

THESIS REPORT
ON
**AIR BNB CAPITAL RETREAT,
MOTI NAGAR, DELHI**

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

**BACHELOR OF INTERIOR DESIGN
BY**

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THESIS GUIDE
()
SESSION 2024-25



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

CERTIFICATE

I hereby recommend that the thesis entitled “**AIR BNB CAPITAL RETREAT, MOTI NAGAR,DELHI** “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 Architecture, School of Architecture & Planning, BBDU, Lucknow.

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Recommendation

Accepted
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3. Thesis Title : AIR BNB CAPITAL RETREAT, MOTI NAGAR, DELHI
4. Degree for which the thesis is submitted : BACHELOR OF INTERIOR DESIGN
5. Faculty of University to which the thesis is submitted: Yes / No
6. Thesis preparation guide was referred to for preparing the thesis. Yes / No
7. Specification regarding thesis format have been closely followed. Yes / No
8. The content of the thesis have been organized based on the guidelines. Yes / No
9. The thesis has been prepared without resorting to plagiarism Yes / No
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ACKNOWLEDGEMENT

I acknowledge my sincere to my guide who guided me through active participation and discussions and gave kind cooperation throughout the process. My sincere thanks to our Thesis coordinator Mrs.**Ar. VARSHA VERMA** for her cooperation and understanding at every stage of the study, which gave my study a new direction and make it more meaningful. I am thankful to our Dean, **Prof. Ar. Sumit Wadhera** for his cooperation and invaluable support. I am also thankful to the persons concerned to my studies for their cooperation and devoting their valuable time for discussing with me... Above all, thanks to my friends for their sincere help throughout, without which this report would not have been in its present shape. Last but not the least I thank my parents for their forever support and blessings.

SHIZA SHAKEEL
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INTRODUCTION

- ❑ An Airbnb is a flexible hospitality model that merges design, function, and personalized experience in a domestic setting. With the rise of digital nomadism and short-term rentals, Airbnb spaces are now evolving beyond basic accommodation — they offer curated interior environments with immersive, thematic, and often tech-enabled experiences.

- ❑ The proposed project aims to reimagine a luxury apartment as a short-term rental unit that integrates Augmented Reality (AR) features with spatial storytelling. This AR BNB will cater to guests who seek not only comfort and aesthetics but also experiential, digitally enhanced stays. The goal is to create a dynamic interior space that can adapt in mood, theme, and function using interactive design.

- ❑ This study explores how cutting-edge technology like AR can transform an otherwise static residential unit into an ever-evolving hospitality environment — enhancing both user engagement and spatial flexibility

HISTORY AND BACKGROUND

- ❑ The Airbnb model originated in 2008 as a platform for temporary housing, growing into a global phenomenon that redefined hospitality. The increasing demand for personalized, immersive, and boutique-style experiences has shifted the design emphasis toward storytelling and identity-based interior design.
- ❑ The AR (Augmented Reality), first popularized through mobile applications and gaming, is now finding place in interiors — allowing virtual layers of content (visual, auditory, interactive) to be projected into real physical space. The convergence of AR and Airbnb-type rentals offers a new paradigm: one where guests can choose their spatial experience based on mood, need, or theme — all within the same physical shell.

NEED OF TOPIC ?

- ❑ Airbnb properties today are moving toward highly curated, theme-based and tech-enabled environments — requiring designers to rethink residential spaces as hybrid hospitality zones.
- ❑ There is growing demand for interior spaces that offer experience over utility. Design is no longer static — it must be dynamic, transformable, and user-personalized.
- ❑ AR technology opens possibilities in virtual staging, lighting simulation, theme switching, immersive storytelling, and more.
- ❑ As short-term rentals become mainstream in cities like Delhi, premium users seek more than comfort — they seek novelty, digital integration, and seamless aesthetics.

AIM AND OBJECTIVES

- ❑ To design a thematic Airbnb rental space that merges luxury interiors with augmented digital overlays.
- ❑ To study the integration of AR into residential interiors and evaluate its impact on user experience
- ❑ To develop zoning strategies that accommodate transformable themes within fixed built elements.
- ❑ To explore materiality, lighting, and spatial geometry suitable for AR interaction.
- ❑ To examine the behavioral and psychological impact of immersive design on short-term guests.

SCOPE

- ❑ This thesis focuses on designing a 3000 sqft residential unit as a boutique Airbnb property with AR-enhanced spaces.
- ❑ The design will address public (living/dining), semi-private (bedroom, meditation), and private zones (dressing, ensuite) for guests.
- ❑ Technological feasibility will be discussed through spatial strategy; however, full-scale AR development is conceptual
- ❑ The study is limited to one unit at DLF Capital Greens, Delhi — but proposes a scalable design model for future AR-enhanced hospitality spaces

REQUURIMENTS

- Thematic Master Bedroom (with AR Lighting Scene Selector)
- Second Bedroom (guest mode)
- Dining Area + Open Kitchen
- Meditation / Zen Pod with Digital Sky Dome
- Designer Washrooms (with Smart Mirrors)
- Utility & Storage Zones
- Staff Quarters
- Walk-in Closet
- Projection Niche / VR Wall
- Compact Bar or Lounge Space

LIMITATIONS

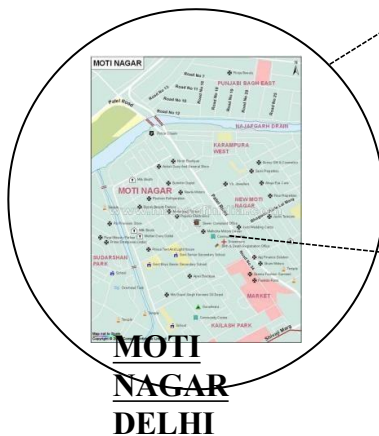
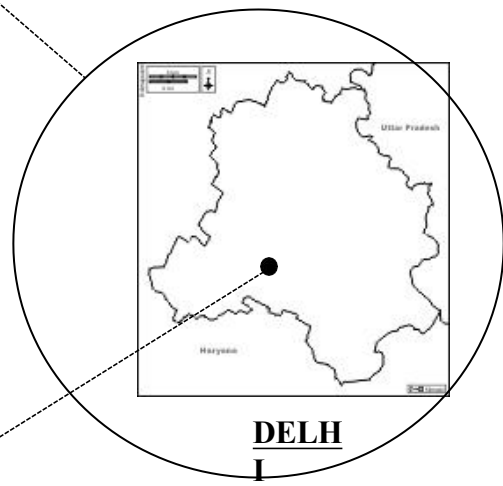
- AR functionality is presented as conceptual — limited to visualization and mood setting.
- Society and building regulations may limit façade or service interventions.
- Certain AR hardware integrations are hypothetical and based on future-viable assumptions.

SITE IDENTIFICATION

LOCATION: DLF Capital
Greens, Tower X-202, Moti
Nagar, New Delhi

SITE AREA: Approx. 3000
sq.ft.

FLOOR: 20th Floor
(Assumed for panoramic
views and better ventilation)



METHODOLOGY

- Site Analysis (Physical, Climatic, Surrounding Context)
- Literature Study (AR in Interiors, Airbnb Trends, Hospitality Psychology)
- Case Studies (Airbnb Plus properties, Digital Art Spaces, Immersive Hotels)
- User Persona & Scenario Mapping
- Requirement Mapping & Area Distribution
- Zoning & Bubble Diagrams
- Concept Sheet & Mood Board
- Material Palette + Tech Integration Study
- Design Development
- 3D Visualizations and AR Simulation Concepts
- Final Working Drawings

SWOT ANALYSIS

Strengths

- Elevated location on the 20th floor offers panoramic views, natural ventilation, and minimal noise.
- Efficient functional zoning: clear separation of private, semi-private, and service areas.
- Located within a gated, secure complex with 24x7 access control and robust infrastructure.
- Proximity to metro, arterial roads, airport, and key commercial zones like Karol Bagh and Rajouri Garden.
- Equipped with pre-installed HVAC, plumbing, and electrical systems, suitable for smart technology integration.
- Surrounded by green landscapes, clubhouse, and recreational amenities, enhancing user experience.

Weaknesses

- Being on a higher floor may result in elevator dependency and limited vertical circulation in emergencies.
- Fixed structural elements like load-bearing walls and columns can limit interior flexibility.
- Limited facade treatment options due to apartment complex regulations.
- Restricted design interventions in service areas (kitchen, servant room) due to plumbing core placement..

Opportunities

- Growing demand for design-led boutique Airbnb stays in metro cities.
- Possibility to create a high-value short-term rental model targeting business travelers and urban staycation seekers.
- Opportunity to integrate AR/smart tech for differentiated user experiences.
- Leveraging local materials and art to create culturally immersive interiors with global appeal.

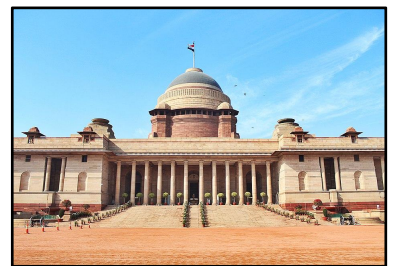
Threats

- Rising competition from established hotel chains and serviced apartments.
- Fluctuations in tourism and travel regulations, especially post-pandemic.
- Possible restrictions by RWA or housing society on running commercial operations from residential units.
- Air quality and urban pollution in Delhi may impact guest comfort without adequate filtration solutions.

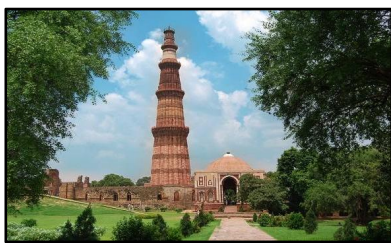
SITE ANALYSIS

ABOUT DELHI

Delhi, the capital city of India, is a vibrant blend of history, culture, and modern development. Known for its rich heritage, architectural landmarks, and diverse population, Delhi is a hub for politics, commerce, education, and tourism. The city features a mix of Mughal-era monuments, colonial structures, and contemporary urban infrastructure. With an extensive metro network and growing business districts like Connaught Place, Saket, and Aerocity, Delhi supports a fast-paced lifestyle. It experiences a composite climate and faces challenges like air pollution and urban congestion. Despite this, Delhi continues to evolve, offering countless opportunities for innovation, creativity, and cultural exchange.



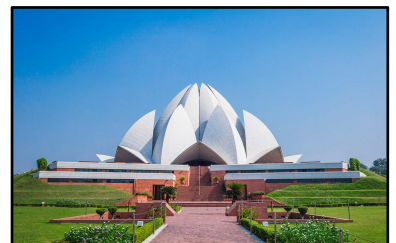
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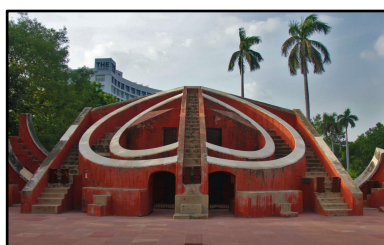
HUMAYUN'S TOMB



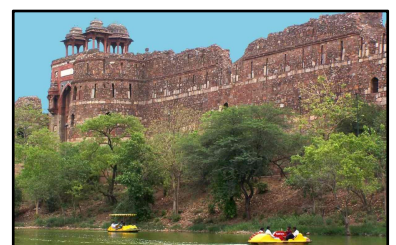
LOTUS TEMPLE



JAMA MASJID



JANTAR MANTAR

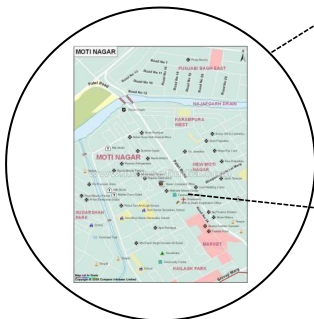
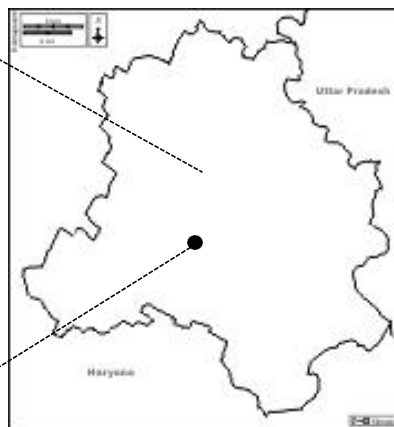


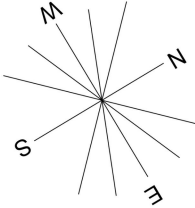
PURANA QUILA

SITE INTRODUCTION

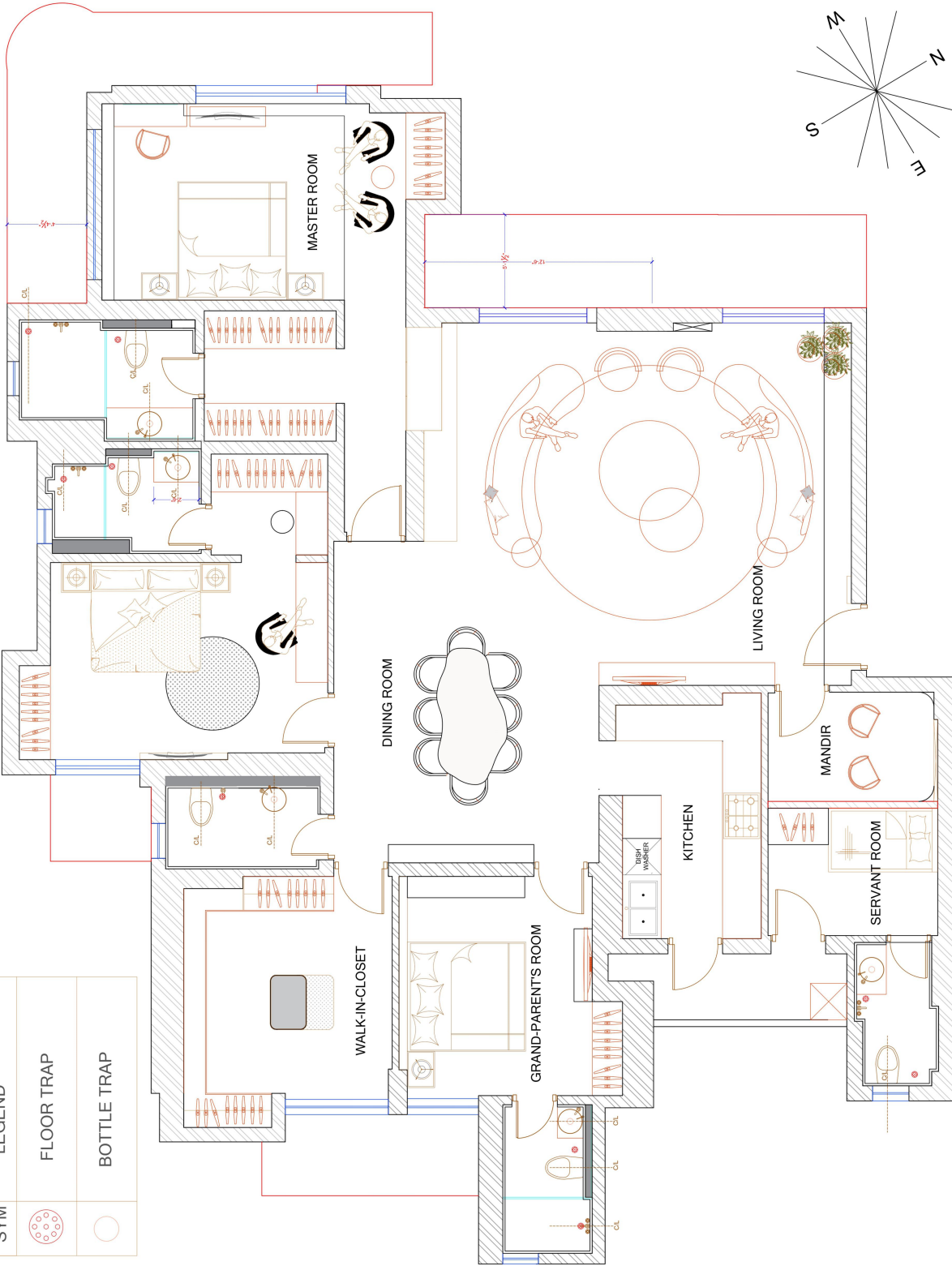
CLIENT - MRS. RADHIKA CHADHA
PROJECT TYPE - AIR BNB – Capital Retrea
LOCATON - X-202, DLF Capital Greens, New Delh
SITE AREA - 3000 sq.ft.

SITE IDENTIFICATION





SYM	LEGEND
	FLOOR TRAP
	BOTTLE TRAP



CONNECTIVITY



Moti Nagar Metro
Station
1.0 km.



Moti Nagar Bus
Depot
1.2 K.M.

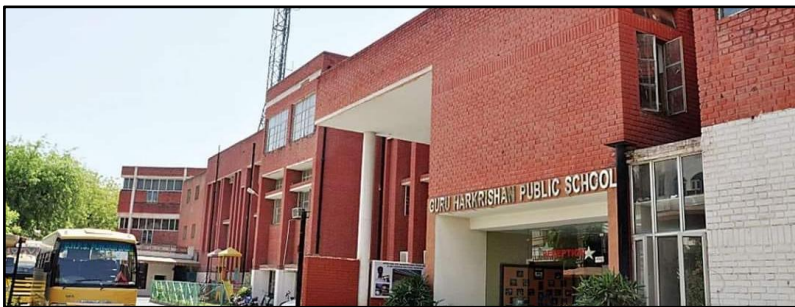


IGI AIRPORT
17.0 K.M.



Ring Road
1 K.M.

SITE SURROUNDINGS



Guru Harkrishan Public School



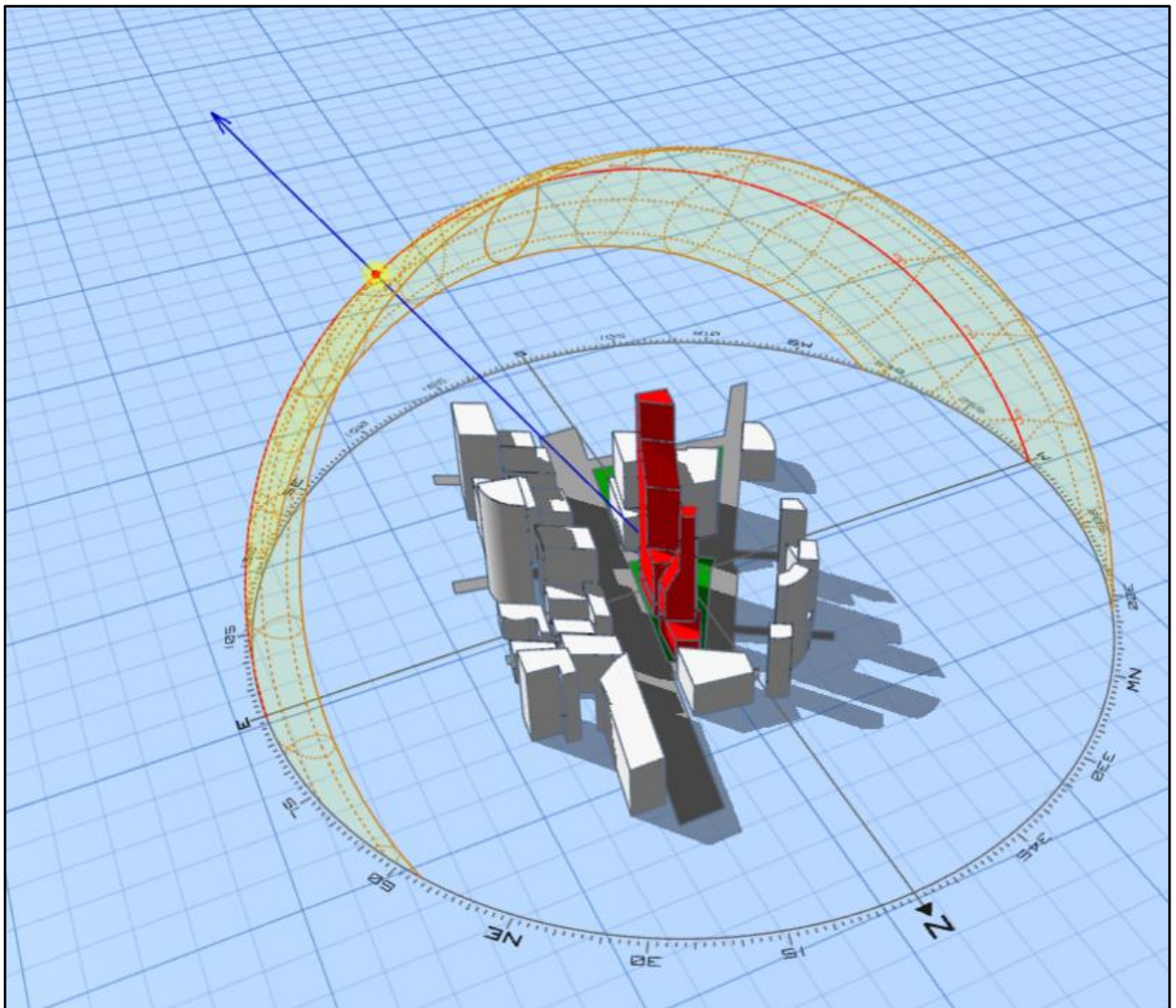
Deen Dayal Upadhyay
Hospital



RAJAURI MARKET

SUN PATH

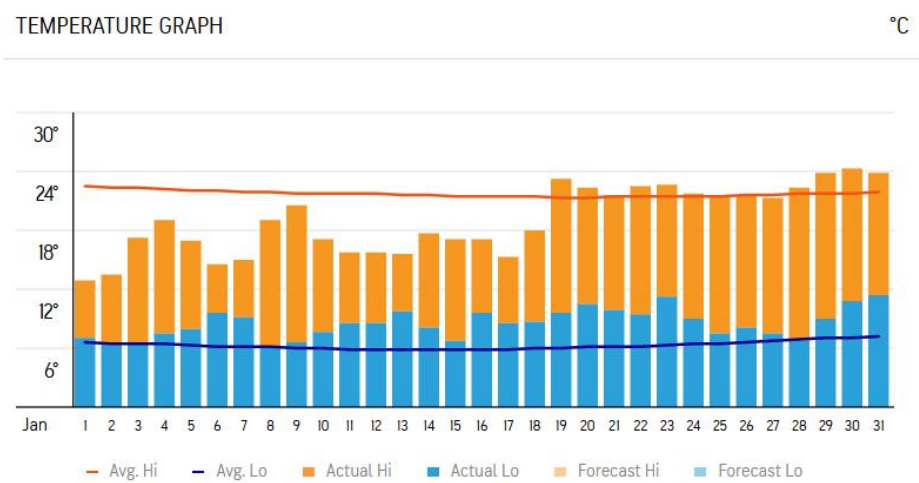
- The site, located on the 20th floor of DLF Capital Greens in Moti Nagar, New Delhi, benefits from ample exposure to natural light due to its height and open surroundings. The east-facing façade receives abundant morning sunlight, enhancing the brightness of bedrooms and living areas. The southern and western sides experience sunlight during the afternoon, ideal for drying balconies and well-lit living zones. Proper shading is essential to minimize heat gain during summer afternoons, especially on west-facing windows.



CLIMATE DATA

Delhi experiences a composite climate with extreme seasonal variations. Summers (April–June) are hot and dry, reaching up to 45°C, while winters (December–January) are cold, with temperatures dropping to 5°C. The city receives moderate monsoon rainfall between July and September. High temperature fluctuations and poor air quality make ventilation and air purification essential in interior design.

TEMPERATURE GRAPH



	Tue		Wed		Thu		Fri		Sat		Sun		Mon	
Hour	AM	PM	AM	PM	AM	PM	AM	PM	AM	PM	AM	PM	AM	PM
Peak Wind (kph)	13	16	20	32	13	9	6	18	20	24	19	24	24	25
Gust	33	51	58	54	22	12	9	37	27	46	40	34	52	45
Sky														
°C	15	26	16	28	18	23	14	19	16	20	11	18	14	18

WIND DATA

LITERATURE STUDY -1

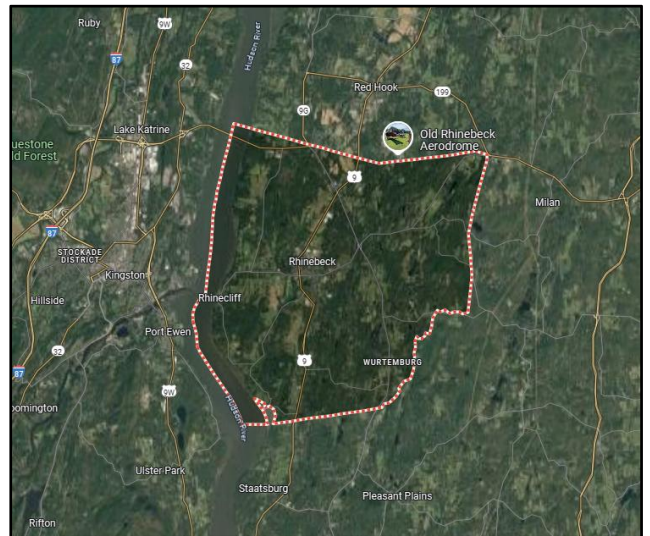
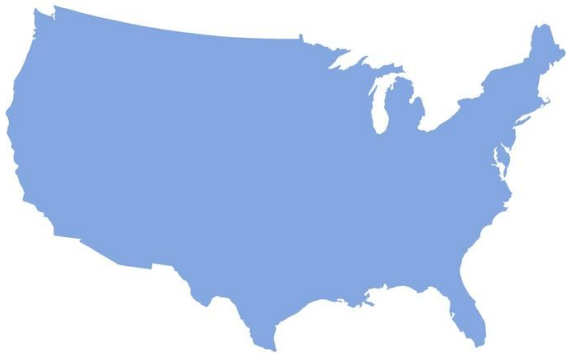
The Ex of In House

INTRODUCTION

The Ex of In House by Steven Holl Architects is an experimental, off-grid guest house located in Rhinebeck, New York. Designed as a spatial exploration of inner experience, it emphasizes sustainability, minimalism, and unique geometry. Its innovative design offers inspiration for reimagining Airbnb interiors focused on immersive and eco-conscious living.



SITE LOCATION

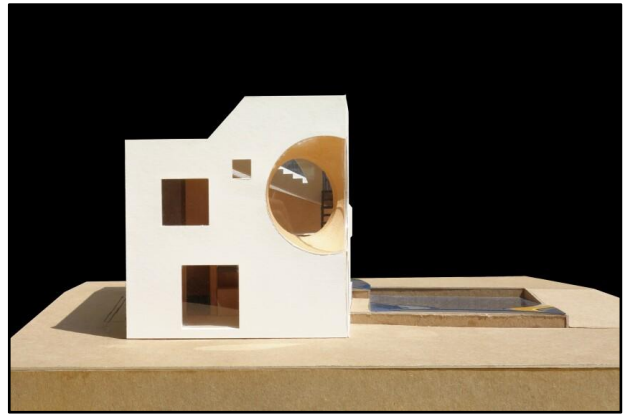


SITE DETAIL

CLIENT	- The Ex of In house
ARCHITECT	- Steven Holl Architects
PROJECT TYPE	- AIR B.N.B
LOCATON	- RHINEBECK, NEW YORK, USA
SITE AREA	- 918 sq.ft.

INTERIOR APPROACH

The Ex of In House by Steven Holl exemplifies a radical and poetic interior approach focused on spatial purity and experiential geometry. The design explores the relationship between voids and solids, with minimal partitions and fluid movement. Interiors are defined by natural materials, sculptural wooden volumes, and dramatic natural light that changes throughout the day. There is a deliberate absence of decorative elements; instead, spatial character is created through form, proportion, and material texture. Built-in furniture and compact utility zones reflect a philosophy of functional minimalism, promoting introspection and simplicity. This approach inspires interior strategies that prioritize volume over surface, and emotional connection over visual clutter—making it a valuable reference in designing work or living spaces that are both contemplative and creatively stimulating.



The interior approach of The Ex of In House focuses on experiential minimalism, where space is shaped by light, material, and geometry rather than ornamentation. The interiors promote emotional depth, with built-in furniture and sculptural forms. Natural finishes, interconnected volumes, and minimal artificial intervention define its serene and contemplative spatial quality.



MATERIALS SPECIFICATION :-

FLOOR COVERING:

- Wooden Flooring / Natural Oak Finish
- Vitrified Tiles / Matte Beige
- Carpet Tiles / Soft Grey / Interface

• PARTITIONS:

- Plywood / Century Ply + Laminate Finish
- Gypsum Partition Boards / Saint-Gobain
- Veneer Panels / Teakwood / Natural Polish
- Texture Paint / Royale Play / Asian Paints
- Glass Partitions / Toughened Clear / DGU Optional
- MDF Jali Panels / CNC Cut / Custom Design
- Acrylic Writable Surface Panels / White Gloss

CEILING SYSTEMS:

- Metal Frame Grid Ceiling / JSW + Gypsum Sheets
- False Ceiling / POP + Cove Lighting
- Paint / Warm White + Accent Wall Paint (Grey)
- Acoustic Panels / HERA Board / Grooved Finish

• LIGHTING:

- Ceiling Mounted Light / Magnus COB / Warm White
- Strip Light / Concealed LED / Havells / Uniser

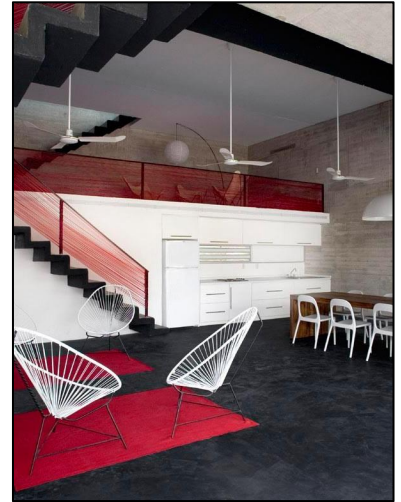
• FURNITURE:

- Lounge Chairs / Upholstered / Muuto / Pastel Fabric
- Dining Chairs / Eames Style / Beech Wood Legs
- Bed / Queen Size / Hydraulic Storage / Custom Built
- Sofa Set / L-Shaped / Roche Bobois Inspired

LITERATURE STUDY -2

TDA House

TDA House, designed by Martín Dulanto Arquitecto, is a compact urban residence located in Lima, Peru. The design embraces a theme of raw minimalism, featuring exposed concrete, natural wood, and open spatial layering. With a focus on light, form, and volume, the house uses split levels and double-height spaces to create a sense of openness, offering a powerful example of modern, efficient living within a restricted urban footprint.



SITE DETAIL



TDA House Puerto Escondido, Oaxaca, Mexico

Architects: Martín Dulanto Arquitecto

Area : 200–300 sq. m²

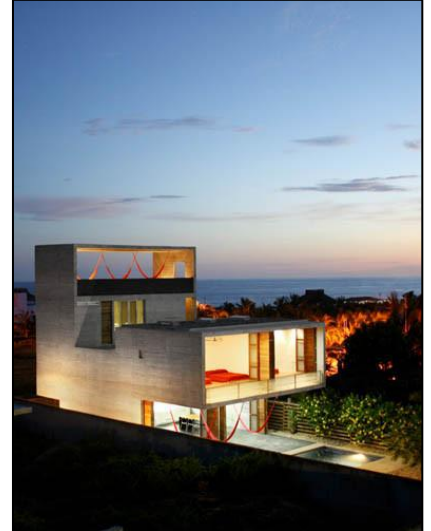
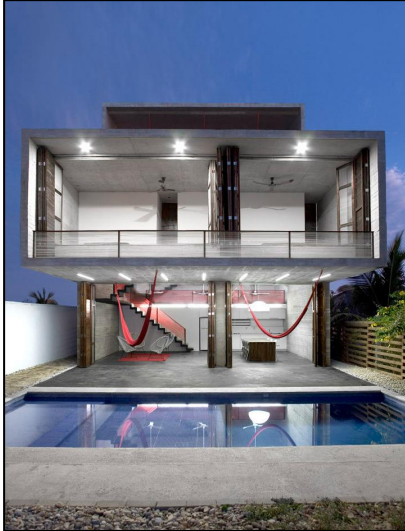
Year : 2015

INTERIOR APPROACH



The interior approach of TDA House is rooted in the principles of raw minimalism and spatial honesty. The design avoids unnecessary ornamentation, instead highlighting the beauty of structural materials like exposed concrete, polished cement, and natural wood. The interiors are planned to enhance the sense of openness through double-height volumes, open-to-below connections, and split-level configurations that visually and physically link different zones. Built-in furniture and minimal loose elements maintain a clutter-free environment, reinforcing the architectural clarity. Natural light is introduced through large openings and internal voids, creating a rhythmic play of light and shadow throughout the day.

The overall experience is one of functional elegance, where every surface, level change, and transition serves both an aesthetic and practical purpose—making the space feel expansive, grounded, and deeply connected to its form.



THE SPATIAL FLOW

The spatial flow of TDA House is designed to feel fluid, continuous, and vertically dynamic. The house follows a split-level configuration, where each functional zone is slightly elevated or sunken, enhancing visual connectivity without compromising privacy. Upon entry, users are led into a semi-open living area, seamlessly connected to the dining and kitchen zones. The central void and open staircases allow natural light to cascade through all levels, unifying the spaces. Private areas like bedrooms are located on upper floors, while service and utility areas are subtly tucked away. The terrace at the top offers an open, recreational space, completing the vertical journey. This layered layout promotes interaction between levels, encourages movement, and maximizes the limited footprint by stacking functions with spatial grace and efficiency.

FLOOR COVERING:

- Polished Cement Flooring / Natural Grey Finish
- Wooden Flooring / Natural Teak (Stairs & Accents)

WALL FINISHES/CURTAIN:

- Exposed Concrete Walls / Structural
- Gypsum Board / Light Partitioning
- Glass Panels / Transparent Barriers
- Wood Veneer Panels / Warm Natural Finish
- Painted MDF Panels / White Matte Finish

CEILING SYSTEMS:

- Exposed Slab / Polished Concrete Ceiling
- Gypsum Board False Ceiling / White

LIGHTING:

- Recessed LED Downlights / Warm White
- Pendant Lights / Minimal Design / Black Finish
- Indirect Cove Lighting / White LED
- Wall Washers / Accent Lighting

FURNITURE:

- Built-in Seating / Concrete + Wood Finish
- Minimalist Wooden Dining Table / Custom Made
- Lounge Chairs / Scandinavian Style / Light Fabric
- Storage Units / Wall-Mounted / Matte Lacquered Finish

CASE STUDY

The Brick Aperture – An Architectural Airbnb Experience

INTRODUCTION

The Brick Aperture

Add. :Safdarjung Enclave, South Delhi

Area : 8611 ft²

Project Type: AIR BNB

SITE LOCATION



ABOUT THE THEME

- The design theme embraces a modern industrial aesthetic merged with contextual materiality, emphasizing open spatial planning, exposed surfaces, and modular design elements. A warm, neutral palette combines with textures like brick, wood, and concrete to create a space that is both raw and refined. The integration of natural light, greenery, and handcrafted details reinforces the theme's core intent—a balance between urban functionality and human-centered comfort.

CONNECTIVITY:

- Moti Nagar Metro Station (Blue Line) – Approx. 1 km
- Kirti Nagar Metro Station (Blue + Green Line) – Approx. 1.5 km
- Located near Ring Road – Easy access to major parts of Delhi

INTERIOR APPROACH

- The interior approach focuses on creating a comfortable, functional, and visually appealing space for short-term stays like Airbnb. It blends modern minimalism with local character, using clean lines, neutral tones, and handcrafted elements. Smart space utilization, ambient lighting, and built-in furniture enhance usability. The design emphasizes warmth, privacy, and openness, offering a homely yet elegant environment that appeals to both business travelers and leisure guests seeking style and comfort.



Spatial Planning

- Entry foyer leads into an open-plan living and dining area.
- Compact yet functional kitchen located adjacent to the dining zone.
- Bedroom positioned for privacy, with natural light and cross ventilation.
- Attached bathroom accessible directly from the bedroom.
- Balcony or extended opening to enhance visual connection and airflow.

Design Features

Material Palette: Exposed concrete, natural wood, polished cement flooring, glass railings, and minimal paint finishes

Lighting: Natural daylight through voids and apertures; warm LED strip and spotlights for ambient effect

Furniture: Built-in, minimalist, and space-conscious with a focus on volumetric clarity

Color Scheme: Raw greys, soft whites, and warm wooden tones with high visual contrast

KEY LEARNING

- Creative use of split levels and voids to enhance spatial experience in a compact layout
- Use of raw materials and light to shape atmosphere without excessive ornamentation
- Emphasis on spatial honesty and functional minimalism as core design values

MATERIALS SPECIFICATION :-

WALL COVERING:

- White colour paint
- Wooden textured pvc panels
- Geometric pattern pvc panels
- Artificial grass carpet

FLOOR COVERING:

- Wooden Flooring / Oak or Teak Finish
- Vitrified Tiles / Matte Beige or Stone Texture
- Carpet Rugs / Neutral Wool Blend (for bedrooms)

PARTITIONS:

- Plywood / Century Ply + Laminate
- Gypsum Board / Saint-Gobain
- MDF Panels / White Duco Finish
- Brick Jali / Terracotta / Natural Finish
- Glass Partitions / Toughened with Powder-Coated Frames
- CNC Cut MDF Panels / Painted Finish

FALSE CEILING:

- POP False Ceiling / Cove Lighting Edge Detail
- Gypsum Board Panels / Grid Framing
- Paint Finish / White Matt Emulsion
- Wooden Ceiling Battens / Selected Zones
(Optional Accent)

LIGHTING:

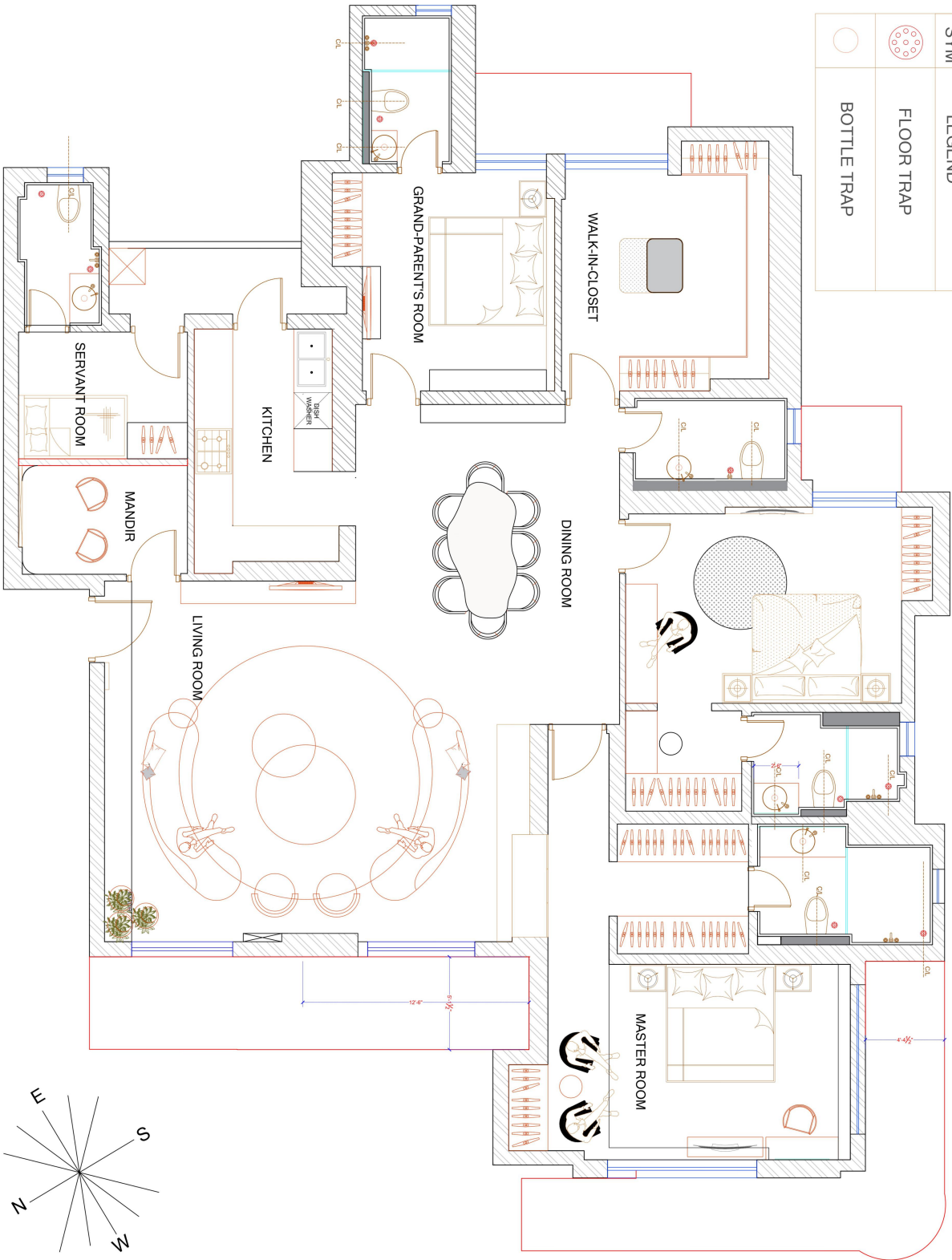
- Panel light
- Cove Light

FURNITURE:

- Queen Bed / Upholstered Headboard / Custom Built
- Lounge Chair / Contemporary Style / Fabric Upholstery
- Wall-Mounted Study Table / Engineered Wood
- Sofa Set / L-Shaped or 2-Seater / Roche Bobois Inspired
- Storage Unit / Wardrobe with Sliding Shutters / Soft Close Hinges

CONCEPT

SYM	LEGEND
	FLOOR TRAP
	BOTTLE TRAP



MOOD BOARD

material and visual language evoke calm, curiosity, and sophistication. Every texture and color is chosen not only for tactile comfort but also to amplify the experience of living inside a smart, story-rich space. This moodboard sets the tone for a boutique hospitality offering that is as interactive as it is visually timeless.

Accent pieces—such as brass light fixtures, artisanal ceramics, and ethnic textile patterns—add visual interest without overwhelming the space. The lighting palette includes warm LED strips, hanging pendant lamps, and diffused daylight, enhancing ambiance and user comfort.



INTERIOR THEME

the interior theme of this Airbnb project is rooted in modern minimalism, enriched with locally inspired details to create a space that feels both contemporary and culturally grounded. The design eliminates excess, focusing on clean lines, functional furniture, and a neutral color palette to offer a calming environment suited for short-term stays.

The material language features a blend of natural wood tones, matte finishes, and subtle textures that provide warmth without visual clutter. Locally sourced elements—such as woven textiles, terracotta accents, and handcrafted decor—add character and authenticity, connecting the interior to Indian heritage while maintaining a sleek global appeal.

Light plays a key role in the theme, with warm white lighting, ample natural daylight, and ambient effects enhancing the experience. The result is a space that is elegant, restful, and adaptable, appealing to a wide range of travelers.

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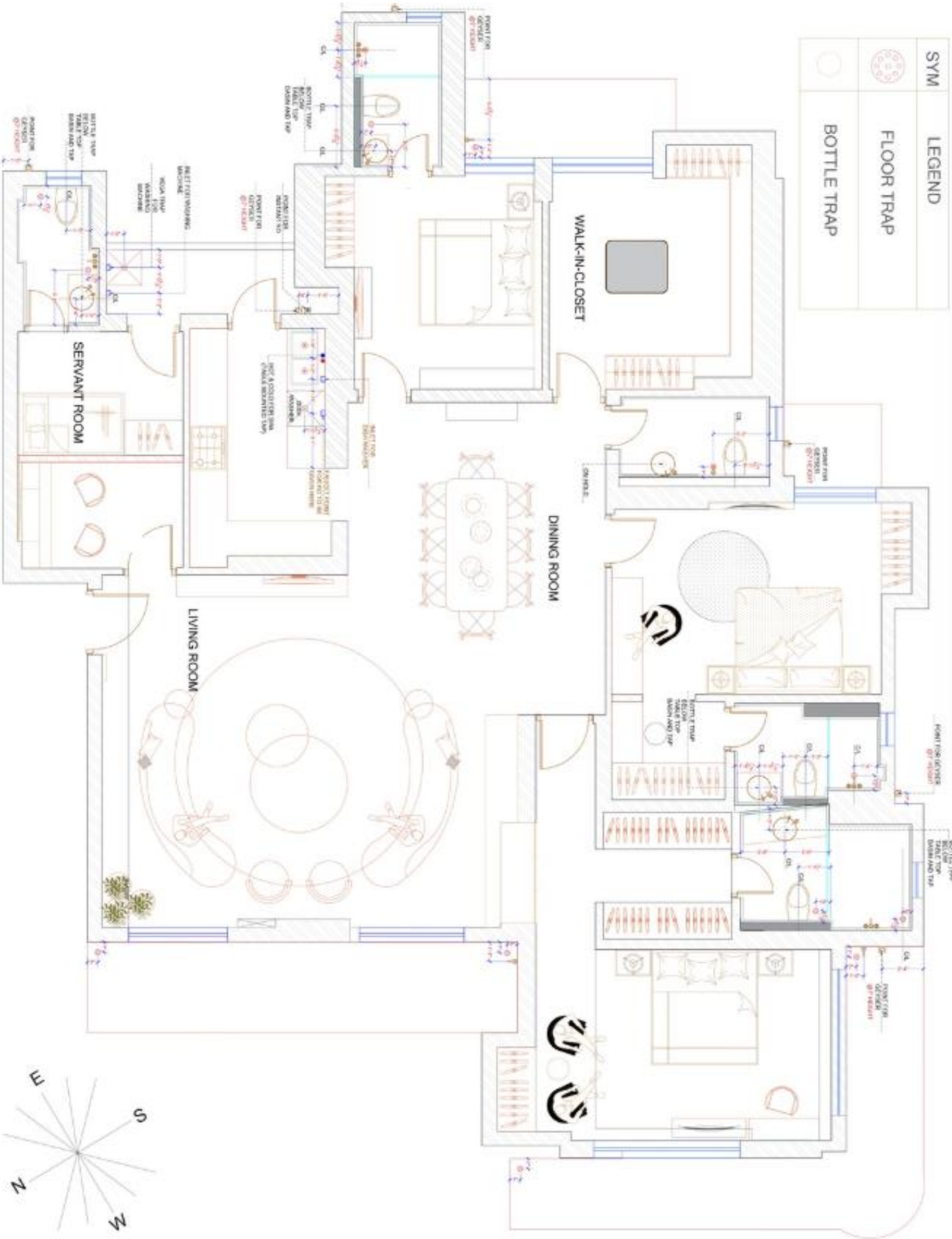
The material language features a blend of natural wood tones, matte finishes, and subtle textures that provide warmth without visual clutter. Locally sourced elements—such as woven textiles, terracotta accents, and handcrafted decor—add character and authenticity, connecting the interior to Indian heritage while maintaining a sleek global appeal.

Light plays a key role in the theme, with warm white lighting, ample natural daylight, and ambient effects enhancing the experience. The result is a space that is elegant, restful, and adaptable, appealing to a wide range of travelers.

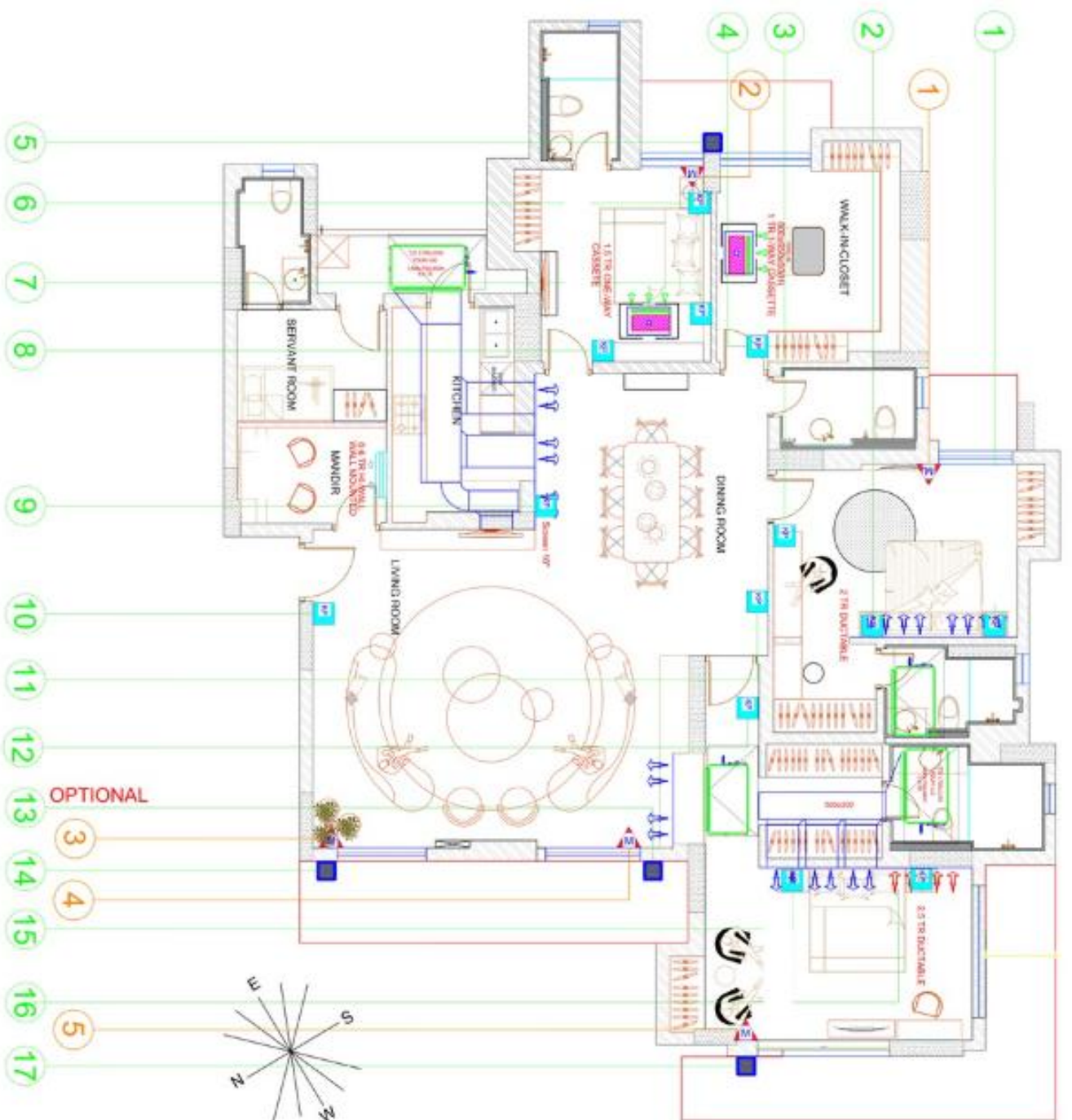
1



PLUMBING PLAN



ELECTRICAL PLAN



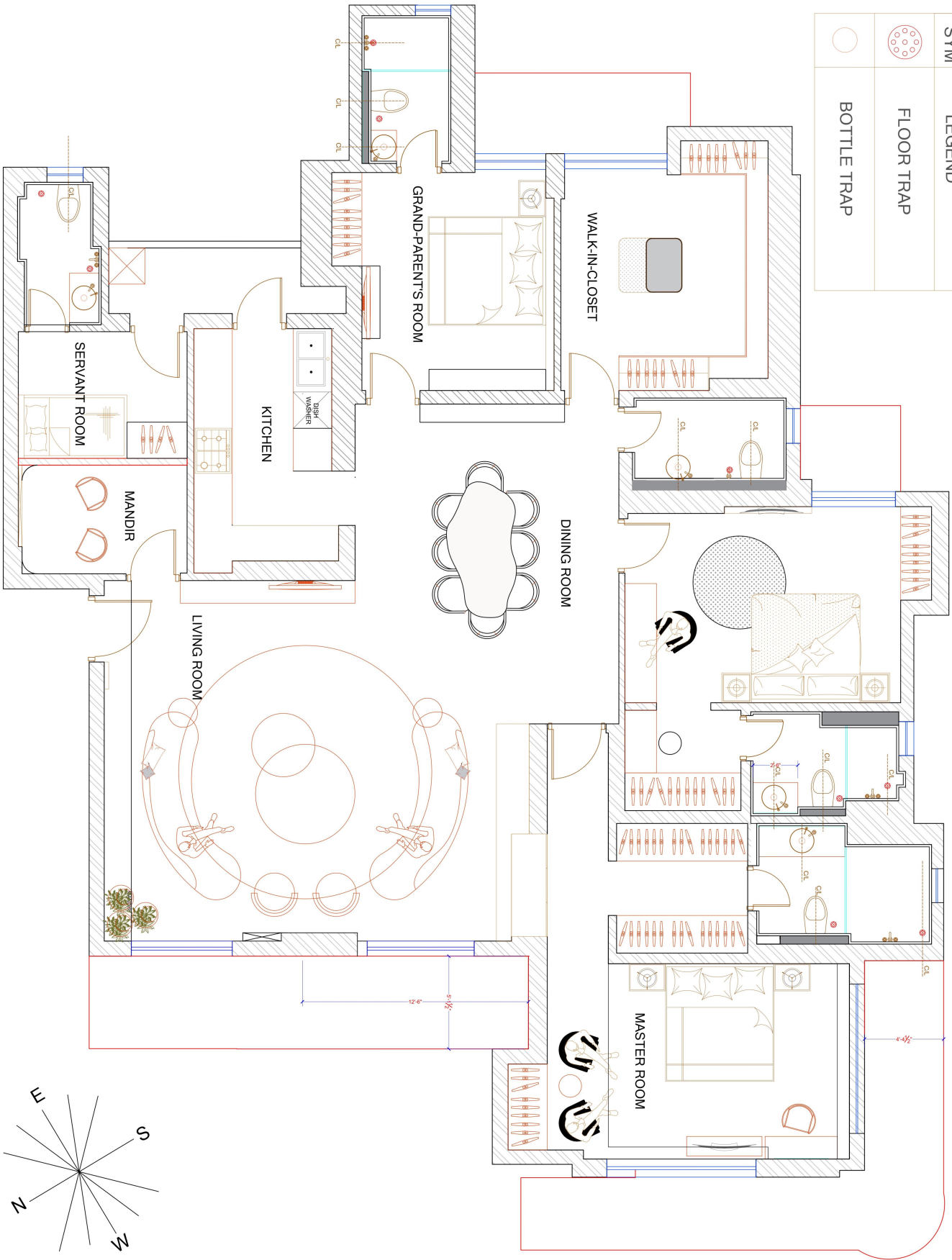
LEGEND

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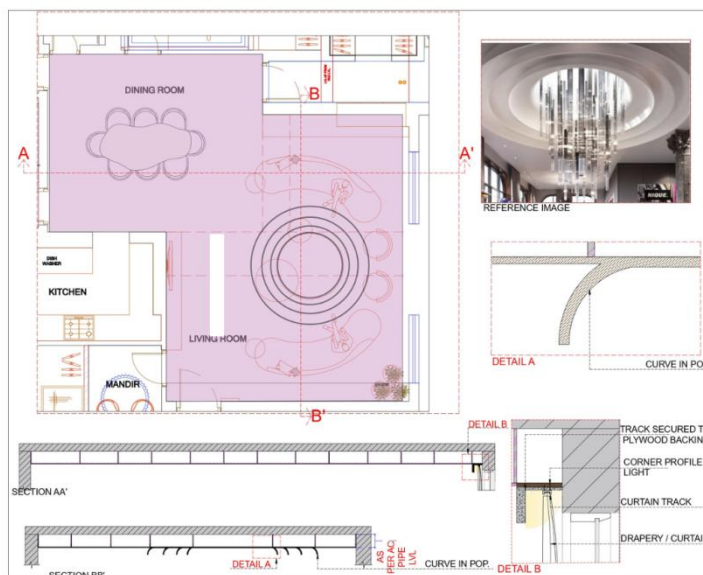
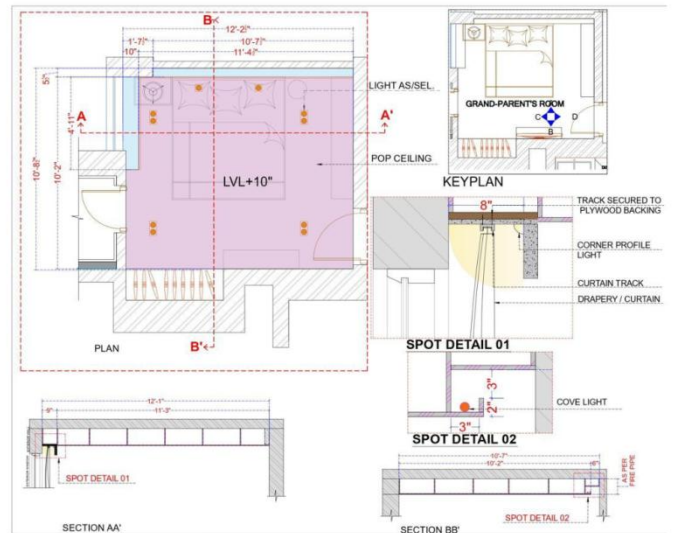
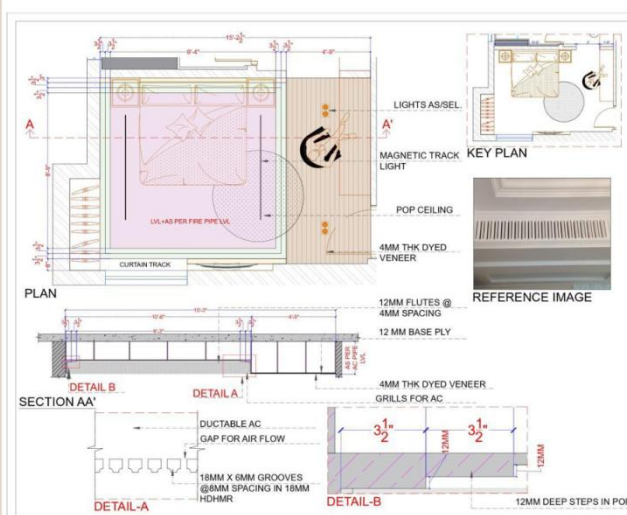
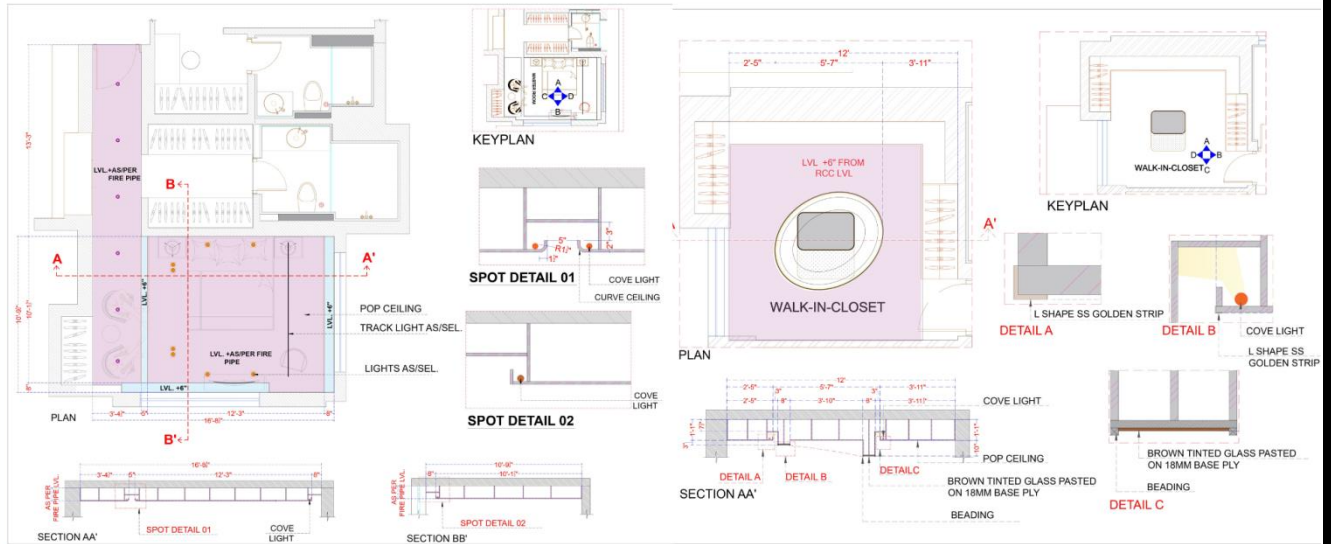
DESIGN DEVELOPMENT

WALL ELEVATIONS,,FALSE CEILING

SYM	LEGEND
	FLOOR TRAP
	BOTTLE TRAP



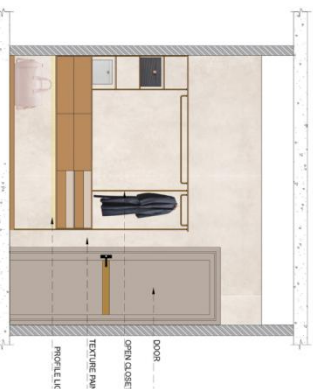
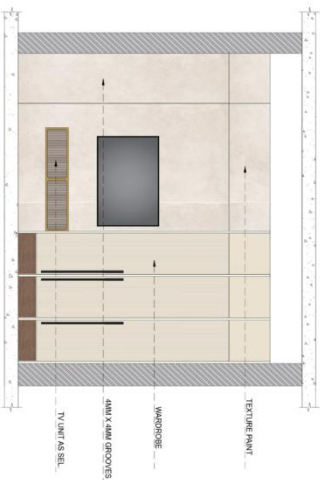
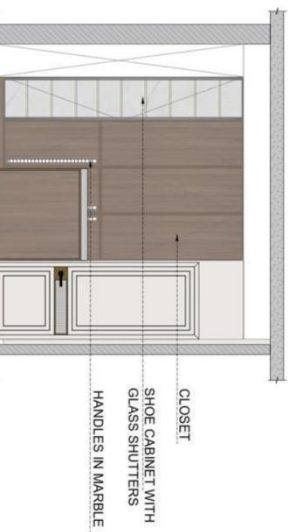
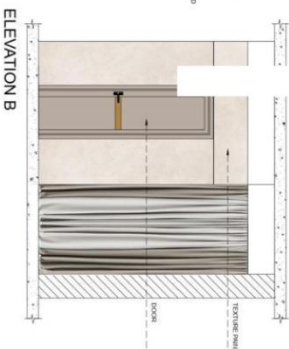
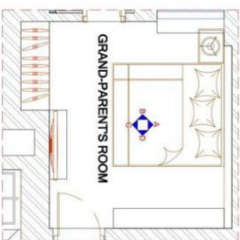
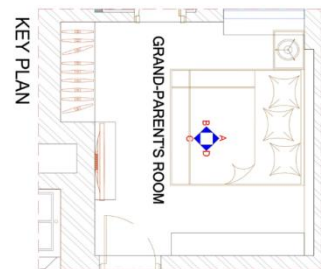
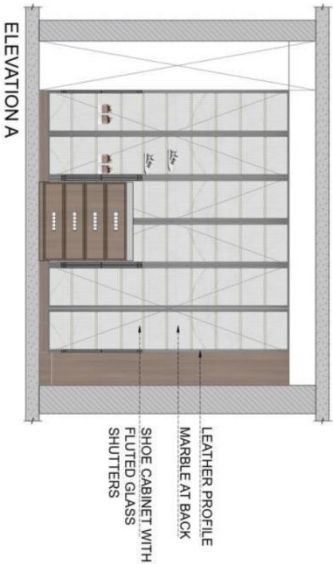
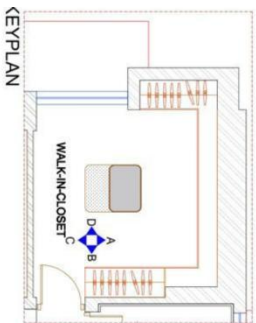
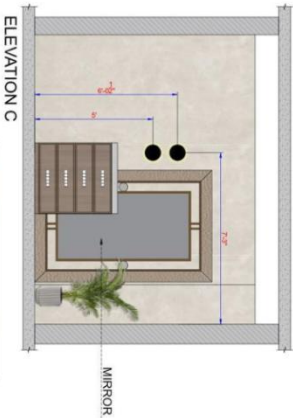
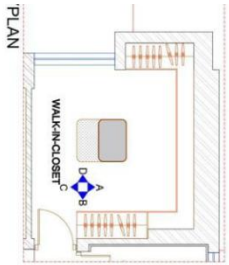
RCP CEILING LAYOUT



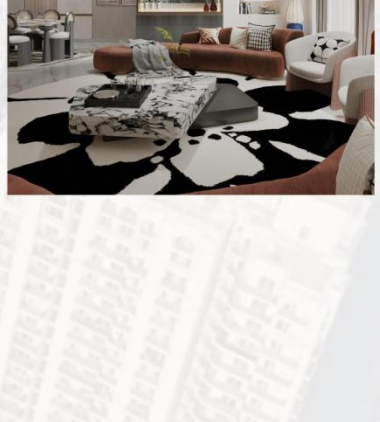
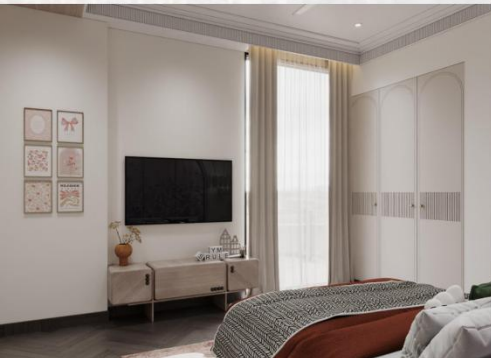
DESIGN DEVELOPMENT

WALL ELEVATIONS/3D VIEW

ELEVATIONS



3D VIEW



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