

RESORT FOR GOVERNMENT OFFICIALS AND FAMILY, SYLHET

BY

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SEMINAR II

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Department of Architecture

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Declaration

It is hereby declared that

1. The thesis submitted is my/our own original work while completing degree at Brac University.
2. The thesis does not contain material previously published or written by a third party, except where this is appropriately cited through full and accurate referencing.
3. The thesis does not contain material, which has been accepted, or submitted, for any other degree or diploma at a university or other institution.
4. I/We have acknowledged all main sources of help.

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Abstract

This paper aims to explain the notion of government circuit homes and the services they supplied in our area. The term "circuit house" was first used in our region when South Asia was ruled by the British Raj. The Circuit House was built during British control to serve as a temporary housing for visiting officials. Private visitors may remain to pay the rent if rooms are available. The house is maintained and managed in accordance with the principles by the chief engineer or his approved official. These traditions are still practiced in India and possibly Pakistan. However, the circuit room was recently taken over by the district administration. electrical energy or on behalf of N.D.C. management.

Under British administration, the entire Bangla was separated into circuits such as BANGO, GROUDA, RAR, HORITOKI, and so on. Now that the practice is no longer practiced, the phrase CIRCUIT HOUSE has evolved over time.

Nowadays, there are thousands of resort facilities available to the general public. Yet, no special resort for government leaders and their families has been discovered. Under [BPC], There are a number of motels available for government employees. Unfortunately, the living arrangements at such motels are far from ideal.

Furthermore, the development of these locations disregards the surroundings and provides extremely few sources of entertainment, leisure, and environmental protection. This fact was recognized by Bangladesh Parjatan Corporation, which planned to construct a resort complex in Sylhet for government employees and their families at the new location of the Sylhet Circuit House [Airport Bypass Way]. where not only government officials but also their families can take advantage of the resort's amenities. They feel that this program will motivate a large number of people to apply for government employment in order to assist the

public of our country. As a reward, they can provide such resort privileges to their family members.

Acknowledgement

Firstly, I want to express my appreciation to Almighty Allah. To my parents, Md.Delwar Hossain and Hamida Hossain, for their unwavering support and blessings, which have enabled me to succeed in all aspects of my life. Zarin Hossain, my younger sister, for handling all of my onerous tasks. From the beginning of my architectural school, all of the esteemed lecturers and faculties. Thank you, Dr. Professor Zainab Faruqui Ali, for allowing me to do this assignment in my last semester. I would want to express my gratitude to my studio and seminar teachers, Dr. Mohammad Habib Reza ,Dr. Mohammad Faruk, Dr. Iftekhar Ahmed, Nabi Newaz Khan, and Md.Samiur Rahman Bhuiya, for their unwavering support.

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Chapter 1: Introduction

1.1 Background of the Project

Circuit house is an exclusive guesthouse for government employees. Almost every city or state includes a Circuit House, where government employees can live alone or with their families, but reservations must be made prior to. During British rule, the Circuit House was established as a brief residence for visiting officialdom. When rooms are available, private visitors may stay to pay the rent. The chief engineer or his designated official maintains and manages the house in accordance with the principles. These practices still exist in India, and maybe in Pakistan. However, recently, the district government took over the management of the circuit room. electrical energy or on behalf of N.D.C. management. During the social group, these circuit houses were used as political centers for ministers and representatives. The deputy commissioner is willing to supply various conveniences to the ruling elite struggling. Most of the prices are borne by L.R. Public funds, public funds organized by developing countries.

At the new site of Sylhet Circuit House [Airport Bypass Way], Bangladesh Parjatan Corporation plans to create a resort complex for government officials and. Where not only government officials but also their families can take advantage of the resort's amenities. They feel that this program will motivate a large number of people to apply for government employment in order to assist the public of our country. As a reward, they can provide such resort privileges to their family members.

SOURCE: Banglapedia, [https://en.banglapedia.org/index.php/Sylhet_District]

1.2 Project Brief

Name of the Project: Circuit House

Project type: Cultural, Recreational

Location: Airport bypass way, Sylhet

Site area: 5.0 acre

Built area: 166,615 sqft

Client: Ministry of Cultural Affairs Bangladesh

Proposed functions: Guest accommodation, VIP accommodation, Club, Swimming pool facilities, etc

User: The purpose of the design is to create a circuit house specifically for government employees, who can book alone or with their families in advance. A specific goal is to ensure that pure natural beauty and many other recreational facilities are provided. Its goal is to provide users with an excellent experience in an incredible center of unspoiled nature.

1.3 Introduction of the Project

Name of the Project is Circuit House and therefore the typology of the project is both Cultural and Recreational. Location of this circuit house in Airport bypass way, Sylhet. [From most up-to-date survey of proposed divisional circuit house at sylhet January 2021]. Previously government decided another site for this project, which was at Shah poran mazar road, zokigonj road. Recently they chose this new bypass road adjacent to airport. this is

often absolutely a recreational zone of the town. There are several recreational elements are situated here as an example Adventure recreational park, Sylhet Club etc.



1.4 Aim and Objectives of the Project

The circuit home is called "the circuit house" because in government and legal terms, circuit house means "administrative department".

Circuit house and building is a term accustomed define an area where government living and dining facilities are provided by roads and construction agencies just for officialdom and ministers, etc

Although the circuit home is designed for high-level and level I officials, like IAS, IPS, secretaries of state departments, ministers, etc. The facilities provided are excellent and

therefore the quality of service is high. Officers of any rank on a first-come, first-served basis utilize it. It'll have an oversized conference or seminar room within which meetings of state officials or ministers are organized.

SOURCE: Banglapedia [https://en.banglapedia.org/index.php/Sylhet_District]

In my vision, build this circuit house to practice social relationships so as to create lasting guest satisfying relationships. As we all know the very fact that ,''Social relationships confer with personal relationships, including perceived feelings of "familiarity, personal recognition, friendship, relationship, and social support."

So my key aspect of this project was creating an environment of "familiar, personal recognition, friendship, relationship." additionally, creating a governmental edifice where people will feel the essence of life in nature through architecture and landscape as opposition city life. The project also involves Sylhet's recreational facilities

1.5 Programs

- Multipurpose hall
- VIP guest accommodation

- Guest accommodation
- Swimming pool facilities
- Club
- Helicopter landing area
- Landscaping
- Natural experiences etc.

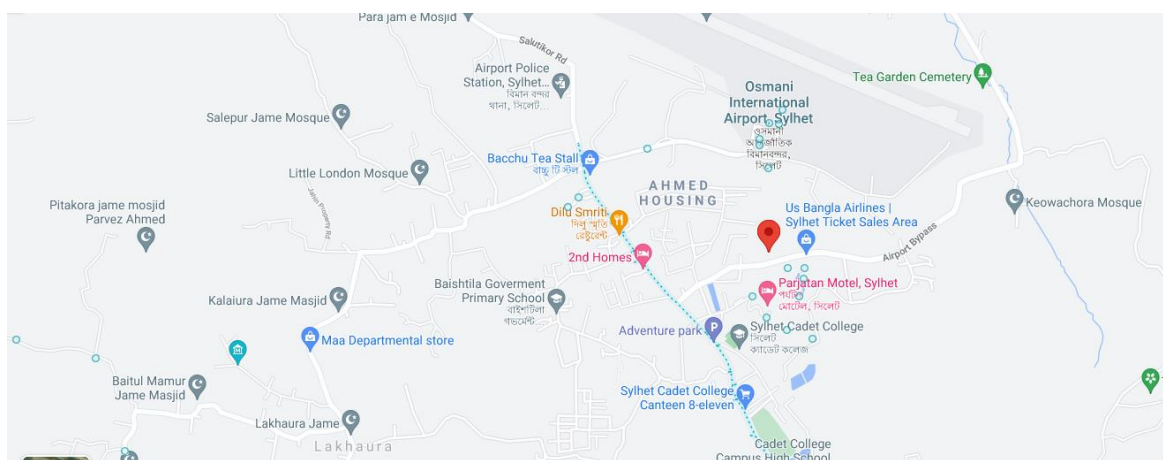
1.6 Project rationale



In my opinion, this site is impeccable for this project.

We can see in the image that there are

- Two recreational facilities adjacent to the site. [Sylhet Club and Adventure world amusement park].
- The guests who will be staying here they can get easy access to such facilities.
- Recreational zone
- Airport bypass way [helpful for guests arriving by air]
- Exemplary location for circuit house along with such facilities [air ticket booking lounge (US Bangla) ,ATM booth , near to airport , vibrant area , city zone .etc



Chapter 2: Literature Review

2.1 DEFINITION

Circuit House is called "Circuit" because in government and law terminology, Circuit means "Administrative Division". Thus, naming it is just a way to give it an identity separate from the usual or public hotels and motels.

SOURCE: DAILY STAR,[<https://www.thedailystar.net/news-detail-6084>]

2.2 HISTORY

Sylhet District (SYLHET DIVISION) area 3490.40 sq km, located in between 24°36' and 25°11' north latitudes and in between 91°38' and 92°30' east longitudes. It is bounded by Meghalaya state of India on the north, MOULAVIBAZAR district on the south, ASSAM state of India on the east, SHUNAMGONJ and HABIGONJ districts on the west.

SOURCE: Banglapedia [https://en.banglapedia.org/index.php/Sylhet_District]

Sylhet has also a very interesting and rich history. The head of the area ruled it before it was ruled by Muslims. In 1303 the great saint Hazrat Shah Jalal came to Sylhet in Delhi with 360 disciples to spread Islam and rejected Raja Gour Gobinda at the time. Therefore Sylhet has become an area of saints, shrines and bold and brave people. Its abundant possibilities made it easy for the 18th century English to accumulate wealth in the tea plantations. About 80km. Known as the tea capital of Bangladesh in the town of Sylhet connected by road and rail, Shrimangal is the real tea center of the region. For miles and miles, visitors can see the tea

gardens spread like a green carpet on flat or sloping hills. A visit to Shrimangal's tea plantation is an unforgettable experience.

Total population 2,555,566; male 1314317, female 1241249; Muslim 2365728, Hindu 186565, Buddhist 1831, Christian 352 and others 1090. Indigenous communities like KHASIA, MANIPURI and PATRA (Pathor) belong to this upazila. Administration of Sylhet County was established on January 3, 1782. Until 1878, Sylhet was under the administration of the DHAKA division. The same year, Sylhet was included in the newly created province of Assam. The municipality was established in 1878. Until 1947 (except for the Banga Bhang period of 1905-1911), it remained part of Assam. In 1947, following a referendum, it was reattached to East Pakistan and included in the Chittagong division. The larger Sylhet was divided into four new districts of Sylhet, Sunamganj, Habiganj and Maulvibazar in 1983⁸⁴. On August 1, 1995, Sylhet was declared the 6th unit of the country. Of the twelve border gates of the county, GOWAINGHAT is the largest (486.10 km²) and FENCHUGANJ is the smallest (114.48 km²)

SOURCE: SOURCE: Banglapedia [https://en.banglapedia.org/index.php/Sylhet_District]

2.3 ORIGIN OF CIRCUIT HOUSES IN BANGLADESH

Circuit room practice began long before we became independent. The need to build a circuit house here is because senior government officials came to once to do some government work in our regime. One may need a place of accommodation that should be provided by the government. For these reasons, the practice of building circuit rooms began long before our independence [under British rule]. During British rule, the Circuit House was established as a

temporary residence for visiting government officials. When rooms are available, private visitors can also stay to pay the rent. The executive engineer or his designated official maintains and manages the house in accordance with the rules. This practice still exists in India and perhaps also in Pakistan.

During political regime, these circuit houses are used as the political hub of ministers and MPs. Deputy Commissioners under pressure or with pleasure provide all sorts of facilities for the ruling elite.

SOURCE: THE Daily Star , July 13, 2021

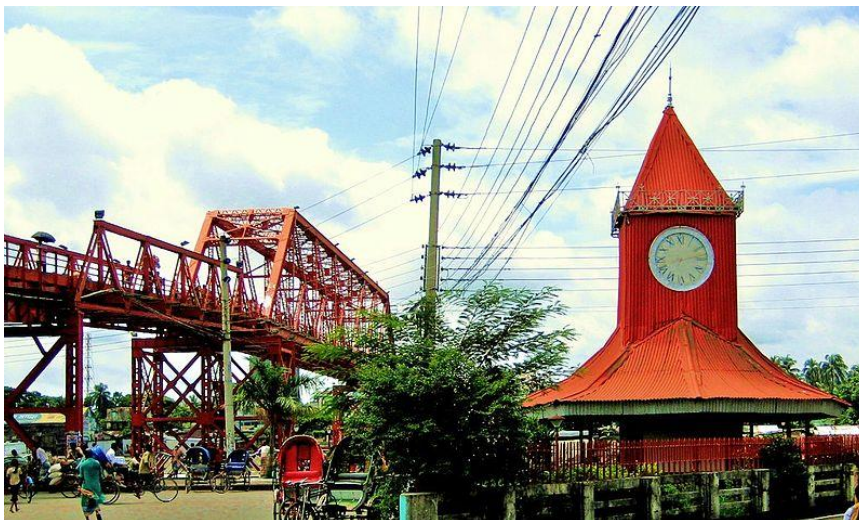
2.4 LOCATION

Like every other division sylhet also has their own circuit house adjacent to Ali Amjad clock tower and Keane bridge at 3100 ,Sylhet ,Bangladesh.

The Ali Amjad Clock : This is the oldest clock tower in Bangladesh [1872British period], located on the Surma River in Sylhet. Known locally as "Ghori Ghar", it is a popular tourist and historical attraction adjacent to the Keane Bridge. The tower was built by Ali Amjad's father, Nawab Moulvi Ali Ahmed Khan, in 1872, just two years after his birth. Nawab Ali Amjad Khan is the eighth Nawab from the Prithimpasha estate in Kulala, Moulvibazar.

Keane Bridge It is named after Sir Michael Keane, who was the governor of Assam in England from 1932 to 1937. It is located on the Surma River and is known as the gateway to Sylhet. It was built in 1936. The bridge is 1,150 feet high and 18 feet wide, and is the hallmark of many stories.

SOURCE: DailySun ,2018,09,11

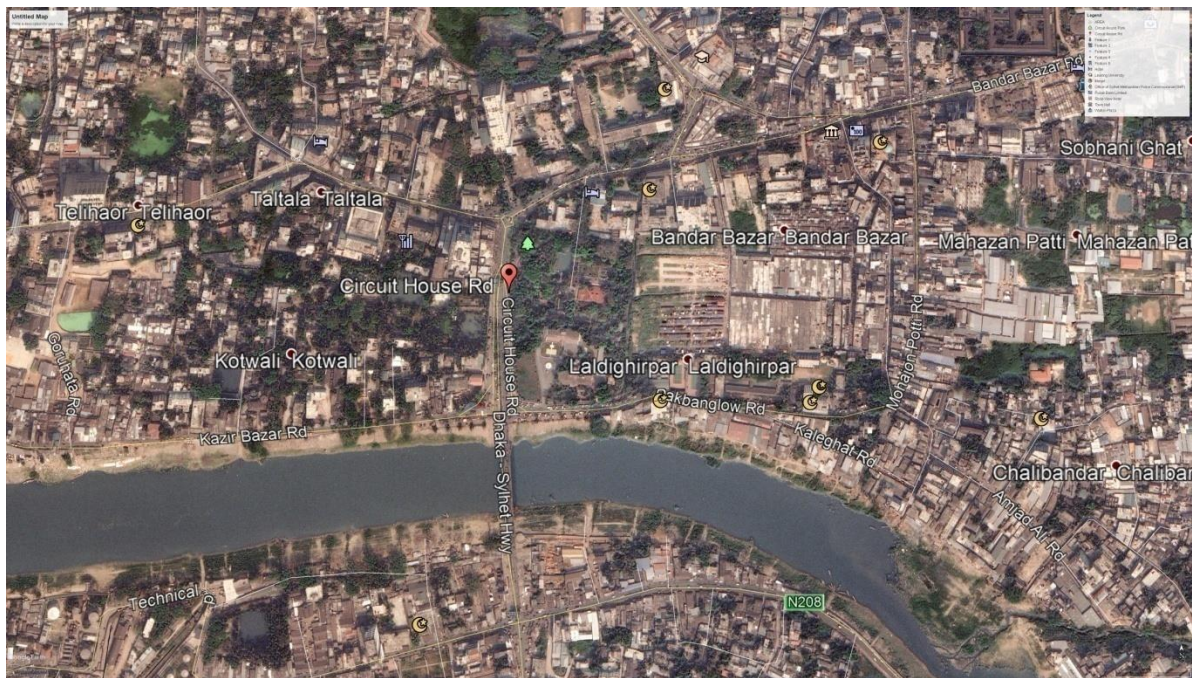


SOURCE: DailySun ,2018,09,11

WHY NEW LOCATION?

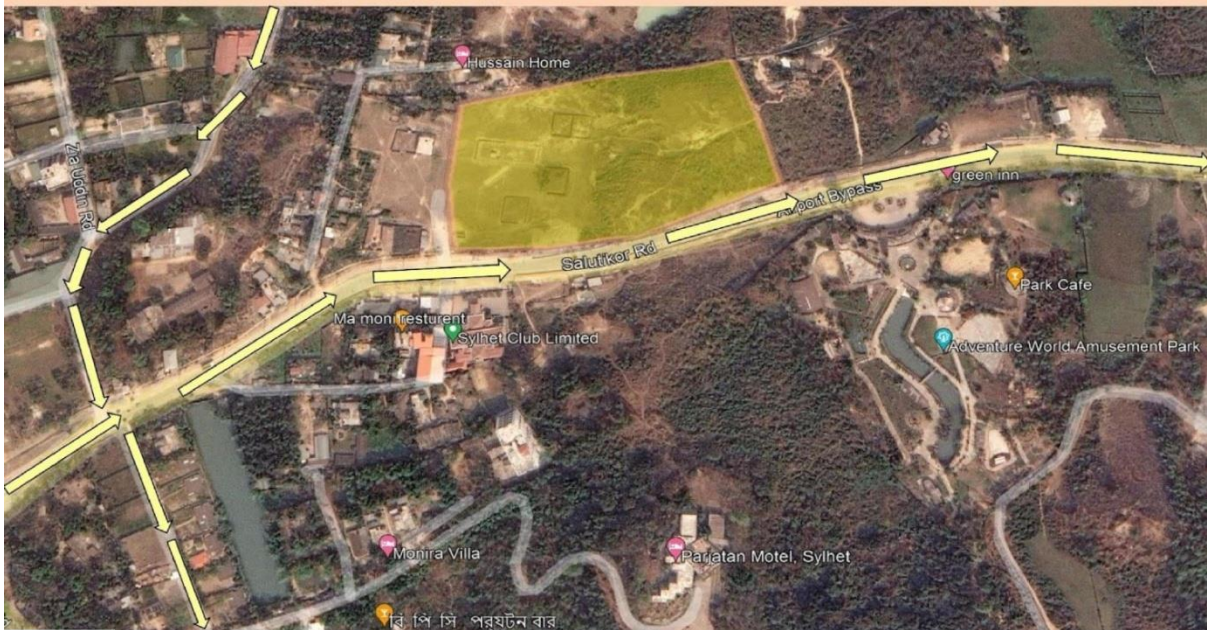
Recently PWD decided selected a replacement location for DIVISIONAL CIRCUIT HOUSE SYLHET at new airport bypass way, opposite to Sylhet Club . This new location has been selected 21st January 2021 .this new site is totally a vibrant location adjacent to many recreational facilities etc. If we compare both location of Sylhet circuit house we are able to

see though the old location had historical value but the new location has several facilities like easy transportation accessibilities , recreational facilities etc



OLD LOCATION

SITE LOCATION : AIRPORT BYPASS WAY



NEW LOCATION

Here in both the photographs, we are able to clearly see the present functions round the two sites. Within the first image, we have the Circuit House Park, Jalalabad Park, near the previous site. Some historical items like Keane Bridge, Ali Amjad tower, etc. On the opposite hand, the new site is Sylhet Club, just opposite the route of the adjacent airport, and entertainment facilities like Adventure Park, Sylhet Special clubs, Porjoton motel , etc. we are able to also see the Sylhet cadet college, the US BanglaAirlines ticketing area, etc. Here we are able to see how all relevant facilities are used on the new site. With the existence of those features throughout the location, this site is more dynamic and entertaining. Therefore, within the author's opinion, the newly selected site is more suitable for such projects.

Chapter 3: Site Appraisal

This section outlines a method for conducting a site and context analysis. A site's uniqueness is determined by a variety of factors.

These are about the social, economical, political, historical, ecological, urban, architectural, geographical, also the buildings and structures on and around the site, the people who live in and use the buildings and spaces, and how they move to and through the location.

A good design responds to the features that should be present, identified and interpreted. To achieve such goal I will try to analyze the site through these ten factors,

- Social and community.
- Economical context.
- Political
- Historical aspect.
- Ecological analysis.
- Urban context.
- Architectural context.
- Geographical analysis .
- Cultural Context.

01. Social & Community:

- Site location: Airport by pass way.
- GPS location: 24.952790; 91,870756.

In this segment, I will try to analyze three major factors of site surroundings,

- Planning context
- Surrounding land & building use
- Neighborhood structure

This site is located in an absolute recreational zone; if we look closely, we can see all of the amusement facilities around the site, such as Sylhet club, Porjatan motel, Sylhet, Adventure amusement park, several Tea gardens , and so on.

On the other hand, we can see some educational institutions such as Sylhet Cadet College, Sylhet Cadet College Dormitory, and Baishtila Government Primary School.

In comparison to other functions, the number of residential houses is quite low. Nonetheless, we can see some private residences. Such as , Ahmed residency ,etc.

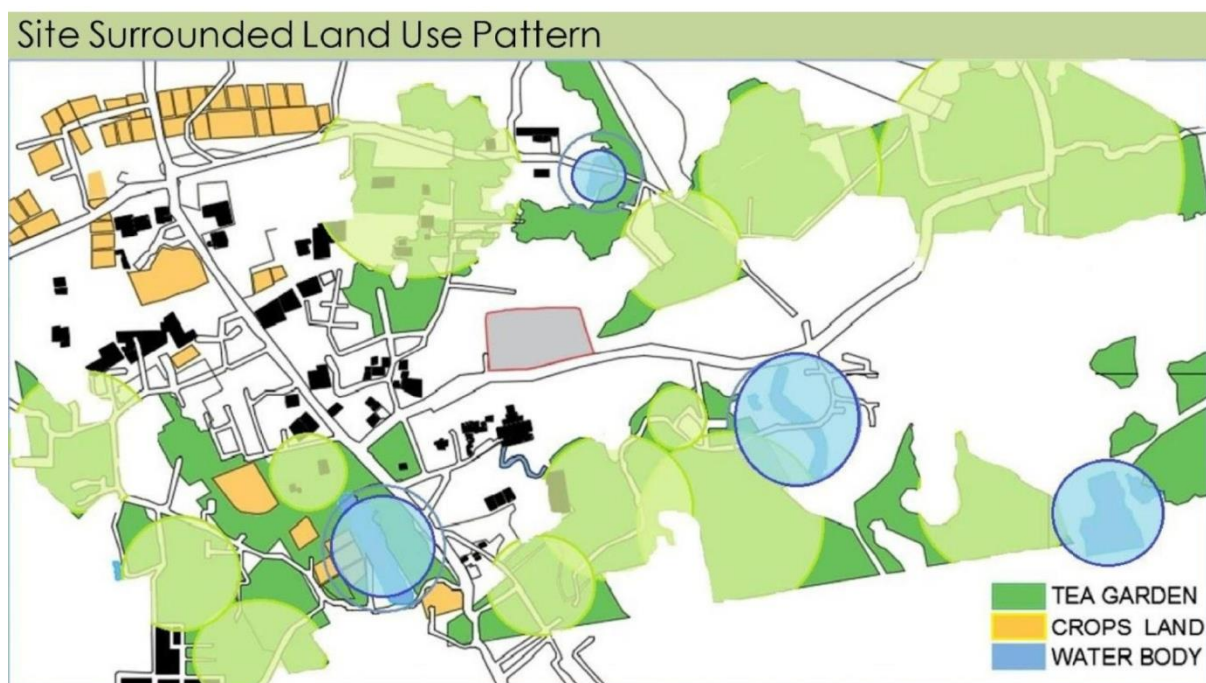
Interestingly we can see huge number of mosques around the site, some local settlements are gathering around these mosques . Such as , Kalaiura Jame mashjid, Baitul Mamur Jame mashjid ,pitakora Jame mashjid etc

Because the site is closest to the runway height limit, no settlements are higher than 35'.

02. Ecological analysis

In this segment, I will try to analyze three major factors of ecological analysis,

- Topography
- Green & blue infrastructure
- Ecology



Site Surrounding Map

Topography:

The site is also related to the context and functions within it. With such recreational functions and natural forces [landscape, tea garden, trees, etc], this location is perfectly suited for such a circuit house.

As we can see in the previous map, the surrounding topography creates prominent views of such settlements. As an example, consider the Sylhet Club, which operates flawlessly thanks to the site's surroundings [US Bangla airlines ticket counter, airport, hotels, amusement facilities, landscape, tea garden, and so on].

Besides that, if we analyze the orientation of streets and buildings, we can see that they are best suited parallel with the site, and we can see a major road known as the Air port bypass way adjacent to our site entry point. Furthermore, we can access the Sylhet club, which is located directly across the street from the site. Also we have an adventure club right next to the Sylhet Club.

Green & blue infrastructure:

In the topographical map, we can see three major color codes defining three major topographical elements of this site, such as a tea garden, flat crops land, and water body. We can see how far the tea garden settlement has spread across the site in green, as well as flat crops land where seasonal crops have been grown in different seasons.

We are seeing three bodies of water in three different zones: one in the Adventure Club, another in the Sylhet Cadet College campus, and another in the middle of a Tea Garden zone. In terms of natural serenity, all three bodies of water play a significant role in the three zones.



Topographical Map

Ecology:

As we all know that according to ecology, Ecosystems are mainly composed of organisms, communities, and non-living aspects of their environment. The organism, population, community, and ecosystem are the four major levels of study in ecology.

In order to design an ecological friendly one has to design in such a way that no ecological elements [organism, population, community and ecosystem] will not only be harmed but also their movement will be uninterrupted. Moreover, all the habitats will be protected and landscape features such as wildlife, flat crops land, tea garden etc.

In a Topographical map, we can see the blending of a vast tea garden and flat seasonal crops land, as well as a beautifully designed water body. Each water body serves a natural purpose and serves as a water source. Furthermore, a distinct zone of flat seasonal land defining geographical crop land zoning. No three elements will be harmed or disrupted while designing on this site, making it eco sustainable.

03. Architectural context:

FIGURE GROUND MAP

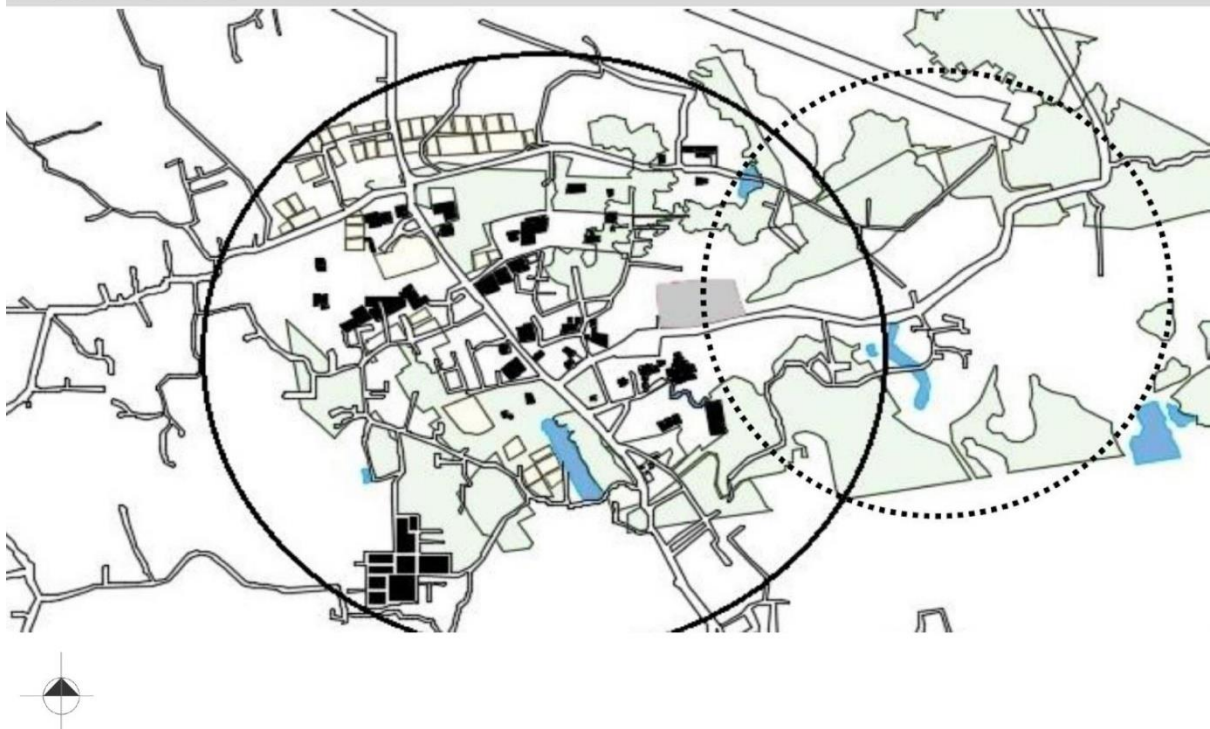


Figure Ground Map

Here in this map we can see the urban fabric and how it has been aligned with proper zoning. such as on the west side of the site we can see all most all residential and other buildings [educational, dormitory, hotels ,mashjid, shops ,ticket counter etc] .On the other hand at the east side of the map we can see vast tea garden zone , which prominently defining its own geographical pattern . All the major roads are either connecting or adjacent to the major roads, which is also a very beneficial point.

We can observe the urban fabric and how it has been coordinated with proper zoning on this map. On the west side of the site, for example, we can see nearly all residential and other structures [educational, dormitory, hotels, mahjid, shops, ticket counter, and so on]. On the other hand, on the map's east side, we can observe a large tea garden zone that clearly defines

because of that there are height lim

Building character & building traditions

When we talk about the building pattern traditions we can take some major building [Sylhet club ,Sylhet cadat college , Parjatan hotel] pattern just to find out the pattern of the building



SYLHET CLUB



SYLHET CADET COLLEGE



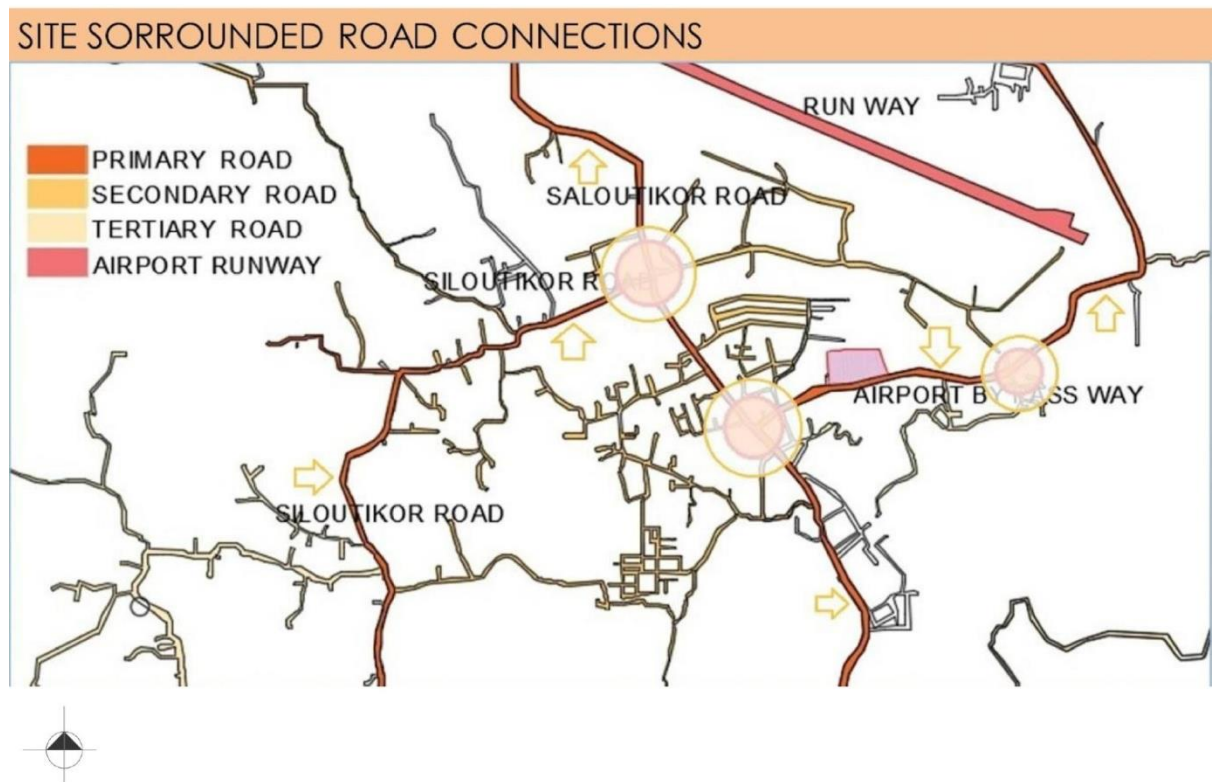
PORJATAN MOTEL, SYLHET

Here in these images we can see

- Similar staggering building pattern. along with
- Pocket space-landscaping pattern.
- simple plane line composition [all three major building has some sort of same elevation pattern]
- Sunset treatment.

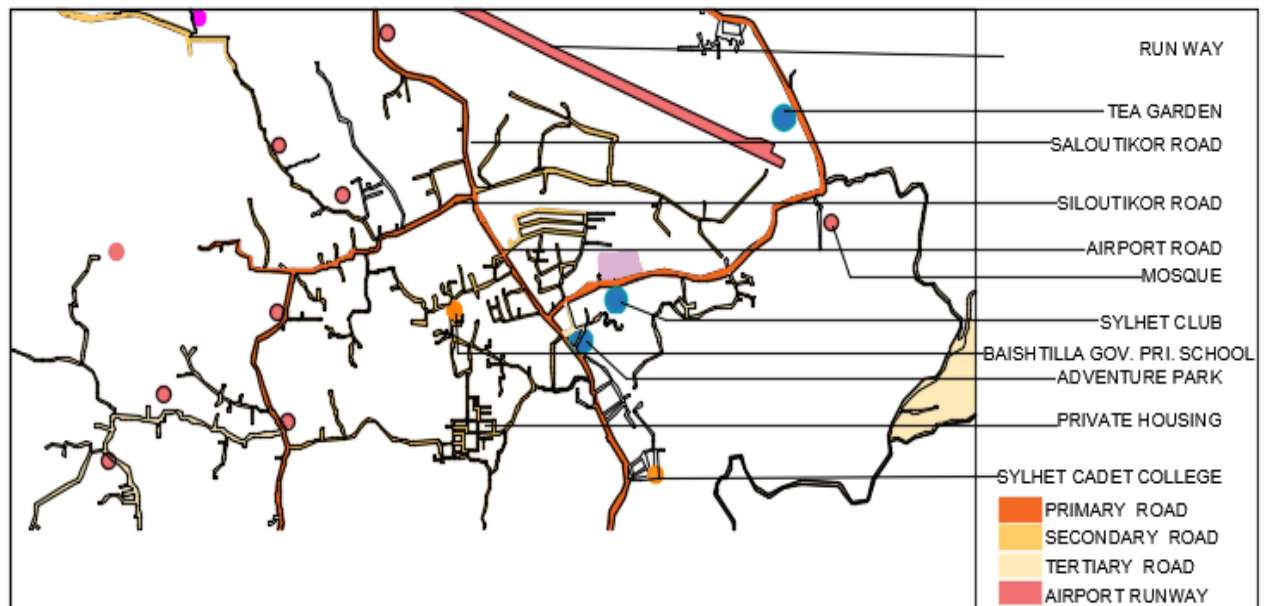
04. URBAN CONTEXT

ROAD CONNECTIONS:



Here in this figure we can see

- All the major road connections adjacent to the site surroundings.
- All the primary road connections as well as the tertiary roads connection.
- Also we can see airport runway on the north east side of the site .
- Two primary roads [SALOUTIKOR ROAD, north west side of the site , AIRPORT BYPASS WAY ,adjacent south side of the site] connecting with each other at the front of Amusement facilities [ADVENTURE PARK, Sylhet]
- Tertiary roads are connecting mostly private functions such as [AHMED HOUSING , TEA STALLS ,SHOPS ,PRIMARY SCHOOL etc]



Road Connectivity Map

- on the east and west sided of the connecting roads are mostly kacha walk way through the vast tea garden area ,some small private settlements and mosques .
- which also connecting to primary roads [Airport road & Bypass way]

05. Economical context:

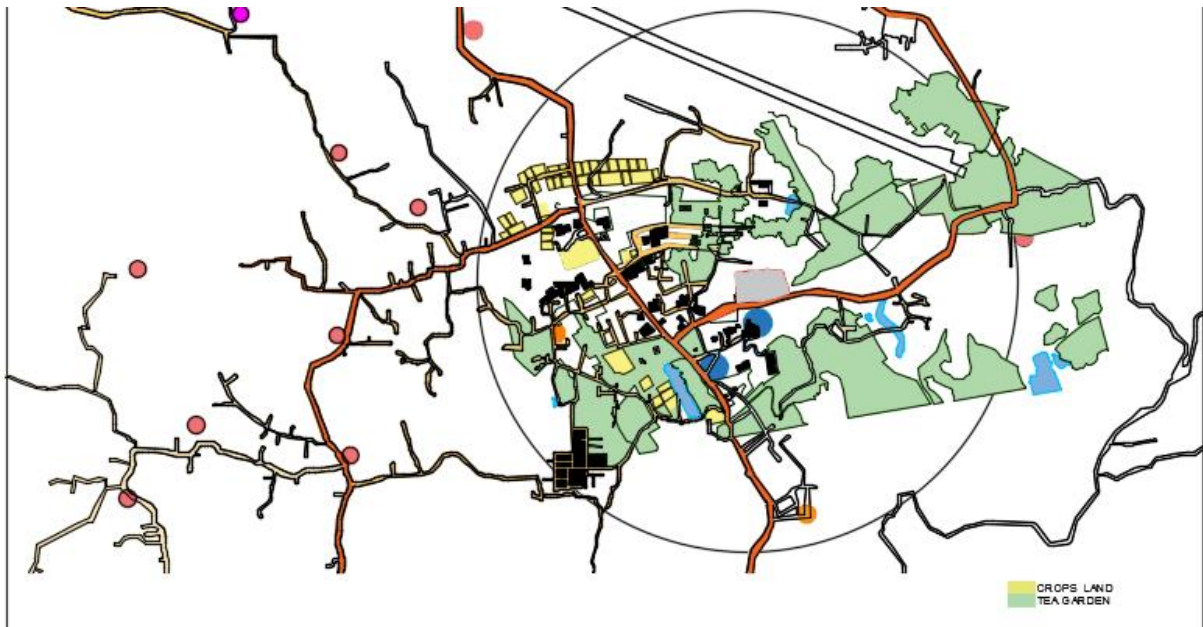
Sylhet's economy is the fourth largest in the People's Republic of Bangladesh. It has a nominal GDP of \$36 billion and purchasing power parity GDP of \$75 billion, making it the fourth largest in the country after Dhaka, Chittagong, and Rajshahi. Sylhet has been regarded as the spiritual and cultural center of Bangladesh and is frequently referred to as Bangladesh's agricultural capital.

Sylhet has seen significant infrastructure development in recent years and is expected to be at the forefront of Bangladesh's economic growth. Tea plantations are well known in Sylhet.

Tea industry

The area around Sylhet has a long history of tea cultivation. Terraced tea gardens and tropical forests cover the Surma Valley. Srimangal is known as Bangladesh's tea capital; tea gardens can be seen for miles around on the hill slopes. As a result, the Bangladesh Tea Research

Institute (BTRI) operates independently of the Bangladesh Tea Board (BTB) have been established. Bangladesh now has 172 commercial tea estates, including many of the largest working plantations in the world.



In this map we can see how -

- Vastly spreaded are the tea gardens of the site surroundings,
- Some secondary roads are connecting these tea garden with
- The primary roads .
- Bold geographical fabric.
- Mostly south east side of the site is mostly cover with tea garden ,

In addition, Sylhet has over 150 tea gardens, including three of the world's largest tea plantations in terms of area and production. The location On the tea estates, nearly 300,000 people are employed, with more than 75 percent of them being women. The industry employs over 4 million people and accounts for 3% of global tea production.

Following jute, tea is Bangladesh's second most important export-oriented cash crop. The industry contributes 1% of national GDP. This region has three tea-producing districts, which include Moulvibazar, Habiganj, and Sylhet.

Main sources of income Agriculture 51.34%, non-agricultural labourer 8.52%, industry 1.56%, commerce 11.82%, transport and communication 2.13%, construction 1.41%, religious service 0.43%, service 5.67%, rent and remittance 5.16% and others 11.96%.



SOURCE :

"Bangladesh tea trade gets new brew". BBC News. Retrieved 18 November 2016. "Tea Gardens in Bangladesh". bangladesh.com. Retrieved 24 March 2015

[Data has been collected from : BANGLAPEDIA Bangladesh Population Census 2001, Bangladesh Bureau of Statistics; field report of districts and upazilas of Sylhet Division 2007.]

06. HISTORICAL CONTEXT:

When we talk about historical context of this circuit house one has to know about the

Origin of CIRCUIT HOUSES in BANGLADESH:

Circuit room practice began long before we became independent. The need to build a circuit house here is because senior government officials came to once to do some government work in our regime. One may need a place of accommodation that should be provided by the government. For these reasons, the practice of building circuit rooms began long before our independence [under British rule]. During British rule, the Circuit House was established as a temporary residence for visiting government officials. When rooms are available, private visitors can also stay to pay the rent. The executive engineer or his designated official maintains and manages the house in accordance with the rules. This practice still exists in India and perhaps also in Pakistan.

SOURCE: THE Daily Star ,july13,2021

07. Geographical Characteristics of the Site:

Sylhet has its own distinctive metropolitan texture, complete with explicit types of vernacular design. They are united by comparative climatic and social characteristics to form a native house structure or staying unit. such as : [BANGLA BATTON]

Bangla Batton is a dialect term that is mostly used in Sylhet. This type of built form a wooden frame structure made of locally available materials is one of the region's oldest house forms. This construction technique has architectural significance as an urban vernacular archetype that has been modified from an indigenous primitive house with a mixture of Assamese house type, and later adaptation has taken from colonial architecture.

However, today's unplanned urban development, adverse technological development, and high population density limit the continuity of organic urban patterns, including vernacular architecture such as Bangla Batton.

Bangla Batton Style:

Bangla Batton' is a Sylhet City traditional house form known for its vernacular construction technique of a timber frame (Batton) structure with plastered bamboo fence surfacing. To avoid seismic vulnerability and significant rainfall in this area, the technique was used to build a lightweight structure with a pitch-roof using locally available materials.

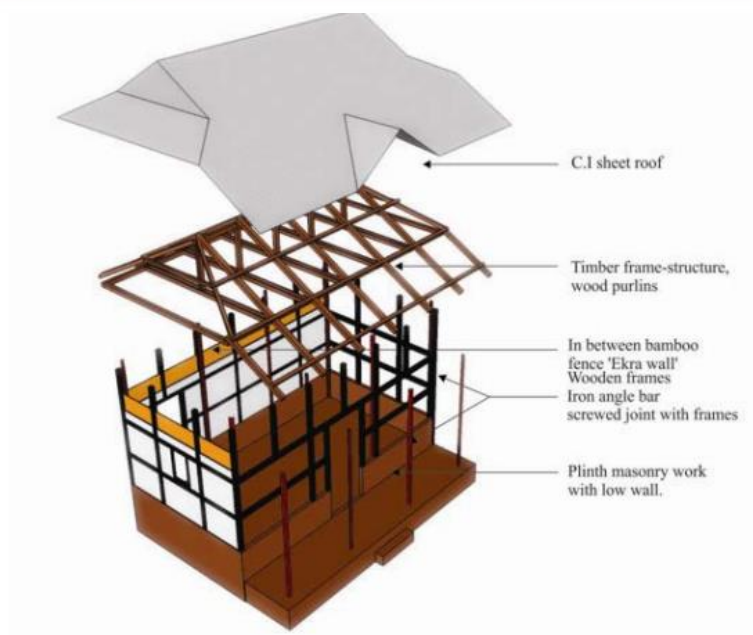
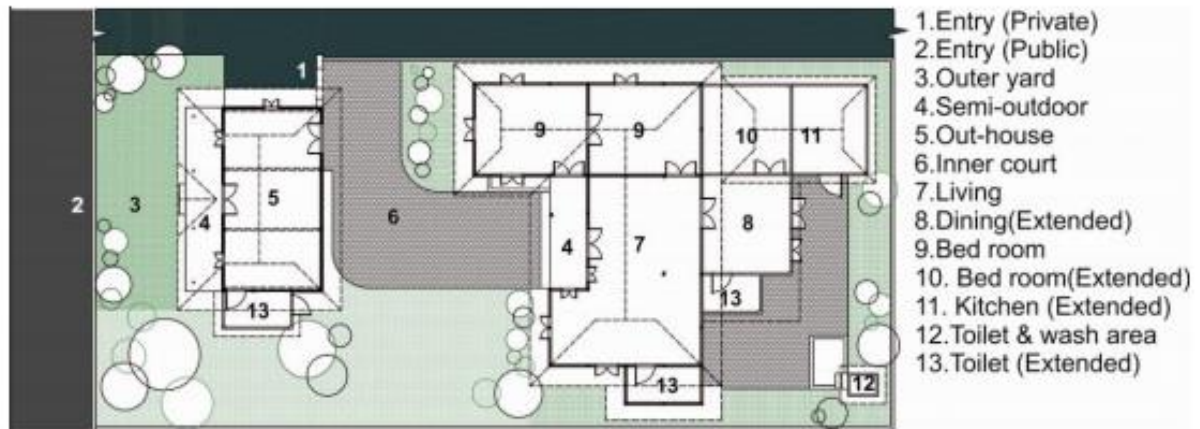
.History & Origin of this style: Both culturally and geographically, it bears a strong resemblance to eastern Indian regions (was a part of Harikela in ancient Bengal), particularly Assam. The 'Bangla-Batton' houses are almost identical to the vernacular Assamese house style. This pattern, however, was largely practiced during colonial times in accordance with local modules, and ethnic expression thus forms a blend of tradition and technology.



Here in this map all red dotted spaces are mainly has presence of such houses.



Construction Timeline: This is an early urban house-form of Sylhet city started in early 20th century.



- There is a general organization to the compound residences, with two distinct zones a semi-private section reached by an outhouse and a private section divided by an inner court.
- The outhouse is positioned to face the approach road and conceal the private zones.

- Because of the dense urban environment, the house's placement is determined by accessibility; nonetheless, the most climatically and socially acceptable site for a private residence is east.
- Spatial sequences for Outdoor to semi-outdoor and indoor of the houses are maintained strictly.
- The outhouse is used as public living, guest accommodations, private chambers, store etc.
- The private zone includes bedrooms, dining areas, kitchens, ponds, lavatory and washroom facilities, and so on.
- The sequence is similar in singles residences because the semi-public functions are at the front. However, in both types, the outer form has a projected porch that creates an inviting character.
-

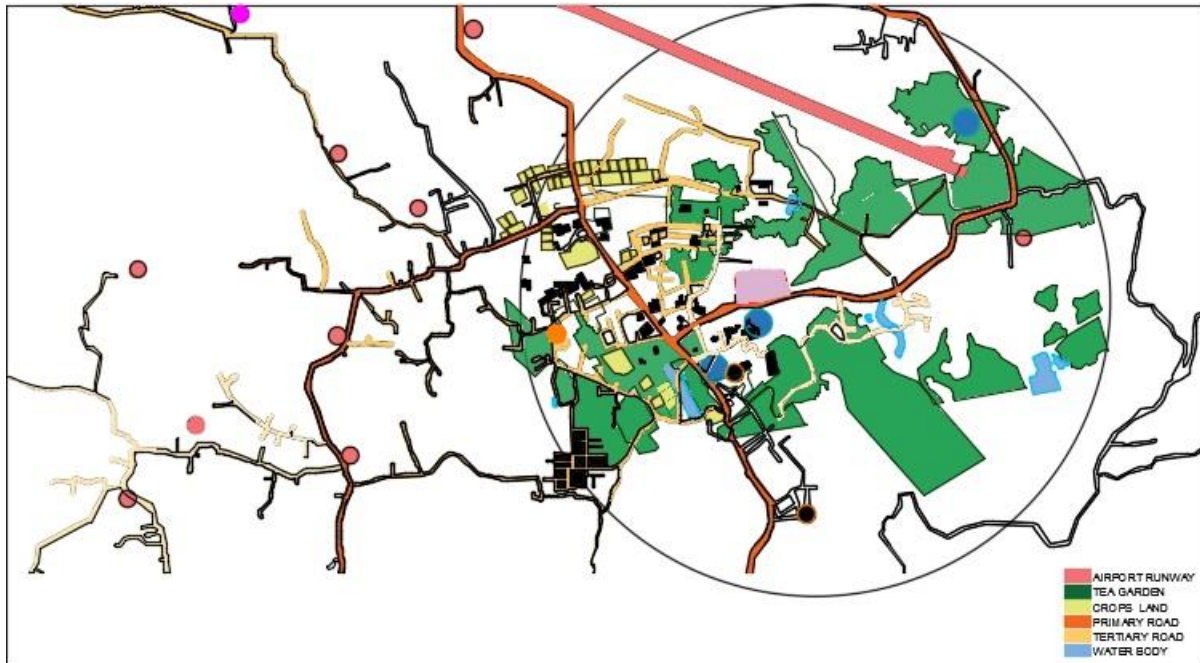
[SOURCE: CIVIL AVIATION AUTHORITY DHAKA, 2013 PDF]

08. CULTURAL CONTEXT:

Because of its distinct cultural and economic development, as well as linguistic differences (the Greater Sylhet region was a part of Assam and Surma Valley State for much of the British Raj in comparison to the rest of Bangladesh), and because Sylhet has, for the majority of its recent history, been a region of a larger entity.

Traditional and religious celebrations, Muslim festivals of Ramadan and then, Eid-ul-Fitr and Eid-ul-Adha, are among the major holidays observed in Sylhet. Rospurnima, Jhulan Jatra, and Roth Jatra are colorful Hindu festivals celebrated by the Hindu community. Cultural or

nationalistic celebrations include the Language Movement Day, the Bangladeshi Independence Day, Victory Day celebrated with parades by school and academies, and the Pohela Baishakh celebration of the Bengali New Year ,etc



CULTURAL CONTEXT

Here in the map we can see -

- Several amusement functions around the site [Adventure park, Sylhet club ,Tea garden , Parjatan hotel]
- Several Mosques on the west site of the map [where every Friday JUMAH a huge number of local people gathers, also these mosques are the epicenter of such religious activities.
- We can see educational institution on the south side of the map [where several national days such as international mother language day , independence day , victory day etc. these educational institutions often organizes sports tournament like football, cricket ,etc
- Last but not the least this whole zone is an recreational zone because of all site surrounded elements [Adventurer Park , Hotels , Air ticket booking Center , Amusement park ,Tea garden etc]

From my point of view, this site will bring out the proper justification of a cultural recreational zone.

[Grab your reader's attention with a great quote from the document or use this space to emphasize a key point. To place this text box anywhere on the page, just drag it.]

Chapter 4: Case Study Appraisal

4.1 GOVERNMENT VVIP CIRCUIT HOUSE [PUNE, INDIA]

- Architects: Sunil Patil And Associates
- Area: 10540 m² [113,451.61 sqft]
- Year: 2014
- Photographs: Hemant Patil
- Project Leaders: Sunil Patil, Anuja Pandit, Sanjay Patil
- City: Pune
- Country: India



Here in this map we can see that the location [site] of this project is adjacent to a major connecting road named Shivaji Road .



User behavior and requirements:

- This government public building is not only intended for VIP authorities, but also serves as a hub for political meetings, government functions, debate and conference.
- Usually, rotundas receive a large number of visitors and capacity usage can vary widely.
- The project site is located in Pune, which is the political hub for western Maharashtra.

This project is mainly divided into two parts,

- **Accommodation** [Guest suites]

- **Public areas** [Conference and meeting hall facilities, Dining, Reception, VIP and visitor's waiting areas etc.]

Environment and microclimate:

The design is based on climate-sensitive buildings, using passive thermal and visual comfort strategies and innovative active strategies to achieve energy-efficient green buildings.

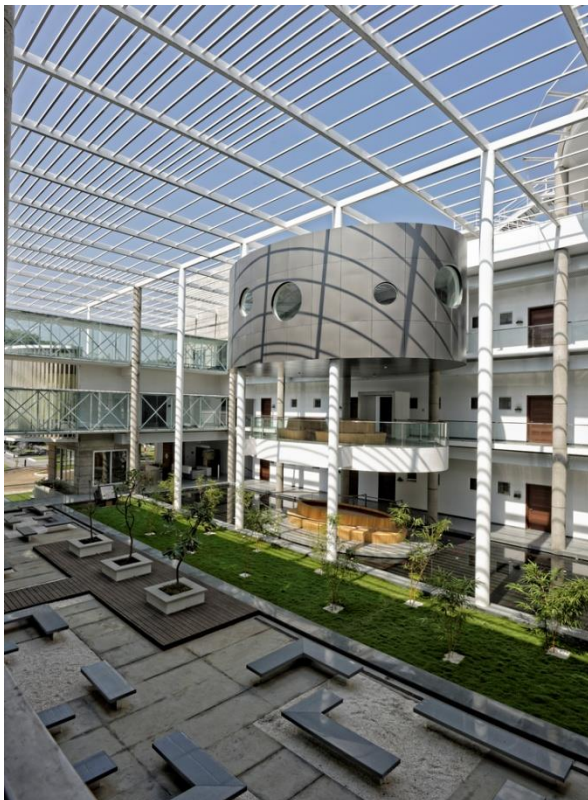
The project has received a GRIHA five star rating based on green status , and the

10 POINTS OF GREEN STATUS are given in below,

1. The project is Griha certified with 5 - star rating for green building.
2. The design of the building is completely based on passive and climate sensitive solar architecture. All areas are naturally lit by daylight and ventilated with optimized shading devices designed to control glare and heat gain for thermal and visual comfort.
3. The building envelope is an important part of green building, which is why each facade of this building is designed with its orientation and function in mind. Vertical and horizontal louvers were used for the south and west facades to cut off solar radiation.
4. The 22 kW renewable energy photovoltaic solar power plant is designed to power over 30% artificial light. 100% outdoor light powered by a renewable energy system.
5. Double glazed windows with low solar gain are used to minimize direct heat gain from the windows and reduce air conditioning loads. A highly efficient HVAC system (VRV) lowers a building's energy performance index (EPI).

6. Building Energy Performance Index (BPI) reduction of 52.81% present in this design.
7. 90% of hot water demand is met by a heat pump based hot water system.
8. Efficient faucets were used, which saved 50% of water. Wastewater is used for landscape irrigation.
9. Indigenous and drought tolerant species with efficient irrigation are provided in the landscape to minimize the landscape's water needs. Demand for irrigation water decreased by 48% thanks to the use of treated water from STP installed on site.
10. The construction of the building was carried out with all safety measures and procedures, innovative green building techniques and effective noise and air pollution control measures.

Site Planning and Landscape detailing:



This project was an effort to make government buildings "green and energy efficient" and raise awareness in the government sector.

- Here their focus is on designing climate-responsive buildings
- using manual strategies for innovative active strategies and
- Thermal and visual comfort to achieve energy efficient green buildings.

Form and Function:

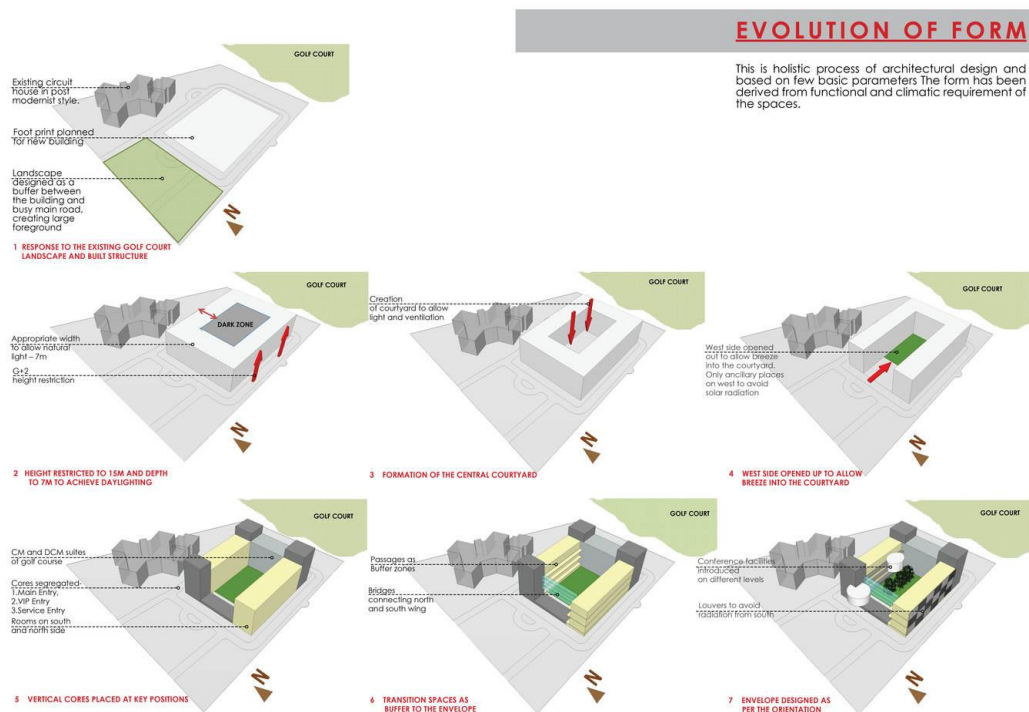


This project is designed following all passive strategies of planning, fenestration, zoning etc.

- The central shaded courtyard and its surrounding space are well protected from the sun.
- Well ventilated by nature.
- It reacts in the direction of the front of the building.
- The switching space plays an important role in achieving heat and visual comfort.

- The contemporary architectural style of this building is derived from the folk style.
- The shaded courtyard, which is the focus of the building and
- The passageway leading to the suites, is an advanced modern version of Pune's traditional Wada "Old Chalk" .
- With interiors and landscapes that are smoothly combined with architecture.

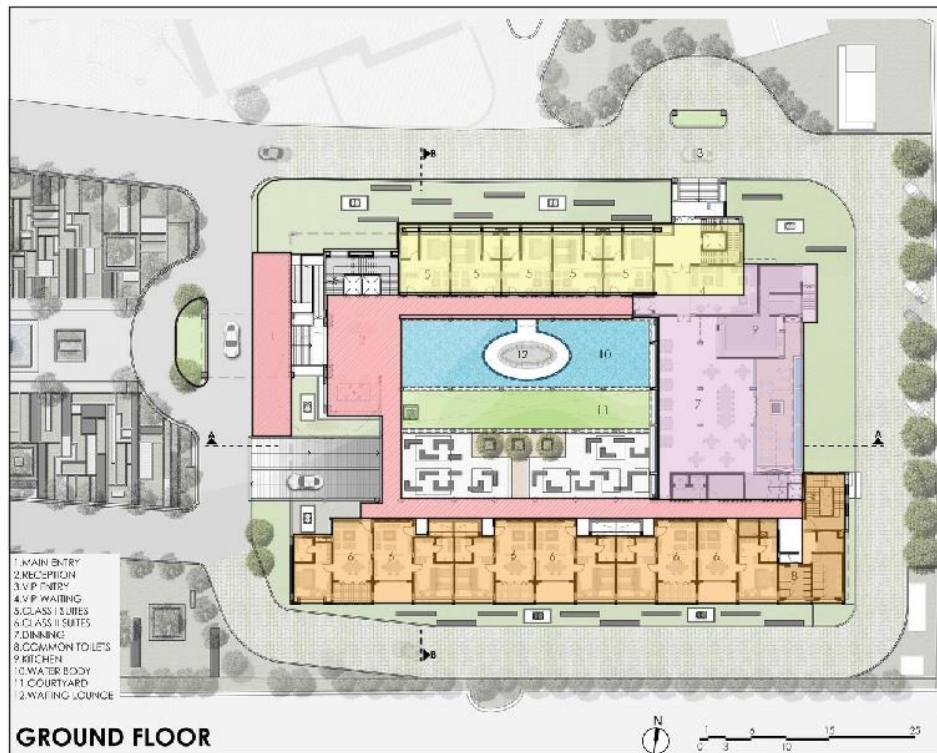
Design detailing:

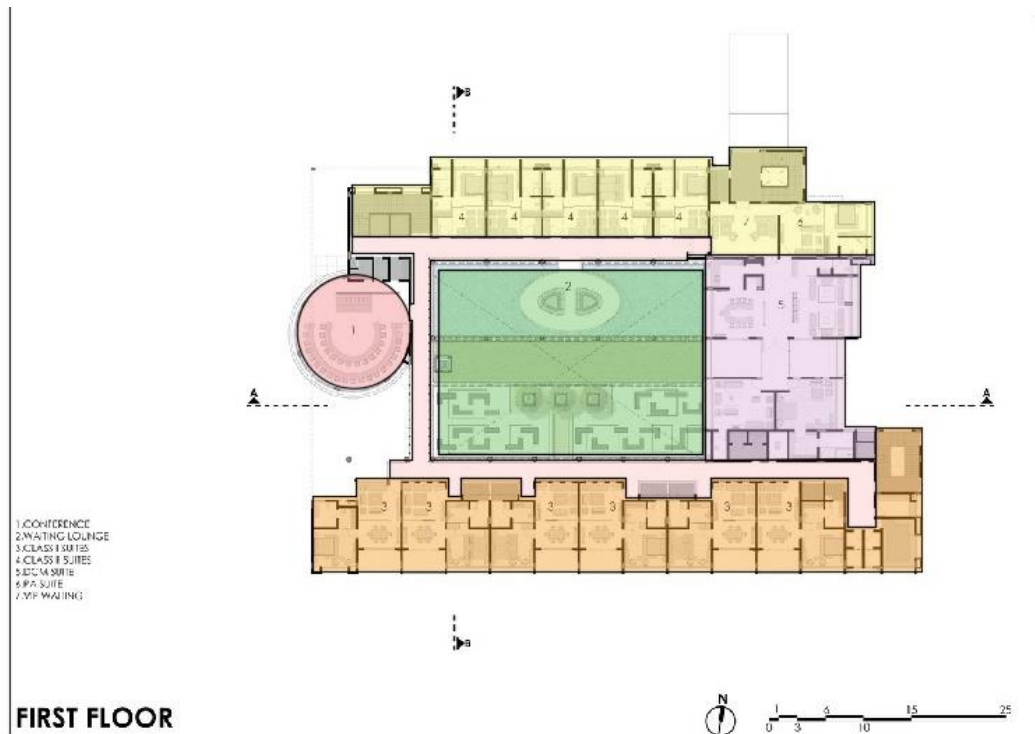


Here in the image we can see ,

- In the 1st diagram we can see an empty land accessible to the all classes of people .
- On the 2nd one we can see when we design a project 1st thing we take from the context surrounding is that their accessibility to that particular site ,in the 2nd picture the architect tried to show if we block that part the whole site gets dark in shadow .
- On the 3rd diagram we can see how a courtyard treatment can bring light to the inner part of the project ,which will make this area as vibrant as the outer side of the project .
- Furthermore, in 4th and 5th diagram we can see how the architect gave accessibility to the people from the west side of the project from where he gave the pedestrians access.
- All the zoning and function distribution was taken on the basis of making project more vibrant and connected to the site surrounding .

Horizontal and vertical circulation:





Here in these two diagrams we can see

- All the connecting pathway is shown in pink block ,here we see how the linear corridor passageway is connected to all the guest accommodation [orange zone]
- Inner open punch is connected visually to the ground landscaping
- On the north side of the plan in yellow zone we have defined regular guest accommodation services
- On the east side of the plans purple color-coded zone is where the seminar hall , conference hall etc
- In both diagram we have seen administrative and utility zone is the east portion of the plan .
- Further more in both diagrams we have seen open to sky courtyard ,with proper landscape detailing element ,which is searing as a breathing zone of the project .

Product Description: LOUVERS

- In hot, dry climates like Pune, creating a suitable second skin as a building envelope is one of the most important factors in a sustainable approach.
- Likewise, even in The Circuit House, this second skin, the louvers on the west and south facades of the building, plays a very important role in limiting the amount of solar radiation and sunlight in the building.
- A combination of vertical and horizontal louvers are applied,
- Each positioned at precise angles, thus ensuring thermal and visual comfort for the occupants.
- Reducing solar radiation helps limit heat gain thereby reducing the load on the air conditioner.
- Overall, it helps to improve the energy efficiency of the building and achieve green building status.



Louvers Treatment



Louvers Treatment

References : article from ARCH DAILY

https://www.archdaily.com/806407/vvip-circuit-house-i-sunil-patil-and-associates?ad_source=search&ad_medium=search_result_projects

4.2 [DUSAI RESORT & SPA]

Name: VITTI Sthapati Brindo Ltd.

Year: 2010 - 2013

Location: Moulovi Bazar, Sylhet

Client: Nasser Rahman

Dusai Resort & Spa, an award-winning project of VITTI Sthapati Brindo Ltd. is a model of architectural sensibility, contextual response, and cultural consideration. The project won the “Gold” in the “9th International Design Award” competition for the reputation of architects.



Photo Courtesy : Digita Interactive Limited

The complex thing to wander the essence of the tribe of tribal villages along the hill on a sloping hill.

- Accommodation,
- dining room,
- swimming pool,
- spa,
- meeting and
- indoor meeting and
- outdoor sports.
-

This site consists of three shallow hills and valleys. Public places with the reception and the congress hall are located on the first hill, all rooms are in the hill slope and have a hectic convenience. Other facilities are placed towards the valley. The traffic of vehicles ends in public places and trips in the rooms start with feet or electric cars. Internal roads and trails are placed on reciprocity that encompasses the complex to move the entire area on circular behavior.

.

Environment and micro-climate

Contour Site:

The contour site posed a limitation as well as added variety to the project. The hilly site on a natural setting encourages the conservation of wildlife while building on such a framework with conventional techniques can compensate for its natural setting. According to the local style and construction technique, longer structures are subdivided into smaller ones corresponding to the outline, as opposed to conventional construction techniques that require

the outline plan to be flattened in order to build a tall str



Landslides: Buildings built on slopes at risk of landslides have been solved by installing thin concrete columns that sink deep into the ground and mimic the floating structures of houses.”

Khasiya" native.

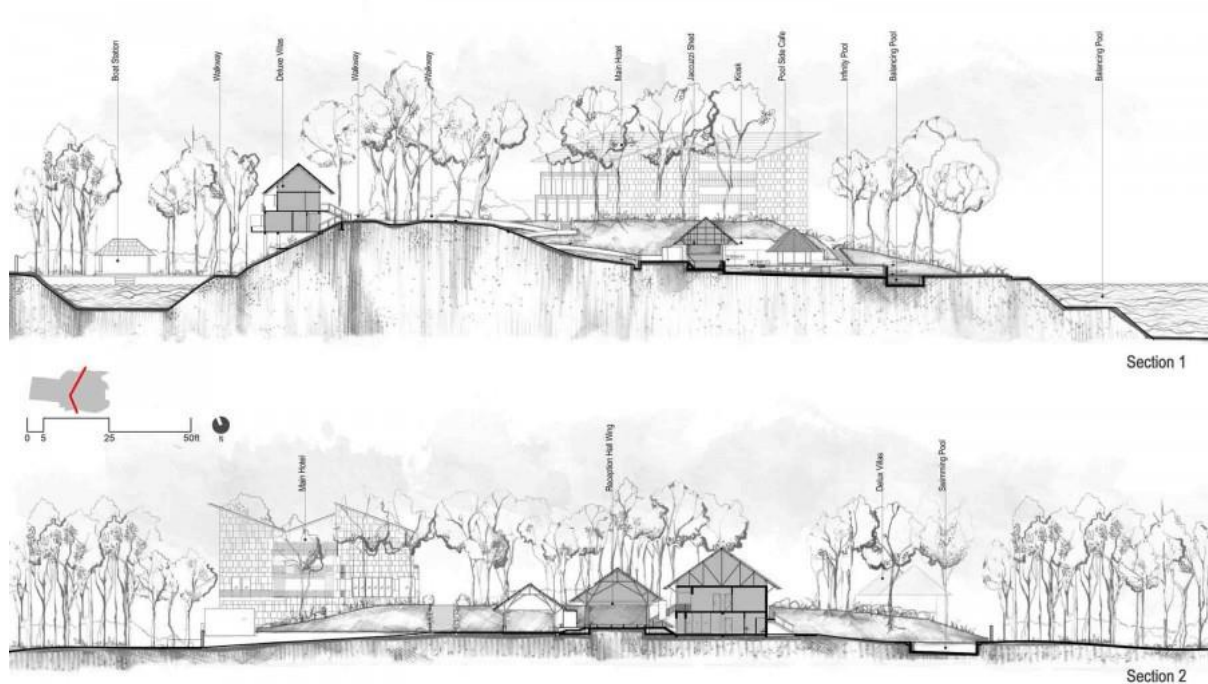
Nature Prioritizes:

Resort aesthetics always prioritize nature over architecture. Intrusion was minimized by arranging structures on the contour line site and the surrounding green. A structure was erected at the foot of a low hill to emphasize the green background. In the existing wilderness of the west, only 7 trees were bare and 300 new plants were planted without touching. Therefore,

- Natural turf and shrubs were maintained on the ground cloth.
- The body of water has been excavated again.
- The large windows that fold in the building invite nature and
- Allow guests to enjoy the majestic and uninterrupted views of the surrounding landscape from their place of residence.
- Nature grows in its luxury without getting lost.



Forest: The land was full of tall trees that were deep in the forest. It was difficult to find a space that could be built. The villa had to be placed between the trees. This tree was actually managed to form the final layout of the resort .



User Function and requirements:

This complex includes guest accommodation with a spa, steam and restaurant. Other services include parking, convention hall, pool, poolside bar, jacuzzi, gym, business center, laundry facilities and boat docks

- Parking for 55 cars is located in the semi-paved soft green landscape to the east of the reception. The car will drop guests off at the reception and walk up the hill to their destination, where they can taste the serenity of nature.
- The convention center and motel wing are separate entities and are installed behind the reception building, so large numbers of convention guests do not disturb the serene harmony of the resort area. There is a convention hall with facilities for 70 people and 10 housing units for 25 people.
- A view of the lush golf course from the spa has a soothing effect on the guest's mind. There are 6 treatment rooms with a 5 person foot spa.
- Three restaurants offer dining, one with air conditioning and one with a fine kitchen that is naturally ventilated.

- The boat station is an open pavilion-style structure at one end of a winding lake facing all villas. It can accommodate 10 ships.
- The gym is at the edge of the pool at the foot of the hill. It is fully equipped to accommodate 6 users.





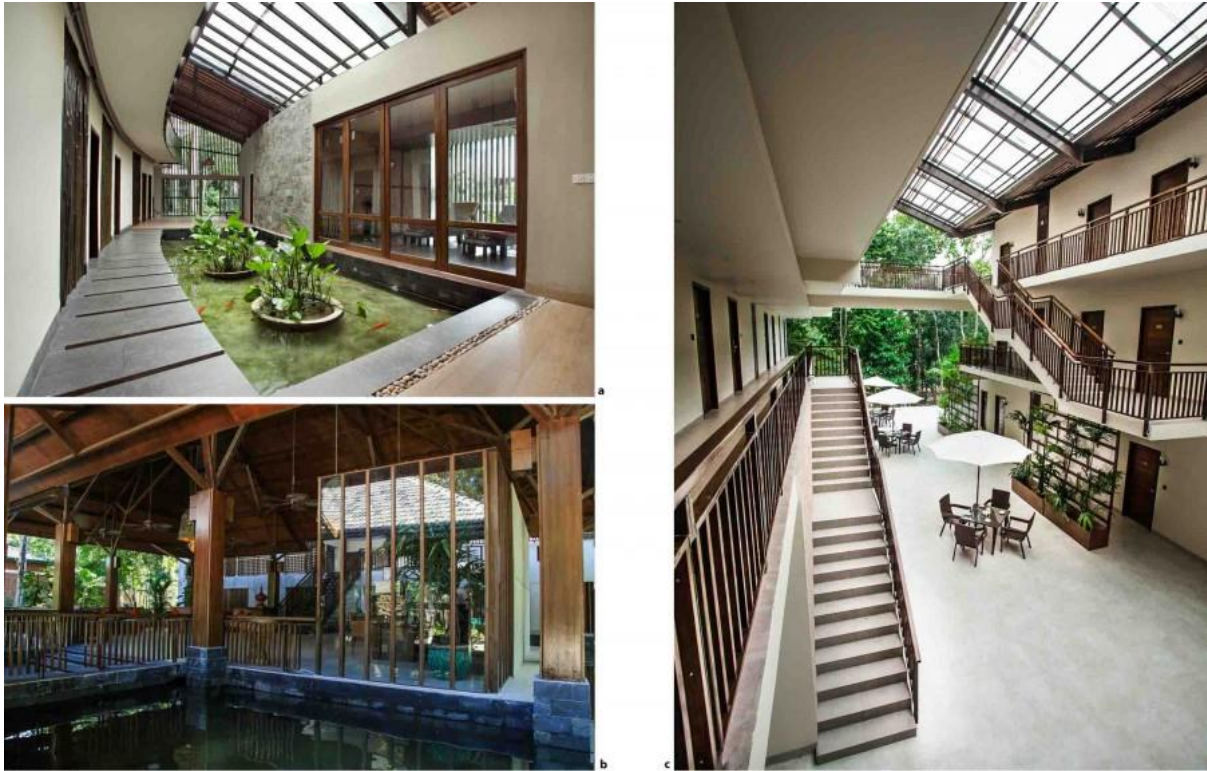
- Guest-made dormitories will be integrated into this resort to meet our social needs and allow families of young couples with baby nannies to take care of their children.

- The driver's dormitory is located near the entrance gate to assist the driver of the car owner.
- The mosque is located near the entrance to serve the community, depending on the customer's requirements. Because the owner is from a devout family.
- Pool with deck and seat heater system to support guests of all ages
- Children's playground is in the valley opposite the spa. children can enjoy the cave-shaped structure, which looks like a concrete structure that opens toward the field.
- Golf lounge and bar
- Utility building for accommodating substations, generators, boilers, etc.

Site Planning and Landscape detailing :

Landscaping Details

- Integrated into the existing natural waters only design.
- Natural herb trees were undamaged Ground cloth shrubs were preserved.
- Only seven trees were removed during construction and wood was also used for the structure.
- Landscaping technology has been able to merge the structure with the surrounding environment with minimal disruption to the natural environment.



Concept :

The uniqueness of this complex is to build a luxury resort with state-of-the-art facilities without losing its ethnic identity. The architecture built within the tea plantation area replaces the traditional landscape and blends in with nature. A large building that respects the site was inevitable. The modesty of the design blends the complex with the surrounding tree garden. This was their main concept of building this resort in the womb of mother nature .

Design detailing :

Linear progression

Linear sites give the impression of travel. After arriving at the resort, customers begin their journey of walking along curved paths through the hills to reach their destination. Programs are placed in public, anti-personal and private areas in a continuous manner. The reception is located at the beginning of the public area and ends at the spa facility with recreational

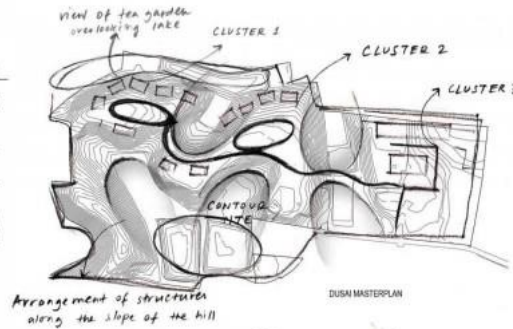
Letting nature dominate:

From the very beginning a very conscious decision was made to not disturb existing wilderness. Every effort was made to:

1. Utilize natural open spaces.
2. Build structures on slope and silt.
3. Use natural contour to guide the overall planning.
4. Build smaller and scattered structures.

Which in turn helped to retain most trees and natural topography of the site.

Apart of being environmentally friendly, this approach, allowed to create a very unique complex in the region, where nature is the only dominant force.



Building in clusters:

Vernacular architecture in Bangladesh features courtyards and clusters. Individual houses are built around courtyards, which in turn form clusters.

In Dusai, overall planning follows this principle. Varying functions are grouped around courtyards forming clusters. Connections between the clusters are made through path ways that follow natural contour.

Building on slopes:

Bangladesh is a very flat country in general. Some hilly areas exist only in the North-East and South-East region. Formal construction sector here is not very familiar with construction on hills. So they generally follow a very conservative approach, which is to either remove hill top and build on it or to build at the base of the hill blocking drainage. But informal sector, learning from nature itself, tends to build on slope.

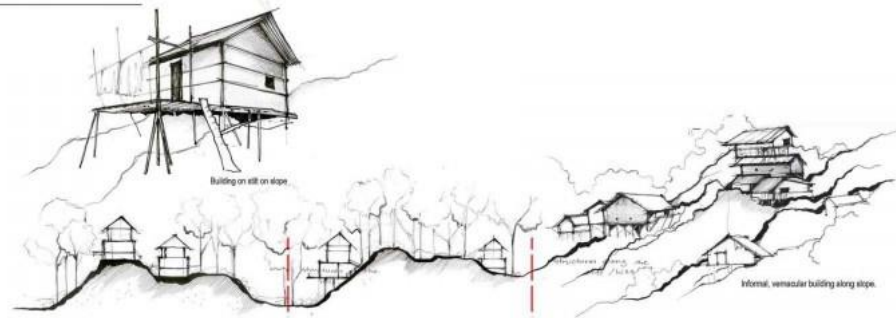
In Dusai, bungalows were built on slope on stilts. Earth was minimally touched to leave its natural balance intact. There were few reasons:

1. Hills were shallow.
2. Removing hill top is not environment friendly. It changes topography and its balance completely.
3. Slopes were very stable so no extra slope protection were needed.
4. Hill base could be left open for paths and natural flow of drainage.

This allowed couple of things to happen:

1. Existing contour was minimally altered, which allowed it to retain its natural balance.
2. Construction on still allowed drainage to remain uninterrupted.
3. Existing dense vegetation could be saved and nature dominated over built structures.

Therefore, Dusai stands considerably apart from formal construction culture and follows time tested techniques of informal sector.



facilities such as a sports stadium, swimming pool and other recreational facilities leading to a semi-private area with family cottages, overlooking the golf pudding range and dining. The villas are located around the terrace and the path is simply the end and a circular path leading to a more private area. However, the last private zone consists of private residential cottages.





REFERENCES : CONTEXT BD article on DUSAI resort and Spa

Photo Courtesy :

[a] Digita Interactive Limited

[b] Mustapha Khalid Palash

[c] Hasan Saifuddin Chandan

<https://contextbd.com/dusai-resort-spa-moulovi-bazar-sylhet-bangladesh. 2/>

Chapter 5: Program Appraisal

This government public building is not only intended for VIP authorities, but also serves as a hub for political meetings, government functions, debate and conference.

Usually, rotundas receive a large number of visitors and capacity usage can vary widely.

- The project site is located in Airport bypass way, which is the amusement zone for new airport area. [opposite of Sylhet club, Adventure club etc.]
- This project is mainly divided into two parts,

- **Accommodation** [Guest suites]

- **Public areas**. [Conference and meeting hall facilities, Dining, Reception, VIP and visitor's waiting areas etc.]

And the other enlisted programs are given in the table below,

01.	Entry Block		11,988 sqft
	Office	2 storey	5910 sqft
	Conference		6078 sqft
02.	Multi Purpose Hall [320 person]	2 storey	26,982 sqft
		Each floor	13491 sqft
03.	Guest Accommodation [12Nos per floor /60Nos total room]	6 storey	Total 99,000 sqft Each floor 16,500sqft
04.	V.I.P Guest Accommodations	6 storey	Total 9600 sqft

	[12Nos per floor /06Nos total]		Each 1600 sqft
05.	Swimming pool	Adults pool Kids pool	15800 sqft
06.	Gymnasium & Swimming pool Facilities	2 storey	Total 6300 sqft Each 3150 sqft
07.	Club	1 storey	2700 sqft
08.	Kitchen & Laundry	2 storey	Total 5554 sqft Each 2777 sqft
09.	Dormitory [Drivers & Essential Staff]	1 storey	1800 sqft
10.	Security Barrack for police	1 storey	1800 sqft
11.	Sub Station	2 storey	1404 sqft 1564 sqft
12.	Gate House	2 storey	Total 116352 sqft Each 58176
13.	Helicopter Landing Area		102631 sqft
14.	Tennis Court		4864 sqft
15.	Jogging Track		250 meter
16.	Service Entry		16' wide road

17.	Parking		6000 sqft
18.	Children's Play zone		6560 sqft
19.	Water treatment plant	2 storey	Total 2500 sqft Each 1250

Total Site Area: 5.00 Acre

Total Built Area: 166,615 sqft

Building typology: A5 [According to BNBC rules and regulations]

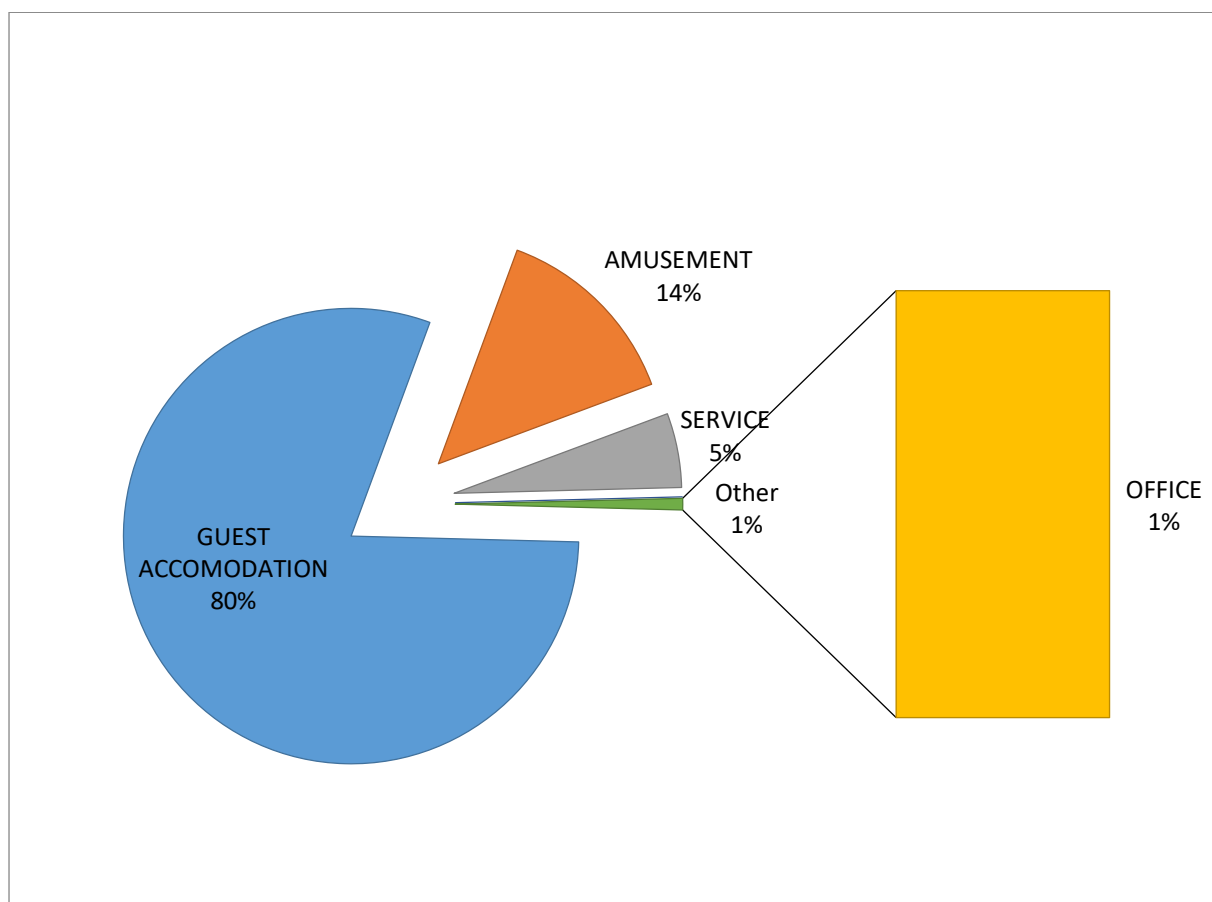
FAR: 3.25

MGC: 62.5

Set Back: Front: 1.50 m Back :2.00m and Each side:1.25m

Road width: 6.0 meter [19.685 ft]

Here if we try to create a chart including all the functions of this circuit house ,and the data shows ,



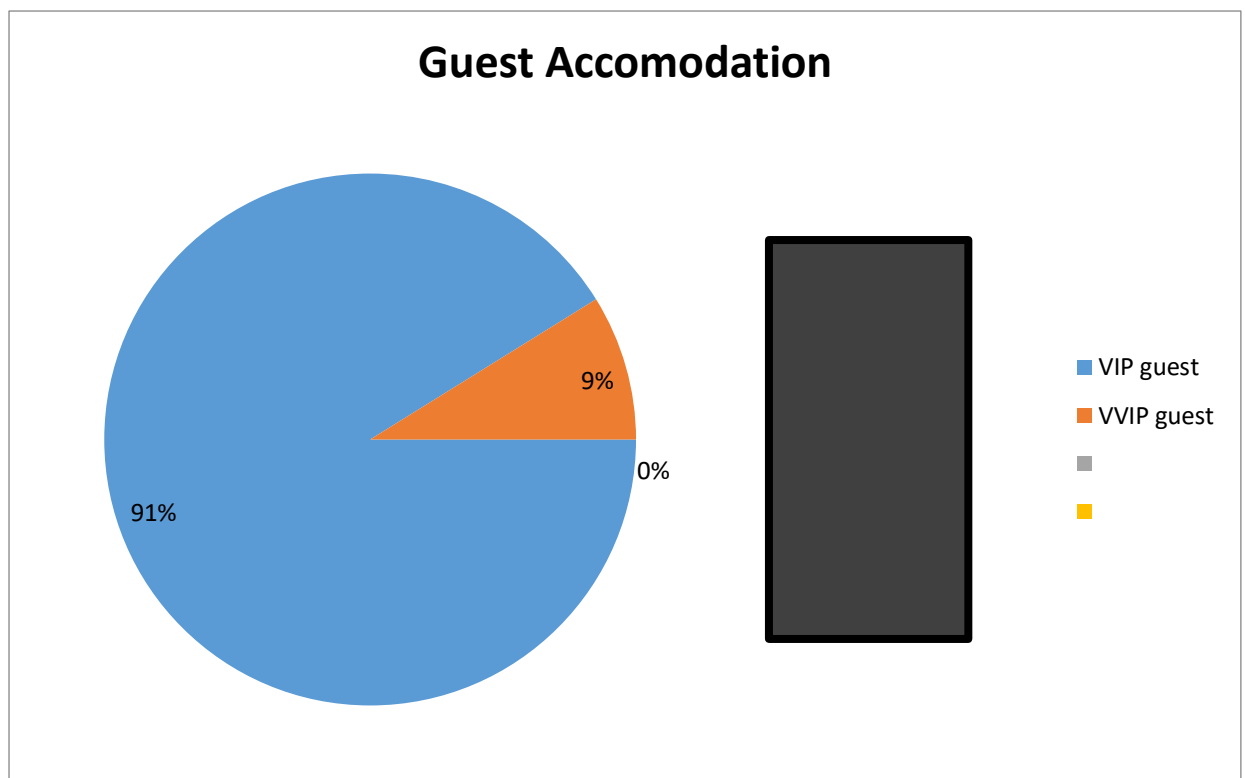
- Total 80% of the whole project will be allotted for guest accommodation.
- 14% of amusement facilities including Swimming pool facilities , Club,

- Other 6% allotted for service facilities including driver's Dormitory, Laundry. Kitchen, Substation etc.

- Accommodation [Guest suites]

Here in this circuit house there are two types of guest accommodation facilities

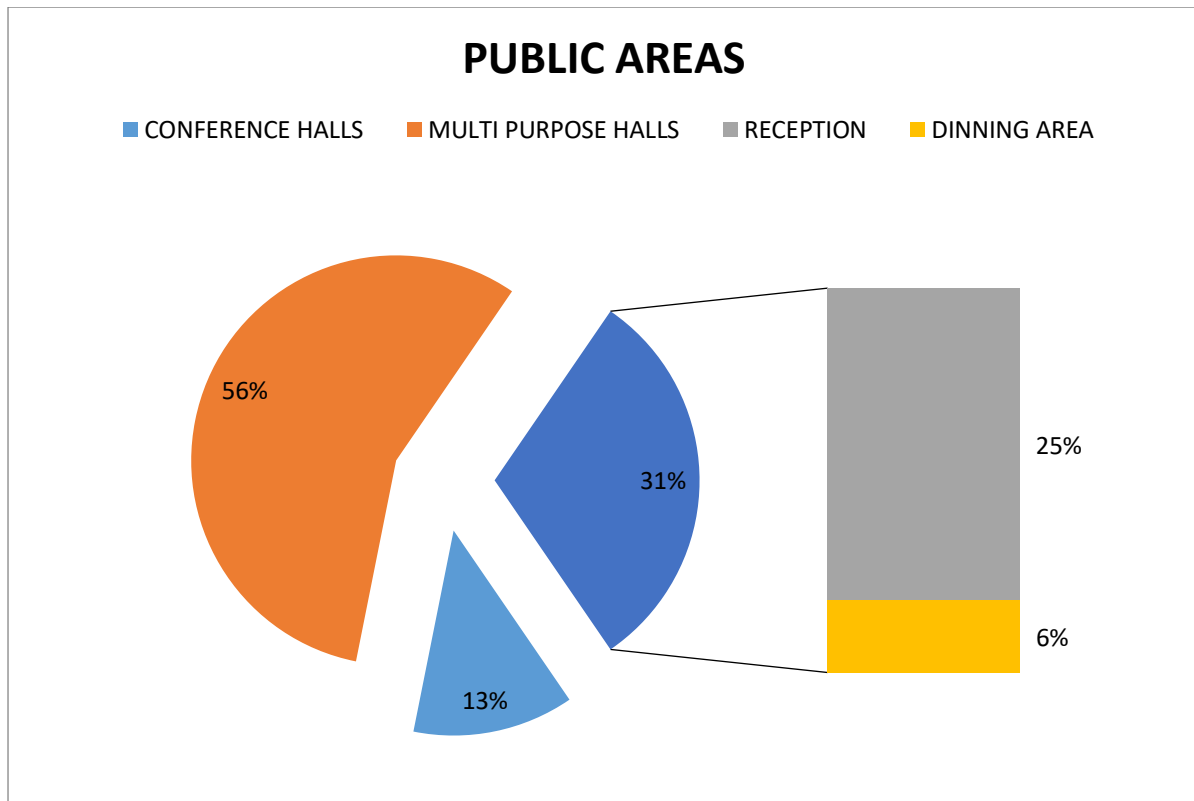
- Guest accommodation.
- VVIP Guest accommodation.



Here in this chart we can clearly see how the whole guest accommodation is divided into two parts. Total 91% of them are allotted for guests and rest 9% is for VVIP guests.

PUBLIC AREAS:

Now if we talk about other major part, **Public areas** along with some facilities like Conference and meeting hall facilities, Dining, Reception, VIP and visitors waiting areas etc we can see in the chart the % of areas each functions is been covering ,



Here in the chart we can see ,

- 56% of the total public space is covered by multipurpose hall ,
- 31% is allotted for guest service facilities ,and
- 13% is allotted for different conference halls

DETAILS OF SUPPORTING STRUCTURES

- A car park with 55 car parking spaces is located in the semi-paved soft green landscape to the reception. The car will drop guests off at the reception and walk up the hill to their destination, where they can taste the serenity of nature.
- The convention center and motel wing are separate entities and are installed behind the reception building, so large numbers of convention guests do not disturb the serene harmony of the area.

- Dormitory Room maids were brought to this complex to meet our social needs, to meet the needs of young couples with nannies taking care of their children.
- A dormitory of drivers located near the entrance to help owners of cars with drivers.
- Swimming pool with terrace and heated seats for all ages.
- Children's play area located in the valley on the other side of the guest accommodation.
- It is a cave like concrete structure that opens onto a field for the guests' children to play.
- Utility houses, substations, generators, boilers, etc.

Chapter 6: Design Considerations

CREATING EXPERIENCES

Indulgence in sight

The informal walkways lead to varied landscape, waterscape, and vegetation experiences as a visitor wanders in. The entire path is designed to provide users with a visually stimulating journey.

Waterscapes are connected

On the site, we noticed a huge water feature that blended wonderfully with a large greenbelt. Furthermore, the context's land use pattern is complemented by the scattered figure ground settlement.

As a result, we included a major water body as well as swimming pool facilities, benefiting the entire environment, landscape, ecological component, and visual aspect.

Demonstrating the environmental advantages

We attempted to bring vast green belt from the south of the site to provide ecological benefit to the guests, since we had noticed a large chunk of green belt around the site. The guests will be able to have a complete ecological experience because of this.

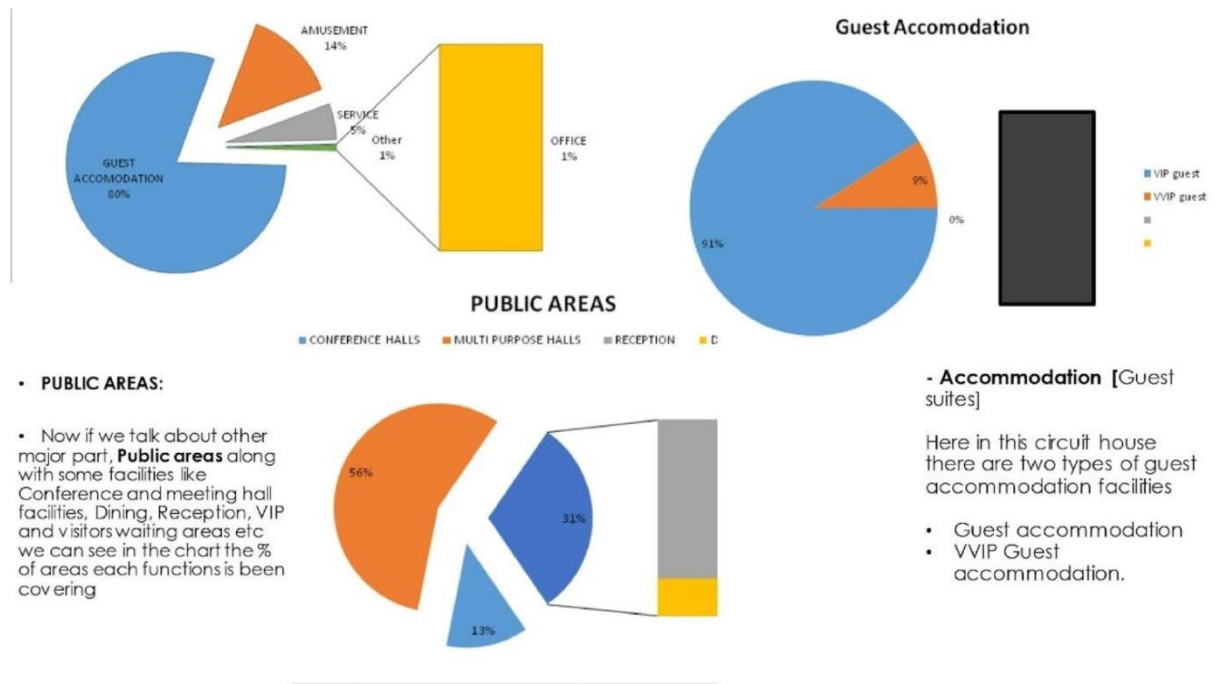
This initiative will not only provide natural benefits to the guests, but will also provide a buffer and privacy.

We attempted to incorporate the site's contextual fabric into the design. So that the resort mixes in with the surroundings finally, all of the functions are coordinated across the site to engage the senses and promote relaxation among visitors.

BRINGING THE GREEN BLUE FABRIC FROM CONTEXT INTO THE SITE



6.1 Conceptual Stage and Design Development



Tourist and local activity were surveyed in order to assign functions that they require.

Different types of areas for relaxing, playing, and sight-seeing were discovered to be in demand by various groups of people.

since this resort will be built for government officials and their families, privacy is something we've always kept in mind.

Assume there is a meeting or public event with 100 to 150 people taking place in the public zone, which will not infringe on the privacy of their family members staying at this resort.

To accomplish so, we endeavored to combine several access points, dining, bistro, and swimming pool amenities, among other things.

CONCEPTUAL SKETCHES

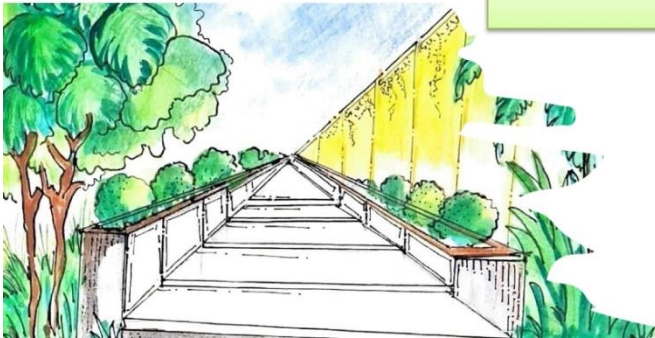


LANDSCAPE DETAIL

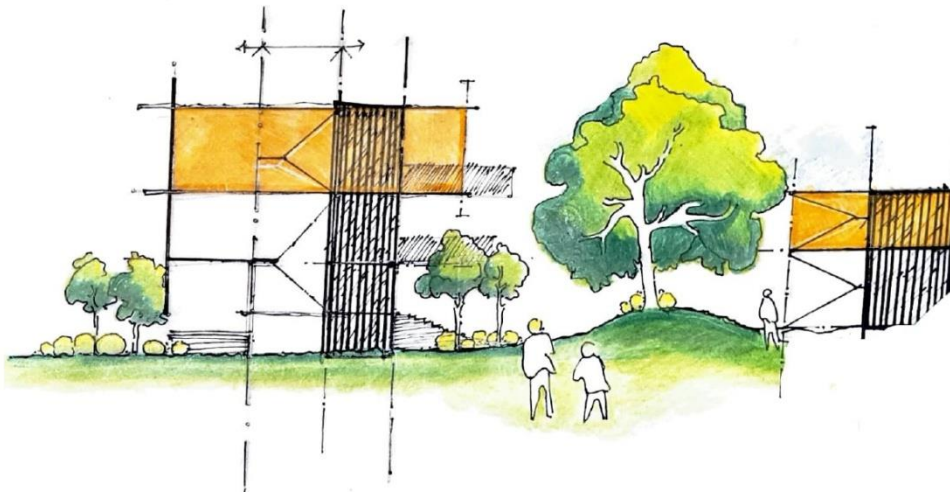




WALKWAY THROUGH NATURE



CONCEPTUAL PERSPECTIVE SKETCHES

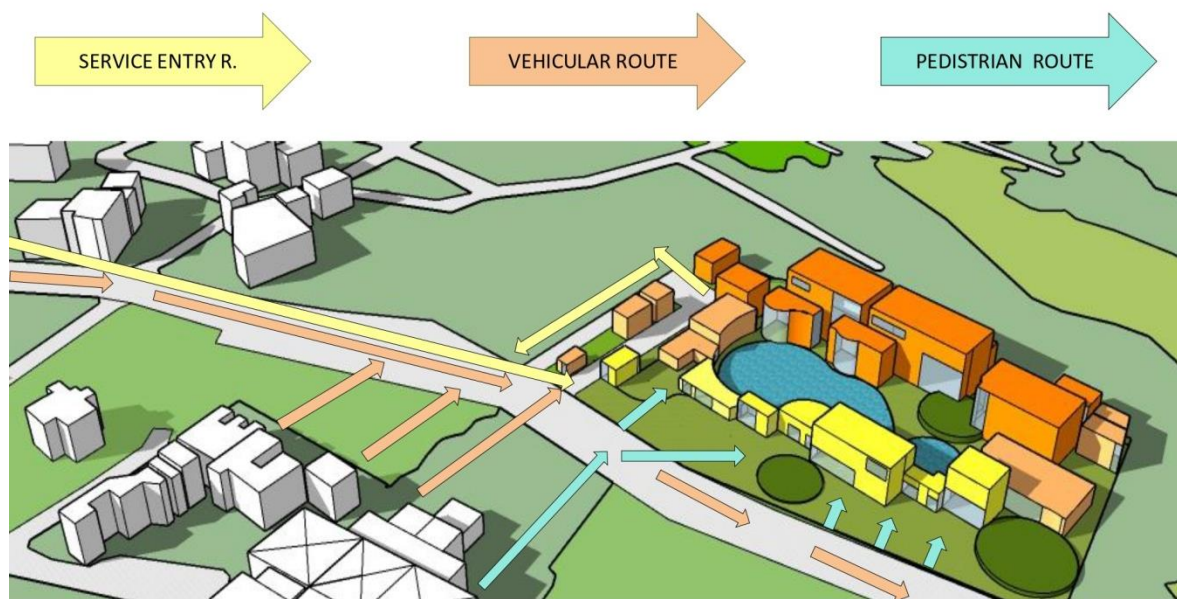


• LANDSCAPE DETAILS



PERSPECTIVE VIEWS

- DINE WITH LANDSCAPE VIEW
- LINEAR WALKWAY THROUGH WOODS
- REFRESHMENT THROUGH NATURE
- POCKET SPACE LANDSCAPING

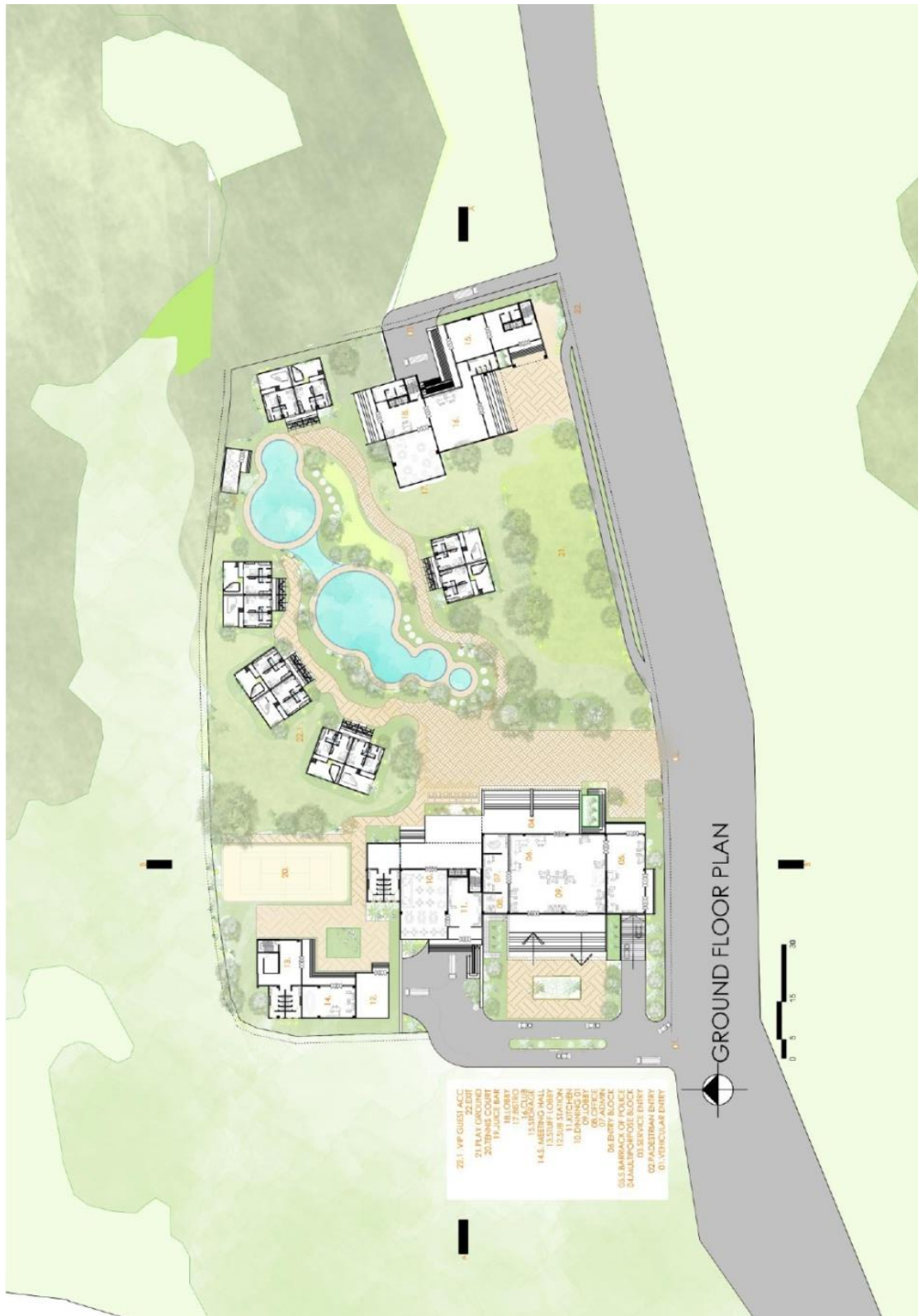


To allocate main and service entry, existing entry points are used.

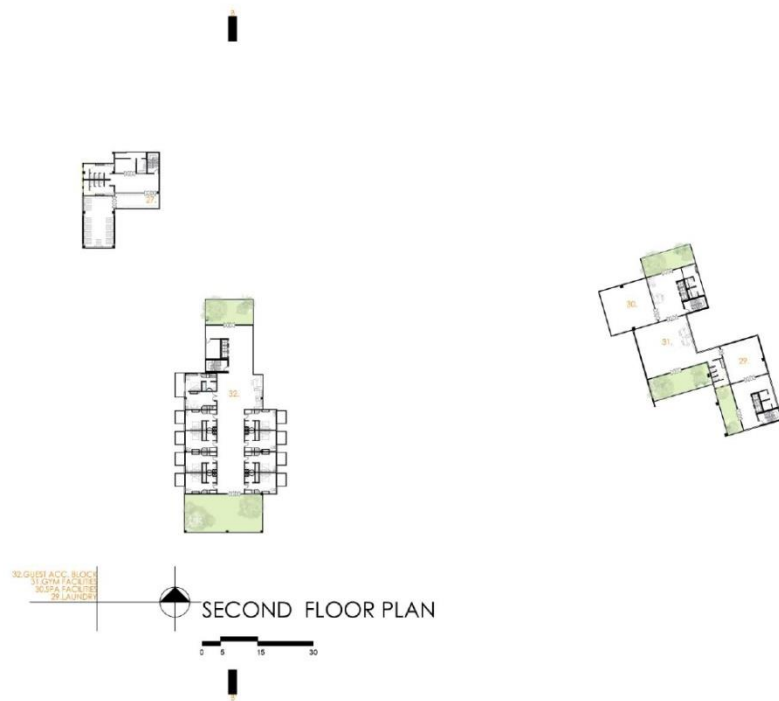
The site was designed with formal and informal space in mind, taking into account building Forms, usage, and the natural surroundings.

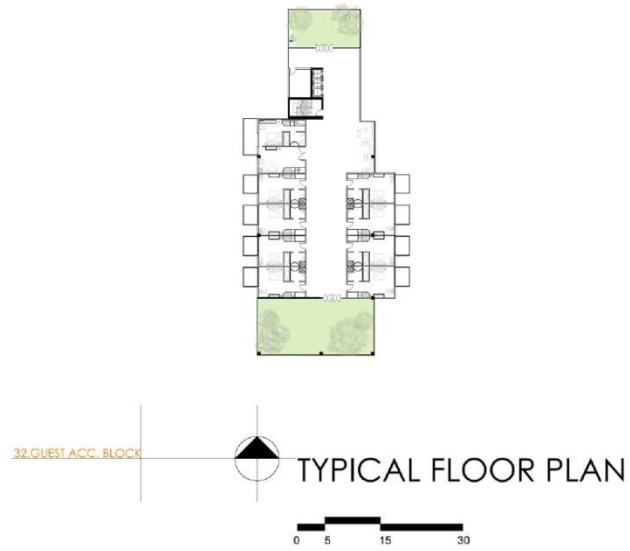
Chapter 7: Design Suggestions

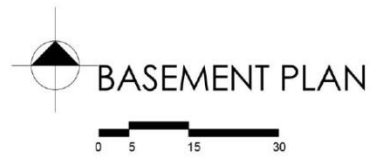
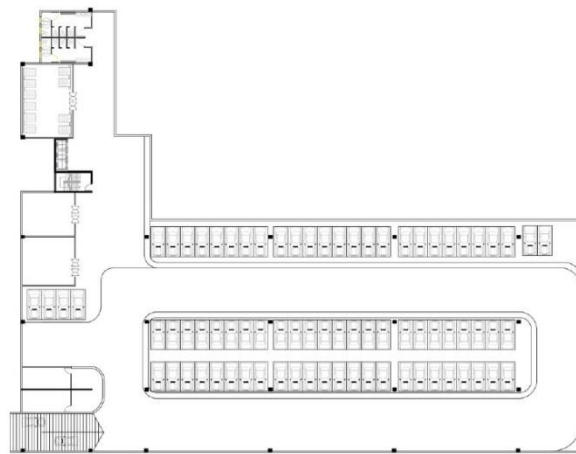








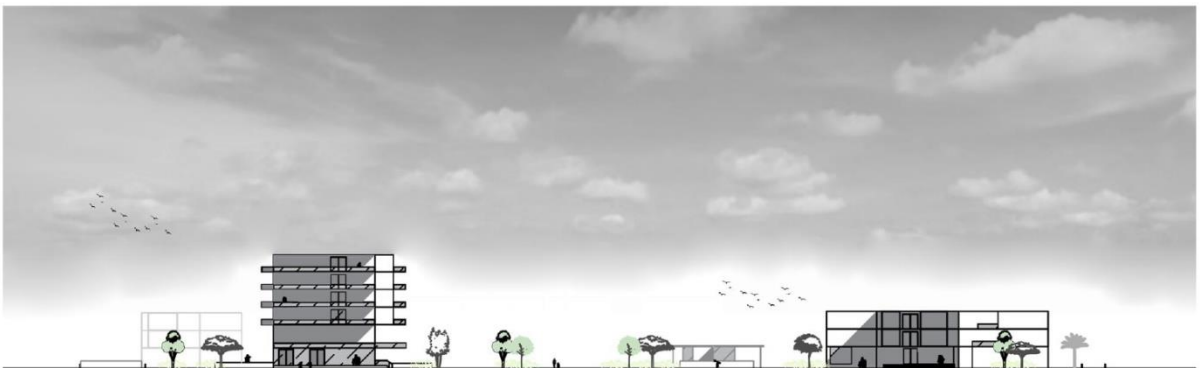


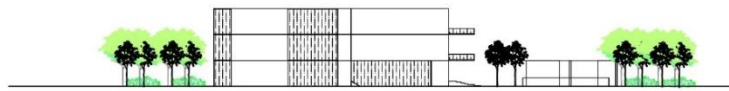


BASEMENT PLAN

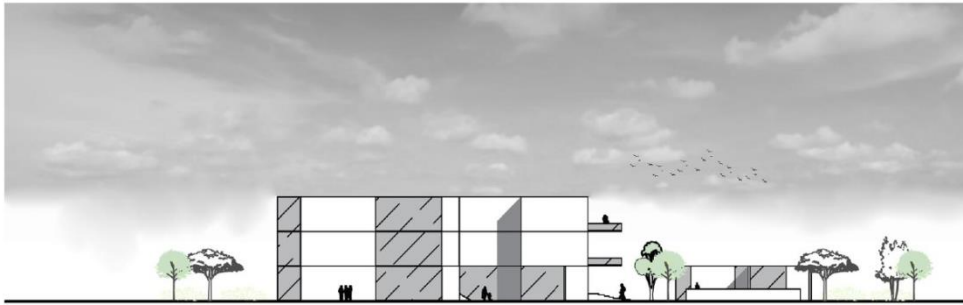


NORTH ELEVATION





EAST ELEVATION



WEST ELEVATION



WEST ELEVATION





Presentation Model:

VIEW FROM SWIMMING POOL



WALKWAY THROUGH LANDSCAPE

PEDISTRIAN ENTRY



VEHICULAR ENTRY



VIP ACCOMODATION BLOCK



GUEST ACCOMODATION BLOCK

WORKFORCE ACCOMODATION BLOCK



WEST WING BLOCK



WEST WING BLOCK

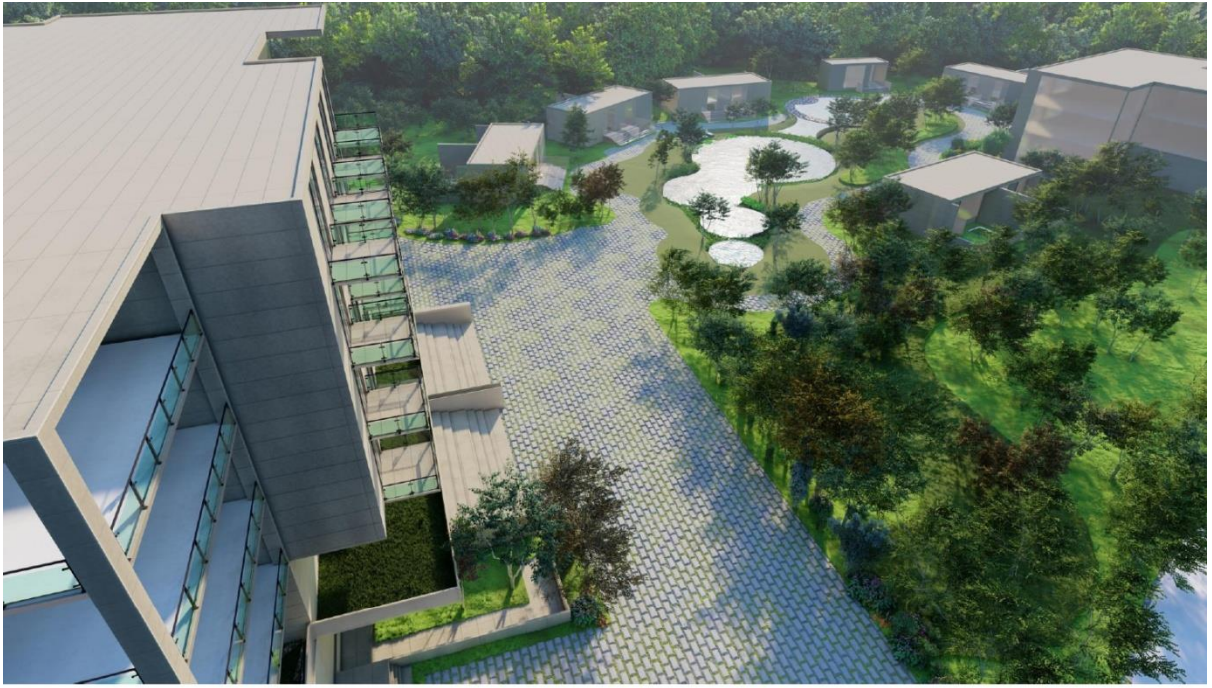
VIEW FROM BISTRO





VIEW FROM MULTIPURPOSE HALL





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SOURCE: DailySun ,2018,09,11

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[Data has been collected from : BANGLAPEDIA Bangladesh Population Census 2001, Bangladesh Bureau of Statistics; field report of districts and upazilas of Sylhet Division 2007.]