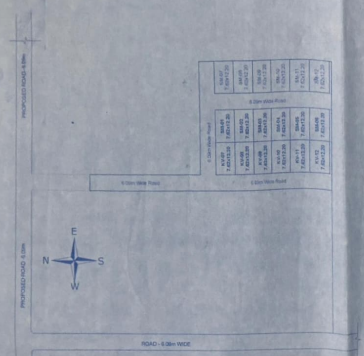
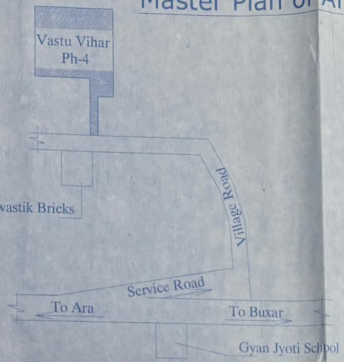
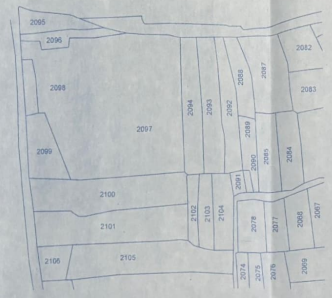
Master Plan of Ara : PH- 04



UNITS PLAN



SITE LOCATION MAP
N.T.S



MOUZA MAP
N.T.S

PLOT DETAILS :-

KHATA NO:- 227

PLOT NO:- 2097

THANA NO:- 338

MOUZA:- BAMPALI

DIST:- BHOJPUR

AREA OF LAND:- 65.75 DISMIL

PROPOSED RESIDENTIAL BUILDING
MASTER PLAN OF
TECHNOCULTURE BUILDING CENTER PVT. LTD.

SITE ADDRESS:- OPP. GYAN JYOTI SCHOOL
NEAR SWASTIK BRICKS, BAMPALI ARA, BHOJPUR

REPRESENTED BY:
MR. BRIJESH KUMAR
S/O-ANOJ KUMAR SINGH

AREA OF STATEMENT

Used Area Statement

UNIT NAME:-	PLOT AREA:-	NO.OF UNITS	TOT.PLOTS AREA:-	B.U AREA:-	TOT.B.U AREA:-	One Unit Carpet Area	Total Carpet Area	One Unit Balcony Area	Total Unit Balcony Area	One UnitOpen Terrece Area	Total Unit Terrece Area	Parking Area	Total Parking Area
1. KAVERI BUNG (G+1)	92.96 Sqmt.	06	557.76 Sqmt.	130.11 Sqmt.	780.66 Sqmt.	98.51 Sqmt.	591.06 Sqmt.	6.20 Sqmt.	37.2 Sqmt.	———	———	36.98 Sqmt.	221.88 Sqmt.
2. SIMPLEX BUNG	92.96 Sqmt.	12	1115.52 Sqmt.	60.40 Sqmt.	724.80 Sqmt.	49.72 Sqmt.	596.64 Sqmt.	———	———	———	———	18.25 Sqmt.	219.00 Sqmt.
Total		18	1673.28 Sqmt		1505.46 Sqmt		1187.7 Sqmt		37.2 Sqmt				440.88 Sqmt

Total plot Area _2661.77 Sqmt.

$$F.A.R. = \frac{\text{Total Builtupa area - parking area}}{\text{Plot Area}} = \frac{1505.46 - 440.88}{2661.77} = 0.40$$

COVERED AREA____1125.84 Sqmt.

Road Area:- 866.82 Sqmt

Sign.of Owner	Sign. of Engg/Architect
For. Technoculture Building Centre Pvt. Ltd. Brijesh Kumar Authorised Signatory	Narottam Tiwary. Er. NAROTTAM TIWARY Regd. Civil Engineer (UBND) Regd. No.-BR/UD/HD/CE/23-0011

Sign. of Authorized Officer

The Owner/Builder Shall in no case deviate from the Sanctioned Plan for the Construction, If any deviation is found during the construction or at any time the entire Structure will be treated as unauthorized. Owner will keep a Copy of Sanction Plan at the Site during the Construction.

This Sanction Plan is Valid for only Five Year

Municipal Commissioner
Competent Authority
ARA NAGAR NIGAM
ARA (BIHAR)

Case No.- 184/n-6
Dt- 08/10/2024