

SHORT-TERM RENTALS

A THESIS

Submitted in partial fulfillment of the requirements for the award of
Bachelor of Architecture degree

By

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DEPARTMENT OF ARCHITECTURE
SCHOOL OF BUILDING AND ENVIRONMENT

SATHYABAMA

INSTITUTE OF SCIENCE AND TECHNOLOGY (DEEMED TO BE UNIVERSITY)
Accredited with Grade "A++" by NAAC | 12B Status by UGC | Approved by AICTE
JEPPIAAR NAGAR, RAJIV GANDHI SALAI, CHENNAI - 600 119

MAY - 2024



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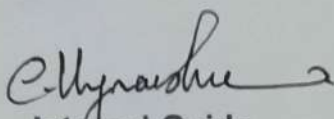
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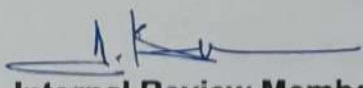
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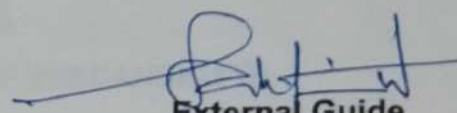
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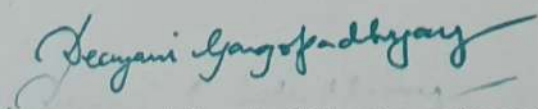
BONAFIDE CERTIFICATE

This is to certify that, this Thesis Report is the bonafide work of **Kayal Vidarrshana R (39210038)** who carried out the Thesis entitled "**SHORT-TERM RENTALS**" under our supervision from December 2023 to May 2024.


Internal Guide
Ar. Vignaeshwar

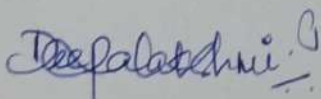

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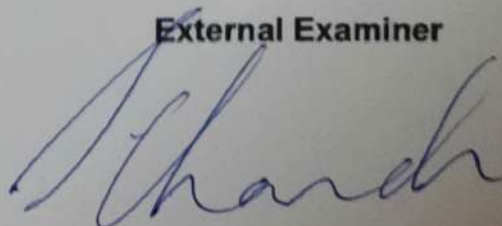
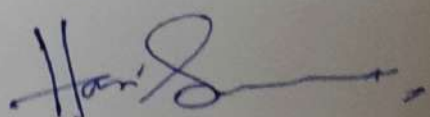

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Dr. DEVYANI GANGOPADHYAY

Submitted for Viva voce Examination held on 23.05.2024

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External Examiner

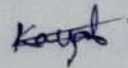



DECLARATION

I, **Kayal Vidarrshana R** hereby declare that the Thesis Report entitled "**Short-term Rentals**" done by me under the guidance of **Ar.Vignaeshwar** (Internal Guide), **Ar.Ramesh Kumar** (Internal Review Member) and **Ar.Sakthivel** (External Guide) Sathyabama Institute of Science and Technology is submitted in partial fulfillment of the requirements for the award of Bachelor of Architecture Degree.

DATE:

PLACE: Chennai



SIGNATURE OF THE CANDIDATE

ACKNOWLEDGEMENT

I am pleased to acknowledge my sincere thanks to Board of Management of **Sathyabama Institute of Science and Technology** for their kind encouragement in doing this Thesis and for completing it successfully. I am grateful to them.

I convey my thanks to **Dr.Devyani Gangopadhy**, Dean and Head of the Department, School of Building and Environment, Our Design Chair **Ar. Sarath C.Kanth** Thesis Coordinator **Ar.Mohana Gopiraj** for providing me necessary support and details at the right time during the progressive reviews.

I would like to express my sincere and deep sense of gratitude to my Thesis Internal guide **Ar. Vignaeshwar**, Internal Review member **Ar.Ramesh Kumar** and External Guide **Ar.Sakthivel** their guidance, suggestions and constant encouragement which paved the way for the successful completion of my Thesis work.

I wish to express my thanks to all Teaching and Non-teaching staff members of the **Department of Architecture**, helpful in many ways for completion of the Thesis.

KAYAL VIDARRSHANA R

THESIS SYNOPSIS

Short-term rental (STR) describes furnished self-contained apartments or houses that are rented for short periods of time. They are usually seen as an alternative to hotels. "Short stay" rentals are an offshoot of the corporate housing market, and are also offered by private owners and investors via online platforms such as Airbnb.

This sector is thought to offer the best value for visits longer than a month. Compared to a hotel room, they could be 25–50% less expensive, and the apartments usually come with extra amenities like kitchens or kitchenettes and washers and dryers.

Rentals from online platforms such as Airbnb are a common form of access to these rentals.

Any residential housing unit or associated building rented for a brief duration is sometimes referred to as a short-term rental. This usually applies to visits lasting fewer than 30 days.

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1. INTRODUCTION

ABOUT SHORT TERM RENTALS:

- Renting out a furnished property for short-term stay.
- Short-term rentals are also referred to as Vacation rentals, Service apartments, Apartment hotels, etc....
- The apartments typically offer additional amenities such as kitchen, washer and dryer. Some companies permit pets.
- These rentals are typically booked for short-term stays, ranging from a few days to a few weeks, providing an alternative to traditional hotel accommodations.
- Short-term rentals can offer a variety of amenities, including fully equipped kitchens, multiple bedrooms, and living spaces, making them suitable for families or groups of friends.
- They are often available in popular tourist destinations, urban areas, or even in more secluded and rural settings.

Accommodation in short-term rentals:

- House
- Apartment
- Condo
- Cottages

Reason for opting this:

- Privacy
- Home like atmosphere
- Amenities
- More space

Ownership:

- Individual
- Property management companies

Rental Period:

1. Few days (1-2)
2. Months (less than 2)
3. Several weeks

Popular platforms:

- Airbnb
- Vrbo
- Booking.com

Users of short-term rentals:

- Families
- Group of friends
- Solo travelers
- Business travelers
- Event attendees
- Digital nomads
- Students
- Budget conscious travelers

Various forms of short-term rentals:

- Villas
- Service apartment
- Studio apartment

Purpose of Short-term rentals:

- Home away from home
- Space and privacy
- Cost effective
- Various amenities
- Extended stay

- Diverse options
- Events/ celebrations

Reasons as to why Short term rentals at Urban center /Chennai :

Chennai, the capital city of Tamil Nadu, is a bustling metropolis known for its rich cultural heritage, historical landmarks, vibrant markets, and beautiful beaches along the Bay of Bengal. The city attracts a diverse range of visitors, including tourists, business travelers, and individuals seeking medical treatments.

1. Business & conferences
2. Tourism
3. Temporary job/works
4. Healthcare
5. Education tour
6. Coastal attraction
7. Celebrations/ events
8. Historic significance
9. To explore the city
10. Sports events



2.CASE STUDIES:

2.1 RADISSON BLU:

Location: 57 Kovalam Road, Mamallapuram,603104,India

TYPOLOGY: RESORT

Area: 44 acres

Year built: 2004

- Radisson Blu Resort, Temple Bay is a luxurious sea-side resort located in Mamallapuram.
- Apart from the stay, Main events that happen here are business meetings and wedding events.



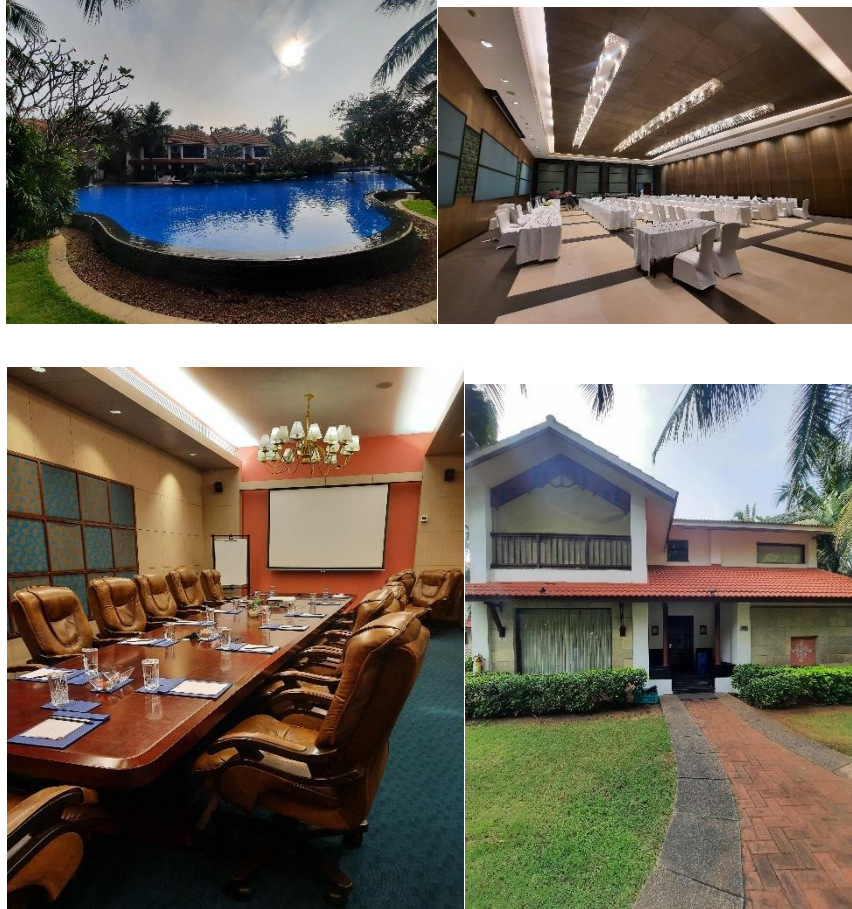
SITE PLAN

Types of rooms:

- Chalet
- Chalet pool view
- Chalet sea view
- Studio
- Villa sea view
- Villa pool
- Two bedroom bay villa
- Three bedroom bay bungalow



SITE OVERVIEW



IMAGES OF THE RESORT

Total guest rooms = 157
 Double (2 beds) = 140
 Suites = 17

AMENITIES:

Food:

- Café and 2 restaurants

Room features and guest services:

- Concierge services
- Internet access
- Laundry service
- Luggage storage

- Room service
- View (garden)
- View (ocean or water)
-

Facilities:

- Onsite catering
- Onsite gift shop
- Onsite restaurant
- Onsite security
- Rental car service
- Space (outdoor)
- Wheelchair accessible

Venue accessibility:

- Airport shuttle
- Bus
- Taxi

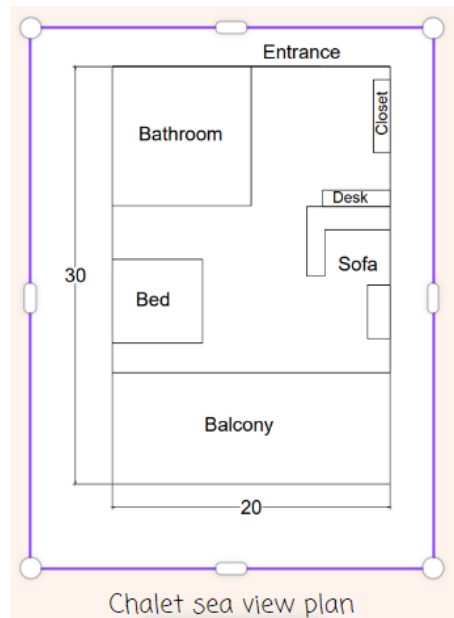
Business services:

- AV capabilities
- Business center
- VIP services

Recreational activities:

- Golf course on grounds
- Health club
- Outdoor pool
- Spa or salon
- Total meeting space = 18,707 sq. ft.
- Meeting rooms - 8
- Exhibit Space -30,000 sq. ft.
- Largest room -2,432 sq. ft.

				
Meeting rooms 	Room size 	Ceiling height 	Room dimensions 	Maximum capacity
Grand ballroom Outdoor	10,500 sq. ft.	16 ft.	70 ft. x 150 ft.	1,000
Port Hall	2,432 sq. ft.	13 ft.	76 ft. x 32 ft.	200
Isle of Water Outdoor	1,600 sq. ft.	8 ft.	40 ft. x 40 ft.	60
Isle of Wind Outdoor	1,600 sq. ft.	8 ft.	40 ft. x 40 ft.	60
Pier Hall Outdoor	828 sq. ft.	14 ft.	36 ft. x 23 ft.	40
Cabin Room Outdoor	300 sq. ft.	8 ft.	25 ft. x 12 ft.	15
Nautica Outdoor	990 sq. ft.	10 ft.	45 ft. x 22 ft.	15
Captain's Table Outdoor	450 sq. ft.	10 ft.	30 ft. x 15 ft.	15



2.2 AQUALILLY:

TYPOLOGY : GATED COMMUNITY

- The quintessence of panache and tranquillity
- Multi-storeyed towers with efficiently designed 3 & 4 BHK Duplex apartments
- IGBC pre-certified Gold rated Green home
- Thoughtfully designed towers ensure privacy and natural light
- French windows at balconies allow maximum light and better ventilation
- Private terrace & balconies offer breath-taking views
- A two acre central park with shaded walkway and seating area
- A stunning clubhouse of 16,000 sq. ft with a swimming pool, gymnasium, indoor games room, yoga /aerobics room, and a multipurpose hall.
- Proximity to Paranur and Chengalpattu railway station
- Proximity to National Highway (NH-32)
- Commute within Mahindra World City on bio-gas fueled buses
- Easy access to convenience stores & proposed multiplex
- 40 Mins from Chennai International Airport
- In close vicinity to workspaces and IT Parks

AREA: 222,577 sq.m
 Villa – 151
 Apartment units – 740



Legends:

1. Entry/Exit
2. Central Park
3. Shaded Walkways
4. Seating Areas
5. Half-basketball Court
6. Children's Play Area
7. Open Amphitheatre
8. Clubhouse
 - Multipurpose Hall
 - Aerobics Room
 - Gymnasium
 - Kid's Play Room
 - Indoor Games Room
9. Swimming Pool & Kid's Pool
10. Outdoor Tennis Court
11. Outdoor Badminton Court
12. Garden
13. Services





Outdoor car
parking



2.3 SYLVAN COUNTY:

TYPOLOGY : GATED COMMUNITY

ARCHITECT : HAFEEZ CONTRACTOR

AREA : 89,032sq.m (22acres)

ABOUT : It is the first premium residential enclave at Mahindra World City, Chennai. It includes apartments, semi-detached homes and independent bungalows and lush filled landscaped apartments.

LOCATION : P2J2+J7Q, Sylvan County, Paranur Railway Station Rd, Mahindra World City, Tamil Nadu 603002:

- DWELLING UNITS : 220 (UNITS)
- villas - 47
- apartment units - 173 (11 blocks)



Types: 2BHK, 3BHK, 4BHK

Each floor contains 4 units

G+3

Parking - Basement Kids park bridges to connect each blocks



CLUB HOUSE :



It has,

- common swimming pool
- indoor sports room
- gym
- small ground

CANOPY:

- Commercial zone
- Has shops and various food outlets.



VILLAS:

Total number of individual villas: 47

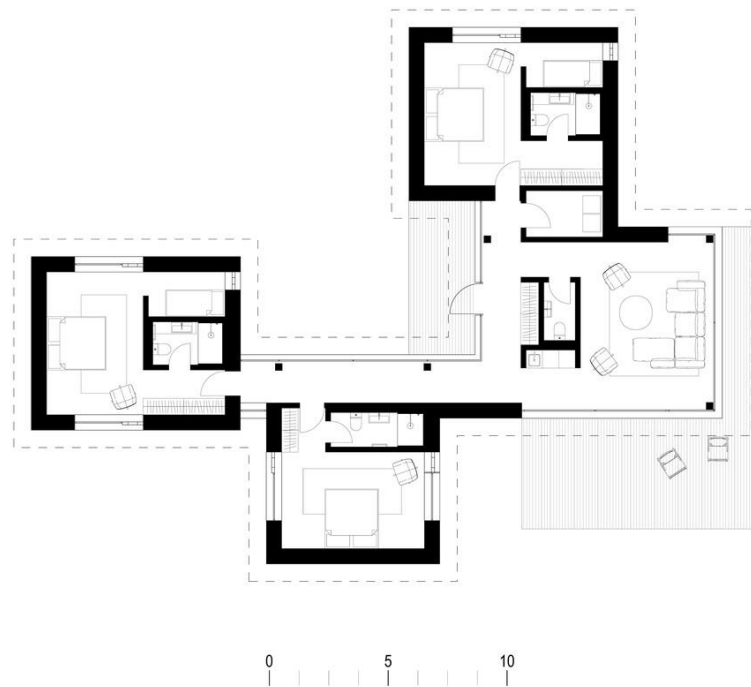
G+1



2.4 GUEST HOUSE/ HEIMA ARCHITECTS:

TYPOLOGY : GUEST HOUSE

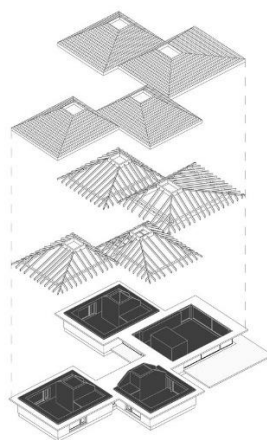
A private guest house designed by Heima Architects is situated in northern Lithuania, on a hill near a group of trees overlooking the valley and the existing water basin. Part of a larger complex of recreational buildings, the 150-square-meter guest house is designed to blend in with the natural surroundings and has a unique layout, with four volumes organized among the trees to avoid deforestation. This creates a close connection with the surrounding nature and a sense of privacy for guests.





The guest house consists of three hotel-type bedrooms with private bathrooms and a shared kitchen-parlor room for joint activities. The transparency of the corridor and shared spaces invites residents to spend time together and enjoy the rural background, while the house's location on the highest part of the plot allows for panoramic views of the surrounding ponds and complex. During the warmer seasons, guests can also enjoy the large terrace, which incorporates some of the existing trees around the house.

The main architectural elements of the complex are the sloped roofs, which form four volumes and define different spaces in the house. Each roof is unique in shape, but all have skylights at the top to allow for natural light. The exposed roof and other structural elements serve as accents in the interior, which is mostly neutral with dark and white tones. Lightwells also add natural light to the main area and each suite bathroom.



CASE STUDY INFERENCE:

Case study	Year built	Typology	Area	Inference
Radisson Blu, Temple Bay	2004	resort	178,061 sq.m	Spatial organisation of different spaces through out the site
Aqualilly	2010	gated community	222,577 sq.m	Located near lake. Function of apartments and villas
Sylvan county	2009	gated community	89,032 sq.m	Apartments that works as service apartments. Various other amenities such as recreational and commercial space present within the gated community.
Guest house/HEIMA architects	2022	Guest house	150 sq.m (built up area)	Typical function of a guest house, its design, and materials used.

3. SITE ANALYSIS:

Site area: 17,360 sq.m (4.3 acres)

Co- ordinates: 12°52'57.30"N, 80°13'37.34"E

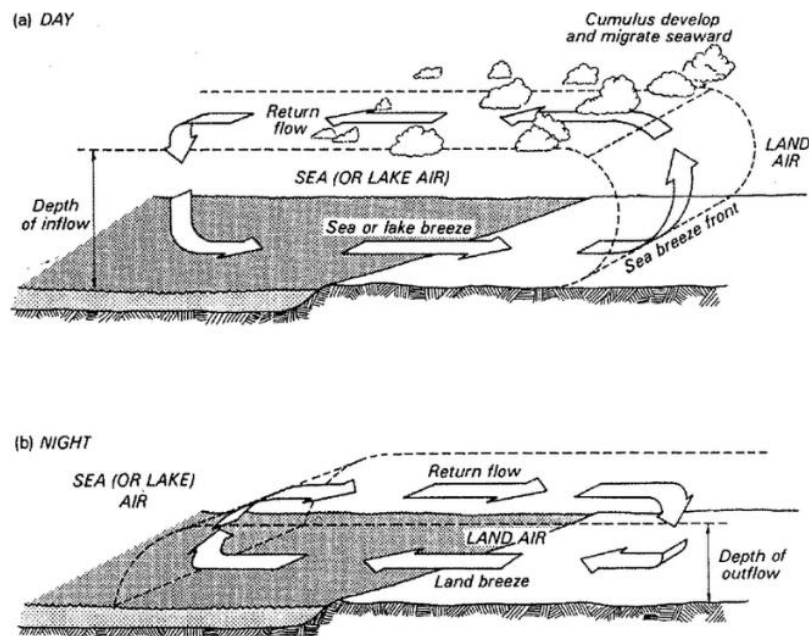
Site location: No, 202, Rajiv Gandhi Salai, Sholinganallur, Chennai, Tamil Nadu. 600119

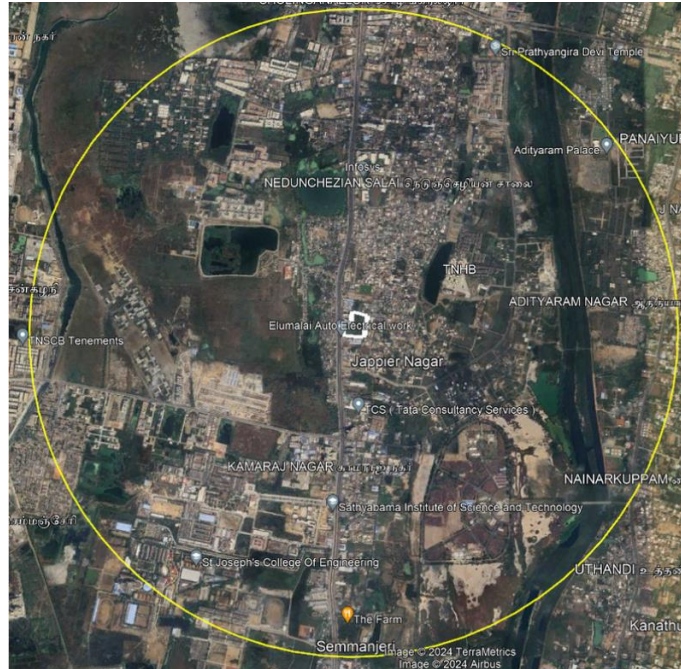
Climate :

Hot and humid in summers and windy in winters.

2.5 km away from shore (ECR beach) east side

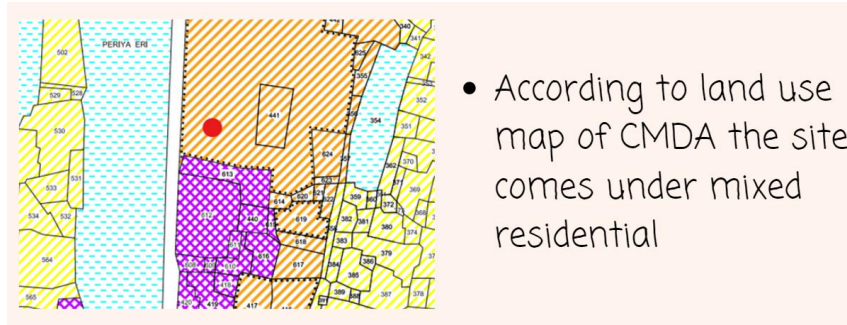
1.3 km away from Buckingham canal east side





USER GROUP :

- People who come for medical treatments
- Business trips
- NRI's
- Weekend getaway
- Exchange students, (educational purposes)



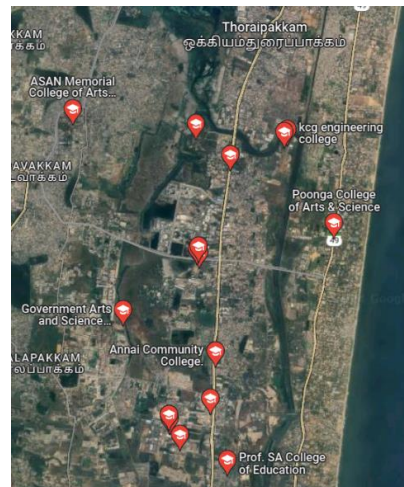
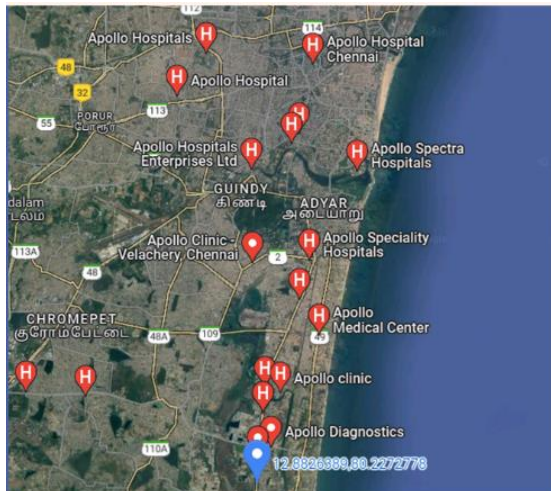
- 23 Kms away from airport (38-41min drive)
- Many companies present in OMR corridor especially it companies such as cognizant, SIPCOT, Infosys.
- Top hospitals accessible within 10km such as Apollo, Chettinad and few other hospitals within 15km radius
- Multiple wedding venues are located within 5km radius.
- More than 15 well established colleges and institutions are located within 10km radius.



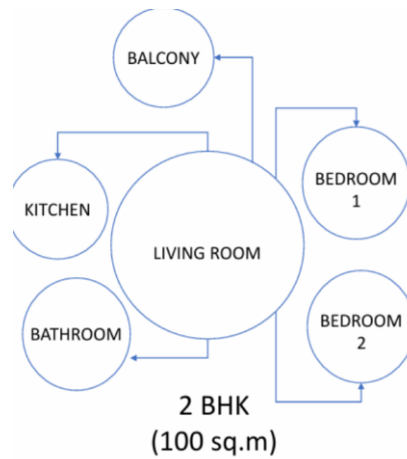
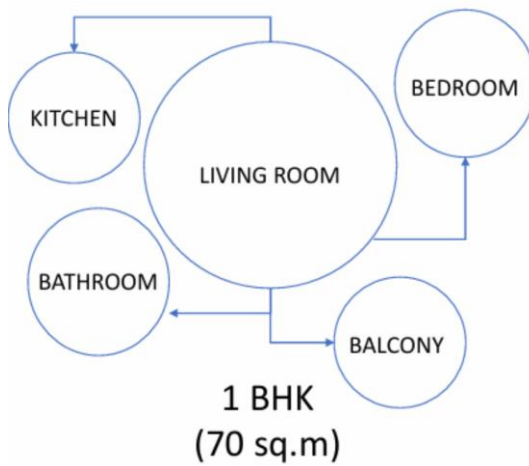
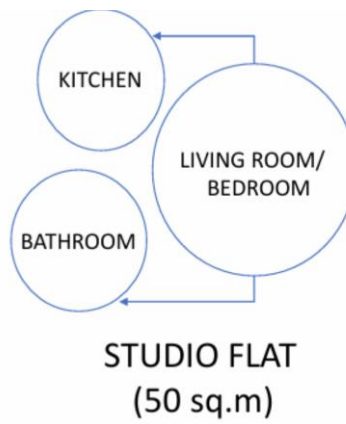
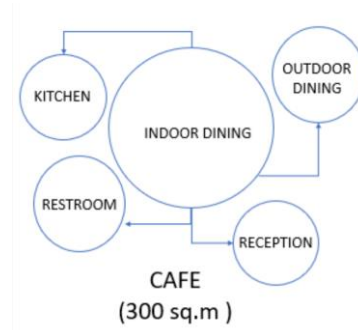
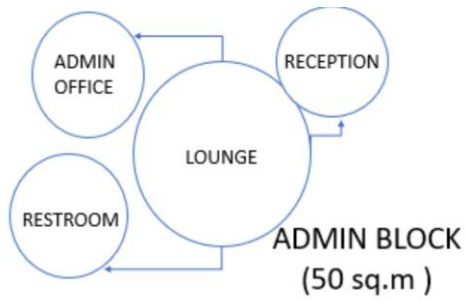
SWOT ANALYSIS:

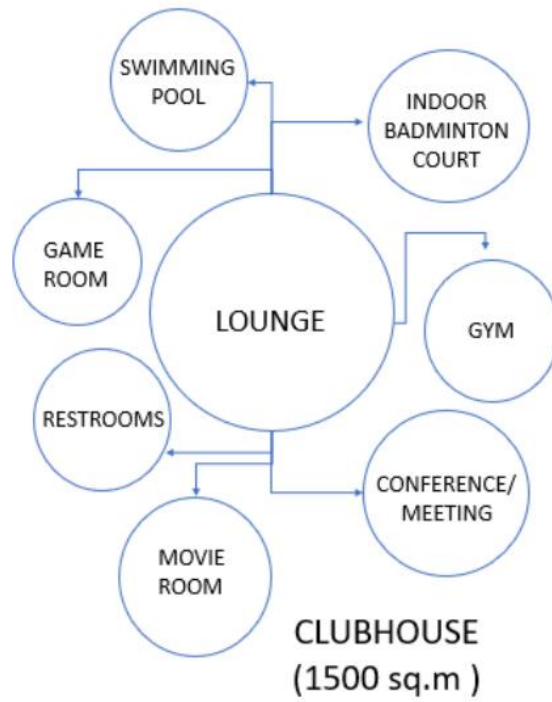
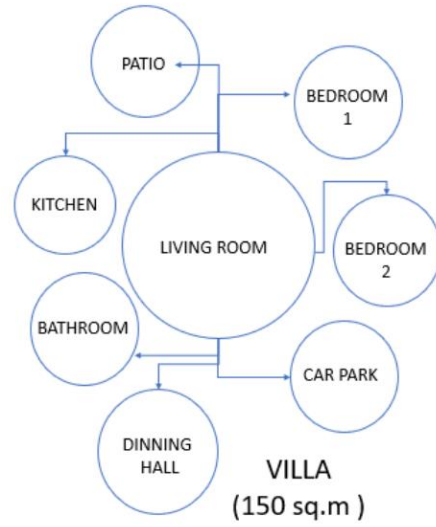
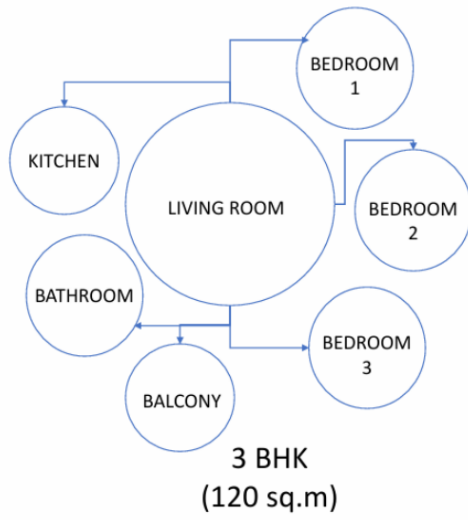
- Strength- Commercial development, IT and business hub, proximity to beach, educational institutions
- Weakness- Traffic congestion, pollution, infrastructure strain
- Opportunities- Real estate growth, Tourism and hospitality, investment potential
- Threat- Environmental degradation, infrastructure overload

Sholinganallur is a thriving suburb with significant strengths, particularly in its strategic location and role as an IT hub. While it faces challenges such as traffic congestion and infrastructure strain, the opportunities for continued growth and development make it an attractive area for investment and residence.



4. SPATIAL ANALYSIS:





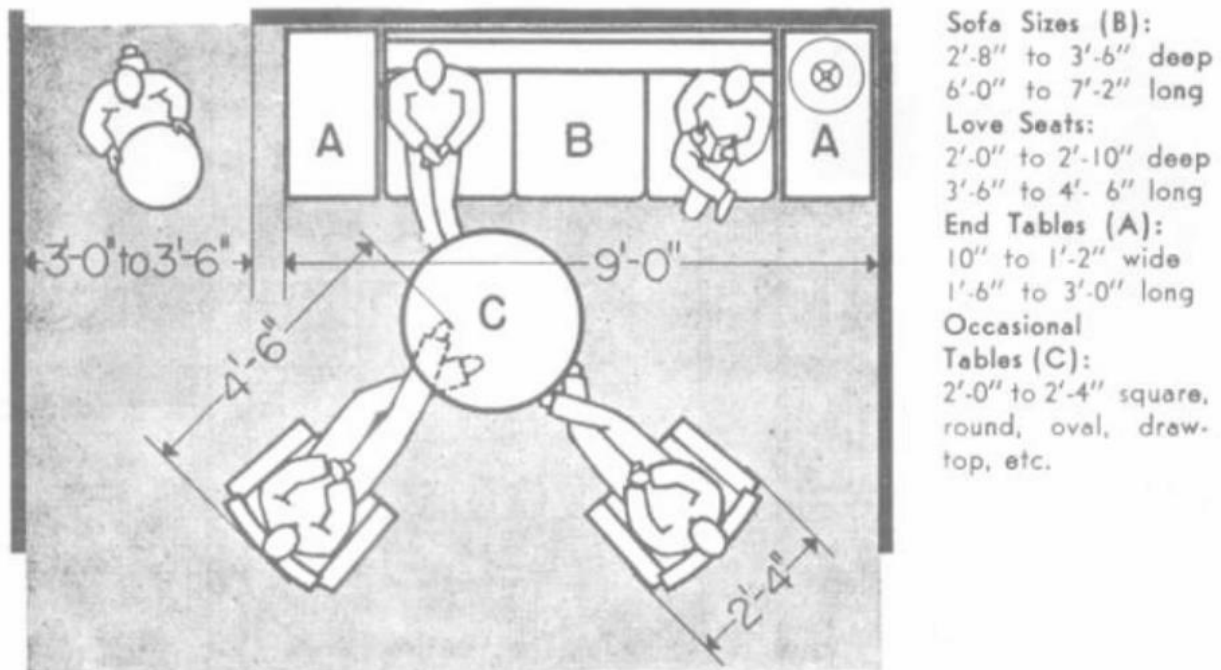
5. STANDARDS:

Standards required for residential building , as of mentioned in TIME SAVER STANDARDS.

LIVING ROOM:

Typical furniture groups in the living room are as follows:

- 1 . Primary conversation group: chairs and sofa normally grouped around the fireplace.
2. Secondary conversation group: chairs and love seat at end of room or in corner.
3. Reading group or groups: chair, ottoman, lamp, table
4. Writing or study group: desk, lamp, one or two chairs, bookcases.
5. Music group: piano, bench, storage space.
6. Game group: game table and four chairs.
7. Television group: television set and seating for several people.

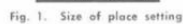


PASSAGE BEHIND CHAIRS

If passage behind the chairs is not required, a minimum of 5 in. plus the depth of the chair must be provided for pushing back the chair when leaving the table.

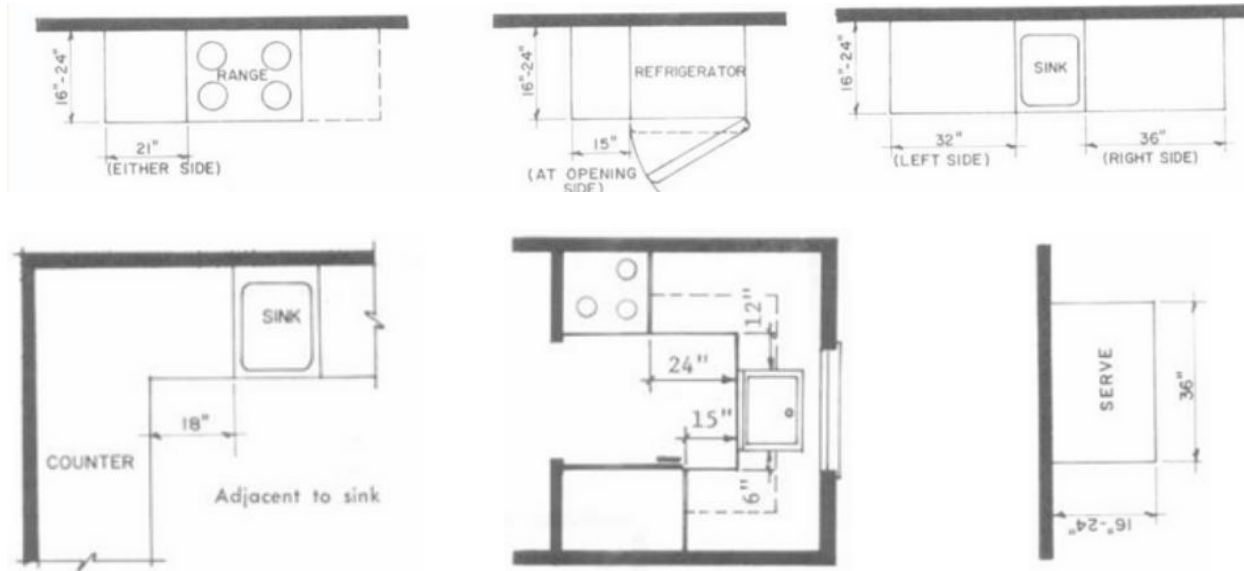
To assure adequate space for convenient use of the dining area, not less than the following clearances from the edge of the dining table should

48 in from table to base cabinet (in dining kitchen)



<i>Persons</i>	$W \times L$ <i>ft</i>	= Area <i>sq ft</i>
4	$10\frac{1}{2} \times 12$	= 126
6	$10\frac{1}{2} \times 14$	= 147
8	$10\frac{1}{2} \times 16$	= 168
10	$10\frac{1}{2} \times 18$	= 189
12	$10\frac{1}{2} \times 20$	= 210

KITCHEN:



BEDROOM:

To assure adequate space for convenient use of furniture in the bedroom, not less than the following clearances should be observed :

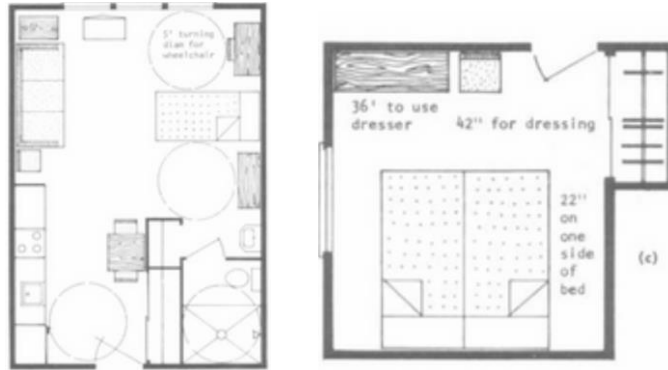
42 in at one side or foot of bed for dressing

6 in between side of bed and side of dresser or chest 36 in in front of dresser, closet, and chest of drawers 24 in for major circulation path (door to closet, etc.)

22 in on one side of bed for circulation

12 in on least used side of double bed.

The least-used side of a single or twin bed can be placed against the wall except in bedrooms for the elderly .



COMBINED LIVING-SLEEPING AREAS

LAUNDRY:

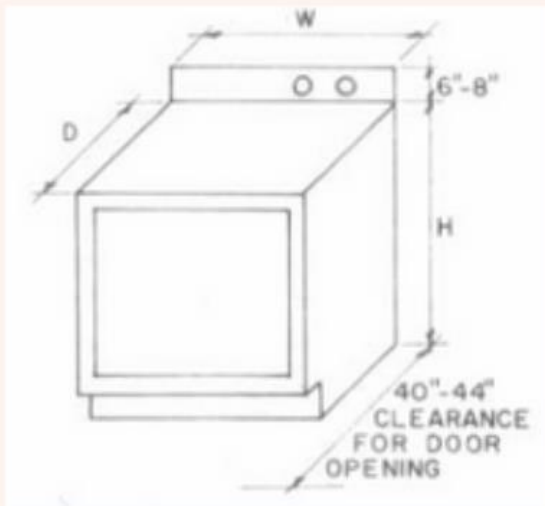
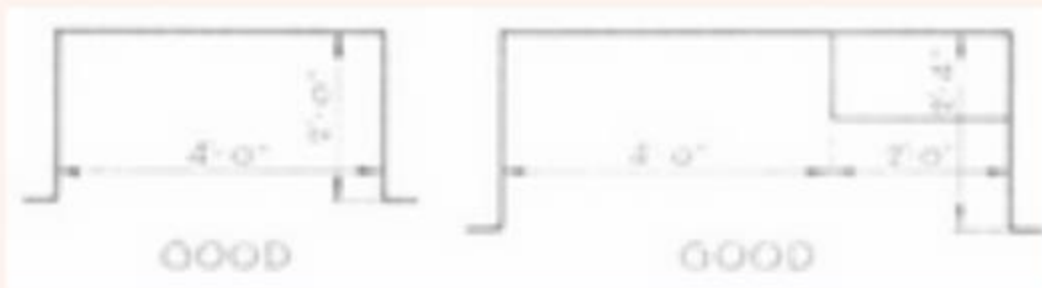


Table 2. Dimensions for combination automatic washer-dryer

Some models are available for undercounter installation (the height is then 34½ in.). Some models are also available with sloped fronts.

Depth, in.	Width, in.	Height, in.
25	30	34½
26	34	45
28	31	36
28	32	37

CLOSET:



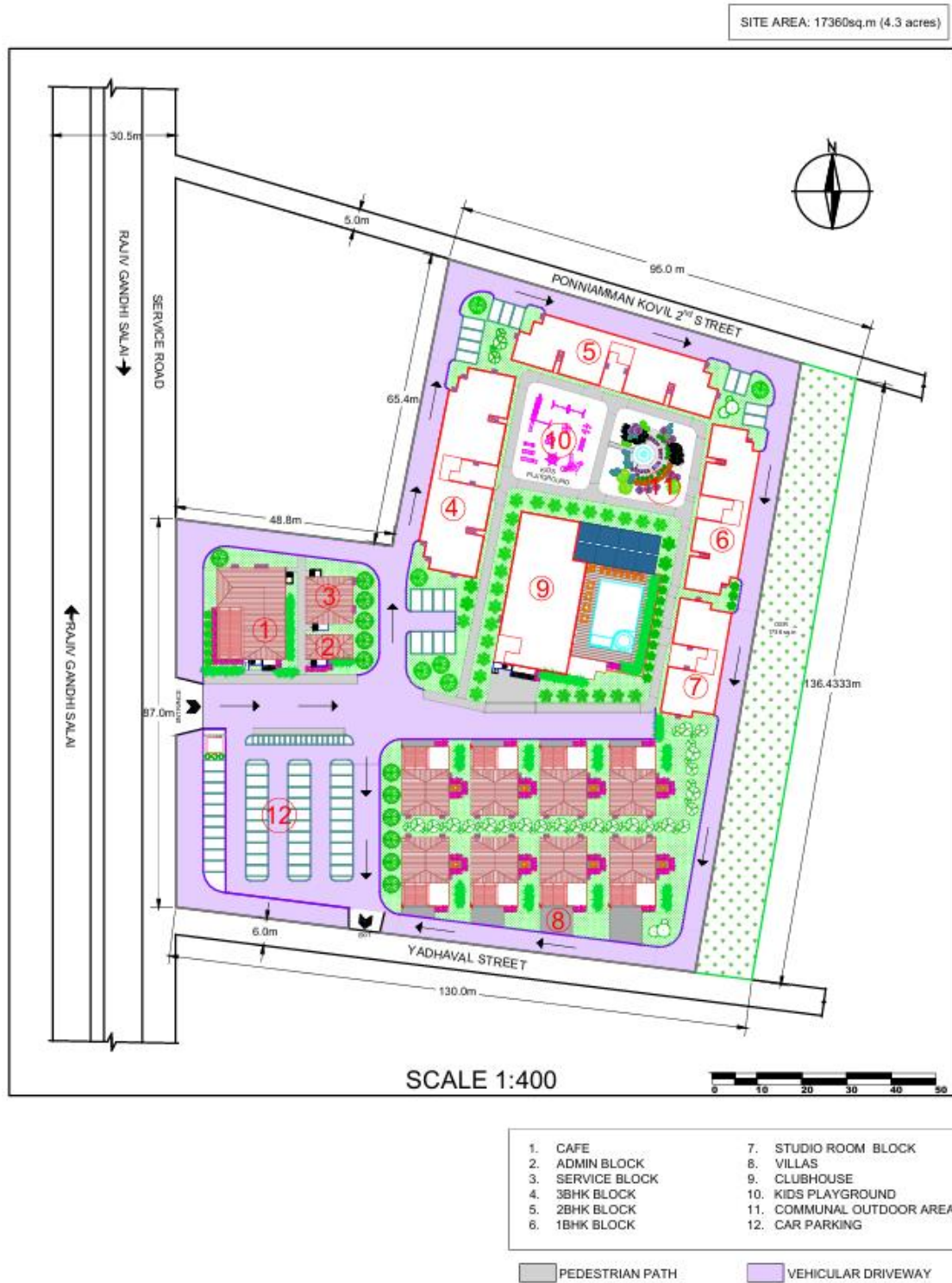
6. AREA STATEMENT:

ADMIN BLOCK		CAFE		SERVICE BLOCK	
SPACES	AREA	SPACES	AREA	SPACES	AREA
Reception	7.5 sq.m	Outdoor dining	72 sq.m	Surveillance room	5 sq.m
Admin office	16 sq.m	Indoor dining	108 sq.m	Staff room	7.5 sq.m
Lounge	16.5 sq.m	Reception	10 sq.m	Storage	4.5 sq.m
Restroom	3 sq.m	Men's restroom	26sq.m	Kitchen	20.35 sq.m
		Women's restroom	26sq.m	Clean area	11 sq.m
		Kitchen	50 sq.m	Staff restroom	22sq.m
				Laundry	4.5sq.m
Total area	50 sq.m			Garbage	2.25sq.m
		Total area	300 sq.m	Vestibule	2.25sq.m
				Total area	100 sq.m

CLUBHOUSE		
SPACES	UNITS	AREA
Lobby	1	36sq.m
Admin	1	14sq.m
Restroom	2	70sq.m
Lounge	1	24.5sq.m
Game room	1	104sq.m
Gym	1	162.5sq.m
Indoor Badminton court	1	150sq.m
Conference/meeting	1	104sq.m
Movie room	1	162.5sq.m
Ground floor		1106sq.m
First floor		542.5sq.m
Total area		1648.5sq.m

VILLA			
SPACES	UNITS	ONE UNIT AREA	TOTAL AREA
Car park	2	15 sq.m	30sq.m
Living room	2	12.15sq.m	24.3sq.m
Dining room	2	8.05sq.m	16.1 sq.m
Kitchen	2	7.56sq.m	15.12sq.m
Patio/Balcony	2	7sq.m	14sq.m
Bedroom 1	2	15sq.m	30sq.m
Bedroom 2	2	15sq.m	30sq.m
Bathroom 1	2	4.5sq.m	9sq.m
Bathroom 2	2	4.5sq.m	9sq.m
Closet 1	2	3sq.m	6sq.m
Closet 2	2	3sq.m	6sq.m
Common open balcony	1	30sq.m	
Ground floor area			150sq.m
First floor area			150 sq.m
Total area			300sq.m
No.of Villa units	8		2400 sq.m

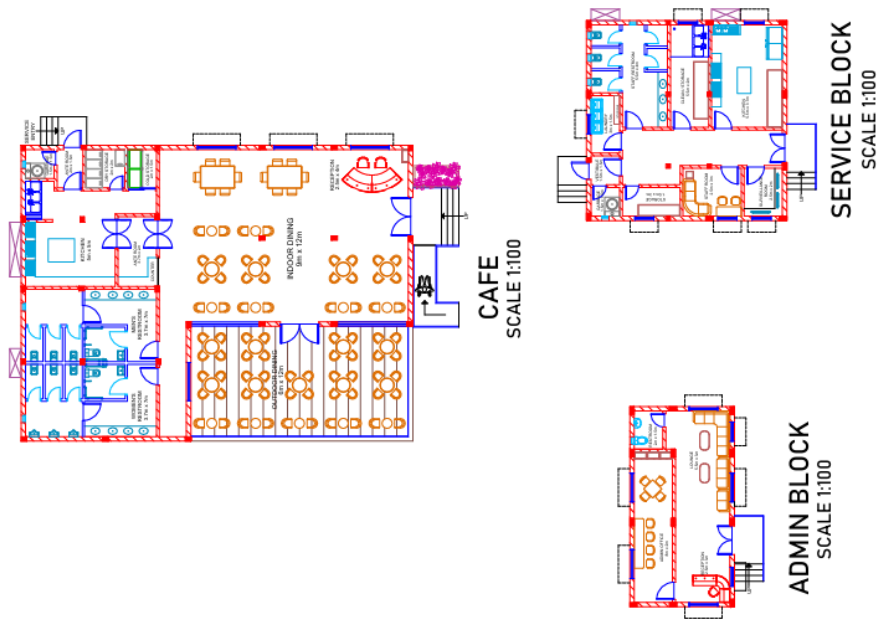
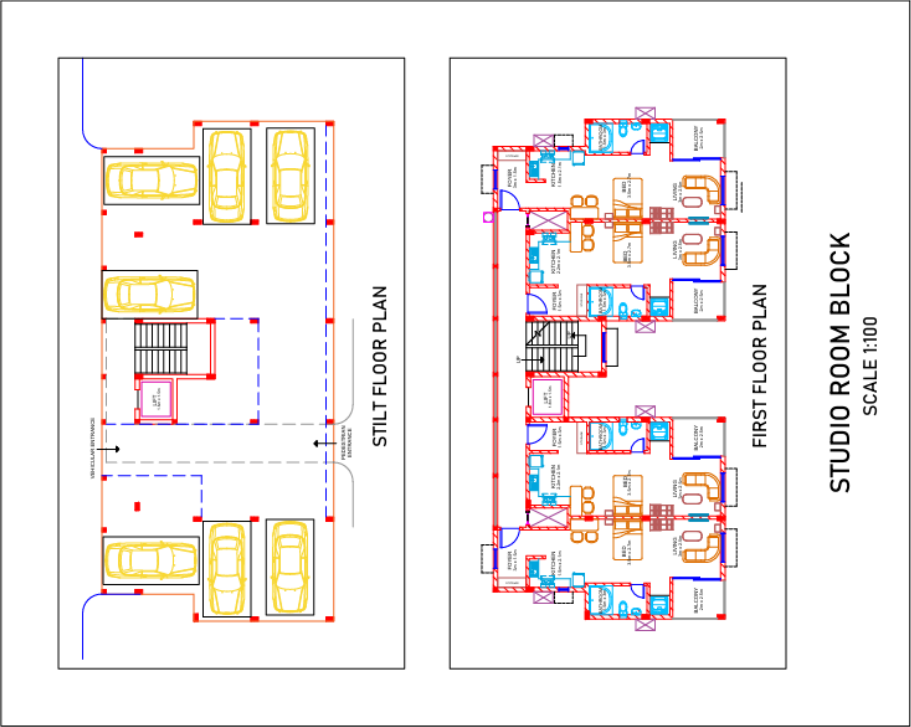
7. MASTER PLAN:

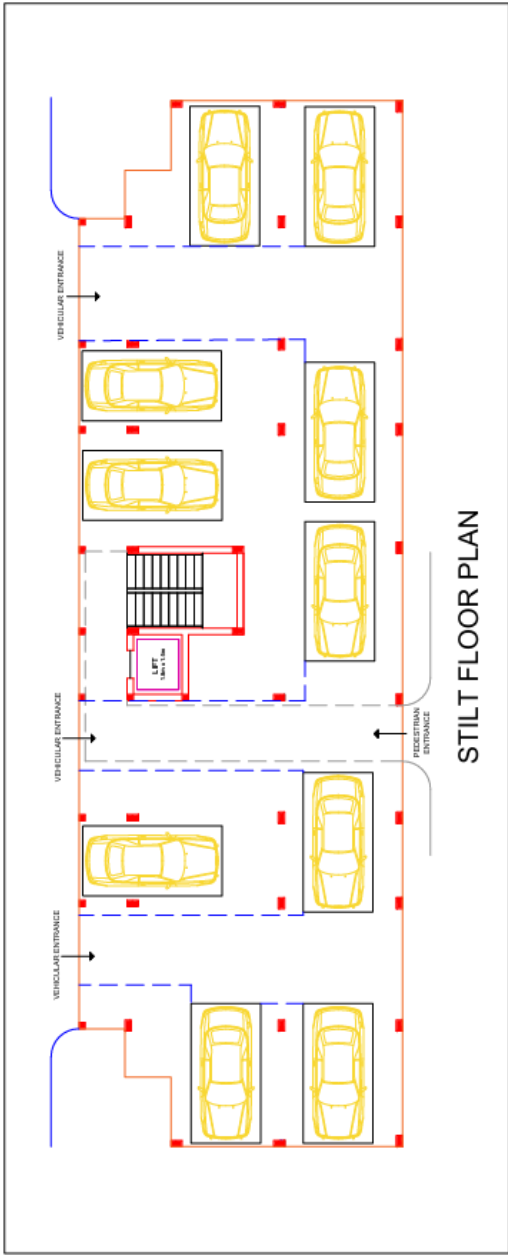


8. SITE PLAN:

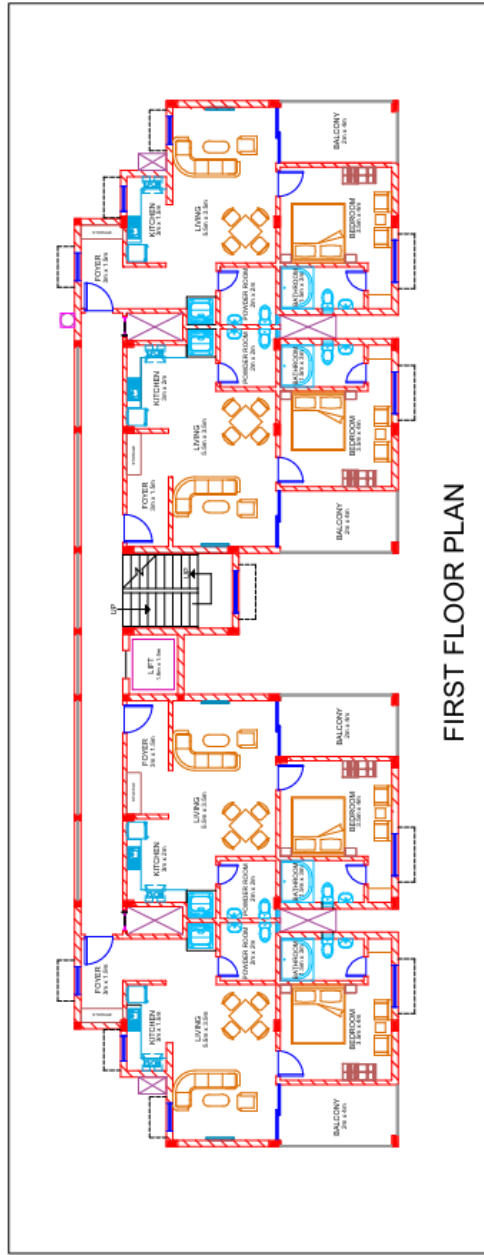


9. FLOOR PLANS:



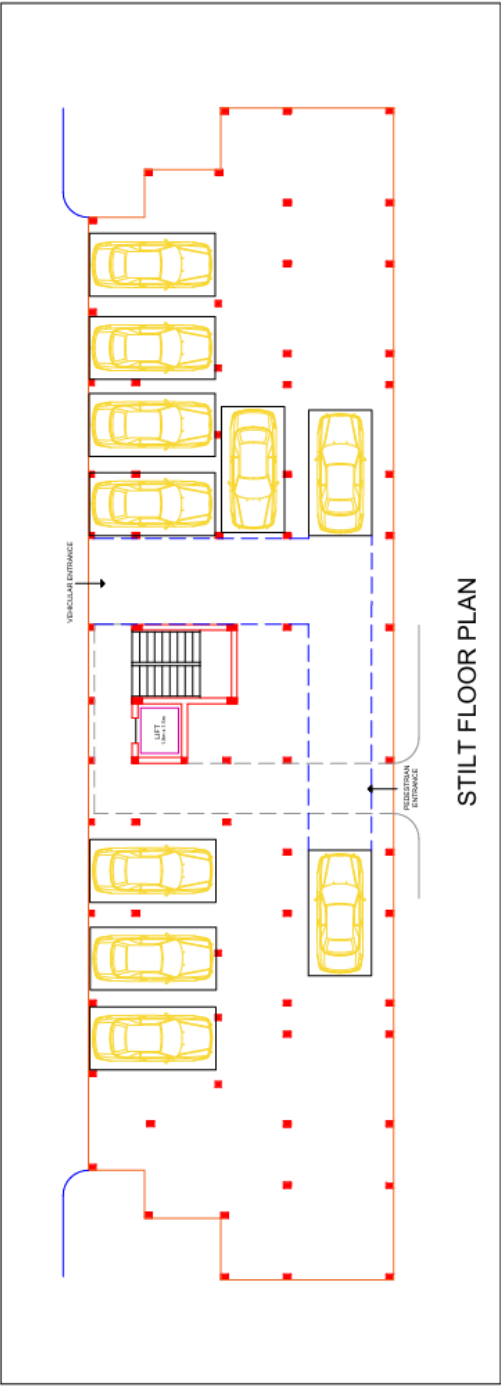


STILT FLOOR PLAN

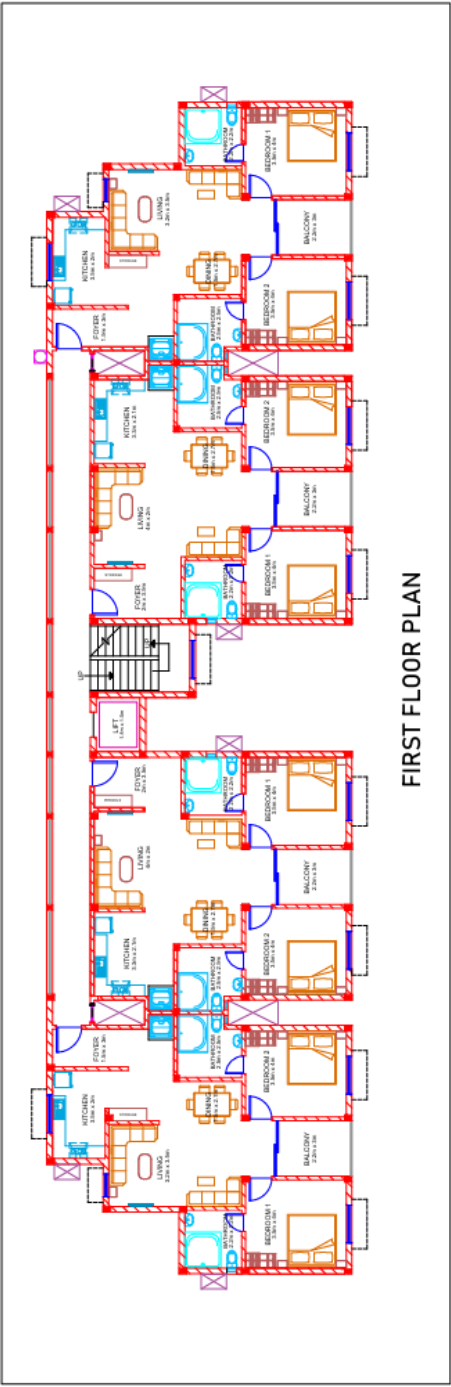


FIRST FLOOR PLAN

1BHK BLOCK
SCALE 1:100

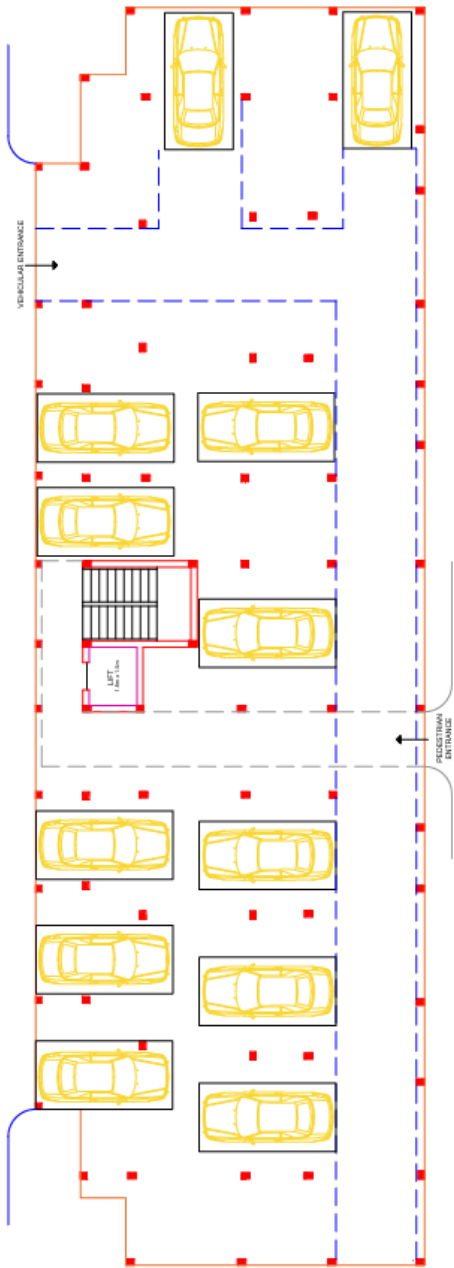


STILT FLOOR PLAN

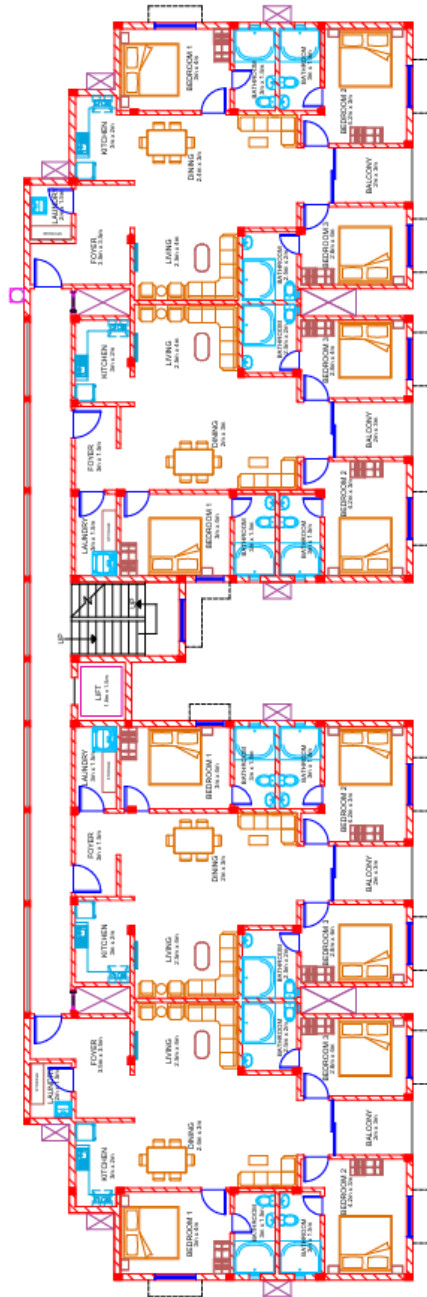


FIRST FLOOR PLAN

2BHK BLOCK
SCALE 1:100

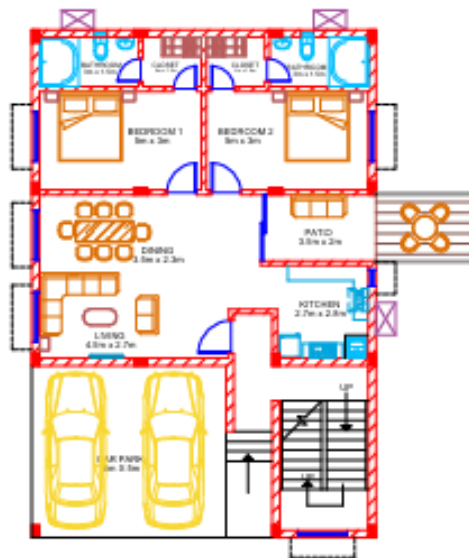


STILT FLOOR PLAN

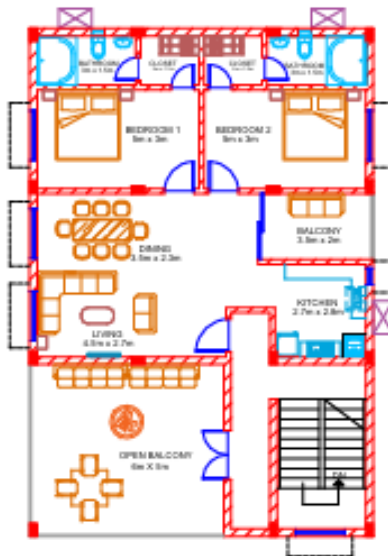


FIRST FLOOR PLAN

3BHK BLOCK
SCALE 1:100

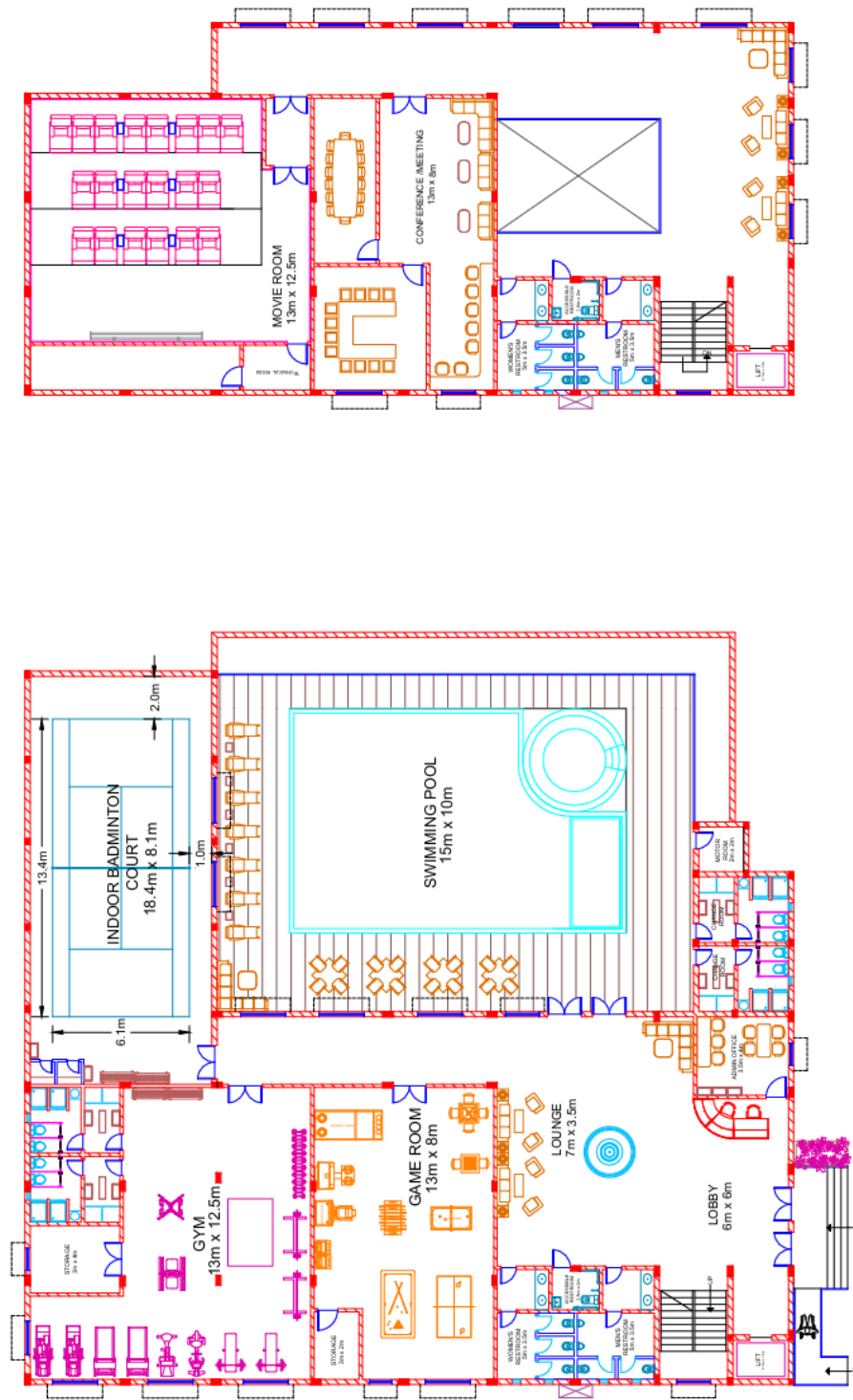


GROUND FLOOR PLAN



FIRST FLOOR PLAN

VILLA
SCALE 1:100

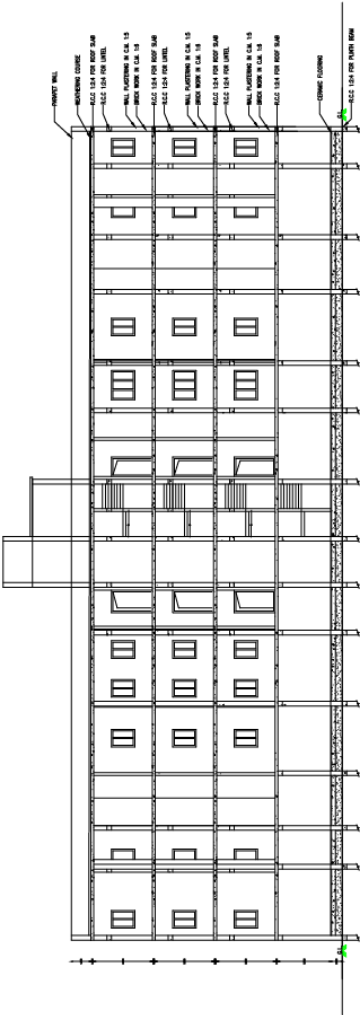


FIRST FLOOR

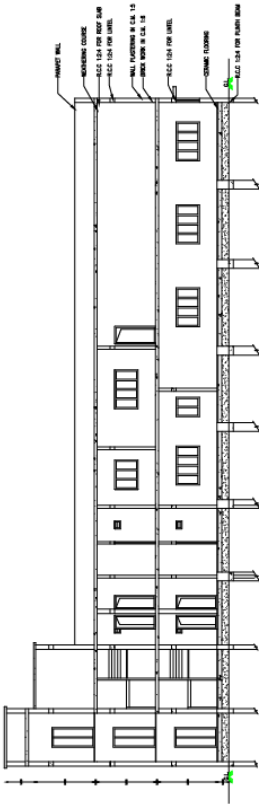
GROUND FLOOR

CLUBHOUSE
SCALE 1:100

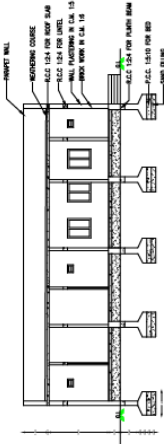
10.SECTION:



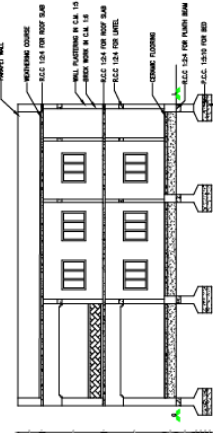
STUDIO APARTMENT



CLUBHOUSE



CAFE



VILLA

11.ELEVATION:

