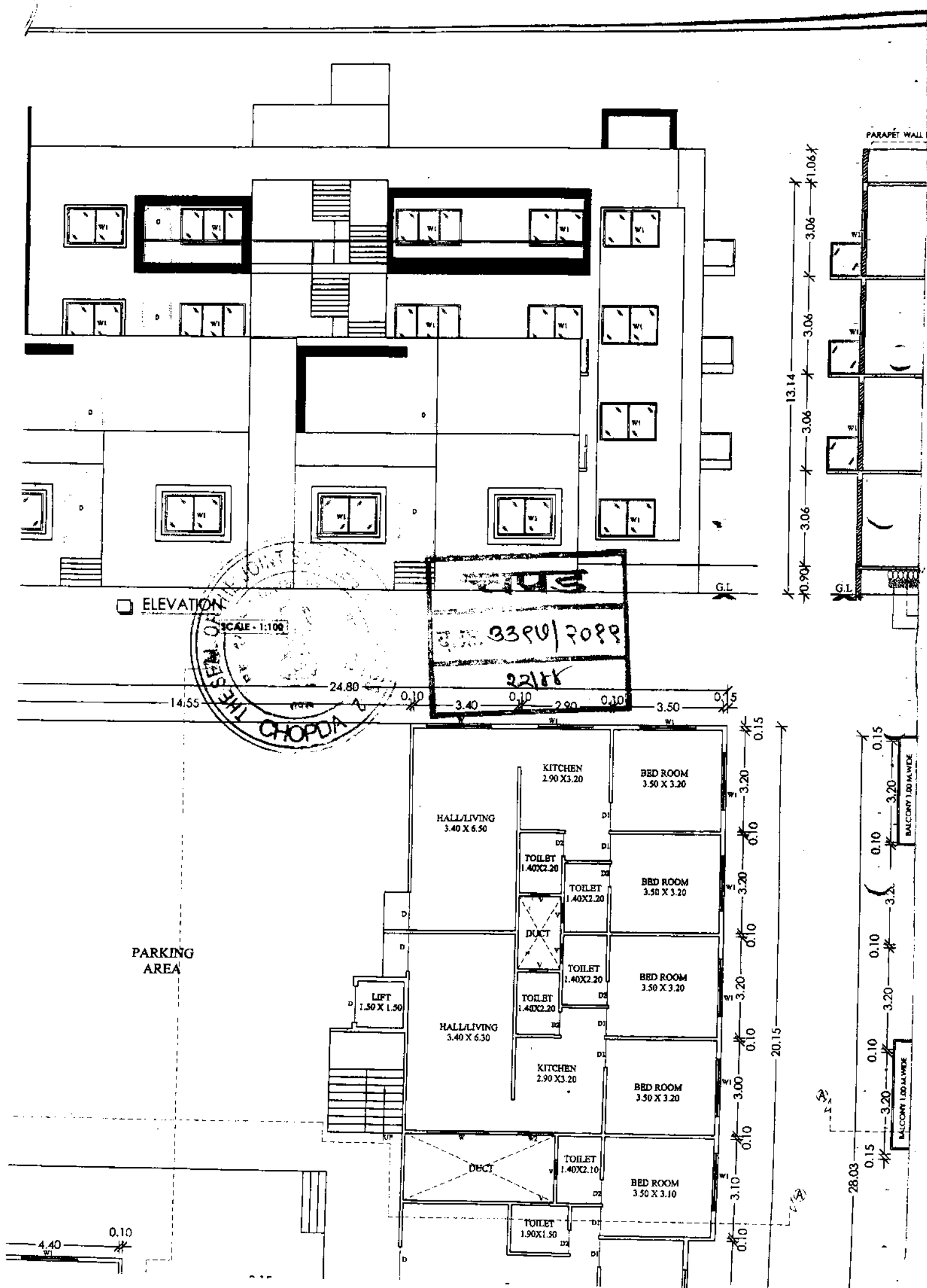
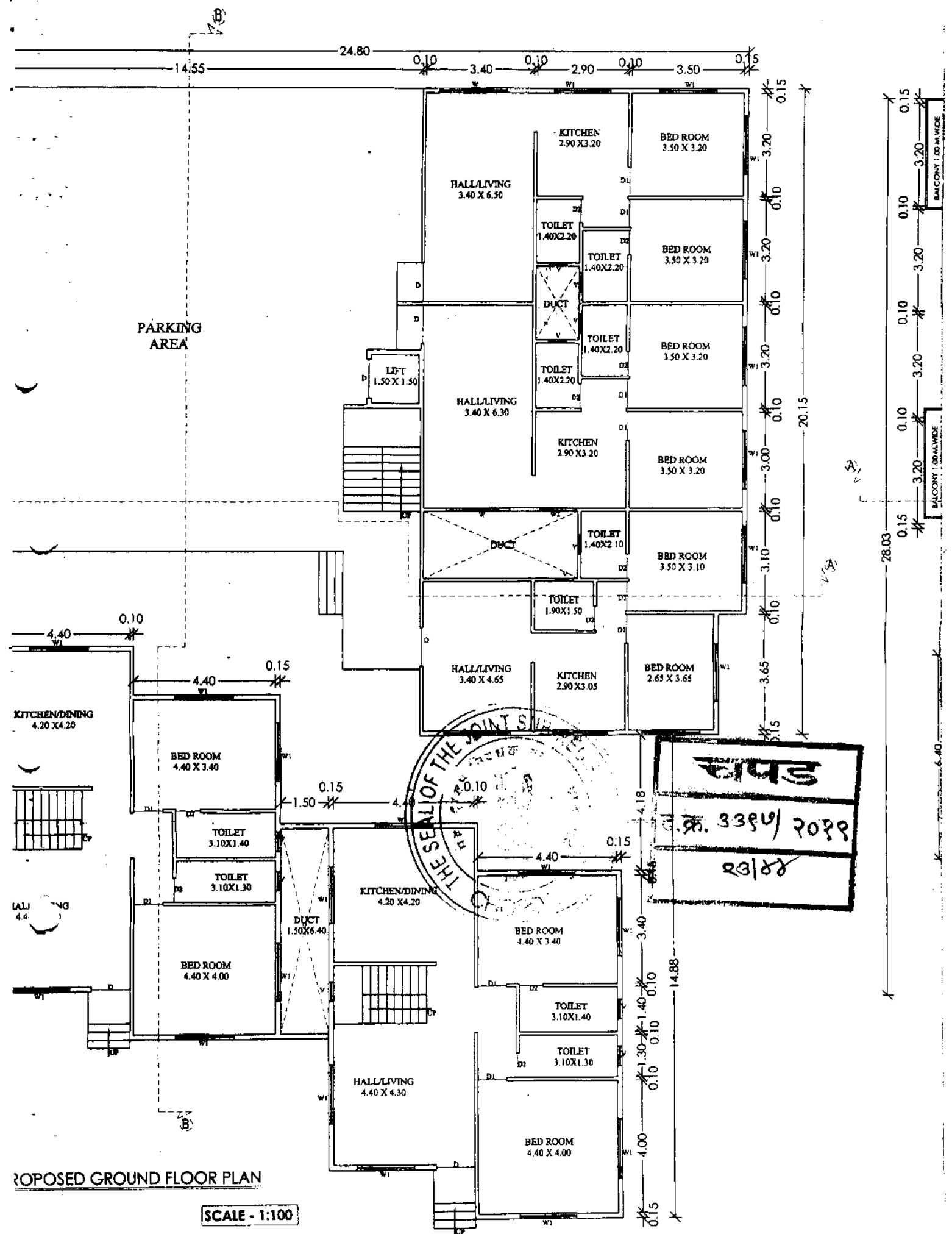




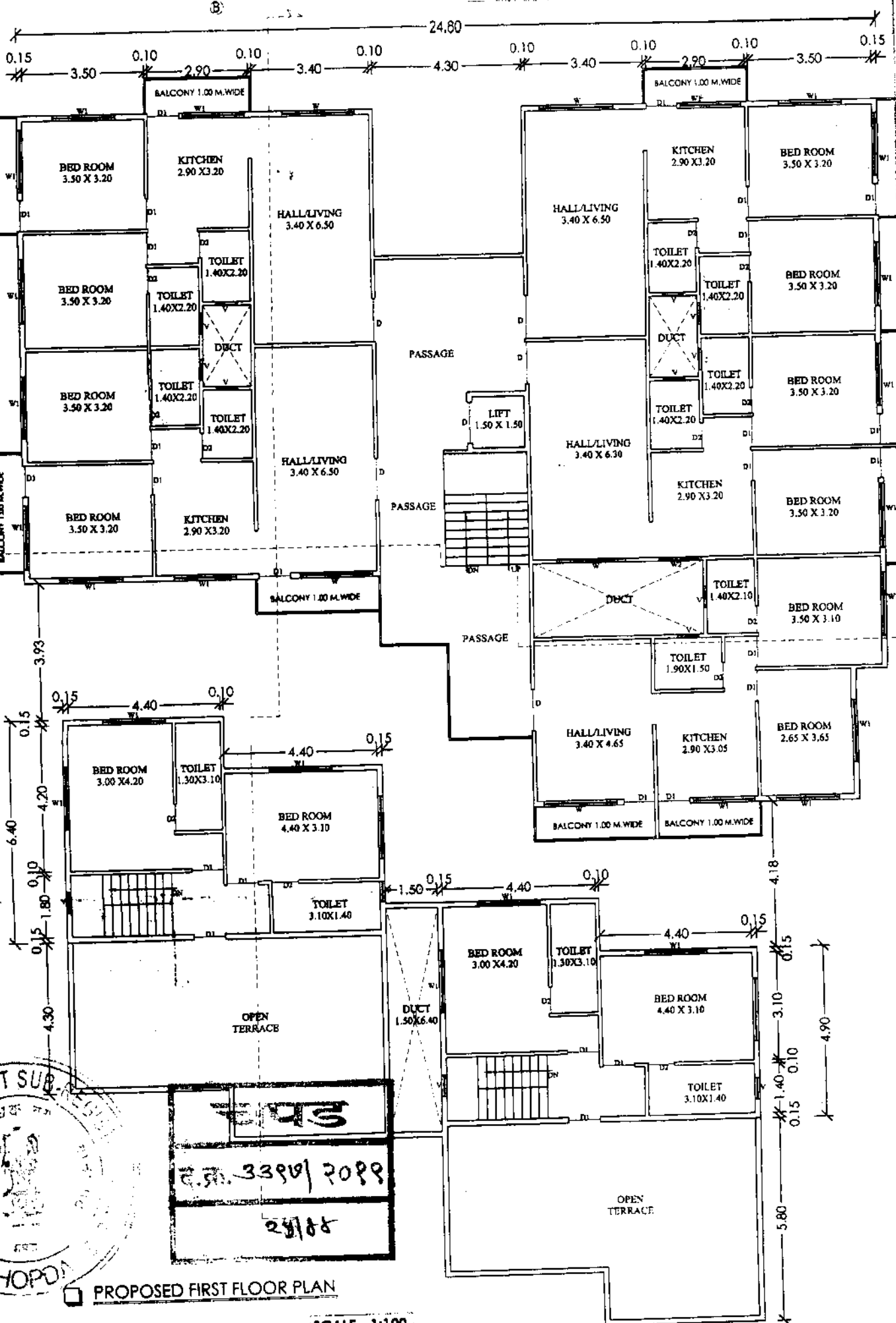


RUBBLE SOLING
MURUM FILLING

SECTIONAL ELEVATION AT A-A

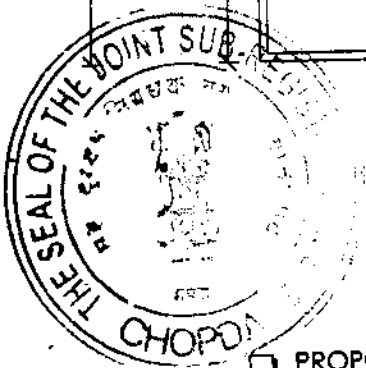
RUBBLE SOLING
MURUM FILLING

SCALE - 1:100

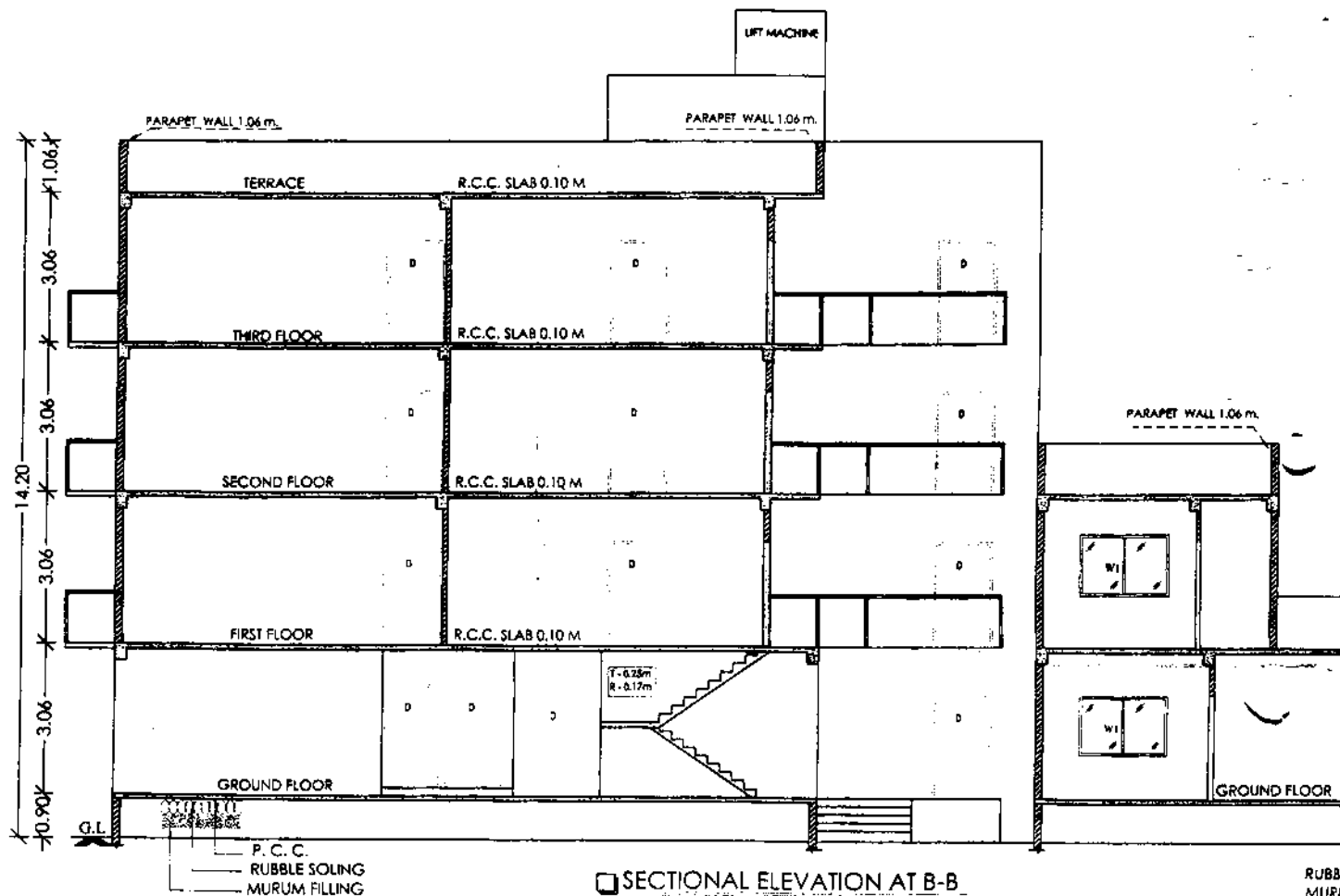


PROPOSED FIRST FLOOR PLAN

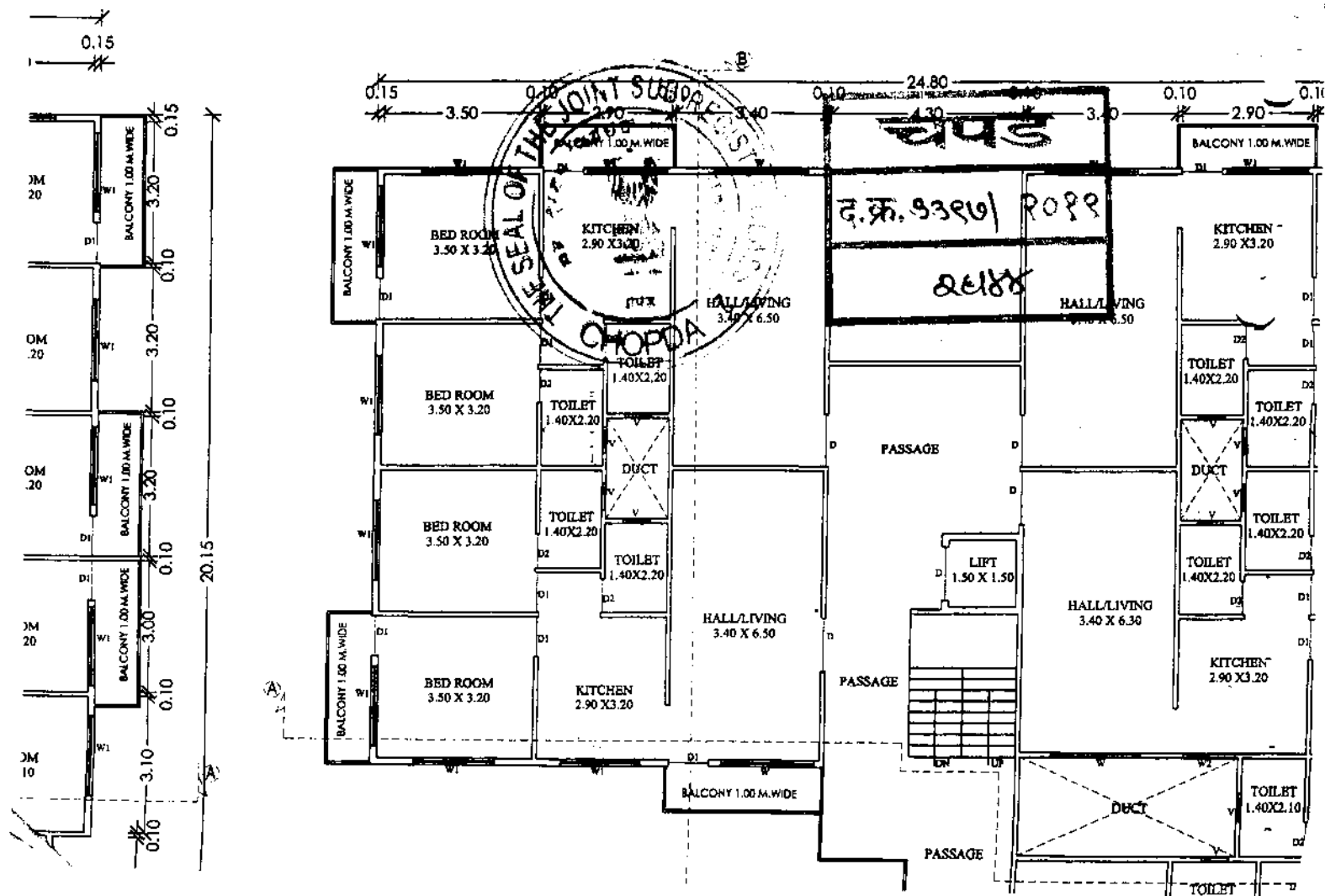
SCALE - 1:100



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28/08



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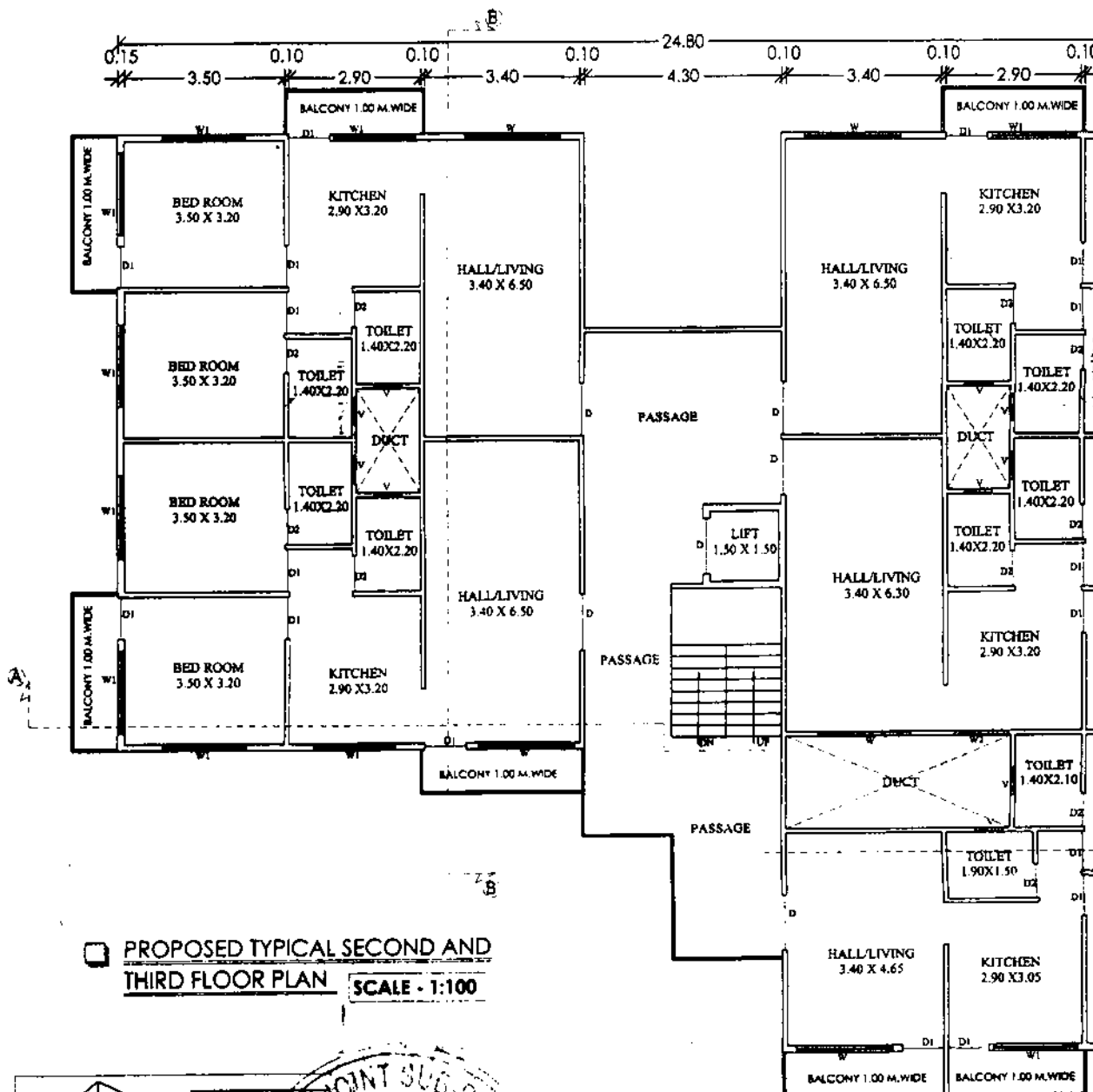
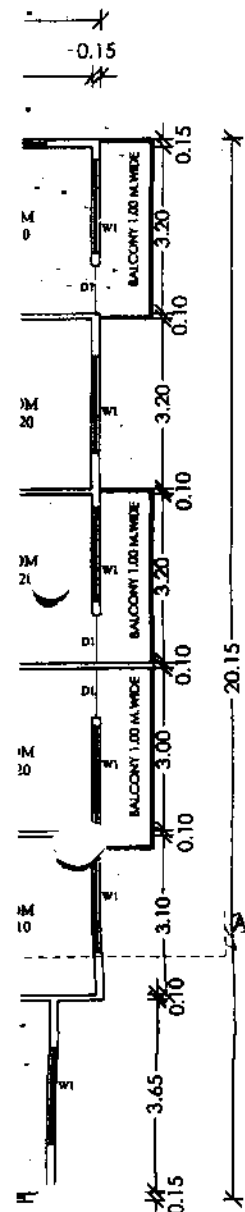


RUBBLE SOLING
MURUM FILLING

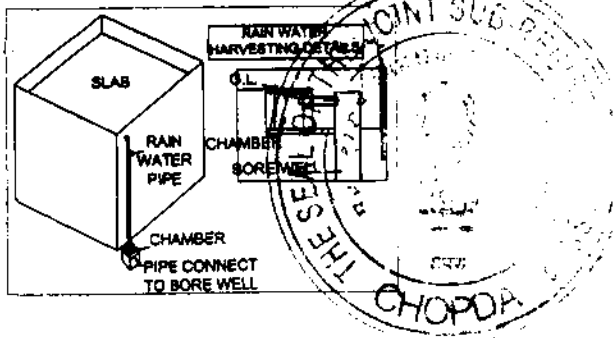
SECTIONAL ELEVATION AT B-B

SCALE - 1:100

RUBB



PROPOSED TYPICAL SECOND AND THIRD FLOOR PLAN SCALE - 1:100



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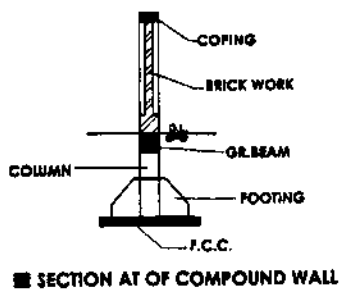
21/11

FORM OF STATEMENT 2
(to be printed on plan)

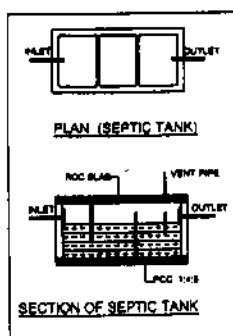
Area details of Flat

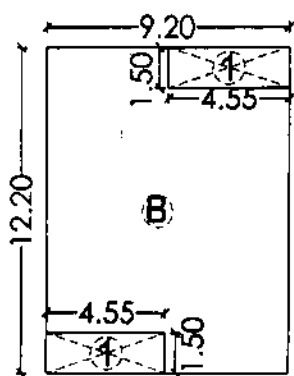
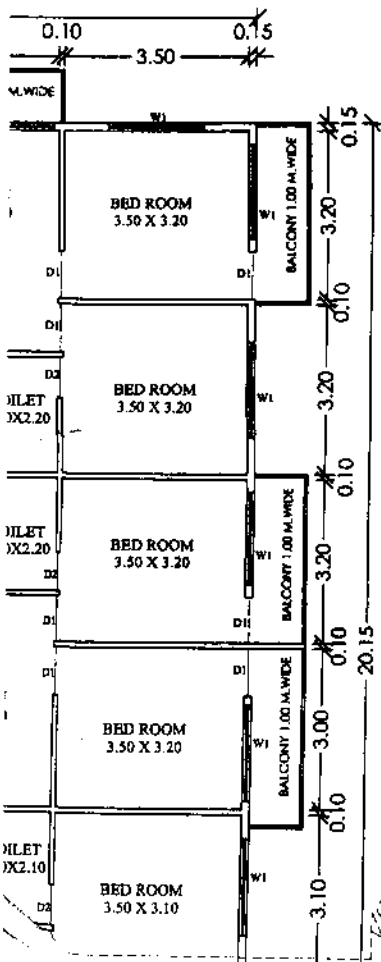
Building No.	Floor No.	Flat / unit No. SHOP	Built up area flat / unit (SQ.MT.)
(1)	(2)	(3)	(4)
	GROUND Floor	01	150.67
	+ FIRST Floor	02	150.67

Note : 1) Built up area of all flats /units on the re floor shall tally with the total built up o
2) Above statements may vary, wherev



SECTION AT A OF COMPOUND WALL





GROUND FLOOR UNIT B

AREA CALCULATION **SCALE: 1:200**

$89.20 \times 12.20 = 112.24 \text{ SQ.MT}$

DEDUCTION

$4.55 \times 1.50 \times 2 = 13.65 \text{ SQ.MT.}$

TOTAL B/UP AREA = 98.59 SQ.MT

☐ GROUND FLOOR UNIT A

AREA CALCULATION SCALE - 1:200

① $10.25 \times 20.16 = 206.53 \text{ SQ.MT.}$

DEDUCTION

① $1.40 \times 2.30 = 3.22$ SQ.MT.

② $0.85 \times 3.80 = 3.23$ SQ. MT.

13.4.90x2.10 # 10.29.90.90

TOTAL BEDD. AREA = 16.94 SQ.M

TOTAL B/UP AREA = 189.79 SQ.MT.

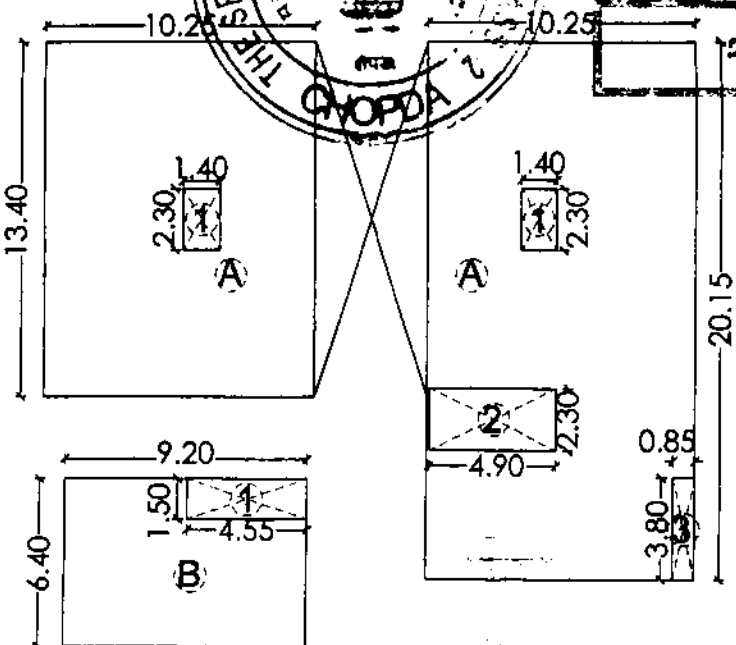
.. GROUND FLOOR TOTAL B/UP AREA

UNFA 289.79 5Q.MT

$$61.0 \times 6.6 \times 2 = 197.18 \text{ SQ. FT.}$$

TOTAL BURF AREA = 386.9 SQ. MT

100



☐ FIRST FLOOR UNIT A

AREA CALCULATION SCALE - 1:200

$$10.25 \times 13.40 = 137.35 \text{ SQ.MT.}$$

10.25X20.15 = 206.53 SQ.MT.

Ⓐ = 343.38 SQ.MT.

DEDUCTION

① $1.40 \times 2.30 \times 2 = 6.44 \text{ SQ. MT.}$

② $4.90 \times 2.10 = 10.29$ SQ. MT.

④ $0.85 \times 3.80 = 3.23$ SQ.MT.

TOTAL DEDU. AREA = 19.96 SQ.M

☐ FIRST FLOOR UNIT B

SCALE - 1:200

AREA CALCULATION

⑤ $9.20 \times 6.40 = 58.88 \text{ SQ.MT.}$

DEDUCTION

① $4.55 \times 1.50 = 6.80$ SQ. MT.

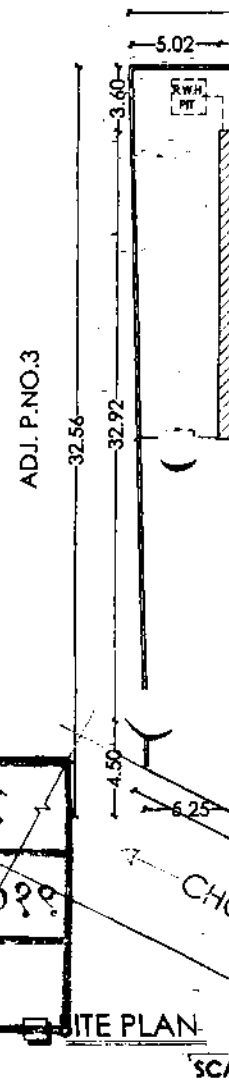
TOTAL B/UP AREA = 52.08 SQ.MT

FIRST FLOOR TOTAL 8/UP AREA

UNIT A = 323,42 SQ.MT

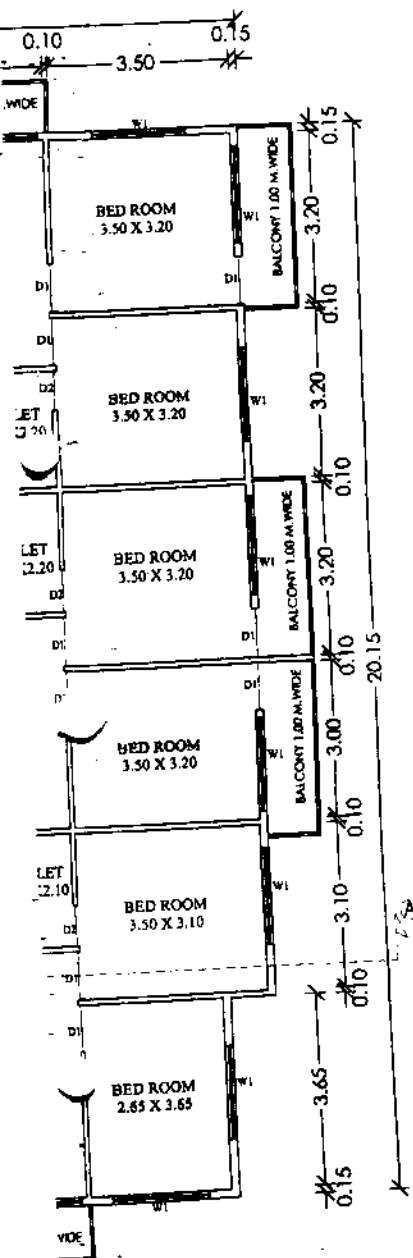
UNIT B = 52.08 X 2 = 104.16 SQ.MT

TOTAL B/UP AREA = 427.58 SQ.MT



Building No.	Floor No.
(1)	(2)
	GROUND FLOOR
	FIRST FLOOR
	SECOND FLOOR

BUBBLE SOLING
MURUM FILLING

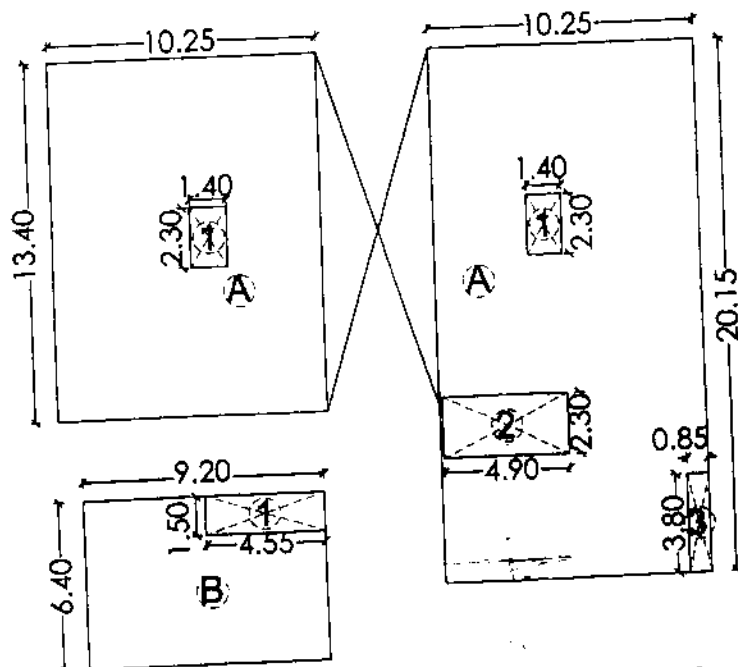


VT 2
an)

Flat / unit

Area of unit	Total area per of flat / unit (SQ.MT.)
(5)	(5)
67	150.67
67	150.67

he respective
up of that floor.
never required.



FIRST FLOOR UNIT A

AREA CALCULATION SCALE - 1:200

$$10.25 \times 13.40 = 137.35 \text{ SQ.MT.}$$

$$10.25 \times 20.15 = 206.53 \text{ SQ.MT.}$$

$$A = 343.38 \text{ SQ.MT.}$$

DEDUCTION

$$1) 1.40 \times 2.30 \times 2 = 6.44 \text{ SQ.MT.}$$

$$2) 4.90 \times 2.10 = 10.29 \text{ SQ.MT.}$$

$$3) 0.85 \times 3.80 = 3.23 \text{ SQ.MT.}$$

$$\text{TOTAL DEDU. AREA} = 19.96 \text{ SQ.MT.}$$

$$\text{TOTAL B/UP AREA} = 323.42 \text{ SQ.MT.}$$

FIRST FLOOR UNIT B

SCALE - 1:200

AREA CALCULATION

$$9.20 \times 6.40 = 58.88 \text{ SQ.MT.}$$

DEDUCTION

$$1) 4.55 \times 1.50 = 6.80 \text{ SQ.MT.}$$

$$\text{TOTAL B/UP AREA} = 52.08 \text{ SQ.MT.}$$

FIRST FLOOR TOTAL B/UP AREA

$$\text{UNIT A} = 323.42 \text{ SQ.MT.}$$

$$\text{UNIT B} = 52.08 \times 2 = 104.16 \text{ SQ.MT.}$$

$$\text{TOTAL B/UP AREA} = 427.58 \text{ SQ.MT.}$$

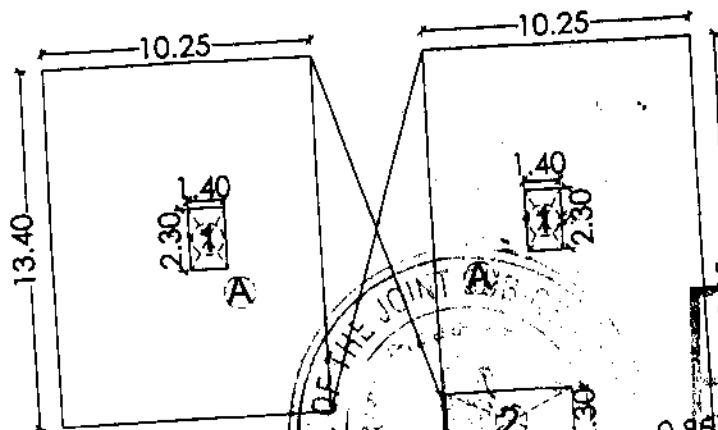
SITE PLAN

SCALE



Building No.	Floor No.
(1)	(2)
	GROUND Floor
	FIRST Floor
	SECOND Floor
	THIRD Floor

Note : 1) Built up area floor shall be
2) Above stated



SECOND & THIRD FLOOR UNIT A

AREA CALCULATION SCALE - 1:200

$$10.25 \times 13.40 = 137.35 \text{ SQ.MT.}$$

$$10.25 \times 20.15 = 206.53 \text{ SQ.MT.}$$

$$A = 343.38 \text{ SQ.MT.}$$

DEDUCTION

$$1) 1.40 \times 2.30 \times 2 = 6.44 \text{ SQ.MT.}$$

$$2) 4.90 \times 2.10 = 10.29 \text{ SQ.MT.}$$

$$3) 0.85 \times 3.80 = 3.23 \text{ SQ.MT.}$$

$$\text{TOTAL DEDU. AREA} = 19.96 \text{ SQ.MT.}$$

$$\text{TOTAL B/UP AREA} = 323.42 \text{ SQ.MT.}$$

$$\text{GROUND FLOOR TOTAL B/UP AREA} = 386.97 \text{ SQ.MT.}$$

$$\text{FIRST FLOOR TOTAL B/UP AREA} = 427.58 \text{ SQ.MT.}$$

$$\text{SECOND FLOOR TOTAL B/UP AREA} = 323.32 \text{ SQ.MT.}$$

$$\text{THIRD FLOOR TOTAL B/UP AREA} = 323.32 \text{ SQ.MT.}$$

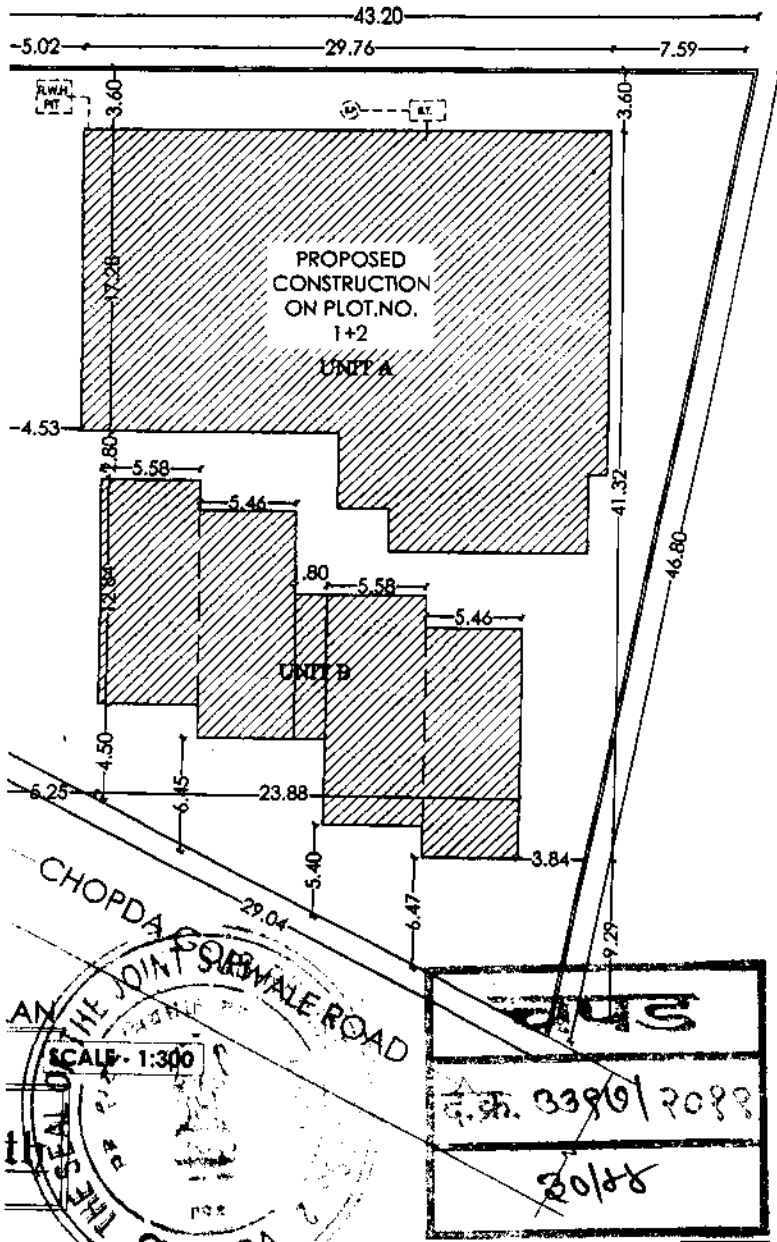
$$\text{TOTAL B/UP AREA} = 1461.19 \text{ SQ.MT.}$$

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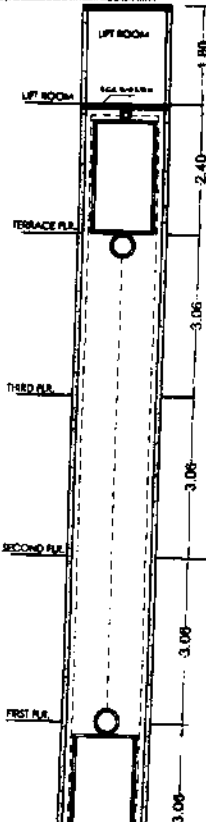
ADJ. P.NO.13



FORM OF STATEMENT 2
(to be printed on plan)

Area details of Flat / unit

or No.	Flat / unit No.	Built up area of flat / unit (SQ.MT.)	Total area per of flat / unit (SQ.MT.)
(2)	(3)	(4)	(5)
UND Floor	001	67.07	67.07
	002	64.24	64.24
	003	58.28	58.28
ST Floor	101	67.07	67.07
	102	64.24	64.24
	103	58.28	58.28
	104	67.07	67.07
	105	67.07	67.07
2ND Floor	201	67.07	67.07
	202	64.24	64.24
	203	58.28	58.28
	204	67.07	67.07
	205	67.07	67.07
	301	67.07	67.07



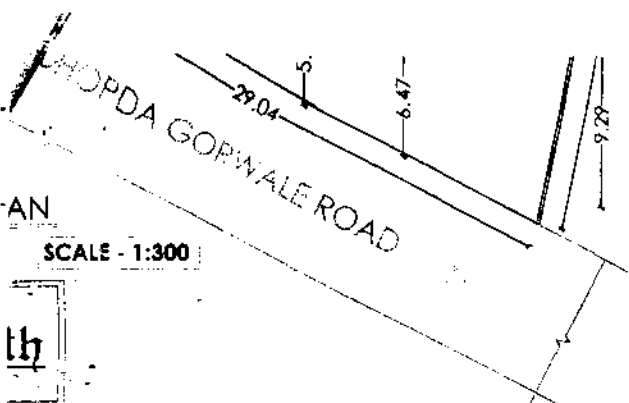
PROPOSED RESIDENTIAL
APARTMENT BUILDING PLAN FOR
SHRI.CHANDRAKANT HARI PATIL.
SHRI.DIPAK BHANUDAS PATIL.
SHRI.RUPALI DIPAK PATIL.
ON P. NO. 1 + 2, IN G.NO.1061/2,
AT CHOPDA, TAL.CHOPDA,
DIST.JALGAON

SCHEDULE OF OPENINGS

1)	D	1.20X2.10	C.C.T.W. DOORS
2)	D1	1.00X 2.10	C.C.T.W. DOORS
3)	D2	0.75X2.10	C.C.T.W. DOORS
4)	W	2.00X1.20	GLAZED WINDOWS
5)	W1	1.80X1.20	GLAZED WINDOWS
6)	V	0.60X0.90	VENTILATOR

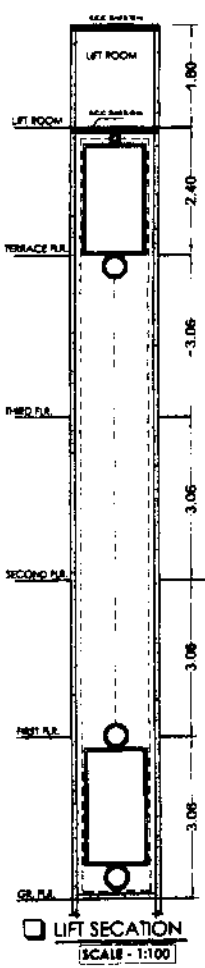
A) AREA STATEMENT

Sr.no.		SQ.M.
1)	Plot Area (Minimum area of a,b,c to be considered) P.NO.1 +P.NO.2 = (619.43 + 630.00)	1249.43
	a) As per ownership document(1/4 CTS. extract)	1249.43
	b) As per measurement sheet	1249.43
	c) As per site	1249.43
2)	Deduction for	
	a) Proposed D.P./D.P. Road widening Area	
	b) Any D.P.Reservation Area	
	c) Natural Water course Area	
	(Total a+b+c)	
3)	Gross Area of Plot	1249.43
4)	Recreational Open Space	
	a) (a) Required	
	b) (b) Proposed	
5)	Amenity Space	
	a) (a) Required	
	b) (b) Proposed	
6)	Service and Highway Road Widening	
7)	Internal Road Area	
8)	Net Area of Plot = [3 - 5(b)] [For Basic F.S.I. = 1.10]	1249.43
9)	Built up Area with Reference to Basic F.S.I. as per Front Road width (Sr. no. 8 X 1.10) (1249.43 SQ.Mt. X 1.10 = 1374.37)	1374.37
10)	Addition of Area for F.S.I.	
	a) In-situ area against D.P.road [1.85XSr.no.2(a)],if any	
	b) In-situ area against Amenity Space [2.00 or 1.85 X Sr.no. 5(b)],if any	
	c) T.D.R. area (2.20 Times the area of surrendered land)	
	d) Premium F.S.I.area (subject to max. of 0.20 of sr.no.9) Premium F.S.I.area taken (0.10 X 1249.43 = 124.94)	124.94
	e) Additional F.S.I. area under Chapter VIII	
	(Total a+b+c+d+e)	124.94
11)	Total Area available (9 + 10)	1499.31
12)	Maximum Utilization of F.S.I. Permissible as per Road Width (as per Regulation no. 15.4)	1.30
13)	Parking area	199.55
14)	Basement area a) Household Storage Area b) Garage Area	
15)	Total Built-up Area in Proposal. (excluding area at Sr.No. 15.b)	
	a) Existing Built -up Area	
	b) Proposed Built -up Area	
	Ground Floor	386.97
	First Floor	427.58
	Second Floor	323.32
	Third Floor	323.32
	c) Excess Balcony Area counted in F.S.I.	
	d) Excess Double Ht. Terraces Area counted in F.S.I.	
	(Total a+b+c+d)	1461.19
16)	F.S.I. Consumed (13/8) (should not be more	



FORM OF STATEMENT 2 (to be printed on plan)			
Area details of Flat / unit			
Sr No.	Flat / unit No.	Built up area of flat / unit (SQ.MT.)	Total area per of flat / unit (SQ.MT.)
(2)	(3)	(4)	(5)
GROUND Floor	001	67.07	67.07
	002	64.24	64.24
	003	58.28	58.28
ST Floor	101	67.07	67.07
	102	64.24	64.24
	103	58.28	58.28
	104	67.07	67.07
	105	67.07	67.07
2ND Floor	201	67.07	67.07
	202	64.24	64.24
	203	58.28	58.28
	204	67.07	67.07
	205	67.07	67.07
3RD Floor	301	67.07	67.07
	302	64.24	64.24
	303	58.28	58.28
	304	67.07	67.07
	305	67.07	67.07

It up area of all flats /units on the respective or shall tally with the total built up of that floor. ove statements may vary, wherever required.



(Total a+b+c)		
3)	Gross Area of Plot	1249.43
4)	Recreational Open Space	
	a) (a) Required	-----
	b) (b) Proposed	-----
5)	Amenity Space	
	a) (a) Required	-----
	b) (b) Proposed	-----
6)	Service and Highway Road Widening	-----
7)	Internal Road Area	-----
8)	Net Area of Plot = [3 - 5(b)] [For Basic F.S.I. = 1.10]	1249.43
9)	Built up Area with Reference to Basic F.S.I. as per Front Road width (Sr. no. 8 X 1.10) (1249.43 SQ.Mt. X 1.10 = 1374.37)	1374.37
10)	Addition of Area for F.S.I.	-----
	a) In-situ area against D.P.road [1.85Xsr.no.2(a)],if any	-----
	b) In-situ area against Amenity Space [2.00 or 1.85 X Sr.no. 5(b)],if any	-----
	c) T.D.R. area (2.20 Times the area of surrendered land)	-----
	d) Premium F.S.I. area (subject to max. of 0.20 of sr.no.9) Premium F.S.I. area taken (0.10 X 1249.43 = 124.94)	124.94
	e) Additional F.S.I. area under Chapter VIII	-----
	(Total a+b+c+d+e)	124.94
11)	Total Area available (9 + 10)	1499.31
12)	Maximum Utilization of F.S.I. Permissible as per Road Width (as per Regulation no. 15.4)	1.30
13)	Parking area	199.55
14)	Basement area a) Household Storage Area b) Garage Area	
15)	Total Built-up Area in Proposal. (excluding area at Sr.No. 15.b)	
	a) Existing Built -up Area	-----
	b) Proposed Built -up Area	
	Ground Floor	386.97
	First Floor	427.58
	Second Floor	323.32
	Third Floor	323.32
	c) Excess Balcony Area counted in F.S.I.	-----
	d) Excess Double Ht. Terraces Area counted in F.S.I.	-----
	(Total a+b+c+d)	1461.19
16)	F.S.I. Consumed (13/8) (should not be more than serial no.12 above)	1.17<1.30
17)	Area for Inclusive Housing , if any	-----
	a) Required (20% of Sr.No)	-----
	b) Proposed	-----

STAMPS OF APPROVING AUTHORITY

OWNER SIGN.

SHRI.CHANDRAKANT HARI PATIL. *CHP*

SHRI.DIPAK BHANUDAS PATIL. *DBP*

SHRI.RUPALI DIPAK PATIL. *R.D.Patil*

LICENSED ENGINEER/ ARCHITECT.

 *Santosh C. Baviskar*
SANTOSH C. BAVISKAR
Architectural Supervisor &
Consultant CHOPDA (Jalg.)

DATE	JOB NO.	DRWN BY.	CHKD BY.
16/03/2018	J-Dwg-08	JUNED	Er. Hemant Isai



Plan Sanctioned vide
M.C.L.No.1398 Dated. 21/8/2018
Amended in
Santosh C. Baviskar
Engineer Chief Officer
Chopda Municipal Council



Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT

FORM 'C'

[See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number : **P49900020492**

Project: **ORANGE CITY** Plot Bearing / CTS / Survey / Final Plot No.: **PLOT NO 1 PLUS 2 OF GUT NO 1061/2**
Chopda, Jalgaon, 425107;

1. **M/S Dbp Developers** having its registered office / principal place of business at Tehsil: **Chopda**, District: **Jalgaon**, Pin: **425107**.
2. This registration is granted subject to the following conditions, namely:-
 - The promoter shall enter into an agreement for sale with the allottees;
 - The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
 - The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (i) of sub-section (2) of section 4 read with Rule 5;

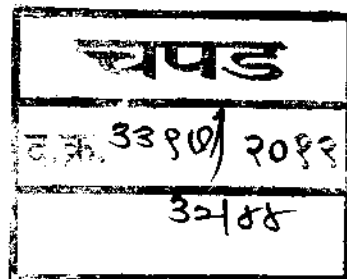
OR

That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.

 - The Registration shall be valid for a period commencing from **18/04/2019** and ending with **30/08/2019** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
 - The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
 - That the promoter shall take all the pending approvals from the competent authorities
3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.



Dated: **18/04/2019**
Place: **Mumbai**



Signature valid
Digitally Signed by
Dr. Vasan Premchand Prabhu
(Secretary, MahaRERA)
Date: 4/18/2019 12:21:46 PM

Signature and seal of the Authorized Officer
Maharashtra Real Estate Regulatory Authority