



DRG. NO. 1/6
(SITE PLAN & SERVICE PLAN)

PROJECT FOR
SIKKA RIVERSIDE RESIDENCY PRIVATE LIMITED

PLOT NUMBER 414 T.G. NEW CIVIL LINE SCHEME, NEW HYDERABAD, HYDERABAD ROAD BEARING MUNICIPAL NUMBER 508/965(169), PURANA HYDERABAD (1968), LUCKNOW

TYPE	AREA	FLATS	PARKING
2 BHK	15.46 M ²	01 NO.	08.04.01.02.03
2 BHK (TYPE-II)	24.00 M ²	01 NO.	08.04.01.02.03
3 BHK	35.51 M ²	08 NOS.	08.04.01.02.03
3 BHK (STUDY TYPE-I)	38.72 M ²	16 NOS.	08.04.01.02.03
4 BHK	45.36 M ²	01 NO.	08.04.01.02.03
4 BHK (STUDY TYPE-I)	52.36 M ²	12 NOS.	08.04.01.02.03
RENTAL HOUSE	54.09 M ²	1 NO.	08.04.01.02.03
TOTAL FLATS	395.70 M ²	1 NO.	08.04.01.02.03
TOTAL PARKING	395.70 M ²	1 NO.	08.04.01.02.03

TYPE	AREA	FLATS	PARKING
2 BHK	15.46 M ²	01 NO.	08.04.01.02.03
2 BHK (TYPE-II)	24.00 M ²	01 NO.	08.04.01.02.03
3 BHK	35.51 M ²	08 NOS.	08.04.01.02.03
3 BHK (STUDY TYPE-I)	38.72 M ²	16 NOS.	08.04.01.02.03
4 BHK	45.36 M ²	01 NO.	08.04.01.02.03
4 BHK (STUDY TYPE-I)	52.36 M ²	12 NOS.	08.04.01.02.03
RENTAL HOUSE	54.09 M ²	1 NO.	08.04.01.02.03
TOTAL FLATS	395.70 M ²	1 NO.	08.04.01.02.03
TOTAL PARKING	395.70 M ²	1 NO.	08.04.01.02.03

TYPE	AREA	FLATS	PARKING
2 BHK	15.46 M ²	01 NO.	08.04.01.02.03
2 BHK (TYPE-II)	24.00 M ²	01 NO.	08.04.01.02.03
3 BHK	35.51 M ²	08 NOS.	08.04.01.02.03
3 BHK (STUDY TYPE-I)	38.72 M ²	16 NOS.	08.04.01.02.03
4 BHK	45.36 M ²	01 NO.	08.04.01.02.03
4 BHK (STUDY TYPE-I)	52.36 M ²	12 NOS.	08.04.01.02.03
RENTAL HOUSE	54.09 M ²	1 NO.	08.04.01.02.03
TOTAL FLATS	395.70 M ²	1 NO.	08.04.01.02.03
TOTAL PARKING	395.70 M ²	1 NO.	08.04.01.02.03

TYPE	AREA	FLATS	PARKING
2 BHK	15.46 M ²	01 NO.	08.04.01.02.03
2 BHK (TYPE-II)	24.00 M ²	01 NO.	08.04.01.02.03
3 BHK	35.51 M ²	08 NOS.	08.04.01.02.03
3 BHK (STUDY TYPE-I)	38.72 M ²	16 NOS.	08.04.01.02.03
4 BHK	45.36 M ²	01 NO.	08.04.01.02.03
4 BHK (STUDY TYPE-I)	52.36 M ²	12 NOS.	08.04.01.02.03
RENTAL HOUSE	54.09 M ²	1 NO.	08.04.01.02.03
TOTAL FLATS	395.70 M ²	1 NO.	08.04.01.02.03
TOTAL PARKING	395.70 M ²	1 NO.	08.04.01.02.03

REMARKS:
1. Dimensions are to be used as per the drawings.
2. All dimensions are in meters unless otherwise specified.
3. All dimensions and levels are from unfinished architectural surface.
4. All dimensions and levels are from finished architectural surface.
5. Dimensions are given in meters unless otherwise specified.
6. Dimensions are given in meters unless otherwise specified.
7. Dimensions are given in meters unless otherwise specified.
8. Dimensions are given in meters unless otherwise specified.
9. Dimensions are given in meters unless otherwise specified.
10. Dimensions are given in meters unless otherwise specified.

SCALE	DATE	DRG. NO.
1:100	AUGUST - 2025	1/6

DRG. TITLE
SITE PLAN & SERVICE PLAN

DRAWN BY
AJAIKISHORE



OWNER SIGNATURE
ARCHITECT SIGNATURE

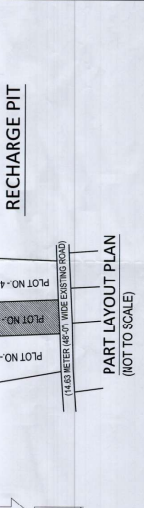
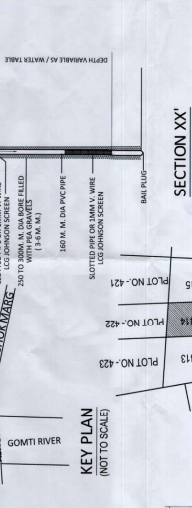
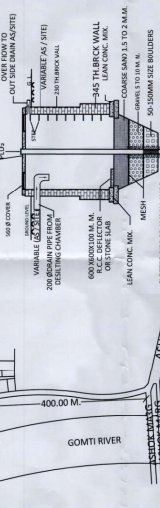
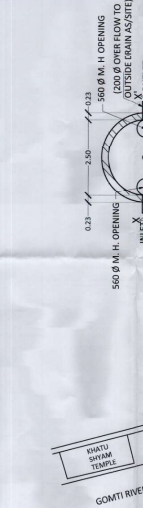


AREA STATEMENT

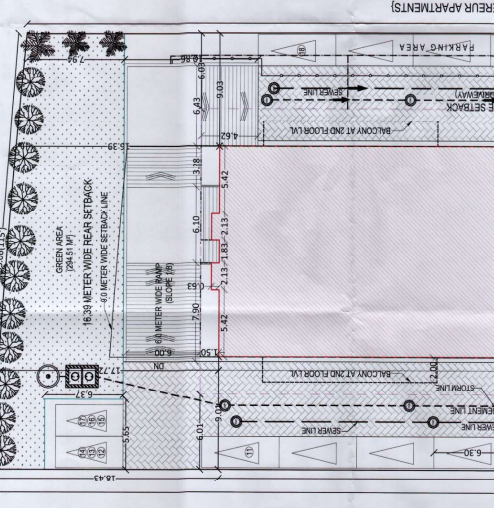
1 - TOTAL LAND AREA	= 3318.49 M ²
2 - AREA UNDER ROAD WIDENING	= 64.36 M ²
3 - NET LAND AREA (1-2)	= 3254.13 M ²
4 - PERMISSIBLE F.A.R. AREA	= 8135.82 M ²
5 - BASIC F.A.R. 2.50	= 8135.82 M ²
5C - COMPENSATORY F.A.R. FOR EWS & LIG (76.0 M ² X 5.60)	= 425.60 M ²
5C - TOTAL PERMISSIBLE F.A.R. AREA	= 8561.42 M ²
5E - PURCHASABLE F.A.R. (0.684)	= 1574.93 M ²
5E - TOTAL F.A.R. AREA (6C+5D)	= 10136.01 M ²
6 - ACHIEVED F.A.R. (3.114)	= 10136.01 M ²

FLOORS	F.A.R. AREA	NON F.A.R. AREA	TOTAL AREA
7 - BASEMENT FLOOR AREA	197.09 M ²	37.55 M ²	1565.72 M ²
8B - G.F. LANDSCAPE AREA	597.01 M ²	16.49 M ²	1800.00 M ²
8B - FIRST FLOOR UNITS AREA	292.32 M ²	83.30 M ²	793.92 M ²
8B - TOTAL FLOOR AREA (8B+8C)	889.33 M ²	99.79 M ²	1311.54 M ²
9 - SECOND FLOOR AREA	894.51 M ²	17.81 M ²	1111.60 M ²
10 - THIRD FLOOR AREA	894.51 M ²	17.81 M ²	1111.60 M ²
11 - FOURTH FLOOR AREA	894.51 M ²	17.81 M ²	1111.60 M ²
12 - FIFTH FLOOR AREA	894.51 M ²	17.81 M ²	1111.60 M ²
13 - SIXTH FLOOR AREA	894.51 M ²	17.81 M ²	1111.60 M ²
14 - SEVENTH FLOOR AREA	894.51 M ²	17.81 M ²	1111.60 M ²
15 - EIGHTH FLOOR AREA	894.51 M ²	17.81 M ²	1111.60 M ²
16 - NINTH FLOOR AREA	894.51 M ²	17.81 M ²	1111.60 M ²
17 - TENTH FLOOR AREA	794.26 M ²	14.95 M ²	1051.43 M ²
18 - ELEVENTH FLOOR AREA	794.26 M ²	14.95 M ²	1051.43 M ²
19 - TWELFTH FLOOR AREA	794.26 M ²	14.95 M ²	1051.43 M ²
20 - MUMTY & MACHINE ROOM AREA	95.31 M ²	---	95.31 M ²
TOTAL AREA	10136.01 M ²	323.07 M ²	15602.94 M ²
21 - GROUND FLOOR OPEN AREA	---	---	2179.62 M ²

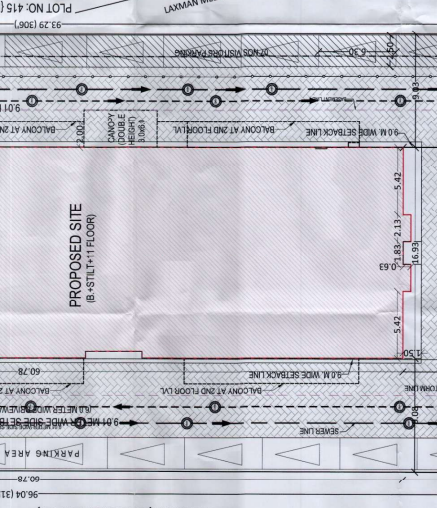
GREEN AREA	GREEN AREA REQUIRED (15%)	GREEN AREA PROVIDED (135.50 M ² X 294.51 M)
# - GREEN AREA REQUIRED (15%)	= 488.15 M ²	= 488.15 M ²
# - GREEN AREA PROVIDED	= 488.15 M ²	= 488.15 M ²



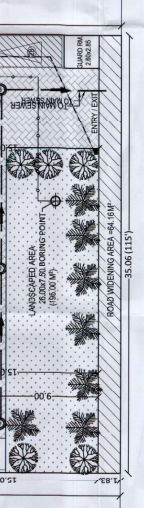
PLOT NO. 422 (BEVERLY PARK APARTMENT)



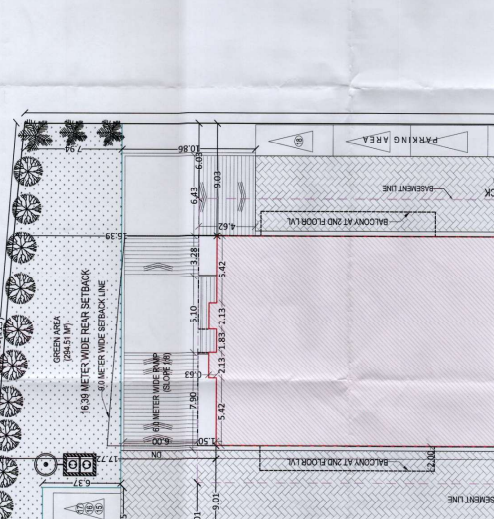
PLOT NO. 415 (ELDECO EMPEREUR APARTMENTS)



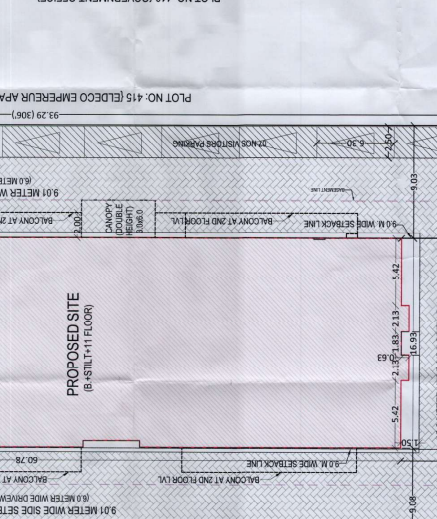
PLOT NO. 413 (GOVERNMENT OFFICE)



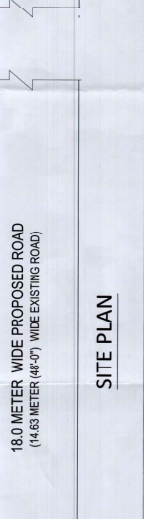
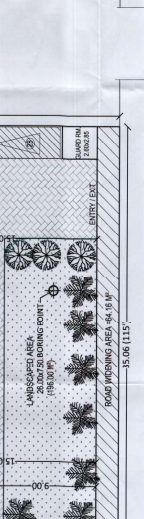
PLOT NO. 422 (BEVERLY PARK APARTMENT)



PLOT NO. 415 (ELDECO EMPEREUR APARTMENTS)



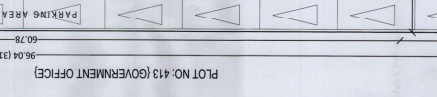
PLOT NO. 413 (GOVERNMENT OFFICE)



PLOT NO. 422 (BEVERLY PARK APARTMENT)



PLOT NO. 415 (ELDECO EMPEREUR APARTMENTS)



PLOT NO. 413 (GOVERNMENT OFFICE)

