

LUXURY HOTEL AT BENGALURU

THESIS

Submitted in partial fulfilment 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

(DEEMED TO BE UNIVERSITY)

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DEPARTMENT OF ARCHITECTURE
BONAFIDE CERTIFICATE

This is to certify that this Project Report is the bonafide work of Sophin Ravi. K (3621074) who carried out the project entitled “Luxury hotel at Bengaluru” under our supervision from January 2021 to June 2021.

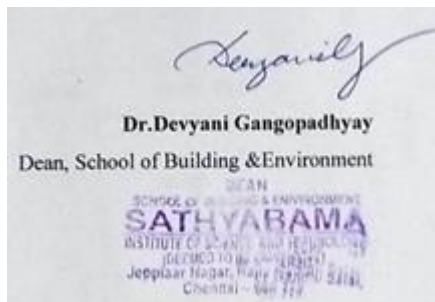
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DECLARATION

I, **Sophin Ravi. K** hereby declare that the Project Report entitled “**Luxury hotel at bengaluru**” done by me under the guidance of **Ar.Vigneshwar** (Internal Guide), **Dr.Devyani Gangopadhay** (Internal Review Member) and (External Guide). Sathyabama Institute of Science and Technology is submitted in partial fulfilment of the requirements for the award of Bachelor of Architecture Degree.

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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 project and for completing it successfully. I am grateful to them.

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ABSTRACT

A 5-star hotel near Bangalore Airport, offering unmatched metropolitan hospitality. The city of Bengaluru is nicknamed 'India's Silicon Valley' and the hotel would reflect its modern and progressive nature through its contemporary, sleek design and architectural treatment. The hotel 's strategic locational advantage makes it very convenient for business travellers and luxury aficionados alike. Another feature in favour of the location is that this hotel is about 30 km away from the vibrant city centre and business districts.

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1.1 Introduction

- A **hotel** is an establishment that provides lodging paid on a short-term basis. Facilities provided may range from a basic bed and storage for clothing, to luxury features like en-suite bathrooms.
- Larger hotels may provide additional guest facilities such as a swimming pool, business centre, childcare, conference facilities and social function services.
- Most hotel establishments consist of a General Manager who serves as the head executive (often referred to as the "Hotel Manager"), department heads who oversee various departments within a hotel, middle managers, administrative staff, and line-level supervisors.
- The organizational chart and volume of job positions and hierarchy varies by hotel size, function, and is often determined by hotel ownership and managing companies

1.2 Hotel Industry in India

- One of the major reasons for the increase in demand for hotel rooms in the country is the boom in the overall Economy and high growth in sectors like information technology, telecom, retail and real estate.
- Hotels in India are broadly classified into 7 categories (five star deluxe, five star, four star, three star, two star, one star and heritage hotels) by the Ministry of Tourism, Government of India, based on the general features and facilities offered.
- The ratings are reviewed every five years.

1.3 Classification of Hotel-Based on star rating

1.3.1 One Star Hotel

- Basic, Low budget hotel – Inexpensive
- One private Bedroom, may or may not include a bathroom

with basic facilities.

1.3.2 Two Star Hotel

- Standard and budget hotel – Slightly expensive
- Private Bathroom, a Cafeteria service or dining facility. The accommodation is more or less the same as the one star hotel with some additional services.

1.3.3 Three Star Hotel

- Bar
- Dining Area
- Staff locker room and staff restroom
- Valet Parking
- Internet access
- Internal security system
- Each room to be fitted with proper key, mini bar or Fridge facility
- Provision for emergency supplies toiletries/first aid kit.

1.3.4 Four Star Hotel

Business class, First class hotel - Expensive.

In addition to the facilities offered in a 3-star hotel, these services will be provided

- Business Centre
- In room internet connection/data port
- Heating and cooling to be provided in public areas
- Shop/kiosk
- News Paper available
- Under belly scanners to screen vehicles

1.3.5 Five Star Hotel

Luxury Hotel - Most expensive

In addition to the 3 and 4 star category, these facilities are found in a Five Star Hotel.

- Bookshop
- Swimming Pool
- Conference facilities

1.4 Seasonality

- The months of November, December, January, and February continue to be the peak season months – Foreign Tourist
- The month of April and May continue to be the peak season months for Domestic Travelers
- With respect to weekly occupancy patterns, the average highest occupancies between Mondays and Thursdays – Business Travelers
- Witnesses' peaks during weekends – Leisure Travelers

2.Chapter 2 Spaces in Hotel

The different types of spaces in a Hotel

are as follows

- Front Office
- Food and Beverages
- Recreation Areas
- Back Office
- Service Areas
- Guest Accommodation Spaces

2.1 Front Office

This space includes Entrance, Parking, Lobby, Reception and Administration Spaces.

2.1.1 Entrance

- The front office is the nerve centre or hub of a hotel. It is the department that makes the first and last impression on the guests, and the place that guest's approach for information and service throughout their stays.
- Apart from the Guest Entry, the service entry should be separated. Nowhere the service and the guest entry should collide.
- The entrance should be at least 6m wide to allow two cars to park and drop the visitors.

2.1.2 Parking

- It should have both valet and self-parking.
- The basement parking in the hotel building should be avoided for Security reasons.
- Separate parking area can be provided.
- Guest parking – 1 for 5 rooms.
- Ramps with proper gradient are to be provided for Physically challenged people.

2.1.3 Lobby

- The lobby is the most important space which creates the first and the

last impression to the guest.

- The lobby acts as the main Circulation space and directs the guest to various other spaces.

2.1.4 Administration area

- This area includes the Managers room and the Directors Room.
- These rooms should be located centrally making it accessible from any part.
- Privacy is needed in this area. Guest view and guest access should be prohibited.

2.2 Food and Beverages

Food & beverage is a term the hospitality industry uses to refer to all food and beverage needs for an event, dining experience or general catering. The food and beverage department within a hotel consists of many areas and personnel that cater to internal or external guests.

- Kitchen
- Restaurants
- Banqueting (Internal and External)
- Room service (In room dining)
- Bar

2.2.1 Kitchen

A kitchen is a place for the storage and preparation of food for consumption. The number of guests being catered for varies depending on the size of

the dining facilities and kitchen, the number of staff employed and the equipment being used.

A kitchen can be divided into separate areas

- Production kitchen – (Chinese Kitchen, North Indian/Tandoor Kitchen, South Indian kitchen, Room Service Kitchen)
- Banqueting kitchen
- Grill room
- Pastry kitchen
- Food preparation area – (Veg Preparation, Meat preparation and Sea food preparation)
- Storage area – (Cold storage and normal storage)
- Grinding area
- Pot wash area
- Chef Room etc

2.2.2 Restaurants

- Hotels may have different restaurants to cater for different events and times of the day. For example, breakfast and luncheon may be served in the same restaurant whereas dinner may be in a more formal setting.
- There are specialized types of food and beverage outlets – Themed restaurant, Rooftop restaurant, 24x7 coffee shop, Barbeque Area, Bar, Pool side bar, and entertainment Lounges.
- The restaurant design should be such that, the seating arrangement should be flexible to meet the needs.
- There should be 4 restaurants for five-star category. This should include one Continental Restaurant.

2.2.3 Banqueting (Internal and External)

- A banquet, event or function can be described as the service of food and drink at a specific time and place, to a given number of guests at a known price. Banquet is a term used to describe a large formal occasion.
- Business functions: Conferences, working brunches, luncheons and dinners, meetings
- Social functions: Cocktail parties, anniversaries, weddings.

2.2.4 Room Service

- The circulation of the guest and staff should be separated.
- Service Corridors should be provided for transportation of food or other needed things of the guest by the hotel staffs.

2.2.5 Bar

- Bars should be designed in the ground floor or in mezzanine level.
- It should have entry/exit which connects to the exterior of the building. It should be easily accessed from the entrance lobby.
- Pool side and Sky bars could also be provided.

2.3 Recreation Space

Recreation space includes Infinity pools, Spa, Gym, Yoga center, book shop, Souvenir shop and sport facilities like snooker and billiards.

2.3.1 Swimming pool

- Swimming pool is to be placed facing the sea view. Some of the rooms can be designed facing the swimming pool
- Supporting facilities like toilets, shower rooms and change rooms should be

provided.

- The deck around the pool should have a minimum width of 5m, with non-slippery flooring.

2.3.2 Spa and Fitness centre

- Should be designed in such a way it faces to the outside world and helps relax.
- Both the Check in guest and the public people should easily access it.

2.3.3 Snooker lounge

- The overall size of a full-sized billiard table is approximately 4mx2m (minimum).
- A clear playing space of 2m all around the table is mandatory. So that a clear space of 8m x 6m is required for actual play.

2.4 Back office (BOH)

This includes staff change room, Staff restroom, Laundry, Housekeeping, Engineering and Mechanical Department.

2.4.1 Staff Room

- Separate staff rooms should be provided for both the male and the female workers.
- It should contain locker room, changing area and Dining area.
- Staff pantry should be provided.
- The area requirement ranges from 0.6 to 0.9Sqm per room.

2.4.2 Laundry and House Keeping

- Laundry chutes should be provided in every floor to dispose it easily. Laundry room should be placed either at the ground floor or at the basement to avoid noise.

- Housekeeping rooms should also be provided in every floor. These rooms should have wide opening for the movement of trolley.
- It should contain the basic toiletries and other needed things for the guestroom.

2.4.3 Engineering and Mechanical Department

- The engineering department is responsible for electrical, plumbing, HVAC and Elevator systems and for overseeing all technical and mechanical conditions of the hotel.
- The human resource department is responsible for hiring, orientation, training, wages and benefit administration and staff development.
- These rooms should be located away from the guest usage area to avoid noise and vibration.

2.5 Services

The general services in a hotel includes room service, amenities storage, electrical supply, internal communication, security systems, fire safety systems, water supply and drainage and sewage disposal.

- Service room, Furniture store and Housekeeping room could be located on each floor.
- CCTV and other security alarms systems should be provided at regular interval in the corridors.
- Ample amount of lighting to be provided, since the corridor is doubly loaded
- AHU units could be placed at all floors to split the total load. The chiller plant could be placed at the terrace floor with proper insulation.

- Grey water and sludge should be separated. Grey water could be recycled and used for gardening.
- Fire exit staircase, fire extinguishers and other safety measures should be properly placed at regular intervals as per the standards

2.6 Guest Accommodation Area

Guest rooms are the most important area in a hotel. They occupy 65% to 70% of the hotel floor area.

Types of room	Explanations
Single	A room that sleeps only one person and has been fitted with a single, double or queen-size bed.
Twin	A room that can accommodate two persons with two twin beds.
Double	A room that can accommodate two persons with a double or queen-size bed.
Twin double	A room that can accommodate two to four persons with two twin, double or queen-size beds.
Triple	A room that can accommodate three persons and has been fitted with three twin beds, one double bed and one twin bed or two double beds.
Twin	A room that can accommodate two persons with two twin beds joined together by a common headboard.
Murphy	A room that is fitted with a murphy bed, i.e. a bed that folds out of a wall or closet.
Suite	Room with one or more bedrooms and a living space. The bedrooms might be singles, doubles or twin doubles.

2.7 Standards

Spatial Relationship between various spaces in a hotel,

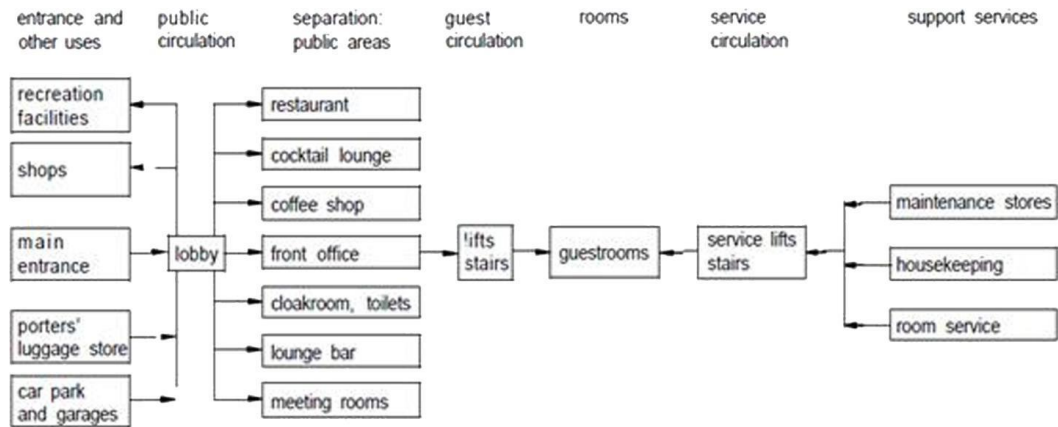


Fig 2.7.1 Relationship between spaces

There are three possible inter relationship between the service area and the guest room.

- The guest room could be placed at the centre surrounded by the service area.
- The guest room and the service area could be placed adjacent to each other.
- The service core and the guest area could be placed at an approachable distance.

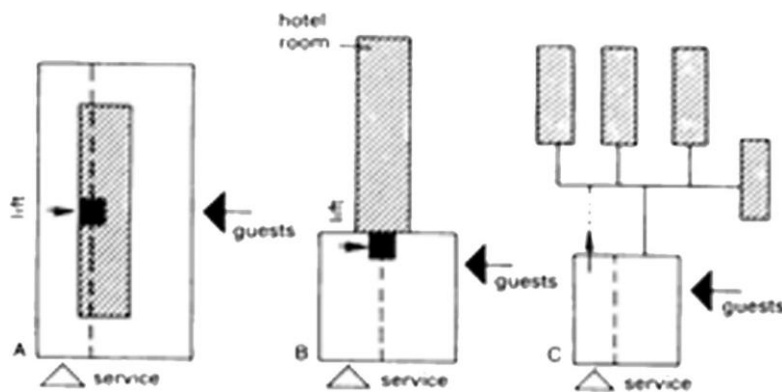


Fig 2.7.2 Relationship between services and guest room

2.8 Generic Block Plan Forms

There are some basic floor plans which show the location of the Guest

room, Corridor, main stairs and lifts, secondary staircase, service lift, service room etc.

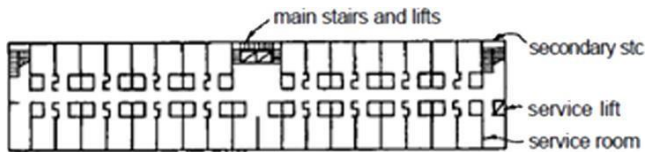


Fig 2.8.1 linear arrangement

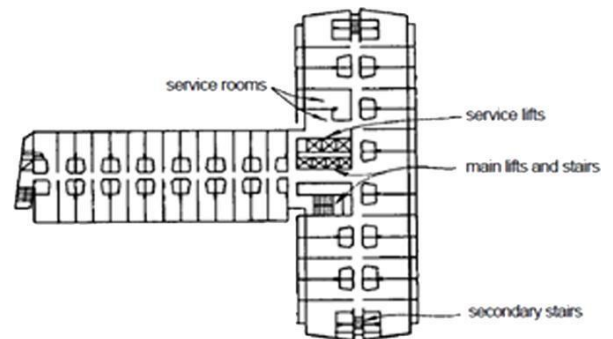


Fig 2.8.2 T-Shaped arrangement

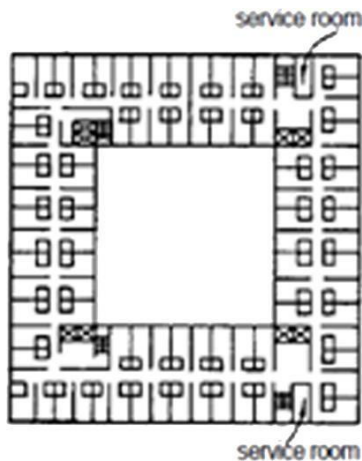


Fig 2.8.2 Room around square court

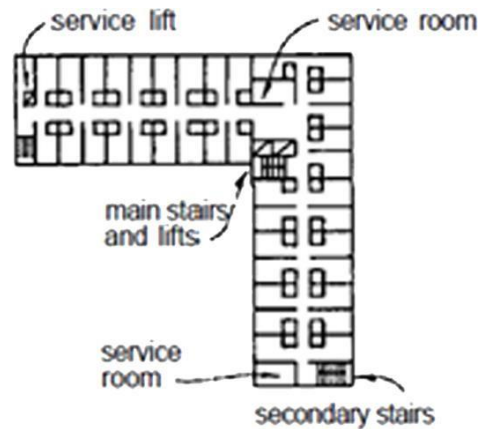


Fig 2.8.3 L-Shaped arrangement

2.9 Circulation of Guest and Staff Members

- Simple Bedroom block with detached public services. (Fig 2.9 A)

- No cohesion or rationalization of circulation. (Fig A)
- Simple Bedroom block with attached public services. Simple circulation. Guest and staff circulation should not mix. (Fig 2.9 B)

2.10 Different Types of Bedroom Layout

Generic bedroom layouts with furniture arrangement and toilet details are given below.

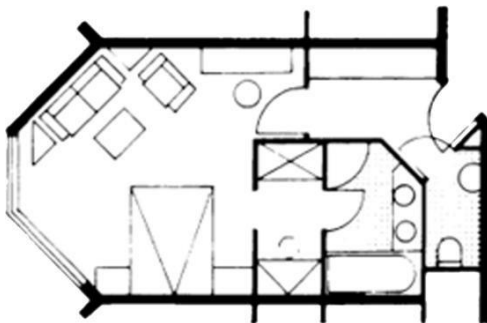


Fig 2.10.1 Luxury room (> 5m width)

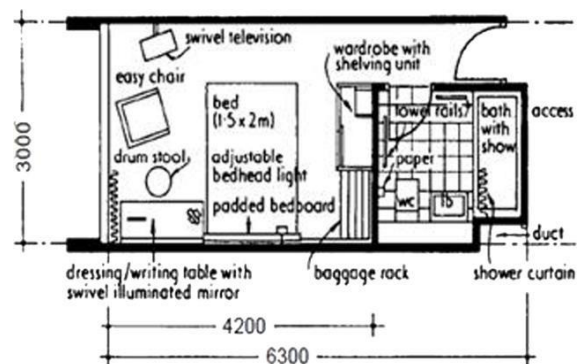


Fig 2.10.2 Rectangular room
(< 5m width)

- The size of the bed room (excluding attached balcony and toilet) should be minimum of 30.0 sqm. In the absence of separate dedicated sitting and dressing areas.
- The width of the room should not be less than 3.0 m.

2.11 Standards for Physically Challenged People In A Hotel

2.11.1 Parking and Entrance

- Provide adequate number of accessible parking spaces (1 in every 25 spaces).
- Each accessible parking bay should be minimally 3600mm x 5000mm in size.
- Parking bays should be within 30 meters from main entrance door.
- Consider installing automatic or semi-automatic doors.
- Avoid thresholds; if unavoidable, they should be no higher than 6mm.
- There should be a landing of at least 1800mm x 1800mm immediately next to the door.

2.11.2 Accessible Guest Rooms

- It is good to have one accessible guest room in every twenty guestrooms.
- Key hole should be between 900mm to 1000mm.
- The room door should be light to open with a magnetic stopper.
There should be 1800mm x 1800mm turning space in the room.
- Within the room there should be 900mm wide unobstructive route to all furniture.
- Bed height should be about 500mm from the floor including mattress. There should be a space of 1100mm in front of the wardrobe with adjustable clothes rod height.

2.11.3 Accessibility to Bathroom

- The ensuite bathroom should have minimal internal dimensions of 2700mm x 2500mm.
- The width of the bath tub to be 700mm and the length between 1600mm to 1700mm and at a height of 480mm.
- Horizontal grab bar, running across the length of the bath tub (and the transfer seat if any) is to be installed at 555mm to 580mm from

the finished floor.

- The elevator should have a minimum internal space of 1200mm x 1400mm and the door should provide a clear opening width of 900mm.

3.Chapter 3 Case studies

3.1 Hilton Amsterdam Airport Hotel

HILTON AMSTERDAM AIRPORT SCHIPHOL

IMAGEABILITY



The Hilton Hotel Schiphol Airport is located near Amsterdam's international airport. With its diagonal patterned facade, curved corners and strategic location, the building is a recognisable icon at the airport and is prominently visible from the motorway.

Size: 43,150 m²

Status: Completed

Project Design: 2009- 2012

Address: Schiphol Boulevard, Schiphol, the Netherlands

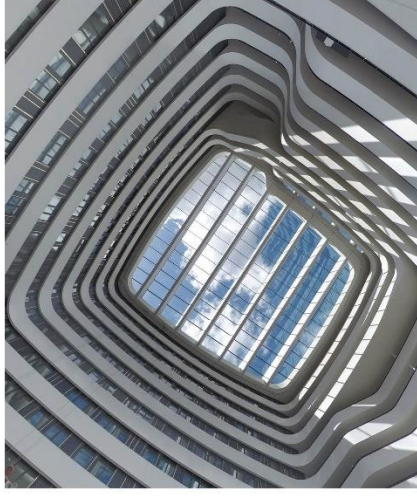
Programme: Hilton Hotel with 433 rooms, meeting and conference centre of 1,700 m² with 23 meeting rooms, restaurants, health club, swimming pool, meeting centre, company rooms, lounge areas, a ballroom for 600 guests and a parking garage with 138 parking spaces.

From its spacious plinth, the cube-shaped hotel is rotated 45 degrees to establish a dynamic position. Rounded corners accentuate this dramatic effect so that the hotel contrasts strikingly with its neighbouring, rectilinear buildings.

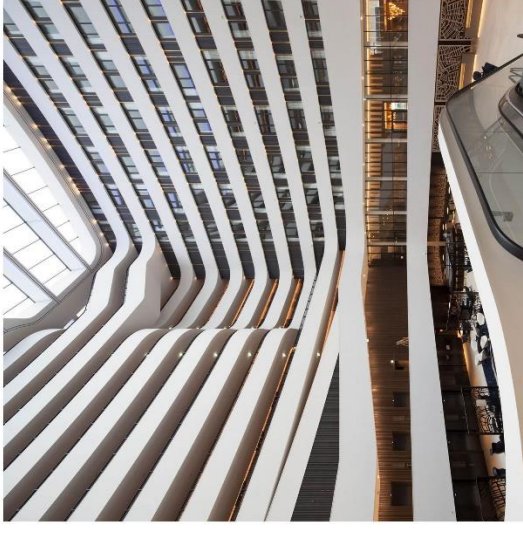
The entrance, reception and restaurant are located on the ground floor, while the conference centre on the first and second floors adjoins a passageway that leads to the airport. As the heart of the hotel, the impressive atrium has a clear identity featuring a 42-metre-high glass ceiling. All the white elements, especially the light horizontal balustrades, bounce daylight deep into the building.



The Traverse, a covered walkway, brings travellers directly from the airport terminals to the meeting centre, and further into the atrium of the hotel.



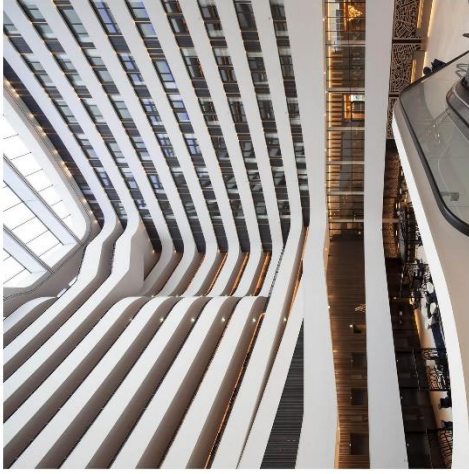
White balconies encircle the vast space like ribbons, reflecting daylight from the glazed roof deep into the building.



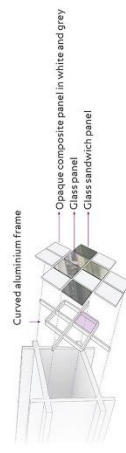
A welcoming atrium with a 42-metre high glazed roof is the main meeting area and forms the heart of the hotel. The atrium also serves as an open meeting space and plays an important role in the building's energy-saving climate concept. Outside air is filtered before being channelled into the atrium, where it is preconditioned for the rooms. Timber used as slats, frames and cladding lends the interior a natural yet luxurious feel.



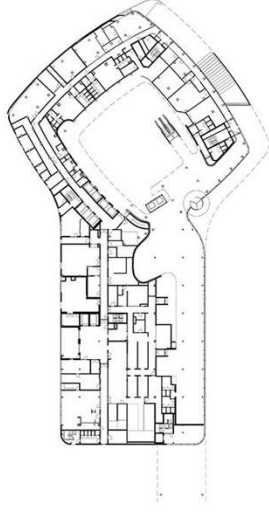
The top of the building has three floors dedicated to travellers' comfort, featuring a lounge, suites.



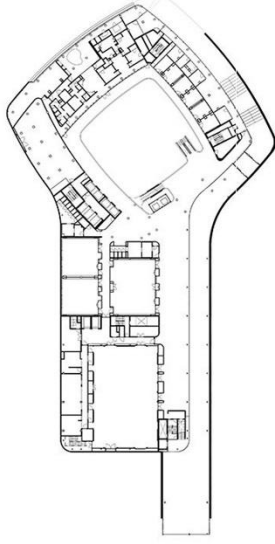
Wooden slats, frames and lining create refinement and a natural, luxurious appearance.



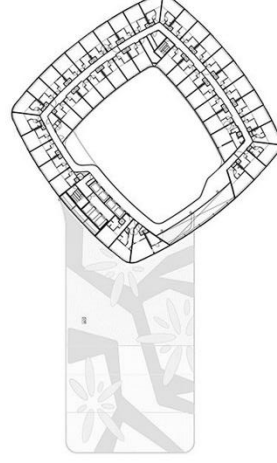
The facade pattern unites the three elements of the complex – plinth, tower with hotel rooms, Schiphol passageway – and is composed of three forms of prefabricated composite panels: straight, curved and arched.



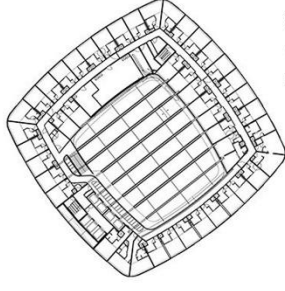
Ground floor



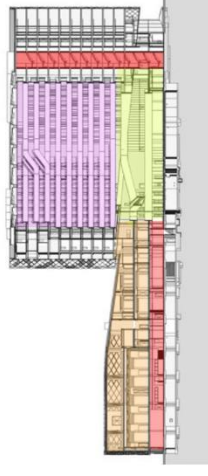
First floor



Fourth floor

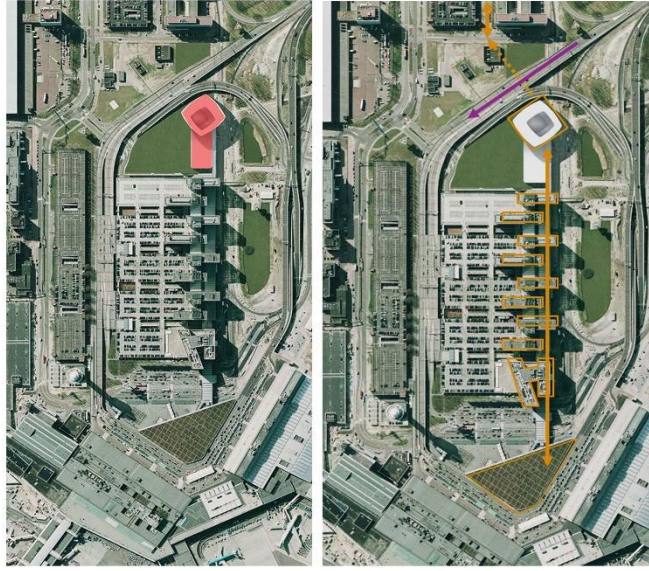


Typical floor



Section

- Entrance, Reception and Restaurant
- Conference centre
- Atrium
- Emergency Staircase
- Rooms (Categorized in levels)



The hotel acts as the final chord of the staccato rhythm of the building volumes, From its plinth, the hotel is rotated by 45 degrees.



The Hilton Amsterdam Airport Schiphol hotel creates an impressive landmark, by its imageability and functional pattern makes it unique in its kind and the facade makes it stand out.



The distinctive diagonal pattern of the hotel exterior serves to emphasise the iconic appearance of the building. The combination of glass and composite panels in white and grey creates a large scale diamond pattern with subtle shine and relief, making the building recognisable from a substantial distance. At the same time, the facade pattern strengthens the unity of the three building volumes – the plinth, the guest room tower and the Traverse – while blurring the boundaries between the individual rooms and floors.

CLARION HOTEL AIR, NORWAY PROGRAMME



The hotel is situated in the Sola Park, by the airport, near the Sola beach and the sea. The hotel is a conference hotel, and the airport a hub in the regional web. The idea is that airborne conference guests have their meetings here by the airport and don't have to travel into the city centre.

Architect: KAP

Location: Sola, Norway

Interior Design: Space CPH

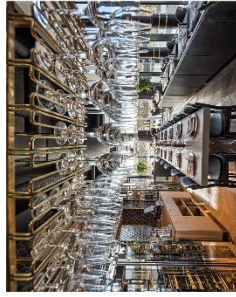
Area: 22000.0 sqm

Project Year: 2015

Programme: The hotel is based on the classic values for design. A low horizontal part creates an atrium and gives 'garden view' to the rooms around it. The tower gives 'panoramic view' to the rooms on the rising floors. In total there are 296 rooms.



The tall main floor gathers all the communal functions around the 1000m² large atrium. From the entrance one is welcomed by a central, open reception. The atrium is open in all 3 floors and let the mild northern light in through 3 large skylights. The conference part has a large auditorium for 1250 persons and several medium and smaller meeting rooms connected to the atrium.



To the right is the living room, to the left the bar and the Kitchen & Table restaurant.



The top floor has the most precious meeting facilities. Here is also a cafe and a cantilevered balcony. It is facing west and takes in the beautiful view to the beaches, the sea and the horizon.

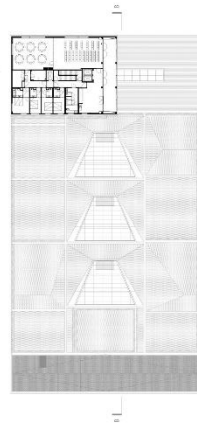




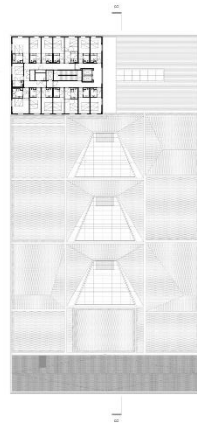
Ground floor



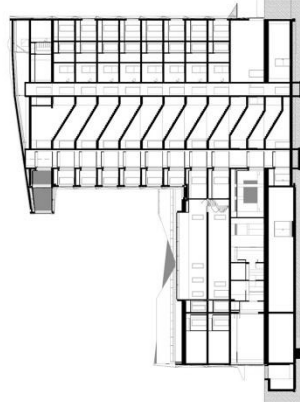
Typical (first, second floor)



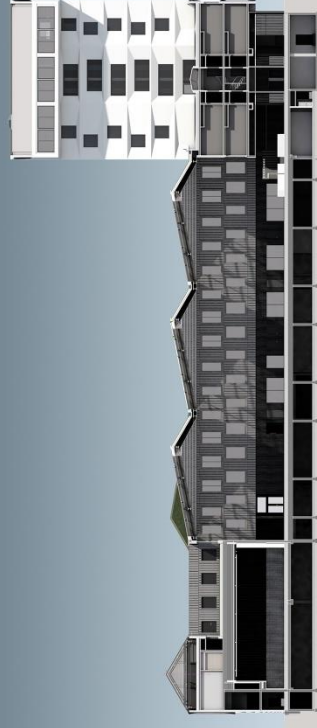
Third floor



Typical (fourth-seventh floor)



Section A



Section B

The two parts of the facade is elaborated in materials and detailing. The ground floor is made in dark wood, with a tactile surface that gives a bodily reference to the building's interaction with the ground. Above this the facade is bright with a crystalline surface that reflects light and clouds in ever changing colour shades. This gives the large volume lightness and dissolves the silhouette towards the sky.

3.3 Vivanta Bengaluru

VIVANTA HOTEL, BENGALURU IMAGABILITY AND DESIGN



The design pushes the boundaries of basic hotel design, not just to address the needs of the discerning business traveller coming to Whitefield, but also to redefine and intensify the hotel as a contemporary socio-cultural hub.

Architects: WOW Architects | Warner Wong Design

Area: 19638 m²

Year: 2009

Programme: Vivanta by Taj – Whitefield, Bangalore is located 45km from Bangalore Airport, at the entrance of the International Tech Park Bangalore (ITPB).

Business facilities at the hotel include OVAL, a 24-hour business center, webcast and video-conferencing facilities, secretarial and translation services, as well as mobile phones, SIM cards and portable printers for hire. The in-room dining, fitness center and laundry services all operate on a 24-hour basis as does the hip diner, Latitude, serving a range of world cuisine around the clock. The hotel's three stories soar above the ground level with the 199 rooms flexing their way around the site.

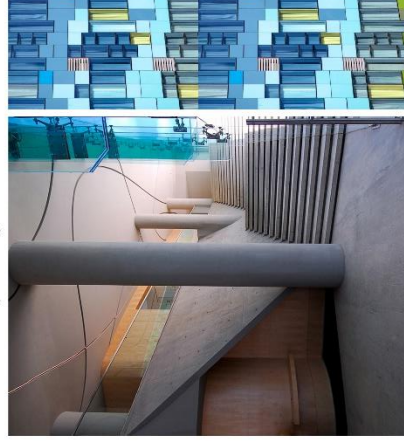


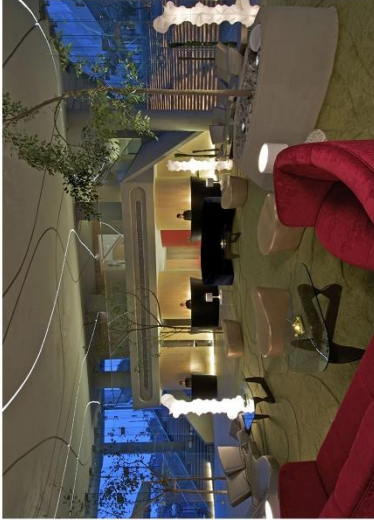
The building embraces Bangalore's culture and climate, adopting a site-specific landscape strategy that plays on relationships between interior and exterior spaces. Public and private spaces interweave in an endless promenade of spatial experiences with culturally distinctive cinematic qualities that allude to the circling and twisting of traditional Indian dance forms. The resulting seamless experience dissolves not only the boundaries between the inside and outside of the hotel but also the stigma of a five-star hotel's inherent social and cultural status, encouraging casual interactions and exchanges between hotel guests and locals within its public promenade.



Constraints prescribed by the low height restrictions and the high site coverage in the urban design guidelines were resolved through a 'landscaper' (as opposed to 'skyscraper') concept. To maximize the high site coverage, the ground

plane of the site was conceptually manipulated into a mobius strip that would constitute the podium of the hotel. The twists and folds of the strip extend the perception of space. As the landscape is introduced back to the folded ground plane, the podium seemingly dematerialises, blurring the distinction between architecture, interior and landscape. The three-storey room block then extrudes from the ground plane, hovers above and flexes its way around the site, lifting its way mid-air to enclose 200 rooms within its form. From inception, both the team and client were wary of the local construction industry's workmanship limitations. Adaptively, workmanship defects were embraced as part of the aesthetic through finishes intentionally celebrating the raw and rustic look. This included 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. 'Flux lines' embedded in the concrete interior and exterior surfaces symbolise the brand, and avoid and conceal conventional expansion joints.





lobby reception lounge



Sustainability also takes on a poetic ideal emanating from the sculptured form. The landscaped ground 'plane' becomes the green roof, reducing heat (by adding mass and thermal resistance value) and cooling loads to the podium spaces beneath. Rainwater is also harvested from its 'planes' and channelled for reuse in landscape irrigation. 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.



This façade design grew out of a desire for remembrance of the original site prior to development. A digitized image of the site's lush landscape was transposed onto the façade such that from a distance, the building merges contextually with the greens of the earth and the blues of the sky.



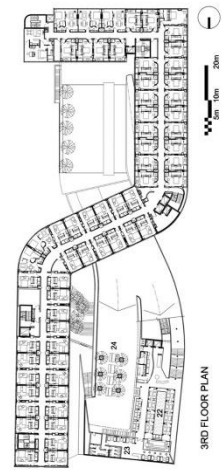
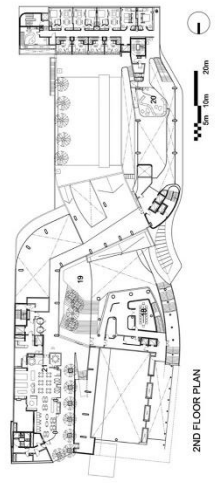
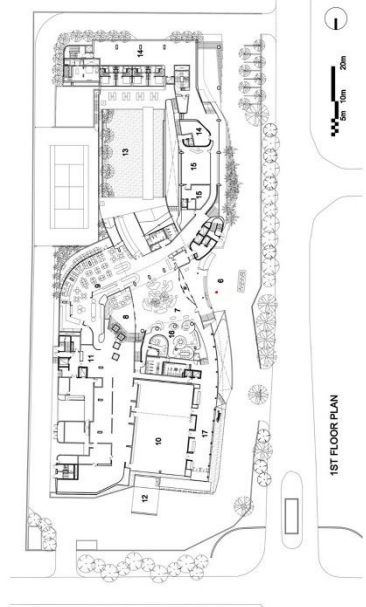
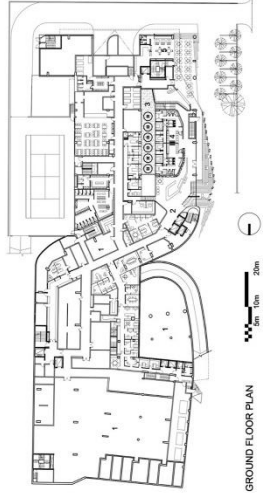
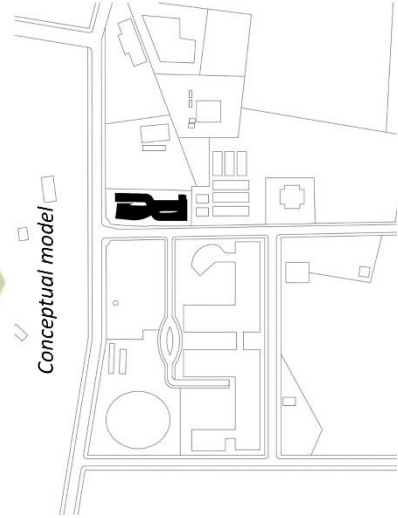
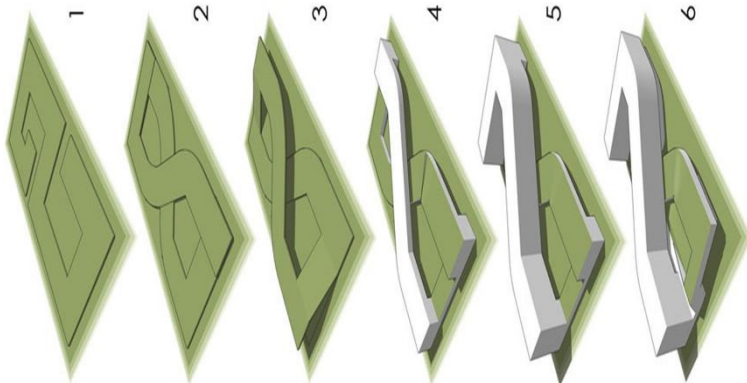
The interior design is an extension of the architecture and landscape infused with the contemporary values of the Vivanta brand. Entering the lobby, guests experience no clear transition from outdoors to in, where they find themselves in an indoor lounge garden.



Near the lobby and nexus of activities is the all-day-dining restaurant. Its tall, voluminous space connects to several courtyards, gardens, terraces and the main pool deck. The ceiling of the dining room is a dynamic 'energy field'; a rippling and waving surface that interacts with the dining activity below.



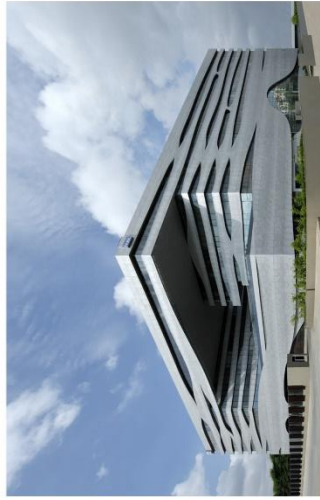
The rooms are based on an urban studio loft concept meant for the urban nomad with amenities affording guests to work effectively or travel comfortably with business colleagues. Each was conceived of as one open plan space, within which 28m² is zoned into a bedroom study corner, relaxation corner, naturally-lit shower, walk-in wardrobe, bathroom and glass-enclosed WC. The appliances and conveniences of a television, mini-bar, magazine rack and AV systems are all built into walls. Kissed with natural light and designed for space conservation, the rooms carry an open, light and lifted ambience, reinforced by way of fit and finish. The bed as a central feature becomes a circulation element, evoking spatial fluidity.



Circulation explained

3.4 The Park, Hyderabad

THE PARK HOTEL, HYDERABAD IMAGEABILITY



Architects: Skidmore, Owings & Merrill
Area: 531,550 ft²
Year: 2010

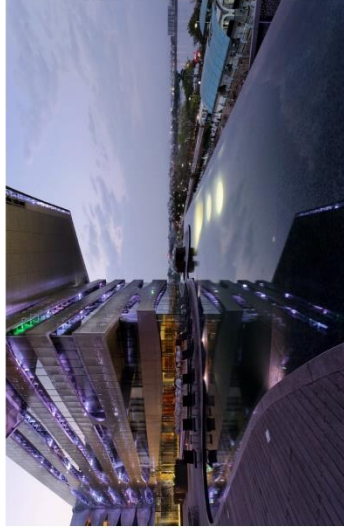
Programme

The Park Hotel Hyderabad, the flagship hotel for The Park Hotel Group.

This 531,550-square-foot, 270-room hotel infuses a modern, sustainable design with the local craft traditions, and is influenced by the region's reputation as a center for the design and production of gemstones and textiles.

The opaque areas are the hotel's service areas that are hidden from the public eye. This was the modern aspect of the building. The facades and the screens have three dimensional patterns which remind us of the historical heritage of the city-the patterns resemble the crown jewels of the Nizam-Nizam being the ruling dynasty of the city.

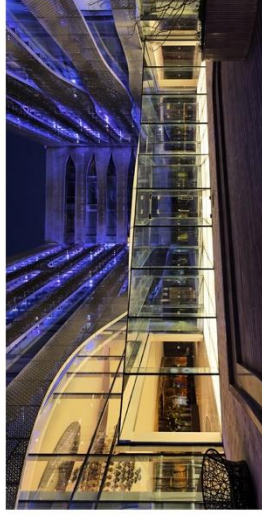
Roger Duffy, SOM's Partner in Charge of the project, says, "This building signals our commitment to creating a design that simultaneously felt at home among the exuberant vernacular architecture of Hyderabad, while simultaneously incorporating the latest sustainable strategies and technologies."

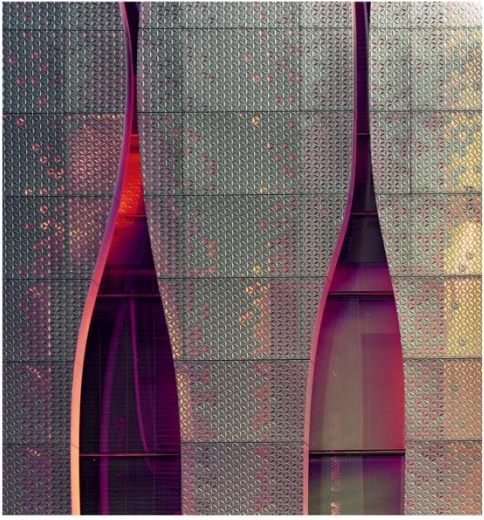


Collaboration with manufacturers, fabricators, and researchers played a vital role in developing this low-energy prototype building, with data gathered in collaboration with the Stevens Institute of Technology's Product Architecture Lab in Hoboken, New Jersey. As a result, the design team was able to reduce the building's energy use by twenty percent. In addition, an on-site water treatment facility and sewage treatment plant process both gray water for reuse and waste water for release back into the city's sewer system. The project achieved the first LEED Gold certification for a hotel in India, and has been awarded Best New Hospitality Project of 2010 from Cityscape India.

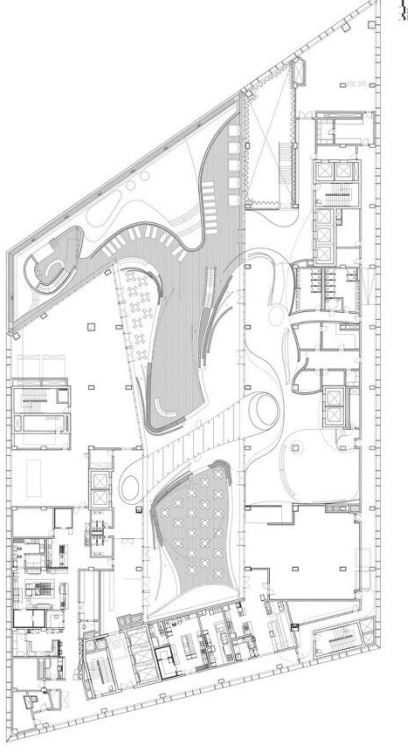
The building's three sides wrap around an elevated central courtyard that can be accessed from the hotel lobby. This flexible outdoor area is protected from strong winds, and serves as an extension of the restaurants inside. It features a private dining court and a swimming pool, which can be seen from the adjacent areas and the nightclub below, with moving patterns formed by light passing through the pool's water. The outdoor courtyard was designed to be a multifunctional space accessible from the lobby,

restaurants, and bar that surround it. Elevated three stories above ground, this veranda provides views to Hussain Sagar Lake and the city.

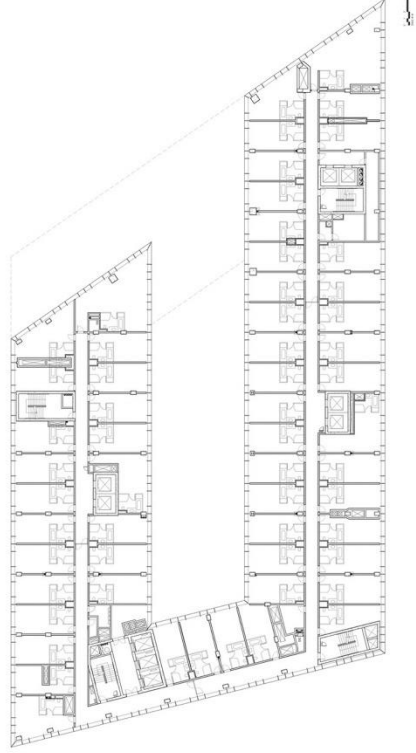




The facade provides a range of transparency according to the needs of the spaces inside. Perforated and embossed metal screens over a high-performance glazing system give privacy to the hotel rooms while allowing diffused daylight to enter the interior spaces, and provides acoustic insulation from trains passing nearby. The opaque areas of the cladding shield the hotel's service areas from public view. The shape of the facade's openings, as well as the three-dimensional patterns on the screens themselves, were inspired by the forms of the metalwork of the crown jewels of the Nizam, the city's historic ruling dynasty.



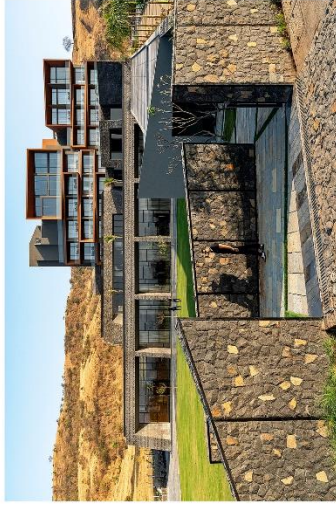
Ground floor



Typical floor plan

ARIA HOTEL, NASHIK

PLANNING



Architects: Sanjay Puri Architects

Area: 150000 ft²

Year: 2019

City: Nashik

Programme

The site for this hotel is gently contoured rising up 9M towards the south with the entry at the lowest level in the north. Situated in the wine growing region of India, the north faces a large river and a dam with hills beyond.

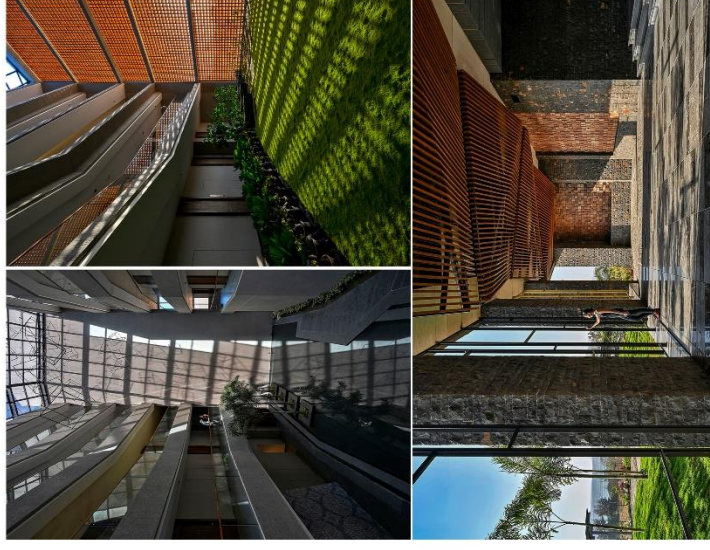
The southern side rises up into hills in close proximity to the site. Included a large banquet hall of 15000 sq ft in addition to 60 rooms and other facilities. Since the banquet hall would have large gatherings its access is planned directly from the road frontage at the lowest level of the site.

The public facilities including the hotel lobby, restaurant, bar, spa & business centre occupy a higher level 6 metres above the banquet hall entered directly from an ascending approach road.

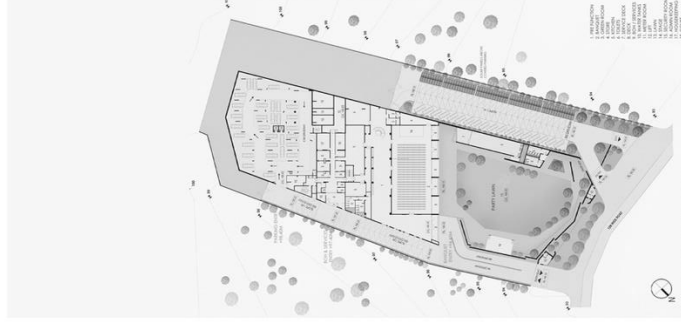
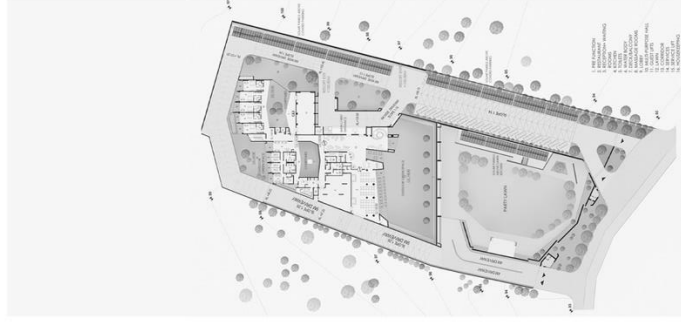
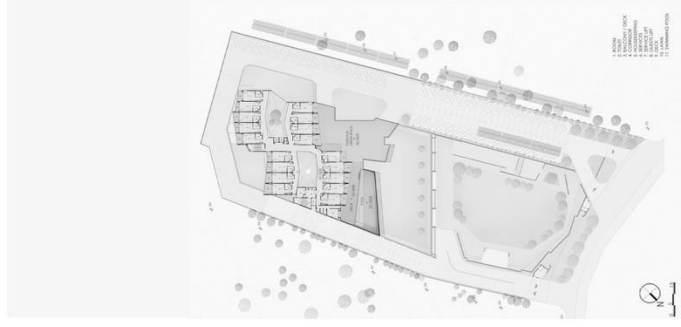
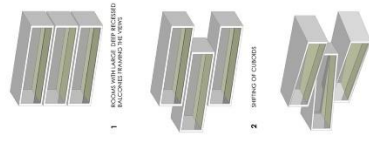
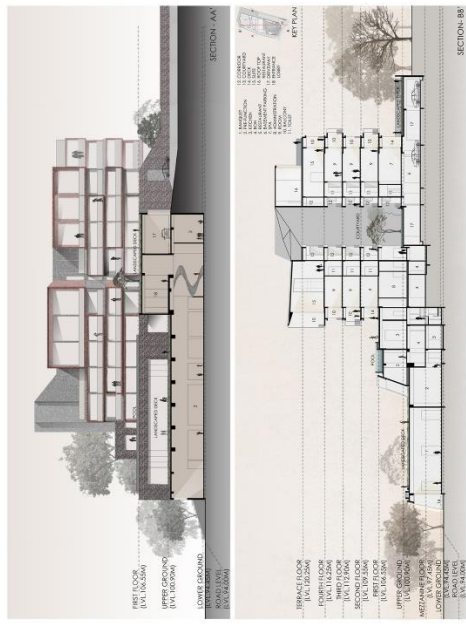
The rooms at the higher level are oriented to face the river in the north or the immediate hills in the south with open circulation spaces & naturally ventilated & skylit courtyards. Each level of the hotel is integrated with the natural contours of the site, minimizing land cutting & landfill. No soil was taken out of the site or brought into the site while constructing, making the construction both economical and sustainable. Over fifty percent of the walls are built with natural black basalt stone available in close proximity of the site. All the circulation spaces are naturally lit & ventilated rendering the building energy efficient. Solar panels on the rooftop, over the banquet kitchen & parking areas generate fifty percent of the electrical energy required for the hotel.



Rain water harvesting tanks, with water recycling & reuse further add to the sustainable methods adopted for the design of this hotel. All the rooms, restaurant, spa & banquets open into sheltered balconies & decks that provide outdoor usable spaces whilst minimizing the heat gain into the internal volumes. At each floor, the rooms form rectilinear cuboids that are angled differently creating balconies that frame the picturesque surroundings with two floor high suites at the topmost levels.



Aria Hotel is designed contextually, responding to the site contours, the views of the surroundings, the climate & the materials creating a web of experiences within its different volumes. This hotel building is contextual to the site's location, climate & the client's brief, amalgamating them cohesively.



AREA STATEMENT

Entrance		
Entrance	1	300 m2
Luggage loading/Unloading	1	50m2
Vestibule	1	120m2
Lobby		
Front desk	1	30m2
Seating area	1	100m2
Welcome beverage lounge	1	40m2
Guest elevator	3	*
Luggage storage	1	50m2
Concierge desk	1	30m2
Restroom	1	100m2
Suites		
Standard room	80	35m2
Standard room bathroom	1/room	12m2
Luxury room	50	45m2
Luxury room bathroom	1/room	12m2
Executive Suite	50	70m2
Executive Suite bathroom	1/room	15m2
Luxury Suite	23	70m2
Luxury Suite bathroom	1/room	15m2
Presidential Suite	1	140m2
Presidential Suite bathroom	2/room	30m2
Food and Beverage		
All day dining	1	800m2
Specialty Restaurant	1	500m2
Pastry shop	1	50m2
Cocktail lounge	1	50m2
Pool bar	1	50m2
Bar	1	600m2
Restroom	1	100m2
Recreation		
Swimming pool	1	600m2
Pool storage	1	70m2
Reception	1	15m2
Spa	1	280m2
Fitness center	1	280m2
Locker	1	100m2
Theatre	1	280m2
Restroom	1	100m2
Back of house		
Offices	5	100m2(total)
Locker room	2	50m2
Pantry	1	50m2
Laundry	2	40m2
Linen Storage	5	40m2
Restroom	1	100m2
		200m2

Preparation area	1	*
Utensils and cutlery storage	2	*
Washing area	2	*
Butchery	1	*
Cold storage	1	50m2
Store	1	200m2
Unloading bay	3	300m2
Engineering dept	1	
Mechanical dept	1	
Business amenities		
Grand ballroom	2	320m2*
Party lawn	1	800m2
Meeting room	10	50m2-500m2*
Prefunction area		800m2
Foreign exchange	1	30m2
Total built up area		
Site area	*	20280m2*
OSR		40000m2

level		
0	Basement	Boiler room,DG management and services
G	Ground	Lobby,Lobby bar,All-day dining,Waiting lounge-café,Ballroom,Party lawn,Services
1	First	Specialty restaurant,Meeting halls,Conference rooms,Business centres,Services
2	Second	Swimming pool,Cocktail lounge,Spa,Fitness centre,Reading lounge,Café,Services
3	Third	Deluxe rooms+Guest lounge
4	Fourth	Luxury rooms+Guest lounge
5	Five	Executive Suite+Luxury Suite+Presidential Suite+Guest lounge
	Roof	Bar

5.Chapter 5 Site study

5.1 Site Justification

BUSINESS CUM TRANSIT HOTEL

WHY BUSINESS CUM TRANSIT HOTEL AROUND BIAL?

The Kempegowda International Airport (KIA), Bengaluru, had as many as 33.65 million passengers during the calendar year 2019, registering a 4.1% growth, compared to the previous year's 32.33 million.

International passenger volume saw growth of 14%, domestic grew by 2.6%

"The aviation market in India is in recovery mode after a volatile period. We estimate that passenger volume at KIA will be between 55 to 65 million passengers per annum (mppa) in the next five years. To support this growth, BIAL is investing ₹13,000 crore for infrastructure expansion, including the South Runway, which is operational, and the first phase of Terminal 2," said Hari Marar, MD and CEO, BIAL.

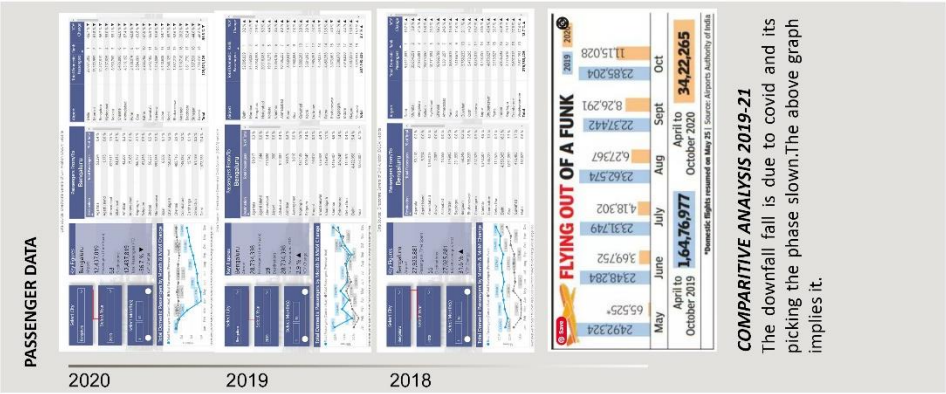
Other Highlights

Among the airlines, Indigo continued to lead as their passenger figures, to and from Bengaluru, rose by 13% from 13.81 mppa in 2018 to 15.61 mppa in 2019.

Delhi (13,186) and Mumbai (11,801) continued to be the most travelled destinations from Bengaluru.

Singapore (1,628) and Dubai (1,488) were the top international cities by annual scheduled passenger movement.

Seven new destinations and two new international airlines were introduced during the course of the calendar year. Two more — to Tokyo and Munich — are set to operate from summer 2020.



Arising and Established Business Parks and Development in Devanahalli

Prestige Tech Cloud
(1.7km from proposed hotel)
A world class 33 acre tech campus, specially designed to suit the needs of large IT/ITES operations which is located at Bellary Road, 10 km from Kempegowda International Airport, and part of Bengaluru's fast developing Northern suburb.

Aerotropolis-Airport City
In short, it is an airport township. At its heart there would be an airport, which would be surrounded by residential units, golf courses, hotels, multi-story residential high-rises, malls, etc. These are to be the new nerve centers of the modern civilisation. BIAL aims to be the engine of economic growth in the region by drawing people to the world and evolving into a Central Business District (CBD).

SLK Software Services Pvt. Ltd
(1.3km from proposed hotel)
SLK Software is an leading Technology and Consulting with an emphasis on banking, Manufacturing and Insurance.

Devanahalli Business Park
One of the biggest projects coming up adjacent to the Bengaluru International Airport (BIA), the Devanahalli Business Park (DBP) is expected to attract an investment of \$2.2 billion over the next five to seven years. Karnataka State Industrial Investment & Development Corporation Limited (KSIEDC), at the behest of Government of Karnataka (GoK), is developing DBP on the site of around 413.65 acres owned by KSIEDC along the National Highway-7 (NH-7) and adjoining the northern boundary of Bengaluru International Airport (BIA) near Devanahalli, around 35 kms north of Bangalore city.

ITC Filinvest
(1.7km from proposed hotel)
The ITC Filinvest was founded in 2002. The Company's line of business includes the manufacturing of miscellaneous fabricated products.

Devanahalli, with enhanced connectivity, is emerging as a sister city to Bangalore with major investments pouring in for development. A cumulative investment of close to Rs.1,15,000 crore worth would develop this once sedate location booming with activity to compete with Bangalore in terms of business and social life.

And this is apart from the investments coming in from the hospitality industry and the entertainment sector, which is expected to prop up this place as an ideal social location in addition to an industrial hub.

Additionally, the six-lane Bellary Road or NH7 connects Devanahalli to the main parts of the city. This allows commuters to travel to areas like Yelahanka and Hebbal in around 20 minutes. BMTC has many buses operating in the area to cater to the demands of the commuters.

Devanahalli will also be part of the Phase 2 of Bangalore's Namma Metro project. This will add a boost to both the connectivity and development of the area.

5.2 Site analysis

SITE ANALYSIS

Place : Bengaluru, Karnataka
Area : 40000 Sq.m
Location : 13°11'51.4"N 77°39'11"E
Hypothetical/ Live : Live

The area highlighted along bellary road is where marriott has proposed their hotel,which is on construction phase.

Devanahalli, with enhanced connectivity, is emerging as a sister city to Bangalore with major investments pouring in for development. A cumulative investment of close to Rs.15,000 crore worth would develop this once sedate location booming with activity to compete with Bangalore in terms of business and social life.

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TOPOGRAPHY AND VEGETATION

The site rises up from service road and the site is above road level by 1m. There are few trees around the site and few on the periphery.

ROAD NETWORK AND TRAFFIC

Traffic is been effectively managed as its a six lane road and vehicules dont clog.Also service roads are wide enough to connect to the proposed site.This site is not affected by any sorts of noise pollution

GEOLOGY AND CLIMATE

The soil of the site is Red sandy soil. Red sandy soil occurs in undulating land slopes. The sun path is from east to west. The predominant wind direction is from East-Southeast.

VIEWS FROM THE PROPOSED SITE

There are few trees around the site and few on the periphery. Also there is a Rubber plantation not less than 100m which gives a good view for the proposed hotel.

DEVELOPMENTS AROUND PROPOSED SITE

There are many development proposals around the site mainly residential and business parks and one adjacent to the site (eg. Prestige Tech Cloud, SLK Software park, Devanahalli business park).

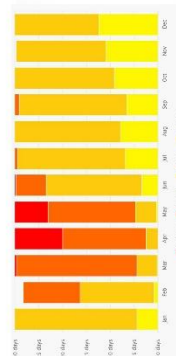
FIGURE AND GROUND

There are many unbuilt and open spaces abiding the site and there are development proposals mainly residential, adjacent to the site.

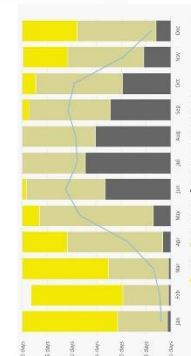
MORPHOLOGY OF THE SITE



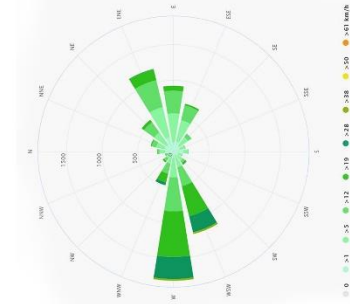
MAXIMUM TEMPERATURE



CLIMATE AND PRECIPITATION



WIND ROSE



The predominant wind direction is from East-Southeast.

PROXIMITY

SLK Software Services Pvt. Ltd.
(1.3km from proposed hotel)
Devanahalli Toll Plaza
(6.8km from proposed hotel)
Prestige Tech Cloud
(1.7km from proposed hotel)
BIAL Drop Off/Parking
(6.5km from proposed hotel)
N S V Hospital
(4.2km from proposed hotel)
Chikkajala Police Station
(3km from proposed hotel)
Fire Station, Devanahalli
(10km from proposed hotel)

S W O T

The proposed hotel is located on bellary road which is a six lane road which makes connectivity easier and having it near BIAL and many business parks increases footfall.

The proposed hotel being located near airport is restricted for certain height and also frequency of planes may create noise pollution.

Proposing hotel near airport will add a boost to both the connectivity and development of the area.

Government policies and permit issues.

6.1 Zoning concept and form evolution

MINIMALISM

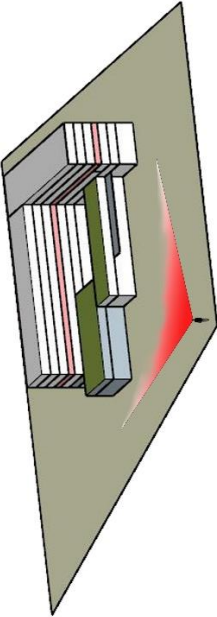
The basic elements of minimalism employs basic geometric shapes,harmonius colour,textures,open-plan spatial arrangement, clean finishes and zero ornamentation.

- Expressing simple forms
- Incorporating open spaces
- Pure geometric forms
- Repetition to give order and unify elements
- Clean,sleek lines

FORM EVOLUTION

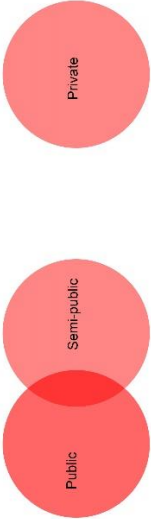


FORM AND IMAGEABILITY

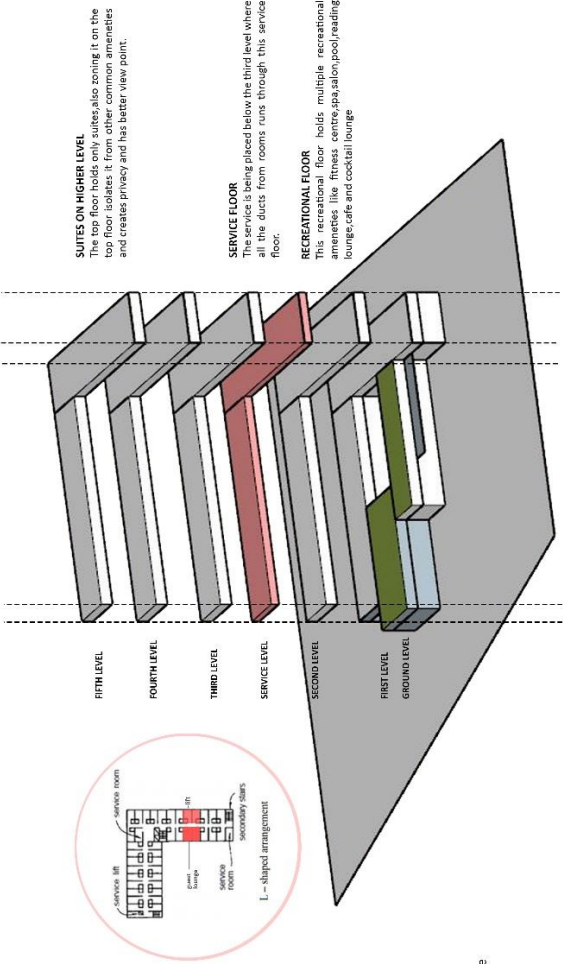


VISIBILITY
The building is oriented that sets to be an recognisable icon and prominently visible from the motorway and the entry point being set on starting point of site gives a user the diline scale of the building.

FUNCTION AND VISIBILITY

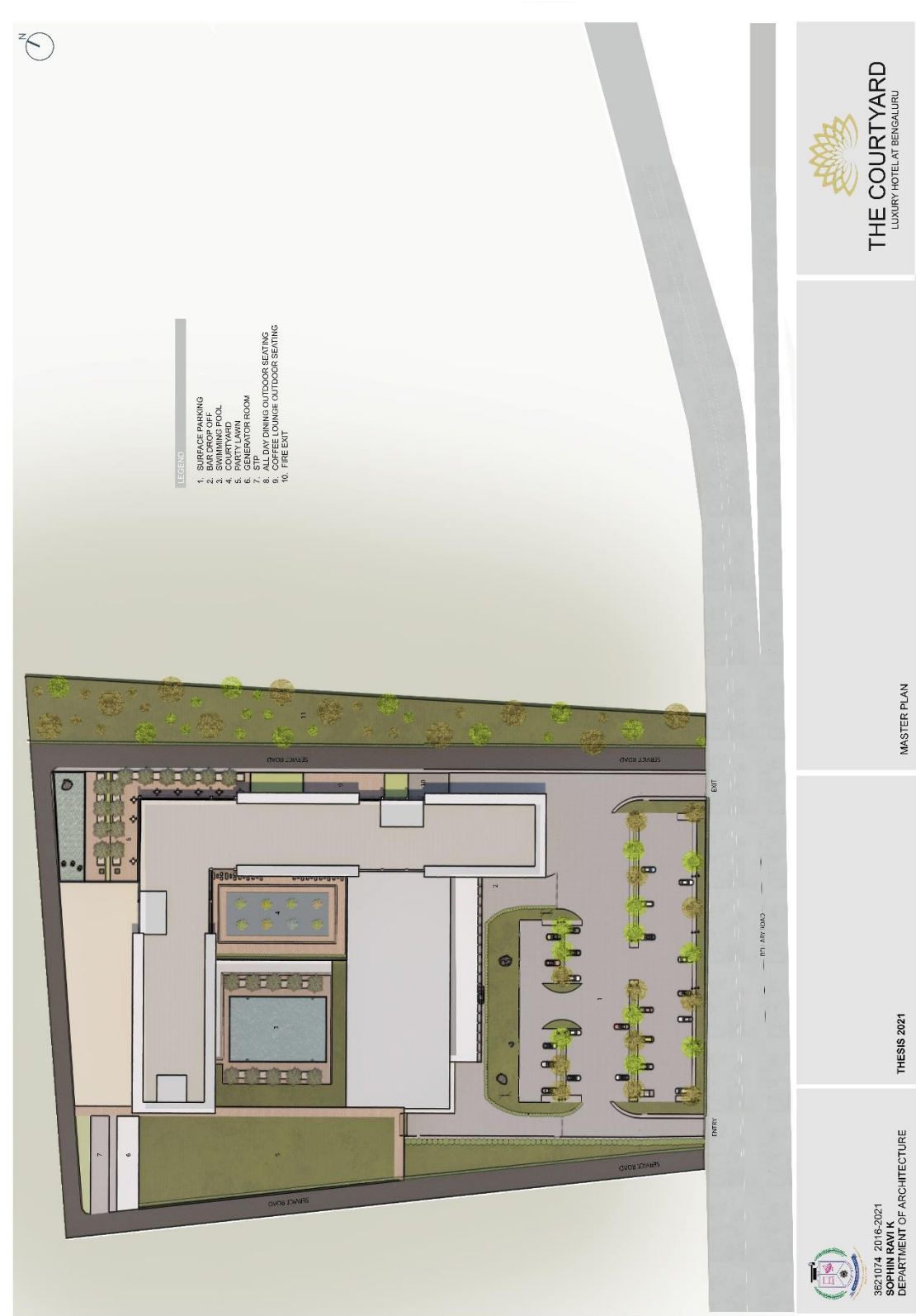


Interconnection of public and semi-public spaces



7.Design

7.1 Master Plan



7.2 Floor Plans,Elevations and sections

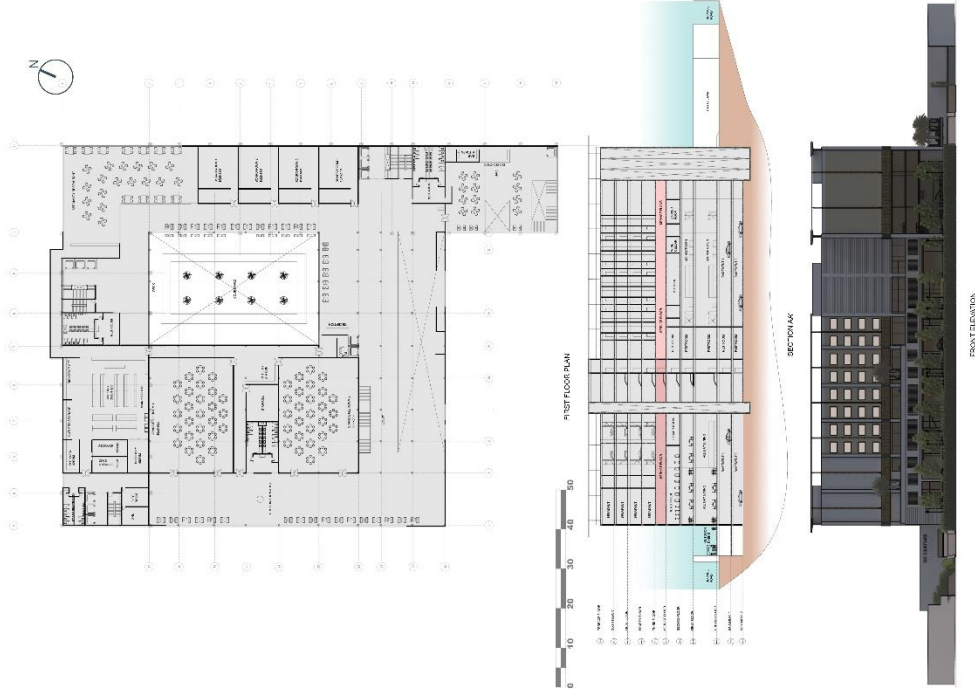


3621074 2016-2021
SOPHIA KAVI K
DEPARTMENT OF ARCHITECTURE

THESIS 2021

SITE PLAN


THE COURTYARD
LUXURY HOTEL AT BENGALURU

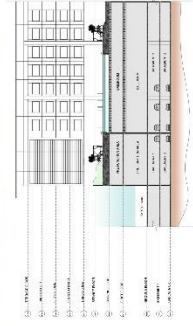
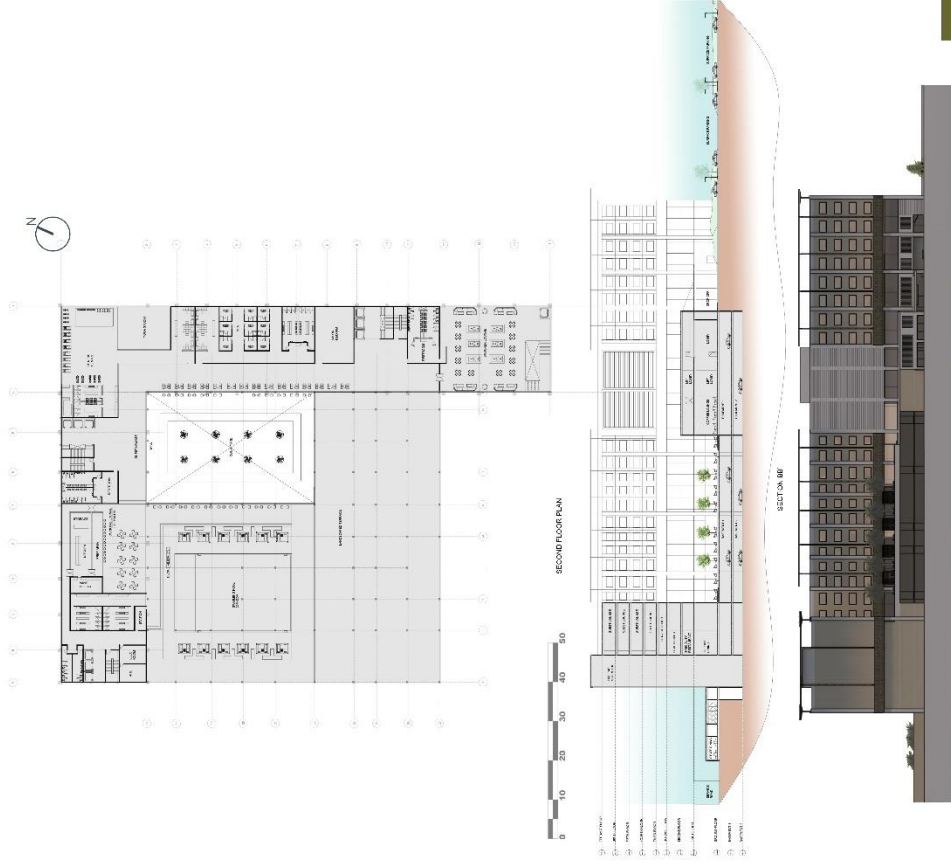


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DEPARTMENT OF ARCHITECTURE

THESIS 2021

FIRST FLOOR PLAN | SECTION | ELEVATION

THE COURTYARD
LUXURY HOTEL AT BENGALURU



SECTION C-C'



SECTION C-C'



SPRINGING COOL TILE

CRANITE



PERFORATED 'M&M' MOUNTING



WAFER SLAB (not in scale)



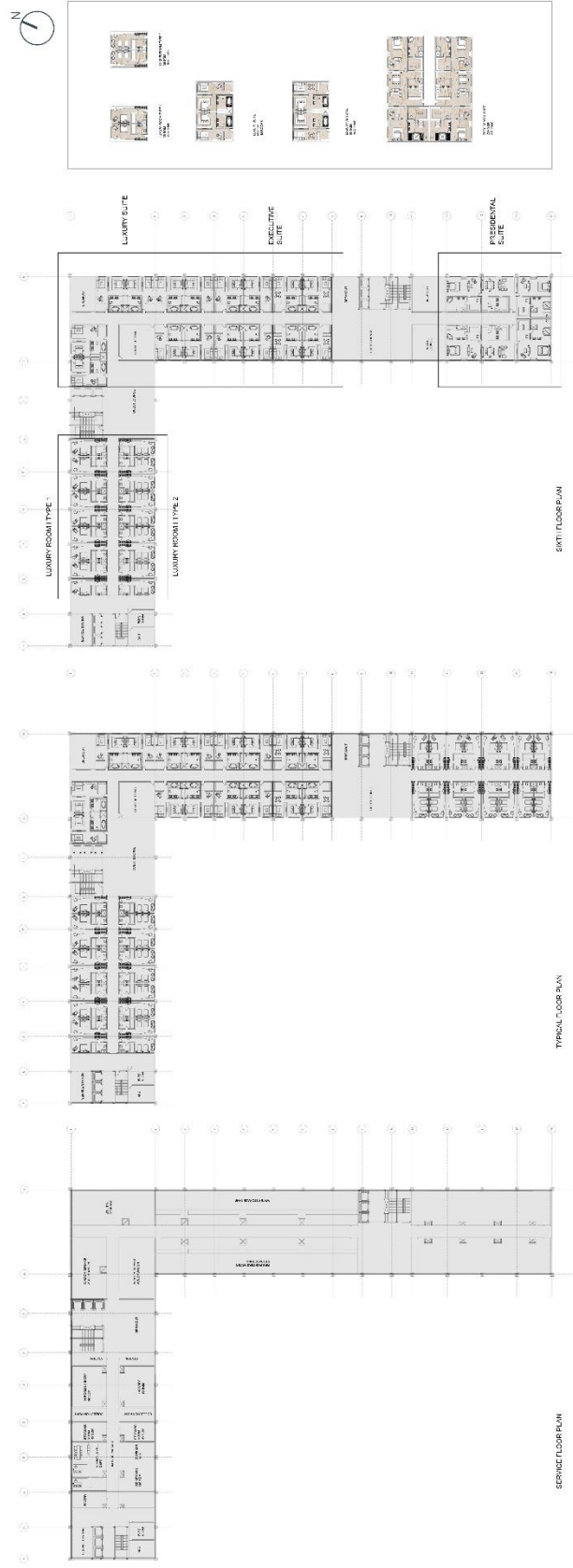
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SOPHIA RAVI K
DEPARTMENT OF ARCHITECTURE

THESIS 2021

SECOND FLOOR PLAN | SECTION | ELEVATION



THE COURTYARD
LUXURY HOTEL AT BENGALURU







THE COURTYARD

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3D VIEWS



THE COURTYARD

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