



“PARJATAN FIVE STAR HOTEL AT KHULNA”

SEMINAR II

ARC 512

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ABSTRACT

Khulna, the third largest city in Bangladesh is the tourist transit for the largest mangrove forest in the world the Sundarbans, the heritage site of Shat Gumbaj Mosque in Bagerhat and biggest port of our country Mongla. Because of the tourism value of the surrounding as well as being the next business city, Khulna plays a huge role for the economy of our country. The government has proposed an airport in Khulna which will increase its business and tourism value and there is no 5 star hotels situated in the city for serving the business travelers and the tourists from home and abroad. This is the reason Bangladesh Parjatan Corporation has decided to build a Five Star Hotel at Mujgunni, Khulna. This hotel will be a perfect transition for the travelers and serve as a relaxation facility for them. The aim of this project will be to allow the people to find a way to escape the monotonous city life and allow a relaxation transit to the surrounding tourist spots.

Keywords: Khulna, tourism, transit, 5 star hotel.

CHAPTER 01: INTRODUCTION

- 1.1. Project Specifications**
- 1.2. Project Background**
- 1.3. Aims & Objectives of the Project**

1.1. Project Specifications:

Name: Bangladesh Parjatan Corporation Five Star Hotel

Location: Mujgunni, Khulna

Area: 4.38 acres

Client: Bangladesh Parjatan Corporation

1.2. Project Background:

Tourism is one of the fastest growing industries in the modern world. Many countries depend on this industry as the main source to their economy. This is the same for Bangladesh. We have a huge scope for earning a lot from the tourism industry due to our rich tourist attractions. Khulna, the industrial city is the gateway to Sundarbans which has a huge scope for tourism. But there are no five star accommodation facilities for the tourists to stay in Khulna. As there is a proposal of International airport in Bagerhat the tourism value will also increase for Khulna. With the increase of recent economy the demand of hotels are increasing. According to the Global Finance magazine our country's gross domestic product (GDP) growing at about 6.2 per cent a year for the past ten years which shows the boom in economic condition here (Pasquali,2015). A lot of business people are arriving here for business purpose along with the tourists. On the other hand there is a Divisional Cricket Stadium which is soon to be renovated into an International Stadium. This means more foreign cricketers along with cricket tourists arriving here. So it is very important to build a five star hotel at Khulna.

1.3. Aims & Objectives of the Project:

Khulna, the third largest city of Bangladesh it the gateway to the largest mangrove forest the Sundarbans. Being the transition of the lush green forest and the heritage site of Shat Gumbaj Mosque the tourism value of the city has a huge potential. Tourism is

one of the leading sectors for economy in the modern world. If proper steps are taken for the boom of tourism here, it can boost our economy to a greater height. In addition to the revenue, tourism industry can bring about a real sense of pride and identity to communities. It allows them to look at their rich history and the identity of a community. This helps the local residents to maintain their heads high for their tradition and culture.

- a. The aim of this project is to provide an international standard five star hotel for the tourists and travelers.
- b. To construct a landmark structure and increase the surrounding development of the city.
- c. To create a proper transit to Sundarbans for international tourists and provide a better place for them to stay.
- d. To increase tourism and promote our country to the tourists from home and abroad.
- e. To increase the revenue earning potential of Bangladesh Parjatan Corporation.

CHAPTER 02: LITERATURE REVIEW

- 2.1. Current situation of tourism in Bangladesh**
- 2.2. Khulna and tourism**
- 2.3. Standards of five star hotel**

2.1. Current situation of tourism in Bangladesh:

Bangladesh is a small country of south Asia located between India and Myanmar with Bay of Bengal on the south. Being near the major tourist hubs of Asia, Bangladesh herself is blessed with the largest sea beach in the world, the lush green mangrove forest of Sundarbans and many other heritage sites.

Tourism being one of the fastest growing industries in present world has huge scope in Bangladesh. But due to a lot of reasons this industry is not working to its full potential for us. In Bangladesh, government controlled tourism organization - Bangladesh Parjatan Corporation (BPC) is doing well in terms of profit. In the year 2008-2009 it lost about 194 lac taka. However, since then it is making profit. In the year 2009-2010, the profit was 23.41 lac taka which has consistently increased to 612.33 lac taka in 2012-2013. This profit has accompanied by both increasing total income and total expenditure. This total income and total expenditure in 2008-2009 were 3598.6 and 3792.35 lac taka respectively. These figures have risen to 7168.33 lac taka and 6556 lac taka respectively in 2012-2013 (Roy,2015).

Presently, Bangladesh has overcome some of the limitations and got improved regarding the facilities of transportation, accommodation and other benefits that are required to attract the foreign visitors and swelling in numbers. Foreign tourists as well as the local nationals are visiting some well known and unique places like the Sundarbans, Kuakata, Cox's Bazar, Teknaf, Mohasthanagarh, Paharpur and Tetulia etc. A big number of Bangladeshi expatriates are coming to Bangladesh not only to visit their families, but also for a holiday and to experience the culturally rich and vibrant country of their forbearers. All of these visitors require proper accommodation facility and the demand in hotel beds and restaurants are now quite possible to meet for every taste and every budget successfully (Hossain,2006).

2.2. Khulna and Tourism:

Khulna is the second port city of Bangladesh. It is vested with a large sea port of Mongla. Business persons and foreigners often tour to Khulna for business and other purposes. Other than that, people with interest in natural lush beauty go there to observe the mangrove forest of Sundarbans, Shat Gumbaj Mosque etc. Moreover, Kuakata, locally known as Sagar Kannya (Daughter of the Sea) is a must visit spot on the southernmost tip of Bangladesh (Das & Chakraborty, 2012).

Tourism is an industry of providing various kinds of services. It could not be differentiated from other sectors; rather it depends on some unified effort of other service sub-sectors like hotel and motels, foods, transports, security, guide etc. These facilities are the important sectors of tourism which is still far behind from the satisfactory level in our country (Das & Chakraborty, 2012). Khulna has no five star standard hotels for the foreign tourists or businessmen which decreases the tourism value of Sundarbans, Kuakata and Bagerhat. There is a proposal of an International Airport in Khulna which will increase the arrival of tourists to this area as a result a five star standard hotel is needed for their accommodation purpose.

2.3. Standards of five star hotel:

The standards of a hotel depend on its service, hospitality, food and specialties. With a very small number of staffs a small hotel might be able to provide hospitality of excellent level along with friendly and efficient service. On the other hand a larger hotel will need a properly trained staff team and this presents a different challenge. When it is a hotel of four star level it is expected that staffs and workers will be skilled and highly trained, fulfilling the needs of their guests and providing a proper and efficient service in all sectors. Finally when it comes to a five star hotel, it should be offering a level of excellent service and luxury that would be recognized universally as five star level by visitors from all over the world (Hotel Accommodation Quality Standards, 2011).

According to the 'Hotel Accommodation Quality Standards' from the tourism board of England, 'VisitEngland' the minimum requirements of a five star hotel are:

- 100% of bedrooms with suite or private facilities.
- Once registered, residents should have 24 hour access, facilitated by on-duty staff.
- A dining room/restaurant or similar eating area serving a cooked or continental breakfast seven days a week.
- A bar or sitting area with a Liquor License.
- A clearly designated reception facility.
- Meeting all the current statutory obligations and providing Public Liability insurance cover.
- Once registered, residents have access at all times without use of a key.
- All bedrooms with attached bathrooms.
- Internal or direct dial telephone system required.
- Wi-Fi available in public areas.
- Excellent staffing levels with well structured and dedicated teams with depth in management levels.
- Exceptional levels of proactive service and customer care.
- All areas of operation should meet the Five Star level of quality for cleanliness, maintenance, hospitality, and for the quality of physical facilities and delivery of services.
- Hotel open seven days a week all year.

- Enhanced services offered e.g. valet parking, escort to bedrooms, proactive table service in bars and lounges and at breakfast, 'concierge' service, 24-hour reception, 24-hour room service, full afternoon tea.
- At least one restaurant, open to residents and non-residents for all meals seven days a week.
- Minimum 80% bedrooms with en suite bathroom with WC, bath and thermostatically controlled shower. 20% may be shower only.
- A choice of environments in public areas of sufficient relevant size to provide generous personal space.
- Additional facilities e.g. secondary dining, leisure, business centre, spa, etc.
- At least one permanent luxury suite available (comprising three separate rooms – bedroom, lounge and bathroom).

CHAPTER 03: SITE AND CONTEXT ANALYSIS

3.1. Site and Context analysis

3.2. Climate analysis

3.3. SWOT Analysis

3.1. Site and Context analysis:

The site is located in Mujgunni area of Khulna city. It is beside Dhaka-Jessore-Khulna road. The site area is approximately 4.28 acres which is owned by Bangladesh Parjatan Corporation. The site is mostly flat lands with two existing ponds. Maximum portion of the site is vacant with 2 huts and a small site office of Bangladesh Parjatan Corporation.

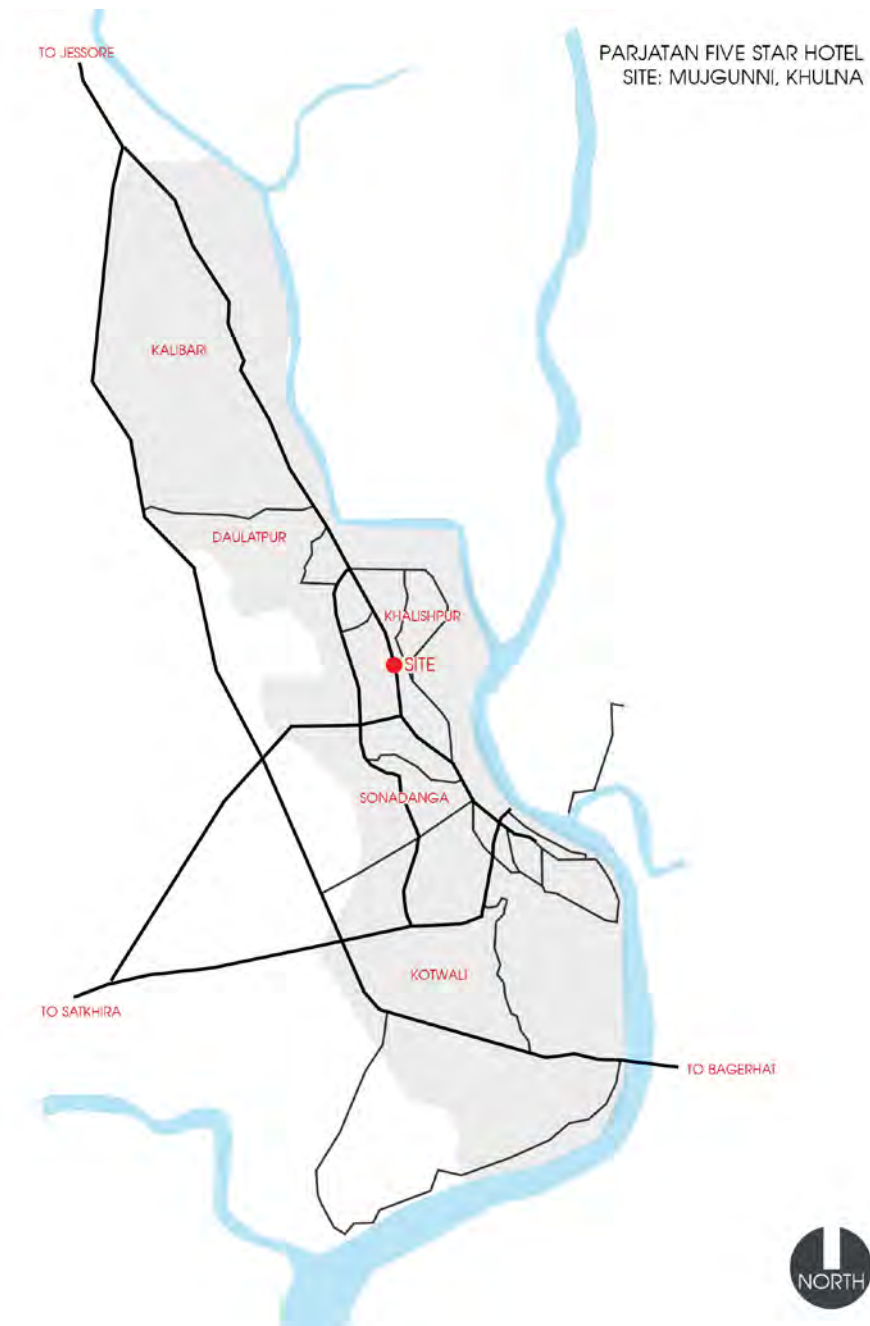


Figure 3.1: Location of the site of Parjatan five star hotel (source: author).

The site is surrounded by mostly residential areas and there are a few commercial strip along the road. The Divisional Cricket stadium is beside the site which is soon to be renovated into International Cricket stadium. There is also a large madrasa mosque on the other side of the site.



Figure 3.2: Site images (source: author).

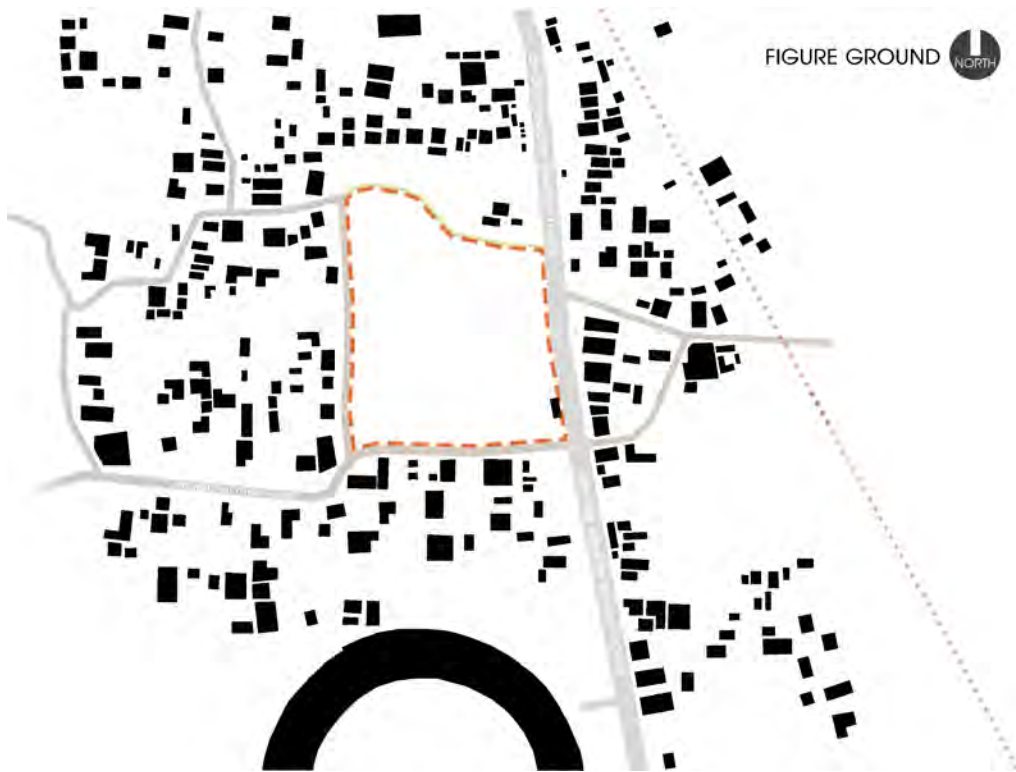


Figure 3.3: Figure ground (source: author).



Figure 3.4: Road Network (source: author).



Figure 3.5: Surrounding zones (source: author).

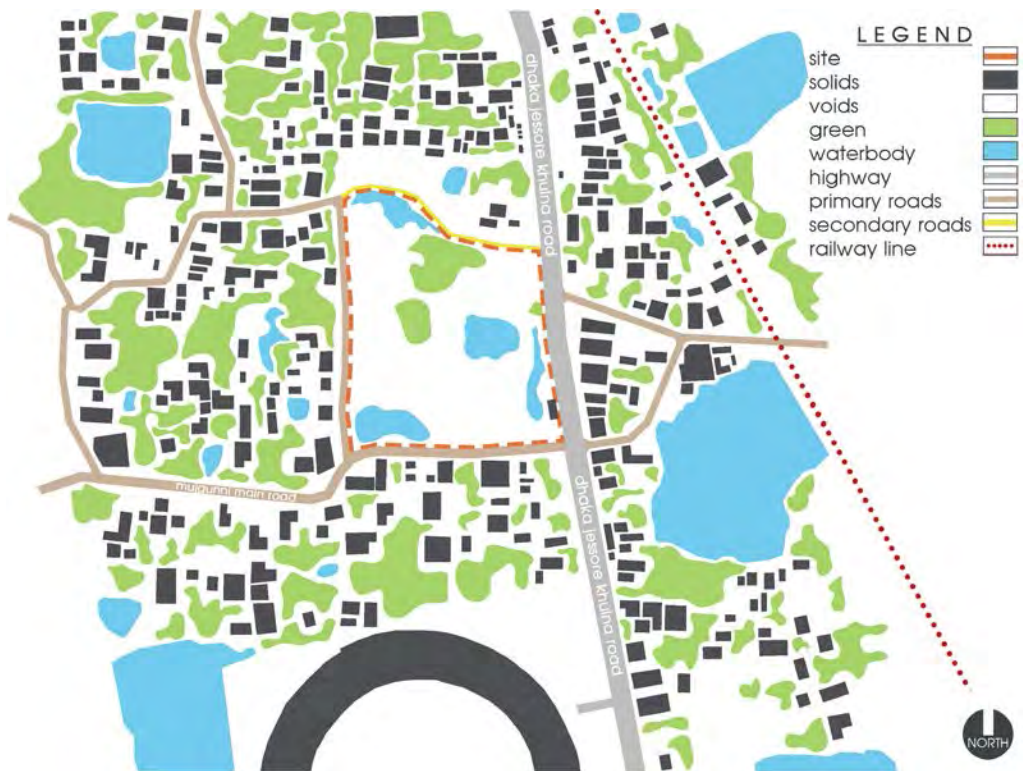


Figure 3.6: Surrounding green, waterbody, solids, voids & road network (source: author).

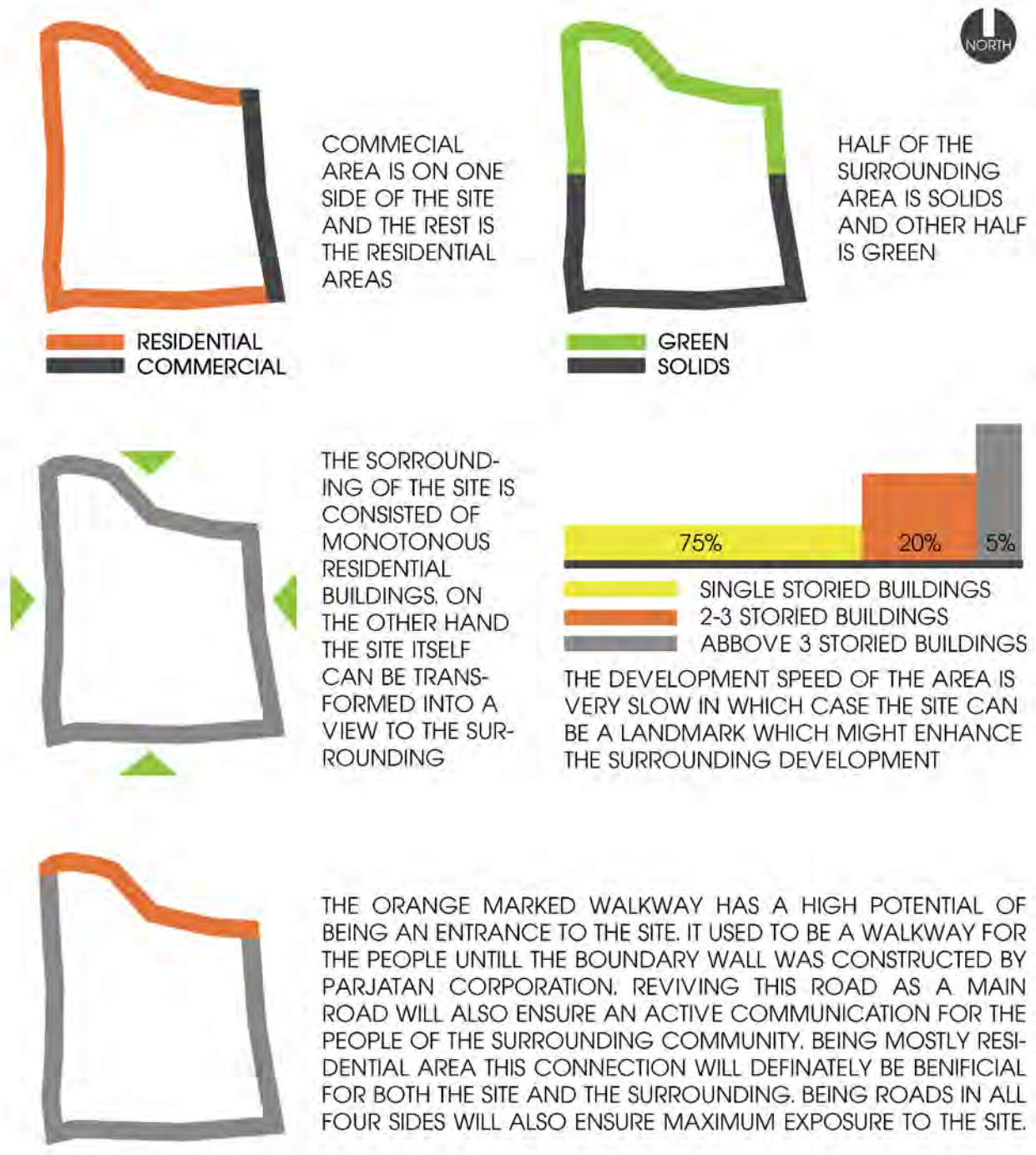


Figure 3.7: Conceptual Diagrams (source: author).

3.2. Climate analysis:

According to Climate-data organization, Khulna's climate is classified as tropical. The summers here have a good deal of rainfall, while the winters have very little. According to Köppen and Geiger, this climate is classified as (Aw) tropical wet and dry or savanna climate. The average annual temperature in Khulna is 26.1 °C. The average annual rainfall is 1736 mm (Climate-data Organization, Khulna, 2016).

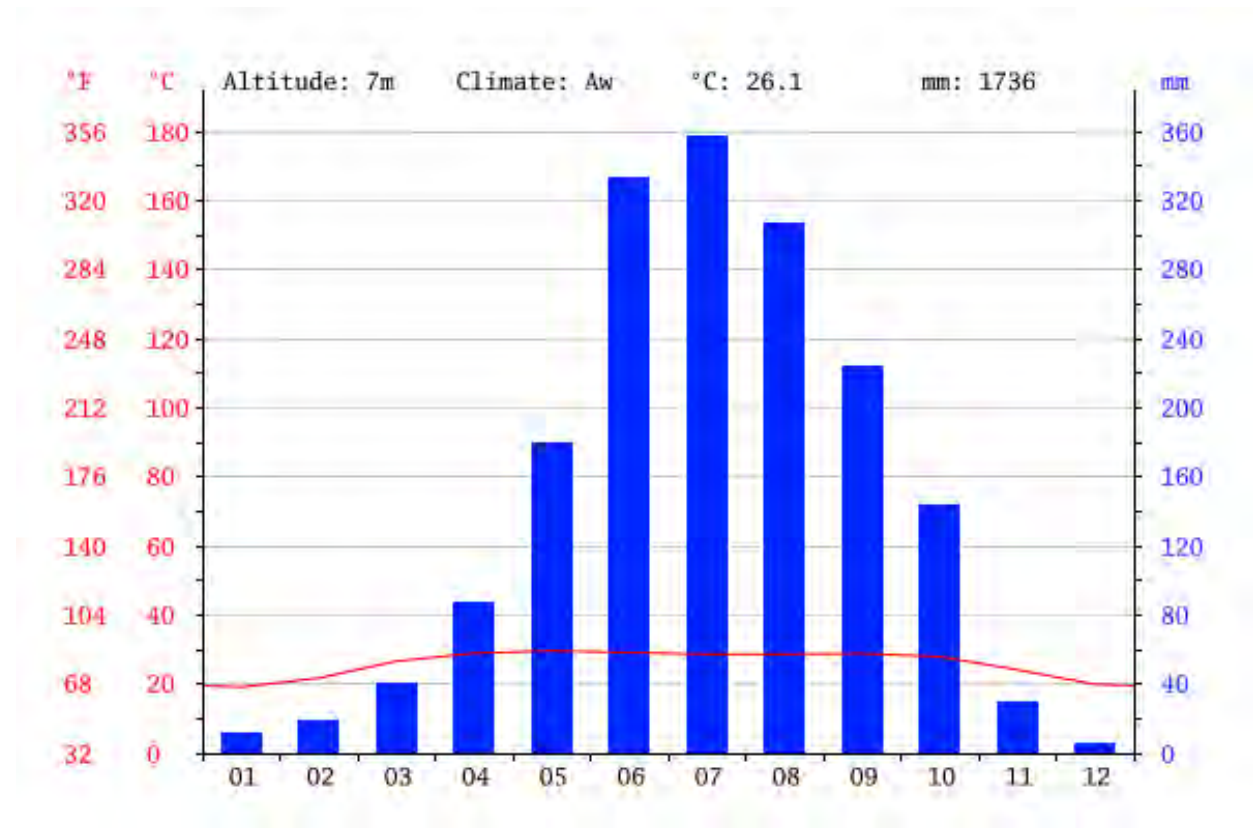


Figure 3.8: Climate graph (source: Climate-data org. retrieved from: <http://en.climate-data.org/location/3943>).

Precipitation is the lowest in December, with an average of 6 mm. Most of the precipitation here falls in July, averaging 357 mm (Climate-data Organization, Khulna, 2016).

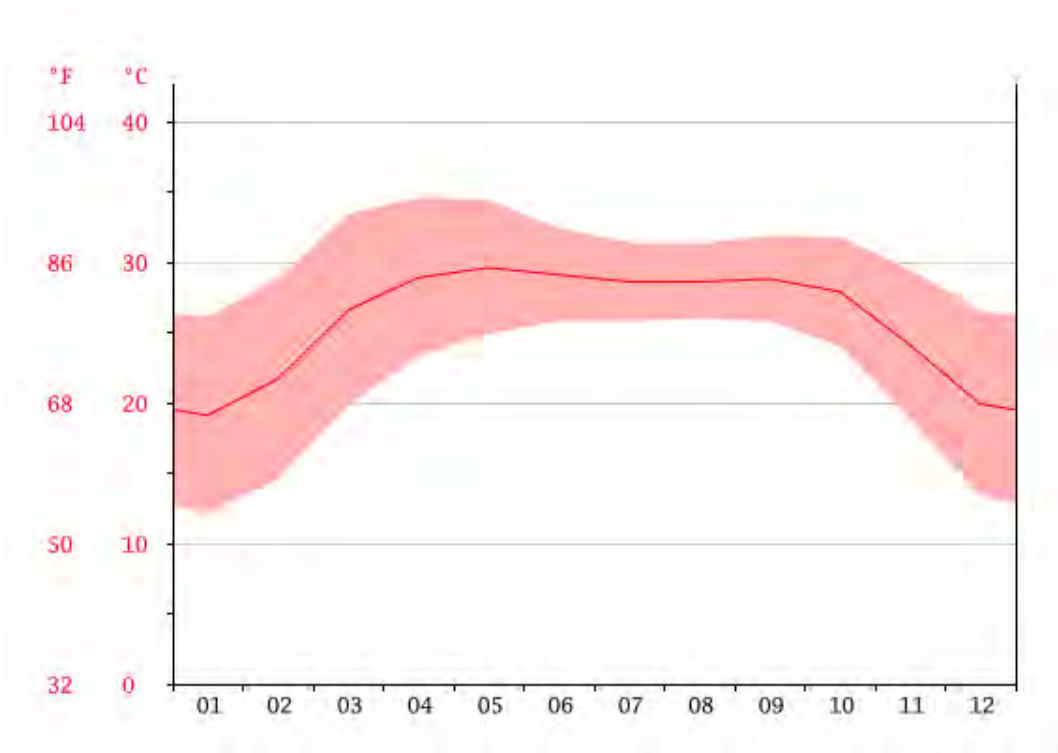


Figure 3.9: Temperature graph (source: Climate-data org. retrieved from: <http://en.climate-data.org/location/3943>).

At an average temperature of 29.6 °C, May is the hottest month of the year. January is the coldest month, with temperatures averaging 19.1 °C (Climate-data Organization, Khulna, 2016).

month	1	2	3	4	5	6	7	8	9	10	11	12
mm	12	19	40	87	179	333	357	307	224	143	29	6
°C	19.1	21.7	26.6	28.9	29.6	29.1	28.6	28.6	28.8	27.9	24.1	19.9
°C (min)	12.1	14.6	19.8	23.3	24.9	25.8	25.8	26.0	25.8	24.0	18.8	13.4
°C (max)	26.1	28.9	33.4	34.6	34.4	32.4	31.4	31.3	31.9	31.8	29.5	26.5
°F	66.4	71.1	79.9	84.0	85.3	84.4	83.5	83.5	83.8	82.2	75.4	67.8
°F (min)	53.8	58.3	67.6	73.9	76.8	78.4	78.4	78.8	78.4	75.2	65.8	56.1
°F (max)	79.0	84.0	92.1	94.3	93.9	90.3	88.5	88.3	89.4	89.2	85.1	79.7

Figure 3.10: Climate table (source: Climate-data org. retrieved from: <http://en.climate-data.org/location/3943>).

Between the driest and wettest months, the difference in precipitation is 351 mm. Throughout the year; temperatures vary by 10.5 °C. Useful hints about reading the climate table: For every month, you will find data about precipitation (mm), average, maximum and minimum temperature (degrees Celcius and Fahrenheit). Meaning of the first line: (1) January, (2) February, (3) March, (4) April, (5) May, (6) June, (7) July, (8) August, (9) September, (10) October, (11) November, (12) December (Climate-data Organization, Khulna, 2016).

3.3. SWOT Analysis:

Strength:

- Existing green and water bodies.
- Roads on three sides.
- Strong communication as it is along the main road.
- Surrounding with balanced green and solid urban fabric.
- Beside the divisional cricket stadium.

Weakness:

- Stagnant ditch inside the site.
- Monotonous residential views on three sides.
- Bus stoppage shade inside the site.

Opportunity:

- Has a potential to be a landmark view for the surrounding.
- Might be a catalyst for faster development of the area.
- Increase in tourism attracting more foreign tourists in Khulna.

CHAPTER 04: CASE STUDIES OF SIMILAR PROJECTS

4.1. Radisson Blu Chittagong Bay View Hotel

4.2. Heritance Kandalama

4.1. Radisson Blu Chittagong Bay View Hotel:



Figure 4.1: Radisson Blu Chittagong Bay View Hotel image (source: Radisson Blu).

With the rapid boom in development, economy and urbanization the demand of a five star standard hotel in Chittagong was felt and Sena Hotels Developments Ltd. Initiated a step to construct a five star standard hotel to fill the vacuum. The site was located along SS Khaled Road, Chittagong and the total area was 5.5 acres. The architectural consultant for this project was Vistaara Architects [Pvt.] Ltd. and the principal architect was Mustapha Khalid Palash (Khan, 2015).

Chittagong has an enriched past along with the most varied culture and topography, blessed with hills and sea, tribal culture, flora and fauna. Nature is in full of bounty over there. Along with the context the site and the surrounding constraints dictated the design development of the hotel and ensured that it is not just a conventional hotel.

The site is situated at a lower land than the surroundings, the cricket stadium on the south side and the largest mosque of Chittagong on the north all are in a sharp contrast to the use and need if a five star standard hotel (Khan, 2015).



Figure 4.2: Vegetation in corridor space (source: Mustapha Khalid Palash).

All these constraints worked as a force as a basic design guideline and augmented for an introvert building that in turn helps generating an **Encapsulated Nature** within. The big picture of the hotel was drawn in such a way that it creates an internal environment with a merging of the indoor and outdoor spaces.

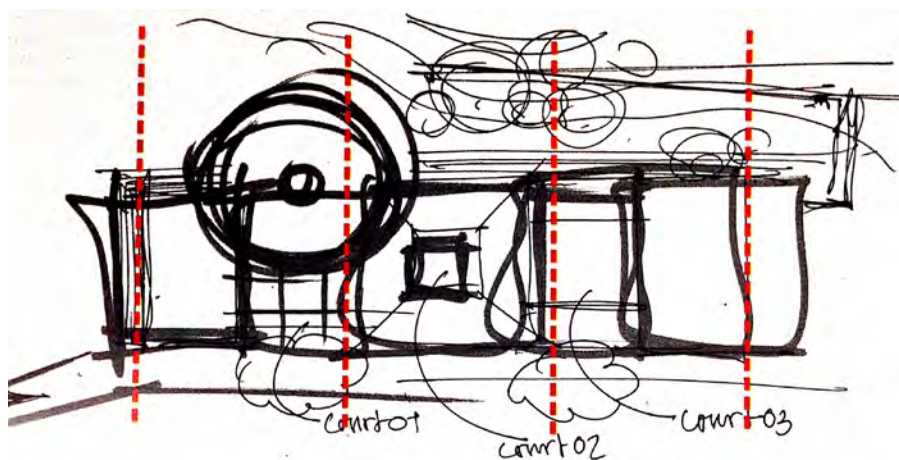


Figure 4.3: Internal Courtyard spaces conceptual drawing (source: Mustapha Khalid Palash).

The three basic blocks of the hotel are Public, Guest and Banquet; they are centered about three courtyards: Divine, Atrium and Himchhari. These three are the elements from where the design originated and in later stage developed the progress of the design (Khan, 2015).

The three main building blocks are buffered with the help of these three courtyards considering the functional aspects of the blocks. The middle courtyard is the atrium which is where the twenty storied hotel room block is located and the other two courtyards on both sides are connected to the nature as they are open to the sky.

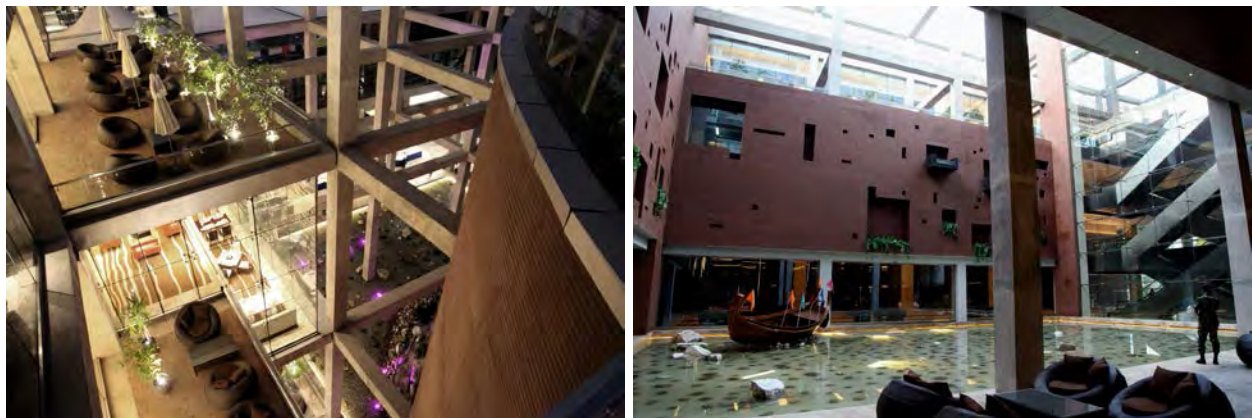


Figure 4.4: Internal Courtyard spaces (source: Mustapha Khalid Palash).

As the first upper upscale international accommodation in Chittagong City, the Radisson Blu Chittagong Bay View offers a modern lodging experience within walking distance M.A. Aziz Stadium and Chittagong Club Limited. Evenly appropriate for the tourists and business people from home and abroad the hotel provides all types of luxurious treats along with a comfortable stay which makes this different from the conventional hotels in our country.

4.2. Heritance Kandalama:

The hotel Heritance Kandalama in Sri Lanka is one of the masterpieces of architect Geoffrey Bawa which stands as an iconic figure for the modern hotels all over the world. The oasis of luxury and relaxation, the Heritance Kandalama is situated in the ancient city of Dambulla which is 160 kilometers away from the capital city Colombo.

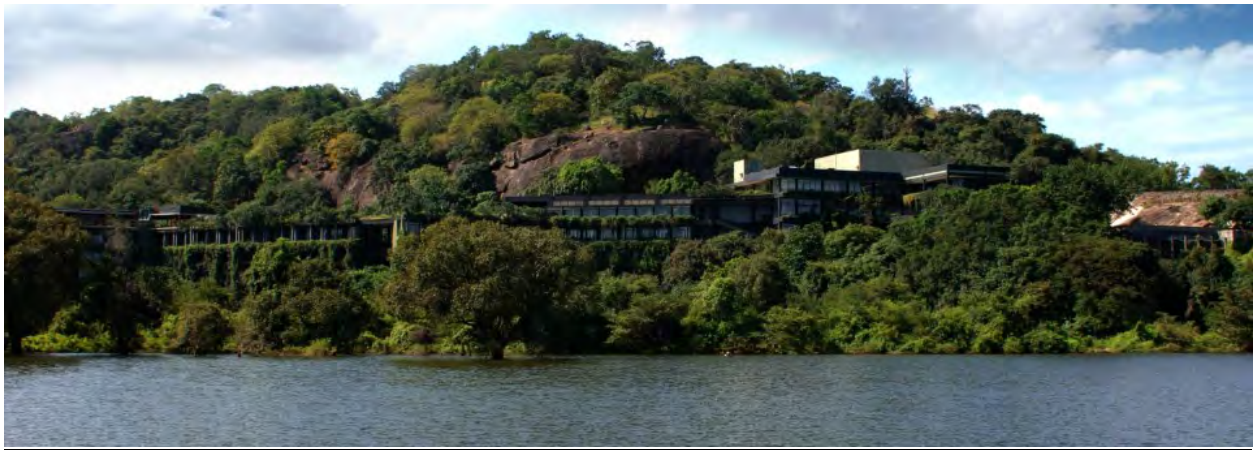


Figure 4.5: View of Heritance Kandalama from Kandalama reservoir (source: Bailey Robinson).

The Kandalama Hotel was an initiative of the Aitken Spence Group to extend the facilities for package tourism from the south-west coast to the ‘Cultural Triangle’ in the dry-zone of the country’s north-east interior (Robson, 2002). The five star standard hotel consists of 162 rooms, located at the edge of an ancient Kandalama reservoir beside a rocky outcrop near Dambulla and the famous cultural site of Sigiriya (Owen, 2008).

Bawa’s concept sought to accentuate his immediate impressions of the site – an impenetrable ridge occupied by an old cave hermitage, opening up to a broad vista across the Kandalama tank to Sigiriya. The dramatism of the view was to be enhanced by compressing the entrance through a narrow cave-like passage, seemingly tunneling through the ridge (Robson, 2002).

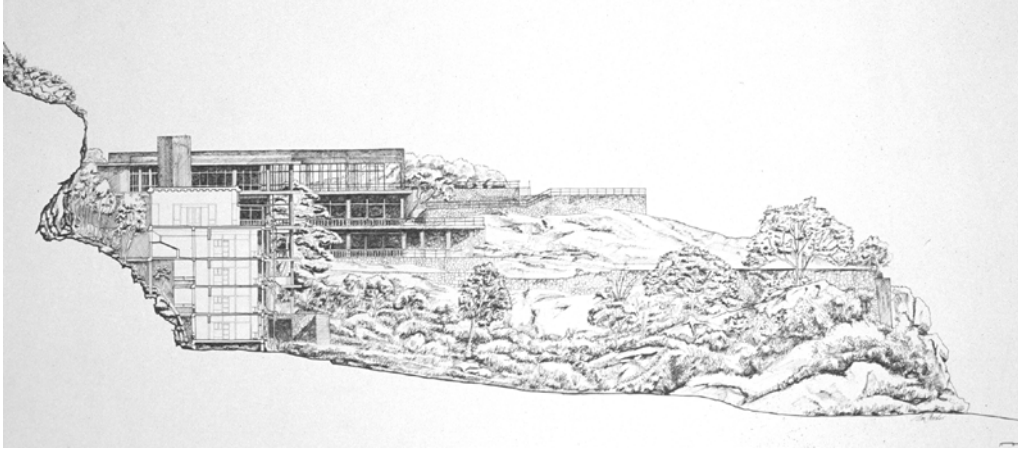


Figure 4.6: Section of Heritance Kandalama (source: ArchDaily.com).

Architect Geoffrey Bawa's effort to blend the massive hotel into its environment, to use the contours, materials and vegetation of the stunning surroundings, succeeds triumphantly (The Observer, April 9 2006). By looking at the section and the plan we can clearly see how sensitively he handled the designing of the hotel using the contour site. The hotel stands as if it a part of the nature in the midst of the lush green forest.

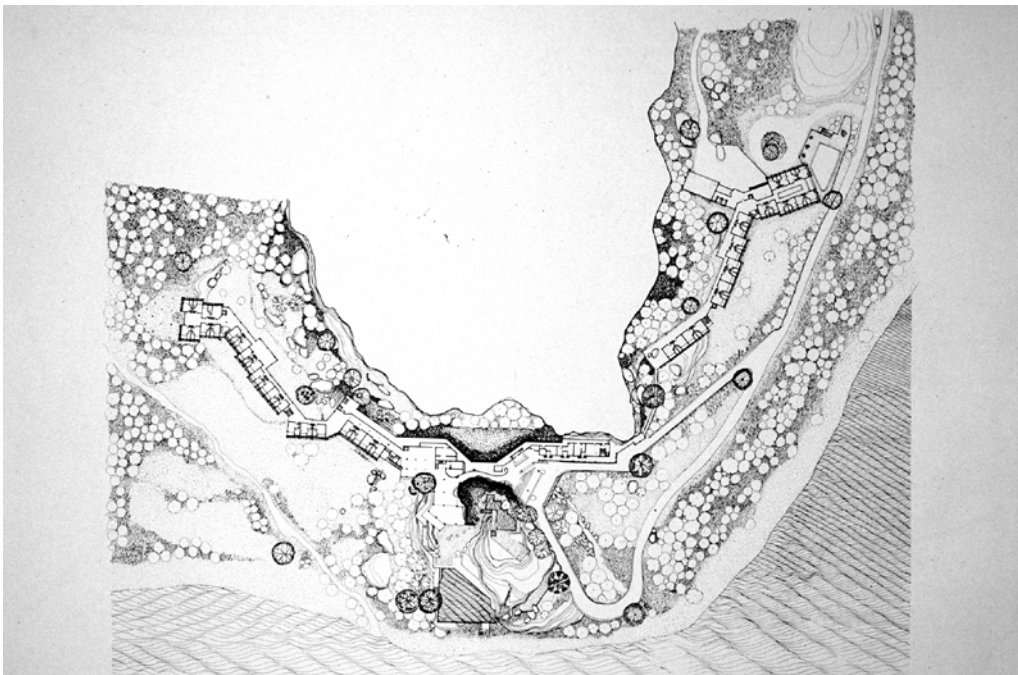


Figure 4.7: Plan of Heritance Kandalama (source: ArchDaily.com).

Driving through the jungle of central Sri Lanka we reach the hotel where the entrance is a mouth to a huge cavern set into the mountainside. The architectural monument is covered by rich vegetation of green that continues to serve as the home for an astonishing variety of wildlife. The guest rooms have a connection with the forest and at night the guests experience their space with bats, lizards, mongooses, large moths and glowing fireflies (Jazeel, 2008).



Figure 4.8: View from the pool of Heritance Kandalama (source: srilankanexpeditions.com).

The rooms are merged with the nature and the guests view the monkeys shriek and chatter on the trees that brush up against the windows. From the surrounding area it is unobtrusive; from the inside it feels airy and capacious, with glorious views across some of the most stunning scenery on the island. It is a masterpiece built by one of the great architects of his era (The Observer, April 9 2006).

CHAPTER 05: PROGRAM DEVELOPMENT

5.1. Client's Given Program

5.2. Program Analysis

5.3. Final Program List

5.1. Client's Given Program:

The program list was given by the client Bangladesh Parjatan Corporation. The hotel will be designed according to five star standards complementing the programs given by the client.

a. Public:

Reception, front office, lounge and 10 souvenir shops.

b. Guest Rooms:

300 air conditioned rooms with a minimum of 10 suite rooms.

c. Restaurant & Coffee Shop:

Two separate restaurants with a capacity of 200 seats with five star standards.

A small coffee shop.

d. Banquet hall:

A fully air conditioned large banquet hall with a capacity of 500 seats.

e. Health Club:

Consisting of a gym, a spa and a massage parlour.

f. Recreational:

A quality swimming pool along with a five star standard bar.

g. Business centre:

Consists of 50 seat conference hall, office lobby and rooms, and meeting rooms.

h. Back of the house:

Five star standard back of the house facilities.

5.2. Program Analysis:

Analysing the programs and addressing the functions which will occur in different spaces is the first step in development of the project. It defines the relationship and connection of the programs of a project.

For a hotel there are three main zones: Public zone, Private zone and Back of the House zone.

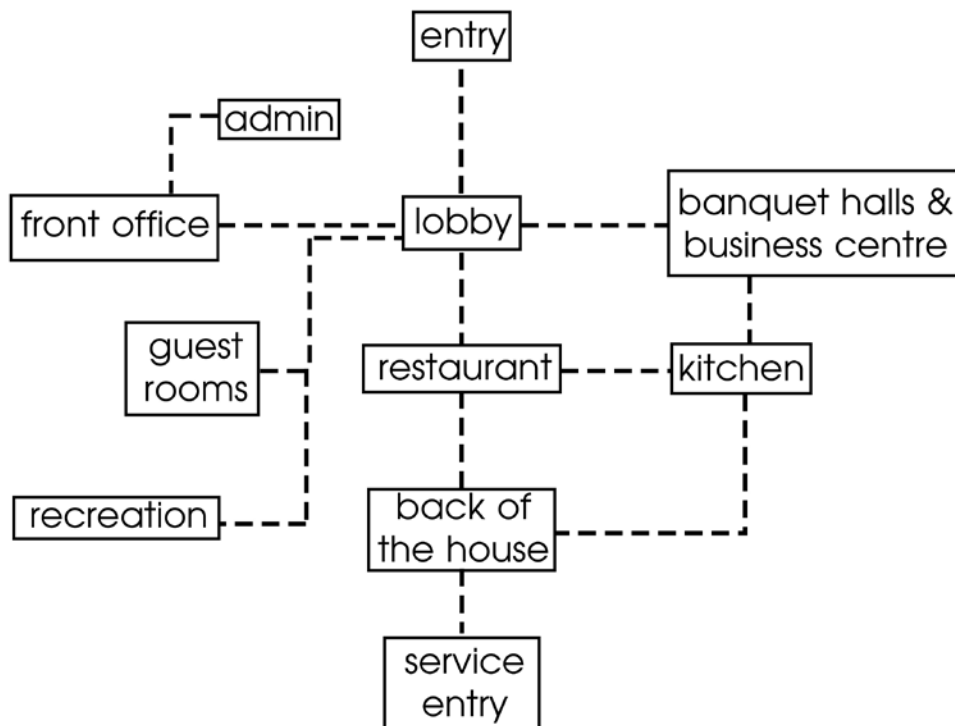


Figure 5.1: Basic relationship of functions (source: author).

One of the most important zones is the back of the house zone for a hotel. It has to be in such a way that the visitors doesn't cross path with the services yet it should be efficient and properly functional. The back of the house are basically the service functions like the main kitchen, storages, waiters room, the food managers room, the banquet cooking and storage, the employee cafeteria, the food preparation area, the dishwashing area, the housekeeping, time checker, food checker, employees locker

and uniform room, the garbage areas which is connected with the deck of the service entry. The service elevators and stairs are also important part of the back of the house zone.

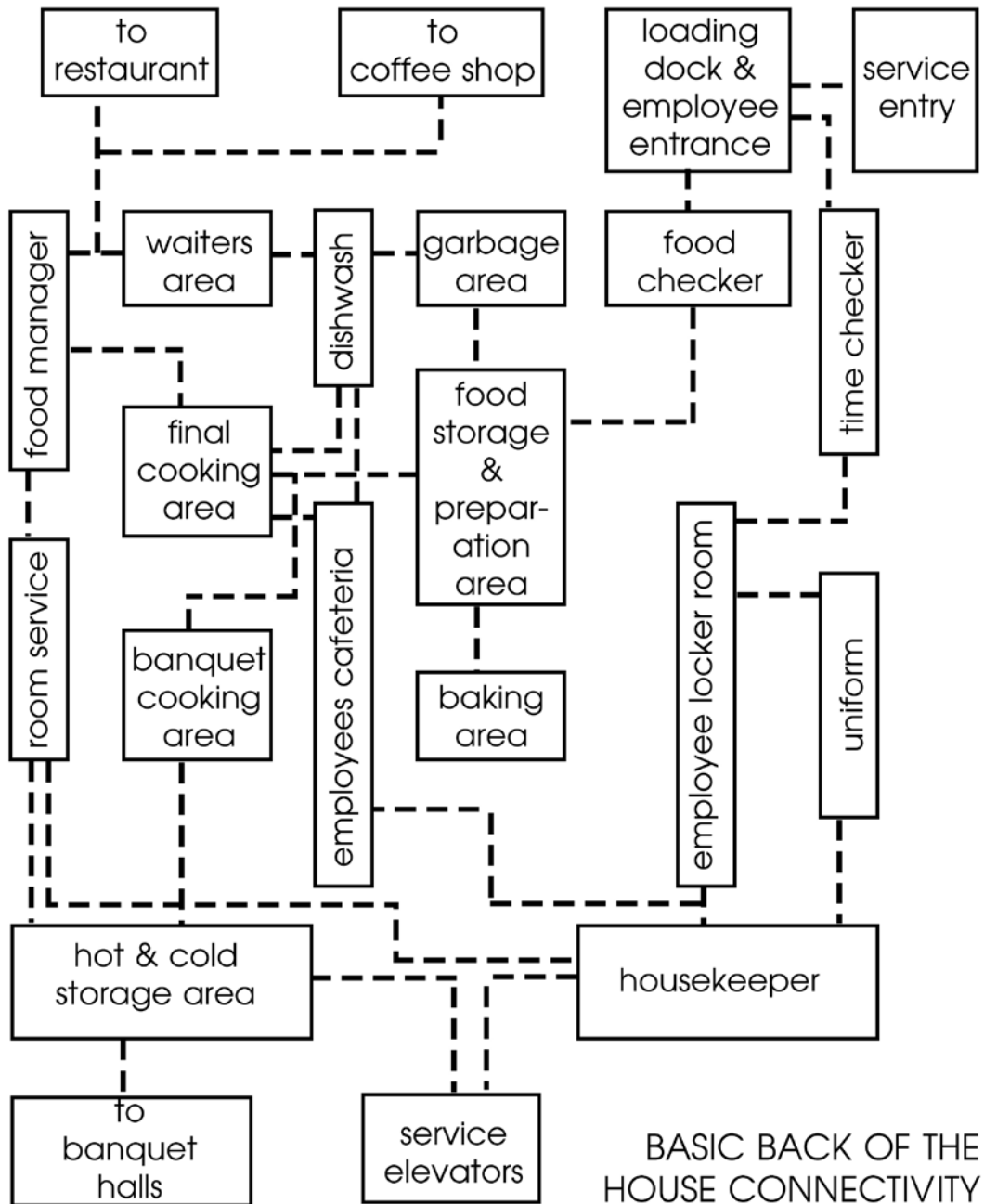
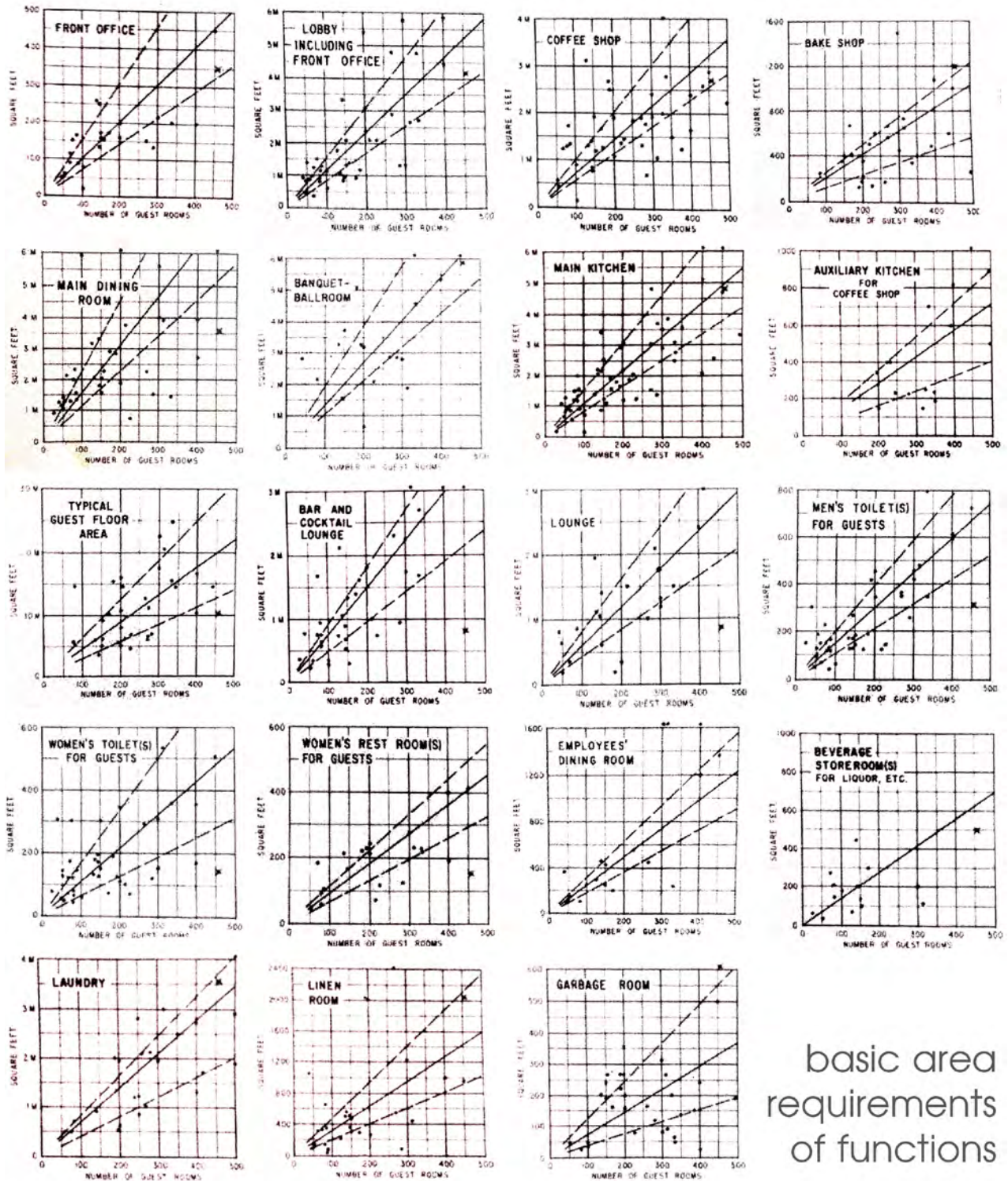


Figure 5.2: Back of the house function connectivity (source: author).



basic area requirements of functions

Figure 5.3: Area required for different functions (source: Time Savers Standard).

5.3. Final Program List:

PUBLIC AREA

	Quantity	Area
Front Desk	2	600 sqft
Concierge	2	400 sqft
Lobby	2	2400 sqft
Lounge	1	3000 sqft
Secondary lounge	3 + 1	3600 +2400 sqft
Executive lounge	1	3600 sqft
Baggage + locker room	2	480 sqf
Bellman's room	2	480 sqft
Men's toilet	3	700 sqft
Women's toilet	3	700 sqft
ATM booth		100 sqft
Souvenir shop	4	510 sqft
Accessories shop	1	3000 sqft
Circulation	30%	13182 sqft
Total		57122 sqft

GUEST ROOMS

	Quantity	Area
Single Rooms	84	48300 sqft
Double Rooms	84	48300 sqft
Suite	23	18860 sqft
Family Suite	8	9200 sqft
Presidential Suite	1	2350 sqft
Circulation	30%	38103 sqft
Total		165113 sqft

RESTAURANT AREA

	Quantity	Area
Main Restaurant	1	5600 sqft
Public Restaurant	2	2400 sqft
Secondary Restaurant	1	2400 sqft
Rooftop Restaurant	1	2300 sqft
Bar	1	2400 sqft
Circulation	30%	4170 sqft
Total		18070 sqft

BANQUET HALL

	Quantity	Area
Main Lobby		1400 sqft
Hall (including washroom)	1	6800 sqft
Banquet Manager's room	1	150 sqft
Circulation	30%	2505 sqft
Total		10855 sqft

BUSINESS CENTRE

	Quantity	Area
Offices	2	3600 sqft
Seminar room	2	2400 sqft
Conference Hall	1	2400 sqft
Circulation		2520 sqft
Total		10920 sqft

RECREATIONAL AREA

	Quantity	Area
Swimming pool	1	7200 sqft
Changing + Shower room		2500 sqft
Office	1	150 sqft
Gym	1	3475 sqft
Interactive garden floor	1	12000 sqft
Barbeque area	1	2000 sqft
Spa	2	2200 sqft
Beauty Parlor	1	530 sqft
Barber Shop	1	870 sqft
Circulation	30%	9247 sqft
Total		40202 sqft

ADMINISTRATION AREA

	Quantity	Area
Front Office		
Office lobby		550 sqft
Front Office Manager's room	1	300 sqft
Reservation Manager's room	1	300 sqft
Administration		
Admin lobby		580 sqft
General Manager's room	1	630 sqft
Assistant General Manager's room	1	360 sqft
Food & Beverage Manager's room	1	360 sqft
Employee dining	1	500 sqft
Workstation	1	1100 sqft
Meeting room	1	460 sqft
Circulation	30%	1542 sqft
Total		6682 sqft

BACK OF THE HOUSE

	Quantity	Area
Main kitchen	1	5100 sqft
Satellite kitchen	2	350 + 400 sqft
Chef's office	1	200 sqft
Vegetable storage	1	480 sqft
Refrigerated food storage	1	580 sqft
Dry food storage	1	540 sqft
Non food storage	1	530 sqft
Liquor & Beverage storage	1	350 sqft
Uniform + Changing room		2350 sqft
Store manager	1	100 sqft
Timekeeper	1	100 sqft
Purchase & finance office	1	150 sqft
Medical room	1	150 sqft
Laundry		2100 sqft
Staff meeting room	1	590 sqft
Staff dining room	1	1900 sqft
Prayer room	1	700 sqft
Staff resting room	2	1600 sqft
Common room	2	750 + 1200 sqft
Maid room	14	1260 sqft
Janitor's room	14	1680 sqft

Maid's Toilet	14	420 sqft
Storage	14	1400 sqft
Chute	14	2240 sqft
Service room	14	2380 sqft
AHU	14	2660 sqft
Mechanical room	1	4050 sqft
Electro mechanical plant room	1	2130 sqft
Surveillance room	1	360 sqft
Engineer's office	1	360 sqft
Waiting room	2	1300 + 480 sqft
Toilet	2	400 + 1200 sqft
Security box	1	100 sqft
Circulation	30%	12792 sqft
Total		55432 sqft
Parking		53830 sqft

SUB TOTAL: 4,18,226 square feet.

CHAPTER 06: DESIGN DEVELOPMENT

6.1. Concept Development

6.2. Zoning of the project

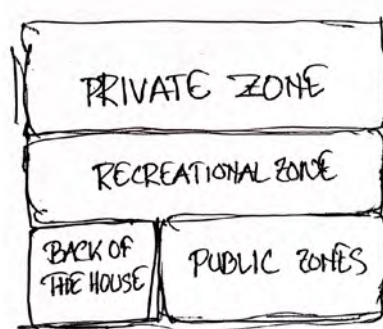
6.3. Form Derivation

6.4. Architectural Drawings

6.5. Model Images

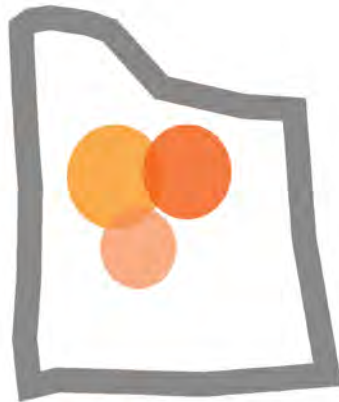
6.1. Concept Development:

My initial idea of starting the project was how I could connect my project with Bangladesh Parjatan Corporation which is the main tourism organization of our country. The aim of their organization is 'Promotion' and 'Development' and I tried to integrate my project with the same keywords. Looking at the cultural point of view of Khulna it can be seen that a very few annual occasions are celebrated there in comparison with Dhaka city. So firstly I tried to leave spaces for the public and tried to promote new occasions like trade fair, different conventions and public festivals of our country. This led the Hotel to be sketched in three different parts. The public part, the recreational part and the private part. I kept the public part on the lower level and used the recreational part for the buffer for the private part on the higher level.



For the private/ tower block I tried to integrate voids to break the monotony of the tower with terrace gardens and green spaces. These gardens made the building more breathable and porous for the guests as they can enjoy the view of the nearby Rupsha as well as the Bhairab river and the cityscape from these terraces.

6.2. Zoning of the project:



 FRONT OF THE HOUSE
HALL
BACK OF THE HOUSE



BACK OF THE HOUSE IS PUSHED TOWARDS THE WESTERN SIDE, HIDDEN FROM THE PUBLIC.
FRONT OF THE HOUSE AND THE HALL ARE EXPOSED TO THE GUESTS, INVITING THEM IN.



THE HALL IS ANGLED FROM THE BACK AND FRONT OF THE HOUSE TO CREATE AN ENCLOSURE CREATING A SENSE OF INVITATION INWARDS.

6.3. Form Derivation:



INITIAL STAGE



DIVIDING THE TWO ZONES



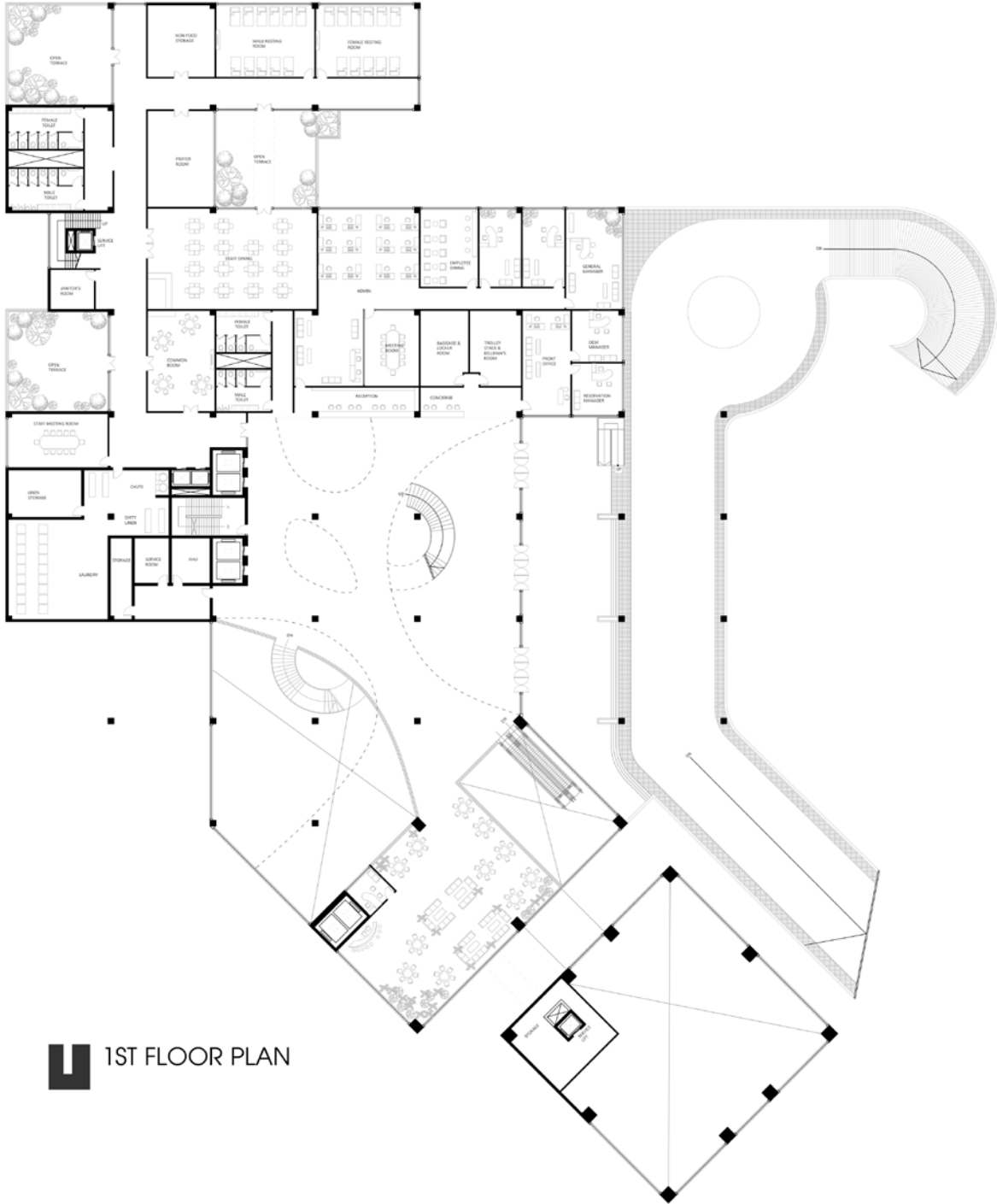
STRETCHING THE PODIUM ZONE



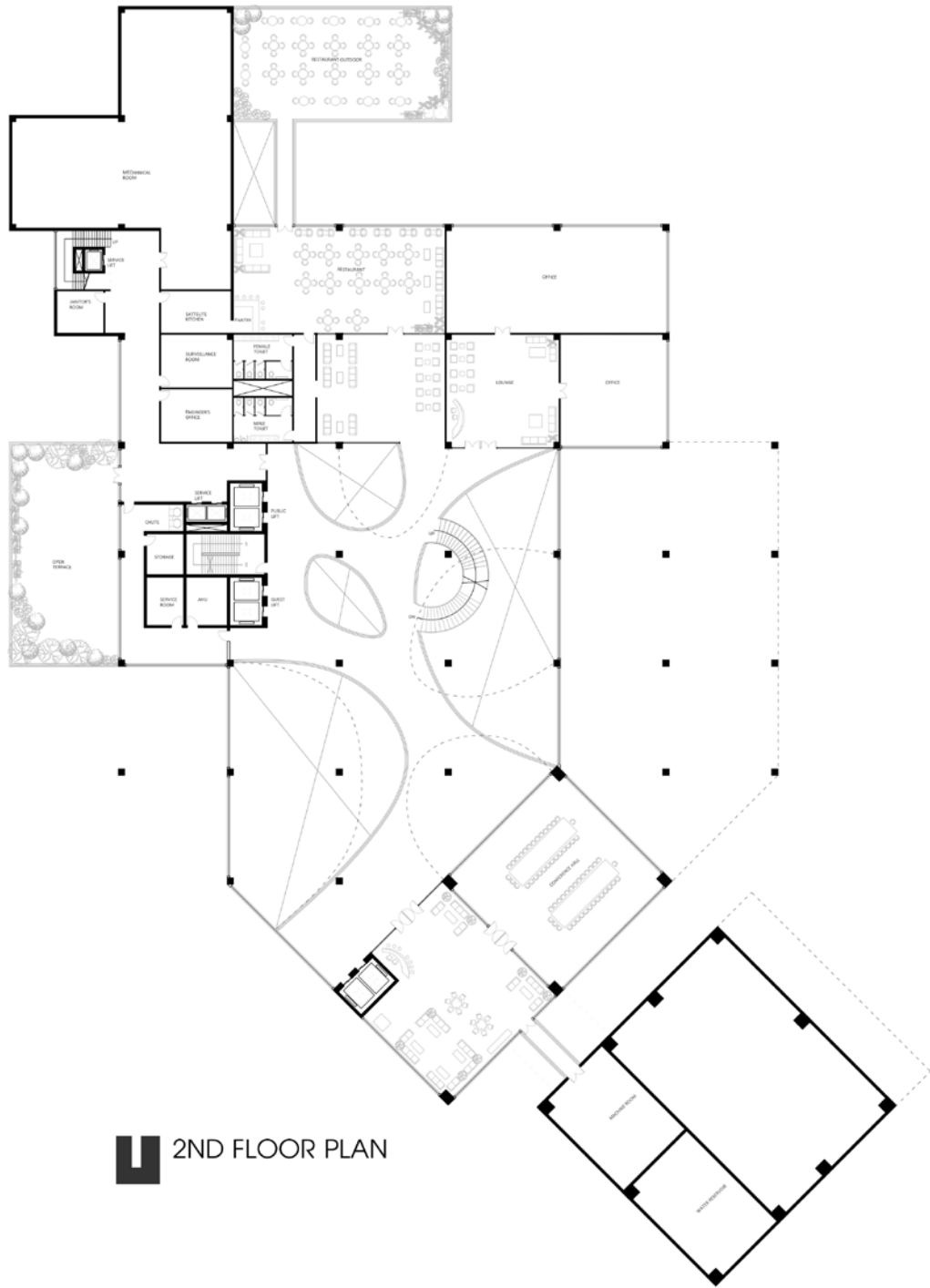
INTEGRATING VOIDS TO THE TOWER

6.4. Architectural Drawings:

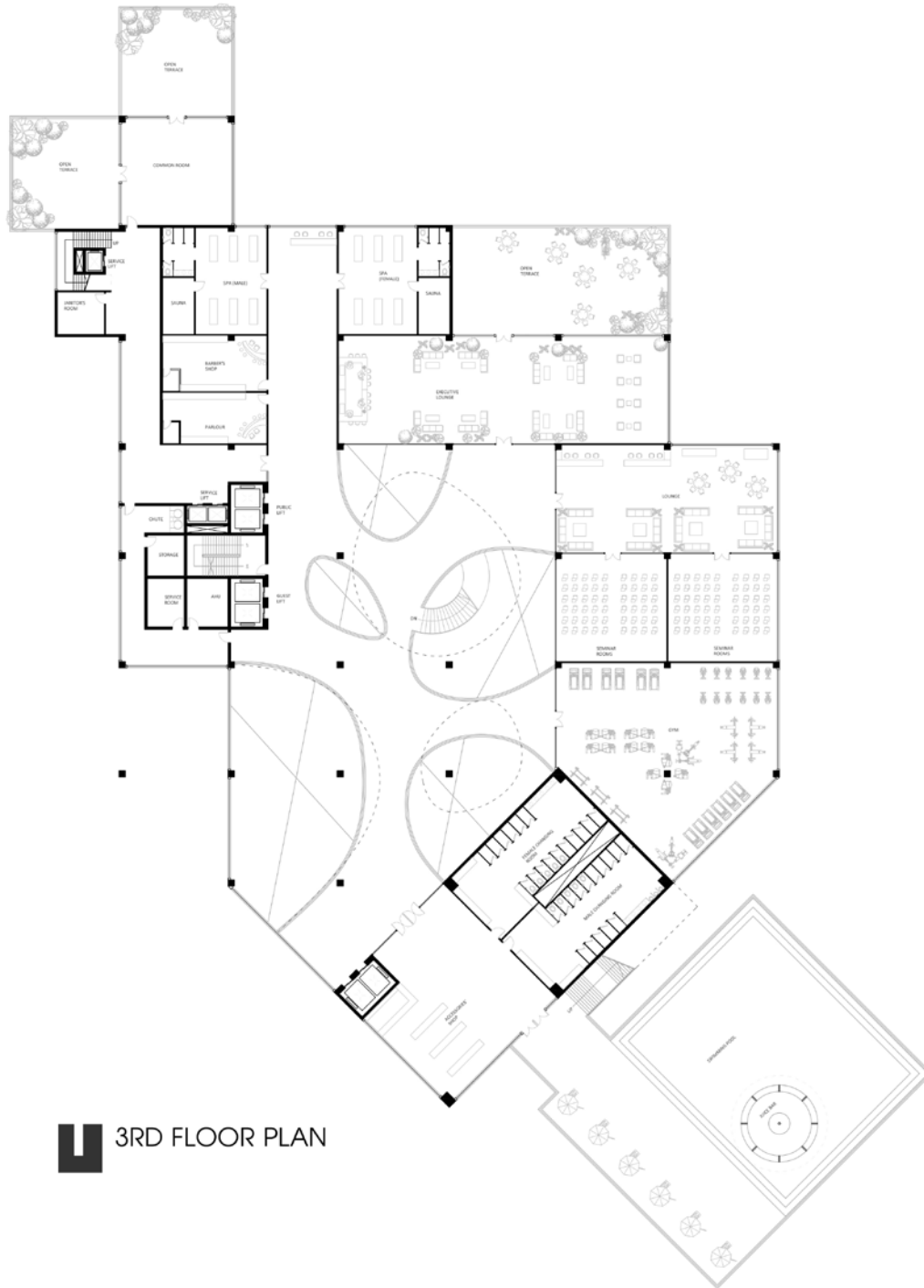




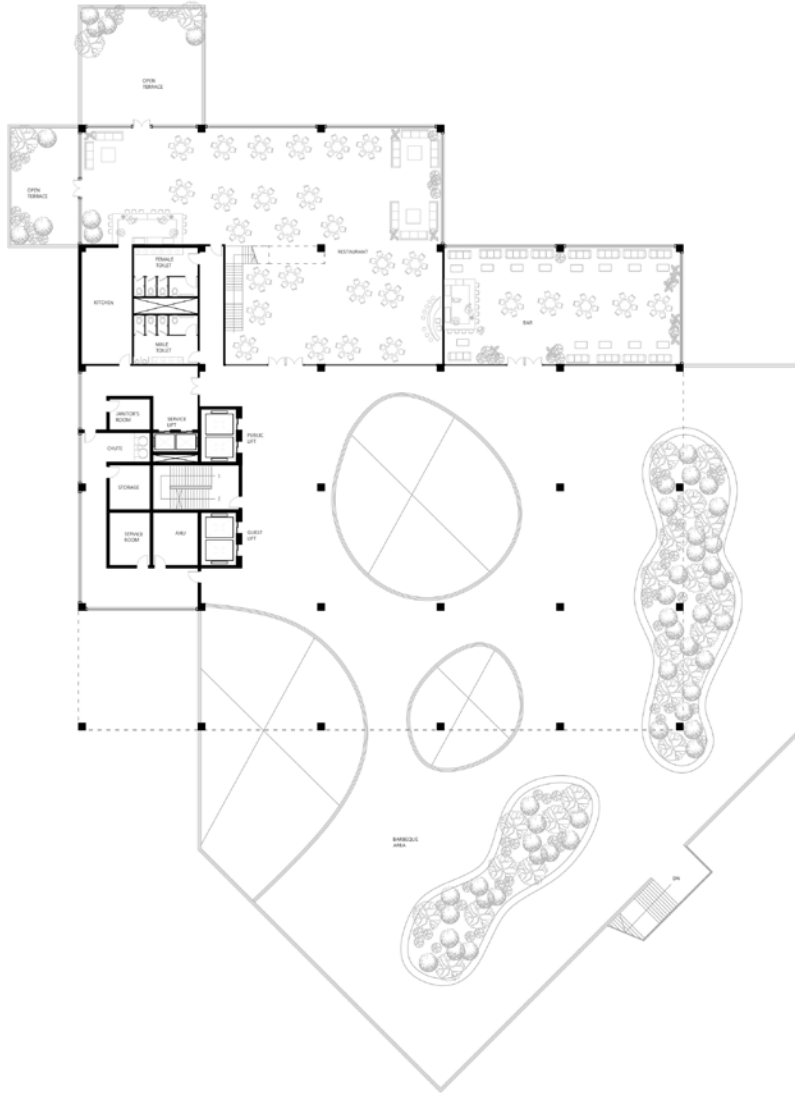
U 1ST FLOOR PLAN



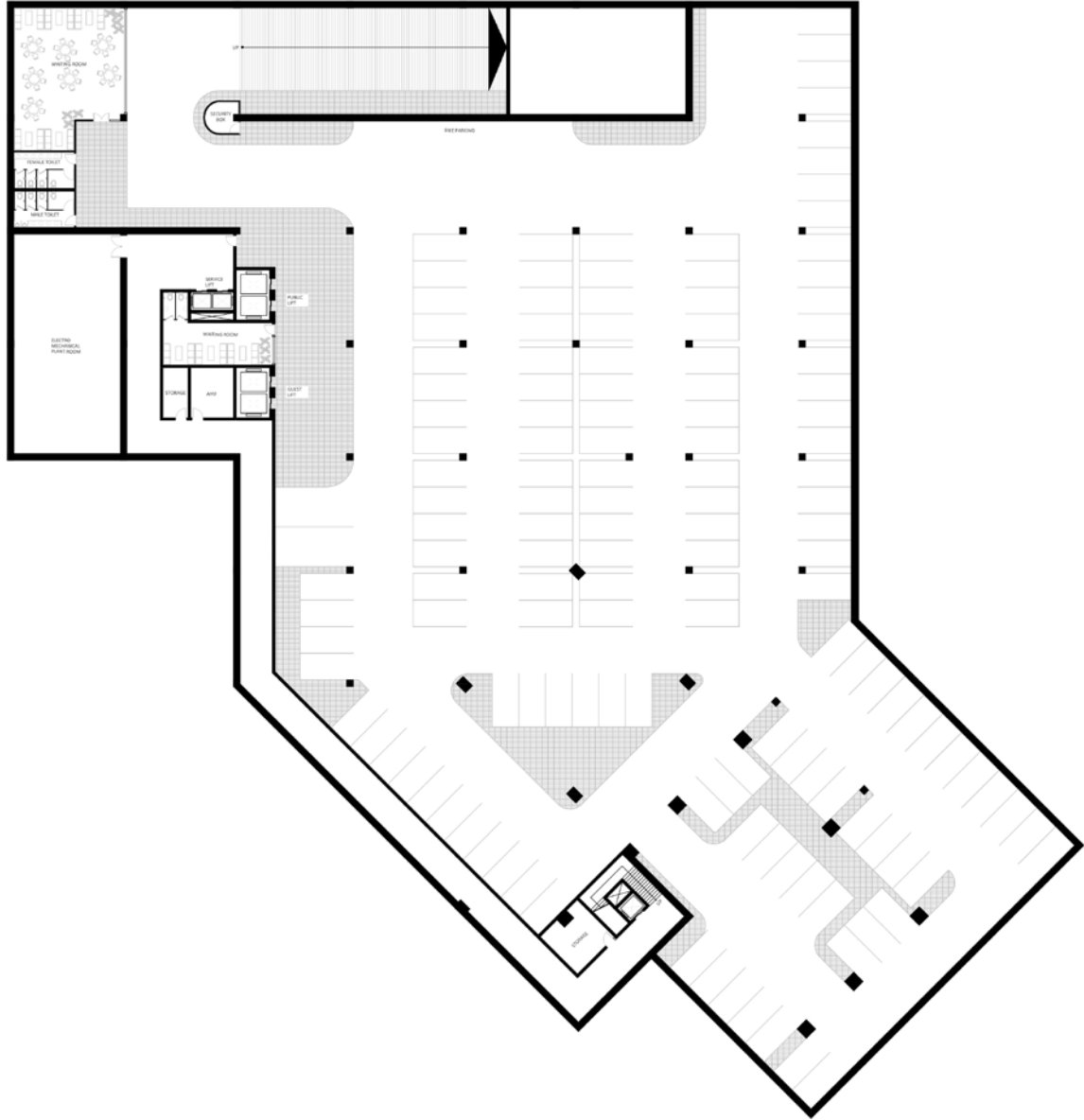
U 2ND FLOOR PLAN



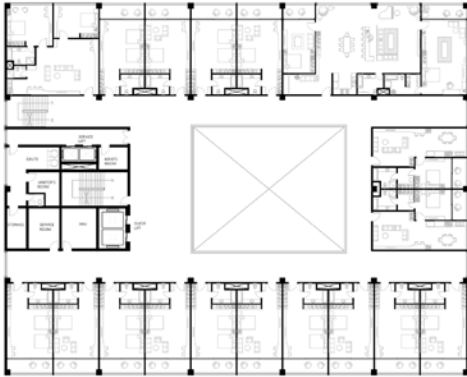
U 3RD FLOOR PLAN



U 4TH FLOOR PLAN



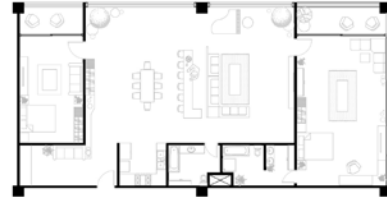
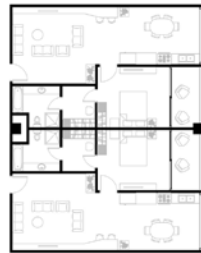
 BASEMENT PLAN



TYPICAL FLOOR PLAN



21ST FLOOR PLAN



ROOM TYPES



NORTH ELEVATION
SCALE: 1/16"=1'-0"



EAST ELEVATION
SCALE: 1/16"=1'-0"



SECTION AA'
SCALE: 1/16"=1'-0"



SECTIONAL PERSPECTIVE



RENDERED IMAGE

6.4. Model Images:





CONCLUSION

Being a project of Bangladesh Parjatan Corporation the five star hotel at a site like Mujgunni, Khulna was sensitive to handle. The local and traditional context has moulded the project to be in the way it has been derived. Leaving large amount of space for the public on a secured project of five star hotel has been the biggest challenge. Keeping the green and landscape in respect of the surrounding has made this project to be in the way it has been designed and all these factors justify the aims of Parjatan; Promotion & Development. The vision of this building was to represent it as the Torch Bearer of this country and the organization ensuring a perfect escapade and relaxing stay for the travelers from home and abroad.

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