कार्पो.ली,
नगररचना योजना क्रं.1 अंतिम भूखंड क्रं.585पै,
रि.स.नं.523 पै, सि.स.नं.14485पै, (आरक्षण क्रं.87 भागशाः)
इचलकरंजी

महाशय,

आपण खालील ठिकाणी महाराष्ट्र नगरपरिषद, नगर पंचायती आणि औद्योगिक नगरे अधिनियम 1965 च्या कलम 189 अन्वये व महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम 1966 चे कलम 44 /69अन्वये विकास कार्य करण्यासाठी बांधकाम परवाना मिळण्यासाठी दिनांक 23.04.2021 रोजी केलेल्या अर्जास अनुसरून या खालील व पाटीमागे दिलेल्या शर्ती व अटीस पात्र राहून आणि या सोबतच्या बांधकाम नकाशावर दि. 23.04.2021 रोजी दर्शविलेल्या सुधारणास पात्र राहून आपणास हे प्रारंभ प्रमाणपत्र म. प्रा. व न.र.अधिनियम 1966 चे कलम 45 नुसार देणेत येत आहे. बांधकामाचा वापर पोलीस परेड ग्राऊंड व क्वार्टर्स रहिवास वापर कारणासाठी करणेचा आहे. या अन्वये इमारत बांधकाम परवाना दिला असला तरीही, पहिल्या टप्प्यात जोता लेव्हल पर्यंत तो आहे असे समजणेचे असून, झालेले बांधकाम परवानगीवर हुकुम आहे किंवा नाही याची खात्री न.प. कडून करून पुढील टप्प्यातील बांधकाम करणेस परवानगी देणेत येईल याची नोंद घ्यावी. (सोबत परिशिष्ट जी नियम क्रं.7.4 नुसार नमुनापत्र जोडले आहे)

बांधकामाच्या जागेचे वर्णन

रि.स.नंबर/गट न.	नगररचना योजना क्रं.1	सिटी सर्व्हे नंबर-	अंतिम भूखंड क्रं.585पै, रि.स.नं.523 पै, सि.स.नं.14485पै,
भूखंड व बांधकामाचे क्षेत्र-	16400 चौ.मी. (नेट प्लॉट एरिया-14176.75 चौ.मी. प्रस्ता बांध.क्षेत्र- बील्डींग A- क्षेत्र-7610.89 चौ.मी.+ बिल्डींग B- क्षेत्र-7610.89 चौ.मी.+ बिल्डींग C-क्षेत्र- 1448.16 चौ.मी.+बिल्डींग D- क्षेत्र-108.87 चौ.मी. + बिल्डींग E-क्षेत्र-108.87 चौ.मी. एकूण बांधकाम क्षेत्र-16887.68 चौ.मी.	ठिकाण-	कलानगर
रस्ता-	18 मीटर	शहर -	इचलकरंजी.

खास शर्ती / अटीवर-

- 1) Rain Water Harvesting ची सोय भूखंडामध्ये करणे बंधनकारक राहिल.
- 2) मागील बाजूच्या पानावर नमूद केलेल्या अटी बंधनकारक राहतील.
- 3) अंतिम रेखांकन मंजूर झाले शिवाय जोता पातळी वरील बांधकाम करता येणार नाही.

येणेप्रमाणे परवाना दिला असे.

बांधकाम परवाना क्रमांक : द.ठ.नं. 20 2 -20 2
दिनांक : 26/10/20 21 517

मुख्य अधिकारी,

इचलकरंजी नगरपरिषद, इचलकरंजी.

प्रत माहितीसाठी-

कर निर्धारक अधिकारी, इचलकरंजी नगरपरिषद.

इचलकरंजी नगरपरिषद, इचलकरंजी
बांधकाम परवाना मंजूरी / प्रारंभ प्रमाणपत्र

(महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम 1966 चे तरतुदी अन्वये व नियम क्रमांक 6.6.1 नुसार)

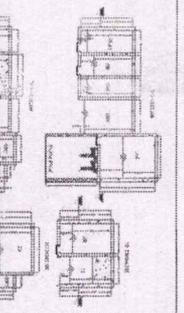
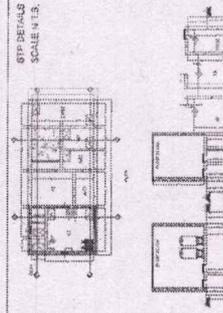
1. रस्ता रुंदीमुळे सोडावी लागणारी जागा सार्वजनिक रस्त्यात समाविष्ट होईल,
2. प्रारंभ प्रमाणपत्र हे बांधकाम परवाना दिल्या तारखेपासून एक वर्ष मुदतीकरिता आधाभूत राहिल ही मुदत संपण्या पूर्वी त्याचे नुतनीकरण करून घ्यावे लागेल. व ते प्रचलित नियमानुसार असल्यास त्यावेळी ते केले जाईल.
3. कोणाचेही हक्कावर / इजमेंटवर अतिक्रमण करणेचे नाही.
4. मंजूर नकाशाप्रमाणे जोता लेवल पर्यंत काम पूर्ण झाल्यास त्यास पुढील काम करण्यापूर्वी नगरपरिषदेची संमती घेतली पाहिजे. (सोबत नियम क्र.7.4 नुसार नमुनापत्र जोडले आहे.) बांधकाम बरहुकूम नसल्यास दिलेले पाणी कनेक्शन बंद केले जाईल.
5. बांधकाम समाधानकारकपणे पूर्ण झाल्याचा दाखला नगरपरिषदेकडून मिळाल्यानंतरच इमारतीचा वापर करता येईल.
6. सदर भूखंडाचे रेखांकनासह बांधकाम नकाशे मंजूर करणेत येत आहेत. महसूल खात्यातर्फे बिगरशेती आकारणी करून घेतल्याशिवाय कुटलाही विकास करणेचा नाही.
7. बांधकाम करतेवेळी बांधकाम साहित्याने जर नगरपरिषदेची जागा व्यापणार असेल तर त्याचे रितसर भाडे इकडे स्वतःहून भरणेचे आहे.
8. सदर जागेत किमान 10 झाडे लावणेची आहेत व ती जोपासणेची आहेत. अपरिहार्य असलेली प्लॉटमधील झाडे तोडण्यापूर्वी नगरपरिषदेची परवानगी घेणेची आहे.
9. संदर्भित प्रकारणी मालकी हक्क, कुळ हक्क इ. हक्कासंबंधी कोणत्याही प्रकारे उद्भवणारे बाबींची जबाबदारी न.प. वर राहणार नाही. याची त्यांना स्पष्ट दखल देणेत येत आहे. याबाबतच्या सर्व तक्रारींचे निवारण त्यांनी व त्या कोणाचे अर्जदार यांचे हक्काबाबत तक्रार असलेस त्यांनी योग्य त्या न्यायालयातून परस्पर सोडवून घेणेच्या आहेत.
10. मंजूरी दिलेल्या सविस्तर नकाशात जो प्रस्तावित बांधकामाचा वापर दर्शविला आहे त्यासाठीच त्याचा वापर करणे आवश्यक आहे.
11. संडास प्लॅश पध्दतीचा बांधणेचा आहे. इतर सांडपाण्यासह ते न.प. च्या ड्रेनेजला रितसर जोडणेचे आहे / संडास सेप्टीक टँक पध्दतीचा बांधणेचा आहे. त्याचे पाणी सोकपीटमध्ये मुरविणेचे आहे. तसेच इतर सांडपाण्याचा निचरा न. प. ने दिलेल्या सुचनेनुसार समाधानकारकपणे करणेचा आहे.
12. या परवानगीचे आधारे जी जागा आपल्या मालकीची नाही अशा ठिकाणी जमीनीचा विकास / बांधकाम करता येणार नाही.
13. बांधकामास सुरुवात करण्यापूर्वी इकडील कार्यालयातून सेटबॅक लाईन दर्शवून घेऊन नंतरच बांधकामास सुरुवात करणेची आहे.
14. सदर प्लॉटमध्ये महाराष्ट्र राज्य विज वितरण कंपनीचे गरजेप्रमाणे इले. ट्रान्सफॉर्मकरिता जागा उपलब्ध करून देणेची आहे.
15. विकास नियंत्रण नियमावलीतील नियम क्र. 20.1 व 20.2 प्रमाणे अग्नी प्रतीबंधकउपाय योजनांची पूर्तता बहूमजली इमारतीसाठी केलेल्या न.प.चे फायर विभागाचा दाखला घेवूनच भोगवटा प्रमाणपत्रासाठी अर्ज करणे आवश्यक आहे.
16. पायासाठी पायाखुदाई बेसमेंटचे काम करताना कोणत्याही प्रकारचा धोका अगर शेजारच्या मिळकतीस नुकसान अगर जिवित हानी झाल्यास त्याची सर्वस्वी जबाबदारी अर्जदार यांची राहिल त्यास न.प. जबाबदार राहणार नाही.
17. संदर्भित भूखंड हा कोणत्याही भूसंपादन प्रकरणाने बाधीत होत नसल्यास ही परवानगी द्यौध ठरते.
18. शासनाच्या उर्जा, उद्योग व कामगार विभागाकडील दि.17/10/97 चे आदेशानुसार प्रस्तुत निवासी / वाणिज्य वापरासाठी बांधकामास तात्पुरता विद्युत पुरवठा करणेस हरकत नाही. तथापि इमारत पूर्ण झाल्यानंतर नियमानुसार भोगवटा दाखल्याशिवाय विद्युत पुरवठा कायम करण्यात येणार नाही याची त्यांना स्पष्ट दखल देणेत येत आहे. तसेच न.पा. चा तसा दाखला घ्यावा.
19. शासनाच्या नगरविकास विभागाकडील दि.13/8/96 चे परिपत्रक क्र.अनाबा/1796/740/प्र.क्र.10096 नवि-20 अन्वये परवाना दिलेनंतर तात्पुरता पाणी पुरवठा औद्योगिक म्हणून करणेत येईल. तथापि इमारत पूर्ण झाल्यानंतर नियमानुसार भोगवटा दाखला घेतल्याखेरीज पाणी पुरवठा कायम करता येणार नाही याची नोंद घ्यावी.
20. सादर केलेली माहिती चुकीची अथवा दिशाभूल करणारी असलेचे आढळून आलेस सदरचे प्रमाणपत्र रद्द करणेत येईल व गुन्हा दाखल करणेत येईल. याची नोंद घ्यावी.
21. आय.एस. कोड 456-2000 याप्रमाणे स्ट्रक्चरल डिझाईन करण्यात यावे. इमारत बांधकाम भूकंप रोधक असलेबाबत स्ट्रक्चरल इंजिनियर यांचा दाखला हजर केलेखेरीज भोगवटा प्रमाणपत्र मिळणार नाही.
22. स्थल निरीक्षणाच्या वेळी न. प.चे अधिकारी जागेस भेट देतील त्यावेळी मंजूर बांधकाम नकाशाची प्रत व प्रमाणपत्र साईटवर उपलब्ध करून द्यावे.
23. इमारतीच्या छतावरील पावसाच्या पाण्याचे संवर्धन (जपणूक) करणेची तरतूद केल्याशिवाय इमारतीचे भोगवटा प्रमाणपत्र मंजूर करता येणार नाही.
24. सौर उर्जेवर चालणारी उष्ण जल संयंत्रे इमारतीचे वापरानुसार आवश्यक क्षमता विचारात घेवून बसविणे बंधनकारक राहिल.
25. तळधराचा वापर निव्वळ सामान ठेवणेसाठी/ वाहनतळाकरिता करणेचा आहे. तळधरात ज्वालाग्रही पदार्थ / प्रदुषण सप्त सामुग्री / अवजड यंत्र सामुग्री यांचा साठा करता येणार नाही.
26. बोअरिंग काढावयाची इच्छा असलेस, त्यास न.पा.ची पुर्व परवानगी घ्यावी लागेल. परवानगी देताना वेळोवेळी विहीत अटी नमूद केल्या जातील.
27. जोता लेवल पर्यंतचे काम बांधकाम बरहुकूम आहे. असे न.पा.ने कळविले नंतरच पुढील बांधकामास सुरुवात करणेची आहे.

(अर्जदाराची सही)

APPROVAL DRAWING
 SHEET NO.-13 SITE PLAN
 Prof. Dr. A. K. Saha
 13/01/2024

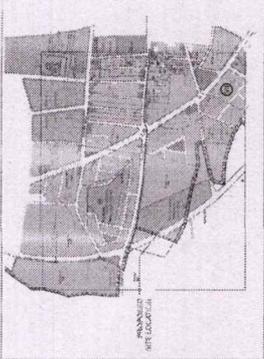
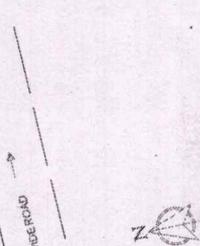
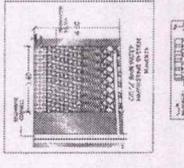
PROPOSED RESIDENTIAL BUILDING
 ON SITE NO. 13, 14 & 15
 FINAL PLOT NO. 585 (OLD PLOT NO. 523 PART) AT KALANAGAR
 CHALKHARAJI
 FOR S.P. KOLHAPURI, MAHARASHTRA
 STATE POLICE HOUSING & WELFARE
 CORPN. LTD.)

SOMANI AND ASSOCIATES
 ARCHITECTS, ENGINEERS & PLANNERS,
 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000



AREA STATEMENT

SIR	BRANCH	NO.	AREA
1	WING A	478.15 SQ.M	478.15
2	WING B	478.15 SQ.M	478.15
3	WING C	478.15 SQ.M	478.15
4	WING D	478.15 SQ.M	478.15
5	WING E	478.15 SQ.M	478.15
TOTAL			2390.75

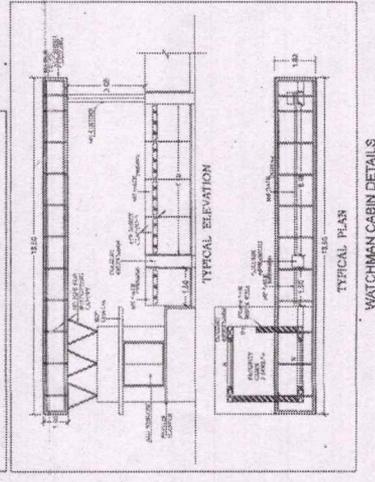
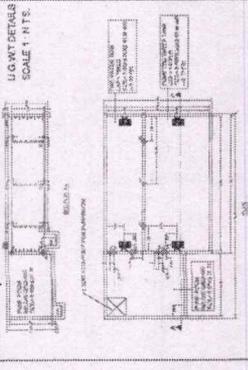
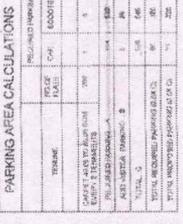


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SCALE: 1:100

PARKING AREA CALCULATIONS

TYPE	NO. OF CARS	AREA (SQ.M)
OPEN AREA	1	100.00
CAR SPACE	1	100.00
WALKWAY	1	100.00
TOTAL	3	300.00



SCALE: 1:100

SCALE: 1:100

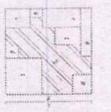
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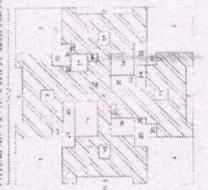
ARCHITECT: GAGE & COMPANY
1000 WEST 10TH AVENUE
DENVER, COLORADO 80202
PHONE: 333-1111
FAX: 333-1111

FLOOR PLAN AND AREA CALCULATION
SCALE: 1/8" = 1'-0"

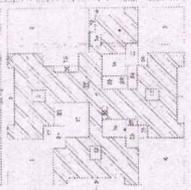
STILL FLOOR PLAN



TYPICAL UP TO 7TH & 9TH TO 12TH FLOOR PLAN



8TH FLOOR PLAN

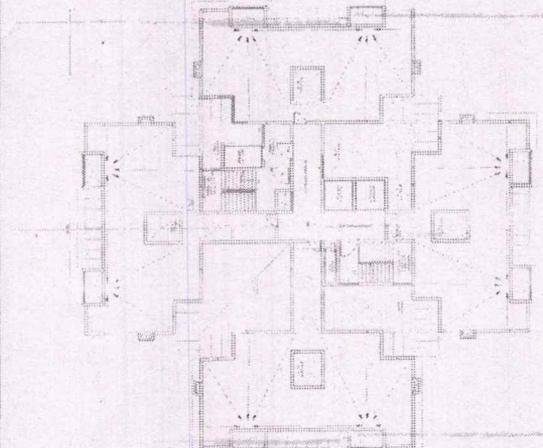


9TH FLOOR PLAN

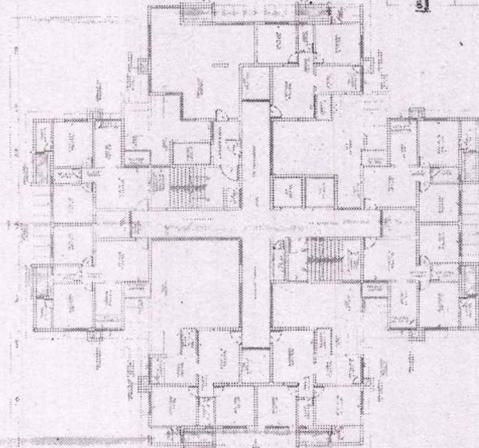


NO.	DESCRIPTION	AREA (SQ. FT.)	TOTAL AREA (SQ. FT.)
1
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3
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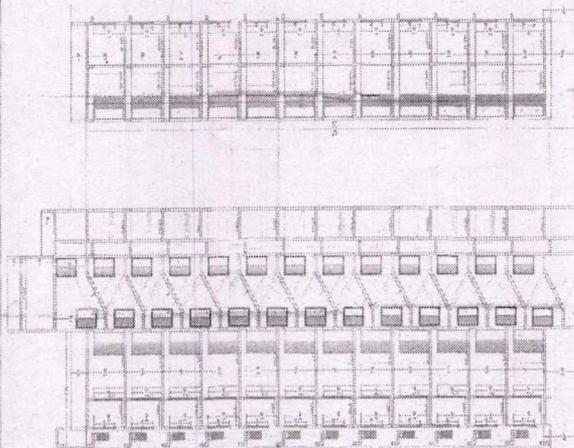
STILL FLOOR PLAN



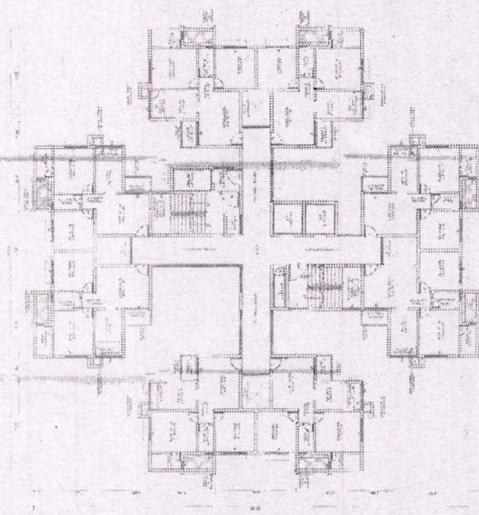
TERRACE FLOOR PLAN



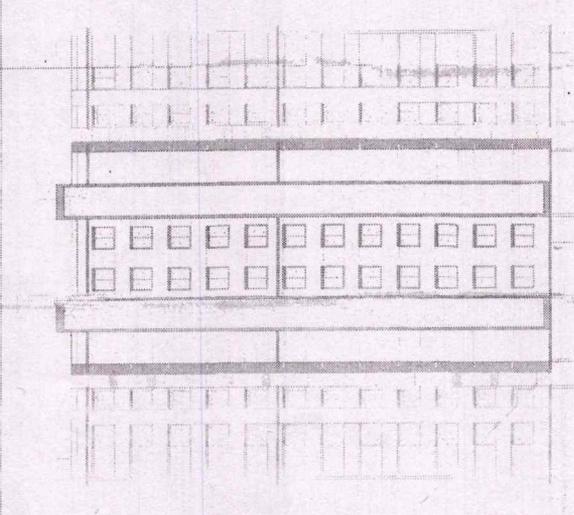
8TH FLOOR PLAN



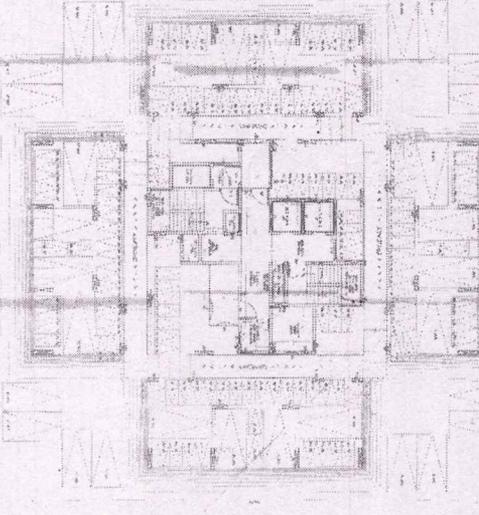
SECTION A



TYPICAL 1ST TO 7TH & 9TH TO 12TH FLOOR PLAN



ELEVATION A



11TH FLOOR PLAN

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FOR: [Signature]

SCALE: 1/8" = 1'-0"

PROJECT: [Project Name]

NO. 104

DATE: 10/15/01

BY: [Signature]

FOR: [Signature]

SCALE: 1/8" = 1'-0"

PROJECT: [Project Name]

NO. 104

DATE: 10/15/01

BY: [Signature]

FOR: [Signature]

SCALE: 1/8" = 1'-0"

PROJECT: [Project Name]

NO. 104

DATE: 10/15/01

BY: [Signature]

FOR: [Signature]

SCALE: 1/8" = 1'-0"

PROJECT: [Project Name]

NO. 104

DATE: 10/15/01

BY: [Signature]

FOR: [Signature]

SCALE: 1/8" = 1'-0"

PROJECT: [Project Name]

NO. 104

DATE: 10/15/01

BY: [Signature]

FOR: [Signature]

SCALE: 1/8" = 1'-0"

PROJECT: [Project Name]

NO. 104

DATE: 10/15/01

BY: [Signature]

FOR: [Signature]

SCALE: 1/8" = 1'-0"

PROJECT: [Project Name]

NO. 104

DATE: 10/15/01

BY: [Signature]

FOR: [Signature]

SCALE: 1/8" = 1'-0"

PROJECT: [Project Name]

NO. 104

DATE: 10/15/01

BY: [Signature]

FOR: [Signature]

SCALE: 1/8" = 1'-0"

PROJECT: [Project Name]

NO. 104

DATE: 10/15/01

BY: [Signature]

FOR: [Signature]

SCALE: 1/8" = 1'-0"

PROJECT: [Project Name]

NO. 104

DATE: 10/15/01

BY: [Signature]

FOR: [Signature]

SCALE: 1/8" = 1'-0"

PROJECT: [Project Name]

NO. 104

DATE: 10/15/01

BY: [Signature]

FOR: [Signature]

SCALE: 1/8" = 1'-0"

PROJECT: [Project Name]

NO. 104

DATE: 10/15/01

BY: [Signature]

FOR: [Signature]

SCALE: 1/8" = 1'-0"

PROJECT: [Project Name]

NO. 104

DATE: 10/15/01

BY: [Signature]

FOR: [Signature]

SCALE: 1/8" = 1'-0"

PROJECT: [Project Name]

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DATE: 10/15/01

BY: [Signature]

FOR: [Signature]

SCALE: 1/8" = 1'-0"

PROJECT: [Project Name]

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DATE: 10/15/01

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PROJECT: [Project Name]

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DATE: 10/15/01

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DATE: 10/15/01

BY: [Signature]

FOR: [Signature]

SCALE: 1/8" = 1'-0"

PROJECT: [Project Name]

NO. 104

DATE: 10/15/01

BY: [Signature]

FOR: [Signature]

SCALE: 1/8" = 1'-0"

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NO. 104

DATE: 10/15/01

BY: [Signature]

FOR: [Signature]

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PROJECT: [Project Name]

NO. 104

DATE: 10/15/01

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DATE: 10/15/01

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DATE: 10/15/01

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NO. 104

DATE: 10/15/01

BY: [Signature]

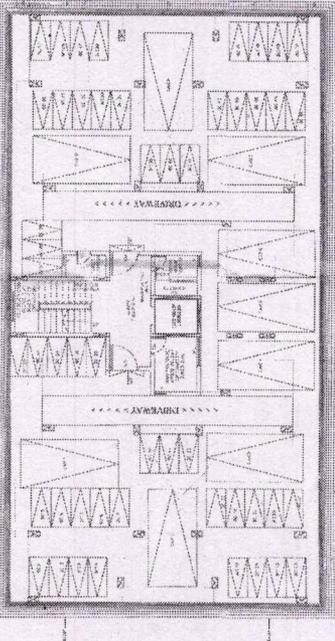
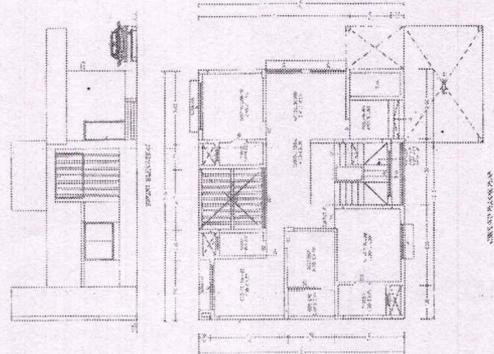
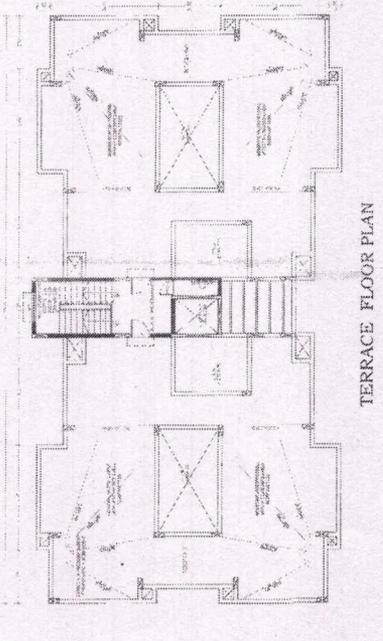
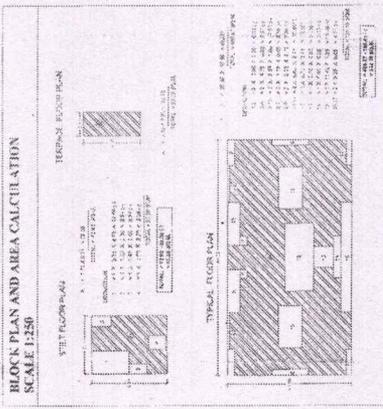
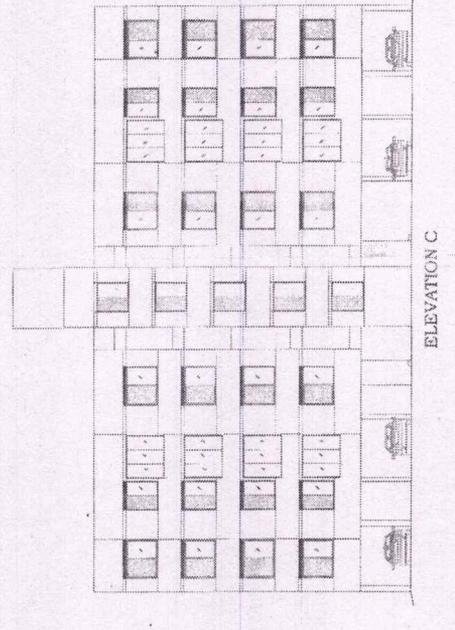
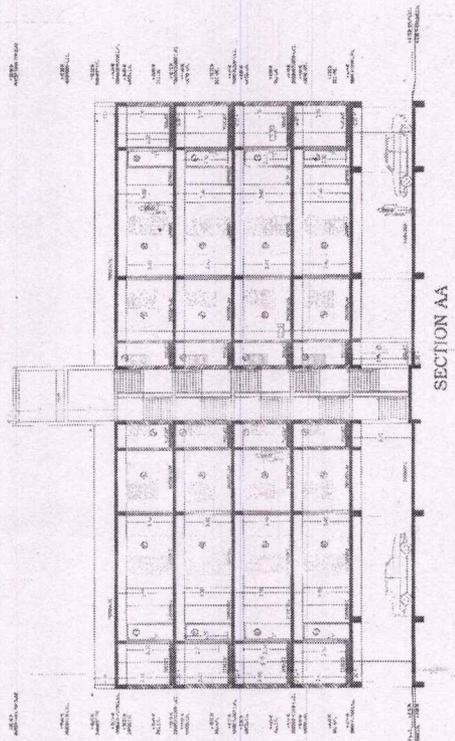
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APPROVAL DRAWING
SHEET 22
C.D & E. VONG
BOMA
57

REGISTERED ARCHITECT
SOMANI & ASSOCIATES
ARCHITECTS & PLANNERS
MINI ROOMS UNIT 14/15
PH: 62333828

STAMP OF APPROVAL

D & E WING



LIST OF CHANGES

S.N.	NO.	DESCRIPTION	DATE
1	1	ISSUE FOR PERMIT	15/01/2015
2	2	ISSUE FOR PERMIT	15/01/2015
3	3	ISSUE FOR PERMIT	15/01/2015
4	4	ISSUE FOR PERMIT	15/01/2015
5	5	ISSUE FOR PERMIT	15/01/2015
6	6	ISSUE FOR PERMIT	15/01/2015
7	7	ISSUE FOR PERMIT	15/01/2015
8	8	ISSUE FOR PERMIT	15/01/2015
9	9	ISSUE FOR PERMIT	15/01/2015
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12	12	ISSUE FOR PERMIT	15/01/2015
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47	47	ISSUE FOR PERMIT	15/01/2015
48	48	ISSUE FOR PERMIT	15/01/2015
49	49	ISSUE FOR PERMIT	15/01/2015
50	50	ISSUE FOR PERMIT	15/01/2015

PROPOSED RESIDENTIAL BUILDING ON T.P. SCHEME - 1
CTR. NO. 14468 AT KALAMANGI, CHALABURAH
MUNICIPALITY, DISTRICT OF RAJASTHAN
HOUSING & URBAN DEVELOPMENT
DEPARTMENT, GOVT. OF RAJASTHAN

SOMANI & ASSOCIATES
ARCHITECTS & PLANNERS
MINI ROOMS UNIT 14/15
PH: 62333828

WORKING DRAWING
5A

SITE LAYOUT

DRAWING CONTENTS

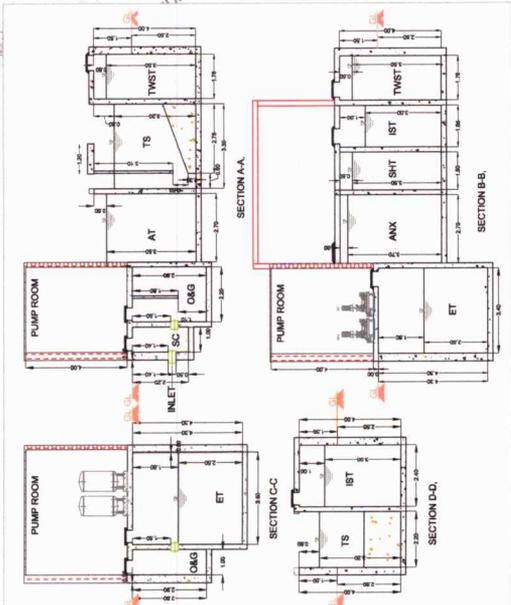
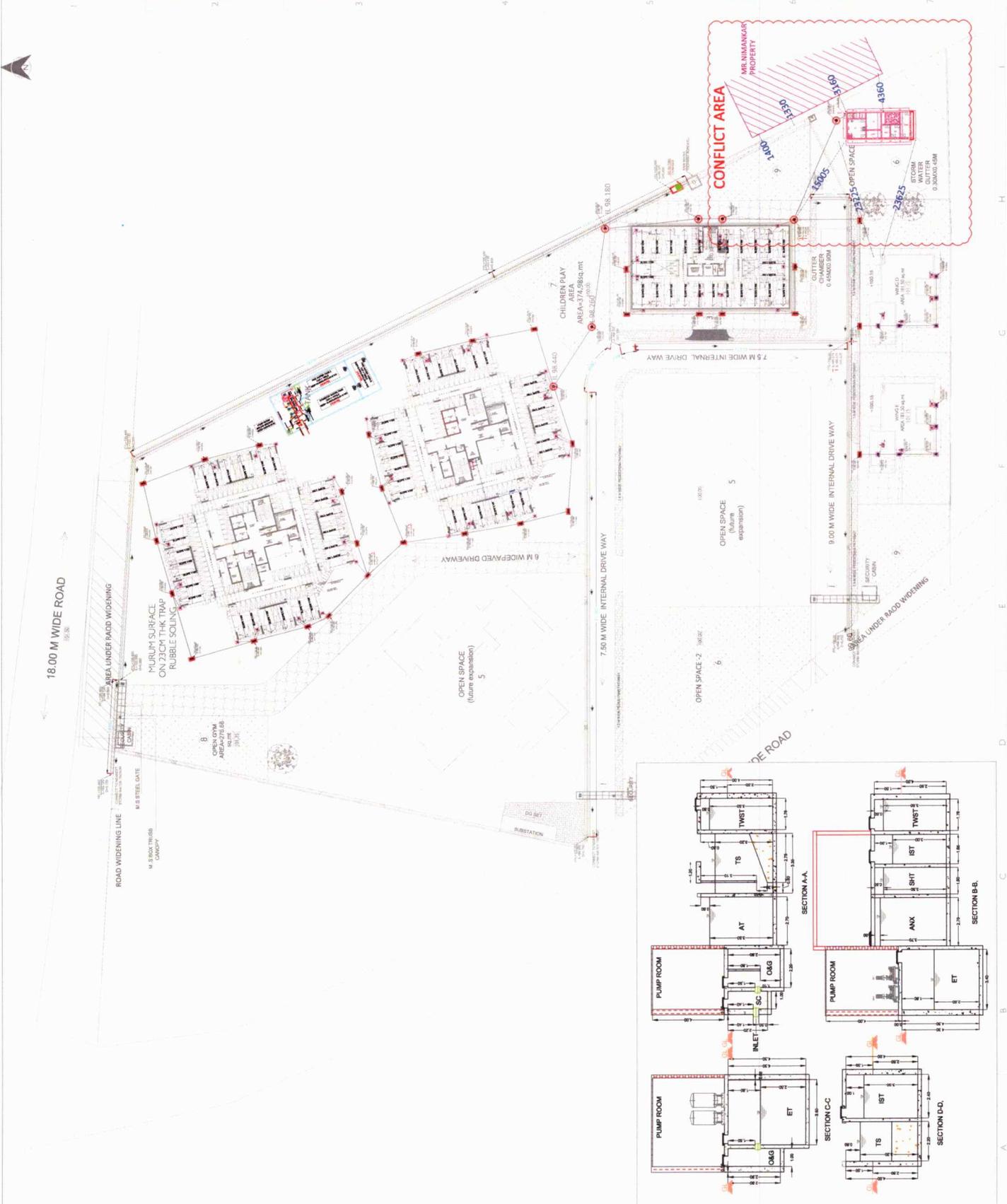
LEGENDS FOR DRAINAGE

110MM Ø SOIL PIPE
75MMØ WASTE WATER PIPE
100MM Ø S.W. PIPE
150MMØ RCC-HUME NP3 CLASS PIPE
225MMØ RCC-HUME NP3 CLASS PIPE
300MMØ RCC-HUME NP3 CLASS PIPE
300X300MM GULLY TRAP CHAMBER
600X450MM INSPECTION CHAMBER
900X450MM INSPECTION CHAMBER
600 MM Ø INSPECTION ROUND CHAMBER

LEGEND:

NO.	DESCRIPTION
1	SECURITY CABIN & ENTRANCE GATES
2	TYPE I QUARTERS (WING A & B)
3	TYPE II QUARTERS (WING C)
4	TYPE IV QUARTERS (WING D & E)
5	FUTURE PROPOSED TYPE II
6	OPEN SPACE / RECREATIONAL SPACE
7	CHILDREN PLAY AREA
8	OPEN GYM
9	THICK FOLIAGE

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PROJECT: Proposed 210 Residential Quarters
at S.No.144B, Chandur Road, Kalanagar, Ichalkaranji

CLIENT: Maharashtra State Police Housing & Welfare Corporation
Plot No. 89/80, SP, Ichalkaranji Road, Ichalkaranji, Dist. Solapur, Maharashtra.

ISSUED FOR: GFC
JOB NO.: PHC-I
SHEET NO.: MLI

REVISION NO. AS PER MID A.B.B.

SOMANI & ASSOCIATES
PRACTICE OFFICE: 101/102, MIDC, Phase II, Ichalkaranji, Dist. Solapur, Maharashtra. TEL: 91-20-23333333
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