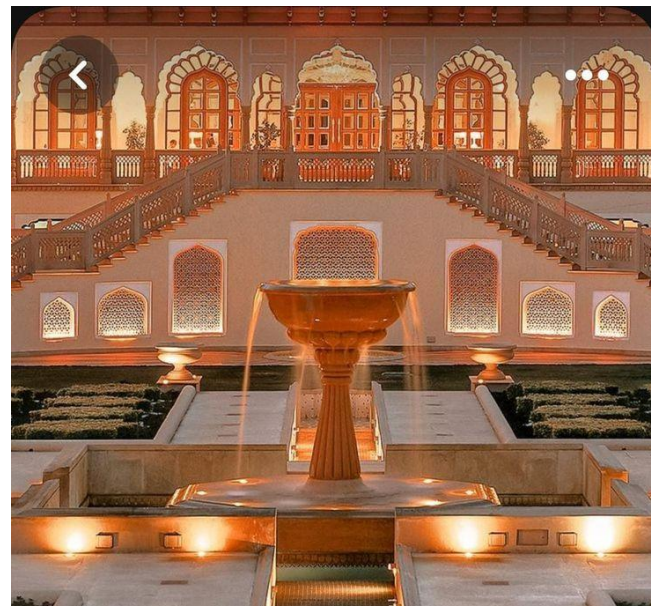


RESORT PROPOSAL AT KUKAS JAIPUR

TURBAN GROUP

CURATED BY  
GRAPHITE DESIGN STUDIO





*Rajasthani Heritage  
Theme*



*"Some of your best ideas come when you're on vacation."*

Saturday, March 14, 2026

GRAPHITE DESIGN STUDIO

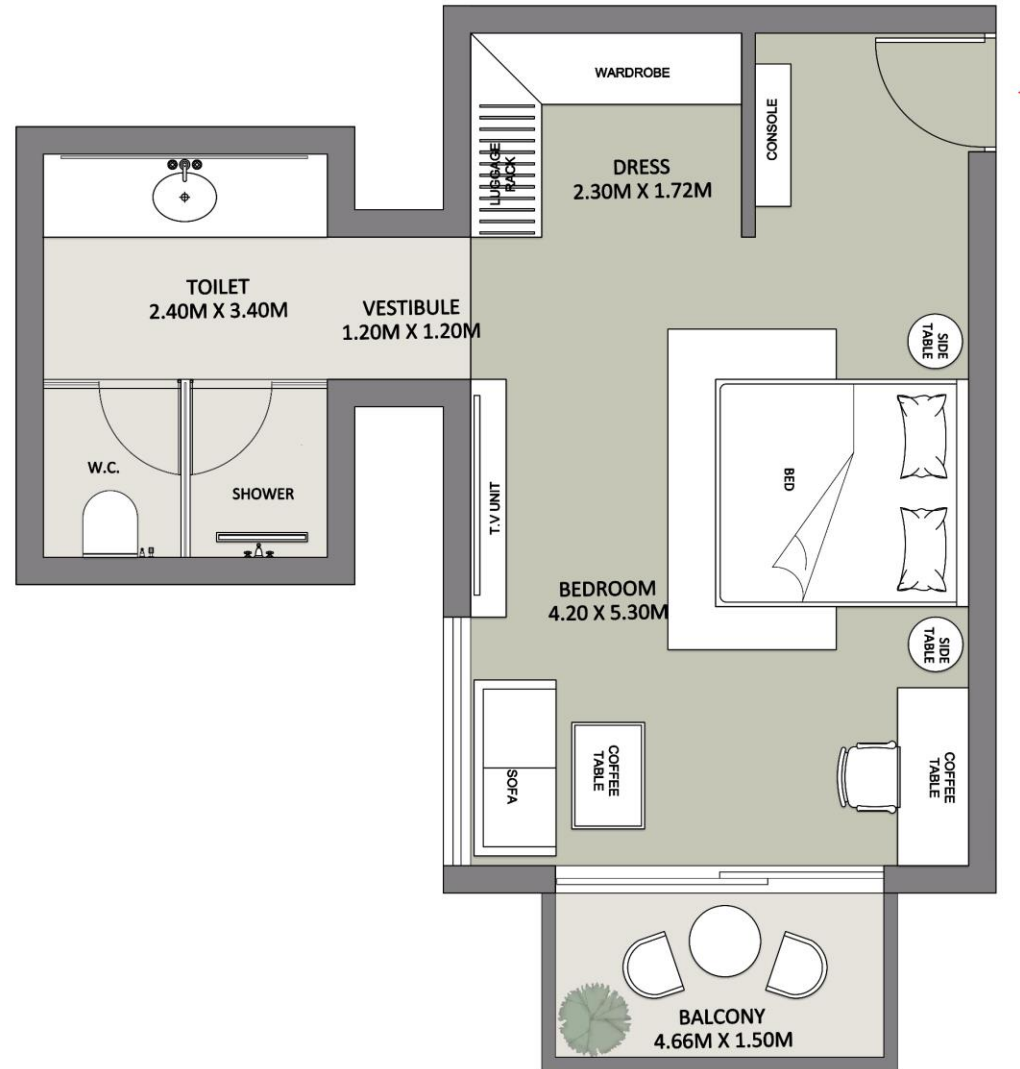


# VILLA TYPE A



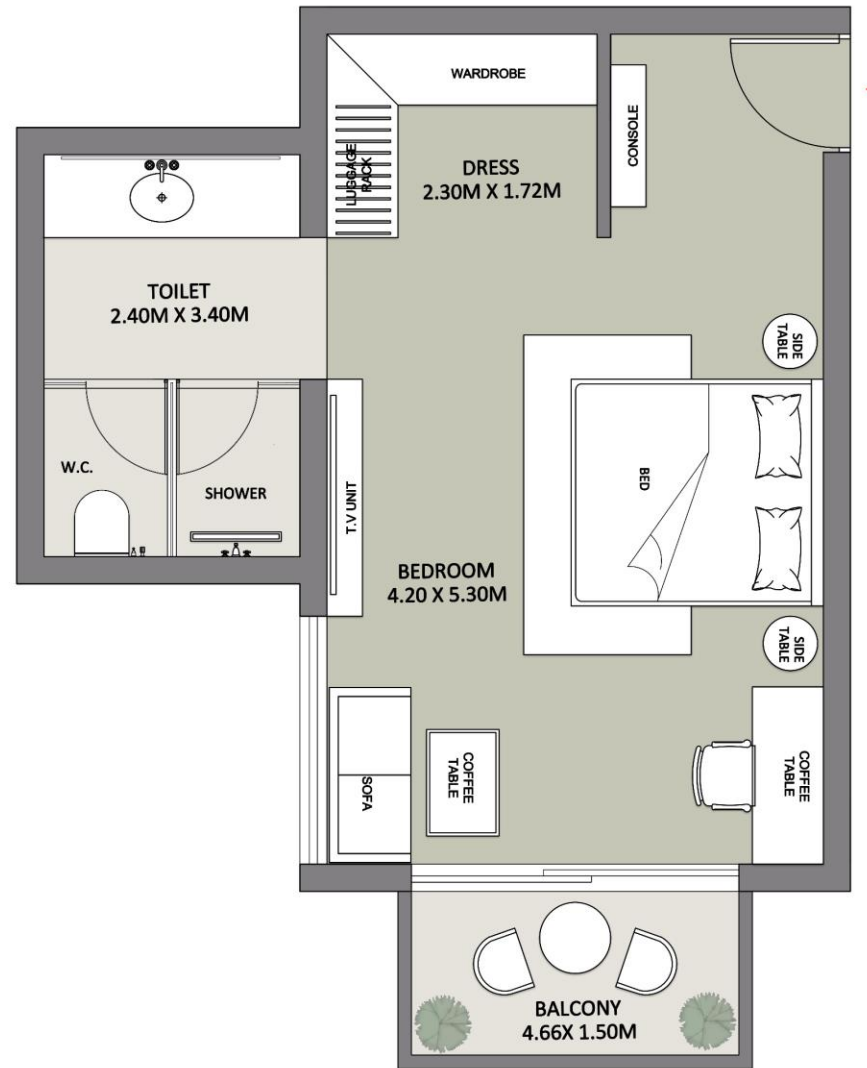
GROUND FLOOR PLAN  
869.7 SQ FT.

# VILLA TYPE A



FIRST FLOOR PLAN  
540.6 SQ. FT.

# VILLA TYPE A

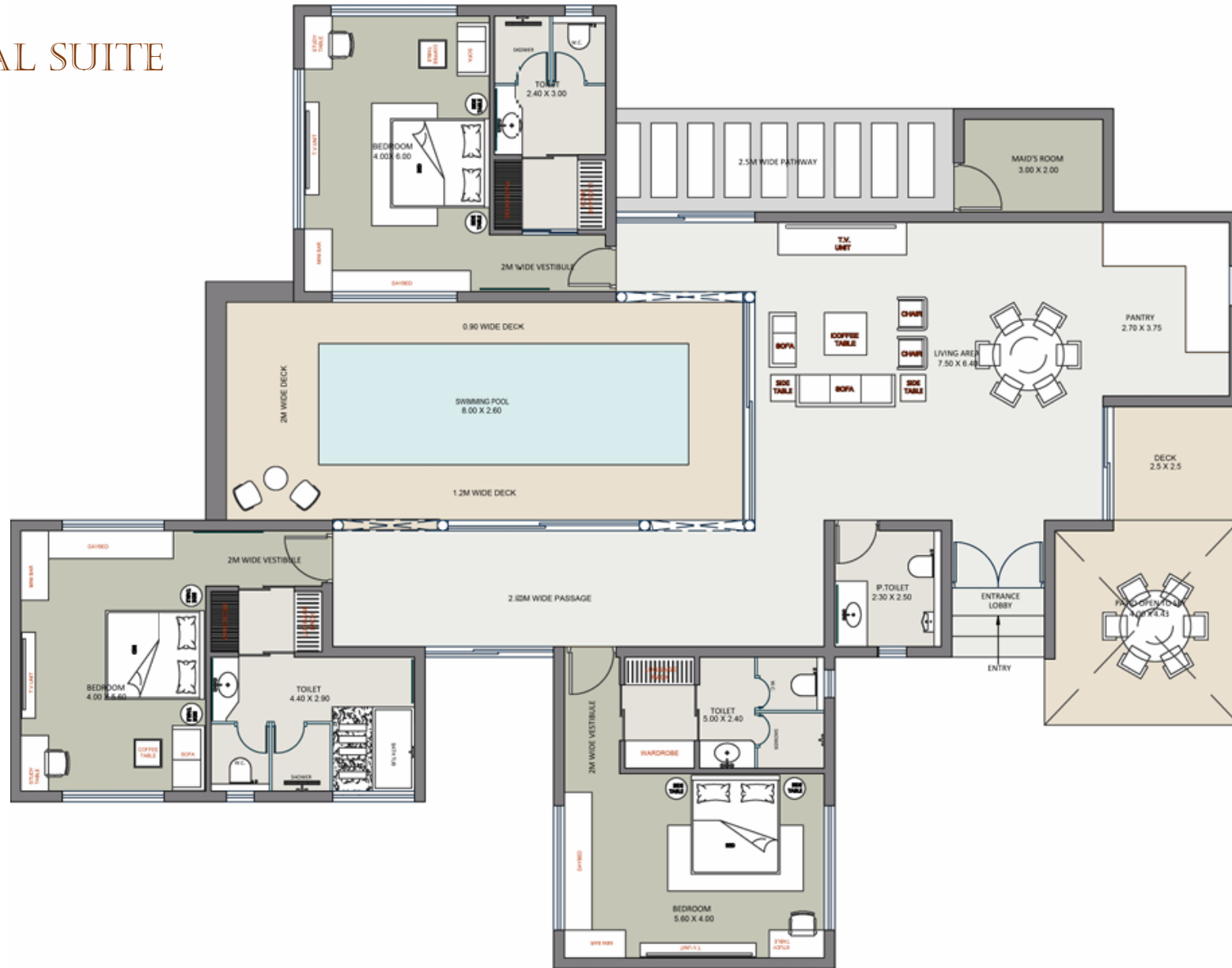


SECOND FLOOR PLAN  
508.2 SQ. FT.

# HOTEL ROOM



# PRESIDENTIAL SUITE



**BUILT UP AREA - 3430.7 SQFT.**

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GRAPHITE DESIGN STUDIO ARCHITECT ASTHA AKSHITHOLIA



GRAPHITE DESIGN STUDIO ARCHITECT ASTHA AKSHIT THOLIA









GRAPHITE DESIGN STUDIO | ARCHITECT ASTHA AKSHIT THOLIA



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GRAPHITE DESIGN STUDIO | ARCHITECT | ASTHA AKSHIT THOLIA

# AREA SHEET

Type -A - Standard Villa	Built-up area Sq.ft	Number of block	Total Built-up area Sq.ft	Number of units
Ground floor	3843.7	6	23062.2	24
First floor	2520.9	6	15125.4	24
Second floor	2397.1	6	14382.6	24
<b>Total</b>	<b>8761.7</b>	<b>6</b>	<b>52570.2</b>	<b>72</b>
Type -B - Presidential Villa	Built-up area Sq.ft	Number of block	Total Built-up area Sq.ft	Number of units
Ground floor	3430.7	2	6861.40	2
<b>Total</b>	<b>3430.7</b>	<b>2</b>	<b>6861.40</b>	<b>2</b>
Hotel	Built-up area Sq.ft	Number of block	Total Built-up area Sq.ft	Per floor Room
Hotel room Ground floor	8119.5		8119.5	
Hotel room 1st floor	8119.5		8119.5	16
Hotel room 2nd floor	8119.5		8119.5	16
Hotel room 3rd floor	8119.5		8119.5	16
Hotel room 4th floor	8119.5		8119.5	16
<b>Total</b>	<b>40597.5</b>		<b>40597.5</b>	<b>64</b>
Reception & Banquet hall	Built-up area Sq.ft	Number of block	Total Built-up area Sq.ft	
Basement	18,425.02		18,425.02	
Ground floor	19,415.73		19,415.73	
First floor	8,527.10		8,527.10	
<b>Second floor</b>	<b>17,184.26</b>		<b>17,184.26</b>	
<b>Total</b>	<b>63,552.11</b>		<b>63,552.11</b>	
<b>Baori style restaurant</b>	<b>5000</b>		<b>5000</b>	
<b>Changing room /toilets</b>	<b>500</b>		<b>1500</b>	
<b>TOTAL AREA</b>			<b>170081.21</b>	<b>138 rooms</b>

PLOT AREA (SQ.M.)	21151.43
PERMISSIBLE FREE B.A.R = 0.75	
21151.43 x0.75	15863.57
TOTAL CONSUMED B.A.R AREA	15806.80
PERMISSIBLE GROUND COVERAGE =20%	4230.29
ACHIEVED GROUND COVERAGE = 17%	3746.25
PERMISSIBLE HEIGHT = 15MT	
ACHIEVED HEIGHT = 15MT	
TOURISM PARKING	
1ECU PER 75Sq./Mt.	210.76
10% VISITOR PARKING	21.08
TOTAL E.C.U. REQUIRED	231.83
CAR PARKING (75%)	173.87