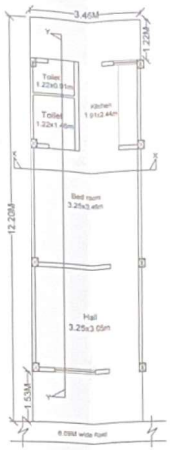
C.N.:- 186/2026-27

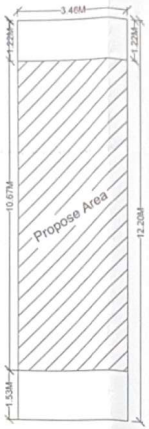
EWS



GROUND FLOOR PLAN
(SCALE 1.100)



TERRACE FLOOR PLAN
(SCALE 1.100)



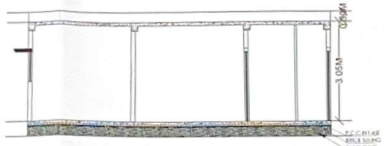
SITE PLAN
(SCALE 1.100)



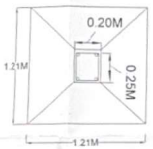
Front Elevation
SCALE 1:100



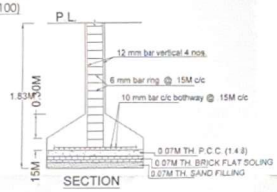
SECTION: X-X
(SCALE 1:100)



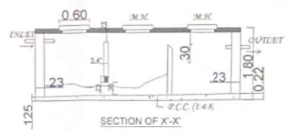
SECTION: Y-Y
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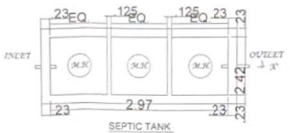
PLAN



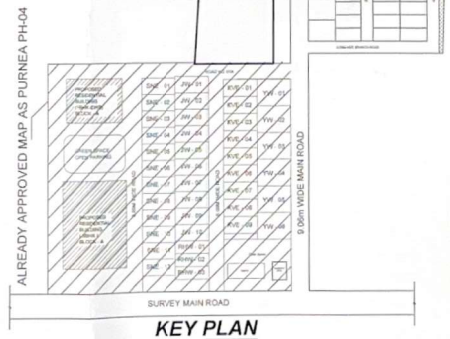
SECTION



SECTION OF X-X'



SEPTIC TANK



KEY PLAN
N.T.S

SCHEDULE OF OPENING

DETAILS		WIDTH	HEIGHT
DOORS	D	1.06	2.13
	D1	0.99	2.13
	D2	0.76	2.13
WINDOWS	W	1.21	1.21
	W2	0.91	1.21
	V	0.60	0.60

GENERAL SPECIFICATION

1. FOUNDATION :- AS:- PER DESIGN
2. P.C.C :- 1:4:8 CONC. MIX
3. R.C.C :- 1:2:4 CONC. MIX
4. BRICK WALL :- 1:6 FOR 23. mts. TH. & 1:5 FOR 11. TH. B/WALL
5. PLASTERING :- 1:4 OVER R.C.C SURFACE & 1:5 OVER BRICK SURFACE.
6. FLOORING :- 10.mts. TH. P.C.C IN (1:4:8)
7. WOOD WORK :- HARD WOOD IN DOOR CHOWKHAT & FLUSH DOOR SHUTTER OF W.P.PLY.
8. STEEL WORK :- STEEL FRAME IN WINDOW,GRILL IN DOOR SUTTER OF W.P. PLY.
9. PAINT FINISHING COLOUR WASH TWO COAT OVER P.O.P INSIDE & SNOWCEM OVER OUTER WALL PLASTER

TITLE :- RESIDENTIAL BUILDING

PROPOSED BUILDING PLAN FOR (EWS)
TECHNOCULTURE BUILDING CENTRE PVT.LTD

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

SCHEDULE OF LAND

KHATA NO :-284,80,58,308
PLOT NO :- 914, 915, 921, 922, 923, 924, 925, 926
THANA NO:- 100/1
MOUZA:- ABDULLANAGAR
DIST:- PURNEA

कनीय अभियंता
नगर निगम, पूर्णिया

STATEMENT OF AREA

1. TOTAL PLOT AREA :- 42.21 SQMT
2. TOTAL BUILT-UP AREA :- 32.62 SQMT
3. GROUND FLOOR BUILTUP AREA :- 32.62 SQMT
7. % OF COVERED AREA :- 77.28%
8. ACHIVE F.A.R. :- 0.77

SIGN. OF OWNER	SIGN. OF Engineer/Architect
Technoculture Building Centre Pvt. Ltd. Authorised Signatory e onkar prasad	Narottam Tiwary. Er. NAROTTAM TIWARY Regd. Civil Engineer (UDHD) Regd. No -BR/UDHD/CE/23-0011

SIGN. Of Authority

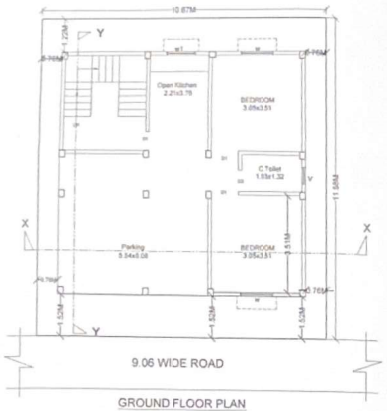
SUGAM SAURABH SINGH
(Civil Engineer)
Govt. of Bihar Reg. No.:-
BR/UDHD/CE/23-0041

कनीय अभियंता
नगर निगम, पूर्णिया

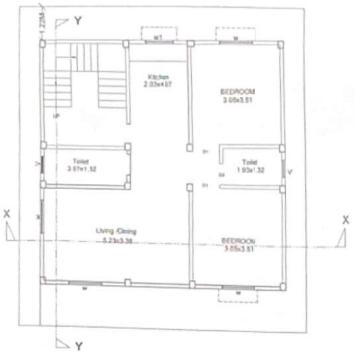
Municipal Commissioner
Municipal Corporation
Purnea

CN:- 186/2026-27

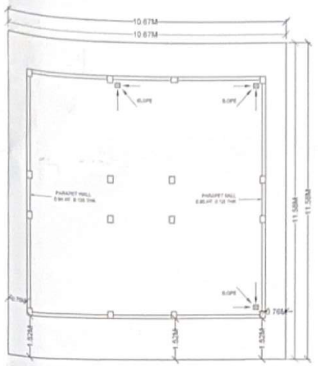
SPECIAL BUNG 35'-0"x38'-0" (A-01)



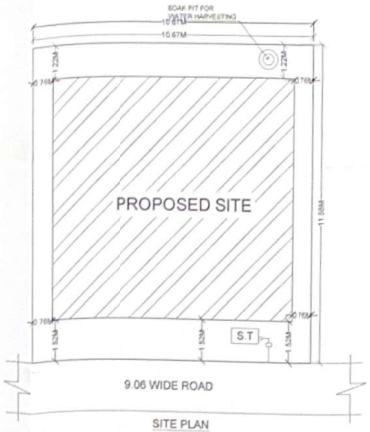
GROUND FLOOR PLAN
SCALE 1:100



FIRST FLOOR PLAN
SCALE 1:100



TERRACE FLOOR PLAN
SCALE 1:100



SITE PLAN
SCALE 1:100

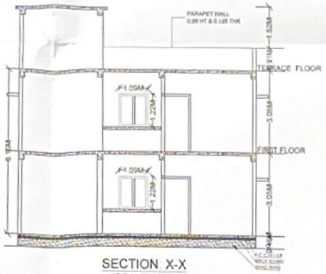
SITE PLAN
SCALE 1:100



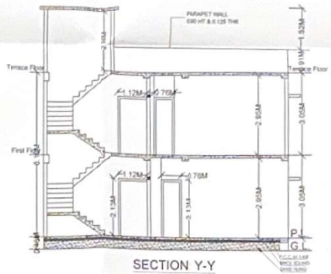
FRONT ELEVATION
(SCALE -1:100)



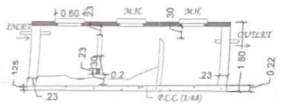
BACK ELEVATION
(SCALE -1:100)



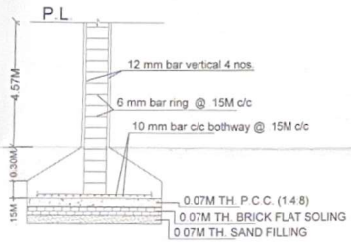
SECTION X-X
(SCALE 1:100)



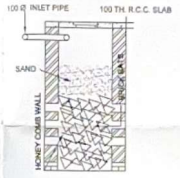
SECTION Y-Y
(SCALE 1:100)



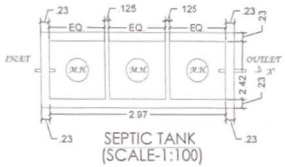
SECTION OF X'-X'
(SCALE-1:100)



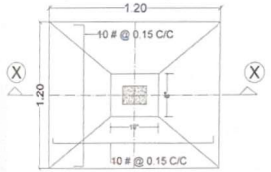
SECTION
(SCALE-1:100)



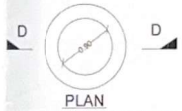
SECTION D-D
SCALE-1:50



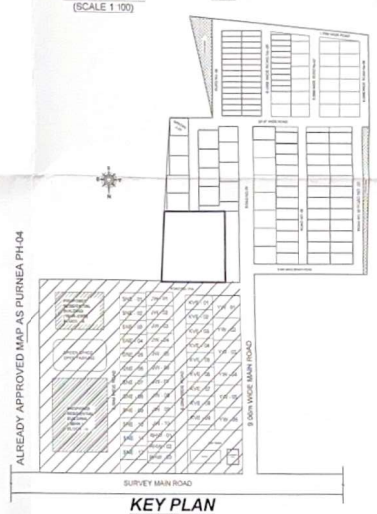
SEPTIC TANK
(SCALE-1:100)



DETS. OF FOOTING



PLAN
DETAILS OF SOAKPIT
SCALE-1:50



KEY PLAN
N.T.S

SCHEDULE OF OPENING

	DETAILS	WIDTH	HEIGHT
DOORS	D	1.06	2.13
	D1	0.99	2.13
	D2	0.76	2.13
WINDOWS	W	1.21	1.21
	W1	0.91	1.21
	V	0.60	0.60

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 0.20 THK. & 1:5 FOR 0.125 THK. B/WALL
5. PLASTERING :- 1:5 OVER R.C.C SURFACE & 1:6 OVER BRICK SURFACE.
6. FLOORING :- 0.03 THK. I.P.S FLOOR IN 1:3 OVER 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 SUTTER OF W.P. PLY
9. PAINT FINISHING :- COLOUR WASH TWO COAT OVER
10. P.O.P INSIDE & SNOWCEM OVER OUTER WALL PLASTER

TITLE - RESIDENTIAL BUILDING

PROPOSED BUILDING PLAN FOR (SPL-A1)
TECHNOCULTURE BUILDING CENTRE PVT LTD

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

SCHEDULE OF LAND

KHATA NO:- 284, 80, 58, 308
PLOT NO:- 914, 915, 921, 922, 923, 924, 925, 926
THANA NO:- 100/1
MOUZA:- ABDULLANAGAR
DIST:- PURNEA

कनीय अभियंता
नगर निगम, पूर्णिया

STATEMENT OF AREA

1. TOTAL PLOT AREA :- 123.55 SQMT
2. TOTAL BUILT-UP AREA :- 178.42 SQMT
3. GROUND FLOOR BUILTUP AREA :- 52.71 SQMT
4. GROUND FLOOR PARKING AREA :- 28.14 SQMT
*Reqd. parking Area = 28.00 SQMT
*Provided Parking Area :- 28.14 SQMT
5. FIRST FLOOR AREA :- 80.85 SQMT
6. STAIR ROOM AREA :- 16.72 SQMT
7. % OF COVERED AREA :- 65.43%
8. ACHIVE F.A.R. :- Builtup Area-Parking Area - Stair Room Area / Total Plot Area
$= \frac{178.42-28.14-16.72}{123.55} = \frac{133.56}{123.55} = 1.08$

SIGN. OF OWNER	SIGN. OF Engineer/Architect
Technoculture Building Centre Pvt. Ltd. Onkar Prasad Authorised Signatory	Er. NAROTTAM TIWARY. Regd. Civil Engineer (UDHD) Regd. No.-BR/UDHD/CE/23-0011
SIGN. OF Authority	SUGAM SAURABH SINGH (CIVIL ENGINEER) Govt. of Bihar Reg. No.- BR/UDHD/CE/23-0041

कनीय अभियंता
नगर निगम, पूर्णिया

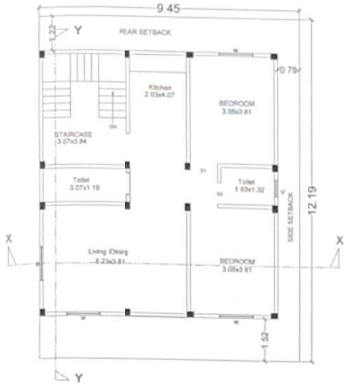
Municipal Commissioner
Municipal Corporation
Purnea

C.N.:- 186/2026-27

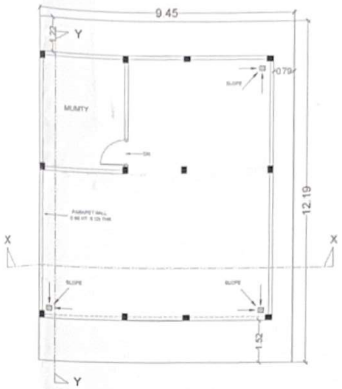
SPECIAL BUNG 31'-0"x40'-0" (A-02)



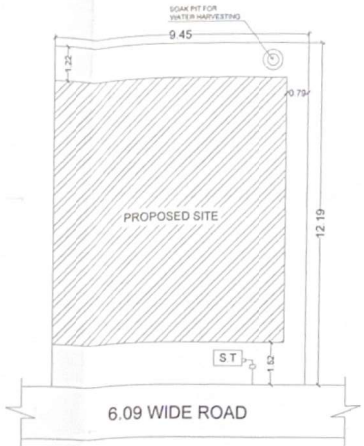
GROUND FLOOR PLAN
SCALE 1:100



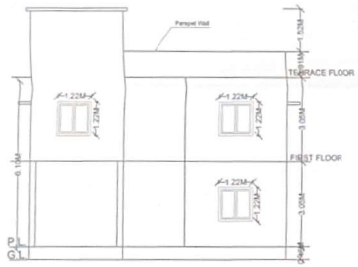
FIRST FLOOR PLAN
SCALE 1:100



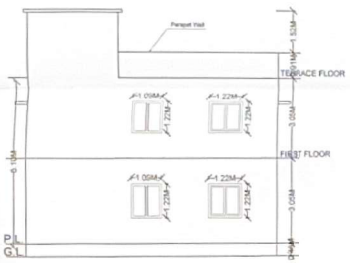
TERRACE FLOOR PLAN
SCALE 1:100



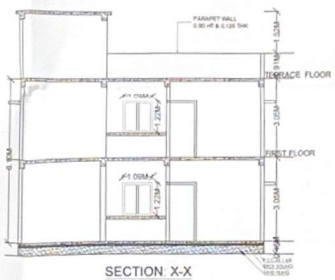
SITE PLAN
SCALE 1:100



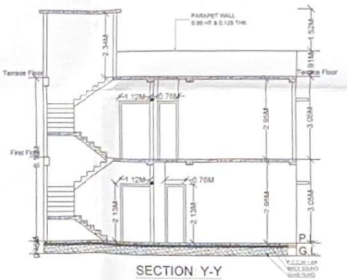
FRONT ELEVATION
(SCALE -1:100)



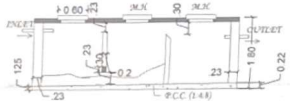
BACK ELEVATION
(SCALE -1:100)



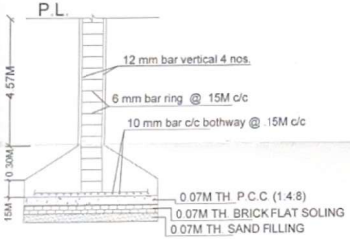
SECTION X-X
(SCALE 1:100)



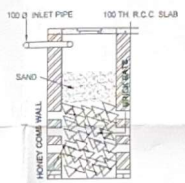
SECTION Y-Y
(SCALE 1:100)



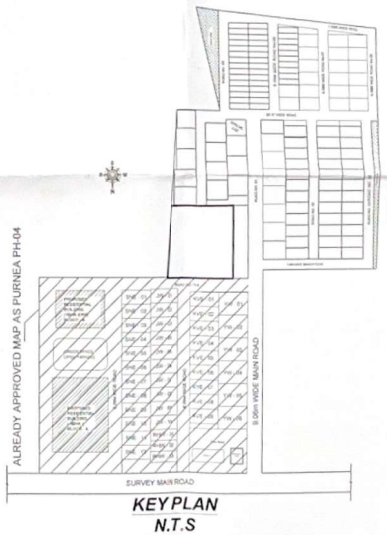
SECTION OF X'-X'
(SCALE-1:100)



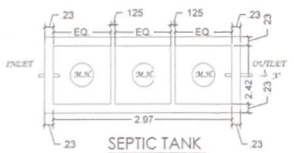
SECTION
(SCALE-1:100)



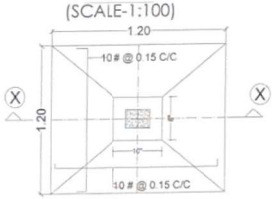
SECTION D-D
SCALE-1:50



KEY PLAN
N.T.S



SEPTIC TANK
(SCALE-1:100)



DETS OF FOOTING



PLAN
DETAILS OF SOAKPIT
SCALE-1:50

SCHEDULE OF OPENING			
DETAILS		WIDTH	HEIGHT
DOORS	D	1.06	2.13
	D1	0.99	2.13
	D2	0.76	2.13
WINDOWS	W	1.21	1.21
	W1	0.91	1.21
	V	0.60	0.60

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 0.20 THK. & 1:5 FOR 0.125 THK. B/WALL
5. PLASTERING :- 1:5 OVER R.C.C SURFACE & 1:6 OVER BRICK SURFACE.
6. FLOORING :- 0.03 THK. I.P.S FLOOR IN 1:3 OVER 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 SUTTER OF W.P. PLY
9. PAINT FINISHING :- COLOUR WASH TWO COAT OVER
10. P.O.P INSIDE & SNOWCEM OVER OUTER WALL PLASTER.

TITLE :- RESIDENTIAL BUILDING

PROPOSED BUILDING PLAN FOR (SPL-A2)
TECHNOCULTURE BUILDING CENTRE PVT LTD

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

SCHEDULE OF LAND

KHATA NO - 284, 80, 58, 308
PLOT NO :- 914, 915, 921, 922, 923, 924, 925, 926
THANA NO :- 100/1
MOUZA :- ABDULLANAGAR
DIST :- PURNEA

कनीय अभियंता
नगर निगम, पूर्णिया

STATEMENT OF AREA

1. TOTAL PLOT AREA :- 115.19 SQMT
2. TOTAL BUILT-UP AREA :- 180.30 SQMT
3. GROUND FLOOR BUILTUP AREA :- 53.81 SQMT
4. GROUND FLOOR PARKING AREA :- 28.19 SQMT
*Reqd. parking Area = 28.00 SQMT
*Provided Parking Area :-28.19 SQMT
5. FIRST FLOOR AREA :- 82.00 SQMT
6. STAIR ROOM AREA :- 16.30 SQMT
7. % OF COVERED AREA :- 71.18%
8. ACHIVE F.A.R :- Builtup Area-Parking Area - Stair Room Area / Total Plot Area
= 180.30-28.19-16.30 / 115.19 = 135.81 / 115.19 = 1.17

SIGN. OF OWNER	SIGN. OF Engineer/Architect
Technoculture Building Centre Pvt. Ltd. Authorised Signatory	Er. NAROTTAM TIWARY Regd. Civil Engineer (UDHD) Regd. No.-BR/UDHD/CE/23-0011
SIGN. OF Authority	SUGAM SAURABH (CIVIL ENGINEER) Govt. of Bihar Reg. No.- BR/UDHD/CE/23-0041

कनीय अभियंता
नगर निगम, पूर्णिया

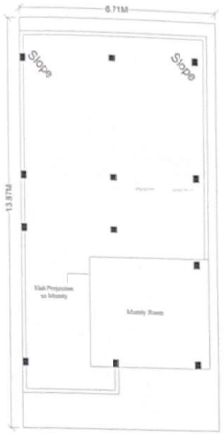
Municipal Commissioner
Municipal Corporation
Purnea

GN.:- 186/2026-27

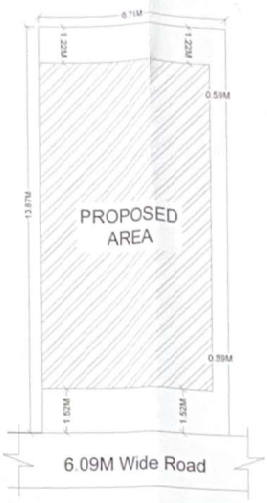
SIMPLEX NEW BUNGALOW



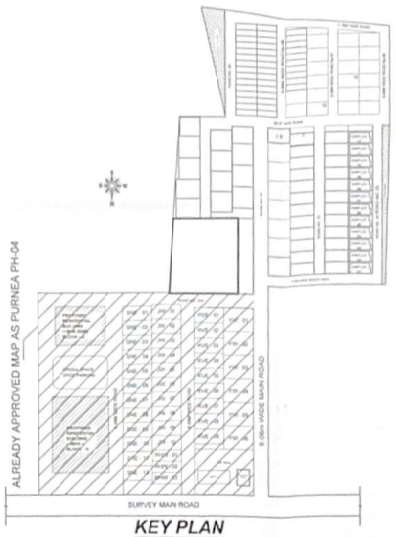
GROUND FLOOR PLAN
SCALE 1:100



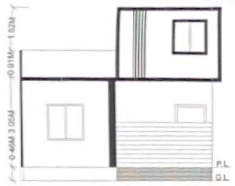
TERRACE FLOOR PLAN
SCALE 1:100



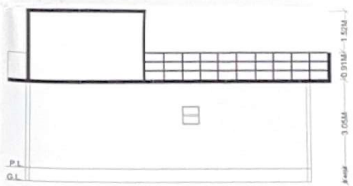
SITE PLAN
(SCALE 1:100)



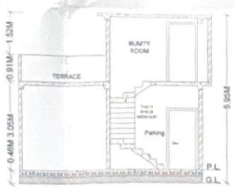
KEY PLAN
N.T.S



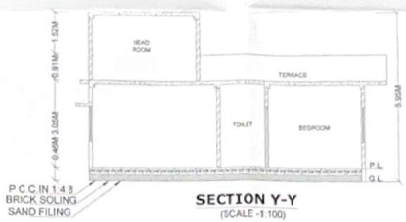
FRONT ELEVATION
(SCALE -1:100)



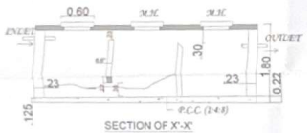
R.H-SIDE ELEVATION
(SCALE -1:100)



SECTION X-X
(SCALE -1:100)



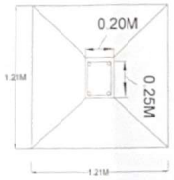
SECTION Y-Y
(SCALE -1:100)



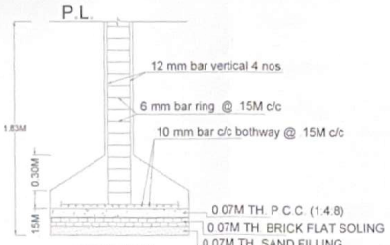
SECTION OF X'-X'



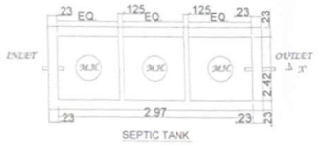
SECTION OF SOAK-PIT



PLAN



SECTION
DETAILS OF COLUMN FOUNDATION



SEPTIC TANK



PLAN OF SOAK-PIT

SCHEDULE OF OPENING

DETAILS		WIDTH	HEIGHT
DOORS	D	1.06	2.13
	D1	0.99	2.13
	D2	0.76	2.13
WINDOWS	W	1.21	1.21
	W1	0.91	1.21
	V	0.60	0.60

GENERAL SPECIFICATION

1. FOUNDATION :- AS PER DESIGN
2. P.C.C :- 1:3:6 CONC. MIX
3. R.C.C :- 1:1.5:3 CONC. MIX
4. BRICK WALL :- 1:6 FOR 23 mts. TH. & 1:5 FOR 11. TH. B/WALL
5. PLASTERING :- 1:4 OVER R.C.C SURFACE & 1:5 OVER BRICK SURFACE.
6. FLOORING :- 04 mts. TH. I.P.S FLOOR IN 1:2:4 OVER 10 mts. TH. P.C.C IN (1:4:8)
7. WOOD WORK :- SAL IN DOOR CHOWKHAT & FLUSH DOOR SHUTTER OF W.P.PLY.
8. STEEL WORK :- STEEL FRAME IN WINDOW,GRILL IN DOOR SUTTER OF W.P. PLY.
9. PAINT FINISHING COLOUR WASH TWO COAT OVER

P.O.P INSIDE & SNOWCEM OVER OUTER WALL PLASTER.

TITLE :- RESIDENTIAL BUILDING

PROPOSED BUILDING PLAN FOR. SIMPLEX TECHNOCULTURE BUILDING CENTRE PVT LTD

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

SCHEDULE OF LAND

KHATA NO:- 284, 80, 58, 308
PLOT NO:- 914, 915, 921, 922, 923, 924, 925, 926
THANA NO:- 100/1
MOUZA:- ABDULLANAGAR
DIST:- PURNEA

कनीय अभियंता
नगर निगम, पूर्णिया

STATEMENT OF AREA

1. TOTAL PLOT AREA	= 93.06 Sqmt
2. BUILT-UP AREA	= 92.93 Sqmt
3. GROUND FLOOR BUILTUP AREA	:- 47.76 Sqmt
4. GROUND FLOOR PARKING AREA	:- 28.91 Sqmt
*REQD. PARKING AREA	:- 28.00 SQMT
**Provided Parking Area	:- 28.91 SQMT
6. STAIR ROOM AREA	:- 16.26 Sqmt
7. % OF COVERED AREA	:- 76.67 x 100 /93.06 = 82.38%

8. ACHIVE F.A.R. :- Builtup Area-Parking Area - Stair Room Area / Total Plot Area

$= \frac{92.93-28.91-16.26}{93.06} = \frac{47.76}{93.06} = 0.51$

SIGN. OF OWNER	SIGN. OF Engineer/Architect
Technoculture Building Centre Pvt. Ltd. Authorization onkar prasad	Er. NAROTTAM TIWARY Regd. Civil Engineer (UDHD) Regd. No. BR/UDHD/CE/23-4011 Narottam Tiwary.

Sugam Sumesh Singh
SUGAM SUMESH SINGH
(Civil Engineer)
Govt. of Bihar Regt. No.-
BR/UDHD/CE/23-0041

Signature of Authority

कनीय अभियंता
नगर निगम, पूर्णिया

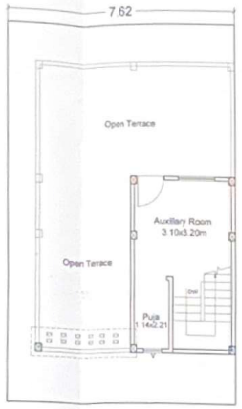
Municipal Commissioner
Municipal Corporation
Purnea

CN.:-186/2026-27

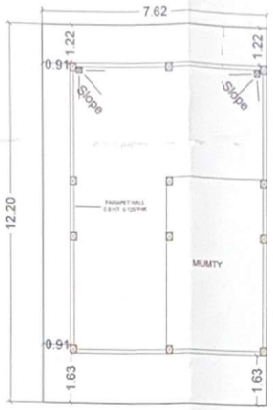
Godawari Bungalow 25'-0"x40'-0" (TYPE-02)



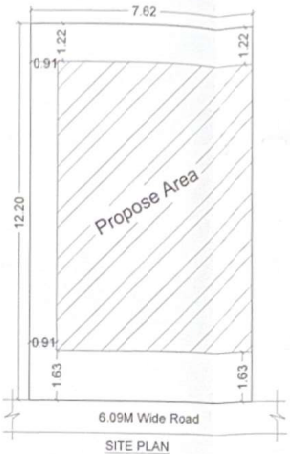
GROUND FLOOR PLAN
(SCALE 1:100)



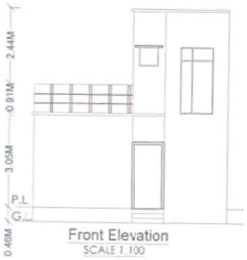
FIRST FLOOR PLAN
(SCALE-1:100)



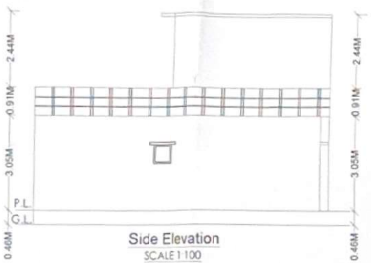
TERRACE FLOOR PLAN
(SCALE 1:100)



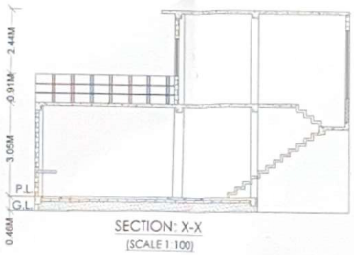
SITE PLAN
(SCALE 1:100)



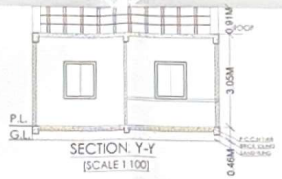
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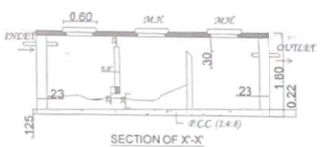
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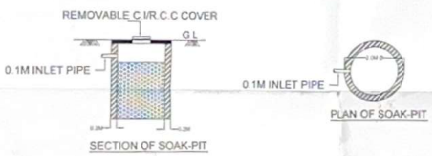


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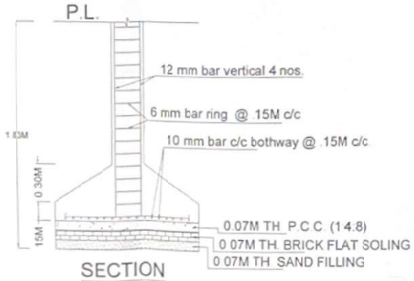


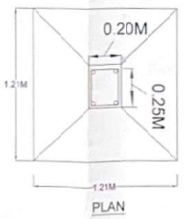
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DETAILS OF COLUMN FOUNDATION



KEY PLAN
N.T.S

SCHEDULE OF OPENING

DETAILS		WIDTH	HEIGHT
DOORS	D	1.06	2.13
	D1	0.99	2.13
	D2	0.76	2.13
WINDOWS	W	1.21	1.21
	W2	0.91	1.21
	V	0.60	0.60

GENERAL SPECIFICATION

1. FOUNDATION :- AS:- PER DESIGN
2. P.C.C :- 1:4:8 CONC. MIX
3. R.C.C :- 1:2:4 CONC. MIX
4. BRICK WALL :- 1:6 FOR 23. mts. TH. & 1:5 FOR 11. TH. B/WALL
5. PLASTERING :- 1:4 OVER R.C.C SURFACE & 1:5 OVER BRICK SURFACE.
6. FLOORING :- 10.mts. TH. P.C.C IN (1:4:8)
7. WOOD WORK :- HARD WOOD IN DOOR CHOWKHAT & FLUSH DOOR SHUTTER OF W.P.PLY.
8. STEEL WORK :- STEEL FRAME IN WINDOW GRILL IN DOOR SUTTER OF W.P. PLY
9. PAINT FINISHING COLOUR WASH TWO COAT OVER P.O.P INSIDE & SNOWCEM OVER OUTER WALL PLASTER

TITLE :- RESIDENTIAL BUILDING

PROPOSED BUILDING PLAN FOR (GODAWARI BUNGALOW TYPE-02)
TECHNOCULTURE BUILDING CENTRE PVT LTD

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

SCHEDULE OF LAND

KHATA NO :- 284, 80, 58, 308
PLOT NO :- 914, 915, 921, 922, 923, 924, 925, 926
THANA NO:- 109/1
MOUZA:- ABDULLANAGAR
DIST:- PURNEA

कनीय अभियंता
नगर निगम, पूर्णिया

STATEMENT OF AREA

1. TOTAL PLOT AREA	:- 92.96 SQMT
2. TOTAL BUILT-UP AREA	:- 83.64 SQMT
3. GROUND FLOOR BUILTUP AREA	:- 34.27 SQMT
4. GROUND FLOOR PARKING AREA	:- 27.07 SQMT
5. OPEN PARKING AREA	:- 03.64 SQMT
6. FIRST FLOOR AREA	:- 22.30 SQMT
*Reqd. parking Area	= 28.00 SQMT
*Provided. Parking Area	= 30.71 SQMT
7. % OF COVERED AREA	:- 65.58%

8. ACHIVE F.A.R :- $\frac{\text{Built up Area-Parking Area}}{\text{Total Plot Area}} = \frac{83.64 - 27.07}{92.96} = \frac{56.57}{92.96} = 0.60$

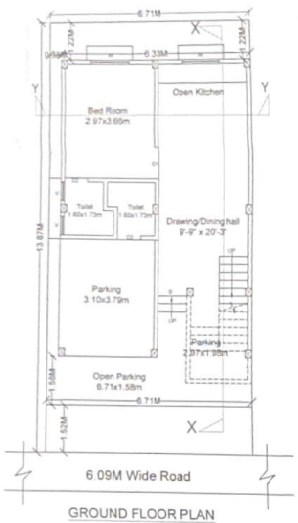
SIGN. OF OWNER	SIGN. OF Engineer/Architect
Technoculture Building Centre Pvt. Ltd. Authorised Signatory	Er. NAROTTAM TIWARY Regd. Civil Engineer (UDHD) Regd. No-BR/UDHD/CE/23-0011

SIGN. OF Special officer

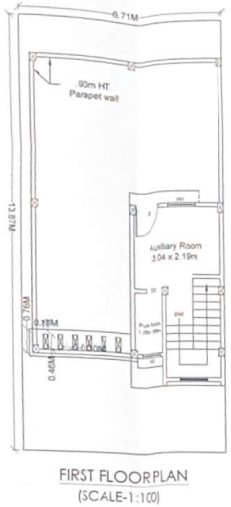
Municipal Commissioner
Municipal Corporation
Purnea

C.N.I- 186/2026-27

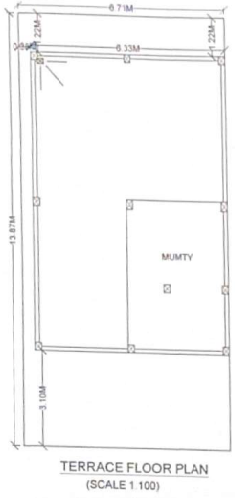
Godawari Bungalow 22'-0"x45'-6"(TYPE-01)



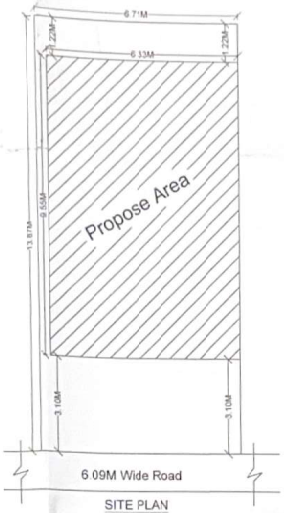
GROUND FLOOR PLAN
(SCALE 1:100)



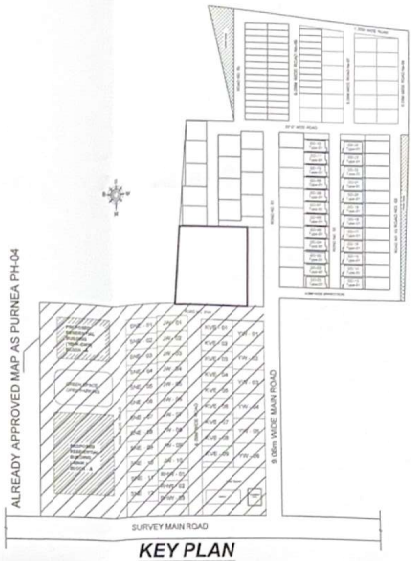
FIRST FLOOR PLAN
(SCALE-1:100)



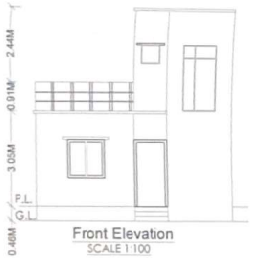
TERRACE FLOOR PLAN
(SCALE 1:100)



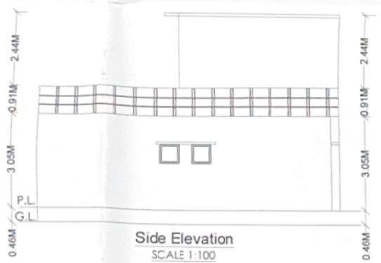
SITE PLAN
(SCALE 1:100)



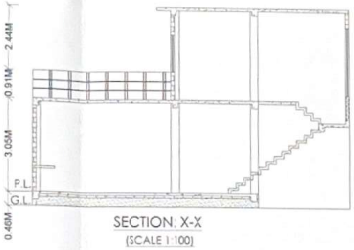
KEY PLAN
N.T.S



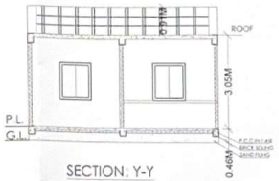
Front Elevation
SCALE 1:100



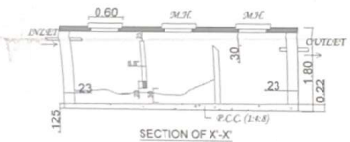
Side Elevation
SCALE 1:100



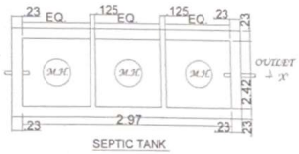
SECTION: X-X
(SCALE 1:100)



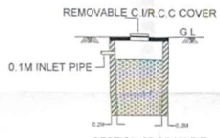
SECTION: Y-Y
(SCALE 1:100)



SECTION OF X'-X'



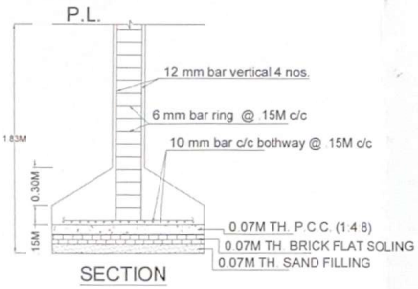
SEPTIC TANK



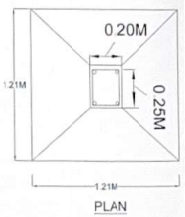
SECTION OF SOAK-PIT



PLAN OF SOAK-PIT



SECTION



PLAN

DETAILS OF COLUMN FOUNDATION

SCHEDULE OF OPENING

DETAILS		WIDTH	HEIGHT
DOORS	D	1.06	2.13
	D1	0.99	2.13
	D2	0.76	2.13
WINDOWS	W	1.21	1.21
	W2	0.91	1.21
	V	0.60	0.60

GENERAL SPECIFICATION

1. FOUNDATION :- AS PER DESIGN
2. P.C.C :- 1:4:8 CONC. MIX
3. R.C.C :- 1:2:4 CONC. MIX
4. BRICK WALL :- 1:6 FOR 23. mts. TH. & 1:5 FOR 11. TH. B/WALL
5. PLASTERING :- 1:4 OVER R.C.C SURFACE & 1:5 OVER BRICK SURFACE.
6. FLOORING :- 10.mts. TH. P.C.C IN (1.4:8)
7. WOOD WORK :- HARD WOOD IN DOOR CHOWKHAT & FLUSH DOOR SHUTTER OF W.P.PLY.
8. STEEL WORK :- STEEL FRAME IN WINDOW,GRILL IN DOOR SUTTER OF W.P. PLY.
9. PAINT FINISHING COLOUR WASH TWO COAT OVER P.O P INSIDE & SNOWCEM OVER OUTER WALL PLASTER.

TITLE :- RESIDENTIAL BUILDING

PROPOSED BUILDING PLAN FOR.(GODAWARI BUNGALOW TYPE-1)
TECHNOCULTURE BUILDING CENTRE PVT LTD

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

SCHEDULE OF LAND

KHATA NO :- 284, 80, 58, 308
PLOT NO :- 914, 915, 921, 922, 923, 924, 925, 926
THANA NO:- 100/1.
MOUZA:- ABDULLANAGAR
DIST:- PURNEA

कनीय अभियंता
नगर निगम, पूर्णिया

STATEMENT OF AREA

1	TOTAL PLOT AREA	- 93.06 SQMT
2	TOTAL BUILT-UP AREA	- 85.50 SQMT
3	GROUND FLOOR BUILTUP AREA	- 34.27 SQMT
4	GROUND FLOOR PARKING AREA	- 17.62 SQMT
5	OPEN PARKING AREA	- 10.61 SQMT
6	FIRST FLOOR AREA	- 23.33 SQMT
	*Reqd. parking Area	-28.00 SQMT
	*Provided Parking Area	-28.23 SQMT
7	% OF COVERED AREA :- 55.75%	
8	ACHIVE F.A.R. :- Builtup Area-Parking Area - Stair Room Area / Total Plot Area	

$$= \frac{85.50-17.62}{93.06} = \frac{67.88}{93.06} = 0.72$$

SIGN. OF OWNER	SIGN. OF Engineer/Architect
Technoculture Building Centre Pvt. Ltd. Authorised Signatory	Er. NAROTTAM PRASAD Regd. Civil Engineer (UDHD) Regd. No-BR/UDHD/CE/23-0041

SIGN. OF Special officer

BUGAM SAURABH SINGH (CIVIL ENGINEER) Govt. Regd. No.- BR/UDHD/CE/23-0041

कनीय अभियंता
नगर निगम, पूर्णिया

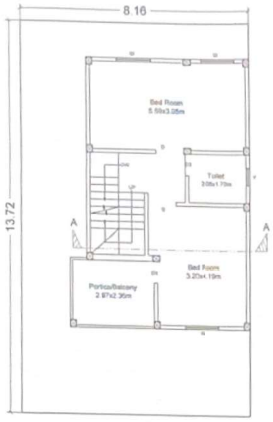
Municipal Commissioner
Municipal Corporation
Purnea

C.N.:- 186/2026-27

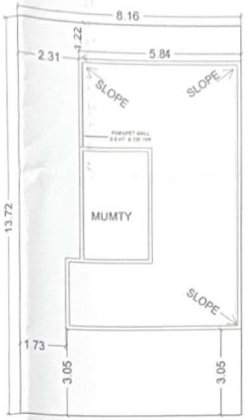
JAYANTI BUNGALOW



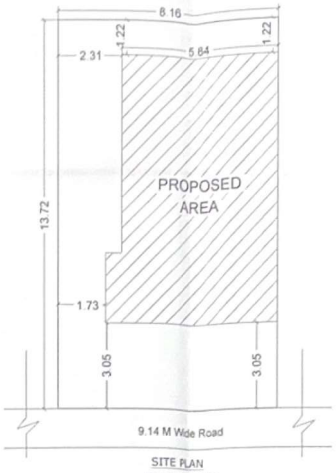
GROUND FLOOR
Scale:- 1:100



FIRST FLOOR
Scale:- 1:100



TERRACE PLAN
SCALE:-1:100



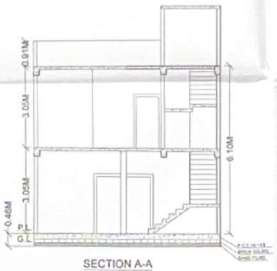
SITE PLAN
SCALE-1:100



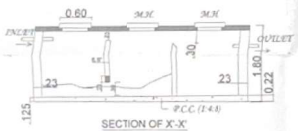
FRONT ELEVATION
SCALE:-1:100



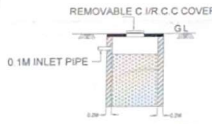
SIDE ELEVATION
SCALE:-1:100



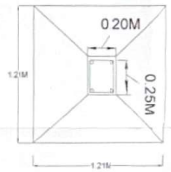
SECTION A-A
SCALE:-1:100



SECTION OF X'-X'



SECTION OF SOAK-PIT



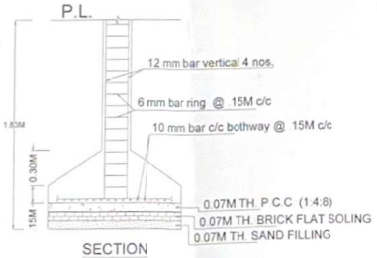
PLAN
DETAILS OF COLUMN FOUNDATION



SEPTIC TANK



PLAN OF SOAK-PIT



SECTION



KEY PLAN
N.T.S

SCHEDULE OF OPENING

DETAILS		WIDTH	HEIGHT
DOORS	D	1.06	2.13
	D1	0.99	2.13
	D2	0.76	2.13
WINDOWS	W	1.21	1.21
	W1	0.91	1.21
	V	0.60	0.60

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 0.20 THK. & 1:5 FOR 0.125 THK. B/WALL
5. PLASTERING	:-	1:5 OVER R.C.C SURFACE & 1:6 OVER BRICK SURFACE.
6. FLOORING	:-	0.03 THK. I.P.S FLOOR IN 1:3 OVER 0.10 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 SUTTER 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. (Jayanti Bungalow)
TECHNOCULTURE BUILDING CENTRE PVT LTD

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

SCHEDULE OF LAND

KHATA NO :- 284,80,58,308
PLOT NO :- 914, 915, 921, 922, 923, 924, 925, 926
THANA NO:- 100/,
MOUZA:- ABDULLANAGAR
DIST:- PURNEA

कनीय अभियंता
नगर निगम, पूर्णिया

STATEMENT OF AREA

1. TOTAL PLOT AREA	:- 111.95 SQMT
2. TOTAL BUILT-UP AREA	:- 120.81 SQMT
3. GROUND FLOOR BUILTUP AREA	:- 29.42 SQMT
4. GROUND FLOOR PARKING AREA	:- 28.20 SQMT
5. FIRST FLOOR AREA	:- 55.76 SQMT
*Reqd parking Area	= 28.00 SQMT
6. STAIR ROOM AREA	:- 07.43 SQMT
7. % OF COVERED AREA	:- 51.46%

8. ACHIVE F.A.R. :- Builtup Area-Parking Area - Stair Room Area / Total Plot Area
= 120.81 - 28.20 - 7.43 = 85.18 / 92.96 = 0.91
92.96

SIGN. OF OWNER	SIGN. OF Engineer/Architect
Technoculture Building Centre Pvt. Ltd. Authorised Signatory	Er. NAROTTAM TIWARY, Regd. Civil Engineer (UDHD), Regd. No.- BR/UDHD/CE/23-0011

Sign. of Authority

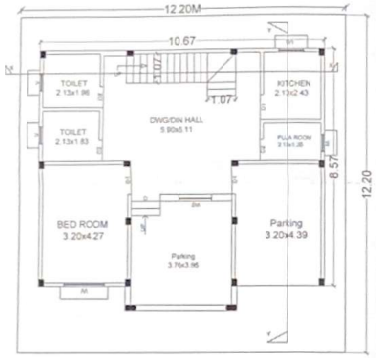
BUGAM SAURABH SINGH
(CIVIL ENGINEER)
Govt. of Bihar Regd. No.-
BR/UDHD/CE/23-0041

कनीय अभियंता
नगर निगम, पूर्णिया

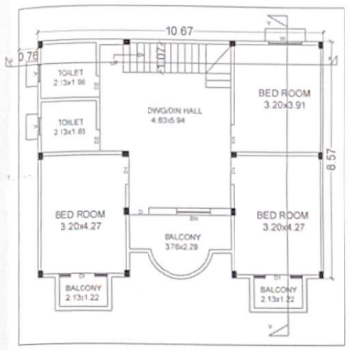
Municipal Commissioner
Municipal Corporation
Purnea

C.N.I.- 186/2026-27

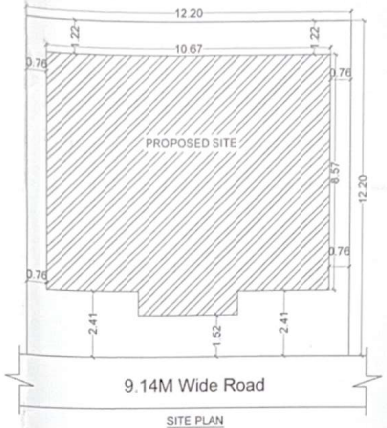
YAMUNA BIG BUNGALOW 40'-0"x40'-0"



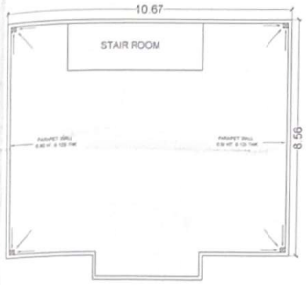
GROUND FLOOR PLAN
SCALE 1:100



FIRST FLOOR PLAN
SCALE 1:100



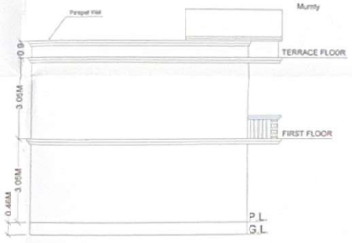
SITE PLAN
SCALE 1:100



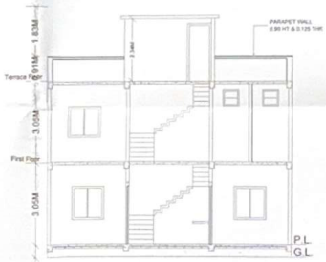
TERRACE FLOOR PLAN
SCALE 1:100



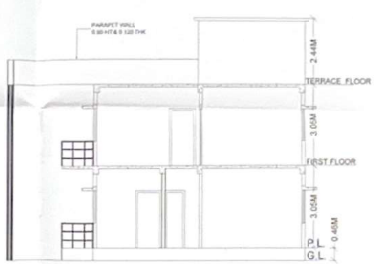
FRONT ELEVATION
(SCALE -1:100)



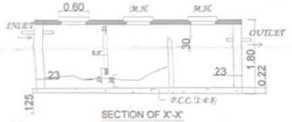
SIDE ELEVATION
(SCALE -1:100)



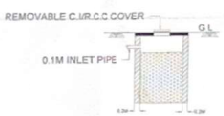
SECTION: X-X
(SCALE 1:100)



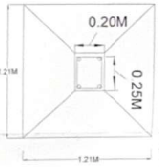
SECTION: Y-Y
(SCALE 1:100)



SECTION OF X-X

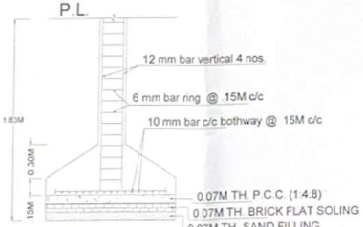


SECTION OF SOAK-PIT

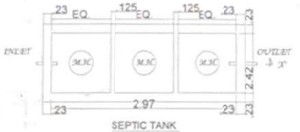


PLAN

DETAILS OF COLUMN FOUNDATION



SECTION



SEPTIC TANK



PLAN OF SOAK-PIT



KEY PLAN
N.T.S

SCHEDULE OF OPENING

	DETAILS	WIDTH	HEIGHT
DOORS	D	1.06	2.13
	D1	0.99	2.13
	D2	0.76	2.13
WINDOWS	W	1.21	1.21
	W1	0.91	1.21
	V	0.60	0.60

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 0.20 THK. & 1:5 FOR 0.125 THK. B/WALL
5. PLASTERING :- 1:5 OVER R.C.C SURFACE & 1:6 OVER BRICK SURFACE.
6. FLOORING :- 0.03 THK. I.P.S FLOOR IN 1:3 OVER 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 SUTTER OF W.P. PLY
9. PAINT FINISHING :- COLOUR WASH TWO COAT OVER
10. P.O.P INSIDE & SNOWCEM :- OVER OUTER WALL PLASTER

TITLE - RESIDENTIAL BUILDING

PROPOSED BUILDING PLAN FOR (YAMUNA BIG)
TECHNOCULTURE BUILDING CENTRE PVT LTD

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

SCHEDULE OF LAND

KHATA NO:- 284, 80, 58, 308
PLOT NO:- 914, 915, 921, 922, 923, 924, 925, 926
THANA NO:- 100/1
MOUZA:- ABDULLANAGAR
DIST:- PURNEA

कनीय अभियंता
नगर निगम, पूर्णिया

STATEMENT OF AREA

1. TOTAL PLOT AREA :- 148.84 Sqmt
2. TOTAL BUILT-UP AREA :- 204.46 Sqmt
3. GROUND FLOOR BUILTUP AREA :- 79.35 Sqmt
4. COVERED PARKING AREA :- 28.92 Sqmt
5. FIRST FLOOR AREA :- 94.79 Sqmt
*Reqd. parking Area = 28.06 Sqmt
*Provided Area = 28.92 Sqmt
6. STAIR ROOM AREA = 9.29 Sqmt
7. % OF COVERED AREA :- = 72.74%
8. ACHIVE F.A.R. - Builtup Area-Parking Area - Stair Room Area / Total Plot Area
$= \frac{204.46 - 28.54 - 9.29}{148.84} = \frac{166.63}{148.84} = 1.11$

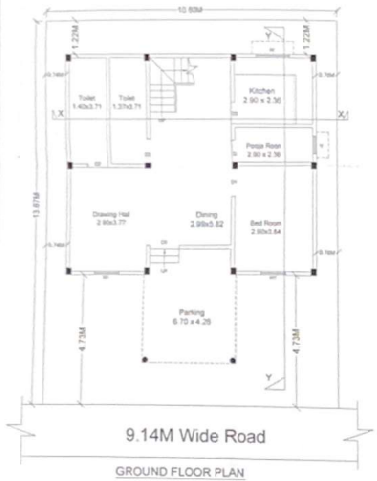
SIGN. OF OWNER	SIGN. OF Engineer/Architect
Technoculture Building Centre Pvt. Ltd. Onkar Prasad Authorised Signatory	Er NAROTTAM TIWARY Regd. Civil Engineer (UDHD) Regd No- BR/UDH/CE/23-00/8

SIGN. OF Authority

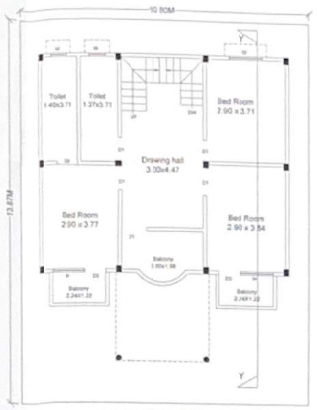
Municipal Commissioner
Municipal Corporation
Purnea

C.N.I.- 186/2026-27

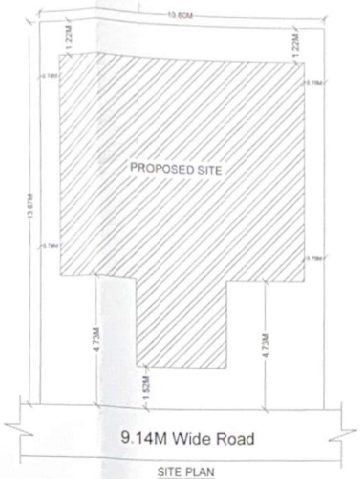
YAMUNA SMALL BUNGALOW 35'-5"x45'-6"



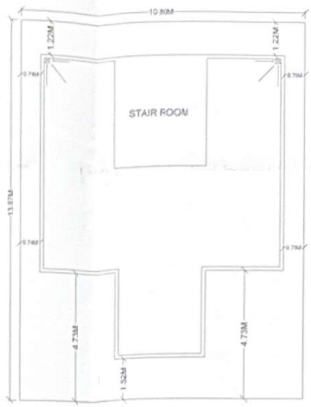
GROUND FLOOR PLAN
SCALE 1:100



FIRST FLOOR PLAN
SCALE 1:100



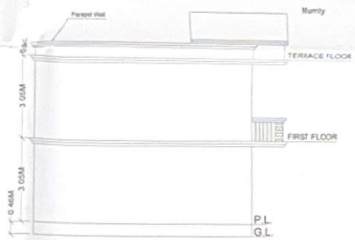
SITE PLAN
SCALE 1:100



TERRACE FLOOR PLAN
SCALE 1:100



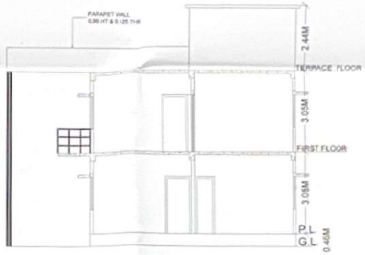
FRONT ELEVATION
(SCALE -1:100)



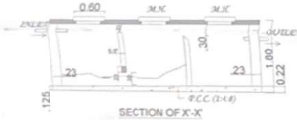
SIDE ELEVATION
(SCALE -1:100)



SECTION X-X
(SCALE 1:100)



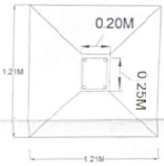
SECTION Y-Y
(SCALE 1:100)



SECTION OF X'-X'

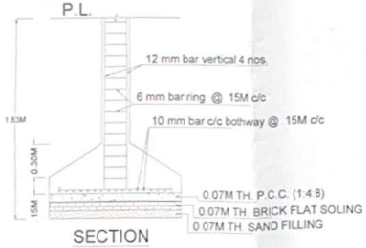


SECTION OF SOAK-PIT



PLAN

DETAILS OF COLUMN FOUNDATION



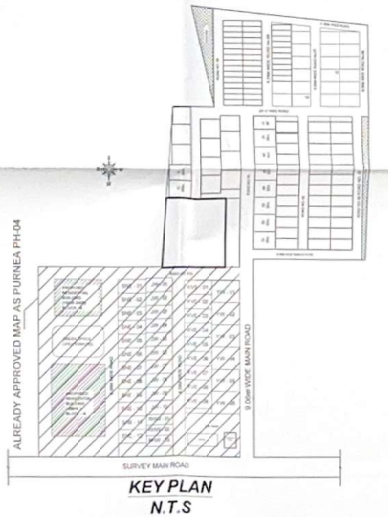
SECTION



SEPTIC TANK



PLAN OF SOAK-PIT



KEY PLAN
N.T.S

SCHEDULE OF OPENING

DETAILS		WIDTH	HEIGHT
DOORS	D	1.06	2.13
	D1	0.99	2.13
	D2	0.76	2.13
WINDOWS	W	1.21	1.21
	W1	0.91	1.21
	V	0.60	0.60

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 0.20 THK. & 1:5 FOR 0.125 THK. B/WALL
5. PLASTERING	:-	1:5 OVER R.C.C SURFACE & 1:6 OVER BRICK SURFACE.
6. FLOORING	:-	0.03. THK. I.P.S FLOOR IN 1:3 OVER 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 SUTTER OF W.P. PLY
9. PAINT FINISHING	:-	COLOUR WASH TWO COAT OVER
10. P.O.P INSIDE & SNOWCEM		OVER OUTER WALL PLASTER

TITLE - RESIDENTIAL BUILDING

PROPOSED BUILDING PLAN FOR (YAMUNA Small)
TECHNOCULTURE BUILDING CENTRE PVT.LTD

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

SCHEDULE OF LAND

KHATA NO:- 284, 80, 58, 308
PLOT NO:- 914, 915, 921, 922, 923, 924, 925, 926
THANA NO:- 100/1
MOUZA:- ABDULLANAGAR
DIST:- PURNEA

कनीय अभियंता
नगर निगम, पूर्णिया

STATEMENT OF AREA

1. TOTAL PLOT AREA	:-	149.79 SQMT
2. TOTAL BUILT-UP AREA	:-	181.12 SQMT
3. GROUND FLOOR BUILTUP AREA	:-	70.50 SQMT
4. GROUND FLOOR PARKING AREA	:-	14.07 SQMT
* OPEN PARKING AREA	:-	18.88 SQMT
*Reqd. parking Area	=	28.00 SQMT
*Provided Parking Area	=	32.95 SQMT
5. FIRST FLOOR AREA	:-	79.83 SQMT
6. STAIR ROOM AREA	:-	16.72 SQMT

7. % OF COVERED AREA :- 56.45%

8. ACHIVE F.A.R. :- Builtup Area-Parking Area - Stair Room Area / Total Plot Area

$= \frac{181.12 - 14.07 - 16.72}{149.79} = \frac{150.33}{149.79} = 1.0$

SIGN. OF OWNER

Technoculture Building Centre Pvt. Ltd.
Authorised Signatory

SIGN. OF Engineer/Architect

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

SIGN. OF Authority

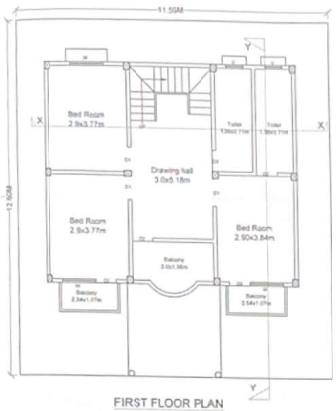
Municipal Commissioner
Municipal Corporation
Purnea

C.N.:- 186/2026-27

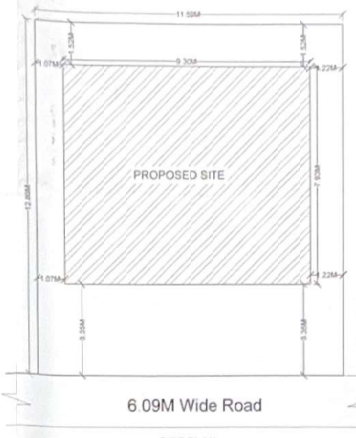
YAMUNA BUNGALOW 38x42 SMALL (YS-0.1)



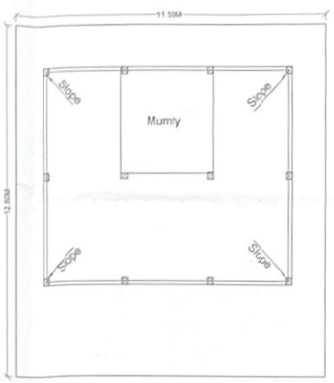
GROUND FLOOR PLAN
SCALE 1:100



FIRST FLOOR PLAN
SCALE 1:100



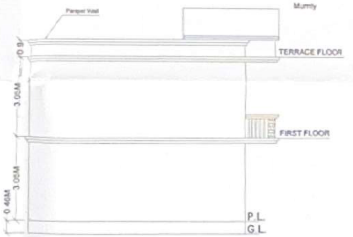
SITE PLAN
SCALE 1:100



TERRACE FLOOR PLAN
SCALE 1:100



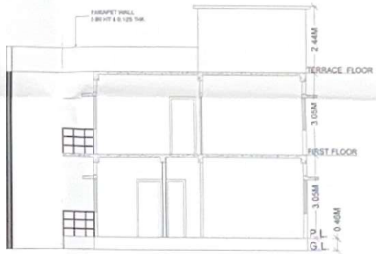
FRONT ELEVATION
(SCALE -1:100)



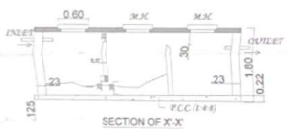
SIDE ELEVATION
(SCALE -1:100)



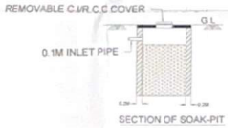
SECTION X-X
(SCALE 1:100)



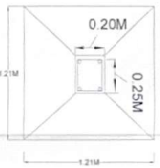
SECTION Y-Y
(SCALE 1:100)



SECTION OF X'-X'

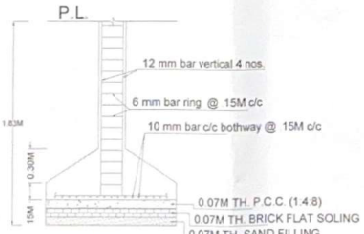


SECTION OF SOAK-PIT

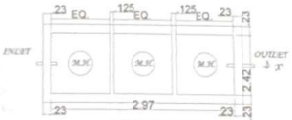


PLAN

DETAILS OF COLUMN FOUNDATION



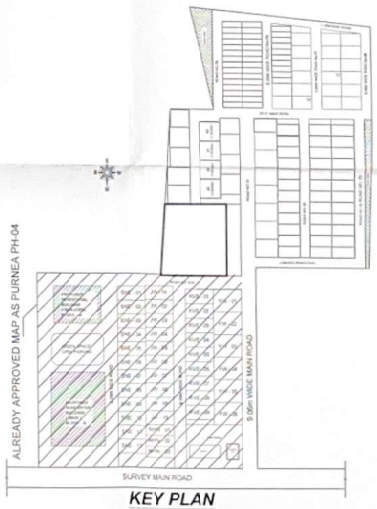
SECTION



SEPTIC TANK



PLAN OF SOAK-PIT



KEY PLAN
N.T.S

SCHEDULE OF OPENING

DETAILS		WIDTH	HEIGHT
DOORS	D	1.06	2.13
	D1	0.99	2.13
	D2	0.76	2.13
WINDOWS	W	1.21	1.21
	W1	0.91	1.21
	V	0.60	0.60

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 0.20 THK. & 1:5 FOR 0.125 THK. B/WALL
5. PLASTERING :- 1:5 OVER R.C.C SURFACE & 1:6 OVER BRICK SURFACE.
6. FLOORING :- 0.03 THK. I.P.S FLOOR IN 1:3 OVER 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 SUTTER OF W.P. PLY
9. PAINT FINISHING :- COLCUR WASH TWO COAT OVER
10. P.O.P INSIDE & SNOWCEM :- OVER OUTER WALL PLASTER.

TITLE - RESIDENTIAL BUILDING

PROPOSED BUILDING PLAN FOR (YAMUNA SMALL -0.1)
TECHNOCULTURE BUILDING CENTRE PVT LTD

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

SCHEDULE OF LAND

KHATA NO:- 284, 80, 58, 308
PLOT NO - 914, 915, 921, 922, 123, 924, 925, 926
THANA NO:- 109/1
MOUZA:- ABDULLANAGAR
DIST:- PURNEA

कनीय अभियंता
नगर निगम, पूर्णिया

STATEMENT OF AREA

1. TOTAL PLOT AREA	:- 148.35 SQMT
2. TOTAL BUILT-UP AREA	:- 185.87 SQMT
3. GROUND FLOOR BUILTUP AREA	:- 61.91 SQMT
4. GROUND FLOOR PARKING AREA	:- 25.91 SQMT
*Open Parking Area	= 7.33 SQMT
*Reqd. Parking Area	= 28.00 SQMT
*Provided Parking Area	:-33.24 SQMT
5. FIRST FLOOR AREA	:- 85.22 SQMT
6. STAIR ROOM AREA	:- 12.83 SQMT
7. % OF COVERED AREA	:- 59.19%
8. ACHIVE F.A.R	:- Builtup Area-Parking Area - Stair Room Area / Total Plot Area = 185.87-25.91-12.83 / 148.35 = 147.13 / 148.35 = 0.99

SIGN. OF OWNER

Technoculture Building Centre Pvt. Ltd.
Authorised Signatory

SIGN. OF Engineer/Architect

Er. NAROTTAM TIWARY
Regd. Civil Engineer (UDHD)

SIGN. OF Authority

Municipal Commissioner
Municipal Corporation
Purnea