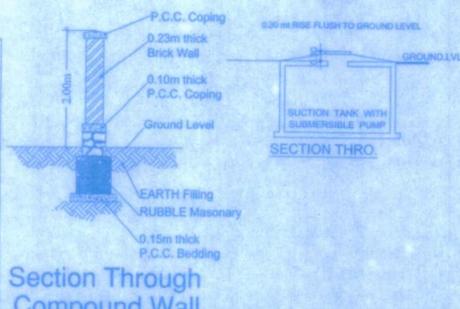
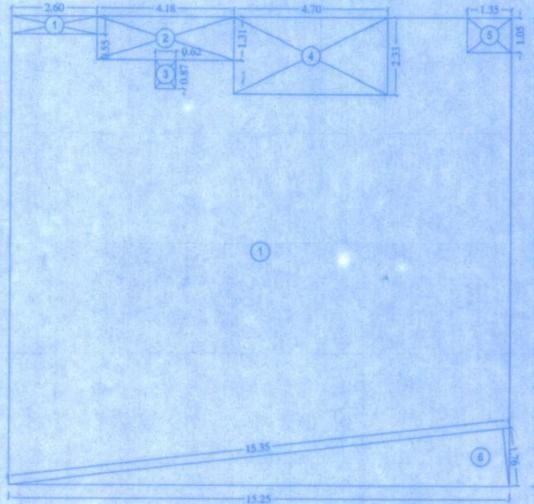


LOCATION PLAN
SCALE 1:4000



Section Through Compound Wall
SCALE 1:50



LINE DIAG. FOR GROUND FLOOR AREA CALCULATIONS
SCALE - 1:100

BUILT UP AREA CALCULATION

| GROUND FLOOR | | | |
|----------------|----------------------|---|-------------------|
| 1 | 15.25 X 14.17 X 1 NO | = | 216.08 SQ.MT. |
| TOTAL ADDITION | | | = 216.08 SQ.MT. X |

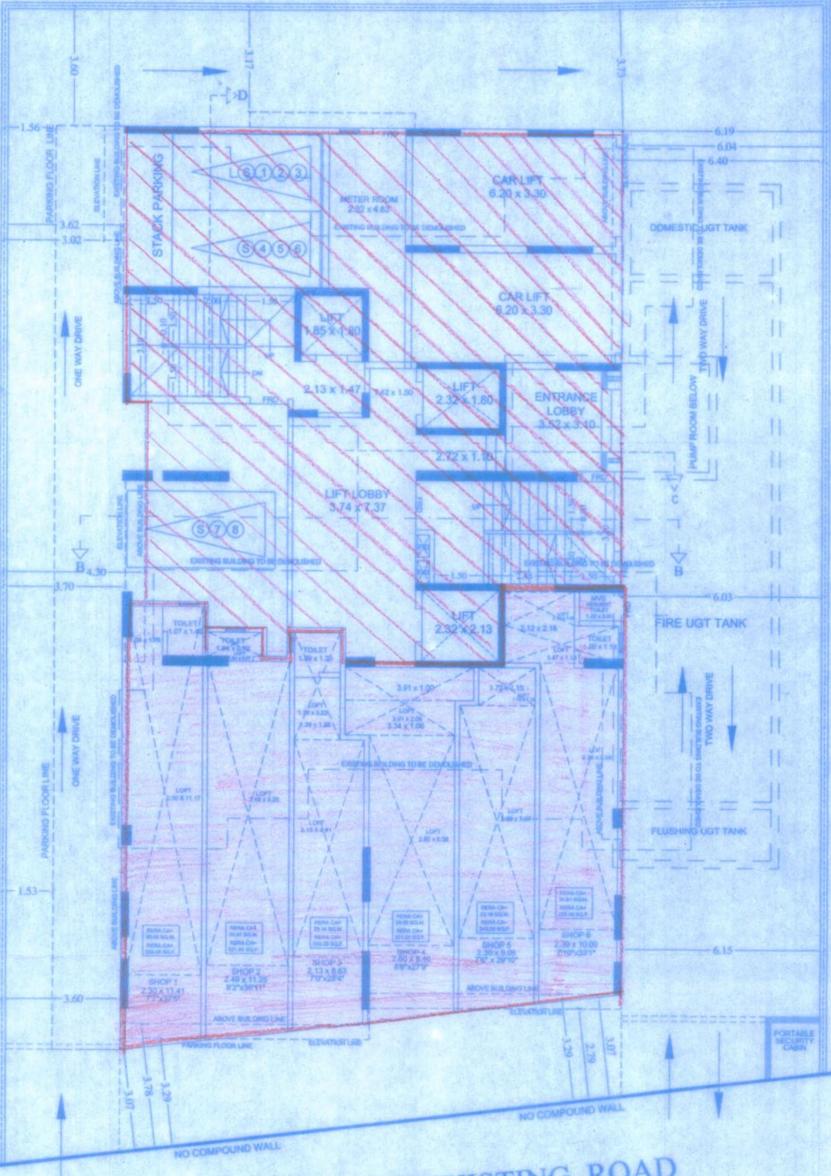
| DEDUCTIONS | | | |
|------------------------------|--------------------|---|--------------------|
| 1 | 2.60 X 0.55 X 1 NO | = | 1.43 SQ.MT. |
| 2 | 4.18 X 1.31 X 1 NO | = | 5.48 SQ.MT. |
| 3 | 0.62 X 0.87 X 1 NO | = | 0.54 SQ.MT. |
| 4 | 4.70 X 2.33 X 1 NO | = | 10.95 SQ.MT. |
| 5 | 1.35 X 1.05 X 1 NO | = | 1.42 SQ.MT. |
| 6 | 1.2 X 15.35 X 1 NO | = | 18.42 SQ.MT. |
| TOTAL DEDUCTION | | | = 33.33 SQ.MT. Y1 |
| TOTAL BUILT UP AREA [X - Y1] | | | = 182.75 SQ.MT. X1 |

FILE NO.

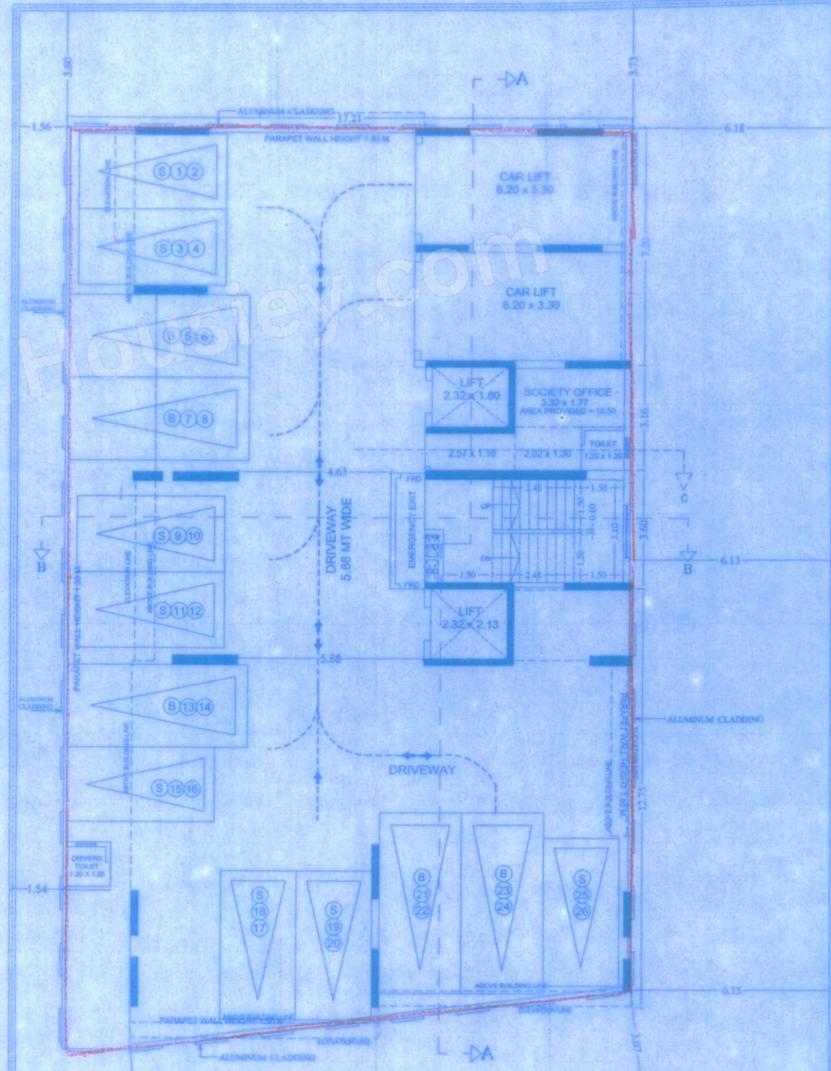
1/7

PROFORMA - A

| A. | AREA STATEMENT | IN SQ.MTS. |
|--|--|------------|
| 1) | AREA OF PLOT AS PER MHADA OFFER LETTER DTD - 30/09/03 | 842.50 |
| a) | Area of plot as per triangular calculation | 842.50 |
| b) | Area of plot as per area calculation | 842.50 |
| c) | Area of Plot Allowed by MHADA | 842.50 |
| 2) | DEDUCTIONS FOR | |
| A) | For Reservation/Road area | |
| a) | Road on back area to be handed over (100%) (Regulation No 16) | |
| b) | Proposed D.P. road to be handed over (100%) (Regulation No 16) | |
| b) | Reservation area/plot to be handed over (100%) (Regulation No 17) | |
| B) | For Amenity area | |
| a) | Area of amenity plot/plot to be handed over as per DCR 14(A) | |
| b) | Area of amenity plot/plot to be handed over as per DCR 14(B) | |
| c) | Area of amenity plot/plot to be handed over as per DCR 15 | |
| d) | Area of amenity plot/plot to be handed over as per DCR 15 | |
| C) | TOTAL AMENITY AREA | |
| C) | Deduction for retaining built up area to be retained if any: Land component of existing BUA as per regulation under which the development was allowed | |
| 3) | Total Deduction (2(A)+2(B)+2(C)) | |
| 4) | Balance area of the plot (1)-(3) | 842.50 |
| 5) | Plot under development (1)-(2(A)+2(B)) | 842.50 |
| 6) | Zonal (change) FSI for for setbacks as per regulation 33(5) | 3.00 |
| 7) | a) Permissible built up area as per Zonal (change) FSI (5X6) | 2027.50 |
| b) | Permissible built up area as per DCR 30(C) proposed for development | |
| c) | Permissible built up area as per DCR 30(C) proposed for development | |
| 8) | BUA equal to land area handed over as per reg. 30(A)(3)(a) | |
| a) | Additional BUA for 2(A) (5) (1) (A) 28 above within the cap of admissible TOR as per table no 12 on balance plot | |
| b) | Additional BUA for 2(A) (a) & 2(A) (a) to be utilized over and above the permissible FSI as per column no 7 table 12 of regulation 30(A) and to be mentioned in table 12A regulation 32(2)(b) or 32(3) | |
| c) | Additional BUA in case of 2(A) (c) (i) as per regulation 17(1) note 25(c)(i) & (ii) as per all policy on remaining plot 1% as per table no 5 of regulation 17(1) | |
| 9) | Additional tentative BUA within the cap of admissible TOR as per TABLE 12 at a plot | |
| a) | In case of construction of amenity building as per regulation 30(A)(3)(b) | |
| b) | 100% of retail component as per reg 33(7)(A) | |
| 10) | Built up area due to "Additional FSI on payment of premium" as per table No 12 of Regulation No 30 (A)(3)(b) | |
| 11) | Built up area due to Admissible TOR" as per table No 12 of Regulation No 30(A) & 30(C) (from 5% 50% or 70% or 80% or 100%) | |
| 12) | Permissible built up area (7+8+9+10) (11+12) | 1536.40 |
| 13) | Permissible built up area (7+8+9+10) (11+12) | 3953.90 |
| 14) | TOTAL BUILT UP AREA (14)+(13) | 3953.90 |
| EXISTING BUILT UP AREA | | |
| 15) | Fungible compensatory area as per Regulation No 31(1) | |
| (i) | Permissible Fungible Compensatory area for Rehab comp. w/o charging premium for residential (305.60 X 35% = 106.96 - 106.96 KEPT IN ABEYANCE = 112.09) | 112.09 |
| (ii) | Fungible compensatory area available for Rehab comp. w/o charging premium for residential | 112.09 |
| (iii) | Permissible Fungible Compensatory area for Rehab comp. w/o charging premium for commercial (145.39 X 35% = 50.89 - 50.89 KEPT IN ABEYANCE = 11.97) | 11.97 |
| (iv) | Fungible compensatory area available for Rehab comp. w/o charging premium for commercial | 11.97 |
| (v) | Permissible Fungible Compensatory area for charging premium for residential (247.67 X 35% = 86.68/35.69 - 86.68/35.69) | 794.69 |
| (vi) | Proposed Fungible compensatory area available on payment of premium for res. | 794.77 |
| (vii) | Permissible Fungible compensatory area on payment of premium for commercial (195.01 X 35% = 68.25/35.26 - 68.25/35.26) | 150.07 |
| (viii) | Proposed Fungible compensatory area available on payment of premium for comm. | 150.07 |
| 16) | Total BUA Permissible (14)+(15)(i) + (15)(ii) + (15)(iii) + (15)(iv) + (15)(v) + (15)(vi) + (15)(vii) + (15)(viii) | 4674.67 |
| 17) | Total BUA Proposed (14)+(15)(i) + (15)(ii) + (15)(iii) + (15)(iv) + (15)(v) + (15)(vi) + (15)(vii) + (15)(viii) | 7681.36 |
| 18) | FSI on plot as per reg. 34(1) | 4.57 |
| B. TENEMENTS STATEMENT | | |
| a) | Proposed built up area (13) above | 4173.81 |
| b) | Less deduction of Non-Residential area/shop etc | 578.01 |
| c) | Area available for Tenements (a) minus (b) | 4595.80 |
| d) | Tenements Permissible (4595.80) | 218.35 BAY |
| e) | Total Number of Tenements Proposed on Plot | 58 NOS |
| E. PARKING STATEMENT | | |
| PARKING REQUIRED FOR REGULATION FOR | | |
| (i) TOTAL PARKING PROVIDED | | 47 NOS |
| E. TRANSPORT VEHICLE PARKING | | |
| (i) TRANSPORT VEHICLE PARKING REQUIRED BY REGULATION | | |
| (ii) TOTAL NO OF TRANSPORT VEHICLE PARKING SPACES PROVIDED | | 66 NOS |



GROUND FLOOR PLAN
SCALE- 1: 100



3RD PARKING FLOOR PLAN
SCALE- 1: 100

FORM - B

CONTENTS OF SHEET:
BLOCK & LOCATION PLAN, FLOOR PLAN, PODIUM FLOOR PLAN.

DESCRIPTION OF PROPOSAL AND PROPERTY:
PROPOSED RESIDENTIAL DEVELOPMENT OF EXISTING BUILDING KNOWN AS SURYAGIRAN CHS. LTD. ON PLOT BEARING C.T.S. NO. 10/1636, VILLAGE KANDIVALI, PLOT NO. 19A, RDP-4, SECTOR VI, CHANDOP, KANDIVALI (WEST) DIST. MUMBAI-400067

NAME ADDRESS & SIGNATURE OF OWNER/ DEVELOPER:
HUM DEVELOPERS PVT. LTD.
SHOP NO. 679 & 11, NISARG HEAVEN CHSL, MAHARAJ NAGAR, NEAR PIZZA HUT, KANDIVALI (WEST), MUMBAI - 400067

NAME ADDRESS & SIGNATURE OF R.C.C. CONSULTANT:
I.C. SHAH CONSULTANTS
102, SAI GOVIND BHUVAN MATHURADAS ROAD, NEAR PUNJAB NATIONAL BANK, KANDIVALI (WEST), MUMBAI - 400067.

Job No. Drawing No. Scale No. Date By Date Iss.

NORTH

NAME, ADDRESS & SIGNATURE OF I.S.
3D DIMENSIONAL CONSULTANTS LLP
HUBTOWN SOLARIS, 2ND FLOOR, PROF. N.S. PHADKAR ROAD, BINA NAGAR, ANDHERI (EAST) MUMBAI-400047

APPROVED SUBJECT TO CONDITIONS MENTIONED IN THIS OFFICE LETTER NO. MHADA-7/5713/20/2023

Date: 02 AUG 2023

Chairman / Secretary / Treasurer