


# THE 5-STAR HOTEL

THESIS GUIDE-
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# INTRODUCTION

## INTRODUCTION TO THE CITY

**Visakhapatnam (Vizag)**, the largest city of Andhra Pradesh, is located on the east coast along the Bay of Bengal. It is an important port city, industrial hub, and tourism destination, known for its scenic beaches, natural harbour, and cultural heritage. Major attractions include Kailasagiri, RK Beach, Submarine Museum, Dolphin's Nose, Araku Valley, and Simhachalam Temple.
With rapid industrialization, growth of IT/ITES sectors, and focus on tourism, Vizag is emerging as a vibrant metropolitan city with immense opportunities for hospitality and recreation infrastructure.

## AIM OF THE PROJECT

To develop a **a 5-Star Hotel/Resort with Convention Centre and Waterfront Entertainment Facilities** along Beach Road, Visakhapatnam, on a PPP basis, thereby boosting tourism, business, and leisure activities in the region.

## PROJECT DETAILS

**Authority:** Visakhapatnam Metropolitan Regional Development Authority (VMRDA)
**Location:** VMRDA park along Beach Road, Visakhapatnam, Andhra Pradesh, India
**Site Coordinates :** 17.7241° N, 83.3395° E
**Site area :** 10.7 acre (43305.16 sqm.)
**Land use:** Recreational zones (master plan 2041)
**Estimated Cost:** ₹240 Crores (approx.)




## CLIMATE

Visakhapatnam has a **tropical wet and dry climate** with strong coastal influence from **the Bay of Bengal**. Summers (March–June) are hot and humid, reaching 39–41°C, while winters (Nov–Feb) are mild at 18–25°C. The city receives about 1100 mm annual rainfall, mainly from June–Oct during the southwest monsoon, with occasional cyclones. Humidity stays high (60–90%), but sea breezes provide relief and ventilation. Average wind speeds range 3–6 m/s, and sunshine is about 8–9 hours daily. These conditions demand climate-responsive designs that enhance ventilation, minimize heat gain, and ensure cyclone resilience.

| TEMPERATURE | RAINFALL | WIND SPEED | HUMIDITY |
|---|---|---|---|
| Min.- 18°C | Min.- 24.8 mm | Min.- 2 m/s | Min.- 60% |
| Max.- 39°C | Max.- 259.5 mm | Max.- 12 m/s | Max.- 92% |
| Avg.- 27°C | Avg.- 1100 mm/a | Avg.- 5.5 m/s | Avg.- 75% |

## DEMOGRAPHICS

| POPULATION | LANGUAGE | LITERACY RATE | RELIGION |
|---|---|---|---|
| Males-873,699 | Telugu - 82.45% | Overall ~81.8% | Hinduism ~ 80–85% |
| Females-854,529 | Urdu - 2.8% | Male ~87.3% | Islam ~ 5–8% |
| Sex ratio-978 | Hindi - 2.2% | Female ~76.2% | Christianity ~ 4% |
| | | | Others ~ 1.0 - 0.5% |

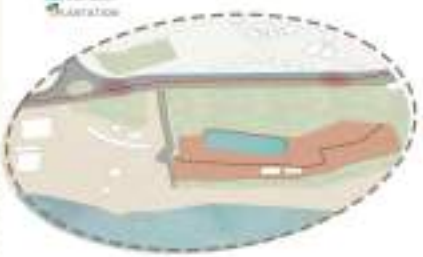




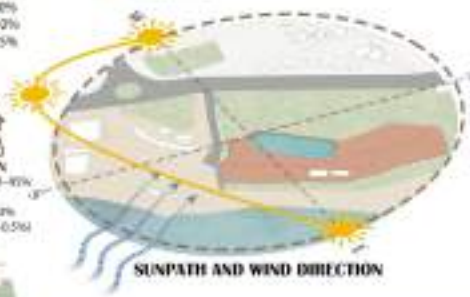
SITE AND ITS SURROUNDINGS



EXISTING FEATURE AND VEGETATION



SITE ACCESIBILITY



SUNPATH AND WIND DIRECTION

## HISTORICAL INFERENCES

### PRE COLONIAL
**BEFORE 1800**
**Architecture Type:** Traditional vernacular architecture
**Materials:** Laterite stone, mud, lime plaster, wood, Mangalore tiles
**Features:** Sloping roofs, internal courtyards, narrow streets, verandahs
**Examples:** Gurdhist Influence (Thotlakonda, Bavikonda)

### PRE INDEPENDENCE
**1800 - 1940**
**Architecture Type:** Neoclassical colonial buildings
**Features:** Tall windows, shutters, wrought iron
**Examples:** Railway quarters, King George Hospital
**Materials:** Brick masonry, sloped tile roofing

### COMMERCIAL RISE
**1970 - 2000**
**Architecture Type:** Contemporary commercial & institutional buildings
**Features:** Glass façades, atriums, composite/Pre-cast elements
**Examples:** CMR Central, Vizag Central, IT

### SUSTAINABLE
**2000 - 2010**
**Trends:** Smart city proposals, green architecture, luxury housing
**Features:** Rainwater harvesting, solar panels, ventilation-oriented designs
**Examples:** Twin parks, high-end resorts, low-rises



**Architecture Type:** British colonial architecture
**Features:** Large columns, high ceilings, arcaded verandahs, pitched tiled roofs
**Examples:** Church conventions, Old Port Buildings, St. Aloysius School
**Materials:** Brick masonry, lime mortar, teakwood

**1800 - 1900**
### COLONIAL PERIOD

**Architecture Type:** Modernist, functionalist architecture
**Features:** Flat RCC roofs, boxy forms, minimal ornamentation
**Influence:** Industrial growth due to Visakhapatnam Steel Plant & Shipyard
**Examples:** Government housing colonies, PSU offices, Visakhapatnam Port buildings

**1950 - 1970**
### POST INDEPENDENCE

**2020 - PRESENT**
### SMART CITY ERA

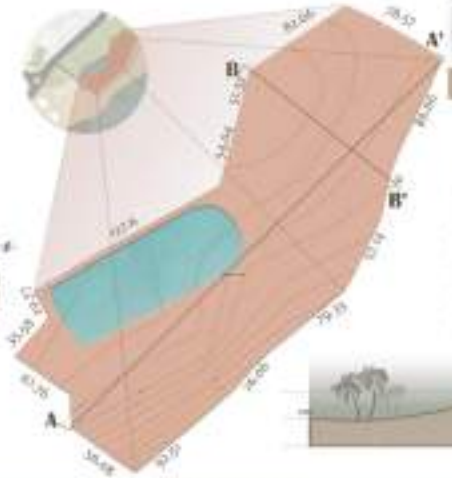
## VEGETATION







**Coconut Palms (Cocos nucifera):** Tall, slender, slightly leaning trunks. Highly tolerant of saline conditions and sandy loamy soils.
**Tall Trees:**
Indian Almond (Terminalia catappa), Ficus, Toddy Palm (Borassus flabellifer)
**Casuarina (Casuarina equisetifolia):** Tall, straight, and slender trunk.
**Ornamental hedge plants:** Ixora hybrid ( Bloodleaf), Acalypha wilkesiana (Copperleaf plant), Alternanthera dentata (Purple Alternanthera).
**Groundcover & Lawns:** Doob grass / Bermuda grass.







## PROXIMITY

- **Visakhapatnam Railway Station (VSKP)** – 6.3 km
- **Visakhapatnam International Airport (VTZ)** – 15.1 km
- **NH-16 (Chennai–Kolkata Highway)** – 3.5 km
- **RK Beach** – 1.2 km
- **Kailasagiri Hill Park** – 7.5 km
- **Submarine Museum (INS Kurusura)** – 1.4 km
- **Visakhapatnam Port Cruise Terminal** – 7.2 km
- **City Bus Stand (RTC Complex)** – 5.6 km
- **Proposed Metro Corridor** – passes adjacent to the site (as per VMRDA Smart Plan)

## TOPOGRAPHY

The park is primarily **flat to gently undulating**, lying adjacent to the coastline with a gradual slope downward toward the Bay of Bengal.

### SOIL TYPE

The park area features **alluvial sandy loam soil** with good drainage capacity. This type of soil, though slightly saline due to the sea breeze, is suitable for a variety of ornamental and coastal plant species. The pH is generally neutral to **slightly alkaline** (6.8 – 7.5), with a **sandy to sandy-loam texture**, promoting root aeration and ease of landscaping.

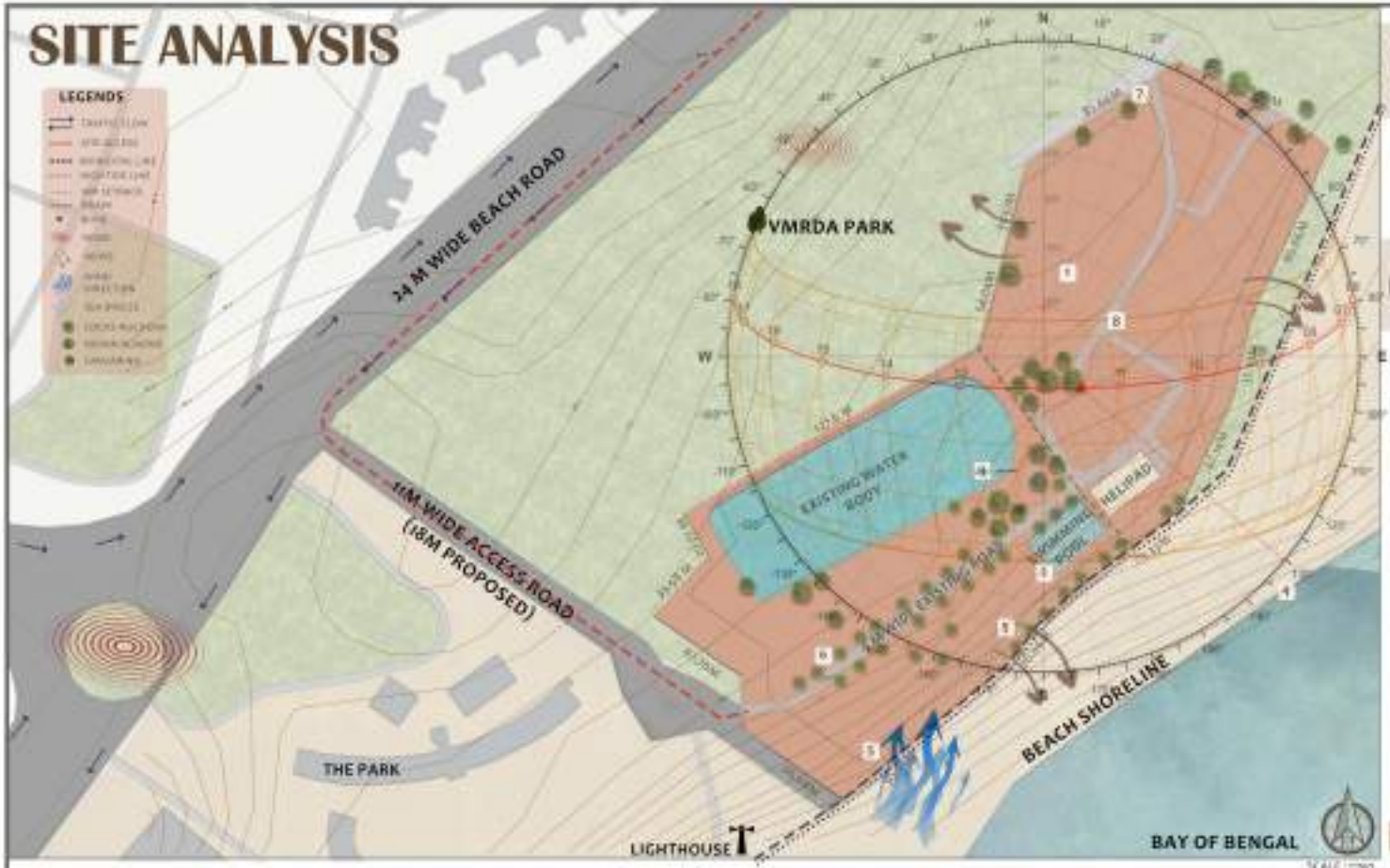


SECTION BB'



SECTION AA'

# SITE ANALYSIS




SCALE 1:250

**S** The site's **strengths** include its **prime coastal location** on Beach Road near RK Beach, Submarine Museum, and Kailasagiri, along with **excellent connectivity** to the airport, railway, and highways. It is a **coastal hub** with over 1 million visitors annually, has flat topography for easy planning, plus **sea views**, **natural ventilation**, and **strong cultural context**.

**W** Its **weaknesses** are its **coastal vulnerability** to cyclones, **high humidity and salinity** causing corrosion of materials, glazing, and building services, **seasonal tourist dependency**, **traffic congestion** on Beach Road may cause accessibility challenges during peak hours, **sandy soil** with low load capacity, and limited elevation for dramatic design.

**O** The **opportunities** include growth in **luxury tourism, MICE and wedding events**, scope for **integration with nature** through sea-view terraces, tropical landscaping, and beachfront leisure activities, **sustainable features** like solar and rainwater harvesting, **cultural branding** with Andhra crafts, and leveraging **existing recreational assets** for VIP and leisure activities.

**T** The **threats** involve risks from cyclones, heavy monsoons, and strong winds, CRZ restrictions, competition from nearby hotels like Novotel and The Park, Rapid urbanization pressure can lead to traffic congestion, visual clutter, and reduced scenic charm around the site, seasonal occupancy fluctuations.

## BYELAWS/ CRZ-II NORMS

### F.A.R. AND GROUND COVERAGE

**Site Area:** 10.78 acres = 43,301.36 sq.m

**Permissible FAR:** 2.5 (VUDA – VPT lands)

**Permissible Built-up Area:**
43,301.36 × 2.5 = 108,253.41 sq.m

**Ground Coverage (NBC):** 30%

**Permissible Ground Coverage Area:**
43,301.36 × 0.30 = 12,990.41 sq.m

**Maximum Building Height:** 30 m (as per RFP).

**Approach Road Width:** 18 m proposed (as per RFP) – adequate for permissible height of 30 m.

**Minimum Open Space:** 12 m on all sides

### CRZ-II NORMS

- Development only on **landward side of existing road.**
- **10 m minimum setback from HTL** (as per CRZ rules).
- **No new permanent construction** permitted on seaward side within NDZ.
- Temporary, lightweight beachfront structures (decks, cabanas, landscaping, promenades) may be allowed.

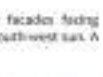
### APPLICABLE CODES/RULES

- Andhra Pradesh Building Rules, 2017 (G.O. MS. No. 115)
- VUDA / VPT Lands Development Control Regulations
- National Building Code (NBC, for GC % guidance)
- CRZ Notification 2011/2019 (MoEFCC)

## SITE INFERENCES



**ORIENTATION:** Buildings should be oriented **towards the sea** with longer facades facing east–west to capture **maximum sea views** while minimizing heat gain from the south-west sun. A **stepped/terraced block** is recommended for maximum room frontage.



**OPEN SPACE INTEGRATION**
**Infinity pool + deck placed** between hotel block and sea for seamless **indoor–outdoor connection. Rooftop level luxury sky bar / restaurant** with panoramic view of coastline.



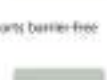
**SHADING:** Due to **high humidity and coastal heat, shading devices** such as deep overhangs, pergolas, and vertical fins should be used. **Vegetation belts** with palms and casuarina can act as natural sun-breakers. **Shading devices & double glazing** to reduce heat gain.



**LANDSCAPE:** Existing **coconut, casuarina, palm trees, hedges** provide strong landscape character. **Retain major trees**. Integrate them into walkways, poolside, open dining, and jogging tracks. Design zoning around green buffers and visual corridors.



**TOPOGRAPHY:** The site has a **gentle slope** and largely **flat terrain,** which supports barrier-free design and easy development of large-scale lawns, pools, and event spaces.



**SAFETY:** The site's **coastal vulnerability** to **cyclones and salinity** requires **cyclone-resistant structures,** marine-grade materials, and elevated services. Compliance with CRZ regulations is essential.



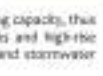
**VENTILATION:** The site's **south-east coastal breezes** allow for **natural cross-ventilation.** Open courtyards, atriums, and shaded corridors can reduce dependence on mechanical cooling.



**PLACEMENT:** **Guest room** blocks should be placed on the **sea-facing side** for premium views. **Banquets, restaurants, and convention spaces** should be placed near the **entrance** for easy access, while service areas remain hidden at the rear.



**FOUNDATION:** The site consists of **sandy loamy soil,** which has moderate bearing capacity, thus a **raft foundation or pile foundation** is recommended for major hotel blocks and high-rise portions to ensure structural stability. Elevated plinth of 1.2–1.5 m for flood and stormwater safety.



**USER EXPERIENCE:** The beachfront's **dynamic-to-calm rhythm of waves** inspires zoning where **active recreation** (pool, promenade, events) transitions smoothly into **serene retreats** (suites, spa, yoga decks), creating an **endless user experience.**

## PHOTOS



























# CASE STUDY

## NOVOTEL, VISHAKHAPATNAM



**ABOUT**
**Location** - Beach Road, Vishakhapatnam
**Architect** - Not Specified
**Site Area** - 5 acres
**No. of Rooms** - 205
**Floors** - 8 floors

**IDEOLOGY**
**Design Philosophy** - Stepped massing to align with beachfront Metro design concept.
**Aesthetic Style**- Clean lines, open plan, local materials.
**Zoning** - Podium for public spaces, upper levels for rooms.

**ROOMS**
**Superior Room**- 29 m²
**Deluxe Room** - 35-40 m²
**Suite** - 50-60 m² Executive
96 m² Presidential

**FACILITY**
**Restaurants & Bars** - 4 The Square, Harbour Vue, Zaffran, Rad Bowl
**Banquet Area**- 11,000 m² VCConvention + others
**Recreational Facilities** - Infinity pool, gym, spa, jogging track

**MATERIAL**
**Modern glazing systems** for views and performance
**Clean plaster** or rendered façades aligning with Metro design style
Warm, functional, and durable interior finishes (**wood-look, painted surfaces, tiles**)

**SERVICES**
**Water supply** - Municipal + borewell, rainwater harvesting
**HVAC** - Central chilled water, room control
**Waste Management** - Segregation, Planetri initiative
**Power Backup** - DG backup
**Sustainability Notes** - Low-flow fixtures, landscape integration

**INTERFACES**
- Adopt **stepped massing** to maximize sea views from most rooms.
- Use fully **glazed façades** strategically for daylight and panoramic views.
- Incorporate a **podium level** that merges public spaces with outdoor landscaped decks.
- Integrate an **infinity pool and landscaped terraces** as visual highlights.
- Plan **modular room layouts** with smart controls and strong sound insulation.
- Provide **multiple F&B outlets** with prime views, ensuring seamless BOH connectivity.
- Keep **BOH circulation hidden** and efficient, with provisions for waste disposal and security.

## TAJ LAKEFRONT, BHOPAL



**ABOUT**
**Location** - Bhadbhada Road, Bhopal
**Architect** - JGA Design
**Site Area** - 4.77 acres
**No. of Rooms** - 151
**Floors**- G+9

**IDEOLOGY**
**Design Philosophy** - Inspired by local crafts like Zari work, Terracotta, Dhokra art, Bell metal, etc.
**Aesthetic Style**- Ornate interiors with regional art integration.
**Zoning** - Grand entrance, banquet in GF, typical rooms from 1st floor onwards.

**ROOMS**
**Superior Room** - 33 m²
**Deluxe Room** - 33 m²
**Suite** - 66 m² Executive
152 m² Presidential

**FACILITY**
**Restaurants & Bars** - Ming (Chinese), Pikni, Rooftop lounge.
**Banquet Area**- Raj Mahal, Sheesh Mahal (divisible), pre-function lobby
**Recreational Facilities** - Gym, spa, rooftop pool, children's zone

**MATERIAL**
**Stone:** Jali work
**Terracotta:** Cladding elements
**Timber:** Detailing and finishes
**Marble:** Flooring and luxury interiors
Local craftsmanship integrated into design
**RCC frame** with traditional material infill
Use of **regional natural materials**

**SERVICES**
**Water supply** - STP + WTP, borewell, RO, fire tanks in basement.
**HVAC** - Centralized AC, FCU in rooms
**Waste Management** - Smoke extraction, basement services.
**Power Backup** - 2 DGs (1250 & 1010 kVA), 8s delay, soundproofed.
**Sustainability Notes** - Water reuse, landscape screening.

**INTERFACES**
- **Orient building mass** to frame key views (taxyses) for premium rooms.
- Infuse interiors with **cultural or thematic elements** for identity.
- Design **separate entrances** for different functions (guest, banquets, service).
- Use **landscaped forecourts** to create a strong arrival sequence.
- Include wellness zones and **flexible banquet halls** for multi-use appeal.
- Design **luxury suites with private balconies** and high noise control.
- Integrate **outdoor dining** linked to the site's natural features.
- Locate major **BOH in basement/service zones** to minimize disruption.

## VIVANTA ,GURGAON



**ABOUT**
**Location**- Sector 44, Gurgaon
**Architect** - WOW Architects
**Site Area** - 6.1 acres
**No. of Rooms** - 206
**Floors**- 11 floors

**IDEOLOGY**
**Design Philosophy** - Contemporary Indian palace for an urban setting with light-solid layering.
**Aesthetic Style**- High-tech minimalism with Indian spatial grammar reinterpretation.
**Zoning** - Layered ground , podium , upper floors

**ROOMS**
**Superior Room**- 28-31 m²
**Deluxe Room** - 35-38 m²
**Suite** - 52-60 m² Executive
168 m² Presidential

**FACILITY**
**Restaurants & Bars** - Latitude, Thai Pavilion, Tease Bar
**Banquet Area** - 12,000 sq ft hall + meeting rooms, boardroom
**Recreational Facilities** - Spa (700-800 m²), pool, gym, courtyard café

**MATERIAL**
**Glass:** For sleek, modern façades and transparency
**Concrete:** Structural clarity with modern reinterpretation
**Metal finishes:** Used in detailing and façades
**Minimalist palette:** High-tech aesthetics
Minimalist interiors with **glass + polished concrete**

**SERVICES**
**Water supply** - Municipal + borewell, rainwater harvesting.
**HVAC** - Central chiller + VRV backup, motion sensors.
**Waste Management** - Composting, STP (100 KL/day), rainwater harvesting.
**Power Backup** - 100% DG backup, dual HT
**Sustainability Notes** - Courtyards for passive cooling, low-VOC materials.

**INTERFACES**
- Employ **climate-responsive façades** such as brise soleil for shading.
- Use **courtyard-centered layouts** for natural ventilation and social interaction.
- Raise **public functions onto podiums** with central water features as focal points.
- Provide **multiple vertical circulation cores** to improve flow and efficiency.
- Incorporate **rooftop pools and landscaped terraces** to enhance guest experience.
- Design compact, business-oriented rooms with **high-tech amenities.**
- Ensure **F&B spaces connect with public zones** yet hide service routes.

## VIVANTA ,WHITEFIELD



**ABOUT**
**Location**- Whitefield, Bengaluru
**Architect** - WOW Architects
**Site Area** - 6.8 acres
**No. of Rooms** - 140
**Floors**- G+4

**IDEOLOGY**
**Design Philosophy** - Inspired by fluidity (Wobbly strip): continuous public spaces; kinetic design flow
**Aesthetic Style**- Warm modernism with narrative façade reflecting site ecology
**Zoning** - Ground/podium , upper floors , continuous promenade through site

**ROOMS**
**Superior Room**- 30 m²
**Deluxe Room** - 35-38 m²
**Suite** - 45 m² Allure
70 m² Temptation
55 m² Loft suite

**FACILITY**
**Restaurants & Bars** - Latitude, Terracotta, Tease Bar, Caramel Café
**Banquet Area**- 500 m² banquet + Oval Centre 650 m² + 3 meeting rooms
**Recreational Facilities** - Pool (25 x 10.7m), spa, gym, kids pool, badminton court

**MATERIAL**
**Glass:** Vibrant façade with color variations
**Concrete:** Strong base structure, zoning reinforcement
**Green Roof Materials:** For sustainability
**Modern finishes:** Interiors with warm tones reflecting site ecology

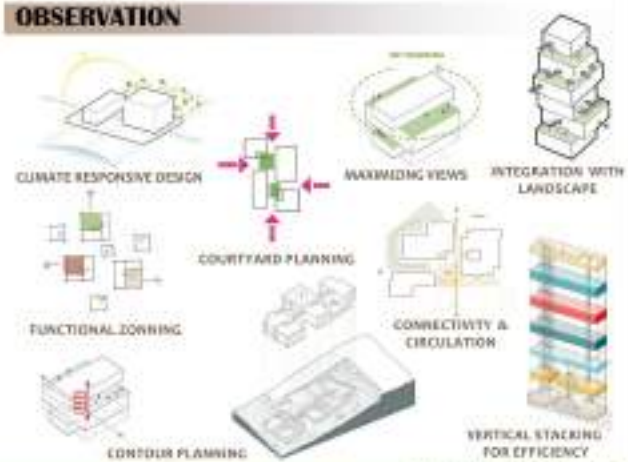
**SERVICES**
**Water supply** - Municipal + borewell, dual filtration system.
**HVAC** - Chiller + FCUs with VAV control.
**Waste Management** - Wet/dry segregation, composting, STP 100 KLD
**Power Backup** - 100% backup, LED + sensor-based lighting.
**Sustainability Notes**- Green roof, façade optimization, cross-ventilation.

**INTERFACES**
- Explore dynamic circulation forms to enhance guest movement and experience.
- Use façade design as a storytelling element reflecting the site's character.
- Make the podium level a multi-use public green space.
- Integrate panoramic lifts as part of the experiential journey.
- Provide multi-level gardens and wellness facilities for recreation.
- Offer a variety of room configurations, including duplexes, for diverse guests.
- Add outdoor F&B experiences like terrace cafés and bars.
- Keep BOH centralized within podiums for efficient operations and sustainability.

## AREA STATEMENT (IN SQM)

| SPACES | | NOVOTEL, VIZAG | TAJ LAKEFRONT, BHOPAL | VIVANTA, GURGAON | VIVANTA, WHITEFIELD |
|---|---|---|---|---|---|
| LOBBY | FRONT DESK | - | 200 | 140 | 90 |
| | LOUNGE AREA | 980 | 250 | 280 | 230 |
| | TOILET | - | - | 15 | 35 |
| | LOUNGE (F&B) | - | 80 | - | - |
| | LIFT/LIFT | 3 | - | - | - |
| BANQUETS | BANQUET HALL | - | 650 | 670 | 200 |
| | PRE FUNCTIONAL AREA | - | 90 | 75 | 80 |
| | CONFERENCE ROOM | - | 55 | - | 60 |
| | MEETING ROOMS | 40 | - | - | 35 |
| | BUSINESS CENTRE | 20 | - | 37 | 25 |
| | TOILETS | - | 68 | - | 60 |
| RECREATIONAL | SWIMMING POOL | - | 148 | 145 | 120 |
| | CHANGE ROOM | - | 28 | 22 | - |
| | GYMM | - | 50 | 40 | - |
| | MASSAGE ROOM | - | - | - | 32 |
| | SAUNA/BATH | - | 60 | 85 | - |
| ROOMS | SUPERIOR ROOM | 20 | 33 | 28 | 30 |
| | DELUXE ROOM | 35 | 35 | 35 | 35 |
| | SUITES | 95 | 60 | 80 | 75 |
| | PRESIDENTIAL | 90 | 150 | 90 | 95 |
| KITCHEN | MAIN KITCHEN | - | 115 | 80 | 90 |
| | ROOM SERVICE KIT | - | 35 | - | - |
| | PANTRY | - | 32 | - | - |
| | BAKERY | - | 50 | - | - |
| | DISH WASH | - | 28 | - | - |
| | POT WASH | - | 15 | - | - |
| | COLD KITCHEN | - | 18 | - | - |
| | CAFE KITCHEN | - | 12 | - | 30 |
| | SHOW KITCHEN | - | 8 | - | - |
| | BAR PANTRY | - | 15 | - | - |
| | BAR COUNTER | - | 5 | - | - |
| | CHEF'S OFFICE | - | 8 | - | - |
| BACK OF HOUSE | HOUSE KEEPING | - | 150 | 110 | - |
| | LAWN ROOM | - | 50 | 52 | - |
| | LAUNDARY | - | 100 | 105 | - |
| | SECURITY | - | 100 | 105 | - |
| | STAFF SERVICES | - | 50 | 52 | - |
| | MEDICAL FACILITY | - | 120 | 32 | - |
| | CANTEEN | - | 120 | 120 | - |
| | BOH SERVICES | - | 1550 | 1,900 | - |
| | MAINTENANCE ROOM | - | 450 | 450 | - |
| | SERVER ROOM | - | 50 | 52 | 32 |
| | DATA CENTRE | - | 75 | 78 | - |
| | ENGINEER AND MAINTENANCE | - | 100 | 105 | - |

## OBSERVATION



# CONCEPT




## WATER PARADOX

The **Water Paradox** concept draws inspiration from the fluidity and unpredictability of water—its ability to both **connect and separate spaces,** to be still yet in motion. The design uses curvilinear lines and soft filleted corners to create building forms that flow seamlessly around the site's existing zoning features.
Ultimately, the Water Paradox is not just a theme but a **spatial philosophy** — an architectural language that invites guests to embrace both **rest and excitement, solitude and celebration**. It transforms the hotel into a living reflection of the ocean's spirit, where every pathway, courtyard, and view captures the ever-changing yet harmonious nature of water.



**CONNECTIVITY**
Spaces are visually and physically connected like streams feeding into one another, ensuring guests move naturally between calm and dynamic zones.



**FLOW & MOVEMENT**
Inspired by the continuous flow of water, the spatial arrangement allows effortless movement between activity hubs, leisure areas, and private retreats, creating a seamless experiential journey across site.



**SOFTNESS**
Rounded corners, filleted edges, and fluid building outlines mimic the eroded smoothness of stones shaped by water.



**RHYTHM & REPETITION**
Strategic placement of views, sounds, textures, and light patterns inspired by water's movement enhances guest experience, from the lively sound of cascades to the still reflection pools.

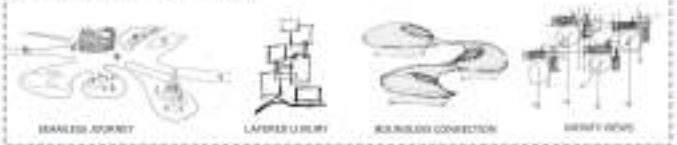
## WATER AS A DESIGN ELEMENT




## CLIMATIC RESPONSIVE DESIGN




## ENDLESS EXPERIENCE TO USER




## CONTEMPORARY STYLE

The hotel adopts a contemporary style, defined by clean lines, fluid forms, and an emphasis on openness and flexibility. The design integrates glass, steel, and natural materials to create **transparency and light-filled spaces.** Curved geometries and seamless indoor-outdoor transitions reflect modern aesthetics while supporting **comfort, sustainability, and user experience.** This contemporary approach ensures the design feels **timeless, innovative, and contextually responsive.**



- Clean lines
- Warm natural material
- Glass and steel



- Connectivity
- Openness
- Transparency
- Light filled spaces



- Arched Corridor
- Fluid form
- Functionality
- Timeless approach



- Natural & sustainable materials
- Modern geometry



- Seamless indoor-outdoor connection
- Wooden finishes

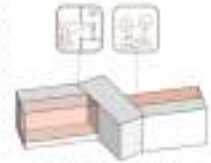
**SUSTAINABLE FEATURES**



## FORM IDEATION



**01** BLOCK MASSING & PROGRAM INSERTION



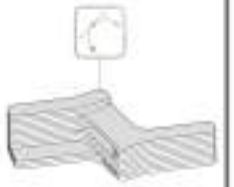
**02** RAISE CUT TO CREATE VIEWS & TERRACE



**03** STEPPING DOWN THE MASS



**04** VOID TO CHANNEL WIND AND FRAME VIEWS

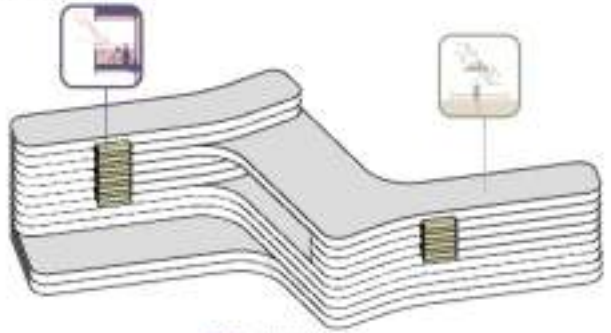


**05** CURVED EDGES TO IMPROVE WIND FLOW

## SITE ZONING




The zoning diagram is inspired by the qualities of water, dividing the site into **dynamic, transitional, and calm zones.** This helps in creating a balance between active functions such as **banquets and recreation,** and calmer spaces like **guest rooms and relaxation areas.** The use of **soft, curved flow lines** allows movement across the site to **feel smooth and continuous.** In this way, each zone has its own identity while still staying connected as part of one unified design.



**06** VIEW-ORIENTED PROJECTIONS

## DESIGN PHILOSOPHY



**"A design that transitions from chaos to calm, mirroring water's duality—fluid yet still. Spaces flow seamlessly, creating dynamic energy that softens into serene experiences."**

The planning integrates fluid circulation patterns, organic zoning, and local water features to connect diverse functions while maintaining visual and experiential harmony.
Built forms and open spaces are arranged to encourage connectivity, preserve privacy, and enhance interaction with natural elements, ensuring a balance between human engagement and personal retreat. The design celebrates seamless indoor-outdoor integration, sustainable orientation, and sensory richness inspired by the timeless paradox of water.

## SPATIAL ZONING




## VERTICAL ZONING







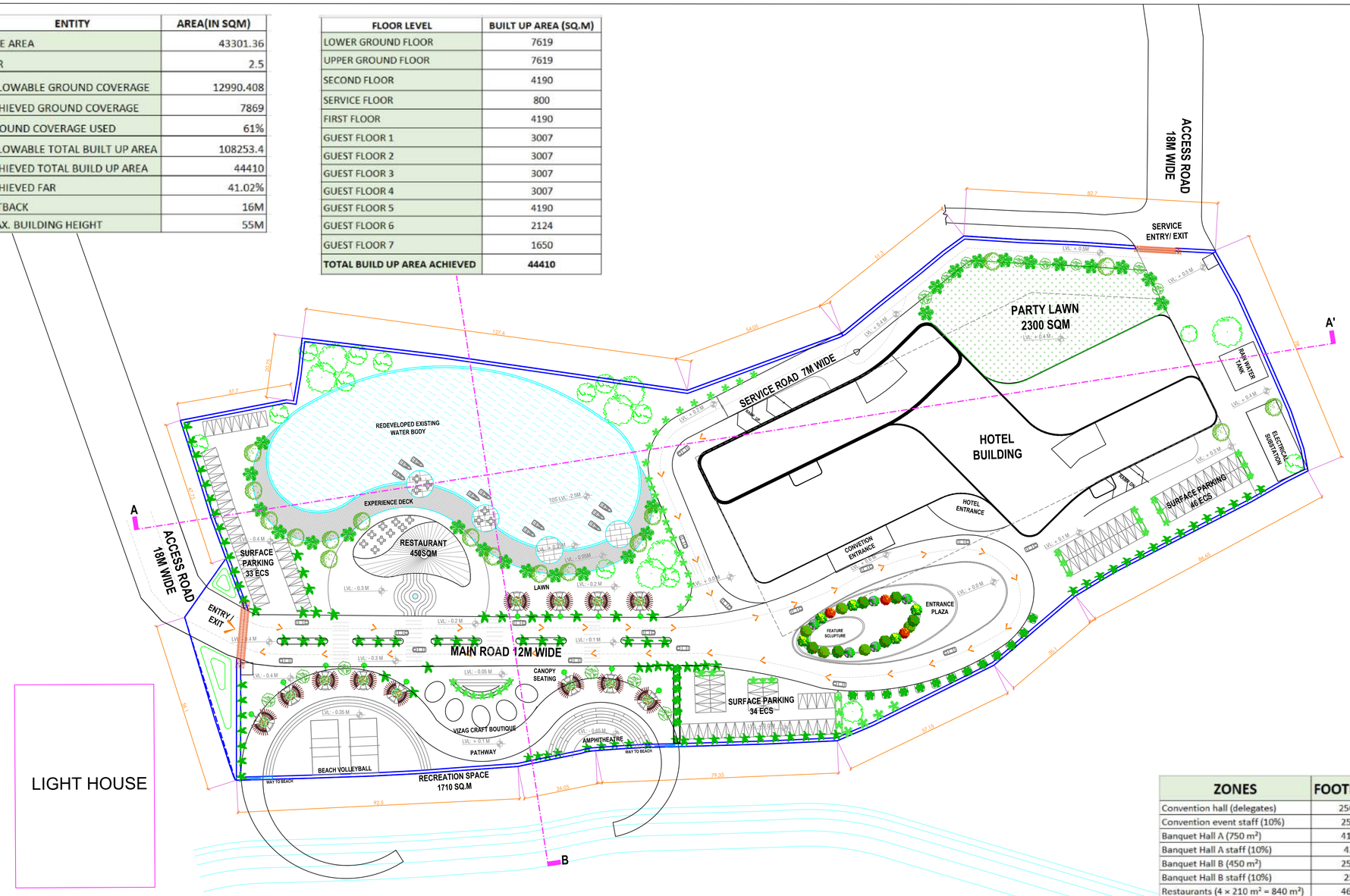
# THE 5-STAR HOTEL

THESIS GUIDE:
PROF. PREETI ONKAR SINGH

TAHIRA SAFEY
211110051

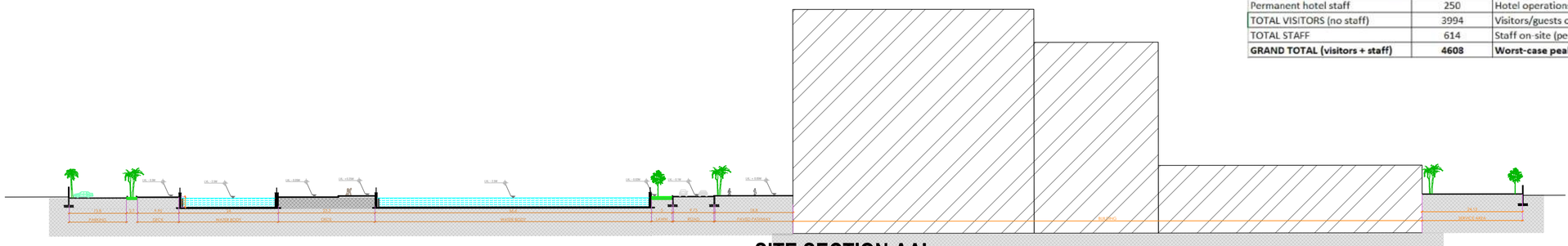
| ENTITY | AREA(IN SQM) |
|---|---|
| SITE AREA | 43301.36 |
| FAR | 2.5 |
| ALLOWABLE GROUND COVERAGE | 12990.408 |
| ACHIEVED GROUND COVERAGE | 7869 |
| GROUND COVERAGE USED | 61% |
| ALLOWABLE TOTAL BUILT UP AREA | 108253.4 |
| ACHIEVED TOTAL BUILD UP AREA | 44410 |
| ACHIEVED FAR | 41.02% |
| SETBACK | 16M |
| MAX. BUILDING HEIGHT | 55M |

| FLOOR LEVEL | BUILT UP AREA (SQ.M) |
|---|---|
| LOWER GROUND FLOOR | 7619 |
| UPPER GROUND FLOOR | 7619 |
| SECOND FLOOR | 4190 |
| SERVICE FLOOR | 800 |
| FIRST FLOOR | 4190 |
| GUEST FLOOR 1 | 3007 |
| GUEST FLOOR 2 | 3007 |
| GUEST FLOOR 3 | 3007 |
| GUEST FLOOR 4 | 3007 |
| GUEST FLOOR 5 | 4190 |
| GUEST FLOOR 6 | 2124 |
| GUEST FLOOR 7 | 1650 |
| **TOTAL BUILD UP AREA ACHIEVED** | **44410** |

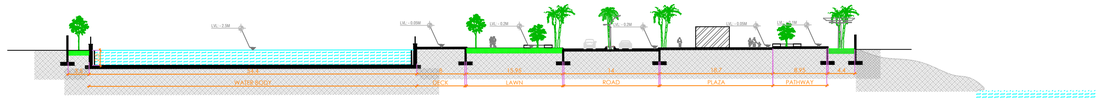



LIGHT HOUSE

| ZONES | FOOTFALL | REMARK |
|---|---|---|
| Convention hall (delegates) | 2500 | |
| Convention event staff (10%) | 250 | Assumed 10% of delegates |
| Banquet Hall A (750 m²) | 417 | 750 ÷ 1.8 ≈ 417 persons |
| Banquet Hall A staff (10%) | 42 | ≈10% service staff |
| Banquet Hall B (450 m²) | 250 | 450 ÷ 1.8 ≈ 250 persons |
| Banquet Hall B staff (10%) | 25 | ≈10% service staff |
| Restaurants (4 × 210 m² = 840 m²) | 467 | 840 ÷ 1.8 ≈ 467 covers |
| Restaurant staff (10%) | 47 | ≈10% of covers |
| Overnight hotel guests (200 rooms) | 360 | 200 rooms × 1.8 pax |
| Permanent hotel staff | 250 | Hotel operations staff |
| TOTAL VISITORS (no staff) | 3994 | Visitors/guests only |
| TOTAL STAFF | 614 | Staff on-site (perm + event) |
| **GRAND TOTAL (visitors + staff)** | **4608** | **Worst-case peak load** |



**SITE SECTION AA'**
(SCALE 1:500)



**SITE SECTION BB'**
(SCALE 1:500)

## KEY PLAN

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**MAULANA AZAD NATIONAL INSTITUTE OF TECHNOLOGY, BHOPAL**

**PROJECT - 5 STAR HOTEL, VISHAKHAPATNAM**

**SHEET TITLE - SITE PLAN**

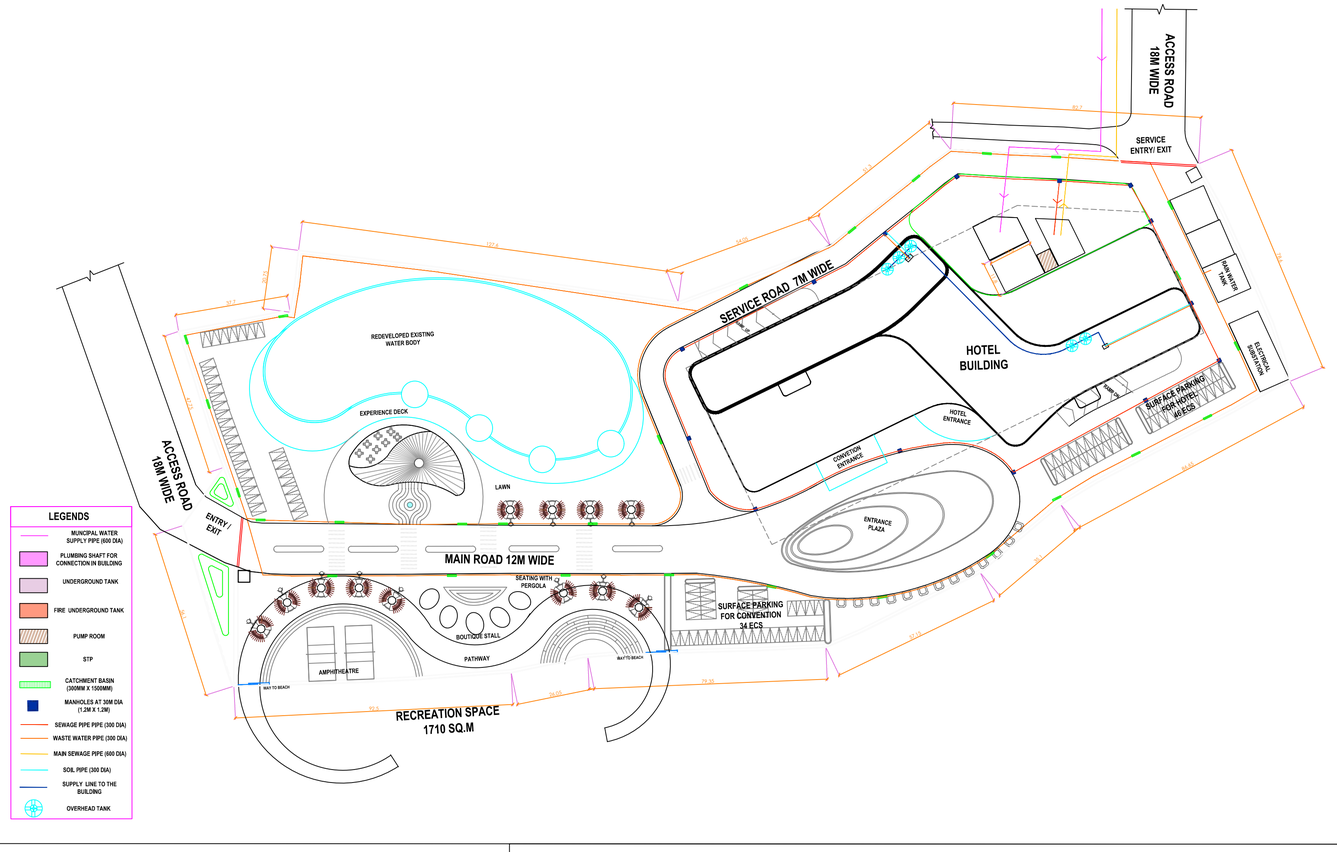
**GUIDED BY - PROF. PREETI ONKAR SINGH**

**DRAWN BY - TAHIRA SAIFY**

**DATE - 17/09/2025**

**SCALE - 1:750** **DWG. NO. - 1**

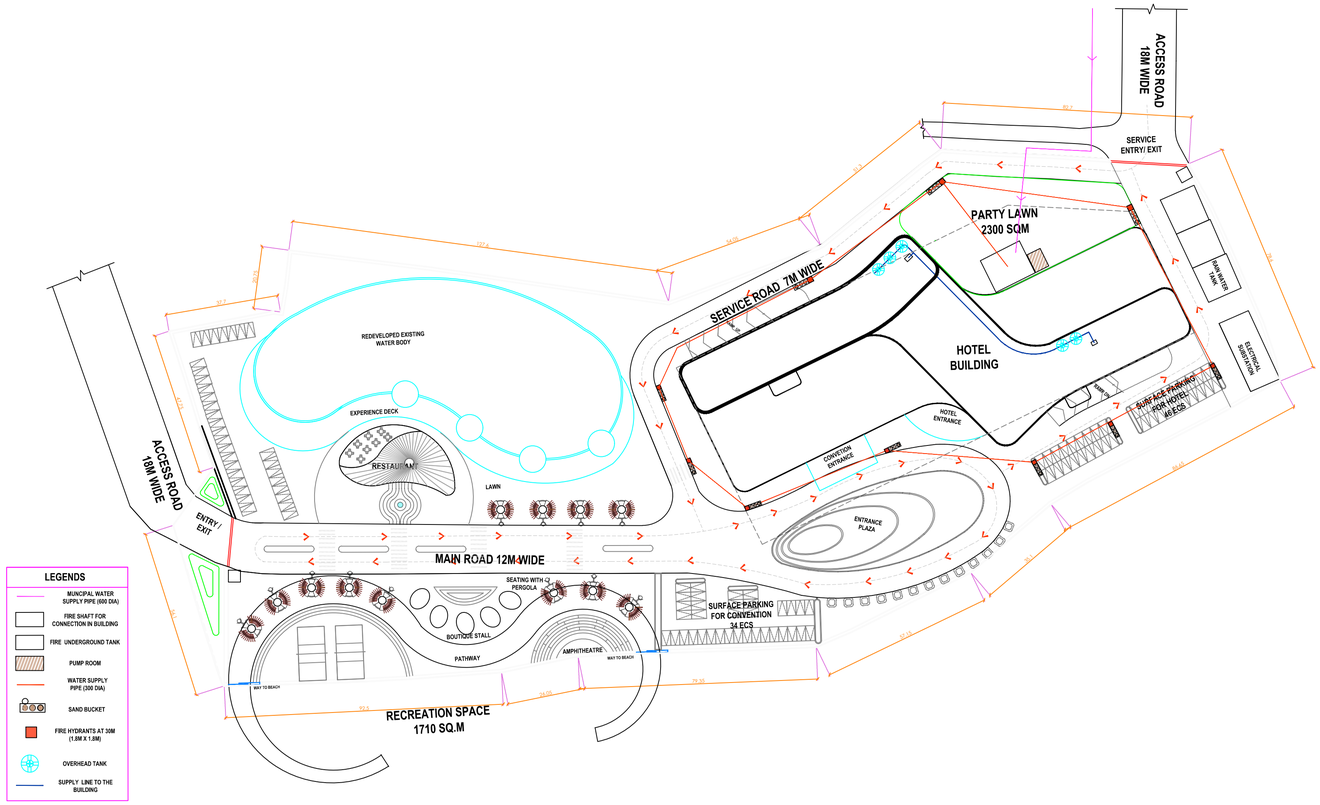
# SITE WATER SUPPLY AND SEWAGE PLAN



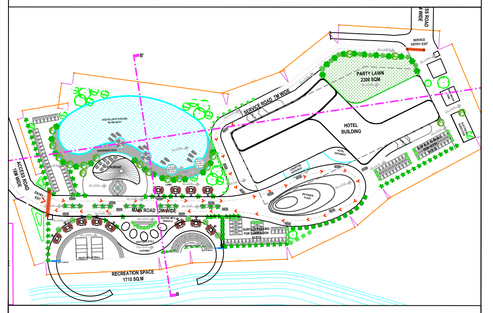

| WATER SUPPLY AND SANITATION | | | |
|---|---|---|---|
| **User (space)** | **Nos (peak/day, scaled)** | **Water req'n (L per head / seat / day)** | **Total requirement (L/day)** |
| Guest rooms (staying guests) | 208 | 320 | **66,560** |
| Restaurants (all 4 outlets combined) | 2,432 | 70 (per seat / per cover) | **1,70,240** |
| Bar | 516 | 70 | **36,120** |
| Café | 387 | 70 | **27,090** |
| Rooftop restaurant | 80 | 70 | **17,780** |
| Banquets (dining) | 226 | 70 | **15,820** |
| Convention (assembly / visitors) | 129 | 15 (assembly visitor) | **1,935** |
| Recreation (pool, salon, gym) | 54 | 45 (clubhouse) | **2,430** |
| Staff (on duty / staff movements) | 269 | 45 (office/staff) | **12,105** |
| Walk-ins / Lobby visitors | 86 | 15 (visitor) | **1,290** |
| **TOTAL (peak day)** | **4,608** | — | **3,51,370** |
| | | | |
| **SIZE OF UG TANK (1.5 DAYS STORAGE)** | **14M X 12.5M X 3M** | | **5,50,000** |
| **SIZE OF OVERHEAD TANK** | **3*20000L** | | **60,000** |
| | | | |
| **STP** | | | |
| Total water demand | 3,51,370 | | |
| 90% of total water demand | 316233 | | |
| | | | |
| SIZE OF STP | 17.6M X 9.5M X 3M | 5,00,000 | |

# SITE FIRE FIGHTING PLAN

| FIRE SAFETY REQUIREMENTS FOR HOTEL | |
|---|---|
| **Fire Sprinkler Grid** | 3×3 to 4×4 m (typical grid |
| **Underground tank** | 3,00,000 |
| **Size of UG tank (depth = 3 m)** | **12.5 × 9 × 3.0 m** |
| **Overhead (terrace) fire tank** | 2* 10,000 |
| **Pumps (recommended)** | **2 electric + 1 diesel** each **850 L/min** (main firefighting set) **+ 1** |




## KEY PLAN



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**PROJECT - 5 STAR HOTEL, VISHAKHAPATNAM**

**SHEET TITLE - SITE SERVICES**

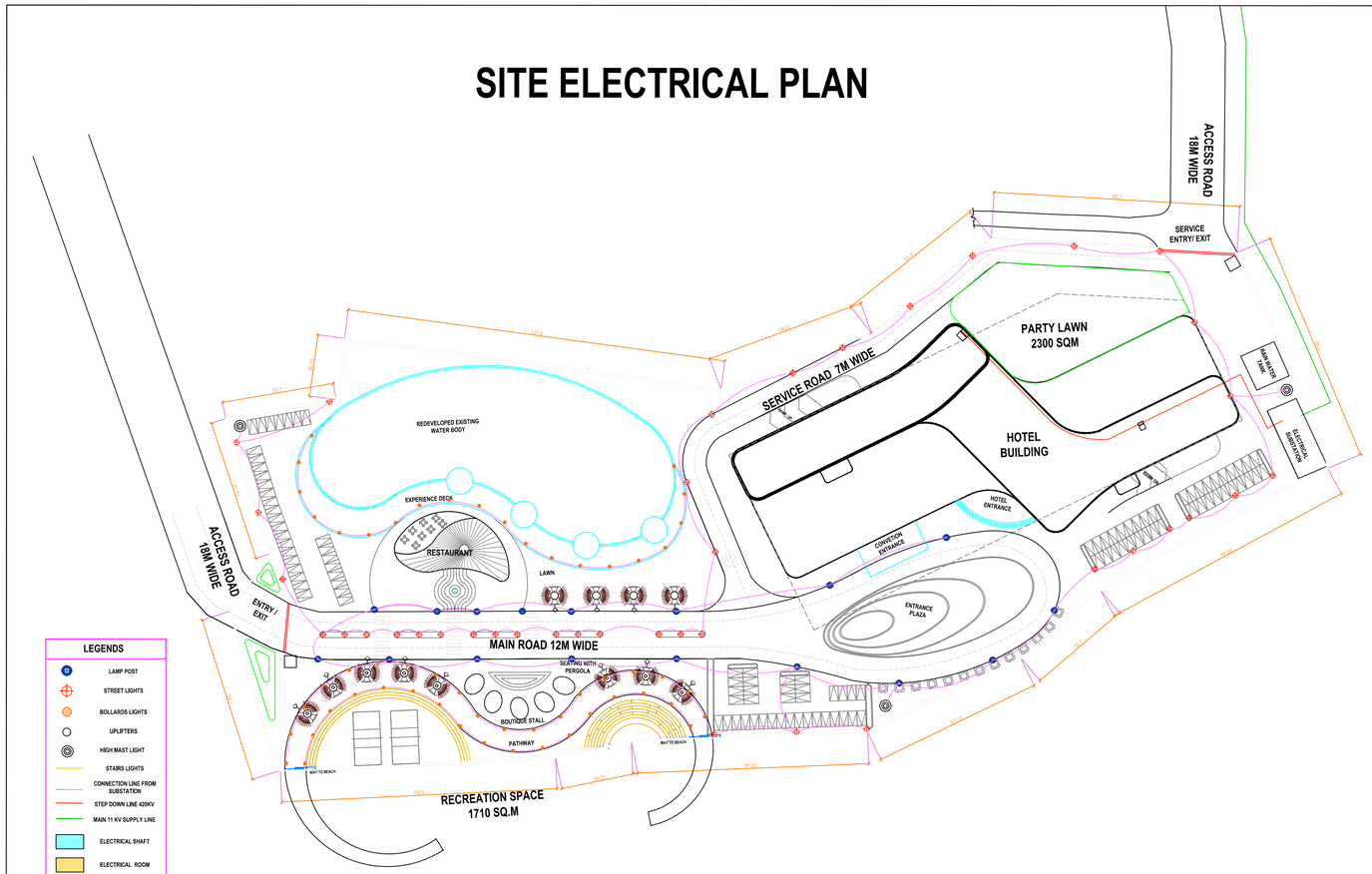
**GUIDED BY - PROF. PREETI ONKAR SINGH**

**DRAWN BY - TAHIRA SAIFY**

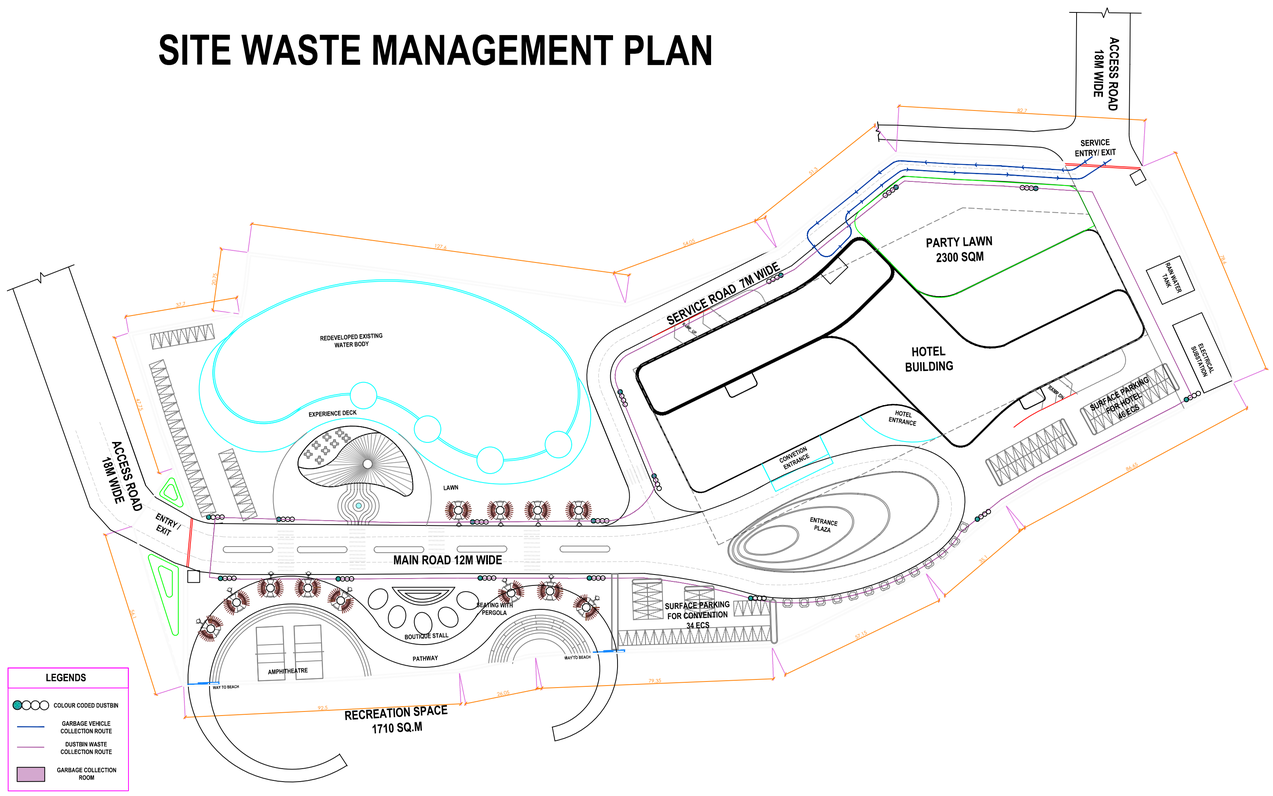
**DATE - 17/09/2025**

**SCALE - 1:1000** **DWG. NO. - 1**

# SITE ELECTRICAL PLAN




# SITE WASTE MANAGEMENT PLAN

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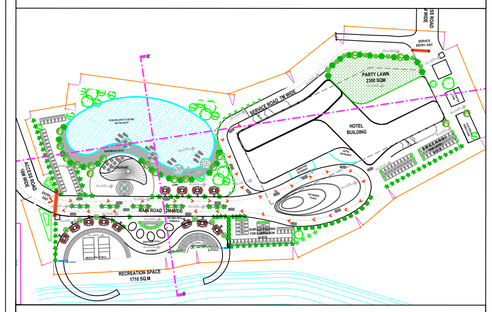

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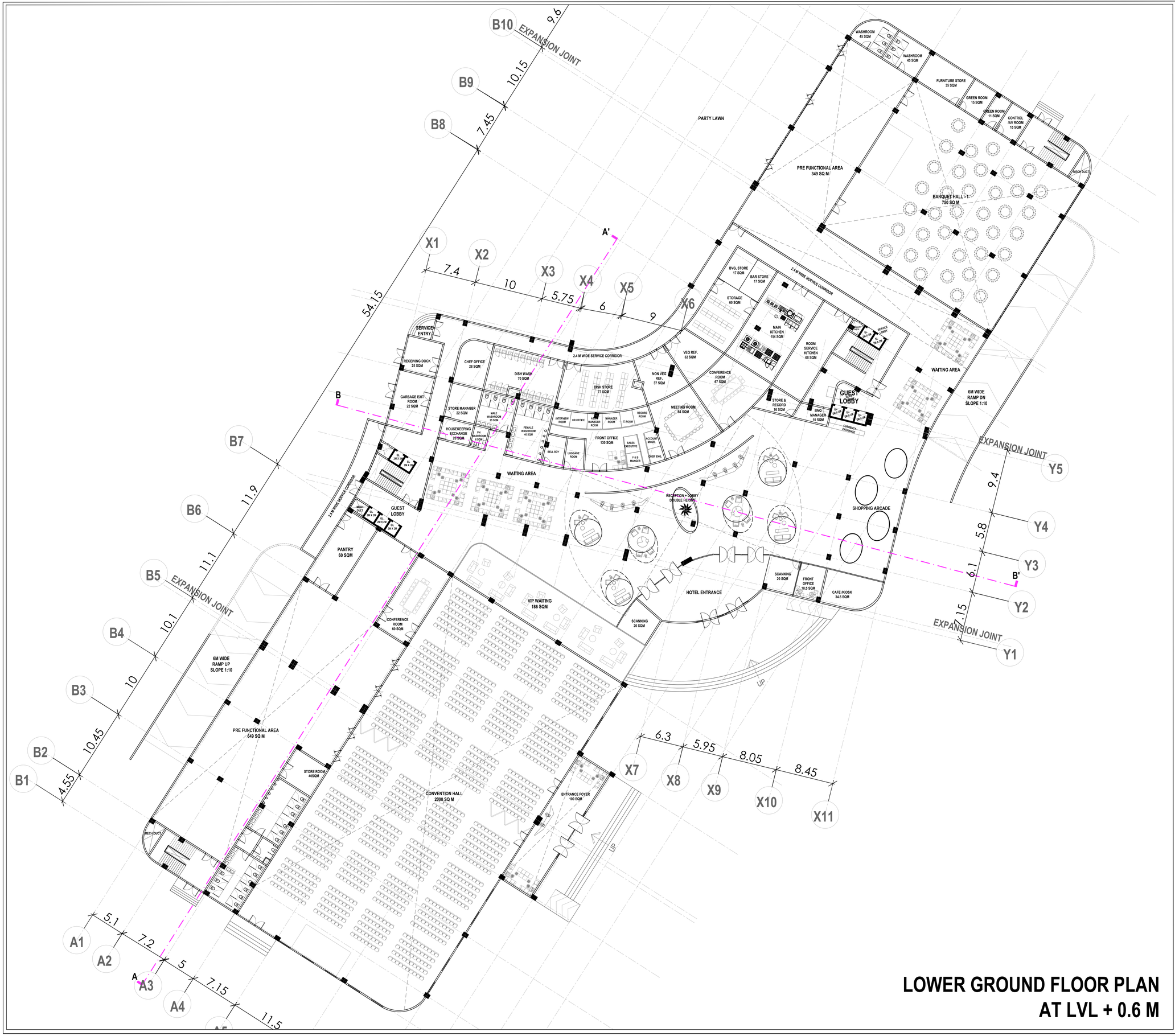
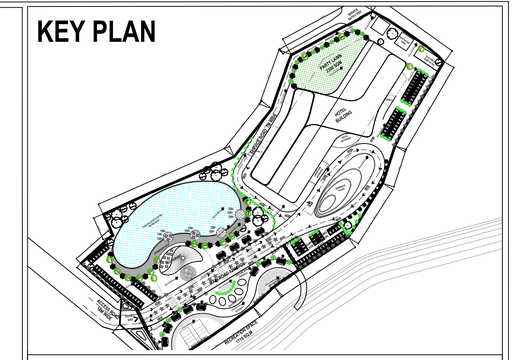



# LOWER GROUND FLOOR PLAN AT LVL + 0.6 M

## KEY PLAN



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**SHEET TITLE - FLOOR PLANS**

**GUIDED BY - PROF. PREETI ONKAR SINGH**

**DRAWN BY - TAHIRA SAIFY**

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**SCALE - 1:250** **DWG. NO. - 2**

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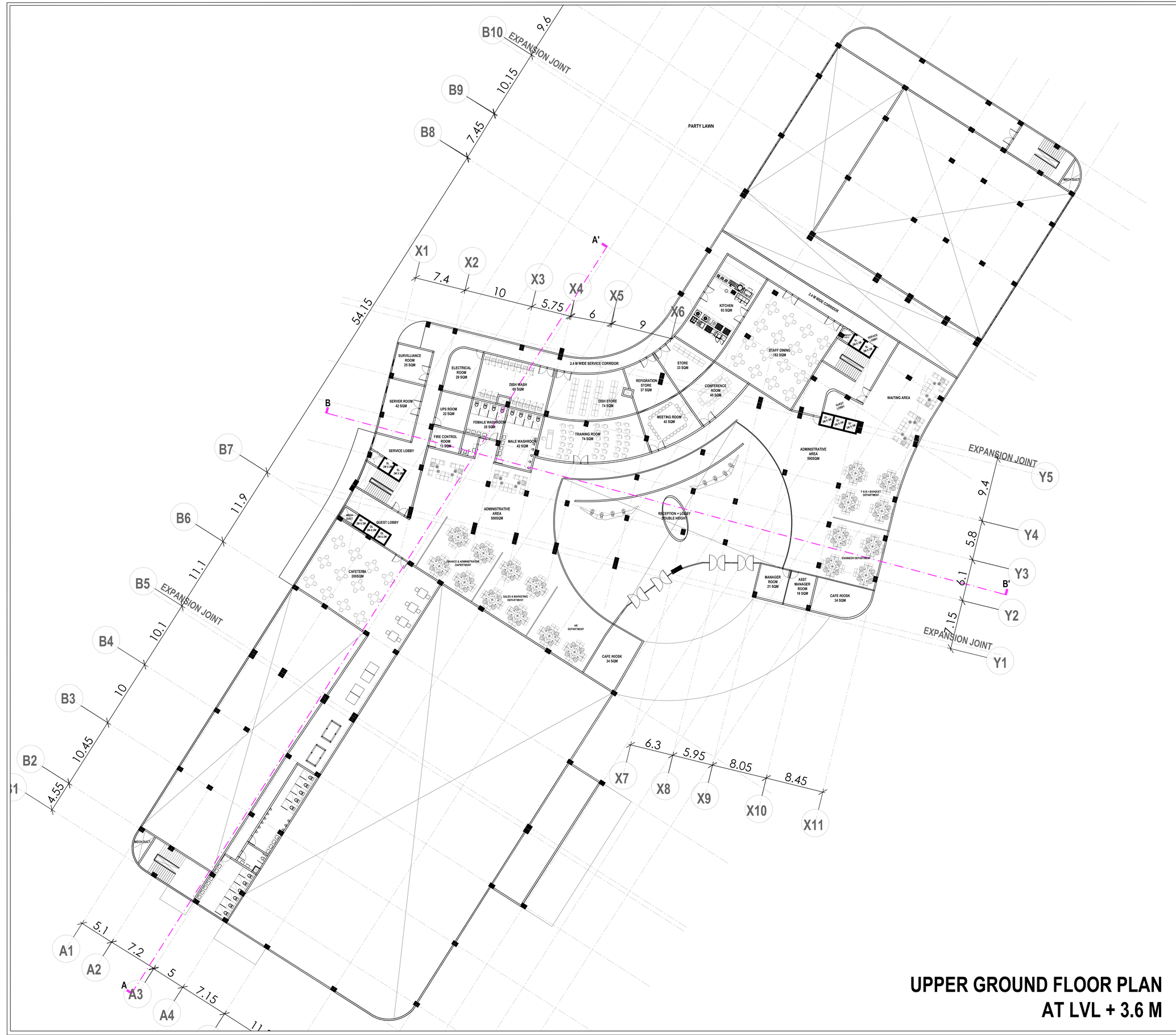
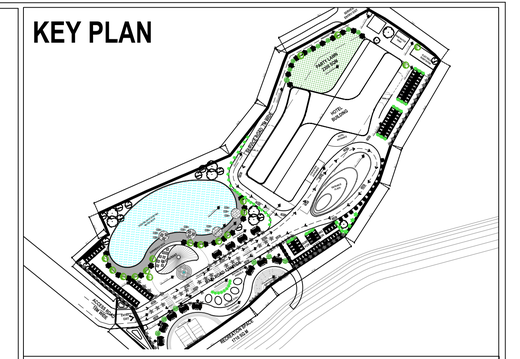



# UPPER GROUND FLOOR PLAN
# AT LVL + 3.6 M

## KEY PLAN



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**DRAWN BY - TAHIRA SAIFY**

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**SCALE - 1:250** **DWG. NO. - 3**

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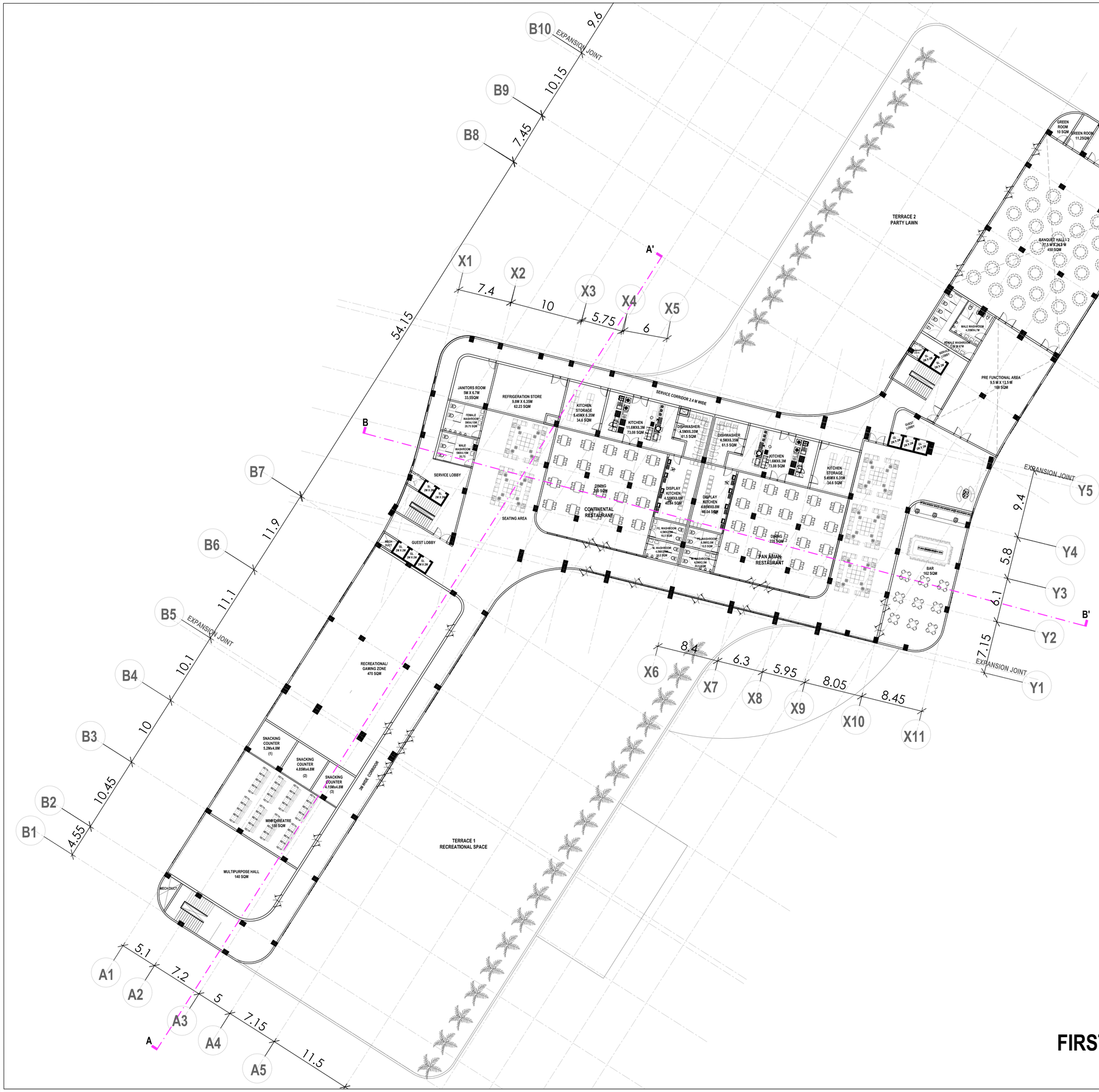
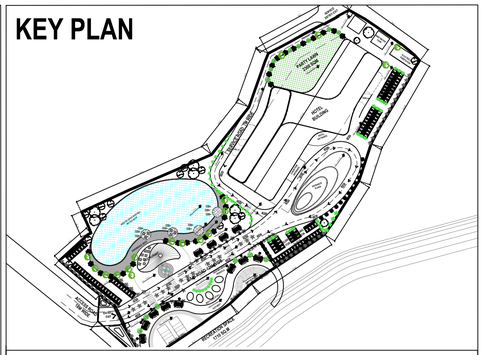



# FIRST FLOOR PLAN AT LVL + 7.8 M

## KEY PLAN



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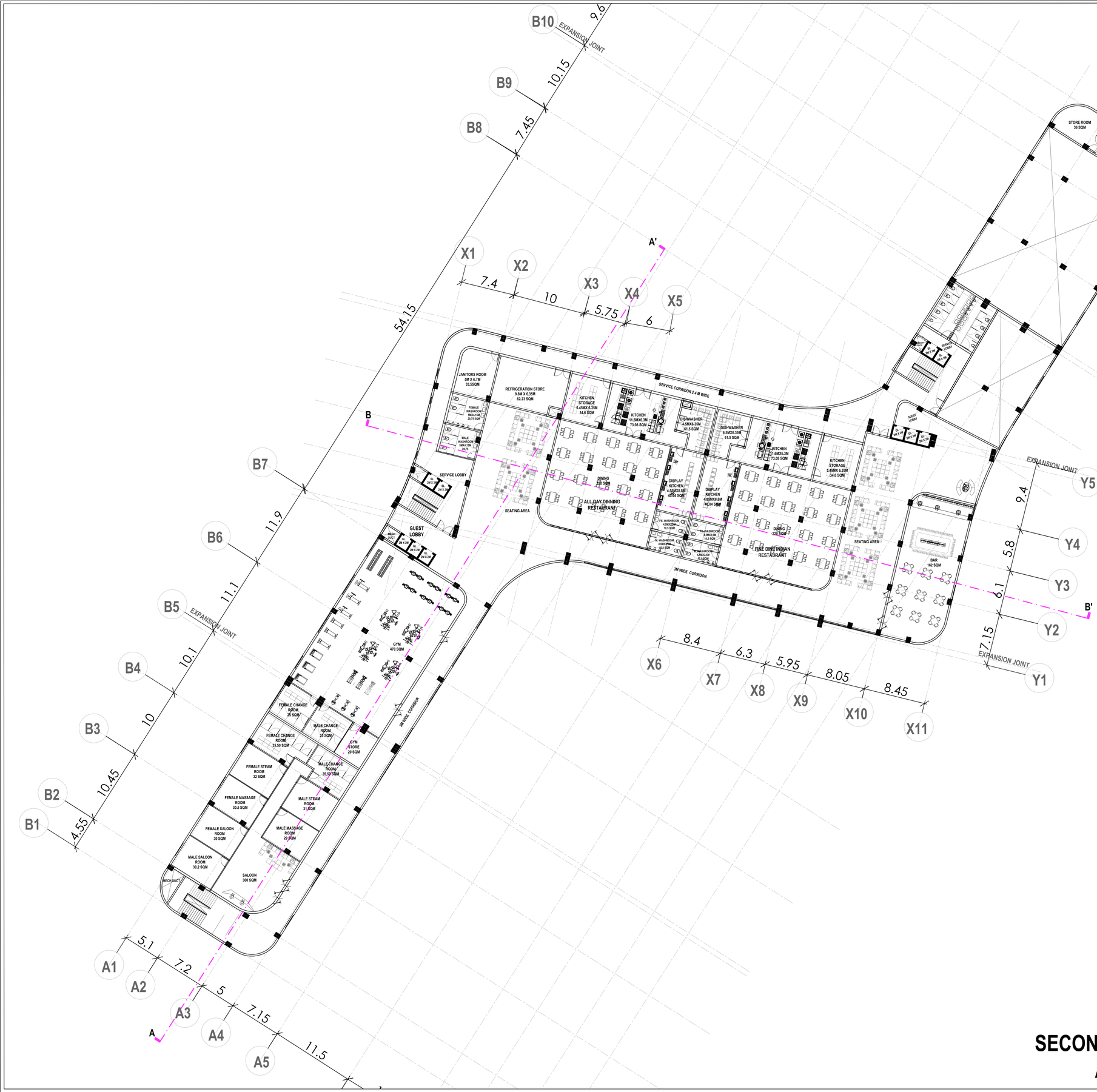
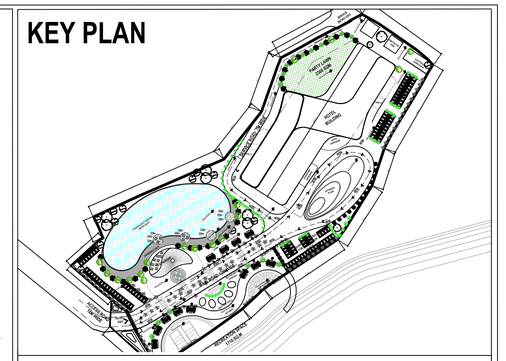



## SECOND FLOOR PLAN AT LVL + 11.4 M

## KEY PLAN



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**SCALE - 1:250** **DWG. NO. - 5**

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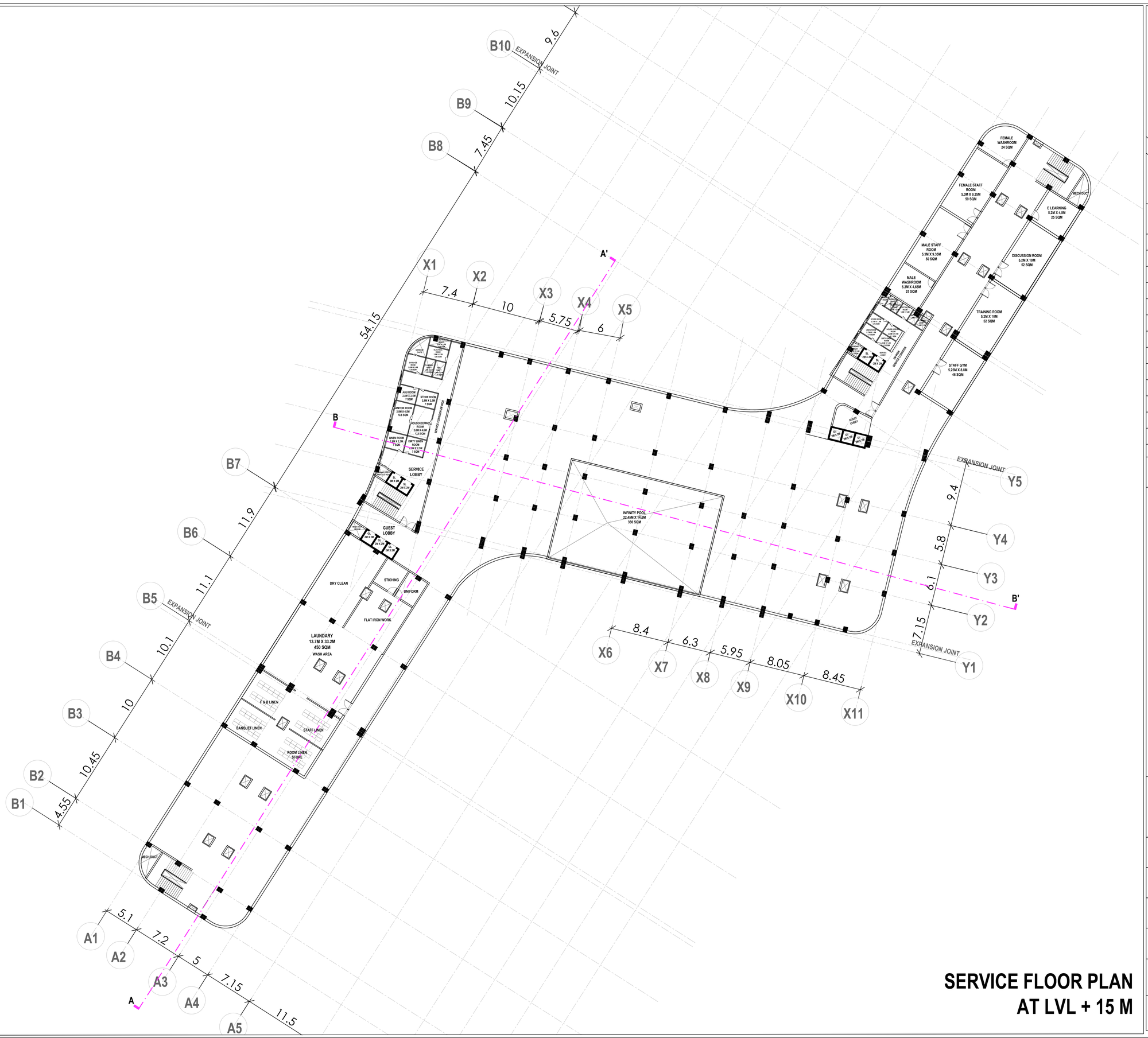
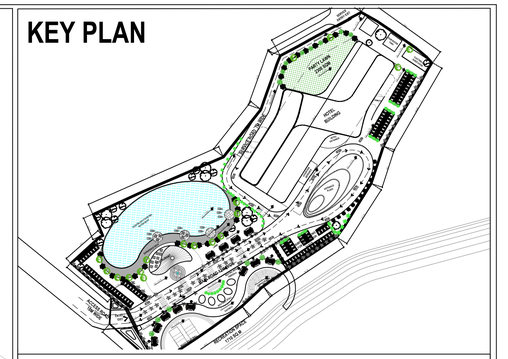



# SERVICE FLOOR PLAN AT LVL + 15 M

## KEY PLAN



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**MAULANA AZAD NATIONAL INSTITUTE OF TECHNOLOGY, BHOPAL**

**PROJECT - 5 STAR HOTEL, VISHAKHAPATNAM**

**SHEET TITLE - SERVICEFLOOR PLANS**

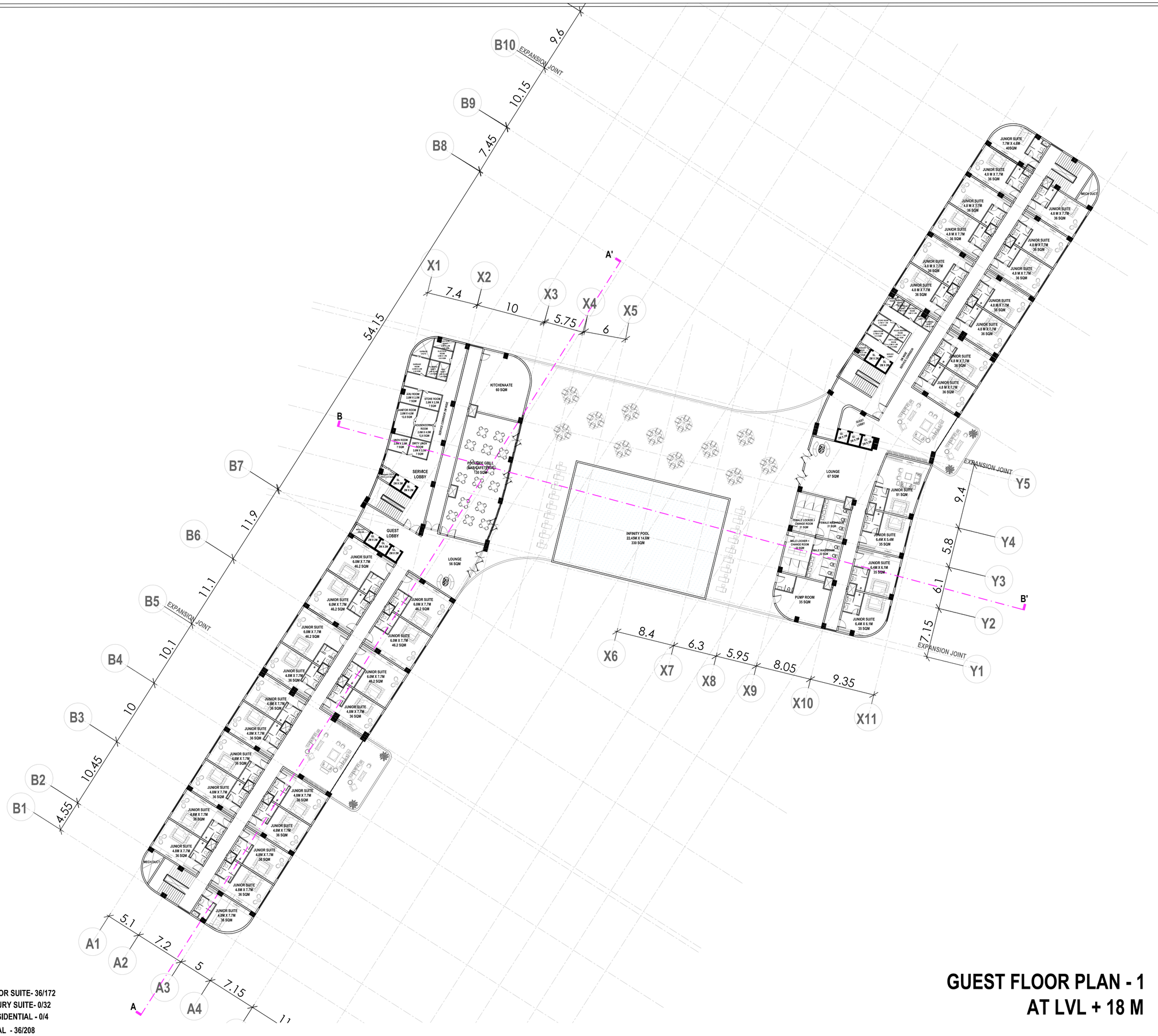
**GUIDED BY - PROF. PREETI ONKAR SINGH**

**DRAWN BY - TAHIRA SAIFY**

**DATE - 17/09/2025**

**SCALE - 1:250** **DWG. NO. - 6**

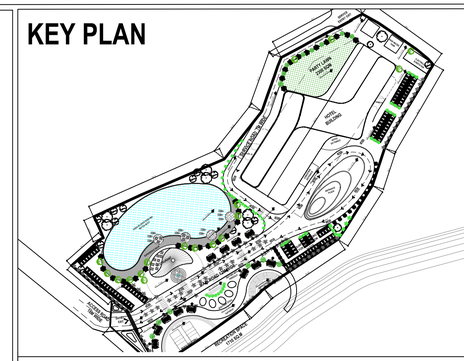
N




JUNIOR SUITE- 36/172
LUXURY SUITE- 0/32
PRESIDENTIAL - 0/4
TOTAL - 36/208

# GUEST FLOOR PLAN - 1
# AT LVL + 18 M

## KEY PLAN



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## NOTES

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## MAULANA AZAD NATIONAL INSTITUTE OF TECHNOLOGY, BHOPAL

PROJECT - 5 STAR HOTEL, VISHAKHAPATNAM

SHEET TITLE - FLOOR PLANS

GUIDED BY - PROF. PREETI ONKAR SINGH

DRAWN BY - TAHIRA SAIFY

DATE - 17/09/2025

SCALE - 1:250

DWG. NO. - 7

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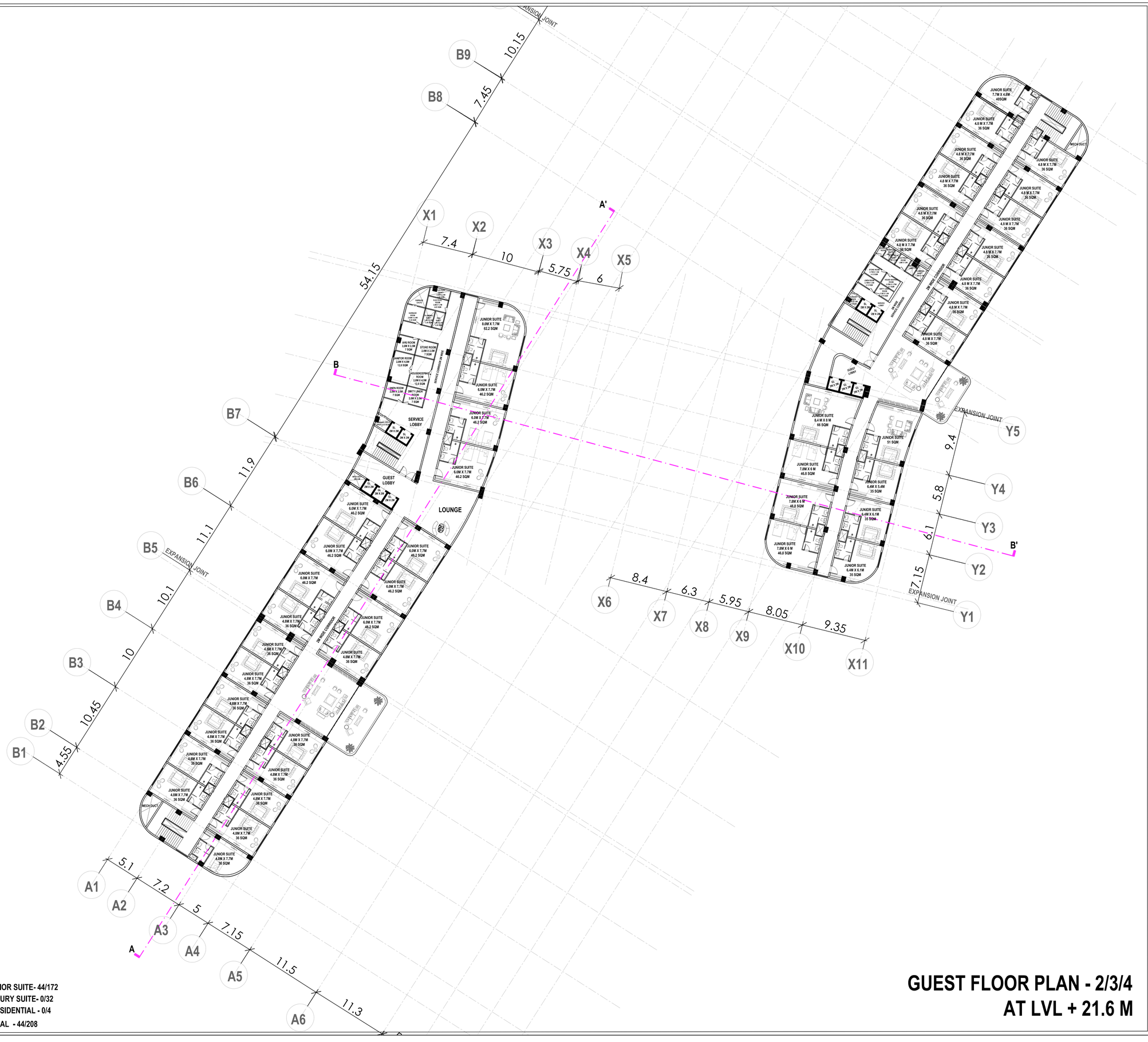
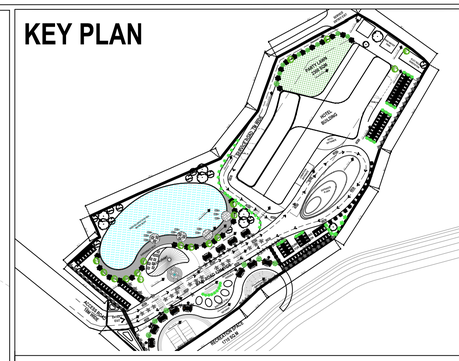



JUNIOR SUITE- 44/172
LUXURY SUITE- 0/32
PRESIDENTIAL - 0/4
TOTAL - 44/208

# GUEST FLOOR PLAN - 2/3/4
# AT LVL + 21.6 M

## KEY PLAN



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**MAULANA AZAD NATIONAL INSTITUTE OF TECHNOLOGY, BHOPAL**

**PROJECT - 5 STAR HOTEL, VISHAKHAPATNAM**

**SHEET TITLE - FLOOR PLANS**

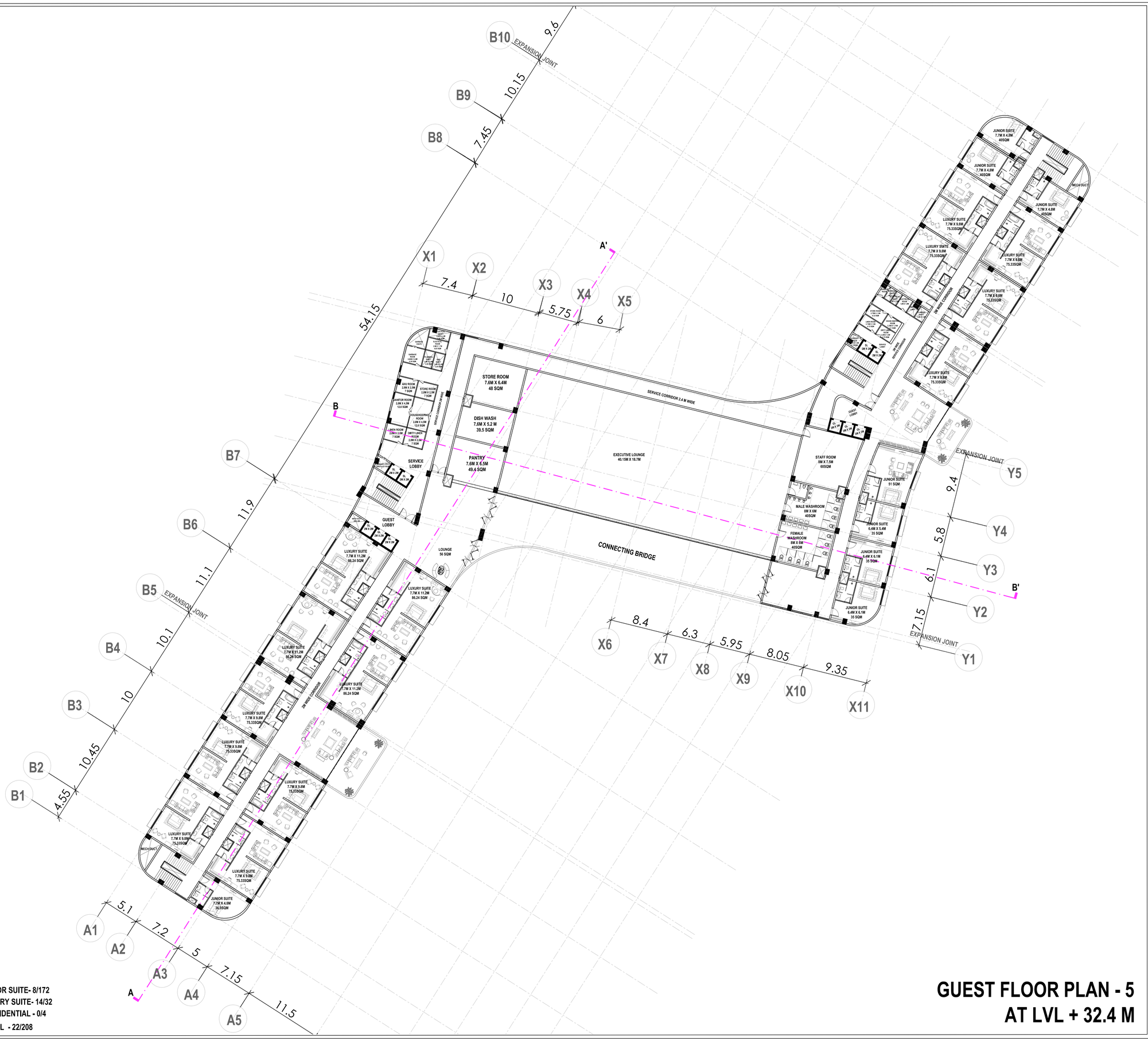
**GUIDED BY - PROF. PREETI ONKAR SINGH**

**DRAWN BY - TAHIRA SAIFY**

**DATE - 17/09/2025**

**SCALE - 1:250** **DWG. NO. - 8**

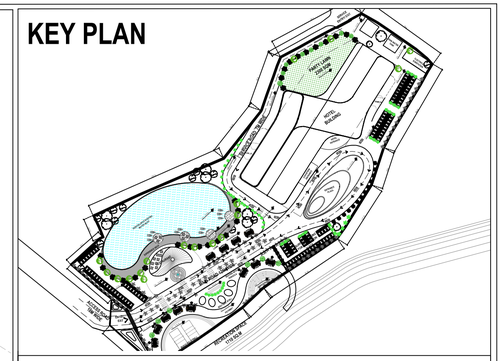
N




JUNIOR SUITE- 8/172
LUXURY SUITE- 14/32
PRESIDENTIAL - 0/4
TOTAL - 22/208

# GUEST FLOOR PLAN - 5
# AT LVL + 32.4 M

## KEY PLAN



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**MAULANA AZAD NATIONAL INSTITUTE OF TECHNOLOGY, BHOPAL**

PROJECT - 5 STAR HOTEL, VISHAKHAPATNAM

SHEET TITLE - FLOOR PLANS

GUIDED BY - PROF. PREETI ONKAR SINGH

DRAWN BY - TAHIRA SAIFY

DATE - 17/09/2025

SCALE - 1:250 DWG. NO. - 9

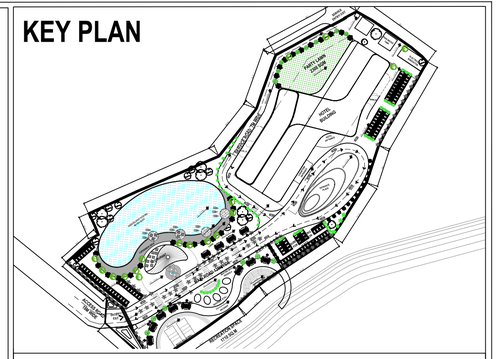
N




JUNIOR SUITE- 1/172
LUXURY SUITE- 9/32
PRESIDENTIAL - 2/4
TOTAL - 12/208

# GUEST FLOOR PLAN - 6
# AT LVL + 36 M

## KEY PLAN



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**MAULANA AZAD NATIONAL INSTITUTE OF TECHNOLOGY, BHOPAL**

**PROJECT - 5 STAR HOTEL, VISHAKHAPATNAM**

**SHEET TITLE - FLOOR PLANS**

**GUIDED BY - PROF. PREETI ONKAR SINGH**

**DRAWN BY - TAHIRA SAIFY**

**DATE - 17/09/2025**

**SCALE - 1:250** **DWG. NO. - 10**

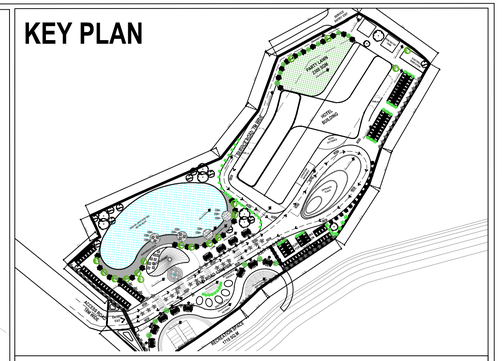
N




JUNIOR SUITE- 1/172
LUXURY SUITE- 9/32
PRESIDENTIAL - 2/4
TOTAL - 12/208

# GUEST FLOOR PLAN - 7
# AT LVL + 39.6 M

## KEY PLAN



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**MAULANA AZAD NATIONAL INSTITUTE OF TECHNOLOGY, BHOPAL**

PROJECT - 5 STAR HOTEL, VISHAKHAPATNAM

SHEET TITLE - FLOOR PLANS

GUIDED BY - PROF. PREETI ONKAR SINGH

DRAWN BY - TAHIRA SAIFY

DATE - 17/09/2025

SCALE - 1:250 DWG. NO. - 11

N

## PARKING (IN ECS)

| SPACES | AREA/NO. | REQUIRED | GIVEN | REMARKS |
|---|---|---|---|---|
| **HOTEL** | | | | |
| GUEST ROOM | 8000 | 240 | 250 | 3ECS/100M2 |
| RESTURANTS | 840 | 25.2 | 40 | 1ECS/50M2 |
| BANQUETS | 1200 | 24 | 66 | 2ECS/100M2 |
| CONVENTION HALL | 2000 | 40 | 96 | 2ECS/100M2 |
| | | | | |
| **OTHERS** | | | | |
| RESTRAUNT | 250 | 5 | **10** | 1ECS/50M2 |
| RECREATIONAL SPACE | | 33.42 | 21 | 10% |
| STAFF PARKING | | 36.762 | 50 | 10% |
| VISITOR PARKING | | 48.52584 | 50 | 12% |
| SERVICE | | 32.92 | 35 | 10% |
| **TOTAL** | | | | |
| | | 485.82784 | 618 | |
| | | | | |
| **DIVISION** | | | | |
| SURFACE PARKING | | 48.582784 | 104 | 10% |
| BASEMENT | | 437.24506 | 514 | |
| **TOTAL** | | 485.82784 | 618 | |




## BASEMENT PLAN - 1

**178 - FOUR WHEELER EACH**
**58 - TWO WHEELER EACH**

## KEY PLAN



## REVISION

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**MAULANA AZAD NATIONAL INSTITUTE OF TECHNOLOGY, BHOPAL**

**PROJECT - 5 STAR HOTEL, VISHAKHAPATNAM**

**SHEET TITLE - FLOOR PLANS**

**GUIDED BY - PROF. PREETI ONKAR SINGH**

**DRAWN BY - TAHIRA SAIFY**

**DATE - 17/09/2025**

**SCALE - 1:300** **DWG. NO. - 1**

N

## PARKING (IN ECS)

| SPACES | AREA/NO. | REQUIRED | GIVEN | REMARKS |
|---|---|---|---|---|
| **HOTEL** | | | | |
| GUEST ROOM | 8000 | 240 | 250 | 3ECS/100M2 |
| RESTURANTS | 840 | 25.2 | 40 | 1ECS/50M2 |
| BANQUETS | 1200 | 24 | 66 | 2ECS/100M2 |
| CONVENTION HALL | 2000 | 40 | 96 | 2ECS/100M2 |
| | | | | |
| **OTHERS** | | | | |
| RESTRAUNT | 250 | 5 | **10** | 1ECS/50M2 |
| RECREATIONAL SPACE | | 33.42 | 21 | 10% |
| STAFF PARKING | | 36.762 | 50 | 10% |
| VISITOR PARKING | | 48.52584 | 50 | 12% |
| SERVICE | | 32.92 | 35 | 10% |
| **TOTAL** | | | | |
| | | 485.82784 | 618 | |
| | | | | |
| **DIVISION** | | | | |
| SURFACE PARKING | | 48.582784 | 104 | 10% |
| BASEMENT | | 437.24506 | 514 | |
| **TOTAL** | | 485.82784 | 618 | |




## BASEMENT PLAN - 2

178 - FOUR WHEELER EACH

58 - TWO WHEELER EACH

## KEY PLAN



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**MAULANA AZAD NATIONAL INSTITUTE OF TECHNOLOGY, BHOPAL**

**PROJECT - 5 STAR HOTEL, VISHAKHAPATNAM**

**SHEET TITLE - FLOOR PLANS**

**GUIDED BY - PROF. PREETI ONKAR SINGH**

**DRAWN BY - TAHIRA SAIFY**

**DATE - 17/09/2025**

**SCALE - 1:300** **DWG. NO. - 1**

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## PARKING (IN ECS)

| SPACES | AREA/NO. | REQUIRED | GIVEN | REMARKS |
|---|---|---|---|---|
| **HOTEL** | | | | |
| GUEST ROOM | 8000 | 240 | 250 | 3ECS/100M2 |
| RESTURANTS | 840 | 25.2 | 40 | 1ECS/50M2 |
| BANQUETS | 1200 | 24 | 66 | 2ECS/100M2 |
| CONVENTION HALL | 2000 | 40 | 96 | 2ECS/100M2 |
| | | | | |
| **OTHERS** | | | | |
| RESTRAUNT | 250 | 5 | **10** | 1ECS/50M2 |
| RECREATIONAL SPACE | | 33.42 | 21 | 10% |
| STAFF PARKING | | 36.762 | 50 | 10% |
| VISITOR PARKING | | 48.52584 | 50 | 12% |
| SERVICE | | 32.92 | 35 | 10% |
| **TOTAL** | | | | |
| | | 485.82784 | 618 | |
| | | | | |
| **DIVISION** | | | | |
| SURFACE PARKING | | 48.582784 | 104 | 10% |
| BASEMENT | | 437.24506 | 514 | |
| **TOTAL** | | 485.82784 | 618 | |

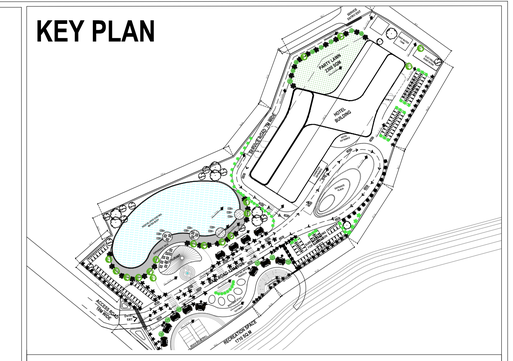



## BASEMENT PLAN - 3

**158 - FOUR WHEELER EACH**

**58 - TWO WHEELER EACH**

## KEY PLAN



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**MAULANA AZAD NATIONAL INSTITUTE OF TECHNOLOGY, BHOPAL**

**PROJECT - 5 STAR HOTEL, VISHAKHAPATNAM**

**SHEET TITLE - FLOOR PLANS**

**GUIDED BY - PROF. PREETI ONKAR SINGH**

**DRAWN BY - TAHIRA SAIFY**

**DATE - 17/09/2025**

**SCALE - 1:300** **DWG. NO. - 1**

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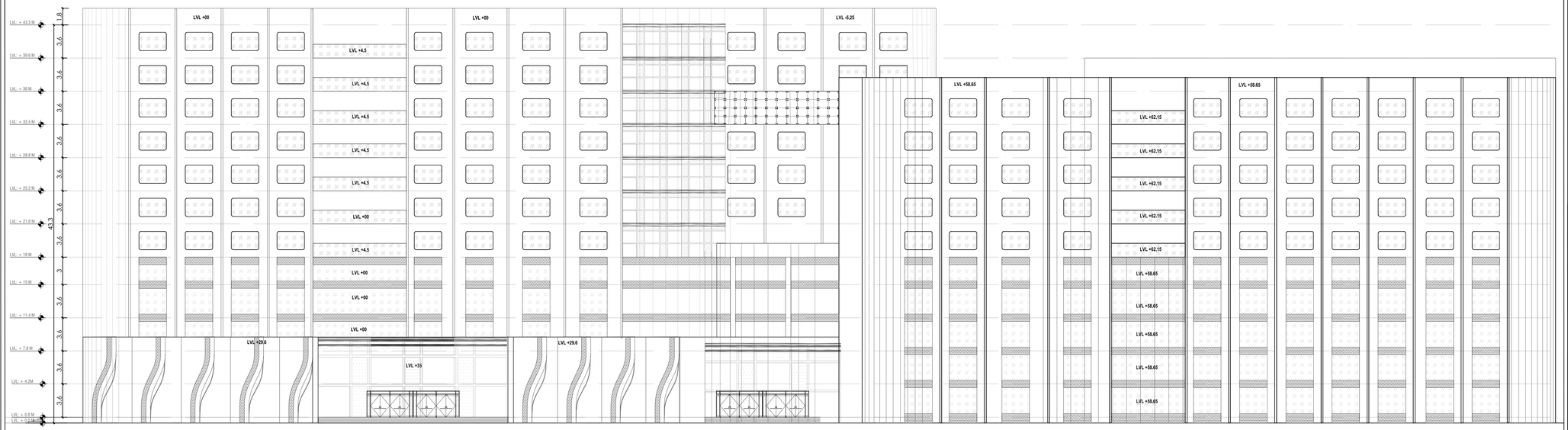
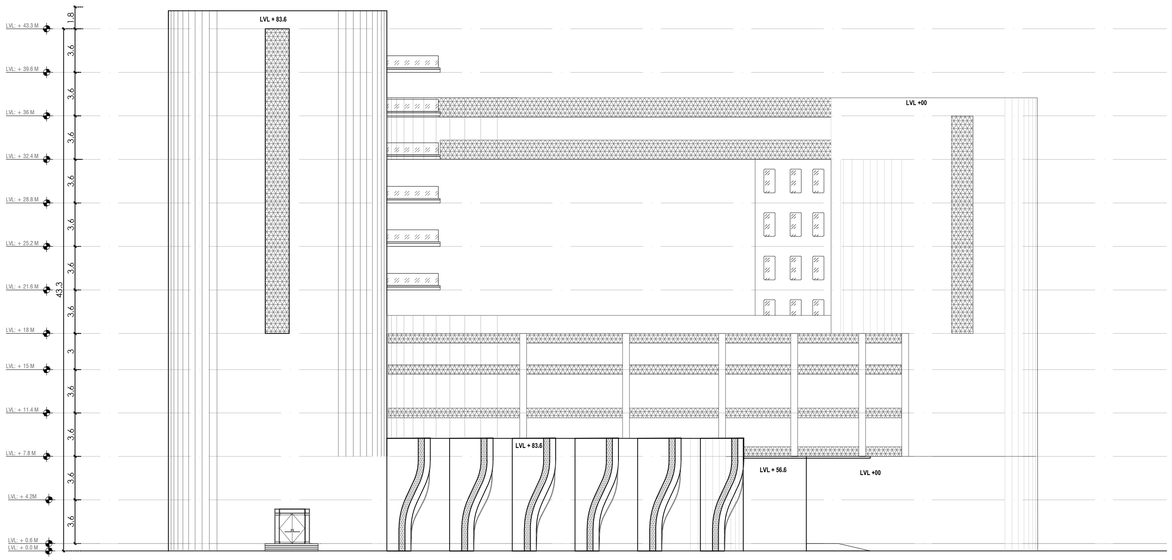



## FRONT ELEVATION





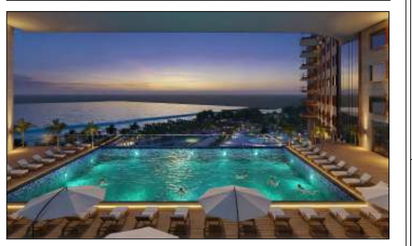





## SIDE ELEVATION







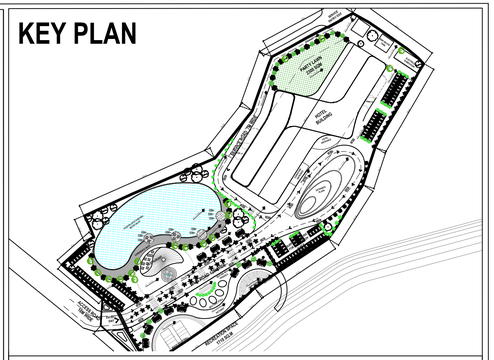








## KEY PLAN



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**MAULANA AZAD NATIONAL INSTITUTE OF TECHNOLOGY, BHOPAL**

**PROJECT - 5 STAR HOTEL, VISHAKHAPATNAM**

**SHEET TITLE - ELEVATION**

**GUIDED BY - PROF. PREETI ONKAR SINGH**

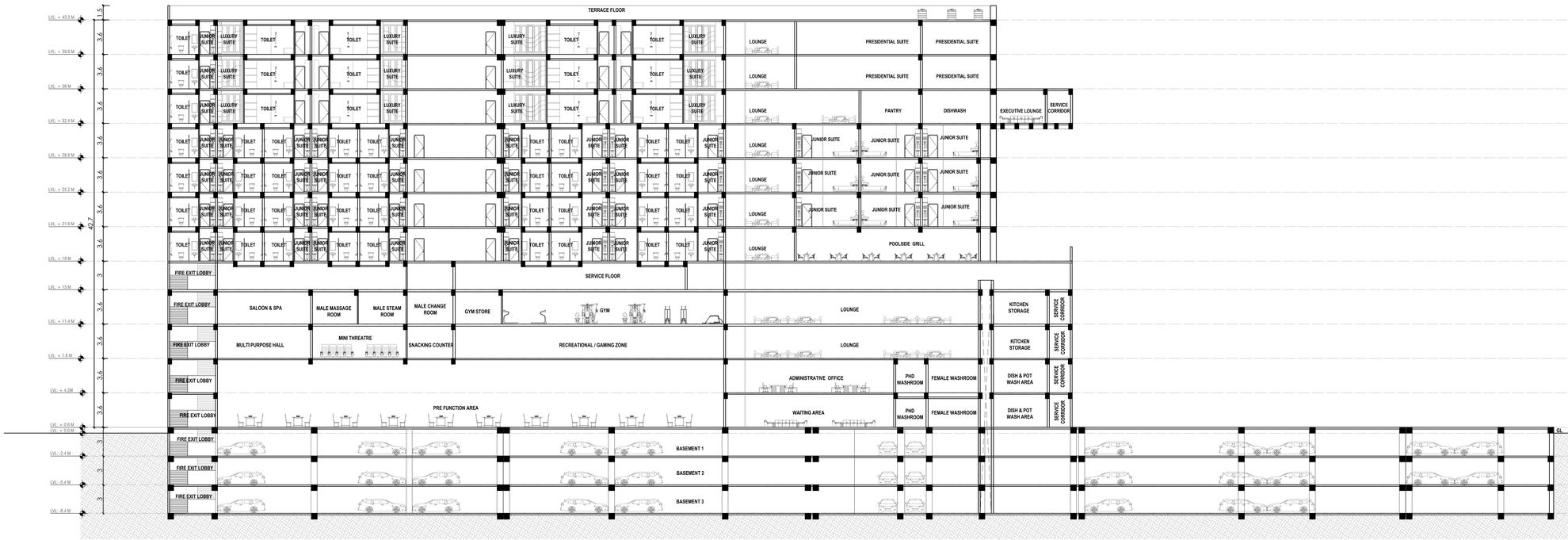
**DRAWN BY - TAHIRA SAIFY**

**DATE - 17/09/2025**

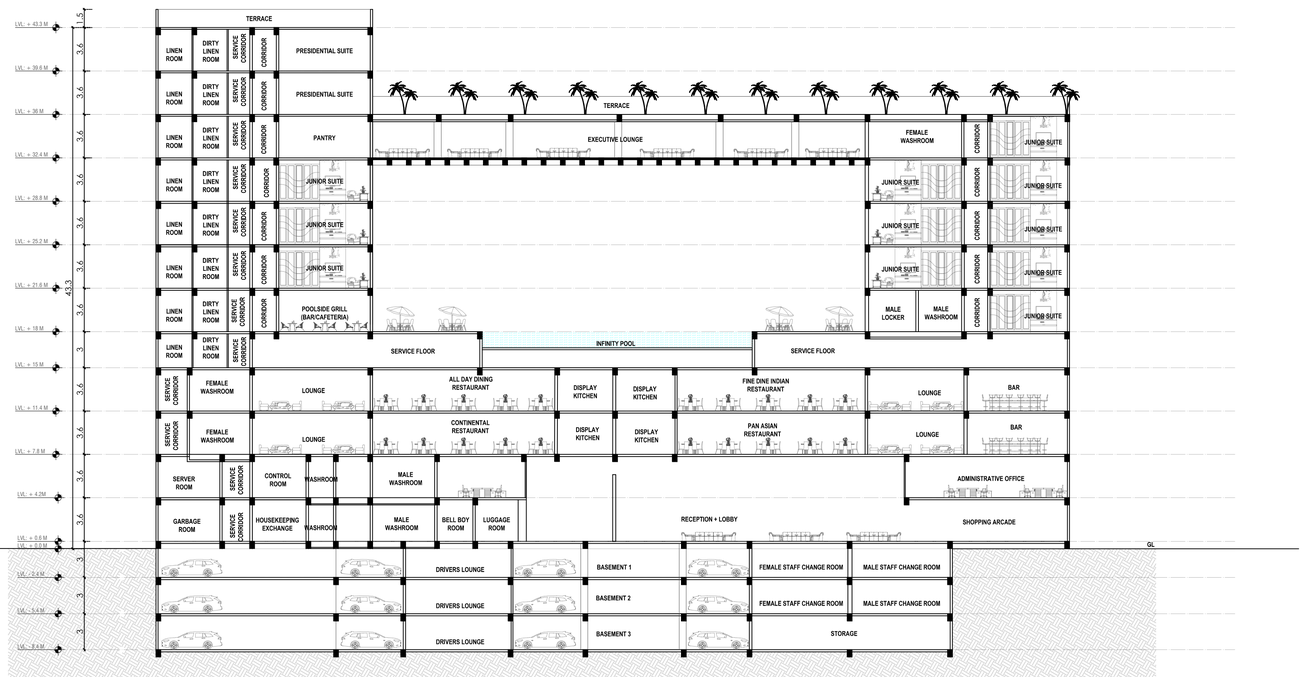
**SCALE - 1:250**

**DWG. NO. - 14**

N

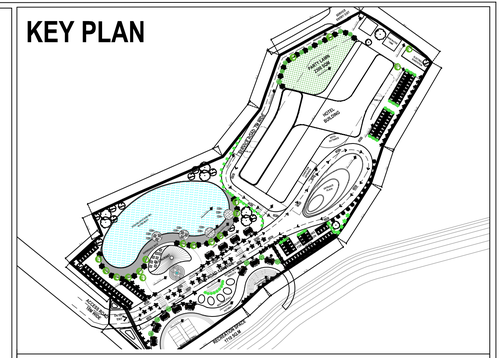



# SECTION-AA'




# SECTION - BB'

## KEY PLAN



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**MAULANA AZAD NATIONAL INSTITUTE OF TECHNOLOGY, BHOPAL**

**PROJECT - 5 STAR HOTEL, VISHAKHAPATNAM**

**SHEET TITLE - SECTION**

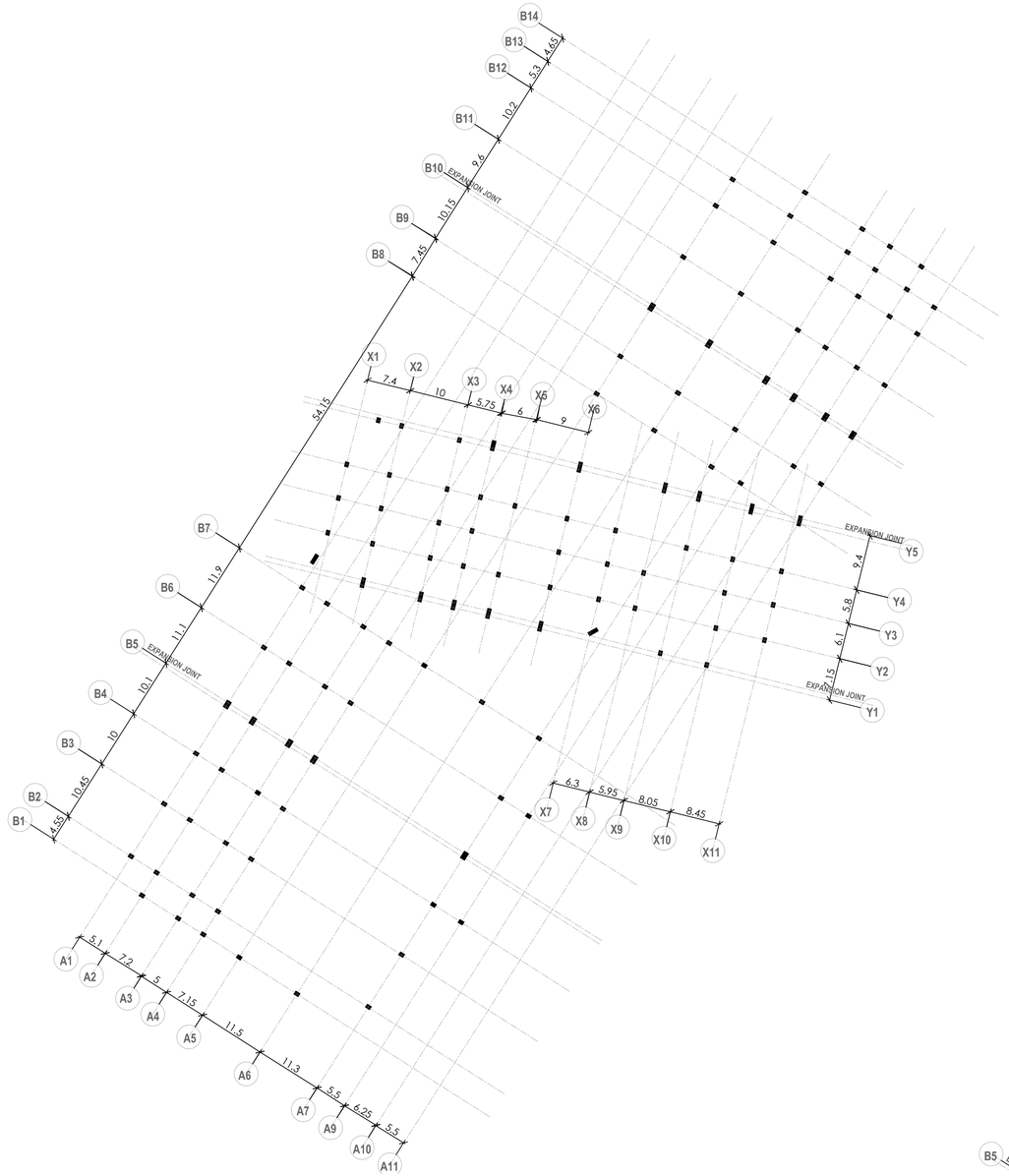
**GUIDED BY - PROF. PREETI ONKAR SINGH**

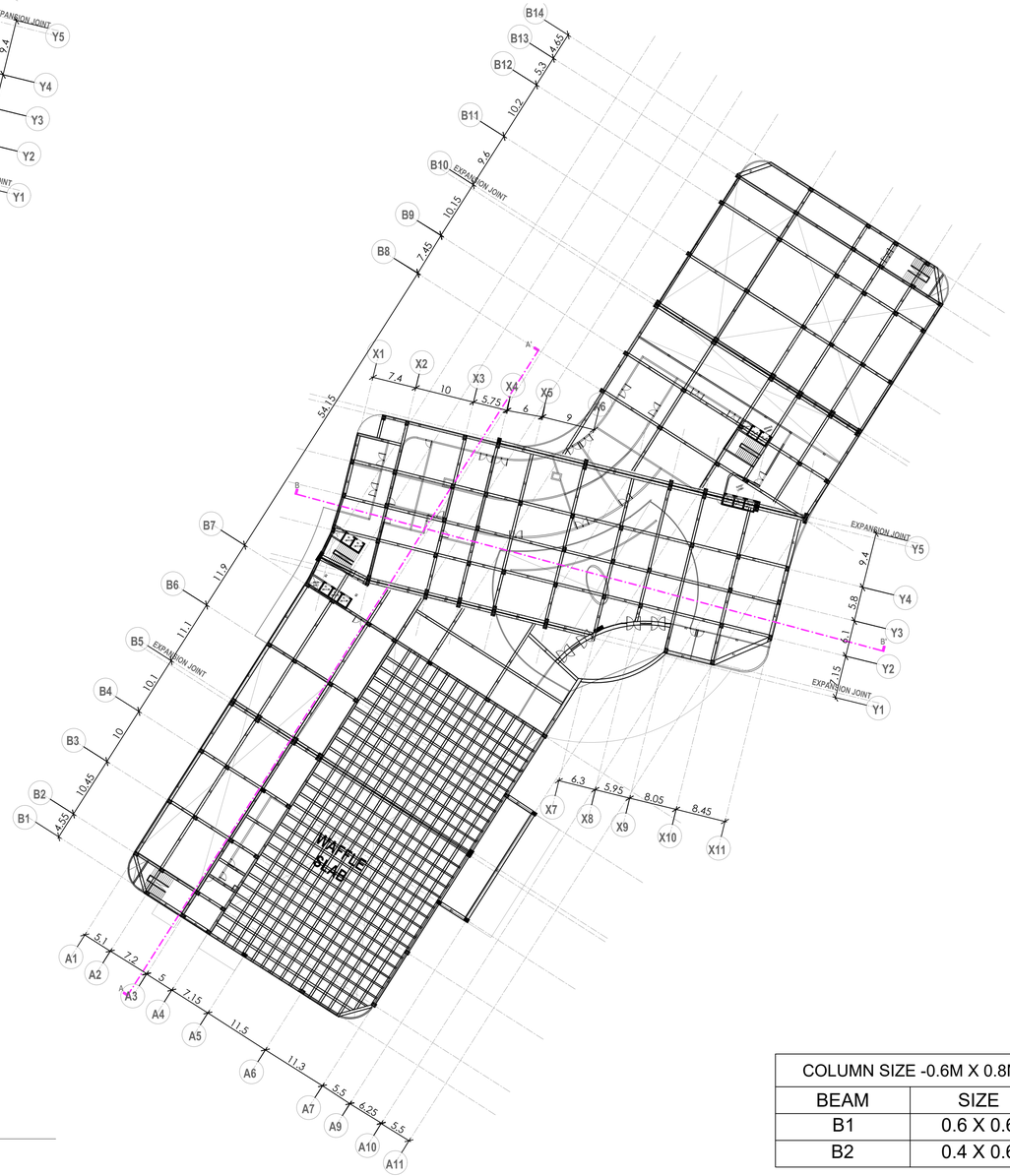
**DRAWN BY - TAHIRA SAIFY**

**DATE - 17/09/2025**

**SCALE - 1:250** **DWG. NO. - 12**

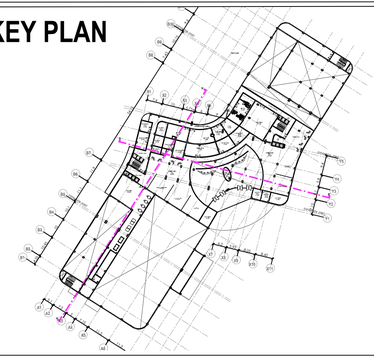
N




| COLUMN SIZE -0.6M X 0.8M | |
|---|---|
| BEAM | SIZE |
| B1 | 0.6 X 0.6 |
| B2 | 0.4 X 0.6 |

## KEY PLAN



## REVISION

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## NOTES

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**MAULANA AZAD NATIONAL INSTITUTE OF TECHNOLOGY, BHOPAL**

**PROJECT - 5 STAR HOTEL, VISHAKHAPATNAM**

**SHEET TITLE - UPPER GROUND FLOOR COLUMN & BEAM LAYOUT**

**GUIDED BY - PROF. PREETI ONKAR SINGH**

**DRAWN BY - TAHIRA SAIFY**

**DATE - 17/09/2025**

**SCALE - 1:500**

**DWG. NO. - 1**

N

# INTERIOR CONCEPT

Inspired by the calm elegance of the coast, the design follows a Contemporary Luxury Hotel theme. The space blends rose gold metal accents, walnut wood textures, and beige marble flooring to evoke warmth and sophistication. Soft lighting, neutral tones, and minimal detailing create a serene yet refined ambiance that reflects modern comfort with a touch of seaside tranquility.

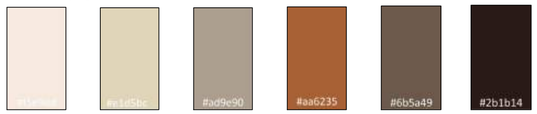


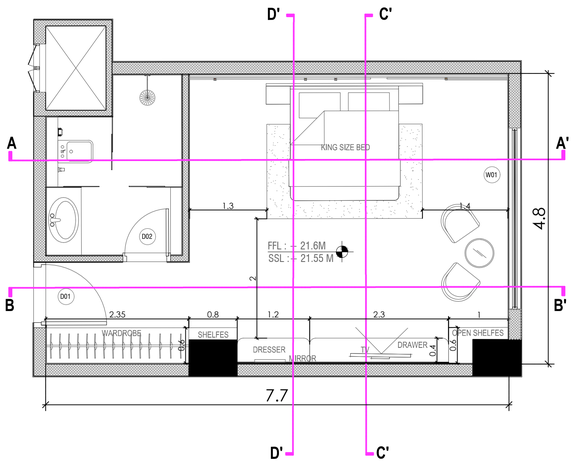


## MATERIAL PALETTE

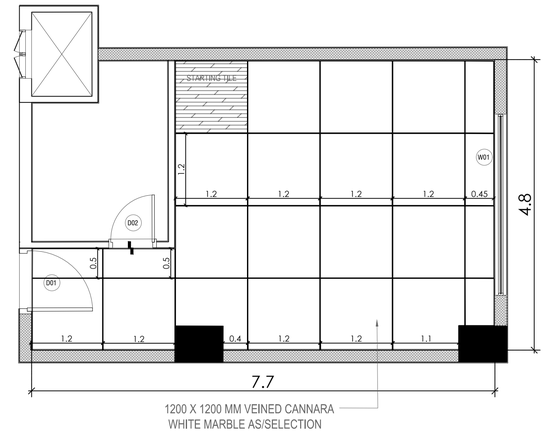



## COLOUR PALETTE

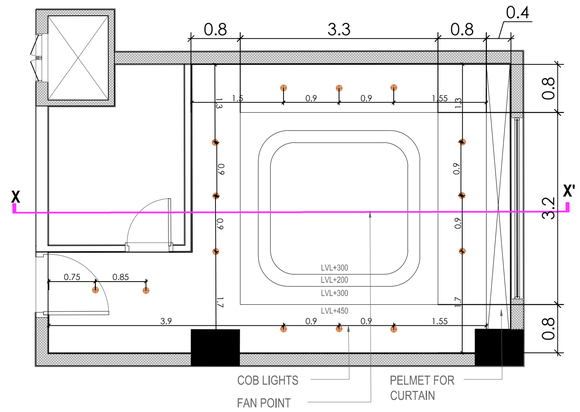


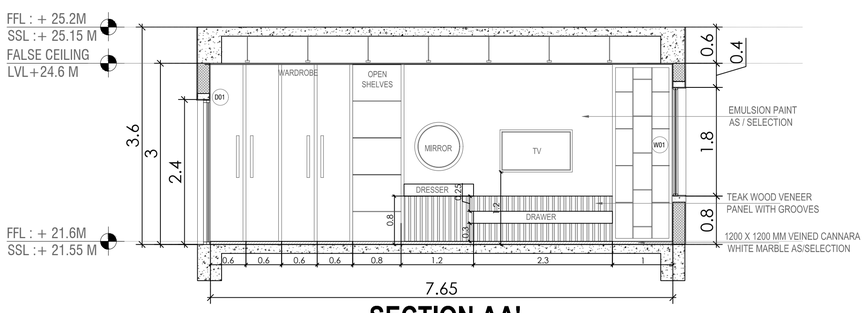

## FURNITURE LAYOUT



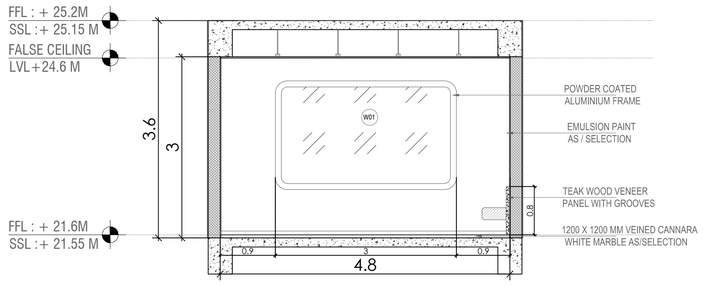

## FLOORING LAYOUT



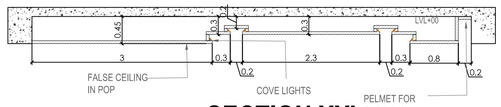

## FALSE CEILING LAYOUT



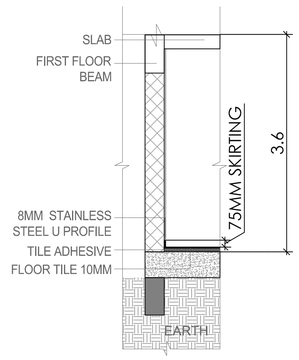

## SECTION AA'



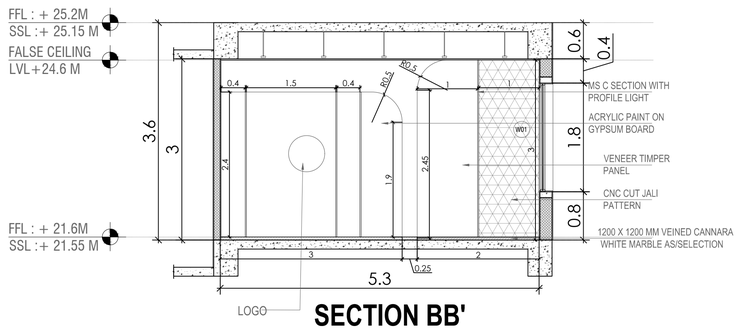

## SECTION CC'



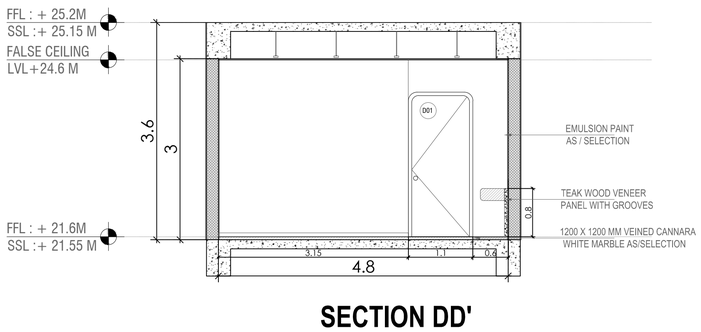

## SECTION XX'




## SKIRTING DETAIL



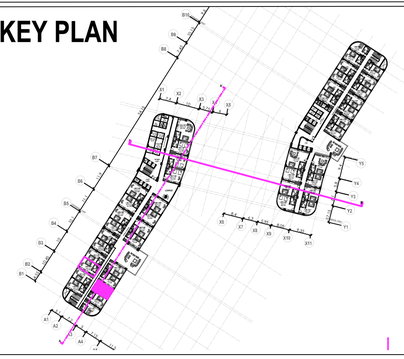

## SECTION BB'




## SECTION DD'

| OPENING SCHEDULE | | | | |
|---|---|---|---|---|
| NAME | WIDTH | LINTEL HT. | SILL HT. | COUNT |
| DOOR | | | | |
| D01 | 1100 MM | 2400 MM | - | 1 |
| D02 | 800 MM | 2100 MM | - | 1 |
| WINDOW | | | | |
| W01 | 3000MM | 2400MM | 800MM | 1 |

## KEY PLAN



## REVISION

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## NOTES

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**MAULANA AZAD NATIONAL INSTITUTE OF TECHNOLOGY, BHOPAL**

**PROJECT - 5 STAR HOTEL, VISHAKHAPATNAM**

**SHEET TITLE - INTERIOR OF JUNIOR SUITE**

**GUIDED BY - PROF. PREETI ONKAR SINGH**

**DRAWN BY - TAHIRA SAIFY**

**DATE - 17/09/2025**

**SCALE - 1:50**

**DWG. NO. -**

N

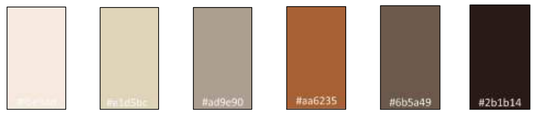
## INTERIOR STYLE

The lobby reflects a **contemporary luxury style** with clean lines, warm tones, elegant lighting, and modern sculptural forms. The space feels grand yet welcoming, enhanced by balanced symmetry, refined detailing, and soft, sophisticated furniture that creates a premium 5-star hotel ambiance.

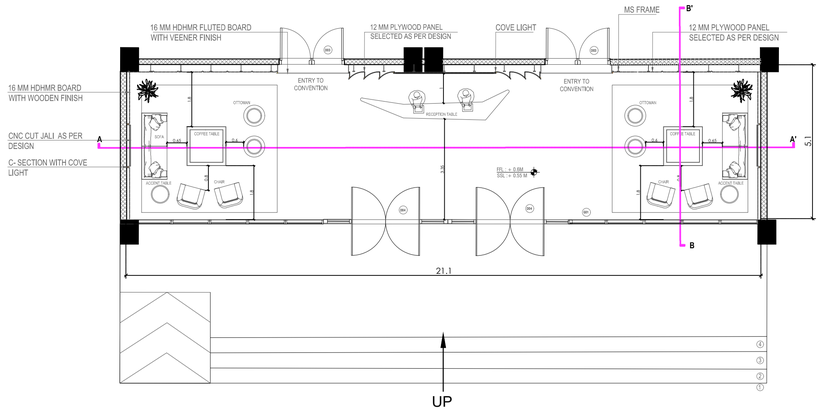
## MATERIAL PALETTE



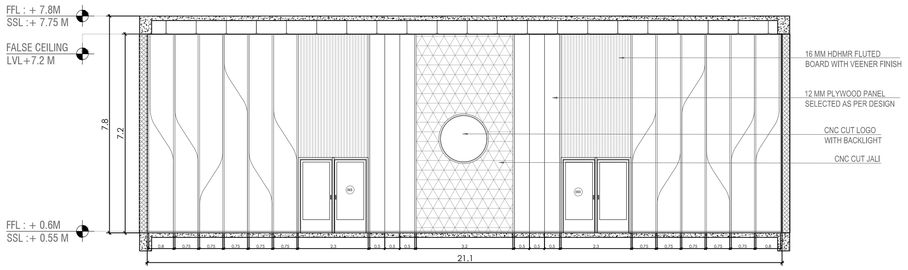

## COLOUR PALETTE



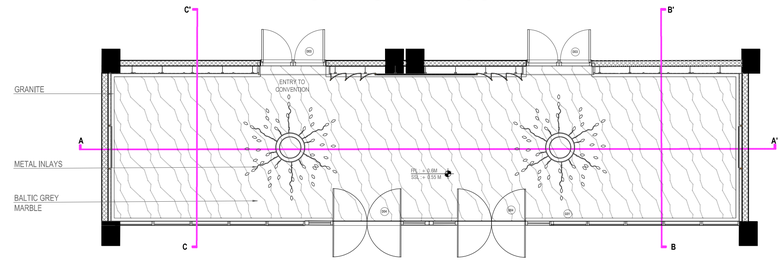


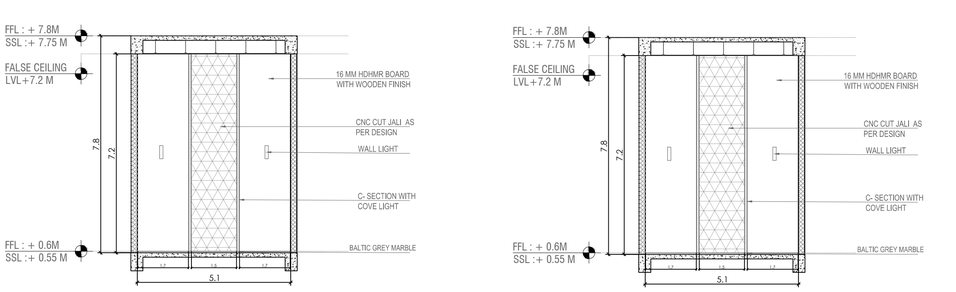

## FURNITURE LAYOUT




## SECTION AA'




## FLOORING LAYOUT

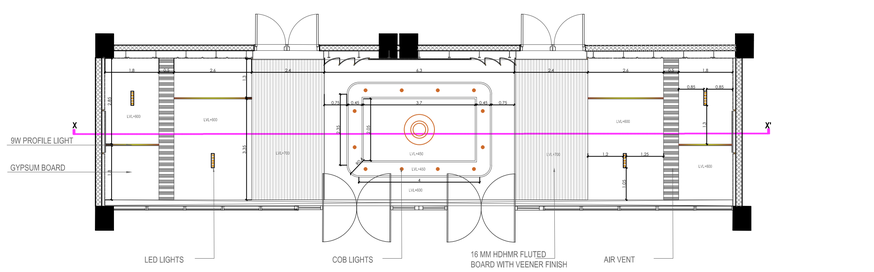



## SECTION BB'

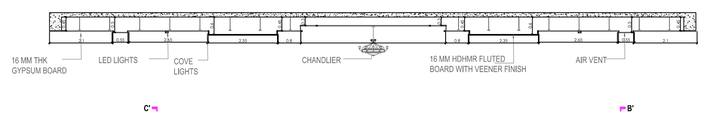



## SECTION CC'

| OPENING SCHEDULE | | | | | |
|---|---|---|---|---|---|
| NAME | WIDTH | LINTEL HT. | SILL HT. | COUNT | TYPE |
| DOOR | | | | | |
| D03 | 2400 MM | 2400 MM | - | 2 | DOUBLE DOOR |
| D04 | 2200 MM | 2400 MM | - | 2 | SWING DOOR |
| GLAZING | | | | | |
| G01 | 1200MM | 1200MM | | 1 | FIXED GLASS |




## REFLECTED CEILING PLAN



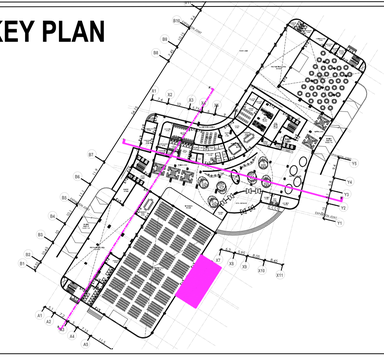

## SECTION XX'







## KEY PLAN



## REVISION

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**MAULANA AZAD NATIONAL INSTITUTE OF TECHNOLOGY, BHOPAL**

**PROJECT - 5 STAR HOTEL, VISHAKHAPATNAM**

**SHEET TITLE - INTERIOR OF CONVENTION LOBBY**

**GUIDED BY - PROF. PREETI ONKAR SINGH**

**DRAWN BY - TAHIRA SAIFY**

**DATE - 17/09/2025**

**SCALE - 1:100** **DWG. NO. -**

N

## INTERIOR STYLE

A calm, contemporary beachside dining space inspired by coastal freshness and open horizons. The concept focuses on creating a relaxed yet elegant atmosphere with airy layouts, soft ambient lighting, and a seamless connection between indoor dining and the seaside environment. The design promotes comfort, openness, and a refreshing coastal experience suitable for a 5-star beach hotel.

## MATERIAL PALETTE




## COLOUR PALETTE







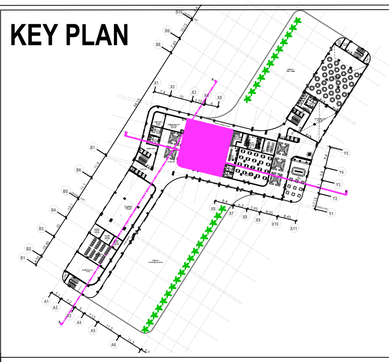








## KEY PLAN



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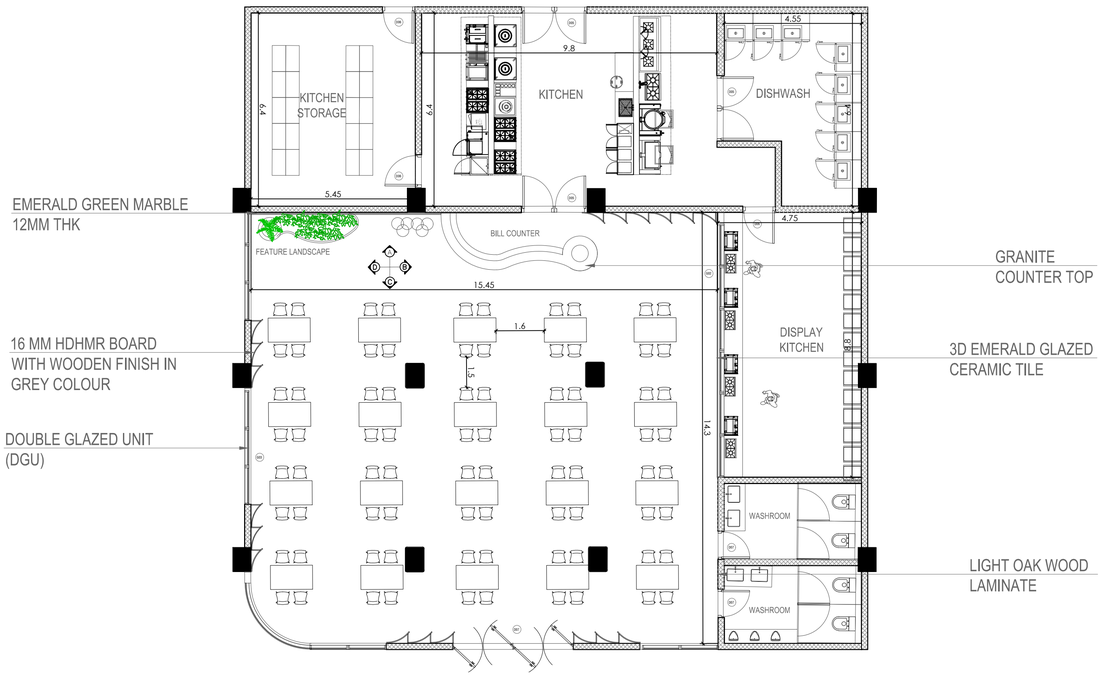
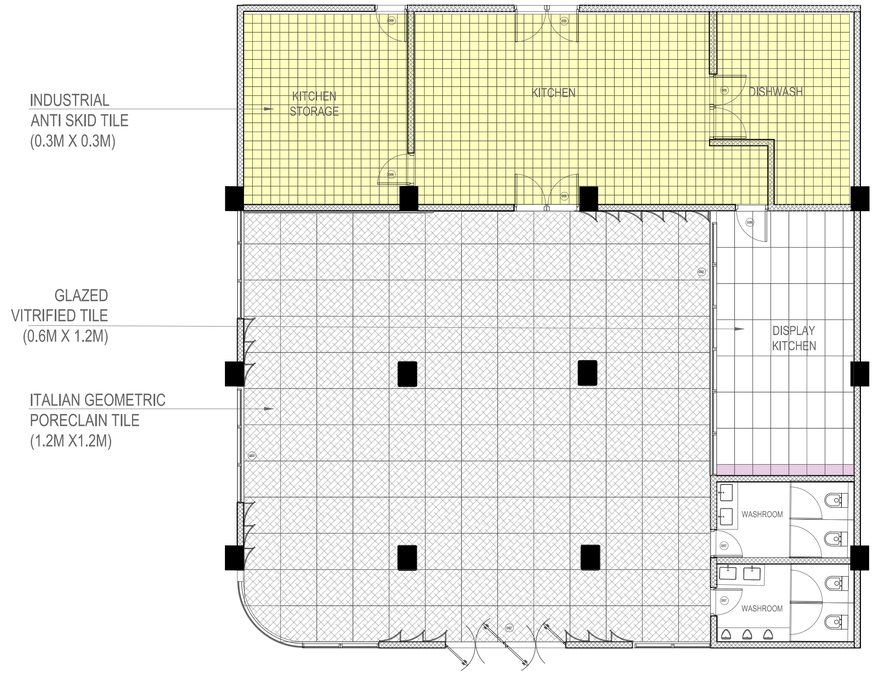



## FURNITURE LAYOUT




## FLOORING LAYOUT




## ELEVATION - WALL 'A'




## ELEVATION - WALL 'B'




## ELEVATION - WALL 'C'




## ELEVATION - WALL 'D'

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**MAULANA AZAD NATIONAL INSTITUTE OF TECHNOLOGY, BHOPAL**

**PROJECT - 5 STAR HOTEL, VISHAKHAPATNAM**

**SHEET TITLE - INTERIOR OF CONTINENTAL RESTUARANT**

**GUIDED BY - PROF. PREETI ONKAR SINGH**

**DRAWN BY - TAHIRA SAIFY**

**DATE - 17/09/2025**

**SCALE - 1:100** **DWG. NO. -**

N

# LANDSCAPE

The landscape is designed around **the Water Paradox**, using fluid forms inspired by the coast to blend activity, relaxation, and nature. The existing waterbody becomes the focal point, enhanced with decks, promenades, and recreation zones. Existing trees are preserved and paired with native coastal planting for ecological balance. Soft curves, layered green pockets, and defined hardscape plazas create a seamless flow across party lawns, amphitheatre, waterfront areas, and arrival zones—offering guests a calm yet dynamic resort experience.




## KEY PLAN



## REVISION

| Rev. | Date | Description | Appr'd |
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**MAULANA AZAD NATIONAL INSTITUTE OF TECHNOLOGY, BHOPAL**

**PROJECT - 5 STAR HOTEL, VISHAKHAPATNAM**

**SHEET TITLE - LANDSCAPE**

**GUIDED BY - PROF. PREETI ONKAR SINGH**

**DRAWN BY - TAHIRA SAIFY**

**DATE - 17/09/2025**

**SCALE -** **DWG. NO.**

### FLOWERING TREES

| S. No. | Local Name | Botanical Name | Description | Height & Spread | Legend | Real Image |
|---|---|---|---|---|---|---|
| 1 | Frangipani | Plumeria alba | Fragrant white blooms; tropical & sculptural | H: 3–6 m, S: 4–6 m | | |
| 2 | Indian Coral Tree | Erythrina variegata | Red flowers, coastal native | H: 6–10 m; S: 4–8 m | | |
| 3 | Cassia fistula | Cassia fistula | Yellow Golden Shower Tree; cyclone-bloom | H: 8–10 m; S: 4–6 m | | |
| 4 | Pink Trumpet Tree | Tabebuia rosea | Deciduous, trumpet-shaped pink flowers, dramatic spring bloom | H: 8–11 m; S: 6–8 m | | |
| 5 | Pink Shower Tree | Cassia javanica | Tropical flowering tree; showers of pink-white blossoms | H: 10–12 m; S: 8–10 m | | |

### NATIVE & COASTAL TREE

| S. No. | Local Name | Botanical Name | Description | Height & Spread | Legend | Real Image |
|---|---|---|---|---|---|---|
| 1 | Coconut Palm | Cocos nucifera | Iconic coastal palm; salt-tolerant; native to area | H: 20–25 m; S: 6–8 m | | |
| 2 | Casuarina | Casuarina equisetifolia | Windbreaker tree; ideal for low-water areas | H: 8–12 m; S: 4–6 m | | |
| 3 | Indian almond | Terminalia catappa | Coastal native with spreading form; autumn foliage | H: 10–15 m; S: 8–10 m | | |
| 4 | Frangipani | Plumeria alba | Shade tree; nitrogen-fixing; salt-tolerant | H: 3–6 m; S: 4–6 m | | |
| 5 | Sea Grape | Coccoloba uvifera | Broad, round leathery leaves; sculptural coastal form; very small & salt-tolerant | H: 4–8 m; S: 4–6 m | | |

### GRASS

| S. No. | Common Name | Botanical Name | Description | Height & Spread | Real Image |
|---|---|---|---|---|---|
| 1 | Bermuda Grass | Cynodon dactylon | Fine-bladed, drought-tolerant grass; ideal for lawns and sports turf | H: 10–30 cm | |
| 2 | Buffalo Grass | Stenotaphrum secundatum | Coarse-bladed, salt-tolerant coastal grass; forms dense mat | H: 15–20 cm | |

### PALM TREE

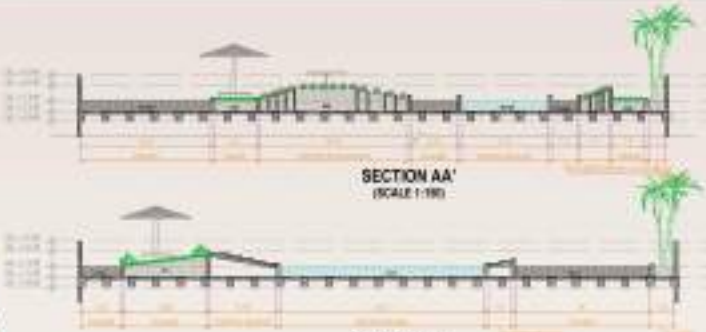
| S. No. | Local Name | Botanical Name | Description | Height & Spread | Legend | Real Image |
|---|---|---|---|---|---|---|
| 1 | Coconut Palm | Cocos nucifera | Iconic coastal palm; salt-tolerant | H: 20–25 m | | |
| 2 | Areca Palm | Dypsis lutescens | Multi-stemmed; feathery fronds; shade-tolerant | H: 6–8 m | | |
| 3 | Fishtail Palm | Caryota urens | Bipinnate leaves; dramatic form; monocarpic | H: 15–20 m | | |

### MATERIAL

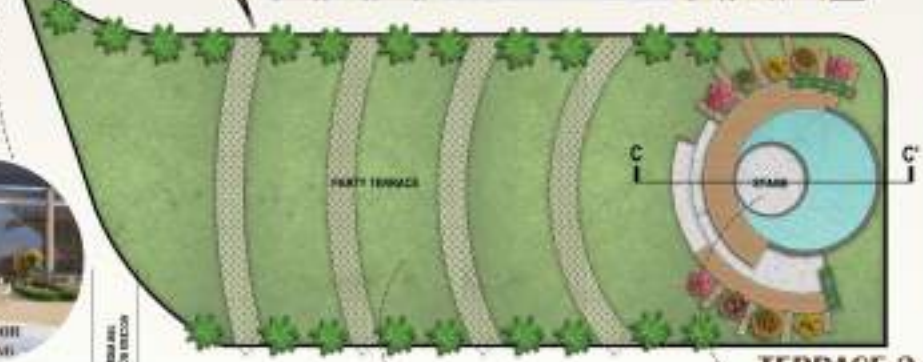
| S. No. | Location | Material Name | Material Description | Image / Legend |
|---|---|---|---|---|
| 1 | Main Driveway | Charcoal Aggregate Concrete | Durable, non-slip finish with natural stone exposure; elegant, low-maintenance with high wear resistance | |
| 2 | Services & Parking | Interlocking Concrete Paving Blocks (Grey) | Heavy-duty, permeable pavers; easy drainage; low maintenance | |
| 3 | Amphitheatre Steps | Stone Veneer / Ferrocement | Weathered & earth-textured; natural stone appearance; textured non-slip surface | |
| 4 | Boardwalk Deck / Outdoor Café | Reclaimed Composite Pavers | Premium composite; reduces maintenance; durable & elegant | |
| 5 | Amphitheatre Steps & Recreation Area | Textured Hard Stone | Durable, non-slip, soft beige hues blend with coastal landscape | |
| 6 | Party Lawn Pathways | Grass Pavers | Eco-friendly permeable; recharges basin with sustainable use | |
| 7 | Perimeter Walk / Jogging Track | Resin Bonded / Rubberized Flooring | Comfortable cushioned, anti-slip, suitable for all-weather outdoor use | |
| 8 | Entry arrival / Boulevard Zone | Granite stone | Durable & iconic texture; Removable and fully resistant; suitable for heavy vehicular and pedestrian movement | |

# TERRACE LANDSCAPE






























## SITE LIGHTING PLAN

SCALE- 1:100




SECTION CC'

KEY PLAN



REVISION

| Rev. | Date | Description | Appr'd |
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MAULANA AZAD NATIONAL INSTITUTE OF TECHNOLOGY, BHOPAL

PROJECT - 5 STAR HOTEL, VISHAKHAPATNAM

SHEET TITLE - TERRACE LANDSCAPE

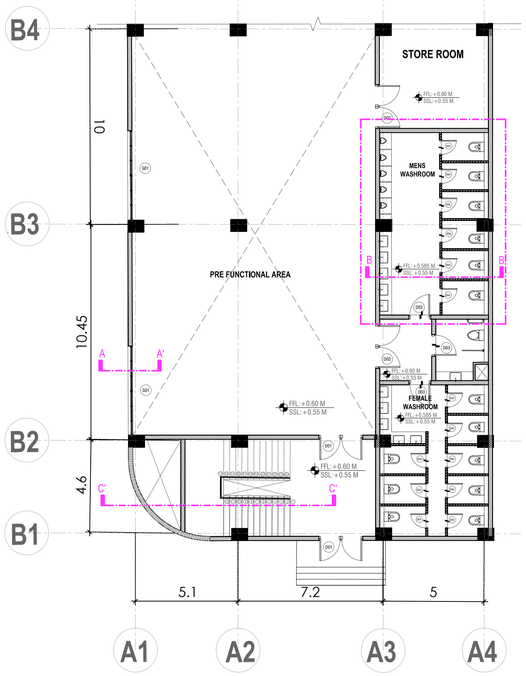
GUIDED BY - PROF. PREETI ONKAR SINGH

DRAWN BY - TAHIRA SAIFY

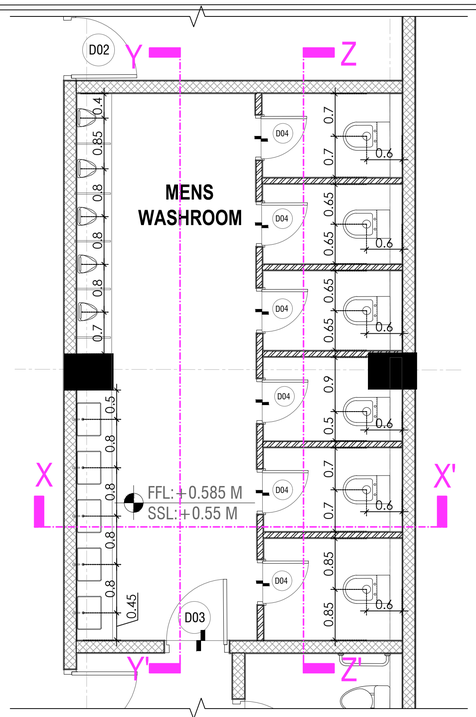
DATE - 17/06/2025

SCALE -

DWG. NO. -




## FINISH FLOOR LEVEL
SCALE - 1:150

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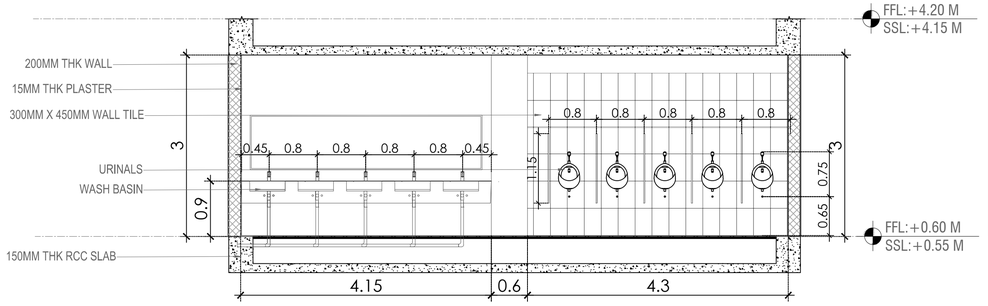


## SECTION YY'
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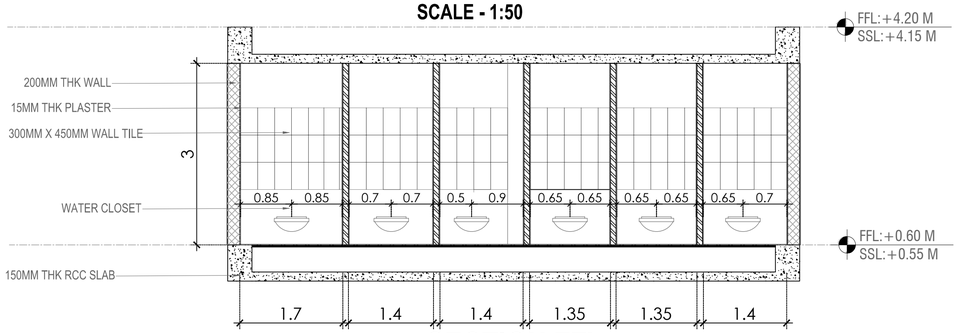


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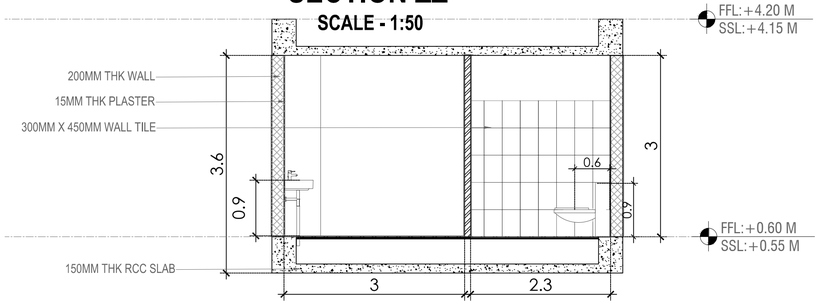


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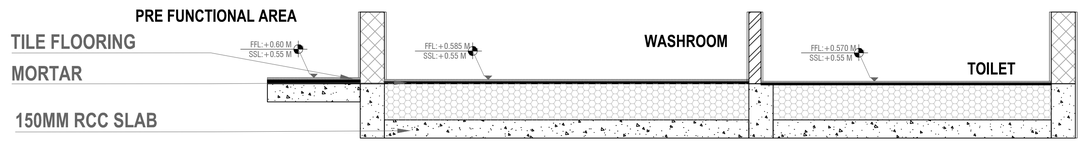
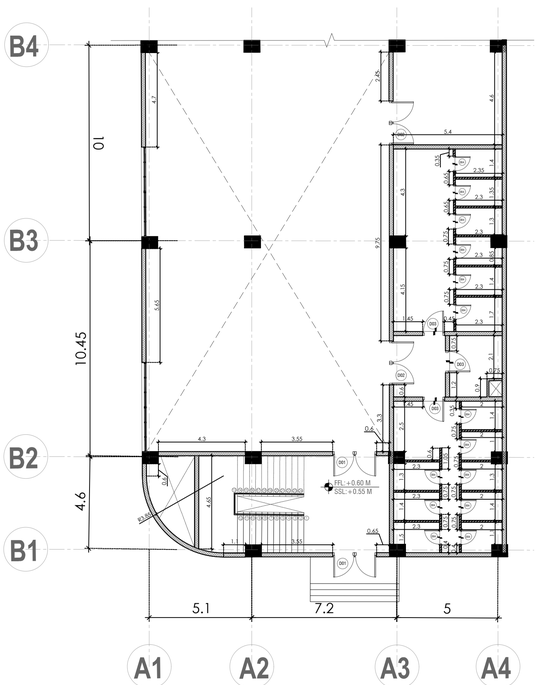
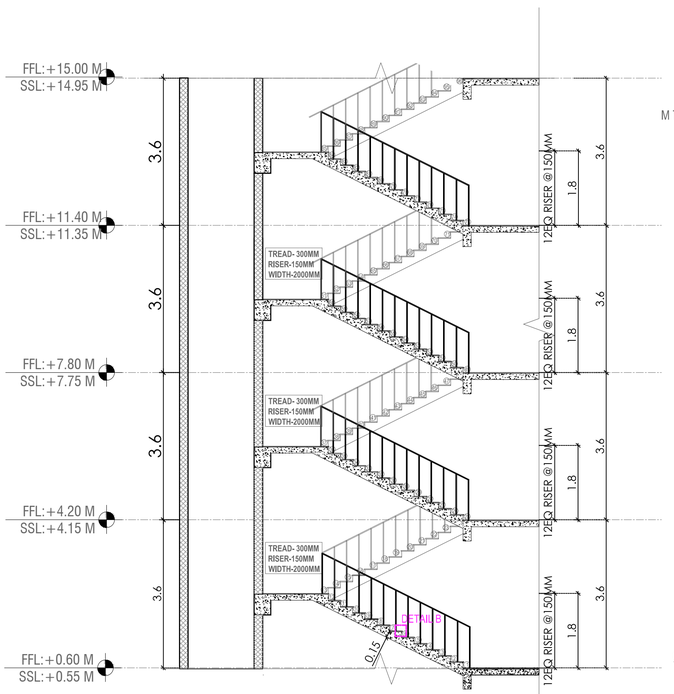
SCALE - 1:50



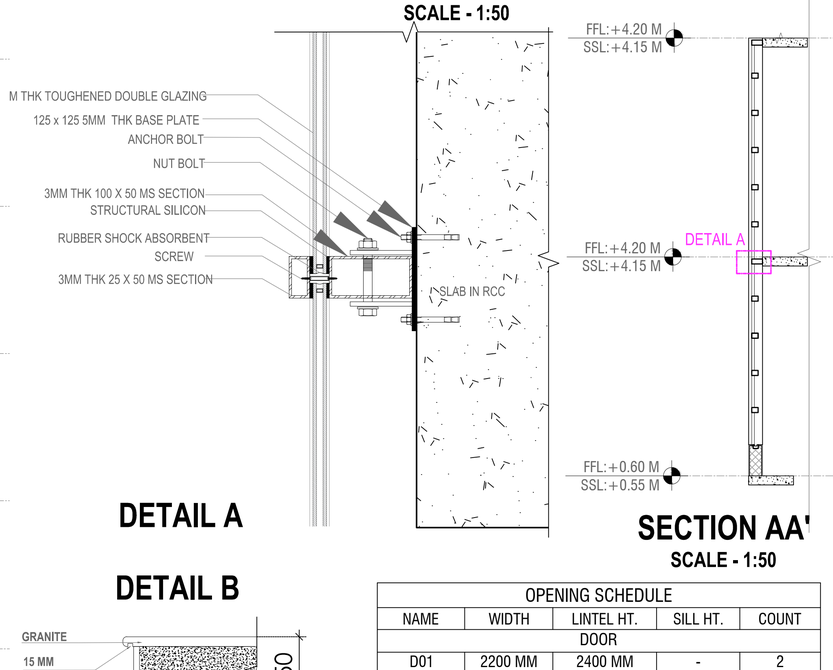

## SECTION BB'
SCALE - 1:25




## BRICKWORK LAYOUT
SCALE - 1:150




## SECTION CC'
SCALE - 1:75




## DETAIL A

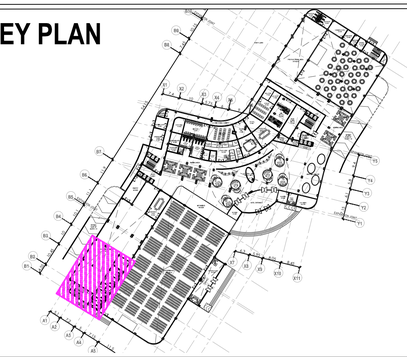



## DETAIL B

## SECTION AA'
SCALE - 1:50

| OPENING SCHEDULE | | | | |
|---|---|---|---|---|
| NAME | WIDTH | LINTEL HT. | SILL HT. | COUNT |
| DOOR | | | | |
| D01 | 2200 MM | 2400 MM | - | 2 |
| D02 | 2000 MM | 2400 MM | - | 2 |
| D03 | 1100 MM | 2400 MM | | 3 |
| D04 | 750MM | 2100MM | | 14 |

## KEY PLAN



## REVISION

| Rev. | Date | Description | Appr'd |
|---|---|---|---|
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**MAULANA AZAD NATIONAL INSTITUTE OF TECHNOLOGY, BHOPAL**

**PROJECT - 5 STAR HOTEL, VISHAKHAPATNAM**

**SHEET TITLE - WORKING DRAWING**

**GUIDED BY - PROF. PREETI ONKAR SINGH**

**DRAWN BY - TAHIRA SAIFY**

**DATE - 17/09/2025**

**SCALE -**

**DWG. NO. - 1**

N




























Horizon


Horizon







