

# **HOTEL CUM RESORT**

## **THESIS**

Submitted in partial fulfillment of the  
requirements for the award of the degree  
Of

## **BACHELORS OF ARCHITECTURE**

By

**ANJALI. A. NAIR**



**GALGOTIAS**  
UNIVERSITY

## **SCHOOL OF ARCHITECTURE**

**GALGOTIAS UNIVERSITY**

**GREATER NOIDA**

**UTTAR PRADESH**



### **CANDIDATE DECLARATION**

I hereby certify that the work that is being presented in this Thesis, entitled “**HOTEL CUM RESORT**” in partial fulfillment 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  
Date:1:06:20

**ANJALI A NAIR**  
Enrollment No. **1521101001**



### **CERTIFICATE**

This is to certify that the dissertation titled "Hotel cum Resort", submitted in partial fulfilment of the requirement of the curriculum of Bachelor of Architecture is the work of Anjali Nair, Roll Number 15GSOA10107, who carried out research work under our supervision in Galgotias University, Uttar Pradesh

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

#### **Thesis Guide**

Ar. Abhishek Srivastava  
Associate Professor  
School of Architecture  
Galgotias University  
Greater Noida, U.P  
India

#### **Thesis Co-ordinator**

Ar. Ruchi

#### **Dean SOA**

Prof. Atul Setia

## **DEDICATION**

I dedicate my thesis work to my family and friends. A special feeling of gratitude to my loving parents, whose words of encouragement and push for tenacity ring in my ears. I also dedicate this thesis to my friends and also cousins who have supported me throughout the process. I will always appreciate all they have done.

## **ACKNOWLEDGEMENT**

The culmination of this THESIS on the “**HOTEL CUM RESORT**” 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 Dean Prof. Atul Setya, Galgotias School of Architecture, Prof. Ar. Abhishek Srivastava , who provide me invaluable guidance and assistance in the preparation of this report.

I would like to express gratitude to my friend Soma Banik 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:

**ANJALI A NAIR**

Enrollment No. **15GSOA101017**

## **PREFACE**

This report presents the research on hospitality sector. It shows a detailed set of standards and requirements of designing a Hotel cum resort, This report has primarily helped me understand the aspects of spaces in a hotel cum resort

The thesis report was undertaken under the guidance of Prof Ar, Abhishek Srivastava. .The research and analysis was difficult, but conducting extensive investigation has allowed me to gather all the information required for designing a Resort hotel. Fortunately, my mentor from was always available and willing to answer all the queries.

## **TABLE OF CONTENTS**

**Declaration**

**Certificate**

**Acknowledgement**

**Preface**

**Table of contents**

**Figures and tables**

**CHAPTER 1 : INTRODUCTION .....Pg. 01**

1.1 Overview

1.2 Project Description

1.3 Aim and Objectives

1.4 Scope and Limitation

1.5 Site

**CHAPTER 2: LITERATURE STUDY..... Pg .02**

2.1 Nature of activities in project

2.2 Need

2.3 Classification of hotel

2.4 Rating criteria of hotel

2.5 Evolution

**CHAPTER 3: STANDARDS AND REGULATIONS**

3.1 Hotel

3.2 CRZ Regulations

3.3 Regional bye laws

**CHAPTER 4: PRIMARY CASE STUDIES**

**4.1 TRADITIONAL BUILDINGS IN KERALA**

4.11 Padmanabhapuram palace

4.22 Traditional Illam

## 4.2 HOTEL CUM RESORT

Raviz Kovalam ,Kerala

Udai Samudra Kovalam,Kerala

## 4.3 COMPATIVE ANALYSIS

## **CHAPTER 5: SITE ANALYSIS**

5.1 Location

5.2 Site Surroundings

5.3 Connectivity

5.4 Site Area and Dimensions

5.5 Climatic zone/sun path and wind pattern

5.6 Constraints

5.6 Figure-ground study

## **CHAPTER 6: AREA STATEMENT & BRIEF**

6.1 Area requirement

6.2 Project brief

## **CHAPTER 7: CONCEPT**

7.1 Design Ideology

7.2 Zoining

## **CHAPTER 8: FINAL DESIGN**

8.1 Site plan

8.2 Floor plans

8.3 Elevations

8.4 Sections

8.5 3D and render

## **CHAPTER 9: BIBLIOGRAPHY**



## **CHAPTER 1: INTRODUCTION**

## **OVERVIEW**

The project “Sea cliff hotel resort” is proposed at Varkala, Kerala. The project is developed by Sea Chief Resorts Private Limited. The site comes under CRZ -II . The type of hotel proposed here is Resort hotel. It would be a four star hotel as per the nearby context is considered

## **HOTEL**

A **hotel** is an establishment that provides paid [lodging](#) on a short-term basis. Hotels can be classified in terms of their size ,function and cost ,so there are lots of standards set up to compare hotels.

## **RESORT HOTEL**

A **resort** (North American English) is a self-contained commercial establishment that tries to provide most of a vacationer's wants, such as food, drink, lodging, sports, entertainment, and shopping, on the premises. The term *resort* may be used for a hotel property that provides an array of amenities, typically including entertainment and recreational activities. A hotel is frequently a central feature of a resort, such as the Grand Hotel at Mackinac Island, Michigan.

## **AIM**

To develop a Sea cliff resort hotel at South cliff of Varkala to cater to the growing demands of tourism in that area

## **OBJECTIVES**

To promote local culture ,heritage and architecture through careful design

Use of potential views which pinpoints the location

Climate responsive design to reduce the use of mechanical energy by adapting passive cooling techniques and proper shading devices.

Use of vernacular features in cottages.

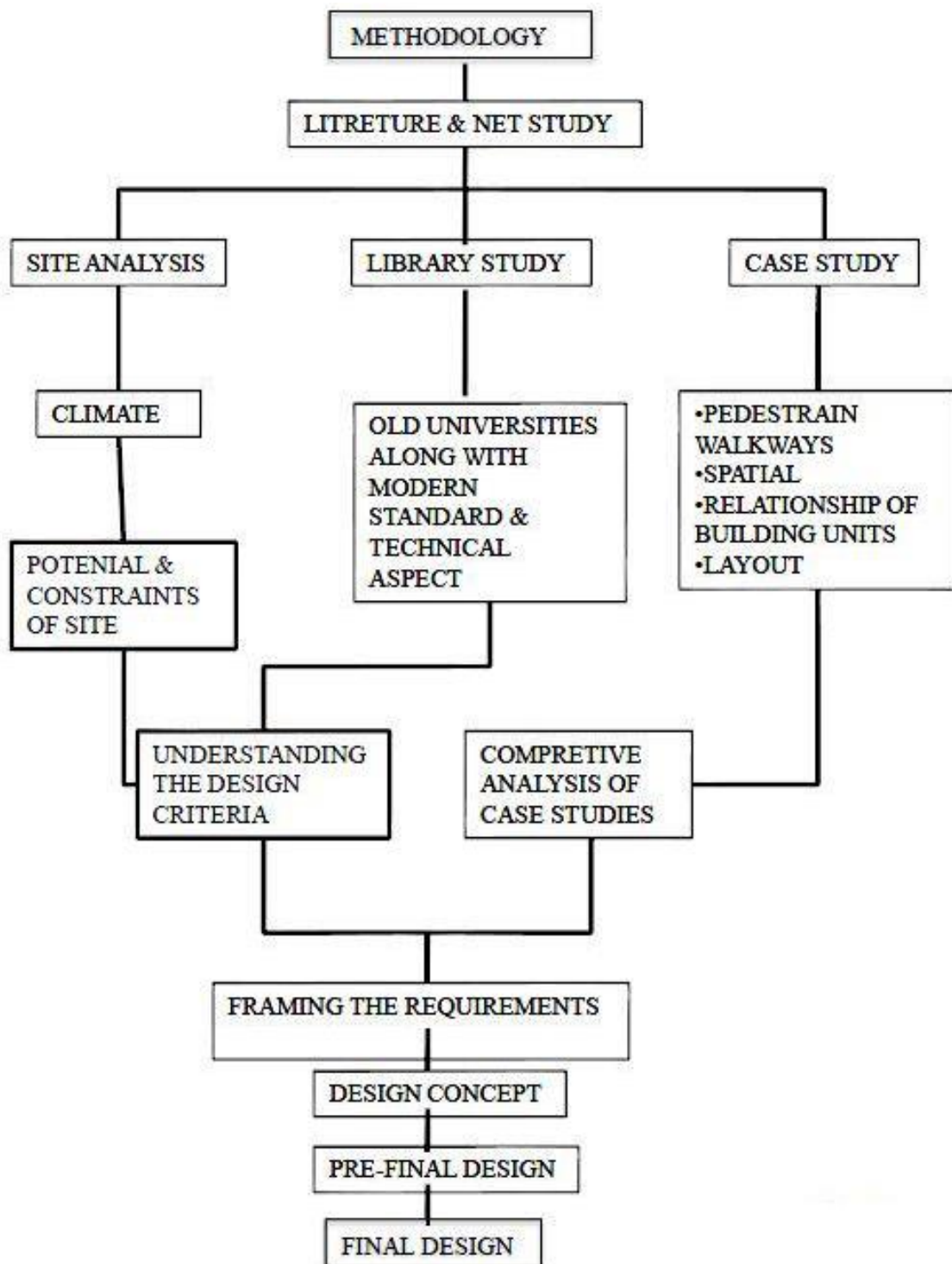
## **SCOPE**

The project provides an outlet to study the local architecture an exercise in the evolution of an architecture vocabulary which takes the inspiration from local architecture.

## **NEED**

With the increase in tourist flux in different parts of kerala and especially in Varkala which in reality lacks infra to cater the growing demands.

## METHODOLOGY



## LIMITATIONS

This project will not deal with any cost effective measures

# SITE



**SITE AREA -8.8 ACRE (35612 Sqm)**

**PERMISSABLE FAR -1**

## **CHAPTER 2 : LITERATURE STUDY**

## **CLASSIFICATION OF HOTELS**

The classification of HOTEL is done in various ways :

Hotels are classified according to the hotel size, location, target markets, levels of service

### **1.SIZE**

SMALL HOTEL – A hotel with 25 rooms or less is called a small hotel

AVERAGE HOTEL – A hotel with 26 to 99 rooms is called average hotel

ABOVE AVERAGE HOTEL- A hotel with 100 to 299 rooms is called above average hotel

LARGE HOTEL – A hotel with more than 300 rooms is classified as large hotel

### **2. TARGET MARKETS**

Hotel targets many markets and can be classified according to the markets they attempt to attract their guests. Common type of markets include business, airport, suites, residential, resort , timeshare , casino , convention and conference hotels

**BUSINESS HOTELS:** These hotels are the largest group of hotel types and they primarily cater to business travellers and usually located in downtown or business districts Although Business hotels primarily serves business travellers , many tour groups, individual tourists and small conference groups find these hotels attractive. Guest amenities at business hotels may include complimentary newspapers, morning coffee, free local telephone calls , Break fast etc. Airport Hotels: These type of hotels typically target business clientele, airline passengers with overnight travel layovers or cancelled flights and airline crews or staff. Some hotels might give free transport between hotel and airport .

**SUITE HOTELS:** These kind of hotels are the latest trend and the fastest growing segments in hotel industry .Such hotels have a living room and a separate bedroom\_ Professionals such as accountants, lawyers, business men and executives find suite hotels particularly attractive as they can work and also entertain in an area besides the bedroom

**EXTENDED STAY HOTELS:** Extended stay hotels is somewhat similar to the suite hotels , but usually offers kitchen amenities in the room . These kind of hotels are for long stayers who wants to stay more than a week and does not want to spend on hotel facilities.

**SERVICED APARTMENTS:** Serviced Apartment 1 Residential hotels provide long-term or permanent accommodation for Guest. Usually guest makes a lease agreement with the hotel for minimum of one month up to a year. Rooms generally include living room , bedroom, kitchen , private balcony , washing machines , kitchen utensils etc. Unlike normal hotels Serviced apartment only provide weekly one housekeeping service.

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### **RESORT HOTELS:**

Resort lodgings are normally situated in the mountains, on an island , or in some other outlandish areas from city's . These inns have recreational offices , view , golf , tennis , cruising , skiing and swimming Resort lodgings give pleasant and noteworthy visitor encounters that urge visitor to rehash to the resort. These inns are typically situated at some significant recreational focuses, similar to waterway (sea or enormous lake), in the mountains, and is normally liberated from the commotion of the huge city.

## **BED AND BREAKFAST HORNE STAY**

These are houses with rooms converted into overnight facilities , this can size up to 1 to 10 guest rooms , They are also known as 'Home Stay's'. The owner of the B&B usually stay on the premises and is responsible for serving breakfast to guest

## **TIMESHARE I VACATION RENTALS:**

Another new kind or section of the cordiality business is the condo inns. These are now and then alluded to as “Vacation-stretch” inns Timeshare hotels are the place the visitors who buy the responsibility for a particular period, These proprietors may likewise have the unit leased by the administration organization that works the hotel\_

## **3 .LEVELS OF SERVICE**

### **WORLD CLASS SERVICE**

These are likewise called extravagance f Five Start inns , they target top business officials, diversion superstars , high positioning political figures, and well off customer base as their essential markets .They give upscale eateries and parlors , Valet, attendant services and furthermore private eating offices

### **MID-RANGE SERVICE**

Hotels offering mid-go or in any case 3 to 4 star lodgings administration request the biggest section of the voyaging open This sort of inns doesn't offer expound support and have a satisfactory staffing . They likewise offer formally dressed assistance , food and drink room administration, in room diversion's and furthermore Wi-Fi etc\_

### **BUDGETED/LIMITED SERVICES**

These hotels provide clean , comfortable , safe , inexpensive rooms and meet the basic need of guests Budget hotels appeal primarily to budget minded travellers who wants a room with minimum services and amenities required for comfortable stay, without unnecessary paying additional cost for costly services.

## **OWNERSHIP AND AFFILIATIONS**



**Independent I Single Owner Hotels:** They do not have identifiable ownership or management affiliation with other properties. Example for the same would be family owned and operated hotel that is not following any corporate policies or procedures

**CHAIN HOTELS** : Hotels which are part of a hotel chain and these kind of ownership usually imposes certain minimum standards, rules , policies and procedures to restrict affiliate activities . In general the more centralised the organisation the stronger the control over the individual property

### **RATING CRITERIA OF HOTELS –**

Hotels are a significant part of the travel industry item. They contribute in the general the travel industry experience through the gauges of offices and administrations offered by them. With the point of view providing contemporary measures of offices and administrations accessible in the inns, the Ministry of Tourism has defined a deliberate plan for arrangement of operational inns which will be pertinent to the accompanying classes:



**STAR CATEGORY HOTELS:** - 5 Star Deluxe, 5 Star, 4 Star, 3 Star, 2 Star and 1 Star

**LEGACY CATEGORY HOTELS:** - Heritage Grand, Heritage Classic and Heritage Basic  
Source — Ministry of the travel industry — H&R division.

The star order framework is a typical method of rating inns. Higher star appraisals show more extravagance and offices.

## STANDARDS OF HOTEL CLASSIFICATION

Food administrations, amusement, see, room varieties, for example, sizes and extra civilities, wellness focuses, straightforward entry and area might be considered in setting up a norm.

The more typical grouping frameworks incorporate 'Star' rating, Letter reviewing, from 'A' to 'F', Diamond or just a 'palatable' or 'unacceptable' commentary



Systems utilizing terms, for example, Deluxe/Luxury, First Class/Superior, Tourist Class/Standard, and Budget Class/Economy are all the more broadly acknowledged as inn types, instead of inn gauges.

## WORLD HOTEL RATING/CLASSIFICATION

There is so far no universal grouping which has been embraced. There have been endeavors at binding together the arrangement framework with the goal that it turns into a globally recognised and dependable norm, however they have all fizzled.

This might be the situation of the World Hotel Rating(WHR) venture, which strikingly plans to set international characterization principles and rating measures along the lines of a world star-rating system. It will likewise set up a data stage on the lodging business. The more common classification systems include 'Star' rating, Letter grading, from 'A' to 'F', Diamond or simply a 'satisfactory' or 'unsatisfactory' footnote. Systems using terms such as Deluxe/ Luxury, First Class/ Superior, Tourist Class/ Standard, and Budget Class/ Economy are more widely accepted as hotel types, rather than hotel standards.

## HOTEL INDUSTRY IN INDIA

The Hotel Industry involves a significant piece of the Tourism business.

Verifiably saw as an industry giving an extravagance administration important to the economy just as an outside trade worker, the business today contributes legitimately to work and by implication encourages the travel industry also, trade.



Lodgings in India are extensively characterized into 7 classifications

- FIVE STAR
- FOUR STAR
- THREE STAR
- TWO STAR
- ONE STAR



By the Ministry of Tourism ,Government of India based on general features and facilities offered



## HISTORY

The history of hotels is intimately connected to that of civilisations, rather it is a part of the history. Facilities offering guests hospitality have been in evidence since early biblical times.

- The Greeks developed thermal baths in villages designed for rest and recuperation.



- The Romans were the first to develop thermal baths in **England**, Switzerland and the Middle East,

- After that, caravanserais appeared, providing a resting place for caravans along

Middle Eastern routes. In the Middle Ages, monasteries and abbeys were the first establishments to offer refuge to travellers on a regular basis.

Religious orders built inns, hospices and hospitals to cater for those on the move.



- Inns multiplied, but they did not yet offer meals. *Staging posts* were established for governmental transports and as rest stops. They provided shelter and allowed horses to be changed more easily. Numerous refuges then sprang up for pilgrims and crusaders on their way to the

## HOLY LAND.

Travelling then became **progressively** more hazardous. At the same time, inns gradually appeared in most of Europe. Some of them have remained famous\_

- Around 1200, staging posts for travellers and stations for couriers were set up in China and Mongolia.

## EMBROYONIC DEVELOPMENT OF HOTEL

- An early stage inn industry started to create in Europe. Unmistakable signs were hung outside foundations eminent for their refined cooking, Half a century later, clubs like English men of honor's clubs started to show up in America.

- In Paris in the hour of Louis XIV, the Palace Vendome offered the primary case of a various utilize engineering complex, where the traditional exteriors obliged boutiques, workplaces, condos and furthermore lodgings.

- In the nineteenth century, inns assume control over the town - The mechanical insurgency, which began during the 1760s, encouraged the development of lodgings all over, in terrain Europe, in England and in America.

The Tremont House in Boston was the first deluxe hotel in a city centre\_ It offered inside toilets, locks on the doors and an "ala-carte" menu.

- The Holt Hotel in New York City was the first to provide its guests with a lift for their luggage.

## INDIAN HISTORY

A caravanserai was a roadside in where travellers (Caravaners) could rest and recover from the day's journey. Caravanserais supported the flow of commerce, information, and people across the network of trade routes covering Asia, North Africa, and Southeastern Europe, especially along the Silk Road. The word is also rendered as caravansary, caravansaray, caravanserai and caravansara. The Persian word Karwansara is a compound word combining



is a compound word combining Karwan (caravan) with sara (palace, building with enclosed courts), to which the old Persian suffix -yi is added. Here "caravan" means a group of traders, pilgrims, or other travellers, engaged in long distance travel.

These were found every now and again along the Persian Empire's Royal Road, a 2,500-kilometer long (1,600 mi) antiquated interstate that extended from Sardis to Susa as per Herodotus: "Presently the genuine record of the street being referred to is the accompanying: Royal stations exist along its entire length, and astounding caravanserais; and all through, it navigates an occupied tract, and is liberated from threat." Major urban caravanserais were additionally worked along the Grand Trunk Road in the Indian subcontinent, particularly in the locale of Mughal Bengal various spot names dependent on the word Sarai have grown up: Mughal Serai, Sarai Alamgir and Sarai Rohilla for instance, and a considerable number of different spots are likewise founded on the first significance of "royal residence".

## **CHAPTER3 :STANDARDS AND REGULATION**

## GUIDELINES BY GOVERNMENT OF INDIA MINISTRY OF TOURISM (HRACC Division)

Hotels are an important component of the tourism product. They contribute to the overall tourism experience through the standards of facilities and services offered by them. With the aim to provide contemporary standards of facilities and services, the Ministry of Tourism has formulated a voluntary scheme for classification / re-classification of operational hotels in the following categories: Star Category Hotels: 5 Star Deluxe, 5 Star with Alcohol Service, 5 Star without Alcohol Service, 4 Star with Alcohol Service, 4 Star without Alcohol Service, 3 Star, 2 Star and 1 Star Heritage Category Hotels: Heritage Grand, Heritage Classic with Alcohol Service, Heritage Classic without Alcohol Service and Heritage Basic

Star Category	Classification / Reclassification fees in Rs.
1-Star	6,000
2- Star	8,000
3- Star	10,000
4- Star (with or without alcohol service)	15,000
5- Star (with or without alcohol service)	20,000
5- Star Deluxe	25,000
Heritage (Grand, Classic, Heritage categories)	15,000

### GENERAL AND GUEST ROOM

#### CHECKLIST OF FACILITIES FOR CLASSIFICATION / RE-CLASSIFICATION OF HOTELS

FACILITIES & SERVICES	1*	2*	3*	4*	5*/5'D	Yes/No	COMMENTS
<b>GENERAL</b>							
Full time operation 7 days a week in season	N	N	N	N	N		
Establishment to have all necessary trading licenses	N	N	N	N	N		
Establishment to have public liability insurance	D	D	D	D	D		
24 hr. lifts for buildings higher than ground plus two floors	N	N	N	N	N		Mandatory for all hotels. Local laws may require a relaxation of this condition. Easy access for the differently abled guests
Bedrooms, Bathroom, Public areas and kitchen fully serviced daily	N	N	N	N	N		
All floor surfaces clean and in good shape	N	N	N	N	N		Floor may be of any type
<b>GUEST ROOM</b>							
Minimum 10 lettable rooms, all rooms with outside windows / Ventilation.	N	N	N	N	N		
Minimum size of bedroom excluding bathroom in sq. ft	120	120	130	140	200		Single occupancy rooms may be 20 sq ft less. Rooms should not be less than the specified size.
Air-conditioning - % of Rooms	25%	25%	50%	100%	100%		Air-conditioning / heating depends on climatic conditions & architecture. Room temp. Should be between 20c %28c.

A clean change of bed and bath linen daily & between check - in	N	N	N	N	N		Definitely required between each check-in. On alternate days for 1 & 2 Star hotels
Minimum bed width for single 90 cm and double 180 cm	D	N	N	N	N		
Mattress thickness minimum 10 cm	D	D	N	N	N		Coir, foam or spring foam
Minimum bedding 2 sheets, pillow & case, blanket, mattress protector / bed cover	N	N	N	N	N		Blankets available in air conditioned rooms as per seasonal requirement in non A/C rooms. Mattress protector is desirable in 1* and 2* and necessary for all others.
Suites	D	D	D	N	N		2% of room block with a minimum of 1 suite room
Hairdryers	D	D	N	N	N		Where not provided in bathroom, must be available on request  All 3 Star, 4 Star, 5 Star and 5 Star deluxe hotels shall provide a hair dryer facility in the room on complementary basis. In 1 Star and 2 Star, this facility will be made available on request on complementary basis.
Safe keeping / in room safe	D	D	D	N	N		1, 2 & 3 Star hotels to have facilities for safe keeping in the reception.  All 4 Star, 5 Star and 5 Star deluxe hotels shall provide a safe.
Minibar / Fridge	D	D	N	N	N		Contents must conform to local laws

All 3 Star hotels shall have the facility of a mini fridge and all 4 Star, 5 Star and 5 Star deluxe shall have the facility of mini bar



Drinking water with minimum one glass tumbler per guest	N	N	N	N	N	N	All category hotels to provide two sealed bottles of branded bottled water of minimum 500 ml. per person per day on complimentary basis. Ultra violet treated water will not be acceptable.
Guest Linen							Good quality linen to be provided
Shelves /drawer space	N	N	N	N	N	N	Necessary for hotels of 1, 2 & 3 Star category to have a wardrobe.
Wardrobe with minimum 4 clothes hangers per bedding	N	N	N	N	N	N	In one star or two star hotels this may be without doors.
Sufficient lighting, 1 per bed	N	N	N	N	N	N	
A 5 amp earthed power socket	N	N	N	N	N	N	
A bedside table and drawer	N	N	N	N	N	N	1 per two twins and two for a double bed.
TV - cable if available			N	N	N	N	Mandatory for 3*, 4*, 5* and 5* Deluxe category and TV must have remote. <u>Exception:</u> For Eco and Nature Resort, TV Cable is not mandatory for 3*,4*,5*,5* Deluxe category. However, it is mandatory that they provide a Television with cable in lobby or other common area.
A writing surface with sufficient lighting			N	N	N	N	
Chairs	N	N	N	N	N	N	Preferable one per bedding
A wastepaper basket	N	N	N	N	N	N	
Opaque curtains or screening at all windows	N	N	N	N	N	N	All 4 Star, 5 Star and 5 Star deluxe hotels shall install blackout curtains by 1.4.2015

Drinking water with minimum one glass tumbler per guest	N	N	N	N	N	N	All category hotels to provide two sealed bottles of branded bottled water of minimum 500 ml. per person per day on complimentary basis. Ultra violet treated water will not be acceptable.
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A 5 amp earthed power socket	N	N	N	N	N	N	
A bedside table and drawer	N	N	N	N	N	N	1 per two twins and two for a double bed.
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Chairs	N	N	N	N	N	N	Preferable one per bedding
A wastepaper basket	N	N	N	N	N	N	
Opaque curtains or screening at all windows	N	N	N	N	N	N	All 4 Star, 5 Star and 5 Star deluxe hotels shall install blackout curtains by 1.4.2015

## BATHROOM

A mirror at least half length (3')	N	N	N	N	N	N	
A stationary folder and containing stationery	D	D	N	N	N	N	
A 'do not disturb' notice	N	N	N	N	N	N	
Night spread / bedcover	D	D	N	N	N	N	
Energy saving lighting	N	N	N	N	N	N	
Linen Room	N	N	N	N	N	N	well ventilated
<b>BATHROOM</b>							
Number of rooms with attached bathrooms	All	All	All	All	All	All	It will be mandatory w.e.f. 01.09.2010 for all 1 & 2 Star category hotels to have attached bathrooms. All bathrooms to have sanitary bin with lid
Minimum size of bathroom in square feet	30	30	36	36	45		25% of bathroom in 1 & 2 Star hotels to have western style WC. No higher ceiling / cap on the maximum size
1 Bath Towel and 1 Hand towel to be provided per guest	N	N	N	N	N	N	
Bath Mat	D	D	N	N	N	N	
Guest toiletries to be provided - minimum 1 new soap per guest	N	N	N	N	N	N	Quality products depending on the star category
Bottled toiletry products to be provided	D	D	D	N	N	N	
Clothes - hooks in each bath / shower room	N	N	N	N	N	N	All Star category hotels shall provide two (2) hooks for Garments in bath room.
A sanitary bin	N	N	N	N	N	N	These must be covered

## PUBLIC AREA

<b>PUBLIC AREA</b>							
Lounge or seating area in the lobby	N	N	N	N	N	N	Lobby shall have furniture and fixtures which shall include chairs/arm chairs, sofa, tables and fresh floral display.  Door man on duty for 4 Star and below 4 Star categories the presence of a door man on duty in the lounge or sitting area in the lobby shall not be mandatory. However, in such areas the presence of staff on duty shall be obligatory around the clock, 24*7.
Reception facility	N	N	N	N	N	N	Manned minimum 16 hours. Call service 24 hours. Local directions to hotel including city street maps to be available.
Valet (Parking) services to be available	D	D	N	N	N	N	
Availability of Room, F & B and other tariff	N	N	N	N	N	N	
Heating and cooling to be provided in public areas				N	N		Temperatures to be between 20 degrees Celsius to 28 degrees Celsius  Air-conditioning common areas like Lobby, Restaurants, Varandas, bar where they are open to nature on one or more sides shall not be mandatory for beach, lake, backwater, river, hill, mountain, forest or nature Hotels & Resorts.

## ROOMS AND FACILITIES FOR DIFFERENTLY ABLED GUEST FOOD AND BEVERAGES

Public rest rooms for ladies and gents with soap and clean towels, a washbasin with running hot and cold water, a mirror, a sanitary bin with lid in unisex & ladies toilet	N	N	N	N	N		
<b>ROOM AND FACILITIES FOR THE DIFFERENTLY ABLED GUEST</b>							
At least one room for the differently abled guest	N	N	N	N	N		The room shall have low height furniture, low peep hole, cupboard with low clothe hangers, audible and visible (blinking light) alarm system and door bell.
Bathroom	N	N	N	N	N		Door width for room of the differently abled persons and bathroom of such rooms should allow wheel chair made available by the hotel to enter easily. However, for new hotels coming up after 01.04.2017 the minimum door width of such rooms & their bath room shall be minimum 90 cm. In existing hotels the door width of the room for differently abled persons & bath room of such rooms shall have minimum width of 90 cm w.e.f. 01.04.2023.  The almirah in differently abled rooms shall be sliding in cases where no sufficient space is available for opening the almirah doors by the differently abled person.
Ramps with anti-slip floors at the entrance. Minimum door width should be one meter to allow wheel chair access	N	N	N	N	N		To be provided in all public areas. Free accessibility in all public areas and to at least one restaurant in 5 Star and

Public Restrooms	N	N	N	N	N			All Star category hotels should have a public rest room for differently abled guests (uni sex) with minimum door width which allows wheel chair made available by the hotel enter easily. However, for new hotels coming up after 01.04.2017 the minimum door width of such public rest room (uni sex) shall be minimum 90 cm. For existing hotels the minimum door width of public rest room (uni sex) shall be mandatory after 01.04.2023.
<b>FOOD &amp; BEVERAGE</b>								
1 Star & 2 Star category								1 & 2 Star categories should have minimum one dining room serving all meals. Room service not necessary
3 Star category								One Multi-cuisine Restaurant cum Coffee Shop open from 7 a.m. to 11 p.m. and 24 hr. Room Service
4 Star category (with alcohol service or with no alcohol service)								<b>Grade A cities:</b> One Multi Cuisine Restaurant cum coffee shop open from 7 a.m. to 11 p.m., one Specialty Restaurant and 24 hr. room service  <b>Other than A cities:</b> One Multi Cuisine Restaurant cum Coffee Shop open from 7 a.m. to 11 p.m. and 24 hours. Room Service

## KITCHEN /FOOD PRODUCTION AREA

Grade A: Delhi,** Mumbai, Kolkata, Chennai, Bangalore, Pune, Hyderabad, Secunderabad	Note: The Ministry of Tourism may review and revise the cities falling under the Grade 'A' - Grande 'B' from the time to time.						
Grade B: Cities in the rest of the country excluding Grade 'A' cities	* **Delhi would include the hotels falling in Gurgaon, Faridabad, Ghaziabad, NOIDA, and Greater NOIDA"						
Grade C: Cities in the rest of the country							
Crockery & Glassware	N	N	N	N	N		Plastic ware accepted in pool/Area
Cutlery to be at least stainless steel	N	N	N	N	N		All categories should use good quality metal cutlery. Aluminum cutlery prohibited
Bar	D	D	D	N	N		Wherever bar license is prohibited for a hotel as per local law, the bar will not be mandatory and wherever bar is allowed as per local laws, then the hotel will have to obtain bar license first and then apply for classification to the Ministry of Tourism.
							It will be mandatory for such hotels to show their classification status prominently and clearly in all their publications, websites, advertisements and collaterals. No abbreviations shall be used to indicate the classification status in such cases.
<b>KITCHEN /FOOD PRODUCTION AREA</b>							
Refrigerator with deep freezer	N	N	N	N	N		Capacity based on size of F & B service
Segregated storage of Meat, fish and vegetables	N	N	N	N	N		Meat, fish and vegetables in separate freezers

## STAFF AREA

Colour coded synthetic chopping boards	N	N	N	N	N		Wooden chopping boards
Tiled walls non slip floors	N	N	N	N	N		
Head covering for production staff	N	N	N	N	N		
Daily germicidal cleaning of floors	N	N	N	N	N		
Good quality cooking vessels / utensils	N	N	N	N	N		Use of aluminum vessels prohibited except for bakeware
All food grade equipment containers	N	N	N	N	N		
Drinking water	N	N	N	N	N		Water treated with UV + filtration
Ventilation system	N	N	N	N	N		
Garbage to be segregated - wet and dry	N	N	N	N	N		To encourage recycling
Wet garbage area to be air-conditioned	D	D	N	N	N		
Receiving areas and stores to be clean and distinct from garbage area	N	N	N	N	N		
Six monthly medical checks for production staff	N	N	N	N	N		
First - aid training for all kitchen staff	N	N	N	N	N		
Pest control	N	N	N	N	N		
<b>STAFF</b>							
Staff uniforms for front of the house	N	N	N	N	N		Uniforms to be clean and in good condition
English speaking front office staff	D	D	N	N	N		This may be relaxed outside the metros/ sub-metros for 1 and 2 Star category hotels

## STAFF WELFARE FACILITIES

Percentage of Supervisory staff	20%	20%	40%	40%	80%	Hotels of 4 Star categories and above should have formally qualified Heads of Departments.  The supervisory or the skilled staff may have training or skill certification as follows: Degree / diploma from Central or State IHMs / FCIs or from NCHMCT affiliated IHMs or from other reputed Hospitality Schools
Percentage of Skilled staff	20%	20%	30%	30%	60%	The supervisory or the skilled staff may have training or skill certification as follows:  Degree/ diploma from Central or State IHM / FCIs or from NCHMCT affiliated IHMs or from other reputed Hospitality schools  Skill training certificate issued under the guidelines and scheme of the Ministry of Tourism
<b>STAFF WELFARE FACILITIES</b>						
Staff Rest Rooms	D	D	N	N	N	Separate for male and Female employees with bunk beds, well lighted and ventilated
Staff Locker Room	D	D	N	N	N	
Toilet facilities	N	N	N	N	N	Full length mirror, hand dryer with liquid soap dispenser
Separate Dining area & Facility	D	D	N	N	N	

Iron and Iron Board facility	D	D	D	N	N	Iron and iron board to be made available on request in 1 to 3 Star category hotels on complimentary basis. For 4, 5, 5 Star Deluxe categories to be available in the room on complimentary basis.
Paid transportation on call	D	D	N	N	N	Guest should be able to travel from hotel
Shoe cleaning, shoe horn & slippers	D	D	D	N	N	Free facility to be Provided for in house guests.
Ice (from drinking water) on demand	D	D	N	N	N	Complimentary on request
Acceptance of common credit cards and facility / infrastructure for accepting/ making payments by digital transactions.	N	N	N	N	N	
Assistance with luggage on request	N	N	N	N	N	
A public telephone on premises. Unit charges made known	D	D	N	N	N	There should be at least one telephone no higher than 24' from floor level in 5 and 5 Star Deluxe (to also cater to differently abled guests)
Wake - up call service on request	N	N	N	N	N	
Messages for guests to be recorded and delivered	N	N	N	N	N	A prominently displayed message board will suffice for 1 & 2 Star categories
Name Address and telephone numbers of doctors with front desk	N	N	N	N	N	Doctor on call in 3, 4, 5 & 5 Star Deluxe
Stamps and mailing facilities	D	D	N	N	N	
Newspapers available	D	D	D	N	N	This may be placed in the lounge for 1, 2 & 3 Star hotels
Access to travel desk facilities	N	N	N	N	N	This neednot be on the premise for 1, 2 & 3 Star categories

## GUEST SERVICES

<b>CODE OF CONDUCT FOR SAFE &amp; HONOURABLE TOURISM</b>						
Display of Pledge	N	N	N	N	N	Pledge to be displayed prominently in the staff / back areas / office premises of all the Heads of Departments (HODs)
Training for 'Code of Conduct for Safe & Honourable Tourism'	N	N	N	N	N	At time of joining (orientation programme and subsequent in-house training)
Maintenance of Action Taken Report with regards to compliance of the provisions of the Code	N	N	N	N	N	Signatories of the 'Code of Conduct' to maintain record of action taken in compliance of the provisions of the Code
Focal Points / Nodal Officers	N	N	N	N	N	Two nodal officers to be nominated (i.e., from HRD, Security side etc.) for hotel with more than 25 personnel and one focal point for Hotel with less than 25 personnel
<b>GUEST SERVICES</b>						
Provision of wheelchair for the differently abled guest	N	N	N	N	N	Wheel chair to be available on a complimentary basis in hotels of all categories
Valet (parking) services to be available	D	D	N	N	N	
Dry-cleaning /laundry	D	D	D	D	N	In house for 5 Star Deluxe hotels. For 5 Star category and below may be outsourced
Tea / Coffee making facility in the room	D	D	D	N	N	Tea/coffee making facilities in the room to be made available on complimentary basis in all 4 Star 5 Star & 5 Star Deluxe categories.

Left luggage facilities	D	D	N	N	N	This must be in a well secured room / 24 hour manned area  All 4 Star, 5 Star and 5 Star Deluxe hotels shall provide luggage racks, portable or fixed, for two large suitcases by 1.4.2015. This will be stated on the hotel's website under the head 'Facilities and Amenities provided on complimentary basis' and mentioned to guests while checking in.
Provision for emergency supplies toiletries /first aid kit	D	D	N	N	N	
Health - Fitness facilities	D	D	D	D	N	Indian system of treatments should preferably be offered
Beauty Salon and Barber's Shop	D	D	D	D	D	
Florist	D	D	D	D	D	
Utility shop / kiosk	D	D	D	D	N	The presence of a utility kiosk/shop will not be a mandatory condition for classification under one to four Star categories. For 5 Star & 5 Star Deluxe categories one utility kiosk or shop will be a must. No separate book shop shall be necessary.
Money changing facilities	D	D	D	D	D	Money changing facility to be made available

## SAFETY AND SECURITY

SAFETY & SECURITY						
Metal detectors (door frame or hand held)	D	D	N	N	N	
Fire and emergency alarms should have visual & audible signals.	N	N	N	N	N	
First aid kit with over the counter medicines with front desk.	N	N	N	N	N	
Fire Exit signs on guest floors with emergency / backup power.	N	N	N	N	N	

- I) OPEN AREA : 23 SQ.M PER E.C.S  
 II) BASEMENTS : 32 SQ.M PER E.C.S  
 III) STILTS: 28 SQ.M PER E.C.S  
 IV) PODIUM: 28 SQ.M PER E.C.S  
 V) ROOF TOP: 28 SQ.M PER E.C.S

## OTHER AMENITIES

CCTV at strategic locations	N	N	N	N	N	
X-Ray Machine.	D	D	D	D	N	For 5 Star Deluxe category, it would be 'Necessary' to have an X-Ray Machine at the guest entrance for screening of baggage  Manual checks may be conducted for staff and suppliers at designated entry points
Under belly scanners to screen vehicles.	D	D	D	N	N	
Verification.	N	N	N	N	N	All hotels should conduct a antecedent verification of their staff and suppliers by the Police / private security agencies.
Staff trained in fire fighting Drill.	N	N	N	N	N	All hotels to conduct periodic fire drills and maintain 'Manuals' for Disaster Management, First Aid and Fire Safety. Quarterly drills as per Law.
Security arrangements for all hotel entrances.	N	N	N	N	N	
Each bedroom door fitted with lock and key, viewport / peephole & internal securing device.	D	D	N	N	N	A safety chain / wishbone latch is acceptable in place of viewport / peephole.
Smoke Detectors.	N	N	N	N	N	These can be battery Operated.
Fire and Emergency Procedure notices displayed in room behind door.	N	N	N	N	N	

## PARKING

Parking Facilities.	D	D	N	N	N	Should be adequate in relation to the number of rooms & banquet / convention hall capacities. Exclusively earmarked accessible parking nearest to the entrance for differently abled guests
Conference Facilities.	D	D	D	D	N	
No. of people to be trained under 'Hunar Se Rozgar'.	N	N	N	N	N	As per norms laid out in para 23 of guidelines
Eco Friendly Practices: (a) Sewage Treatment Plant.	N	N	N	N	N	A Sewage Treatment Plant will not be a mandatory condition for hotels which have obtained completion certificate for construction before 1.4.2012.
(b) Rain water harvesting.	N	N	N	N	N	
(c) Waste management.	N	N	N	N	N	
(d) Pollution control methods for air, water and light.	N	N	N	N	N	
(e) Introduction of non CFC equipment for refrigeration and air conditioning and other Eco-Friendly measures and initiatives.	N	N	N	N	N	

Display of classification status by the hotel:-

PC available for guest use with internet access.	D	D	N	N	N	This can be a paid service. Upto 3 Star, PC can be in the executive offices, Internet subject to local access being available
E-mail service.	D	D	N	N	N	Subject to local internet access being available.
Fax, photocopy and printing Services.	N	N	N	N	N	
In room Internet Connection / Data Port.	D	D	D	N	N	Subject to local internet access being available. Wi - Fi wherever possible.
Business Center.	D	D	D	N	N	This should be a dedicated area. (This provision may be relaxed for resort destinations, tourist and pilgrimage centers).
Swimming Pool	D	D	D	D	N	This can be relaxed for hill destinations. Mandatory to have trained Life Guard. Board containing Do's & Don'ts, No Diving sign, pool depth etc. should be displayed at a strategic location in the pool area  All 4 Star, 5 Star and 5 Star Deluxe hotels shall provide a luminous LED wall clock with numerals of three inches or more on display near their swimming pools.  It will be desirable for all 5 Star Deluxe hotels to have air-conditioned porches and heated swimming pools.

## STANDARDS OF HOTEL (TIME SAVER)

Difference type of hotel offer varying standard of quality and facilities. Hotel may be part of a chain or independent. It provides accommodation facilities, include room, toilet, bathroom, shower room etc. The public area and guest rooms should occupy 50-60% can be the back of the house-service & kitchen etc.

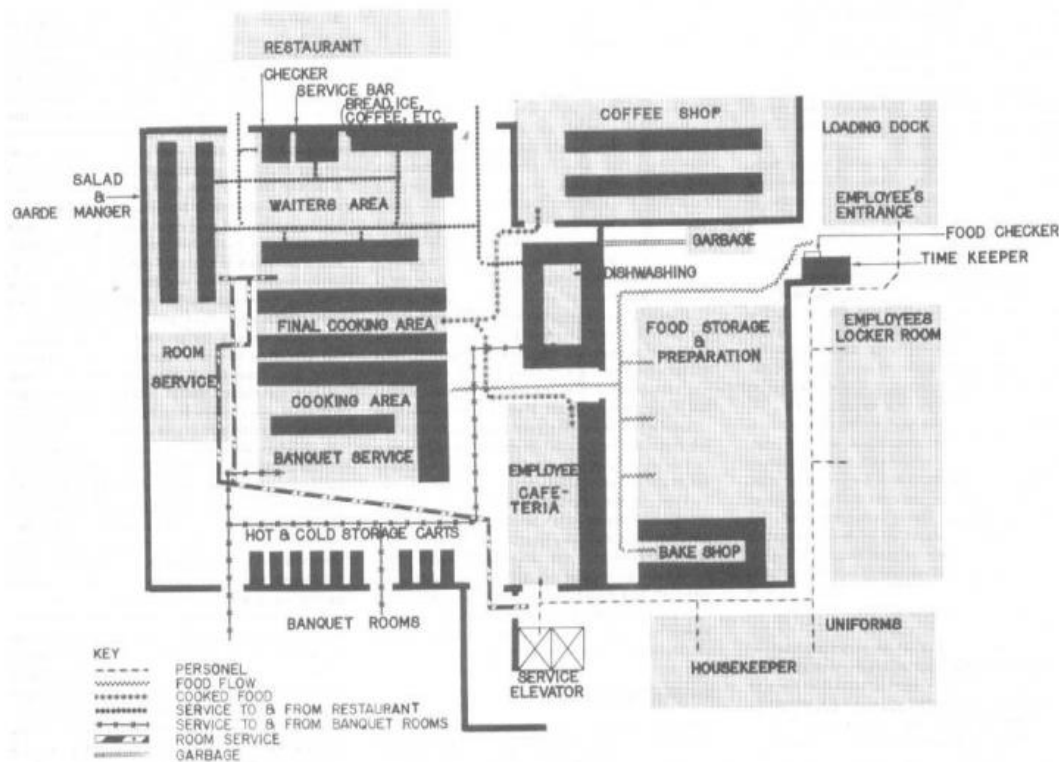


Fig. 1 Flow diagram of service areas.

Lodging offer various sorts of convenience, including rooms, suites. The size and number of beds to a great extent directs measurements and design of rooms, for example twin 100/200cm, twofold 150/200cm, sovereign size 165/200cm, or extra large 200/200cm. rooms may incorporate a sitting zone with seats, a work area, TV., self-administrations drinks fridge and bag stand.

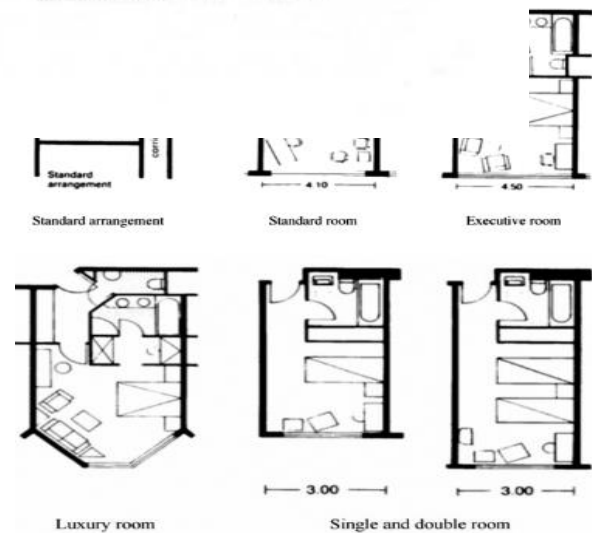


Fig. 25. Typical room layouts

Passageway space ought to be about 6m<sup>2</sup>per room, and typically at any rate 1.5-1.8m wide. Separate course ought to be accommodated visitor, staff and products.



## DINING AREA



### Area requirement

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

Fig. 26, Typical restaurant layout

To have the option to eat serenely one individual requires a table territory of around 60cm wide by 40cm. profound. This gives adequate freedom between nearby burger joints. Albeit an extra 20cm of space in the Center for dishes and tureens is something attractive, a general width of 80-85cm for an eating table. Round table, or table with six or eight sides, with a distance across of 90-120cm are perfect for four individuals and can likewise take a couple of more diners\_

- Restaurants ought to be arranged with the goal that assortment of guest plan can be accomplished.
- Ambience is a significant part in eatery structure.
- Decoration, lighting ought to be an indispensable piece of café plan.
- Large ordinary spaces ought to be separated in little progressively personal zones.
- Changes of level not generally preferred by food providers yet adequate giving, they may positive commitment to plan. Try not to include more than 2 or 3 stages and principle café ought to be same level as kitchen.

## 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

Space stipend barring cooking zone

- Food is typically cooked inside counter zone yet that for planning, wash-up required 1.50 to
- 220 sqm per individual including counter

Cafe Service

- 0.83 sqm per individual, for the most part family sort of business with
- Separate kitchen for dinning planned on conventional lines

Self. Service

- 1.4 To 1.7 sqm per individual. Long self-administration counter giving
- Good flow spaces with spaces for clearing streetcars.

## PARKING

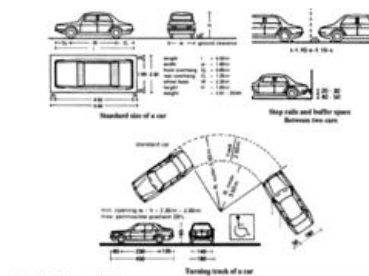


Fig. 28, Parking standards

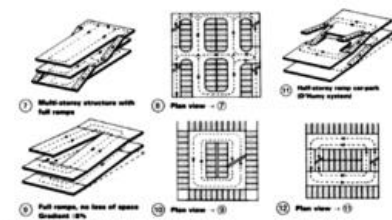


Fig. 29, Multi storied Parking

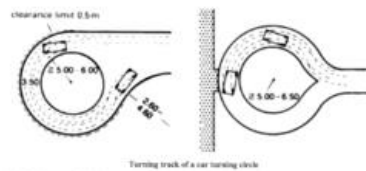


Fig. 30, Parking standard

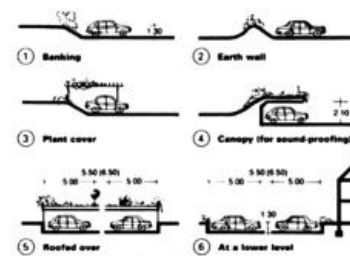


Fig. 31, Different creative types of car parking options

- The Public Entrance and The Movement of Staff and Goods Should He Segregated
- The Parking Pattern That Will He Most Satisfactory Fully Warrants a Careful Thought .It Depends Upon Many Factors Including the Possible Locations of Access Drives.
- At right angle turn 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
- One Parking Space/30 m<sup>2</sup> Of Public Space  
Staff Allocated 1 Space/Every 2 Members on Duty.

## LAUNDRY

- There are various kinds of clothes washers and irons accessible in the market and it likewise relies upon the quantity of visitor rooms in the inn.



- Some laundries may must be isolated into 'perfect' and 'dirtied' segment

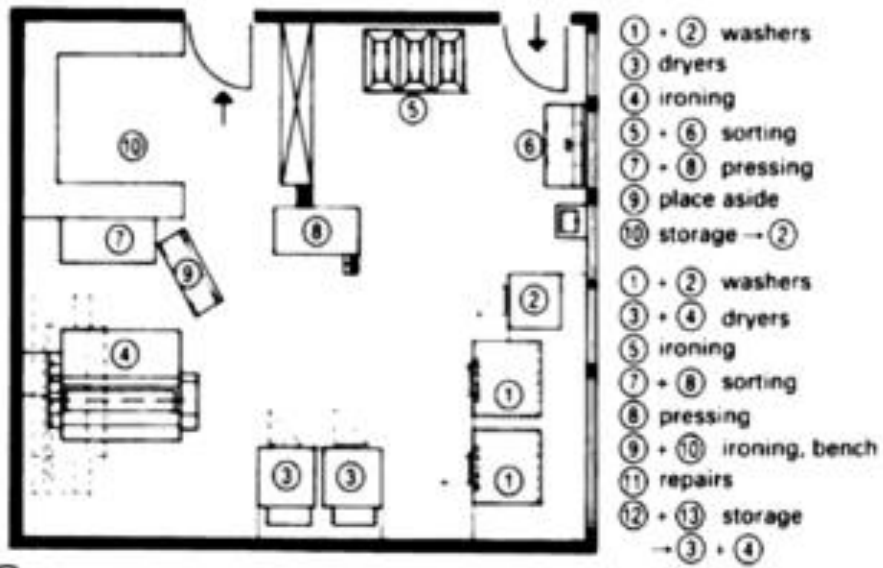


Fig. 32, Laundry of average size

## CRZ REGULATIONS

The CRZ buffer area in Kerala is 50 meters from High Tide Line (HTL) on the landward side.

- 50 m buffer for cliffs from High Tide line is mandatory
- Buildings shall be permitted only on the landward side of the existing road or on the landward side of existing authorized structures.
- These buildings will be subject to the existing local town and country planning regulations including the existing norms of floor space index (FSI)/floor area ratio (FAR).
- The KCZMA's Expert Committee who inspected the site has reported that the proposed site is in CRZ II and recommended the approval of the architects' plan for construction behind the existing pre-1991 building (bldg no.23/346) and beyond the 50 meter line, landward from the HTL
- The proposed construction (Group A2 Special residential) in the site is planned in a way it respects all the existing environmental laws
- The resort is proposed to be built on the landward side from the 50m buffer zone.
- The site for tourism proposal is inspected and approved by CESS and the site details are included in the CESS report 2013
- The 75th meeting of KCZMA held on 23rd March 2016 has discussed the proposal in detail and decided to recommend the same to Ministry of Environment and Forestry (MoEF)



### Index

- CRZ I A:** Eco-sensitive areas
- CRZ I B:** Inter-tidal areas
- CRZ II:** Areas which have been developed up to or close to the shore
- CRZ III A:** CRZ-III areas, where the population density is more than 2,161 per sq km, as per 2011 Census
- CRZ III B:** Areas with population density of less than 2,161 per sq km, as per 2011 Census
- CRZ IV A:** 12 nautical miles from the Low Tide Line towards the sea
- CRZ IV B:** Tidal influenced waterbodies
- NDZ:** 50 metres from High Tide Line in CRZ III A areas, 200 m from HTL in CRZ-III B areas

## **CHAPTER 4: CASE STUDIES**

## KRISHNAPURAM PALACE

The Krishnapuram Palace is a royal residence and historical center situated in Kayamkulam close Alappuzha in Alappuzha region, Kerala in southwestern India. It was worked in the eighteenth century by Anizham Thirunal Marthanda Varma (1729–1758 AD), the Travancore realm. It is worked in the building style of Kerala with gabled rooftop, restricted hallway and dormer windows, close to the Krishnaswamy Temple at Krishnapuram.[1][2][3][4][5]

The castle is kept up by the Kerala State Department of Archeology and contains displays that had a place with the Palace and its previous tenant, the Travancore Maharaja Marthanda Varma. It is additionally renowned for a huge lake inside the royal residence complex.[1] It is likewise said that an underground departure course runs from the base of the lake as a potential getaway course from enemies.[2][5]

Among the numerous Kerala-style artworks found in the royal residence, an unmistakably positioned wall painting is titled "Gajendra Moksham" of 154 square feet (14.3 m<sup>2</sup>) size, which is supposed to be the biggest such find in Kerala. It is put on the western finish of the ground floor of the palace.

## GEOGRAPHY

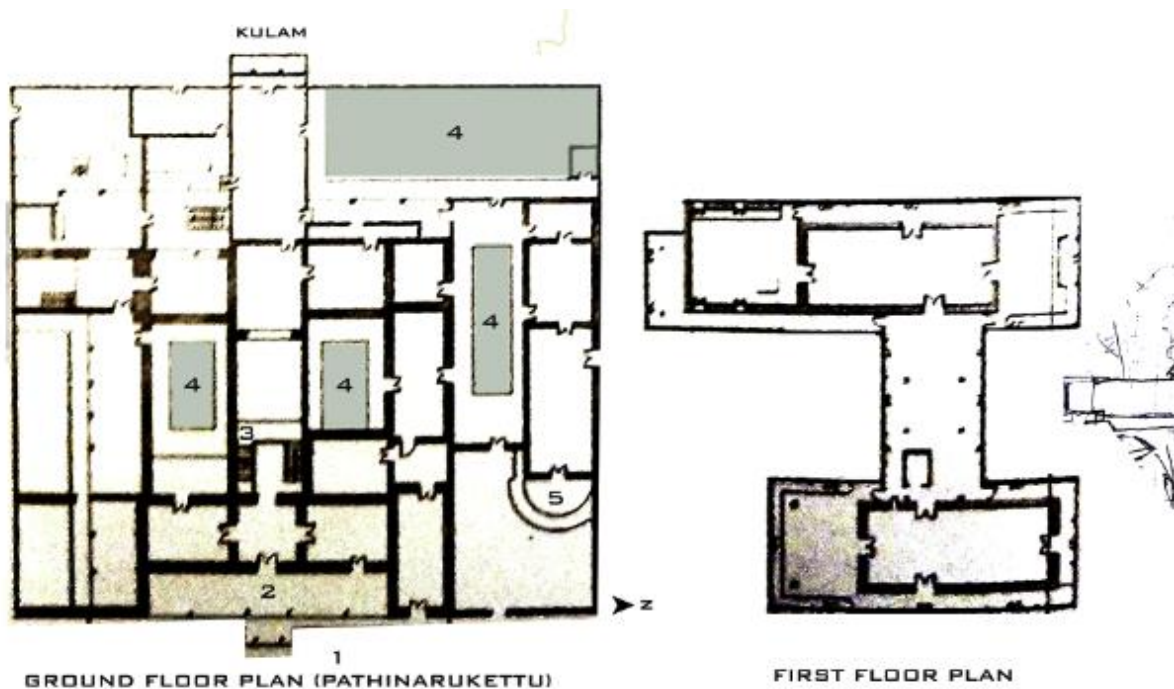
The Krishnapuram Palace named after the Krishnaswamy Temple at Krishnapuram, a peaceful town, is arranged around 2 kilometers (1.2 mi) south of Kayamkulam town. It is arranged on the highest point of a little hillock circled by terraced garden with wellsprings, lakes and yards. Its area is to one side of the National Highway 66 (India) (NH 66) among Ochira and Kayamkulam in the Alapuzha District. It is 47 kilometers (29 mi) away from Allepey (Alappuzha locale) while in transit to Kollam.



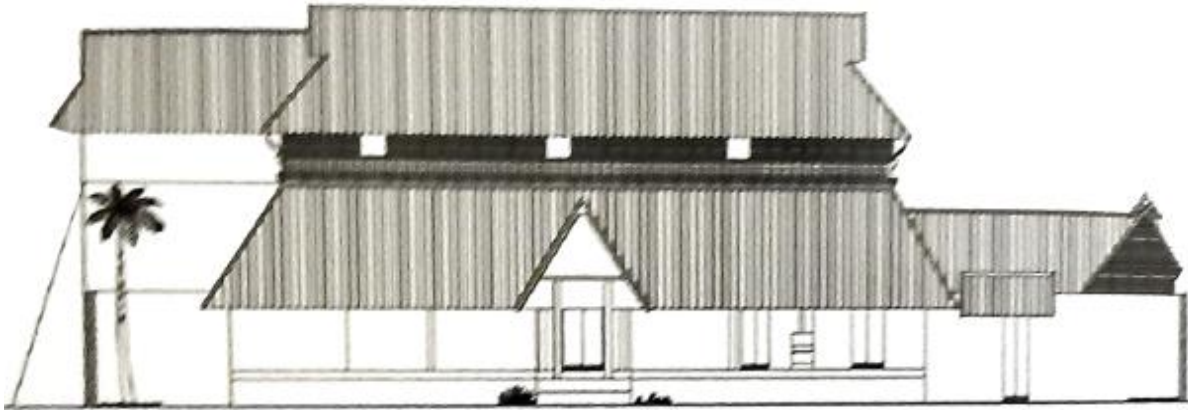
## HISTORY

The palace was made by King Marthanda Varma of Travancore in the wake of crushing and adding Odanad in the Odanad–Travancore War of 1746. Prior to the development of the royal residence, the King obliterated a previous royal residence at the site, which had been worked by the King Veera Ravi Varma of Odanad (rule 1700–1775 AD).[5] Initially, a little royal residence of a solitary story, referred to locally as Ettukettu, was worked in the conventional style with a contiguous lake, sanctuary and urappura under the administration of Prime Minister Ramayyan Dalawa, which was later extended by Prime Minister Ayyappan Marthanada Pillai. The royal residence complex has numerous different structures, which are a blend of conventional and Western engineering. The current structure, a three-celebrated structure inside the complex, was redesigned during the 1950s by the Archeological Department of Kerala in present day style fitting in with the logical methods recommended for the security of legacy structures. As an ensured landmark, it houses the Archeological Museum and its workplaces.

## ARCHITECTURE



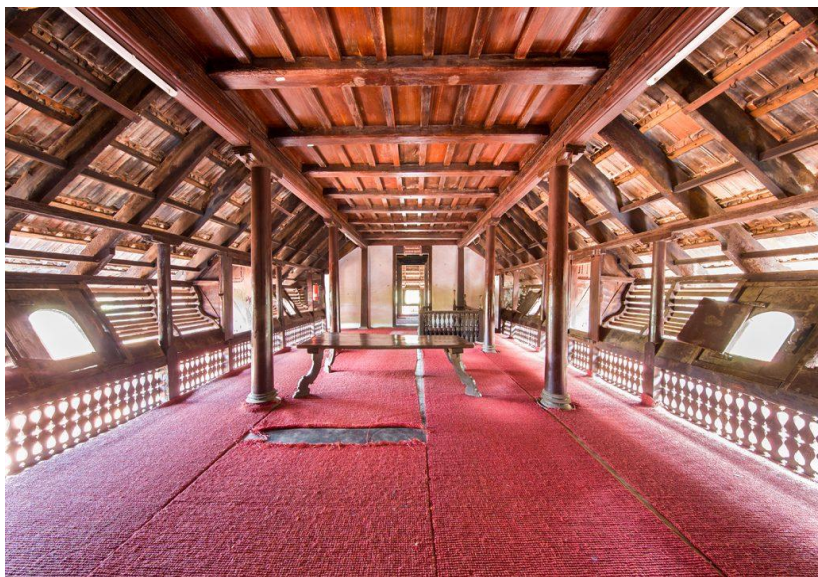




The Krishnapuram Palace, as one of the best and rarest instances of a common Keralite-style design, referred to in the nearby language as Pathinarukettu, is finished with gabled rooftops, limited halls and dormer windows. It is a smaller than usual imitation of Padmanabhapuram Palace, which was the home office of Travancore Rajas.



The royal residence complex initially enveloped an absolute land zone of 56 sections of land (23 ha). Be that as it may, throughout the years, as the monarchic guideline finished, the



castle was totally ignored and tumbled to neglect, and was run down. A significant number of the structures encompassing the principle castle of the Maharaja got crushed or obliterated

and the royal residence complex got diminished to a unimportant 2.55 sections of land (1.03 ha) encased inside a 10 feet (3.0 m) high compound divider. The fundamental royal residence, which was run down, was remade to its unique state as a three celebrated landmark by the Archeological Department of Kerala during the 1950s. The uncommon records and curios which were kept at different areas were brought back, reestablished and in the long run showed in the royal residence that has been changed over into a Museum.



The royal residence reestablished to its initially assembled plans, complying with Vastu Shastra standards, has 16 squares or Kettus with four Nadumuttam or open zone in the inside or yards. The windows, entryways and ventilators were put so as to guarantee outside air dissemination and common lighting in all the rooms. There are 22 rooms (which open into the obscure inside patios) with decorative wooden segments with carvings. Extra openings were given to forestall any negative impacts of "Murmavedham." (Secret impacts). The structure is set with verandas (sections) all round to secure the external dividers getting harmed because of downpours. The materials utilized in its development comprised of laterite stones, rubble, teak, rosewood and Angili wood. Material (red-tiled gabled) is steep and tiled with Mangalore tiles, which highlights the magnificence of the structure. An extraordinary component of the carpentry embraced in building the royal residence comprised of wooden pivots and bolts for entryways and windows, rather than metallic fittings and installations. The ground surface comprises of finished wood and furthermore of dark and red oxide-covered cement. The means are made of cleaned stone squares.

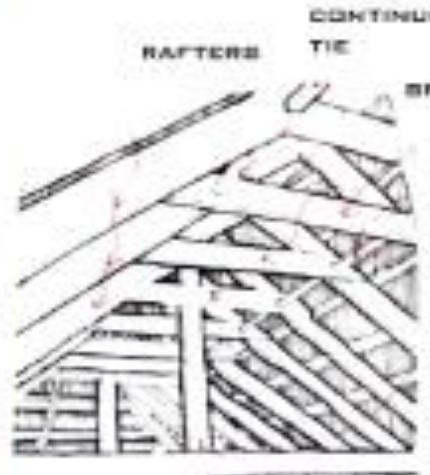
A little stream was made to stream near the southern region of the royal residence which likewise worked as a mystery get away from course in the midst of emergency.

An underground tank or lake that stretches to the focal point of the structure was a piece of the castle; it gave cooling impact of moderate temperature in all inside rooms.



The royal residence compound has numerous Padippuras,

## MATERIAL USED



Laterite stone, rubble, teak, rosewood and Angili wood

## FENESTRATION

In typical nalukettu cross ventilation is enhanced by provision of fenestration on opposite walls. Various kinds of fenestrations are used ranging from typical two paned casement window to wooden illustrates the wooden jaalis are arranged meticulously to cut off glare and bring in diffused light and improvement in air quality.

Cross sectional view of upperstory woodwork at Krishnampuram Palace. The wooden galleries surround most of the masonry building





## RAVIZ KOVALAM

From pristine beaches to scintillating views, ensconced by a distinct historical and gastronomic culture, infused by a tradition of wellness, spread across a 60 acre canvas of greenery – The Raviz Kovalam brings together an impossibly rare combination of elements that offers a journey of sights, sounds and tastes.

**The Raviz Kovalam** is a cliff top property that guarantees uninterrupted sea views from all rooms without exceptions. Just 13 kilometers from the capital city of Trivandrum, the luxury resort feels a world away from the noise of the city.

### LOCATION



LOCATION - TRIVANDRUM



HIGH TIDAL LINE  
LOW TIDAL LINE  
CRZ II

### ACCESS ROAD AND SURROUNDINGS

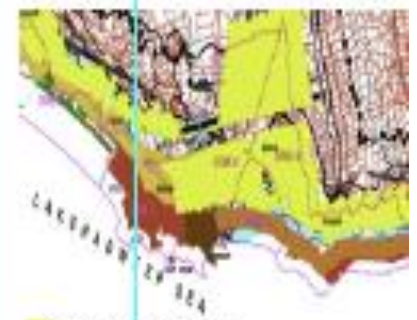


VEHICULAR ACCESS - KOVALAM ROAD  
PEDESTRIAN ROAD - BEACH ROAD

AIRPORT - TRIVANDRUM INTERNATIONAL AIRPORT  
(14.4 Km)  
RAILWAY STATION - TRIVANDRUM RAILWAY STATION  
(17.6Km)

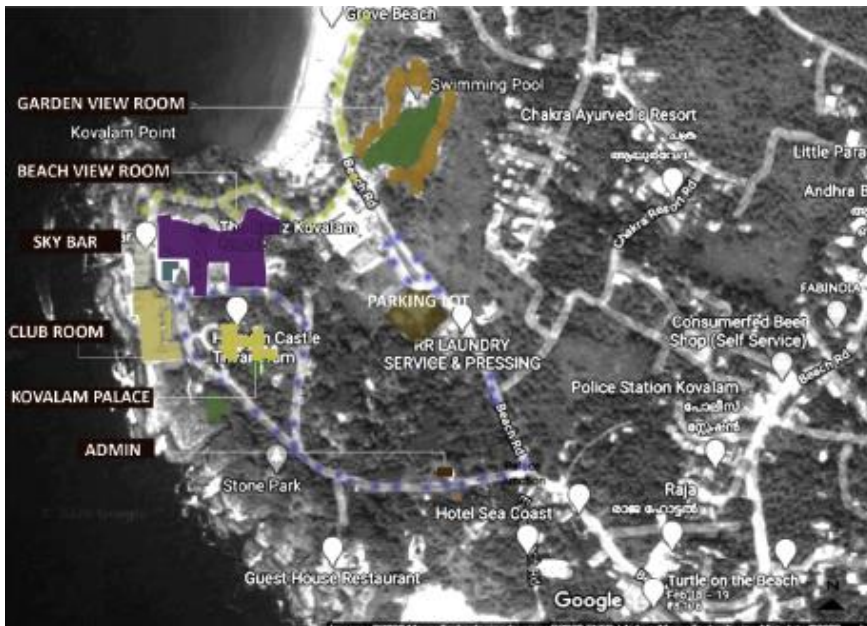


LOCATION  
PARK  
RESORT  
RESTAURANT  
TEMPLE  
POLICE STATION



SETTLEMENT ZONE  
HABOUR AND ALIED ACTIVITY ZONE  
GREEN ZONE  
TOURISM DEVELOPMENT ZONE  
RESIDENTIAL WITH TOURISM  
WATER BODY

### SITE PLAN



## PLANNING ASPECTS

The master plan does not concentrate facilities on a area but at the same time scattering facilities have allows a lot of flexible spaces for future demand

Most of the buildings is mostly oriented towards the north.



PLAN OF MAIN BUILDING



The section shows how the structure negotiates the slope in a respectful manner . Correa has built into the slope creates sun decks and the room itself have been cut into hill. He has used the slope to create the various stories of resort . The rooms are accesses from the interior of the slope and then open toward the view of the sea.



## ROOFING

Manglore tiles have been used to make the roofs. The roofs form a uniform slope on the façade leaving only sundecks exposed . Functionally, this pyramid –like structure also each room to be well ventilated and well lit while providing a view towards the sea.

## MATERIAL USED



The use of white plastered walls and red tiled roofs can be seen in the main building, other elements like the pavilions consisting of thatch roof and coir matting on the floor can be seen.

## ROOMS AND SERVICES

### BEACH VIEW SUPERIOR ROOM

These cliff-top rooms are almost 500 sq ft in size. Located in the main block of the hotel, the Beach View Superior Rooms have balconies that look out into the spectacular views of the Kovalam shoreline. Sublime sunrises and resplendent sunsets are now just a short walk away.

Adorned with the traditional Kerala décor, and leaning towards the architectural style of the land, these rooms are fitted with modern amenities like mini bar, posturepedic beds and walk-in wardrobe.



Responsive climate control, high-speed internet access/Wi-Fi internet connectivity, an HD TV and in-room electronic safes, in-room dining, laundry, concierge services and doctor-on-call are other amenities you can look forward to in these rooms.



## GARDEN VIEW ROOM

Secluded from the main block of the hotel, these 475 sq ft rooms are located on the beach level. Private sundecks attached to these rooms open out to the well-manicured lawns in the hotel. Put on your sandals and step out into the sand—the beach is just a short walk away.

The Garden View Pavilion rooms come with their own secluded pool and lawns and look out at the verdant coconut groves around.

The rooms have a traditional Kerala décor, understated and neutral, which tastefully combines with the modern amenities like mini bar, a walk-in closet and posturepedic beds.



## THE CLUB

From awakening to the rhythms of the eager Arabian Sea running into the stones beneath and having available to come in to work steward administration when you wish, the 400-odd sq-ft Club Rooms offer solaces and administration of an alternate level.

The gorgeously beautified Club Rooms offers comforts like a private bar, HD TV, DVD on solicitation and Wi-Fi. Obviously, on offer, notwithstanding the mark solaces and accommodation of The Raviz Kovalam, are the staggering perspectives on the Arabian Sea. A profoundly useful workstation and washroom that allows in light take the extravagance remainder up a couple of scores here.



Visitors at the Club Rooms can anticipate air terminal exchanges, welcome beverage on appearance, breakfast at the Club Café with in-room feasting choices, a night high tea at the

Living Room, complimentary pressing administrations and complimentary utilization of exercise center and sea rimmed interminability pool.

### CLUB SUITES

Practically twofold the size of the Club Room, the Club Suites offer all the benefits of the Club and some more. The stylistic theme of the room involves direct, moderate structures mixed with a blend of contemporary chic and old-world appeal. Each room includes an all-inclusive work area that watches out at the sea ahead, a best in class LCD level screen TV and DVD player on demand with a selection of motion pictures and music, remote web get to and an electronic safe.



To guarantee a casual sleep understanding, we have given down plume cushions and duvets, as likewise a pad menu alternative, extravagance act supporting bedding and rich cloth.

With a five-include restroom that lets light stream in and twin-head rub showerheads private sundeck that accompanies its own sun bed, we expect the hardest part is step once more into reality when you leave these suites.

### PRESIDENTIAL SUITE

The Presidential Suites include a two-room suite with extra large beds, and a different living and feasting territory. The stylistic layout in the suites consolidate neighborhood tropical engineering and contemporary stylish. The spaces are fitted with current enhancements like TV and DVD on solicitation, espresso and tea creator, an all around loaded smaller than normal bar and a 24-hour individual head servant for comfort.



Significantly roosted on a rough edge with private sun decks, these 1506 sq ft suites are a short stroll from the sea shore. Lash on your shoes and head out to discover the most

enthraling dusks. The sea shores are moderately protected and the waters, reassuringly warm.

Visitors can decide to eat at the Club Café or settle on in-room feasting. Night high tea, complimentary utilization of pressing administrations and the rec center and sea rimmed vastness pool adds to the living experience.

### OCEAN SUITE

The Ocean Suite , a restrictive, totally private rich suite significantly roosted on a rough edge , contains a front room and a main room with an extra large bed. The suite has a size of 1220 sq.ft and a magnificent deck region of 435 sq.ft.

The style in the suites join neighborhood tropical design and contemporary fancy. The feature of the 5 installation washroom is the Jacuzzi . Visitors can appreciate a consistent perspective on the Arabian ocean while getting a charge out of a loosening up shower in the Jacuzzi.





The spaces are fitted with present day luxuries like TV and DVD, espresso and tea producer, an all around loaded scaled down bar and a 24-hour individual head servant for comfort. The extensive private sun decks with overhangs offer a continuous 360 degree perspective on hypnotizing dawns and nightfalls. Visitors can decide to eat at the Club Café or choose in-room eating. Night high tea, reciprocal utilization of garments squeezing administrations and the exercise center and sea rimmed endlessness pool add to the living sea rimmed endless pool add to the living

### KOVALAM PALACE



### SRI LAKSHMI

Appreciate a curated in-suite breakfast with a sea see at the marvelously adorned Suite Sri Lakshmi. The plan fuses the best of the two universes in making an extraordinary encounter enveloping the legacy and genealogy of the imperial way of life, while giving civilities to suit worldwide ways of life. Devoted to Maharani Sethu Lakshmi Bayi and the goddess of riches – Sri Lakshmi, this ground floor suite offers astounding perspectives on the Arabian ocean and a sample of superb selectiveness also.



### SRI PARVATHY

Roused by the names of the Maharanis of the recent Travancore Kingdom and committed to the Goddess of affection and dedication, this ground floor suite offers spectacular perspective on the Arabian ocean and selective access to a rambling patio. Sense that an illustrious in the

extravagantly reestablished Suite Sri Parvathy that is a genuine proclamation of tasteful lavishness combined with vintage beguile.



### SRI SHARADA

Situated on the primary floor, the Suite Sri Sharada has a private gallery that offers an all encompassing perspective on the Arabian Sea. The name Sri Sharada originates from a long standing wish of the then Queen Maharani Sethu Lakshmi Bayi, as a name for her girl. The suite which is an exceptional combination of imperial legacy and contemporary lavish way of life will doubtlessly end up being a desert garden of elite serenity.

## **CASE STUDY -2**

### **UDAI SAMUDRA HOTEL CUM RESORT**

UDS situated at the popular sea shores of Kovalam, only 15 meters from the ocean, is a selective 4 Star recreation sea shore hotel& Spa - a goal without anyone else. The setting, offices, individuals, spa, food and its entire way of thinking is devoted to your own health in a sumptuous domain. Just by being at UDS-probably the best inn in kovalam, your anxieties begin to ripple away; the finishing has its own quietness, an amicability of a characterized engineering, extensive gardens, blue water pools and taking off coconut grooves all set in four serene sections of land by the ocean.

#### **LOCATION**



**LOCATION -THIRUVANTHAPUAM ,KERALA**



**LOCATION - KOVALAM**



**ACCESS ROAD -GB RAJA ROAD**



**AMMENITIES**

#### **SITE PLAN**





## SITE AREA- 6 ACRE

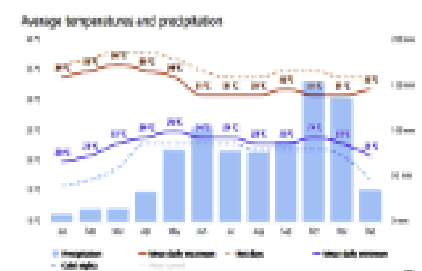
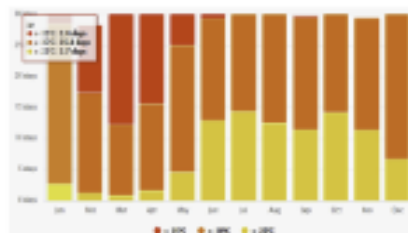
More of a compact planning can be seen on site

Most of the buildings are oriented towards north

Potential views are not used properly

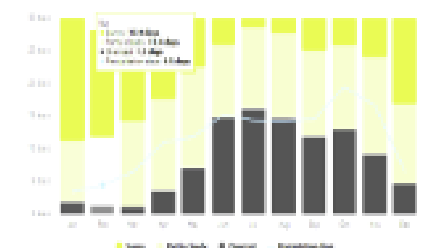
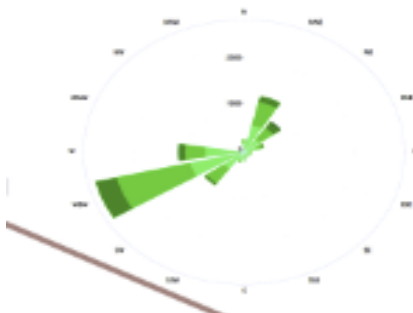
## CLIMATIC FACTORS

As per the climatic factors the pitched roof gives thermal insulation and also protects the building during heavy rainfall



## ROOMS AND SUITE

World-class status is possibly accomplished when a lodging or resort joins the



conventions of its host network with remarkable assistance, an extravagance item and mind boggling meticulousness. This differentiation has raised UDS into the upper position of lodgings for refined explorers around the world.

UDS highlights 225 rooms . One of the biggest Five Star lodging in Kerala

### GRAND PRIMIERS ROOM

Stupendous Family Suite comprise of immense lounge room, lounge area, two rulers size rooms and a territory for mixed drink bar



### SUPERIOR SUITE

The Superior Suites has King size bed, large living and dining area with separate guest restroom, reception area and balcony facing the sea. All rooms are equipped with modern communication amenities. 2 bathrooms, Jacuzzi and spacious balcony add convenience to the luxurious stay at the superior suites of UDS.



### PREMIUM BAY ROOMS

The sublime Premium Bay Room, appreciates a stunning perspective and offers a rundown of unrivaled offices. All rooms are cooled, extravagantly completed and are provided with architect marked conveniences.



It contains King size bed, extensive living and eating zone, separate visitor bathroom, separate meeting room, with roomy gallery confronting the ocean. These rooms are well furnished with all advanced correspondence and data offices.



### OCEAN VIEW ROOM

OceanView rooms with rich Scandinavian structures are one among the significant specializations of UDS. With Sea View from overhang. The rooms are outfitted with great stylistic theme and present day offices of a class property.

It contains King size bed, with extensive overhang confronting the ocean. These rooms are well outfitted with every single present day office.

### ATRIUM ROOM

Atrium rooms will have an all encompassing perspective on pool and Garden see. Essentially these rooms have been intended for the individuals who like to be away from the group. These are the best rooms accessible on the medium class, arranged in an eco cordial zone with greenery and pool side feasting offices.



### DELUXE ROOM

Including an unhindered perspective on the nursery and the pool, these cooled rooms are found in a perfect world contribution an interesting and premium remain. All rooms are worked in feel with current offices.



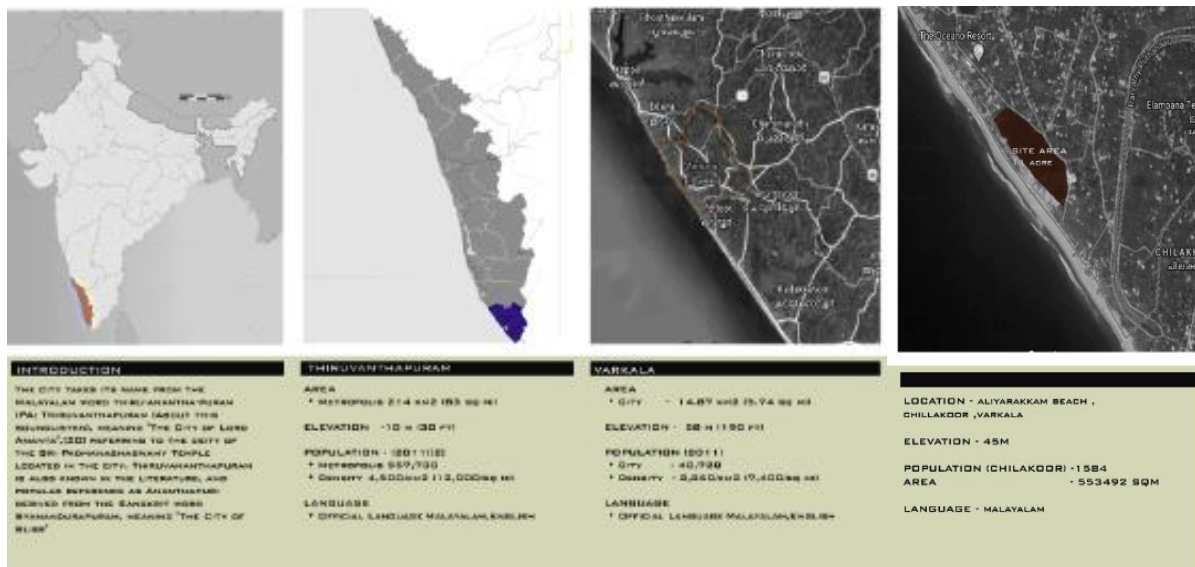


## COMPARITIVE ANALYSIS

FACTORS	CASE STUDY -1	CASE STUDY -2
AREA	60 ACRES	6 ACRES
CITY	TRIVANDRUM	TRIVANDRUM
	ITDC ,LEELA THEN RAVIZ	RR HOLIDAY HOMES P.V.T LTD
NETWORK	16 KM FROM TRIVANDRUM CENTRAL RAILWAY STATION 15 KM FROM TRIVANDRUM CENTRAL RAILWAY STATION	20 KM FROM TRIVANDRUM INTERNATIONAL AIRPORT 12 KM FROM TRIVANDRUM CENTRAL RAILWAY STATION
ENVIRONMENT	KOVALAM BEACH HAS A MAJOR CONCERN OF PROTECTION OF MARINE ENVIRONMENT SO THEY HAVE JOINED THE CAMPAIGN OF SAYING NO TO PLASTIC  REUSE OF WASTE WATER FOR GARDENING PURPOSE	REUSE OF PLASTIC
TOPOGRAPHY	THE RAVIZ KOVALAM SITS ON A CLIFF, OFFERING PANORAMIC VIEWS OF THE KOVALAM SHORELINE AND THE ARABIAN SEA. IT IS A STEP AWAY FROM A PRIVATE BEACH  INTELLIGENT PLAY WITH SLOPE	UDAI SAMUDRA BEACH RESORT SITS ON A FLAT LAND
STYLE		FUSION OF MODERN WITH VERNACULAR STYLE
EXTERIOR	VERNACULAR STYLE	INTERIOR IS PURELY DONE IN A MODERN CONCEPT EXCEPT THE LOBBY
INTERIOR	INTERIOR HAS A FUSION OF BOTH VERNACULAR AND MODERN STYLE	
CLIMATIC MEASURE		
ORIENTATION	NORTH FACING	NORTH FACING
MATERIAL USED	WHITE PLASTERED WALLS WHICH REFLECT LIGHT  PYRAMID LIKE STRUCTURE WHICH ALLOWS EACH ROOM TO BE WELL LIT .	PITCHED ROOF
PLANNING STRATEGIES	SCATTERED PLANNING ALSO BRINGS IN A SENSE OF SEGREGATION	COMPACT PLANNING WELL USAGE OF SPACE
PARKING	SURFACE PARKING	SURFACE PARKING
VIEW AND VISTA	THE PANORAMIC VIEWS OF THE ARABIAN SEA AND SCENIC WALKWAYS ALONG THE CLIFF SET THE PERFECT MOOD FOR A COMPLETE REJUVENATION	VIEW AND VISTA PARAMETERS ARE NOT MUCH THOUGHT IN UDAI SAMUDRA

## **CHAPTER 6:SITE ANALYSIS**

## LOCATION



Varkala Beach, also known as Papanasham Beach located in Varkala, Thiruvananthapuram, Kerala, along the Arabian Sea, part of the Indian Ocean.

- The word Papanasham means wash away sins. It is believed that a dip in the waters of Papanasham Beach washes away all the sins in one's life.

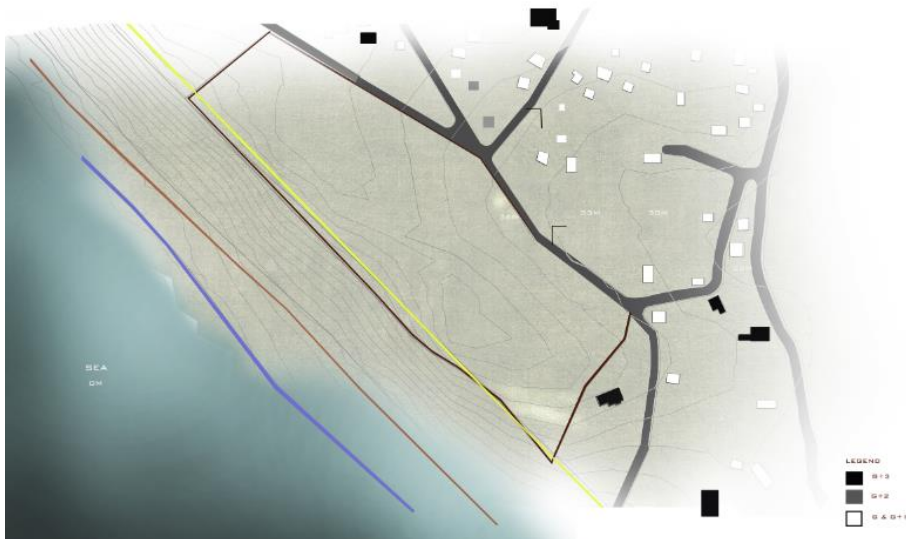
- Varkala beach is the only place in southern Kerala where cliffs are found adjacent to the Arabian Sea

## SITE



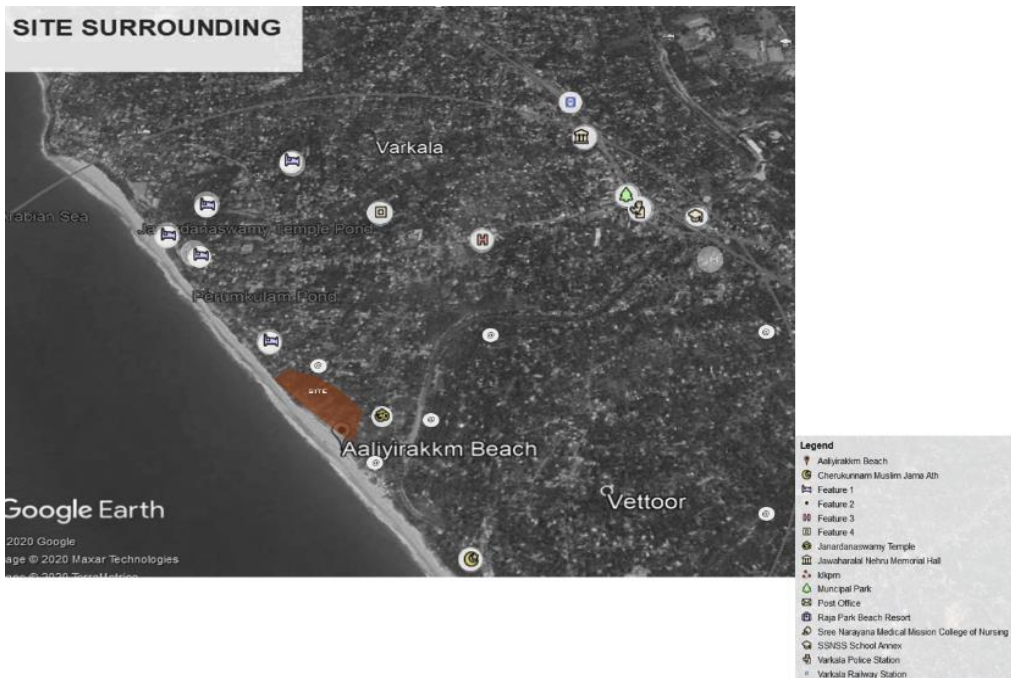
## SITE SURROUNDING

**SITE AREA -8.8 ACRE**

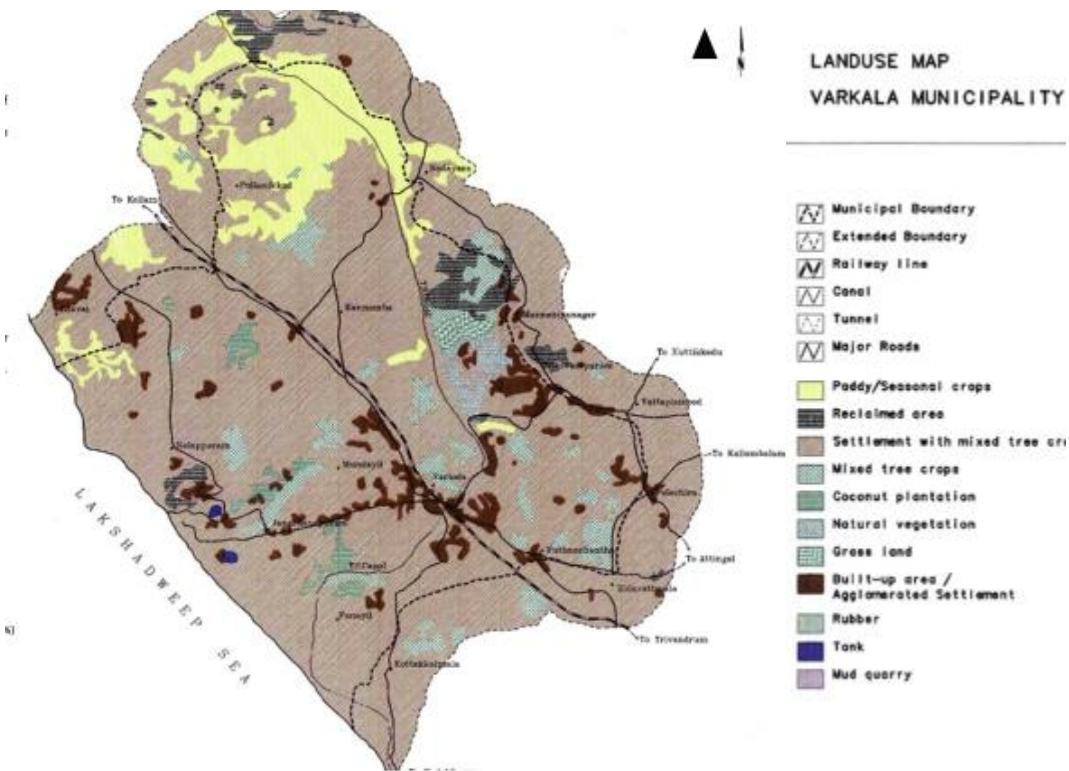


Scattered units low rise buildings can be seen around the site agglomerated residential units can be seen in the junctions

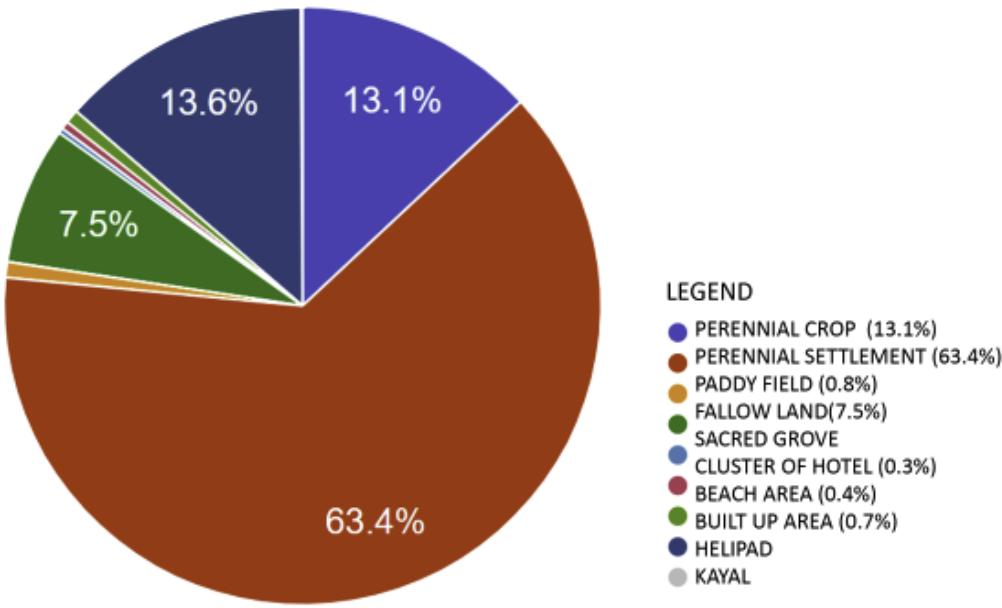
The buildings in the immediate context of the site do not have height more than 20 m due to the CRZ regulation



LANDUSE MAP

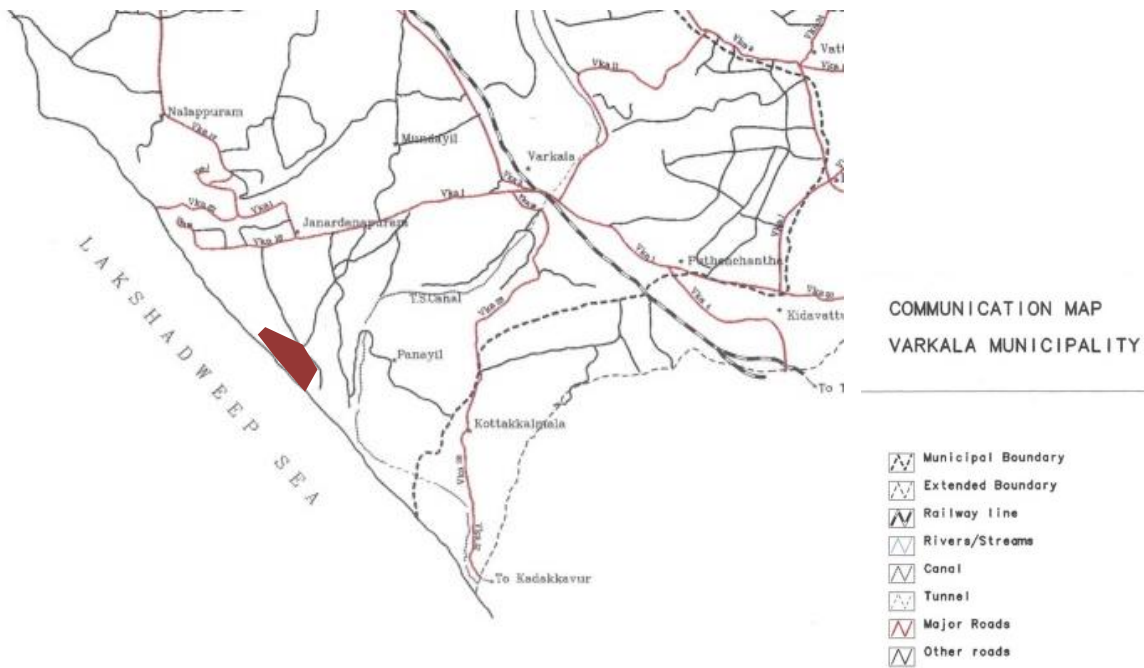


**ANALYSIS PIE CHART**



**ROAD NETWORK**





Road networks need to be improved

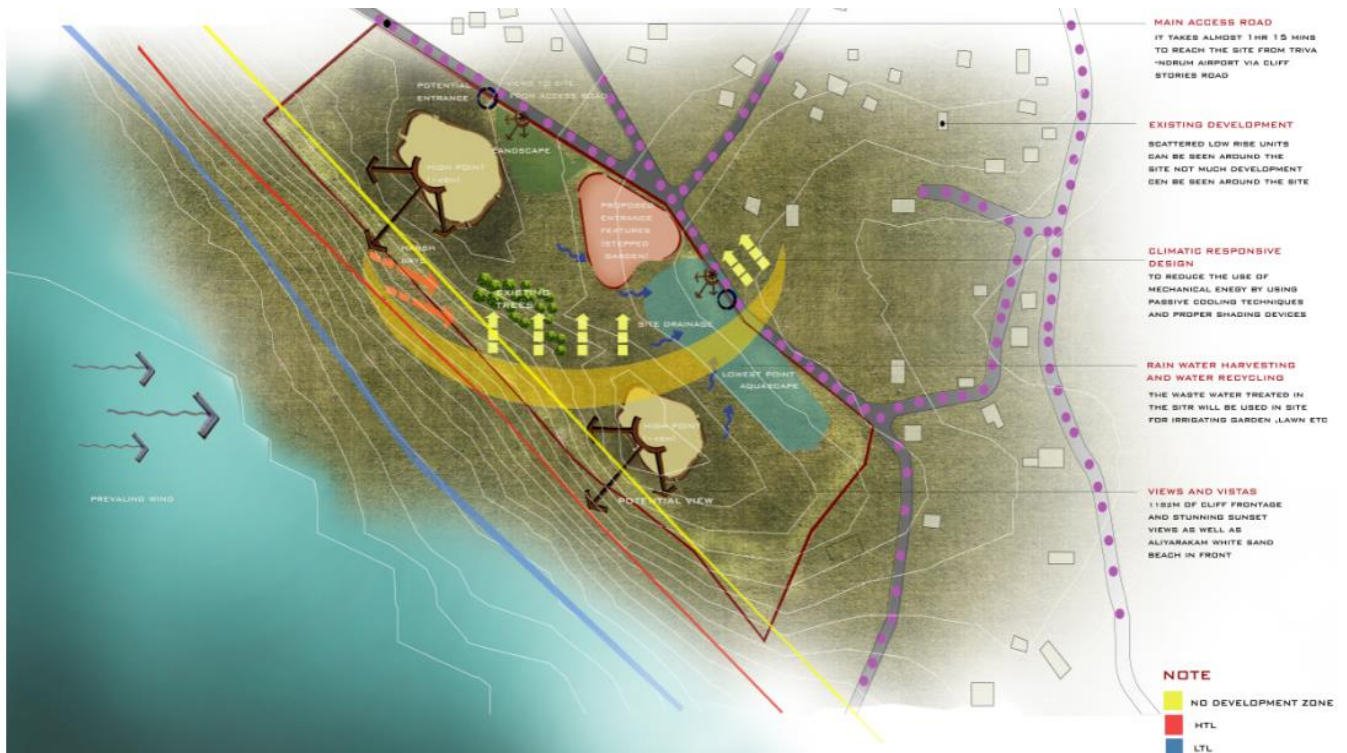
The integration of bus transport and rail can be achieved by suitably designing the terminal with facilities for parking ,auto stand and taxi stand

**VEGETATION**



**SITE INVENTORY**





Climate responsive design to reduce the effect of harsh sun by adapting passive cooling techniques and proper shading devices

## PASSIVE COOLING

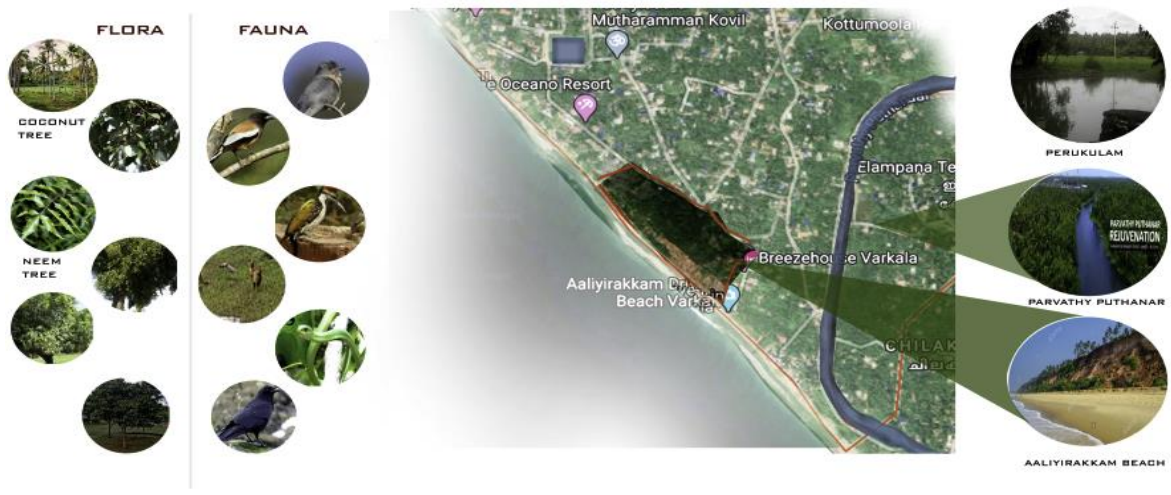
- Projections
- Orientation

## VIEWS AND VISTA

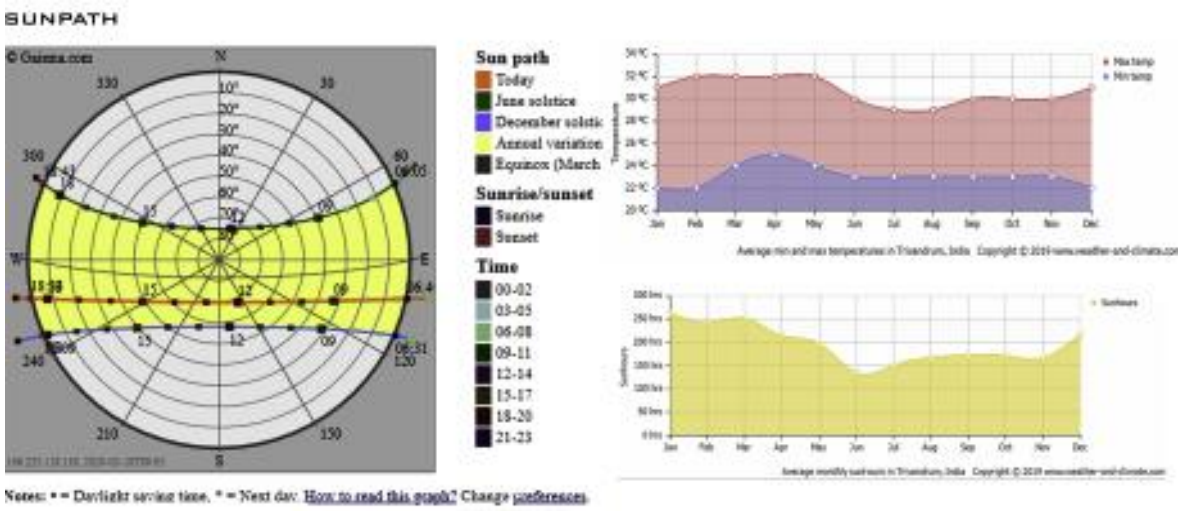
As the site is linear the site has lot of potential views towards the sea

The site has a lot of potential as not much development has happened around so the place has not yet witnessed much of environmental deformation

## ECOLOGY



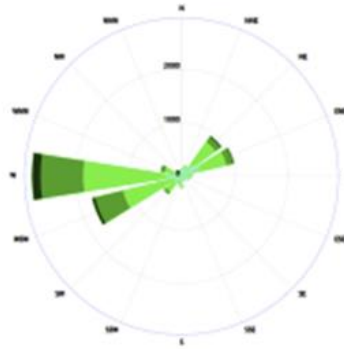
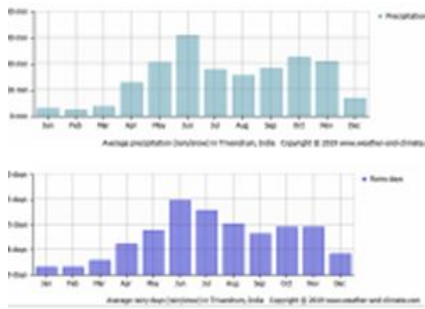
**CLIMATE**



Varkala has a moderate muggy atmosphere, with temperature extending from 30 to 36 degree Celsius. It encounters overwhelming downpours from June to August (Southwest Monsoon) and the normal precipitation is 310cm. with substantial downpours during June-August because of the southwest storm. The best season to visit the spot is October to February.

	January	February	March	April	May	June	July	August	September	October	November	December
Avg. Temperature (°C)	26.1	26.9	28.1	28.6	28.2	26.5	25.9	26.2	26.5	26.5	26.2	26
Min. Temperature (°C)	22.4	23.2	24.5	25.4	25.2	23.9	23.3	23.5	23.7	23.7	23.4	22.7
Max. Temperature (°C)	29.9	30.7	31.7	31.8	31.3	29.1	28.6	28.9	29.3	29.3	29.1	29.3
Avg. Temperature (°F)	79.0	80.4	82.6	83.5	82.8	79.7	78.6	79.2	79.7	79.7	79.2	78.8
Min. Temperature (°F)	72.3	73.8	76.1	77.7	77.4	75.0	73.9	74.3	74.7	74.7	74.1	72.9
Max. Temperature (°F)	85.8	87.3	89.1	89.2	88.3	84.4	83.5	84.0	84.7	84.7	84.4	84.7
Precipitation / Rainfall (mm)	19	27	52	144	248	457	336	222	201	260	205	55

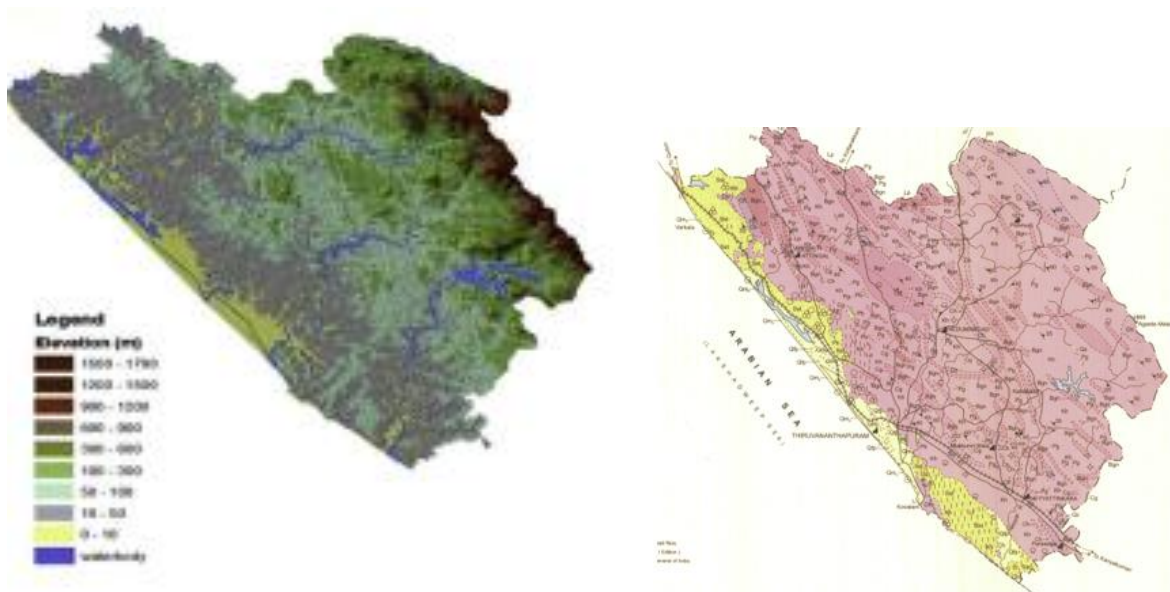
## WIND



## GEOMORPHOLOGY

The 80-ft-high red laterite cliff confronting the popular Papanasham sea shore at Varkala — 50 km from here — would before long be proclaimed as a National Geological Monument by the Geological Survey of India (GSI).

The acknowledgment to the novel sedimentary geo-morphological structure is the initial step of the GSI towards making the precipice and connecting zones the nation's first national geopark.



## **CHAPTER 7: REQUIREMENT AND PROJECT BRIEF**

## PROJECT DETAILS

Basic information: SEA CLIFF RESORTS TOURISM PROJECT (No.1682/A3/15/KCZMA/S&TD)

Name of the Project: THE SEACLIFF

Location or site alternatives under consideration: VARKALA–SOUTH; KERALA

- CRZ classification of the area: CRZ II
- Contact Information: 1. Director, Sea Cliff Resorts Pvt. Ltd., 23/346 Green Pepper Road, Perumkulam, Varkala South, 695141, Kerala, India 2. PC Cyriac, Director, Sea Cliff Resorts Pvt. Ltd., Waterfront Enclave 28/3551, Elamkulan, Kochi 682020, Kerala, India

## AREA REQUIREMENT

SNO	AREAS	NO OF ROOM	AREA PER ROOM	PROPOSED AREA
<b>HOTEL BLOCK</b>				
1	AIR LOCK LOBBY	1	-	20Sqm
2	LOBBY	1	-	225Sqm
3	WAITING LOUNGE	1	-	150 Sqm
4	RESTAURANT	3	150Sqm	450 Sqm
5	PREMIUM SEA VIEW ROOM	28	45Sqm	3825Sqm
6	EXECUTIVE PREM. SEA VIEW ROOM	33	52Sqm	2860 Sqm
6a	GARDEN VIEW ROOMS	39	31Sqm	1209 Sqm
7	SUITE ROOM	4	85Sqm	425 Sqm
8	PRESIDENTIAL SUITE	4	120Sqm	360 Sqm
9	DUPLEX COTTAGE 1	10	90 Sqm	900 Sqm
10	DUPLEX COTTAGE 2	5	120Sqm	600Sqm
11	INDOOR RECREATIONAL AREA	1	-	75Sqm
12	RETAIL OUTLETS	1	-	100Sqm
13	PRIVATE DINING ROOM	1	-	35 Sqm
14	LOUNGE CUM BAR	2	-	300Sqm
15	POOL BAR	1	-	150Sqm
16	CONFERENCE ROOM	2	25 Sqm	50 Sqm
17	BUSINESS LOUNGE	1	-	15 Sqm
18	MEETING ROOM	2	20 Sqm	40Sqm
19	SEMINAR ROOM	1	-	100Sqm
20	BALL ROOM	1	-	120 Sqm
21	BANQUET HALL	1	-	400 Sqm
22	BANQUET KITCHEN	1	-	50Sqm
23	TOILET	-	-	150 Sqm
24	CLOCK ROOM	1	-	75 sqm
25	STORAGE ROOM	1	-	50 Sqm
26	MAIN KITCHEN	1	-	500Sqm
27	BAKERY	1	-	170Sqm
28	WASHING AREA	1	-	170Sqm



29 DRY STORAGE	1	50Sqm
30 COLD STORAGE	1	50Sqm
31 LAUNDRY	1	500Sqm
32 SOLID LINEN ROOM	1	50Sqm
33 SUPPLY STORAGE	1	25Sqm
34 HOUSEKEEPING	1	50Sqm
35 IN ROOM DINING ROOM	1	9Sqm
36 SICK ROOM	1	60 Sqm
<b>TOTAL</b>		<b>13679SQM</b>
	<b>20% CIRCULATION</b>	<b>+2735Sqm</b>
<b>TOTAL PROPOSED AREA OF HOTEL BLOCK</b>		<b>16,414 SQM</b>

<b>ADMIN BLOCK</b>			
25 GUARD ROOM	2	9Sqm	18Sqm
26 WAITING AREA	1	-	15Sqm
27 HR MANAGERS CABIN	1	12 Sqm	12Sqm
28 GENERAL MANAGERS ROOM	1		25sqm
29 PA OF GENERAL MANAGER	1		10Sqm
30 ADMIN OFFICE	1	-	75Sqm
31 ESTATE MANAGER	1		25Sqm
32 SALES AND RESERVATION OFFICE	1	-	5 Sqm
33 MEN'S TOILET AND LOCKER ROOM	1	-	33.4Sqm
34 WOMEN TOILET AND LOCKER ROOM	1	-	37Sqm
35 TRAINING ROOM	1	-	20Sqm
36 GENERAL MANAGERS ROOM	1	-	12Sqm
37 CHIEF ENGINEER'S ROOM	1	-	10Sqm
38 MEETING ROOM	1	-	20 sqm
39 CONFERENCE HALL	1	-	50sqm
40 BOARD ROOM	1	-	30Sqm
41 PANTRY	1	-	9 sqm
42 RECREATIONAL ROOM	1	-	20Sqm
43 RECORD ROOM/ STORE	2	-	30 Sqm
44 UNIFORM ISSUE COUNTER	1		25Sqm
45 CAFITARIA+KITCHEN	1		350Sqm
46 SECURITY OFFICE	1		100Sqm
47 STAFF REST ROOM			50Sqm
		<b>TOTAL</b>	<b>990 Sqm</b>
		<b>20% CIRCULATION</b>	<b>+198Sqm</b>
<b>PROPOSED AREA OF ADMIN BLOCK</b>			<b>1188Sqm</b>

<b>RECREATIONAL ACTIVITIES</b>			
41 SWIMMING POOL	3		600 Sqm
41a PRIVATE POOL	15		300Sqm
42 HEALTH CLUB	1		200Sqm
43 LIBRARY	1		120Sqm
44 SPA ,SAUNA LOCKERS+TOILET	1		150sqm
45 AYURVEDIC CENTRE	1		300sqm
46 CHANGING ROOMS	5		15Sqm
47 POOL PUMP FILTER	1		50Sqm
48 EQUIPMENT STORAGE ROOM	1		50Sqm
49 GALLERY	1		120Sqm
		<b>TOTAL</b>	<b>1905Sqm</b>
<b>PROPOSED AREA OF RECREATIONAL AREA</b>			<b>2286Sqm</b>

<b>SERVICES</b>			
47	BOILER PLANT ROOM	1	200Sqm
47a	CHILER PLANT ROOM	1	200Sqm
48	WATER TANK	1	120Sqm
49	FUEL STORAGE	1	30Sqm
50	TRANSFORMER ROOM	1	100Sqm
51	REFRIGER. AND COMPR. ROOM	1	40Sqm
52	FAN ROOM VENTILATION	1	60Sqm
53	LOADING UNLOADING AREA	1	50Sqm
54	LT PANEL ROOM	1	60Sqm
55	DG SET ROOM	1	90Sqm
56	CHILLER PLANT	1	96Sqm
57	CONSULTING ENGINEER OR ELECT.	1	100Sqm
59	STP	1	105Sqm
61	METER ROOM	1	25Sqm
		<b>TOTAL</b>	<b>1711 Sqm</b>

**SITE AREA = 8.8 ACRES (35612.33Sqm)**

**PERMISSABLE FAR = 1**

**TOTAL COVERED AREA OF ALL FLOORS = 29816Sqm = 0.83**









## **CHAPTER 8: CONCEPT DEVELOPMENT**



## ZONING

The site is planned into halves one which with main building block and other with scattered cottages. Recreational centre is put in between so that both guests from the main block and cottages can access easily .



	BUILT UP		LAWN		INFINTY POOL		DENSE VEGETATION
	RECREATIONAL BLOCK		ADMIN		PARKING		SERVICE BLOCK

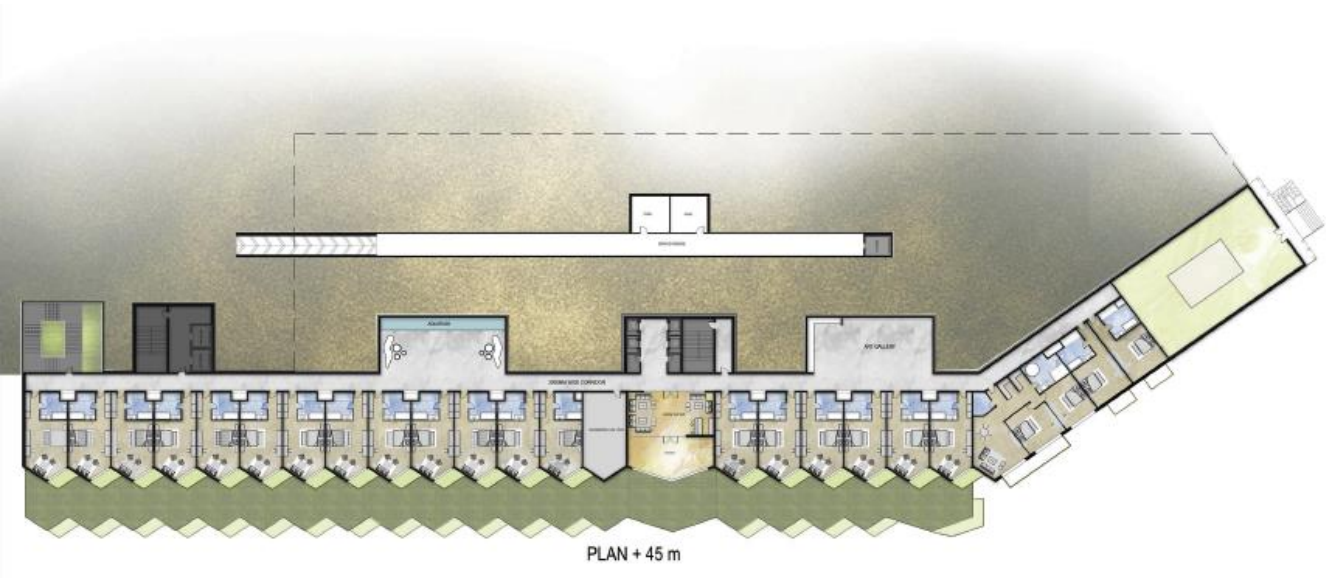


## **CHAPTER 9: FINAL DESIGN**

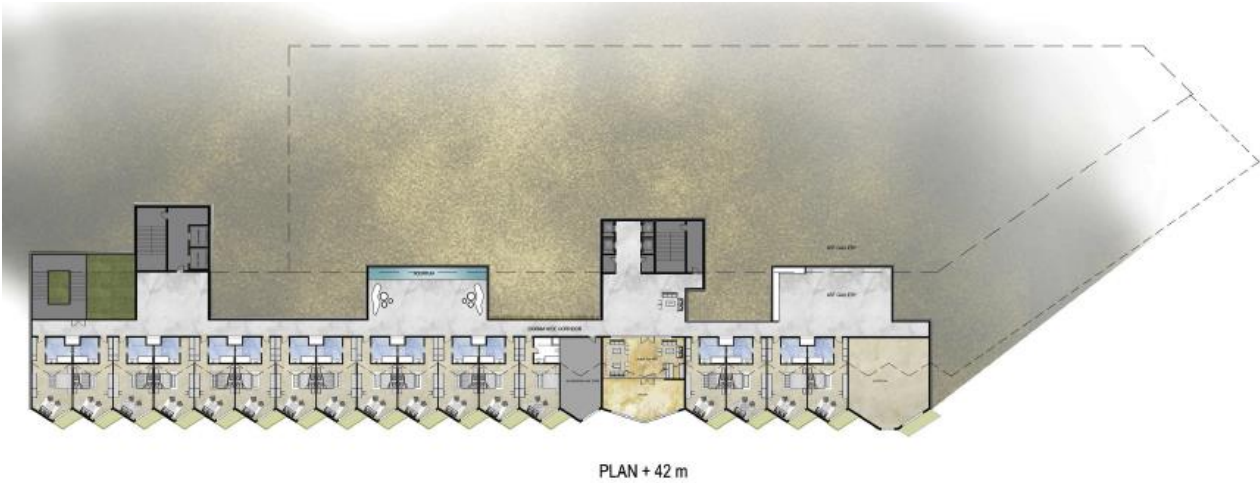


**STAGGERED PLAN**

**PLAN AT 45 M**



**PLAN AT 42M**



**FIRST FLOOR PLAN**





**SECOND FLOOR PLAN**



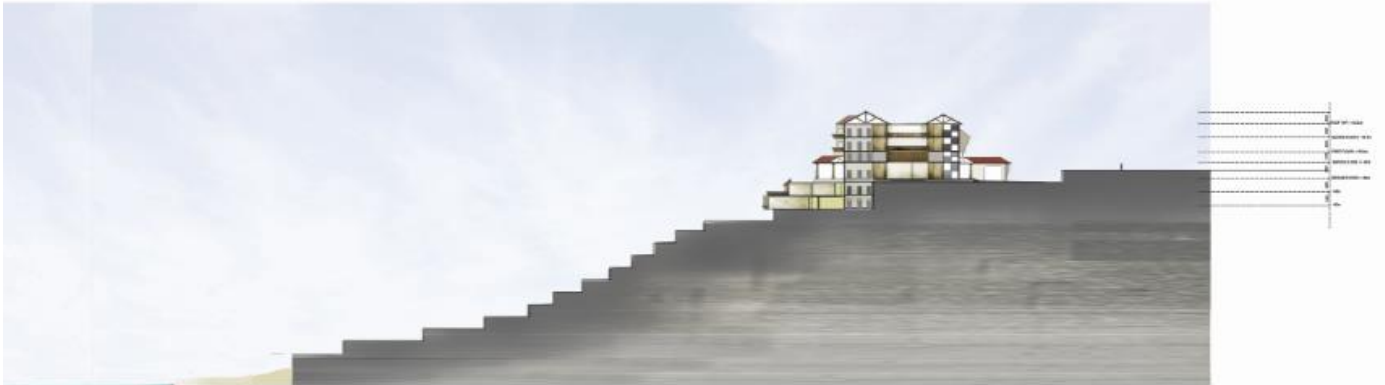
**ELEVATION**



**SECTION**

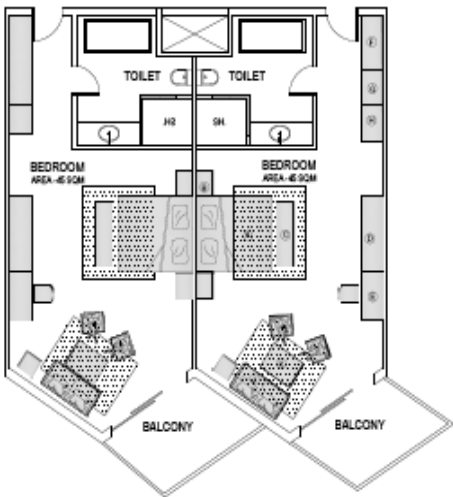


SECTION A-A'

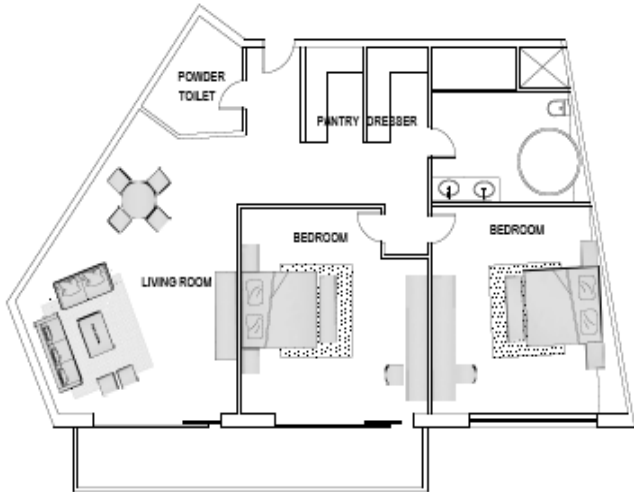


SECTION B-B'

**ROOM LAYOUT**



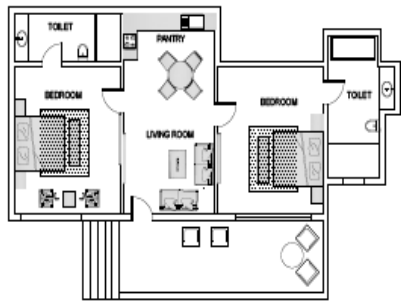
HOTEL ROOM



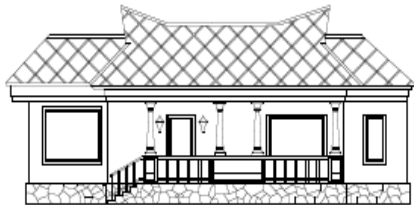
SUITE ROOM



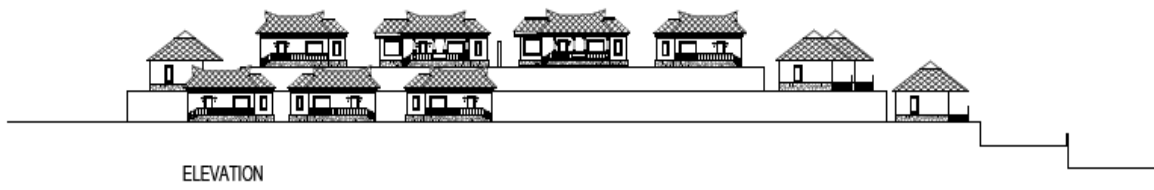
### COTTAGES



PLAN

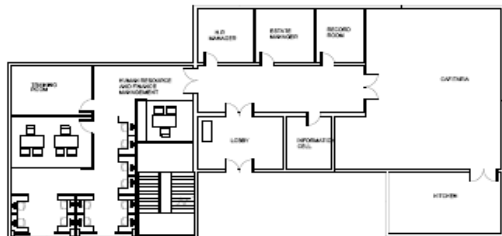


ELEVATION

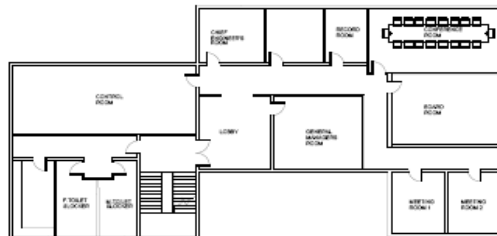


ELEVATION

### ADMIN DEPARTMENT



GROUND FLOOR PLAN



FIRST FLOOR PLAN

ADMIN DEPARTMENT

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