

HOTEL RIVER PALACE

MYMENSINGH, BANGLADESH

BY

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Department of Architecture

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ABSTRACT

The primary concept of designing a resort is that it will heal the day to day life problems and anxieties of its customers. It will provide the all modern amenities beside that it will give the guests an opportunity to close to nature. Far from the chaotic city life, it will be a symbol of peace and calmness. It will represent the scenic beauty of the beautiful rivers of Bangladesh. The essence of the water body will soothe both the body and mind. An experience of the light, sound and color will show the new way of life. It will not only be a resort but also be something more, more towards harnessing the beauty of rivers and open new philosophy of life.

ACKNOWLEDGEMENT

The concept and the design came into being with the help of many. In the very beginning, many problems and confusions stood right between my path but the journey was emotional, restless and I was not alone. Gradually, each and every difficulties were handled very sensitively. The project has generated debates and discussions, through which I found a huge opportunity to learn and analyses. It has been a very incredible journey for me and I would like to thank especially, my studio teachers Abul Fazal Mahmudun Nobi, Dr. Mohammad Habib Reza, Iftekhar Ahmed and Badruzzahan Ahmed. Apart from studio I would like to thank my family members for their inspiration specially my mother and brother for their support and being there beside me whenever I needed, my beloved spouse for being there in my most crucial and stressed moments to handle every obstacles and difficulties in a very peaceful way.

CHAPTER 1: Introduction of the Project

1.1 Project Brief

1.1.1 Name of the Project:

Hotel River Palace

1.1.2 Client:

Mr. Anwar Beg

1.1.3 Location:

338 Taltola, Dholadiya, Khagdahar, Mymensingh, Bangladesh.

1.1.4 Site Area:

3.5 acres approximately

1.2 Background of the Project

The Holyday Resort that is named “Hotel River Palace” started in 2016, in Khagdahar, Mymensingh. The owner of this project is Anwar Beg, a renowned businessman in Mymensingh. The land is situated beside the bank of Brahmaputra that makes it more adorable for resort. The owner want to build a resort that will give open breathing space for the city dwellers as well as the people all over the country, where people can enjoy the leisure time with experiencing the nature through architecture and landscaping as a contrast to the city life.

1.3 Motivation

At this modern, technically advanced world people are very much occupied with their daily work life. They rarely have leisure time to enjoy with their family. And again if they have free time, it is difficult to find a suitable place where they can enjoy the nature with modern amenities in our country. As an architect, I think such type of resort where nature and technology walks side by side is a demand of time. That motivates me to indulge myself into this project.

1.4 Thoughts behind the concept

The resort has a huge area in khagdahar, Mymensingh. The surrounding area is under developed. There are different types of places in Dhaka city where people can enjoy the leisure time but none of them have the natural beauty that heal the mental stress of the dwellers of Dhaka city. There are few resorts that may have the natural beauty rather than the structural aesthetics only. But they are very far from the city. Our site is not far from the city. Also it has the natural beauty that can attract

many people around the country. So combination of those two things with closer distance from Dhaka city can be a unique option for the people of Bangladesh.

1.5 Project Rationale

Bangladesh, a very rich tourist spot, lacks comfortable hotels, resorts and other lodging facilities which play a very crucial role in popularizing any tourist destination and uphold the economy of a country. In this case comfort is not only bound by the parameters of physical well-being but also include a sense of relaxation to the soul. As the selected area of the project is less developed, so if the resort had been built then the economic condition of that region can be improved through this resort. The owner has a resort before in other region. So from the early mistakes, now he is more determined to build this one in close to the river and nature to attract more people and facilitate more access to the river for the users. And Mymensingh being an ancient city with lots of historic and renown establishments and having the beautiful river Brahmaputra along the city demands to have hotels and resorts which not just to serve the purpose of “bread and breakfast” but also provide the users with an expression of the natural setting of our country and engaging them with activities which might give them the sense of freedom that comes with living in the nature and creating an experience which they can take back with them.

1.6 Functions and Programs Required for the Project

❖ Front of the House

- Reception and Lounge Area
 - *Lobby*
 - *Lounge*
 - *Front Desk*
 - *Front Office*
 - *Washrooms*
- Shops
- Business Centre
- Restaurants
- Poolside Café
- Bar
- Recreational Facilities
 - *Swimming Pool*
 - *Spa*
 - *Sauna*
 - *Steam Bath*
 - *Fitness Centre*
 - *Indoor Games Room*
- Guest Accommodation

- Banquet Hall

- ❖ **Back of the House**
 - Kitchen
 - *Main Kitchen*
 - *Bakery Pantry*
 - *Employee's Dining*
 - *Cold Storage*
 - *Dry Storage*
 - *Garbage Disposal*
 - Laundry
 - Linen Store
 - Housekeeping
 - Mechanical and Electrical Plant
 - Service and Loading Dock
 - Staff Area
 - Storage
 - Employee's Washroom
 - Cloakroom

- ❖ **Parking**

1.7 Reasons for Choosing the Site

The area still lacks development plans and defined urban functional allocations. So, to improve the economy of the area, to give an exposure of the city to the country people and as the site is very attractive due to its closeness to the Brahmaputra River and direct accessibility from the main road this site is much more perfect than other places in the town.

CHAPTER 2: Site Appraisal

2.1 The Site



Figure 1 Site (Source: Google Earth)

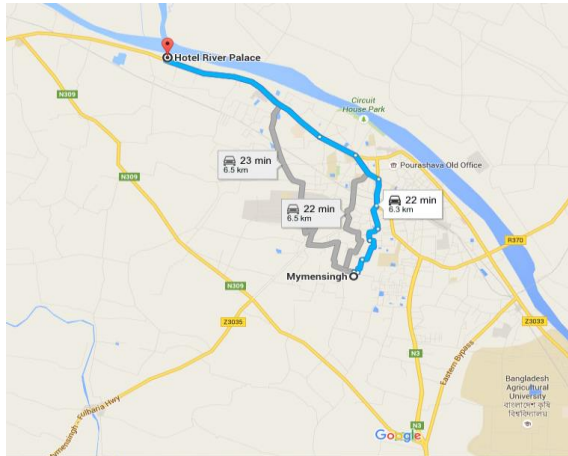


Figure 2 Distance from Mymensingh-Site

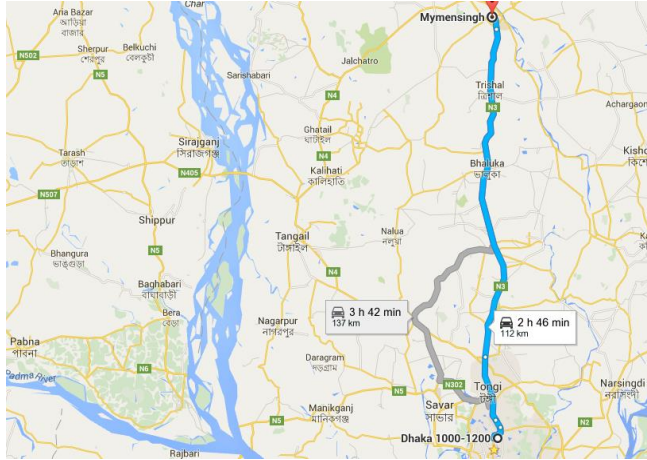


Figure 3 Distances from Dhaka-Mymensingh

2.1.1 Location:

338 Taltola, Dholadiya, Khagdahar, Mymensingh, Bangladesh.

2.1.2 Site Area:

3.5 acres approximately

2.1.3: Location of Site:

Figure 2.2 & Figure 2.3

2. 1.4: Road Network

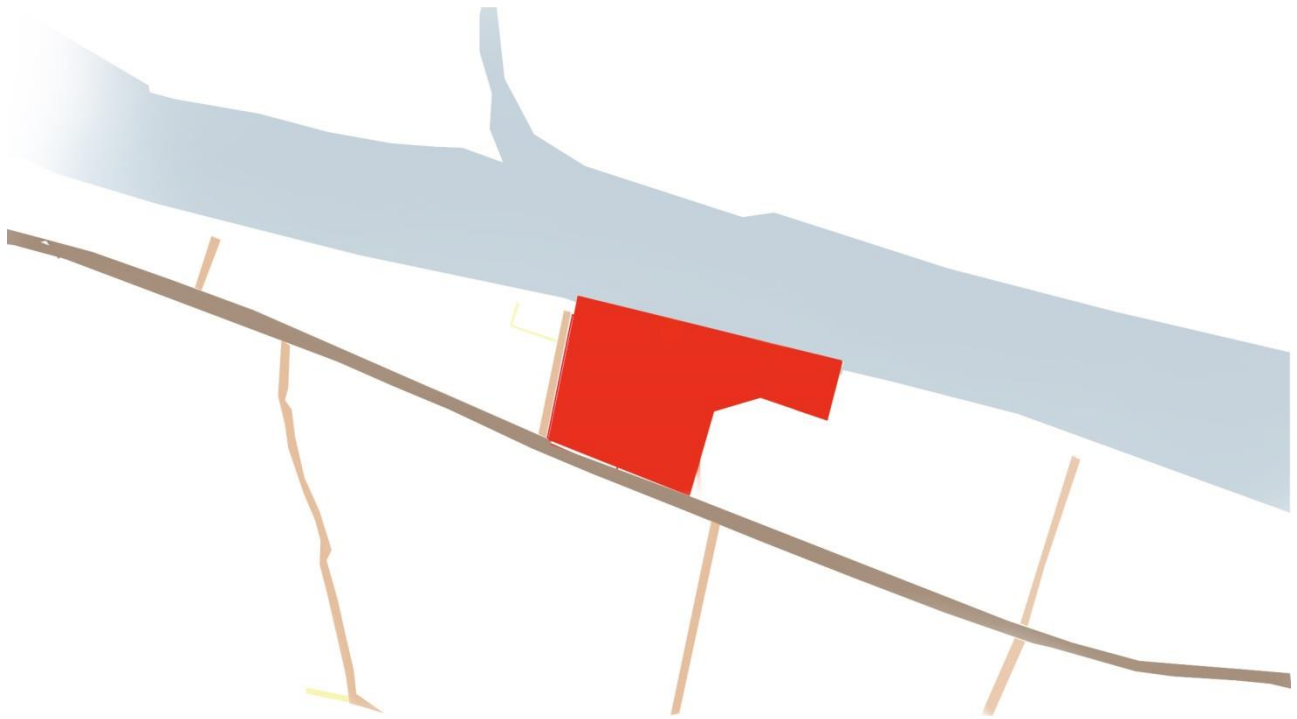


Figure 4 Connecting Road

2.2 Environmental Forces



Figure 5 Sun path Diagram



Figure 6 Wind Path Diagram

2.3 Site Surroundings

The site is located at a distance of 15-20 minutes from the town and is located just beside the Brahmaputra River and the Dhaka-Tangail highway. The Major visiting spaces, like Joynul Abedin Art gallery, The Ancient Alexander Castle, Muktagacha Rajbari, Bangladesh Agricultural University, Botanical garden all these are located at a distance of 1-8 km, which is very suitable for the tourists and guests to visit those places from the Resort.



Figure 7 Green Spaces (Source: Google Earth)

2.3.1 Photographs of the Site



Figure 8 Different views of the site (Source: Author)

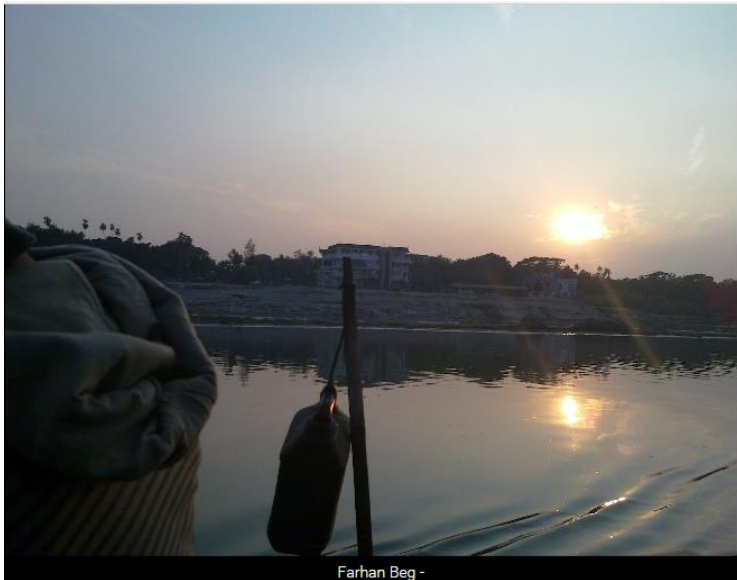


Figure 9 View of the Site from River (Source: Farhan Beg)



Figure 10 View of the River from the Site (Source: Author)

Existing other resort by the same owner, at the west of the site



Figure 11 Silver Castle Resort & Spa (Source: Author)



Figure 12 Road Adjacent to the Site (Source: Author)

CHAPTER 3: Literature Study

3.1 Hotel and Resorts

The French word hotel means a large house, hall. Hotel provides essential services to the guests. The term "resort" is widely used in modern era which is originated from the concept of hotel. The definition found in used for a self-contained commercial establishment to create a stimulating environment. Different types of amenities such as food, drink, sports, entertainment etc. are provided for the vacationers in the resorts.

3.2 Types of resorts

There are various types of resorts that can be found based on the geographical conditions in the world. Such as, Island resort, Seaside resort, Ski resort, Spa resort etc. It is worthy to mention that the weather and environment of the country plays an important role in building different types of resorts. Like ski resorts are only found in high mountains areas with lots of snow falls.

In the context of Bangladesh is a land of river. Those approximate 730 rivers are the Artery of the nation's agriculture based economy. So river side resorts are very suitable for this country. But unfortunately there are not many river side resorts in Bangladesh. So to start this kind of projects will enhance the opportunity for future development in this sector.

3.3 Psychological Impression

Dhaka city is currently expanding to all its suburbs, forming new neighborhoods. Such extensions are necessary for the ever increasing population of the capital. For an ideal city 20% needs to cover by trees. But in Dhaka city only 8% is covered by the vegetation. On top of the population and traffic issues, made the situation worst. The constant increasing demands in various urban factors, the city continues to develop with imbalances in socio-economy and infrastructure. Crime, insecurity and political violence often threaten this precarious state. Growing up in such a hassle filled environment, gives no space for proper moral psychological development of an individual.

To build a recreation places very close to Dhaka city that helps the people to feel the nature again can be a good solution. Green keeps the mind fresh and creates positive energy to go further. So it helps to improve the mental health of the people in the city.

Again, Mymensingh is a very old city but the urban facilities of the city are not developed yet. Such kind of resort can be a great option for the city dwellers to enjoy their leisure and refresh their mind in amidst of nature.

3.4 Water philosophy

From the beginning of human civilization to till now water is consider as a sense of calm and clarity. In various research shows that by spending time close to water body such a river or sea relax our brain, lower our stress level relief from mild anxiety, pain and depression, improved mental clarity and focus and better sleep quality. So to build a resort beside a river is better than any other locations. It will also help the visitors to achieve certain mental qualities.

CHAPTER 4: Case Study

4.1 Case Study 1: The Kandalama Hotel

4.1.1 Location of the resort:

The Kandalama Hotel is a shock when one first visits, as we discovered on our trip in 1999. From the approach it looks abandoned, just some panes of glass overgrown with vegetation. It is not until one drives up the paved path to the hotel (photo to the left) that one realizes this was the intent--to build a hotel into a mountainside and let the vegetation overrun the exterior. The Kandalama is the brainchild of Sri Lanka's premier architect, Geoffrey Bawa. His vision was to create a living space that existed harmoniously with the natural world around it.

4.1.2 Climate of Srilanka:

The hotel was commissioned by Aitken Spence to accommodate tourists visiting the Dambulla/Sigiriya area. Rather than building something that was dwarfed by the Sigiriya Rock (as anything would be), Mr. Bawa chose a hilly area some distance away. The hotel is built around a rock face, and is nearly invisible from the small water tank below; Sigiriya is off in the distance. The entrance to the hotel is on a lower level, and guests follow a corridor from the drop-off area up to the main lobby. The photo to the upper right shows the corridor leading to the main lobby area, while the photo at the lower left shows the exterior view of the Kandalama Hotel, shrouded in vegetation. As one critic has observed, the idea of Kandalama is not to draw attention to itself, but to provide a veranda from which guests can observe the area. In vision and execution, Kandalama is a unique hotel.



.Figure 13 Entrance of the Resort (Source: Internet)

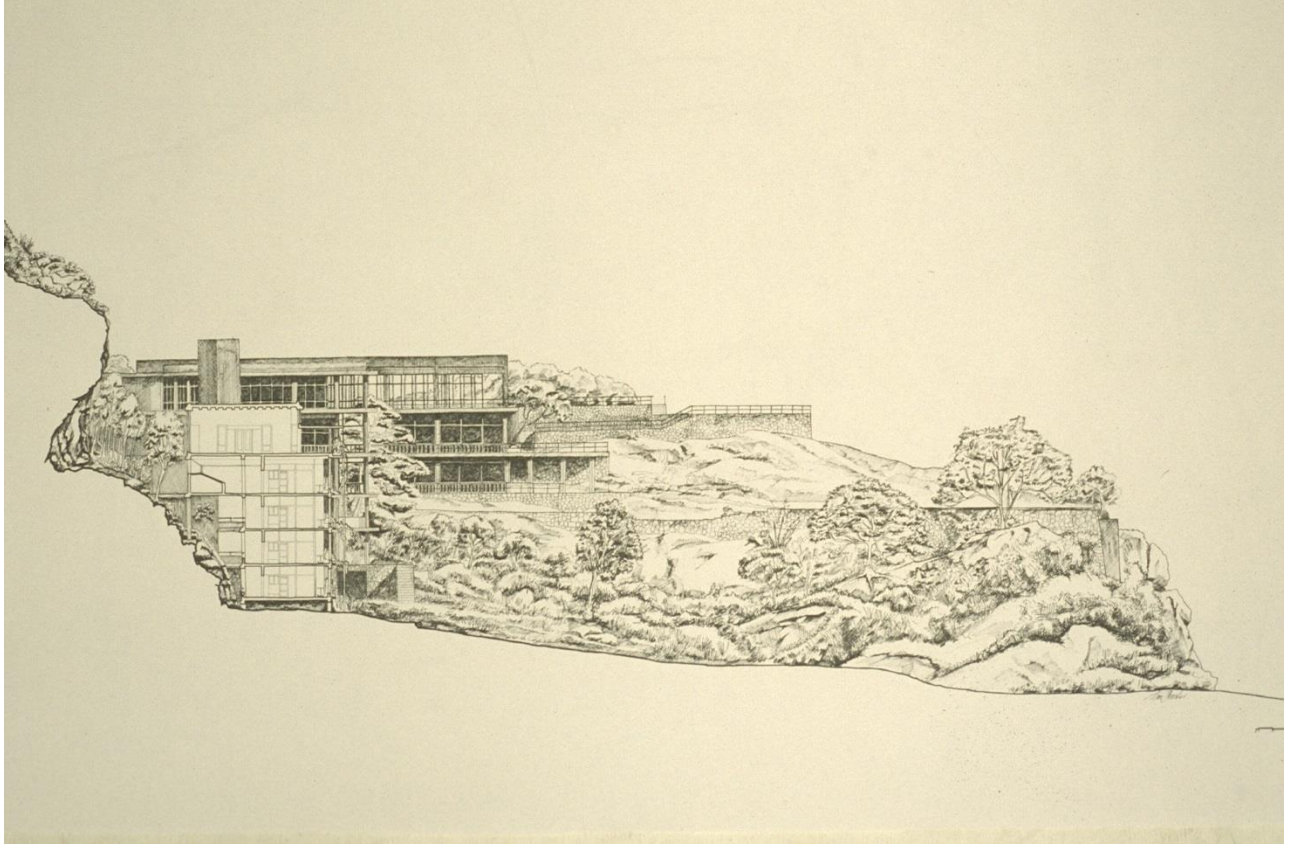


Figure 14 Section (Source: Internet)

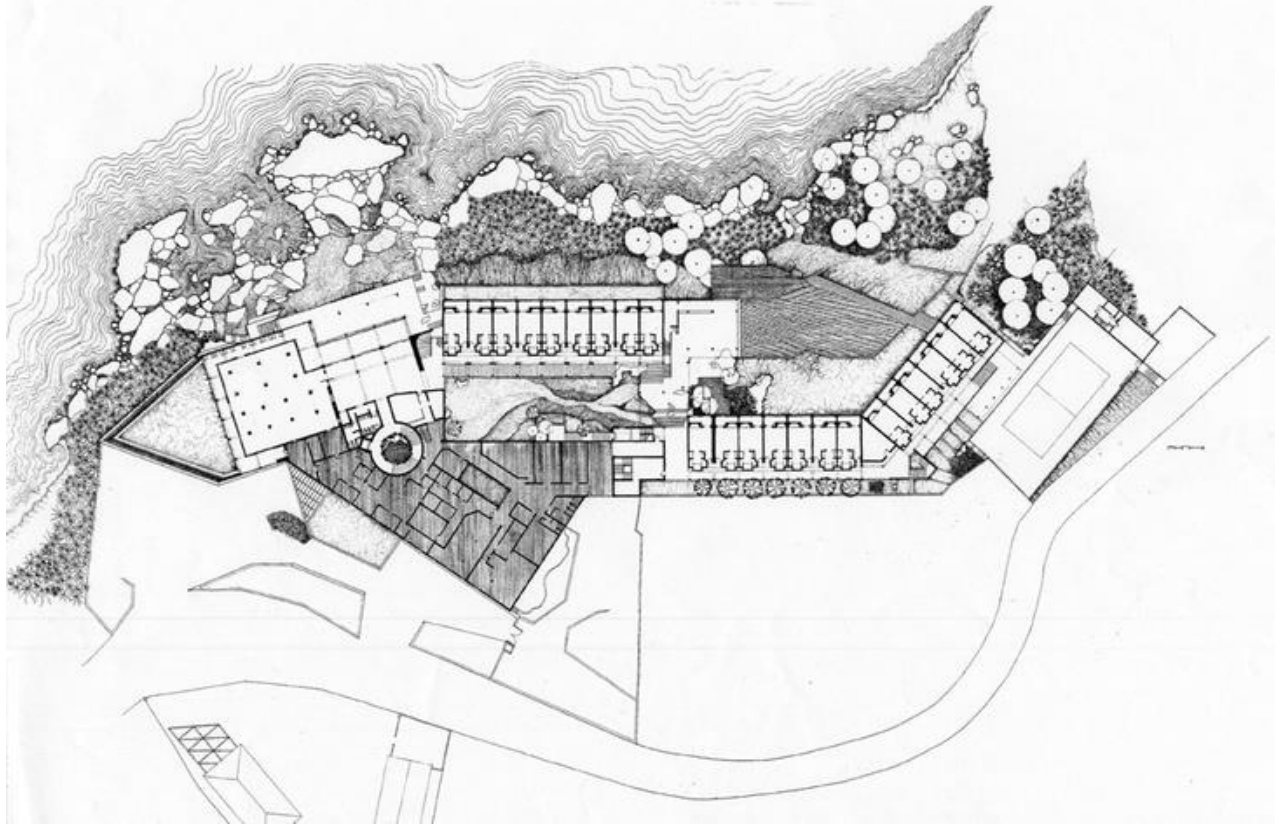


Figure 15 Ground Floor Plan (Source: Internet)



Figure 16 Lobby (Source: Internet)

The interior of the Kandalama is understated and, in places, minimalist, not unlike Scandinavian or Japanese interiors. The main lobby (photo to the left) is basically an open area with marble floors washed in sunlight. To the side of the lobby is a small patio/restaurant area where guests are taken upon arrival. The photo to the right shows the patio area, which is flanked by the natural mountain stone on its left side. Skirting the stone area is a cobra sculpture. Directly in front of the patio area is the beautiful infinity pool, shown in the photo at the lower left. When sitting at pool level, the water of the pool seems to blend it with the water in the man-made tank below. (There are no natural lakes here in the dry zone). Because the hotel is literally built into the side of the mountain, it is alive with the sounds of chirping birds and monkeys moving about in the trees. This theme of blending in with the environment is also reflected in the services offered by the hotel. While many stay here while visiting the nearby ruins at Dambulla and Sigiriya, a considerable number of the hotel guests come there for nature visits. The hotel offers a number of daily trips into the nearby forests to learn about the birds, plants, animals and their ecosystem.

From the main lobby area, the Kandalama splits into two levels and two wings, which literally hug the side of the mountain on which it is constructed. The upper level adjacent to the lobby features

the fine dining area, shown in the photo to the right. Like the lobby it is an open design that features the nearby tank and vegetation, much like an aviary with human occupants. The stairwells and halls in the Kandalama are open and offer spectacular vistas, as shown in the stairway leading to the dining hall (photo to the left). When we first visited Kandalama in 1999 there were few visitors. However, upon our return in 2002 we found it to be a bustling hotel as visitors are now returning to Sri Lanka in numbers.

Continuing down the Dambulla wing (where we stayed) the open hallways create a path that followed the contour of the mountain. These hallways and outdoor living spaces (like the one shown at the photo to the left) are very similar in design and feel to the halls at the Lighthouse in Galle, another Geoffrey Bawa design. The photo to the right shows the intimate connection between the hotel architecture and the surrounding environment. The first floor walkway abuts the base of the mountain, while risers anchored on the rock support the second story roof.

The rooms in the Kandalama struck us as something out of *Architectural Digest* when we first stayed there three years ago. Like the rest of the hotel decor, the rooms are tastefully spartan. The photo to the left shows a view of the room from the entryway. It is light and airy, just like the rooms at the Lighthouse. Each room offers a secluded balcony, and it is not unusual to see wildlife running across the balcony floor! The photo to the right shows the entryway area. Above the bed is a huge map of the Kandalama layout. Everything in the room is either black or a deep brown, including the bathroom, shown below. It has a large shower area that looks out over the surrounding woods, giving the feeling of being in an isolated retreat rather than a large hotel.



Figure 17 Bed room (Source: Internet)

4.2 Case Study 2: The Dune-Ecovillage and Spa

4.2.1 Location of the resort:

15 Km north of Pondicherry, India.

4.2.2 Climate of Pondicherry:

The climate of Pondicherry is similar to that of coastal to Tamil Nadu. Summer lasts from April to early June, when maximum temperatures frequently hit the 41C mark. The average maximum temperature is 36 C. Minimum temperatures are in the order of 28-32C. This is followed by a period of high humidity and occasional thundershowers from June till September.

The Northeast Monsoon sets in during the middle of October, and Pondicherry gets the bulk of its annual rainfall during the period from October to December. The annual average rainfall is 1240 mm. winters are mild, with highs of 30C and lows often dipping to around 18-20 C.



Figure 18 Birds eye view of the Dune-Ecovillage and Spa (Source: Internet)

Pondicherry is weekend getaway ex-Bangalore/Chennai are visited as a part of South India itinerary.



Figure 19 Spa room (Source: Internet)

The Dune is a thematic village 15 Km North of Pondicherry, designed to cater to the growing demand for long stay destinations with soul and comfort here cultures, ideas and people merge with one another. It is spread over a 25 acre eco-friendly beach village and comprises

following facilities:

- Restaurant
- Spa
- Seafood Bar by the Beach.
- Garden Barbeque and Tandoor
- Fresh Juice Bar
- Organic coffee bar
- 24 hrs Room service.
- DVD Library & In-Room Player and minibar.
- In-Room Safe
- Yoga and Ayurvedic Massage Center
- Gymnasium
- Boating
- Volley Ball
- Children Play area and Pool
- Tennis Court
- Swimming pool
- 700 m Beach
- AC Lounge /Conference & Banquet Hall.
- Open Air Auditorium.
- 2 Km Jogging track.
- Organic Farm & Vegetable Garden
- Travel desk.
- Auroville & Pondicherry Sightseeing.



Figure 20 Swimming Pool (Source: Internet)

The eco-resort consists of vegetable gardens, separate bungalows and living blocks encompassing the whole 35 acres, every function connected by pathways and walkways, some of them shaded. The bungalows have their private courts and gardens and are partly constructed using reclaimed building materials. The resort also utilizes solar water-heating system and waste water treatment plant. It also shelters “The Children of the World India”, a charitable trust with an organic model farm and a catering school for Tsunami affected children.



Figure 21 Bed side view (Source: Internet)

There are 2 restaurants serving healthy gourmet fusion food, prepared using organically farmed vegetables. The Paradise Spa offers Ayurveda treatments, Yoga and meditation as well as many alternative therapies including Watsu. The Dune is the base for AIR (Artists in Residence) program providing work studios for Artists from all around the world. It also shelters the activities of “Children of the World India”, a charitable trust with an organic model farm and a catering school for Tsunami affected youngsters. It is Located on the Coramandel coast of Tamil Nadu, South India, 150 km south of Chennai (Madras) and just 15 Km from the heart of Pondicherry on the east coast Road. The Dune cherishes the spirit "to live in harmony with nature and men". For ages, swamis (Holy Men) from the nearby temples of Mahabalipuram used this scenic beach reserve as a place of pilgrimage and meditation.

4.3 Case Study 3: Kovalam Beach Resort

4.2.1 Location of the resort:

15 kms from Trivandrum (Thiruvananthapuram) Airport, The Resort was started as the first integrated beach resort in 1969 by the India Tourism Development Corporation (ITDC).ITDC had appointed world renowned architect Charles Correa as consultant. In 1972 ITDC commissioned 42 Cottages at Grove and in 1976 the Beach View Block with 88 more rooms. In 1995 ITDC made a major expansion of the Resort by adding another 62 Rooms at the unique Sea View Block (Now Club at Leela) and Rajiv Gandhi Convention Centre with 800 people capacity. Coordinates: 8°23'38"N 76°58'22"E

The Union Government had disinvested (A controversial decision by the BJP government of that time at Centre)the property on 11th July 2002 and has been taken over by the M Far Hotels Ltd a company promoted by NRI business magnet Dr.P.Mohammed Ali(Galfar,Oman).M Far had rebranded the Resort with Le Meridien Hotels & Resorts. M Far had done the renovation of Grove Cottages, Convention Centre and Beach View Block, Lobby and Public Areas during their regime.

M Far hotel sold the property in 2005 to Capt.Krishnan Nair, the veteran hospitality business leader in the country, who owns The Leela Group. The Leela Group rebranded the resort with Kempinsky Hotels. Leela is now completing the renovation of the Sea View Block which houses 62 rooms.

The resort has witnessed re-branding exercise at four times.

- 1) The Ashok Group (ITDC)
- 2) Radisson (ITDC)
- 3) Le Meridien (M Far Hotels)
- 4) Kempinski (The Leela Grou)

The Leela Kovalam Beach, Kerala built on a rock-face, is cradled between two wide sweeping beaches and has a panoramic view of the famous Kovalam coastline. This 5 star deluxe resort, with an array of superlative restaurants and lounges, also specializes in traditional Ayurveda treatment.

4.2.2 Climate of Kerala:

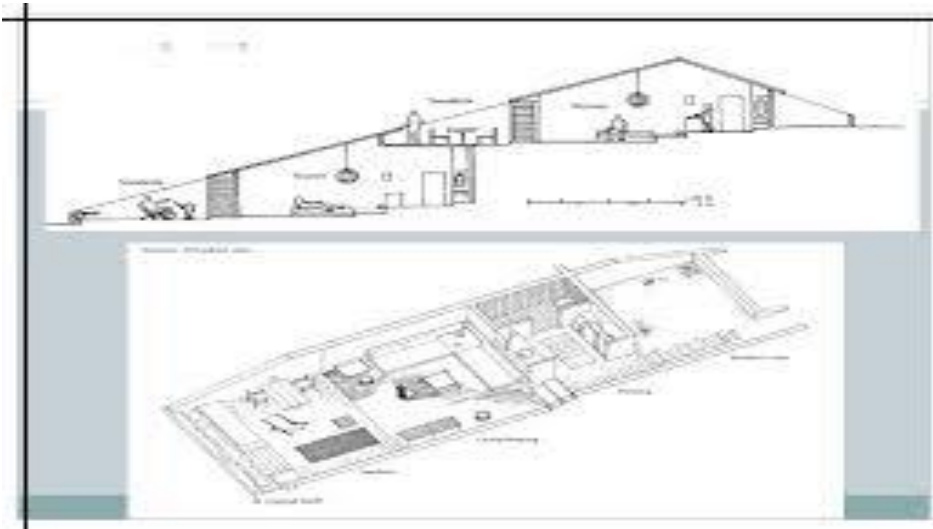


Figure 22 Ground Floor Plan (Source: Internet)



Figure 23 Outside view (Source: Internet)

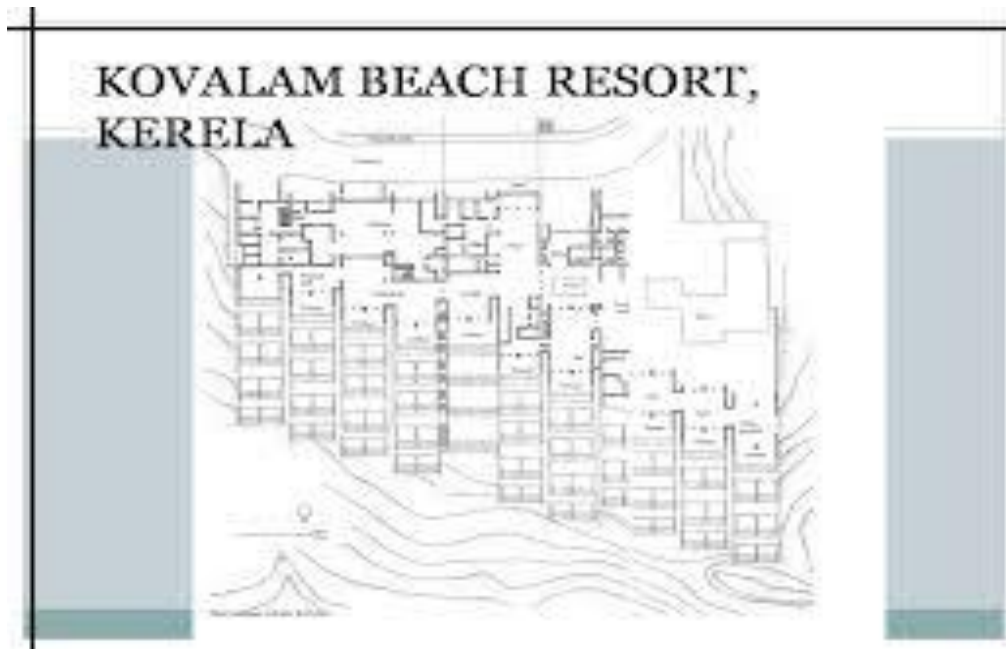


Figure 24 Section (Source: Internet)

About the building:

- Accommodates 300 guests, centers for massages and yoga, water sport etc.
- The facilities had to be deployed in the manner which would create a critical mass for each activity and at a time open up several strategic points on the site so as to increase future growth options.
- The master plan therefore does not concentrate all the facilities in one area, but generate a large number of potential growth points, thus allowing a more flexible response to future demands.
- The guest rooms come in 3 configurations:-
 1. On the edge of the beach hidden under the palm trees. They are suits for longer stay with cooking facilities etc.
 2. Overlooking the beach there are 100 guests rooms. Here the facilities are such that every room gets its own private sundeck.
 3. Between these two are private detach ho units.
- Construction is in traditional vernacular of Kerala:- plaster walls with red tiled roofs
- Other pavilion consists of little bamboo chhatries with coir matins on the floor and local Kerala handicrafts.

CHAPTER 5: Program Development

- TYPE: RECEPTION AREA

FUNCTION NAME	QUANTITY	SPACE(sft)
FRONT OFFICE	1	700
LOUNGE AREA	1	1200
TOILET	1	400
TOTAL		2300

- RECREATION AREA

FUNCTION NAME	QUANTITY	SPACE(sft)
SPA	1	2000
SWIMMING POOL	1	300
INDOOR GAMES	1	1200
TOTAL		1700

- HEALTH FACILITY

FUNCTION NAME	QUANTITY	SPACE(sft)
FITNESS CENTER	1	1000
SAUNA	1	200
JACUZZI	1	300
TOTAL		1500

- GUEST ROOM

FUNCTION NAME	QUANTITY	SPACE(sft)
TWIN BED	50	15000
SUITE	7	5000
VILA	1	1000
TOTAL		21000

- RESTAURANT

FUNCTION NAME	QUANTITY	SPACE(sft)
RESTAURANT	1	1000
BAR	1	500
CAFÉ	1	500
TOTAL		2000

- KITCHEN

FUNCTION NAME	QUANTITY	SPACE(sft)
MAIN KITCHEN	1	3000
BAKERY	1	500
BANQUET	1	500
TOTAL		4000

CHAPTER 6: Design Development

6.1 Form Development

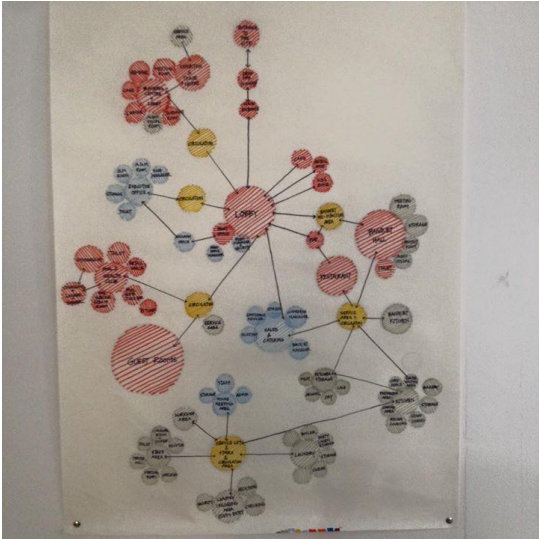


Figure 26 Bubble Diagram

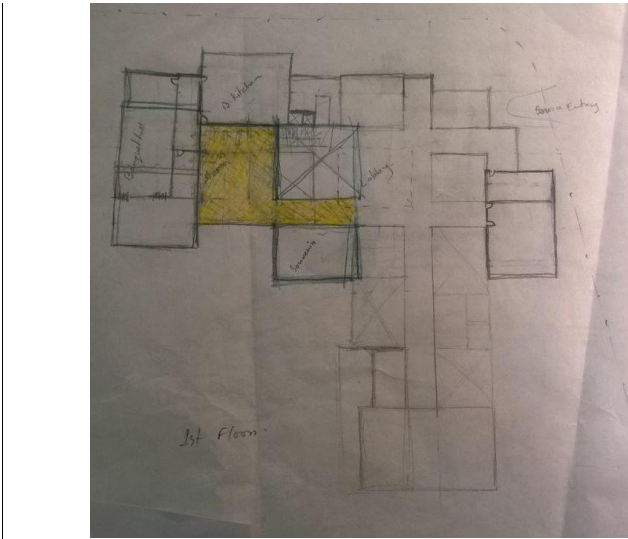


Figure 27 Functional Diagram

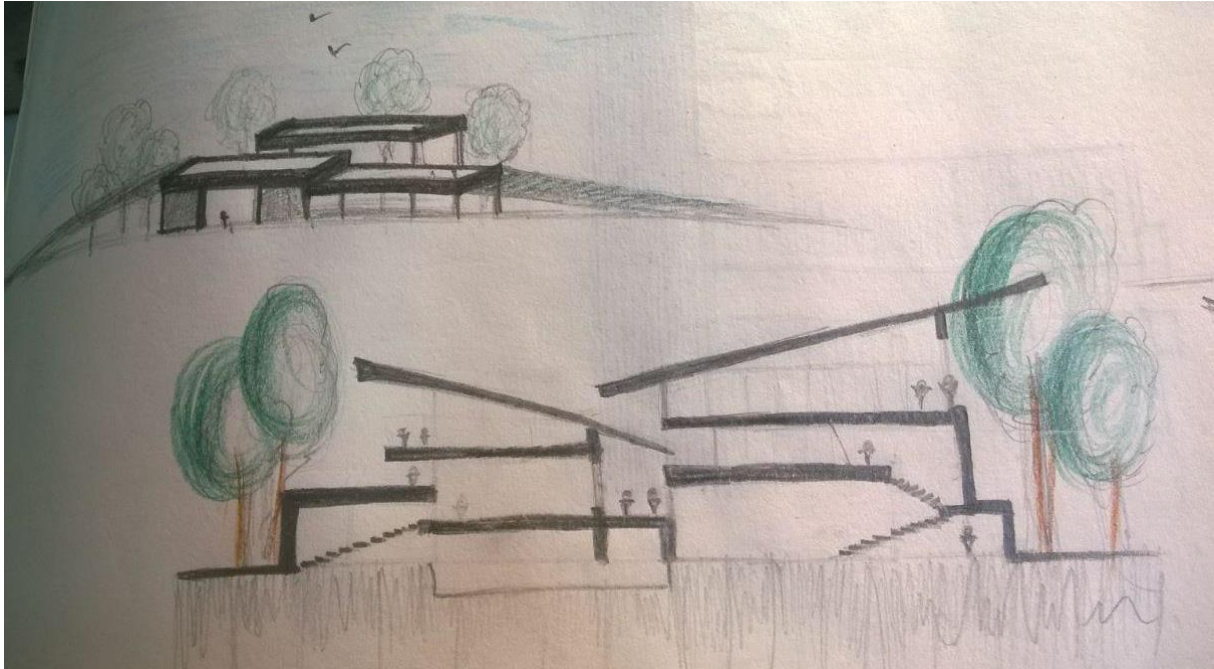


Figure 28 Conceptual Sketch (Section)

6.2 Mass Model



Figure 29 Mass Model

6.3 Conceptual Sketches

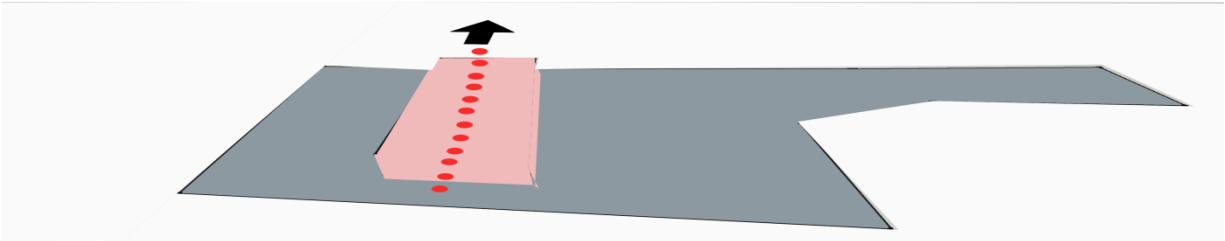


Figure 30 Phase I

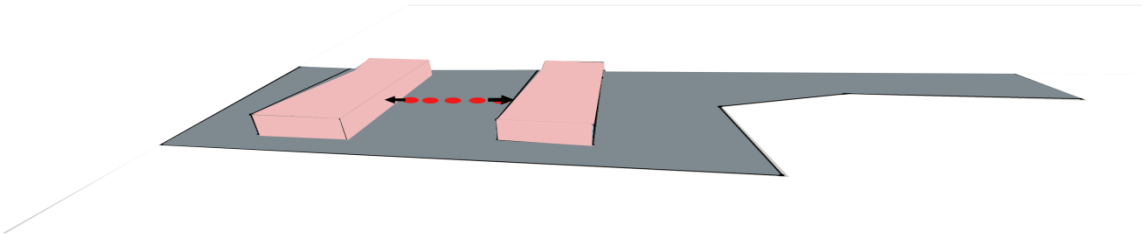


Figure 31 Phase II

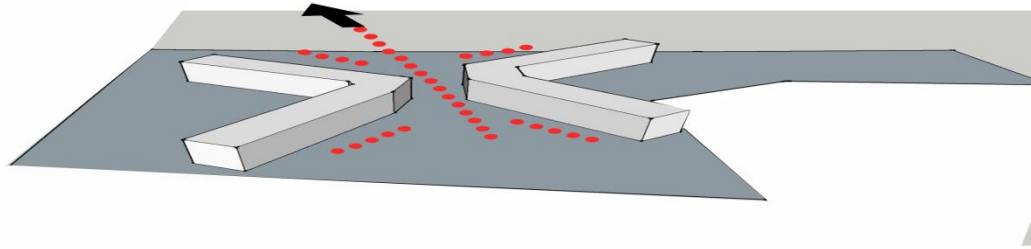


Figure 32 Phase III

6.4 Final Design

6.4.1 Floor Plans



Figure 33 Ground Floor Plan

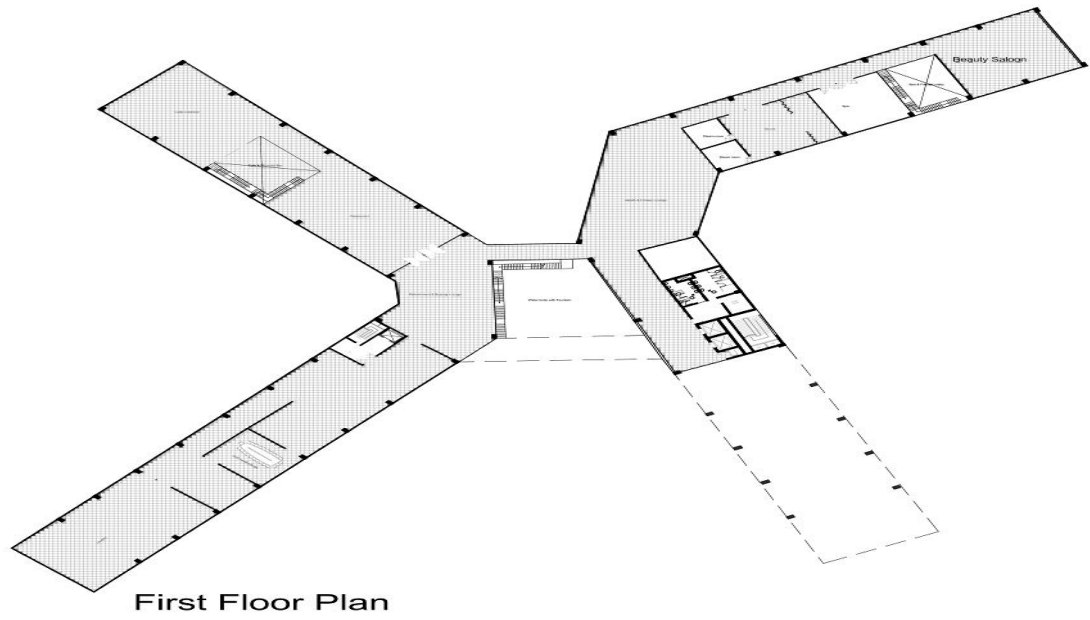
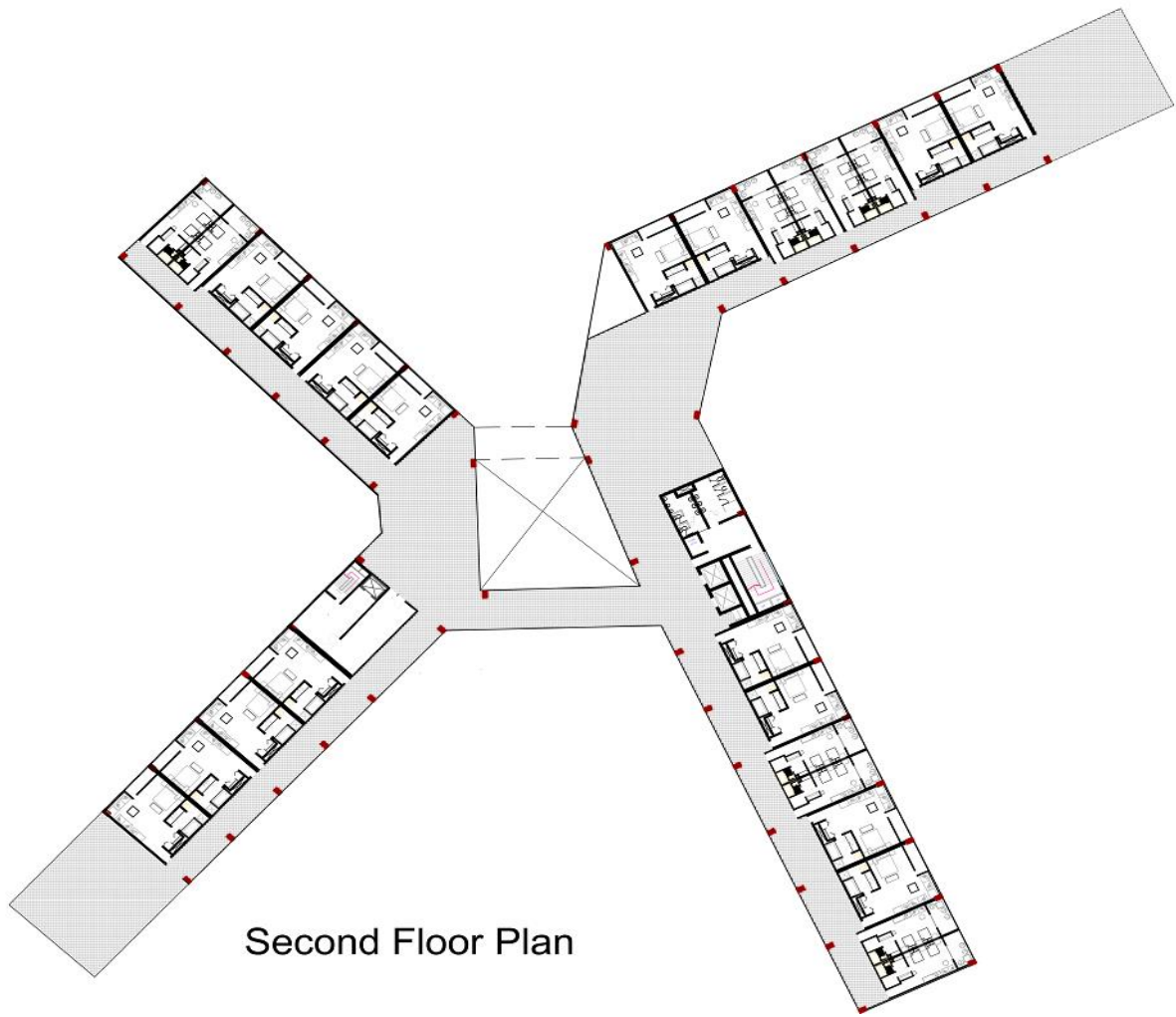


Figure 34 First Floor plan



Second Floor Plan

Figure 35 Second Floor plan

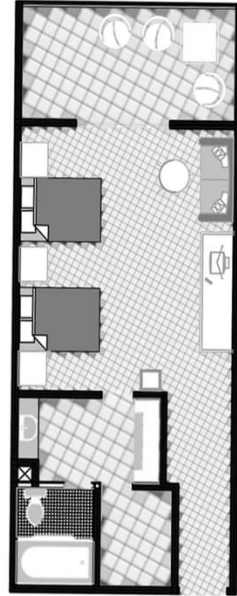
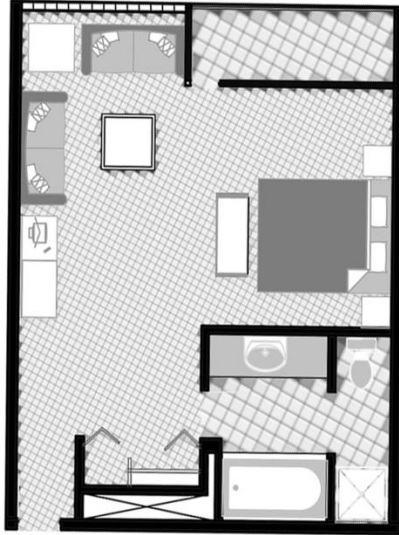


Figure 36 Blow Up

6.4.2 Section

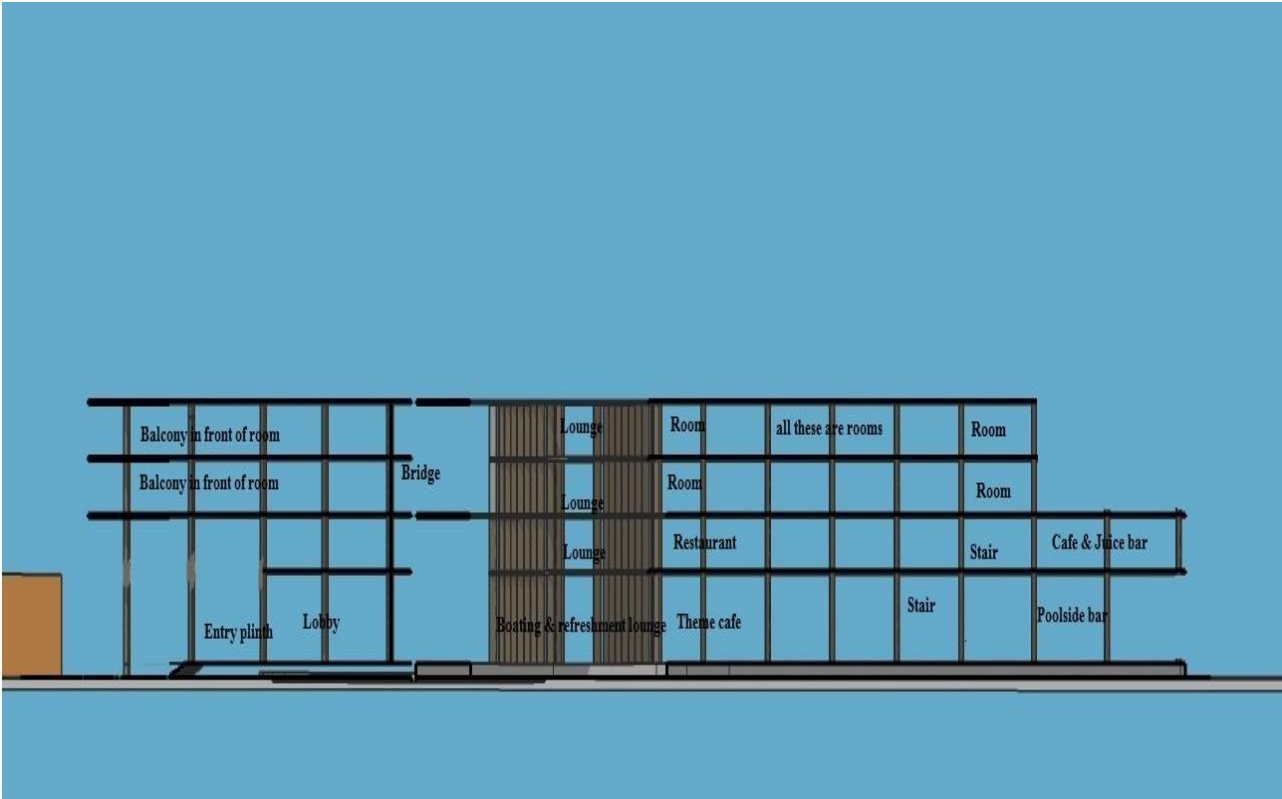


Figure 37 Section - Functional Distribution

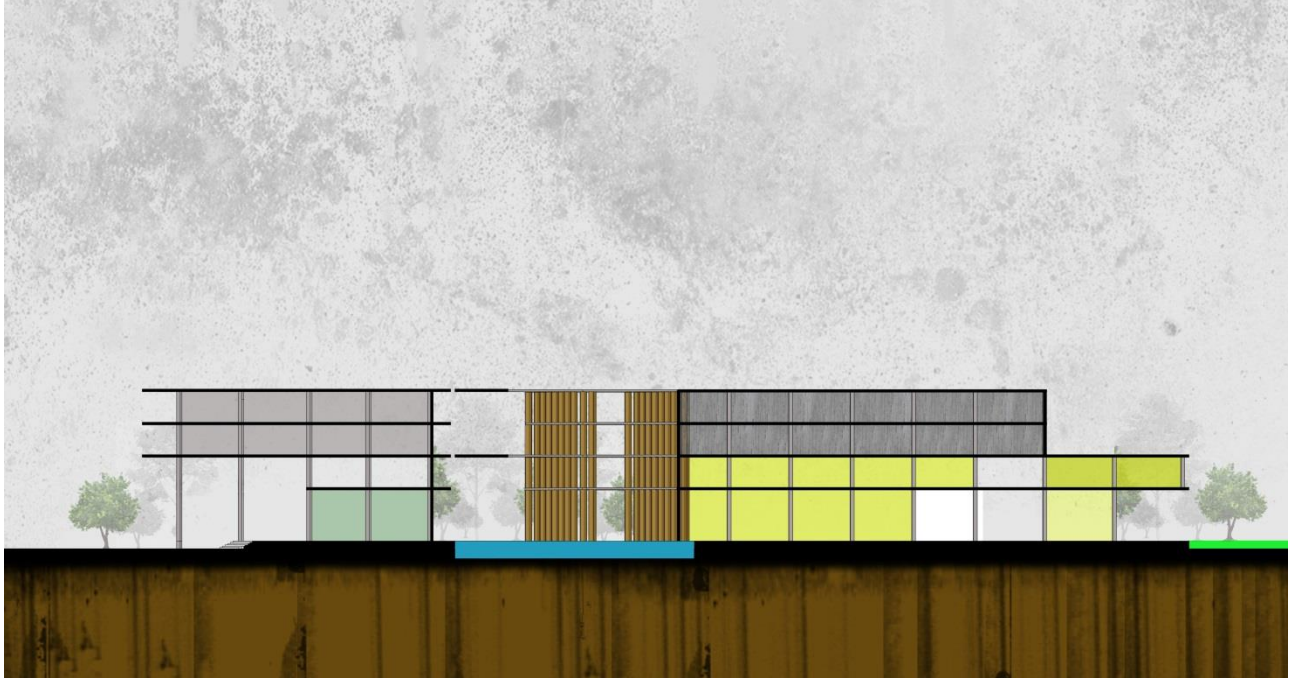


Figure 38 Section

6.4.3 Elevation



Figure 39 South Elevation



Figure 40 3D Model

6.4.4 3D Images

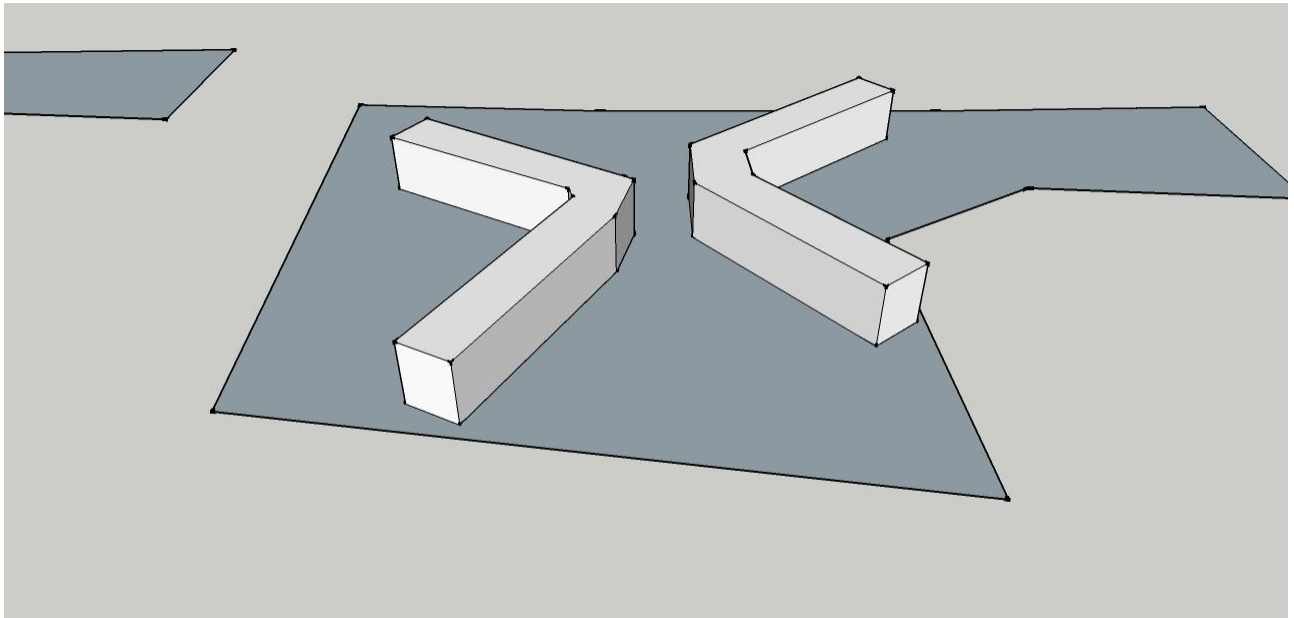


Figure 41 Initial 3D Model



Figure 42 3D Rendered Image 1

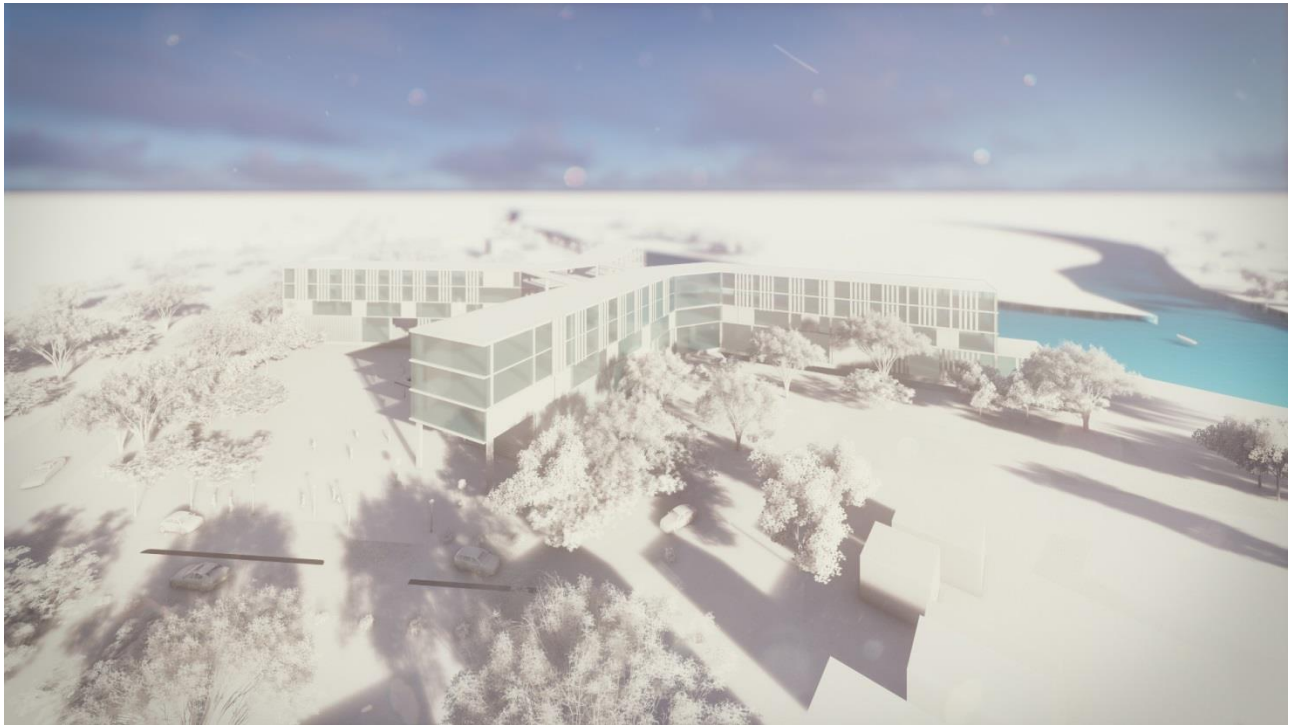


Figure 43 3D Rendered Image 2

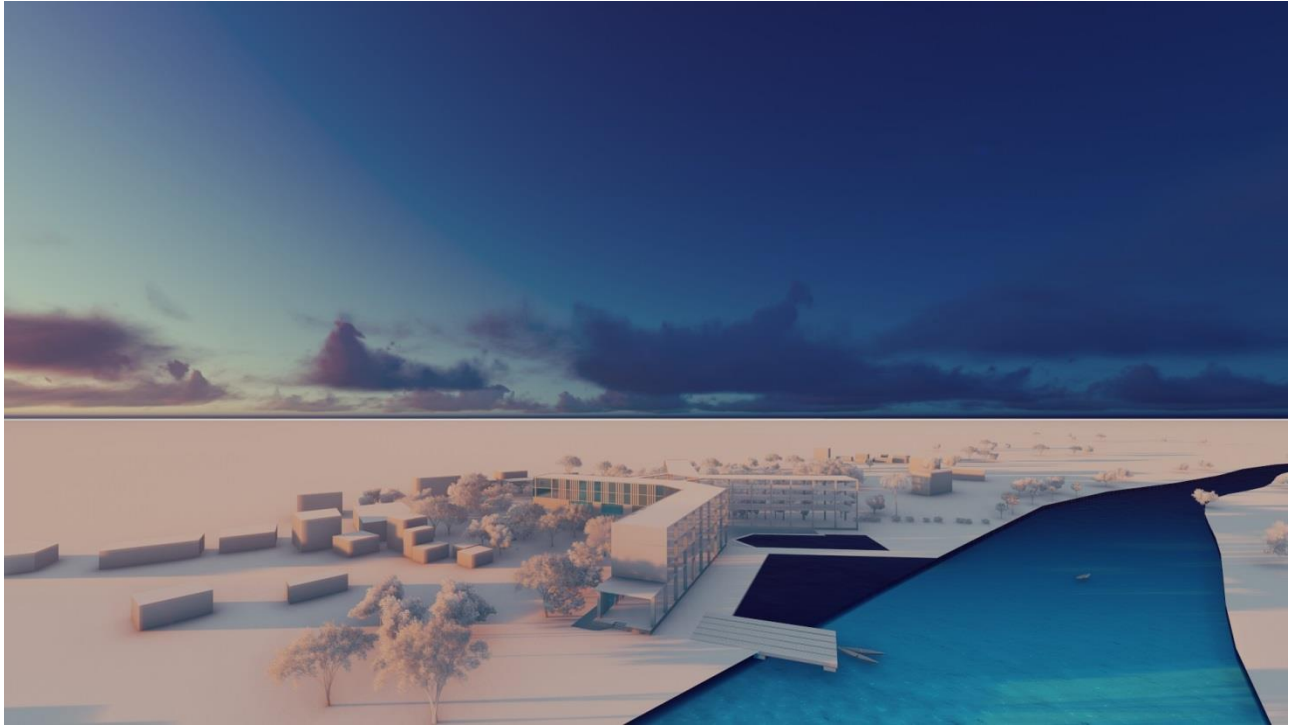


Figure 44 3D Rendered Image 3

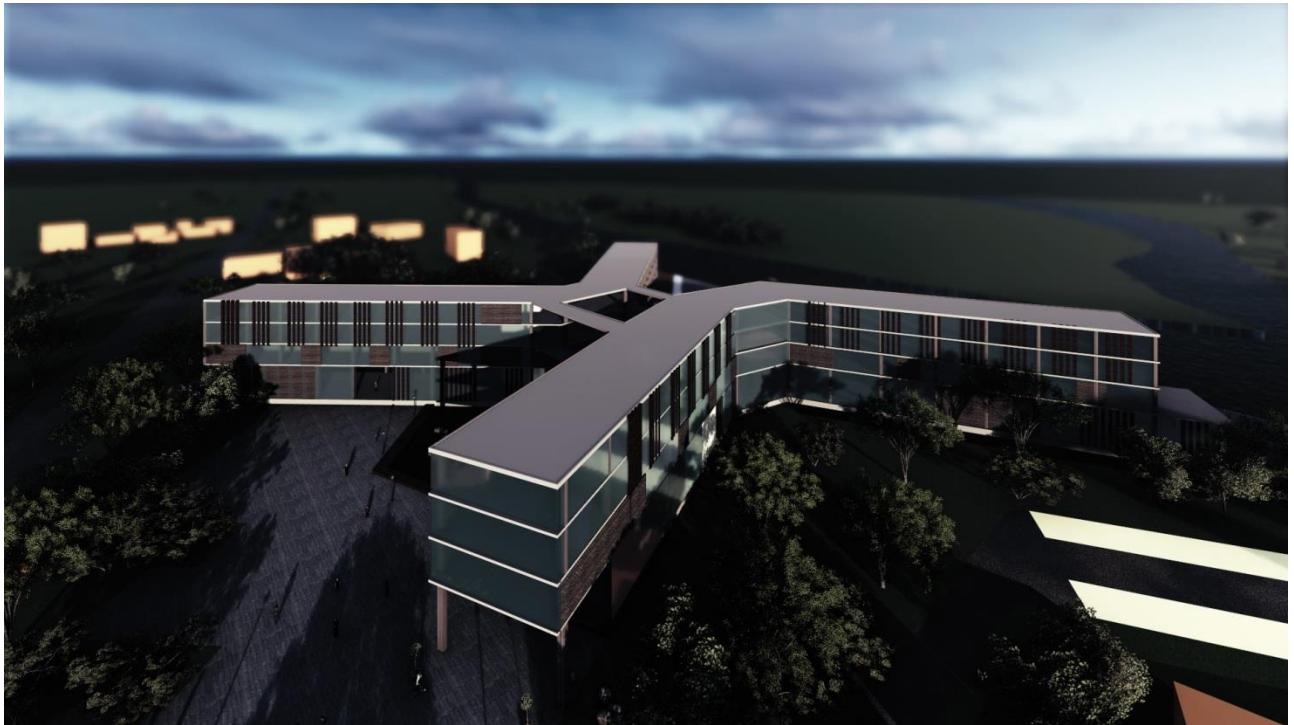


Figure 45 3D Rendered Image 4



Figure 46 3D Rendered Image 5

CONCLUSION

This project has opened various new things for me to learn and understand. Though Bangladesh is land of rivers but utilizing river to improve the mental health of the city dwellers are rare. The silence, pleasure and beauty of the location make it so interesting to work with. The river on the site makes it more dynamic and challenging to handle. Without interrupting the site, I tried to build the project. Tried to keep the nature as it is and incorporating the modern amenities of a resort is one of the biggest challenges of this project. The experience of the resort will be enriched by the existing elements of nature to make the project a successful one.

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