

rl X design studio

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Boutique Villas, Hotel & Clubhouses, Kasmoli

Kasmoli, Agrakhal

Master Plan Plotting

## Master Plan

**Site area (Registered)** - 37,361.53 Sqm (186.18 Nali)  
**F.A.R** - 1.4  
**Max. Permissible Built-up Area** - 52,306.14 Sqm  
**Max. permissible ground coverage** - 35%  
**Max. permissible height of the building** - 12m

\*Bye Laws as per - Uttarakhand Building Bye - Laws and Regulations

- Plot 1 Area - (3,790 Sqft; 352 Sqm; 421 Sqrds)
- Plot 2 Area - (3,790 Sqft; 352 Sqm; 421 Sqrds)
- Plot 3 Area - (3,790 Sqft; 352 Sqm; 421 Sqrds)
- Plot 4 Area - (3,790 Sqft; 352 Sqm; 421 Sqrds)
- Plot 5 Area - (7,480 Sqft; 695 Sqm; 831 Sqrds)
- Plot 6 Area - (3,790 Sqft; 352 Sqm; 421 Sqrds)
- Plot 7 Area - (3,790 Sqft; 352 Sqm; 421 Sqrds)
- Plot 8 Area - (3,790 Sqft; 352 Sqm; 421 Sqrds)
- Plot 9 Area - (3,790 Sqft; 352 Sqm; 421 Sqrds)
- Plot 10 Area - (3,790 Sqft; 352 Sqm; 421 Sqrds)
- Plot 11 Area - (3,790 Sqft; 352 Sqm; 421 Sqrds)
- Plot 12 Area - (3,790 Sqft; 352 Sqm; 421 Sqrds)
- Plot 13 Area - (3,790 Sqft; 352 Sqm; 421 Sqrds)
- Plot 14 Area - (3,600 Sqft; 335 Sqm; 400 Sqrds)
- Plot 15 Area - (3,790 Sqft; 352 Sqm; 421 Sqrds)
- Plot 16 Area - (3,790 Sqft; 352 Sqm; 421 Sqrds)
- Plot 17 Area - (3,790 Sqft; 352 Sqm; 421 Sqrds)
- Plot 18 Area - (2,700 Sqft; 250 Sqm; 300 Sqrds)
- Plot 19 Area - (2,700 Sqft; 250 Sqm; 300 Sqrds)
- Plot 20 Area - (2,700 Sqft; 250 Sqm; 300 Sqrds)
- Plot 21 Area - (2,700 Sqft; 250 Sqm; 300 Sqrds)
- Plot 22 Area - (2,700 Sqft; 250 Sqm; 300 Sqrds)
- Plot 23 Area - (2,700 Sqft; 250 Sqm; 300 Sqrds)
- Plot 24 Area - (2,700 Sqft; 250 Sqm; 300 Sqrds)
- Plot 25 Area - (2,700 Sqft; 250 Sqm; 300 Sqrds)
- Plot 26 Area - (2,700 Sqft; 250 Sqm; 300 Sqrds)
- Plot 27 Area - (2,700 Sqft; 250 Sqm; 300 Sqrds)
- Plot 28 Area - (2,700 Sqft; 250 Sqm; 300 Sqrds)
- Plot 29 Area - (2,700 Sqft; 250 Sqm; 300 Sqrds)
- Plot 30 Area - (5,380 Sqft; 500 Sqm; 600 Sqrds)
- Plot 31 Area - (2,765 Sqft; 256.75 Sqm; 307 Sqrds)
- Plot 32 Area - (2,765 Sqft; 256.75 Sqm; 307 Sqrds)
- Plot 33 Area - (2,765 Sqft; 256.75 Sqm; 307 Sqrds)
- Plot 34 Area - (2,765 Sqft; 256.75 Sqm; 307 Sqrds)
- Plot 35 Area - (2,765 Sqft; 256.75 Sqm; 307 Sqrds)
- Plot 36 Area - (2,765 Sqft; 256.75 Sqm; 307 Sqrds)
- Plot 37 Area - (2,765 Sqft; 256.75 Sqm; 307 Sqrds)
- Plot 38 Area - (2,765 Sqft; 256.75 Sqm; 307 Sqrds)
- Plot 39 Area - (2,765 Sqft; 256.75 Sqm; 307 Sqrds)
- Plot 40 Area - (2,765 Sqft; 256.75 Sqm; 307 Sqrds)
- Plot 41 Area - (2,765 Sqft; 256.75 Sqm; 307 Sqrds)
- Plot 42 Area - (5,530 Sqft; 513.50 Sqm; 614 Sqrds)
- Plot 43 Area - (3,465 Sqft; 321.75 Sqm; 385 Sqrds)
- Plot 44 Area - (3,465 Sqft; 321.75 Sqm; 385 Sqrds)
- Plot 45 Area - (3,465 Sqft; 321.75 Sqm; 385 Sqrds)
- Plot 46 Area - (3,465 Sqft; 321.75 Sqm; 385 Sqrds)
- Plot 47 Area - (3,465 Sqft; 321.75 Sqm; 385 Sqrds)
- Plot 48 Area - (3,465 Sqft; 321.75 Sqm; 385 Sqrds)
- Plot 49 Area - (3,465 Sqft; 321.75 Sqm; 385 Sqrds)
- Plot 50 Area - (3,465 Sqft; 321.75 Sqm; 385 Sqrds)
- Plot 51 Area - (3,465 Sqft; 321.75 Sqm; 385 Sqrds)
- Plot 52 Area - (3,465 Sqft; 321.75 Sqm; 385 Sqrds)
- Plot 53 Area - (5,175 Sqft; 480.70 Sqm; 575 Sqrds)

**Total Plot Area** - (1,81,960 Sqft; 16,905 Sqm; 20,216 Sqrds)

**Plot A Area Hotel** - (50,050 Sqft; 4,650 Sqm; 5,560 Sqrds)

**Phase 2 Development**

**Plot B Area** - (56,890 Sqft; 5,285 Sqm; 6,320 Sqrds)

**Plot C Area** - (58,395 Sqft; 5,425 Sqm; 6,490 Sqrds)

\*NOTE: Villa's plot areas are limited to 250 sqm by giving additional space to general landscaping.  
 \*NOTE: Villa's plot areas that are marked with green are premium plots having area of 350 sqm each.  
 Parking can be attached with Villas.



**Hotel & Suites**  
 50,050 Sqft (4650 Sqm)\*\*

**Sculptural Landscaping with On - Site Services**

**Sculptural Landscaping with On - Site Services**

**Phase 2 Development Area**  
 56,890 Sqft (5285 Sqm)\*\*

**Premium Plots**

**Sculptural Landscaping with On - Site Services**

**Landscaping Trail and Parcels (with Site Level Services)**

**Landscaped Boulevard pathways**

**Ornamental Gardens and Kid's zone**

**Ornamental Landscaping with lily pond water body feature**



## **Entrance gate and Guard cabin**



Visitor's Car Parking

Guard Room and Control Room

Project Insignia and Water Fountain

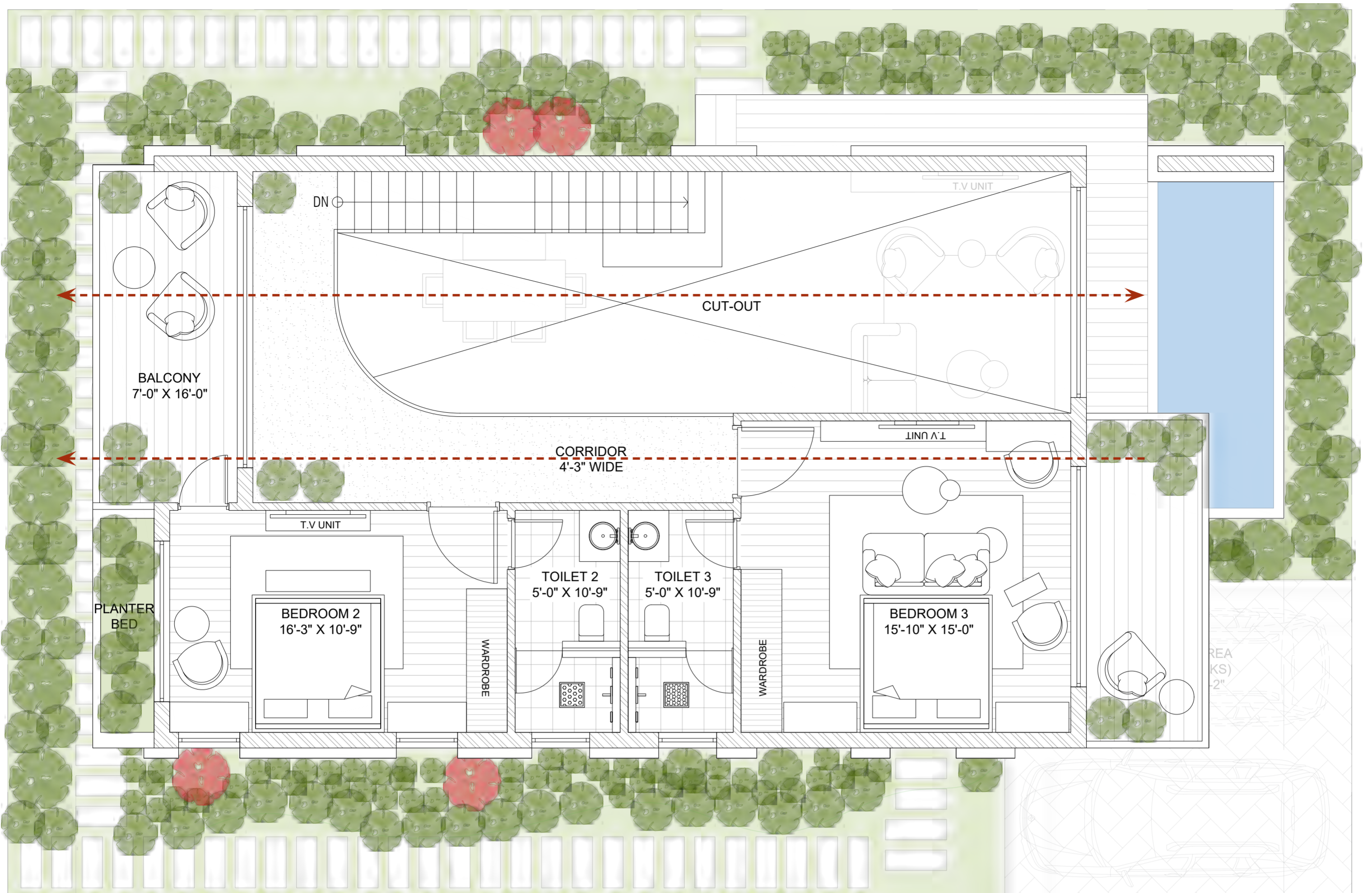
IN

OUT



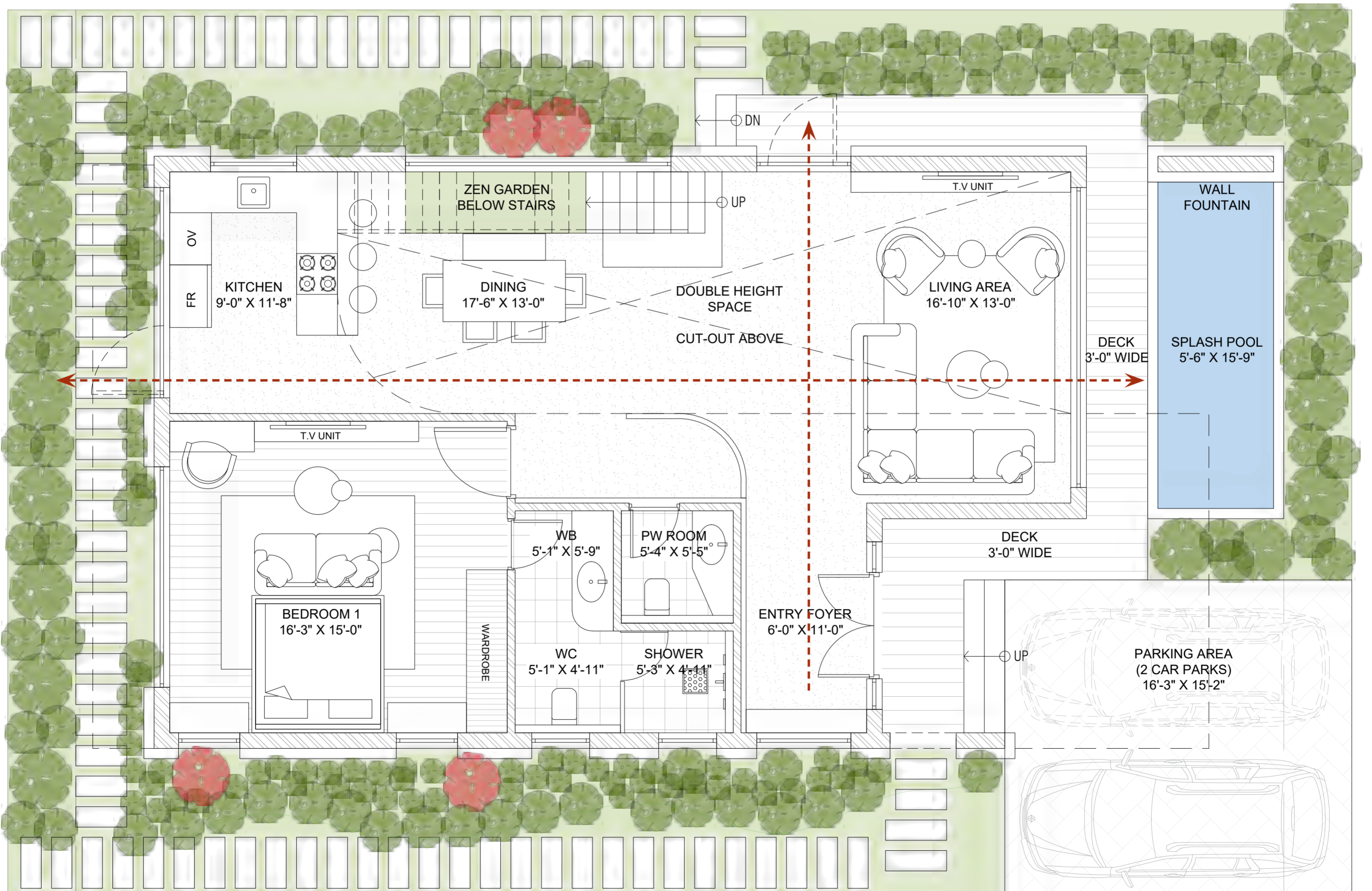
## **Villa Type 1 (307 Sqyds)**

Built - up Area - 212 sqm; 2,282 sqft  
Pool Area - 10 sqm; 107 sqft  
Parking Area - 23.6 sqm; 250 sqft



Area - 92 sqm; 990 sqft

First Floor



Area - 120 sqm; 1290 sqft

Ground Floor

---> Visual Axis for views

