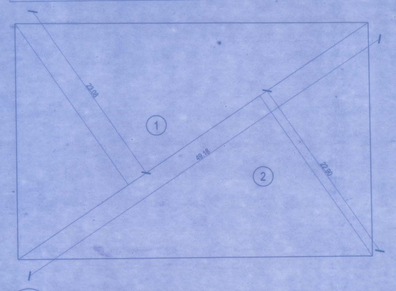
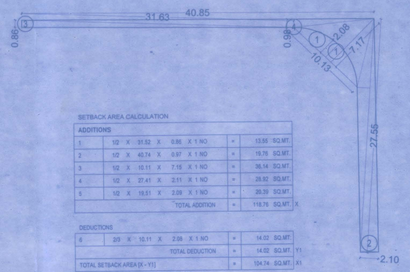
PLOT AREA CALTULATION

1	1/2 X 49.18 X 23.08 X 1 NO	=	567.54	SQ.MT.			
2	1/2 X 49.18 X 22.905 X 1 NO	=	563.24	SQ.MT.			
	TOTAL PLOT AREA	=	1130.78	SQ.MT.	X		
	PLOT AREA AS PER PRC	=	1089.40	SQ.MT.	X		
	EXCESS PLOT AREA UNDER POSESSION	=	41.38	SQ.MT.	X		



1 PLOT AREA DIAGRAM
1:250



SETBACK AREA CALCULATION

ADDITIONS

1	1/2 X 31.52 X 0.88 X 1 NO	=	13.95	SQ.MT.		
2	1/2 X 40.74 X 0.97 X 1 NO	=	19.76	SQ.MT.		
3	1/2 X 10.11 X 7.18 X 1 NO	=	36.14	SQ.MT.		
4	1/2 X 27.41 X 2.11 X 1 NO	=	28.92	SQ.MT.		
5	1/2 X 19.51 X 2.09 X 1 NO	=	20.39	SQ.MT.		
	TOTAL ADDITION	=	118.76	SQ.MT.	X	

DEDUCTIONS

6	2/3 X 10.11 X 2.09 X 1 NO	=	14.02	SQ.MT.	
	TOTAL DEDUCTION	=	14.02	SQ.MT.	Y1
	TOTAL SETBACK AREA (X - Y1)	=	104.74	SQ.MT.	X1

2 SETBACK AREA DIAGRAM
1:250

TABLE NO. I

PROPOSED BUILTUP AREA STATEMENT

SR. NO.	WING	FLOOR NO.	PROPOSED BUILTUP AREA IN SQ. MT.) COMMERCIAL	RESIDENTIAL	TOTAL (4+5) (IN SQ. MT.)	STAIRCASE + LIFT LOBBY AREA (IN SQ. MT.) COMMERCIAL	RESIDENTIAL	TOTAL (7+8) (IN SQ. MT.)	FLAT/NR/SOCIETY OFFICE/ FITNESS CENTER / REFUGE AREA
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)
1	A	GROUND	308.10	0.00	308.10	0.00	0.00	0.00	SHOPS
		1ST FLOOR	459.26	0.00	459.26	50.67	0.00	50.67	SHOPS/OFFICE
		2ND	0.00	0.00	0.00	0.00	0.00	0.00	PODIUM
		3RD	0.00	0.00	0.00	0.00	0.00	0.00	PODIUM
		4TH	0.00	0.00	0.00	0.00	0.00	0.00	PODIUM
		5TH	0.00	0.00	0.00	0.00	0.00	0.00	PODIUM + AMENITY FLOOR
		6TH	0.00	294.00	294.00	0.00	64.75	64.75	FLAT
		7TH	0.00	294.00	294.00	0.00	64.75	64.75	FLAT
		8TH	0.00	294.00	294.00	0.00	64.75	64.75	FLAT
		9TH	0.00	298.99	299.42	0.00	64.51	64.51	FLAT
		10TH	0.00	298.99	299.42	0.00	64.51	64.51	FLAT
		11TH	0.00	294.96	296.56	0.00	64.51	64.51	FLAT
		12TH	0.00	303.32	303.32	0.00	64.30	64.30	FLAT
		13TH	0.00	303.32	303.32	0.00	64.30	64.30	FLAT
		14TH	0.00	303.32	303.32	0.00	64.30	64.30	FLAT
		15TH	0.00	303.32	303.32	0.00	64.30	64.30	FLAT
		16TH	0.00	303.32	303.32	0.00	64.30	64.30	FLAT
		17TH	0.00	303.32	303.32	0.00	64.30	64.30	FLAT
		18TH	0.00	303.32	303.32	0.00	64.30	64.30	FLAT
		19TH	0.00	303.32	303.32	0.00	64.30	64.30	FLAT
		20TH	0.00	303.32	303.32	0.00	64.30	64.30	FLAT
		21ST	0.00	303.32	303.32	0.00	64.30	64.30	FLAT
		22ND	0.00	303.32	303.32	0.00	64.30	64.30	FLAT
2	TOTAL BUA PROPOSED		767.36	5115.40	5882.76	50.67	1095.08	1145.75	
3	FUNGIBLE COMPENSATORY AREA PROPOSED. (SR NO.3=SR NO. 2 * 1.35) OR AS PROPOSED		198.95	1326.21	1525.16				
4	NET BUILT UP AREA PROPOSED (2+3)		966.41	3769.19	4357.60				
5	FITNESS CENTRE/YOGA ROOM	PERMISSIBLE (2 X 2%)	=		117.68	PROVIDED AT 5TH FLOOR			
		PROVIDED	=		114.27				
6	SOCIETY OFFICE	PERMISSIBLE	=		20.00	PROVIDED AT 5TH FLOOR			
		PROVIDED	=		19.57				
7	AMENITY AREA/BUA/AREA IN (REG. 14A OR 14B)	PERMISSIBLE	=			PROVIDED AT – FLOOR			
		PROVIDED	=						
8	IHIPH	REQUIRED BUA/REA = NIL OF TENAMENT = NIL		SQ.MT., NO.		4.0			

TABLE NO. IV

PARKING SPACE STATEMENT

SR NO.	WING	FLOOR	CARPET AREA OF TENEMENT IN SQ.MT FLAT NO. 1	FLAT NO. 2	FLAT NO. 3	FLAT NO. 4	FLAT NO. 5	NO. OF TENEMENTS PER FLOOR	NO. OF TENEMENTS IN GROUP OF REQUIRED PARKING SPACES (BELOW 40 SQ.MT)	(ABOVE 40 UPTO 60 SQ.MT) (EFOR 2 N)	(ABOVE 60 UPTO 80 SQ.MT) (EFOR 1 N)	(ABOVE 80 SQ.MT) (EFOR 1 N)	TOTAL PARKING
(1)	(2)	(3)		(4)				(5)	(6)	(7)	(8)	(9)	(10)
1	A	GROUND	0.00	0.00	0.00	0.00	0.00	0	0				
		1ST	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	
		2ND	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	
		3RD	0.00	0.00	0.00*	0.00	0.00	0	0	0	0	0	
		4TH	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	
		5TH	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	
		6TH	70.17	69.23	25.27	45.07	62.36	5	1	1	3	0	
		7TH	70.17	69.23	25.27	45.07	62.36	5	1	1	3	0	
		8TH	70.17	69.23	25.27	45.07	62.36	5	1	1	3	0	
		9TH	70.17	69.23	25.27	49.55	62.36	5	1	1	3	0	
		10TH	70.17	69.23	25.27	49.55	62.36	5	1	1	3	0	
		11TH	70.17	69.23	25.27	49.55	62.36	5	1	1	3	0	
		12TH	70.17	69.23	30.37	48.76	62.36	5	1	1	3	0	
		13TH	70.17	69.23	30.37	48.76	62.36	5	1	1	3	0	
		14TH	70.17	69.23	38.85	40.28	62.36	5	2	0	3	0	
		15TH	70.17	69.23	38.85	40.28	62.36	5	2	0	3	0	
		16TH	70.17	69.23	38.85	40.28	62.36	5	2	0	3	0	
		17TH	70.17	69.23	38.85	40.28	62.36	5	2	0	3	0	
		18TH	70.17	69.23	38.85	40.28	62.36	5	2	0	3	0	
		19TH	70.17	69.23	38.85	40.28	62.36	5	2	0	3	0	
		20th	70.17	69.23	38.85	40.28	62.36	5	2	0	3	0	
		21st	70.17	69.23	38.85	40.28	62.36	5	2	0	3	0	
		22nd	70.17	69.23	38.85	40.28	62.36	5	2	0	3	0	
2		TOTAL RESIDENTIAL TENEMENTS FOR TENEMENT DENSITY						85	26	8	51	0	
3		REQUIRED PARKING SPACES FROM 2 ABOVE							3.25	2	25.5	0	30.75
4		10% VISITORS (3 X 5%)							MINIMUM 1				3.07
5		TOTAL PARKING SPACES REQUIRED FOR RESIDENTIAL USER (3+4)											33.82

6	A	COMMERCIAL USER		
7		PARKING REQUIREMENTS DESCRIPTION OF COMMERCIAL	BUA	
	a	RETAIL/ CONVENIENCE SHOPPING	i) 1 FOR EVERY 40 SQ MT UPTO 800 SQ MT ii) 1 FOR EVERY 40 SQ MT FOR SHOP EXCEEDING 20 SQ MT	459.26 11.48
	b		i) 1 FOR EVERY 150 SQ MT FOR SHOP UPTO 20 SQ MT ii) 1 FOR EVERY 40 SQ MT	308.10 6.16
	c	OTHER		
8		10% VISITORS MIN 2 NOS		2
9		TOTAL PARKING SPACES REQUIRED FOR COMMERCIAL USER		19.64
10		TOTAL PARKING SPACES REQUIRED FOR RESIDENTIAL + COMMERCIAL USER (5+9)		53.46
11		TOTAL PARKING SPACES PROVIDED		79
12		10% ADDITIONAL FOR VEHICLE HOLDING AREA (15 x 10%)		0
13		EXCESS TO REQUIRED PARKING PROVIDED =(11-10)		0.00
14		50 %PARKING SPACE PERMISSIBLE FREE OF FSI WITHOUT CHALOSING PREMIUM		0.00
15		PARKING SPACE FREE OF FSI BY CHALOSING PREMIUM		0.00

16 DETAILS OF PARKING SPACES PROVIDED

SR NO.	FLOOR / TYPE	BIG	SMALL	TOTAL
1	MECHANICAL PUZZLE PARKING	0	0	0
1	STACK PARKING	14	0	14
2	SURFACE PARKING	20	42	62

PROFORMA A

1			AREA STATEMENT	SQ. MT.
			AREA OF PLOT	1130.78
			AREA OF THE PLOT (AS PER P.R.-CARD)	1089.40
	a		AREA OF RESERVATION IN PLOT	---
	b		AREA OF ROAD SET BACK	104.74
	c		AREA OF DP ROAD	---
2	A)		DEDUCTIONS FOR	---
			FOR RES / ROAD AREA HANDED OVER TO MCGM (100%)	---
		a	ROAD SET BACK/ WIDENING AREA (REG. NO. 16)	104.74
		b	PROPOSED DP ROAD(REGULATION NO. 15)	---
		c. i)	RESERVATION AREA TO BE HANDED OVER (REGULATION NO. 17)	---
		c. ii)	II) RESERVATION AREA TO BE HANDED OVER AS PER AR (Y%) (REGULATION NO.17)	---
	B)		FOR AMENITY AREA TO BE HANDED OVER TO MCGM	---
		a	AREA OF AMENITY PLOT AS PER DCR 14(A)	---
		b	AREA OF AMENITY PLOT AS PER DCR 14(B)	---
		c	AREA OF AMENITY PLOT AS PER DCR 35	---
	C)		DEDUCTION FOR EXISTING B.U.A. TO BE RETAINED (IF ANY)/ LAND COMPONENT OF EXISTING B.U.A./ EXISTING B.U.A. AS PER REGULATION UNDER WHICH THE DEVELOPMENT WAS ALLOWED	---
3			TOTAL DEDUCTIONS : [2A +2B+ 2C]	104.74
4			BALANCE AREA OF THE PLOT (FOR CALCULATION OF LOS): [1-3]	984.66
5			PLOT AREA UNDER DEVELOPMENT (1b)	1089.40
6			ZONAL (BASIC) FSI (0.50 OR 0.75 OR 1 OR 1.33)	1.00
7			ADDITIONAL/ INCENTIVE B.U.A. AS PER REG.33 (11) FOR PTC	1.50
8			ADDITIONAL / INCENTIVE B.U.A. AS PER REG.33 (11) FOR SALE	1.50
9			BUA AS PER REG30 (c) (565.29 +565.50)	1170.79
9A			PERMISSIBLE BUA AS PER REG 33 (11) (1089.40 X 4)	4357.60
9B			ADDITIONAL / INCENTIVE B.U.A. AS PER REG 33 (11) (4357.6 - 1170.79 = 3186.81)	3186.81
10			BUA AS PER ZONAL FSI OR PROTECTED DEVELOPMENT (WHICHEVER IS HIGHER)	1170.79
	a)		FOR PTC (9B X 50%)	1593.40
	b)		FOR SALE (9BX 50%)	1593.40
11			PERMISSIBLE B.U.A. (10 +10A+10B)	4357.60
12			EXISITING BUA	---
13			PROPOSED BUA	4357.60
14			TOTAL FSI CONSUMED	4.00
15			TDR GENERATED IF ANY AS PER REGULATION 30(A) & 32 FOR UNUTILIZED B.U.A. ON PLOT	0.00
16			FUNGIBLE COMPENNATORY AREA AS PER REG.31(3)	1525.16
	a)	i)	PERMISSIBLE FUNGIBLE COMPENSATORY AREA FOR RESIDENTIAL REHAB COMPONENT WITHOUT CHALOSING PREMIUM	308.32
		ii)	FUNGIBLE COMPENSATORY AREA AVAILED FOR RESIDENTIAL REHAB COMPONENT WITHOUT CHALOSING PREMIUM	306.32
	b)	i)	PERMISSIBLE FUNGIBLE COMPENSATORY AREA FOR RESIDENTIAL USER BY CHALOSING PREMIUM	1019.89
		ii)	PROPOSED FUNGIBLE COMPENSATORY AREA FOR RESIDENTIAL USER AVAILED ON PAYMENT OF PREMIUM	1019.89
	c)	i)	PERMISSIBLE FUNGIBLE COMPENSATORY AREA FOR COMMERCIAL REHAB COMP. WITHOUT CHALOSING PREMIUM	58.31
		ii)	PROPOSED FUNGIBLE COMPENSATORY AREA FOR COMMERCIAL REHAB COMP. ON WITHOUT CHALOSING PREMIUM	58.31
	d)	i)	PERMISSIBLE FUNGIBLE COMPENSATORY AREA FOR COMMERCIAL USER BY CHALOSING PREMIUM	140.64
		ii)	PROPOSED FUNGIBLE COMPENSATORY AREA FOR COMMERCIAL USER AVAILED ON PAYMENT OF PREMIUM	140.64
17			TOTAL B.U.A. PERMISSIBLE INCLUDING FUNGIBLE COMPENSATORY AREA {14+16(B)(i)+16(D)(i)}	5882.76
18			TOTAL B.U.A. PROPOSED INCLUDING FUNGIBLE COMPENSATORY AREA {14+16(B)(ii)+16(D)(ii)}	5882.76
II			OTHER REQUIREMENTS	
A			RESERVATION / DESIGNATION	---
		a)	NAME OF RESERVATION AFFECTING THE PLOT	---
		b)	AREA OF RESERVATION AFFECTING THE PLOT	---
		c)	AREA OF RESERVATION HANDED OVER AS PER REG 17	---
		d)	BUA OF AMENITY TO BE HANDED OVER AS PER REG NO. 17	---
		e)	AREA / BUA OF DESIGNATION	---
B			PLOT AREA / BUA AMENITY HANDED OVER AS PER REG NO.	---
		i)	14(A)	---
		ii)	14(B)	---
		iii)	15	---
C			REQ. OF REC. OPEN SPACE IN LAYOUT AS PER REG NO. 27	153.33
D			TENEMENT STATEMENT	---
		i)	PROPOSED BUILT UP AREA	4357.60
		ii)	LESS DEDUCTION OF NON RESIDENTIAL AREA (SHOP ETC)	565.03
		iii)	AREA AVAILAIBLE FOR TENEMENTS (i-ii)	3792.57
		iv)	TENEMENTS PERMISSIBLE (DENSITY OF TENEMENTS/ HECTARE 450/ HECTARE)	167
		vi)	TOTAL NUMBER OF TENEMENTS PROPOSED ON THE PLOT	85
E			PARKING STATEMENT	---
		i)	PARKING REQUIRED BY REGUALTION FOR :	54
			CAR	76
			SCOOTER	---
			OUTSIDER (VISITORS)	---
		ii)	COVERED GARAGE PERMISSIBLE	---
		iii)	COVERED GARAGE PROPOSED	---
			CAR	76
			SCOOTER	---
			OUTSIDER (VISITORS)	---
		iv)	TOTAL PARKING PROVIDED	76
F			TRANSPORT VEHICLE PARKING	---
		i)	SPACES FOR TRANSPORT VEHICLE REQUIRED BY REG.	---
		ii)	NUMBER OF TRANSPORT PARKING SPACES PROVIDED	---
			CONDONED NO. OF PARKING SPACES	---

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT AREA UNDER REFERENCE WAS SURVEYED BY ME AND THE DIMENSIONS OF PLOT STATED ON PLAN ARE AS MEASURED ON SITE DATED 12-04-2023 AND AREA WORKED OUT IS 1130.78 SQ.MT. AND AREA STATED IN PR CARD IS 1082.40 SQ.MT.

AR.DAKSH HIRANI (CA/2019/110603)

PROFORMA B

CONTENS OF THE SHEET

PLOT AREA DIAGRAM, SETBACK AREA DIAGRAM, BLOCK PLAN, LOCATION PLAN, GR FLOOR PLAN, SECTION THROUGH COMPOUND WALL AND UG TANK

DESCRIPTION OF PROP. & PROPERTY

PROPOSED B.R. SCHEME ON PLOT BEARING C.T.S. NO.627,627 1 TO 4 AND 630, 630 1 TO 11 , PLOT NO 151 AND 152, OF VILLAGE PAHADI GOREGAON (W), P- SOUTH WARD, ROAD NO.1 AND 9, JAWAHAR NAGAR, GOREGAON WEST, MUMBAI – 400062.

NAME,ADDRESS & SIGNATURE OF OWNER

SHRI DHRUMAN S SHAH PARTNER OF M/S VELISTAND REALTY LLP
OFFICE NO.1, GROUND FLOOR, WASHINGTON PLAZA, G.
ROAD,GOREGAON WEST, MUMBAI 400104.

DRAWN BY	CHECKED BY	SCALE	DATE
SAISH	DAKSH	NOT TO SCALE	04-03-2024

NAME,ADDRESS & SIGNATURE OF STRUCTURAL ENGINEER

APARNA DEVENDRA DABAK. (STR/D/156)
M/S V.J JOSHI AND ASSOCIATES.

SIGNATURE OF ENGINEER

NAME ADDRESS & SIGNATURE OF ARCHITECT

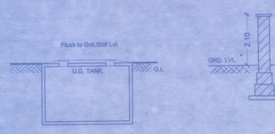
AR.DAKSH HIRANI (CA/2019/110603)
DAKSH HIRANI AND ASSOCIATES

OFFICE ADDRESS:-405, MEETI VILLA,CHS., PLOT NO.158, ROAD NO.9, JAWAHAR NAGAR, GOREGAON WEST, MUMBAI-400062

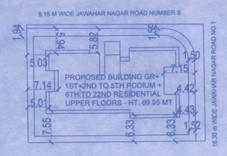
Approved Subject to the condition Mentioned in this office permission Letter No P-(PA)/(SLDR)/2023-0586/SRA/MHB Dt 12 MAR 2024

Executive Engineer
Slum Rehabilitaiog Authority

FILE NO:-P-SUPVT/0108/0203062/LOI (BOA DRAWING) (P-KK) (PLANS FOR CONSIDERATION) 1/8

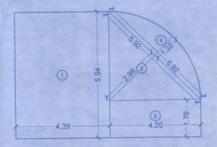


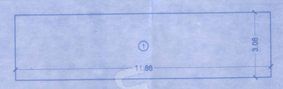
3&4 SECTION THROUGH UG TANK & COMPOUND WALL
1:500



5 BLOCK PLAN
1:500

6 LOCATION PLAN
1:4000





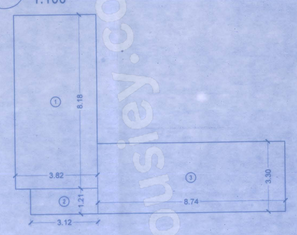
8C SHOP NO. 3 CARPET AREA DIAGRAM
1:100

8E SHOP NO. 5 CARPET AREA DIAGRAM
1:100

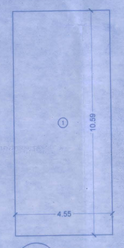
CARPET AREA CALCULATION

SHOP NO.4 GR. FLOOR

1	3.82 X 8.18 X 1 NO	=	31.25	SQ.MT.		
2	3.12 X 1.21 X 1 NO	=	3.78	SQ.MT.		
3	8.74 X 3.30 X 1 NO	=	28.84	SQ.MT.		
	TOTAL ADDITION	=	63.87	SQ.MT.	X	



8D SHOP NO. 4 CARPET AREA DIAGRAM
1:100



8F SHOP NO. 6 CARPET AREA DIAGRAM
1:100

CARPET AREA CALCULATION

SHOP NO.5 GR. FLOOR

1	4.39 X 5.94 X 1 NO	=	26.08	SQ.MT.		
2	4.20 X 1.76 X 1 NO	=	7.39	SQ.MT.		
3	1/2 X 5.92 X 2.98 X 1 NO	=	8.82	SQ.MT.		
4	2/3 X 5.92 X 1.22 X 1 NO	=	4.81	SQ.MT.		
	TOTAL ADDITION	=	47.10	SQ.MT.	X	

CARPET AREA CALCULATION

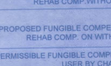
SHOP NO.6 GR. FLOOR

1	4.55 X 10.59 X 1 NO	=	48.18	SQ.MT.		
	TOTAL ADDITION	=	48.18	SQ.MT.	X	

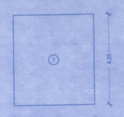
BUILT UP AREA CALCULATION

WATCHMAN TOILET GROUND FLOOR

1	2.17 X 1.20	=	2.60	SQ.MT.	
	TOTAL ADDITION	=	2.60	SQ.MT.	X



9C WATCHMENT TOILET
1:100

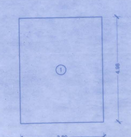


9A PUMP ROOM - GR FLOOR
1:100

BUILT UP AREA CALCULATION

PUMP ROOM GROUND FLOOR

1	3.73 X 4.55	=	15.95	SQ.MT.	
	TOTAL ADDITION	=	15.95	SQ.MT.	X



9B METER ROOM - GR FLOOR
1:100

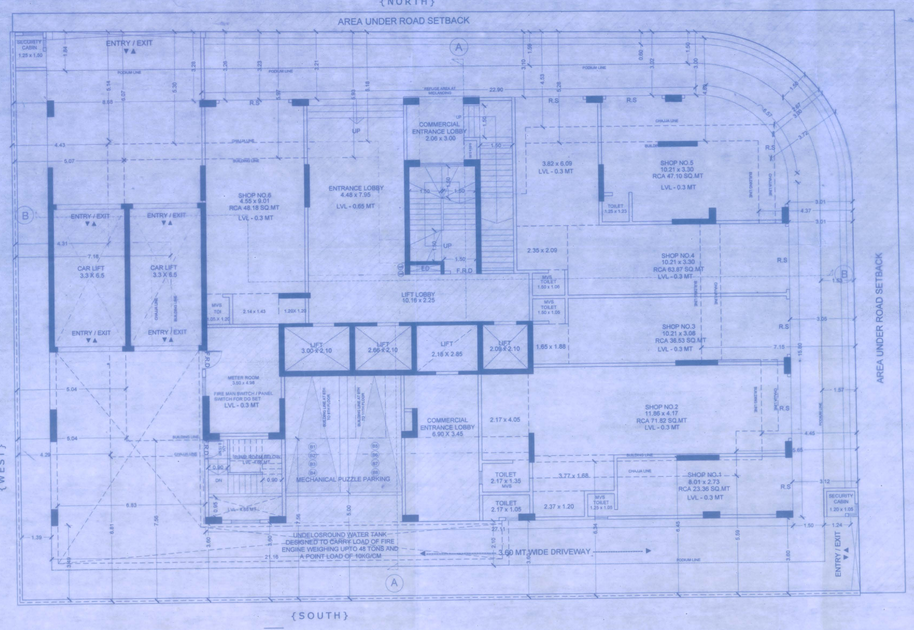
BUILT UP AREA CALCULATION

METER ROOM GROUND FLOOR

1	3.60 X 4.55	=	16.92	SQ.MT.	
	TOTAL ADDITION	=	16.92	SQ.MT.	X

9.15 MT WIDE JAWAHAR NAGAR ROAD NO.9

EXSITING ROAD 8.30 MT WIDE



7 GROUND FLOOR PLAN
1:100

18.30 MT WIDE JAWAHAR NAGAR ROAD NO.1

EXISTING ROAD 15.30MT WIDE

CARPET AREA CALCULATION

SHOP NO.3 GR. FLOOR

1	11.86 X 3.08 X 1 NO	=	36.53	SQ.MT.		
	TOTAL ADDITION	=	36.53	SQ.MT.	X	

CARPET AREA CALCULATION

SHOP NO.1 GR. FLOOR

1	1.40 X 1.05 X 1 NO	=	1.47	SQ.MT.		
2	8.02 X 2.73 X 1 NO	=	21.89	SQ.MT.		
	TOTAL ADDITION	=	23.36	SQ.MT.	X	

CARPET AREA CALCULATION

SHOP NO.2 GR. FLOOR

1	2.40 X 3.87 X 1 NO	=	9.29	SQ.MT.		
2	6.09 X 1.68 X 1 NO	=	10.23	SQ.MT.		
3	2.37 X 1.20 X 1 NO	=	2.84	SQ.MT.		
4	11.86 X 4.17 X 1 NO	=	49.46	SQ.MT.		
	TOTAL ADDITION	=	71.82	SQ.MT.	X	

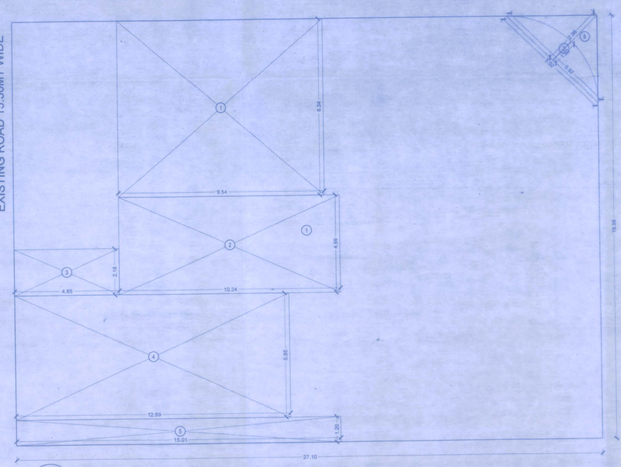
BUILTUP AREA CALCULATION

GR. FLOOR

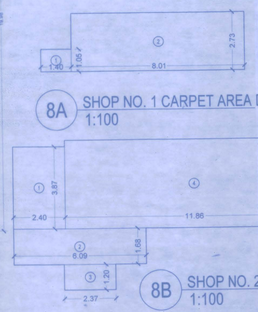
1	27.10 X 19.98 X 1 NO	=	541.46	SQ.MT.	
2	2/3 X 5.92 X 1.22 X 1 NO	=	4.81	SQ.MT.	
	TOTAL ADDITION	=	546.27	SQ.MT.	X

DEDUCTIONS

1	9.54 X 8.34 X 1 NO	=	79.56	SQ.MT.	
2	10.24 X 4.59 X 1 NO	=	47.00	SQ.MT.	
3	4.85 X 2.18 X 1 NO	=	10.57	SQ.MT.	
4	12.69 X 5.85 X 1 NO	=	74.24	SQ.MT.	
5	15.01 X 1.20 X 1 NO	=	18.01	SQ.MT.	
6	1/2 X 5.92 X 2.98 X 1 NO	=	8.76	SQ.MT.	
	TOTAL DEDUCTION	=	238.14	SQ.MT.	Y1
	TOTAL BUILT UP AREA (X - Y1)	=	308.10	SQ.MT.	X1



7 GROUND FLOOR BUILT UP AREA DIAGRAM
1:100



8A SHOP NO. 1 CARPET AREA DIAGRAM
1:100

8B SHOP NO. 2 CARPET AREA DIAGRAM
1:100