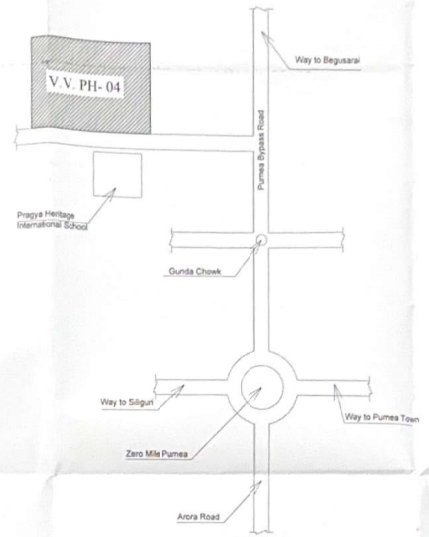
C.N.:- 186/2026-27

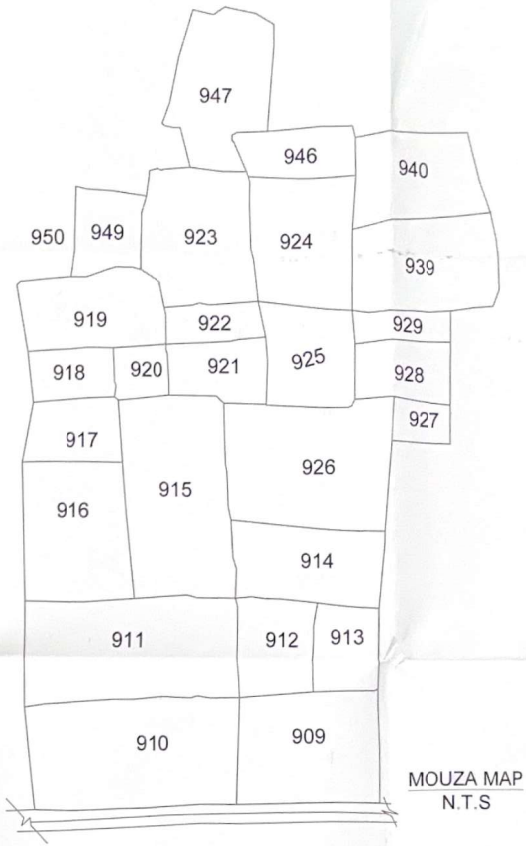
Proposed Developer plan of Vastu Vihar PURNEA Phase - 04 Extension -01



UNITS PLAN



SITE LOCATION MAP
N.T.S



MOUZA MAP
N.T.S

PLOT DETAILS :-

KHATA NO :- 284,80,58,308.
PLOT NO :- 914,915,921,922,923,924,925,926.
THANA NO:- 100/1
WARD NO:- 45
P.S. :- SADAR
MOUZA:- ABDULLANAGAR
DIST:-PURNEA
AREA OF LAND:- 3.96375

PROPOSED DEVELOPER PLAN OF VASTU VIHAR PURNEA PH - 04
TECHNOCULTURE BUILDING CENTER PVT.LTD.

CORPORATE OFFICE ADD. - KONARK SHREE APARTMENT,
EXHIBITION ROAD, PATNA - 800001 (BIHAR)

OFFICE ADDRESS : GUNDA CHOWK NEAR RIDHI SIDHI PETROL PUMP PURNEA.

SITE ADDRESS : BASGAMA ROAD OPPOSITE PRAGAYA HERITAGE INTERNATIONAL PUBLIC SCHOOL NEAR GUNDA CHOWK GULLABBAGH PURNEA-854326.

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

Sign.of Owner

Technoculture Building Centre Pvt. Ltd.
Authorised Signatory

Sign. of Engg/Architect

Er. NAROTTAM TIWARY
Regd. Civil Engineer (UDHD)
Regd. No.-BR/UDHD/CE/23-0011

SUGAM SAURABH SINGH
(CIVIL ENGINEER)
Govt. of Bihar Reg. No.-
BR-04/UDHD/CE/23-0011

Total plot Area Proposed for Submission of 3.96375 Acre / 16046.55 sqmt

Sign. of Authority

Municipal Commissioner
Municipal Corporation
Purnea

Area Statement

UNITS NAME	Used Area Statement												Road area	Open Space	Total Plot area
	NO. OF Units	PLOT AREA	TOT. PLOT AREA	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 Parking Area	Total units covered Parking Area	Tot.Cvrg. Area			
YAMUNA Small BUNG (YB-0.1)	04	148.35 Sqmt	593.40 Sqmt	185.87 Sqmt	743.48 Sqmt	130.57 Sqmt	522.28 Sqmt	11.37 Sqmt	45.48 Sqmt	33.24 Sqmt	132.96 Sqmt	351.28 Sqmt	3972.85 Sqmt	2140.19 Sqmt	3.96375 Acre 16046.55 sqmt F.A.R. - 0.62
YAMUNA Small BUNG (YS)	09	149.79 Sqmt	1348.11 Sqmt	181.12 Sqmt	1630.08 Sqmt	130.57 Sqmt	1175.13 Sqmt	11.40 Sqmt	102.60 Sqmt	32.95 Sqmt	296.55 Sqmt	761.13 Sqmt			
YAMUNA Big BUNG (YB)	05	148.71 Sqmt	743.55 Sqmt	204.46 Sqmt	1022.30 Sqmt	156.13 Sqmt	780.65 Sqmt	11.61 Sqmt	58.05 Sqmt	28.92 Sqmt	141.45 Sqmt	541.35 Sqmt			
JAYANTI BUNGALOW (JB)	01	111.95 Sqmt	111.95 Sqmt	120.81 Sqmt	120.81 Sqmt	87.36 Sqmt	87.36 Sqmt	7.00 Sqmt	7.00 Sqmt	28.20 Sqmt	28.20 Sqmt	57.62 Sqmt			
GODAWARI BUNG. Type-02	20	92.96 Sqmt	1859.20 Sqmt	83.64 Sqmt	1672.80 Sqmt	55.76 Sqmt	1115.20 Sqmt	——	——	30.71 Sqmt	614.20 Sqmt	1226.80 Sqmt			
GODAWARI BUNG Type-01	24	93.06 Sqmt	2233.44 Sqmt	85.50 Sqmt	2052.00 Sqmt	62.26 Sqmt	1494.24 Sqmt	——	——	28.23 Sqmt	677.52 Sqmt	1245.36 Sqmt			
SIMPLEX BUNGALOW	12	93.06 Sqmt	1116.72 Sqmt	92.93 Sqmt	1115.16 Sqmt	40.42 Sqmt	485.04 Sqmt	——	——	28.91 Sqmt	311.07 Sqmt	824.96 Sqmt			
SPECIAL BUNGALOW (A-01)	01	123.55 Sqmt	123.55 Sqmt	178.42 Sqmt	178.42 Sqmt	125.00 Sqmt	125.00 Sqmt	——	——	28.14 Sqmt	28.14 Sqmt	80.85 Sqmt			
SPECIAL BUNGALOW (A-02)	01	115.19 Sqmt	115.19 Sqmt	180.30 Sqmt	180.30 Sqmt	126.39 Sqmt	126.39 Sqmt	——	——	28.19 Sqmt	28.19 Sqmt	82.00 Sqmt			
Economically Weaker Section SHVE & SHVW	40	42.21 Sqmt	1688.40 Sqmt	32.62 Sqmt	1304.80 Sqmt	29.92 Sqmt	1196.80 Sqmt	——	——	——	Total no of Parking - 77	1304.80 Sqmt			
TOTAL NO OF UNITS TOTAL USED AREA	117		9933.51 Sqmt		10020.15 Sqmt		7108.09 Sqmt		213.13 Sqmt		2258.28 Sqmt	6476.15 Sqmt			