

TATA HOUSING[®]
TATA REALTY AND INFRASTRUCTURE LTD.

Haryana RERA registration no. 114 of 2022
Available on <https://haryanarera.gov.in/>



Artistic Impression

EXEMPLARY LIVING TOWERS
AT

La VIDA
LIFESTYLE RESIDENCES
SECTOR 113, GURUGRAM

#THISISIT

INTRODUCING 3 BED PREMIO AND GRANDE RESIDENCES

SPACIOUS LUXURY GETS A NEW MEANING

MULTI-UTILITY LIFESPACES GET A NEW DEFINITION

BEST-IN-CLASS FINISHES GET A NEW BENCHMARK



Master Bedroom



Family Lounge



Living & Dining Area

EXEMPLARY AMENITIES

Come home to a lifestyle that's way beyond the ordinary. It's a beautiful blend of tastefully planned exteriors, expansive greens, world-class amenities and a lot more that makes it a wholesome living experience for you and your dear ones.



Basketball Court

Layup for a slam dunk or shoot to win with precision.



Multi-Layered Clubhouse

Limitless spontaneous experiences that compliment an invigorating lifestyle.



Swimming Pool

Celebrate the spirit of togetherness overlooking the spectacular swimming pool with special Kids' pool.



Gymnasium

Spruce up a fighting fit weight training regimen with Aerobics, Cardio & Zumba.

EXEMPLARY LOCATION THAT'S A CUT ABOVE THE REST

Unlike common perception, the hallmark of high living can be quite accessible. Strategically located at Sector 113, near Dwarka Expressway, La Vida stands tall as the first residential development adjoining Dwarka. The project enjoys clear access from 60 mtr wide road main Bajgera Road and seamless connectivity to HUDA City Centre via Palam Vihar & NH8. Being located at a prominent location, your home here, is surrounded with all modern-day conveniences. Be it shopping, entertainment, healthcare facilities or education for your kids, everything good is available within your reach.

Landmarks

- Dwarka Sector 21 Metro Station
- IGI Airport, Delhi • TAJ Vivanta, Dwarka
- Radisson Blu, Dwarka • ITC Welcomhotel, Dwarka
- India International Convention Center (Upcoming)
- DDA Golf Course (Proposed)

Hospitals

- Columbia Asia Hospital, Gurugram
- Manipal Hospital, Dwarka
- Aakash Healthcare, Dwarka

Schools & Colleges

- Delhi Public School, Gurugram
- Orchid International School (Sector 113), Gurugram
- Vasant Valley School, Delhi • Mount Carmel, Dwarka
- Venkateshwara School, Dwarka • IP University
- NSIT & NLU, Dwarka • Northcaps University, Gurugram

Entertainment & Shopping

- Vegas Mall, Dwarka • Pacific Mall, Dwarka
- Ansal Plaza, Gurugram
- Ambience Mall, Gurugram



*Map not to scale and is for representation purpose only

MASTER PLAN



LEGENDS

- | | |
|--------------------------------|---|
| 1. Main entry | 21. Art installation plaza |
| 2. Guard room | 22. Seating |
| 3. Lily pool | 23. Stepped seating and grass terrace |
| 4. Water plaza | 24. Sunken garden |
| 5. Seasonal retention pond | 25. Skywalk |
| 6. Entry ramp | 26. Kids' play area |
| 7. Fruit tree bosque | 27. Slide |
| 8. Club forecourt / tree plaza | 28. Multipurpose counter |
| 9. Tower drop-off point | 29. Party lawn |
| 10. Basketball court | 30. Lawn |
| 11. Sandpit | 31. Herbal garden |
| 12. Car parking | 32. Provision for retail on ground floor* |
| 13. Feature wall | 33. Provision for primary school G+2* |
| 14. Badminton court | 34. Provision for nursery school G+1* |
| 15. Tennis court | |
| 16. Kids' play area | |
| 17. Artificial cricket pitch | |
| 18. Exit ramp | |
| 19. Kids' pool | |
| 20. Swimming pool | |

Artist's impression subject to revision due to change of plans and final approval by competent authorities. Green areas for representation purposes only.
*To be operated and managed by third party.

3 BHK (PREMIO) UNIT PLAN

Towers A1 & A2
 Unit 1, 2 & 3
 3 BHK (Premio)
 Level: Ground to 25th
 RERA Carpet Area: 112.95 sq. m. (1215.76 sq.ft.)
 Balcony: 33.78 sq. m. (363.61 sq.ft.)

KEY PLAN



3 BHK (GRANDE) UNIT PLAN

Towers A1 & A2
 Unit 4
 3 BHK (Grande)
 Level: Ground to 25th
 RERA Carpet Area: 138.74 sq. m. (1493.38 sq. ft.)
 Balcony: 39.64 sq. m. (426.69 sq. ft.)

KEY PLAN



EXEMPLARY SUSTAINABILITY

La Vida's sustainable design will have numerous far-reaching effects. Those who live here will have a green haven to return to every time. Upgrade to healthy living where you can maximize recharging of ground water by bioswales. Isn't it nice when what's good for the environment is good for you too? That's exemplary living!

- IGBC (Indian Green Building Council) pre-certified gold-rated building.
- Use of low VOC materials to protect the environment and your health.
- Rainwater harvesting to recharge the groundwater levels.
- Wastewater treatment: Treated water from STP will be used for landscaping and in water-efficient flushing systems.
- Use of indigenous plants across the landscape.



EXEMPLARY SPECIFICATIONS

DOORS

- Veneered Flush Main Door
- Laminate Finish Flush Internal Doors
- Red Meranti Wood Door Frame

ELECTRICAL SWITCHES & APPLIANCES

- DB Schneider / Equivalent Make Switches
- Provision for AC
- Geyser
- Provision for Water Purifier
- Video Door Phone

WASHROOMS

- Ceramic Tile Dado Up To Door Height
- Superior Quality Chrome-Plated Fittings & Fixtures
- Concealed Plumbing
- Premium Quality Western Commode & Washbasin
- Geyser in Master Bathroom & Provision for the Same in other Bathrooms

MAIN ENTRANCE LOBBY FLOORING

- Marble Flooring
- Wall (Dado) - In Tiles

APARTMENTS FLOORING

- Marble Flooring in Living Room & Family Lounge
- Vitrified Tiles in Kitchen, Kids' Bedroom, Guest Bedroom & Balcony
- Engineered Wooden Flooring in Master Bedroom
- Ceramic Tiles in Servant Room
- Vitrified Tiles in Washrooms (All Bedrooms & Common)
- Ceramic Tiles in Servant Washroom

APARTMENTS WALL TILES (Dado)

- Ceramic Tiles in Kitchen & Servant Washroom
- Premium Quality Tiles in Master Washroom & Other Washrooms
- Stone Counter in Kitchen
- Calcium Silicate False Ceiling in Washrooms
- Steel and Glass Railing in Balcony





La VIDA

LIFESTYLE RESIDENCES
SECTOR 113, GURUGRAM

www.tatarealty.in

SCAN FOR DIGITAL TOUR



La Vida Phase II Haryana RERA registration no. 114 of 2022 available on <https://haryanarera.gov.in/>. License no. 105 of 2011, License no. 85 of 2012 and License no. 86 of 2012 issued by the Director, Town and Country Planning Haryana, Chandigarh. Building Plan approval dated 3 June, 2016 bearing no. ZP-766/SD(BS)/2016/11348.

Disclaimer: The Project is being developed by 'Sector 113 Gatevida Developers Private Limited' (Promoter), a joint venture between Tata Housing Development Company Limited and CSN Estates Pvt. Ltd. The development is being carried out in phases and the amenities are common and shall be used by residents of all phases. The approvals can be checked at RERA website and the site office of the Promoter. Promoter reserves the right to make changes in the plan as per government guidelines. Please refer to the latest brochure prior to investing in the property. 'TATA' and 'TATA Housing' are the registered trademarks of Tata Sons Private Limited. LA VIDA is the registered trademark of Tata Housing Development Company Limited. For more information, please contact sales team at La Vida, Sector 113, Bajghera Road, Near Dwarka Expressway, Gurugram – 122017. For more information you may also visit <https://www.tatarealty.in/project/la-vida/>

SIDHARTHA
BUILD HOME

TATA HOUSING®

La VIDA
ESTATE RESIDENCES

Site address: La Vida, Sector 113, Bajghera Road, near Dwarka Expressway, Gurugram - 122017.
Regional Office: Tata Realty & Infrastructure, First Floor, Tower A, Intellion Edge, Southern Peripheral Road, Sector 72, Gurugram, Haryana - 122101.
www.tatahousing.in/lavida
Haryana RERA registration no. 148/2017 available on <https://haryanarera.gov.in/>.

Life in sync



Reconnect with nature.

It's easy when you live amidst plentiful trees.

All images are for representative purposes only.

*Spend less time
commuting.*

*Because there are
more important
things to do.*



All images are for representative purposes only.

*Bask in the
warmth
of community.*

*La Vida is
designed to bring
people closer.*



All images are for representative purposes only.



*Find a life that's
rich, fulfilling
and expansive.*

*It's now
within reach.*

All images are for representative purposes only.



All images are for representative purposes only.

*It's time
to discover a
life in sync.*

The La Vida estate is designed to accommodate a lifestyle that's grander and fuller than what most experience in a city.

A life filled with nature, the warmth of community, and the luxury of time. A life that, despite offering all this, is comfortably within your means.

Come, discover a life with everything but compromises.

*Orchards, gardens and a
skywalk through the trees.
It's time to make room for
nature in the city.*



All images are for representative purposes only.



Those who live in a city know what a privilege it is to have a home that overlooks a garden. Now imagine living in a place that is part of one. La Vida is designed to surround you with nature. This estate offers children a chance to grow up with fruit orchards, and makes greenery part of everyday life: a tree-canopied skywalk for idyllic morning walks, herb gardens for your summer coolers, and lily ponds and flowering trees to welcome you every time you return. All across a lush estate.

- 80% of the estate will comprise of open spaces like gardens and waterbodies
- A skywalk overlooking the central green
- Fruit orchard and herb garden
- Indigenous trees and flowering plants that make for a green and varied landscape
- A mosaic of lawns and planting beds between verandas and walking paths

All images are for representative purposes only.

*Spaces designed to foster
a sense of community.
Because you were meant to live
in the company of friends.*

City life often makes it difficult for neighbours to become more than just acquaintances. La Vida, on the other hand, is designed to bring people closer. At the heart of the estate is a terraced green that can be anything from an amphitheatre for events, to a venue for large garden parties. Outdoor lounges dot the landscape: by the reflective pools, in gardens, and at the skywalk. The clubhouse is a veritable melting pot with a healthy mix of leisure spaces and sports courts. Even the lobbies and corridors are designed to inspire conversations.



All images are for representative purposes only.



- Abundant open recreational spaces
- A terraced, vehicle-free central green
- A clubhouse (community building) with a mini theatre, coffee lounge, reading corner, health club, and a spa with a sauna and massage rooms
- The health club at the clubhouse includes a gym, squash court, yoga room, billiards and card rooms, and a multipurpose hall
- Party venues include a lawn
- Sports and fitness zones including a swimming pool, cricket pitch, and basketball, tennis and badminton courts
- Secure play areas for children
- Picnic areas
- Outdoor lounges across the estate
- Provision for retail zone with convenience stores*

*To be operated and managed by third party.



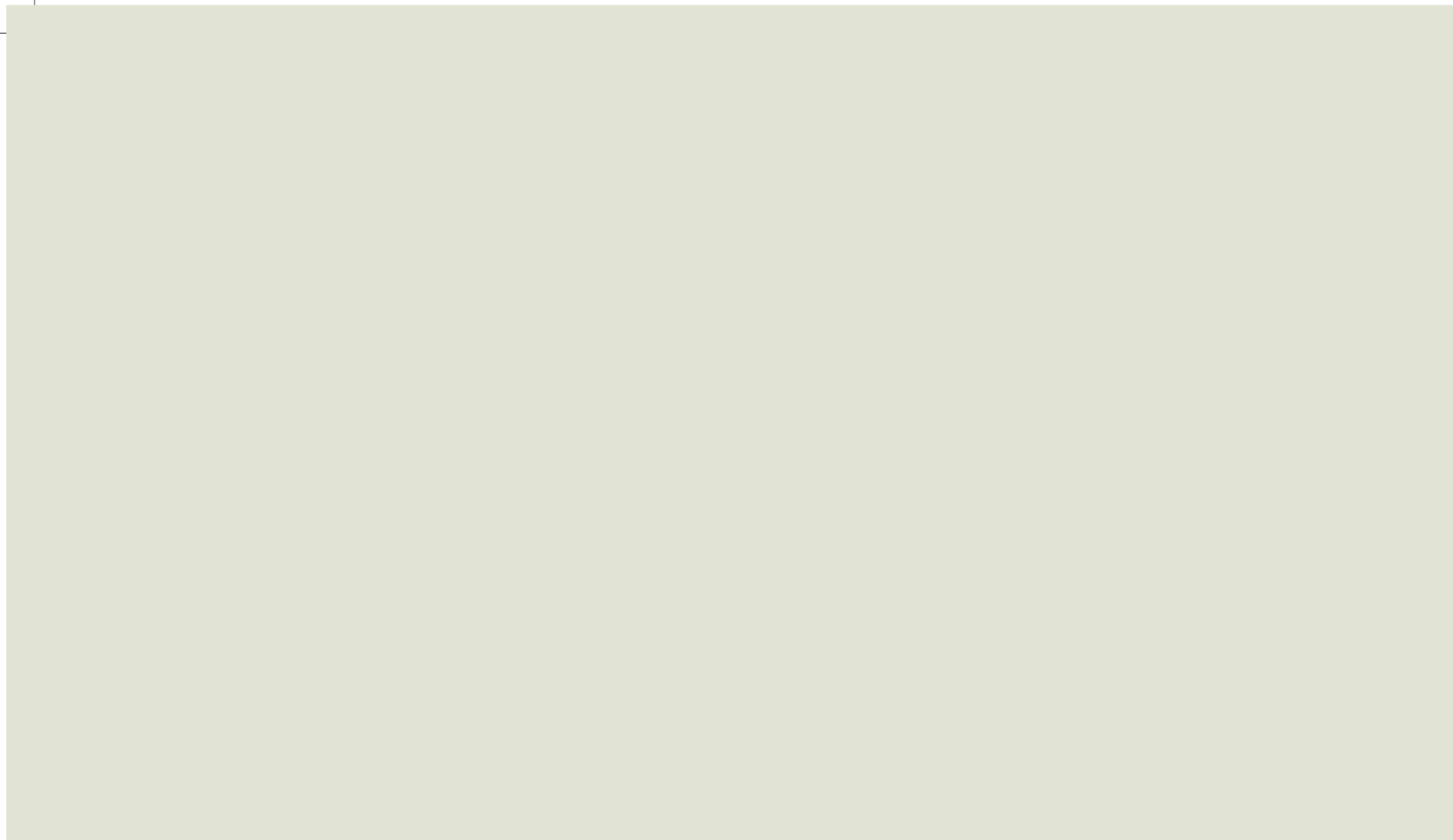
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*Homes that offer something
few residences in the city do:
a lush, green view.*

As breathtaking as the verdant, terraced outdoors are, your beautifully designed home at La Vida will beckon you indoors. Every detail of these residences has been planned and designed with exquisite care. The entrances and windows are positioned just so, to invite an abundance of fresh air and sunlight. And while the fittings and finishes are impressively modern, the decks that overlook the gardens celebrate the timeless appeal of nature. These residences are designed to exude warmth, elegance and most of all, harmony.



All images are for representational purposes only.



- High-quality flooring and fitments in every residence
- Residences designed to be well-lit and ventilated
- Parking facilities for each residence. Designated parking areas for visitors and the physically challenged.
- Efficient fixtures to reduce energy consumption
- A range of 2, 2.5 and 3 BHK residences across 8 towers
- Well-ventilated lobbies with elevators
- Power backup for the entire estate
- Earthquake-resistant structure as per IS code
- Video door phones in every home

All images are for representative purposes only.

Situated to offer easy access to key locations within the city.

And beyond.

- Less than 0.5 km from Delhi, and 15 km from South Delhi
- Indira Gandhi International Airport is 15 km away
- Boutiques, restaurants and the other attractions of Ansal Plaza (Palam Vihar) are 4 km away
- Close to major healthcare institutes. Columbia Asia Hospital is 4 km away, and Fortis Hospital 18 km away.
- Adjacent to Proposed Dwarka Expressway
- The Dwarka Metro Station is 7 km away
- 14 km away from Cyber City
- The prestigious JNU campus is 22 km away



Distance and timelines (shortest) are tentative and approximate, subject to road and infrastructure facilities provided by the appropriate authorities.

*Designed to be gentle
on the environment.*

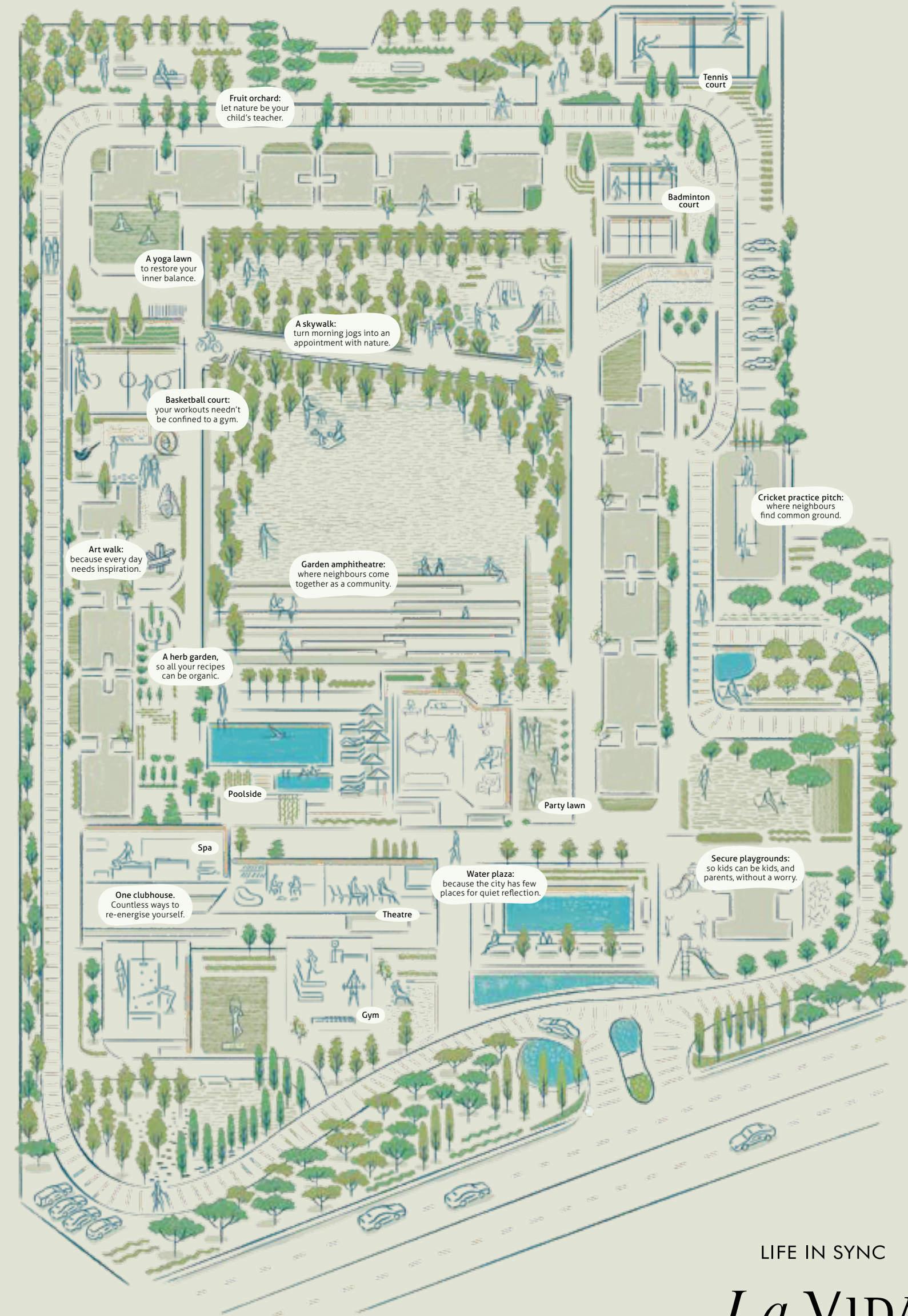
And your wallet.



La Vida's sustainable design will have numerous far-reaching effects. Those who live here will have a green haven to return to, consume less resources, and save more on monthly expenses. For instance, electric charging points for vehicles, maximizing recharging of ground water and bioswales. Isn't it nice when what's good for the environment is good for you too?

- IGBC (Indian Green Building Council) pre-certified gold-rated building
- Lower use of volatile organic compounds (VOC), to protect the environment and your health
- Rainwater harvesting to reduce dependence on municipal water supply, and maintain the groundwater table
- Waste water treatment: water will be reused for landscaping, and in water-efficient flushing systems
- Use of indigenous plants across the landscape

Image for representative purposes only.



Artist's impression. Green areas, amenities and facilities are for representation purposes only.

Every inch designed to improve your life.

LIFE IN SYNC

La VIDA

ESTATE RESIDENCES

DEVELOPMENT PLAN



- | | |
|-------------------------------|--|
| 1 Main entry | 18 Exit ramp |
| 2 Guard room | 19 Kids' pool |
| 3 Lily pool | 20 Swimming pool |
| 4 Water plaza | 21 Art installation plaza |
| 5 Seasonal retention pond | 22 Seating |
| 6 Entry ramp | 23 Stepped seating and grass terrace |
| 7 Fruit tree bosque | 24 Sunken garden |
| 8 Club forecourt / tree plaza | 25 Skywalk |
| 9 Tower drop-off point | 26 Kids' play area |
| 10 Basketball court | 27 Slide |
| 11 Sandpit | 28 Multipurpose counter |
| 12 Car parking | 29 Party lawn |
| 13 Feature wall | 30 Lawn |
| 14 Badminton court | 31 Herbal garden |
| 15 Lawn tennis court | 32 Provision for retail on ground floor# |
| 16 Kids' play area | 33 Provision for primary school G+2# |
| 17 Artificial cricket pitch | 34 Provision for nursery school G+1# |

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Received municipal approval, not applied for RERA.

SPECIFICATIONS

ESTATE DETAILS

- Aesthetically designed entrance lobby
- 2 elevators in Tower B
- Vitrified flooring for lift lobbies and reception areas
- Power backup

SECURITY:

- Branded main entrance door lock
- CCTV for entry-exits of each tower
- Boom barrier with access control
- Colour video door phone with intercom facility



RESIDENCES DETAILS

- Vitrified tile flooring in both living room and bedrooms in Tower B
- Oil-bound distemper on ceiling and plastic emulsion on walls
- Aluminium or unplasticised PVC windows
- Veneered flush main door at entrance, solid core-painted flush doors for other rooms

BALCONY:

- Anti-skid ceramic tile
- Mild steel railing with enamel paint in Tower B

BATHROOMS:

- Anti-skid ceramic tile flooring
- Ceramic tile dado up to door height
- Superior quality chrome-plated fittings and fixtures
- Concealed plumbing
- Premium quality western commode and washbasin
- Geyser in master bathroom and provision for the same in other bathrooms
- Exhaust fan

KITCHEN:

- Vitrified tile flooring
- Granite platform with stainless steel sink and drain board
- 2-feet-high ceramic tile dado above kitchen platform
- Exhaust fan

ELECTRICAL FITTINGS:

- Modular switches (Schneider or equivalent)
- Sufficient points in all rooms
- Concealed copper wiring
- Provision for AC points in all living rooms and bedrooms. Living rooms in Tower A will have split ACs.
- Cable TV and telephone points in living room and all bedrooms

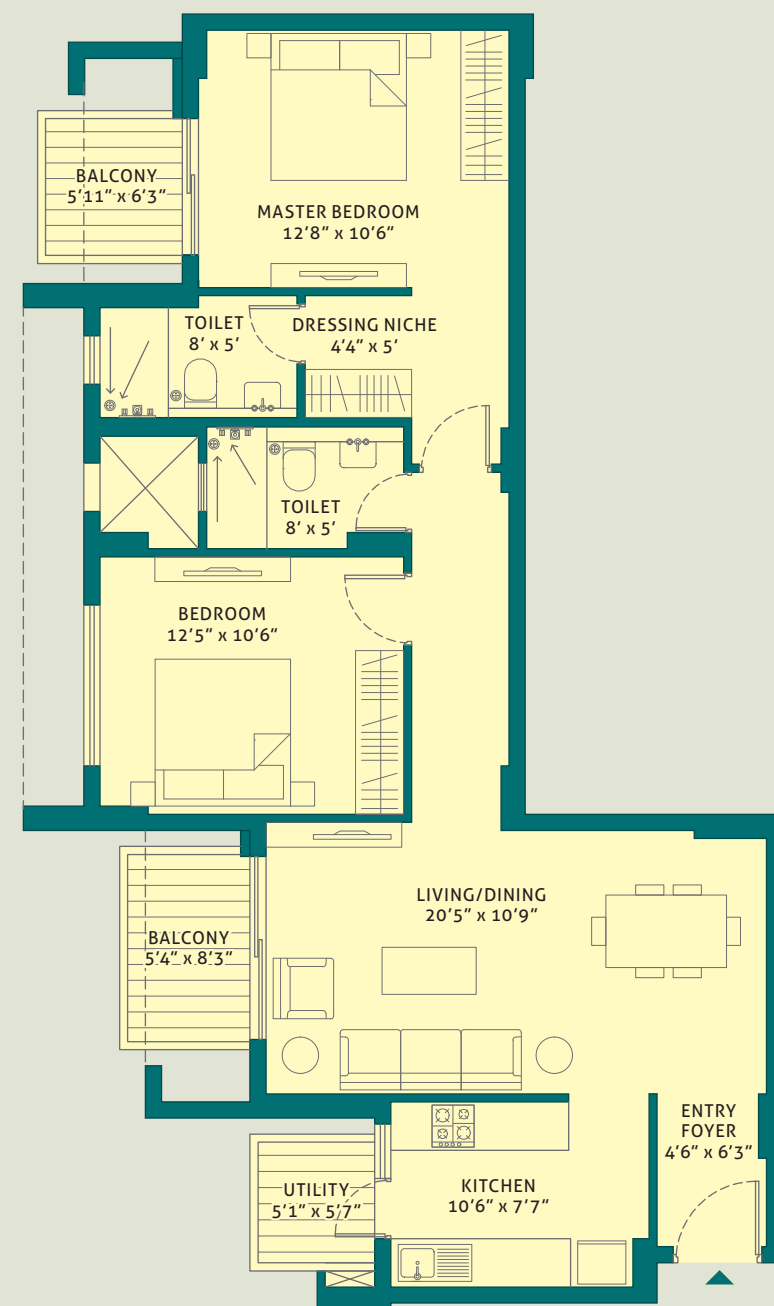
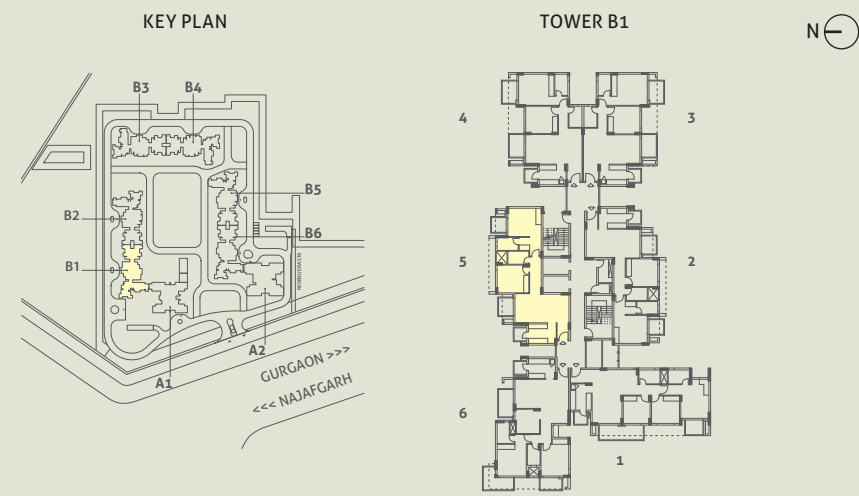
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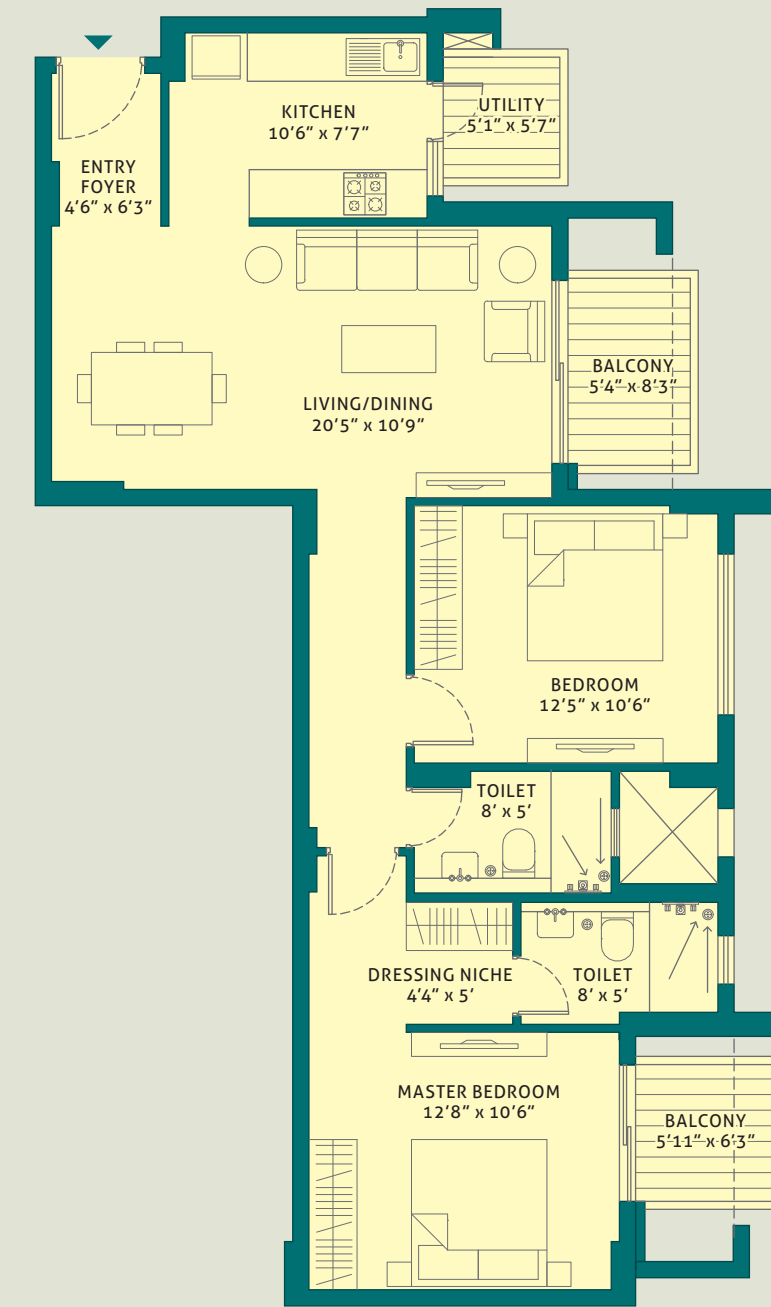
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UNIT PLANS

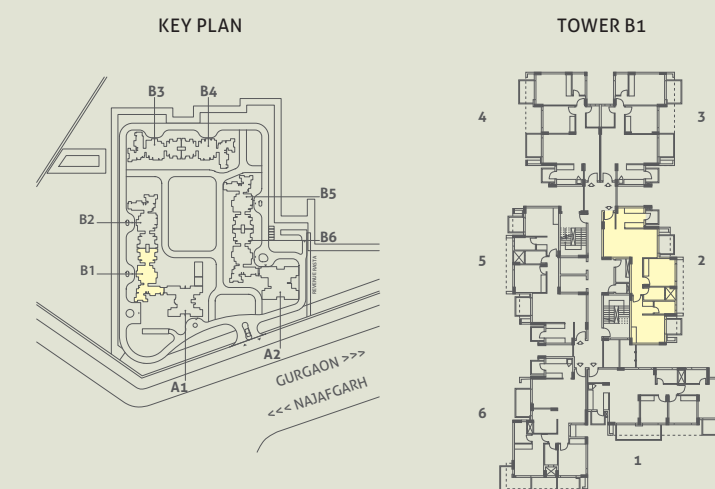
TOWER - B1
 UNIT 5
 2 BHK
 LEVEL - GROUND TO 13th
 RERA CARPET AREA - 73.91 SQ. M. (795.53 SQ. FT.)
 BALCONY AREA - 10.13 SQ. M. (109.04 SQ. FT.)



This is a typical floor plan, subject to minor variations. The furniture, fixtures and fittings etc. are for representative purposes and do not constitute part of the final product or any part thereof. The room measurements are mentioned in meters.



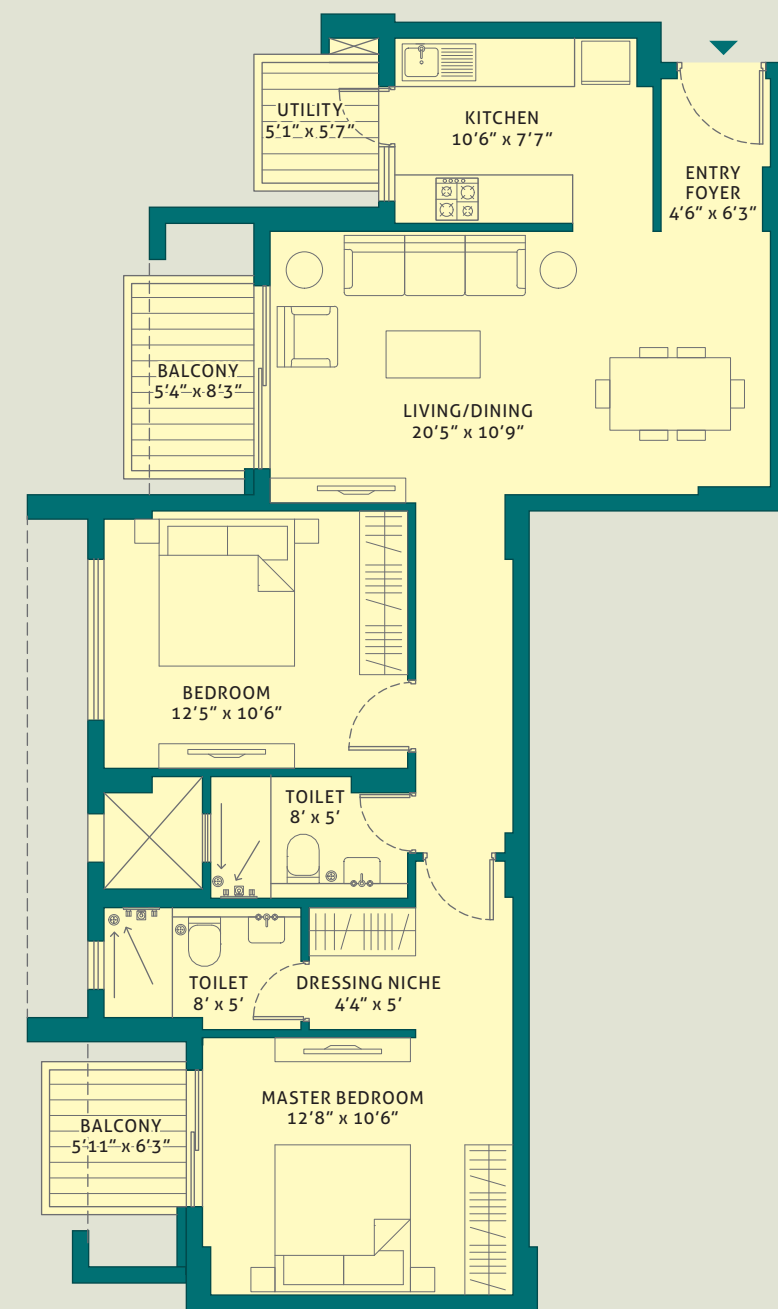
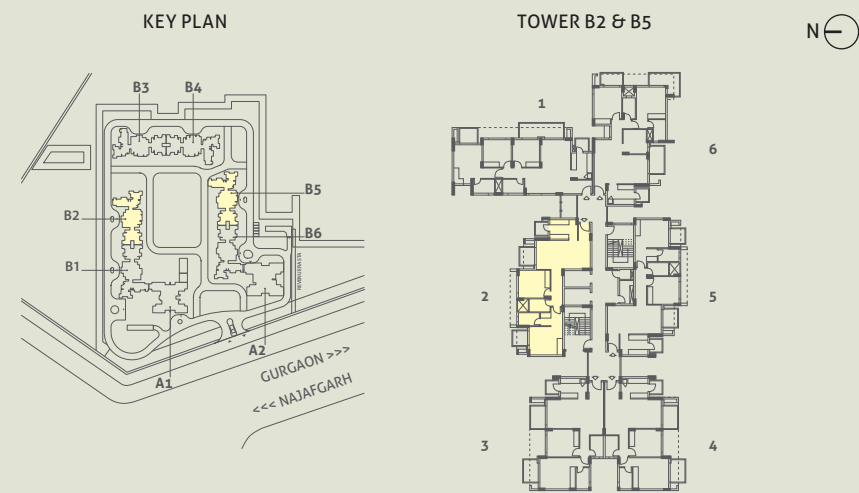
TOWER - B1
 UNIT 2
 2 BHK
 LEVEL - GROUND TO 13th
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 BALCONY AREA - 10.13 SQ. M. (109.04 SQ. FT.)



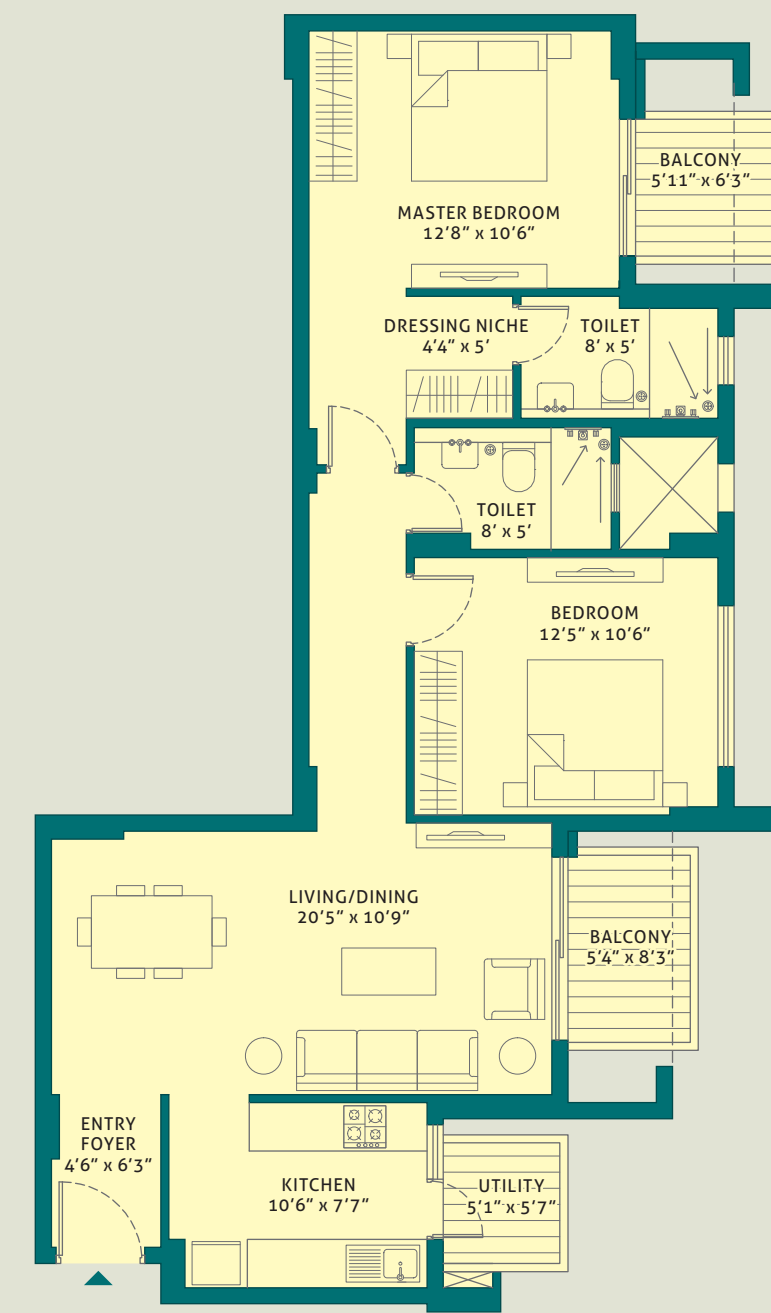
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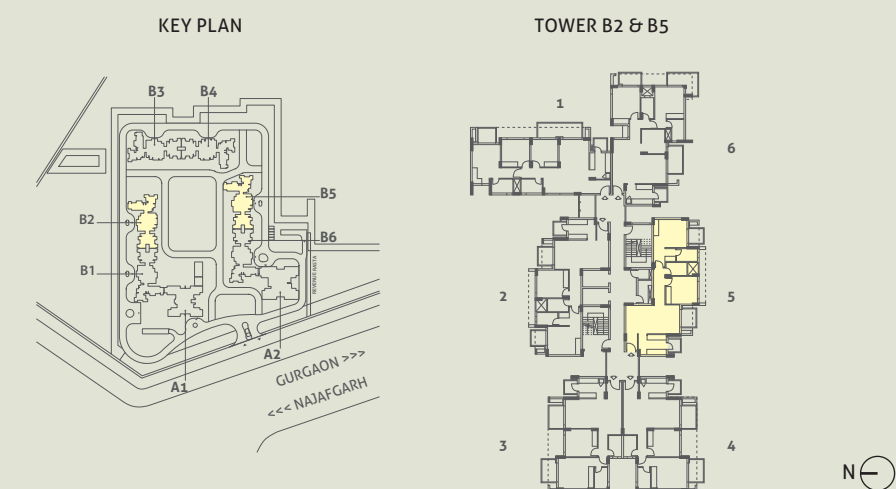
TOWER - B2 & B5
 UNIT 2
 2 BHK
 LEVEL - GROUND TO 13th
 RERA CARPET AREA - 73.91 SQ. M. (795.53 SQ. FT.)
 BALCONY AREA - 10.13 SQ. M. (109.04 SQ. FT.)



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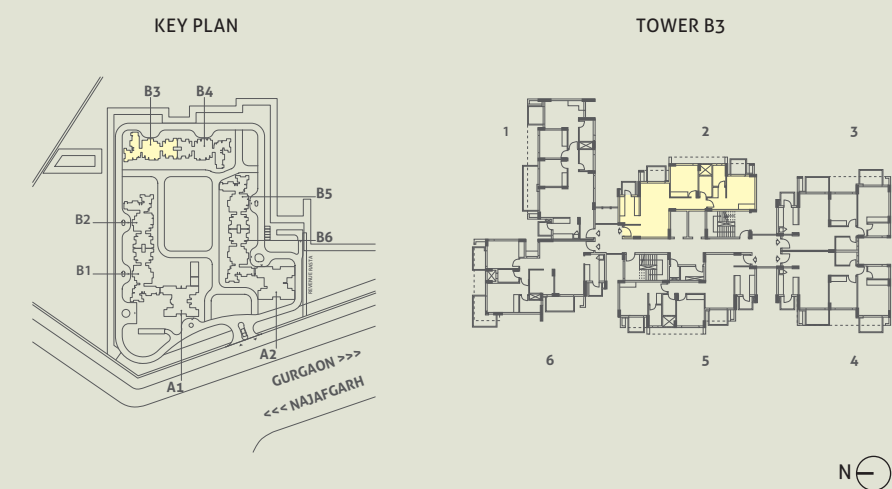
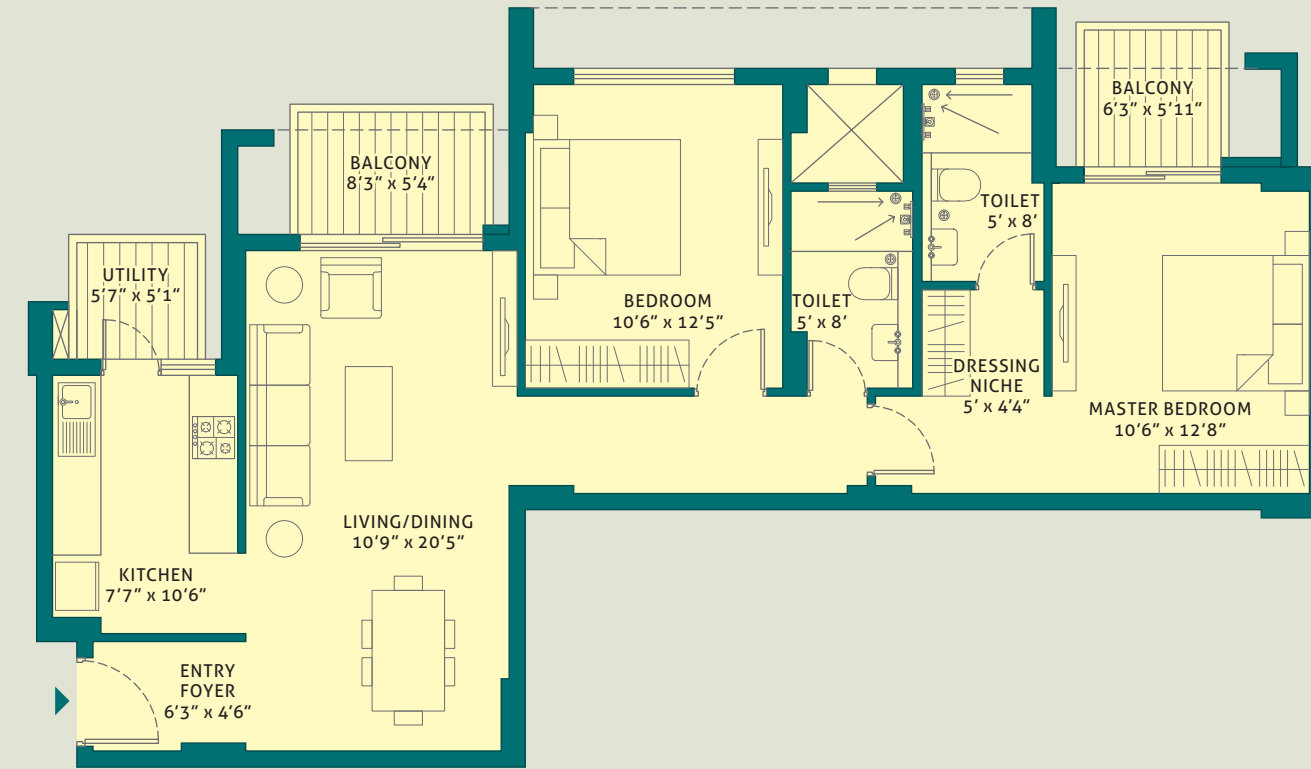
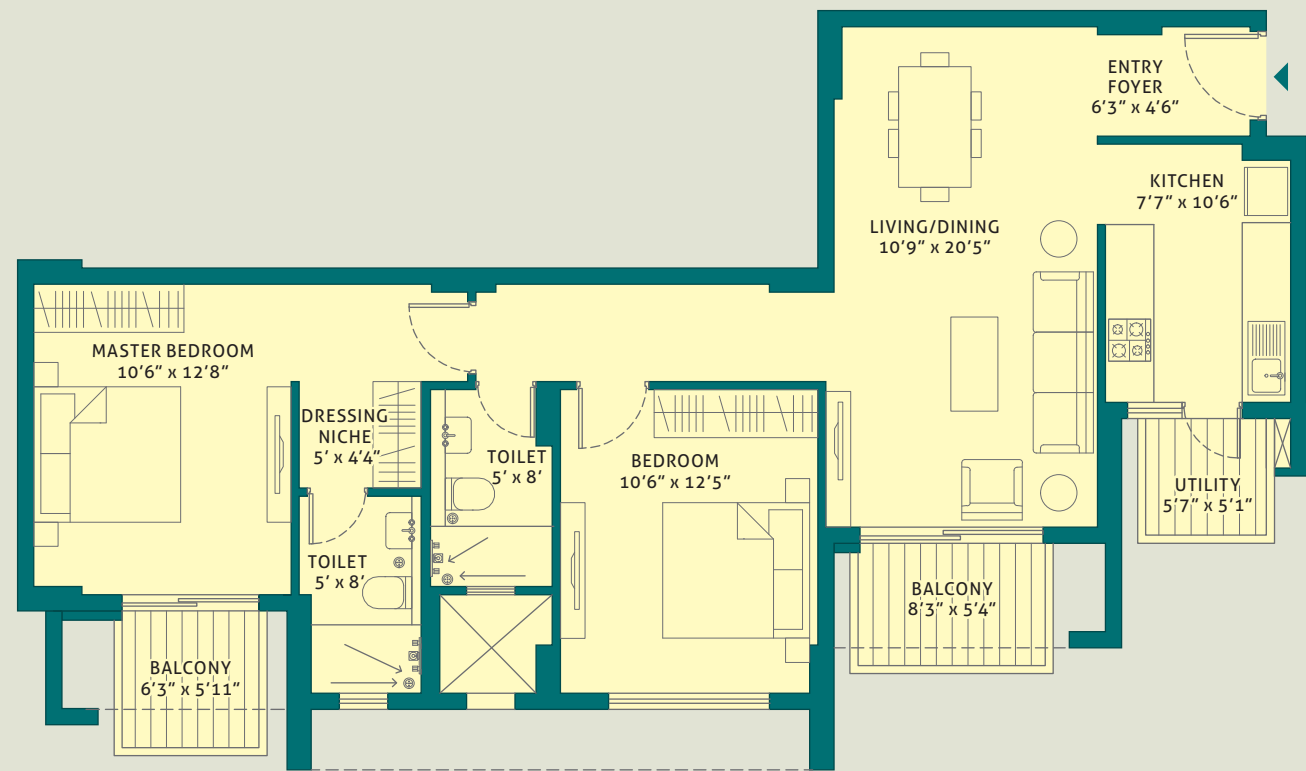
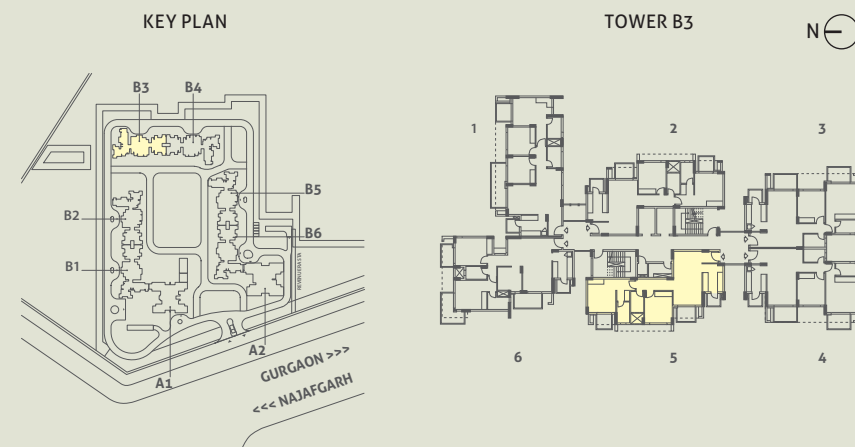
TOWER - B2 & B5
 UNIT 5
 2 BHK
 LEVEL - GROUND TO 13th
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 BALCONY AREA - 10.13 SQ. M. (109.04 SQ. FT.)



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UNIT PLANS

TOWER - B3
 UNIT 5
 2 BHK
 LEVEL - GROUND TO 13th
 RERA CARPET AREA - 73.91 SQ. M. (795.53 SQ. FT.)
 BALCONY AREA - 10.13 SQ. M. (109.04 SQ. FT.)



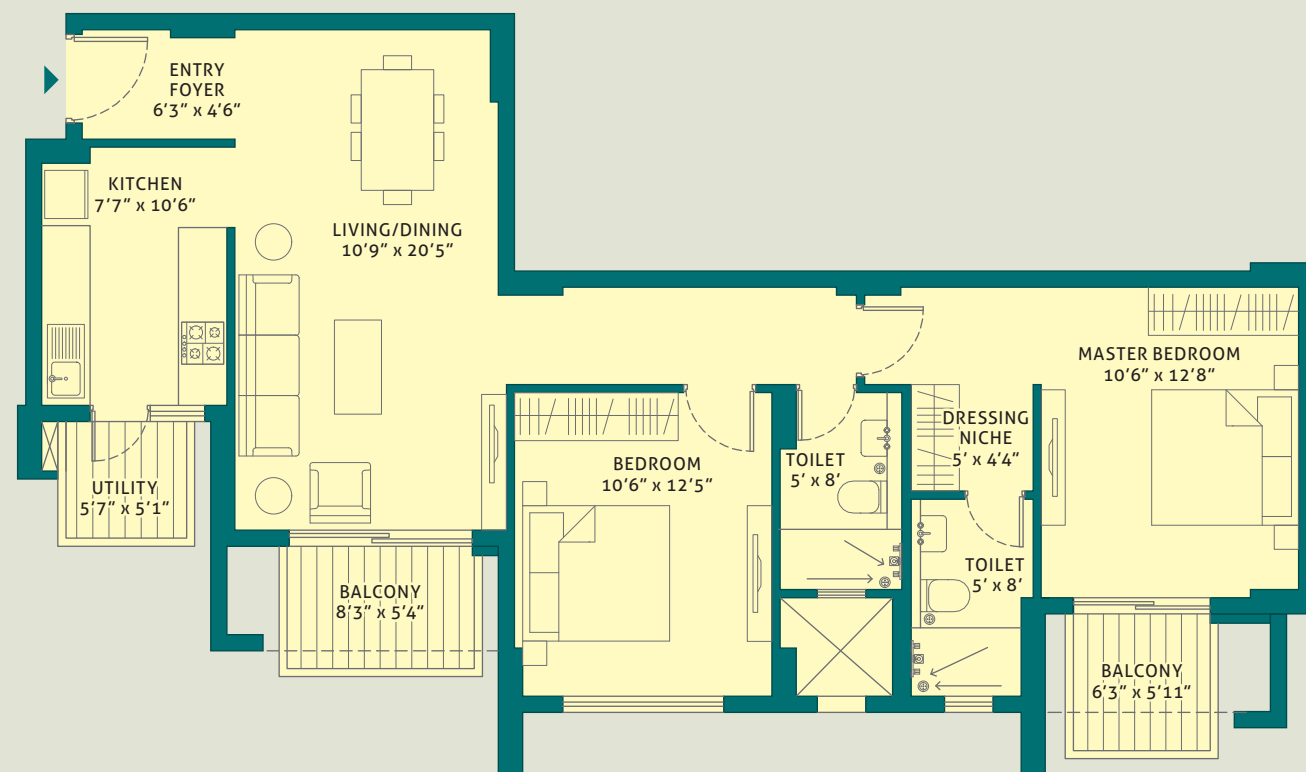
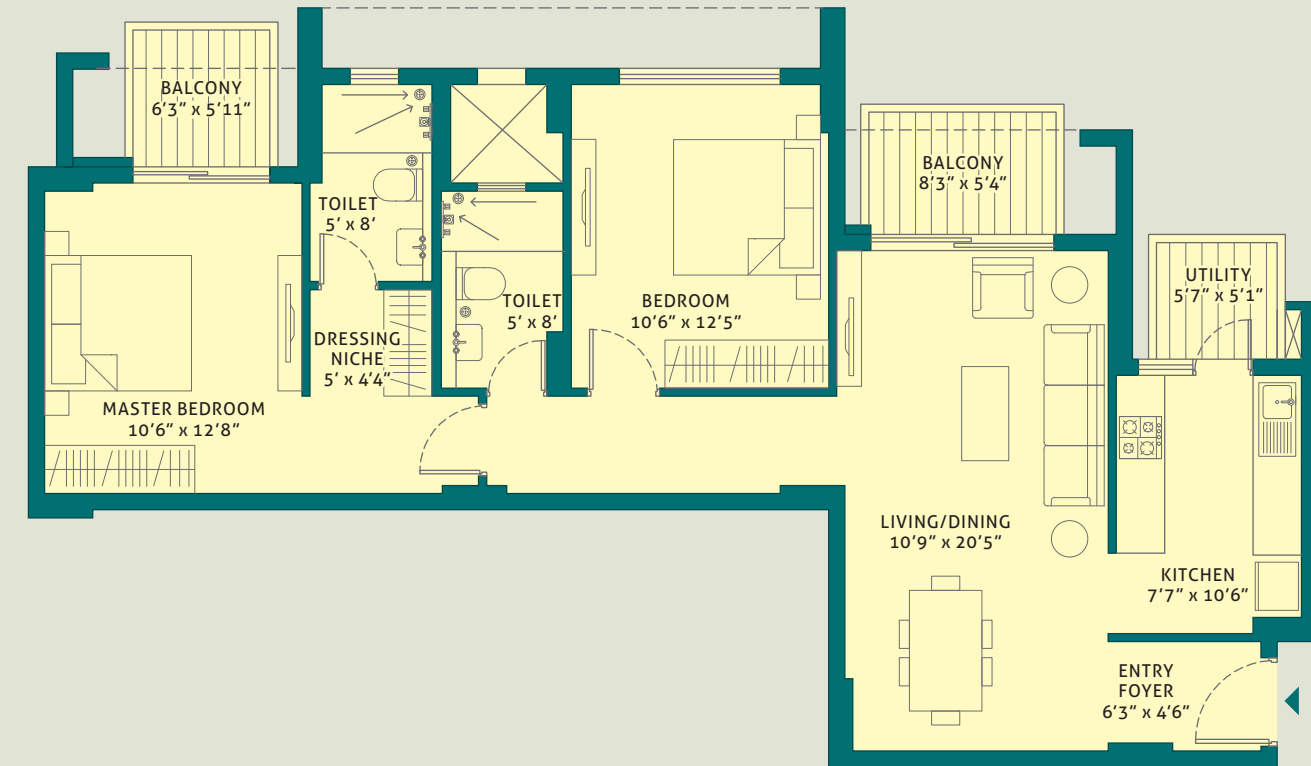
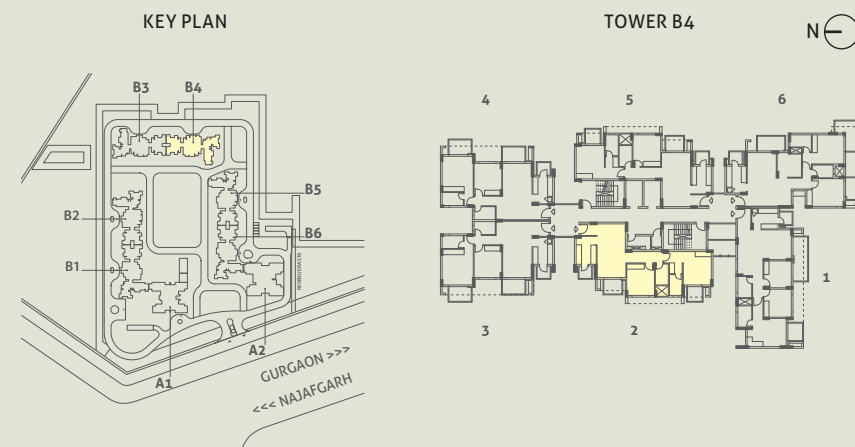
TOWER - B3
 UNIT 2
 2 BHK
 LEVEL - GROUND TO 13th
 RERA CARPET AREA - 73.91 SQ. M. (795.53 SQ. FT.)
 BALCONY AREA - 10.13 SQ. M. (109.04 SQ. FT.)

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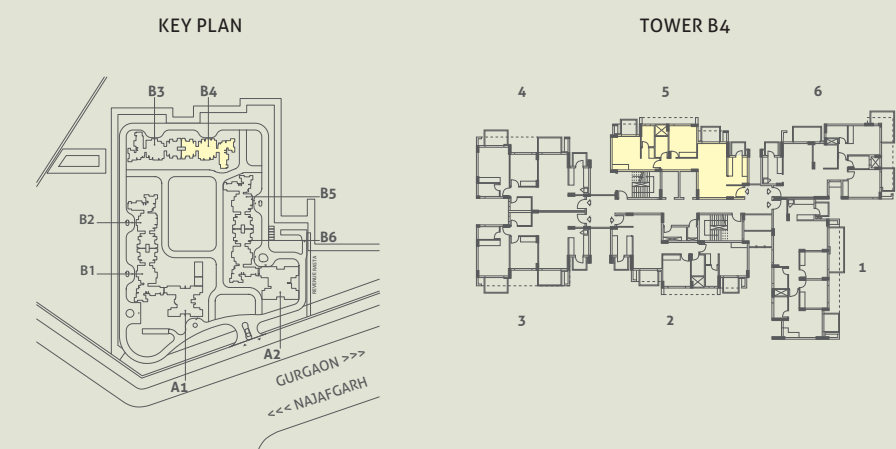
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UNIT PLANS

TOWER - B4
 UNIT 2
 2 BHK
 LEVEL - GROUND TO 13th
 RERA CARPET AREA - 73.91 SQ. M. (795.53 SQ. FT.)
 BALCONY AREA - 10.13 SQ. M. (109.04 SQ. FT.)



TOWER - B4
 UNIT 5
 2 BHK
 LEVEL - GROUND TO 13th
 RERA CARPET AREA - 73.91 SQ. M. (795.53 SQ. FT.)
 BALCONY AREA - 10.13 SQ. M. (109.04 SQ. FT.)

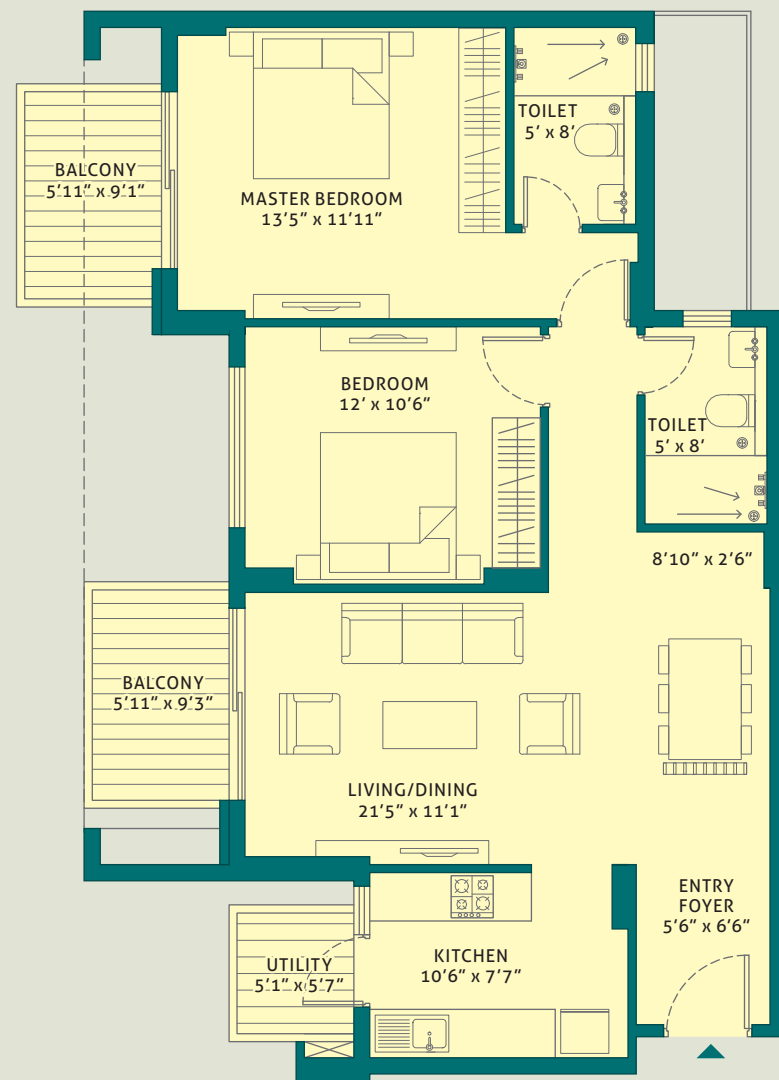
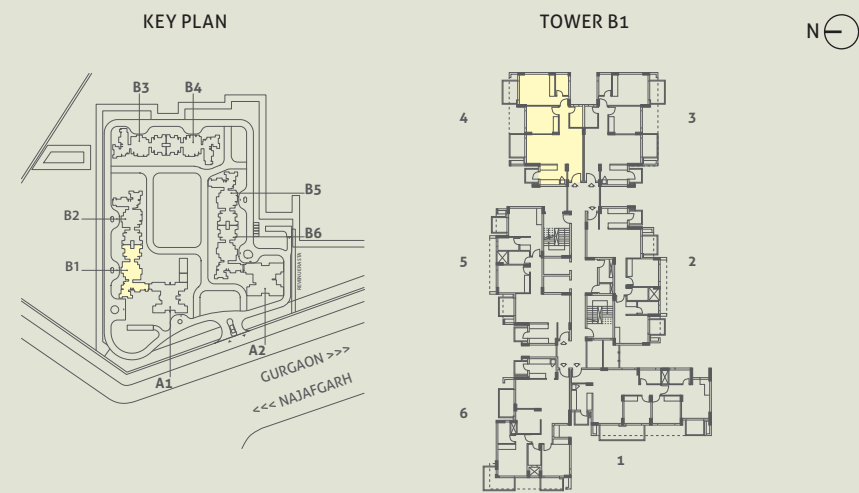


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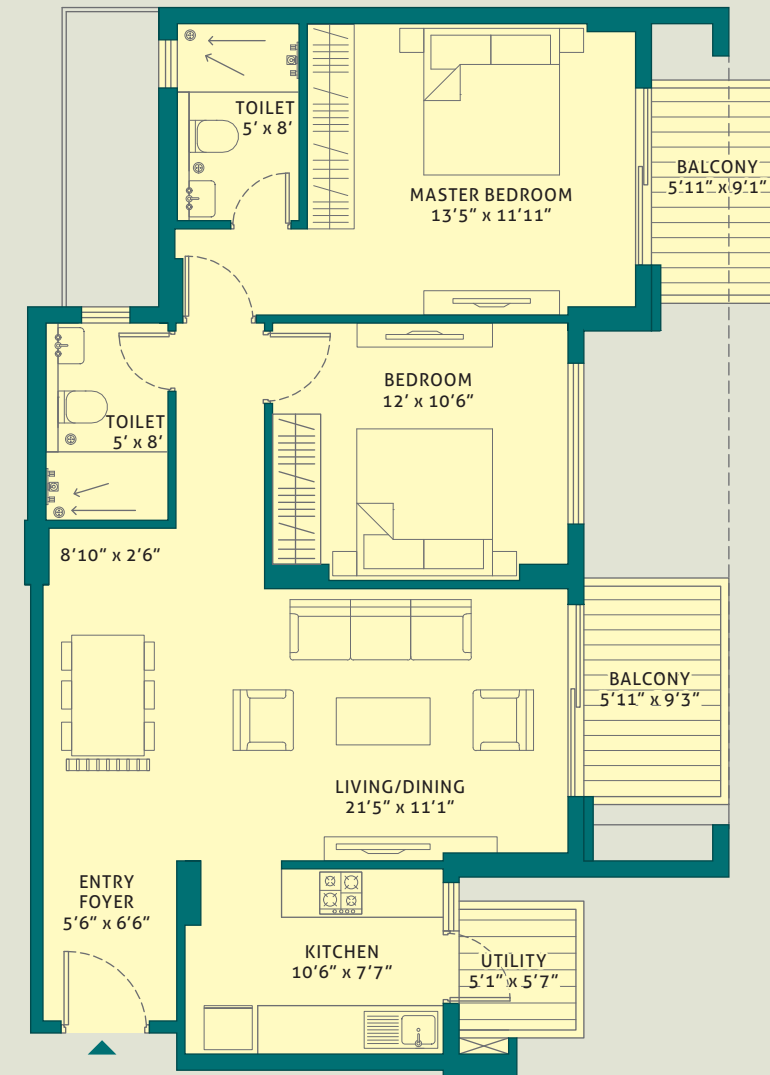
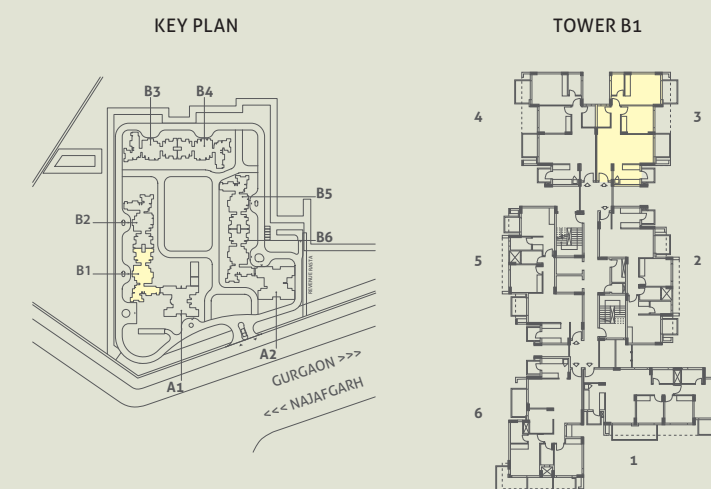
UNIT PLANS

TOWER - B1
 UNIT 4
 2 BHK (L)
 LEVEL - GROUND TO 13th
 RERA CARPET AREA - 75.26 SQ. M. (810.04 SQ. FT.)
 BALCONY AREA - 12.63 SQ. M. (135.95 SQ. FT.)



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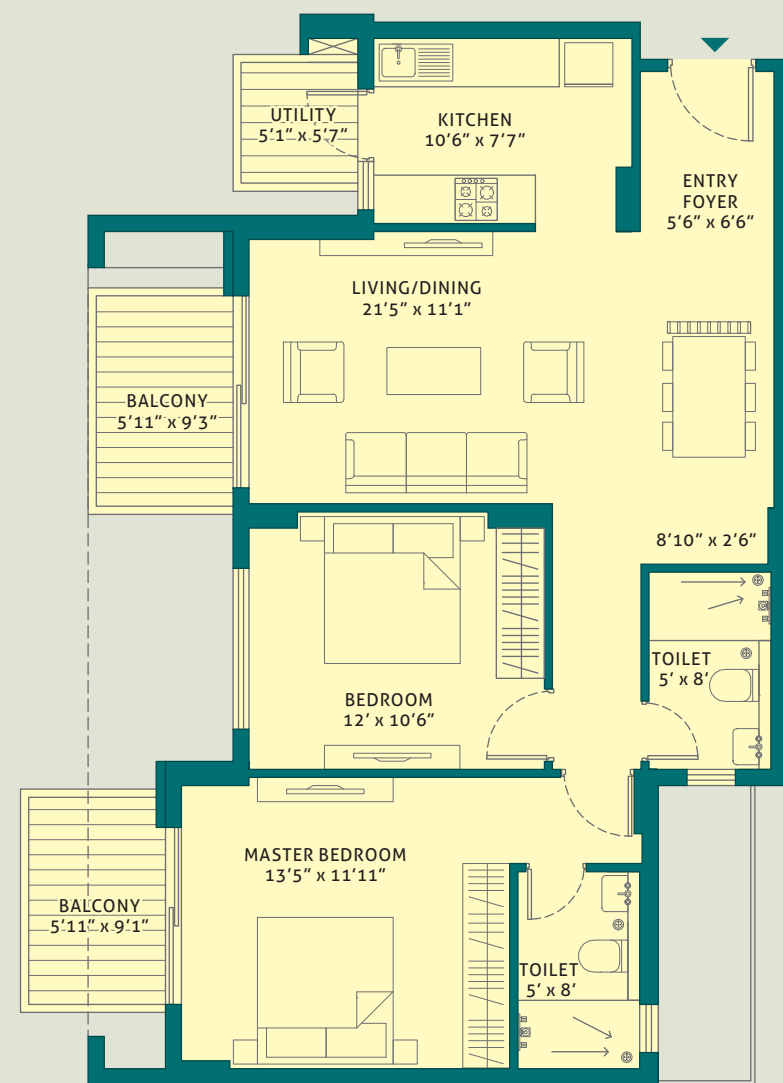
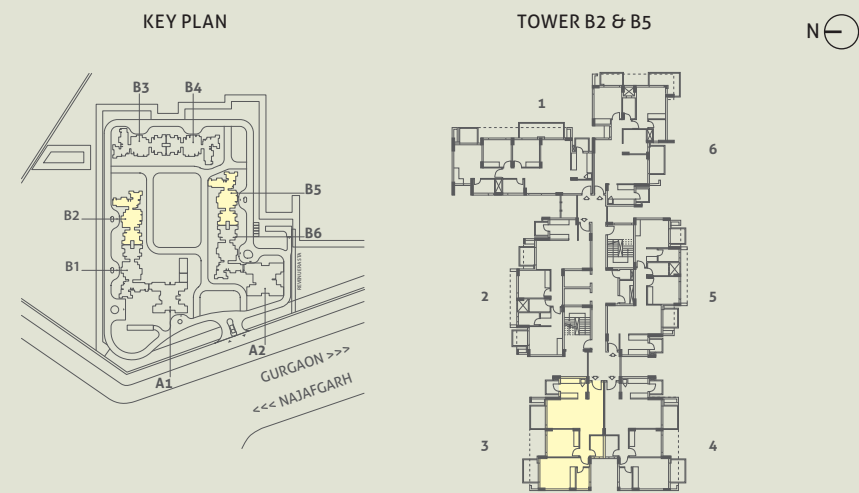
TOWER - B1
 UNIT 3
 2 BHK (L)
 LEVEL - GROUND TO 13th
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 BALCONY AREA - 12.63 SQ. M. (135.95 SQ. FT.)



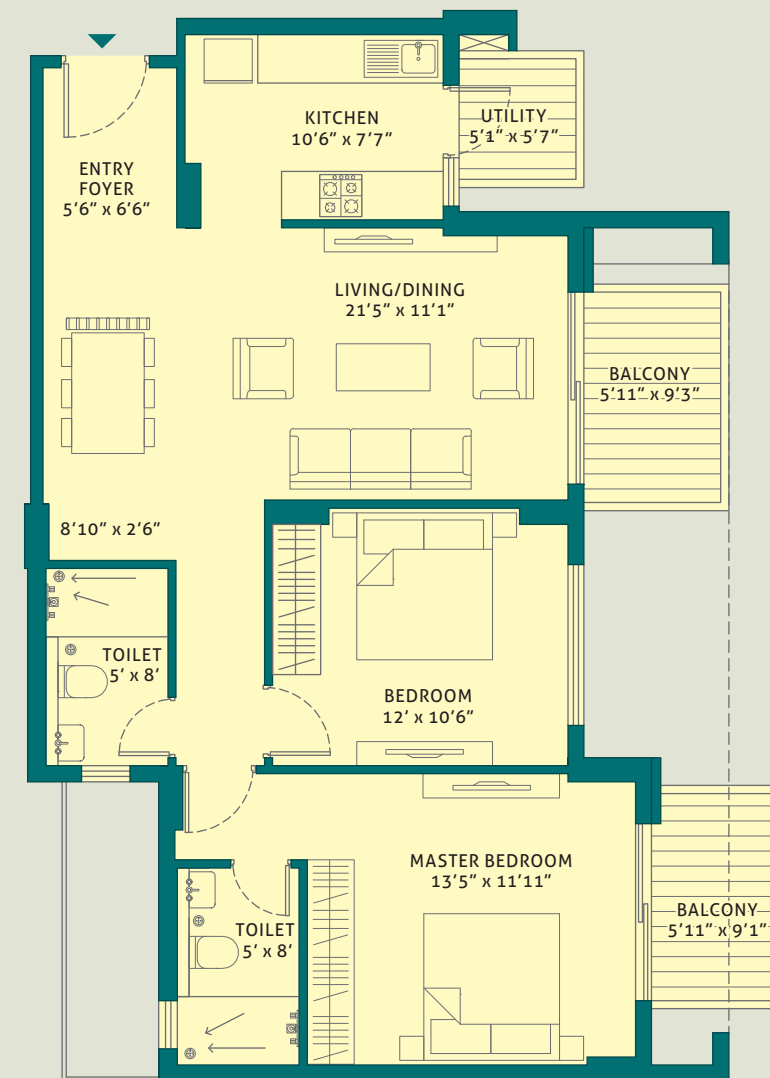
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UNIT PLANS

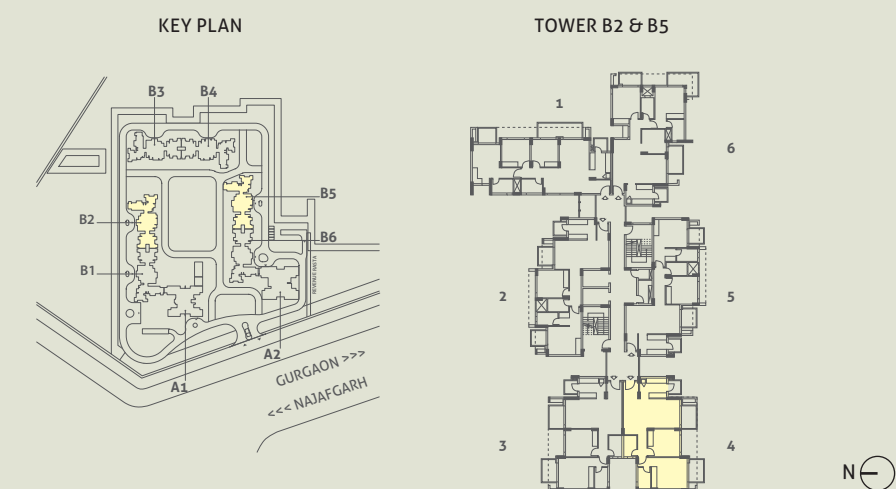
TOWER - B2 & B5
 UNIT 3
 2 BHK (L)
 LEVEL - GROUND TO 13th
 RERA CARPET AREA - 75.26 SQ. M. (810.04 SQ. FT.)
 BALCONY AREA - 12.63 SQ. M. (135.95 SQ. FT.)



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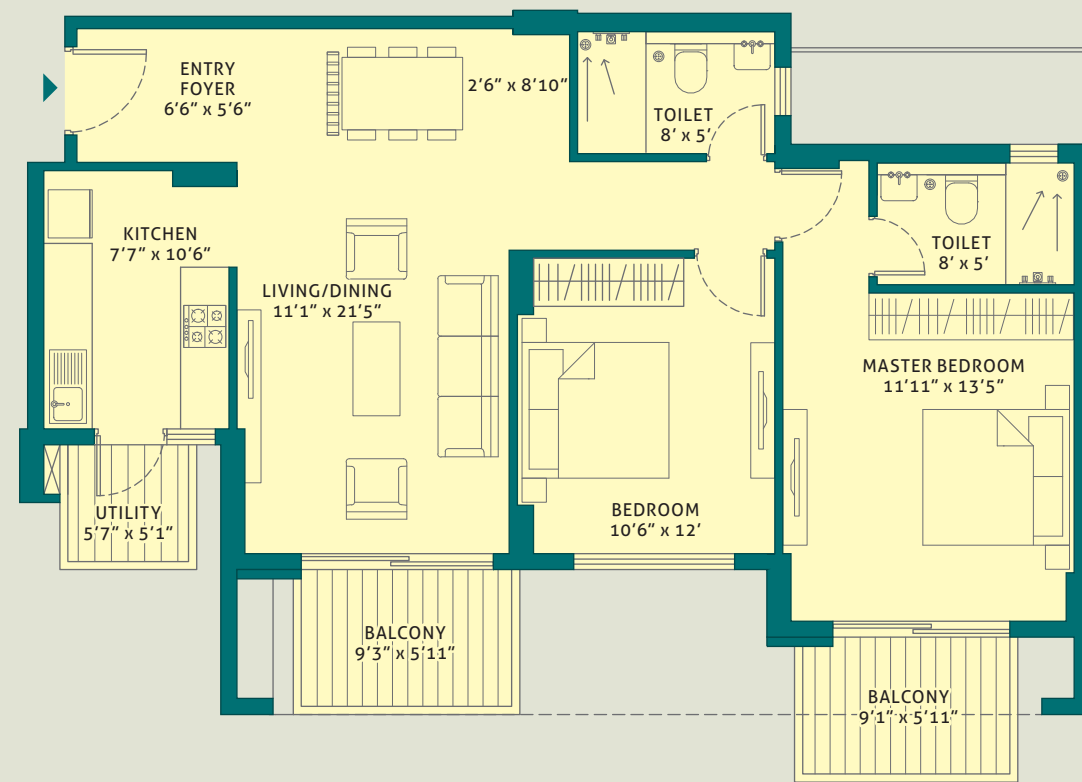
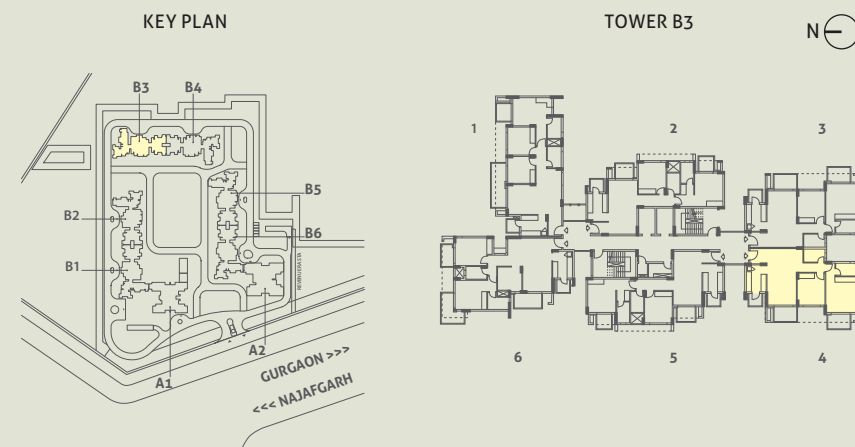
TOWER - B2 & B5
 UNIT 4
 2 BHK (L)
 LEVEL - GROUND TO 13th
 RERA CARPET AREA - 75.26 SQ. M. (810.04 SQ. FT.)
 BALCONY AREA - 12.63 SQ. M. (135.95 SQ. FT.)



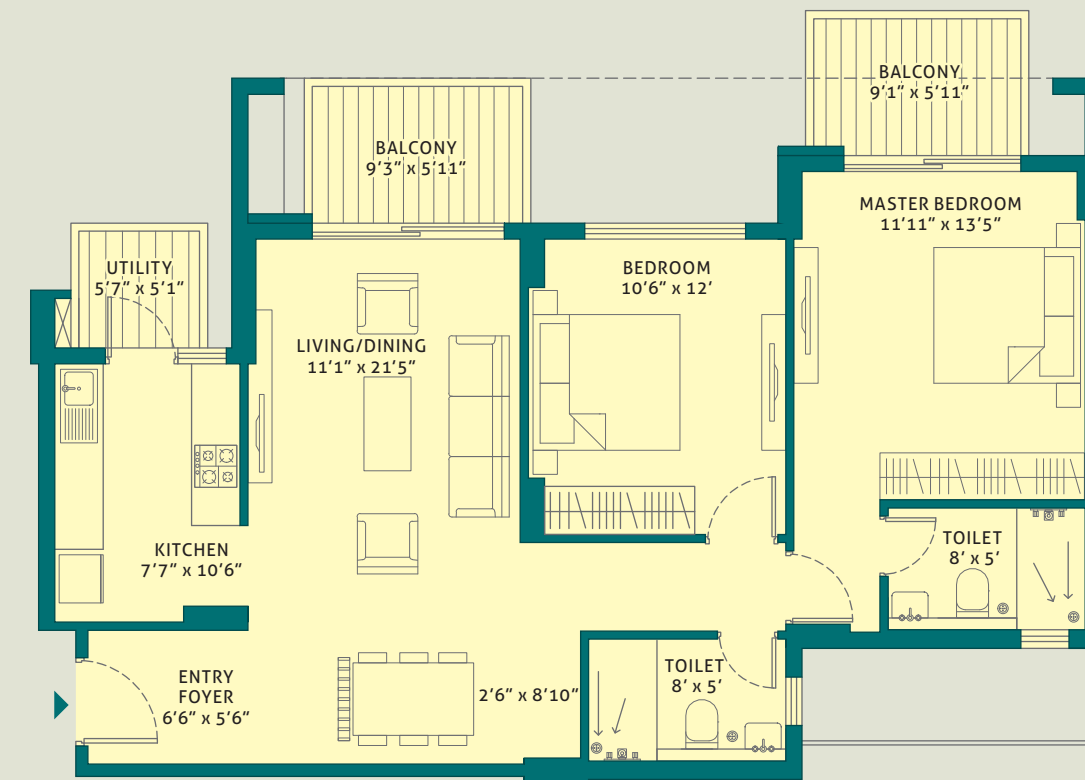
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UNIT PLANS

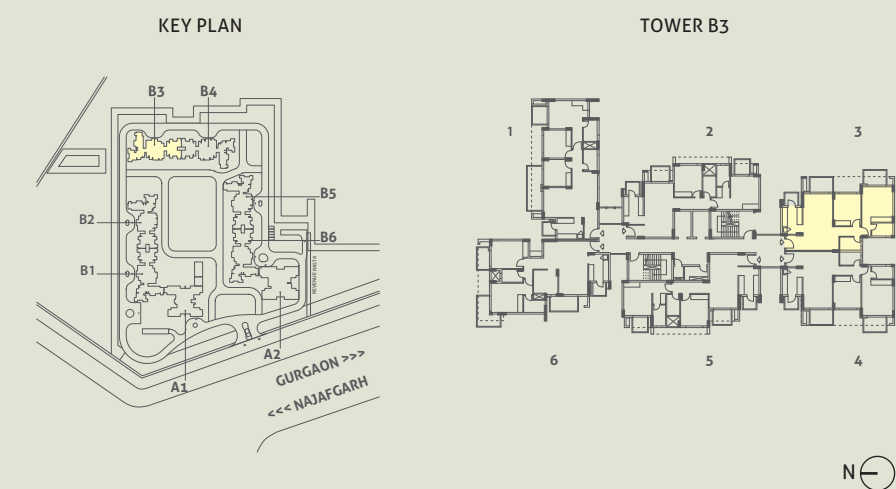
TOWER - B3
 UNIT 4
 2 BHK (L)
 LEVEL - GROUND TO 13th
 RERA CARPET AREA - 75.26 SQ. M. (810.04 SQ. FT.)
 BALCONY AREA - 12.63 SQ. M. (135.95 SQ. FT.)



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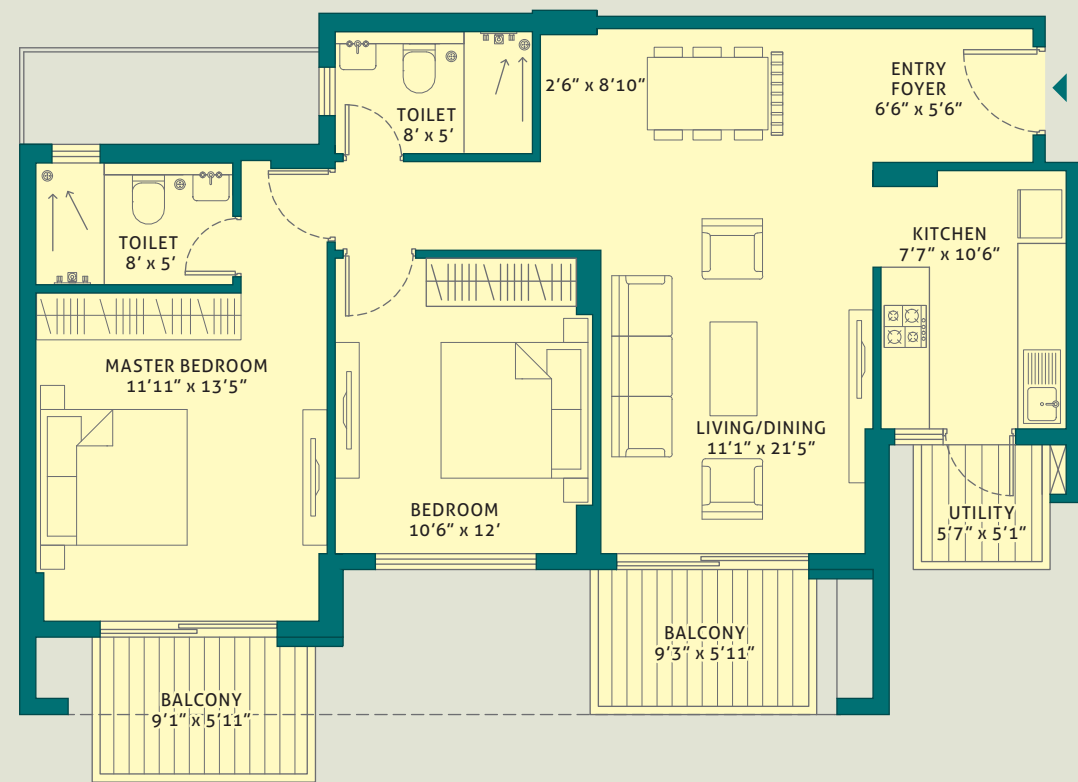
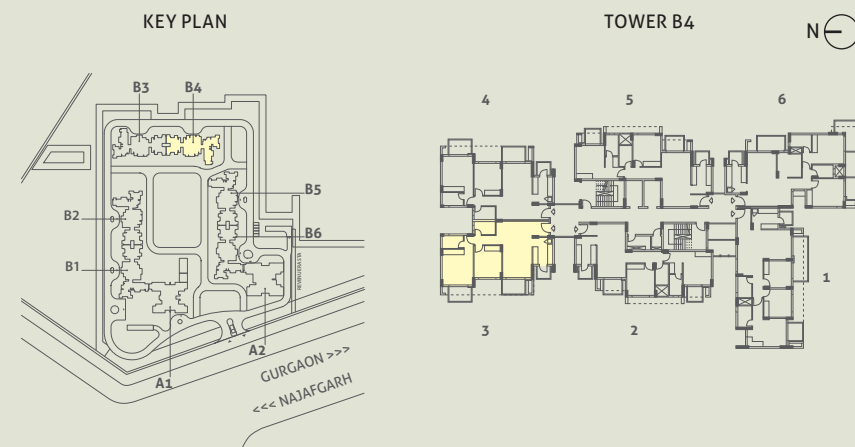
TOWER - B3
 UNIT 3
 2 BHK (L)
 LEVEL - GROUND TO 13th
 RERA CARPET AREA - 75.26 SQ. M. (810.04 SQ. FT.)
 BALCONY AREA - 12.63 SQ. M. (135.95 SQ. FT.)



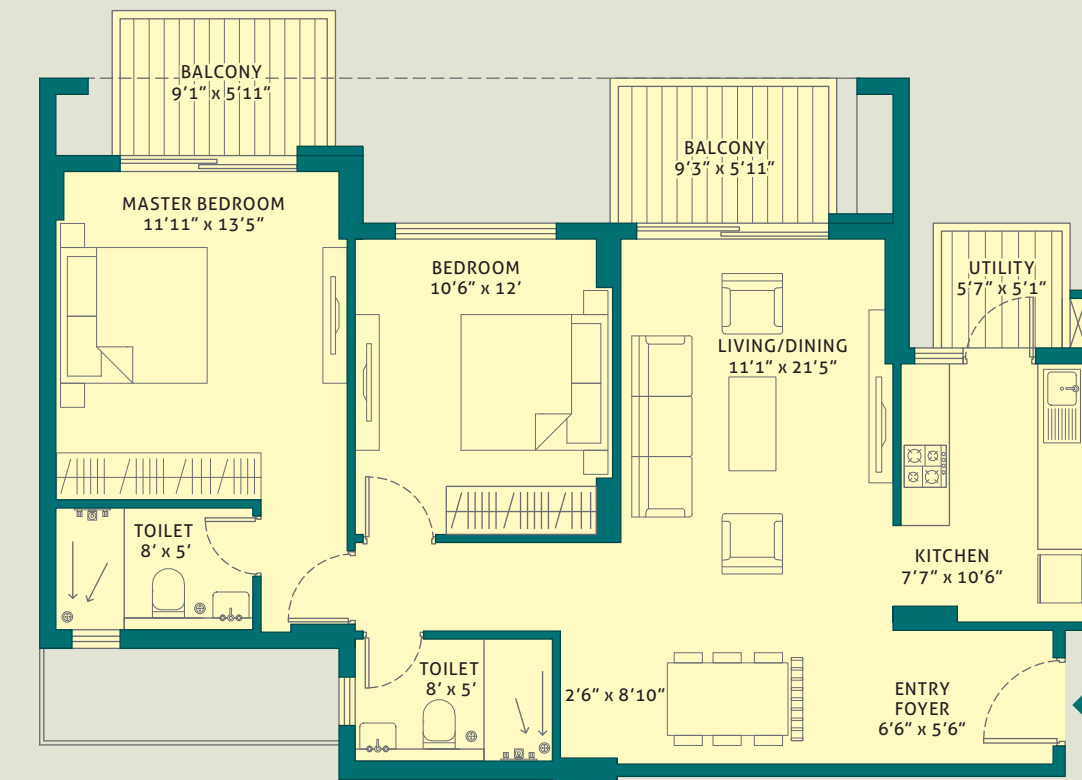
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UNIT PLANS

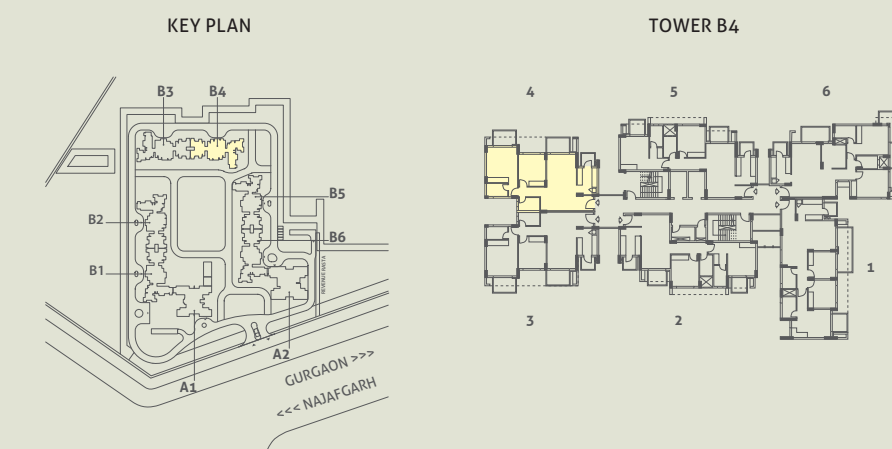
TOWER - B4
 UNIT 3
 2 BHK (L)
 LEVEL - GROUND TO 13th
 RERA CARPET AREA - 75.26 SQ. M. (810.04 SQ. FT.)
 BALCONY AREA - 12.63 SQ. M. (135.95 SQ. FT.)



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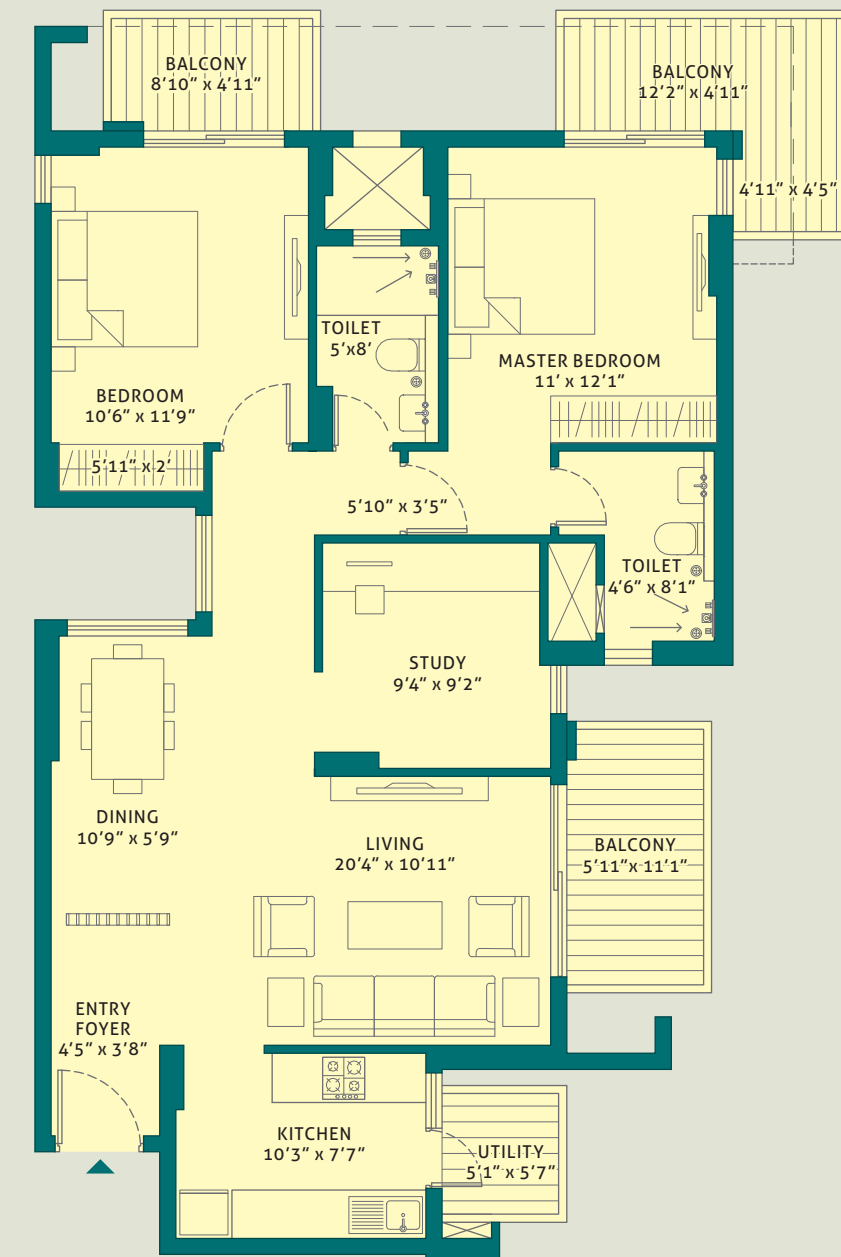
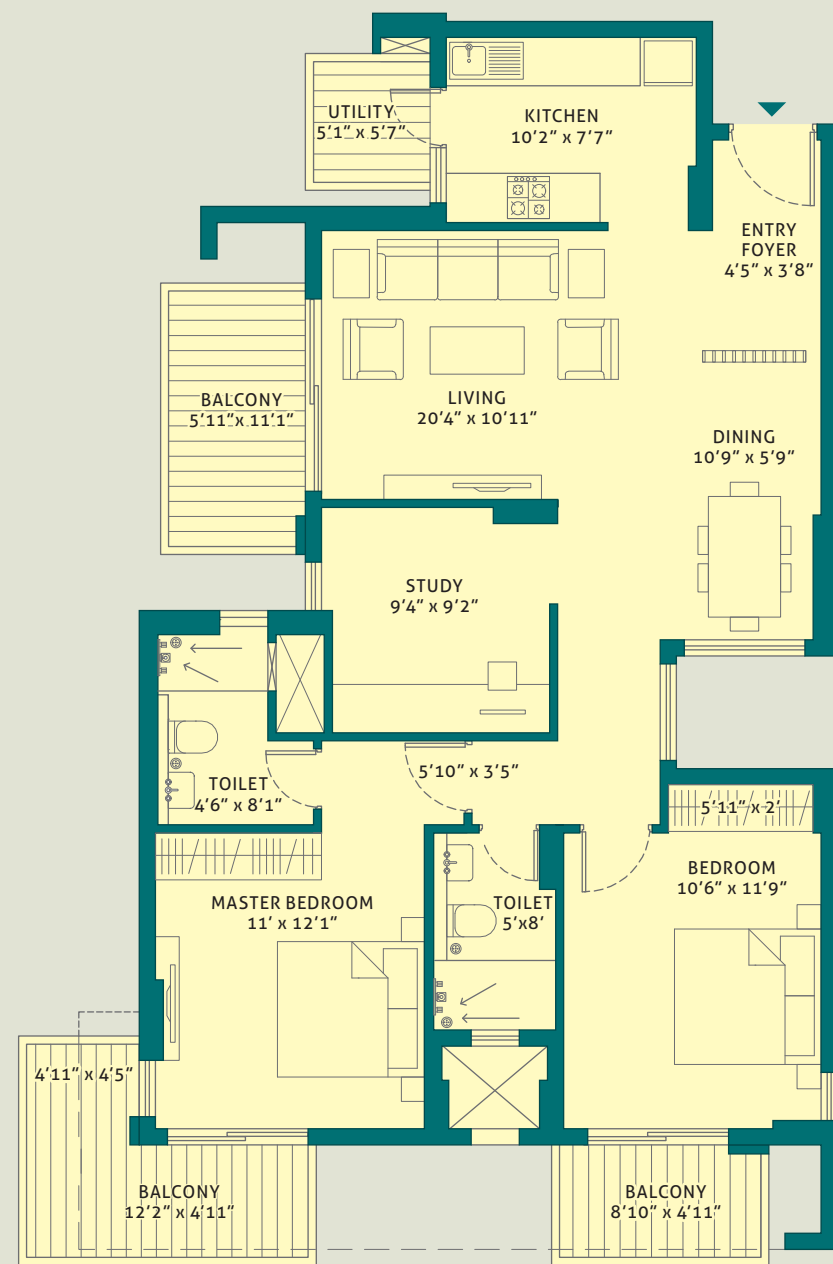
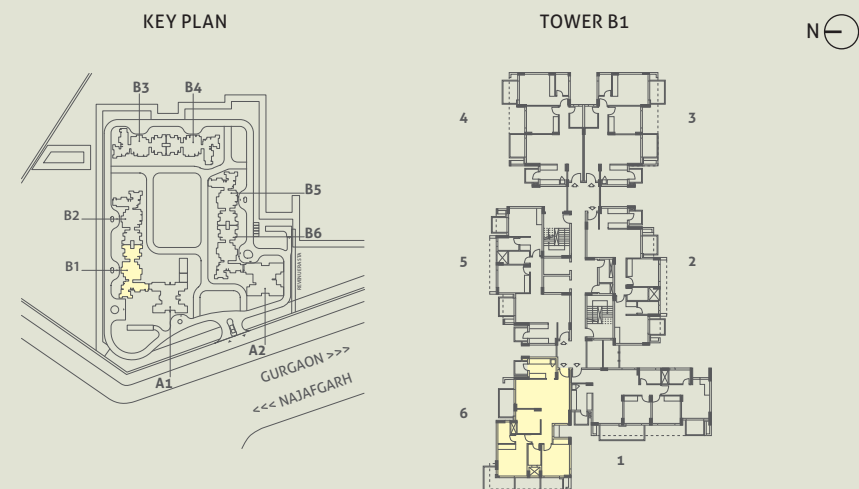
TOWER - B4
 UNIT 4
 2 BHK (L)
 LEVEL - GROUND TO 13th
 RERA CARPET AREA - 75.26 SQ. M. (810.04 SQ. FT.)
 BALCONY AREA - 12.63 SQ. M. (135.95 SQ. FT.)



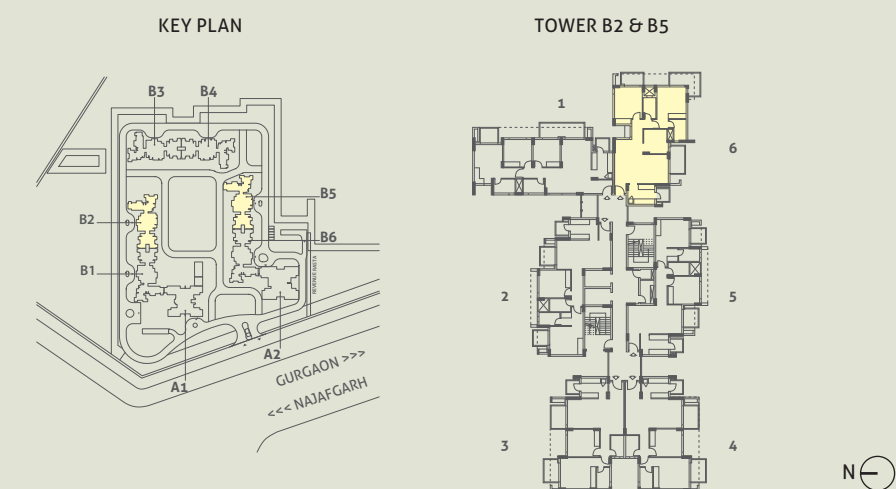
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UNIT PLANS

TOWER - B1
UNIT 6
 2 BHK (STUDY)
 LEVEL - GROUND TO 13th
 RERA CARPET AREA - 83.99 SQ. M. (904.01 SQ. FT.)
 BALCONY AREA - 20.18 SQ. M. (217.24 SQ. FT.)



TOWER - B2 & B5
UNIT 6
 2 BHK (STUDY)
 LEVEL - GROUND TO 13th
 RERA CARPET AREA - 83.99 SQ. M. (904.01 SQ. FT.)
 BALCONY AREA - 20.18 SQ. M. (217.24 SQ. FT.)

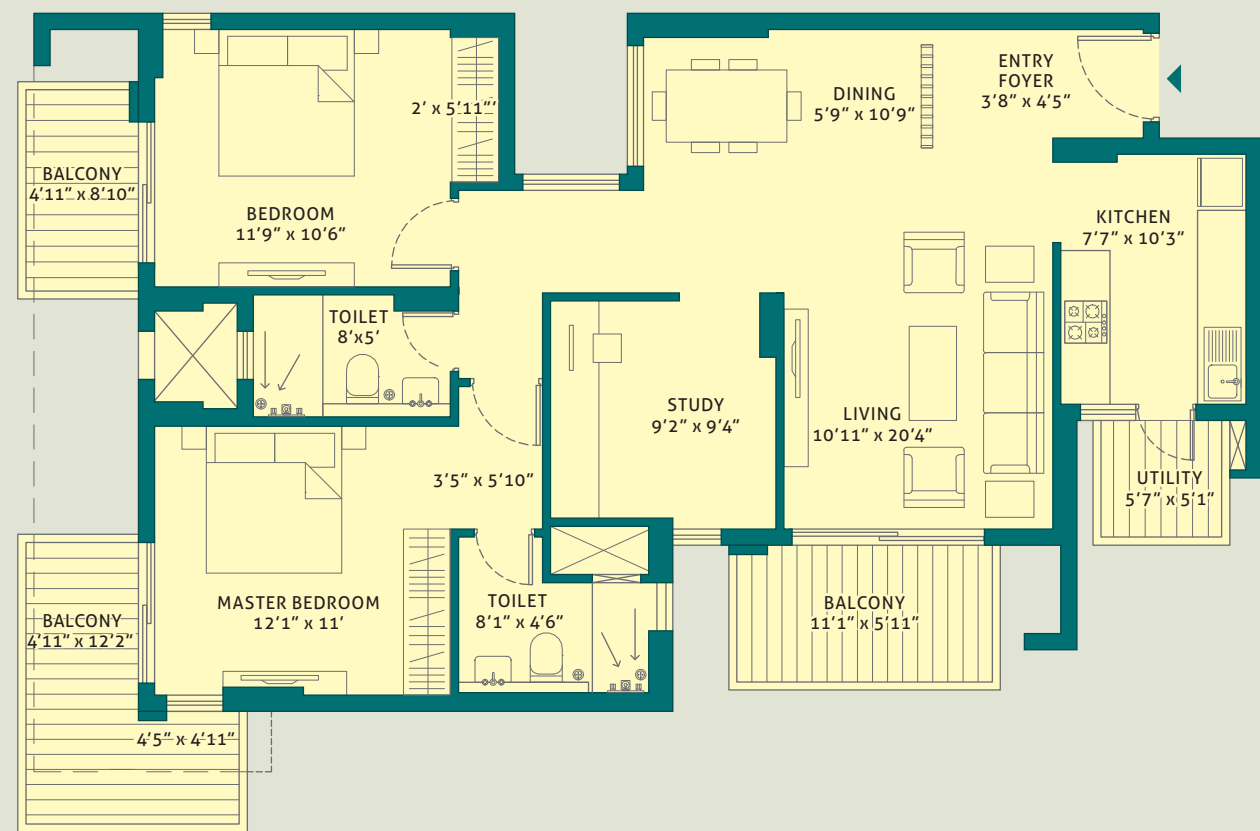
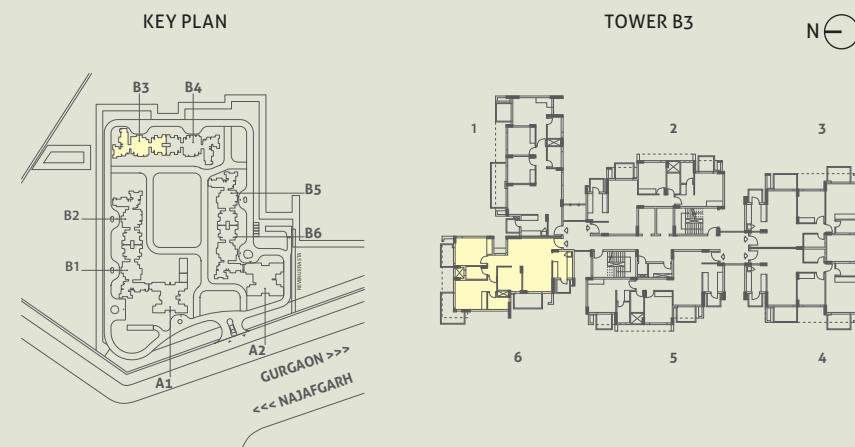


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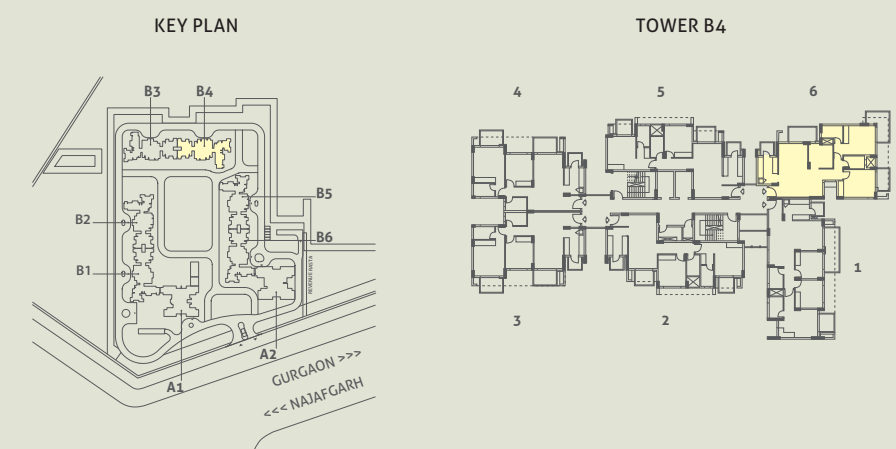
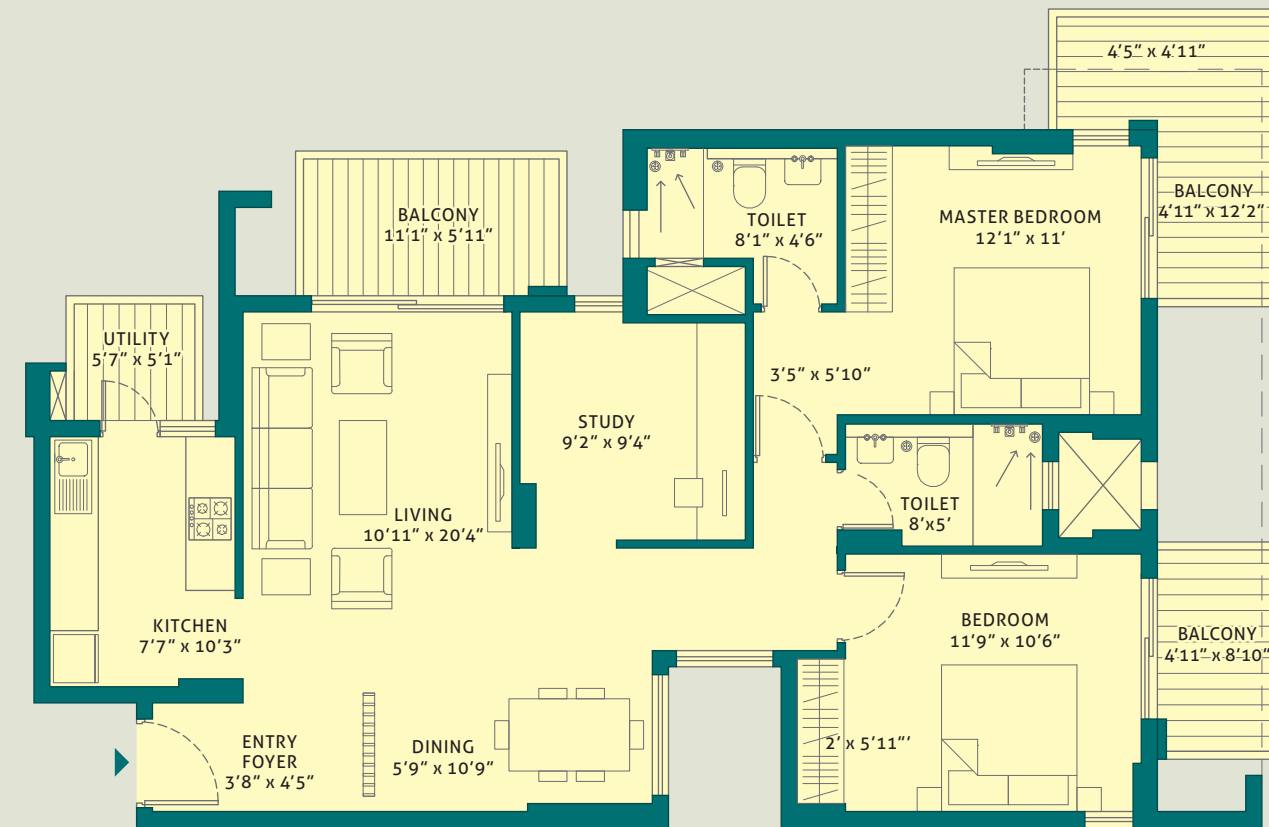
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UNIT PLANS

TOWER - B3
 UNIT 6
 2 BHK (STUDY)
 LEVEL - GROUND TO 13th
 RERA CARPET AREA - 83.99 SQ. M. (904.01 SQ. FT.)
 BALCONY AREA - 20.18 SQ. M. (217.24 SQ. FT.)



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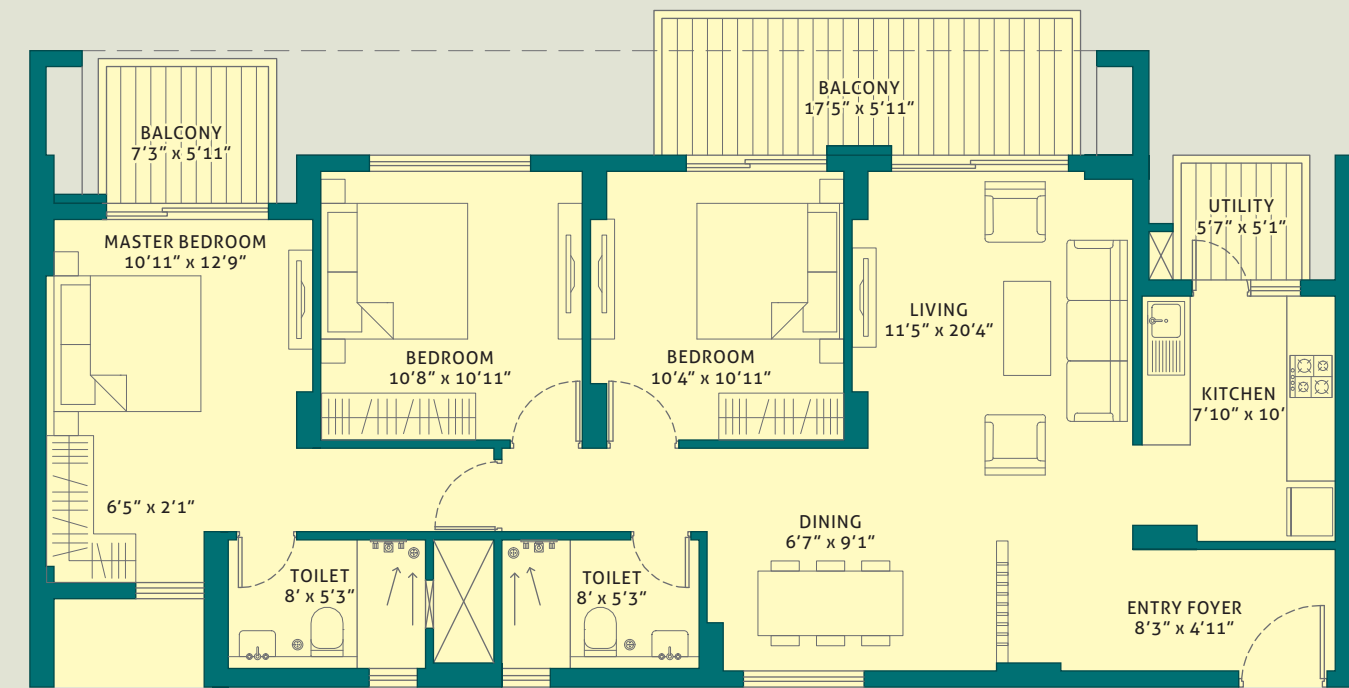
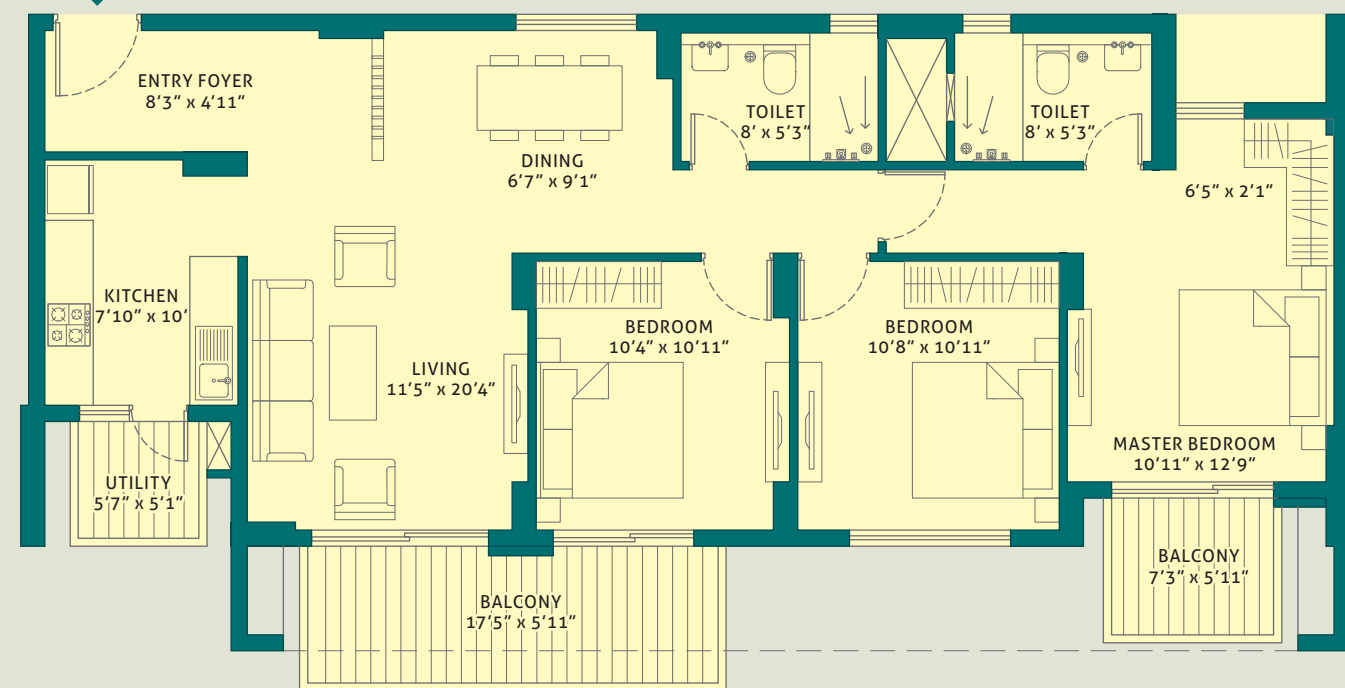
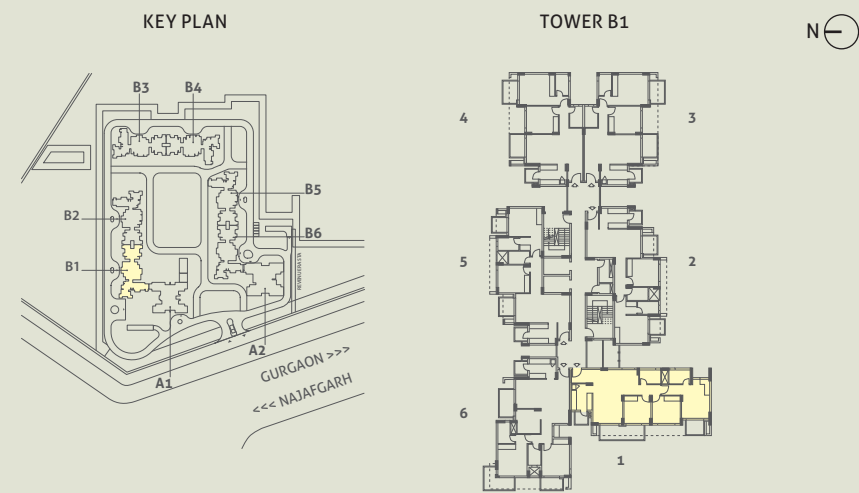


TOWER - B4
 UNIT 6
 2 BHK (STUDY)
 LEVEL - GROUND TO 13th
 RERA CARPET AREA - 83.99 SQ. M. (904.01 SQ. FT.)
 BALCONY AREA - 20.18 SQ. M. (217.24 SQ. FT.)

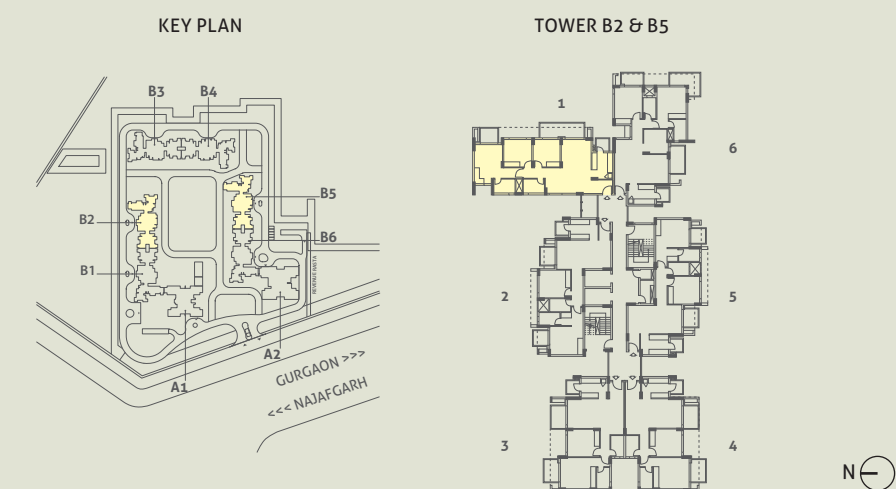
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UNIT PLANS

TOWER - B1
UNIT 1
3 BHK (C)
LEVEL - GROUND TO 13th
RERA CARPET AREA - 88.39 SQ. M. (951.43 SQ. FT.)
BALCONY AREA - 16.06 SQ. M. (172.85 SQ. FT.)



TOWER - B2 & B5
UNIT 1
3 BHK (C)
LEVEL - GROUND TO 13th
RERA CARPET AREA - 88.39 SQ. M. (951.43 SQ. FT.)
BALCONY AREA - 16.06 SQ. M. (172.85 SQ. FT.)

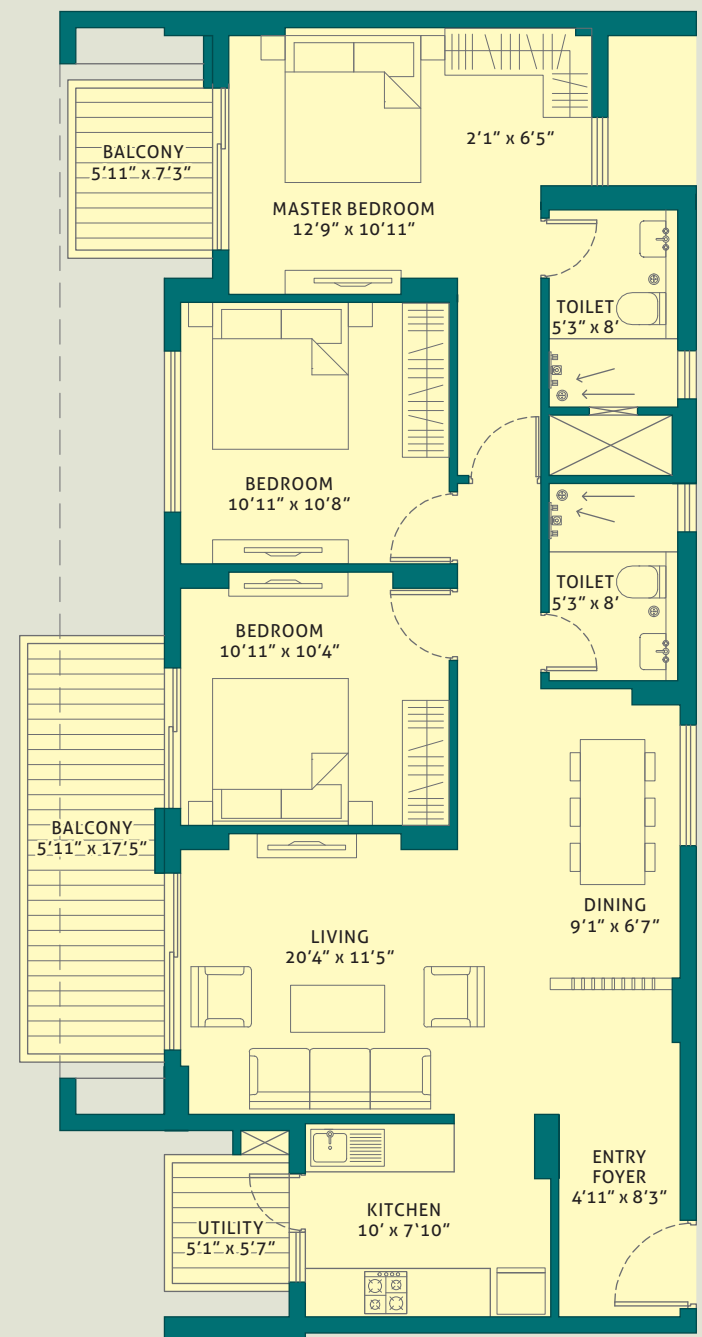
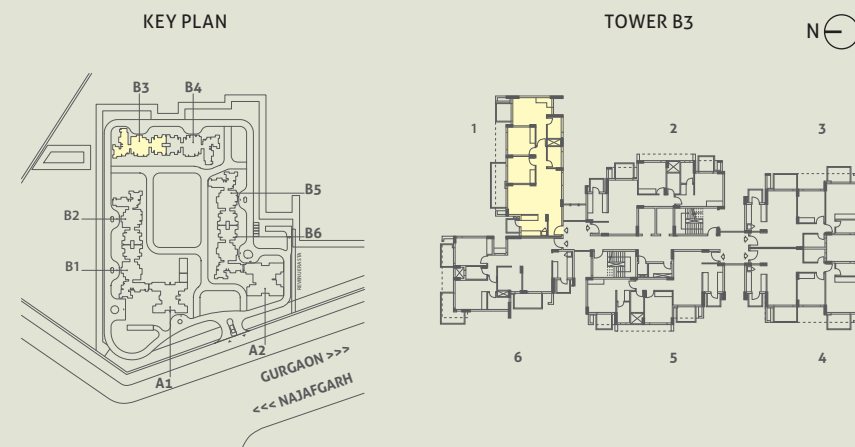


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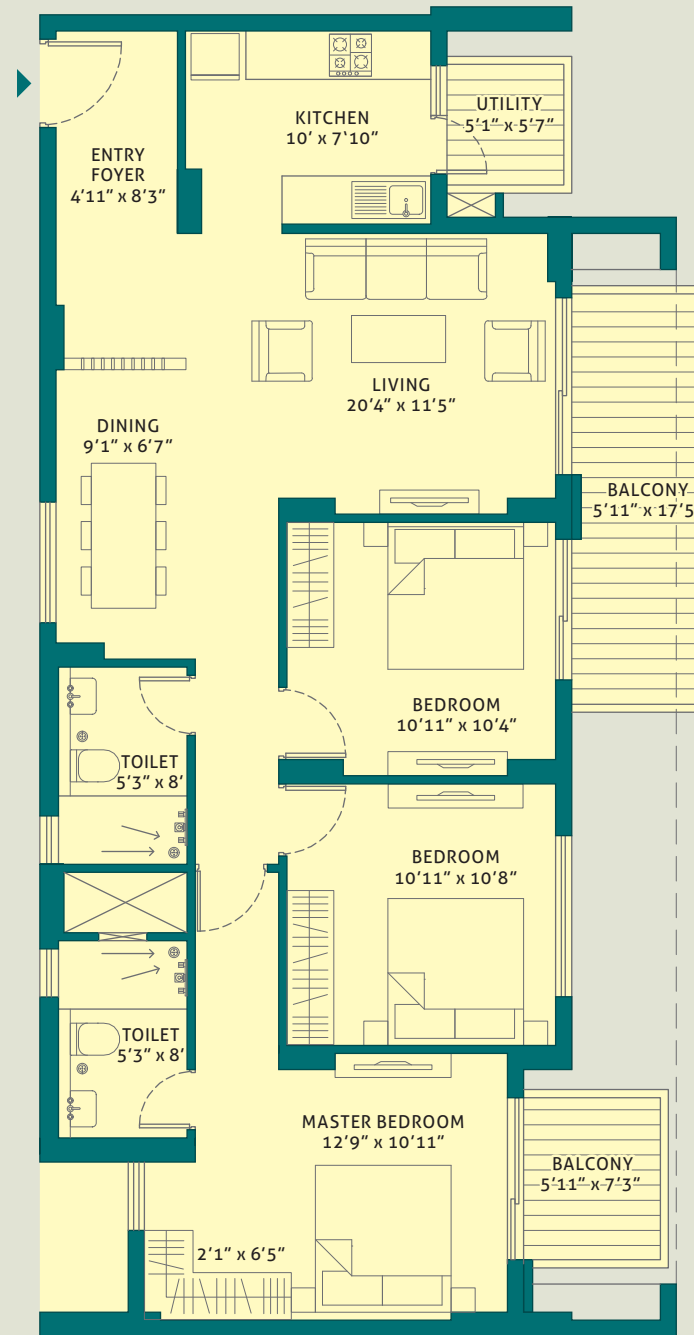
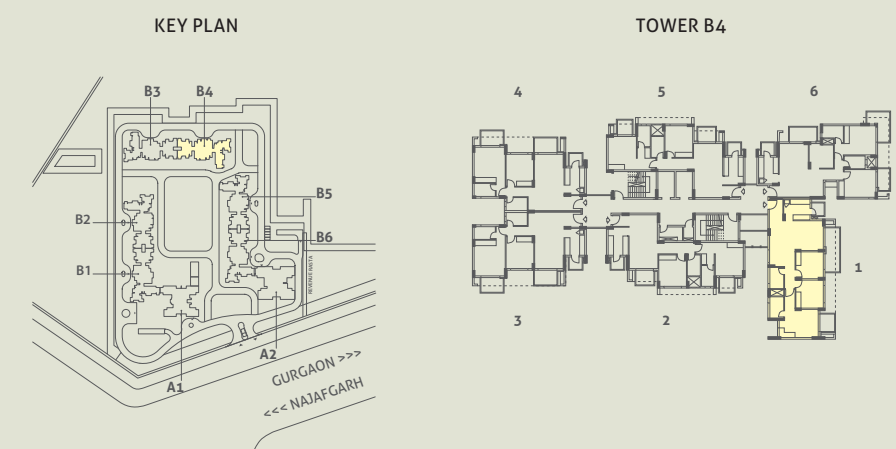
UNIT PLANS

TOWER - B3
UNIT 1
3 BHK (C)
LEVEL - GROUND TO 13th
RERA CARPET AREA - 88.39 SQ. M. (951.43 SQ. FT.)
BALCONY AREA - 16.06 SQ. M. (172.85 SQ. FT.)



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TOWER - B4
UNIT 1
3 BHK (C)
LEVEL - GROUND TO 13th
RERA CARPET AREA - 88.39 SQ. M. (951.43 SQ. FT.)
BALCONY AREA - 16.06 SQ. M. (172.85 SQ. FT.)



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