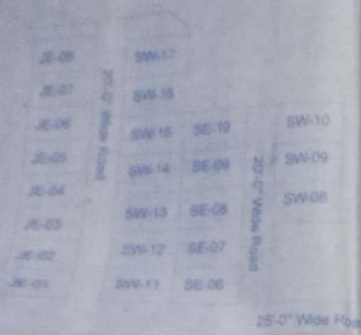
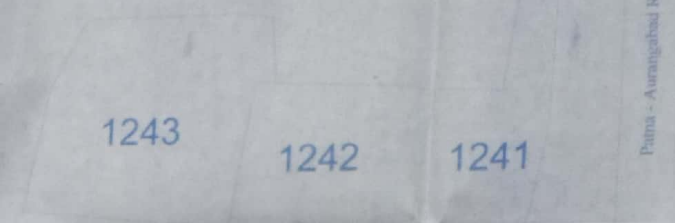


# Master plan of Vastu Vihar AURANGABAD Phase - 02



25'-0" Wide main Rd



Patna - Aurangabad Road

Road

UNITS PLAN  
SCALE- 1:50

MOUZA MAP  
N.T.S

SITE LOCATION MAP  
N.T.S

PLOT DETAILS :-

APN/PS NO- 07  
PLOT NO- 1241/1242  
THANA NO- 270  
MOUDA - BAMPUR-FOCA CHANNARA  
DIST. AURANGABAD  
AREA OF LAND- 94.73 Dec. (19-05-75 Area)

PROPOSED RESIDENTIAL MASTER PLAN OF  
TECHNOCULTURE BUILDING CENTER PVT.LTD.AURANGABAD PH-02  
OFFICE ADDRESS  
1st Floor, Sai Complex, M.G. Road Opp. H.P. Petrol Pump, Aurangabad  
SITE ADDRESS  
Patna Road, Behind B.L. Indo Public School

VERIFIED  
NIGAR PAREKH, AURANGABAD

SIGN. OF OWNER

SIGN. OF ENGG/ARCHITECT

for Technoculture Building Center Pvt.Ltd.  
Signature

Madhur Singh  
Ar. MADHUR SINGH  
Certified Architect  
Aurangabad Nagar Palika  
CGA Reg. No. CA-50-461-013  
Reg. Certificate No. ANO-68-2019-17

REPRESENTED BY:  
MR. VIKENDRA NATH TIWARI  
S/O- SRI BHUPENDRA NATH TIWARI

SIGN. OF AUTHORITY

TOTAL PLOT AREA= 0.404 Acre. 17,625 Sq.ft. 1,638.01 Sq.mt.

Area Statement

UNIT NAME	NO. OF UNITS	PLOT AREA	TOTAL PLOT AREA	One Unit B.U.A	Total B.U.A	One Unit Carpet Area	Total Carpet Area	One Unit Safety Area	Total Safety Area	One Unit Parking Area	Total Parking Area	One Unit Green Area	Total Green Area	Totl.Cong Area	Road area	Total Plot area
1. JAYANTI BUNGALOW CH-1	06	960 SQ.FT	7,200 sq ft	1,300 sq ft	10,400 SQ.FT	940 sq ft	7,520 SQ.FT	70 SQ.FT	680 SQ.FT	5,415 sq ft	4,200 sq ft	4,880 SQ.FT				
2. SIMPLEX BUNGALOW CH-1	15	1,800 SQ.FT	15,000 sq ft	860 SQ.FT	9,700 SQ.FT	635 SQ.FT	8,025 SQ.FT			1,360 sq ft	1,950 sq ft	8,325 SQ.FT				
TOTAL NO OF UNITS	21		22,200 sqft	20,150 Sqft	1,672.88 Sqmt	15,545 Sq ft	1,444.70 sqmt	960 SQ.FT	82.04 SQMT	2,870 sq ft	335.72 sq mt	13,205 Sqft	1,227.29 Sqmt	556.40 Sqmt		0.404 Acre
			2,063.20 sqmt													17,625 sq ft
																1,638.01 sq.mt
																F.A.R. - 0.65

Signature  
Consultant Architect  
Nagar Palika, Aurangabad

FORM-VIII  
A  
FORM OF APPROVAL OF BUILDING  
PERMIT  
BYE LAWS NO.-  
8(4)

With respect to your Application dated 24<sup>th</sup> July 2022 permission is hereby granted in favour of; (Simplex, Technoculture Building Centre Pvt. Ltd.) Presented By Mr. Vijavendra Nath Tiwari S/o Sri Bhupendra Nath Tiwari for Construction of a Ground Floor Residential Building building in respect of Plot No (CS) 1241,1242,1243 Khata No 03 Thana No 270 Village Rampur Tola Dhanhara of Aurangabad Planning Area subject to the following conditions/ restrictions.

- a) The land/ Building shall be used exclusively for Residential purpose and the uses shall not be changed to any other use without prior approval of this Authority.
- b) The development shall be undertaken strictly according to plans enclosed with necessary permission endorsement
- c) Parking space measuring 1950 sq. ft. as shown in the approved plan shall be kept open and no part of it will be built upon.
- d) The land over which construction is proposed is accessible by an approved means of access of 20 feet. width.
- e) The land in question must be in lawful ownership and peaceful possession of the applicant.
- f) The applicant shall free gift 0 feet wide strip of land of the road in the name of the authority for the purposes as mentioned in these Byelaws.
- g) The permission is valid for period of three years with effect from the date of issue.
- h) Permission accorded under the provision cannot be construed as evidence in respect of right title interest of the plot over which the plan is approved.
- i) Any dispute arising out of land record or in respect of right/ title/ interest after this approval the plan shall be treated automatically cancelled during the period of dispute.
- j) Any other conditions.

*madhavarajshetty*  
27/08/2022  
**Consultant Architect**  
**Nagar Parishad, Aurangabad**

By Order  
Authorised Officer

*Sant*  
22/08/2022  
**J.E**

**VERIFIED**  
**NAGAR PARISHAD, AURANGABAD**