

**5 STAR BOUTIQUE HOTEL**

**A DISSERTATION**

*Submitted in partial fulfilment of the  
requirements for the award of the degree  
Of*

**BACHELORS OF ARCHITECTURE**

By

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**UTTAR PRADESH**

**CANDIDATE DECLARATION**

I hereby certify that the work that is being presented in this dissertation, entitled “**5 STAR BOUTIQUE HOTEL- HERITAGE THEME**” in partial fulfilment of the requirements for the award of the Bachelors of Architecture submitted to the School of Architecture of the Galgotias University Greater Noida, India, is an authentic record of my work carried out during the period December 2013 to May 2014, under the guidance of prof. Ar. Abhishek Srivastava, Associate Professor of School of Architecture, Galgotias University, Greater Noida.

The matter embodied in this has not been submitted for the award of any other degree.

Place: Greater Noida

**Monika**

Date:

Enrolment No. **1421101018**

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**CERTIFICATE**

This is to certify that the above-mentioned statement made by the candidate is correct to the best of my knowledge.

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## ACKNOWLEDGMENT

The culmination of this *DISSERTATION* on the “**5 STAR BOUTIQUE HOTEL**” has brought me one step closer to the completion of the Bachelors of Architecture. The dissertation has led me to the acquisition of specialized and state of the art knowledge, required for the development of my dissertation thesis, and it was also an opportunity to improve my lecture presentation performance and research skills. Therefore, through this I would like to show my appreciation to everyone that made this possible:

To my Supervisor, Professor, Galgotias School of Architecture, prof. Ar. Abhishek Srivastava, who provide me invaluable guidance and assistance in the preparation of this seminar report.

I would like to express gratitude to Dr Rajiv Garg and my parents for their constant encouragement and support throughout this B.Arch. program.

Finally, but not least, I want to express my gratitude to all the Professor and non-teaching staff of the School, who has made possible my training as an Architect.

Place: Greater Noida

Date:05<sup>th</sup> July, 2019

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## ABSTRACT

Hotel is a service complex, with the aim of earning revenue and the profit is formulated history of which is backed to industrial revolution but the tourism accommodation has changed dramatically a new genre of hotel strive known for their uniqueness. In the present days, in our country the environment is very stressful, everywhere there is Uncertainty of life, assets etc., in short there is uncertainty of “Happiness” due to technological advancements, lack of time, modernity etc. and to overcome this tourists prefers to visit and stay at places which have a distinctive style and are a reflection of their individuality.

In recent years it has increasingly clear that public heritage preservation and interpretation can play a contrive role in social evolution of nation, region and local communities. Heritage is a contemporary activity with far reaching effects it can be the platform for inter-cultural dialogues a means of ethical reflection. Indian subcontinent I endowed with the richest and the modest diverse stock of cultural and architectural heritage with a potential to become a complete tourism destination reflecting the heritage of the city.

So, I want to design a place where people can relax and explore the heritage of that place, a place far away from the miseries of daily life, a place where they can forget the worries of future and enjoy the legacy of past. A place that speaks for the immense beauty of nature. The hotel design here will not only concentrates on robust and efficient space planning, but also on the aesthetic values which define modern day hospitality ethos.



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## CHAPTER 1: INTRODUCTION



## 5 STAR BOUTIQUE HOTEL-Heritage Theme

### 1.1 BACKGROUND

Anandpur Sahib, one of the holiest Sikh sites, was founded by Guru Tegh Bahadur. Takht Sri Kesgarh Sahib, the town's most sacred shrine, built on a hillock with the lower Shivalik's as a backdrop, is where Guru Gobind Singh formed the Khalsa Panth (Sikh Nation). It was in commemoration of the third centenary of the founding of the Panth, that the sprawling Khalsa Heritage Complex was envisaged and shaped into the state-of-the-art repository that we know it today. Called the Virasat-e-Khalsa. This museum sheds light on the vision of the Sikh Gurus, and provides an insight to Sikh history, culture and heritage. As a Sikh bastion, Anandpur Sahib was heavily fortified and today the fortifications include gurdwaras.

Due to its rich historical legacies, forts, religious shrines, wetlands, arts and handicrafts, the state of Punjab offers variety of savours for different types of visitors. With a variety of offerings to visitors, Anandpur sahib was expected to draw large number of visitors from all over the country. Unfortunately, the state has not been successful in attracting visitors from other parts of the country. The current survey shows that visitors from outside the state accounted for merely 17.2 percent of total visitors in the state. There are notable service deficiencies which adversely affect the flow of visitors to the state.

1.2 AIM: The thesis aims at designing a “Five-star heritage hotel” of international standards keeping in view the interrelationship of spaces with the built environment and its surroundings.

### 1.3 OBJECTIVES:

- To provide adequate hotel, restaurant, and meeting facilities for visitors to the Takht-E-Sahib and Golden temple.
- To capture the spirit of traditional architecture in a contemporary medium, responding to the physical and climatic environment.
- To use and develop local trades and crafts and to stimulate the local economy.

### 1.4 SCOPE:

- As there is no 5 Star hotel present in Anandpur sahib at the moment, the proposed design has a chance to be an example to other upcoming projects in the city. The design proposal would include full-fledged services and guest facilities.



## 5 STAR BOUTIQUE HOTEL-Heritage Theme

- The project can make the place more vital for pilgrimage by providing standardised level of services.

### 1.5 DESCRIPTION

The 6.25-hectare site is an L- shaped plot of land 100km from Chandigarh in a heritage village (Anandpur sahib) of Rupnagar, surrounded by agricultural fields and Takhts, Gurudwaras, Forts and Baolis in vicinity. To the North 800 m away flows the Sutlej river, front faced by Panj Payre Park and East gurudwara.

### 1.6 Project requirements:

Number of keys	: 250
Meeting rooms	: 4
Ball room	: 400-500
Restaurant	: 400
Speciality Restaurant	: 250-300
Health club	: (Gym, Spa, etc.)
Shopping Arcade	: -
Supporting facilities	: HVAC, Mechanical, Plumbing, Electrical

### 1.7 Building Regulations:

Total site area	: 25290 sq. m
Ground coverage	: 10116 sq. m
F.A.R. (1.75)	: 44257.5 sq. m
Height restriction	: No height restriction

Parking: For projects with no multiplexes, the minimum parking shall be 2 ECS per 100 sq. m of covered area

If the site area is one acre or above, minimum 15% of the total area is to be reserved for landscaping purposes.



# 5 STAR BOUTIQUE HOTEL-Heritage Theme

1.8 SITE LOCATION: Longitude, latitude: 31.2°, 76.5°

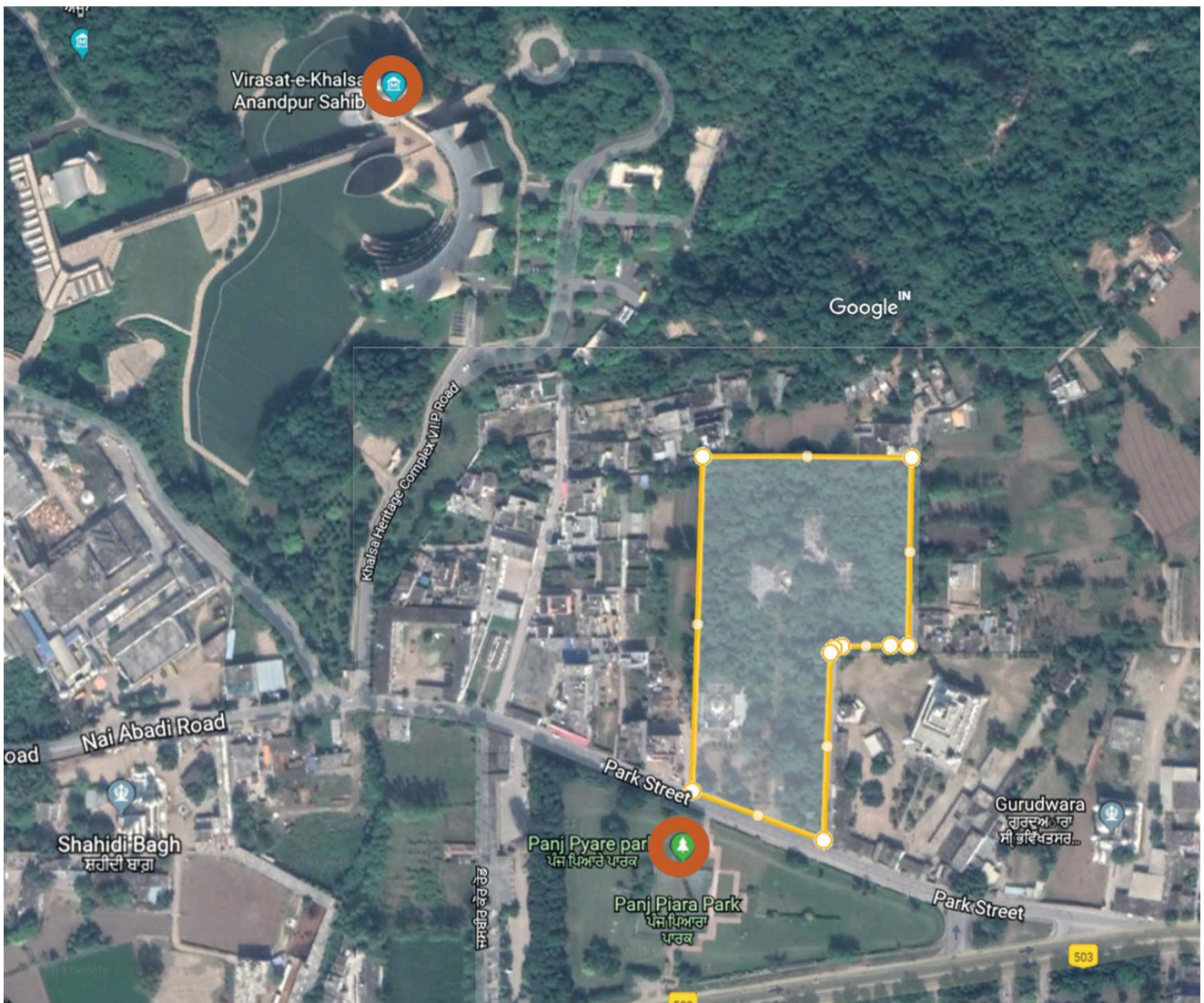


Figure 1 Site location (Maps, 2018)

## CHAPTER 2: LITRATURE STUDY



Free time that can be spent as you see fit.

Time is spent in free or relaxation or enjoyments.

The little amount of leisure time that we manage to take out from our busy schedule, should be worth a remembrance! Recreation activities not only symbolize fun and relaxing but also rejuvenate our mind and body to go back to our daily routine. Leisure activities are meant to de-stress a person and carry the attention away from work. Anything what is different from the daily routine and that one enjoys doing is a good way of spending one's leisure hours.

Leisure can be accurately defined as some measure of time from which a person is released from those responsibilities which normally or routinely pertain to the duties they are compelled to perform. This is most often used as an expression referring to the periods of time in which a person is freed from paid work at a job. However, leisure can also include times one is temporarily released from other compulsory, but unpaid duties.

In India, the Hotel Industry comprises a major part of the Tourism Industry. The industry provides hospitality services to the visitors, earn valuable foreign exchange for the country and provide direct employment to around 0.15 million people. Prior to 1980 the hotel industry was a slow growing industry and owned by single hotel companies.

Since the holding of ASIAD in 1982 the industry has started moving up. After the economic liberalization of nineties, the demand for hotels in India has been rising continuously at a galloping rate. Today, there are single hotel companies as well as hotels with multiple owners, often owned by multinational companies.

Tourism is an important sector of the economy and contributes significantly in the country's GDP as well as Foreign Exchange Earnings. With its backward and forward linkages with other sectors of the economy like transport, construction, handicrafts, manufacturing, horticulture, agriculture, etc.; tourism has the potential to not only be the economy driver but also become an effective tool for poverty alleviation and ensuring growth with equity.

The Ministry of Tourism has classified the hotels in seven categories viz., Five Star Deluxe, Five Star, Four Star, tree Star, Two Star, One Star and heritage hotels. The classification of hotels is based on general features and facilities offered by the hotels. The rating is reviewed after every five years.

## 2.1 Nature of Activities





## 2.2 TYPES

Hotel operations vary in size, function, and cost. Most hotels and major hospitality companies that operate hotels have set widely accepted industry standards to classify hotel types.

General categories include the following (Various, 2013);

- Conference and resort hotels often contain full-sized luxury facilities with full-service accommodations and amenities. Examples may include: Conrad Hotels, InterContinental Hotels, Ritz-Carlton, Four Seasons Hotels and Resorts, Dorchester Collection, JW Marriott Hotels, Starwood – Westin Hotels, Hilton, Marriott, and Hyatt
- Historic Inns and boutique hotels often contain luxury facilities of varying size in unique or intimate settings with full-service accommodations.

### □ Select Service

Examples may include: Holiday Inn, Courtyard by Marriott and Hilton Garden

### □ Limited Service

Examples may include: Hampton Inn, aloft, Holiday Inn Express, Fairfield Inn, Four Points by Sheraton, and Days Inn

### □ Extended Stay

Examples may include: Staybridge Suites, Homewood Suites by Hilton, Residence Inn by Marriott, element, and Extended Stay Hotels

### □ Timeshare

Examples may include: Hilton Grand Vacations, Marriott Vacation Club International, Westgate Resorts, Starwood Vacation Ownership, and Disney Vacation Club

### □ Destination Club

### □ Boatels – floating hotels

## 2.3 CLASSIFICATION OF HOTELS ACCORDING TO MINISTRY OF TOURISM





## CHAPTER 3: STANDARDS



### 3.1 Circulation spaces

Circulation spaces are the most important public spaces in a Hotel. Not only do they encompass, public inside, but also do the work of binding all the separate elements of the hotel into a single entity.

Corridors, lobbies, etc. are the backbone of the Hotel circulation. Not only do the guests depend on them for transportation, the service personnel also depend on them for efficient service delivery. Hospitality design nowadays has come a long way from medieval inns and rest houses. The level of sophistication demands a very efficient and robust mechanism so that the guests in a hotel do not come into contact with the internal service network or staff.

Hotel design basically works upon the segregation and efficient functioning of guest and service movement. Although, generally the form of a hotel is dominated by the guest room tower, the overall design is greatly affected by the circulation areas and the public spaces thus created. A very crucial part of circulation space design is its integration with the service lines i.e. various shafts for electrical and mechanical services, and fire escape staircases, etc.

Although the overall built form of the hotel is dictated by the room tower design, this seminar will try to find out the extent of circulation & service network design on the developed form.

As mentioned earlier, circulation spaces are vital in overall service network planning of a hotel, thus this chapter would be analysing the different types and the impact of these on the design of the built form.

Guest rooms are sited to take advantage of the best views and orientation while minimizing noise and disturbance. This also applies to those public areas in which daylight is essential: from restaurants, small meeting rooms and foyers or lounge areas to larger convention halls.

The figure gives a schematic layout of various spaces in a hotel and how they are connected by service networks.



# 5 STAR BOUTIQUE HOTEL-Heritage Theme

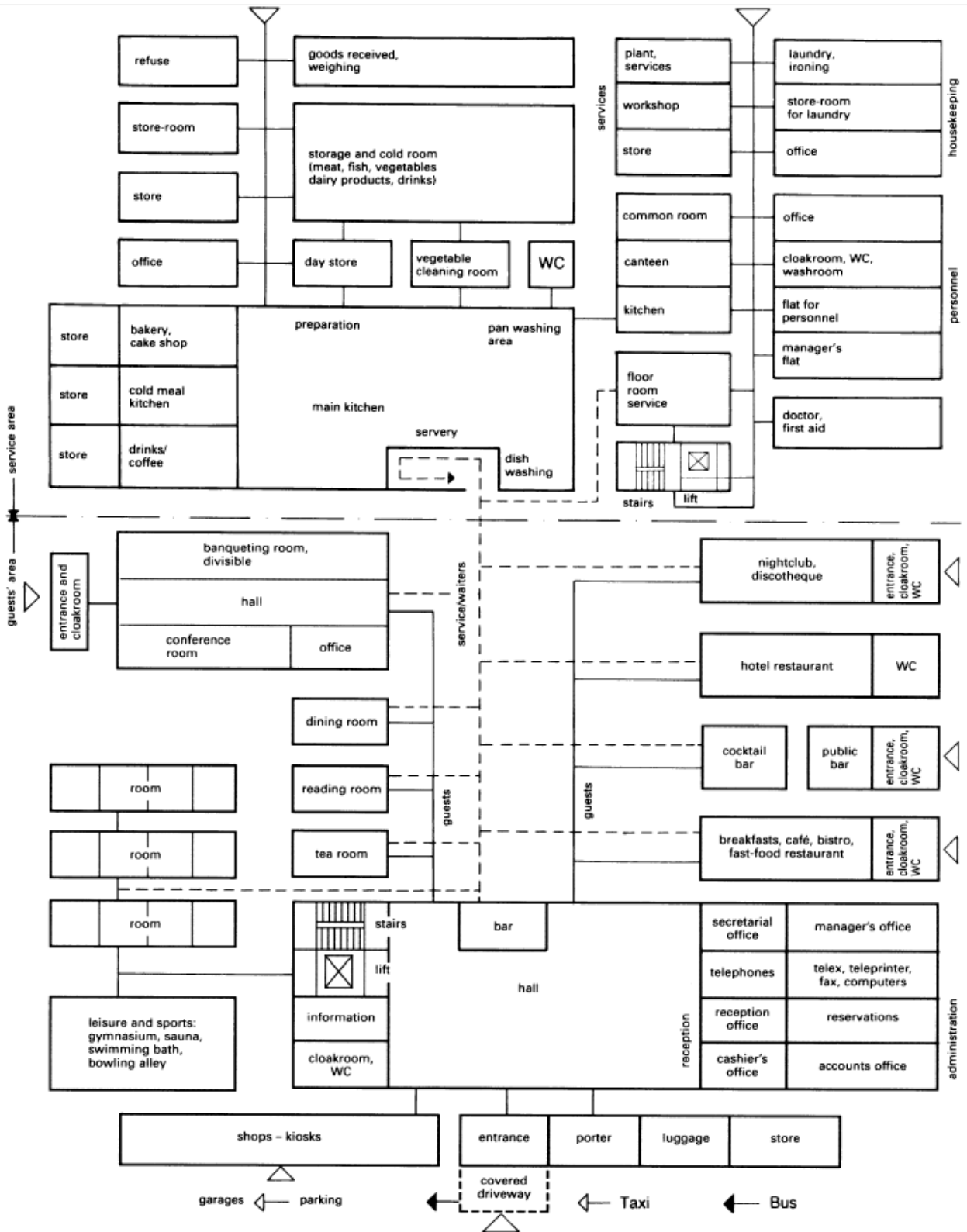


Figure 2 Circulation in a Hotel (Neufert, 1970)

## 3.2 Room layouts



## 5 STAR BOUTIQUE HOTEL-Heritage Theme

Hotel offer different types of accommodation, including bedrooms, suites. The size and number of beds largely dictates dimensions and layout of rooms, e.g. twin 100/200cm, double 150/200cm, queen-size 165/200cm, or king size 200/200cm. rooms may include a sitting area with chairs, a desk, T.V., self-services drinks refrigerator and suitcase stand.

Corridor space should be about 6m<sup>2</sup>per room, and normally at least 1.5-1.8m wide. Separate route should be provided for guest, staff and goods.

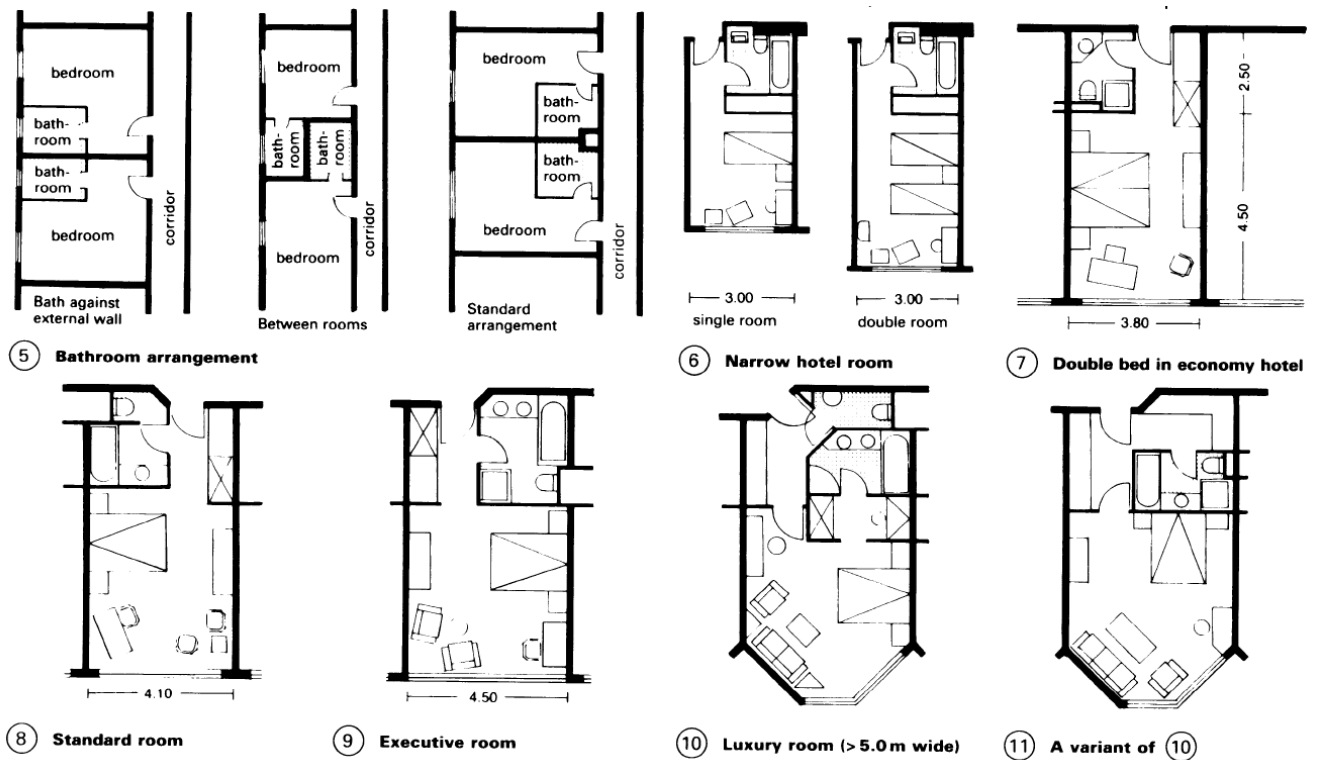


Figure 3 Room Layouts (Neufert, 1970)

### 3.3 Dining Area

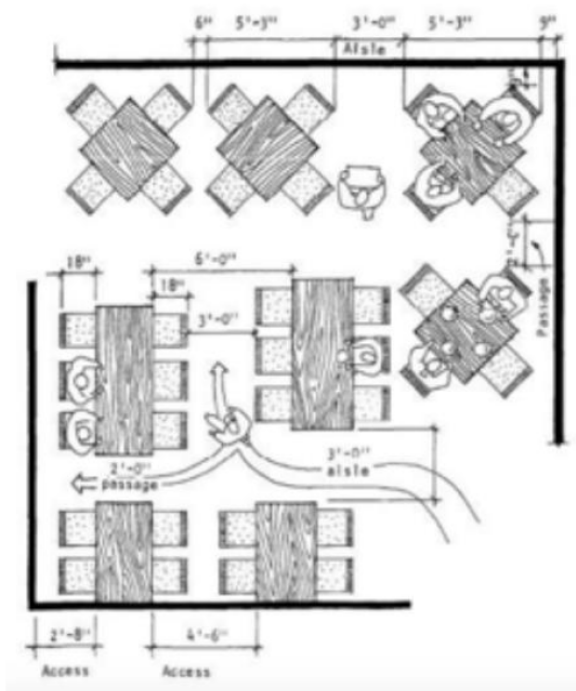
To be able to eat comfortably one person requires a table area of around 60cm wide by 40cm. deep. This provides sufficient clearance between adjacent diners. Although an additional 20cm of space in the Centre for dishes and tureens is something desirable, an overall width of 80-85cm for a dining table. Round table, or table with six or eight sides, with a diameter of 90-120cm are ideal for four people and can also take one or two more diners.

- Restaurants should be planned so that variety of seating arrangement can he achieved.
- Ambience is an important part in restaurant design.
- Decoration, lighting should be an integral part of restaurant design.
- Large regular spaces should be broken up in small more intimate areas.



## 5 STAR BOUTIQUE HOTEL-Heritage Theme

- Changes of level not usually favoured by caterers but acceptable providing, they may positive contribution to design. Do not involve more than 2 or 3 steps and main restaurant should be same level as kitchen.



### Area requirement

- Ratio of service area to total area: 25-50%
- Net kitchen area: 15-25%
- Service aisles- not less than 900-1350mm
- Cafeteria should be 16-18 sq. feet per seat

Figure 4 Dining Layout (Neufert, 1970)

## 3.4 Kitchen

Kitchen planning requires four stages of development:

- Determine a process plan covering all major areas.
- Check maximum and minimum personnel need per area
- Determine the equipment needed for each area.
- Space allocation.

Space allotment for the main kitchen

- 6 sq. Ft. Per restaurant seat • 2 sq. Ft. Per banquet seat • 1 sq. Ft Per guest room
- Service lanes should not be less than 900 — 1350 mm. Net kitchen 15 to 25%
- Kitchen and wash to be preferred at the same level as the restaurant



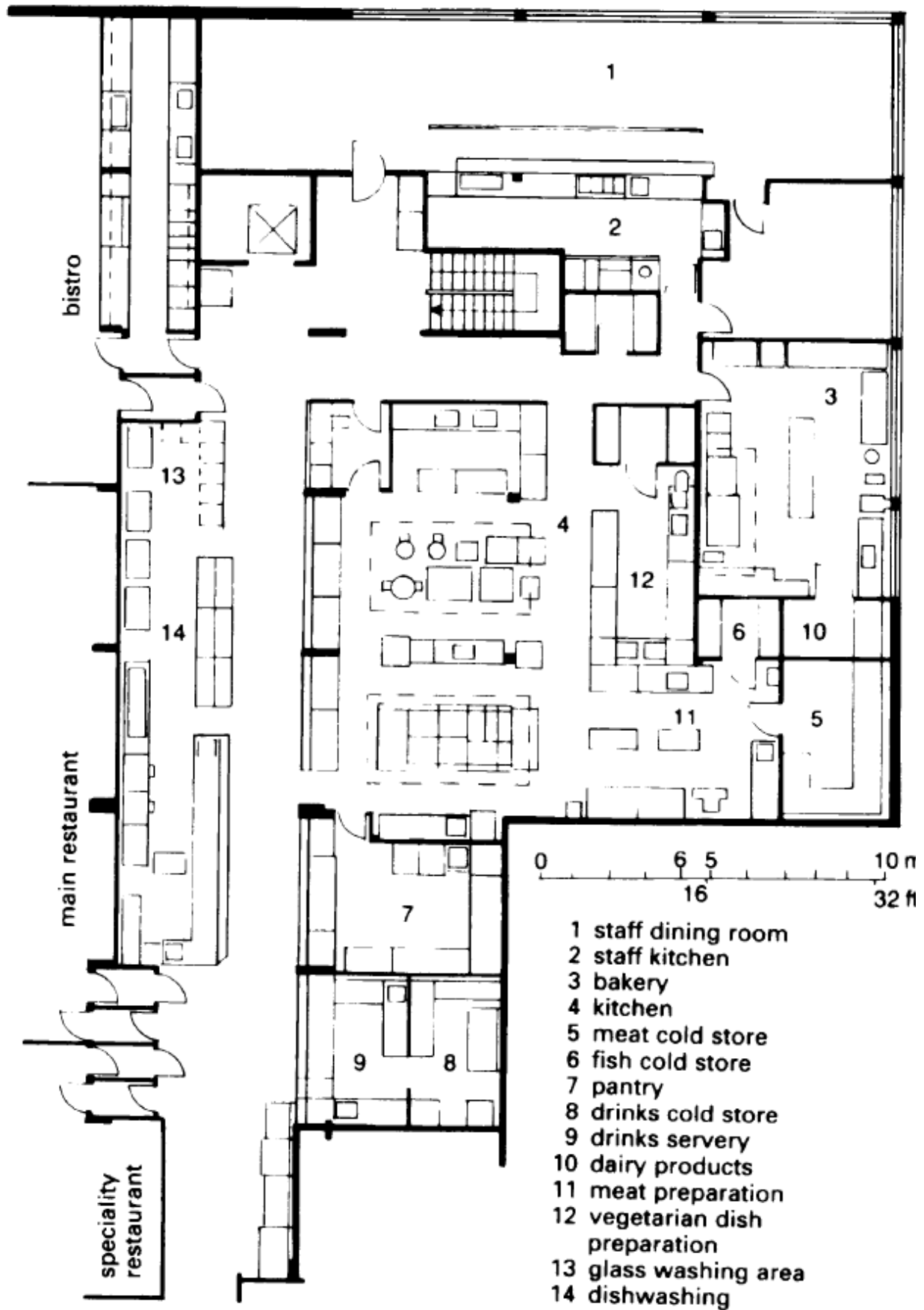


Figure 5 Kitchen flow (Neufert, 1970)





## 5 STAR BOUTIQUE HOTEL-Heritage Theme

Space allowance excluding cooking area • Food is normally cooked within counter area but that for preparation, wash-up required 1.50 to 2.20 sqm per person including counter.

Café service • 0.83 sqm per person, usually family type of business with separate kitchen for dining designed on traditional lines

Self-service café. • 14 To 1.7 sqm per person. Long self-service counter providing good circulation spaces with spaces for clearing trolleys.

### 3.5 Guestroom food service: cart or tray

Guestroom food services are one of the most important factors to be considered while designing the service core of a hotel. As a thumb rule, 2.5 minutes is considered the optimum time for food to reach from the central kitchen to the guest room.

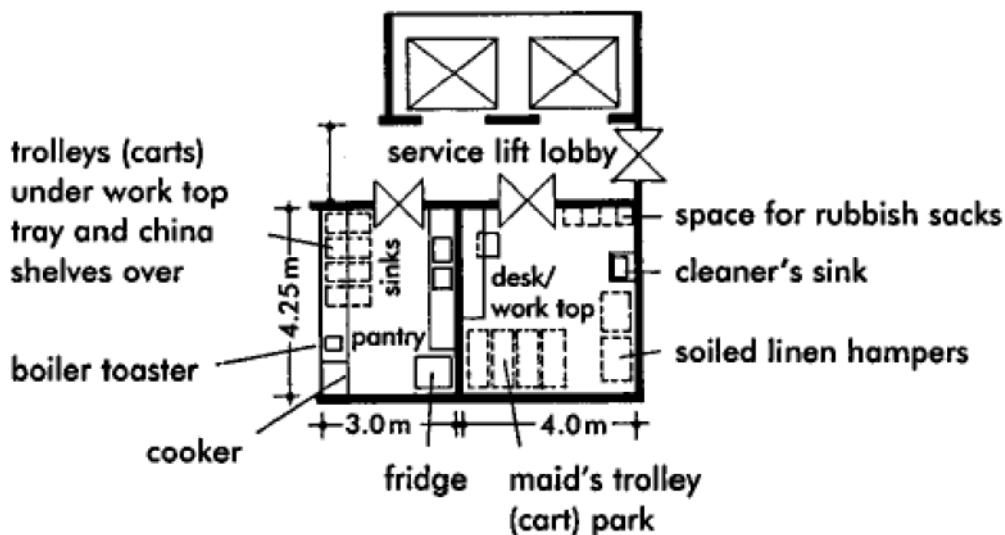


Figure 6 Typical service area (Pickard, 2002)

Nowadays, though, cloches with burners in the trollies are being used. However, it is good practice to limit the distance, from service cores to guest rooms, to not more than 40 meters.

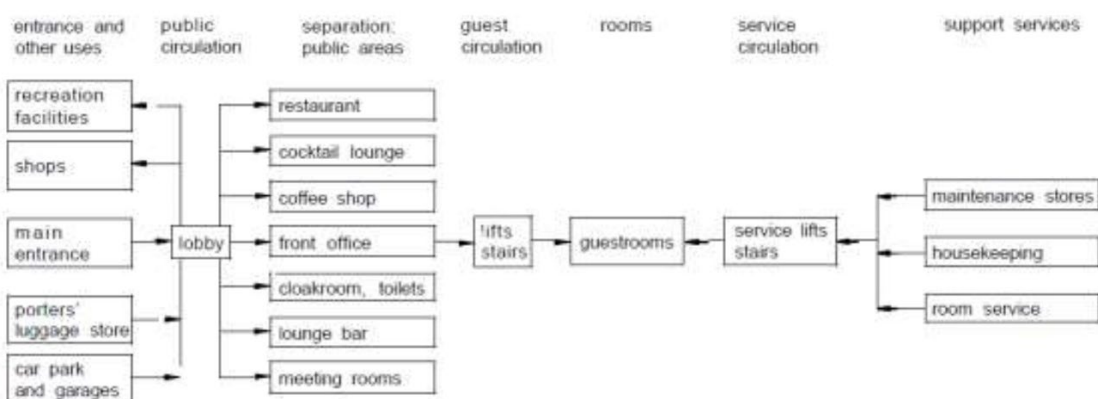


Figure 7 Typical connection from lobby to other areas (Adler, 1999)



## 5 STAR BOUTIQUE HOTEL-Heritage Theme

### 3.6 Parking

- The public entrance and the movement of staff and goods should be segregated.
- The parking pattern that will be most satisfactory fully warrants a careful thought. it de-pends upon many factors including the possible locations of access drives.
- At right angle tom off the driveway should be 25 feet wide and the curb should have a 30 feet radius.
- A slope of 1:12 is customary for ramps.
- A central driveway with two rows of cars and 90 parking gives the best economy.
- Diagonal parking is easier for drivers, reduces the necessary width, but requires more to-tat space.
- One parking space/30 m<sup>2</sup> of public space staff allocated 1 space/every 2 members on duty.

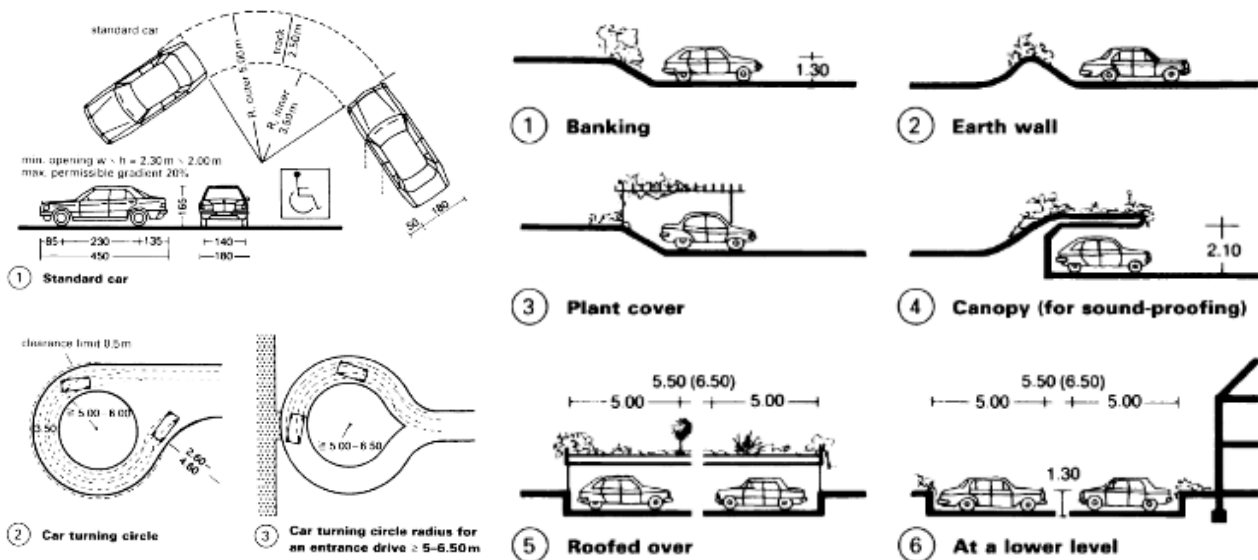


Figure 8 Car movement and Parking Standards (Neufert, 1970)

### 3.7 Conference Hall/ Meeting Rooms

- Minimum area- 1.2 sq. m per person
- Maximum area- 2 sq. m per person
- Each person must have 60 cm long surface of table and at least 37.5 cm wide. Room should be well lit and ventilated.



### Types of Conference Tables with the no. of seating's

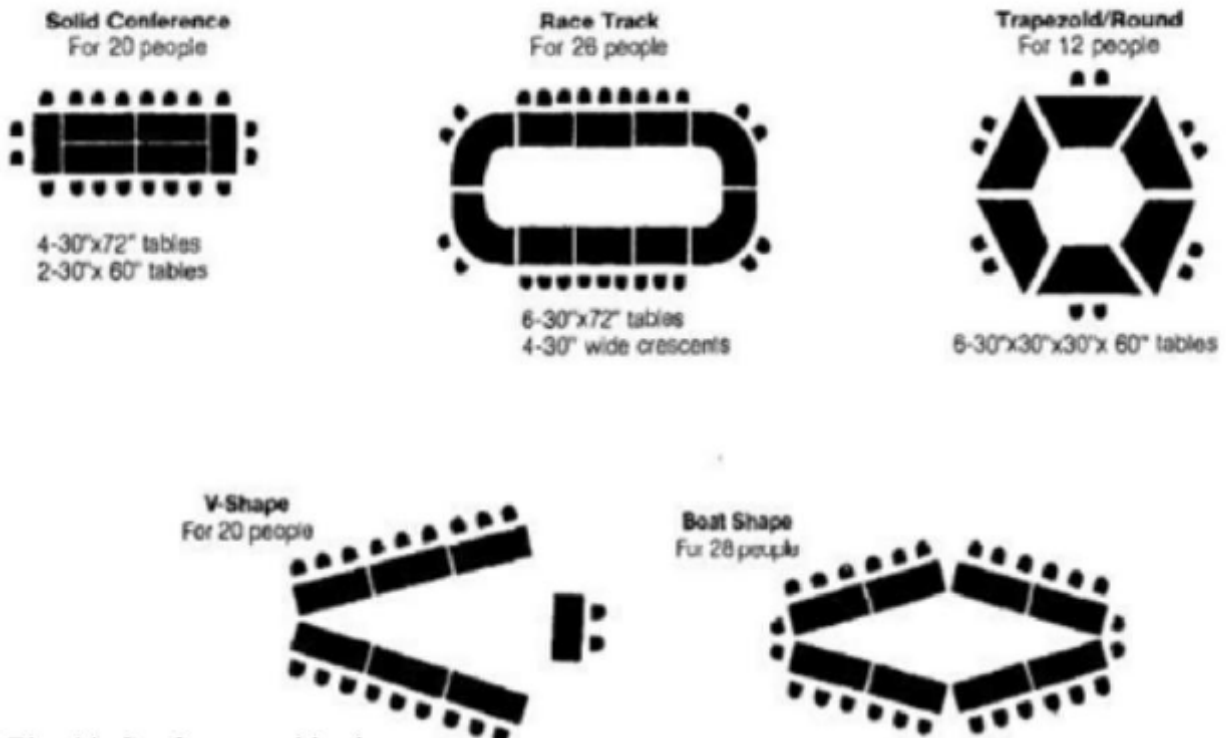


Figure 9 Conference table layout (Neufert, 1970)

### Banquet halls with capacity

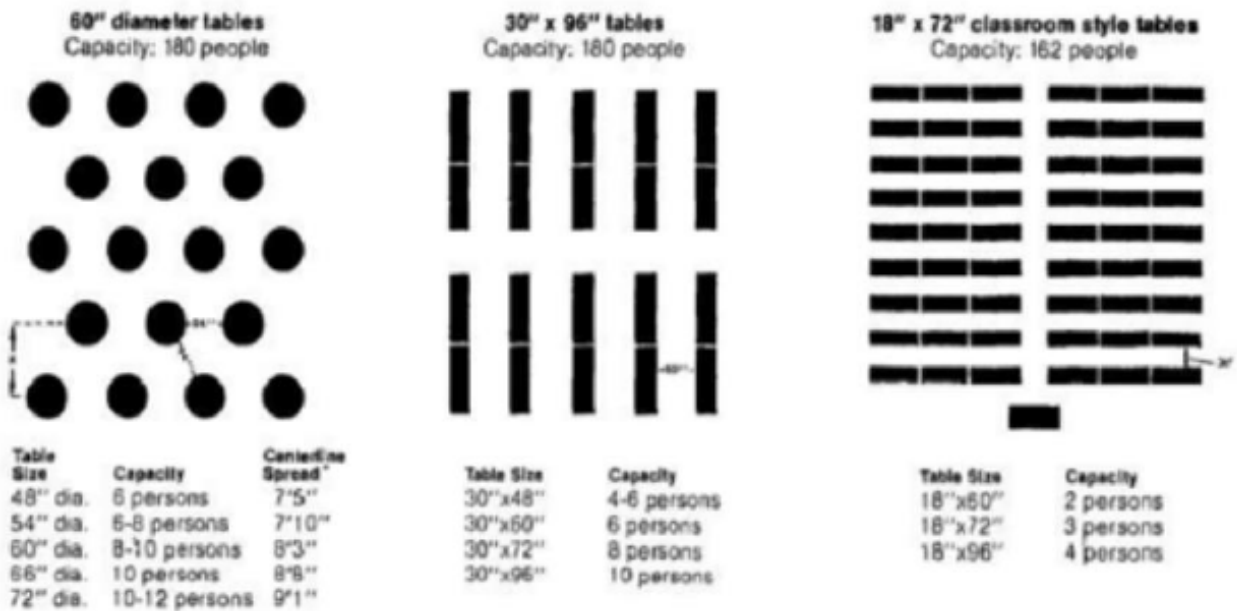


Figure 10 Banquet hall analysis (Neufert, 1970)

## CHAPTER 4: CASE STUDYS



## 5 STAR BOUTIQUE HOTEL-Heritage Theme

### CASE STUDY 1: HERITAGE HOTEL-GURU TEG BAHADUR, AMRITSAR

LOCATION: Maharaja Ranjit Singh Nagar, Company Bagh, Amritsar, Punjab



Guru Teg Bahadur Hospital is located in Amritsar in Punjab. The hospital complex is widely spread and is located near the railway tracks right next to NH-15 and the Ram Bhag, an ASI protected site is located to the north of the site.

Figure 11 Location (Maps, 2018)

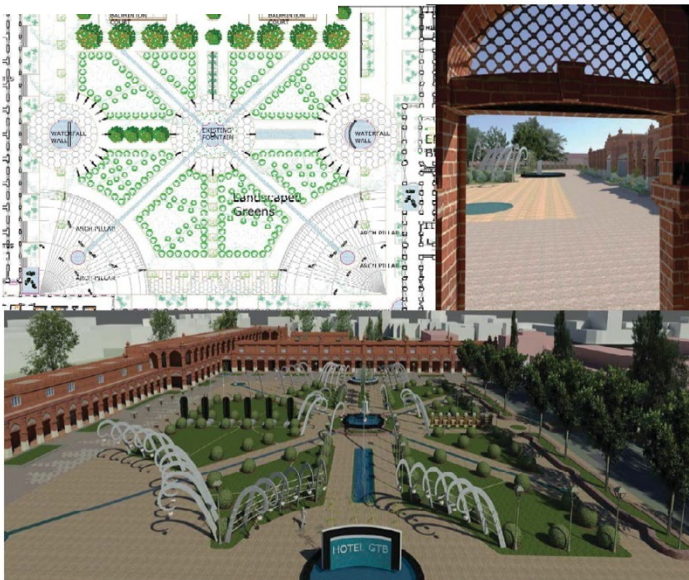


Figure 12 Site plan (Intach, 2013)

#### ABOUT THE PROJECT:

Number of rooms	: 47
Type A: Suite Area	: 80 Sq. m.
Type B	: 53 Sq. m.
Type C	: 43 Sq. m.
Type D	: 33 Sq. m.
Banquet Hall Area	: 270 Sq. m.
Restaurant Area	: 540 Sq. m.
Library	: 50 sq. m.
Conference Hall	: 105 Sq. m.
Central Garden Area	: 6150 Sq. m.
Total Built-Up Area	: 6000 Sq. m.

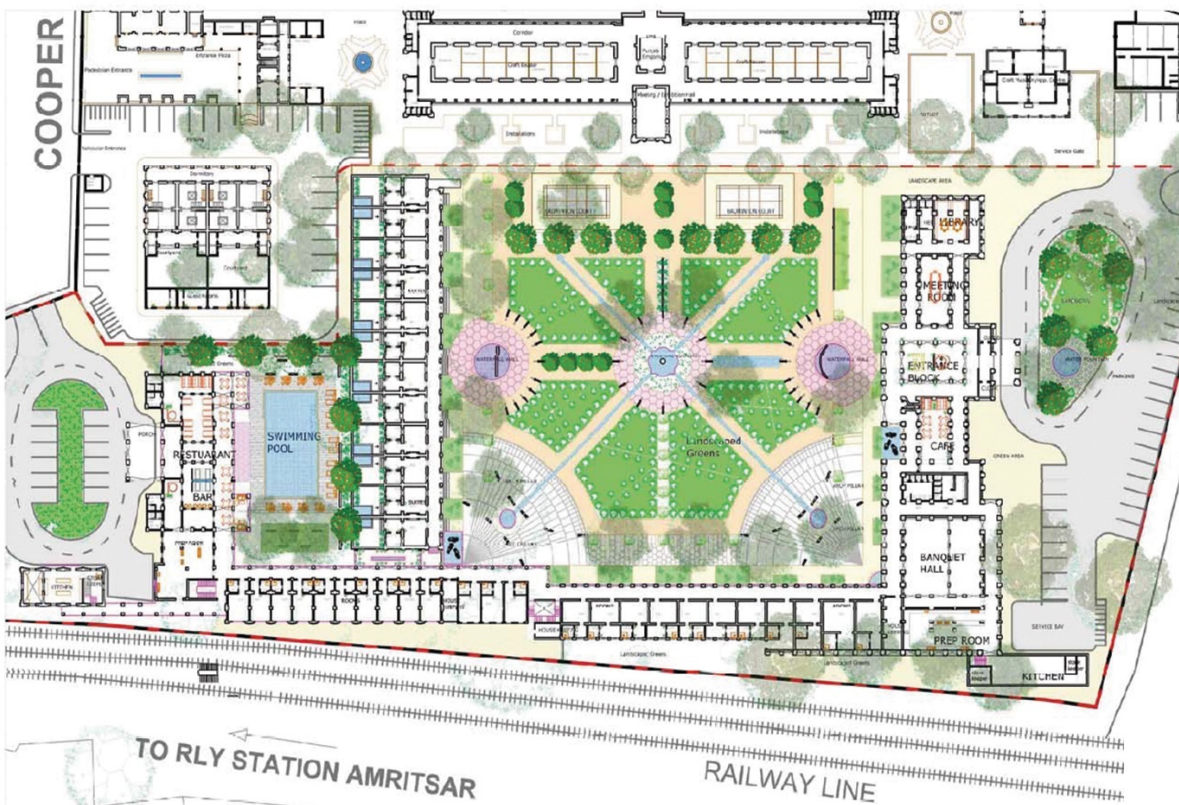


Figure 13 Site plan showing accessibility (Intach, 2013)



# 5 STAR BOUTIQUE HOTEL-Heritage Theme

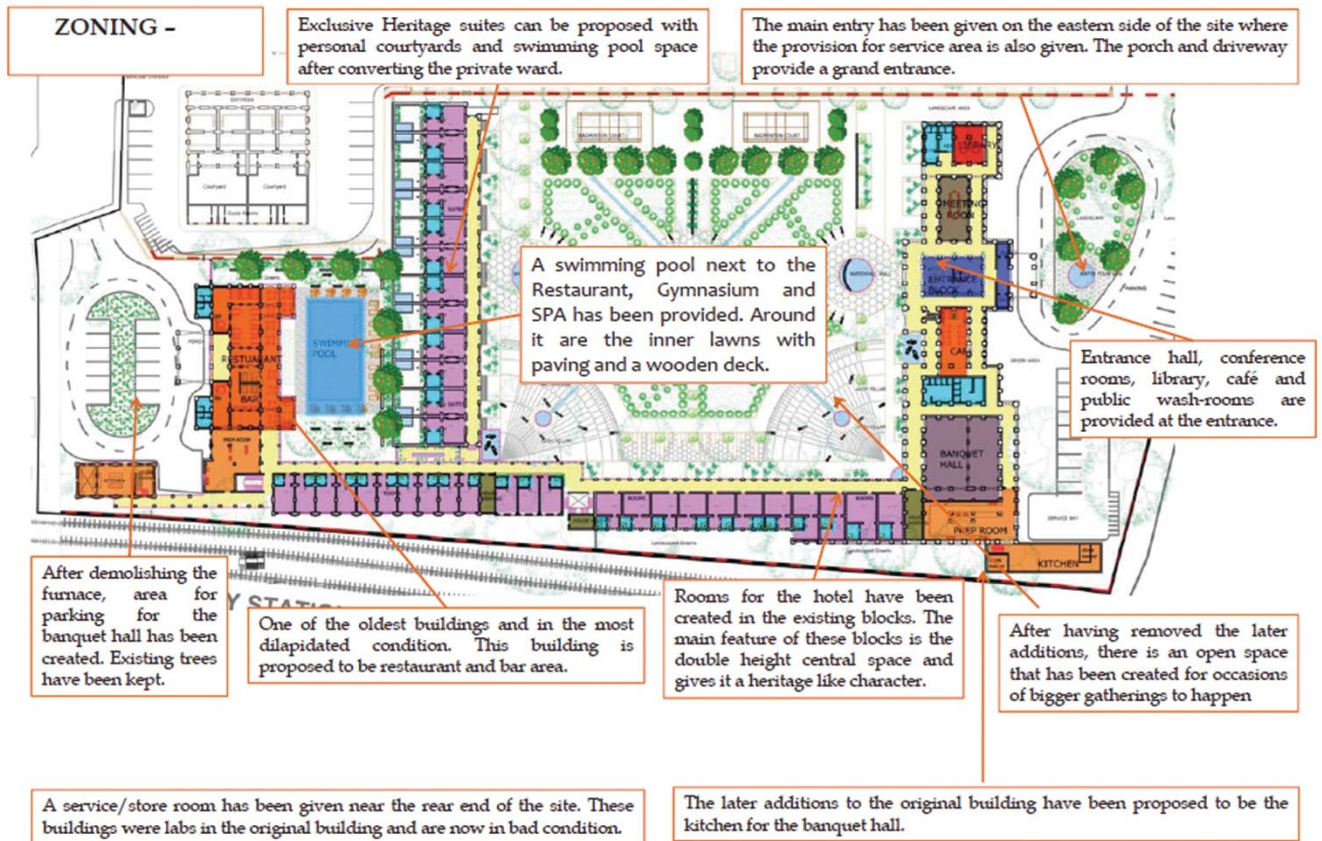


Figure 14 Zoning (Intach, 2013)



(Author)

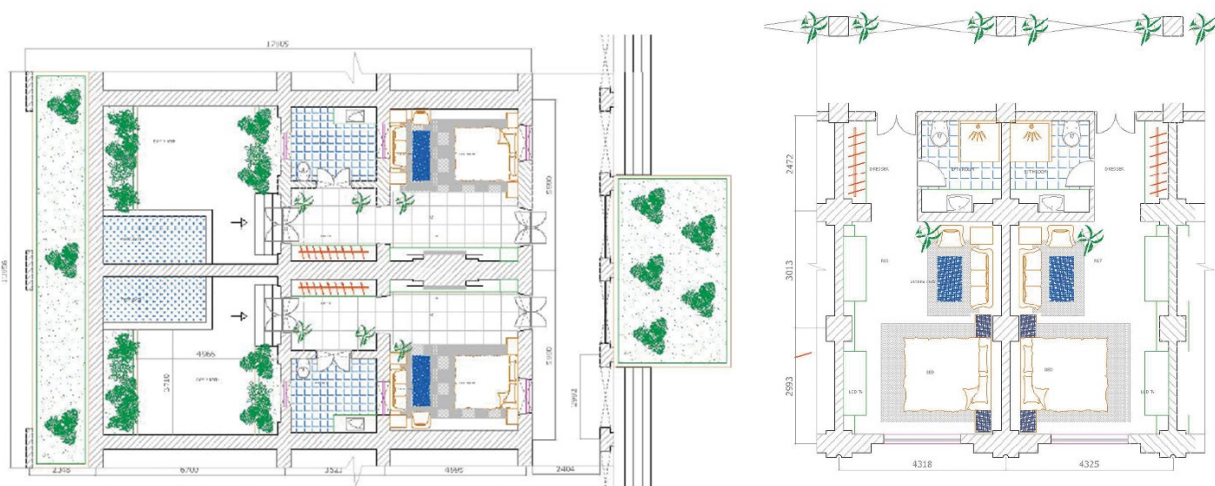


Figure 15 Room layout 1(Suit) (Intach, 2013)

## 5 STAR BOUTIQUE HOTEL-Heritage Theme

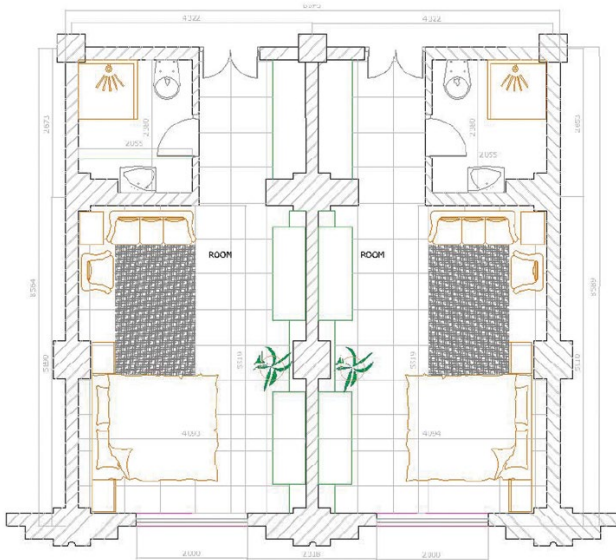


Figure 16 Room type B (Intach, 2013)



Figure 17 Restaurant layout

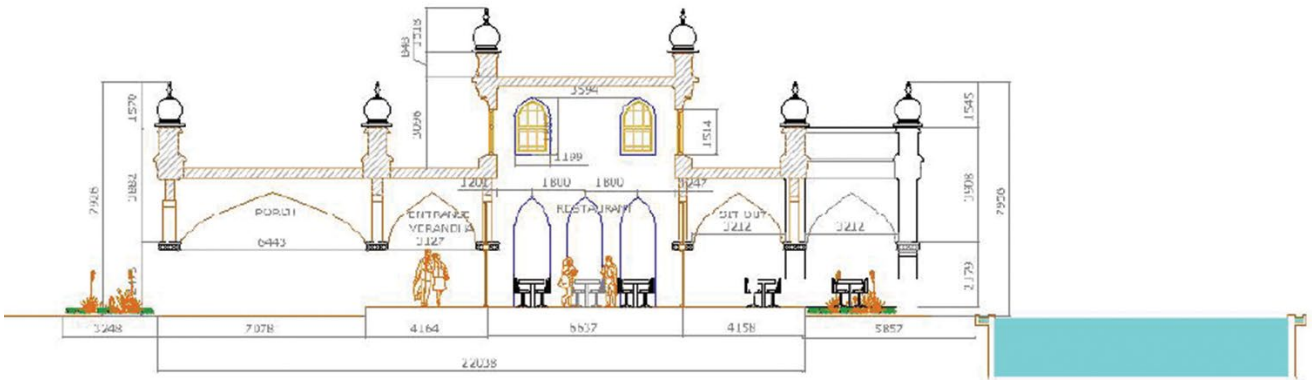
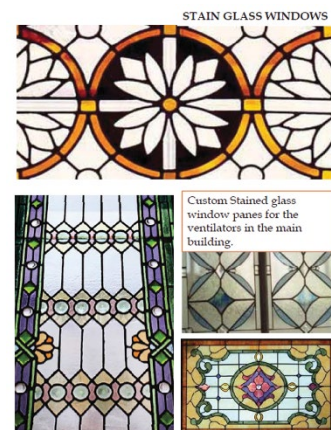
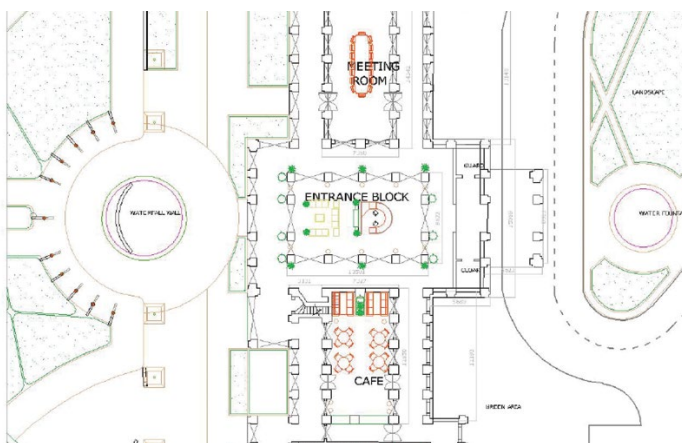


Figure 18 Sectional Elevation (Intach, 2013)



## 2.2 Building Materials & Techniques

- All the buildings are made of exposed burnt bricks. The load bearing pilasters are also made of brick but have been painted red along with the rest of the façade that faces the thoroughfare road.



## 5 STAR BOUTIQUE HOTEL-Heritage Theme

- There are various intricate Mughal influenced Jaalis made in sandstone that are set in the double arches that provide for light and ventilation.
- The flooring in the buildings is majorly cement and internal walls are plastered. The windows and glass panes in all the buildings have been painted over time.



*Figure 19 Exteriors*

Interior spaces have a strong influence of colonial character that was established by the British in the 19th Century in India. The segmental arch openings are all set in Gothic style pointed arches which have been later closed with the help of wooden frames and wire gauze. A series of doors set in segmental arches lead into the main structure of the wings. these are wooden panelled doors that are a characteristic of the colonial period. The main halls inside the building have a double height roof. The ‘T’ section primary beams in iron, span across the entire roof and closely spaced secondary wooden beams hold the bricks in place. Skylights and ventilators have been provided at appropriate intervals. There is a provision for a private backyard in the special ward. This is a colonial feature present in most of the buildings of that era.

The theme opted for the interior of this heritage hotel is Victorian Interiors. The style of Victorian interior design dates between 1837-1901, the reign is Britain of Queen Victoria, hence the given name. Victorian interior will echo Britain of Queen Victoria, hence the given name. Victorian interior will



## 5 STAR BOUTIQUE HOTEL-Heritage Theme



echo the marvel of this heritage building.

*Figure 20 Victorian interiors (Intach, 2013)*



*Figure 21 Wallpapers*

CASE STUDY 2: HOTEL TRIDENT, GURUGRAM



Figure 22 Hotel Trident (<https://www.tridenthotels.com/>)

Architect- Lek Bunaag, Bangkok

Owner-The Oberois Interior designers- Pia Wanglee

Landscape architects - Pui Local architect - Prem Chaudhary

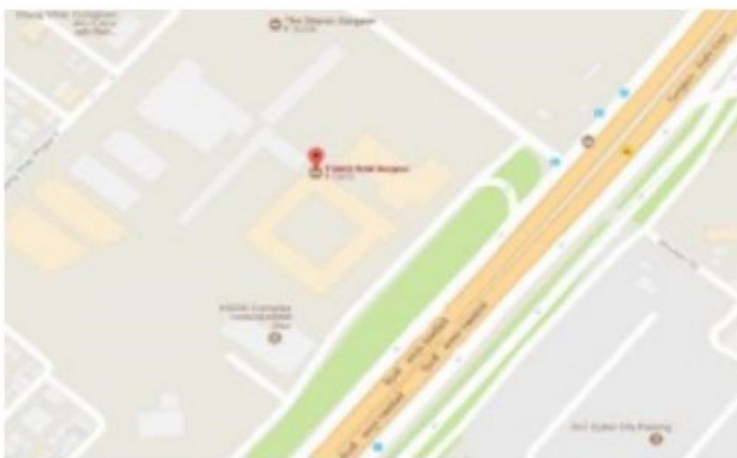


Figure 23 Hotel Trident Location Map (Maps, 2018)

Area Analysis

Total Site Area - 28328 Sq. m. (7 acres)

Ground Coverage - 10823.5 Sq. m. (15.3 %)

Total Built-up Area - 15426 Sq. m.

Car Parking -110 no's

In the heart of bustling Gurgaon, Delhi NCR, lies an oasis where one can smell the fresh grass, hear the birds sing and simply pause for pleasure. Designed by Thai architect, Lek Bunag, Tri-dent, Gurgaon is low- rise and spread over seven acres. The hotel blends the natural elements and luxury of space, water and light into its design. One can find influences of Moroccan, Mughal and Rajasthani style in its architecture. The beige dome-like traditional exterior houses 136 con-temporary rooms and suites, furnished with all the modern amenities for discerning guests, including complimentary high-speed Internet for up to four devices\_ Trident, Gurgaon ranks amongst the best hotels in Gurgaon, Delhi NCR. Located in the central business district, Gurgaon amidst of prominent buildings like the millennium city centre, dlf signature tower, IFFCO building on NH-8, Shankar chowk near IFFCO chowk.



Figure 24 Amenities of Hotel Trident

### Entrance

- Main entrance on collector road
- Separate staff and guest entry
- Common service and staff entrance
- Drop point not up to lobby porch.
- 3 entrance gateways,4 sloping turf areas, stepped water body



Figure 26 Main entrance (Author)

### Parking

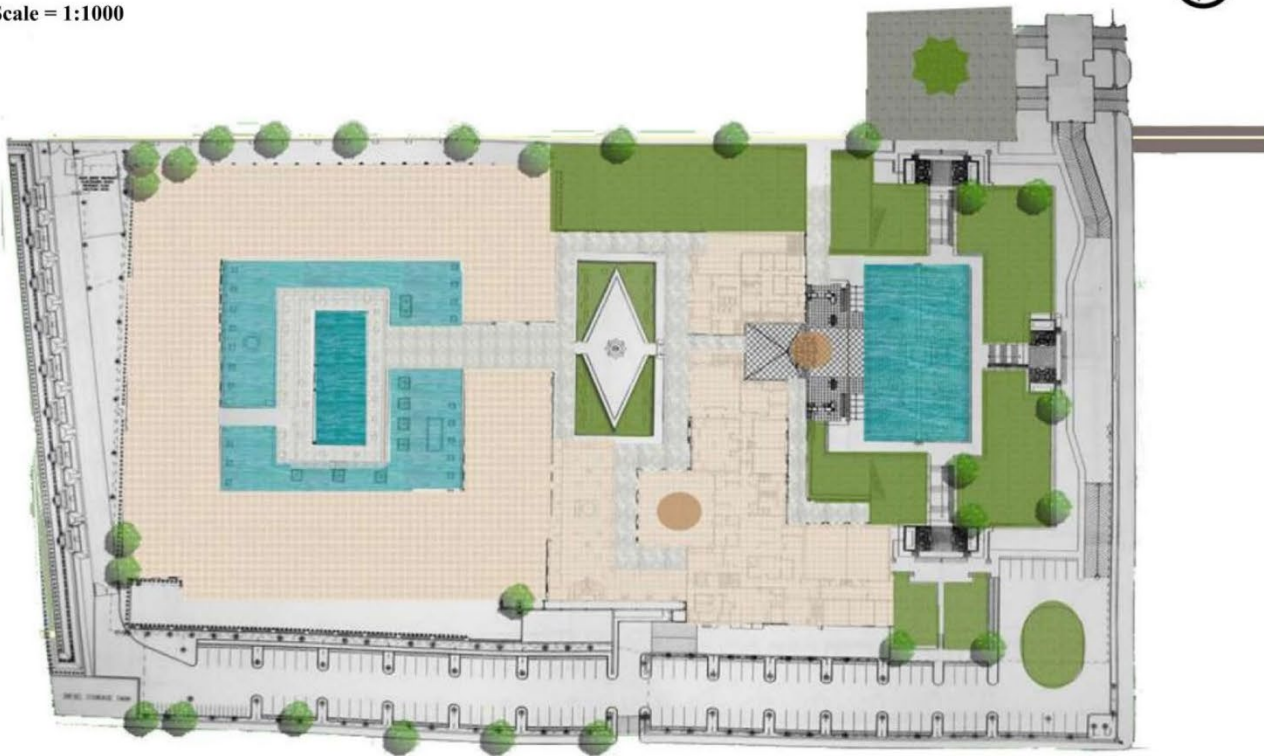
- 110 cars and 50 two wheelers parking.
- On south-east side
- Connected to main porch through a long ramp
- Service entry opens into parking



Figure 25 Parking Street (Author)

# 5 STAR BOUTIQUE HOTEL-Heritage Theme

Hotel trident, Gurugram  
Site Plan  
Scale = 1:1000



## Zoning

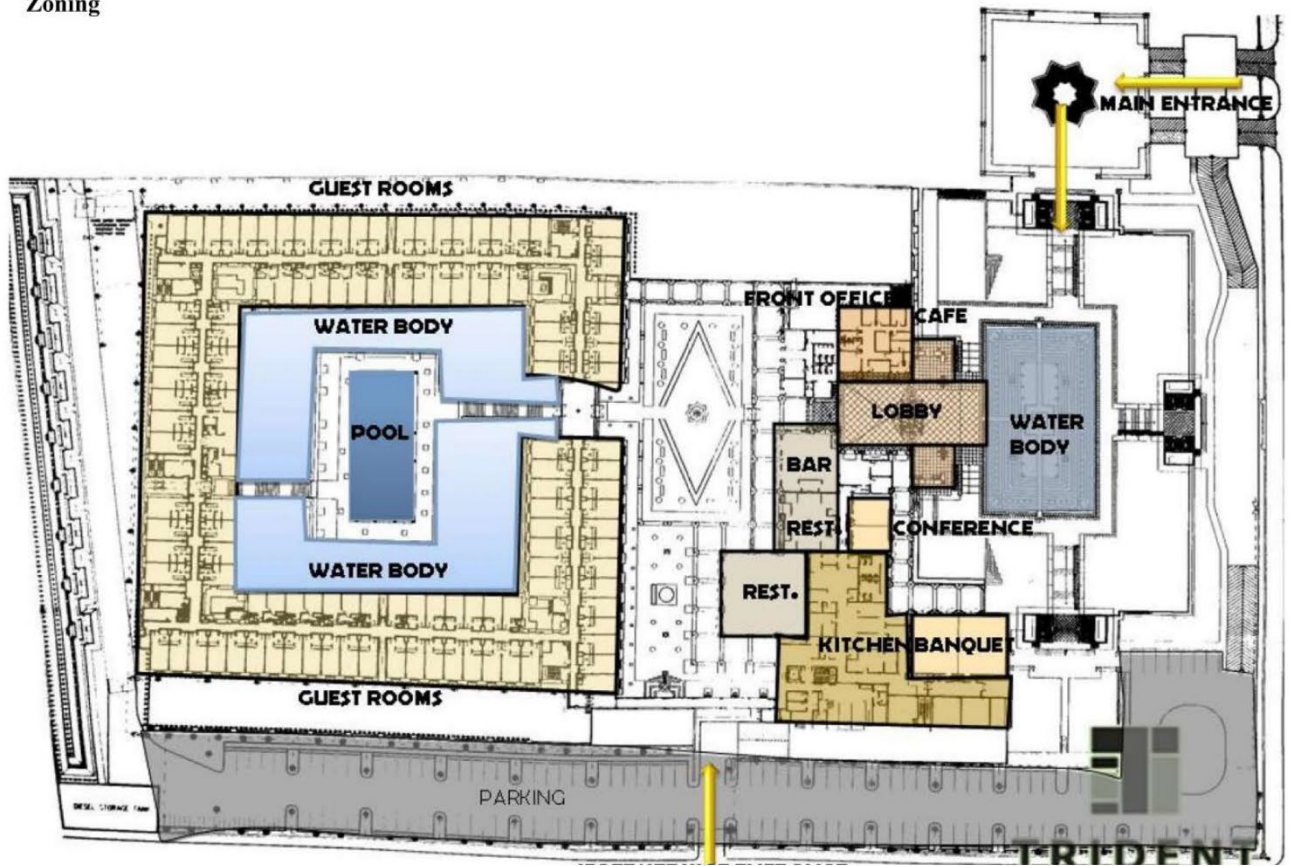


Figure 27 Hotel Trident Zoning (<https://www.tridenthotels.com/>)



## 5 STAR BOUTIQUE HOTEL-Heritage Theme

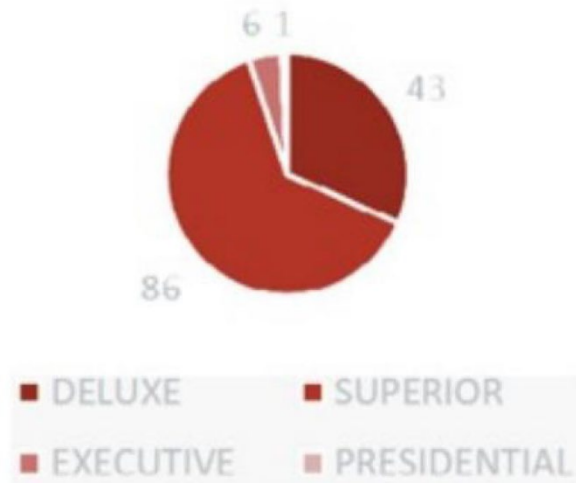


Figure 28 Percentage of rooms

Trident offers resort like experience with 129 rooms and 7 suites.

Offering views of the gardens and pool from large windows equipped with curtain glazing and Air conditioning.



Figure 30 Level distribution (Author)

## PRESIDENTIAL SUTES

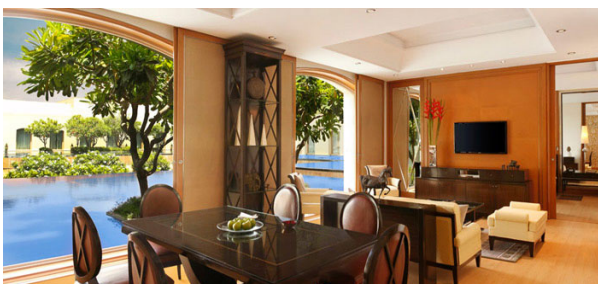


Figure 32 Presidential Suites (<https://www.tridenthotels.com/>)

## GARDEN VIEW ROOMS:

The Superior Garden View Rooms at Trident overlook the hotel's manicured lawns. These hotel rooms come with a choice of king or twin beds and feature all the modern amenities.



Figure 29 Garden view rooms (<https://www.tridenthotels.com/>)

## EXCLUSIVE SUITES

Built on the edge of a vast reflection pool, you can hear the water splash against the picture windows in our elegantly appointed Executive Suites. Spread over 600 sq. feet, featuring a separate living area, a bedroom and an additional powder room.



Figure 31 Exclusive Suites (<https://www.tridenthotels.com/>)

Measuring 1560 sq. feet, lies at the edge of the reflection pool dotted with Frangipani trees to enjoy these serene views, with its large floor to ceiling windows that bring the outdoors in, quite literally. The traditional 'gold' work on the walls and the wooden bookshelves add a classic grandeur to the décor. visit the spa.

CASE STUDY 3: NEEMRANA PALACE, JAIPUR



Figure 33 Neemrana fort palace

Neemrana Fort is a 15th century fort, one of India’s oldest heritage resort sprawled over 25 acres of land in the backdrop of the Aravalli range. The palace area is stepped over 3 acres and the ten levels provide a mesmerizing view. The ruins of the fort-palace have been restored and the results have surpassed the palatial benchmarks.

The grand heritage hotel is a perfect blend of ancient royalty and modern amenities. The palace is a symbol of the refurbishment of the antique ruins into a unique architectural marvel. Equipped with all modern-day facilities, the Fort is a fantastic place to be. 72 embellished rooms here provide the essence of the royal living. The rooms are designed in such a way that each of the room has its balcony. The furniture, paintings, and antique show pieces frame an eclectic mix of Indianness and colonialism. There are eight different wings in total. They are comfortable and luxurious and give such a royal experience that one can relive history in these rooms.

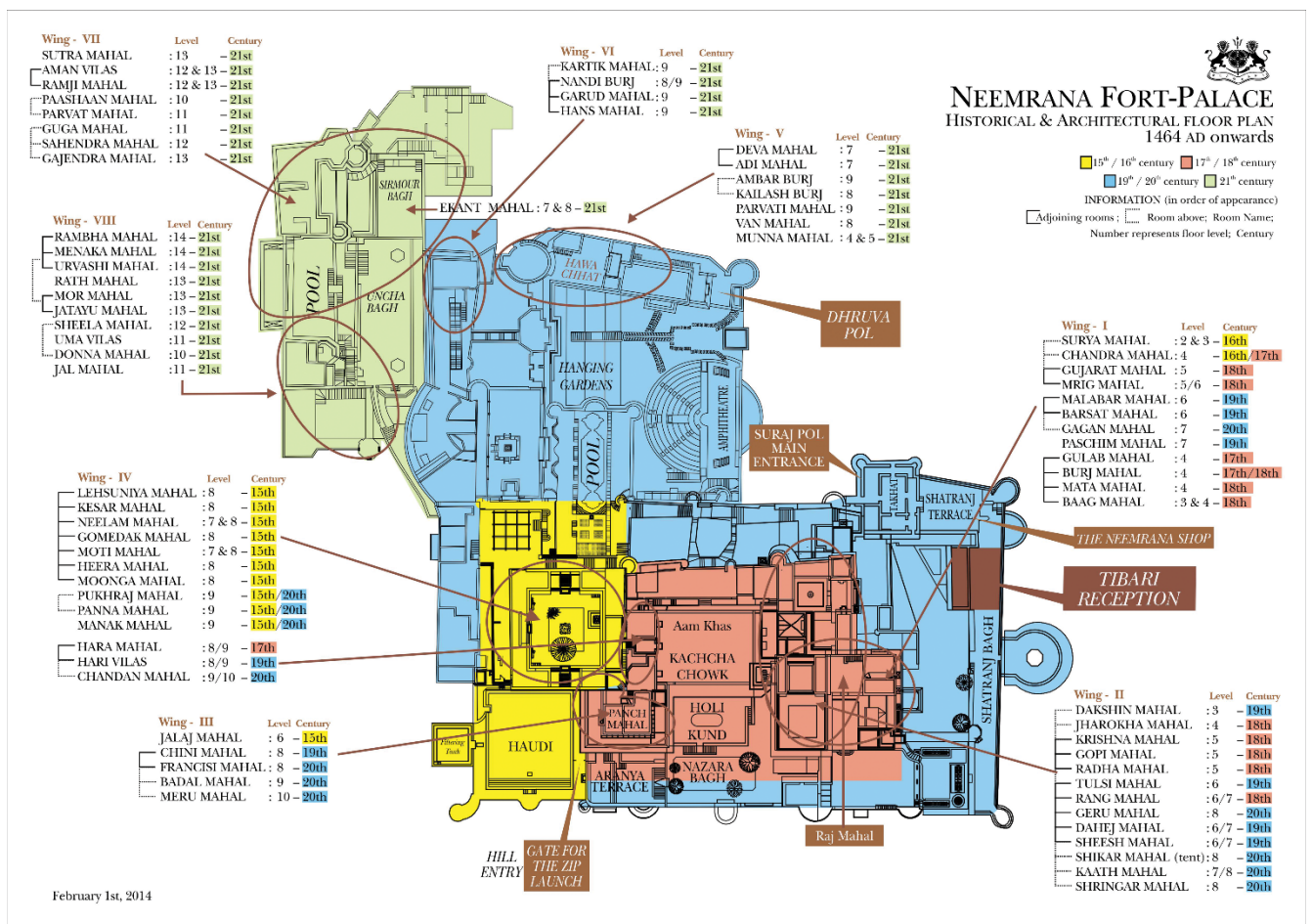


Figure 34 Zoning plan Neemrana (<https://www.neemranahotels.com/fort-palace-neemrana/>)

# 5 STAR BOUTIQUE HOTEL-Heritage Theme

Architectural elements:

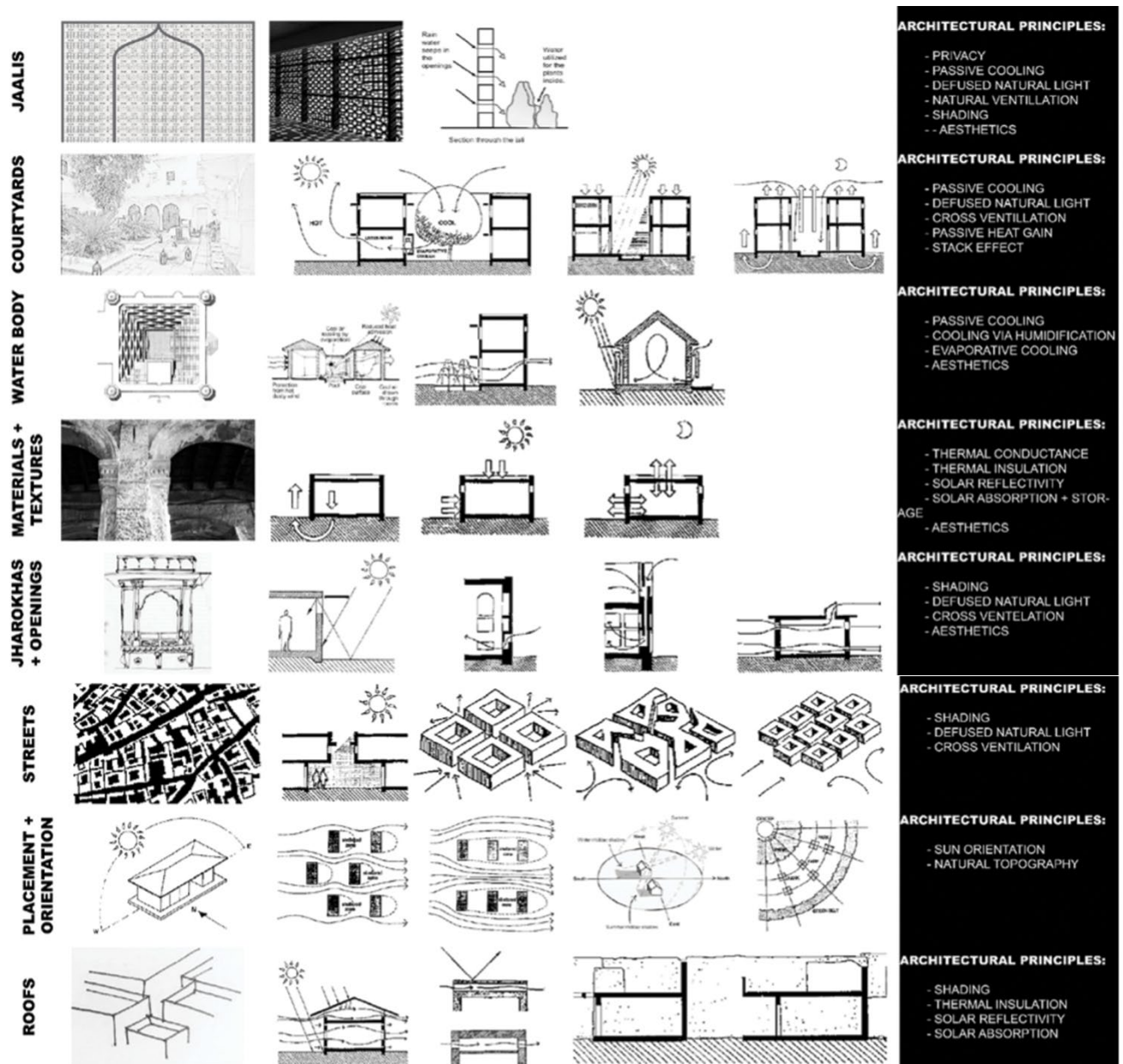


Figure 35 Architectural features of Neemrana palace (Author)

SOME ROOM LAYOUTS:



## Wing VI

**KARTIK MAHAL:** This secluded palace of ‘solitude’ is a duplex suite with a writer’s desk. This is ideal for a creative retreat with no disturbance from civilization.



**NANDI BURJ:** Named after Shiva’s vehicle Nandi, this is a duplex suite with two bathrooms. It is discreetly tucked towards the back among the gardens.





Figure 36 Badal place room  
(<https://www.neemranahotels.com/fort-palace-neemrana/>)

**FRANCISI MAHAL:** suite with a pillared verandah overlooking the countryside on one side and a water body on the other offers a flavour of colonial Francis from south India. It has two four-poster beds and a tapestry of Joan of Arc.

**BADAL PALACE:** of ‘clouds’ with its Jack-arched ceiling and a commanding view of the hills and countryside also has a roofless pavilion which brings down the sky. The room has clouds from Rajasthani miniatures printed on the blinds and a broad wooden stairway leads to its mosaiced bathroom with a private sun terrace.



Figure 37 Francisi mahal room  
(<https://www.neemranahotels.com/fort-palace-neemrana/>)

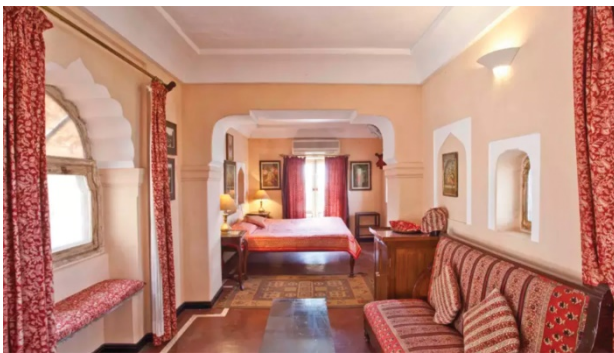


Figure 38 Krishna mahal room  
(<https://www.neemranahotels.com/fort-palace-neemrana/>)

A mirrored-mosaic on the ceiling gives this royal nuptial chamber its name. Located b/w the halls of ‘public’ and ‘private’ audience, it has an indigo-blue corridor which skirts it with latticed stone grills from which Delicate viols hang down from the foliated arches screening an area.

**KRISHNA MAHAL:** is open on three sides: a balcony facing the sunset, a terrace over the hanging gardens to its south. It has a fountain court towards its entry and a pillared pavilion above for all-round views.

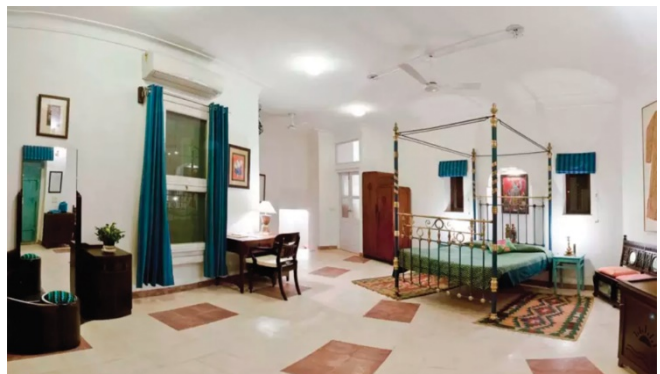


Figure 40 room (<https://www.neemranahotels.com/fort-palace-neemrana/>)



Figure 39 Surya mahal room  
(<https://www.neemranahotels.com/fort-palace-neemrana/>)

**SURYA MAHAL:** Located on the 12th level. the highest level of the Palace, this Suite has a sunset view over both the village as well as the terraced gardens of the heritage property. It has an octagonal sitting room and a stunning blue-pillared verandah.



5 STAR BOUTIQUE HOTEL-Heritage Theme

LITERATURE STUDY 4: JW MARRIOT, Aero city



## 5 STAR BOUTIQUE HOTEL-Heritage Theme



Fig.50 , Amenities in JW Marriott

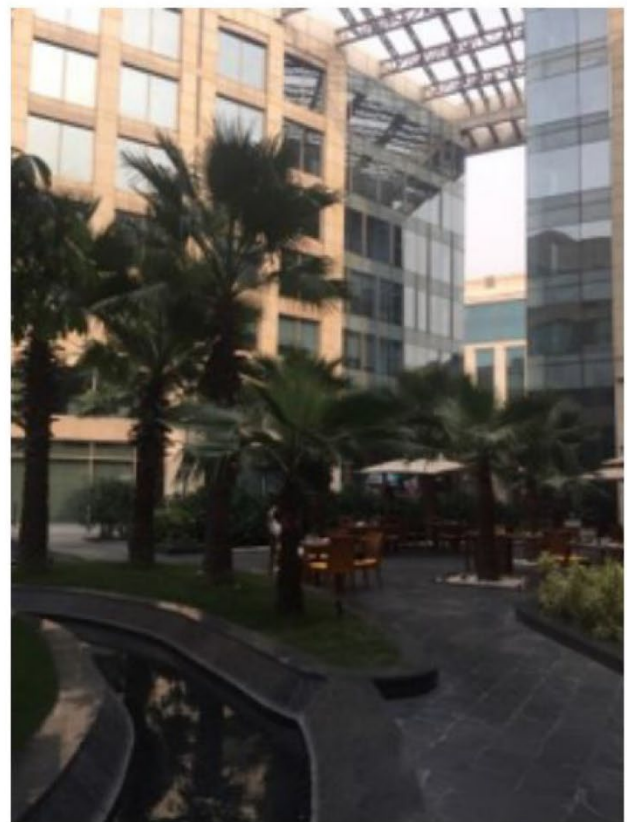
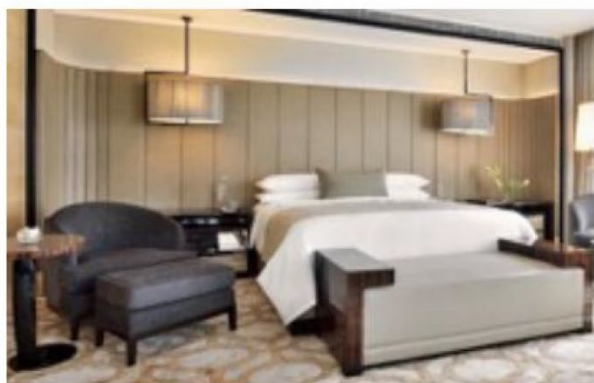


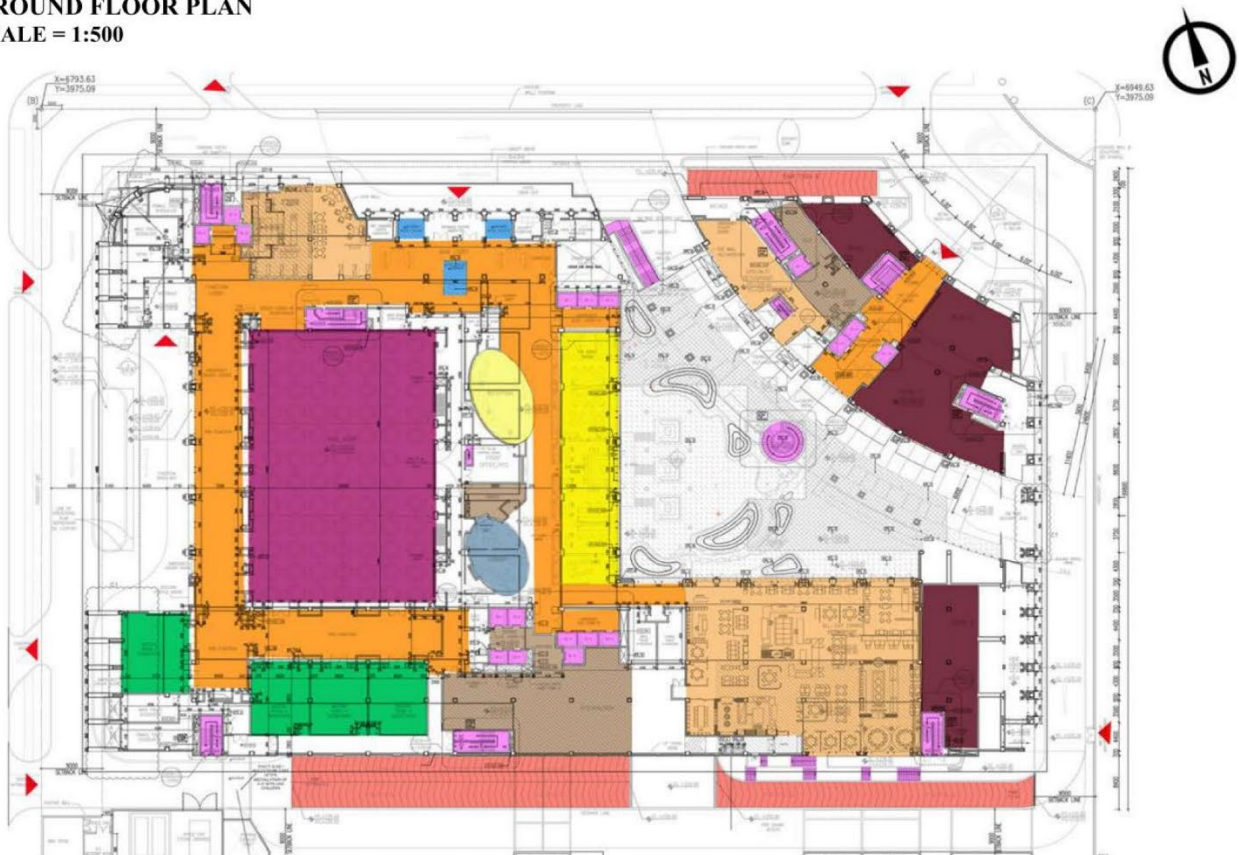
Figure 41 JW Marriott images

# 5 STAR BOUTIQUE HOTEL-Heritage Theme

([https://issuu.com/nishitamohta/docs/nishita\\_thesis\\_issuu](https://issuu.com/nishitamohta/docs/nishita_thesis_issuu))

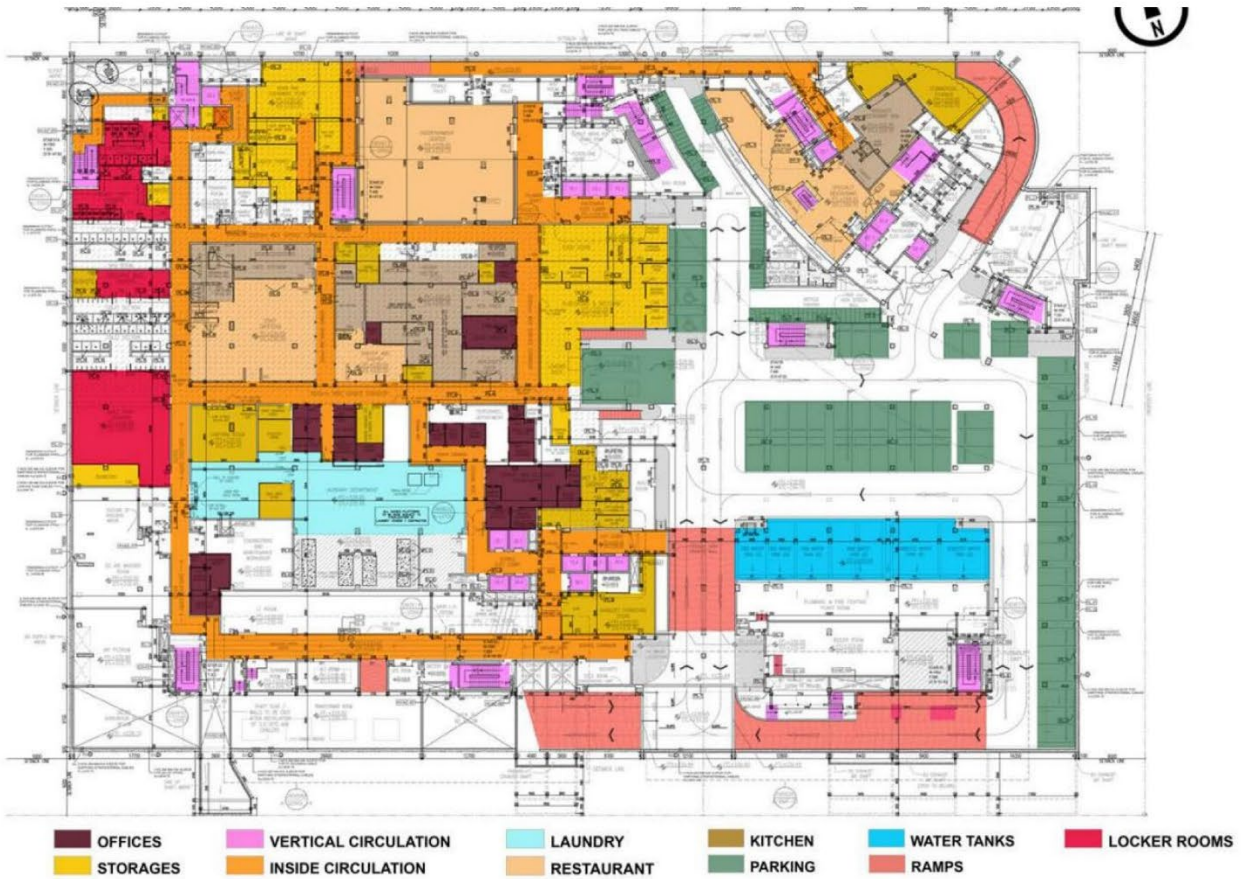


**GROUND FLOOR PLAN**  
SCALE = 1:500

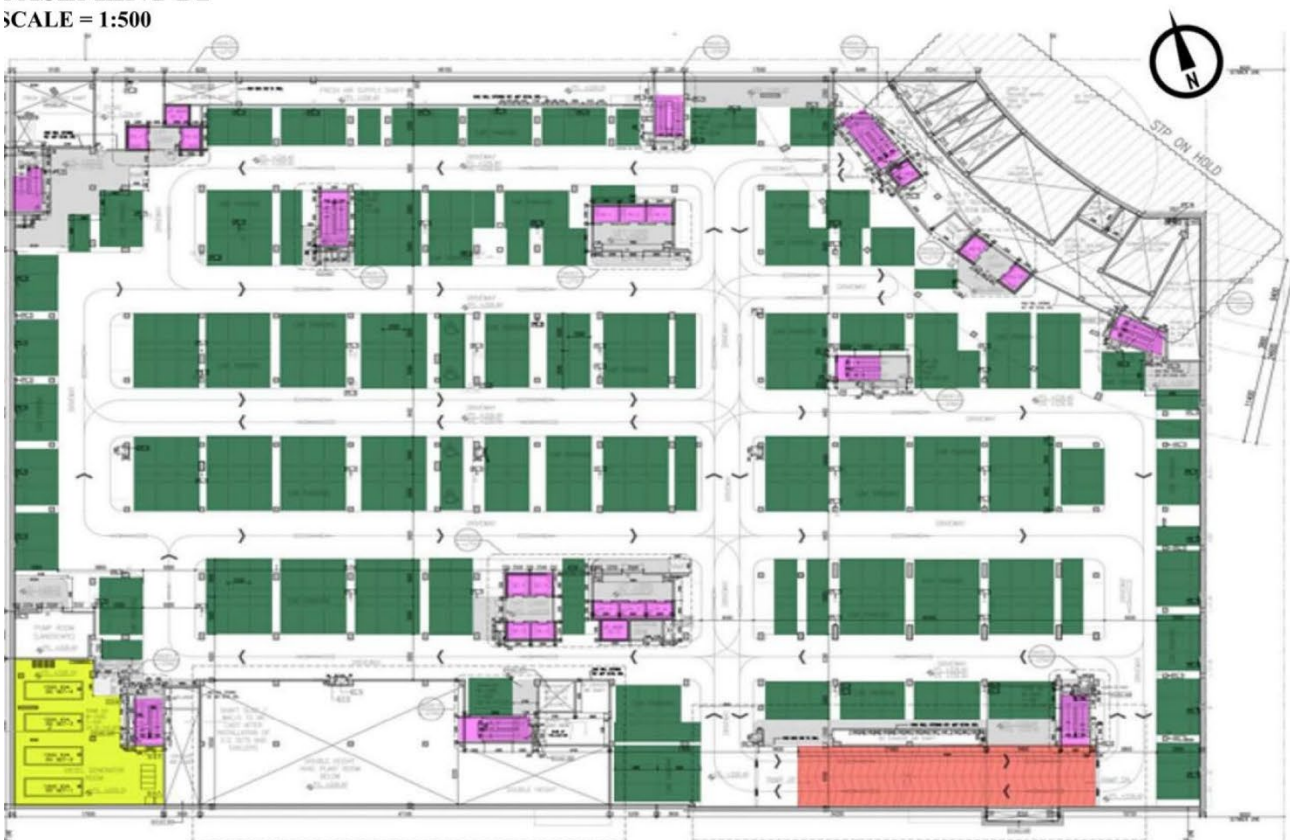


# 5 STAR BOUTIQUE HOTEL-Heritage Theme

Figure 42 plans ([https://issuu.com/nishitamohita/docs/nishita\\_thesis\\_issuu](https://issuu.com/nishitamohita/docs/nishita_thesis_issuu))



## BASEMENT B2 SCALE = 1:500



## 5 STAR BOUTIQUE HOTEL-Heritage Theme

*Figure 43 plans ([https://issuu.com/nishitamohta/docs/nishita\\_thesis\\_issuu](https://issuu.com/nishitamohta/docs/nishita_thesis_issuu))*



5 STAR BOUTIQUE HOTEL-Heritage Theme



**FIRST FLOOR PLAN**  
SCALE = 1:500



Figure 44 plans ([https://issuu.com/nishitamohita/docs/nishita\\_thesis\\_issuu](https://issuu.com/nishitamohita/docs/nishita_thesis_issuu))



5 STAR BOUTIQUE HOTEL-Heritage Theme



**THIRD AND TYPICAL FLOOR PLAN**  
SCALE = 1:500



Figure 45 plans ([https://issuu.com/nishitamohita/docs/nishita\\_thesis\\_issuu](https://issuu.com/nishitamohita/docs/nishita_thesis_issuu))

## CHAPTER 5: SITE ANALYSIS

### 5.1 ABOUT THE CITY

Anandpur Sahib, one of the holiest Sikh sites, was founded by Guru Tegh Bahadur. Takht Sri Kesgarh Sahib, the town's most sacred shrine, built on a hillock with the lower Shivalik as a backdrop, is where Guru Gobind Singh formed the Khalsa Panth (Sikh Nation). It was in commemoration of the third centenary of the founding of the Panth, that the sprawling Khalsa Heritage Complex was envisaged and shaped into the state-of-the-art repository that we know it today. Called the Virasat-e-Khalsa. This museum sheds light on the vision of the Sikh Gurus, and provides an insight to Sikh history, culture and heritage. As a Sikh bastion, Anandpur Sahib was heavily fortified and today the fortifications include gurdwaras.

Due to its rich historical legacies, forts, religious shrines, wetlands, arts and handicrafts, the state of Punjab offers variety of savours for different types of visitors. With a variety of offerings to visitors, Anandpur Sahib was expected to draw large number of visitors from all over the country. Unfortunately, the state has not been successful in attracting visitors from other parts of the country. The current survey shows that visitors from outside the state accounted for merely 17.2 percent of total visitors in the state. There are notable service deficiencies which adversely affect the flow of visitors to the state.

### 5.2 LOCATION & GEOGRAPHY

Co-ordinates - Longitude, latitude:  $31.2^{\circ}$ ,  $76.5^{\circ}$

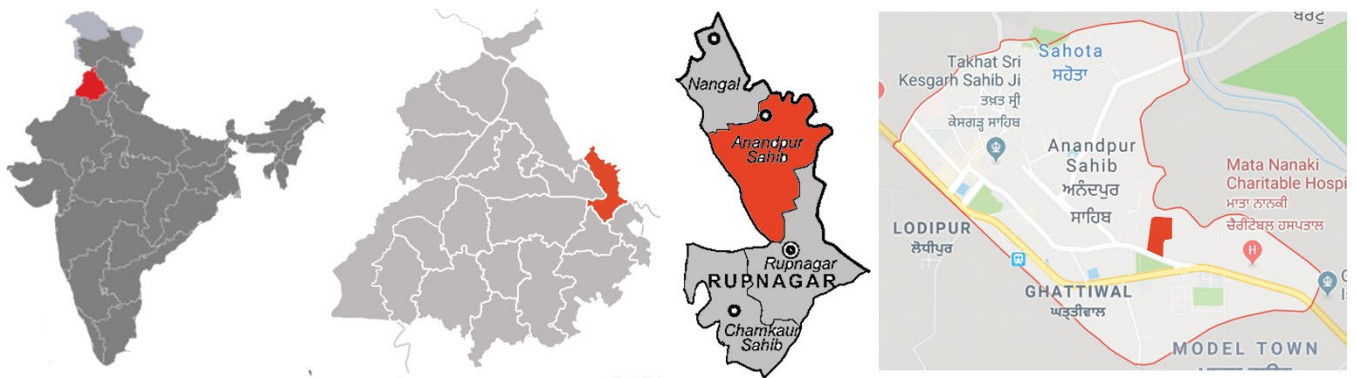


Figure 46 Location (Author)



## 5 STAR BOUTIQUE HOTEL-Heritage Theme

### 5.3 REGIONAL LINKAGES

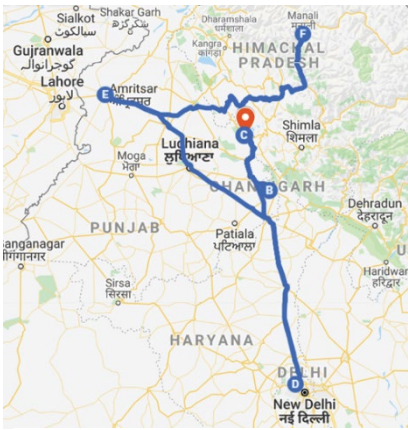


Figure 47 Accessibility map (Maps, 2018)

Anandpur Sahib is well connected with rest of region through rail network of Indian railways and a special pilgrimage train special Panj Takht covering all 5 prominent Takhts across country.

- The nearest railway station is Anandpur sahib: 1.3km
- The nearest airport is Chandigarh airport 100km
- The nearest bus stand is Anandpur sahib bus stand 1.6km

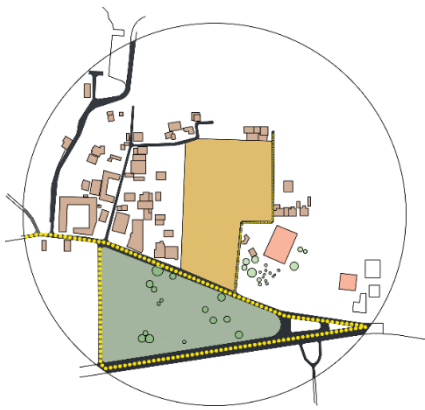


Figure 48 Site connectivity (Author)

The site is accessible from two sides:

- Front Park Street Road 10m wide connecting NH- 503 and SH- 22 to Takht Sri Kesgarh Sahib from the South and
- one local area street 4m wide from the East Side.

### 5.4 CONTEXT:



Figure 49 Site and its context (Author)



## 5.5 SITE ANALYSIS



Figure 50 Topography analysis (Author)

### TYPOGRAPHY ANALYSIS

The site has 5m level difference with the highest point at the North and lowest at South west.

TYPE OF SOIL: Alluvial soil (Reddish chestnut soils)

Consistency of soil; Loamy soil

Soil pH: 7.8-8.9

Water table: 25 m

### VEGETATION

Since the site is located in an agricultural area so site have many medium foliage trees and thorny bushes like Neem tree, kikar, Eucalyptus, Amalttas and many others.

Common trees found in the area are:

Khair (*Acacia catechu*), Kikar (*Acacia nilotica*), Palahi (*Acacia modesta*), Shisham (*Dalbergia sissoo*), Ber (*Ziziphus mauritiana*), Neem (*Azadirachta indica*), Mulberry (*Morus alba*), Kakkar , Dhrek (*Melia azedarach*)

### INFRENCES;

- The North-Western corner of the site is its highest point. Thus, the over-head tank shall be placed at that point.
- The 5.5-meter service road on the South-Eastern part of the site allows for a service entry from the Eastern corner.
- The service road would connect to the service yard and would act as a staff entry to the hotel.
- Since there is a natural slope on the site, thus the drainage services can be aligned towards the South-eastern part of the site. The landscaped part of the site would double up as a spill over space for Banqueting facilities, or as an outdoor event space.
- Owing to the views provided by the site, the guest room tower should be provided with large windows, but the climate of site does not allow that, thus the fenestrations would be of a constricted size and horizontal louvers shall be provided as and when necessary.
- The site has dense vegetation so designing should be done in context to that to save the environment and ecosystem of site.

5.7 CLIMATE

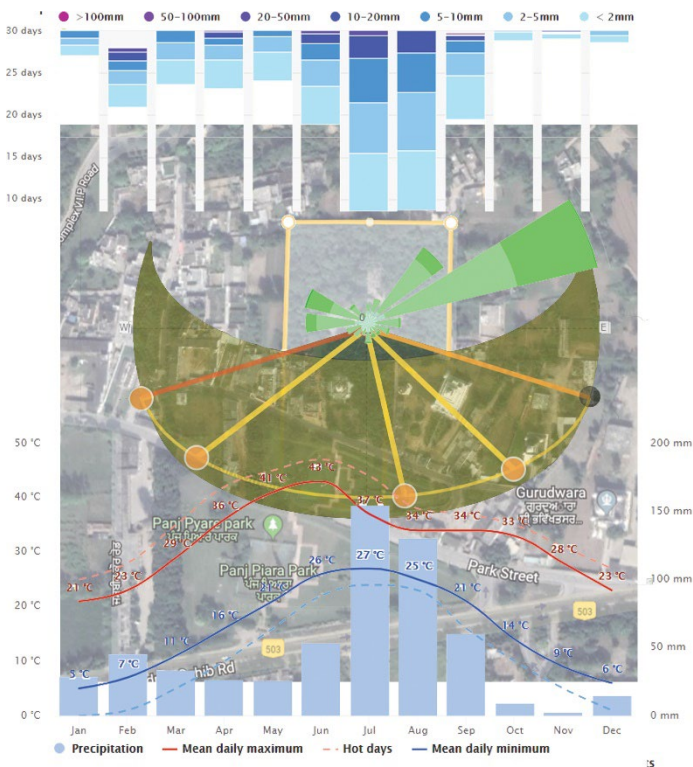


Figure 51 Climate analysis (Author)

CLIMATC ZONE: Warm and temperate climate  
 The average annual temperature in Anandpur Sahib is 35.0 °C.

In Summers it varies till 43.0 °C. and in winters to 5.0 °C.

PRECIPITATION: annual rainfall of 1107 mm.

WIND FLOW: predominantly wind on site blows from NE to SW at a speed of 5-12 km/hr. in winters and NW to SE at a speed of 5-19 km/hr. Breezes from river offer a viable cooling option from the relatively high temperatures that reach 35.0 °C.

This provides excellent opportunity to exploit natural ventilation using cross-ventilation.

- Layout: The analysis recommends use of courtyards in organisation of the dwellings being designed.
- Spacing: From the analysis, in terms of spacing compact layout of buildings is recommended.
- Air Movement: The analysis recommends that no provisions be made for air movement such as single banks since there is a natural breeze in the area.
- Openings: Small openings have been recommended for the area so as to prevent excessive heat build-up from entry of direct sunlight.
- Walls and Floors: Heavy external and internal walls are recommended for buildings to increase the time lag in penetration of solar radiation and maintain thermal comfort
- Roofs: The roof covering recommended for site should have a good thermal property that allow for prevention of heat gain.
- External features: There is need for provision of an adequate drainage for rainwater due to heavy convectional rainfall.

5.8 CULTURE: Anandpur Sahib comes to life every year on the occasion of Hola Mohalla. This tradition

dates back to the times of the 10th Guru, Guru Gobind Singh. The Guru decreed that the occasion

## 5 STAR BOUTIQUE HOTEL-Heritage Theme

of the festival of Holi be the occasion for the display of the martial spirit of his people. Each year Holi Mohalla marks the congregation of up to 100,000 devotees from all over the country for a festival of colour and gaiety.



Figure 52 Important cultural festivals

### 5.9 SYMBOLIC LANGUAGE OF SIKHS



Ek Onkar:

Opening verse of Guru Granth Sahib. The principal belief of Sikhism is “Waheguru” which refers to “God”, the “Supreme Being” or the “Creator of all”

Figure 53 Ek Onkar (Sikhism)



Khanda:

The circle signifies oneness, unity, justice, humanity and morality. The two-edged word at the centre of Khanda symbolises disintegration of false pride & vanity and demolition of the barriers of caste and other inequalities.

Figure 54 Khanda (Sikhism)

### 5.10 AREA ANALYSIS:

Boutique Hotel at Anandpur Sahib- AREA STATEMENT				
DESCRIPTION	NOS.	PER ROOM AREA	TOTAL AREA	REMARKS
Number of rooms	200			
Guest rooms				
King	86	40	3440	
Double	100	64	6400	
Handicapped	4	64	256	
Suits	10	80	800	
Total			10896	
Lobby				
Floor area	200	0.8-1.2	240	
Seating	1		20	
Retail	4	9.5 per shop	38	
Bellman Station	1		9.5	



5 STAR BOUTIQUE HOTEL-Heritage Theme

Air lock lobby	1		24	
Baggage Scanner	1		12	
Toilets	2		32	W.C.: Male 1 per 100 persons up to 400 Urinals 1 per 50 persons or part thereof Female 2 per 100 persons up to 200 Ablution tap 1 per each W.C. Wash basins 1 per W.C./ Urinals
<b>Total</b>			<b>375.5</b>	
<b>Front Desk</b>				
Reception office	1		11.5	
Cashier	1		9	
General manager	1		15	
Assistant Manager	1		9.5	
Financial controller	1		9.5	
Assistant food and beverage manager	1		9.5	
Sales manager	1		18	
Telephone/ Fax Manager	1		9.5	
Staff toilets	2		16	W.C.: Male 1 for up to 16 Urinals 1 per 7 to 20 Female 1 for up to 12 Ablution tap 1 per each W.C. Wash basins 1 per W.C./ Urinals
Staff room	1		24	
Work area for mail storage	1		48	
<b>Total</b>			<b>179.5</b>	
<b>Administrative department</b>				
General manager	1	18.5-23.0	20	
Account manager	1	9.5-11.5	9.5	
Finance manager	1	9.5-11.5	9.5	
General cashier	1	9.5-11.5	9.5	
Record room	1		5	
HR executive	1	9.5-11.5	9.5	
Training manager	1	9.5-11.5	9.5	
Training library	1		80	
IT training room	1	11.5-14.0	12	
IT manager	1	9.5-11.5	9.5	
Training room	1		20	



## 5 STAR BOUTIQUE HOTEL-Heritage Theme

Telephone exchange and operator	1		30	
Interview room	1	11.5-14.0	12	
Purchase office + Store	1		12	
Food and Beverage controller	1		12	
CCTV room	1		100	
TOILETS	2		100	W.C.: Male 1 for up to 16 Urinals 1 per 7 to 20 Female 1 for up to 12 Ablution tap 1 per each W.C. Wash basins 1 per W.C./ Urinals
Total			360	
<b>Engineering Department</b>				
Chief engineer	1		12	
Assistant engineer	1		12	
BMS room	1		32	
Server Room	1		48	
UPS room	1		32	
Battery room	1		64	
Hub Room	1		24	
LT panel room	1		40	
HT panel room	1		40	
NOC room	1		32	
SOC room	1		32	
STORE ROOM	1		24	
TOILETS	1		32	
<b>Dining area</b>				
All day dinning	400	2	800	NEUFERT'S STANDARD
24-hour coffee shop	100	1.6	160	NEUFERT'S STANDARD
Cocktail lounge/ Bar	250	1.8-2.0	500	NEUFERT'S STANDARD
Speciality rest/ Display kitchen	250	2	500	
Toilets	8		100	W.C.: Male 1 per 50 up to 200 Over Female 2 per 50 up to 200 200 add 1 per 200 and part thereof Urinals 1 per 50 Ablution tap 1 per each W.C. Wash basins 1 per W.C./ Urinals
Total			2060	



5 STAR BOUTIQUE HOTEL-Heritage Theme

<b>Banquet Area</b>				
Ball room	400	1.1-1.3	520	
Banquet hall	150	1.1-1.4	780	4 Nos.
Board room-1	35	0.9-1.1	38.5	
Board room-2	35	0.9-1.1	38.5	
Meeting room	50	0.9-1.1	110	
Pre function			250	
Banquet equipment			80	
Banquet Kitchen			150	
Toilets			150	W.C.: Male 1 per 100 persons up to 400 Urinals 1 per 25 persons or part thereof Female 3 per 100 persons up to 200 (over 200 1 per 100 persons) Ablution tap 1 per each W.C. Wash basins 1 per 200
Store/ Sales			25	
Pantry			30	
Lobby			100	
Miscellaneous areas			50	
<b>Total</b>			<b>2322</b>	
<b>Food and Beverage Department</b>				
Chef's room	1		16	
Store keepers room	1		12	
Receiving Area	1		10	
General store	1		16	
Dry store	1		53	
Meat freezer	1		15	
Fish freezer	1		15	
Vegetable freezer	1		15	
Chocolate room	1		9.5	
Liquor store	1		16.5	
Soft drink/ Mineral water store	1		15	
Wine store	1		16.5	
Baker's freezer	1		15	
Utensil's/ Glass freezer	1		65	
Record room	1		15	
Spare store	1		18	
Meat/ Fish washing area	1		15	
Uniform/ Linen store	1		28	
Vegetable wash	1		10	



## 5 STAR BOUTIQUE HOTEL-Heritage Theme

Total				375.5	
<b>Cooking and Preparation area</b>					
Fish preparation area	1			32	
Butcher's shop	1			35	
Vegetable preparation area	1			100	
Meat preparation area	1			100	
Confectionary	1			35	
Bakery	1			35	
Dry trash store	1			15	
Garbage storing	1			15	
Garbage walk in refrigerator	1			5	
Total				372	
<b>Staff areas</b>					
Male REST ROOM WITH LOCKERS	1			64	
Female rest room with lockers	1			64	
Staff recreation	1			20	
Staff kitchen	1			30	
Staff dining	1			100	
Total				278	
<b>Recreation and retail</b>					
Shops	4			100	
Play Zone	1			100	
Disco theatre	1			450	
Toilets	2			48	
Total				698	
<b>Swimming pool</b>					
Main Pool	1	Min depth 1m		420	
Kids pool	1	Max. depth 1.5m		30	
Pool deck	1	Max. slope 1in 10		150	
Jacuzzi	1			50	
Changing rooms & wash rooms	2			80	
Total				730	
<b>Health Area</b>					
Gym	1			300	
Store Room	1			35	
Sauna room (M+F)	2			150	
Staff area (M+F)	2			35	
Unisex saloon	1			45	
Change rooms (M+F)	2			80	
Treatment rooms/ Couple massage	4			80	
Yoga room	1			35	
Total				760	





## 5 STAR BOUTIQUE HOTEL-Heritage Theme

Laundry		0.65-0.75		
Linen store	1		30	
Laundry	1		80	
Linen room	1		17	
Uniform room	1	0.33-0.46	17.5	
Tailor & Upholstery	1		9.5	
Laundry manager	1		7.5	
Laundry store	1		8.5	
Total			170	
TOTAL			19608.5	
CIRCULATION SPACE (25% of total)			4902.125	
<b>TOTAL BUILT UP AREA</b>			<b>24510.625</b>	
Parking				
Ground	355	28	9940	
Basement	531	32	16992	
Other basement services				
Pump room			250	
H.V.A.C plant room			420	
D.G set room			160	
<b>TOTAL BASEMENT AREA</b>			<b>17822</b>	
GRAND TOTAL			42332.625	
TOTAL SITE AREA			25287.5	
GROUND COVERAGE (40%)			10115	
F.A.R (1.75)			44253.125	

