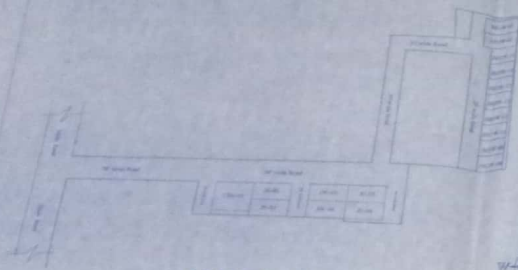
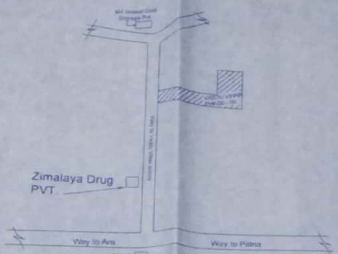


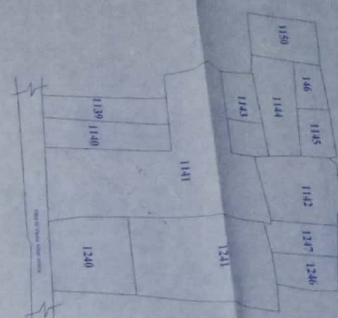
# Master plan of Vastu Vihar ARA Phase - 3



**UNITS PLAN**



**SITE LOCATION MAP N.T.S**



**MOUZA MAP N.T.S**

**PLOT DETAILS :-**

KHATA NO :- 65,150  
 PLOT NO (NEW) :- 1141,1144  
 THANA :- KOILWAR  
 THANA NO :- 115  
 MOUZA :- KULHARIYA  
 DIST :- BHOJPUR  
 AREA OF LAND :- 0.8768 Acre.

**PROPOSED RESIDENTIAL BUILDING .MASTER PLAN OF  
 TECHNOCULTURE.BUILDINGCENTER PVT.LTD.**

AT - SAKARDIH,PACHAYANA ROAD,  
 NEAR KRISHI FARM,KOILWAR,  
 ARA BHOJPUR, BIHAR

REPRESENTED BY:  
 MR. AVNISH KUMAR SINGH  
 S/O-LALBABU SINGH.

Sign. of Owner

Sign. of Engg/Architect

*For Submission to the Government of Bihar  
 11/11/2022*

At: Nishi Jain  
 Certified Architect & Urban  
 M. Arch. Lucknow, P.V. New Delhi  
 100 Prasad, Old Age, N. LAHORE, INDIA  
 P.B. Enquiries No. 9106049224  
 Plot Code No. 201/2022/11/106/92-23  
 Date: 11/11/2022

The owner/Builder shall in no case deviate from Sanctioned Plan for the Construction of any structure or building during the Construction of the site the entire Site to be occupied Map is prepared in accordance with the provisions of the Bihar Building Code of Building By Laws 2014.

Total plot Area Proposed for Submission of 0.8768 Acre / 38,196.67 sq.ft / 3549.87 sqmt.

**Area Statement**

UNIT NAME	PLOT AREA	NO. OF UNITS	TOT. PLOT AREA	Used Area Statement							
				One Unit B.U.A	Total B.U.A	One unit Carpet Area	Total Carpet Area	One unit Balcony Area	Total units Balcony Area	One unit Open Terrace Area	Total units Total Terrace Area
YAMUNA BIG BUNG (G+1)	1,540 sq.ft.	01	4,020 sq.ft.	2,120 Sq.ft.	2,120 Sq.ft.	1,630 Sq.ft.	1,630 Sq.ft.	125 Sq.ft.	125 Sq.ft.	—	—
JAYANTI BUNGALOW (G+1)	900 sq.ft.	06	5,400 sq.ft.	1,200 Sq.ft.	7,200 Sq.ft.	940 Sq.ft.	5,640 Sq.ft.	—	—	110 Sq.ft.	660 Sq.ft.
MANGALAM BUNG (G+1)	801 sq.ft.	02	1,602 sq.ft.	1,100 Sq.ft.	2,200 sq.ft.	840 Sq.ft.	1,680 Sq.ft.	—	—	78.00 Sq.ft.	156.00 Sq.ft.
JAYANTI NEW BUNG (G+2)	667 sq.ft.	08	5,336 sq.ft.	1475 Sq.ft.	11,800 sq.ft.	705 Sq.ft.	5,640 Sq.ft.	105 Sq.ft.	840 Sq.ft.	—	—
<b>Total Used Area</b>		<b>17</b>	<b>16,958.00 sqft. 1576.02 sqmt</b>		<b>23,320.00 Sqft. 2167.28 Sqmt</b>		<b>14,590.00Sqft. 1355.94 Sqmt</b>		<b>955.00 Sqft. 89.68 Sqmt</b>		<b>816.00 Sq.ft. 75.83 Sqmt</b>

F.A.R.\_ 23,320 / 38196.67 = 0.61

Open Area

Road Area

2254.67 Sqft  
209.54 Sqmt

18984.00 Sqft  
1764.31 Sqmt.

Total Covered area -

Covered Parking Area -

9012.00 Sqft  
837.54 Sqmt.

Coverd  
2176.00 Sqft  
202.23 Sqmt.

Sign. of Authorized Officer

*At: Nishi Jain*  
 11/11/2022  
 कर्मवीर अभियंता  
 नगर पंचायत कोइलवार  
 भोजपुर