

THESIS REPORT ON
HOTEL
AT DWARKA, NEW DELHI.

A THESIS SUBMITTED IN PARTIAL FULFILLMENT OF THE REQUIREMENT FOR THE
DEGREE OF:

BACHELOR OF INTERIOR DESIGN
BY
(MOHD USMAN)
(1170107010)

THESIS GUIDE
(KUWAR GHANSHYAM YADAV)

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TO THE
SCHOOL OF ARCHITECTURE AND PLANNING
BABU BANARASI DAS UNIVERSITY
LUCKNOW.

**SCHOOL OF ARCHITECTURE AND PLANNING
BABU BANARASI DAS UNIVERSITY, LUCKNOW
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CERTIFICATE

I hereby recommend that the thesis entitled“------(topic name)-----, -----
-- (location)-----“ under the supervision, is the bonafide work of the
students and can be accepted as partial fulfillment of the requirement for the
degree of
Bachelor’s degree in Interior Design, School of Architecture and Planning,
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Accepted

Not Accepted

External Examiner

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1. Name MOHD USMAN

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3. Thesis Title : HOTEL AT DWARKA ,NEW DELHI

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SYNOPSIS- HOTEL

INTRODUCTION

A hotel is an establishment that provides paid lodging on short term basis. Provides basic accommodation, in times past-consisting only of a room with a bed, cupboard, a small table and a wash stand. Largely been replaced by rooms with modern facility including en-suite bathrooms and air conditioning or climate controls. A hotel is a building where people stay, for example on holiday, paying for their rooms and meals
synonyms: inn, motel, bed and breakfast, guest.

HISTORY & BACKGROUND

One of the first hotels in a modern sense was opened in Exeter in 1768. Hotels proliferated throughout western Europe and North America in the early 19th century, and luxury hotels began to spring up in the later part of the 19th century. Hotel operation varies in size.

NEED OF TOPIC

Hotel interior is an important factor for guests and can increase customer satisfaction. It can also act as a benchmark for the levels of service, quality and comfort that a guest expects therefore, good quality hotel interior design is more important than ever before.

AIM & OBJECTIVE

Aim

- To create a conducive environment for the visitor.
- To make it aesthetically appealing and functionally fulfilled.
- To full fill the requirement of the local inhabitants as well as the international tourists.

OBJECTIVE

- To gain understanding of the process involved in design.

METHODOLOGY

Collect basic information about the project and its promoting body. Frame objectives and scope of the project conduct case studies of similar project and base justification of building programmer for the project.

SITE DETAILS

Hotel at DWARKA

PROJECT REQUIREMENTS

- **Guestroom**
 - Double Bedroom
 - Luxury Suite
- **Entrance**
 - Reception Desk
 - Washroom
 - Lobby
 - Business centre
- **Function room**
 - Conference room
 - Banquet hall
- **Dining area & Restaurant**
 - Restaurant & Bar
- **Administrative area**
 - Manager

INTRODUCTION:

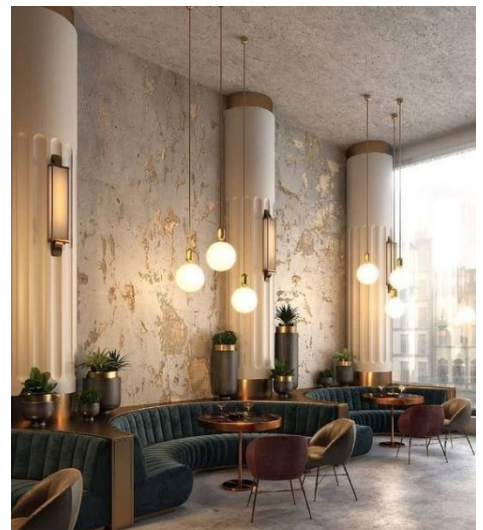
A **hotel** is an establishment that provides paid [lodging](#) on a short-term basis. The provision of basic [accommodation](#), in times past, consisting only of a room with a bed, a cupboard, a small table and a washstand has largely been replaced by rooms with [modern facilities](#), including [en-suite bathrooms](#) and [air conditioning](#) or [climate control](#). Additional common features found in hotel rooms are a telephone, an alarm clock, a television, and Internet connectivity; snack foods and drinks may be supplied in a [mini-bar](#), and facilities for making hot drinks. Larger hotels may provide a number of additional guest facilities such as a restaurant, a swimming pool or childcare, and have conference and social function services.

H.O.T.E.L

Hospitality Offered To Every Laborer.

AIM:

Provide customer satisfaction
Serving Quality and Affordable Foods. ...
Focusing on Atmosphere and Ambience. ...
Knowing the Target Market. ...
Managing Customer Relations.



Need of Project:

The primary purpose of hotels is **to provide travelers with shelter, food, refreshment, and similar services and goods**, offering on a commercial basis things that are customarily furnished within households but unavailable to people on a journey away from home.

Activities/ Amenities:

The activities proposed in the project are:

- Guest Rooms
- Banquet Hall
- Food Courts
- Restaurants and bar
- PVR complex
- Offices

SITE SELECTION:

Boasting a tranquil location away from the bustle of the city and within walking distance of the Delhi Metro, the five-star Radisson Blu New Delhi Dwarka is the perfect full-service destination for stress-free stays in the National Capital Region (NCR). After you arrive from Indira Gandhi International Airport (DEL), make the 30-minute commute to our hotel and take advantage of our complimentary valet service. When you're ready to explore the nearby area, you can head to sites like the beautifully decorated ISKCON Dwarka temple, just a few minutes away.

Upon your return, head to your contemporary room or suite and connect to free Wi-Fi to upload photos of your adventures. If you're hungry, our on-site restaurant Spring hosts breakfast, lunch, and dinner each day and features a variety of Indian and American favorites. When you're ready to relax and recharge, an outdoor pool, a fitness center, a spa, and a recreation center provide a host of choices.

PROJECT DETAIL:

BUILDING TYPE : COMMERCIAL BUILDING
NAME OF THE PROJECT : 5 STAR HOTEL

Location: Located on Plot No. 4, Sector-13, Dwarka Delhi - 110075
Total plot Area: 15,367 m2
Total built-up area: 65,303 m2



THE SITE:

The site is situated at 2.6 mile (6,000-step) route located near Mohit Nagar, New Delhi, India.

APPROACH TO THE SITE:

From 100 ft wide Road connecting by road from all four sides .This is an excellent venue to have a hotel as far as the site location vis-à-vis the road is concerned. This site lies 11 km from Indira Gandhi International Airport and 23 km from Qutub Minar tower monument.

International Connectivity: Indira Gandhi International Airport (DEL), less than 30 minutes away.

Distance: Dwarka Sector 13 metro station is less than a half mile from the SITE.

INTERIOR MATERIAL BOARD WITH INNER VIEWS:

BAR -AREA(450) SQMT.

INTERIOR MATERIALS:

- ONYX ON BAR COUNTER
- WOODEN FLOORING
- LEATHERITE SOFA
- METAL LAMP
- LEATHER AND VENEER PANELLING ON WALL



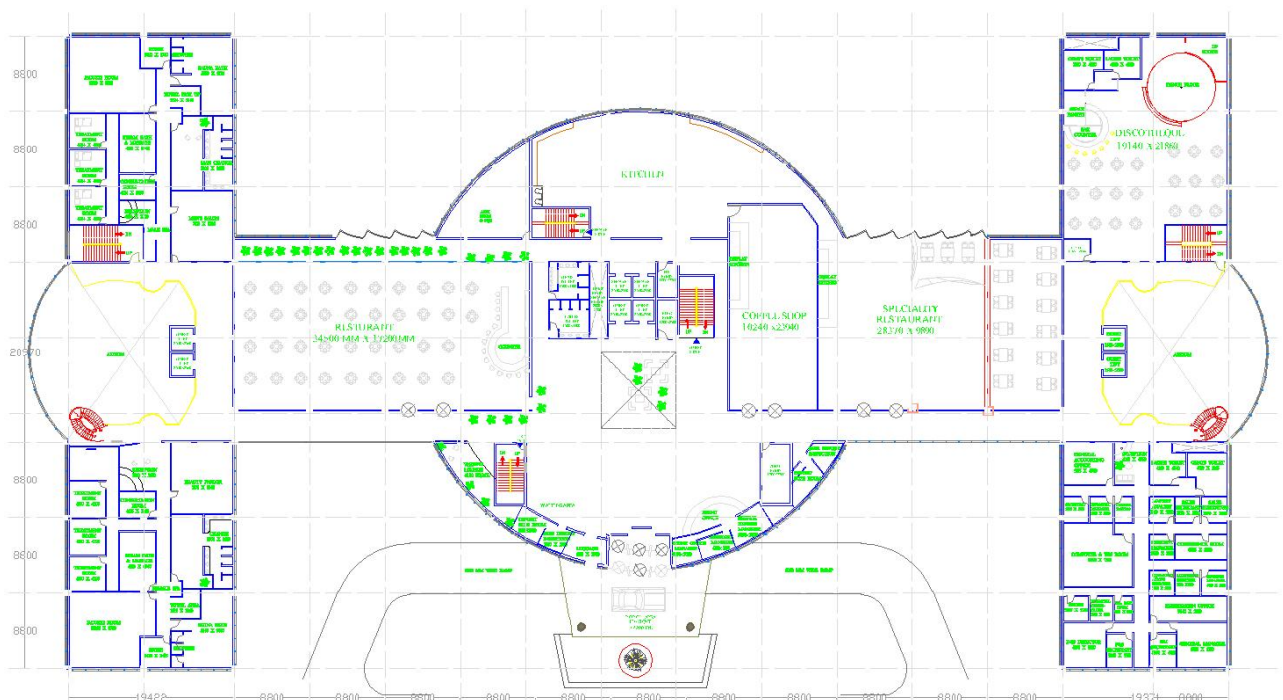
VENEER

LEATHER

BANQUET- AREA(696) SQMT

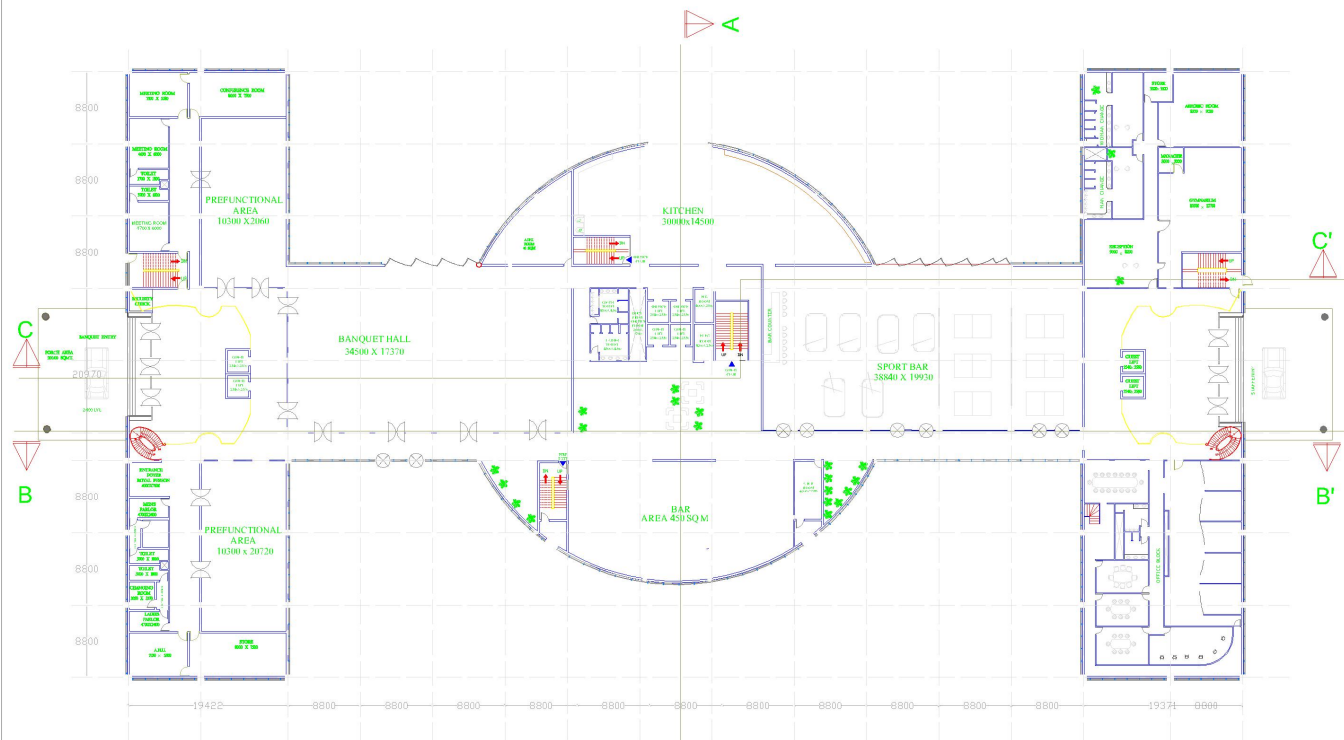
INTERIOR MATERIALS:

- POP CEILING
- SS JALI AND FABRICATED PANELLING ON WINDOW
- CARPET
- LIGHTS AND CHANDELIER



GROUND FLOOR PLAN

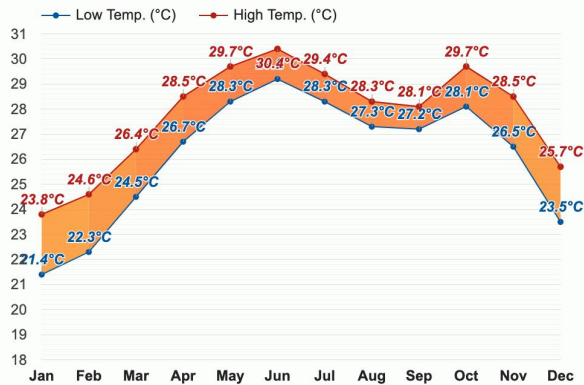
FIRST FLOOR PLAN



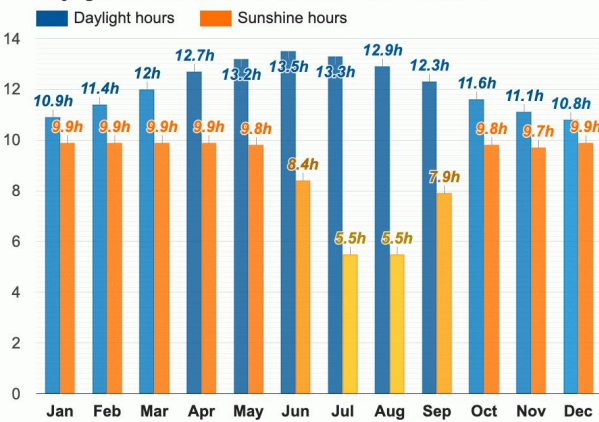
CLIMATE ANALYSIS:

The best months for a swim in Dwarka, India, are April, May, October through December, with a perfect temperature - varying between 25°C (77°F) and 29°C (84.2°F), and scarce rainfall.

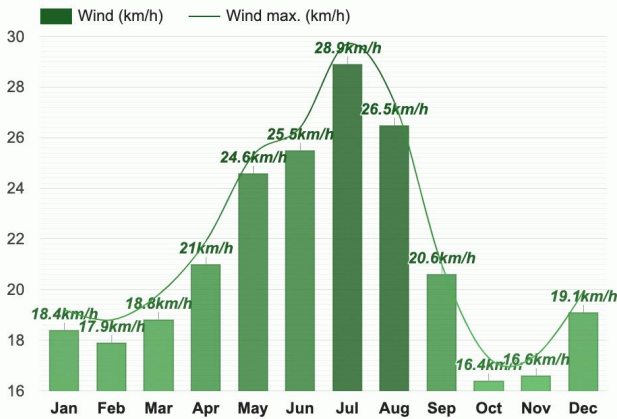
Temperature - Dwarka, India



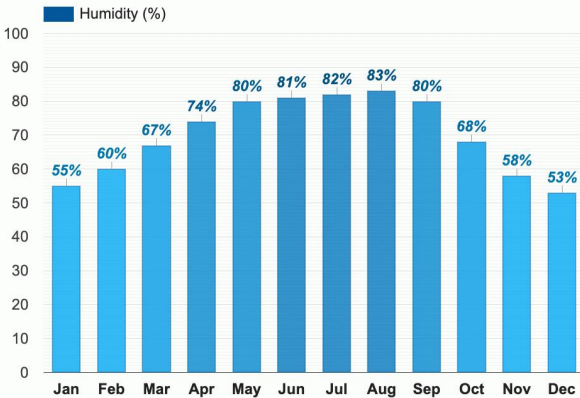
Daylight hours / Sunshine hours - Dwarka, India



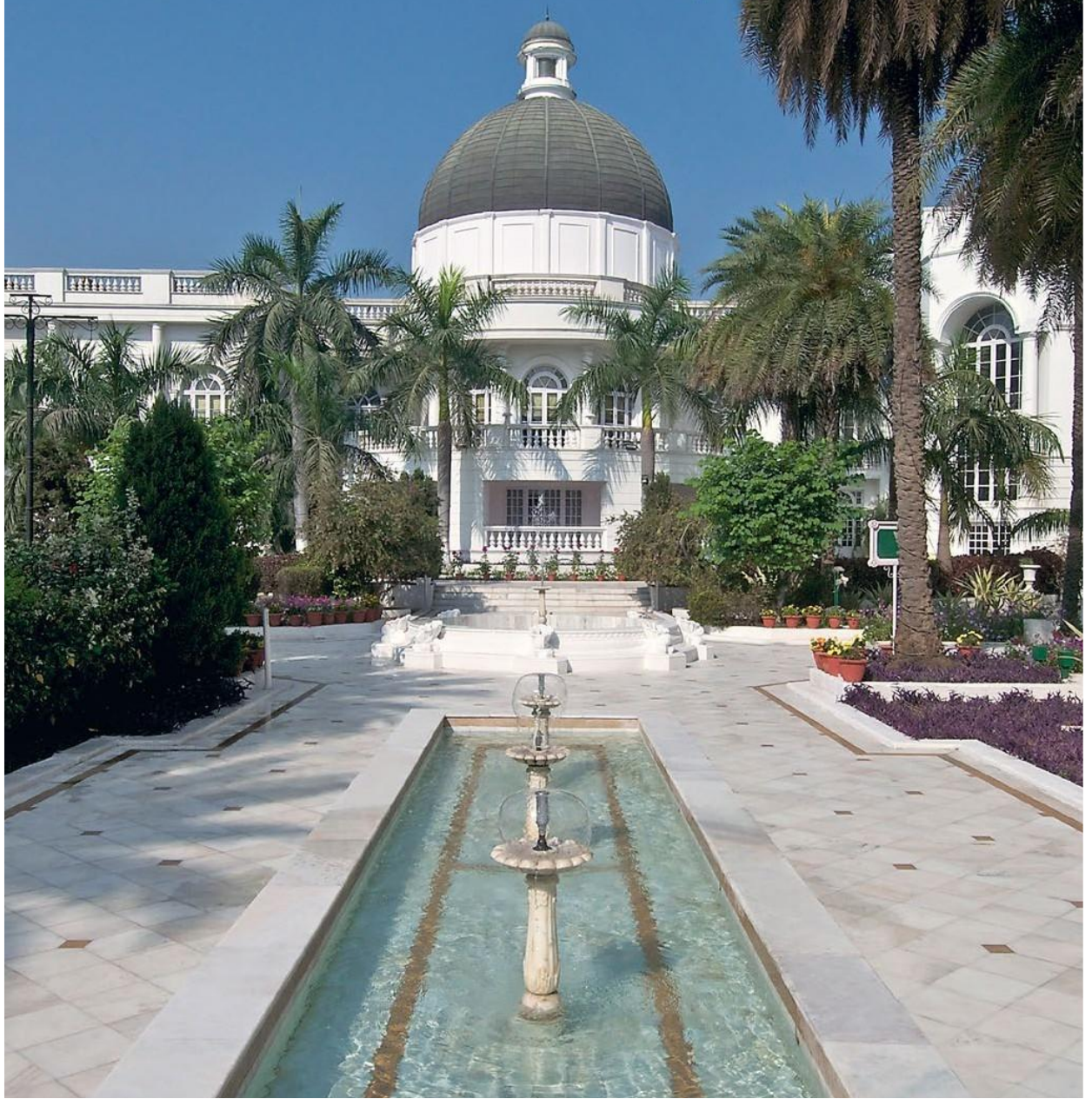
Wind - Dwarka, India



Humidity - Dwarka, India



CASE STUDY




TAJ
MAHAL
LUCKNOW



TAJ MAHA LUCKNOW

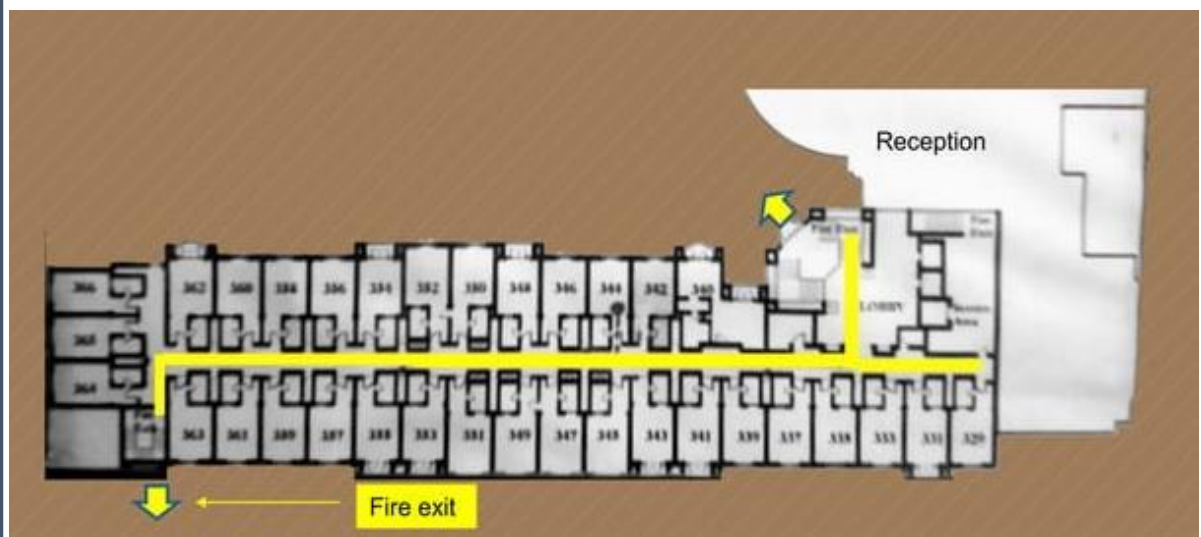
Taj Mahal, Lucknow is a hotel built over 15 acres of landscaped gardens, on the banks of the river Gomti. This gem offers 110 stylishly appointed guest rooms and features grand domes and beautiful pillars. Taj Mahal, Lucknow is located in the centre of Lucknow that rose to prominence under the Nawab's in the 1700s and is today the capital and largest city of the Indian State of Uttar Pradesh. It is 20 km from Amausi International Airport and 8 km from the Railway Station.

Lucknow has always been known as a multicultural city that flourished as a North Indian cultural and artistic hub, and the seat of power of Nawabs in the 18th and 19th centuries. It continues to be an important centre of governance and administration. The Taj Mahal, Lucknow draws inspiration from the rich history of the city and the influence of the British and the Nawabs. The low line colonial style architecture is encircled by exquisite trees, elegant sculpture and gardens of jacaranda, gardenia, bottle brush and has an ornamental pool bordered by marble pathways.

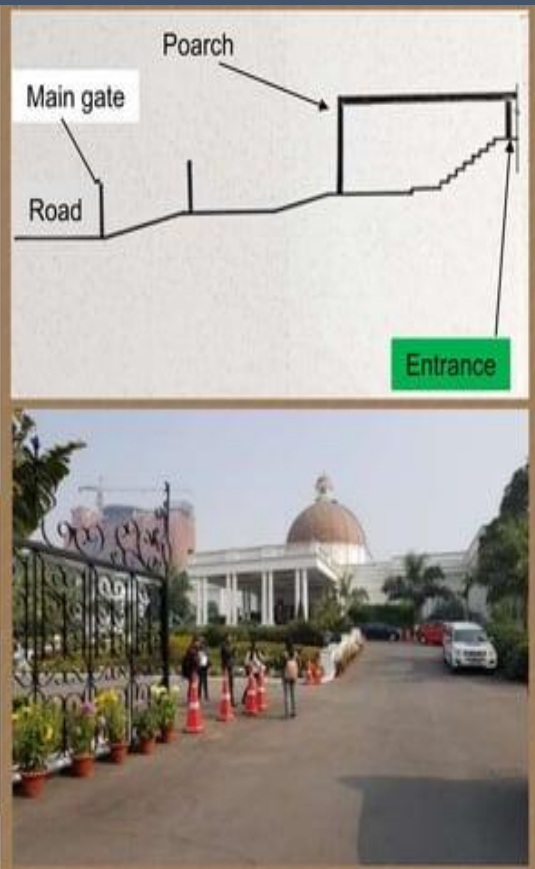
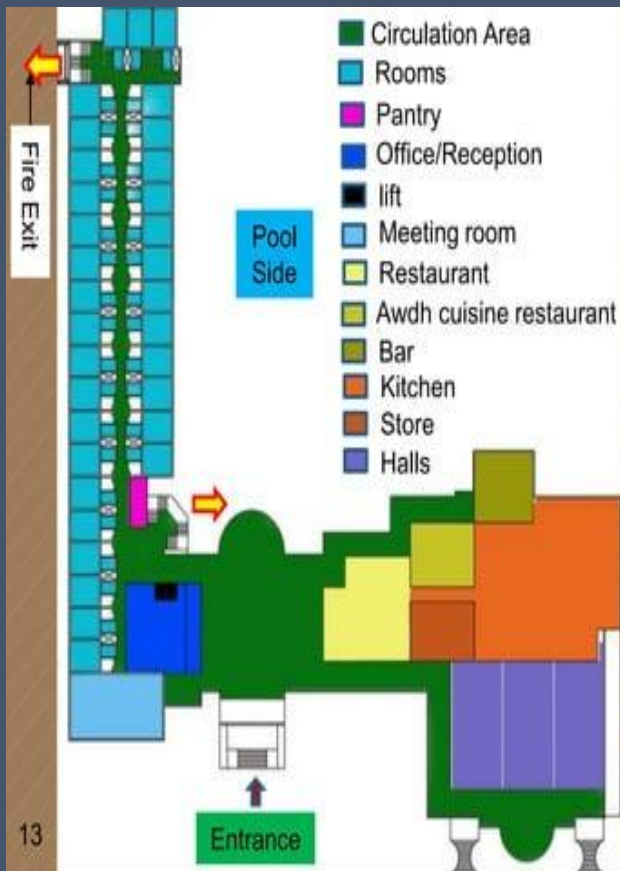
Site (satellite map)



S I T E D E T A I L



Z O N I N G



S I T E P I C T U R E S



1. Porch 10.4x8.7m

2. Stairs 8 steps

- a) Riser – 150 mm
b) Tread – 300 mm



4. Restaurant – (16.7x 14.2)m



3. Main lobby – (26.6 x 17.5)m (inclusive of reception and sitting area)



5. Corridor width – 4m



6. Corridor width(Room) – 1.5m





I N T E R I O R



ACCOMMODATION

- SUPERIOR ROOM • GARDEN VIEW
- SUPERIOR ROOM POOL VIEW
- DELUXE ROOM • EXECUTIVE SUITE
- PREMIUM SUITE

DINING

- SAHIB CAFÉ – ALL DAY DINING
- OUDHYANA • SAQI
- CHARCOAL



MEETINGS & BANQUETS

- THE CRYSTAL ROOM • MEHFIL
- MULAQAT • BOARD ROOM
- POOL LAWN • GULISTAN LAWNS

EXPERIENCES

- SPA
- FITNESS CENTRE





ACCOMMODATION

The exquisitely furnished rooms coupled with up to date technology and all modern conveniences, appeal to both business and leisure travellers. Relax and enjoy the personalised service.



EXECUTIVE SUITE

The lavishly appointed suites, measuring 450 sq. ft are furnished in style and opulence. Located on level 1 of the hotel they offer views of the gardens and the pool beyond.

PREMIUM SUITE

480 sq. ft of luxurious personal space creating a sophisticated ambiance! Featuring a sitting room and bedroom and all amenities, they are located on levels 1, 2 and 3 of the hotel.

SUPERIOR ROOM GARDEN VIEW

Located on levels 2 and 3 of the hotel, these 292 sq. ft rooms have a scintillating view of the lush gardens. Brush away travel stress with cosy fabrics and peaceful layouts.

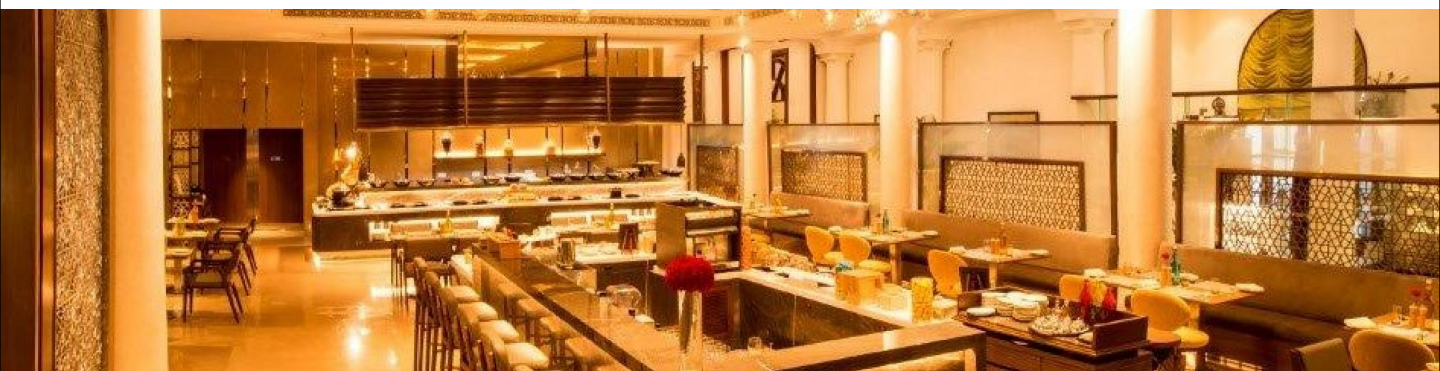
SUPERIOR ROOM POOL VIEW

The 292 sq. ft rooms located on levels 2 and 3 of the hotel are furnished in soothing pastel shades and offers views of the swaying palms and the sparkling pool.

DELUXE ROOM

These 292 sq. ft rooms on level 1 of the hotel, have been recently renovated with Lucknawi Chikan embroidery accent on the wall paper, fusing Nawabi elements with modern conveniences.





D I N I N G

A wide choice of cuisines awaits you- Indian, Continental, Oriental, all prepared by our incomparable chefs. Pamper your taste buds the Taj Mahal, Lucknow Nagar way!

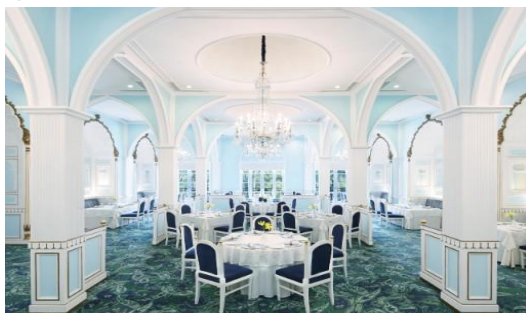


SAHIB CAFÉ – ALL DAY DINING

Start your day with a sumptuous buffet breakfast. A la carte options are also available throughout the day. Designed with traditional notes in a modern look, the restaurant serves Indian and Global cuisines.

LOUDHYANA

The speciality Awadhi restaurant serves the original and true tastes of Lucknow. Designed in the typical Awadhi style the interiors have been sourced from old traditional buildings. Meticulously prepared in the same style as Oudh's legendary cooks, the authentic cuisines at Oudhyana will tantalize your finer palates.



SAQI-BAR

Contemporary beats in a Colonial-inspired lounge bar, where the music and drinks flow as naturally as the Gomti.

Try the amazing and refreshing cocktails and mocktails, and enjoy the delectable snacks and starters, while unwinding at the trendy lounge bar. You will be spoilt for choice by our collection of international spirits and rare scotch.

CHARCOAL

Dine al fresco in the lobby balcony overlooking the shimmering pool, under the stars. The restaurant serving grills operates from November to March, weather permitting!





MEETINGS & BANQUETS

We truly believe that you deserve the best as you and we have the best meeting venues and conference spaces in Lucknow, as well as the skill and flair to help you deliver.

THE CRYSTAL ROOM

The Crystal Room, with its beautiful glass chandeliers, integrates style, energy, elegance and sheer size. It can be subdivided into three equal parts, and in two-third combinations as well.

MEHFIL

Mehfil is perfect for small social gatherings, press meets and compact corporate functions. The large balcony and French windows allow natural light that illuminates the banquet.

MULAQAT

Mulaqat is located at the lobby level near the all day diner and is suited to small social gatherings, press meets and corporate functions. Its wooden floors and wood panels add a warm look.



BOARD ROOM

Make the most of your business meetings in our Boardroom with ample space for 12.

POOL LAWNS

Manicured lawns spread across 12,100 square feet and located at the pool level. Enjoy the sheer luxury of space. This is Lucknow's most sought-after venue for outdoor social functions and gatherings.

GULISTAN LAWNS

Spread across 7,350 square feet, Gulistan Lawns lets you enjoy the cool convenience of space. Great for grand wedding receptions when combined with The Crystal Room.





RELAXATION

With this impeccable property comes the unique offerings of the spa,
designed to relax your mind and body

SPA

From quick, pick-me-up treatments, to intense three-hour long therapies, we have just what you need to unwind. Treatments include Indian therapies, Indian aromatherapies, scrubs and wraps, beauty treatments and spa indulgence packages. Step in to experience complete wellness.



FITNESS CENTRE

Whether it's just to practice yoga for your peace of mind or to break into a sweat at the gym to stay fit, we have all the facilities you need to focus on yourself. Work out in the lap of luxury at our fitness centre in Lucknow.



GEMINI CONTINENTAL

Gemini Continental 10, Rani Laxmi Bai Marg, Lucknow, Uttar Pradesh 226001

Gemini Continental embodies the harmony of past, present and future, beautifully blending the captivating charm of old world hospitality with efficiency of modern technology. The hotel provides you the convenience & comfort of home, with warm & efficient service.

The hotel is central to just about everything - just 15 kilometres from the airport, five kilometres from the railway station, and walking distance from Hazratganj market.

The hotel offers visitors convenience and comfort of home in its 60 spacious guest rooms. With choice of local and international cuisine, quiet spaces for meetings and family occasions, and beautiful banquet areas for conferences and celebrations, the hotel provides all the services a busy traveller might need.

Description

- At the area of Business & commercial area of Hazratganj
- 13 KM, 45 min from Charan Singh Intl airport.
- Nearby Airports
- Charan Singh Intl (6 miles southwest)
- Kanpur (44.50 miles southwest)
- Nepalganj (98.25 miles northeast)
- Nearby Sightseeing
- Zoo (1.24 miles east)
- Imambara (1.86 miles west)
- Residency (0.62 mile west)
- Nearby Recreation
- Health Spa/Massage
- Golf Course
- Shopping Mall/Area
- Total Area-90,000 sqft. approx.
- Built up area - 63,500 sqft. approx.
- Total floor - 7
- Total room – 60
- Luxury rooms -36 rooms -
- King bed and twin bed -20 m square
- Rental being Rs.9000
- Deluxe room -24 rooms -
- Rental charges Rs.7500



Facilities

- Staff lift and stairs
- Separate lift for guests
- Laundry facility for guest
- Light room
- Service stair case and lifts
- Pantry between banquet halls
- Separate kitchen for restaurants and banquet
- Managers office and other office on ground floor
- 24hours availability front desk
- Travel desk service
- Airport drop service
- Wedding services
- Wheel chair access
- Doctor on call service



01. Parking



02. Parking



03. Parking



lawn

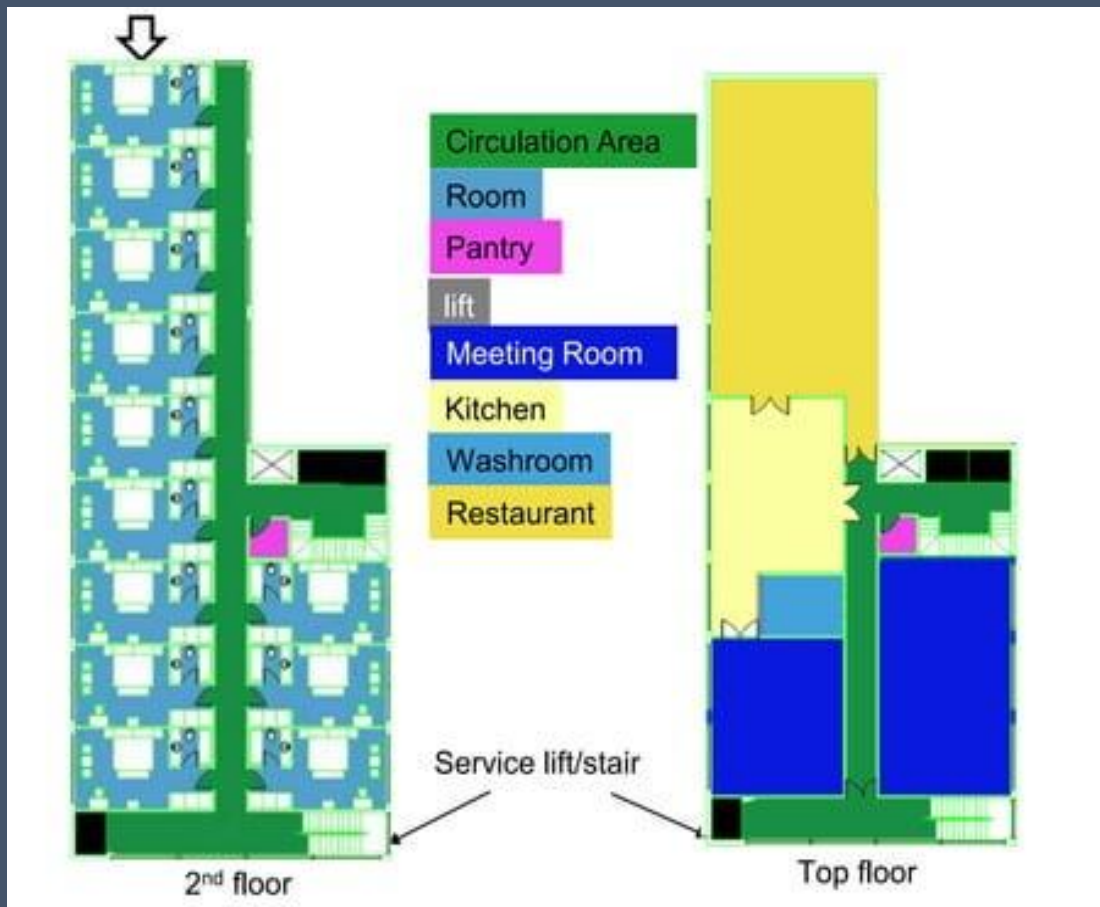


Service area

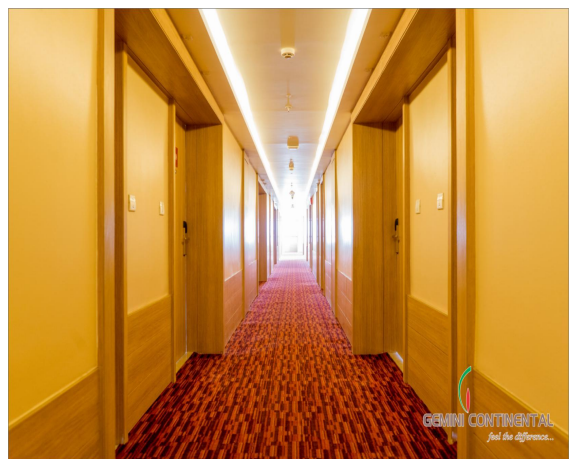


Poarch

Z O N I N G

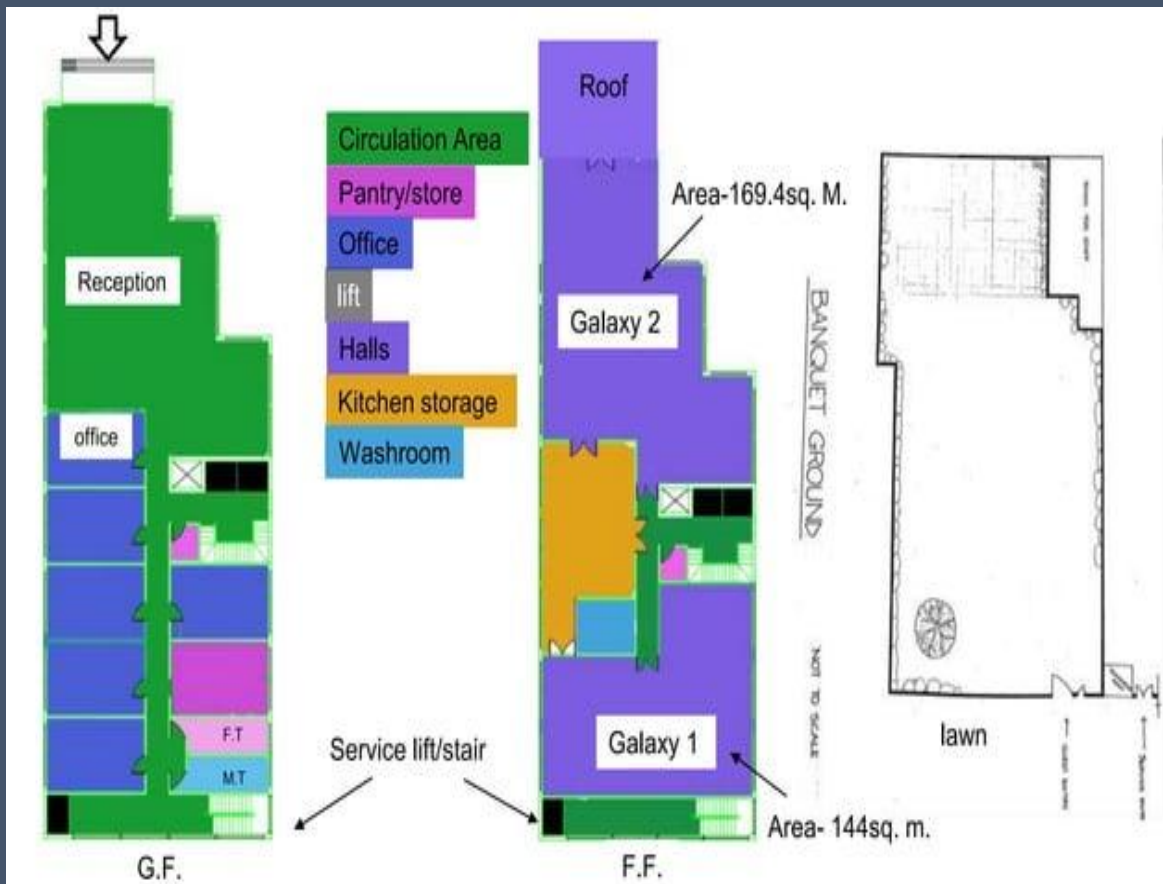


S I T E P I C T U R E S



C O R R I D O R

Z O N I N G



S I T E P I C T U R E S

Lawn F.F.

Galaxy 1

Area-169.4sq. M.

Galaxy 2

Area- 144sq. m.





ACCOMMODATION

The exquisitely furnished rooms coupled with up to date technology and all modern conveniences, appeal to both business and leisure travellers. Relax and enjoy the personalised service.



LUXURY ROOM

We offer well-appointed luxury rooms in a contemporary colour scheme, suited for travellers seeking comfortable accommodation. The lavishly appointed suites, measuring 450 sq. ft are furnished in style and opulence.

SUPERIOR ROOM

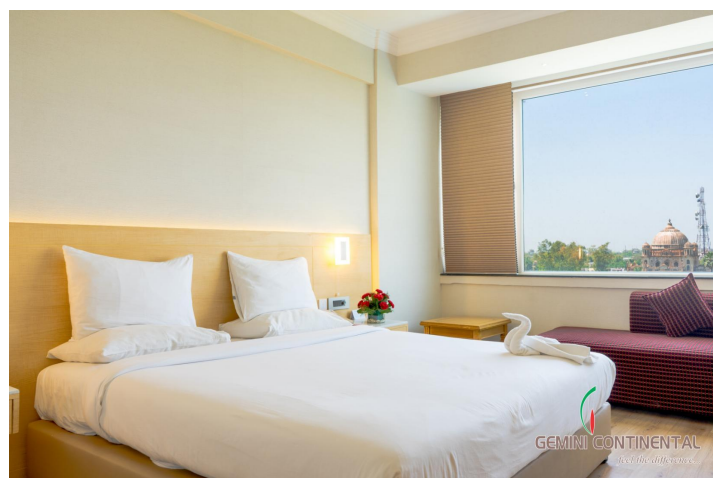
Our Standard Rooms aim to offer a blissfully relaxed stay in a contemporary ambience. The room comes with twin beds.

SUPERIOR ROOM GARDEN VIEW

Located on levels 2 and 3 of the hotel, these 292 sq. ft rooms have a scintillating view of the lush gardens. Brush away travel stress with cosy fabrics and peaceful layouts.

DELUXE ROOM

These 292 sq. ft rooms on level 1 of the hotel, have been recently renovated with Lucknawi Chikan embroidery accent on the wall paper, fusing Nawabi elements with modern conveniences.





D I N I N G & B A R

We present Awadhi cuisine at its best. The mouth watering melt in the mouth Kebabs, dum biryanis and authentic Awadhi dishes with a blend of traditional spices.



ZAIKA

We present Awadhi cuisine at its best. The mouth watering melt in the mouth Kebabs, dum biryanis and authentic Awadhi dishes with a blend of traditional spices.

We also introduce exotic Chinese, Italian and Sizzlers from the Continent in addition to Awadhi. There's something to suit every palate at Zaiqa.

Apart from this, we serve lavish breakfast buffet. Zaiqa is Lucknow's best Wine and Dine Option

SEVEN HEAVEN

Seven Heaven is the in-house bar where guests can unwind with an assortment of the finest wines, liqueurs, cocktails and mocktails.





MEETINGS & BANQUETS

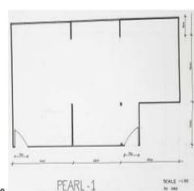
Whether you are planning a lavish wedding or a small intimate affair, Gemini Continental has a choice of venues you can select from. The Gemini courtyard which is nearly 10,000 sq. ft. can cater to a traditional Indian wedding with 1,000 guests. The galaxy banquets can also have smaller function areas for smaller events like mehndi and sangeet. With a separate entrance to the lawns the hotel is an ideal location for a baraat's grand entry.



Conference halls

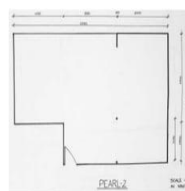
Pearl 1

- 7th floor
- Area- 850 sq. ft.
- Dimensions – 37x23x10 (lxbxh)
- Capacity – 25 – 30 people



Pearl 2

- 7th floor
- Area – 575 sq. ft.
- Dimensions- 25x23x10 (lxbxh)
- Capacity – 20 people



VENUE	AREA (sq ft)	DIMENSIONS (L*W*H)	LEVAL	SEATING CAPACITY					
				THEATRE	CLASSROOM	U SHAPE	BOARD ROOM	CLUSTER	RECEPTION
Courtyard			Outer						1000
Galaxy1	1824	48*38*9	1st Floor	100	70	40	40	36	125
Galaxy2	1550	50*31*11	1st Floor	140	100	50	50	48	175
Pearl1	850	37*23*10	7th Floor	30	-	25	25	25	30
Pearl2	575	25*23*10	7th Floor	-	-	15	15	-	-

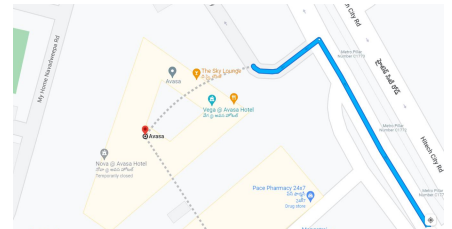
LITERATURE STUDY-1

AVASA, HYDERABAD



INTRODUCTION

- Architects: NanduAssociates
- Location: Madhapur, Hyderabad, India
- Team: B. Nanda Kumar, Ankita Gupta, B.H.Ravi Shankar, B.Naveen Reddy
- SITE Area: 8179.0sqm
- Build up area: 21,120sqm.
- Total floor: 11
- ProjectYear: 2012



• ACCESSIBILITY

- International/Domestic Airport, Hyderabad:35kms
- Hyderabad International Convention Centre: 03Kms
- Railway Station, Secunderabad: 20 kms

• LANDMARKS:

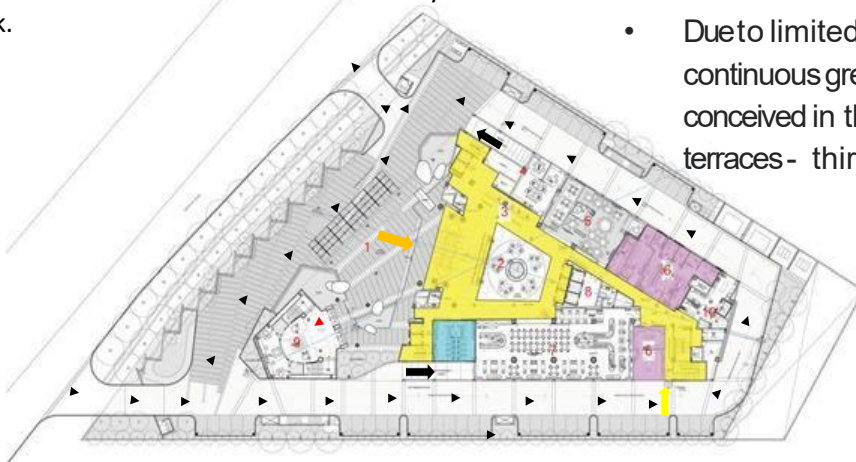
• HI-TECH CITY MAIN ROAD.

CONCEPT

- The site is wide towards the front road and narrows down towards the back. The building follows the site, forming the letter 'A', in plan.
- Due to limited open space on site, continuous green space has been conceived in the form of stepped terraces - third level to the top floor

• NEARBY

- Hotel Avasa is a stylish conference hotel 1 km from National Institute of Fashion Technology and 6 km from Kasu Brahmananda Reddy National Park.



MASTER PLAN-GROUND LEVEL



AVASA
HOTEL
HYDERABAD

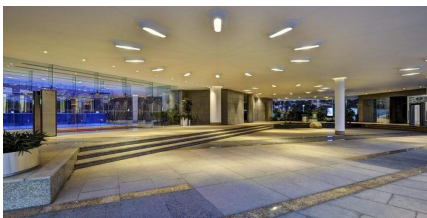
NOTE: ALL DIMENSIONS ARE IN METERS

- 1 - Entrance Porch
- 2 - Lobby 172.7 sqm
- 3 - Reception 40 sqm
- 4 - Back Office 131.8 sqm
- 5 - Restaurant 240 sqm
- 6 - Kitchens 206 sqm and 35 sqm
- 7 - ADD Restaurant 468.8 sqm
- 8 - Service Area 96.08 sqm
- 9 - Grand Staircase
- 10 - Administrative 125.8 sqm

- 217 Rooms, 5 Banquet Halls, 3 F&B Restaurants, Sky Lounge, Business Lounge, SPA, Swimming Pool and Gym.
- Brings together contemporary style with time tested service
- Rooms are arranged along the two arms of the 'A' and the connecting slab between the two arms acts as terrace space which step back as one goes to the higher levels.
- Vertical transport through this stepped section is achieved through 3 separate banks of lifts
- 2 Atriums:
 - Lobby atrium at Ground Level, connecting the Grand lobby and the Banquet Halls.
 - Central Atrium at Third Level
- 2 Bridges:
 - 5th Floor: Business Club Bridge
 - Double level Sky bar at 10th and 11th level



- The first level contains the banqueting facilities including the Grand Ballroom which is connected directly to the ground level by a grand staircase.
- The second level is the service floor over the banquet corridors.
- The third level has the first room floor with spa and gym.
- The central atrium space opens out to the pool deck and terrace function space with bar.
- The stepped terraces at each higher floor have been given a different character - experience the naturally lit corridors and the lush cascading gardens.



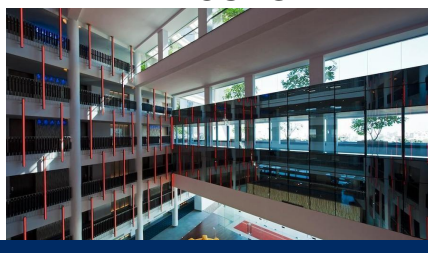
ENTRANCE



ATRIUM



MAIN LOUNGE



NATURAL LIGHTING ON THE ATRIUM



STAIRCASE TO BANQUETS

PROPERTY AMENITIES

- Pi –All Day dining restaurant
- Ohm –Oriental Specialty restaurant
- Bridge –The Club Lounge
- Sky – The LoungeBar
- Spa
- Gymnasium
- Swimming Pool
- Ample Parking
- Round theclock Front Desk
- Safe Deposit Lockers
- Business Centre
- Convention Halls
- Shopping

INTERIORS

MEET:Constellation



- Ball room
- 532.3sqm
- Seat upto 550 people

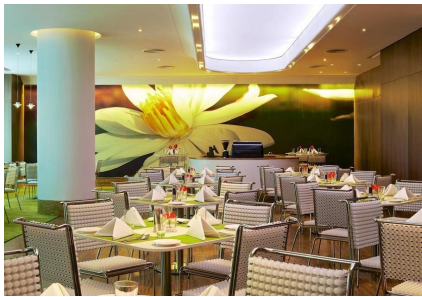
MEET:Vega



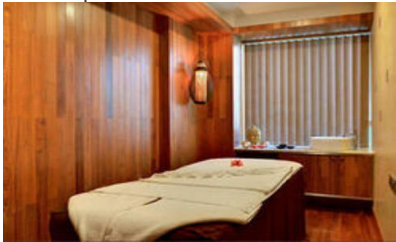
Rooms: Avasa Silver



F&B:Pi – All Day



Relax:Spa



Among the most aesthetically designed hotels in the city, Avasa elegantly blends minimalist design language with a pragmatic approach to hospitality. Every facet of the hotel integrates modern Interiors and sophisticated, yet practical facilities. Spread over 3 acres, Avasa offers 217 stylish rooms, a range of culinary experiences and unique spaces for official meets and social get-togethers.

- Service Circulation GF- 258.12
- PublicToilets
 - M 4wc, 3urinal, 2WB
 - F4 WC, 2wb
- 3rd Floor PublicT
 - M2 wc, 2 urinal, 1wb
 - F3wc,1 wb
- 3fire exits with an average distance of 50m between them.

SPACE	AREA (sqm)	CAPACITY
Swimmin g Pool	500.45	
Room 1	35	2
Room 2	40	2
Room 3	70	2
Busines s Lounge	180	45
Sky Bar+ Lounge	208.6	70
Shops	30	

SPACE	AREA (sqm)	CAPACITY
Entrance Lobby	270.423	25
Back Office	83.18	12
Service Area	210	30
Restaurant 1 Kitchen 1	468.8 210.2	100
Restaurant 2 Kitchen 2	240 175.8	70
Servicing Area	96.08	
Administrative	125.8	
Ballroom 1	532.3	550
Ballroom 2	186.27	140
Conference Hall	145.8	100
Boardroom 1	74	25
Boardroom 2	70	20
Gym	166.8	20
Spa	161.1	20

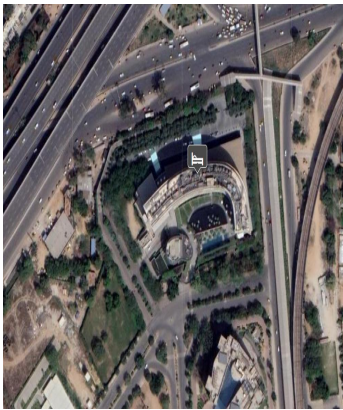
1. LITERATURE STUDY-2
WESTIN Gurgaon, New Delhi

1. INTRODUCTION

The Westin Gurgaon is a 310 key, five star luxury business hotel completed in 2010. The stand-alone site is located in the IT hub of Gurgaon, in close proximity to the Delhi – Jaipur Highway immediately to the north. The complex responds to its elongated site and to the sea of movement which surrounds it by offering an oasis of

• Predominant Use	- Commercial Residential
• Period of Construction	- 2007-10
• Architects	- Studio U+A, New York/Gurgaon
FAR Allowed	- 1.5
Site Area	-4.39 Acres
Allowed Built-up Area	- 26,648 Sq. Meters
Height Restriction	- 60 Meters
Overall Building Height	- 37.5 Meters
Allowed Ground Coverage	- 40 %- 46 %
No.of floors	-7

LONGITUDE — 77°4'13.98"E , LATITUDE — 28°28'36.8"N ...



2. OBJECTIVE of CASE STUDY

Westin being one of the most revered hospitality destinations in whole of Delhi NCR was an ideal choice for the case study. Also the site conditions were suitable for the study. The building is designed keeping in mind the highest standards of Starwood Group International, although the site area is just 4.3 acres, thus giving an opportunity to study the vertical and horizontal distribution of functional spaces and service areas.

3. LOCATION & CONNECTIVITY

MG Road, Sector 29, New Delhi NCR Gurgaon, 122002 India .

Westin is located 17 kilometers South-West of IGI Airport - T3.

Situated in the IT hub of Gurgaon sector 29, it is well connected with all the modes of transportation.



COMMUNITY

- Medanta Medicity - 2.0 km
- Lotus Temple (Bahai Temple) - 25.8 km

RECREATION

- Kingdom of Dreams - 0.5 km
- Tennis Court - 3.2 km
- Sultanpur Bird Sanctuary - 16.0 km

SHOPPING

- Dilli Haat - 22.5 km
- Connaught Place - 27.4 km

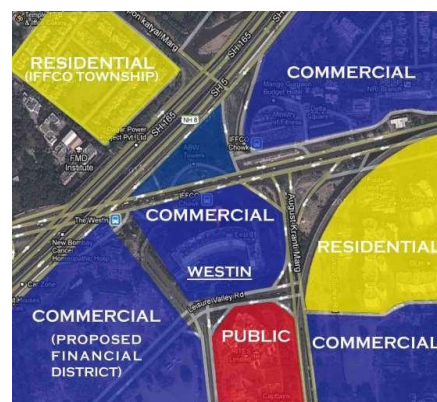
Figure 4-2: Location of WESTIN Gurgaon

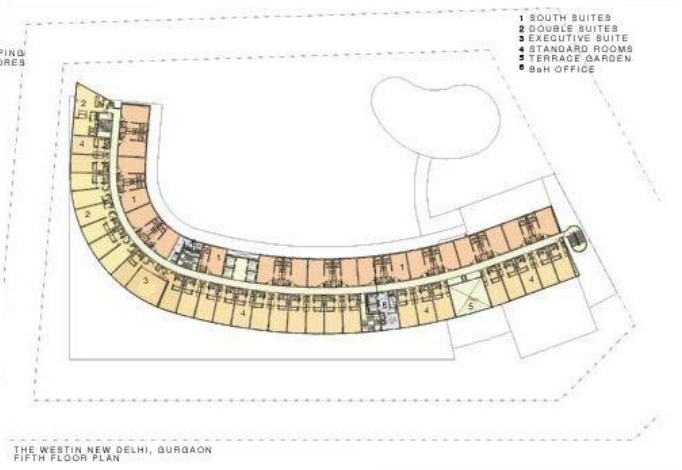
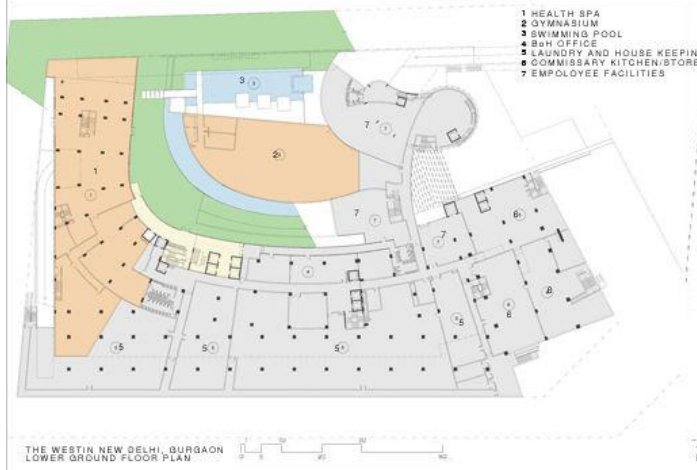
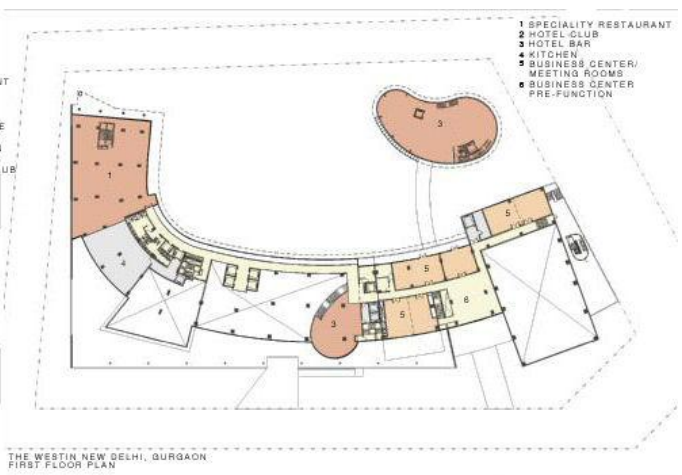
4. SURROUNDING LAND USE & URBAN CHARACTER

As can be see in Figure 32 of nearby buildings and the studied hotel, there is a certain form of urban control in terms of overall facade treatment.

Although materials used in skin cladding are different for all buildings, the color beige or earthen yellow can be seen in predominant use.

Also, the vertical expanses of the buildings are similar, i.e. Eight to ten floors, which is well within the mandatory height restriction of 30 meters as mentioned in the by laws.

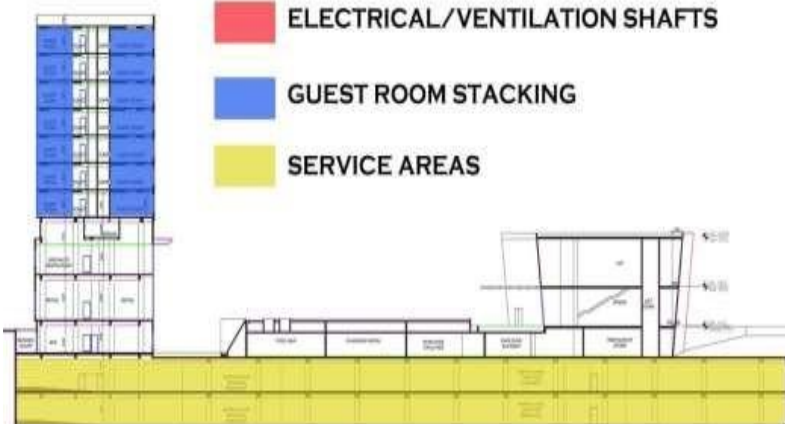




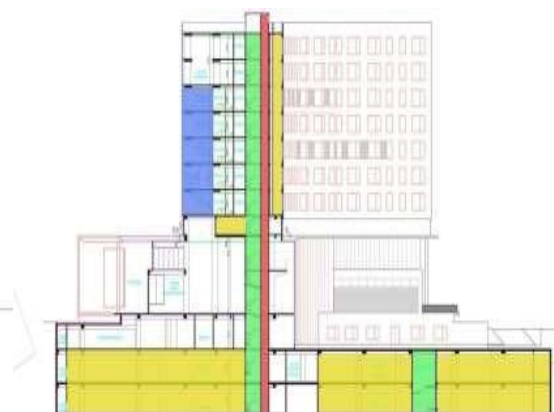
SPATIAL ARRANGEMENT

The north elevation, the public face of the hotel, is an arrangement of distinct architectural elements, which have been layered both horizontally and vertically. An elevated two story open faced granite Loggia affords views from the street and from within, and contains a set of object buildings, housing the rhomboid All Day Restaurant in travertine, a cylindrical Front Office in hammered bronze, and rectilinear Function Room in green marble.

- VERTICAL TRANSPORTATION
- ELECTRICAL/VENTILATION SHAFTS
- GUEST ROOM STACKING
- SERVICE AREAS



SECTION AT CC



SECTION AT DD

SERVICES

- 1. Air conditioning - Central A.C plant located in basement with AHUs for guest rooms on the respective floors and in plenum for banquet halls
- 2. Electrical layout - Transformer is located beside Prego. Main panels are located in the basement with shafts running to serve all the floors.
- 3.Fire protection - There is a fire escape staircase on the western corner of the hotel with every floor provided with four fire hydrant closets.

INTERIORS

The quality of the space is improved by cladding the walls with wooden panels. Art installations are placed everywhere a corridor terminates.

The sense of expanse is enhanced by providing both sides of the lobby with floor to floor curtain glazing.

The lobby is flooded with diffused sunlight in the day and in the night the artificial lighting is done by hanging fixtures from the double heightened ceiling. It is made sure that the intensity of the lighting is kept at an optimal level to give a serene environment to the guests.



TOTAL EVENT SPACE-16,951 sq ft



CONFERENCE ROOM - 678 sq ft

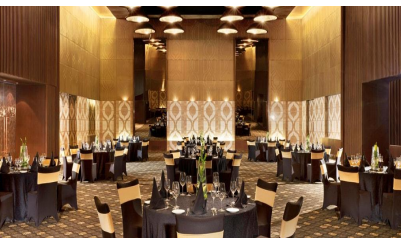


BAR



LOUNGE/CLUB

12 Event rooms
1,106 sq m
Capacity largest space 15
Maximum breakout rooms

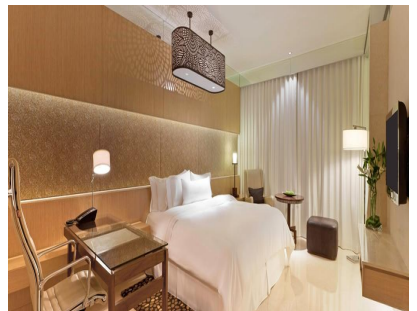


BANQUET

With 12 indoor event spaces,
several outdoor patios and a
38,000-square-foot lawn



RECPTION/LOBBY



ROOM

Our 313 rooms and suites all
offer spacious work desks



NO. OF RESTAURANT- 6

INTERIOR CONCEPT

C L A S S I C I N T E R I O R S T Y L E

what is classic?

Classic interior design can also be called timeless, and some may call it traditional. The look is structured and balanced, rich in accessories, texture and finishes. But don't be put off! There are modern takes on this look that make it perfectly comfortable and inviting.

It reaches the balance and the harmonic elegance in every element

HOW IT BEGAN?

Comes from European culture, and the main inspirations are from Victorian, Greek and Roman countries.

WHAT ARE THE CHARACTERISTICS?

Modern, trendy, simple, sophisticated, and at the same time dramatic.

WHAT IS DOMINANT?

Nevertheless materials vary from wood, sisal, velvet, silk, hide, berber to marble. Mostly there are simple, sleek and curved line shapes. Speaking about decorations and accessories, then those are rich and luxury. Also there are wood floors, wall paneling, geometric patterns, soft carpets, decorative pillows and abstract art pieces.

used finishing materials

Classic does not accept the cheap finish: all materials are natural or unique, and therefore expensive. Columns and pilasters are usually made of marble, stucco is handmade only (in counterweight to prepared stucco "classic imitation").

The walls are often covered with cloth or paneled with natural wood. As a flooring used parquet, but in some areas (bathroom, kitchen, living room) is permissible to use marble or stone tiles.

The ceiling in the classical style is usually white, decorated with stucco friezes

CLASSIC COLORS

Color palette of classic – white, beige, grey, silver, brown, black and blue.



CEILING CONCEPT OF BAR AND BANQUET

BANQUET



B A R



ONYX BAR COUNTER

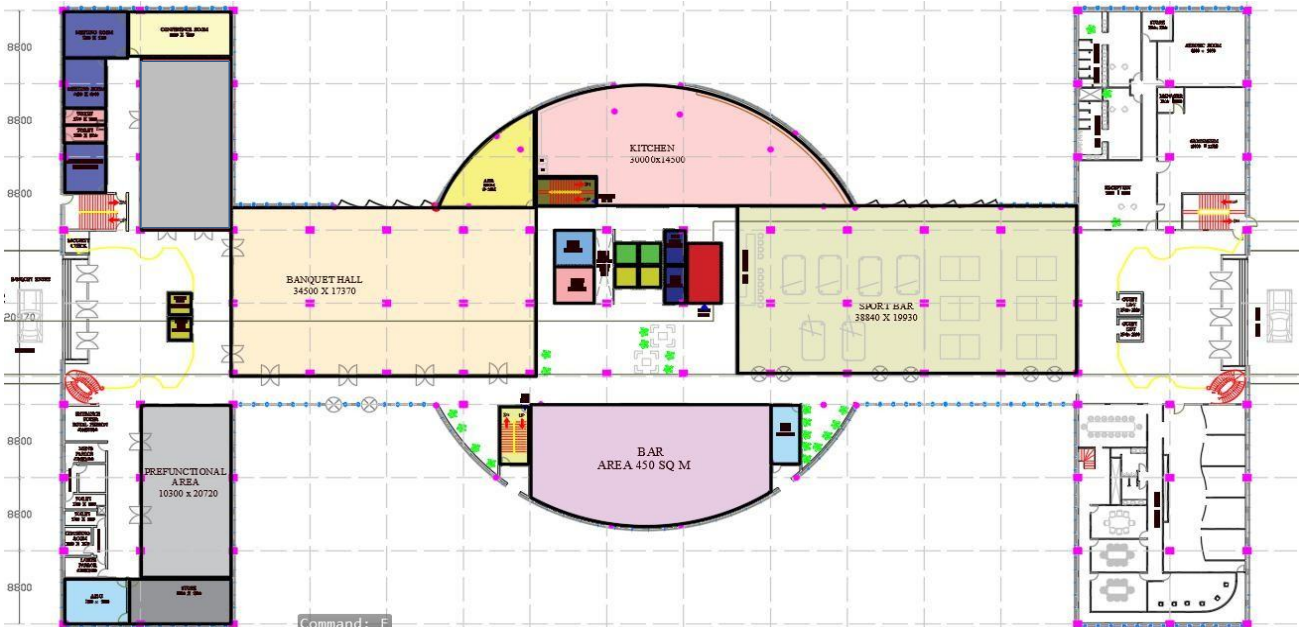


WALL
MOULDING

BLACK AND WHITE FLOORING PATTERN


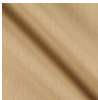
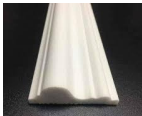



ZONING



- | | | |
|------------|-------------------|--------------------|
| BAR | SERVICE STAIRCASE | MEETING ROOM |
| SPORTS BAR | GUEST STAIRCASE | CONFERENCE ROOM |
| BANQUET | SERVICE LIFT | PREFUNCTIONAL AREA |
| KITCHEN | GUEST LIFT | GENTS TOILET |
| AHU | FIRE EXIT | LADIES TOILET |

INTERIOR MATERIAL USED

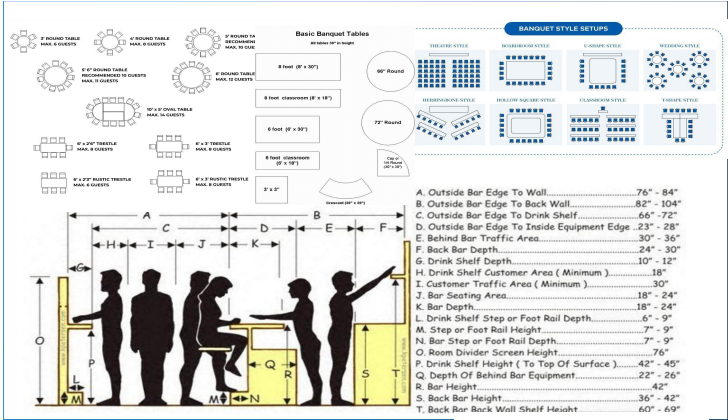
	INTERIOR MATERIAL	SIZE	SHAPE	COLOR	DURABILITY	PRICE	IMAGE
1.	ONYX	300*450mm, 600*600mm, 800*1600mm	RECTANGULAR /SQUARE	HONEY	HIGHLY DURABLE	600 / Square Feet	
2.	CERAMIC TILES	600X600MM	SQUARE	MIXED	Acid-Resistant, Antibacterial, Firebrick, Non-Slip, Soundproof, Waterproof	300RS/SQM	
3.	PLYWOOD	10MM THICKNESS		SAND	DURABLE	25RS/SQM	
4.	Teak Wood Molding	Customized				150 RS	
5.	PENDANT LIGHT	Height: approx 120cm	GEOMETRIC	A	DURABLE		

SWOT ANALYSIS

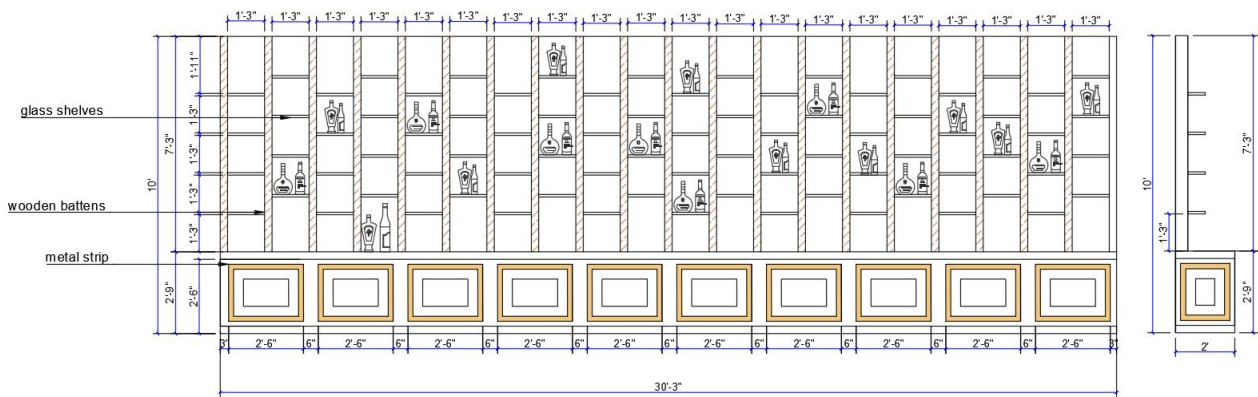
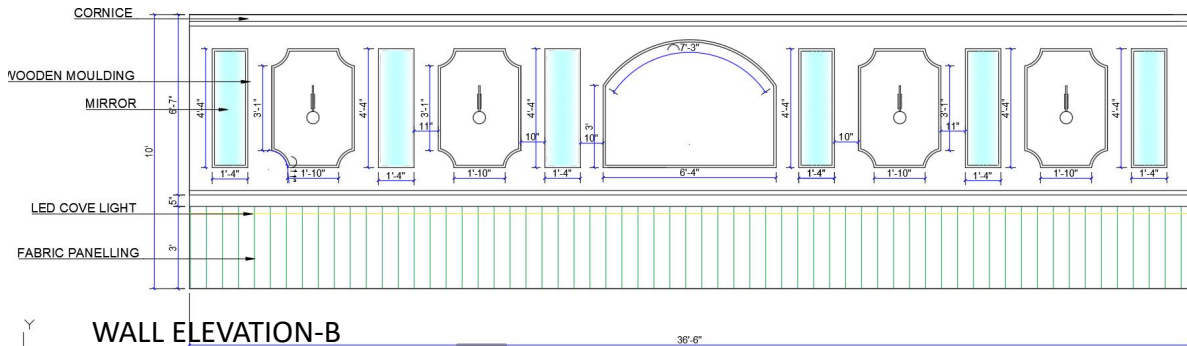
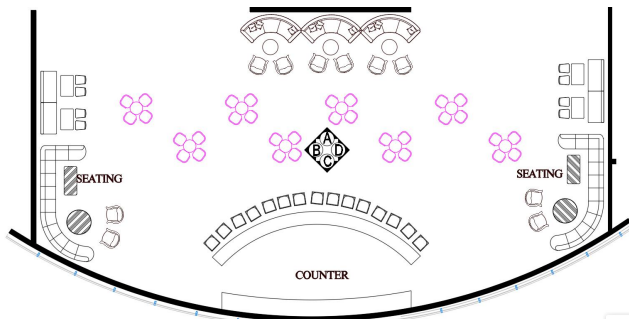
INTERNAL	
S STRENGTHS	W WEAKNESSES
<ul style="list-style-type: none">• High Profit margins• Well-trained/ knowledgeable staff• Unique style and individual character of the hotel and services• Full independence and flexibility, control of the associated business decisions	<ul style="list-style-type: none">• High setup cost• Dependent on international tourism• High-cost structure• Inexperienced staff• Single brand strategy• High price of products and service• Limited loyalty program opportunities (single brand)
EXTERNAL	
O OPPORTUNITIES	T THREATS

- Local & International feeder markets
 - Develop personalized services/products
 - Develop cross-selling strategies
 - Partner with local suppliers and stores to benefit from local sourcing trend
 - Untapped potential in your market from emerging segments incl. co-working, stay/workcation, bleisure travel etc.
- Airbnb/apartment rental industry
 - Local and political unrest
 - Unfavourable economic conditions
 - Changes in trends/consumer behaviour
 - Pandemics
 - Tight labour market
 - High turnover
 - Strong competition
 - High taxes

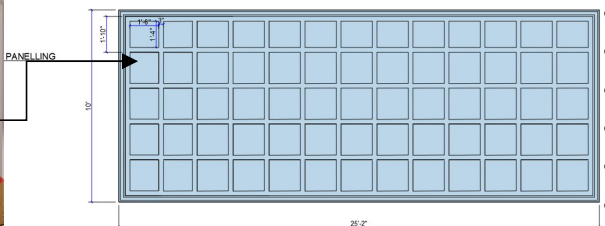
STANDARDS



BAR-ELEVATION ANDS VIEWS



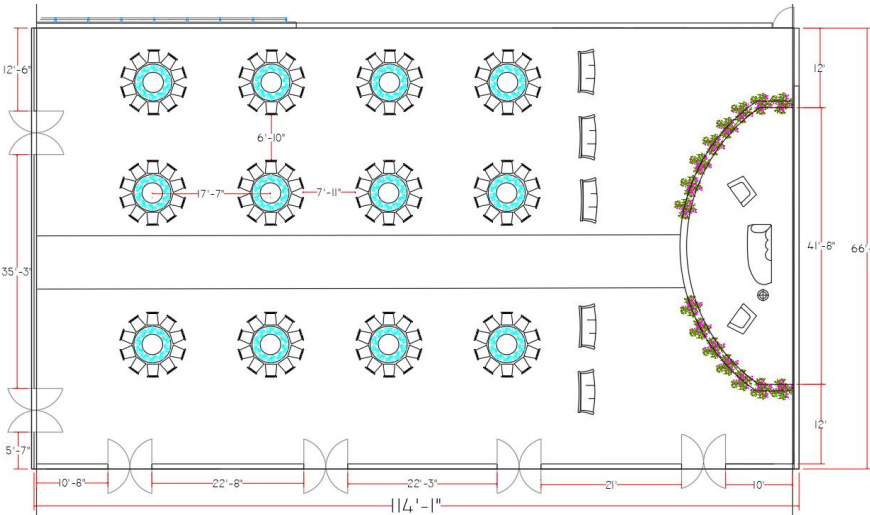
INTERIOR MATERIAL USED



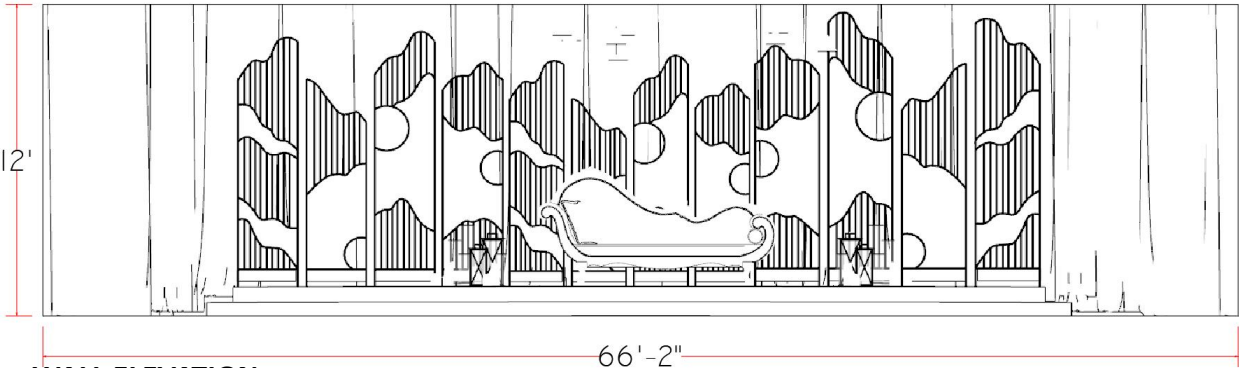
WALL ELEVATION-A

- ONYX ON BAR COUNTER TOP
- GLASS SHELVES
- GLASS USED ON CEILING
- LEATHER CHAIR
- BLACK AND WHITE STRIP FLOORING
- MDF BOARD
- METAL BAR STOOL
- WALL MOULDING

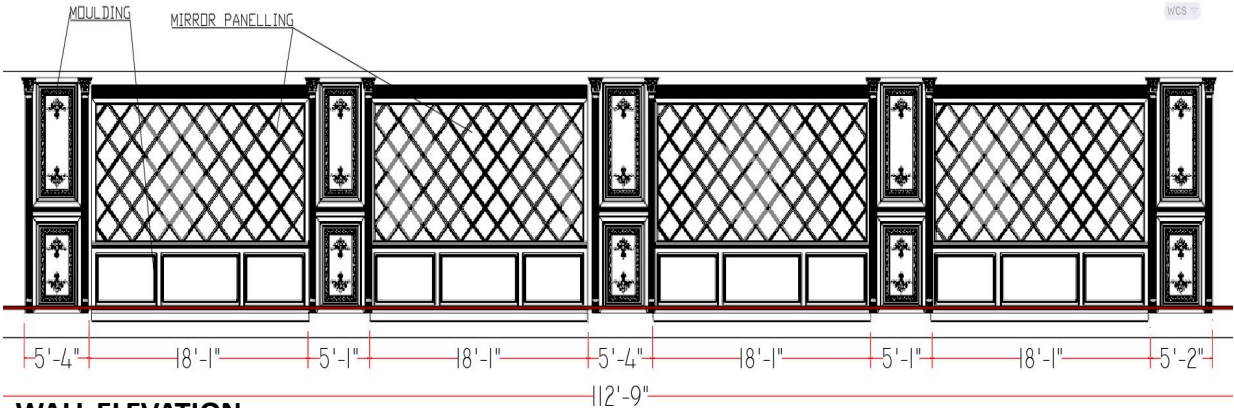
BANQUET- ELEVATION AND VIEWS
AREA-(700SQM.)



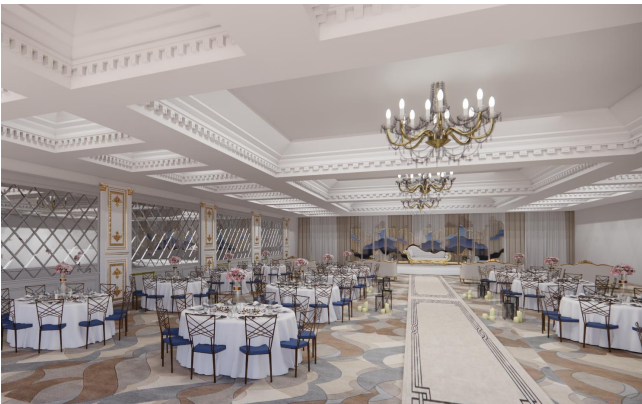
PLAN



WALL ELEVATION

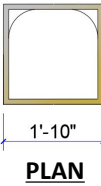
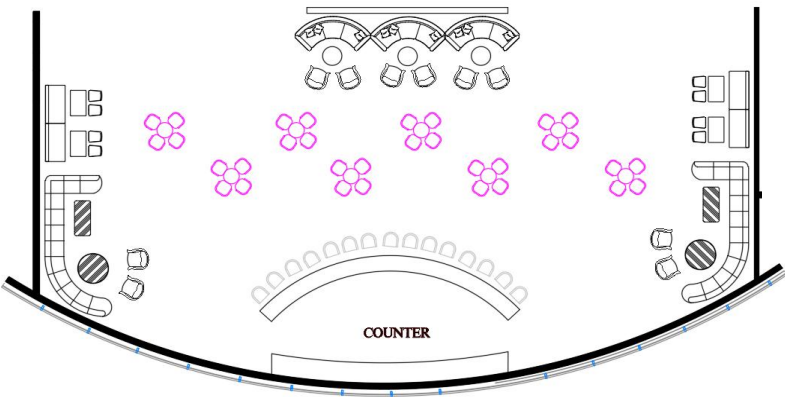


WALL ELEVATION

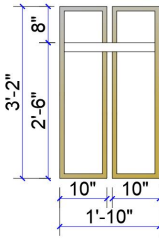


ELECTIVE - FURNITURE DETAILING (BAR)

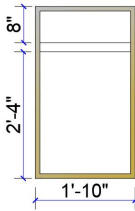
BAR STOOL



PLAN

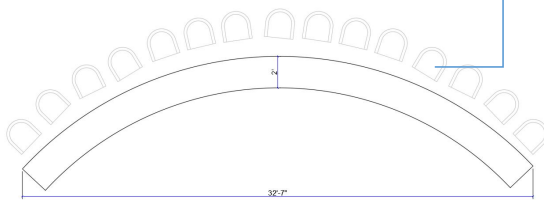
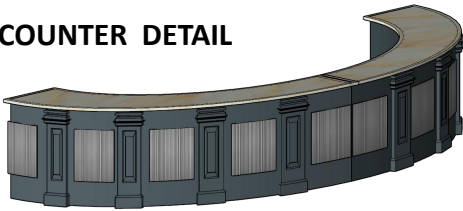


FRONT ELEVATION

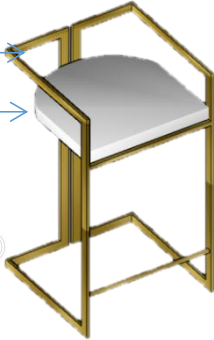


SIDE ELEVATION

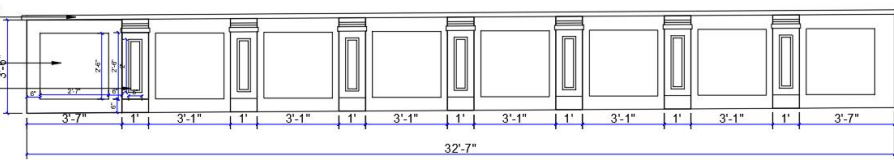
BAR COUNTER DETAIL



METAL FRAME



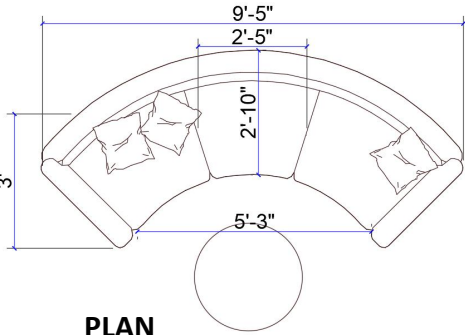
ONYX COUNTER TOP
VERTICAL LOUVERS
WOODEN MOULDING



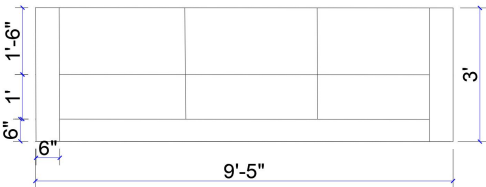
FRONT ELEVATION

VERTICAL LOUVERS

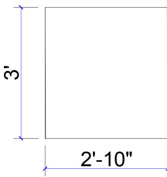
CURVE SOFA DETAIL



PLAN



FRONT ELEVATION



SIDE ELEVATION

LEATHER UPHOLSTERY

WOODEN FRAME

BLACK MARBLE TOP

