

LUXURY HOTEL

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

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INSTITUTE OF SCIENCE AND TECHNOLOGY
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NOVEMBER 2021



DEPARTMENT OF ARCHITECTURE

BONAFIDE CERTIFICATE

This is to certify that this Thesis Report is the bonafide work of M.GOKULAVASAN (37210013) who carried out the Thesis entitled “LUXURY HOTEL” under our supervision from July 2021 to November 2021.

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I, **M.GOKULAVASAN** hereby declare that the Thesis Report entitled “**LUXURY HOTEL**” done by me under the guidance of **Ar. RAMESH KUMAR**(Internal Guide), **Ar.RAM KUMAR**(Internal Review Member) and **Ar. BISWAJITH PAUL**(External Guide) Sathyabama Institute of Science and Technology is submitted in partial fulfilment of the requirements for the award of Bachelor of Architecture Degree.

DATE:06/12/2021

PLACE: Chennai



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M.GOKULAVASAN

THESIS SYNOPSIS

The main intent of the project is to design a luxurious hotel with various amenities fused with the indoor and outdoor spaces covered with vegetation which stands out from the other high rise structures . The site is located in the southern part of chennai sholinganallur, It is one of the most developing area. The site is choosen little bit away from the core of the city because the core is already flooded with star hotels. The main challenges in the design was solving a movement of air in between the spaces and separation of natural ventilation and HVAC, placement of service core and service spaces, allocation of back of house(boh), restriction of public movement into private area. Understanding the basic needs of the design by studying on different case studies and framing the required area statement and providing a design solution solving all the problems and challenges in the design

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CHAPTER 1

INTRODUCTION

1.1 INTRODUCTION

Luxury Hotel in simple terms is a hotel that provides luxury accommodation and luxury services. 5-star hotels claim to be Luxury Hotels. a hotel facility whose standards of operation and physical characteristics are substantially equal to or higher than the average standard of operation

1.2 NEED OF THE PROJECT

Luxury hotels plays a major role where it not only handle the leisure travellers and the local people it also handles people from various part of the world, so the standard of the country and the city reflects through the hotels ,so due to the globalistion and commercialization hospitality should be concentrated so the development of the city will be increased because of it.

The development of the hospitality industry leads to the development of the tourism of the country

1.3 AIM

To design a modern luxurious 5 star hotel with all luxurious amenities considering the new normal and new technology. To provide a best hospitality experience without compromising on providing different spaces,circulation and concentrating on biophilic elements

1.4 OBJECTIVE

- To analyze and understand the changes required in luxury hotel considering the post covid situation .
- To design a luxury hotel well connected with nature directly amidst the city surrounding.

1.5 METHODOLOGY

- Understandingthebasicneedforthedesign.
- Datacollection
- Casestudiesandanalysis
- Framingrequirements
- Designsolution

CHAPTER 2

LITERATURE CASE STUDIES

2.1 VIVANTA WHITEFIELD

LOCATION : Whitefield Main Rd, Agrahara,
Whitefield, Bengaluru,
Karnataka 560066

SITE AREA : 4 acre

ARCHITECTS : WOW architects

NO OF STOREY : G+4

HOSPITALITY

RATING : 5 star rated

ROOMS : 140 rooms

SITE INFORMATION:

The site is located in Whitefield Bangalore an developed area which is known for shopping ,it ,entertainment.It has two adjacent road near the hotel which makes access easy.Fully surrounded with IT companies and mall .Exactly opposite to the hotel metro station is constructed which affects the elevation.

MATERIALS:

A strong bush-hammer finish, used in parts to enhance or hide the texture of the exposed concrete. In areas where concrete was not appropriate, rough bagged render, stone or simple timber paneling was used.The landscaped ground 'plane' becomes the green roof, reducing heat and cooling loads to the podium spaces beneath. By creatively composing highly reflective glass with dark and light tinted ones, this low-tech solution to the hotel facade not only alluded to the memory of the original site but also achieved its OTTV values without compromising views from the guest rooms

CONCEPT:

The building is designed as a land scraper, maximizing high site coverage and replacing the surface area of the site with a sloping, wrapping and bending landscape plane. . The seamlessness encourages social interactions. Adapting to local workmanship abilities and construction management processes, workmanship defects were embraced as part of the aesthetic through finishes intentionally celebrating the raw rusticity.. A digitized image of the site's lush landscape was transposed onto the facade such that from a distance, the building merges contextually with the greens of the earth and the blues of the sky.

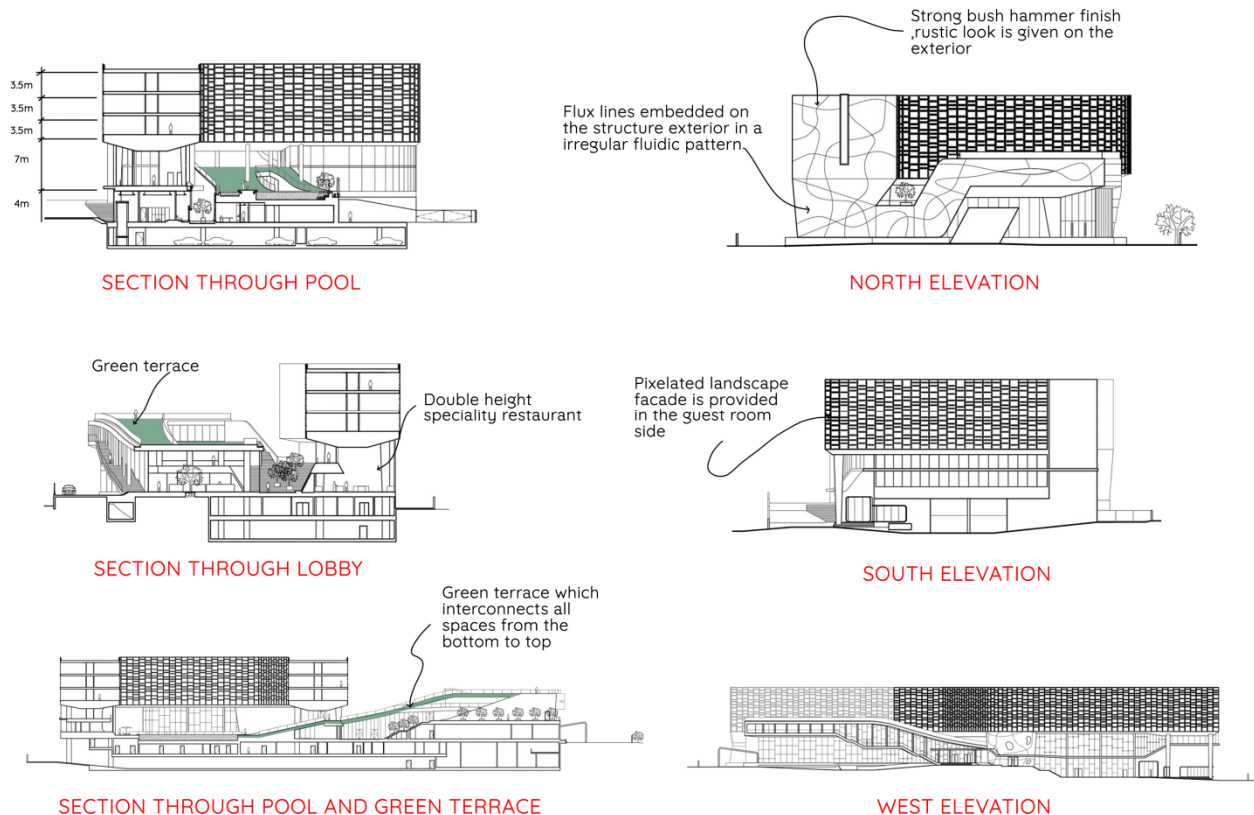


Fig 2.1.1 sections and elevations of vivanta bangalore

GROUND FLOOR PLAN

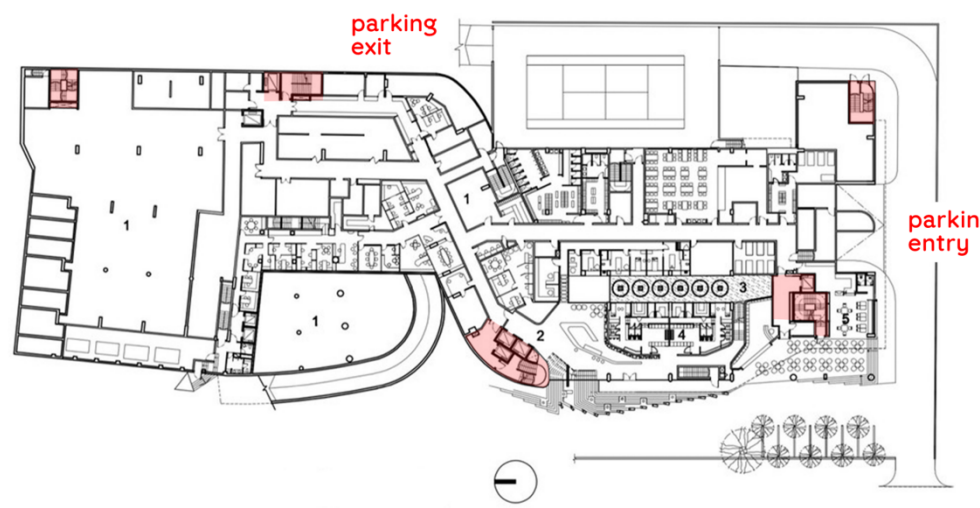


Fig 2.1.2 Ground floor plan of vivanta

FIRST FLOOR PLAN

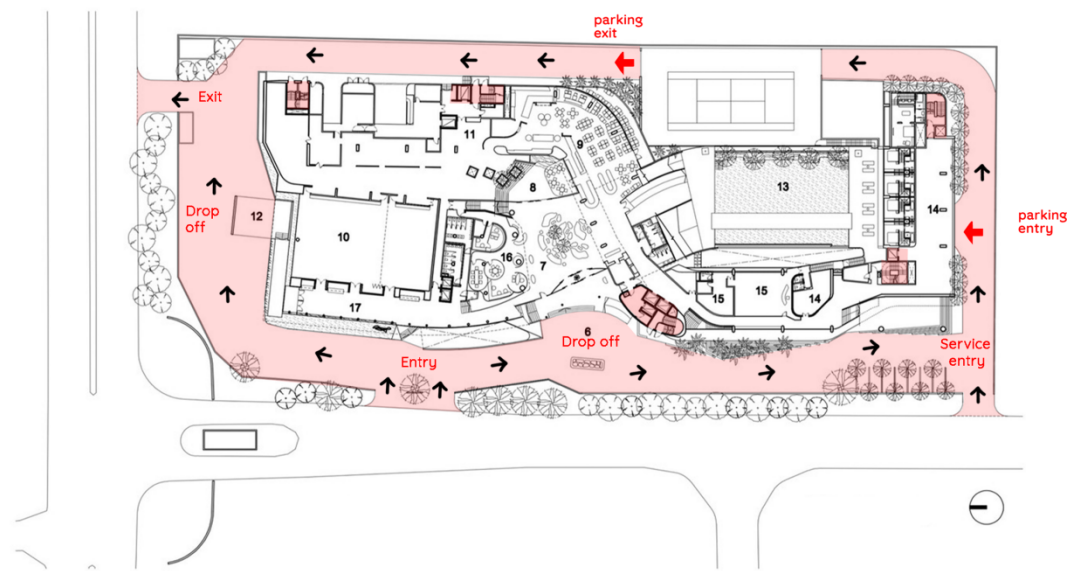


Fig 2.1.3 First floor plan of vivanta

SECOND FLOOR PLAN

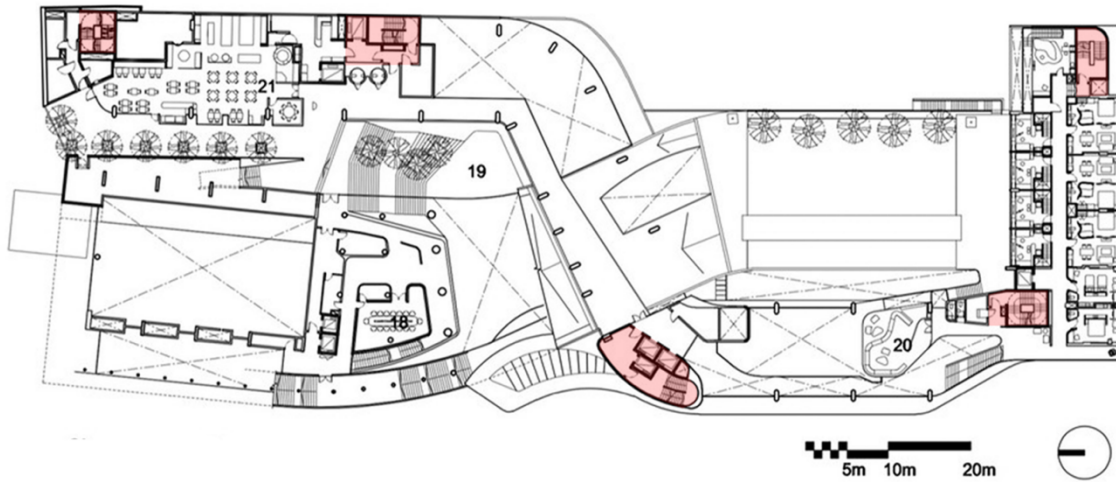


Fig 2.1.4 Second floor plan of vivanta

THIRD FLOOR PLAN

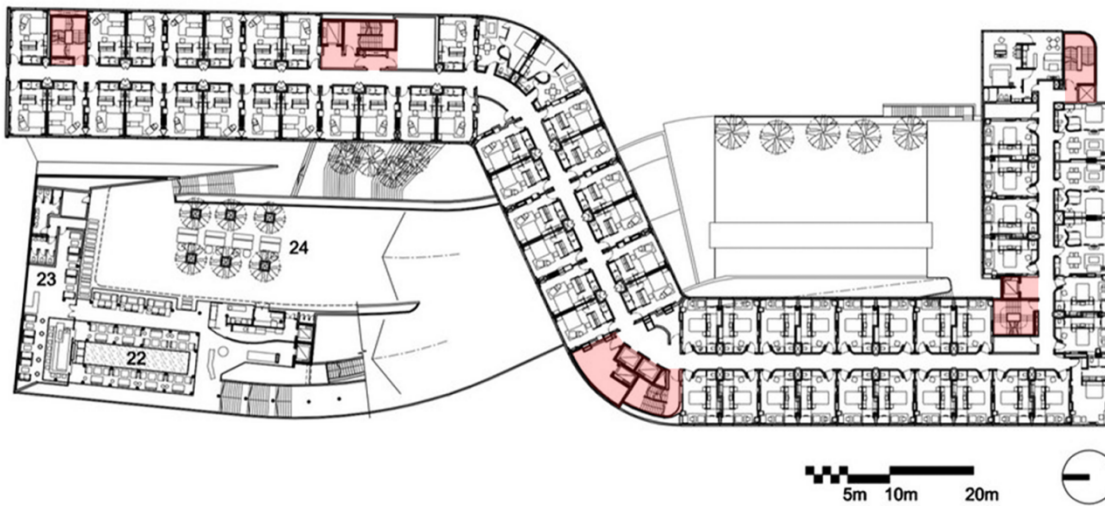


Fig 2.1.5 Third floor plan of vivanta

FOURTH FLOOR PLAN

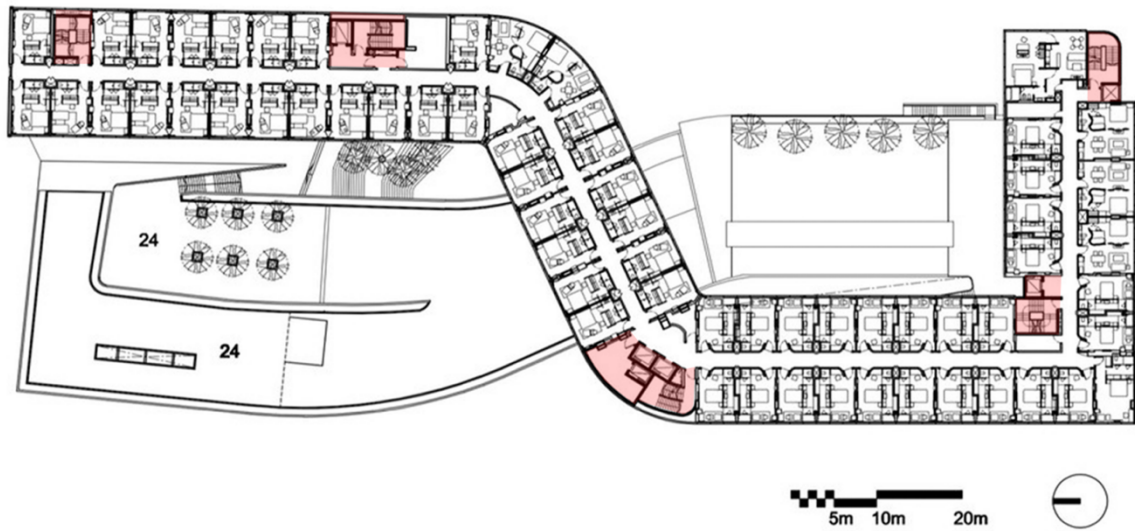


Fig 2.1.6 Fourth floor plan of vivanta



Fig 2.1.7 View of vivanta

2.2 AVASA HYDERABAD

LOCATION : Hitech City Rd, HUDA Techno Enclave, Sector 1,
Hyderabad, Telangana 500081

SITE AREA : 2.5 acre

ARCHITECTS : Nandu associates

NO OF STOREY : G+11

HOSPITALITY

RATING : 5 star rated

ROOMS : 217 rooms

SITE INFORMATION:

The avasa hotel is located in hyderabad ,telangana near a metro station.The hotel is surrounded by many apartments and other residential structure.The site is located near the main junction of the hitech city hyderabad,because of the many no of IT companies near by.Distance between the airport and the hotel is 15km.

MATERIALS:

Stones used for flooring throughout the property have been sourced from local sites within the state, reducing the carbon footprint. Aluco-bond cladding was deliberately kept to the bare minimum. With 98% of the lighting being LED, Avasa is a highly environment friendly property .Walls are made up of poro therm bricks.

CONCEPT:

The irregular shaped site was the biggest design challenge. The site is wide towards the road and narrows down towards the back. The building follows the site and looks like the letter 'A' in plan.Due to limited open space on site and in the vicinity, a continuous green space has been conceived in the form of stepped terraces. These terraces are visually connected from the third level to the top floor. Thus, the rooms are arranged along the two arms of the 'A' and the connecting slab between the two arms acts as terrace space which step back as one goes to the higher levels.

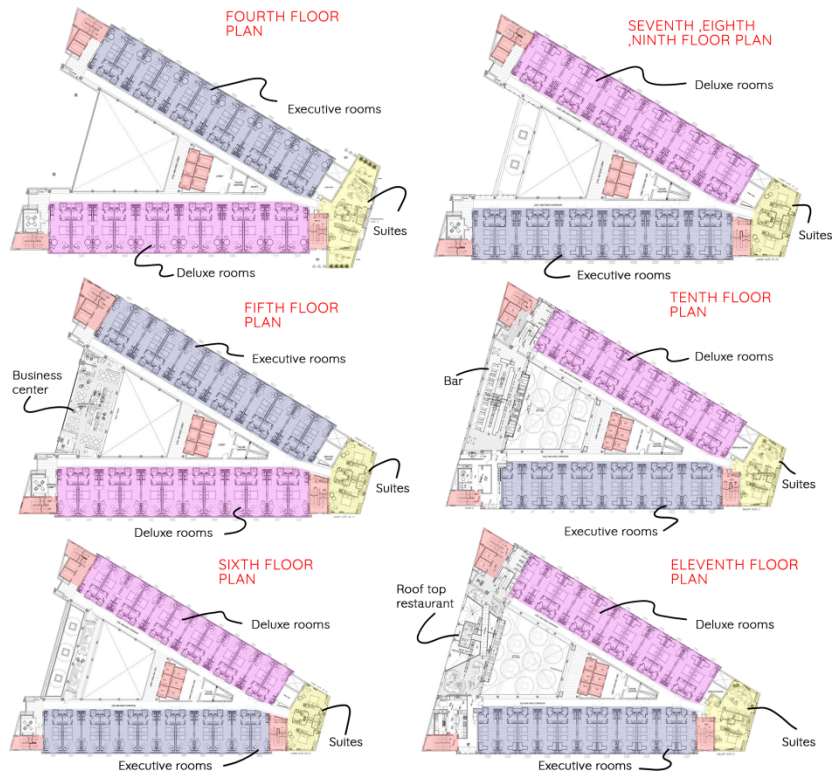


Fig 2.2.1 Floor plans of Avasa

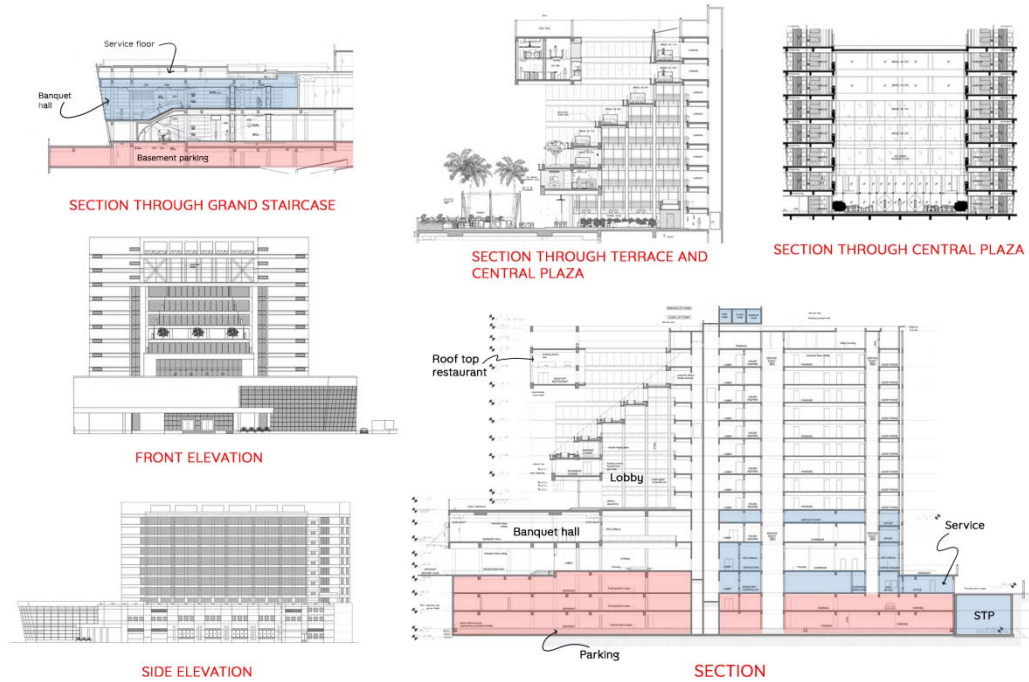


Fig 2.2.2 section and elevation of avasa

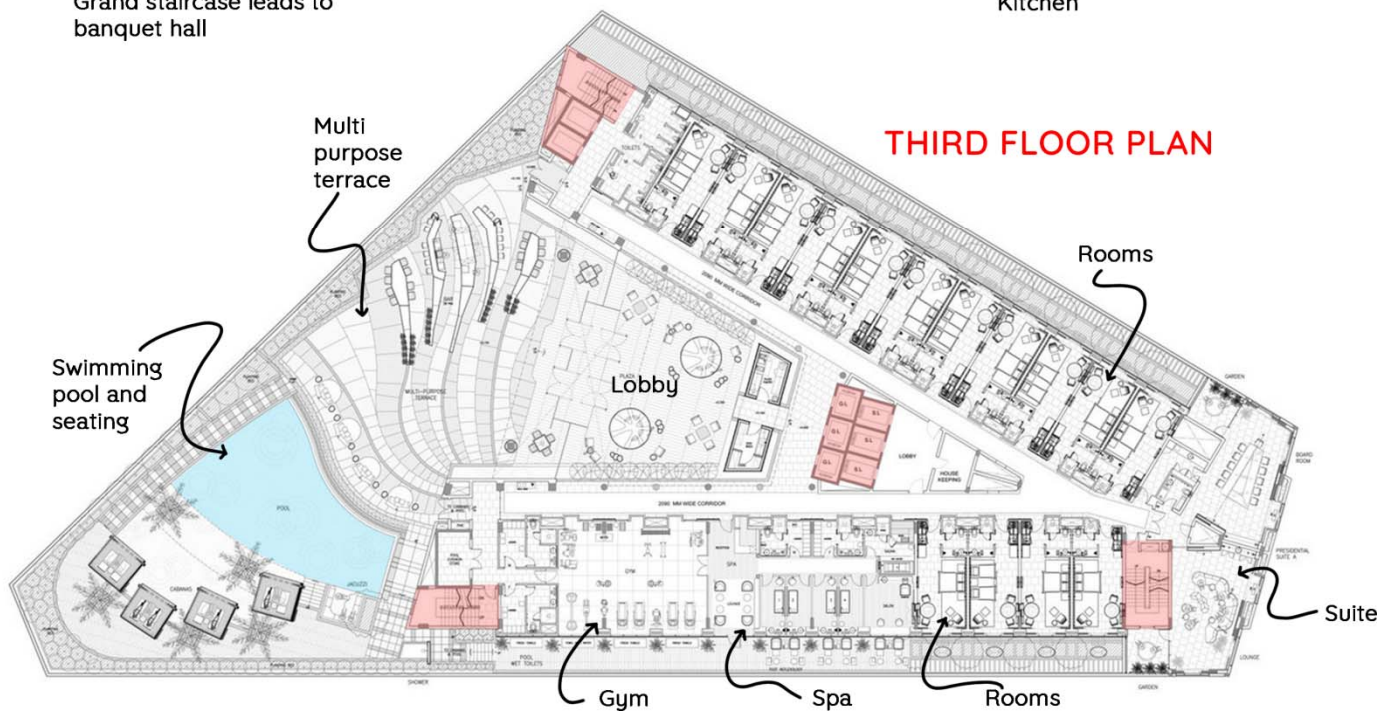
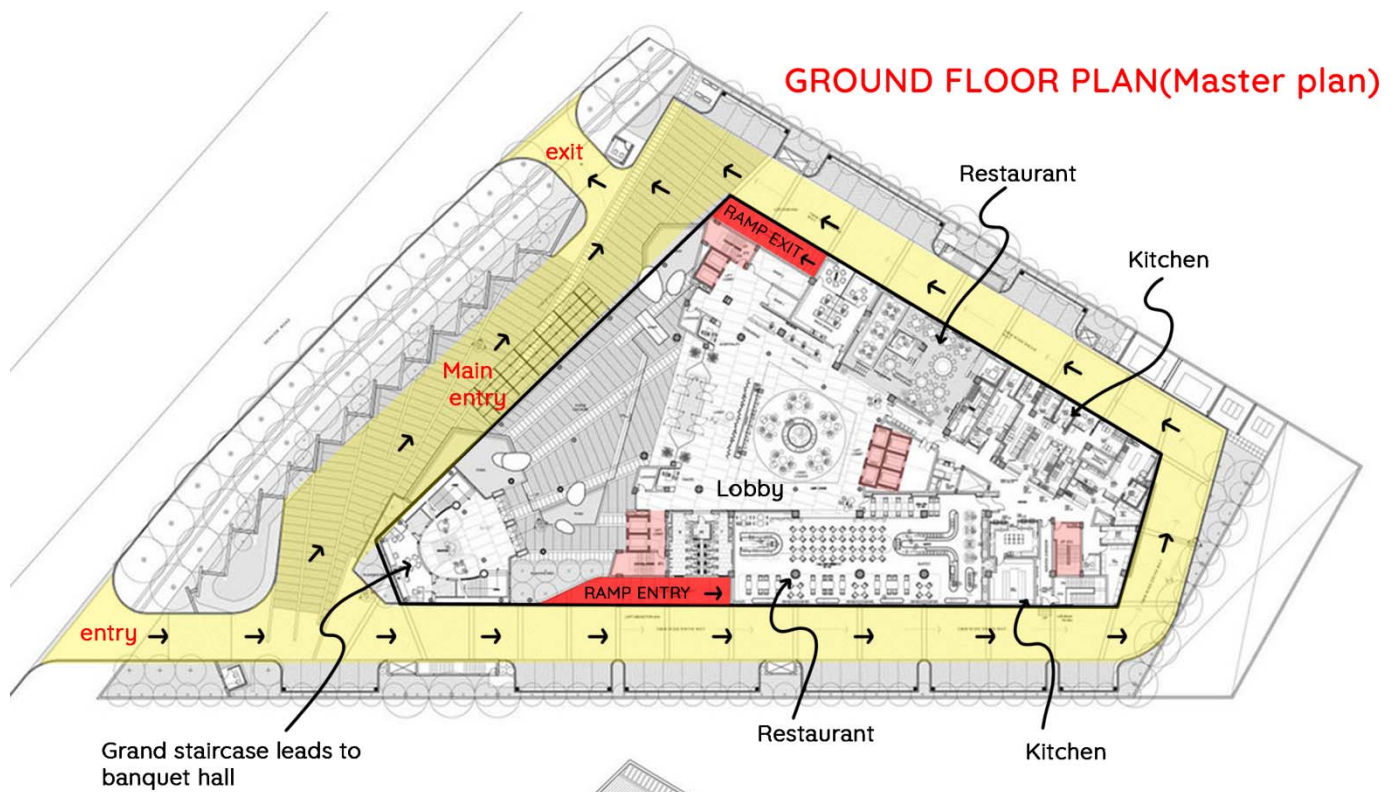


Fig 2.2.3 Floor plans -2 of avasa

2.3 DOUBLE TREE HILTON

LOCATION : Ambli Rd, Vikram Nagar,
Ahmedabad, Gujarat 380058.

SITE AREA : 2.8 acre

ARCHITECTS : Studio symbiosis

NO OF STOREY : G+14

HOSPITALITY

RATING : 5 star rated

ROOMS : 173 rooms

SITE INFORMATION:

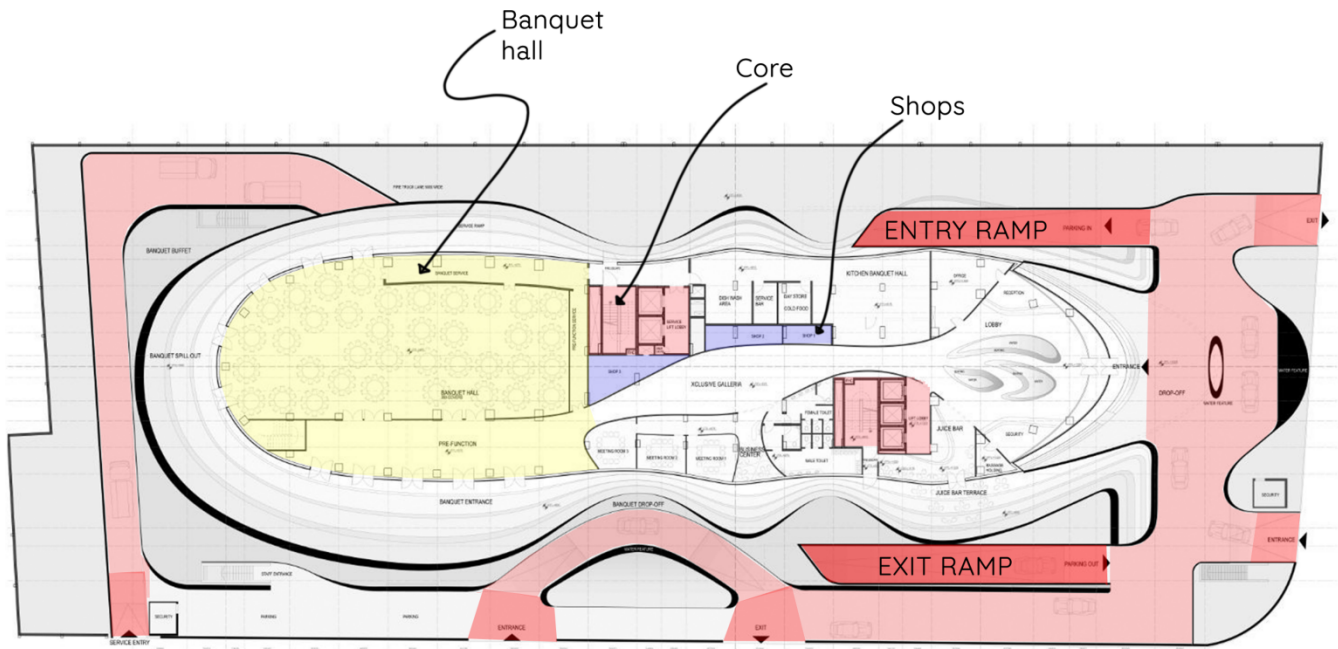
Site is situated at the main road which makes the access easy for the guest. Site is surrounded by the residential buildings with high skyline which creates the necessity of unique design to make it stand out from the other tall structure. Proximity of the nearby airport is 20km and the railway station is 5km. Within 5km radius there are 5 malls, zoo, national parks, gardens.

MATERIALS:

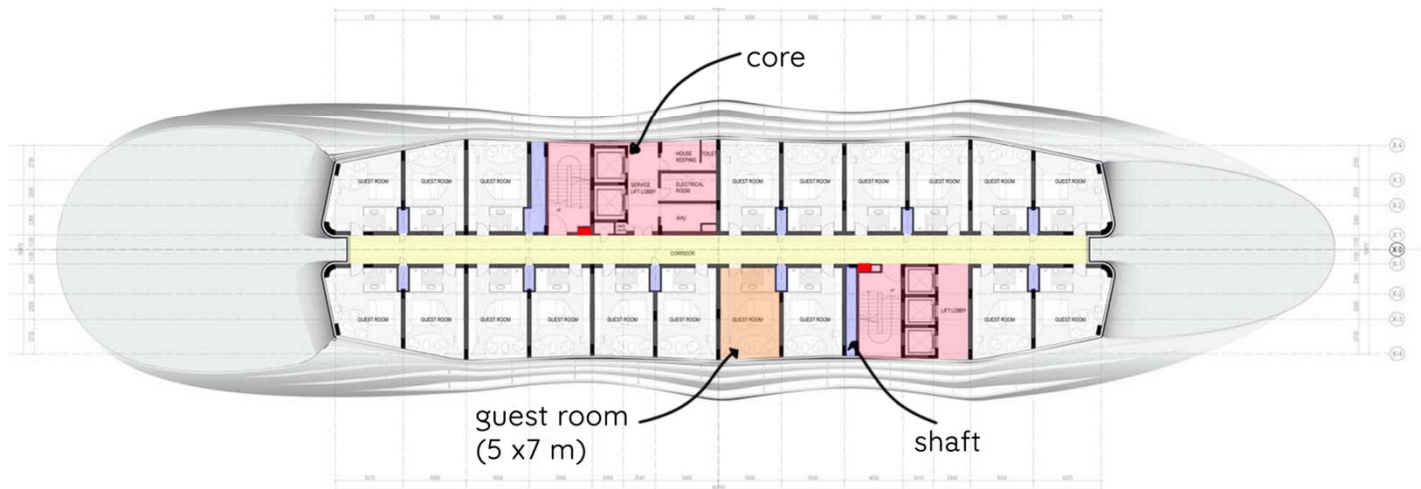
The front entrance is done with the cantilevered structural member covered with aluminium panels. The waves are also covered with aluminium panels. Both the sides are properly designed with the seamless lighting and the windows are made up of glass which helps the light to reflect.

CONCEPT:

Using fold lines as movement trajectories and perception along with programmatic requirements, the project's form demonstrates a sense of elegance with soft, subtle touches. Seamless waves flowing on the landscape and flowing on the façade are the focal point for this full service five star property. The building comprises of three waves which are very carefully translated into dramatic key spaces on the lower floors and on the upper floors they translate into room grids with focus on standardized room sizes. The guests are welcomed by the architecture of the canopy that follows the seamless nature of the design proposal, emerging from the ground and morphing back into it.



GROUND FLOOR PLAN



TYPICAL FLOOR PLAN

Fig 2.3.1 Floor plan of double tree hilton

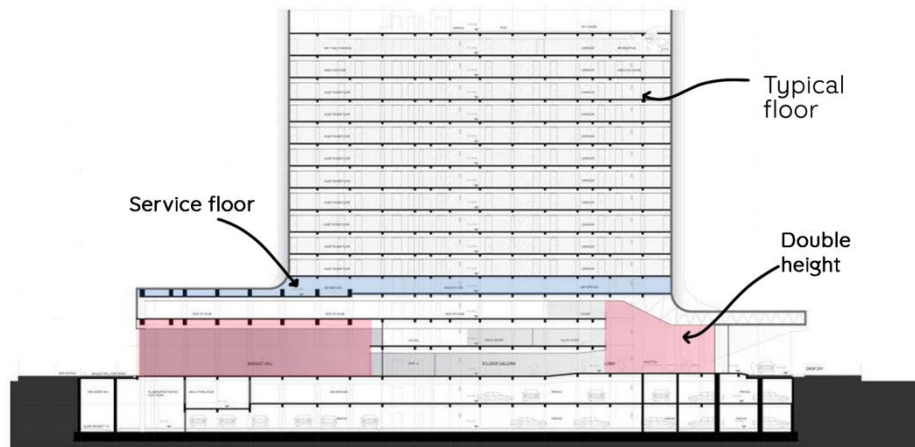


Fig 2.3.2 Section A of Double tree hilton

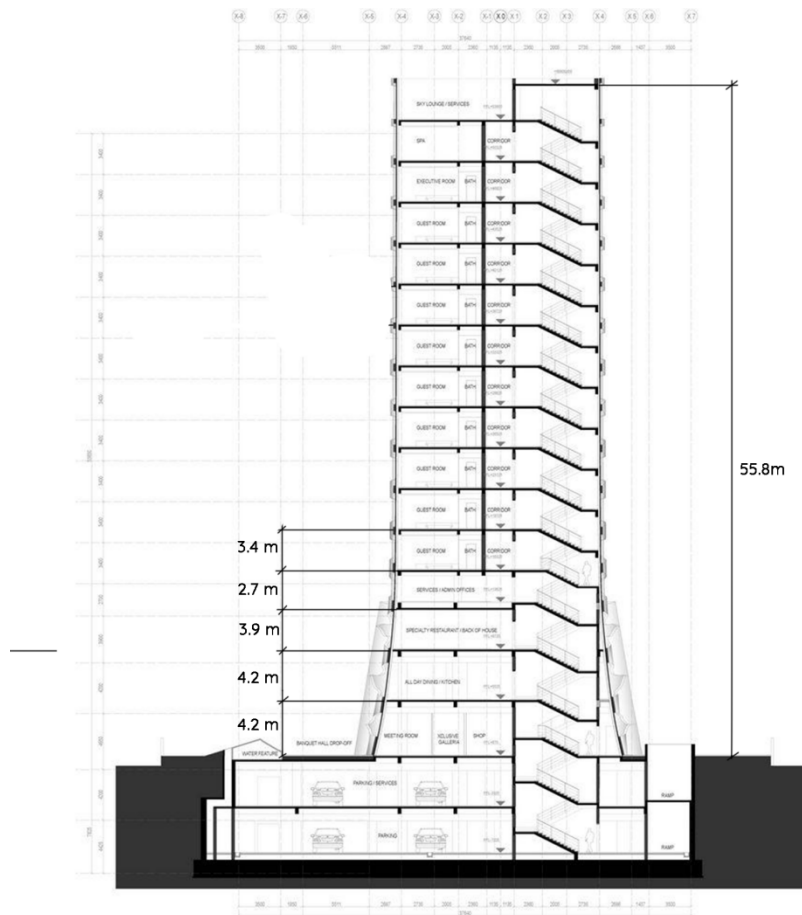


Fig 2.3.3 Section B of Double tree hilton

2.4 WESTIN BLUE BAY

LOCATION : China, Hainan, Lingshui Li
Autonomous County,

SITE AREA : 10 acre

ARCHITECTS : GAD architects ,china

NO OF STOREY : G+8

HOSPITALITY

RATING : 5 star rated

ROOMS : 344 rooms

SITE INFORMATION

Westin blue bay is an five star hotel which is located near a beach which serves the purpose of beach view. Hotel which concentrate on providing peace and relaxed ambience ro the guest so more open spaces are encouraged . It is surrounded by residential structures and resorts

MATERIAL:

The strong sunlight brings Hainan bright sky and white beach, with which the color design of the architecture echoes. The pearly luster on the aluminum sheet of the outer wall presenting various glosses under sunlight of different time, together with the graceful horizontal line of the architecture and the transparent light glasses, has made the architecture of this size flow when observed at a distance.

CONCEPT:

During the process of design, discarding the common practice of facing the architectures to the sea and enclosing a garden for most resort hotels, the designers have originally adopted a simple curve, making almost all guest rooms face directly the sea. For this, the hotel management company has spoken highly of it, saying that it is the five-star hotel making best use of Hainan seascape. Based on that and in combination of the local Hainan climatic environment-sea wind, the designers have further lifted the curve to 8m from the ground, forming a channel through which sea wind may blow.

GROUND FLOOR PLAN

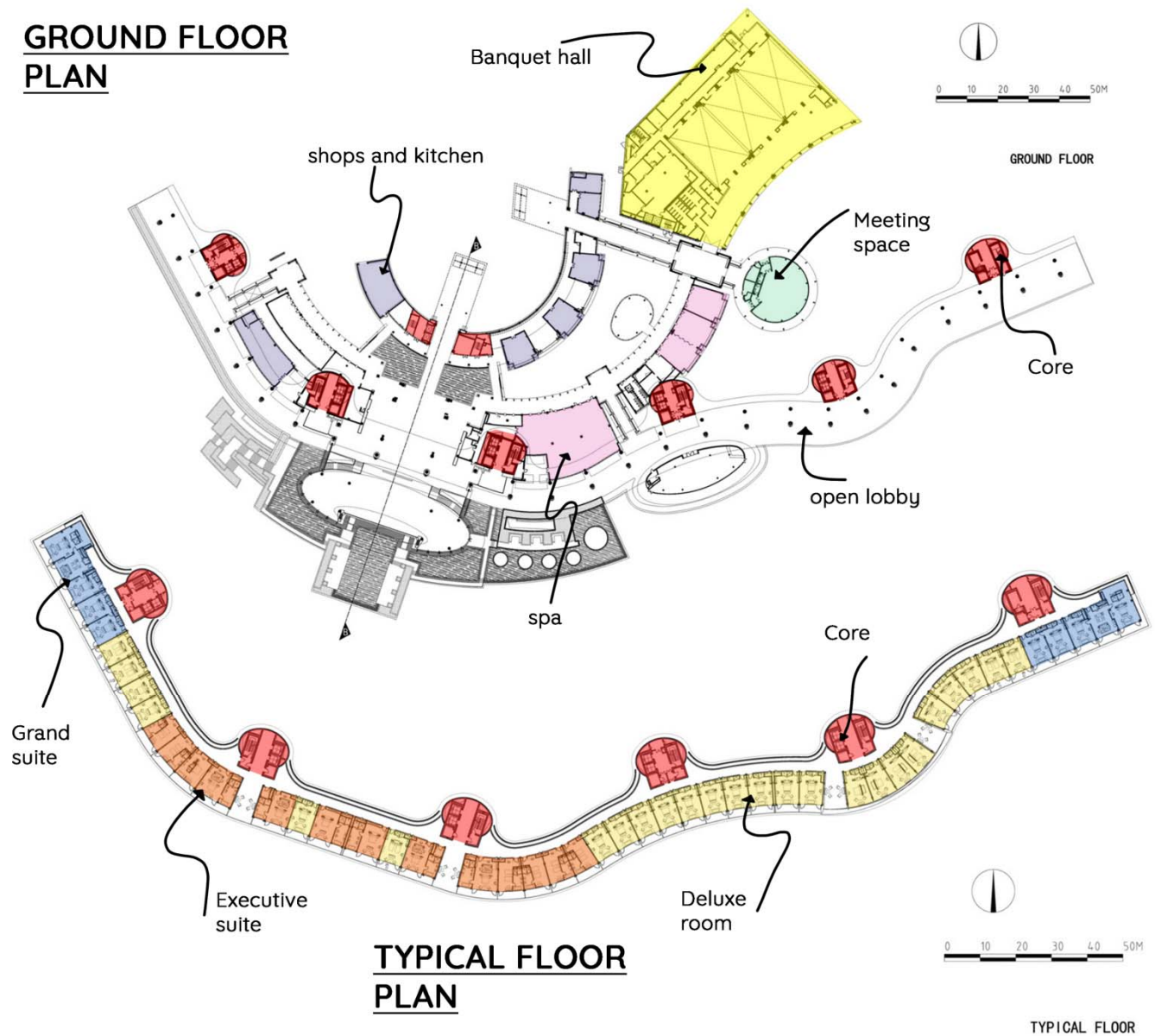
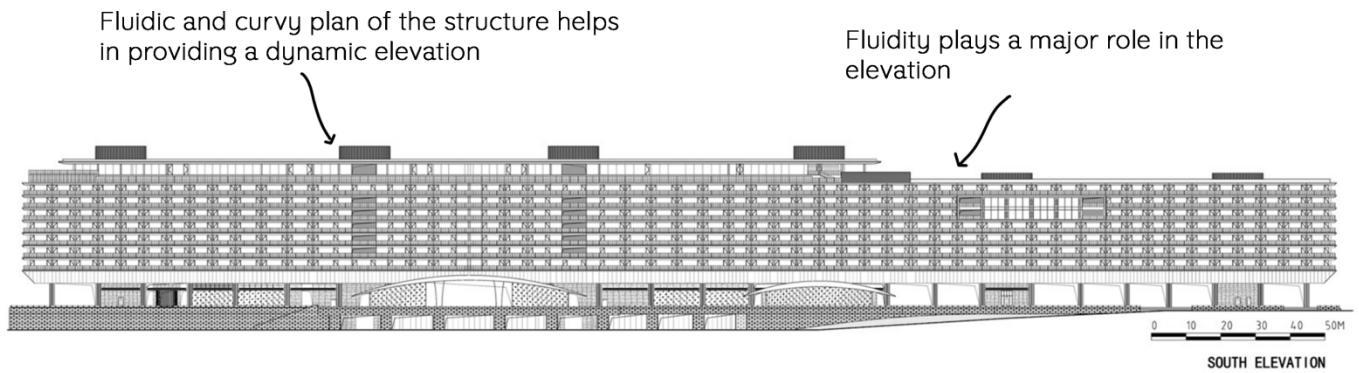
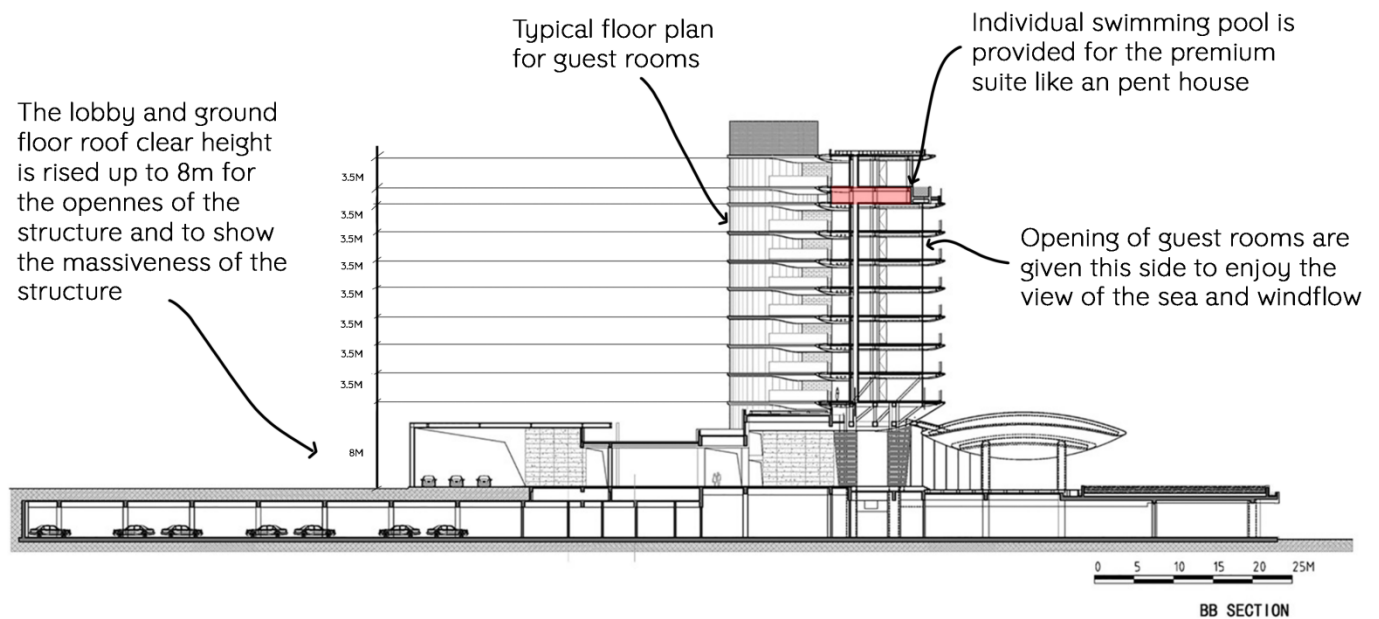


Fig 2.4.1 Floor plans of westin blue bay



ELEVATION



SECTION

Fig 2.4.2 Elevation and section of blue bay westin

CHAPTER 3

STANDARDS

Sl. No	Description	All Areas		
A.	Min. Road width	12m.	15m.	18m.
B.	Maximum FSI	2.0	2.5	3.25
C.	Maximum Coverage	50%		
D.	Minimum set back all around	Height of the building above ground level	Minimum required setback space from the property boundary	
		Upto 30m.	7m.	
		Above 30m.	For every increase in height of 6m or part thereof above 30m minimum extent of setback space to be left additionally shall be one meter subject to the maximum setback of 20m.	
E.	Spacing between blocks in case of more than one block of High Rise building	Height of the building above ground level	Minimum required spacing between blocks	
		Upto 30m.	7m.	
		Above 30m.	For every increase in height of 6m. or par thereof above 30m. space to be left additionally shall be one metre subject to the maximum setback of 20m.	

Table 3.1

49. Premium FSI.— The Premium FSI over and above the normally allowable FSI relating the same to road width parameter may be allowed as follows:

Sl.No.	Road Width	Premium FSI (% of normally allowable FSI)
1.	18.0 m and above	50%
2.	12.0 m - below 18.0 m	40%
3.	9.0 m - below 12.0 m	30%

Rates applicable for computation of Premium FSI charges :

The Premium FSI charges shall be collected at the rate of 50% of Guideline value for the excess FSI area over and above normally permissible FSI area for Non High Rise Building and at the rate of 40% of Guideline value for the excess FSI area over and above normally permissible FSI area for High Rise Building. In case of multiple survey numbers for a site the maximum Guideline value shall be considered.

Table 3.2

MAXIMUM FSI = 3.5

OSR - 10% of total site area

Premium FSI = 3.5 + 40% (for high rise)

Facilities / star	1 star	2 star	3 star	4 star	5 star /5star dlx
Min size of the room excluding bathroom (in sq ft)	120sqft	120sqft	130sqft	140sqft	200sqft
Air conditioning % of rooms	25%	25%	50%	100%	100%
Min bed width single 90 cm double 180cm	desirable	desirable	compulsory	compulsory	compulsory
Suites (2 rooms or 2 room bays having a bedroom & separate sitting area, having one bathroom and one powder room.)	desirable	desirable	desirable	compulsory	compulsory
Safe keeping / in room safe	desirable	desirable	desirable	compulsory	compulsory
Mini bar/fridge inside room	desirable	desirable	compulsory	compulsory	compulsory
Tv with cable connection	desirable	desirable	compulsory	compulsory	compulsory
A writing surface with sufficient lighting	desirable	desirable	compulsory	compulsory	compulsory
Min Bathroom size (in sqft)	30	30	36	36	45
shower cabin	desirable	desirable	compulsory	compulsory	compulsory
Bath tub	-	-	-	desirable	desirable
Valet parking	desirable	desirable	compulsory	compulsory	compulsory
Heating and cooling to be provided in public areas	-	-	-	compulsory	compulsory
Food and beverage	Minimum one dining room serving meals	Minimum one dining room serving meals	One Multi – cuisine Restaurant cum Coffee Shop open from 07.00 am. To 11.00 pm. And 24 hr. Room Service.	One Multi –cuisine Restaurant cum Coffee Shop open from 07.00 am to 11.00 pm., one specialty Restaurant and 24 hr. Room Service.	One 24 hour Multi Cuisine Restaurant cum Coffee Shop, one Specialty Restaurant and 24 hr. Room Service
Bar	desirable	desirable	desirable	compulsory	compulsory
Staff Rest Rooms	desirable	desirable	compulsory	compulsory	compulsory
Staff locker rooms	desirable	desirable	compulsory	compulsory	compulsory
Seperate dining area for staff	desirable	desirable	compulsory	compulsory	compulsory
Dry cleaning / laundry	desirable	desirable	desirable	compulsory	compulsory
Left luggage facilities	desirable	desirable	compulsory	compulsory	compulsory
Health – Fitness and Barber's Shop	desirable	desirable	desirable	desirable	compulsory
X ray machine	desirable	desirable	desirable	desirable	compulsory
Under belly scanners to screen vehicles.	desirable	desirable	desirable	compulsory	compulsory
PC available for guest use with internet access	desirable	desirable	compulsory	compulsory	compulsory
Business center	desirable	desirable	desirable	compulsory	compulsory
Swimming pool	desirable	desirable	desirable	desirable	compulsory
Parking facilities	desirable	desirable	desirable	compulsory	compulsory
conference facilities	desirable	desirable	desirable	desirable	compulsory

Table 3.3

According to CMDA, Buildings which exceed height of 18.3m is called as high rise building

Service Floor. Where the height of the building exceeds 150m to 175m, the service floor is required to have fire water static storage and pumps at 160m to 180m and thereafter at intermediate floors at higher levels.

According to the National Building Code, the builder should provide a dedicated refuge area at every seventh floor or after the first 24 metres in a high-rise. After the first refuge area, every seventh floor should have an area of refuge in the building.

Fire escape stairs shall have straight flight not less than 125 cm wide with 25cm treads and risers not more than 19 cm.

Maximum travel distance between the fire staircases , fire hose cabinet is 22.5m for residential buildings and 30 m for business buildings .

Sprinkler system is a must for basement parking & other risk areas where large quantities of combustible materials are stored. Each sprinkler should cover 6.96 meter square area.

Spaces excluded from FSI and Coverage Computation:

- # Area of the basement floor / floors used for parking
- # Area of fire escape staircases and cantilever fire escape passages.
- # Lift wells in all the floors
- # Areas covered by service ducts, and garbage shaft.
- # Porches /Canopies / porticos.

Swimming pool Water depth.—Water depth at the shallow end of the swimming pool shall be 106 cm for all categories of the pools, whereas, the deeper end shall not be more than 167 cm.

Turning Radius -The minimum inner turning radius in driveway areas and ramps shall be 4.0m

Ramps -The minimum clear width of the ramps shall be 3.5m for one-way movement and 7.0m for two-way movement. Gradient shall not be steeper than 1:8.

Headroom -The clear headroom (between floor and beam bottom) shall be minimum 2.2metres those parts of a building intended to be used for parking of wheeled vehicles and also for all approaching parts like ramp, covered access, etc.

Physically challenged person -For Buildings having more than 2 floors 10% of the required car/two wheelers parking spaces subject to minimum of 2 car spaces and 2 two-wheeler spaces shall be reserved for the physically handicapped persons near the entrance

(10) Restaurants and Hotels

(a) Restaurants, Fast Food outlets	
(A) Corporation Limit, Municipalities, IT Corridor	(B) Panchayat Areas
1 car space for every 50sqm of floor area or part thereof and 1 two wheeler space for every 25sqm of floor area or part thereof	1 car space for every 100sqm of floor area or part thereof and 1 two wheeler space for every 50sqm of floor area or part thereof
(b) Starred Hotels, Major Hotels and Lodges with more than 50 rooms in CMA	
1 car space for every 4-guest rooms and for the non-room area, 1 car space for every 100sqm of floor area or part thereof and 1 two wheeler space for every 50sqm of floor area or part thereof. For restaurants in these hotels – same as that specified for restaurants specified above.	

Table 3.4

(A) Stall Size:

The dimension of the parking stall for different kind of vehicles shall be:

Vehicle Type	Breadth (m)	Length (m)
Car	2.5	5.0
Two Wheelers	1.0	1.8
LCV	3.5	7.0

In cases of parallel parking of cars, the dimension of parking stall shall be 6.0m X 2.50 m. The stall dimensions mentioned above shall be clear of any structural members. Where a stall is adjacent to a large element such as a wall, minimum stall width shall be 2.7m for parallel parking and where cars cannot be parked by reversing, minimum stall length shall be 7.2m.

Table 3.5



4 Hotel room with extra WC



5 Two-room apartment



6 Hotel room accessible for a disabled person with space for accompanying person → p. 21



7 Two-room apartment with small kitchen



8 Hotel room with cupboard zone and balcony



9 Diagonal room arrangement

Hotel room features, according to DEHOGA (excerpt)

According to the classification system of the German Hotel and Inn Association (DEHOGA), there are five categories, essentially determined by the room's size and features:

1 Star (Tourist): single room 8 m², double room 12 m² (minimum area for 75% of the hotel rooms, without bathroom), bed, wardrobe, seat, washbasin in the room, reception as a separate area

2 Stars (Standard): as before, but single room 12 m², double room 16 m² (minimum area for 75% of the hotel rooms, including bathroom and corridor), bathroom in room (for 70% of the hotel rooms), seat per bed, colour television (in 70% of the hotel rooms)

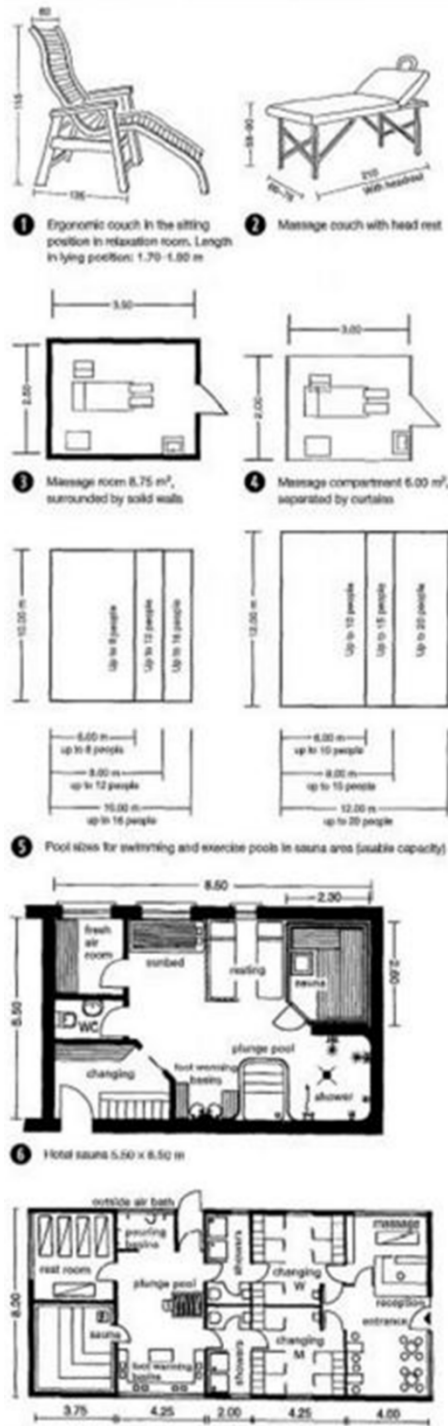
3 Stars (Comfort): as before, but single room 14 m², double room 18 m² (minimum area, see above), bathroom in room (for all rooms in the hotel), telephone, reception area with seating for group, independent reception

4 Stars (First Class): as before, but single room 16 m², double room 22 m² (minimum area, see above), minibar, armchair/couch with coffee table, lobby with seating and drinks service

5 Stars (Luxury): as before, but single room 18 m², double room 26 m², (minimum size, see above), 2% of the hotel rooms as suites (at least two), each with an armchair/sofa per bed, additional washbasin in double rooms and suites, additional colour television in suites, reception lobby.



11 Three-room apartment (suite) with cooking niche, two bathrooms and guest WC



Rest room

Provides relaxation between or after visits to the sauna. It should be well ventilated and have visual contact with the outside and a low noise level. The design and furnishing should be suitable for rest and relaxation.

Solarium: an area of approx. 0.80 x 2.00 m is required per lying place. The side aisle width is 0.40 m.

Pool types and sizes → 5:

Whirlpool: for relaxation and recovery. Max. water depth: 1.0 m.

Exercise pool: for relaxation, rehabilitation, water gymnastics and health care, max. water depth: 1.35 m, water area 25-60 m².

– **salt-water pool:** water with a salt content of min. 5.5 g sodium and 0.5 g chloride per litre.

– **mineral pool:** water with a mineral content of min. 1 g per litre.

– **thermal pool:** water with a natural temperature >20°C. Because this pool is not for swimming, it can, according to use, be designed in almost any shape.

Size of sauna cabin (m ²)	Air supply opening (cm ²)	Air extraction opening (cm ²)
5	100	70
10	150	105
15	200	140
20	250	175

8 Size of ventilation openings in relationship to floor area of sauna cabin (Höckert → rolls)



9 Sauna facility with washing and cooling rooms for about 12 people, approx. 90 m²

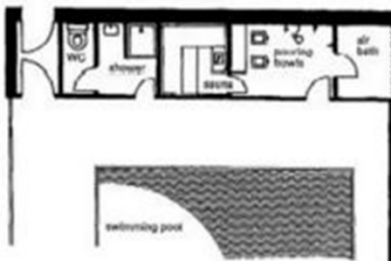


Fig 3.1 Spa standards

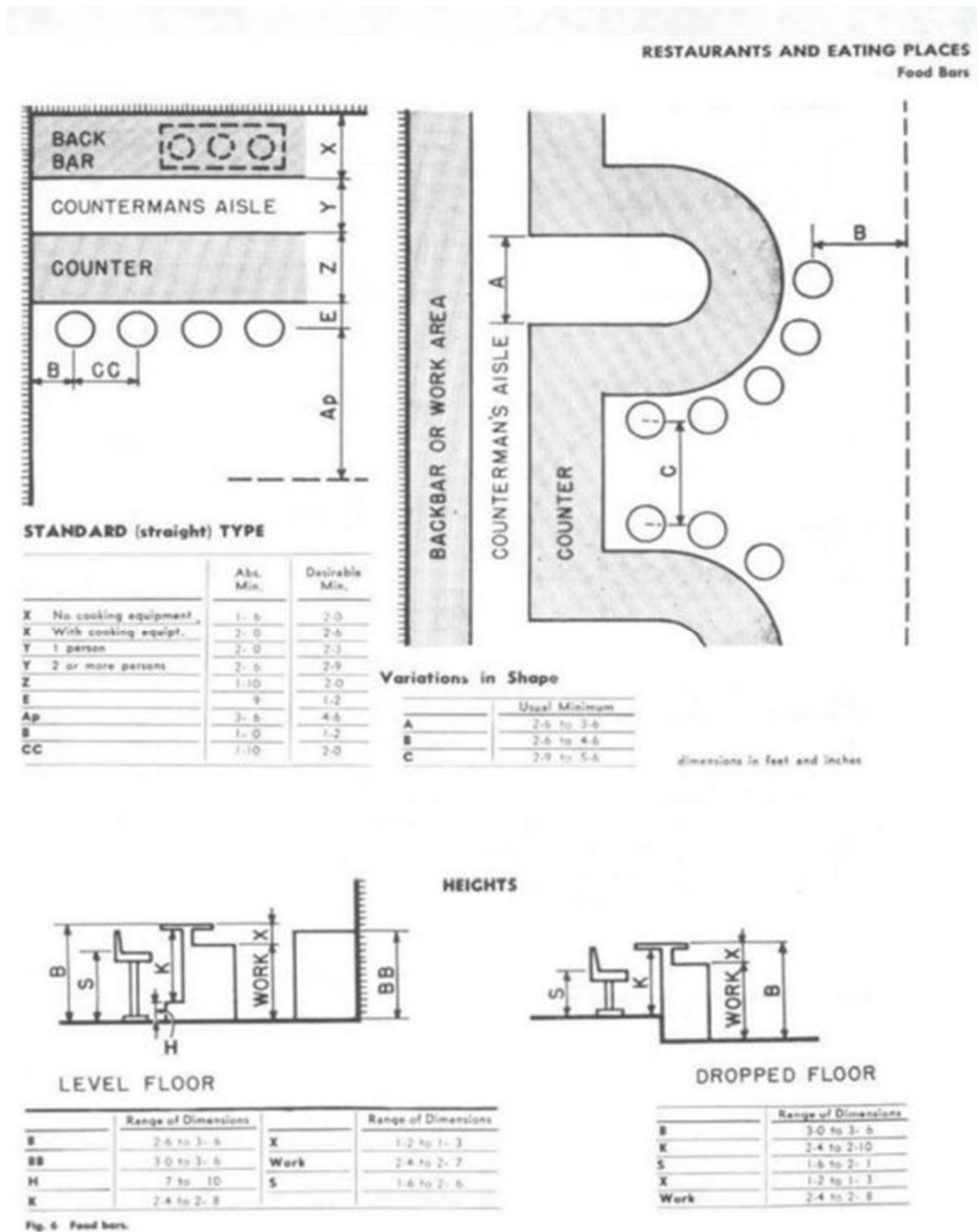
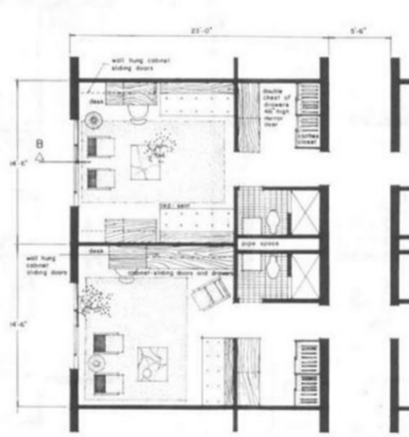


Fig 3.2 Dining Standards

Lodging Spaces



dimensions in feet and inches



23

PLANNED SITE AREA:	8 ACRE(32,374 sqm)				
FSI =3.25 , PREMIUM FSI : 4.55					
PLANNED GROUND COVERAGE :	4 ACRE (16,187sqm)				
PERMISSIBLE BUILT UP AREA:	1,05,215 sqm				
	UNITS	AREA IN SQM	AREA IN SQM		TOTAL AREA (IN SQM)
GUEST ROOMS - 500 rooms					28600
Deluxe room	200		40 sqm		8000
Executive room	100		40sqm		4000
Leisure room	50		60sqm		3000
Business suite	75		60sqm		4500
Royal suites	10		110sqm		1100
Presidential Suite	5		160sqm		800
serviced apartments	60		120sqm		7200
FRONT OF HOUSE					1640
Reception ,registration and Cashier			50		
Information Counters			50		

Assistant Managers Desk			10		
Bell Captain Luggage store	1	30	30		
Front Office	1	250	250		
Retail Shops	5	100	500		
Lobby	1.5sqm per room		750		
FOOD AND BEVERAGES					2500
All Day Dining	100 covers		600		
Speciality Restaurant – 1	70 covers		400		
Speciality Restaurant – 2	70 covers		400		
Speciality Restaurant – 3	70 covers		400		
Speciality Restaurant – 4	70 covers		400		
Cafe	50covers		300		
LOUNGE AND BAR					1100
Lobby Bar – Casual	40cover		150		
Executive Lounge	40cover		150		
Sports Lounge	40cover		150		
Cocktail bar and Dance floor	150cover		650		
FUNCTION AREA					7540
Ball Room			1300		
Pre-Function			650		

Convention Hall			2000		
Pre-Function			1000		
Mini Hall			600		
Mini Hall			600		
Board Room – 1			50		
Board Room – 2			50		
Conference Room – 1			100		
Conference Room – 2			100		
Function management center/ office			150		
Fair facility			90		
Service area for function area					840
Toilets			100		
First Aid			30		
Custom Storage and handling			30		
Audio Visual facilities			30		
Foyer and Registration Desk			500		
Business Centre			150		
RECREATION FACILITIES					1600
Children's play area			100		
Swimming Pool			1000		
Change room			50		

snooker room			50		
Tennis court / volley ball,			200		
Lockers			50		
Toilets			100		
Pool equipment and storage			30		
Lifeguard Room			20		
HEALTH CLUB					1500
Hair Salon					
Beauty Parlor					
Spa and sauna					
herbal wrap and aroma bath					
Jacuzzi and steam bath					
Gymnasium					
Aerobics					
Meditation Room					
Lockers					
Changing areas					
Toilets					
BACK OF HOUSE					950
Administration Area					250
Reception Area					

Front office manager					
Assistant Manager					
Reservations Office					
Director –Rooms					
General Cashier					
Safety Deposit Box					
Storage					
Executive Offices					150
General manager					
Food and Beverage manager					
Conference room					
Copying and Storage					
Human Resource Development					200
Admin Staff management					
HR Team heads					
HR Manager					
Storage					
Reception-Training Interview					
Sales and Catering					250

Director of Sales					
Secretary					
Banquet Manager					
Catering manager					
Event Organizing teams					
Convention Services Manager					
Accounting					200
Controller and auditor room					
Accounting Work Area					
Payroll Manager					
Computer Room					
FOOD PREPARATION AREAS					4440
Main Kitchen			800		
Based on Restaurant			500		
Banquet Kitchen			1000		
Satellite Kitchen			400		
Bake Shop			200		
Guest Floor Pantry			20		
Chef's Office/ room			20		

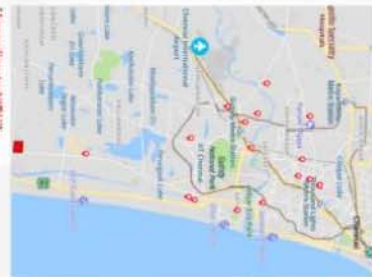
Storage					1000
Kitchen Utensils storage					
Kitchen Supplementary					
Dry Food Storage					
Refrigerated Food Storage					
Frozen Food Storage					
Beverage Storage					
Food Controller office					
Toilets					
Receiving and Storage					500
Loading dock					
Receiving Area					
Purchasing Office					
Purchase and store Manager					
General storage					
Trash / Recycling area					
EMPLOYEE AREAS					600
Personnel Manager					
Interview rooms					
Training room					

Files and Storage					
First Aid					
Security					
Men staff locker room and change room					
women staff locker room and change room					
Employee cafeteria					
Staff resting room					
toilets					
SERVICES					1340
Laundry and housekeeping					200
Soiled Linen Room					
Laundry					
Laundry Supervisor					
Supplies storage					
Linen Storage					
Housekeeper					
Asst. Housekeeper					
Lost and Found					
Sewing Room					
generator					

Engineering					100
Engineer room					
carpentry ,plumbing ,paint shop,electrical					
energy management system					
engineer storage room					
Mechanical Areas					940
Transformer room			100		
electrical storage room			50		
fire pump and water pump			100		
Electrical room			100		
Boiler room			100		
cctv room			40		
bms room			40		
water treatment plant			100		
sewage treatment plant			100		
Ahu unit			40		
chiller plant			100		
swimming pool plant			50		

PARKING	RULES			CARS	BIKES
FOR GUEST ROOMS	1 car space for four guest room/ 1 car space for 100 sqm ,1 bike for 50sqm			125	300
FOR RESTAURANTS	1 car space for 50 sqm ,1 bike space for 25sqm			50	100

Table 3.6



There are totally

11 Fivestar deluxe hotel in Tamilnadu .

Out of which there are
5 Fivestar hotel and **0** Fivestar deluxe hotel
 is in Chennai.

Chennai ranks sixth place in well developed city india and another metro city of India from south India in this list Chennai is fast growing city in India with total GDP of 66 Billion USD or 382800 Crore Rs. Chennai is ranked 93rd among most developed city according to GDP in world.

Chennai city has a world class IT infrastructures and fast emerging as a destination for information technology outsourcing in India. The south Indian city of Chennai has dedicated expressways called as IT expressways and a favoured location for IT industries.Chennai is home to over 4,000 IT companies.

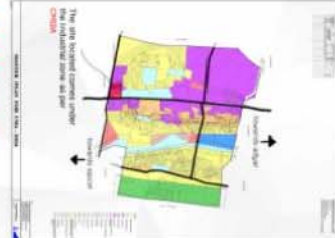
2) Chennai has more no of tourist places and attraction in tamilnadu

3) Chennai is the capital city of tamilnadu ,various national and international conferences meetings takes place here.

4) Kodambakkam is the place which is meant for tamil cinemas so more no of popular celebrity lives here in chennai, and there are many no of clubs originated from chennai so varied kind of occasions like **club meetings, weddings, parties** takes place here.



The 13th world's fair, the **Expo 2000**, will be held in Hannover, Germany, from June 1 to October 31, 2000. The theme of Expo 2000 is "The World of Tomorrow, the World of Today." The fair is located within the proximity of 12 kilometers from the city of Hannover. The fair is located within the proximity of 12 kilometers from the city of Hannover. The fair is located within the proximity of 12 kilometers from the city of Hannover.



Old Mathabesipuram Rd,
Kumbakonam, Madurai

northern region,
dholingalur,
Chennai, Tamil Nadu 600075
(exactly opposite to top city hotel)

Adjacent to the **main road** and **perambalur
rail road**

Site Area : 8 acre

CHOOSING THIS SITE

[illegible]

מחלקת המחקר והפיתוח



CONTRIBUTOR Le orn, Many IT companies will be introduced in the stretch and meeting, due to the ease of access for this working people.

The surroundings also develops due to this.

Due to the huge amount of floating population many business meetings, club meetings may take place in the proposed hotel, so it would be very feasible.

population many business meetings, club meetings may take place in the proposed hotel, so it would be very feasible.



Green paradise

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LUXURY HOTEL

I SITE ANALYSIS I

RAINFALL
Chennai experiences extreme seasonal variation in monthly rainfall.

The rainy period of the year lasts for 96 months, from April 4 to January 23
The rainless period of the year lasts for 24 months, from January 23 to April 4.



CLIMATE

Chennai features a tropical wet and dry climate. Chennai lies on the thermal equator and is also coastal, which prevents extreme variation in seasonal temperature. The average annual rainfall is about 1,400 mm (55 in). Average temperature of Chennai 27.3 deg Celsius.

NEIGHBOURHOOD

The map shows the neighbourhood structure and surrounding roads created due to the structure the major high rise structure surrounded by the site is apartments rising upto 15 floors.

SITE VEGETATION

Only the eastern side of the site is covered with minimum no of mature trees. And other than that the site is covered with potted plants (Cherry trees).

ROAD LAYOUT

Major roads which are near the site are at 100 ft corridor road (only garden) if it is 100 ft Road
Nandanam link road

LEGAL

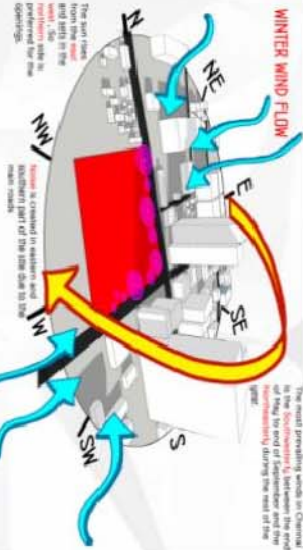
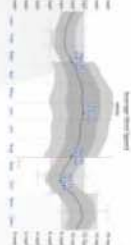
The site is owned chennai industry According to CMIA, The site comes under the industrial zone were hospitaly structure can be build.

SOIL STUDY

Top strata is covered with Loose soil
Middle strata is covered with Densitate clay soil
Bottom strata is covered with combination of quartz and granite. Pile foundation is preferred

WIND SPEED

The average hourly wind speed in Chennai experiences significant seasonal variation over the course of the year. The windier part of the year lasts for 5.2 months, from March 25 to August 30, with average wind speeds of more than 9.8 miles per hour. The calmer time of year lasts for 6.8 months, from August 30 to March 25.



ON SITE FACTORS
The proposed site is on a rectangular plot and has a potential for a high-rise building. The site is surrounded by a road on the north and south sides. The site is also adjacent to a railway line on the east side. The site is also adjacent to a park on the west side.

ON SITE FACTORS
The site is mostly flat and has a good view of the surrounding area. The site is also adjacent to a road on the north and south sides. The site is also adjacent to a railway line on the east side. The site is also adjacent to a park on the west side.

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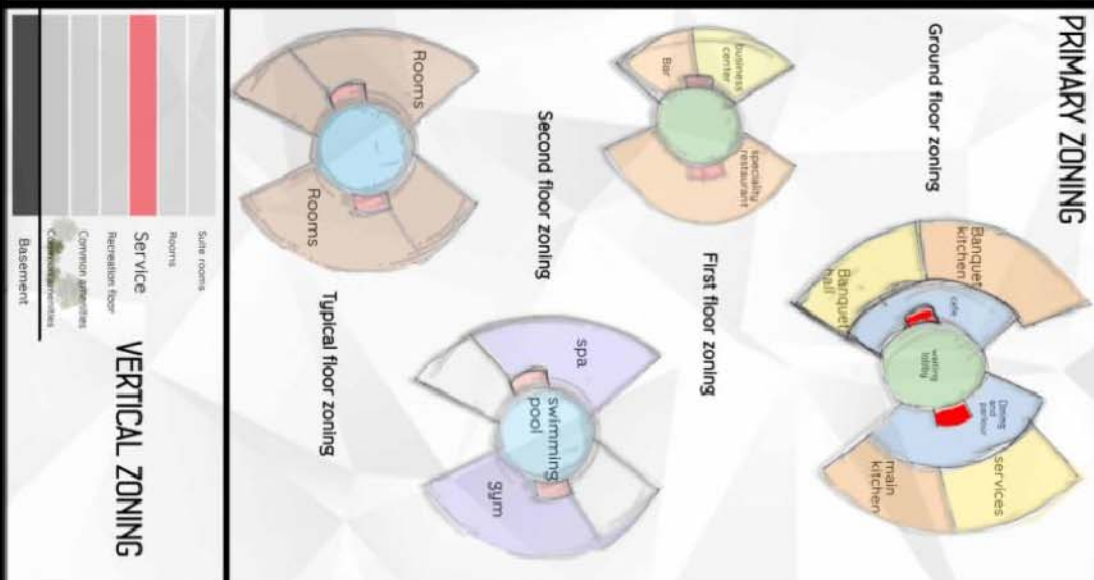
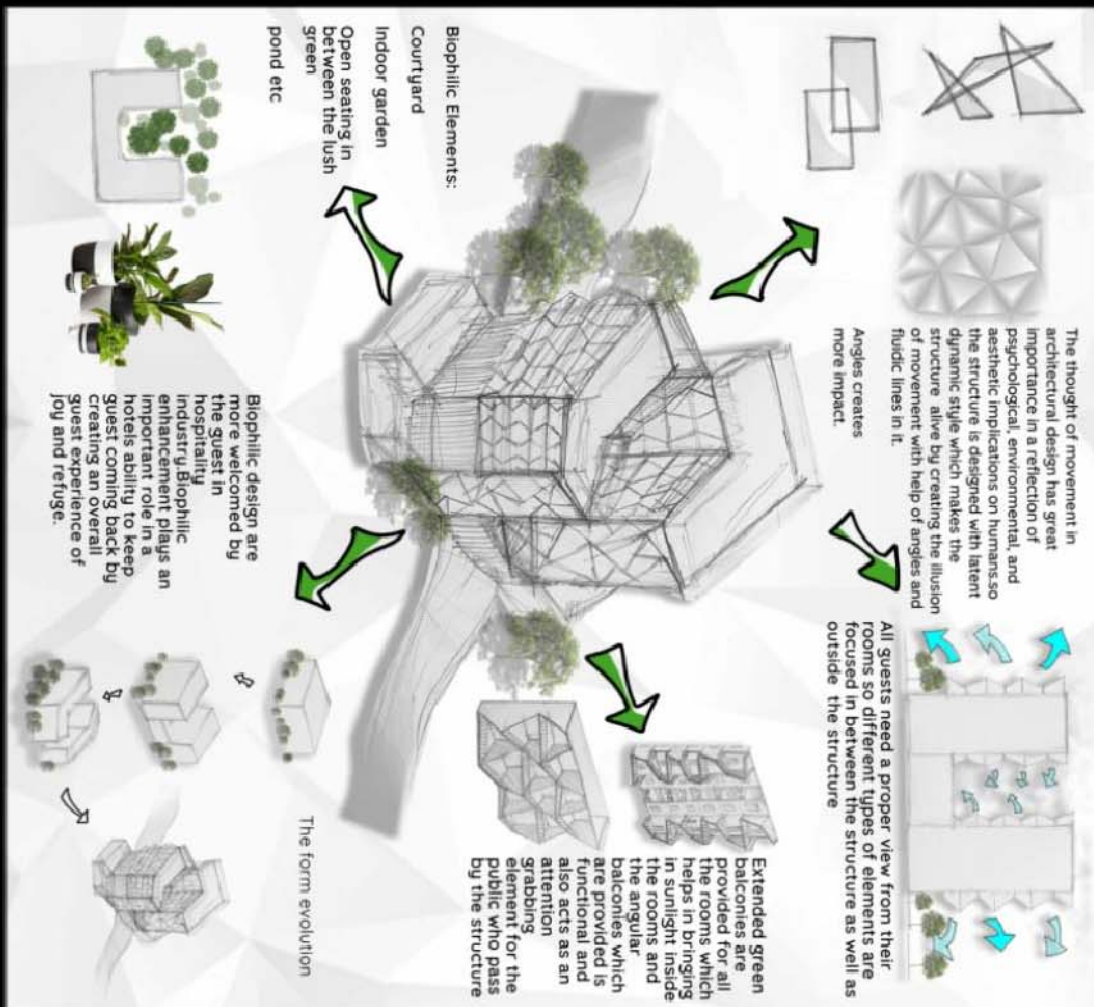
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I SITE ANALYSIS I



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| CONCEPT AND ZONING |
| SITE PLAN |



A separate entry is given for the banquet hall to avoid the unwanted traffic between the guest entry



An central outdoor garden connected visually from all day dining and cafe ,open seating is also provided near icecream parlour and chocolate boutique , this garden space can also be used for any events and parties



Grand entrance covered with pergola welcomes the guest with the lush green and the water



The main lobby waiting space which is visually connected with the greenery open space behind a grand green ramp



LUXURY HOTEL

I GROUND FLOOR PLAN I

Plate 5.2

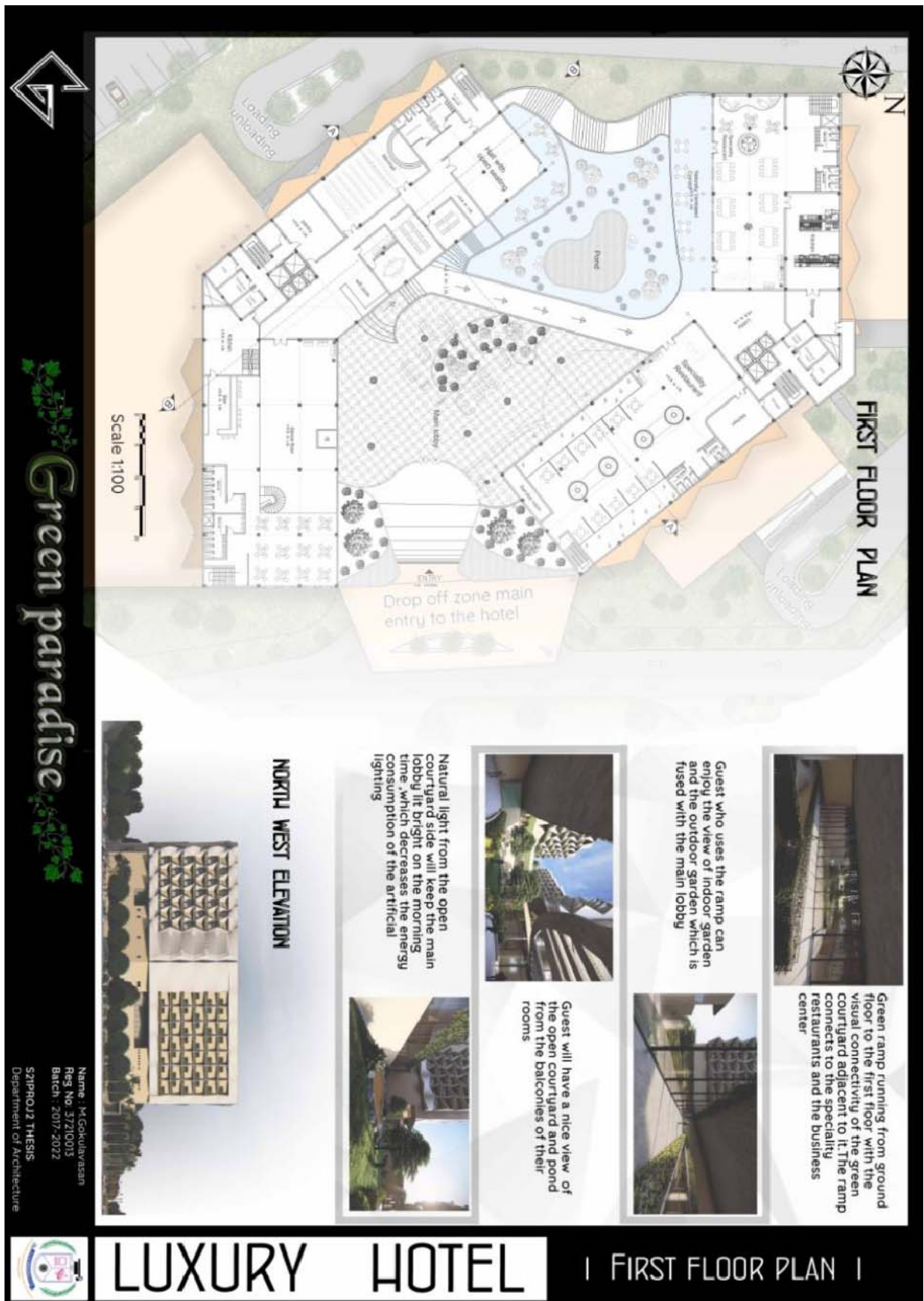


Plate 5.3



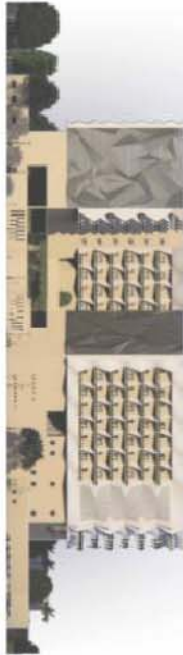
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SECOND FLOOR PLAN



SOUTH WEST ELEVATION

Trees and plants are provided at the front side which acts as a visual buffer between the guest and outsider



Two types of views are provided for the guest room one is facing the main roads and other one facing the swimming pool.



Swimming pool is provided at the central space of the structure which makes the access easy for the people



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| SECOND FLOOR PLAN |

| SERVICE FLOOR PLAN |

Plate 5.5



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| SUITE FLOOR PLAN |



Plate 5.8



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LUXURY HOTEL

I VIEWS I

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