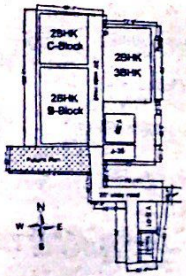
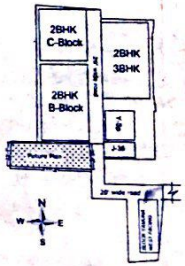
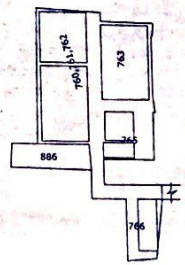
Master Plan of Muzaffarpur: PH- 01



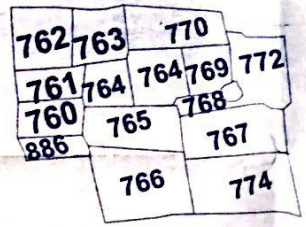
UNITS PLAN



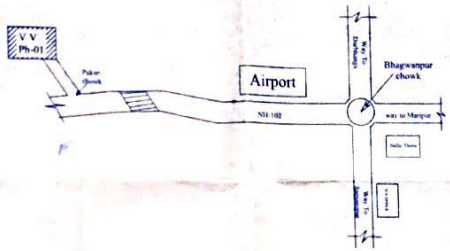
BLOCK PLAN



PLOT PLAN



MAUZA MAP
N.T.S



SITE LOCATION MAP
N.T.S

PLOT DETAILS :-

KHATA NO:- 65,166,136,130.
PLOT NO:- 760,761,762,766,765,761,762,886.
THANA NO:- 324.
MOUZA:- MADHUBAN.
DIST:- MUZAFFARPUR.
AREA OF LAND:- 0.9457 ACRE

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

1 st FLOOR,SUDHHA TRADE CENTER ,NEAR S.B.I BANK,BHAGWANPUR CHOWK , MUZAFFARPUR.

REPRESENTED BY:-

SRI.DHIRENDRA KUMAR SINGH.
S/O:-SRI INDRADEO SINGH.

SCHEDULE OF PLOT:-

S.L	MOUZA	KHATA NO.	PLOT NO.	AREA in Decimal
01	MADHUBAN	65	760,761,762	35 (0.35 Acre)
02	MADHUBAN	166	763	15 (0.15 Acre)
03	MADHUBAN	136	766	21 (0.21 Acre)
04	MADHUBAN	136	765	14.57 (0.1457 Acre)
05	MADHUBAN	136	886	09 (0.09 Acre)

TOTAL AREA= 94.57 Decimal
0.9457 Acre

Sign.of Owner

For Technoculture Building Center Pvt. Ltd.
विजय कुमार पाण्डेय
Authorised Signatory

Sign. of Engg/Architect

Ar. Bharat Bhushan Singh
B.E. (Civil), M.E. (Str.), LM.I.E., F.I.V.
(Chartered Engineer)
Govt. Regd. Valuer, U/S 34 T Act 1957
Bank Empanelled Valuer
Planer, Designer, Estimator
Regd.No.-4411 | 29-05-14

Sign. of Authorized Officer

दखीकृत
विनय कुमार सिंह
28-11-2014
मुखिया
ग्राम पंचायत राज एवंही पचोही
महवन, मुजफ्फरपुर

Total plot Area Proposed for Submission of
0.9457 Acre / 41,232.52 sq.ft / 3832.00 Sqmt.

AREA OF STATEMENT

Used Area Statement

UNIT NAME:-	PLOT AREA:-	NO.OF UNITS	TOT.PLOTS AREA:-	B.U AREA:-	Total B.U.A AREA:-	One Unit Carpet Area	Total Carpet Area	One Unit Balcony Area	Total Unit Balcony Area	One UnitOpen Terrece Area	Total Unit Terrece Area	Recreational Open Space	Road Area
1.YAMUNA BIG (G+1)	1600.Sqft.	01	1,600.00Sqft.	2200.Sqft.	2200.Sqft.	1340.Sqft.	10,720.Sqft.	125.Sqft.	125.Sqft.	———	———		
2.SPECIAL BUNG (G+1)	760.Sqft.	01	760.Sqft.	950.Sqft.	950.Sqft.	538.Sqft.	538.Sqft.	52.Sqft.	52.Sqft.	———	———		
4.JAYANTI BUNG (G+1)	900.Sqft.	01	900.00Sqft.	1300.Sqft.	1300.Sqft.	940.Sqft.	940. Sqft.	———	———	———	———	8,442.Sqft. 784.32 Sqmt.	3,743.52Sqft. 347.91 Sqmt.
5. 2 BHK B&C Block(G+4)	———	67	13,124.Sqft.	40,992.Sqft	40,992.Sqft	585.Sqft.	39,195.Sqft.	44.Sqft.	2,948.Sqft.	———	———		
6. 3 +2 BHK (G+4)	———	16 2bhk 16 3bhk	8963 Sqft.	27,248.Sqft.	34,060 Sqft.	800.Sqft.3bhk 585.Sqft.2bhk	12,800.Sqft. 9,360.Sqft.	20.Sqft.	320.Sqft.	———			
	Total		**25,347 Sqft.**		**79,502 Sqft.**		**73,553 Sqft.**		3445.Sqft.				

Future Plan

3,700.Sqft.
343.86 Sqmt.

TOTAL PLOT AREA ____ 0.9457 (Acre) 41,232.00 Sqft. F.A.R= 1.92