

**ARCHITECTURE THESIS**  
**REPORT 2019-20**

**FIVE STAR HOTEL**  
**GORAKHPUR, UTTAR PRADESH**

**A Thesis Submitted  
in Partial Fulfillment of the  
Requirements  
for the Degree of**

**BACHELOR OF ARCHITECTURE**  
**in**  
**ARCHITECTURE**

**by**  
**SAKET JINDAL**  
**(Enrollment No.- 1150101066)**

**UNDER THE SUPERVISION OF**  
**AR. ANSHU RASTOGI.**

**SESSION – 2019-2020**

**TO THE SCHOOL OF ARCHITECTURE**  
**BABU BANARASI DAS UNIVERSITY**  
**LUCKNOW**

**SCHOOL OF ARCHITECTURE AND PLANNING  
BABU BANARSI DAS UNIVERSITY  
LUCKNOW( U.P ).**

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I HERE BY RECOMMEND THAT THE THESIS, ENTITLED “**FIVE STAR HOTEL**”, PREPARED BY **MR SAKET JINDAL** UNDER MY SUPERVISION, IS THE BONAFIDE WORK OF THE STUDENT AND CAN BE ACCEPTED AS A PARTIAL FULFILMENT FOR THE AWARD OF **BACHELOR’S DEGREE** IN ARCHITECTURE, SCHOOL OF ARCHITECTURE BBDU, LUCKNOW.

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# **INTRODUCTION :-**

# **INTRODUCTION**

## **WHAT IS HOTEL?**

HOTEL IS AN ESTABLISHMENT THAT PROVIDES FOR SERVICES SUCH AS ACCOMMODATIONS, MEALS, AND OTHER SERVICES FOR TRAVELLERS AND TOURISTS.

ACCOMMODATION CAN BE FOR ANY PURPOSE SUCH AS OVERNIGHT STAY, HOLIDAYS, BUSINESS STAY, TRANSIT ETC.

HOTELS ARE AN IMPORTANT COMPONENT OF THE TOURISM PRODUCT, THEY CONTRIBUTE TO THE OVERALL TOURISM EXPERIENCE THROUGH THE STANDARDS OF FACILITIES AND SERVICES OFFERED BY THEM.

A HOTEL IS A COMMERCIAL ESTABLISHMENT PROVIDING LODGING, MEALS, AND OTHER GUEST SERVICES. THEY ARE ALWAYS LOCATED IN THE AREA HAVING HEAVY TRAFFIC POTENTIAL OF TOURIST TO TARGET MAXIMUM NUMBER OF VISITORS IN THEIR HOTEL.

## **HOTEL ECONOMICS**

ECONOMICS OF A NEW HOTEL WILL CENTER UPON THE COST OF CONSTRUCTION AND FURNISHING. THESE COSTS REPRESENT, TOGETHER WITH THE COST OF THE LAND, THE AMOUNT OF MONEY THAT IS TO BE INVESTED.

IT WAS STATED THAT FOR EVERY DOLLAR OF INCOME PER ROOM \$1000 SHOULD BE SPENT IN THE CONSTRUCTION OF THAT ROOM. WITH THE KNOWLEDGE THAT THE COST OF THE ROOM WOULD ALSO CARRY ITS PROPORTIONATE SHARE OF EVERY OTHER PART OF THE STRUCTURE SUCH AS HOTEL LOBBY, THE DINING ROOMS, THE BARS, THE CORRIDORS, THE OFFICES, THE LAUNDRY, THE KITCHENS, AND ALL OTHER FACILITIES FOUND IN THE HOTEL.

## **STAR RATING OF A HOTEL**

STAR RATINGS SYMBOLIZE THE LEVEL OF SERVICE, RANGE OF FACILITIES AND QUALITY OF GUEST CARE.

HOTELS ARE REQUIRED TO MEET PROGRESSIVELY HIGHER STANDARDS AS THEY MOVE UP THE SCALE FROM ONE TO FIVE STARS.

■ ONE STAR CATEGORY HOTELS [ECONOMY]



■ TWO STAR CATEGORY HOTELS [MODERATE]



■ THREE STAR CATEGORY HOTELS [FIRST CLASS]



■ FOUR STARS CATEGORY HOTELS [SUPERIOR]



■ FIVE STAR HOTELS [DELUXE]



## **PROFESSIONAL CLASSIFICATION OF HOTEL INDUSTRY**

IN INDIA THE SYSTEM DEPENDS ON THE NUMBER AND STANDARD OF FACILITIES, PROVIDED BY THE HOTELS. THERE IS A STATUTORY APPOINTED COMMITTEE KNOWN AS **H.R.A.C.C (HOTEL AND RESTAURANT APPROVAL AND CLASSIFICATION COMMITTEE)** WHICH COMPRISE OF REPRESENTATIVES OF GOVERNMENT AND THE TRADE.

THE COMMITTEE CLASSIFIES HOTEL AGAIN AND SETS CRITERIA OF STANDARDS AND AWARD STAR RATING. THIS CRITERIA CLASSIFIES THE STANDARD AS "NECESSARY, ESSENTIAL AND DESIRABLE". THE STAR RATING RANGES FROM 1 TO 5. AND 5 STAR RATING IS EQUIVALENT TO FIRST CLASS HOTELS BY NORMS



# INTRODUCTION

THERE ARE CERTAIN MARKS SYSTEM CRITERIA ACCORDING TO WHICH THE STARS ARE GIVEN TO THE HOTEL DURING INSPECTION:

<u>CRITERIA</u>	<u>MAX.MARKS</u>
EXTERIOR & GROUND	8
GUEST ROOMS	10
BATH ROOMS	8
PUBLIC AREAS	8
FOOD & BEVERAGES	8
KITCHENS	8
CLEANLINESS	8
HYGIENE	8
SAFETY & SECURITY	8
COMMUNICATIONS	6
GUEST SERVICES	5
ECO FRIENDLY PRACTICES	5

**F.H.R.A.I**



FHRAI IS THE VOICE OF THE HOSPITALITY INDUSTRY AND PROVIDES AN INTER-FACE BETWEEN THE HOSPITALITY INDUSTRY, POLITICAL LEADERSHIP, ACADEMICS, INTERNATIONAL ASSOCIATIONS AND OTHER STAKE HOLDERS. FHRAI IS COMMITTED TO THE PROGRESS OF THE INDUSTRY THROUGH THE VARIOUS ACTIVITIES LIKE EDUCATION AND TRAINING, RESEARCH AND PUBLICATION, ANNUAL CONVENTION TO PROMOTE INTERACTION WITH GOVERNMENT OFFICIALS, POLITICAL LEADERS AND STAKE HOLDERS OF THE INDUSTRY

**H & R A**



THE ASSOCIATION RENDERS ASSISTANCE DURING PROMOTION & OPERATION OF ANY HOTEL AND/OR MEMBERS, INFORMATION ON VARIOUS ASPECTS SUCH AS APPLICABILITY OF LAWS, TAX MATERS, LABOUR, LIAISON WITH THE TOURIST DEPARTMENT, FOREIGN EXCHANGE & IMPORT LICENSING, ETC. THE ASSOCIATION ISSUES FROM TIME TO TIME CIRCULARS CLARIFYING MATTERS CONCERNING THE HOTEL & RESTAURANT INDUSTRY & BRINGS OUT A MONTHLY BULLETIN

**IATO**



THE INDIAN ASSOCIATION OF TOUR OPERATORS (IATO) IS THE NATIONAL BODY OF THE TOURISM INDUSTRY. IT HAS OVER 1600 MEMBERS COVERING ALL SEGMENTS OF TOURISM INDUSTRY. ESTABLISHED IN 1982, IATO TODAY HAS INTERNATIONAL ACCEPTANCE, AND LINKAGES. IT HAS CLOSE CONNECTIONS AND CONSTANT INTERACTION WITH OTHER TOURISM ASSOCIATIONS IN US, NEPAL AND INDONESIA, WHERE USTOA, NATO AND ASITA ARE ITS MEMBER BODIES; AND IS INCREASING ITS INTERNATIONAL NETWORKING WITH PROFESSIONAL BODIES FOR BETTER FACILITATION TO THE INTERNATIONAL TRAVELER VISITING NOT ONLY INDIA BUT THE ENTIRE REGION.

**ADTOI**



ASSOCIATION OF DOMESTIC TOUR OPERATORS OF INDIA (ADTOI), NATIONAL BODY OF DOMESTIC TOUR OPERATORS, CONSTITUTED ON 7TH AUGUST 1996 WITH THE EXPRESS PURPOSE OF CONSOLIDATING THE EFFORTS OF ALL THOSE TOUR OPERATORS WHO ARE ACTIVELY ENGAGED IN THE PROMOTION OF "DOMESTIC TOURISM" IN THE COUNTRY.



# INTRODUCTION

## STANDARD AREA NORMS AS PER AUTHORITY

- MIN AREA REQUIREMENT 1000 SQ. MT. FRONT OF THE PLOT SHOULD FACING 18MTR WIDE ROAD IN CITY AND 24MTR WIDE ROAD IN NON RESIDENTIAL AREA.
- 5 STAR HOTEL ARE ONLY PERMITTED TO NON RESIDENTIAL AREAS. IN RESIDENTIAL UP TO 3 STAR.
- ACCOMMODATION FACILITIES (ROOMS ,TOILETS ,SHOWER ROOMS ETC. AND FLOOR SERVICES SHOULD OCCUPY 50-60%OF FLOOR AREA . PUBLIC GUEST ROOMS, RECEPTION AREA, HALL AND LOUNGES REQUIRES 4-7 %OF FLOOR AREA
- HOSPITALITY AREA ,RESTAURANTS ,BAR FOR GUEST AND VISITORS 4-8%OF FLOOR AREA.
- MAINTENANCE AND REPAIR 4-7% OF FLOOR AREA.
- PARKING 1.0 CARS PER ROOM, EXCESSIVE PARKING 2.0 CARS PER SQ.MT

## A BREIF ABOUT FIVE STAR HOTEL



- THESE ARE HOTELS THAT OFFER ONLY THE HIGHEST LEVEL OF ACCOMODATIONS AND SERVICES.
- THESE HOTEL SHOULD HAVE DISTINCTIVE QUALITIES OF LUXURY HOTEL.
- THE STANDARD OF SERVICE AND AMENITIES ARE OF VERY SUPERIOR QUALITY AND HIGH STANDARD.
- THERE SHOULD BE ADEQUATE PARKING SPACE FOR CARS.
- THE HOTEL SHOULD HAVE AT LEAST 25 BEDROOMS, ALL WITH WELL APPOINTED ATTACHED BATHROOMS WITH LONG BATH OR SHOWER CHAMBER. 24HOURS RUNNING OF HOT AND COLD WATER.
- ALL THE PUBLIC AND PRIVATE SPACE SHALL BE AIR CONDITIONED. GRANT HOTEL LOBBIES ARE SUMPTUOUS.
- THE ROOM COMPLETE WITH STYLISH FURNISHING AND QUALITY LINENS.
- THE AMENITIES OFTEN INCLUDE CD, STEREOS, HEATED POOLS AND MORE.
- THE HOTEL FEATURE UP TO THREE RESTAURANT ALL WITH EXECUTIVE MENUS.
- MORE THAN 3 LIFTS IN BUILDINGS FOR MORE THAN THREE STOREYS.

## FIVE STAR HOTEL AS A BUSINESS

HOTELS ARE BIG BUSINESS TODAY.  
THE GROWTH OF BOTH INTERNATIONAL AND DOMESTIC TOURISM IS LEADING TOWARDS DEMAND OF HOTELS THAT OFFERS MORE THAN JUST A COMPATIBLE STOP OVER FOR THE TRAVELLERS OR VISITORS AND PLEASURE DIVERSION FOR THE LOCAL ELITE.





# **INTRODUCTION**

## **NEED OF FIVE STAR HOTEL**

### **SPEEDILY GROWING POPULATION**

HOTEL IS ONE OF MOST REQUIRED AREA IN EVERY CITY NOWADAYS. WHICH IS IN DEMAND DUE TO THE MODERNIZATION OF TIME WHICH IS DIRECTLY MODERNIZING THE LIVING STANDARDS OF PEOPLE.

### **RISE IN LIVING STANDARD**

HUGE DEMAND OF MODERN DESIGNING FOR EASY LIVING. REQUIREMENT OF EACH AND EVERY ENTERTAINMENT AT A SINGLE PLACE.

### **NECESSITY OF CITY**

AS THE POPULATION IN URBAN AREA IS INCREASING DAY BY DAY THEIR IS REQUIREMENT OF MORE HOTELS (AREAS FOR OFFICES, RECREATIONAL AREAS, ENTERTAINMENT AREAS, AND COMMERCIAL AREAS).

## **AIMS AND OBJECTIVES**

- TO PROVIDE LUXURY & MODERN AMENITIES.
- TO REDUCE THE WASTE FROM THE HOTEL.
- TO MAKE IT COST EFFICIENT WITHOUT COMPROMISING THE LUXURY.
- BRINGING CITY A MODERN APPROACH.
- ACCELERATE THE USE OF DIFFERENT BUILDINGS AT A SINGLE PLACE.
- SPURRING THE ACCOMMODATION DEMAND FOR TOURISTS.
- MAKING THE CITY SMART.
- FACILITATING THE PUBLIC. AND PROVIDING THEM A BETTER ENVIRONMENT.
- TO INCREASE THE TOURISM OF THE CITY.
- THE STRATEGY IS TO ACHIEVE ECONOMIC GROWTH THROUGH DEVELOPMENT OF NATIONALLY AND GLOBALLY COMPETITIVE INDUSTRY BY FACILITATION AND PROVIDING BETTER ENVIRONMENT.

## **SCOPE**

THE BOOMING POPULATION AND INCREASING IT SECTOR HAS LED TO THE GROWTH OF THE INDIAN HOSPITALITY INDUSTRY.

THE HUGE INTERNATIONAL AND DOMESTIC BUSINESS MAN , TOURIST AND EMPLOYEES VISITING THE REGION HAVE LED TO THE NEED FOR A 5-STAR HOTEL IN GORAKHPUR , SO THAT THE GUESTS CAN ENJOY COMFORT, LUXURY AND MODERN AMENITIES FOR A FRUITFUL STAY.

## **LIMITATIONS**

THE LOCAL BYE LAWS CONTEXT, RESTRICTIONS, SITE FEATURES, TOPOGRAPHY OR ANY OTHER PHYSICAL FEATURES SHALL BE CONSIDERED.

THE SITE SURROUNDINGS ARE NOT YET DEVELOPMENT. MUCH OF THE LAND AROUND SURROUNDING IS BARREN.

## **TOPIC JUSTIFICATION**

THIS PROJECT WILL GIVE ME AN OPPORTUNITY TO DESIGN HOTEL SPACE WITH DIFFERENT TYPES OF SERVICES AND AMENITIES , IT WILL HELP ME TO LEARN ABOUT THE PROCEDURE OF DESIGNING AND PLANNING OF SEVICES AND INTERIORS AS WELL .

THE PROPOSED PROJECT WILL ALSO GIVE ME AN OPPORTUNITY TO DESIGN THE PARKING SPACE , GREEN SPACE , LANDSCAPE , AND THE CIRCULATION OF THE SITE.



# INTRODUCTION

## DIFFERENCE BETWEEN HOTEL, MOTEL AND RESORT

A HOTEL PROVIDES PAID LODGING TO TOURISTS AND MAY ALSO PROVIDE A NUMBER OF OTHER SERVICES OR AMENITIES, SUCH AS A RESTAURANT, SWIMMING POOL, AND SPA. MANY HOTELS ARE ALSO ARRANGED TO HOLD CONFERENCES AND MEETINGS, THUS MAKING THEM USEFUL LOCATIONS FOR BUSINESS MEET UPS, LEISURE AND VACATION SPOT. THEY CAN BE SINGLE, MULTI-STORIED, OR VARIES; WITH ROOMS THAT OPEN TO INTERIOR OF THE BUILDING.



MOTEL IS A WORD DERIVED FROM THE TERM "MOTORIST'S HOTEL." THIS WAS A TERM USED TO INDICATE WHEN A HOTEL PROVIDED A LARGE PARKING, A FEATURE THAT IS PARTICULARLY USEFUL TO PEOPLE WHO FREQUENTLY TRAVEL LONG DISTANCES ON MAJOR HIGHWAY AND INTER STATE SYSTEMS. INITIALLY, MOTEL ROOMS HAD DOORS THAT FACED THE PARKING LOT, MAKING COMING AND GOING ESPECIALLY EASY. THEY ARE SINGLE, OR DOUBLE STORIED BUILDING WITH CONNECTED ROOMS; HAS OPEN WALKWAYS, WITH EXTERIOR ENTRANCES



RESORTS ARE PLACES OR TOWNS OR COMMERCIAL ESTABLISHMENTS THAT PROVIDE RELAXATION AND RECREATION OVER AND ABOVE THE ACCOMMODATION, MEALS AND OTHER BASIC AMENITIES. THE CHARACTERISTIC OF RESORT IS THAT IT COMBINES A HOTEL AND A VARIETY OF RECREATIONS. A RESORT IS USUALLY SPREAD OUT OVER MORE LAND COMPARED TO A HOTEL WITH MORE PRIVACY FOR THEIR OCCUPANTS.





# INTRODUCTION

## ABOUT THE CITY

GORAKHPUR IS A CITY ALONG THE BANKS OF THE RAPTI RIVER IN THE NORTH-EASTERN PART OR THE PURVANCHAL REGION OF THE INDIAN STATE OF UTTAR PRADESH. IT IS SITUATED 273 KILOMETRES NORTH-EAST OF THE STATE CAPITAL LUCKNOW. THE CITY IS HOME TO THE GORAKHNATH MATH, A GORAKHNATH TEMPLE. THE CITY ALSO HAS AN INDIAN AIR FORCE STATION, SINCE 1963.



FIG: INDIA MAP



FIG: UTTAR PRADESH MAP



FIG: GORAKHPUR MAP

## GEOGRAPHY

- GORAKHPUR IS SITUATED ABOUT 100 KM FROM NEPAL BORDER, 193 KM FROM VARANASI, 260 KM FROM PATNA AND 273 KM FROM LUCKNOW. IT IS ONE OF THE FLOOD VULNERABLE DISTRICTS IN EASTERN UTTAR PRADESH.
- GORAKHPUR IS LOCATED AT 28.61°N 77.23°E AND LIES IN EASTERN UP.
- IT REACHES THE ELEVATION OF 84M / 276 FEET FROM SEA LEVEL.

## DEMOGRAPHICS

- AS OF 2011 INDIAN CENSUS, GORAKHPUR HAD A TOTAL POPULATION OF 673,446, IT HAS A SEX RATIO OF 903 FEMALES PER 1000 MALES.
- GORAKHPUR HAD A LITERARY RATE OF 75.2%, OF WHICH MALE LITERACY WAS 79.4% AND FEMALE LITERACY WAS 70.6%.

## TRANSPORTATION

### RAILWAYS

GORAKHPUR IS CONNECTED THROUGH RAIL NETWORK AND GORAKHPUR RAILWAY STATION.

THE STATION OFFERS CLASS A-1 RAILWAY STATION FACILITIES. ON 6 OCTOBER 2013, GORAKHPUR HAS THE WORLD'S LONGEST RAILWAY PLATFORM, AFTER INAUGURATION OF THE REMODELLED GORAKHPUR YARD, WITH A STRETCH OF AROUND 1.36 KILOMETRES (0.85 MI)

### AIR

AN AIRFORCE STATION OF INDIAN AIR FORCE WAS ESTABLISHED IN GORAKHPUR IN 1963 AND EXTENDED FOR PUBLIC TRANSPORT. NAMED MAHAYOGI GORAKHNATH AIRPORT.

### METRO

THE PROPOSED GORAKHPUR METRO SYSTEM WILL CONSIST OF TWO CORRIDORS, BOTH WILL COVER A DISTANCE OF 27.41 KM (17.03 MI) AND BOTH CORRIDOR WILL HAVE 27 METRO STATION.

# **SITE STUDY :- 1**



# SITE STUDY

## GENERAL INTRODUCTION

PROJECT	FIVE STAR HOTEL
CLIENT	LOTUS TRANS PVT.LTD.
LOCATION	PAIDLE GANJ GORAKHPUR, UTTAR PRADESH
COORDINATES	LATITUDE - 26° 44' 33. N LONGITUDE- 83° 23' E
ELEVATION	76 M
SHAPE	IRREGULAR PLOT SHAPE
AREA	32901 SQ.M.(8.13 ACERS)

## IDENTIFICATION OF SITE



FIG : MAP OF GORAKHPUR CITY



FIG : SATELLITE IMAGE SHOWING SITE

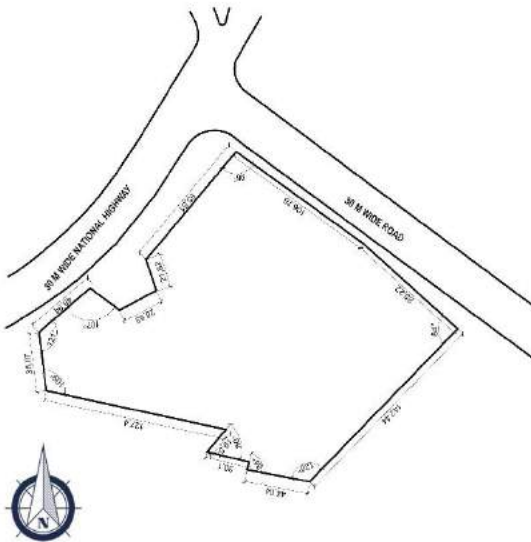


FIG : MEASURED DRAWING OF SITE POCKET

### BYE LAWS:

SITE AREA: 32901 SQ.M.

FAR: 2

GROUND COVERAGE: 40% = 13160.4 SQ.M.

TOTAL BUILTUP: 65802 SQ.M.

SETBACK:  
FRONT - 9 M.  
REAR - 6 M.  
SIDE - 4.5 M.

HIEGHT - 12.50 M.



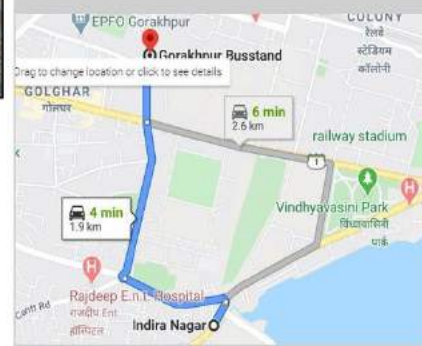
FIG : EXISTING SITE CONDITION

## APPROACH TO SITE

**FROM GORAKHPUR JUNCTION :**  
THE SITE IS LOCATED 3.8 KM FROM THE GORAKHPUR JUNCTION RAILWAY STATION,



**FROM GORAKHPUR BUS STAND**  
THE SITE IS LOCATED 1.9 KM FROM THE GORAKHPUR BUS STAND.



**FROM MAHAYOGI GORAKHNATH AIRPORT:**  
THE SITE IS LOCATED 7.6 KM FROM THE FROM MAHAYOGI GORAKHNATH AIRPORT.





# SITE STUDY

## ON SITE CONSIDERSTION

### TOPOGRAPHY

THE SITE IS FLAT ,NO VARIATION IN TOPOGRAPHY, LAND IS 6 FEET BELOW THE ROAD LEVEL.

### SOIL

MOSTLY ALLUVIAL SOIL MIXED WITH PARTIALLY CLAYEY SOIL BECAUSE OF RAMGARH TAAL LOCATED AT NORTH EAST FROM THE SITE.

### VEGETATION

THERE ARE MORE THAN 10 NOS. OF EUCALYPTUS TREES AND PALM TREES VARIETY OF SHRUBS INTO THE SITE.

### ORIENTATION

THE LARGER SPAN ORIENTED ALONG NORTH-EAST AND SOUTH WEST DIRECTION AND THE SHORTER SPAN ALONG SOUTH EAST -NORTH WEST DIRECTION.

## SERVICES AVAILABLE ON SITE

### ELECTRICITY LINE

- ELECTRICITY IS SUPPLIED BY STATE ELECTRICITY BOARD UP POWER CORPRATION .
- HIGH TENSION LINE CARRYING 33 KV RUNNING ALONG NORTH WEST DIRECTION OF SITE.

### TELEPHONE LINE

TELEPHONE LINE IS RUNNING ALONG NH 28.

### WATER SUPPLY

- WATER SUPPLY IS PROVIDED BY UTTAR PRADESH JAL NIGAM LOCATED AT OPPOSITE TO THE SITE .
- TUBE WELL BORING IS AVAILABLE ON THE SITE.

### SEWER LINE

THE MAIN SEWER LINE IS IN UNDER CONSTRUCTION.JOINING FROM NAUKA VIHAR TO PAIDLE-GANJ.



FIG : EXISTING TOPOGRAPHY OF SITE



FIG 1: NEW SITE OFFICE



FIG : ECALYPTUS TREES ON SITE



FIG 2: OLD SITE OFFICE



FIG : PALM TREES ON SITE



FIG 3: CARETAKER ACCOMODATION



PROPOSED SITE



FIG : SEWER ALONG SITE BOUNDARY



FIG : ELECTRICITY POLE



FIG : BORE WELL



FIG : SITE BOUNDARY



# SITE STUDY

## OFF SITE CONSIDERATION



FIG 08 : UTTAR PRADESH JAL NIGAM



FIG 09 : RAMGARH TAAL



FIG 10 : BUDDH VIHAR MARG GATE



FIG 05 : POLICE STATION PAIDELEGANJ

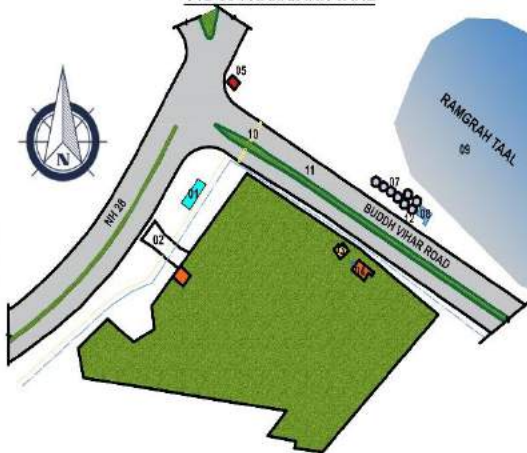


FIG 01 : BUS STOP



FIG 07 : RESTAURANT



FIG 12 : PUBLIC TOILET



FIG 11 : BUDDH VIHAR ROAD

## NEAR BY UTILITIES



NEAREST ATM:  
STATE BANK OF INDIA 300M



NEAREST FIRE STATION:  
GOLGHAR 3.4 KM



NEAREST HOSPITAL:  
SWASTIK HOSPITAL 900 M.



NEAREST POLICE STATION: 110 M



NEAREST POST OFFICE:  
GORAKHPUR HEAD POST OFFICE  
2.4 KM.

## SWOT ANALYSIS

### STRENGTH

•**APPROPRIATE ACCESS ROADS:** ROADS ON TWO SIDES WITH NH 28 AND ANOTHER ROAD WITH SUFFICIENT WIDTHS FOR THE TRAFFIC GENERATED AND ALSO PROVIDE AMPLE FRONTAGE.

•**APPROACH:** CONNECTED WITH ALL MAJOR TRANSPORT MODES.

•**LOCATION:** PRIMARILY IN PROXIMITY OF GREEN AREA, RAMGARH TALL, GOLF COURSE, PLANETARIUM, WATER PARK, WHICH MAKES IT THE FOCAL POINT.

•**VIEWS:** A VERY SPECIAL VIEWS FROM THE SITE, BECAUSE OF RAMGARH TALL WHICH OFFERS WATER SHOW AT NIGHT AND BOATING FACILITY.

### WEAKNESS

•THE SURROUNDING AREAS ARE NOT YET DEVELOPED. MOST OF THE AREA IS BARREN

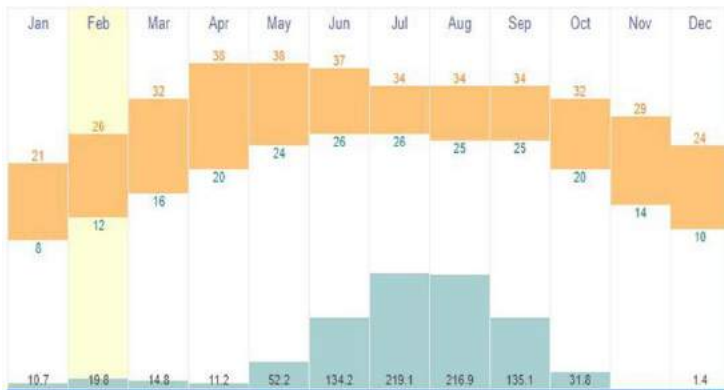
### OPPORTUNITIES

•SCOPE FOR TURNING OUT TO BE A MAJOR HOSPITALITY HUB FOR CONNECTED AREAS. •GENERATION OF ENTERTAINMENT ENVIRONMENT AND A CHANCE TO CREATE A NEW LAND-MARK IN GORAKHPUR.



# SITE STUDY

## CLIMATIC STUDY



### ALL YEAR CLIMATE & WEATHER AVERAGES IN GORAKHPUR

- HIGH TEMP: 38 °C
- MEAN TEMP: 25 °C
- HUMIDITY: 65%
- LOW TEMP: 8 °C
- PRECIPITATION: 70.6 MM
- DEW POINT: 17 °C

- HOTTEST MONTH JUNE (31 °C AVG)
- WETTEST MONTH JULY (219.1 MM AVG)
- ANNUAL PRECIP. 847.2 MM (PER YEAR)

- COLDEST MONTH JANUARY (15 °C AVG)
- WINDIEST MONTH MAY (4 KM/H AVG)

(SOURCE : [HTTPS://WWW.TIMEANDDATE.COM/WEATHER/INDIA/GORAKHPUR/CLIMATE](https://www.timeanddate.com/weather/india/gorakhpur/climate))

## SUN PAATH DIAGRAM

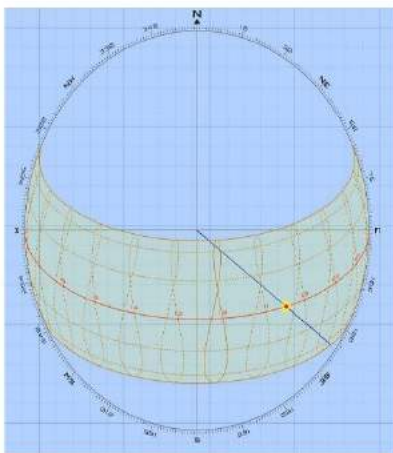


FIG: 2D SUN PATH DIGRAM

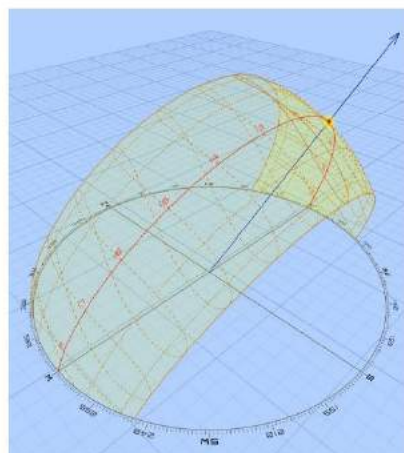


FIG: 3D SUN PATH DIGRAM

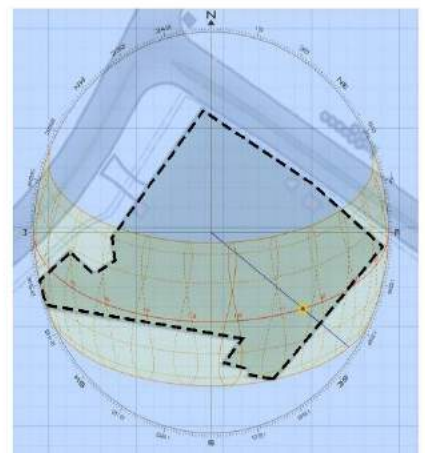
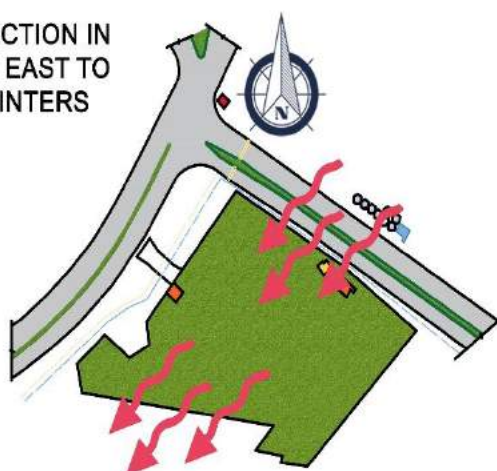


FIG: SITE SUN PATH DIGRAM

## WIND DIRECTION

PREVAILING WIND DIRECTION IN SUMMER FROM NORTH EAST TO SOUTH WEST. AND IN WINTERS VICE VERSA.

LOCAL WIND DIRECTION CHANGES WITH CHANGE IN WEATHER AND SEASON.



# **CASE STUDY :- 1**

## **HOTEL RADISSION BLU FARIDABAD**

# CASE STUDY-1 (LIVE)



## LOCATION

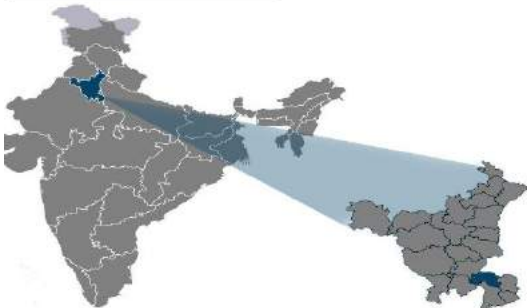


FIG : MAP OF INDIA

FIG : MAP OF HARYANA

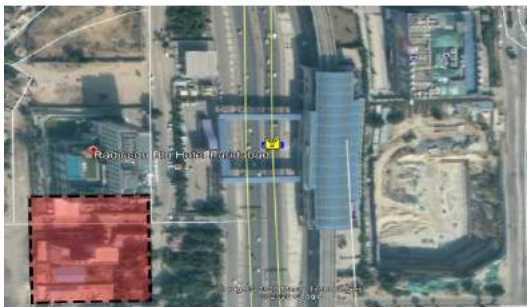


FIG : SATELITE IMAGE SHOWING SITE

## ABOUT THE PROJECT

### RADISSON BLU

SITUATED IN A THRIVING INDUSTRIAL DISTRICT JUST OUTSIDE INDIA'S CAPITAL CITY OF NEW DELHI, THE RADISSON BLU FARIDABAD BOASTS A CONVENIENT LOCATION JUST OFF NATIONAL EXPRESSWAY BORDERING SOUTH DELHI 2.

PERFECT FOR BUSINESS TRAVELERS, OUR HOTEL IS JUST ACROSS THE STREET FROM BATA CHOWK METRO STATION AND OFFERS DURING YOUR STAY, STROLL THROUGH THE NATURAL BEAUTY OF TOWN PARK, OR TOUR THE ANCIENT RUINS OF TUGHLAQABAD FORT.

### LOCATION :

SECTOR 20-B, MATHURA ROAD, FARIDABAD, 121001,INDIA

### ARCHITECT :

A.SHARMA ASSOCIATES

### CLIENT :

FOR EROS CONSTRUCTION PVT. LTD.

### TPOLOGY :

FIVE STAR HOTEL.

### SITE DETAIL :

SITE AREA - 6510 SQ.M.(1.6 ACERS)

BUILTUP AREA -23500 SQ.M.

GROUND COVERAGE - 2573 SQ.M.

NO OF FLOORS - G+6

NO OF BASEMENT - 2

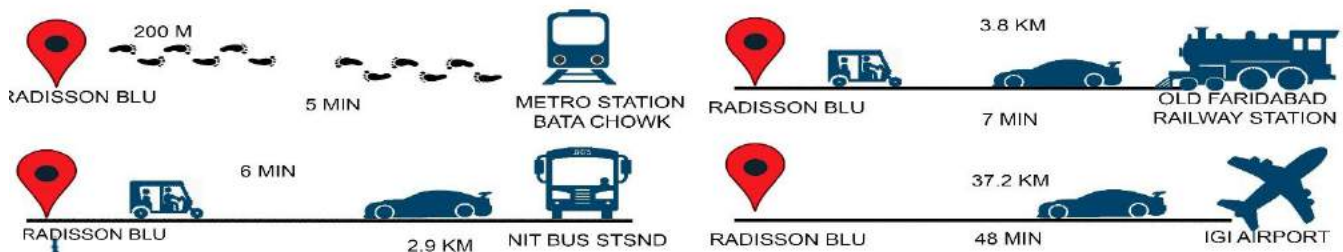
TOTAL NO OF PARKING - 250 CARS

### PROGRAM:

TOTAL NO OF KEYS - 124 KEYS.

TOTAL NO OF BALL ROOM - 3 NOS.

## APPROACH TO SITE





# CASE STUDY-1 (LIVE)

## SITE PLAN



FIG : IGBC GOLD 2017 CERTIFIED.



FIG : BANQUET / BALL HALL



FIG : SITE SET BACK WITH GREEN AREA.



FIG : DRIVE WAY FOR BASEMENT PARKING



FIG : INTERACTIVE KITCHEN



FIG : BROADWAY RESTAURANT



FIG : LUGGAGE SCANNER



FIG : HOTEL DROP-OFF AREA



FIG : HOTEL RECEPTION \ LOBBY



FIG : WAITING / COFFEE SHOP SEATING.



FIG : BAKERY / COFFEE SHOP

## FLOOR PLATE DETAILS.

**SECOND BASEMENT :** CAR PARKING 250 NOS .

**FIRST BASEMENT:** TIME OFFICE , DOCTORS CABIN, SECURITY MANAGER, INTERVIEW ROOM, HR DEPARTMENT 35 STAFF, SECURITY CONTROLLER ROOM , ACCOUNTS DEPARTMENT, FOOD RECIVING AREA, GRADE MANAGER OFFICE, PURCHASE OFFICE(KITCHEN),BAKERY KITCHEN, BUTCHERY ROOM + WALK IN COLD ROOM, FOOD STORAGE + WALK IN COLD ROOM, IT MANAGER OFFICE,AHU ROOM , UPS ROOM, HOUSE KEEPING STORE, HOUSE KEEPING DEPARTMENT, LEARNING AND DEVELOPMENT ROOM, FLOWER ROOM, STAFF CAFETARIA+KITCHEN(100-120 STAFF) ,BREVEGES STORE, LIQUOR STORE, GENERAL STORE(MAIN), UNIFORM ROOM , LAUNDARY ,STAF REST AREA(EXECUTIVE AND SENIOR STAFF(50 STAFF), JUNIOR STAFF(150 STAFF), TV AND MUSIC CONTROLLROOM, GUEST SUPPLY STORE, ENGENERING OFFICE, AC PLANT ROOM , SERVICE LIFT 3 NOS , BANQUET STORE.

**GROUND FLOOR :** ENTRANCE FOYER \RECEPTION, LUGGAGE ROOM, TEA LOUNGE, COFFEE SHOP/MINI BAR, MULTICUSINE RESTAURANT (BROADWAY), OPEN LAWN, SERVICE LIFT, GUEST LIFT, BANQUET HALL,BANQUET OFFICE, GUEST TOILET (MALE, FEMALE, HANDICAP), BUSINESS OFFICE+PANTRY, BREAKAWAY ROOM, PREFUNCTION AREA.

**FIRST FLOOR:** BAR WITH OPEN LOUNGE( COVE BAR), SPECILITY RESTAURANT+OPEN LOUNGE (KABAB FACTORY), MAIN KITCHEN+INTERACTIVE KITCHEN, GUEST LIFT 4 NOS, SERVICE LIFT 3 NOS, GUEST TOILET (M/F), BREAK AWAY ROOM , BOARD ROOM 2 NOS.

**SERVICE FLOOR:** GUEST LIFT 4 NOS, SERVICE LIFT 2 NOS,AHU ROOMS, MECHANICAL ROOM, FAN EXHAUST ROOM , EXECUTIVE LOUNGE, SPA , HEALTH CLUB, CONFERENCE ROOM, AM HOTEL MANAGER, BANQUET MANAGER, FAND B DIRECTOR, F AND B MANAGER, MARKETING OFFICE, SALES DIRECTOR, FURNITURE STORE.

**SECOND FLOOR:** NO OF KEYS 26,4 WITH PRIVATE GARDEN,GUEST LIFT 4 NOS,3 SERVICE LIFT+PANTARY+ELECTRIC ROOM,H/K ROOM, POOL + CHANGING ROOM , BALL ROOM .

**THIRD FLOOR:** NO OF KEYS 26, 2 SERVICE LIFT+H/K ROOM, MECHANICAL ROOM, GUEST LIFT 2 NOS.

**TYPICAL FLOOR 4TH,5TH:** NO OF KEYS 26, 2 SERVICE LIFT+H/K ROOM, MECHANICAL ROOM, GUEST LIFT 2 NOS.

**SIXTH FLOOR:** NO OF KEYS 21, 2 SERVICE LIFT+H/K ROOM, MECHANICAL ROOM, GUEST LIFT 2 NOS, EXECUTIVE SUITS.

**TERRACE FLOOR:** MACHINE ROOM , COOLING TOWER,OVERHEAD WATER TANK



# CASE STUDY-1 (LIVE)



## FLOOR PLANS



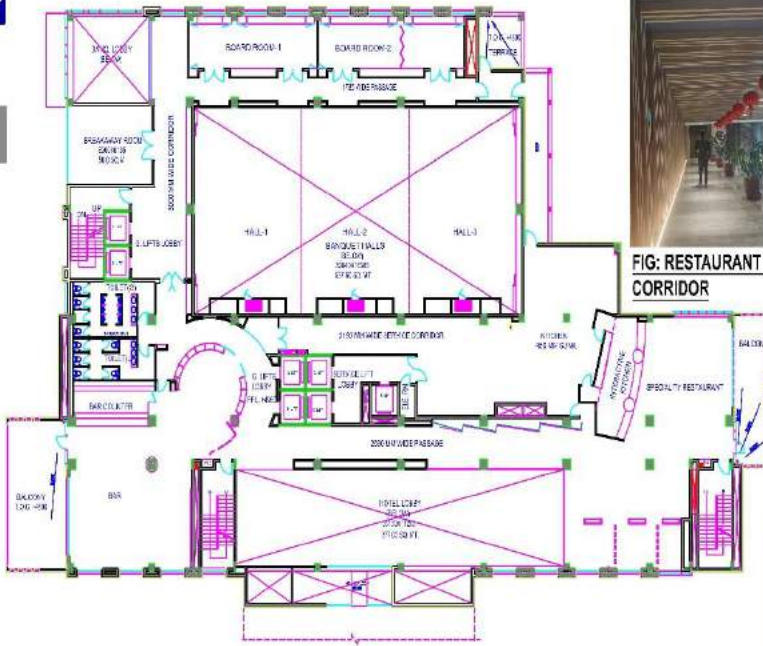
FIG : BREAK AWAY ROOM



FIG : BANQUET LIFT LOBBY



FIG : HOTEL LIFT LOBBY



FIRST FLOOR PLAN



FIG: MAIN KITCHEN



FIG: INTERACTIVE KITCHEN



FIG: SPECIALTY RESTAURANT (KABAB FACTORY)



FIG : BAR (THE COVE)



FIG : BAR (THE COVE)



FIG: DISH WASHING AREA



FIG: BOARD ROOM



FIG: BALL ROOM



FIG: SWIMMING POOL



FIG: POOL SIDE LAWN



SECOND FLOOR PLAN



FIG: BUSINESS CLASS ROOM



FIG: BUSINESS CLASS TOILET



FIG: BUSINESS CLASS TWIN BED ROOM.



# CASE STUDY-1 (LIVE)



FIG: SPA (TATTVA)



FIG: SPA (TATTVA)



FIG: HEALTH CLUB/GYM



FIG: EXECUTIVE LOUNGE

**SERVICE FLOOR:** THE FLOOR OF A BUILDING WHERE SERVICE EQUIPMENT, UTILITY LINES, AND VARIOUS MACHINERY ARE LOCATED. A SERVICE FLOOR CAN BE LOCATED IN THE BASEMENT, ON THE TOP FLOOR, OR IN THE MIDDLE PORTION OF A BUILDING. SERVICE FLOORS CONTAIN HEATING, WATER, AND SEWAGE PIPES, AIR DUCTS, POWER SUPPLY MAINS AND EQUIPMENT, VENTILATING AND AIR-CONDITIONING EQUIPMENT, ELEVATOR ENGINE ROOMS, ROOMS FOR VARIOUS EQUIPMENT, AND SUPPLEMENTARY ROOMS.

SERVICE FLOORS ARE FOUND IN MULTISTORY HOTEL BUILDING OTHER INDUSTRIES, WHICH HAVE MUCH TECHNICAL EQUIPMENT AND REQUIRE THE CAREFUL REGULATION OF THE TEMPERATURE, HUMIDITY, AND AIR CIRCULATION IN PRODUCTION AREAS.



FIG: SUPERIOR ROOM TWIN BED ROOM



FIG: SUPERIOR ROOM TOILET



FIG: SUPERIOR ROOM(ONE KING BED)



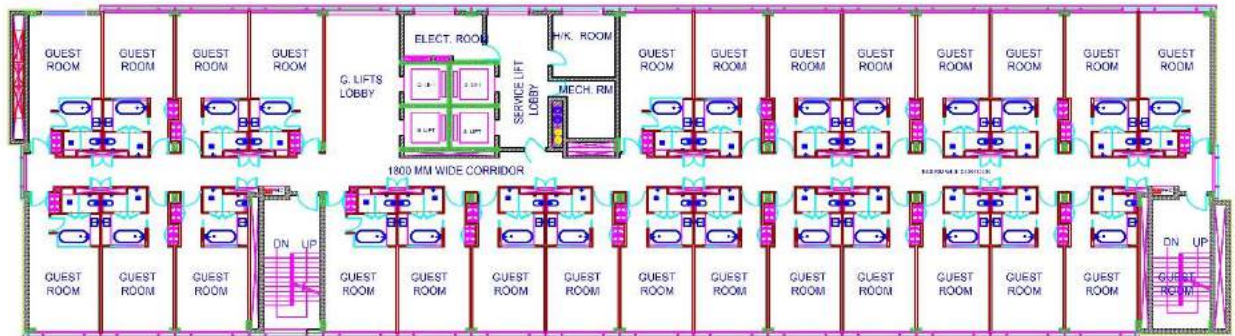
FIG: CORRIDOR



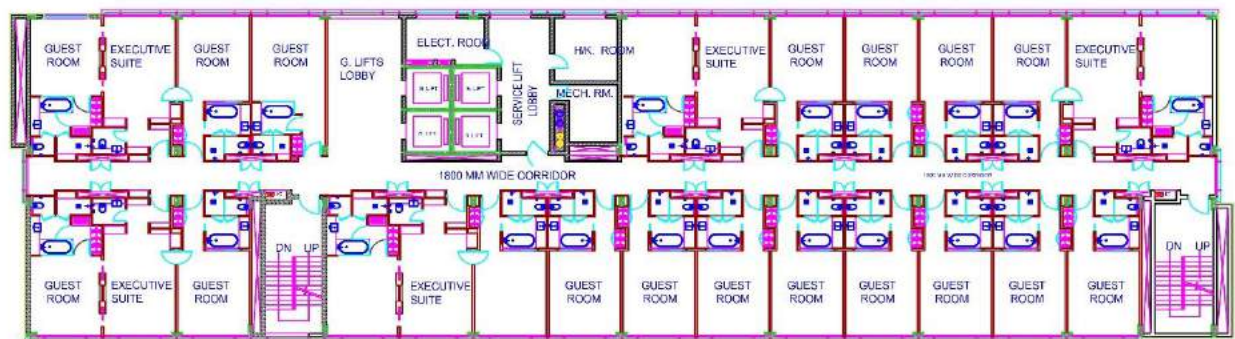
# CASE STUDY-1 (LIVE)



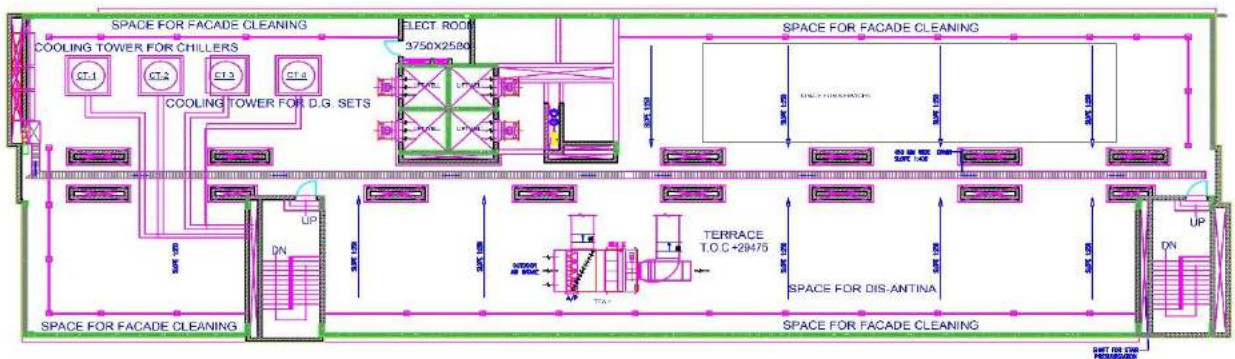
## FLOOR PLANS



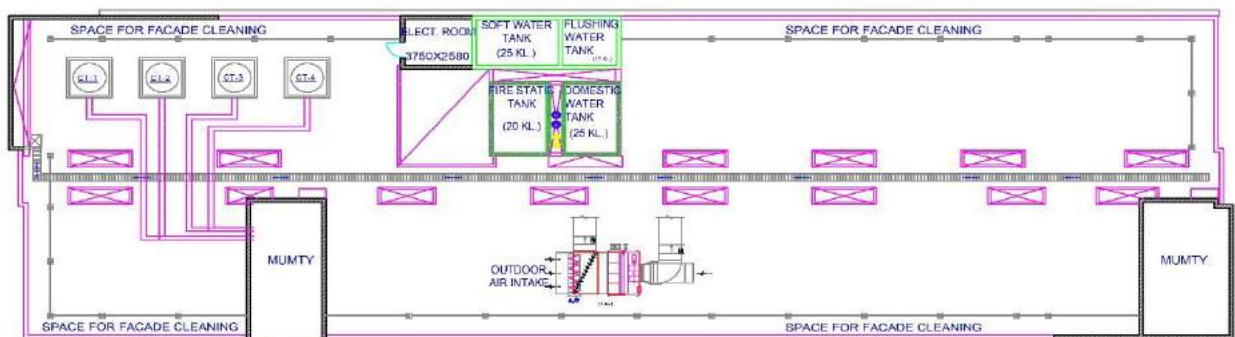
TYPICAL 4TH 5TH FLOOR PLAN



SIXTH FLOOR PLAN



LOWER TERRACE FLOOR PLAN



UPPER TERRACE FLOOR PLAN



# CASE STUDY-1 (LIVE)



FIG: EXECUTIVE SUITE



FIG: EXECUTIVE SUITE TOILET



FIG: EXECUTIVE SUITE LOUNGE



FIG: GUEST LIFT LOBBY



FIG: DELUX BEDROOM



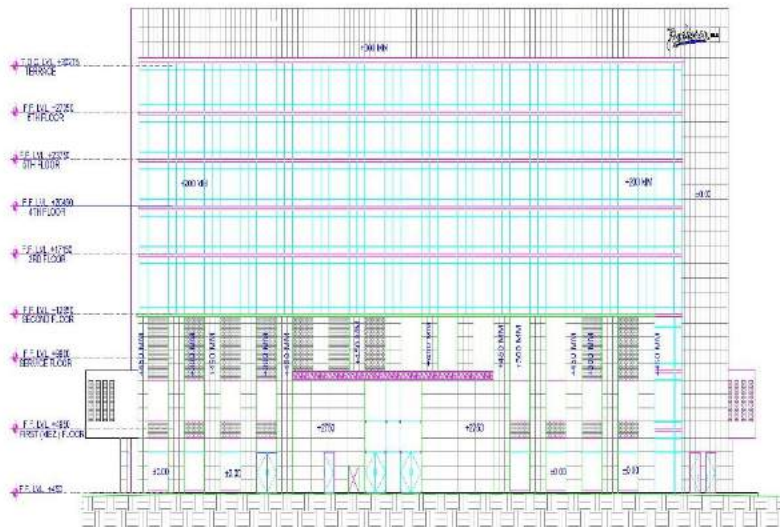
FIG: DELUX TOILET



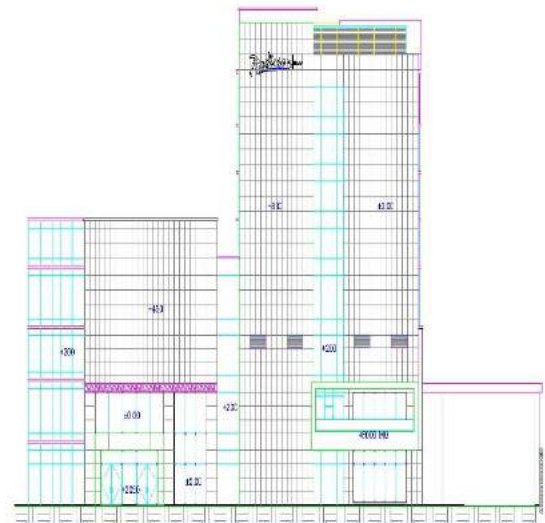
FIG: COORIDOR



FIG: ROOF TOP CHILLAR PLANT



EAST SIDE ELEVATION



SOUTH SIDE ELEVATION



SECTION AT A A'



SECTION AT B B'





# CASE STUDY-1 (LIVE)



## FACILITIES AND SERVICES

### RESTAURANTS AND BAR

THE RADISSON BLU FARIDABAD INVITES GUESTS TO STAY ON SITE FOR MOUTHWATERING MEALS IN TWO SUPERB RESTAURANTS.

#### BROADWAY:

ALL-DAY-DINING RESTAURANT SERVES GLOBAL CUISINE WITH OPTIONS FOR EVERY PALATE. CHOOSE FROM AN EXTENSIVE BUFFET WITH A WIDE RANGE OF DELICACIES, OR ORDER FROM OUR À LA CARTE MENU FOR BREAKFAST, LUNCH, AND DINNER MULTI CUISINE PREPARED IN AN OPEN SHOW KITCHEN. IT HAS 74 COVERS, TIMING FROM 7:00 AM TO 11:00 PM.

#### THE GREAT KABAB FACTORY:

FINE DINE RESTAURANT WHICH OFFERS FORMAL ATMOSPHERE FOR LUNCH AND DINNER, THE GREAT KABAB FACTORY, WHICH SPECIALIZES IN AUTHENTIC INDIAN CUISINE AND ALSO INCLUDES A PRIVATE DINING ROOM FOR SMALL GATHERINGS, IT HAS 74 COVERS, TIMING FROM 7:00 AM TO 11:00 PM.

THE TEA STUDIO: FOR SNACKS, COFFEE, TEA, AND FRESH JUICES, STOP BY TEA STUDIO. LOCATED ON THE GROUND FLOOR OF THE RADISSON BLU FARIDABAD.

THE COVE: SERVES CLASSIC COCKTAILS IN A CONTEMPORARY SETTING. LISTEN TO THE SOUNDS OF RETRO MUSIC AS YOU ENTERTAIN CLIENTS OR CHAT WITH FRIENDS, IT HAS 74 COVERS, TIMING FROM 3:00 PM TO 11:30 PM.

### ROOMS

SUPERIOR ROOMS: THESE COZY, NON-SMOKING HOTEL ROOMS PROVIDE COMFORTABLE ACCOMMODATIONS, CHOOSE FROM 18 ROOMS WITH ONE KING BED AND 36 ROOMS WITH TWO TWIN BEDS. ENJOY REFRESHING THIS WORKS BODY CARE PRODUCTS IN YOUR SPACIOUS BATHROOM, WHICH FEATURES A BATHTUB AND A SEPARATE SHOWER. OTHER AMENITIES INCLUDE A WELL-APPOINTED WORKSTATION WITH A MEDIA HUB, TURNDOWN SERVICE, AND AN IHOME STATION.



DELUX ROOMS: SLEEK DELUXE ROOMS PROVIDE A CHOICE OF ONE KING OR TWO TWIN BEDS. WITH A BATHTUB AND A SEPARATE SHOWER, THE LAVISH BATHROOM PROVIDES SOOTHING RELAXATION. DELUXE ROOMS ALSO FEATURE YOUR CHOICE OF FREE NEWSPAPERS AND TURNDOWN SERVICE AS WELL AS ALL STANDARD AMENITIES. AS AN ADDITIONAL PERK, SOME ROOMS ALSO FEATURE A GARDEN AREA.



AREA : 220 SQ.M.



AREA : 220 SQ.M.



AREA : 140 SQ.M.



AREA : 220 SQ.M.



AREA : 33 SQ.M.



AREA : 33 SQ.M.



# CASE STUDY-1 (LIVE)

**BUSINESS CLASS ROOM:** A SENSE OF EXCLUSIVITY. CHOOSE FROM 22 KING AND 4 TWIN ROOMS, GUESTS STAYING IN THESE ROOMS CAN ALSO ENJOY ADDITIONAL BENEFITS LIKE DESIGNATED COCKTAIL HOURS EVERY EVENING IN THE BUSINESS CLASS LOUNGE. TAKE ADVANTAGE OF COMPLIMENTARY BOARDROOM ACCESS FOR PRIVATE MEETINGS OF UP TO FOUR GUESTS.



AREA : 33 SQ.M.



**EXECUTIVE SUITE:** EACH OF OUR SUITES FEATURES A KING BED AND AN UNDERSTATED, HIGH-END DESIGN. A MODERN LIVING ROOM OFFERS AN IDEAL SEATING AREA WITH MINIMALIST DECOR, STYLISH FURNISHINGS AND A 40-INCH LED TV. UPGRADED AMENITIES ALSO INCLUDE A SEPARATE POWDER ROOM AND ALL BUSINESS CLASS ROOM AMENITIES, INCLUDING ACCESS TO THE EXCLUSIVE BUSINESS CLASS LOUNGE.



AREA : 66 SQ.M.



## BALL ROOM / MEETING ROOM

**BALL ROOM :** SPANNING 480 SQ.M. WITH PRE FUNCTION AREA OF 1900 SQ.M. WITH FLEXIBLE MEETING FACILITIES THAT CAN ACCOMMODATE UP TO 1,100 GUESTS, OUR HOTEL BOASTS ONE OF THE LARGEST BANQUET VENUES IN THE CITY.



**BOARD ROOM :** TWO BOARD ROOMS ARE PROVIDED ON FIRST FLOOR, WHICH ARE USED FOR BUSINESS MEETINGS, SMALL PARTIES, CORPORATE FUNCTIONS ETC.



AREA : 56 SQ.M.

## KITCHENS

**KITCHEN :** THERE ARE TWO MAIN KITCHENS, ONE ON GROUND FLOOR AND SECOND ON FIRST FLOOR, GROUND FLOOR KITCHEN MEANT EXCLUSIVELY FOR BANQUET AND BROADWAY RESTAURANT, WHILE FIRST FLOOR KITCHEN FOR KABAB FACTORY, AND OTHER PANTRY, GAS PIPELINE IS PROVIDED IN KITCHEN, ALL KITCHENS HAVE DISH WASHING AREA WITH IN IT, BAKERY AND STORAGE WERE LOCATED IN BASEMENT -1.



AREA : 180 SQ.M.

## SERVICES

### FIRE PROTECTION SYSTEM:



SMOKE DETECTOR

### ELECTRICITY BASED

#### SMOKE DETECTORS AND WARNING ALARM:

- A SYSTEM OF INTERCONNECTED SMOKE DETECTORS IS CONNECTED IN EVERY ROOM, COORIDORS, PRIVATE AREA, PUBLIC AREA.
- SMOKE DETECTOR PANNEL IS LOCATED IN CONTRO ROOM
- EACH SMOKE DETECTOR GUARS 30 SQ.M. AREA.

### WATER BASED

#### FIRE SPRINKLERS AND FIRE HYDRANTS:

- FIRE SPRINKLERS ARE PROVIDED THROUGHOUT THE BUILDING, EACH FIRE SPRINKLER SERVES APPROX 30 SQ.M. AREA, SPACING BETWEEN TWO SPRINKLERS WERE 10 - 15 FEET.
- FIRE HYDRANTS WERE PROVIDED ON EVERY FLOOR OF THE BUILDING.



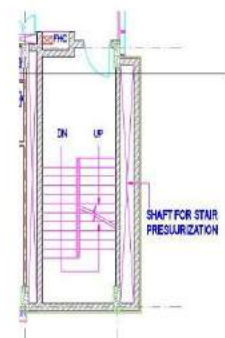
## LIFT AND STAIRCASE

**LIFTS:** ■ THERE WERE TOTAL 7 NO OF LIFTS.

- 4 LIFTS FOR GUEST HAVING CAPICITY OF 18 PERSONS, 1275 KG, 2 COVERING GROUND TO 6TH FLOOR AND TWO COVERING GROUND TO SECOND FLOOR.
- 3 SERVICE LIFTS HAVING CAPICITY OF 10 PERSONS 1275 KG.

**STAIRCASE:** ■ THERE ARE TOTAL 3 NOS OF STAIRCASE OF WIDTH 1500 MM.

- ALL THE FIRE STAIR CASE ARE PROVIDED WITH PRESAU-RIZATION SHAFT.
- OUT OF THREE STAIRCASE ONE STAIRCASE IS TERMINATED ON THIRD FLOOR, AND OTHER TWO STAIRCASE ARE RUNNING VERTICALLY THROUGHT EVERY FLOOR OF THE BUILDING.



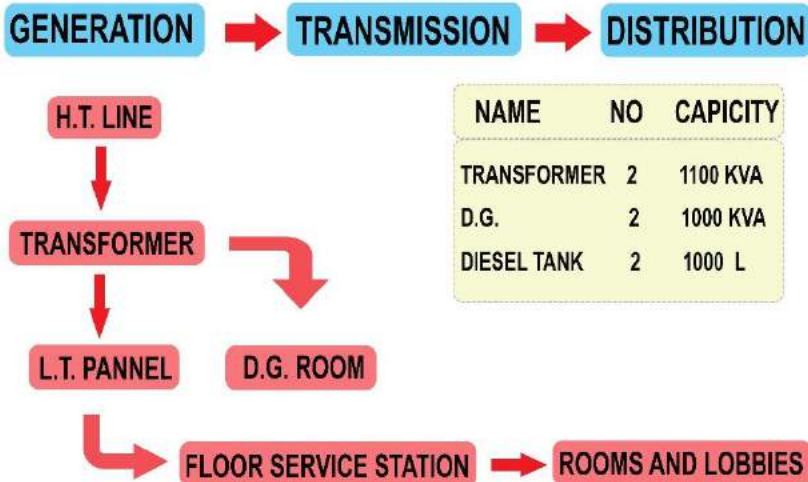


# CASE STUDY-1 (LIVE)



## ELECTRIFICATION

### GENERAL DISTRIBUTION OF ELECTRICITY IN HOTEL



## WATER SUPPLY AND TREATMENT

- THE HOTEL HAS ITS OWN BOREWELL AND A WATER TREATMENT PLANT BOTH FOR INLET OF WATER AND THE WATER DISCHARGED.
- ACCORDING TO GOVT. OF INDIA, THE WATER SHOULD BE TREATED BEFORE BEING DISCHARGED TO THE SEWER LINE.
- THE HOTEL HAS ITS OWN SYSTEM OF FILTRATION, CHLORINATION AND PURIFICATION.
- HOTEL HAS ITS OWN RO PLANT FOR PURIFICATION OF WATER.
- THE STP PLANT IS LOCATED IN BASEMENT -1 & WATER TREATMENT PLANT IS CLUBBED WITH BOILER PLANT AND FIRE FIGHTING PLANT IN BASEMENT -1. IN MEP ROOM
- RO PLANT IS PLACED SEPERATELY ADJACENT TO THE ABOVE CLUBBED PLANTS PLACED IN MEP ROOM.

TANK TYPE	NO.	CAPACITY
SOFT WATER TANK	1	25 KL
FLUSHING TANK	1	15 KL
FIRE STATIC TANK	1	20 KL
DOMESTIC WATER TANK	1	25 KL
UNDERGROUND WATER TANK	1	160 KL



RO WATER PLANT



STP PLANT



SOFT WATER TANK

## AIR CONDITIONING

- THE WHOLE STRUCTURE IS CENTRALLY AIR CONDITIONED.
- FCU ARE PROVIDED TO EACH ROOM WITH A SEPERATE CONTROLLER.
- AC PLANT IS LOCATED ON BASEMENT -1 THERE WERE TOTAL 3 CHILLER PLANTS 300 TONAGE EACH, LOCATED IN MEP ROOM.
- THERE ARE TOTAL 4 NO OF COOLING TOWER PLACED ON THE TERRACE OF THE HOTEL.



COOLING TOWER



CHILLER PLANT

## LAUNDRY

- LAUNDRY IS LOCATED IN BASEMENT -1 ATTACHED WITH LINEN AND UNIFORM ROOM.
- 3 WASHING MACHINES WITH 80 KG OF CAPACITY EACH.
- STEAM, ELECTRIC AIR, IRON MACHINE, DRYCLEAN MACHINE.



LAUNDRY LINEN FLOW CHART



UNIFORM ISSUE



LAUNDRY



WASHING MACHINES

## CAR PARKING



MULTILEVEL CAR PARKING

- CAR PARKING IS LOCATED IN BASEMENT -2, AND STAFF PARKING IN -1 BASEMENT. TOTAL CAR PARKING WAS 250 CARS.



## **CASE STUDY :- 2**

**HOTEL JAYPEE VASANT CONTINENTAL  
NEW DELHI**

# CASE STUDY-2 (LIVE)

## ABOUT THE PROJECT



### JAYPEE VASANT CONTINENTAL



#### JAYPEE VASANT CONTINENTAL

- IS LOCATED IN THE UP MARKET VASANT VIHAR AREA, STRATEGICALLY CLOSE TO THE NEW DELHI AIRPORT.
- PERFECT FOR BUSINESS TRAVELERS, OUR HOTEL IS JUST ACROSS THE STREET FROM VASANT VIHAR METRO STATION.
- JAYPEE VASANT CONTINENTAL FEATURES ELEGANT ROOMS. THE VENUE WAS OPENED IN 1982 AND REMODELED IN 2007 OFFERING GUESTS 119 ROOMS.
- JAYPEE VASANT CONTINENTAL IS LEED PLATINUM CERTIFIED IN 2015.

#### LOCATION:

VASANT VIHAR, 110057,  
NEW DELHI, INDIA.

#### ARCHITECT:

ARCOP ASSOCIATES.

#### CLIENT:

JAYPEE GROUP.

#### TPOLOGY:

FIVE STAR HOTEL.

#### SITE DETAILS:

TOTAL SITE AREA : 1.98 ACERS.  
NO OF FLOORS : G + 8 .  
NO OF BASEMENTS: 2

#### PROGRAM:

TOTAL NO OF KEYS - 119.  
TOTAL NO OF BALL ROOM: 1

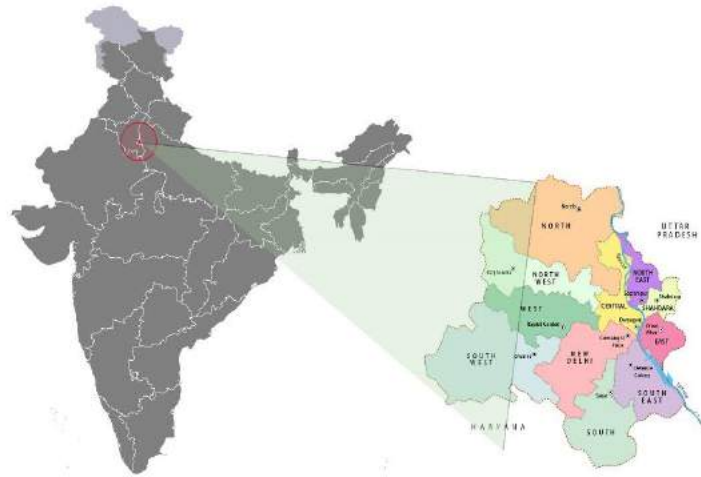


FIG : MAP OF INDIA

FIG : MAP OF DELHI

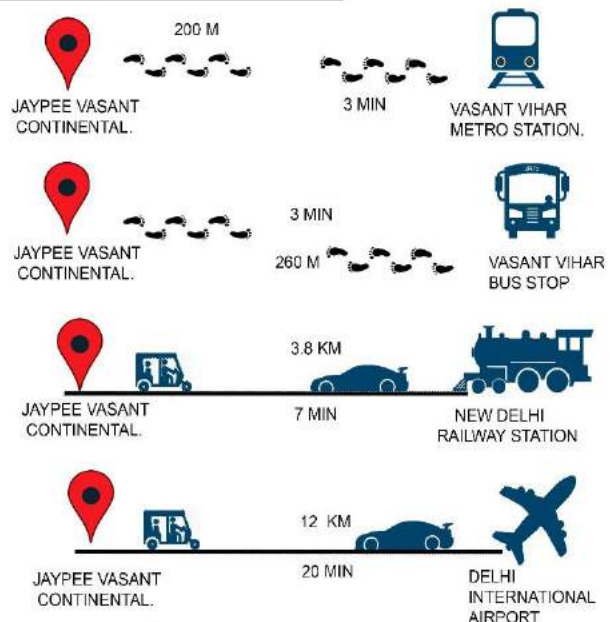


FIG : SATELITE IMAGE SHOWING SITE



FIG : VIEW OF HOTEL

## APPROACH TO SITE



## AWARDS



Platinum Rating for its green initiative, 2015



Best Eco-Friendly Hotel - 30th July 2016



Excellence in Environmental Sustainability



National Energy Conservation Awards 2014



# CASE STUDY-2 (LIVE)

## FLOOR PLATE DETAILS.

**SECOND BASEMENT :** (SERVICES AREA) , AC PLANT ROOM, TRANSFORMER ROOM, HT LINE AREA, VCB (VACUUM CIRCUIT BREAKER ) AREA, SUBSTATION ( LT PANNEL AREA), DG ROOM ( AUTOMATED), BOILER ROOM, PUMP ROOM, FIRE CONTROLL ROOM, FIRE ROOM, RO PLANT AREA, LAUNDARY, CONTROLL ROOMS , STP PLANT ROOM, POOL PUMP ROOM, ENGINEERING DEPARTMENT.

**FIRST BASEMENT:** GENERAL STORE , AHU ROOMS, BEVERAGES STORES, BANQUET HALL, OPEN BANQUET, POOL AREA .

**GROUND FLOOR :** ENTRANCE FOYER \RECEPTION, LUGGAGE ROOM, TEA LOUNGE, COFFEE SHOP, EGGSPECTION ( INTERNATIONAL CUISINE), BAR ( TAPAS ) .SERVICE LIFTS, GUEST LIFT, GUEST TOILET ( MALE, FEMALE ) .

**FIRST FLOOR:** CHINESE RESTAURANT( ANO-THAI ), INDIAN RESTAURANT ( PATTRA ) WITH LIVE AND MAIN KITCHENS, LIFTS, SERVICE LIFTS, BAR STORE , COLD ROOM, STORE, SERVICE AREA.

**SERVICE FLOOR:** MEETING ROOMS, SPA, GYM, SALOON, OFFICE AREA, AHU ROOMS, ELECTRICAL ROOMS, EXECUTIVE OFFICES, AND ALL SERVICES AREA.

**SECOND FLOOR:** NO OF KEYS 17, GUEST LIFT 3, SERVICE LIFT-1, H/K ROOM, MECHANICAL ROOM.

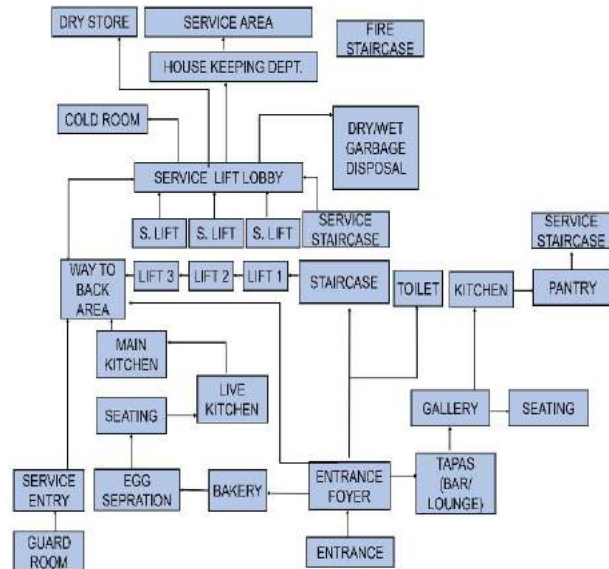
**TYPICAL FLOOR:** NO OF KEYS 17, GUEST LIFT-3 , SERVICE LIFT - 2, +H/K ROOM.



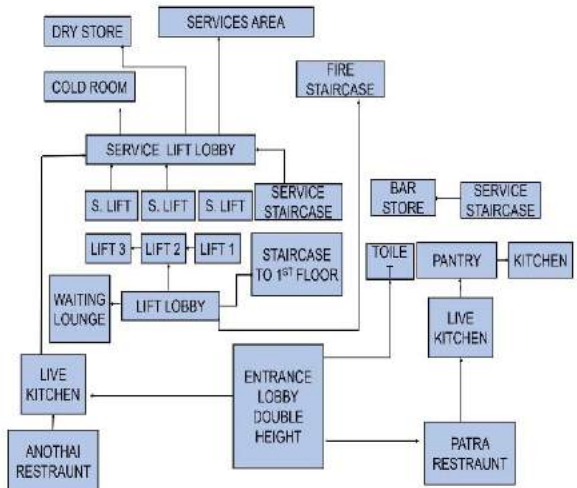
**CONCEPTUAL SITE PLAN**



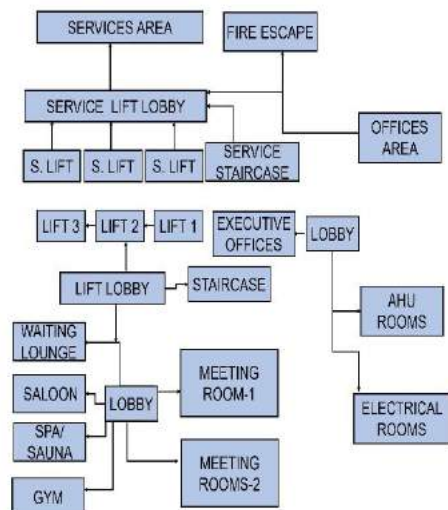
## GROUND FLOOR BUBBLE DIGRAM



## FIRST FLOOR BUBBLE DIGRAM



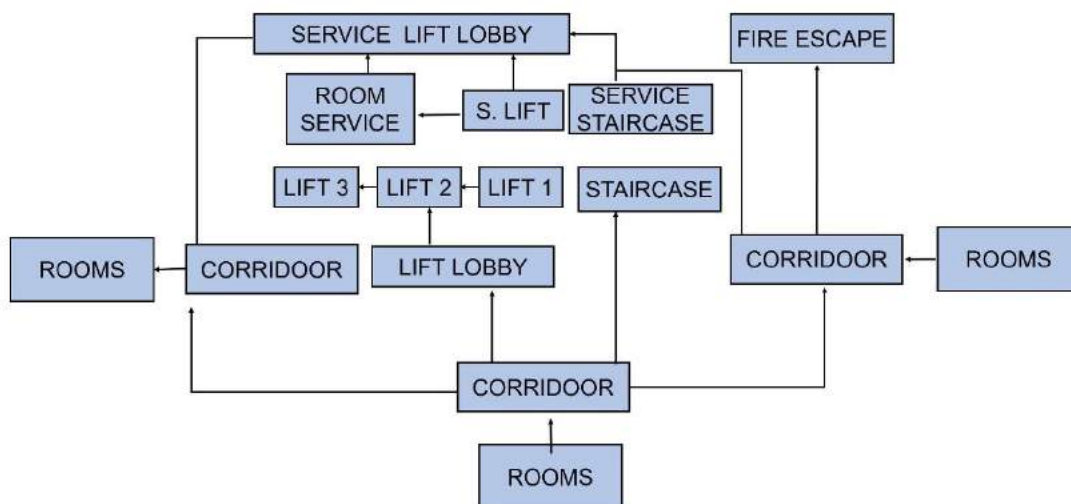
## SERVICE FLOOR BUBBLE DIGRAM





# CASE STUDY-2 (LIVE)

## TYPICAL FLOOR BUBBLE DIGRAM



## RESTAURANT AND BAR

THE JAYPEE VASANT CONTINENTAL INVITES GUESTS TO STAY ON SITE FOR MOUTHWATERING MEALS IN TWO SUPERB RESTAURANTS.

### EGG SPECTATION:

EGGSPECTION IS A CANADIAN DINING CONCEPT OF REPUTE. SPECIALITIES AND A PALATE OF EXQUISITE INTERNATIONAL CUISINE DERIVED FROM BROADLY ACCEPTED TASTES. CHOOSE FROM AN EXTENSIVE BUFFET WITH A WIDE RANGE OF DELICACIES, OR ORDER FROM OUR À LA CARTE MENU FOR BREAKFAST, LUNCH, AND DINNER PREPARED IN AN OPEN SHOW KITCHEN. IT HAS 54 COVERS, TIMING FROM 7:30 AM TO 11:30 PM.



### TAPAS THE LOUNGE BAR:

TAPAS IS A MODISH LOUNGE AND BAR IN VASANT VIHAR, OFFERING CHIC INTERIORS AND A LOT OF SPACE FOR EPIC GET TOGETHERS. THE TRENDY LOUNGE AND BAR OFFERS SOME OF THE FINEST LIQUORS AND WINES FROM INDIA AND ABROAD. REVITALISING COCKTAILS AND SCRUMPTIOUS APPETISERS ARE ALSO ON THE MENU. IT HAS 64 COVERS, WITH OUTDOOR SITTING TIMING FROM 11:30 AM TO 11:30 PM.



**THE OLD BAKET:** THE IN-HOUSE BAKERY AT JAYPEE VASANT CONTINENTAL HOTEL IN DELHI, OFFERS CAKES, PASTRIES AND BAKED SNACKS IN SAVOURY FLAVOURS, TANTALISING YOUR TASTE BUDS. A TRUE DELIGHT FOR THOSE WITH FOREVER SWEET TEMPTATIONS, THE OLD BAKER IS A COSY SPACE WITHIN OUR 5-STAR HOTEL IN SOUTH DELHI. THE BAKERY SHOP HAS ITS OWN LITTLE PRIVATE SEATING SPACE, WHERE YOU CAN ENJOY A QUICK SNACK. BREAKFAST: 06:30 HRS TO 10:30 HRS  
BAKERY: 10.30 AM – 10.30 PM





# CASE STUDY-2 (LIVE)

## RESTAURANT AND BAR

**ANO THAI:** A FINE DINING SPECIALTY RESTAURANT OFFERING AUTHENTIC SICHUAN AND CHINESE CUISINE, IT HAS ITS OWN MINI BAR AS WELL AS LIVE KITCHEN WITH IN IT, HAS 54 COVERS, WITH LIVE KITCHENS.

TIMING FROM

LUNCH: 12.30 PM – 3.30 PM

DINNER: 7.30 PM – 11.45 PM

### PAATRA:

PAATRA IS A NORTH INDIAN RESTAURANT IN THE HOTEL. PAATRA THE RESTAURANT DERIVES ITS NAME FROM THE SANSKRIT WORD, PATRA, MEANING A VESSEL, UTENSIL OR A RECEPTACLE. TRUE TO ITS MEANING, THE PATTRA RESTAURANT OFFERS A PALATE OF INDIAN CUISINE THAT IS FULFILLING AND HEALTHY, IT HAS 68 COVERS, WITH LIVE AS WELL AS MAIN KITCHEN.

TIMINGS FROM

LUNCH: 12.30 PM – 3.30 PM

DINNER: 7.30 PM – 11.45 PM

## ROOMS AND SUITES

**DELUX ROOMS :** SLEEK DELUXE ROOMS PROVIDE A CHOICE OF ONE KING OR TWO TWIN BEDS. WITH A BATH-TUB AND A SEPARATE SHOWER, THE LAVISH BATHROOM PROVIDES SOOTHING RELAXATION, WITH POOL VIEW, PORTICO, GREEN BELT AND CITY VIEW.

ROOMS SIZE - 280 SQFT.

NO OF ROOMS- 66

**CLUB PREMIUM :** CLUB PREMIUM ROOMS PROVIDE A CHOICE OF ONE KING OR TWO TWIN BEDS. WITH A BATH-TUB AND A SEPARATE SHOWER, THE LAVISH BATHROOM PROVIDES SOOTHING RELAXATION, WITH POOL VIEW, PORTICO, GREEN BELT AND CITY VIEW.

ROOMS SIZE - 280 SQFT.

NO OF ROOMS- 20.

**EXECUTIVE ROOMS:** EXECUTIVE ROOMS PROVIDE A ONE KING BED. WITH A BATHTUB AND A SEPARATE SHOWER, THE LAVISH BATHROOM PROVIDES SOOTHING RELAXATION, WITH POOL VIEW, PORTICO, GREEN BELT AND CITY VIEW.

ROOMS SIZE - 290 SQFT.

NO OF ROOMS- 22

**SUITES:** EACH OF OUR SUITES FEATURES A KING BED AND AN UNDERSTATED, HIGH-END DESIGN. A MODERN LIVING ROOM OFFERS AN IDEAL SEATING AREA WITH MINIMALIST DECOR, STYLISH FURNISHINGS AND A 40-INCH LED TV, WITH POOL VIEW, PORTICO, GREEN BELT AND CITY VIEW.

ROOM SIZE - 610 SQ.FT

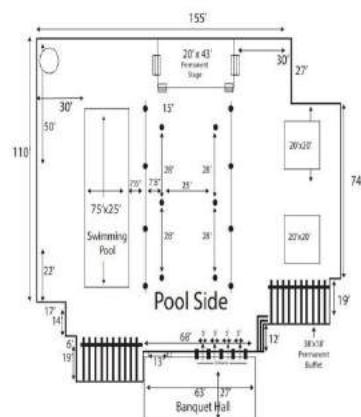
NO OF ROOMS- 11



## BALL ROOM / MEETING ROOMS

**BALL ROOM :** JAYPEE VASANT CONTINENTAL IS THE PERFECT VENUE FOR MEETINGS AND CONFERENCES WITH ITS STATE-OF-THE-ART FACILITIES. FULLY EQUIPPED CONFERENCE ROOMS, 24 HOUR BUSINESS CENTER AND BANQUET HALLS ALL COMBINE TO OFFER CUSTOMERS A WIDE CHOICE OF VENUES. THERE WAS ONE MAIN BANQUET WHICH IS TOTALLY PORTABLE AND CAN BE DIVIDED INTO MEETING ROOMS WITH PARTITIONS.

**OPEN BANQUET :** OPEN GREEN LAWN WHICH IS USED FOR MARRIAGE, PARTIES ETC. ITS AREA IS ABOUT 1583 SQ.M.



## KITCHENS

**KITCHEN :** THERE ARE TWO MAIN KITCHENS, ONE ON GROUND FLOOR AND SECOND ON FIRST FLOOR, GROUND FLOOR KITCHEN MEANT EXCLUSIVELY FOR EGGSPECTION RESTAURANT, WHILE FIRST FLOOR KITCHEN FOR PAATRA ( INDIAN RESTAURANT), AND OTHER PANTRY, GAS PIPELINE IS PROVIDED IN KITCHEN, ALL KITCHENS HAVE DISH WASHING AREA, AND EACH KITCHEN IS ATTACHED WITH OPEN LIVE KITCHEN IN EVERY RESTAURANT.

## SERVICES

### AIR CONDITIONING

- THE WHOLE STRUCTURE IS CENTRALLY AIR CONDITIONED.
- FCU ARE PROVIDED TO EACH ROOM WITH A SEPARATE CONTROLLER.
- AC PLANT IS LOCATED ON BASEMENT -2 THERE WERE TOTAL 3 CHILLER PLANTS 400 TONNAGE EACH.
- THERE ARE TOTAL 4 NO OF COOLING TOWER PLACED ON THE TERRACE OF THE HOTEL.



# CASE STUDY-2 (LIVE)



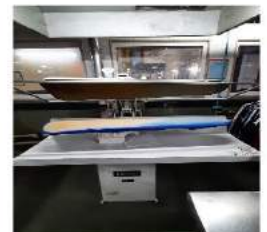
## WATER TREATMENT AND SUPPLY

- THE HOTEL HAS ITS OWN BORE WELL AND A WATER TREATMENT PLANT BOTH FOR INLET OF WATER AND THE WATER DISCHARGED.
- ACCORDING TO GOVT. OF INDIA, THE WATER SHOULD BE TREATED BEFORE BEING DISCHARGED TO THE SEWER LINE.
- THE HOTEL HAS ITS OWN SYSTEM OF FILTRATION, CHLORINATION AND PURIFICATION.
- HOTEL HAS ITS OWN RO PLANT FOR PURIFICATION OF WATER.
- THE STP PLANT IS LOCATED IN BASEMENT -2 & WATER TREATMENT PLANT IS CLUBBED WITH BOILER PLANT AND FIRE FIGHTING PLANT IN BASEMENT -2.
- RO PLANT IS PLACED SEPERATELY ADJACENT TO THE ABOVE CLUBBED PLANTS PLACED IN BASEMENT -2.
- HOTEL HAS ITS OWN WATER BOILERS, STEAM BOILERS.
- FIRE PUMP ROOM ,FOR FIRE SAFETY.



## LAUNDRY

- LAUNDRY IS LOCATED IN BASEMENT -2 ATTACHED WITH LININ AND UNIFORM ROOM.
- 3 WASHING MACHINES WITH 60 KG OF CAPICITY EACH, 3 DRYERS, DRY CLEAN MACHINE, BEDSHEET IRONING MACHINE.
- STEAM, ELECTRIC AIR, IRON FOR GUEST , DRYCLEAN MACHINE.



**LITERATURE STUDY :- 1**

**VIVANTA WHITEFIELD  
BANGLORE**



# LITERATURE STUDY-1

## ABOUT THE PROJECT

### VIVANTA BENGALURU, WHITE-FIELD

**LOCATION:** WHITEFIELD, BANGALORE, KARNATAKA, INDIA

**ARCHITECT:** WOW ARCHITECTS | WARNER WONG DESIGN.

**CLIENT:** THE INDIAN HOTELS COMPANY LIMITED.

**TYPOLOGY:** FIVE STAR HOTEL.

**SITE AREA:** 19638.0 SQ M. (4.85 ACERS)

**PROJECT YEAR:** 2009



FIG : MAP OF INDIA



FIG : MAP OF BANGLORE

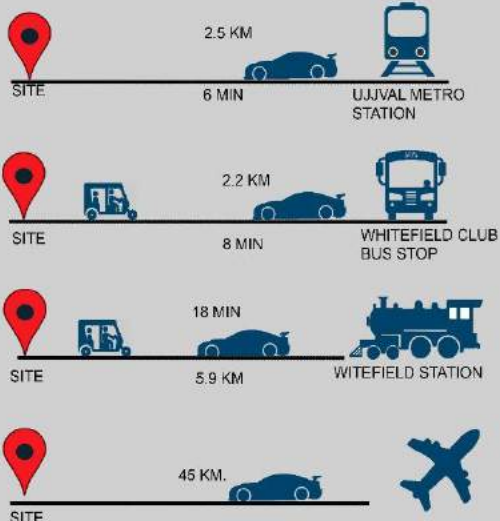


FIG : SATELLITE IMAGE SHOWING SITE

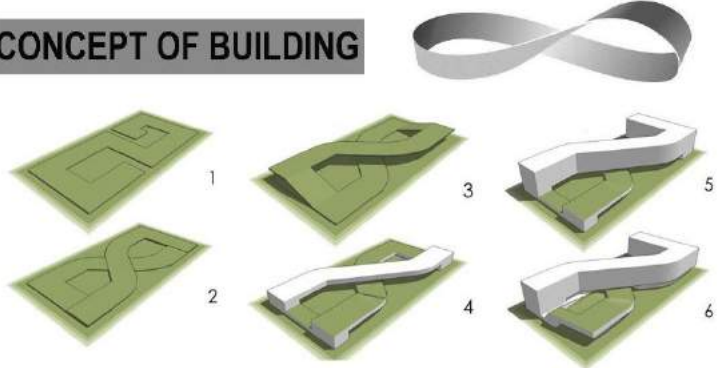


FIG : VIEW OF HOTEL

## APPROACH TO SITE



## CONCEPT OF BUILDING



- LANDSCAPER OVER SKYSCRAPER –MOBIUSSTRIP.
- DESIGNED AS A FLOWIN LAND-SCRAPPER THAT BLENDS EARTH TO SKY.
- SPACES FLOW AND CONNECT TO EACH OTHER ENCOURAGING EXCHANGE AND INTERACTION.

## FLOOR PLANS

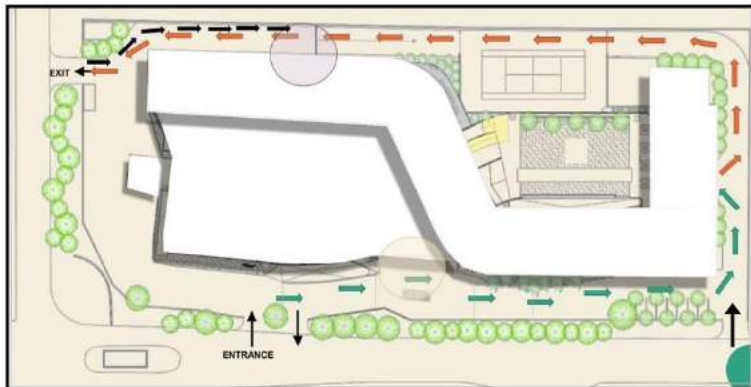


FIG : SITE PLAN

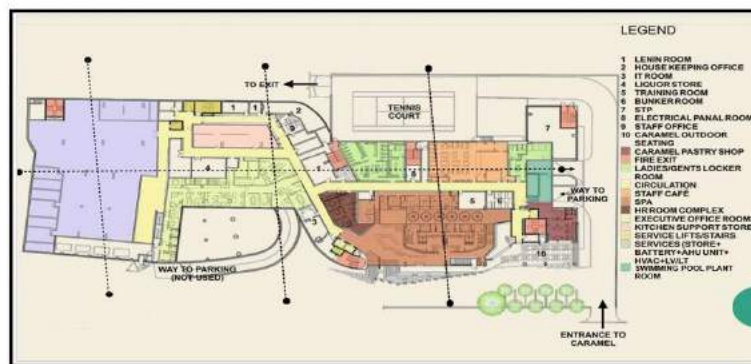


FIG : GROUND FLOOR PLAN

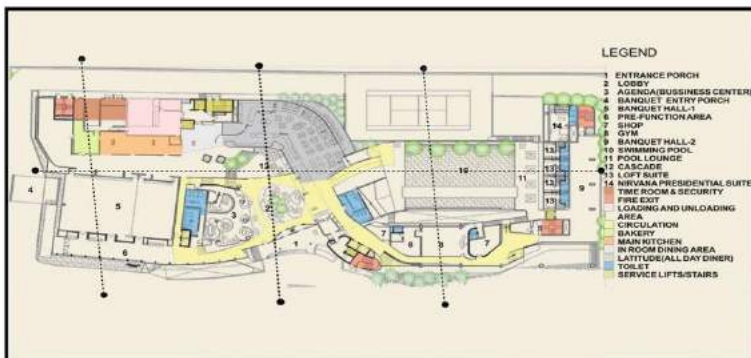


FIG :FIRST FLOOR PLAN



# LITERATURE STUDY-1



FIG : NORTH SIDE VIEW



FIG : EXTERIOR VIEW



FIG : NIGHT VIEW



FIG : WAITING LOBBY



FIG : ENTRANCE FOYER



FIG : TEASE ASIAN GRIL RESTAURANT



FIG : CONFERENCE HALL



FIG : BANQUET HALL

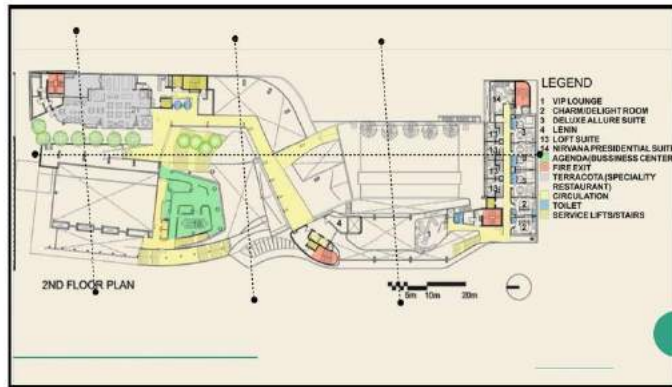


FIG : SECOND FLOOR PLAN



FIG : THIRD FLOOR PLAN

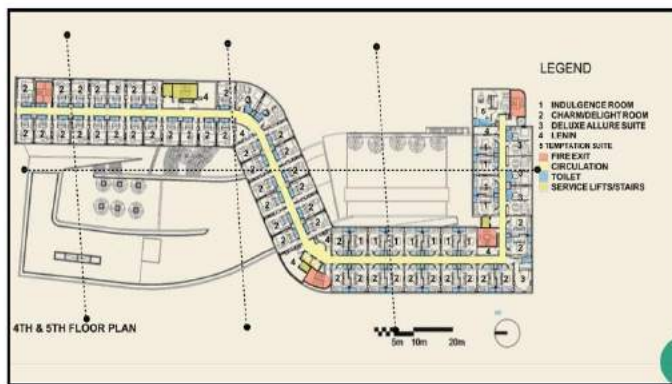


FIG : TYPICAL 4TH AND FIFTH FLOOR PLAN

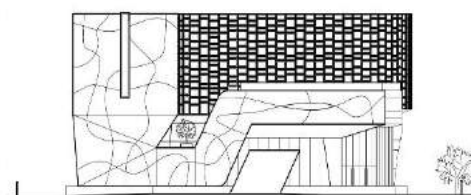


FIG : NORTH SIDE ELEVATION



FIG : SOUTH SIDE ELEVATION

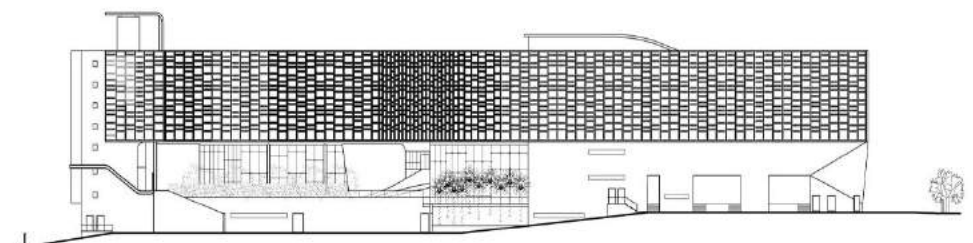


FIG : WEST SIDE ELEVATION



FIG : CASIO LOUNGE



FIG : BANQUET HALL



FIG : (CAMELA) BAKERY/TEA SHOP



FIG : MULTI - CUSINE RESTAURANT

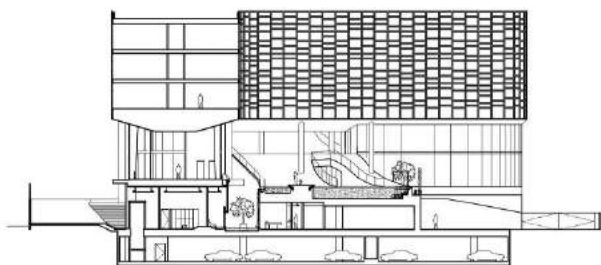


FIG : OLD - AGE DISHES RESTAURANT

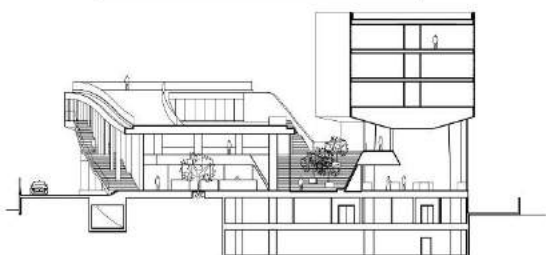


# LITERATURE STUDY-1

## SECTIONS



**FIG :SECTION THROUGH POOL**



**FIG :SECTION THROUGH LOBBY**

## ROOMS AND SUITS

ROOM TYPE	NO	AREA	TOILET AREA
SUPERIOR CHARM	89	30 SQ.M.	2.5 SQ.M.
DELUX DELIGHT	48	30 SQ.M.	2.5 SQ.M.
PREMIUM INDULGENCE	33	30 SQ.M.	2.5 SQ.M.
DELUX ALLURE SUITE	21	41 SQ.M.	2.2 SQ.M.
TEMPETATION SUITE	3	71 SQ.M.	2.6 SQ.M.
LOFT SUITE	4	85 SQ.M.	2 SQ.M.
PRESIDENTIAL SUITE	1	90 SQ.M.	3 SQ.M.



**FIG :SUPERIOR CHARM ROOM**



**FIG :DELUX DELIGHT ROOM**



**FIG :PREMIUM INDULGENCE ROOM**



**FIG :DELUX ALLUR SUITE**



**FIG :LOFT SUITE**



**FIG :PRESIDENTIAL SUITE**

## RESTAURANTS, BANQUET AND BAR

NAME	CONCEPT / CUSINE	COVERS	AREA
LATITUDE	ALL DAY DINING-INSPIRED WORLD CUSINE	100	579 SQ.M.
TERRACOTTA	INDIAN FOOD	80	314 SQ.M.
TEASE	HIGH ENERGY BAR	66	315 SQ.M.
CARAMEL	BAKERY \ TEA SHOP	12	21 SQ.M.
TEASE LAWN	EVENTS	-	465 SQ.M.
BANQUETS	EVENTS	600	513 SQ.M.



**FIG :LATITUDE RESTAURANT**



**FIG :TERRACOTA RESTAURANT**



**FIG : TEASE BAR**



**FIG : CARAMEL COFFE SHOP**



**FIG : TEASE LAWN**



**FIG : BANQUET HALL**

## RECREATIONAL AREA

### POOL CELSIUS

#### ■ DIMENSIONS:

LENGTH - 25.15 M .

WIDTH -10.75 M .

DEPTH - 1.2 M .

#### ■ A SEPARATE KIDS POOL:

LENGTH - 25.15 M.

WIDTH - 3 M .

DEPTH - 0.18 TO 0.65 M.

#### ■ TEMPERATURE DISPLAY.

#### ■ WATER TREATMENT PLANT WITH CHLORINATION.

#### ■ TIMINGS: 6 AM TO 9 PM.





# LITERATURE STUDY-1

## RECREATIONAL AREAS

### SPA - JIVA

■ 3 TREATMENT SUITES. THE SUITES HAVE BEEN INNOVATIVELY DESIGNED AROUND A SOOTHING GARDEN.

PRITHVI- 192 SQFT

VAYU- 192 SQFT

AKASH - 192 SFT

■ RELAXATION ROOM WITH TWO HEATED LOUNGERS

■ A BEAUTY SALON

■ RELAXATION ROOM WITH TWO HEATED LOUNGERS

■ SPA OPERATIONAL HOURS:

WET AREAS -07:00 HRS-20:00 HRS

TREATMENTS -08:00 HRS - 20:00 HRS

■ A BEAUTY SALON

■ SEPARATE STEAM AND SAUNA ROOM

■ EXPERIENTIAL SHOWERS



### FITNESS CENTRE

■ OPEN 24-HOURS, INSTRUCTOR AVAILABLE FROM 6:30 A.M. TO 9:00 P.M.

■ EQUIPPED WITH LIFE FITNESS CIRCUIT TRAINING AND CARDIO MACHINES.

■ FREE WEIGHTS.

■ PERSONAL TRAINING .

■ YOGA & AEROBICS IN AN EXCLUSIVE AREA ADJACENT TO THE GYM.



## MATERIALS

■ WORKMANSHIP DEFECTS EMBRACED –RAW RUSTIC LOOK.

■ BUSH-HAMMER FINISH; ENHANCING OR HIDE THE TEXTURE OF EXPOSED CONCRETE.

■ IN PLACES WHERE CONC. IS INAPPROPRIATE –STONE OR TIMBER PANELING.

■ 'FLUX LINES' EMBEDDED IN CONCRETE INTERIOR AND EXTERIOR – SYMBOLIZE BRAND, AVOID/CONCEAL EXPANSION JOINTS.

■ ALL LOCAL MATERIALS TO AVOID CARBON EXPENDITURE .

■ GROUND PLANE BECOMES GREEN ROOF. FIG : EXPOSED CONCRETE FACADE

■ HIGHLY REFLECTIVE GLASS WITH DARK AND LIGHT TINTED ONES – SAVE ENERGY.



FIG : BUSH HAMMER FINISH



FIG : EXPOSED CONCRETE FACADE

## CERTIFICATION

■ CERTIFIED FOR ISO 22000.

■ FOOD HANDLERS TEST / HYGIENE AUDITS BY DIVERSEY.

■ EARTH CHECK GOLD CERTIFICATION.

■ CERTIFICATE OF EXCELLENCE THROUGH TRIP ADVISOR.



## SUSTAINABLE MEASURES

### ■ WATER SAVINGS INITIATIVES

– 80% USE OF RECYCLE WATER WITHIN HOTEL PREMISES I.E. IRRIGATION, FLUSHING AND COOLING TOWERS.

– FLOW CONTROL DEVICE IN WATER TAPS FOR GUEST ROOMS.

– TOUCH LESS SENSOR WATER TAPS IN LOCKERS.

### ■ ENERGY SAVINGS INITIATIVES

– MOTION SENSORS IN PUBLIC AREA TOILETS.

– TIMERS ON EXTERNAL LIGHTING.

– 5 KW SOLAR PANEL COMMISSIONED LAST YEAR WHICH SUPPLY FIRE EXITS LIGHTS FOR ENTIRE HOTEL.

– IN PROCESS TO REPLACE 12 V, 50 W HALOGEN WITH 7 WATT LED IN GUEST ROOM .

## SERVICES

■ LINEN ROOM WHICH ACCOMMODATES 4 ROTATIONS OF CLOTHES.

■ SUPPORT KITCHEN – MAJOR STORAGE AND PRELIMINARY CUTTING.

■ LT/HT, HVAC IN THE HUGE MACHINERY ROOM IN THE BASEMENT.

■ WASTE WATER TREATMENT ROOM.

■ SCREW CHILLERS – 250 TR X 03 NO'S .

■ DG SET'S – 750 KVA X 02 NO'S .

■ TRANSFORMERS – 1000 KVA X 02 NO'S

■ HOT WATER BOILERS.

■ RO PLANT FOR WATER TREATMENT - 10 KL PER HOUR.

■ SEWAGE TREATMENT PLANT – 200 KL PER DAY.

## AWARDS

### AWARDS

■ LEAF DESIGN AWARDS FOR THE BEST COMMERCIAL BUILDING WORLD WIDE 2012.

■ SINGAPORE PRESIDENT'S DESIGN AWARD FOR HOTEL DESIGN.

■ TRAVEL AND LEISURE AWARD 2011-TOP 2 HOTELS IN INDIA.

■ BEST IN BANGALORE FOR WOMEN BUSINESS TRAVELER.

■ TODAY'S TRAVELER AWARD FOR BEST NEW AGE SERVICE DESIGN IN HOSPITALITY 2011.

■ HA+D AWARD FOR DESIGN EXCELLENCE IN HOTEL ARCHITECTURE 2010.

■ BUILDING OF THE YEAR (SIA) ARCHITECTURAL DESIGN AWARDS 2010.

■ INTERIORS AWARD COMMERCIAL PROJECTS (SIA) DESIGN S, PUSH SHOWCASE, SPECIAL MENTION 2010 .

# **LITERATURE STUDY :- 2**

**I. T. C. GARDENIA  
BANGLORE**



# LITERATURE STUDY-2

## ABOUT THE PROJECT



### ITC GARDENIA BANGLORE

**LOCATION:** 1, RESIDENCY RD, ASHOK NAGAR, BENGALURU, KARNATAKA 560025.

**ARCHITECT:** AR. RAJINDER KUMAR.

**CLIENT:** ITC LIMITED.

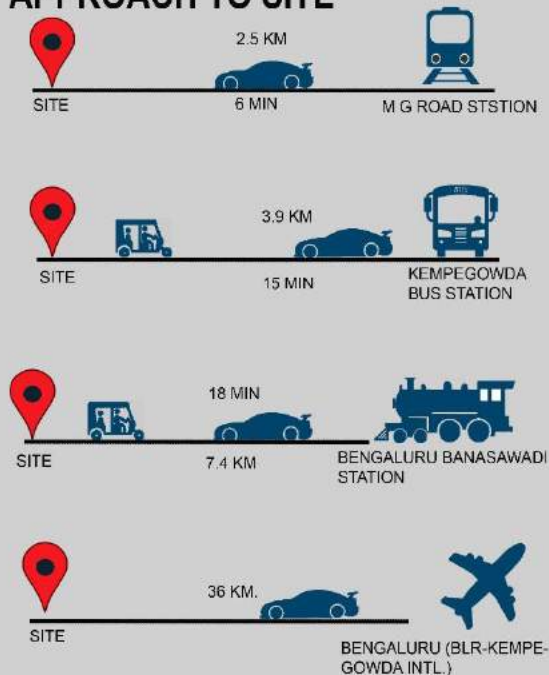
**TYPOLOGY:** FIVE STAR HOTEL.

**SITE AREA:** 16831 SQ M. (4.16 ACERS)

**GROUND COVER AREA :** LESS THAN 40% AND GREEN AREA APPROX 48%.

**PROJECT YEAR:** 2009.

### APPROACH TO SITE



## INTRODUCTION



FIG : MAP OF INDIA



FIG : MAP OF BANGLORE



FIG : SATELITE IMAGE SHOWING SITE



FIG : VIEW OF HOTEL

- ITC GARDENIA, BENGALURU IS THE FIRST GREEN BUILDING HOTEL TO ACHIEVE PLATINUM STANDARDS OF LEED.
- IT IS THE ALSO WORLD'S LARGEST GREEN HOTEL.
- ITC GARDENIA EMBODIES THE SPLENDOURS OF NATURE. THIS 5 STAR HOTEL IN BENGALURU WAS BUILT AS A TRIBUTE TO THE BEAUTIFUL CITY OF BENGALURU, AND INSPIRED FROM THE MAGNIFICENT GARDENS OF THE CITY.
- THE HOTEL IS CONVENIENTLY LOCATED IN THE COMMERCIAL HEART OF BENGALURU AND IS IN CLOSE PROXIMITY TO KEY BUSINESS DISTRICTS AND IT HUBS OF BENGALURU.
- THIS LUXURY HOTEL IN BENGALURU IS EQUIPPED WITH 292 LUXURY ROOMS AND SUITES OFFERING THE DISCERNING BUSINESS AND LEISURE TRAVELLER THE BEST IN HOSPITALITY AND HOTEL SERVICES.



FIG : SITE PLAN



# LITERATURE STUDY-2

## BUILDING DESIGN

- BASICALLY DESIGNED IN 3 BLOCKS,
- THE BANQUET BLOCK IS GROUND FLOOR, THE FIRST FLOOR TERRACE OF THE BANQUETS HAS A BIG SWIMMING POOL FOR GUESTS.
- TOWER BLOCK HAS G + 10 FLOORS.
- THE LAST ONE ITC ONE BLOCK HAS GROUND +TEN FLOORS.
- THE BUILDING IS A FINE MIXTURE OF CONTEMPORARY DESIGN STYLES WITH TRADITIONAL TEXTURES OF LANDSCAPED COURTS AND OPEN SPACES INTERSPERSED INTO BUILT FORM.
- THE MAIN ENTRY TO THE BUILDING ON EAST FACING SIDE IS FLANKED BY A GARDEN OF MUGHAL STYLE.
- THE THIRD AND MOST IMPORTANT PORTION OF THE HOTEL I.E. THE GUEST ROOMS ARE LOCATED IN 2 WINGS ALONG DOUBLY-LOADED CORRIDORS FORMING AN ANGULAR "L" SHAPE ON SOUTH EAST SIDE.
- THE RESTAURANTS ON THE GROUND FLOOR INCLUDE THE MULTI-PILARED LOTUS PAVILION, INSPIRED BY THE SUMMER PALACE OF TIPU SULTAN.

## MATERIALS

- THE EXTERIOR OF THE HOTEL IS FINISHED WITH LOCAL STONE DONE WITH A SYSTEM OF CLAMPING. THIS KIND OF EXTERIOR FINISHES ARE NORMALLY LONG LASTING AND REQUIRE LEAST MAINTENANCE.
- THE EXTERIOR GLAZING USED IN THE WINDOWS OF GUEST ROOMS IS MADE UP OF DOUBLE GLASS WITH GOOD THERMAL RESISTANCE AND ACOUSTICAL INSULATION. THE EXTERIOR & INTERIOR WALLS OF THE HOTEL ARE MADE WITH CONCRETE BLOCKS.

## SUSTAINABLE MEASURES

- THE ENTRANCE HAS A CRISP AND CLEAN BLAST-RESISTANT GLASS FACADE, WHICH IS REFLECTIVE AND OPEN YET FUNCTIONS AS A SOPHISTICATED SHIELD AGAINST THE CLIMATE AS WELL AS INVITES THE OUTSIDE IN.
- THE GLAZED SHAFTS AROUND THE BUILDING ALLOW THE NATURAL LIGHTING TO ILLUMINATE THE WIND-COOLED ATRIUM LOBBY WITH ITS VERTICAL HANGING GARDENS.
- PATRICK BLANC'S VERTICAL GARDENS THAT RUN THROUGH THE ENTIRE WALL OF THE HOTEL REPRESENT HIS STATEMENT WHICH MERGES SCIENCE AND ART. THE 1500 SPECIES OF PHILODENDRONS WERE BROUGHT FROM THE NILGIRIS.
- ECO SENSITIVE MATERIALS HAVE BEEN USED THROUGHOUT THE HOTEL (SPECIAL WOOD AND CARPET TAI-PING FOR ROOMS).
- THE RAIN WATER IS HARVESTED AND USED FOR DRIP IRRIGATION OF THE ENTIRE LANDSCAPING. THEY USED CFC, LED AND OTHER ENERGY EFFICIENT LIGHT FITTINGS.
- THE HOTEL IS NEAR TO ACHIEVING ZERO SOLID WASTE MANAGEMENT.
- THEY USED SEPARATE TREATMENT FOR BLACK & GREY WASTE WATER WHICH IS LATER TREATED WITH UV LIGHT, RESULTING IN REDUCED MAINTENANCE COST.
- SUB SOIL DRAINAGE SYSTEM IS USED TO CONTROL GROUND WATER PRESSURE. THE WATER COLLECTED FROM THIS SOURCE WILL BE USED FOR DAILY USAGE.
- FOR COOLING THEY INCORPORATED EVERGREEN CHILLERS – WORLD'S FIRST INTEGRATED VARIABLE SPEED, VARIABLE FLOW, WATER COOLED AND ENVIRONMENT FRIENDLY SCREW CHILLERS WITH CERTIFIED EFFICIENCIES TO 0.33KW/TON. THE CHILLER SYSTEMS HAVE ONLY ONE LOOP THAT CIRCULATES CHILLED WATER THROUGH THE CHILLERS AND BUILDING.

## RESTAURANTS, BANQUET AND BAR

NAME	CUISINE
EDO - JAPANESE RESTAURANT & BAR	JAPANESE
OTTIMO - CUCINA ITALIANA	ITALIAN
KEBABS & KURRIES	MUGHLAI
CUBBON PAVILION	MULTICUISINE
LOTUS PAVILION	MULTICUISINE
HIGHLAND NECTAR	LOUNGE
FABELLE - THE CHOCOLATE BOUTIQUE	BOUTIQUE



## ROOMS AND SUITS

ROOM TYPE	NO	AREA
TOWERS	132	41 SQ.M
TOWERS WITH BALCONY	102	47 SQ.M
ITC ONE	40	57 SQ.M.
TOWER SUITS	10	65 SQ.M.
FLAMINGO SUITS	3	85 SQ.M.
PELICIAN SUITS	3	153 SQ.M.
PEACOCK SUITS	2	468 SQ.M.



FIG : TOWER ROOM



FIG : ITC ONE



FIG : PEACOCK SUITS



FIG : PELICAN SUITS



# AREA STATEMENT

	<u>ENTRANCE PORCH/ LOBBY</u>	NO OF PERSONS	NORMS/STANDARDS	SPATIAL AREA
1.	ENTRANCE PORCH		-	260 SQM
2.	AIRLOCK LOBBY		1 % OF LOBBY AREA	5.6 SQM
3.	MAIN LOBBY AND LOUNGE	300	1.1-1.4 SQM /PERSON	420 SQM
4.	LUGGAGE ROOM		0.05 SQM / ROOM	7.5 SQM
5.	BELL-MAN DESK		0.04 SQM / ROOM (MIN.LENGTH1.05 MTR)	6 SQM
6.	RESTROOM (MALE)		MIN. 25 SQM	30 SQM
7.	RESTROOM (FEMALE)		MIN. 20 SQM	30 SQM
8.	RESTROOM (HANDICAPPED)		MIN. 5 SQM	6 SQM
				765.1 SQ.M.
			WALL – 10%	76.51 SQ.M.
			CIRCULATION – 30%	229.53 SQ.M.
				1071.14 SQM
	<u>ADMINISTRATION OFFICES (BACK HOUSE)</u>	NO OF PERSONS	NORMS/STANDARDS	SPATIAL AREA
1.	GENERAL MANAGER’S OFFICE	-	9.5 SQM	10 SQM
3.	DIRECTOR’S OFFICE	-	13.5 SQMT + 6.3 SQMT TOI.	23 SQM
4.	PRO OFFICE	-	7 SQM	8 SQM
6.	RESTROOM	-	-	10 SQM
7.	MEETING ROOM	20	MIN 10 PPL (1.7 SQM/PERSON)	34 SQM
				85 SQ.M.
			WALL – 10%	8.5
			CIRCULATION – 30%	25.5
				119 SQM

	GUEST ROOM’S	NO OF ROOMS	STANDARDS	AREA	SPATIAL AREA
1.	DELUXE ROOM (DOUBLE BED)		22.76 SQ.M.	33 SQM	1485 SQM
	➤ KING SIZE BED ROOM	45	18.58 SQM		
	➤ TOILET		4.18 SQM		
2.	DELUXE ROOM (TWIN BED)		22.76 SQ.M.	33 SQM	1485 SQ.M
	➤ KING SIZE BED ROOM	45	18.58 SQM		
	➤ TOILET		4.18 SQM		
3.	EXECUTIVE ROOM		22.76 SQ.M.	38 SQM	1140 SQM
	➤ QUEEN SIZE BED ROOM	30	18.58 SQM		
	➤ TOILET		4.18 SQM		
4.	BUSINESS CLASS	20	22.76 SQ.M.	42 SQM	840 SQM
	➤KING SIZE BED ROOM		18.58 SQM		
	➤TOILET		4.18 SQM		
4.	JUNIOR SUITE	4	-	66 SQM	264 SQM
	➤ KING SIZE BED ROOM+LIVING		-		
	➤ TOILET+ DRESSING		-		
5.	EXECUTIVE SUITE	4	-	85 SQ.M.	340 SQ.M.
	➤QUEEN SIZE BEDROOM + LIVING				
	➤ TOILET+ DRESSING				
6.	PRESIDENTIAL SUITE	1	-	468 SQ.M.	468 SQM.
	➤2 QUEEN SIZE BED ROOM +LIVING		-		
	➤ PRIVATE POOL + LAWN				
	➤ KITCHEN + BAR COUNTER		-		
	➤ TOILET WITH JACCUZI+SAUNA+STORE		-		
7.	ROOM FOR HANDICAPPED	1	30 SQM	44 SQM	44 SQM
	➤ KING SIZE BED ROOM		25 SQM		
	➤ TOILET		5 SQM		
					6066 SQM
			WALL – 10%		606.6 SQM
			CIRCULATION – 30%		1819 SQM
					8491 SQM



	RECREATIONAL AREA’S	NO OF ROOMS	NORMS/STANDARDS	SPATIAL AREA
1.	GYMNASIUM	150	1.2-2 SQM / ROOM	225 SQM
2.	MEDITATION HALL	150	0.33 SQM / ROOM	49.5 SQM
3.	LADIES PALOUR	150	0.23 SQM / ROOM	34.5 SQM
4.	MENS PARLOUR	150	0.15 SQM / ROOM	22.5 SQM
5.	SPA(M/F)	150	0.33 SQM / ROOM	100 SQM
6.	SHOPPING ARCADE	150	0.36 SQM / ROOM	54 SQM
7.	SWIMMING POOL+DECK	150	7.50 SQM / ROOM	1125 SQM
8.	CLUB OFFICE		MIN. 7 SQMT.	15 SQM
9.	RESTROOM+LOCKER (MALE)	150	0.25 SQMT/ROOM	37.5 SQM
10.	RESTROOM +LOCKER (FEMALE)	150	0.30 SQMT/ ROOM	45 SQM
				1783
			WITH CIRCULATION & WALLS	713.2 + 1783 = 2496.2 SQM
	SERVICE AREA’S(KITCHEN)	NUMBER	STANDARDS	SPATIAL AREA
1.	KITCHEN AND STORES	-	60% OF DINING AREA	1541 SQ.M.
2.	MASTER KITCHEN VEG	-	58 % OF KITCHEN AREA	893.78 SQ.M.
3.	MASTER KITCHEN NON VEG	-	21 % OF KITCHEN AREA	323.61 SQ.M.
4.	BAKERY KITCHEN	-	14 % OF KITCHEN AREA	215.74 SQ.M.
5.	SPECILITY KITCHEN	-	7% OF KITCHEN AREA	107.87 SQ.M.
			WALL -10%	154.1 SQ.M.
			CIRCULATION-30%	462.3 SQ.M.
				2157.5

	DINNING AREA’S	COVERS	NORMS/STANDARDS		SPATIAL AREA
1.	MULTI CUISINE RESTAURANT	60	1.7-2.2 SQM / PAX		180 SQM
	➤ INTERACTIVE KITCHEN	60	0.3 SQM X NO.OF PPL.		35 SQM
2.	SPECIALITY RESTAURANT	60	1.7-2 SQM / PAX		180 SQM
	➤ INTERACTIVE KITCHEN	60	0.3 SQM X NO.OF PPL.		35 SQM
3.	24 HRS. COFFEE SHOP/TEA LOUNGE	80	1.6 SQM / PAX		140 SQM
4.	BAR+ DISCO THEQUE	80	2.0-3.0 SQM / PAX		240 SQM
	➤ INTERACTIVE KITCHEN	80	0.3 SQM X NO.OF PPL.		35 SQM
					845 SQM
			WALL – 10%		84.5 SQM
			CIRCULATION – 30%		253.5 SQM
					1183 SQM
	COMMUNITY SPACES	NO OF PEOPLE	NORMS/STANDARDS		SPATIAL AREA
1.	BALL ROOM 1	500	0.9-1.3 SQM / PAX		650 SQM
	➤ PANTRY		0.3 SQM X NO.OF PPL.		150 SQM
	➤ PRE FUNCTION AREA		20% OF BALL ROOM		130 SQM
2.	JUNIOR BALL ROOM	200	0.9-1.3 SQM / PAX		260 SQM
	➤ PANTRY		0.3 SQM X NO.OF PPL.		60 SQM
	➤ PRE FUNCTION AREA		20% OF BALL ROOM		80 SQM
	➤BALL ROOM STORE		1/10 TH OF BALL ROOM		100 SQM
3.	CONFERENCE	100	1.1-1.3 SQM / PAX		130 SQM
	➤ PANTRYYY		0.3 SQM X NO.OF PPL.		30 SQM
4.	MEETING ROOM 1	40	1.6 SQM / PAX		64 SQM
	➤ PANTRY		0.3 SQM X NO.OF PPL.		12 SQM
5.	MEETING ROOM 2	30	1.6 SQM/PAX		48 SQM
	➤PANTRY		0.3 SQM X NO.OF PPL.		10 SQM
					1724 SQM
			WALL – 10%		172.4 SQM
			CIRCULATION – 30%		517.2 SQM
					2413.6 SQM

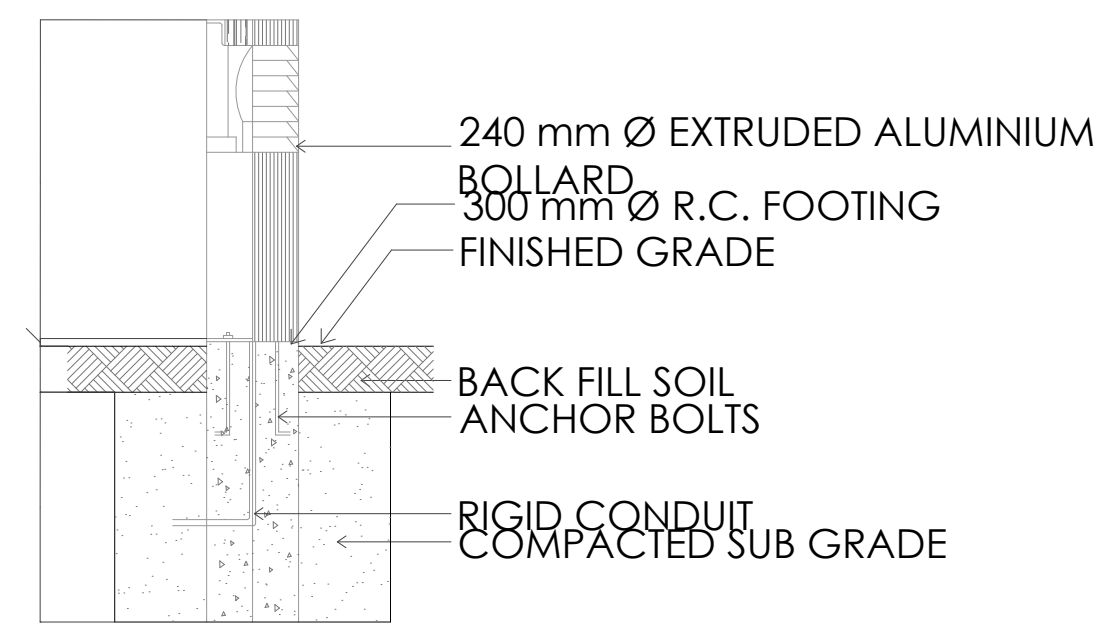


	SERVICE AREA’S	NO OF ROOMS	NORMS/STANDARDS	SPATIAL AREA
1.	RECEIVING OFFICE	150	0.3 SQM / ROOM OR 10%OF KITCHEN AREA	45 SQM
2.	LAUNDRY ROOM\ LINEN ROOM	150	0.9 SQM / ROOM	135 SQM
3.	STAFF MESS+LOCKER+TOILET	200	FOR MIN.1/3 <sup>RD</sup> STAFF (0.9-1.2 SQMT / STAFF)	200 SQM
4.	ROOM SERVICE PANTRY	150	0.4 SQMT / ROOM	60 SQM
5.	MEDICAL ROOM	-	-	35 SOM
6.	CCTV ROOM	-	-	9 SQM
7.	TELEPHONE ROOM	-	-	9 SQM
8.	SERVER ROOM	-	-	9 SQM
9.	GARBAGE AREA	150	0.2 SQM / ROOM	30 SQM
10	HOUSE KEEPING OFFICE	150		16 SQM
11	ENGINEERING DEPT. OFFICE	-	MIN 25 SQM	14.5 SQM
12	MAINTAINANACE OFFICE	-	MIN. 7 SQM	14.5 SQM
13	SECURITY OFFICE	-	-	9 SQM
14	CHIEF CHEF OFFICE	-	9.5-11.5 SQM	9 SQM
15	BEVERAGE MANAGER	-	11.5-14 SQM	
16	TRAINING OFFICE	-	MIN. 18.5 SQM	28 SQM
17	MEETING ROOM	-	MIN FOR 10 PERSONS	20 SQM
	SERVICES AREA	NO	NORMS/STANDARDS	SPATIAL AREA
1.	MEP ROOM		-	1500 SQ.M.
			WALL -10%	150 SQ.M.
			CIRCULATION- 30%	450 SQ.M.
				2100 SQ.M.
2.	CAR PARKING AREA		1 ECS / 2 ROOMS	75 CAR PARKING
3.	CAR PARKING/ 100 SQ.M.		2 ECS/ 100 SQ.M.	345 CARS
			TOTAL CAR PARKING	420 CARS
	MISCELLANEOUS AREA		-	3000 SQ.M.
			TOTAL SITE AREA	5.35 ACERS
			TENTATIVE BUILT UP AREA	21304.14 SQ.M.

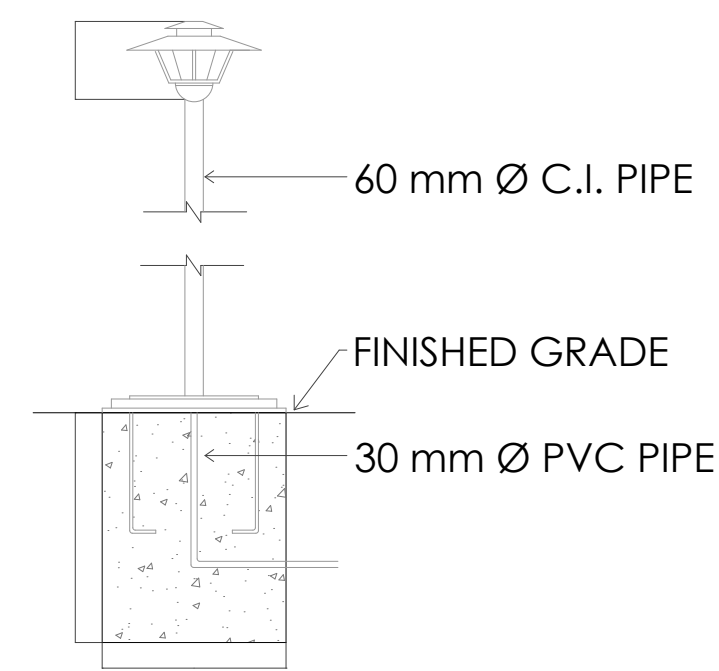


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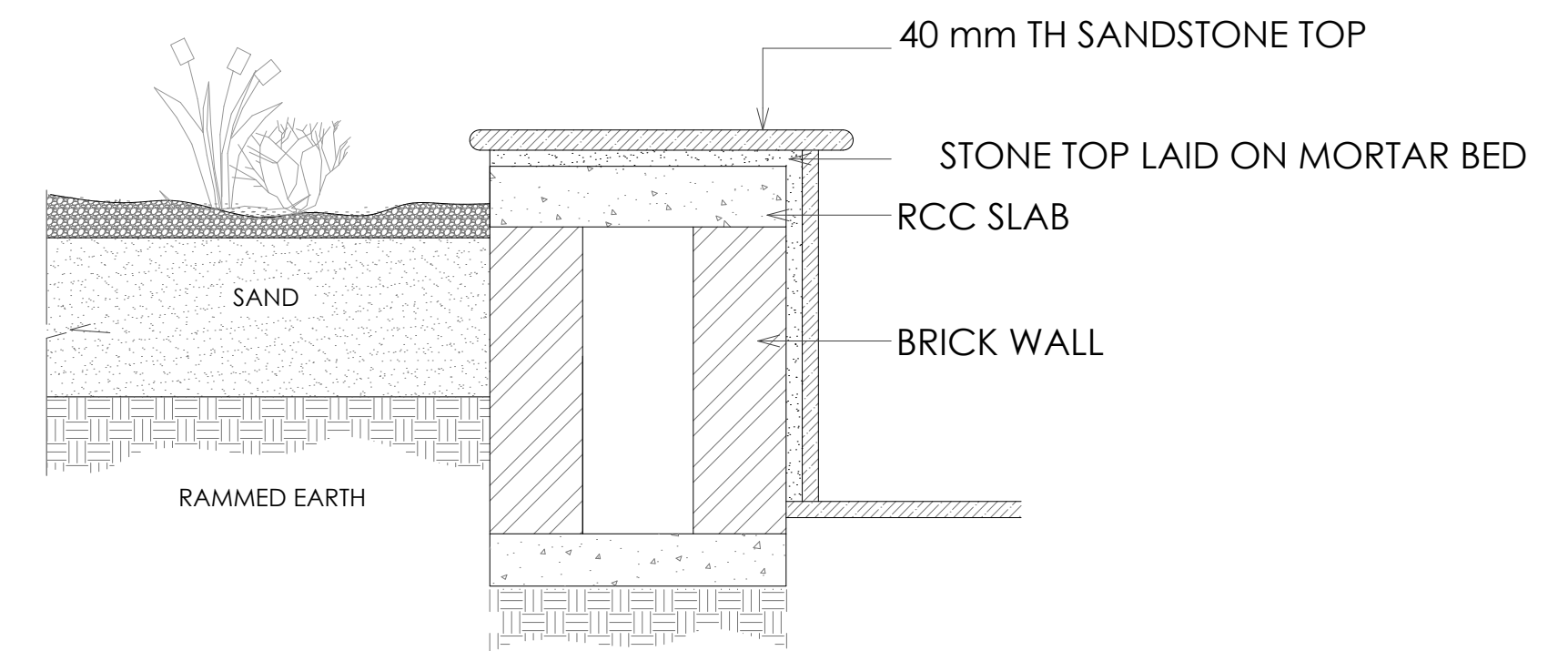




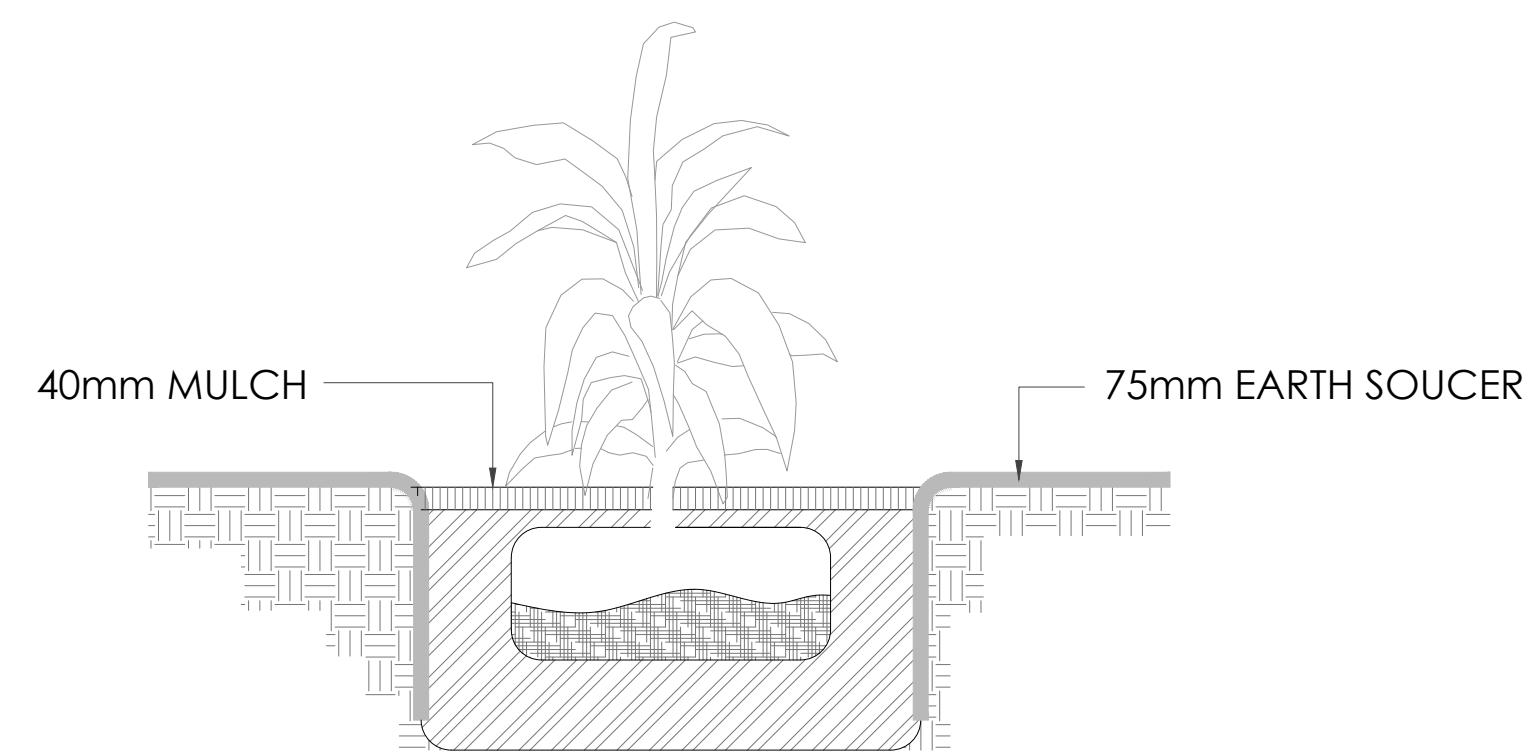
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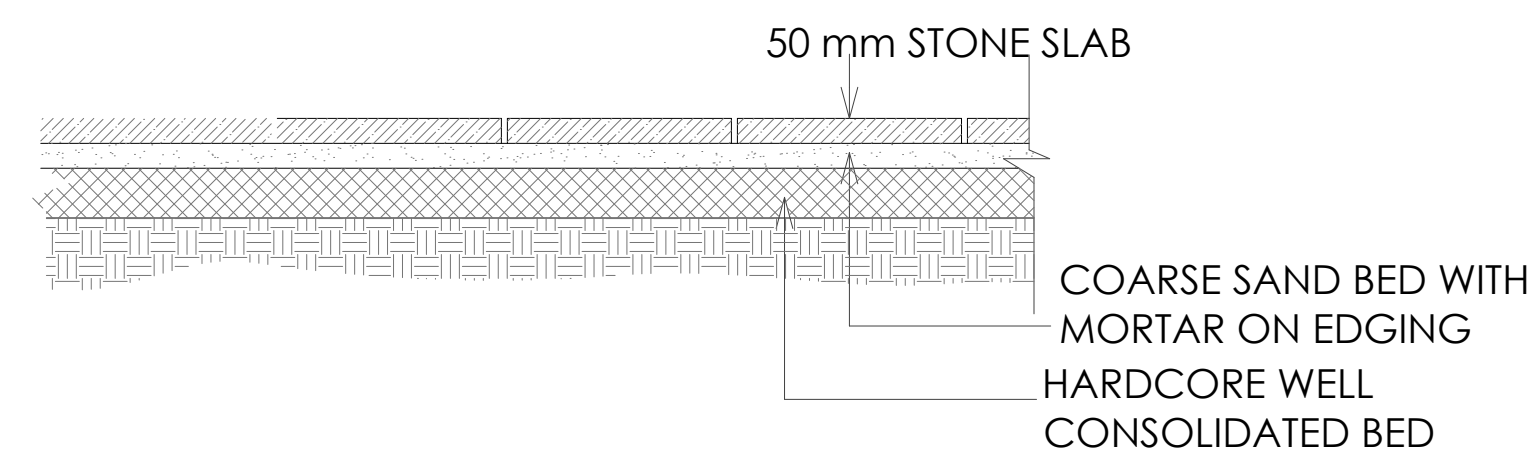
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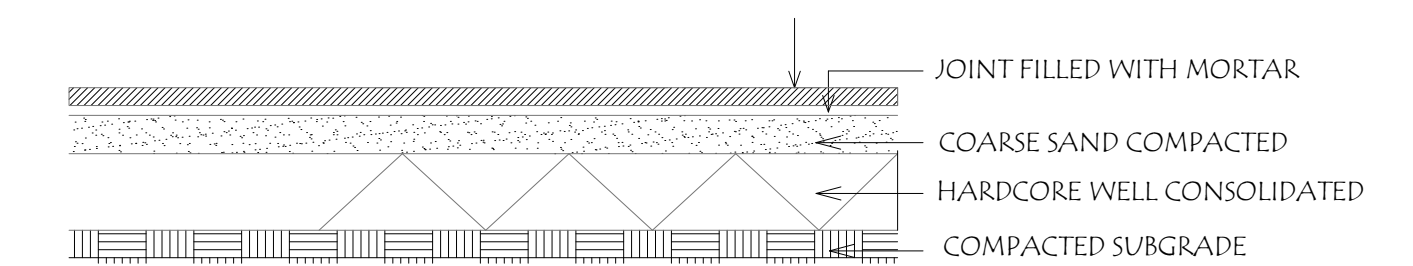
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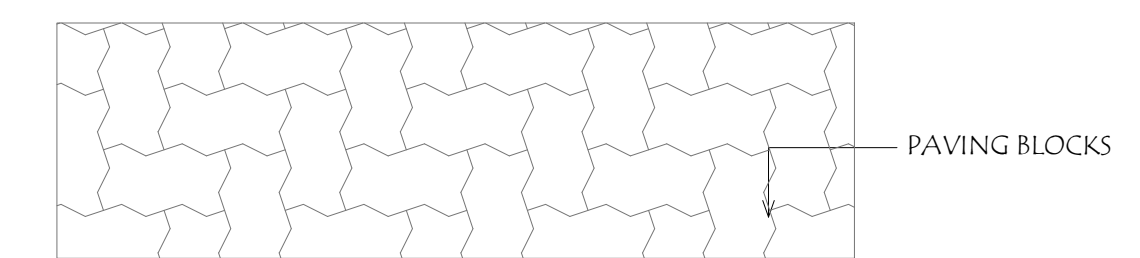
SECTION - SHRUB PLANTATION



SECTION - STONE PAVING

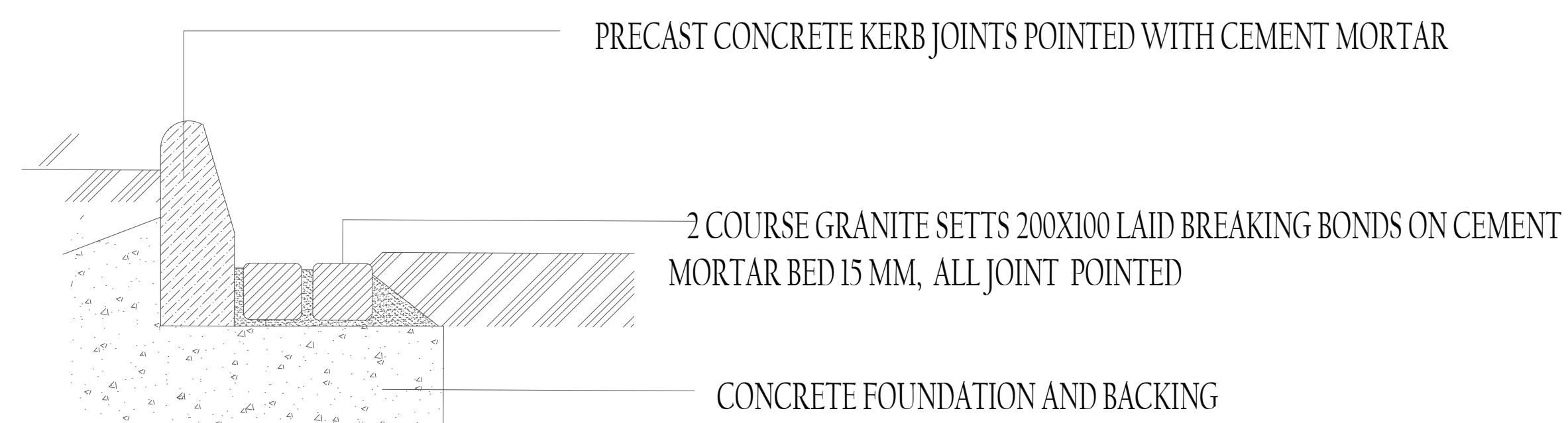


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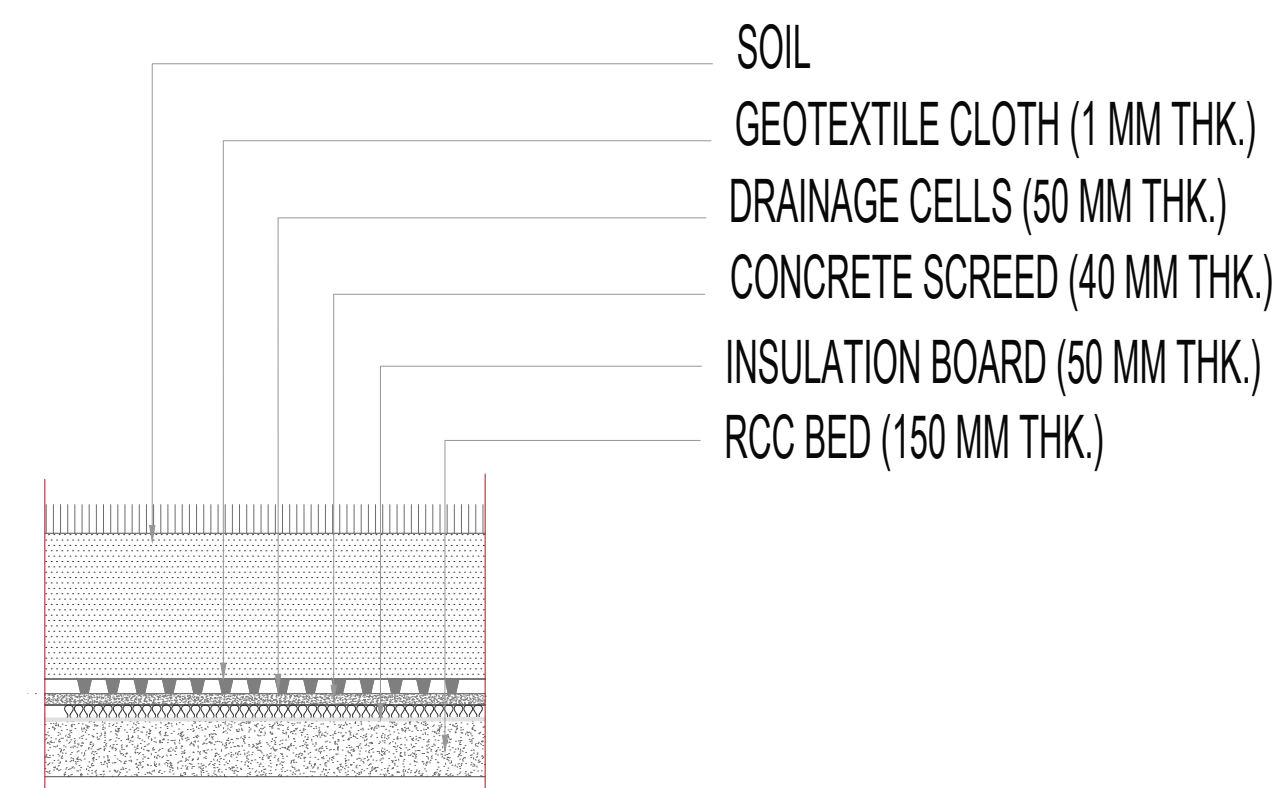


PLAN

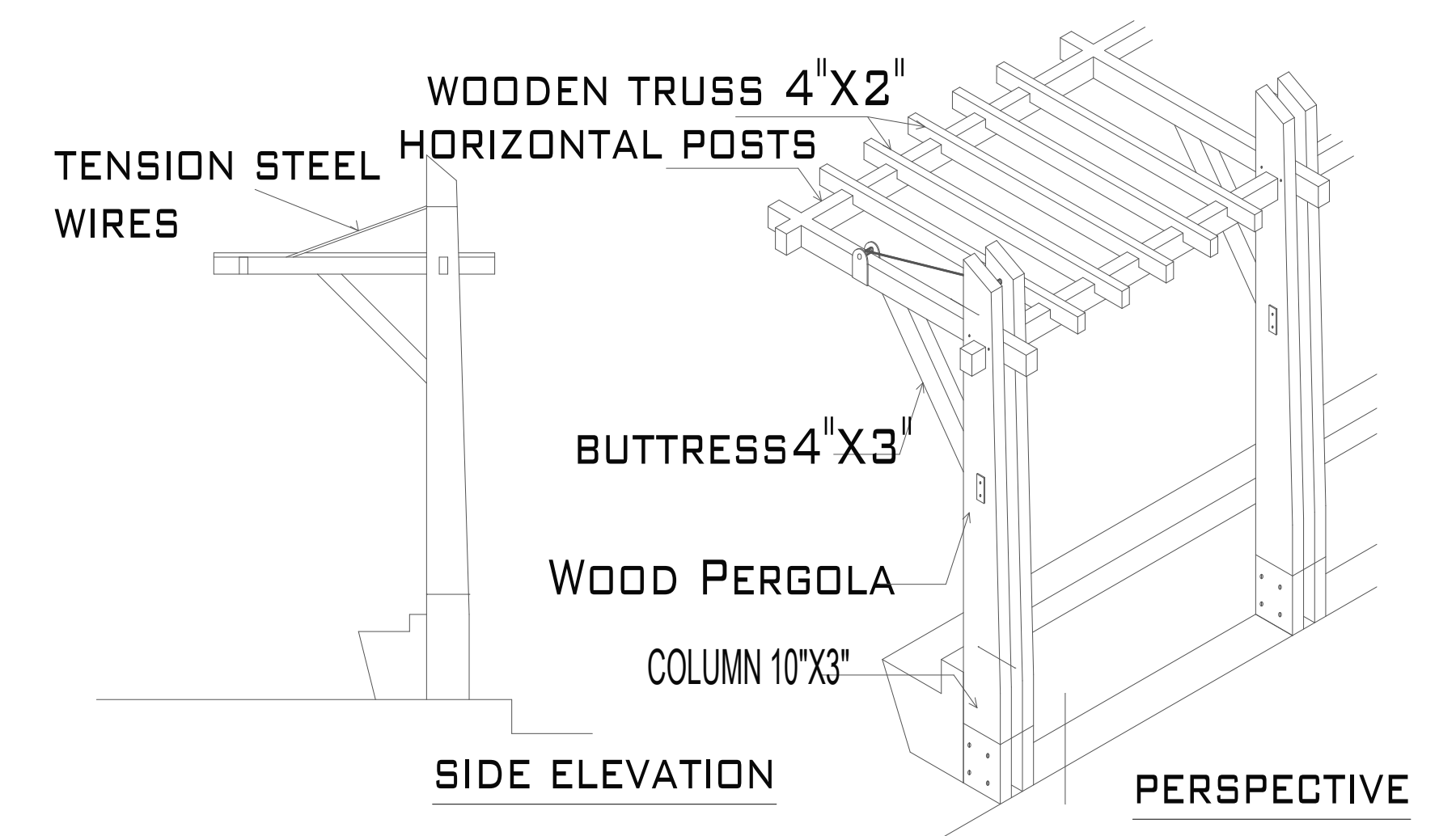
SECTION - PAVING DETAIL



SECTION - KERB DETAIL



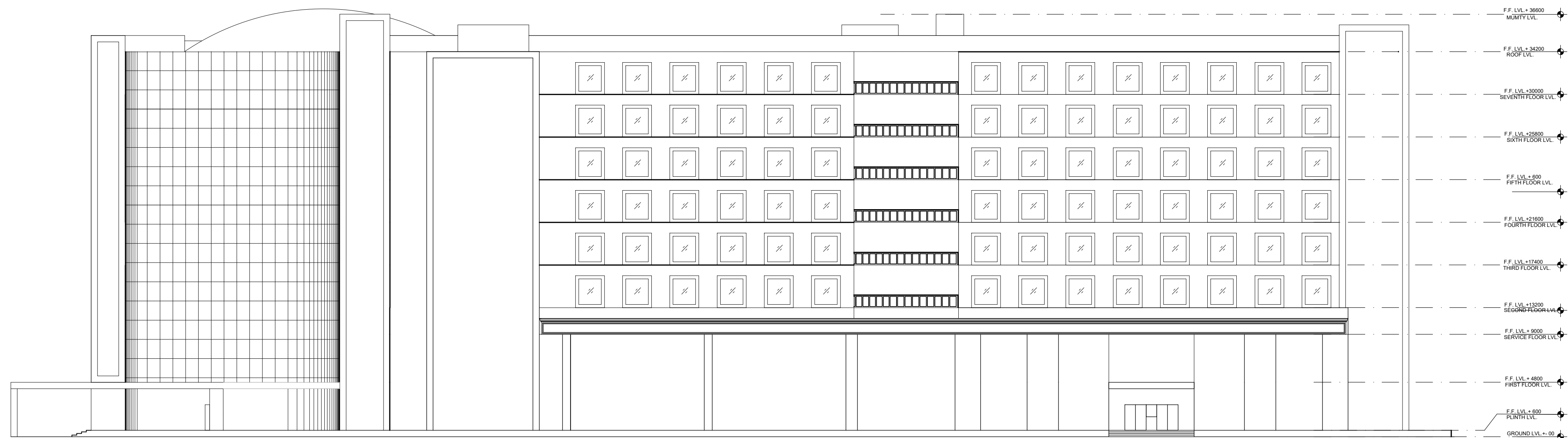
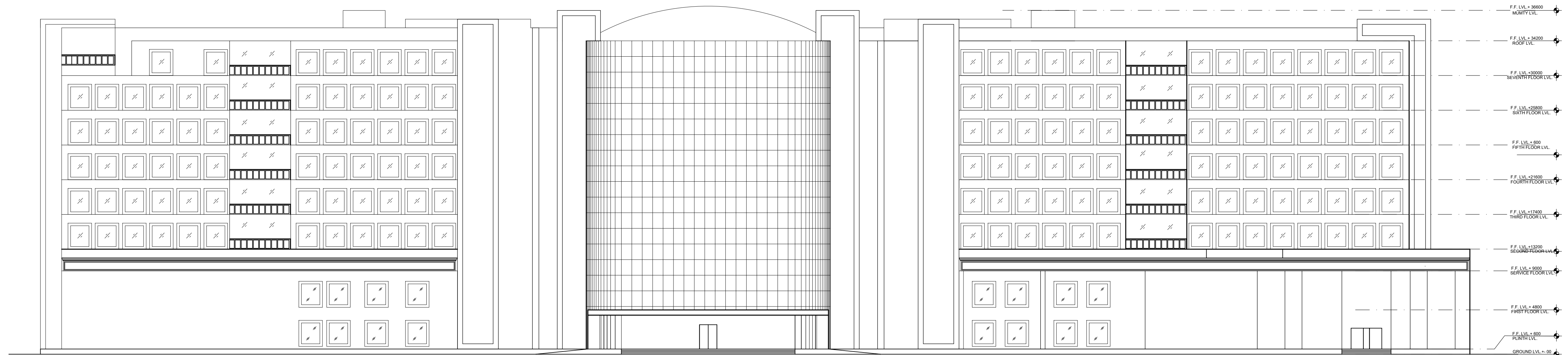
SECTION - CONCRETE BED DETAIL



SECTION - PERGOLA DETAIL

# ELECTIVE -1 (LANDSCAPE)

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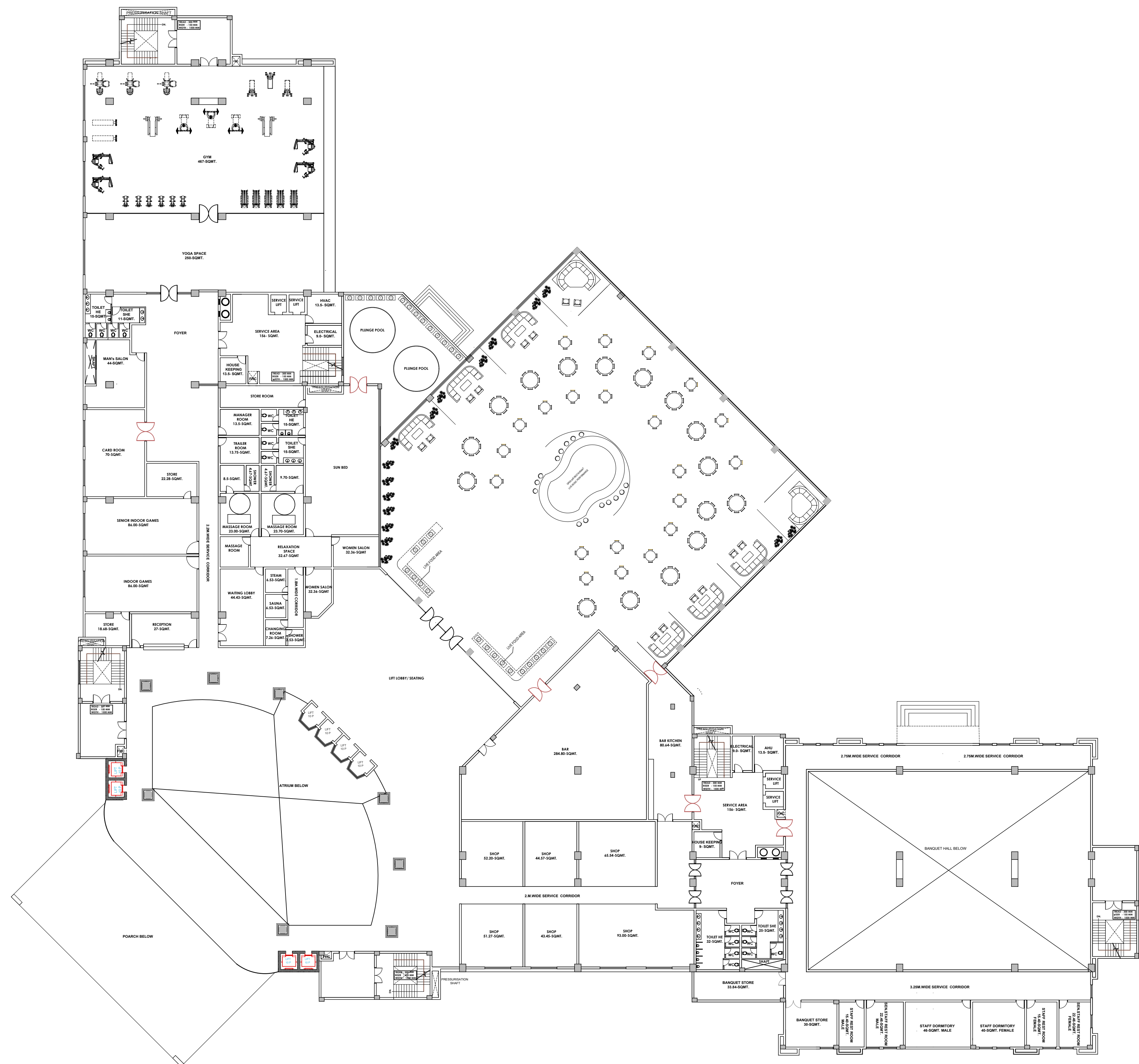


# ELEVATIONS

NOTE : ALL DIMENSIONS AREA IN MILLIMETERS.  
SCALE : 1:250

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# 5 STAR HOTEL

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SCALE : 1:250

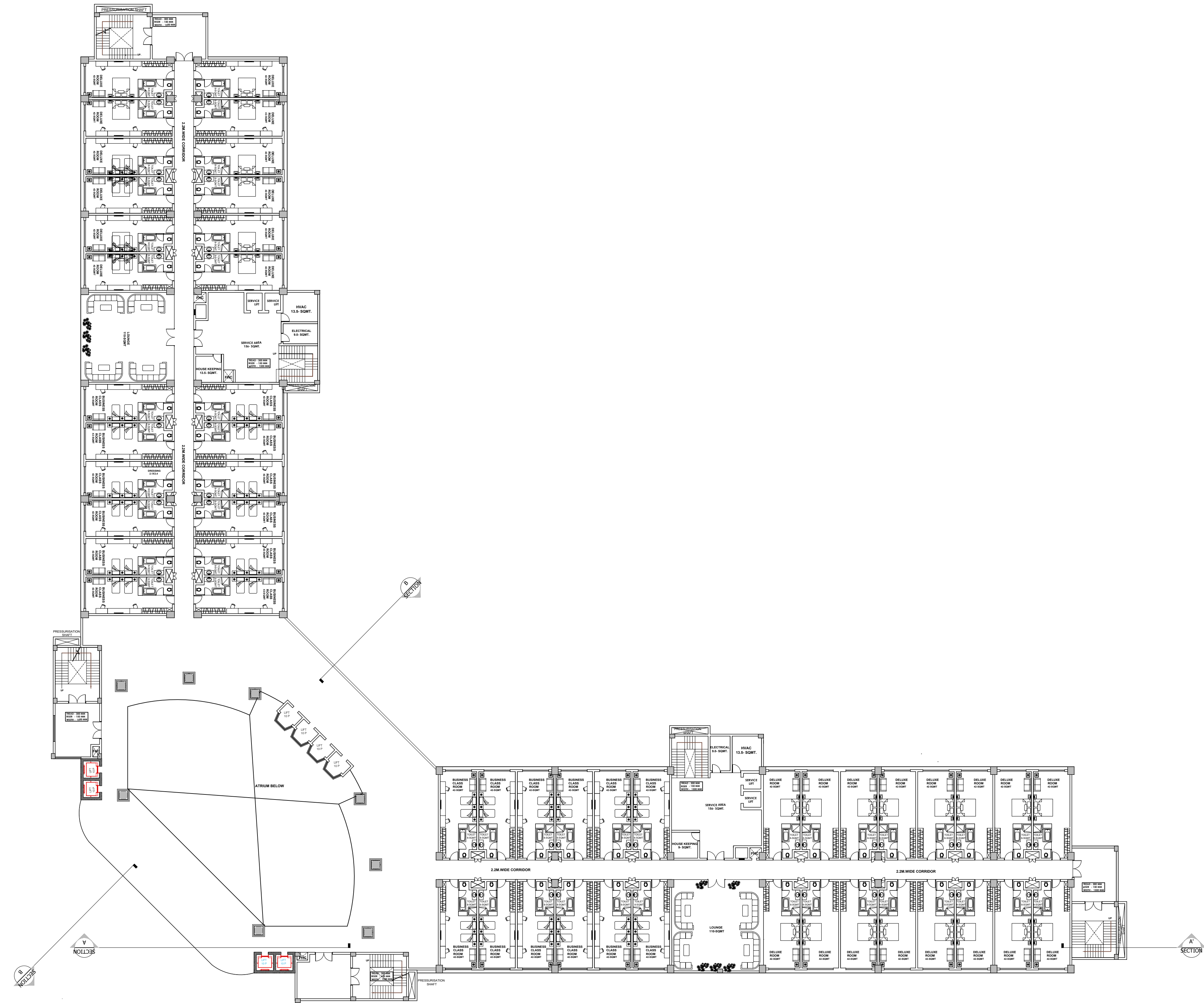
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( TYPICAL) FLOOR PLAN SECOND TO FIFTH

# 5 STAR HOTEL

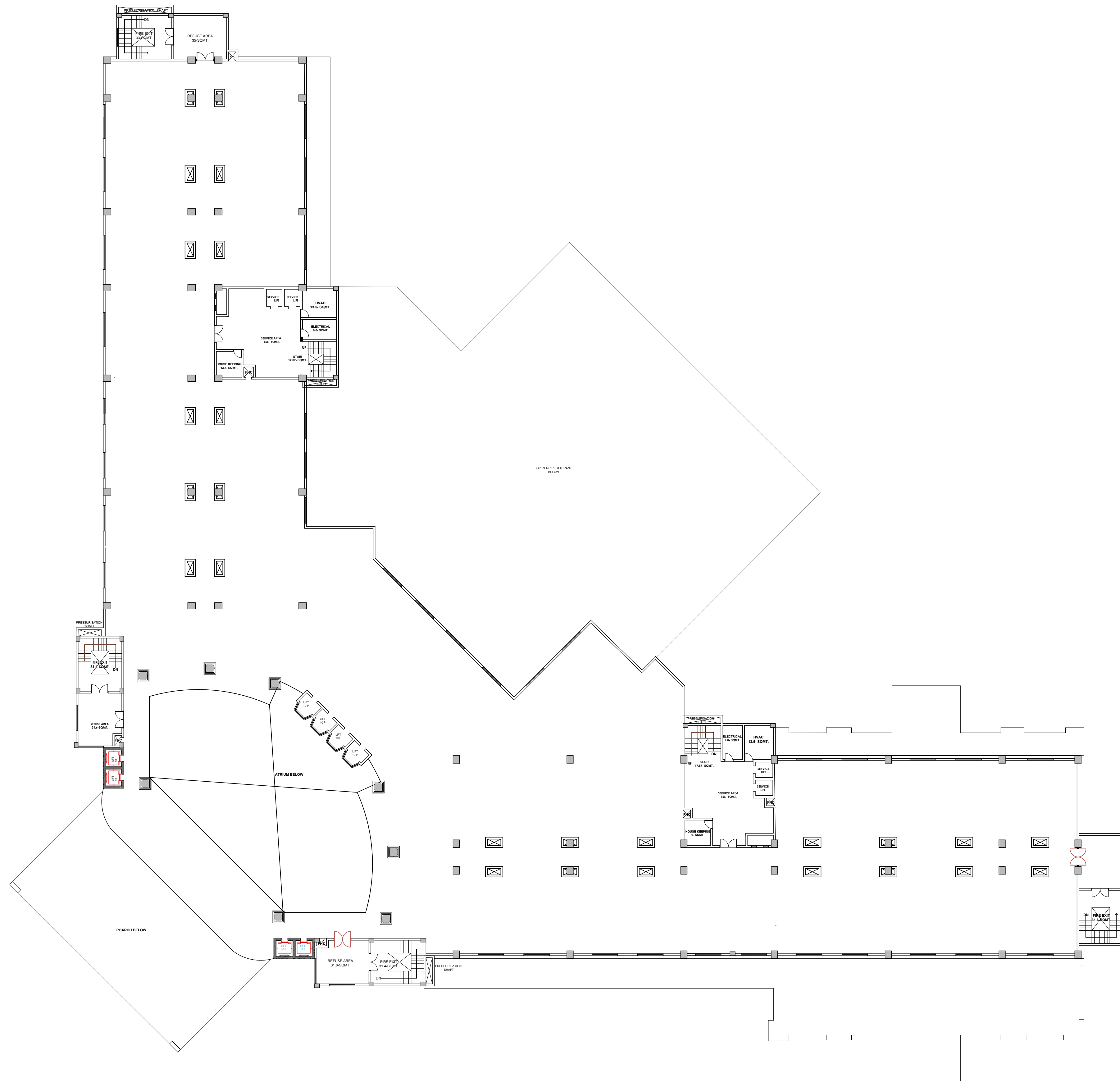
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SCALE : 1:250

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SERVICE FLOOR PLAN

# 5 STAR HOTEL

NOTE : ALL DIMENSIONS AREA IN MILLIMETERS.  
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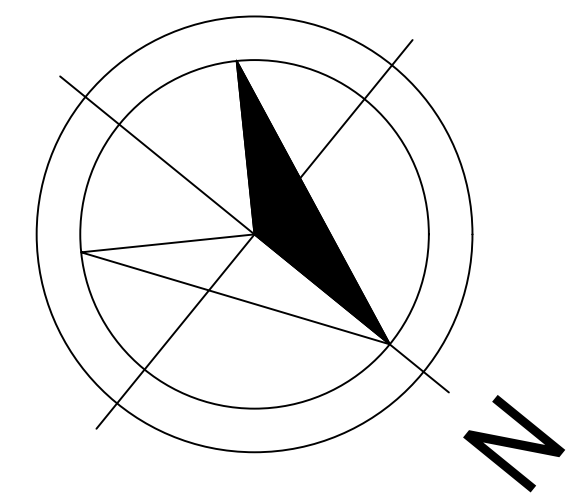
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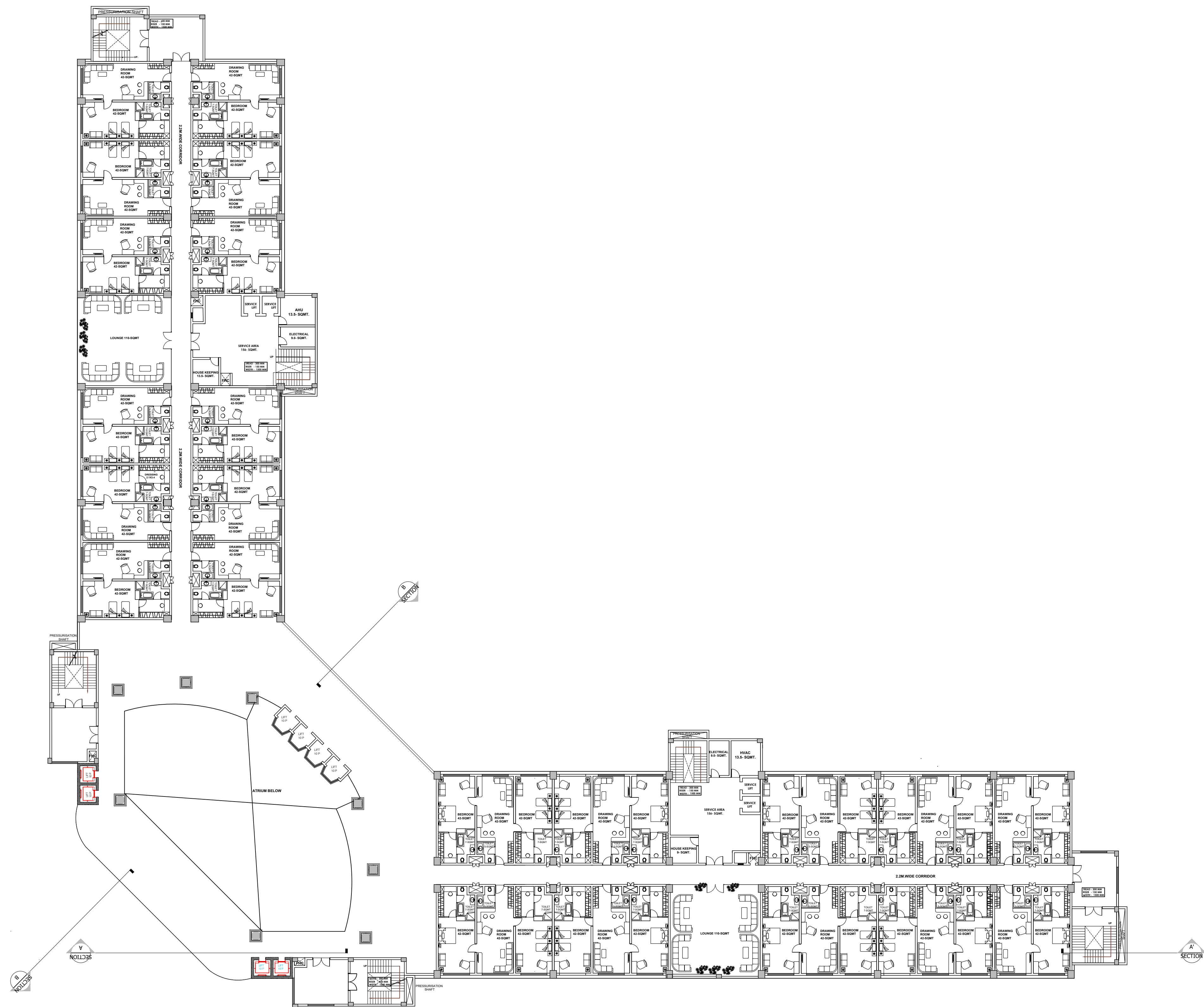
LEGEND				
SYMBOL	BOTANICAL NAME	COMMON NAME	SPACING(MM)	SPECIFICATION(HEIGHT, FOILAGE)
	DELONIX REGIA	GLUMCHAR	12000'C	8000, 10000
	ROYSTONIA REGIA	ROYAL PALM TREE	SPECIFIC PLACE	9000, 3000
	ALSTONIA SCHOLARIS	BLACKBOARD TREE/SCHOLAR TREE (SAPTAPARNI)	10000 C/C	20000/25000, 9000
	CESTRUM NOCTURNUM	QUEEN OF NIGHTS	7000 C/C	4000, 2000/3000
	CYCAS REVOLUTA	CYCUS	8000 C/C	9000
	GOLDEN DURANTA	SKY FLOWER	SPECIFIC PLACE	450/500
	CASSIA NODOSA	PINK CASSIA	10000 C/C	12000, 8000
	IRIS		SPECIFIC PLACE	300, DENSE
	CHECK POST			



# SITE PLAN

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SIXTH FLOOR PLAN

# 5 STAR HOTEL

NOTE : ALL DIMENSIONS AREA IN MILLIMETERS.  
SCALE : 1:250

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B.B.D.U. LKO.