BUILT-UP AREA STATEMENT OF BUILDING NO.1 TO 9

FLOOR	BLDG. NO.1 AREA IN SQ.MT	BLDG. NO.2 AREA IN SQ.MT	BLDG. NO.3 AREA IN SQ.MT	BLDG. NO.4 AREA IN SQ.MT	BLDG. NO.5 AREA IN SQ.MT	BLDG. NO.6 AREA IN SQ.MT	BLDG. NO.7 AREA IN SQ.MT	BLDG. NO.8 AREA IN SQ.MT	TOTAL FLOOR AREA AREA IN SQ.MT	BLDG. NO.9 AREA IN SQ.MT	TOTAL EXCESS PREMIUM AREA IN SQ.MT
	(PLOT 1)									(PLOT 2)	(PLOT 1+2)
GROUND FLOOR AREA	210.66	00.00	00.00	00.00	00.00	00.00	00.00	00.00	210.66	00.00	350.18
FIRST FLOOR AREA	268.58	189.53	189.53	189.53	189.53	190.28	152.95	189.53	1688.97	129.51	277.35
SECOND FLOOR AREA	268.58	189.44	189.44	189.44	189.44	190.28	152.95	189.44	1688.52	129.51	277.35
THIRD FLOOR AREA	268.58	189.53	189.53	189.53	189.53	190.28	152.95	189.53	1688.97	129.51	277.35
FOURTH FLOOR AREA	268.58	189.44	189.44	189.44	189.44	190.28	152.95	189.44	1688.52	129.51	277.35
FIFTH FLOOR AREA	268.58	181.84	181.84	181.84	181.84	181.84	137.16	181.84	1625.08	129.51	277.35
SIXTH FLOOR AREA	268.58	189.44	189.44	189.44	189.44	190.28	152.95	189.44	1559.01		261.84
SEVENTH FLOOR AREA	268.58	189.53	189.53	189.53	189.53	190.28	152.95	189.53	1559.48		261.84
EIGHTH FLOOR AREA	268.58	177.83	177.83	177.83	177.83	178.66	129.78	177.83	1466.17		261.84
NINTH FLOOR AREA	268.58	189.53	189.53	189.53	189.53	190.28	152.95	189.53	1559.46		261.84
TENTH FLOOR AREA	268.58	189.44	189.44	189.44	189.44	178.66	129.78	189.44	1524.22		261.84
ELEVENTH FLOOR AREA	268.58	189.53	189.53	189.53	189.53	190.28	152.95	189.53	1559.46		261.84
TWELFTH FLOOR AREA	268.58	189.44	189.44	189.44	189.44	190.28	152.95	189.44	1559.01		261.84
THIRTEEN FLOOR AREA	268.58								268.58		26.03
FOURTEEN FLOOR AREA	268.58								268.58		26.03
KDMC/NRV/CC/DOM.DN/96 DATE:-18/06/2015		EXISTING AREA 757.94 GR+4TH FLOOR	EXISTING AREA 757.94 GR+4TH FLOOR	EXISTING AREA 757.94 GR+4TH FLOOR	EXISTING AREA 757.94 GR+4TH FLOOR				EXISTING AREA 3031.76		EXISTING AREA 707.80
KDMC/NRV/CC/DOM.DN/328 DATE:-03/01/2017		EXISTING AREA 1496.38 5TH+12TH FLOOR	EXISTING AREA 1496.38 5TH+12TH FLOOR	EXISTING AREA 1496.38 5TH+12TH FLOOR	EXISTING AREA 1496.38 5TH+12TH FLOOR	EXISTING AREA 761.12 GR+4TH FLOOR	EXISTING AREA 811.80 GR+4TH FLOOR	EXISTING AREA 757.94 GR+4TH FLOOR	EXISTING AREA 8116.38		EXISTING AREA 1603.85
TOTAL FLOOR AREA	PROPOSED AREA 3970.78					PROPOSED AREA 1490.36	PROPOSED AREA 1161.47	PROPOSED AREA 1496.38	PROPOSED AREA 8118.99	PROPOSED AREA 647.55	PROPOSED AREA 1310.20

3601.85

TOTAL STAIRCASE PREMIUM AREA STATEMENT OF BUILDING NO.1 TO 9

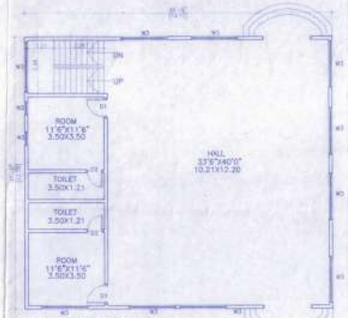
FLOOR	BLDG. NO.1 AREA IN SQ.MT	BLDG. NO.2 AREA IN SQ.MT	BLDG. NO.3 AREA IN SQ.MT	BLDG. NO.4 AREA IN SQ.MT	BLDG. NO.5 AREA IN SQ.MT	BLDG. NO.6 AREA IN SQ.MT	BLDG. NO.7 AREA IN SQ.MT	BLDG. NO.8 AREA IN SQ.MT	BLDG. NO.9 AREA IN SQ.MT	TOTAL FLOOR AREA AREA IN SQ.MT
GROUND FLOOR AREA	33.44	42.91	42.91	42.91	42.91	42.91	28.63	42.91	28.63	350.18
FIRST FLOOR AREA	26.02	33.51	33.51	33.51	33.51	33.51	34.75	33.51	16.51	277.35
SECOND FLOOR AREA	26.02	33.51	33.51	33.51	33.51	33.51	34.75	33.51	16.51	277.35
THIRD FLOOR AREA	26.02	33.51	33.51	33.51	33.51	33.51	34.75	33.51	16.51	277.35
FOURTH FLOOR AREA	16.62	33.51	33.51	33.51	33.51	33.51	34.75	33.51	16.51	277.35
FIFTH FLOOR AREA	26.02	33.51	33.51	33.51	33.51	33.51	34.75	33.51	16.51	277.35
SIXTH FLOOR AREA	26.02	33.51	33.51	33.51	33.51	33.51	34.75	33.51		261.84
SEVENTH FLOOR AREA	26.02	33.51	33.51	33.51	33.51	33.51	34.75	33.51		261.84
EIGHTH FLOOR AREA	26.02	33.51	33.51	33.51	33.51	33.51	34.75	33.51		261.84
NINTH FLOOR AREA	26.02	33.51	33.51	33.51	33.51	33.51	34.75	33.51		261.84
TENTH FLOOR AREA	26.02	33.51	33.51	33.51	33.51	33.51	34.75	33.51		261.84
ELEVENTH FLOOR AREA	26.02	33.51	33.51	33.51	33.51	33.51	34.75	33.51		261.84
TWELFTH FLOOR AREA	26.02	33.51	33.51	33.51	33.51	33.51	34.75	33.51		261.84
THIRTEEN FLOOR AREA	26.02									26.02
FOURTEEN FLOOR AREA	26.02									26.02
		EXISTING AREA 1706.00 GR+4TH FLOOR	EXISTING AREA 1706.00 GR+4TH FLOOR	EXISTING AREA 1706.00 GR+4TH FLOOR	EXISTING AREA 1706.00 GR+4TH FLOOR					EXISTING AREA 707.80
		EXISTING AREA 1706.00 5TH+12TH FLOOR	EXISTING AREA 1706.00 5TH+12TH FLOOR	EXISTING AREA 1706.00 5TH+12TH FLOOR	EXISTING AREA 1706.00 5TH+12TH FLOOR					EXISTING AREA 1603.85
TOTAL FLOOR AREA	367.88					266.09	278.00	284.00	98.78	1310.20

SCHEDULE OF DOORS AND WINDOWS

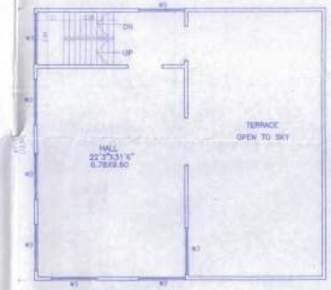
TYPE	MINIMUM SIZE	Y/N	MAXIMUM SIZE	Y/N	PROPOSED SIZE		REMARK	
LIV	3.50X3.35=11.72	1.66	4.57X3.05=13.93	2.32	1.67 X 1.50 = 2.50	W	SLID GLAZED	WPA
BED	2.39X2.13= 5.86	0.98	2.59X2.90=10.15	1.69	1.67 X 1.20 = 2.00	W		
KIT	2.39X2.13= 5.86	0.98	2.59X2.75= 9.27	1.04	1.20X 1.20 = 1.44	W2		
BATH	1.52X1.20= 1.82	0.30	1.52X2.13= 3.24	0.54	0.60X 0.90 = 0.54	W3	T.W.LOUVERED	WPA
W.C.	1.52X0.90= 1.37	0.23	1.39X2.13= 2.96	0.43	0.60X 0.90 = 0.54	W3		
MAIN DOOR					0.99 X 2.13	D	T.W.FLUSH DOOR	
INTERNAL DOOR					0.91 X 2.13	D1		
BATH & W.C. DOOR					0.75 X 1.98	D2	T.W.PANNELLED DOOR	

BALCONY AREA STATEMENT OF BUILDING NO.1 TO 9

BLDG.NO	FLOOR	PERMISSIBLE BALCONY AREA 10% OF FLOOR AREA	PROPOSED BALCONY AREA	EXCESS BAL AREA
BLDG.NO.1	(PER FLOOR) 1ST TO 14th	268.52 X 10% = 26.85 SQ.MTS	24.09 X 1.20 = 28.91 SQ.MTS	2.06 X 14 28.84 SQ.MTS
BLDG.NO.2+3(1ST TO 12TH) BLDG.NO.4+5(1ST TO 12TH)	(PER FLOOR) 1ST,2ND,TH,6TH & 11TH	378.06 X 10% = 37.81 SQ.MTS	28.96 X 1.20 = 34.75 SQ.MTS	
	(PER FLOOR) 3RD,4TH,7TH,10TH &12TH	378.88 X 10% = 37.88 SQ.MTS	28.96 X 1.20 = 34.75 SQ.MTS	
	5TH FLOOR	363.26 X 10% = 36.33 SQ.MTS	22.86 X 1.20 = 27.43 SQ.MTS	
	8TH FLOOR	355.88 X 10% = 35.57 SQ.MTS	28.96 X 1.20 = 34.75 SQ.MTS	
BLDG.NO.6+7+8 (1ST TO 8TH)	(PER FLOOR) 1ST,3RD & 7TH	532.76 X 10% = 53.27 SQ.MTS	42.99 X 1.20 = 51.58 SQ.MTS	
	(PER FLOOR) 2ND,4TH & 6TH	532.67 X 10% = 53.27 SQ.MTS	43.15 X 1.20 = 51.78 SQ.MTS	
	5TH FLOOR	500.44 X 10% = 50.04 SQ.MTS	30.66 X 1.20 = 36.79 SQ.MTS	
	(PER FLOOR) 8TH &10TH FLOOR	486.27 X 10% = 48.63 SQ.MTS	43.15 X 1.20 = 51.78 SQ.MTS	3.15 X 2 6.30 SQ.MTS
BLDG. NO.9	(PER FLOOR) 1ST TO 5TH FLOOR	129.51 X 10% 12.95 SQ.MTS	10.36 X 1.20 = 12.43 SQ.MTS	
	TOTAL EXCESS BALCONY AREA			35.14 SQ.MTS



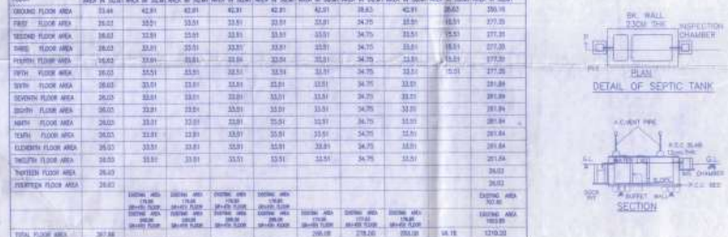
GROUND FLOOR PLAN
CLUB HOUSE SCALE-1:100



FIRST FLOOR PLAN
CLUB HOUSE SCALE-1:100

KDMC/NRV/CC/DOM.DN/96 DATE:-18/06/2015. AREA=3031.76 SQ.MTS

KDMC/NRV/CC/DOM.DN/328 DATE:-03/01/2017. AREA=8116.38 SQ.MTS



DETAIL OF SEPTIC TANK

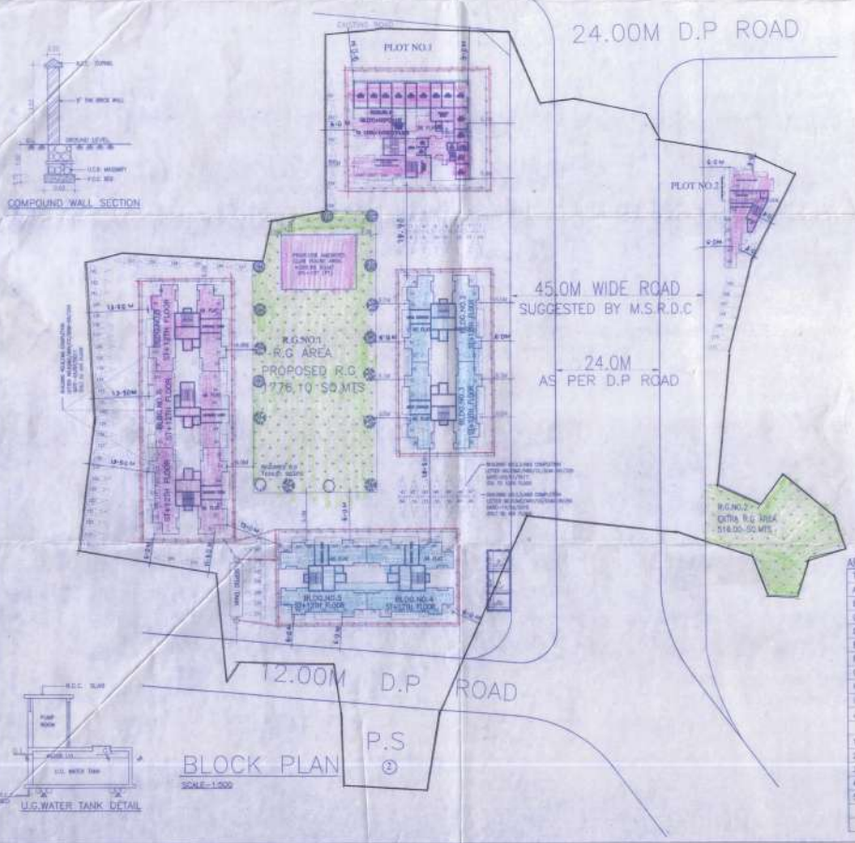
LOCATION PLAN
SCALE-1:2000

AREA CALCULATION OF CLUB HOUSE

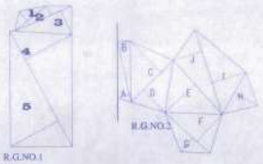
BLOCK AREA 46'6" X 41'0"	1906.50
GROUND FL. AREA	1906.50 177.11 SQ.M

AREA CALCULATION OF CLUB HOUSE

BLOCK AREA 23'3" X 41'0"	953.25
FIRST FL. AREA	953.25 88.58 SQ.M



BLOCK PLAN
SCALE-1:500



LINE DIAGRAM OF R.G
SCALE 1:1000

TOTAL FLAT AREA STATEMENT

TOTAL FLAT BELOW 30.00M²	AREA BETWEEN 30.00 TO 40.00M²	AREA BETWEEN 40.00 TO 60.00M²	AREA ABOVE 60.00M²
397 NOS 20 NOS(5.03 %)	172 NOS (43.33%) M.I.G	172 NOS (43.33%) L.I.G	33 NOS (8.31%)

1. PREMIUM AMOUNT ALREADY PAID TO KDMC R.NO.F104/4771 DATE:-10/05/2013 OLD STARCASE PREMIUM AREA =1706.00 SQ.MTS
2. PREMIUM AMOUNT ALREADY PAID TO KDMC R.NO.F104/6841 DATE:-31/05/2013 OLD STARCASE PREMIUM AREA =1113.00 SQ.MTS
3. PREMIUM AMOUNT ALREADY PAID TO KDMC R.NO.F104/6841 DATE:-31/05/2014 OLD STARCASE PREMIUM AREA =894.00 SQ.MTS

NEWLY STARCASE PREMIUM AREA =158.85 SQ.MTS

AREA CALCULATION OF R.G.NO.1+2

TOTAL ADDITION						
A	0.5 X 14.35	X	2.86	X 1 NO	20.52	SQ.MT.
B	0.5 X 14.35	X	2.95	X 1 NO	21.17	SQ.MT.
C	0.5 X 13.67	X	10.11	X 1 NO	69.10	SQ.MT.
D	0.5 X 13.67	X	7.10	X 1 NO	48.53	SQ.MT.
E	0.5 X 16.65	X	9.49	X 1 NO	79.00	SQ.MT.
F	0.5 X 13.17	X	9.06	X 1 NO	59.66	SQ.MT.
G	0.5 X 14.00	X	4.28	X 1 NO	29.96	SQ.MT.
H	0.5 X 11.14	X	6.11	X 1 NO	34.03	SQ.MT.
I	0.5 X 20.38	X	6.19	X 1 NO	63.46	SQ.MT.
J	0.5 X 20.40	X	6.92	X 1 NO	70.59	SQ.MT.
				A TO J ADDITION	516.02	SQ.MT.
1	0.5 X 16.75	X	5.85	X 1 NO	62.22	SQ.MT.
2	0.5 X 28.50	X	4.75	X 1 NO	72.50	SQ.MT.
3	0.5 X 28.50	X	11.50	X 1 NO	163.88	SQ.MT.
4	0.5 X 60.00	X	24.25	X 1 NO	727.50	SQ.MT.
5	0.5 X 60.00	X	25.00	X 1 NO	750.00	SQ.MT.
				1 TO 5 ADDITION	1776.10	SQ.MT.
				TOTAL ADDITION	2292.12	SQ.MT.

PARKING AREA STATEMENT BUILDING NO. 1 TO 9

PARKING AREA AS PER GIVEN BELOW	BLDG.NO.1 NO.OF FLAT	BLDG.NO.2 NO.OF FLAT	BLDG.NO.3 NO.OF FLAT	BLDG.NO.4 NO.OF FLAT	BLDG.NO.5 NO.OF FLAT	BLDG.NO.6 NO.OF FLAT	BLDG.NO.7 NO.OF FLAT	BLDG.NO.8 NO.OF FLAT	BLDG.NO.9 NO.OF FLAT	BUILDING NO.1 TO 9 NO.OF FLAT	NOS. OF CARS
NO PARKING REQUIRED FOR UP TO BETWEEN 20.00 TO 30.00SQ.MTS. L.R. + K		2 NOS	2 NOS	2 NOS	2 NOS	3 NOS	3 NOS	3 NOS		20 NOS	NO PARKING REQUIRED
4 TENEMENTS HAVING CARPET AREA BETWEEN 30.00 TO 40.00SQ.MTS. L.R. + K		22 NOS	22 NOS	22 NOS	22 NOS	21 NOS	42 NOS	21 NOS		172 NOS	43.00 NOS
3 TENEMENTS HAVING CARPET AREA BETWEEN 40.00 TO 70.00SQ.MTS. L.R. + K	24 NOS	24 NOS	24 NOS	24 NOS	24 NOS	24 NOS		24 NOS		172 NOS	86.0 NOS
1 TENEMENTS HAVING CARPET AREA ABOVE 70.00SQ.MTS & ADD 10% FOR VISITOR'S PARKING L.R. + K	28 NOS	0 NOS	0 NOS	0 NOS	0 NOS	0 NOS	0 NOS	0 NOS	5 NOS	33 NOS	36.30 NOS
ONE PARKING SPACE FOR 90.0 SQ.MTS COMMERCIAL 210.66 SQ.MTS										210.66 SQ.MTS	2.02 NOS
TOTAL NOS. OF FLAT	52 NOS	48 NOS	48 NOS	48 NOS	48 NOS	48 NOS	45 NOS	48 NOS	5 NOS	397 NOS	167.3 NOS
TOTAL REQUIRED NOS OF CAR											170 NOS
TOTAL PROPOSED NOS OF CAR IN THE PLOT											170 NOS
TOTAL NOS OF TERRACE	38 NOS	47 NOS	47 NOS	47 NOS	47 NOS	46 NOS	44 NOS	46 NOS			358 NOS
TOTAL NOS OF BALCONY	112 NOS	59 NOS	59 NOS	59 NOS	59 NOS	59 NOS	59 NOS	59 NOS	15 NOS		536 NOS

STAMP AND DATE OF APPROVAL PLAN

सहायक नगर रचनाकार
संभाग पूर्व/ प्रभागसमाहर्ता व सहायक ग्राम
प्रकरण सं. बांधकाम / नवी / सा / 2092-92/2012
दिनांक 24/9/2020
वास्तुविशारद

सहायक नगर रचनाकार

THE PLANS PREPARED BY ME ARE IN ACCORDANCE WITH THE NORMS AS SPECIFIED BY INDIAN STANDARD INSTITUTE AND I WILL BE HELD RESPONSIBLE FOR ANY HARM CAUSED IN EARTHQUAKE DUE TO NEGLIGENCE OF THE STANDARDS.

I HAVE CONFIRMED THAT THE PROPOSED CONSTRUCTION IS AS PER THE NORMS AS SPECIFIED BY INDIAN STANDARD INSTITUTE FOR THE RESISTANCE OF EARTHQUAKE.

R. A. THAKARE
CONSULTING STRUCTURAL ENGINEER
(KDMC Reg. No. 355) SIGNATURE OF R.C.C. CONSULTANT

PERFORMA

A	**AREA STATEMENT**	SQ.MTS.
1	AREA OF PLOT AS PER 7/12	17480.00
2	DEDUCTIONS FOR	–
	a) ROAD SET BACK AREA	–
	b) PROPOSED ROAD (10.00M +24.00M ROAD + 45M ROAD SUGGESTED BY M.S.R.D.C)	4924.73
	c) ANY RESERVATION (F.S) ⑦	391.87
	TOTAL(b+c+c)	5316.60
3	BALANCE AREA OF PLOT(1-2) PLOT '1' = PLOT '2' (11063.40+ 1100.00)	12163.40
	AREA STATEMENT OF PLOT '1'	
4	BALANCE AREA OF PLOT '2'	11063.40
5	DEDUCTION FOR	
	a) FOR RECREATIONAL GROUND 10%= PLOT '1' 11063.40	1059.51
	b) FOR INTERNAL ROAD	–
6	NET AREA OF PLOT (3-4)	9403.89
7	ADDITIONS FOR FLOOR SPACE INDEX	
	2a(i+2b) 100 % OF 40 % OF 5	4924.73
	2c) 100 % OF 40 % OF 5	247.87
	TOTAL AREA (5+6)	14576.49
8	FLOOR SPACE INDEX PERMISSIBLE	1.00
9	FLOOR SPACE INDEX CREDIT AVAILABLE BY DEVELOPMENT RIGHTS	14570.49
	(RESTRICTED TO 40% OF THE BALANCE AREA VIDE ITEM 5 ABOVE)	–
	a) FROM D.P. ROAD TO,S TAKEN FOR YOUR LISTED NO. 1. KDMC/NRV/HAR/1847, DATE:-10/09/2004.	447.00
	b) FROM D.P. RESERVATION 2. KDMC/NRV/HAR/3277, DATE:-14/06/2013.	2334.90
	3. KDMC/NRV/HAR/3105, DATE:-15/11/2016.	1840.00
10	PERMISSIBLE FLOOR AREA (7+8+9 ABOVE)	19017.39
11	EXISTING FLOOR AREA	11148.14
12	PROPOSED FLOOR AREA	8118.99
13	EXCESS BALCONY AREA TAKEN IN FLOOR SPACE INDEX	35.14
	(AS PER 9.2 BELOW)	
14	TOTAL BUILT UP AREA PROPOSED (11+12+13) BUILDING NO.1 TO 9	19302.27
15	F.S.I. CONSUMED (14/10)	2.05
	AREA STATEMENT OF PLOT '2'	
4	BALANCE AREA OF PLOT '1'	1100.00
5	DEDUCTION FOR	
	a) FOR RECREATIONAL GROUND	00.00
	b) FOR INTERNAL ROAD	–
6	NET AREA OF PLOT (3-4)	1100.00
7	ADDITIONS FOR FLOOR SPACE INDEX	
	2a(i+2b) 100 % OF 40 % OF 5	00.00
	2c) 100 % OF 40 % OF 5	
	TOTAL AREA (5+6)	1100.00
8	FLOOR SPACE INDEX PERMISSIBLE	1.00
9	FLOOR SPACE INDEX CREDIT AVAILABLE BY DEVELOPMENT RIGHTS	1100.00
	(RESTRICTED TO 40% OF THE BALANCE AREA VIDE ITEM 5 ABOVE)	–
	a) FROM D.P. ROAD	
	b) FROM D.P. RESERVATION	
10	PERMISSIBLE FLOOR AREA (7+8+9 ABOVE	1100.00
11	EXISTING FLOOR AREA	
12	PROPOSED FLOOR AREA	647.55
13	EXCESS BALCONY AREA TAKEN IN FLOOR SPACE INDEX	00.00
	(AS PER 9.2 BELOW)	
14	TOTAL BUILT UP AREA PROPOSED (11+12+13) BUILDING NO.9	647.55
15	F.S.I. CONSUMED (14/10)	0.59
B	**BALCONY AREA STATEMENT**	
	i) PERMISSIBLE BALCONY AREA FOR FLOOR 10%	
	ii) PROPOSED BALCONY AREA PER FLOOR AS SHOWN IN DRAWING	
	iii) EXCESS BALCONY AREA PER FLOOR	
	iv) TOTAL EXCESS BALCONY AREA FOR ALL FLOOR	
C.	**TENEMENT STATEMENT**	
	i) PROPOSED AREA (TOW A-12 AVERG)	8766.54
	ii) LESS DEDUCTION OF NON RESIDENTIAL AREA(SHOP ETC)	210.66
	iii) AREA AVAILABLE FOR TENEMENTS [(i)-(ii)]	8555.88
	iv) TENEMENTS PERMISSIBLE(Density of tenements/hectare)	
	(DENSITY OF TENAMENTS/HECTRE)	257 NOS
	v) TENEMENTS PROPOSED	240 NOS
	vi) TENEMENTS EXISTING	157 NOS
	TOTAL TENEMENTS ON THE PLOT	397 NOS

NOTES

- PLOT LINE SHOWN IN BLACK.
- PROPOSED WORK SHOWN IN PINK.
- DRAINAGE AND SEWERAGE WORK SHOWN IN DOTTED RED.
- EXISTING STRUCTURE TO BE DEMOLISHED SHOWN IN DOTTED YELLOW

CERTIFICATE OF AREA

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON 25/03/2010 AND THAT CALCULATION OF AREA 470 OF THE PLOT STATED ON SITE PLAN AS MEASURED ON SITE AND THE AREA SO ARRIVED OUT IS 17480.00 SQ.MTS. AND TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP TOWN PLANNING SCHEME RECORDS.

SIGN OF ARCHITECT

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED RESI.CUM.COMM. BUILDING ON LAND BEARING S.NO.95(OLD), S.NO.14(NEW),H.NO.1,2,&3., S.NO.84(OLD),S.NO.9(NEW),H.NO.5/2,S.NO 61(OLD),S.NO.13(NEW),H.NO.4. VILL. KANCHANGAV, TAL. KALYAN, WARD-H, SECTOR-5/A

NAME OF OWNER

FOR:- SHRI. SHAM KALU SHELAR & OTHERS.
P.O.A. HOLDER SHRI. HITESH MARENDRA SAMANT
Partner of M/S Swastik Realtors.

JOB NO.	DATE	DRAWING NO.	SCALE	DRAWN BY	CHECKED BY
4600	08/01/2017	ARCH/1	AS GIVEN	KHAN	KHAN

NORTH LINE

ARCHITECTS

SHRI.V.S.VAIDYA
C.A./75/2033

URBAN DESIGNER
1-4, 1ST FLOOR, MAHAVIR SHOPPING CENTER, AGRA ROAD, KALYAN (W)
421 301.