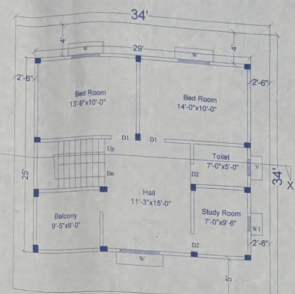
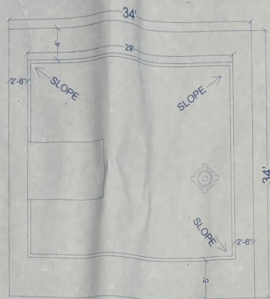


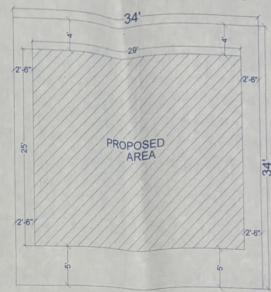
GROUND FLOOR
Scale: 1:100



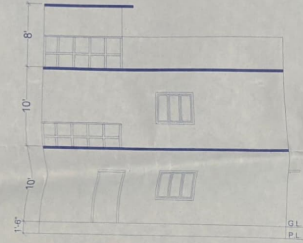
FIRST FLOOR
Scale: 1:100



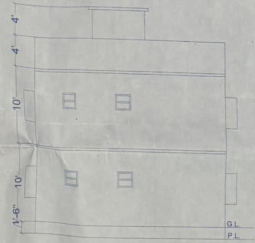
TERRACE PLAN
Scale: 1:100



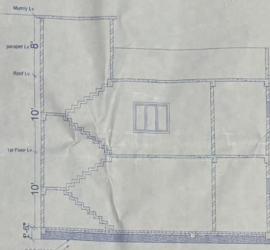
SITE PLAN
Scale: 1:100



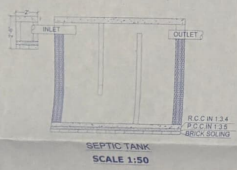
FRONT ELEVATION
Scale: 1:100



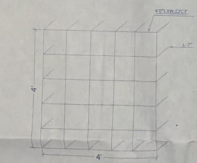
L.H. SIDE ELEVATION
Scale: 1:100



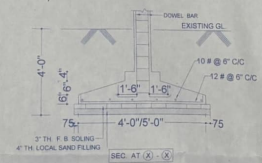
SECTION X-X
Scale: 1:100



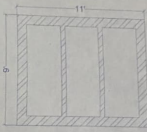
SEPTIC TANK
SCALE 1:50



DETAILS OF CAP NET IN FOUNDATION



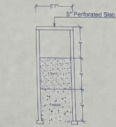
DETAILS OF FOOTING



PLAN OF SEPTIC TANK
Scale: 1:50



PLAN



SECTION ON X-X

RAINWATER HARVESTING PIT
DIMENSION OF PIT = 212.54 C.F.T



KEY PLAN
N.T.S

THE OWNER/BUILDER SHALL IN NO CASE DEVIATE FROM THE SANCTIONED PLAN. IF ANY DEVIATION IS FOUND DURING CONSTRUCTION AT ANY TIME, THE ENTIRE STRUCTURE WILL BE TREATED AS UNAUTHORIZED AND THE OWNER/BUILDER WILL BE LIABLE FOR LEGAL ACTION. THE OWNER WILL KEEP A COPY OF SANCTIONED PLAN AT THE SITE DURING CONSTRUCTION. THIS PLAN HAS BEEN PREPARED AS PER THE BIHAR BUILDING (AMENDMENTS) BY LAWS 2022 & EARTH QUAKE RESISTANT AND RECOMMENDED FOR SANCTION.

SCHEDULE OF OPENING

DETAILS	WIDTH	HEIGHT
DOORS		
D1	3'-6"	7'-0"
D2	3'-3"	7'-0"
WINDOWS		
W1	4'-0"	4'-0"
W2	3'-0"	4'-0"
W3	2'-0"	2'-0"

GENERAL SPECIFICATION

- FOUNDATION - AS PER DESIGN
 - P.C.C - 1:3:6 CONC. MIX
 - R.C.C - 1:1.5:3 (NOMINAL MIX M20)
 - BRICK WALL - 1:6 FOR 8" THK. & 1:5 FOR 5" THK. BWALL
 - PLASTERING - 1:5 OVER R.C.C SURFACE & 1:6 OVER BRICK SURFACE
 - FLOORING - 4" THK. P.C.C IN (1:3:6)
 - WOOD WORK - SAL IN DOOR CHOWKAT & FLUSH DOOR SHUTTER OF W.P. PLY
 - STEEL WORK - STEEL FRAME IN WINDOW GRILL IN DOOR SHUTTER OF W.P. PLY
 - PAINT FINISHING - COLOUR WASH TWO COAT OVER
 - P.O.P INSIDE & SNOWCEM OVER OUTER WALL PLASTER.
- PROPOSED BUILDING PLAN FOR (SPECIAL BUNGALOW - SBW-02) TECHNOCULTURE BUILDING CENTRE PVT. LTD.

REPRESENTED BY:
MR. ONKAR PRASAD
S/O. LATE SARVU SINGH

SCHEDULE OF LAND

- KHATA NO. 113
PLOT NO. 106
* THANA NO. 164/3
* MOUZA HARPUR AILOTH
* WARD NO. 44
* DIST. SAMASTIPUR

STATEMENT OF AREA

- TOTAL PLOT AREA - 1156 Sqft
 - TOTAL BUILT-UP AREA - 1800 Sqft
 - GROUND FLOOR BUILTUP AREA - 535 Sqft
 - COVERED PARKING AREA - 315 Sqft
 - FIRST FLOOR AREA - 850 Sqft
 - Read parking Area - 302 Sqft
 - STAIR ROOM AREA - 100 Sqft
 - % OF COVERED AREA - 850 x 100 / 1156 = 73.52%
 - ACHIEVE F.A.R. - Builtup Area - Parking Area - Stair Room Area
- Total Plot Area
1800 - 315 - 100 = 1385
1156 = 1.19

SIGN. OF OWNER

SIGN. OF Engineer/Architect

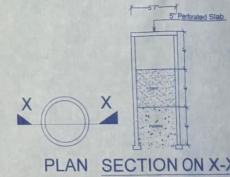
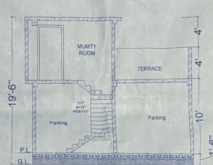
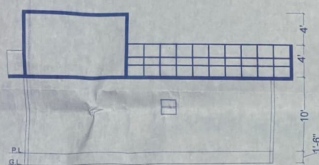
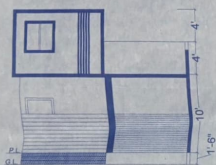
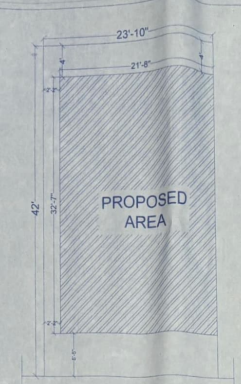
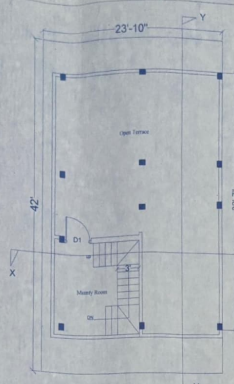
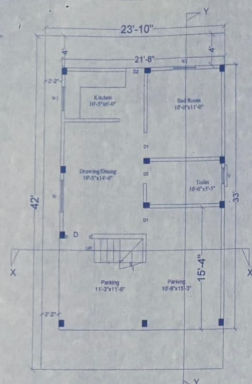
For Technical Drawing Only

AR. SHAHBAZ KHAN
Engineer (Architect)
(State Registration & Licensing Dept.)
Dist. - Samastipur

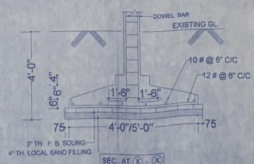
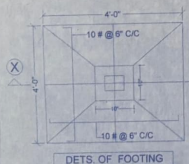
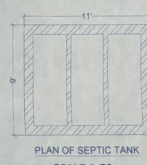
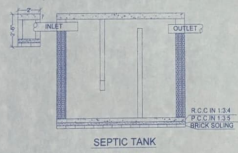
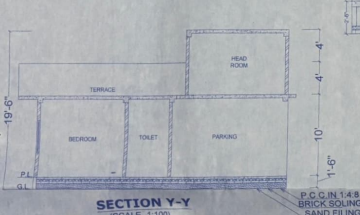
SIGN. OF AUTHORITY

श्रीमान प्रसाद, सार्वभौमिक
अधिकारी - 678/3/2022

प्राप्त - 01/01/2022
दिनांक - 01/01/2022
प्राप्त - 01/01/2022
प्राप्त - 01/01/2022



RAINWATER HARVESTING PIT
DIMENSION OF PIT = 212.54 C-FT



THE OWNER/BUILDER SHALL IN NO CASE DEVIATE FROM THE SANCTIONED PLAN. IF ANY DEVIATION IS FOUND DURING CONSTRUCTION AT ANY TIME, THE ENTIRE STRUCTURE WILL BE TREATED AS UNAUTHORIZED AND THE OWNER/BUILDER WILL BE LIABLE FOR LEGAL ACTION. THE OWNER WILL KEEP A COPY OF SANCTIONED PLAN AT THE SITE DURING CONSTRUCTION.

THIS PLAN HAS BEEN PREPARED AS PER THE BIHAR BUILDING (AMENDMENTS) BY- LAWS, 2022 & EARTH QUAKE RESISTANT AND RECOMMENDED FOR SANCTION.

SCHEDULE OF OPENING			
DETAILS		WIDTH	HEIGHT
DOORS	D	3'-6"	7'-0"
	D1	3'-3"	7'-0"
	D2	2'-6"	7'-0"
WINDOWS	W	4'-0"	4'-0"
	W1	3'-0"	3'-0"
	V	2'-0"	2'-0"
GENERAL SPECIFICATION			
1. FOUNDATION : AS - PER DESIGN			
2. P.C.C. : 1:1.5:6 CONC. MIX.			
3. R.C.C. : 1:1.5:3 CONC. MIX.			
4. BRICK WALL : 1:6 FOR 20" THICK & 1:5 FOR 11" TH. WALL			
5. PLASTERING : 1:4 OVER R.C.C. SURFACE & 1:5 OVER BRICK SURFACE.			
6. FLOORING : 4" TH. P.C.C IN 1:3:6.			
7. WOOD WORK : S.A.I. IN DOOR THRESHOLD & FLUSH DOOR SHUTTER OF W.P.PLY.			
8. STEEL WORK : STEEL FRAME IN WINDOW/SLIP IN DOOR SHUTTER OF W.P. PLY.			
9. PAINT FINISHING COLOUR, WASH TWO COAT OVER			
P.O.P INSIDE & SNOWCRIM ON EX. OUTER WALL PLASTER.			
TITLE : RESIDENTIAL BUILDING			
PROPOSED BUILDING PLAN FOR			
TECHNOCLUTURE BUILDING CENTRE PVT. LTD.			
MODEL: SIMPLEX BUNGALOW (S - (SNW-01 TO SNE-21)			

REPRESENTED BY:
MR. ONKAR PRASAD
S/O- LATE SARYU SINGH

SCHEDULE OF LAND

KHATA NO : 318,1,230,1068188

PLOT NO :- 974,973,972,1003 & 1004

* THANA NO _____ 164/3

* MOUZA _____ HARPUR ALOTH

* WARD NO _____ 44

* DIST _____ SAMASTPUR

STATEMENT OF AREA

1. TOTAL PLOT AREA	=	1000 Sqft
2. TOTAL BUILT-UP AREA	=	1000 Sqft
3. GROUND FLOOR BUILT-UP AREA	=	615 Sqft
4. COVERED PARKING AREA	=	235 Sqft
5. OPEN PARKING AREA	=	70 Sqft
*Road, parking area	=	302 sqft
6. STAIR ROOM AREA	=	150 Sqft
7. % OF COVERED AREA	=	$850 \times 100 / 1000 = 85\%$
8. ACTIVE F.A.R. - Builtup Area - Parking Area - Stair Room Area		

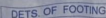
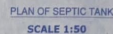
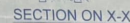
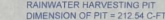
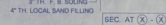
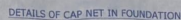
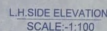
Total Plot Area		
$\frac{1000 - 235 - 150}{1000}$	=	$\frac{615}{1000} = 0.61$

1. TOTAL PLOT AREA	- 1000 X 21 = 21,000 SQ.FT.
2. TOTAL BUILT-UP AREA	- 1000 X 21 = 21,000 SQ.FT.
SIGN. OF OWNER	SIGN. OF Engineer/Architect
For Technoarchitect Centre Pvt. Ltd.  Authorized Signatory	AR. SHAHBAZ K Registered Architect Registered & Member Council of Architect No. 0489919  Sign of Authority

सुभाषचंद्र बोस
सं० ५० वीं वर्षीय जन्मदिन समारोह

कलीय अभिलेख
नगर विभाग, लखनऊ

बुधवार निगम, समस्तीपुर
अधिलेख 08/12/25
विहार राज्य 2022
(विहार) विधानसभा
मं प्र विधानसभा
नगर आयुक्त
बुधवार निगम, समस्तीपुर
26/12/25



THE OWNER/BUILDER SHALL IN NO CASE DEVIATE FROM THE SANCTIONED PLAN. IF ANY DEVIATION IS FOUND DURING CONSTRUCTION AT ANY TIME, THE ENTIRE STRUCTURE WILL BE TREATED AS UNAUTHORIZED AND THE OWNER/BUILDER WILL BE LIABLE FOR LEGAL ACTION. THE OWNER WILL KEEP A COPY OF SANCTIONED PLAN AT THE SITE DURING CONSTRUCTION. THIS PLAN HAS BEEN PREPARED AS PER THE BIHAR BUILDING (AMENDMENTS) BY- LAWS 2022 & EARTH QUAKE RESISTANT AND RECOMMENDED FOR SANCTION.

GENERAL SPECIFICATION

- | | | | |
|-----|------------------------|---|---|
| 1. | FOUNDATION | - | AS PER DESIGN |
| 2. | P.C.C | - | 1:3:6 CONC. MIX |
| 3. | R.C.C | - | 1:1:5:3 (NOMINAL MIX M20) |
| 4. | BRICK WALL | - | 1:6 FOR 8" THK & 1:5 FOR 5" THK
B.WALL |
| 5. | PLASTERING | - | 1:3 OVER R.C.C SURFACE & 1:5 OVER
BRICK SURFACE |
| 6. | FLOORING | - | 4" THK P.C.C.IN (1:3:6) |
| 7. | WOOD WORK | - | SAL IN DOOR CHOWKHAT & FLUSH
DOOR SHUTTER OF W.P. PLY. |
| 8. | STEEL WORK | - | STEEL FRAME IN WINDOW GRILL IN
DOOR SHUTTER OF W.P. PLY. |
| 9. | PAINT FINISHING | - | COLOUR WASH TWO COAT OVER |
| 10. | P.O.P INSIDE & SNOWCEM | - | OVER OUTER WALL PLASTER |
- PROPOSED BUILDING PLAN FOR [SPECIAL BUNGALOW
SBW- 03] TECHNOCULTURE BUILDING CENTRE PVT.LTD.

REPRESENTED BY:
MR. ONKAR PRASAD
S/O- LATE SARYU SINGH

SCHEDULE OF LAND

KHATA NO : 113
 PLOT NO : 706
 * THANA NO 164/3
 * MOUZA HARPUR AILOTH
 * WARD NO 44
 * DIST SAMASTIPUR

STATEMENT OF AREA

- | | |
|--|-------------------------------------|
| 1. TOTAL PLOT AREA | = 1156 Sqft |
| 2. TOTAL BUILT-UP AREA | = 1800 Sqft |
| 3. GROUND FLOOR BUILTUP AREA | = 535 Sqft |
| 4. COVERED PARKING AREA | = 315 Sqft |
| 5. FIRST FLOOR AREA | = 850 Sqft |
| *Rdgs. parking Area | = 302 sqft |
| 6. STAIR ROOM AREA | = 100 Sqft |
| 7. % of COVERED AREA | = $850 \times 100 / 1156 = 73.52\%$ |
| 8. ARCHIVE F.A.R. - Builtup Area: Parking Area - Stair Room Area | |
| | Total Plot Area |
| $= \frac{1800 - 315 - 100}{1156} = \frac{1385}{1156}$ | $= 1.19$ |

SIGN. OF OWNER

SIGN. OF Engineer/Architect

AR. SHAHBAZ KHAN

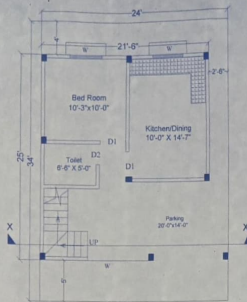
For Technoculture Building Centre Pvt. Ltd.

SIGN. OF AUTHG

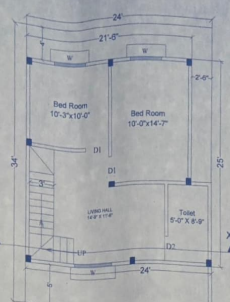
नगर निगम, समस्तीपुर
अधिलेख ०८५/१५-२५

विहार राज्य -
(Jharkhand)
जो प्र
निर्माण
जुलाई 20
अप्रैल 20
की जगह
20/6/2015
नगर आयुक्त
भारत विभाग, समस्तीपुर
26/4/2015

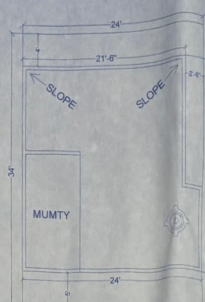
कणीय अभिर्यता
नगर निगम, लमसुलीपर



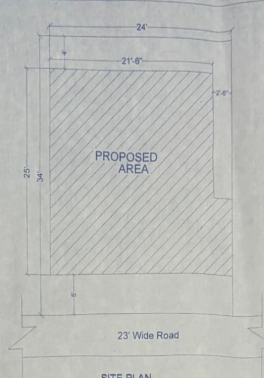
GROUND FLOOR
Scale:- 1:100



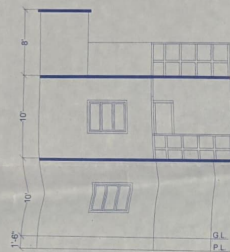
FIRST FLOOR
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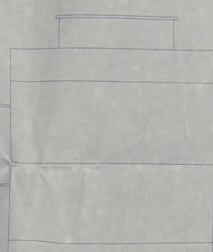
TERRACE PLAN
SCALE:- 1:100



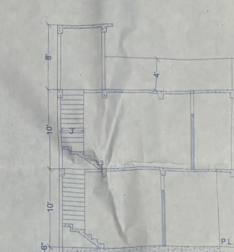
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SCALE:- 1:100



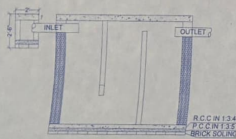
FRONT ELEVATION
SCALE:- 1:100



R.H. SIDE ELEVATION
SCALE:- 1:100



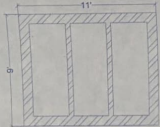
SECTION -X-X
Scale:- 1:100



SEPTIC TANK
SCALE 1:50



SECTION ON X-X



PLAN OF SEPTIC TANK
SCALE 1:50

RAINWATER HARVESTING PIT
DIMENSION OF PIT = 212.54 C.F.T

THE OWNER/BUILDER SHALL IN NO CASE DEVIATE FROM THE SANCTIONED PLAN. IF ANY DEVIATION IS FOUND DURING CONSTRUCTION AT ANY TIME. THE ENTIRE STRUCTURE WILL BE TREATED AS UNAUTHORIZED AND THE OWNER/BUILDER WILL BE LIABLE FOR LEGAL ACTION. THE OWNER WILL KEEP A COPY OF SANCTIONED PLAN AT THE SITE DURING CONSTRUCTION. THIS PLAN HAS BEEN PREPARED AS PER THE BIHAR BUILDING (AMENDMENTS) BY LAWS, 2022 & EARTH QUAKE RESISTANT AND RECOMMENDED FOR SANCTION.

SCHEDULE OF OPENING

DETAILS	WIDTH	HEIGHT
DOORS		
D1	3'-6"	7'-0"
D2	3'-3"	7'-0"
WINDOWS		
W1	4'-0"	4'-0"
V	3'-0"	4'-0"
V	2'-0"	2'-0"

GENERAL SPECIFICATION

- FOUNDATION :- AS PER DESIGN
- P.C.C :- 1:3:6 CONC. MIX
- R.C.C :- 1:1.5:3 NOMINAL MIX (M20)
- BRICK WALL :- 1:6 FOR 8" THK & 1:5 FOR 5" THK
- PLASTERING :- 1:5 OVER R.C.C SURFACE & 1:6 OVER BRICK SURFACE
- FLOORING :- 4" THK P.C.C IN (1:3:6)
- WOOD WORK :- SAL WOOD CHOWKHAT & FLUSH DOOR SHUTTER OF W.P. PLY
- STEEL WORK :- STEEL FRAME IN WINDOW GRILL IN DOOR SHUTTER OF W.P. PLY
- PAINT FINISHING :- COLOUR WASH TWO COAT OVER
- PUTTY INSIDE & PRIMER :- OVER OUTER WALL PLASTER

TITLE - RESIDENTIAL BUILDING
PROPOSED BUILDING PLAN FOR (SPECIAL BUNGALOW - SBW- 01) TECHNO CULTURE BUILDING CENTRE PVT. LTD.

REPRESENTED BY:
MR. ONKAR PRASAD
SO. LATE SARVE SINGH

SCHEDULE OF LAND

- KHATA NO. - 113
PLOT NO. - 706
* THANA - 1843
* MOUZA - HARPUR AILOTH
* WARD NO. - 44
* DIST - SAMASTIPUR

STATEMENT OF AREA

- TOTAL PLOT AREA - 816 Sqft
- TOTAL BUILT-UP AREA - 1350 Sqft
- GROUND FLOOR BUILT-UP AREA - 335 Sqft
- COVERED PARKING AREA - 280 Sqft
- OPEN PARKING AREA - 22 Sqft
- FIRST FLOOR BUILT-UP AREA - 615 Sqft
- *Read parking Area - 302 sqft
- STAIR ROOM AREA - 120 Sqft
- % OF COVERED AREA - 615 x 100 / 816 = 75.36%
- ACHIEVE F.A.R. - Builtup Area - Parking Area - Stair Room Area

$$= \frac{1350 + 280 + 120}{816} = \frac{850}{816} = 1.16$$

SIGN. OF OWNER

SIGN. OF Engineer/Architect

For Techno Culture Building Centre Pvt. Ltd.
Onkar Prasad
Authorized Signatory

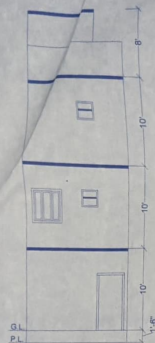
AR. SHAMBAZ KHAN
Deposited Address
Grama Sadak - 113, Harpur Ailoth
Samastipur - 221004
Signature
Date: 20/07/2022

SIGN. OF ARCHITECT

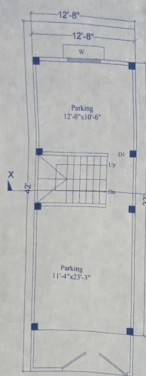
MOUZA MAP
N.T.S

Handwritten signature and stamp.

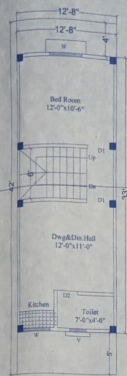
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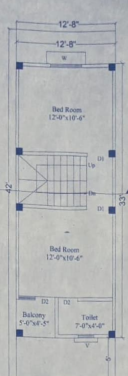
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SCALE:-1:100



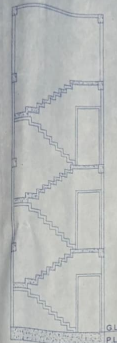
GROUND FLOOR
Scale: 1:100



FIRST FLOOR
Scale: 1:100



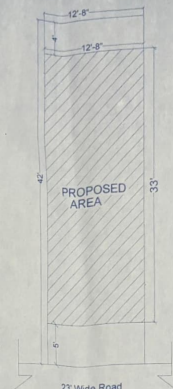
SECOND FLOOR
Scale: 1:100



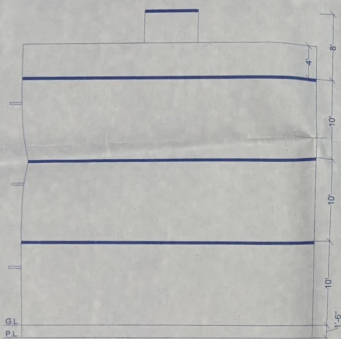
SECTION -X-X
Scale: 1:100



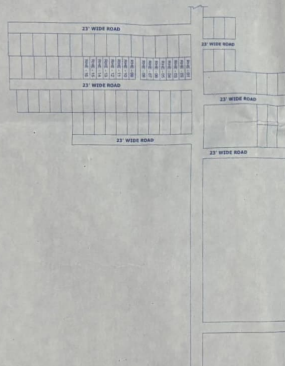
TERRACE PLAN
SCALE:-1:100



SITE PLAN
SCALE:-1:100



R.H. SIDE ELEVATION
SCALE:-1:100



MOUZA MAP
N.T.S



PLAN
RAINWATER HARVESTING PIT
DIMENSION OF PIT = 212.94 C-FT



SECTION ON X-X

THE OWNER/BUILDER SHALL IN NO CASE DEVIATE FROM THE SANCTIONED PLAN. IF ANY DEVIATION IS FOUND DURING CONSTRUCTION AT ANY TIME. THE ENTIRE STRUCTURE WILL BE TREATED AS UNAUTHORIZED AND THE OWNER/BUILDER WILL BE LIABLE FOR LEGAL ACTION. THE OWNER WILL KEEP A COPY OF SANCTIONED PLAN AT THE SITE DURING CONSTRUCTION. THIS PLAN HAS BEEN PREPARED AS PER THE BIHAR BUILDING (AMENDMENTS) BY- LAWS, 2022 & EARTH QUAKE RESISTANT AND RECOMMENDED FOR SANCTION.

SCHEDULE OF OPENING

DETAILS	WIDTH	HEIGHT
DOORS	D	3'-6"
D1		7'-0"
D2		3'-3"
WINDOWS	W	2'-6"
W1		7'-0"
W		4'-0"
V		3'-0"
		2'-0"

GENERAL SPECIFICATION

- FOUNDATION - AS PER DESIGN
- P.C.C - 1:3:6 CONC. MIX
- R.C.C - 1:1.5:3 (NOMINAL MIX M20)
- BRICK WALL - 1:6 FOR 4" THK & 1:5 FOR 5" THK
- PLASTERING - 1:5 OVER R.C.C SURFACE & 1:6 OVER BRICK SURFACE
- FLOORING - 4" THK P.C.C IN (1:3:6)
- WOOD WORK - SAL WOOD CHOWKHAT & FLUSH DOOR SHUTTER OF W.P. PLY
- STEEL WORK - STEEL FRAME IN WINDOW, GRILL IN DOOR SHUTTER OF W.P. PLY
- PAINT FINISHING - COLOUR WASH TWO COAT OVER
- PUTTY INSIDE & PRIMER OVER OUTER WALL PLASTER

TITLE :- RESIDENTIAL BUILDING
PROPOSED BUILDING PLAN FOR
TECHNOCULTURE BUILDING CENTRE PVT. LTD.
MODEL- RAINBOW HOUSE (RHE- 01 TO RHE-16 & RH-W- 01)

REPRESENTED BY:
MR. ONKAR PRASAD
S.O.- LATE SARVU SINGH

SCHEDULE OF LAND

- KHATA NO. - 288, 94, 302
PLOT NO. - 804, 975, 627
* THANA NO. - 1541
* MOUZA - HARPLEA ILLOTH
* WARD NO. - 44
* DIST - SAMASTPUR

STATEMENT OF AREA

- TOTAL PLOT AREA - 530 Sqft
- TOTAL BUILT-UP AREA - 1345 Sqft
- GROUND FLOOR BUILT-UP AREA - 95 Sqft
- COVERED PARKING AREA - 325 Sqft
- FIRST FLOOR BUILT-UP AREA - 420 Sqft
- SECOND FLOOR BUILT-UP AREA - 420 Sqft
- * Regd. parking Area = 302 Sqft
- STAIR ROOM AREA - 85 Sqft
- % OF COVERED AREA - 420 x 100 / 1000 = 79.24%
- ACHIVE F.A.R. - Builtup Area - Parking Area - Stair Room Area

- Total Plot Area = 530
1345 - 325 - 85 = 930 = 1.76
530
- TOTAL PLOT AREA - 530 X 17 = 9,010 SQ.FT.
 - TOTAL BUILT-UP AREA - 1345 X 17 = 22,865 SQ.FT.

SIGN. OF OWNER SIGN. OF Engineer/Architect

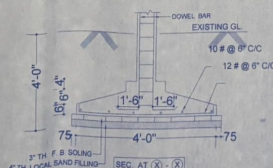
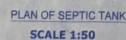
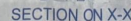
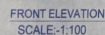
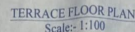
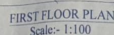
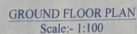
For Technoculture Building Centre Pvt. Ltd.
Order Personal
Authorized Signatory

AR. SHARBAZ KHAN
Registered Architect
(Civil Engineering & Interior Design)
Govt. of Bihar
C.O.A. No. 002518-10475
Date: 11/11/23

SIGN. OF AUTHORITY
12 Sept 2023
Date: 09/09/2023

मार्ग निष्ठा, समस्तपुर
मार्ग: 045/14/22

76/14/5



RAINWATER HARVESTING PIT
DIMENSION OF PIT = 212.54 C-FT

THE OWNER/BUILDER SHALL IN NO CASE DEVIATE FROM THE SANCTIONED PLAN. IF ANY DEVIATION IS FOUND DURING CONSTRUCTION AT ANY TIME, THE ENTIRE STRUCTURE WILL BE TREATED AS UNAUTHORIZED AND THE OWNER/BUILDER WILL BE LIABLE FOR LEGAL ACTION. THE OWNER WILL KEEP A COPY OF SANCTIONED PLAN AT THE SITE DURING CONSTRUCTION. THIS PLAN HAS BEEN PREPARED AS PER THE BIHAR BUILDING (AMENDMENTS) BY- LAWS 2022 & EARTH QUAKE RESISTANT AND RECOMMENDED FOR SANCTION.

SCHEDULE OF OPENING	
WIDTH	HEIGHT
3'6"	7'0"
3'3"	7'0"
2'6"	7'0"
4'0"	4'0"
3'0"	4'0"
2'0"	2'0"

GENERAL SPECIFICATION-

- | | | |
|----------------------------|---|--|
| 1. FOUNDATION | - | AS PER DESIGN |
| 2. P.C.C | - | 1:3:6 CONC. MIX |
| 3. R.C.C | - | 1:1.5:3 (NOMINAL MIX M20) |
| 4. BRICK WALL | - | 1:6 FOR 8" THK & 1:5 FOR 5" THK B/WALL |
| 5. PLASTERING | - | 1:5 OVER R.C.C SURFACE & 1:6 OVER BRICK SURFACE |
| 6. FLOORING | - | 4" THK P.C.C IN (1:3:6) |
| 7. WOOD WORK | - | SAL IN DOOR CHOWKHAT & FLUSH DOOR SHUTTER OF W.P. PLY |
| 8. STEEL WORK | - | STEEL FRAME IN WINDOW GRILL IN DOOR SHUTTER OF W.P. PLY. |
| 9. PAINT FINISHING | - | COLOR WASH TWO COAT OVER |
| 10. P.O.P INSIDE & SNOWING | - | OVER OUTER WALL PLASTER |

TITLE:- RESIDENTIAL BUILDING

PROPOSED BUILDING PLAN FOR
TECHNOCULTURE BUILDING CENTRE PVT. LTD.
MODEL- JAYANTI BUNGALOW (NO. OF UNITS- 40)

REPRESENTED BY:
MR. ONKAR PRASAD
S/O- LATE SARYU SINGH

SCHEDULE OF LAND

KHATA NO. : 285,291,281,279,294,302,276,404&100
PLOT NO :- 819,820,77,818,815,816,978&979

* THANA NO _____ 1640

* MOUZA HARPUR AILOTH

* WARD NO 4

* DIST SAMASTIPUR

STATEMENT OF AREA

1. TOTAL PLOT AREA = 900 Sqft
2. TOTAL BUILT-UP AREA = 1300 Sqft
3. GROUND FLOOR BUILTUP AREA = 330 Sqft
4. COVERED PARKING AREA = 280 Sqft
5. OPEN PARKING AREA = 25 Sqft
6. FIRST FLOOR AREA = 590 Sqft
*Ramp, parking Area = 302 sqft
7. STAIR ROOM AREA = 100 Sqft
8. % OF COVERED AREA = $610 \times 100 / 900 = 67.77\%$
9. ACHIVE F.A.R. = Builtup Area - Parking Area - Stair Room Area
Total Plot Area
$$= \frac{1300 - 280 - 100}{900} = \frac{920}{900} = 1.02$$

- | | |
|------------------------|------------------------------|
| 1. TOTAL PLOT AREA | : 900 X 40 = 36,000 SQ. FT. |
| 2. TOTAL BUILT-UP AREA | : 1300 X 40 = 52,000 SQ. FT. |

SIGN. OF OWNER

SIGN. OF Engineer/Architect

For Technoculture Building Centre Pvt. Ltd.

Order passed

Authorised Signatory

Sign of Authority

पत्ता - १९३४२२३०

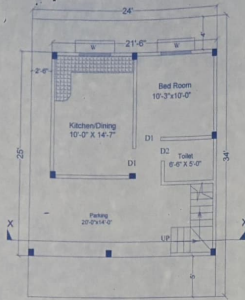
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विषय विभाग सामान्य

अभिलेख 085/24-25

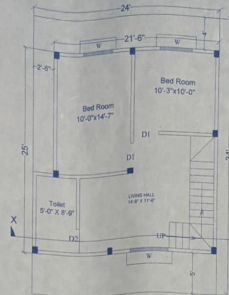
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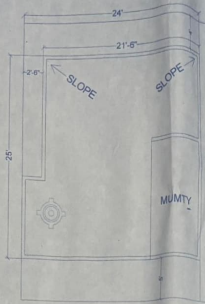
भारत निगम, सिमरीपुर



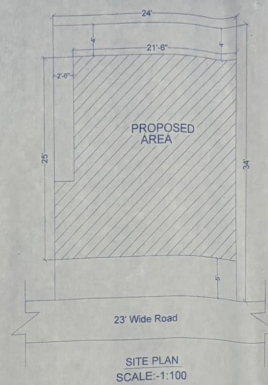
GROUND FLOOR
Scale:- 1:100



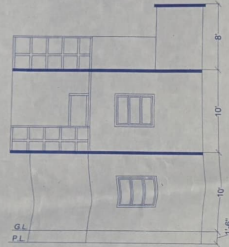
FIRST FLOOR
Scale:- 1:100



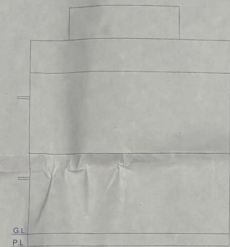
TERRACE PLAN
SCALE:- 1:100



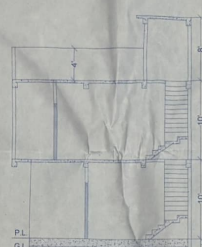
SITE PLAN
SCALE:- 1:100



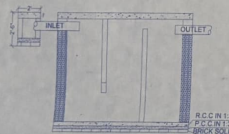
FRONT ELEVATION
SCALE:- 1:100



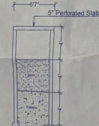
R.H. SIDE ELEVATION
SCALE:- 1:100



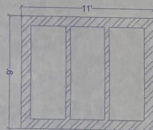
SECTION X-X
Scale:- 1:100



SEPTIC TANK
SCALE: 1:150



SECTION ON X-X



PLAN OF SEPTIC TANK
SCALE: 1:150

RAINWATER HARVESTING PIT
DIMENSION OF PIT = 212.54 C-FT



THE OWNER/BUILDER SHALL IN NO CASE DEVIATE FROM THE SANCTIONED PLAN. IF ANY DEVIATION IS FOUND DURING CONSTRUCTION AT ANY TIME, THE ENTIRE STRUCTURE WILL BE TREATED AS UNAUTHORIZED AND THE OWNER/BUILDER WILL BE LIABLE FOR LEGAL ACTION. THE OWNER WILL KEEP A COPY OF SANCTIONED PLAN AT THE SITE DURING CONSTRUCTION. THIS PLAN HAS BEEN PREPARED AS PER THE BIHAR BUILDING (AMENDMENTS) BY- LAWS 2022 & EARTH QUAKE RESISTANT AND RECOMMENDED FOR SANCTION.

SCHEDULE OF OPENING

DETAILS	WIDTH	HEIGHT
DOORS		
D1	3'-6"	7'-0"
D2	3'-3"	7'-0"
WINDOWS		
W1	4'-0"	4'-0"
W	3'-0"	4'-0"
V	2'-0"	2'-0"

GENERAL SPECIFICATION

- FOUNDATION :- AS PER DESIGN
- P.C.C :- 1:3:6 CONC. MIX
- R.C.C :- 1:1.5:3 (NOMINAL MIX M20)
- BRICK WALL :- 1:6 FOR 8" THK & 1:5 FOR 5" THK. B/WALL
- PLASTERING :- 1:5 OVER R.C.C SURFACE & 1:5 OVER BRICK SURFACE
- FLOORING :- 4" THK P.C.C IN (1:3:6)
- WOOD WORK :- SAL IN DOOR CHOWKHAT & FLUSH DOOR SHUTTER OF W.P. PLY
- STEEL WORK :- STEEL FRAME IN WINDOW, GRILL IN DOOR SHUTTER OF W.P. PLY
- PAINT FINISHING :- COLOUR WASH TWO COAT OVER
- PUTTY INSIDE & PRIMER :- OVER OUTER WALL PLASTER

TITLE :- RESIDENTIAL BUILDING

PROPOSED BUILDING PLAN FOR (SPECIAL BUNGALOW - SBW- 04) TECHNOCULTURE BUILDING CENTRE PVT. LTD.

REPRESENTED BY:
MR. ONKAR PRASAD
S/O- LATE SARYU SINGH

SCHEDULE OF LAND

- KHATA NO. : 113
- PLOT NO. - 706
- THANA NO. : 1640
- MOUZA : HARPUR AILOTH
- WARD NO. : 44
- DIST. : SAMASTIPUR

STATEMENT OF AREA

- TOTAL PLOT AREA :- 816 Sqft
- TOTAL BUILT-UP AREA :- 1350 Sqft
- GROUND FLOOR BUILTUP AREA :- 335 Sqft
- COVERED PARKING AREA :- 280 Sqft
- OPEN PARKING AREA :- 22 Sqft
- FIRST FLOOR BUILTUP AREA :- 615 Sqft
- *Reqd. parking Area = 302 sqft
- STAIR ROOM AREA :- 120 Sqft
- % OF COVERED AREA :- 615 x 100 / 816 = 75.36%
- ACHIEVE F.A.R. - Builtup Area - Parking Area - Stair Room Area

SIGN. OF OWNER

SIGN. OF Engineer/Architect

For Technoculture Building Centre Pvt. Ltd.
Onkar Prasad

Authorized Signatory

SIGN. OF AUTHORITY

AR. SHANBAZ KHAN
Engineer (Architect)
Regd. No. 123456789
Date of Issue: 12/11/2023
Place: Samastipur

MOUZA MAP
N.T.S

हस्ताक्षर
आपके नाम पर
साक्षर हस्ताक्षर

कानूनी अधिकार
नगर निगम, समस्तीपुर

नगर निगम, समस्तीपुर
आधिकारिक
सहस्र
नगर निगम, समस्तीपुर