

PORTFOLIO

SHWETA SWAMI

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RESIDENTIAL GINGER SMART CONCEPT

0018 7331

LANDMARK BUILDING

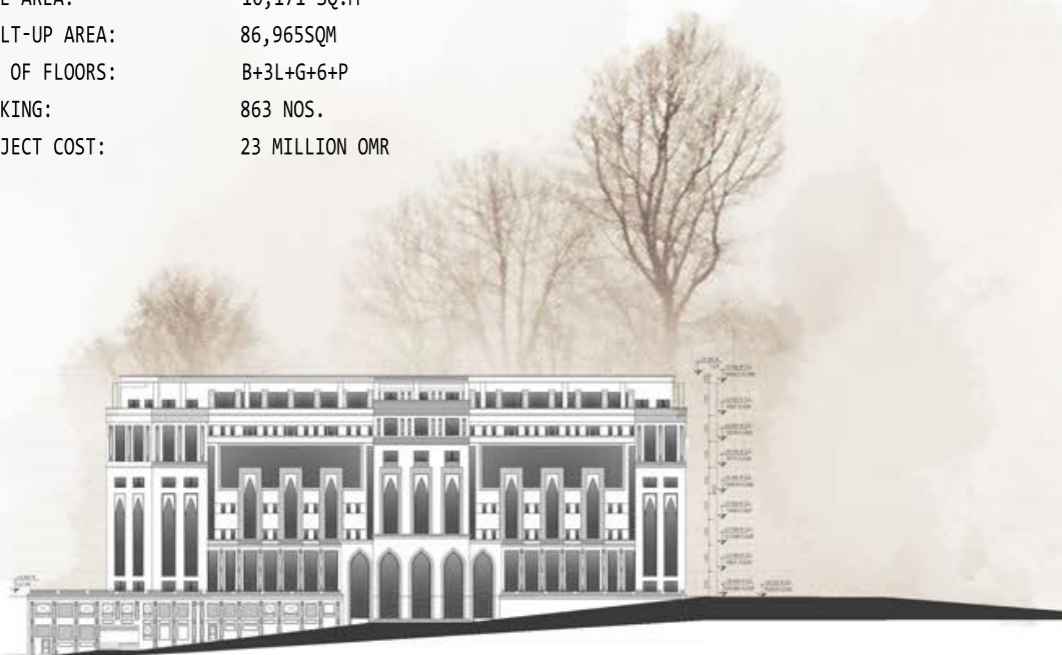
COMMERCIAL URBAN CONDUIT



BIRD'S EYE VIEW

PROJECT DETAILS

YEAR OF START: JANUARY 2014
 YEAR OF COMPLETION: JULY 2018
 LOCATION: MUSCAT, OMAN
 SITE AREA: 10,171 SQ.M
 BUILT-UP AREA: 86,965SQM
 NO. OF FLOORS: B+3L+G+6+P
 PARKING: 863 NOS.
 PROJECT COST: 23 MILLION OMR



FRONT ELEVATION



DESIGN CONCEPT

REMA CASTLE - A LANDMARK IN ITSELF, GRACIOUSLY DESIGNED STRUCTURE WHICH IS A FUSION OF MODERN TECHNOLOGY AND A GREAT ARCHITECTURE. IT CREATES AN AURA AROUND THE STRUCTURE GIVING YOU YOUR OWN BREATHING SPACE. WAKEUP TO THE WARMTH OF BLISSFUL MORNINGS AND LET THE COOL BREEZE REJUVENATE YOUR SOUL.

THE LANDMARK BUILDING IS A MIXED USE DEVELOPMENT PROJECT. IT INCLUDES COMMERCIAL SPACES AND HOTEL APARTMENTS. COMMERCIAL AREAS ARE MAINLY CATEGORIZED IN TO OFFICE SPACES, SHOPS, RESTAURANT, MULTIPURPOSE HALL AND BANQUET SPACE. IT IS WELL-POSITIONED IN AN ENVIABLE LOCATION AT THE HEART OF THE COUNTRY'S THRIVING CAPITAL CITY. THE FLOOR PLAN FROM FIRST FLOOR TO SIXTH FLOOR IS TYPICAL.

RESIDENTIAL MIX

LANDMARK IS ELEGANTLY DESIGNED TO ACCOMMODATE 1 BHK, 2 BHK 3 BHK. RESIDENCES ARE SO DESIGNED & ORIENTED TO GET MAXIMUM NORTH EAST ORIENTATION. THIS FACILITATES EXCELLENT VIEW OF THE CORNER PLOT. ALL ROOMS ARE FACING EXTERIOR OF BUILDING EXCEPT SERVICE AREAS.

IN RESIDENTIAL CATEGORY IT OFFERS HOTEL APARTMENTS RANGING FROM 1BHK TO 3 BHK APARTMENTS IN VARIED TYPES WITH STANDARD SPECIFICATIONS. IT GIVES ALL ESSENTIAL SERVICES LIKE PARKING FOR COMMERCIAL & RESIDENTIAL. THE ENTRY IS CLEARLY SEPARATED FOR DIFFERENT USE.

ON THE PENT FLOOR IT OFFERS

- 1) ROOF TOP RESTAURANT
- 2) GYMNASIUM+STEAM+SAUNA
- 3) SWIMMING POOL

IT HAS AN OFFERING OF COMMERCIAL SPACES LIKE :

- 1) BANQUET SPACE
- 2) MULTIPURPOSE HALL
- 3) SHOPS
- 4) OFFICE AREA



RHS ELEVATION

LANDMARK BUILDING

COMMERCIAL URBAN CONDUIT



PROJECT PHOTOGRAPH

PROJECT SPECIFICATIONS

STRUCTURE

POST TENSION SLAB AND RCC COLUMN STRUCTURE WITH MASONRY PARTITIONS AND INSULATED MASONRY EXTERIOR
PASSENGER & SERVICE ELEVATOR AND STAIRCASES CONNECTING OFFICE LEVELS

FINISHES

LOBBIES COMBINATION OF GRANITE AND PAINTED SURFACE
BASEMENT EPOXY PAINTED SURFACES OVER TRIMIX.
TENANT FLOOR FINISH CONCRETE SCREED.
COMMON TOILETS -FINISHED TOILETS WITH MODERN FITTINGS AND FIXTURES

PARKING

LEVELED PARKING -1 BASEMENT & 3 LEVELING FLOORS FOR PARKING AND SERVICES. ADEQUATE SURFACE PARKING FOR VISITORS.PROVISION OF VIDEO SURVEILLANCE & MECHANIZED VENTILATION.

SECURITY

VIDEO SURVEILLANCE BASEMENT PARKING AND BASEMENT & GROUND FLOOR LIFT LOBBIES
MANNED SECURITY BOOM BARRIER AT ALL VEHICULAR ENTRY & EXIT POINTS.

LIFE SAFETY

WET RISER/ HOSE REELS/ SPRINKLERS/ FIRE EXTINGUISHERS PROVIDED AS PER NORMS
EXTERNAL FIRE HYDRANTS PROVIDED AS PER NORMS

HVAC

DISTRICT COOLING WITH COOLANT SUPPLY TILL INDIVIDUAL TENANT OFFICES.
VENTILATION AND EXHAUST PROVIDED FOR COMMON TOILETS AND BASEMENTS

ELECTRICAL

DISTRIBUTION PROVISION OF CABLE UP TO TENANTS DISTRIBUTION BOARD
METERING -TENANT LOAD WILL BE METERED
LIGHTENING PROTECTION & EAR THING PITS PROVIDED
EMERGENCY LIGHTING- EMERGENCY LIGHTING IN ALL COMMON AREA

COMMUNICATION

SMA TV CONNECTION -PROVISION OF CABLING FOR SMATV UP TO INDIVIDUAL TENANT OFFICES/SHOPS



ROOFTOP POOL AREA



2BHK HOTEL APT.



GYM AREA

PROJECT AMENITIES

- 1) PARKING
AMPLE PARKING FOR STAFF & VISITORS
- 2) BANQUET
FULL FLEDGED BANQUET SPACE ACCOMMODATING 1300 PAX AT ONE TIME WITH ACOUSTIC PARTITIONS TO DIVIDE INTO 3 NOS. HALLS CAPABLE OF BEING OPERATED SIMULTANEOUSLY, KITCHEN SPACE & STORAGE SPACE ON GROUND FLOOR.AN AREA OF 2964 SQ.M ON GROUND FLOOR
- 3) GYMNASIUM
SAUNA ON PENT FLOOR FULLY EQUIPPED GYMNASIUM FOR LADIES & GENTS SEPARATE
- 4) SWIMMING POOL
TEMPERATURE CONTROLLED AND MOOD LIGHTS SWIMMING POOL ON PENT FLOOR.
- 5) ROOF TOP RESTAURANT.
RESTAURANT ON PENT FLOOR WITH A MESMERIZING VIEW
- 6) PROFESSIONAL CAR PARKING MANAGEMENT SYSTEM
- 7) ATM/FOREIGN EXCHANGE
- 8) LANDSCAPED GARDENS & DECKS
- 9) COMMON AREA MAINTENANCE

FACILITY MANAGEMENT

- 1) HOUSEKEEPING WITHIN COMMON AREAS/COMMON TOILETS
- 2) SECURITY OF COMMON AREAS OF THE FACILITIES AND PERIMETER SECURITY
- 3)CCTV & ACCESS CONTROL SYSTEM IN ALL AREAS.
- 4) MAINTENANCE & CLEANING OF EXTERIOR FACADE & LANDSCAPED AREAS
- 5) OPERATIONS & MAINTENANCE OF ELEVATORS, DG SETS & TRANSFORMERS
- 6) O & M OF COMMON AREA PLUMBING, SANITARY & FIRE ALARM SYSTEM.
- 7) DISTRICT COOLING PLANT FOR CHILLED WATER SUPPLY TO ALL HVAC UNITS IN BUILDING
- 8) COORDINATION & SUPERVISION OF AMC FOR COMMON AREA EQUIPMENT.
- 9) DIESEL GENERATORS
- 10) DG BACKUP PROVIDED FOR LIGHTING, POWER AND VENTILATION
- 11) ADEQUATE EMERGENCY BACK-UP AND LIFE-SAFETY SYSTEMS
- 12) PROVIDED WITH PLC BASED AUTO LOAD MANAGER
- 13) SIGNAGE
- 14) EXTERNAL PYLON IN FRONT OF THE BUILDING ENTRANCE, WITH HIGH-VISIBILITY AND TENANT LISTS
- 15) INTERNAL MAIN LOBBY EQUIPPED WITH TENANT DIRECTORY AND DIRECTIONAL SIGNS
- 16) UTILITY AND EMERGENCY SIGNAGE WHERE APPROPRIATE



SECTION 1



SECTION 2

FIRAS CENTER

COMMERCIAL URBAN CONDUIT

BIRD'S EYE VIEW



THE PROPOSED MIXED-USE DEVELOPMENT CONSISTS OF COMMERCIAL SHOPS, BANK AND RESTAURANTS ON THE GROUND FLOOR AND FIRST FLOOR LEVEL. UPPER LEVELS CONSISTS OF OFFICES, HOTEL AND RESIDENCIES.

THE LANDSCAPED TERRACE CONSISTS OF PRIVATE CLUB HOUSE FOR THE RESIDENTIAL APARTMENTS.

ON THE OTHER SIDE, PODIUM LANDSCAPED AREA IS DESIGNED TO CATER HOTEL GUESTS, OFFICE USERS AND GARDEN APARTMENTS RESPECTIVELY.

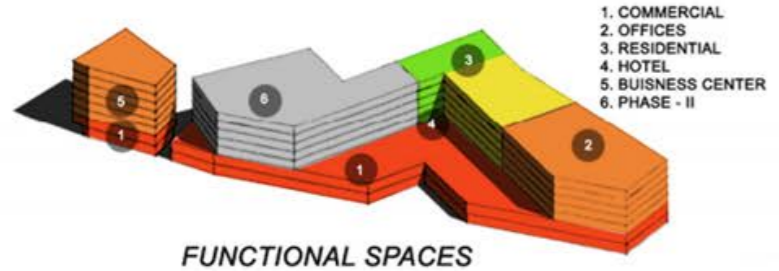
THE SPACE AT PODIUM IS PERFECTLY DIVIDED BETWEEN VARIOUS USER DEFINED SPACES.

PROJECT- MIXED USE DEVELOPMENT
 STATUS- CONCEPT FOR TENDER BIDDING
 YEAR- 2015

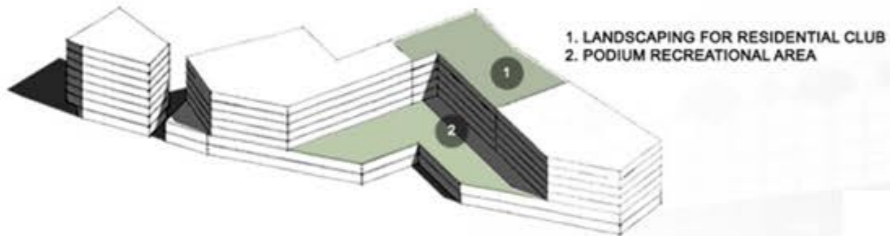
PLOT AREA-11,310SQM
 LOCATION- SOHAR - SULTANATE OF OMAN

TOTAL BUILT UP AREA- PHASE 1- 43,805SQM
 PHASE 2- 12,138SQM
 BASEMENT AREA(100%)-
 HOTEL AREA- 3,099 SQM
 RESIDENTIAL AREA- 5,370SQM
 COMMERCIAL AREA- 11,750SQM
 OFFICE AREA-24,480SQM

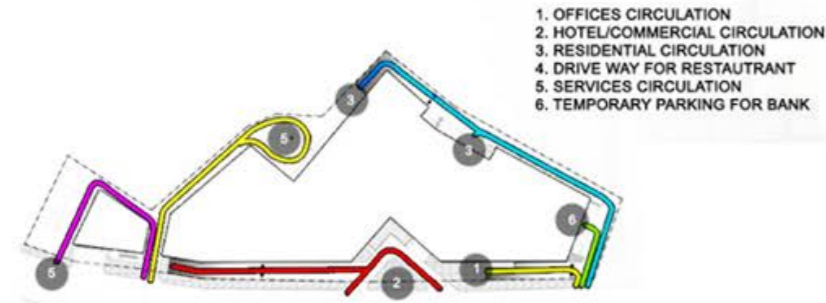
PROJECT ESTIMATED COST- 13 MILLION OMR



FUNCTIONAL SPACES



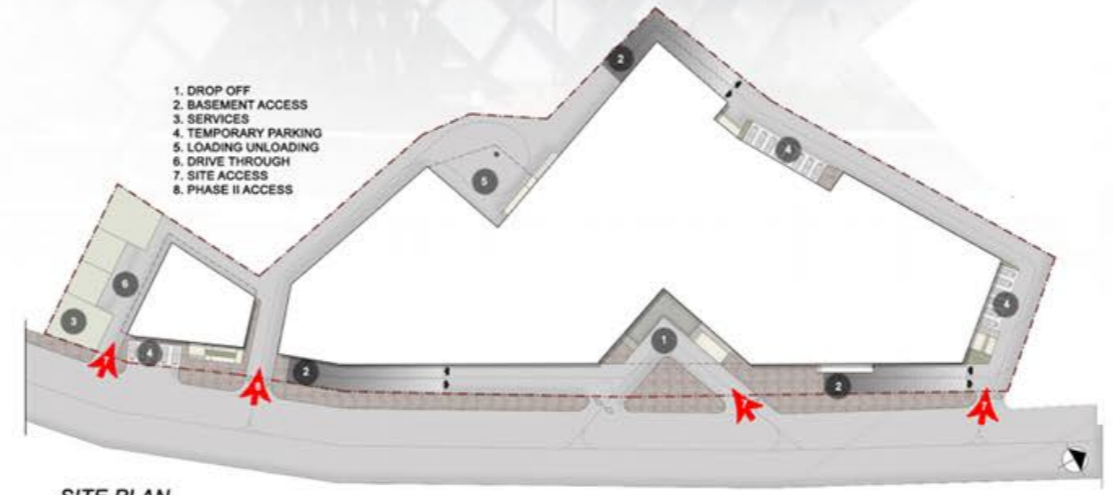
RECREATIONAL SPACES



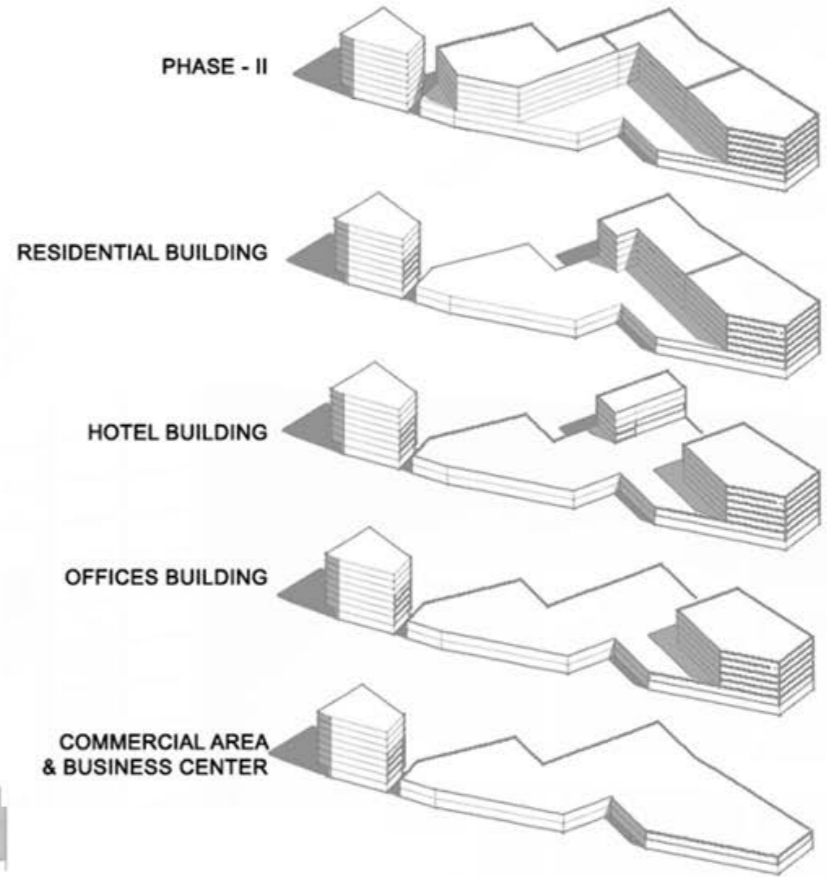
CIRCULATION PLAN



AERIAL VIEW



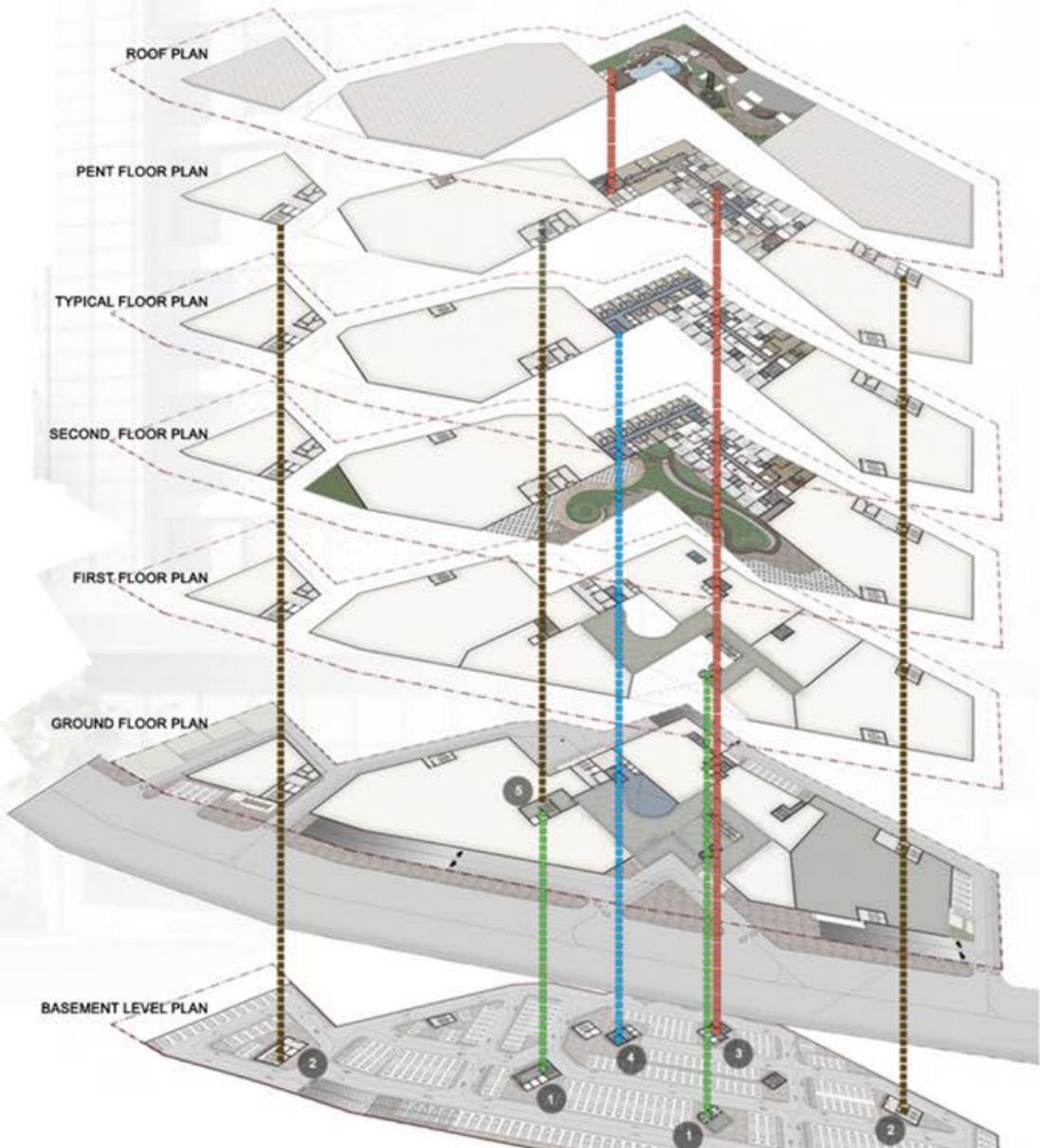
SITE PLAN





FIRAS CENTER

COMMERCIAL URBAN CONDUIT



1. COMMERCIAL CIRCULATION
2. OFFICES CIRCULATION
3. RESIDENTIAL CIRCULATION
4. HOTEL CIRCULATION
5. PHASE II CIRCULATION

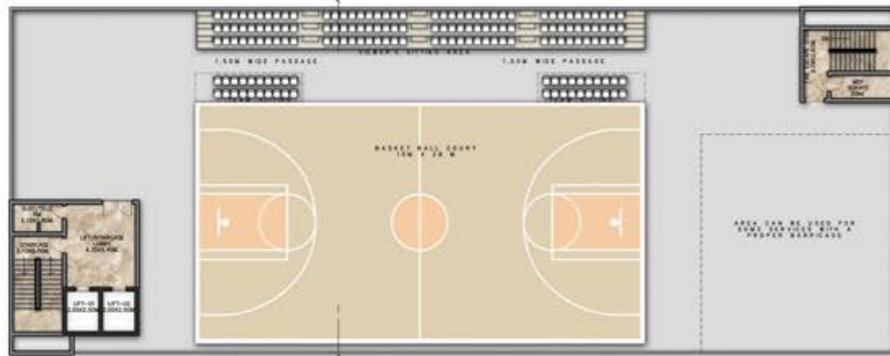
FIRAS CENTER

MIXED - USE DEVELOPEMENT

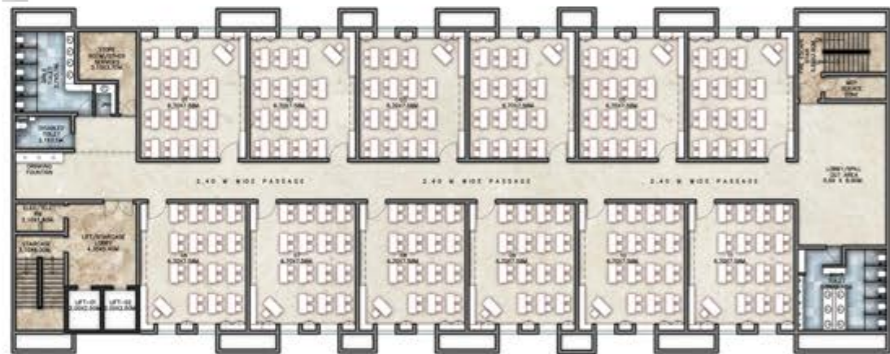
THE PROPOSED MIXED-USE DEVELOPMENT CONSISTS OF COMMERCIAL SHOPS, BANK AND RESTAURANTS ON THE GROUND AND FIRST FLOOR LEVEL. UPPER LEVELS CONSIST OF OFFICES, HOTEL AND RESIDENCES. THE LANDSCAPED TERRACE CONSISTS OF PRIVATE CLUBHOUSE FOR THE APARTMENTS. ALSO, PODIUM LEVEL LANDSCAPE IS DIVIDED TO CATER TO HOTEL GUESTS, OFFICE USERS AND GARDEN APARTMENTS FOR SECOND FLOOR TEANANTS. PHASE II HAS BEEN PLANNED ISOLATED FROM THE PHASE I DEVELOPEMENT FOR MINIMUM HINDERANCE TO EXISTING USERS.

INDIAN SCHOOL

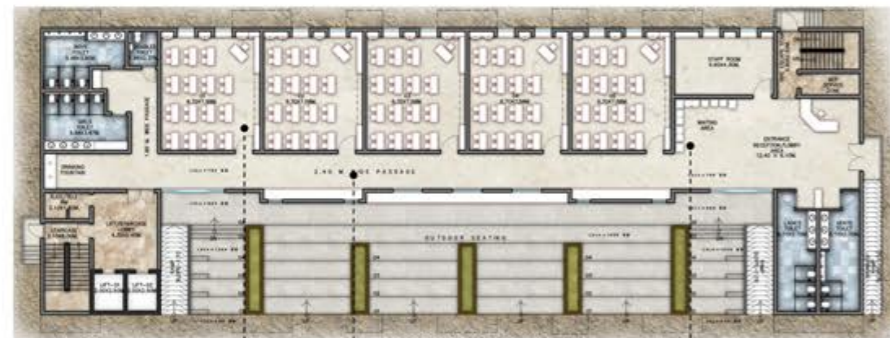
EXTENSION BUILDING



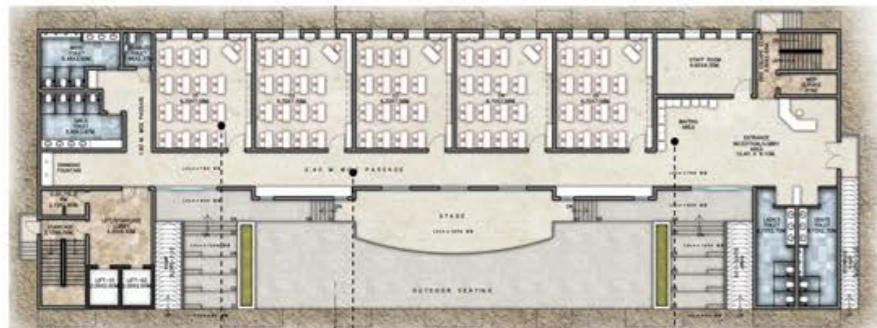
ROOF PLAN



TYPICAL FLOOR-1ST TO 3RD



GROUND FLOOR-OP2



GROUND FLOOR-OP1



BASEMENT FLOOR

CONCEPT

THE EXTENSION BUILDING IS DESIGNED FOR AN EXISTING INDIAN SCHOOL ESPECIALLY FOR THE INTERNATIONAL CBSE WING.

THE CONCEPT WAS TO ACCOMMODATE APPROXIMATELY 40 NEW CLASSROOMS,

OPEN CONCEPT STAGE FOR VARIOUS PERFORMING ACTIVITIES.

THE EXISTING BASKETBALL COURT IS SHIFTED TO THE ROOF
THE PROVISION OF 2 NOS. LIFTS ARE KEPT IN ADDITION TO THE MAIN AND FIRE STAIRCASE

THE CLASSROOMS ARE DESIGNED FOR 30 STUDENTS EACH WITH THE FACILITY OF SMART CLASSES IN IT.

PROJECT DETAILS

TOTAL PLOT AREA 9238 SQM

NO OF FLOORS B+G+1+2+#3+R

BUILT-UP AREA 4438.50 SQM

START DATE 2016

COMPLETION DATE 2017

PROJECT COST 1.2 MILLION OMR



GOOGLE MAP IMAGE



ELEVATION OPTION-1



ELEVATION OPTION-2



ELEVATION OPTION-3



SECTION

EXTENDED VILLA AT MQ

LUXURY RESIDENTIAL DESIGN

PROJECT - EXTENSION VILLA AT MQ, MUSCAT, OMAN
 PLOT AREA- 847 SQM
 BUILT-UP AREA- 963.70SQM
 GROUND COVERAGE-325SQM (37.18%)
 FLOORS- L+G+F+P

DESIGN BRIEF

THIS VILLA IS SITUATED IN THE MADINAT QABOOS, MUSCAT. THE NEW VILLA IS BUILT NEXT TO THE CLIENT'S EXISTING VILLA

THE MAIN AMBITION BEHIND THE DESIGN OF THE VILLA, WAS TO CREATE A HOME THAT COMBINES A STRONG SENSE OF CENTRICITY WITH FLOWING CONNECTIONS TO ITS NATURAL ENVIRONMENT.

TO ACHIEVE THIS, THE HOUSE IS ARRANGED AROUND A LARGE GROUND FLOOR LIVING SPACE WITH DINNING, KITCHEN AND GUEST BEDROOM.

LEVELING FLOOR CONSISTS OF HALL WHICH OPENS TO BACK GARDEN POOL AREA FOR PARTIES ALONG WITH PANTRY AND SERVANT'S AREA.

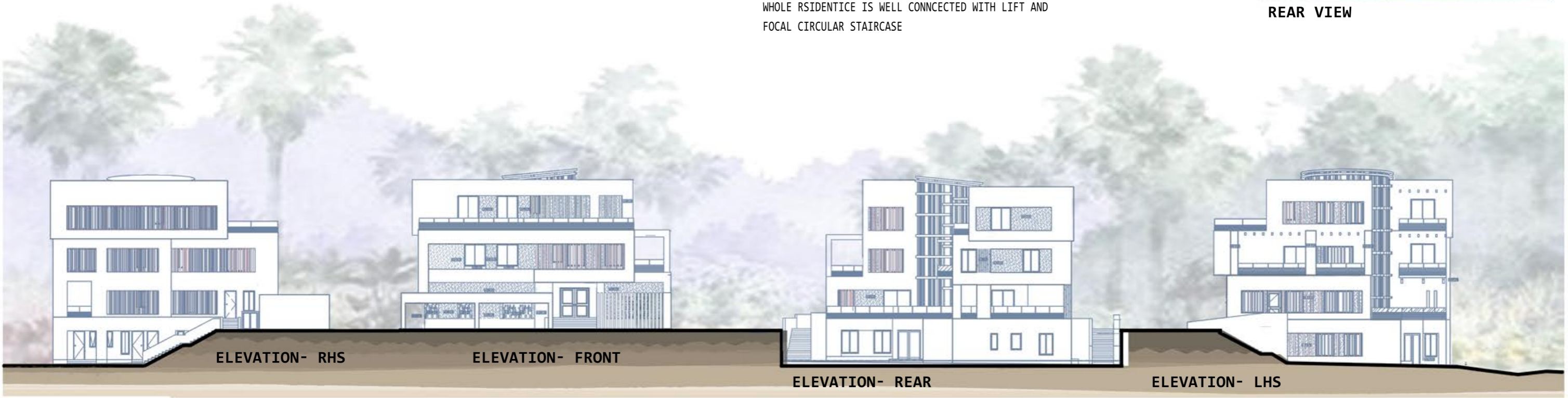
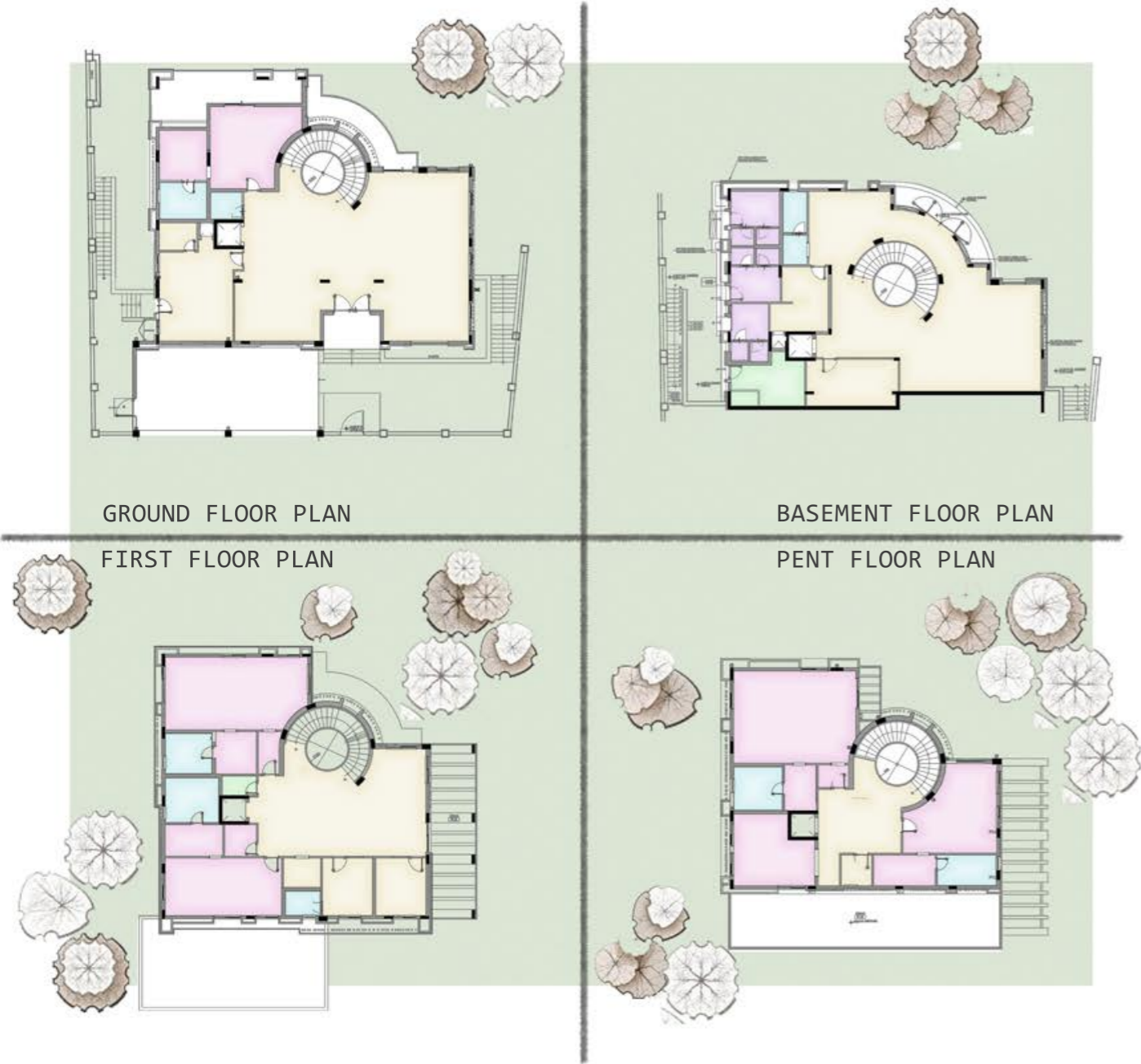
FIRST FLOOR AND PENT FLOOR ARE PRIVATE SPACES WITH EN-SUITE BEDROOMS, FAMILY ROOM, STUDY, PUJA ROOM. WHOLE RESIDENCE IS WELL CONNECTED WITH LIFT AND FOCAL CIRCULAR STAIRCASE



FRONT VIEW



REAR VIEW



EXTENDED VILLA AT MQ

LUXURY VILLA INTERIOR

GUEST BED ROOM-GROUND FLOOR



DINING AREA-GROUND FLOOR



LIVING ROOM-GROUND FLOOR

GUEST BATHROOM-GROUND FLOOR

A MODERN INTERIOR CAN BE AS ELEGANT AND SOPHISTICATED AS A CLASSIC ONE, WHEN THE SPACE IS DECORATED WITH A PERFECT TASTE, USING THE SERVICES OF AN EXPERIENCED INTERIOR DESIGNER.

THE PROJECT PROPOSED THIS RESIDENCE IS AN ILLUSTRATIVE EXAMPLE OF THIS.

IN THE CLASSIC STYLE INTERIOR DESIGN CONCEPTS THAT WE DID, WE USED MILD COLORS, LIKE DEEP BLUE, CRÈME COLOR, BEIGE, SAND COLOR. COLORS THAT ARE TENDER TO SEE AND ARE MATCHING EASILY AND WELL ONE WITH ANOTHER. THERE ARE FINE SHAPES THAT ARE A PLEASURE TO SEE, NATURAL CLASSIC DETAILS ON HAND CARVED FURNITURE AND PANELS. THE SENSE OF LUXURY COMES FROM THE GOLDEN DETAILS THAT ARE USED HERE AND THERE.

FAMILY AREA-PENT FLOOR



KITCHEN VIEW-GROUND FLOOR

PUJA GHAR-FIRST FLOOR

POWDER ROOM-GROUND FLOOR



TWIN VILLA

RESIDENTIAL SPACE



PERSPECTIVE VIEW

THIS TWIN VILLA IS SITUATED IN THE MADINAT QABOOS, MUSCAT.

THE MAIN AMBITION BEHIND THE DESIGN OF THE VILLA, WAS TO CREATE A HOME THAT COMBINES A STRONG SENSE OF CENTRICITY WITH FLOWING CONNECTIONS TO ITS NATURAL ENVIRONMENT.

TO ACHIEVE THIS, THE HOUSE IS ARRANGED AROUND A LARGE GROUND FLOOR LIVING SPACE WITH DINNING, KITCHEN AND GUEST BEDROOM.

LEVELING FLOOR CONSISTS OF HALL WHICH OPENS TO BACK GARDEN POOL AREA FOR PARTIES ALONG WITH PANTRY AND SERVANT'S AREA.

FIRST FLOOR AND PENT FLOOR ARE PRIVATE SPACES WITH EN-SUITE BEDROOMS, FAMILY ROOM, STUDY, PUJA ROOM. WHOLE RESIDENTICE IS WELL CONNECTED WITH LIFT AND FOCAL CIRCULAR STAIRCASE.

PROJECT - TWIN VILLA AT MQ, MUSCAT, OMAN

PLOT AREA- 1,397 SQM

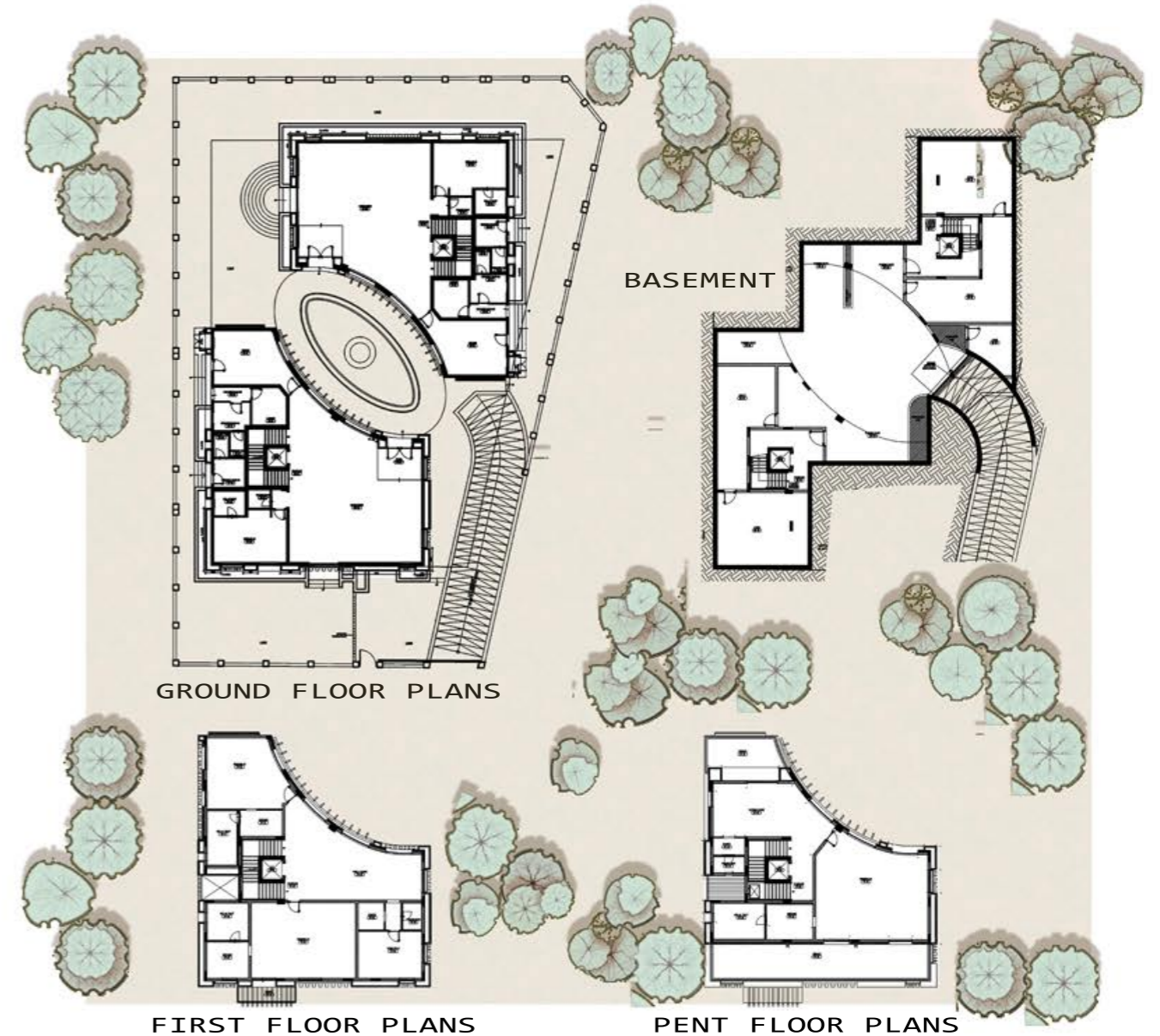
BUILT-UP AREA- 1,736 SQM

GROUND COVERAGE-479 SQM (34.28%)

FLOORS- L+G+F+P



SECTION

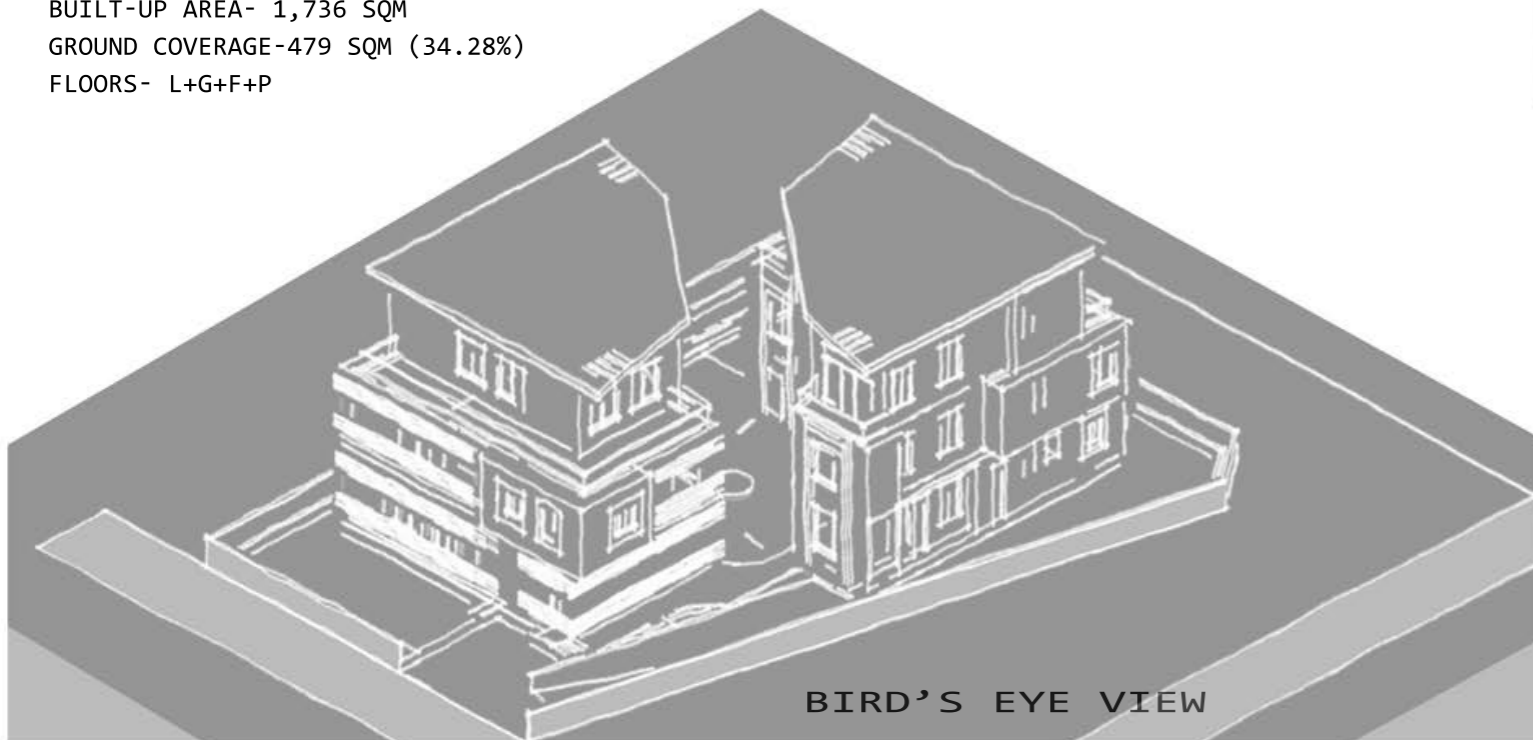


GROUND FLOOR PLANS

FIRST FLOOR PLANS

PENT FLOOR PLANS

FLOOR PLANS



BIRD'S EYE VIEW



SIDE ELEVATION

FRONT ELEVATION

TWIN VILLA

LUXURY VILLA INTERIOR

KITCHEN VIEW



FIRST FLOOR SITTING AREA

BATHROOM VIEW

STUDY ROOM VIEW

POWDER TOILET VIEW



THIS FUNCTIONAL CONTEMPORARY VILLA DESIGN INCLUDES THE USE OF NEUTRAL COLORS AND SLEEK FEATURES. THE MODERNIST FEATURES OF EVERY CONTEMPORARY DESIGN GIVE A SERENE VIBE TO THE WHOLE DESIGN. WOOD FINISHES AND FURNISHINGS PROVIDE NATURAL ELEMENTS WHICH PERFECTLY BALANCES ALL THE FEATURES OF THIS VILLA DESIGN.

THE TWIN VILLA INTERIOR CONCEPT AND EXECUTION IS DONE FOR BOTH THE VILLAS KEEPING THE BASE THEME AS CONTEMPORARY. THE CHANGE IN WALLPAPERS, COLOUR THEMES ARE DONE IN THE VILLAS FOR AS PER THE CLIENT CHOICE AND TASTE.

BEDROOM VIEW

SITTING AREA-PENT FLOOR VIEW

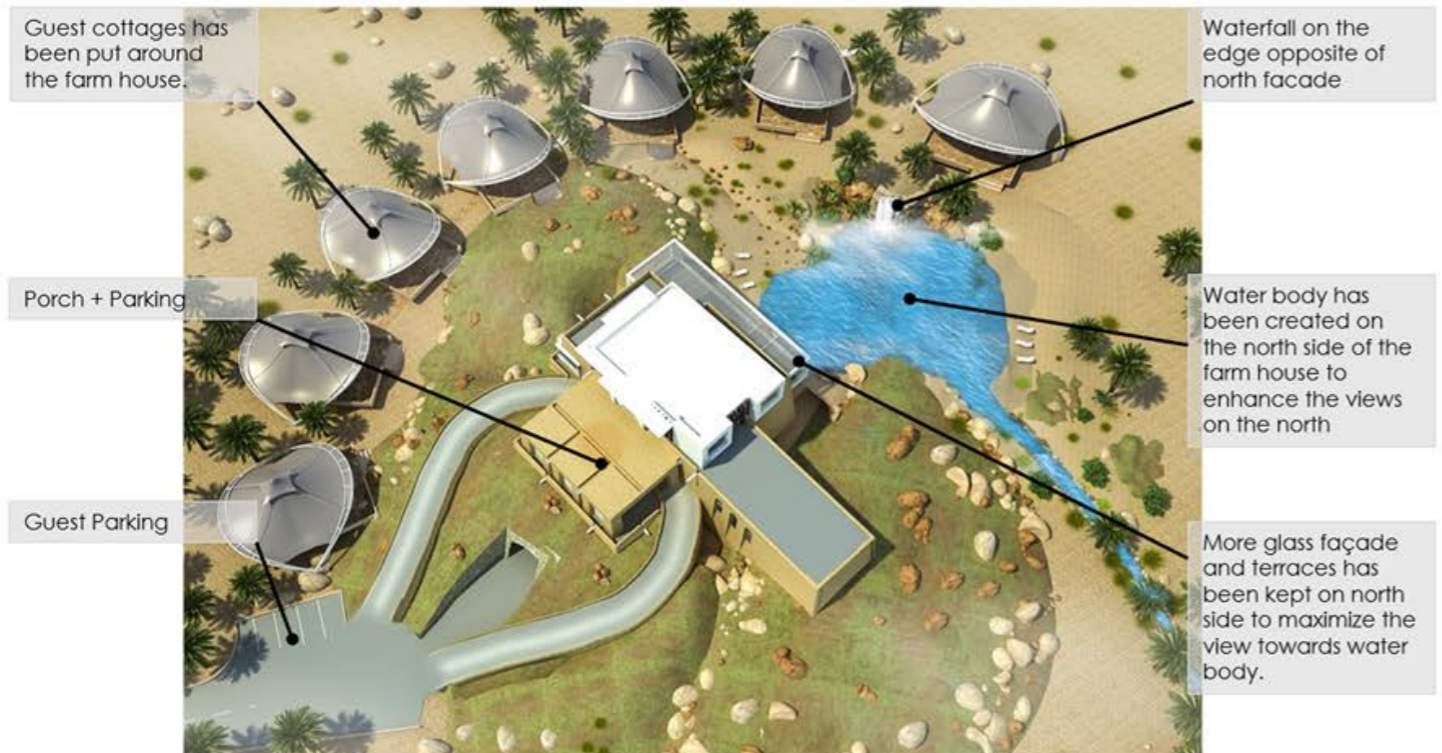
PUJA GHAR VIEW

BEDROOM-2 VIEW



FARM HOUSE

MERGING CULTURAL STYLES



SITE VIEW SHOWING FARM HOUSE WITH GUEST COTTAGES



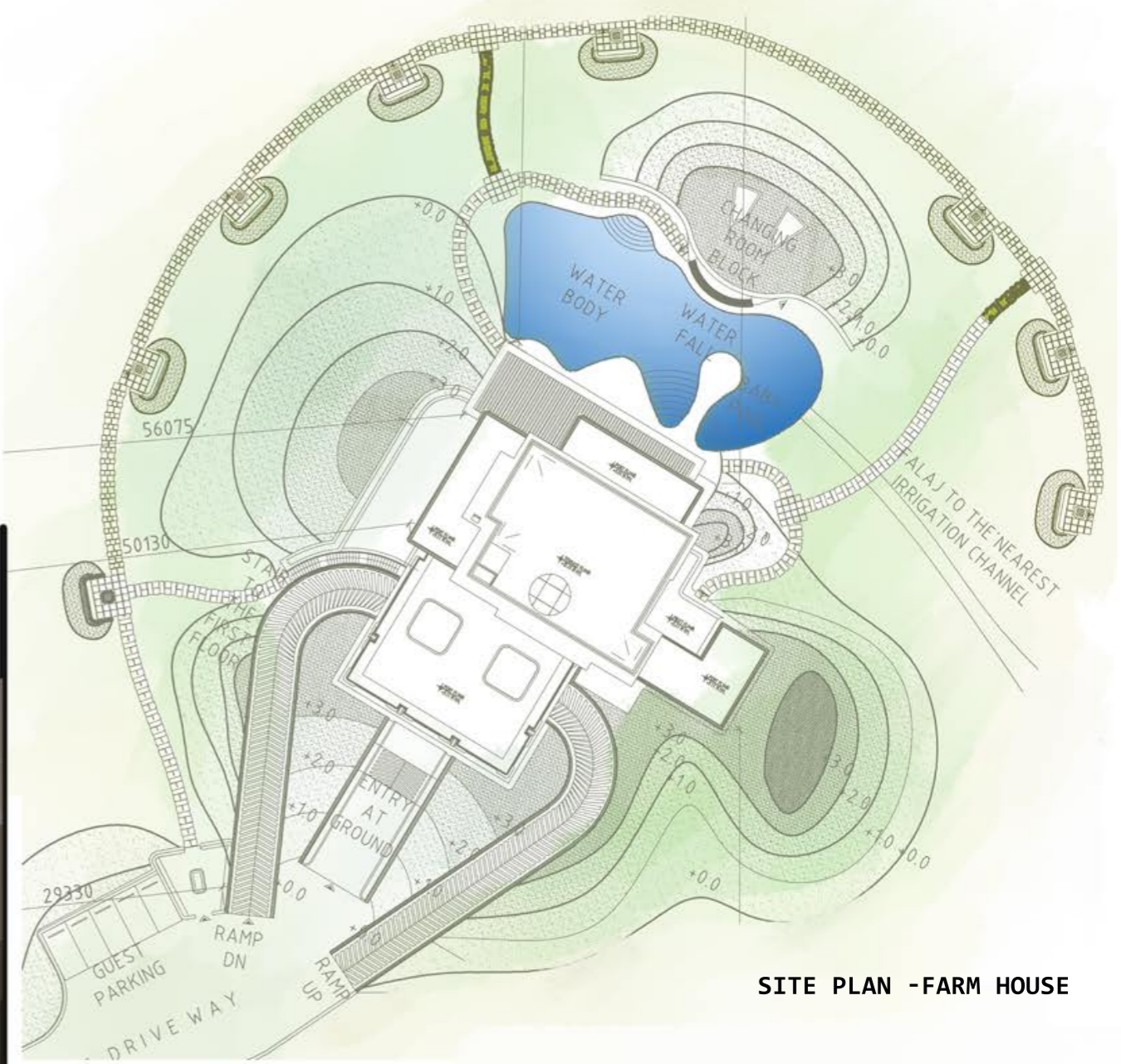
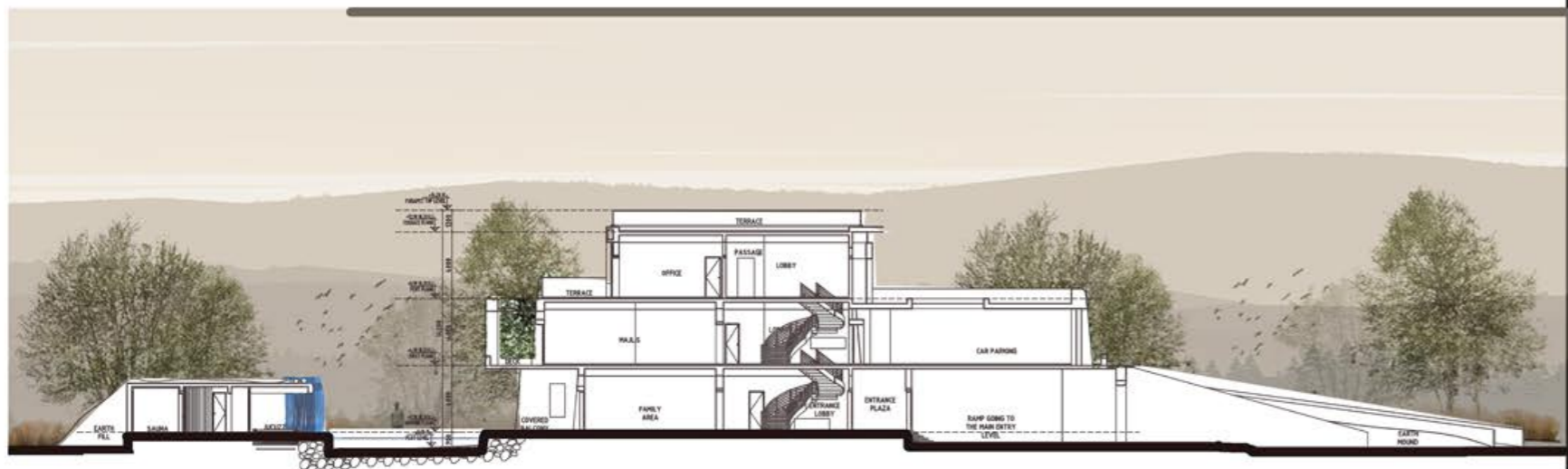
PERSPECTIVE OF ENTRANCE AND BACKYARD AREA



VIEW OF FALAJ WITH WATER FALL

PROJECT - FARM HOUSE AT BARKHA, OMAN
 PLOT AREA 88,663 SQM
 BUILT- UP AREA- 1,732SQM
 GROUND COVERAGE-1.13%
 STATUS - CONSTRUCTION
 TOTAL COST-1,517,805.00 OMR

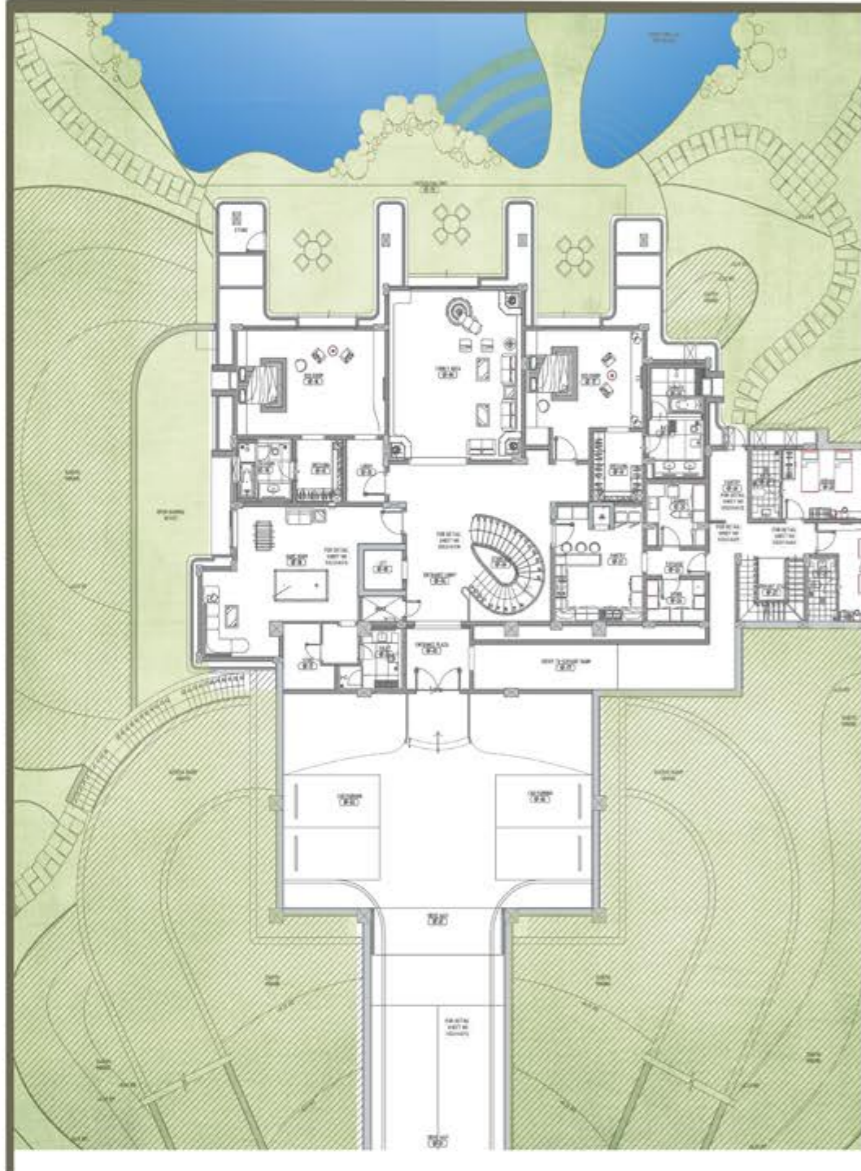
SECTIONIIION SHOWING FARMHOUSE AND CHANGING ROOMS



SITE PLAN -FARM HOUSE

FARM HOUSE

MERGING CULTURAL STYLES



GROUND FLOOR PLAN

CONCEPT:
 IN SPITE OF PRIMITIVE VERNACULAR ARCHITECTURE STYLE, THE STRUCTURE HAS BEEN GIVEN A UNIQUE MODERN IDENTITY ON NORTH FAÇADE TO INVITE MORE NORTH LIGHT AND WATER BODY VIEWS.
 ULTRA MODERN ELEMENTS FROM MINIMALISTIC ARCHITECTURAL STYLE HAS BEEN ADOPTED AND MERGED IN VERNACULAR BASED STYLE.

THE IDEA TO CREATE MOUNDS AROUND AND WATER BODY AT THE REAR OF THE VILLA, WAS TO GIVE NATURAL COSY AND INTROVERT ENVIRONMENT TO ALL SURROUNDING SPACES. ON THE GROUND FLOOR THE WATER CANALS (FALAJ) HAS BEEN DRAWN FROM WATER BODY INTO NATURAL POOL SPACES TO ENHANCE ITS SPATIAL VALUE.

SOUTH WEST FACADE
 OVERALL FORM OF THE BUILDING HAS BEEN MERGED WITH NATURE, BY INSPIRING WITH VERNACULAR ARCHITECTURE.

ELEMENTS FROM VERNACULAR OMANI ARCHITECTURE (MASSIVE COLUMNS IN PORCH AND VERTICAL WOODEN BLINDS IN PENT FLOOR) HAVE BEEN TRANSFORMED TO ACHIEVE A RICH COMBINATION OF CLASSIC & MODERN PATTERNS FOR THE SOUTH - ENTRANCE FAÇADE IPSUM



FIRST FLOOR PLAN

THE FARM HOUSE COMPRISES OF MULTIPLES FLOORS WITH FAMILY ROOM, GAME ROOM, 2 NOS. EN-SUITE BEDROOMS, PANTRY, LAUNDRY, STORE ROOM SEPERATE SERVANT'S QUARTES ON GROUND FLOOR LEADING DIRECT ACCESS TO BACKSIDE POOL AREA AND COTTAGES.
 FIRST FLOOR IS DIRECTLY CONNECTED TO MAIN ENTRANCE PORCH AND PARKING AREA CONNCETD BY DRIVE WAY RAMPS. IT HAVE MAIN MAJLIS FOR MEN AND WOMEN, GUEST BEDROOM, ENTERTAINMENT ROOM, DINING ROOM AND MAIN KITCHEN. IT HAS A SPACIOUS DECK TOWARDS SOUTH WEST SIDE WITH A MESMERIZING VIEW OF POOL AND WATER FALL.

PENT FLOOR PLAN

PENT FLOOR IS KEPT FOR MASTER BEDROOM WITH EN-SUITE BATH ALONG WITH OFFICE AND FITNESS ROOMS.
 ALL THE FLOORS ARE CONNECTED VIA STAIRCASE AND LIFT. THE MAIN KITCHEN IS CONNECTED BY DUMB-WAITER THROUGH FLOORS INSIDE PANTRIES.



ELEVATION- RHS

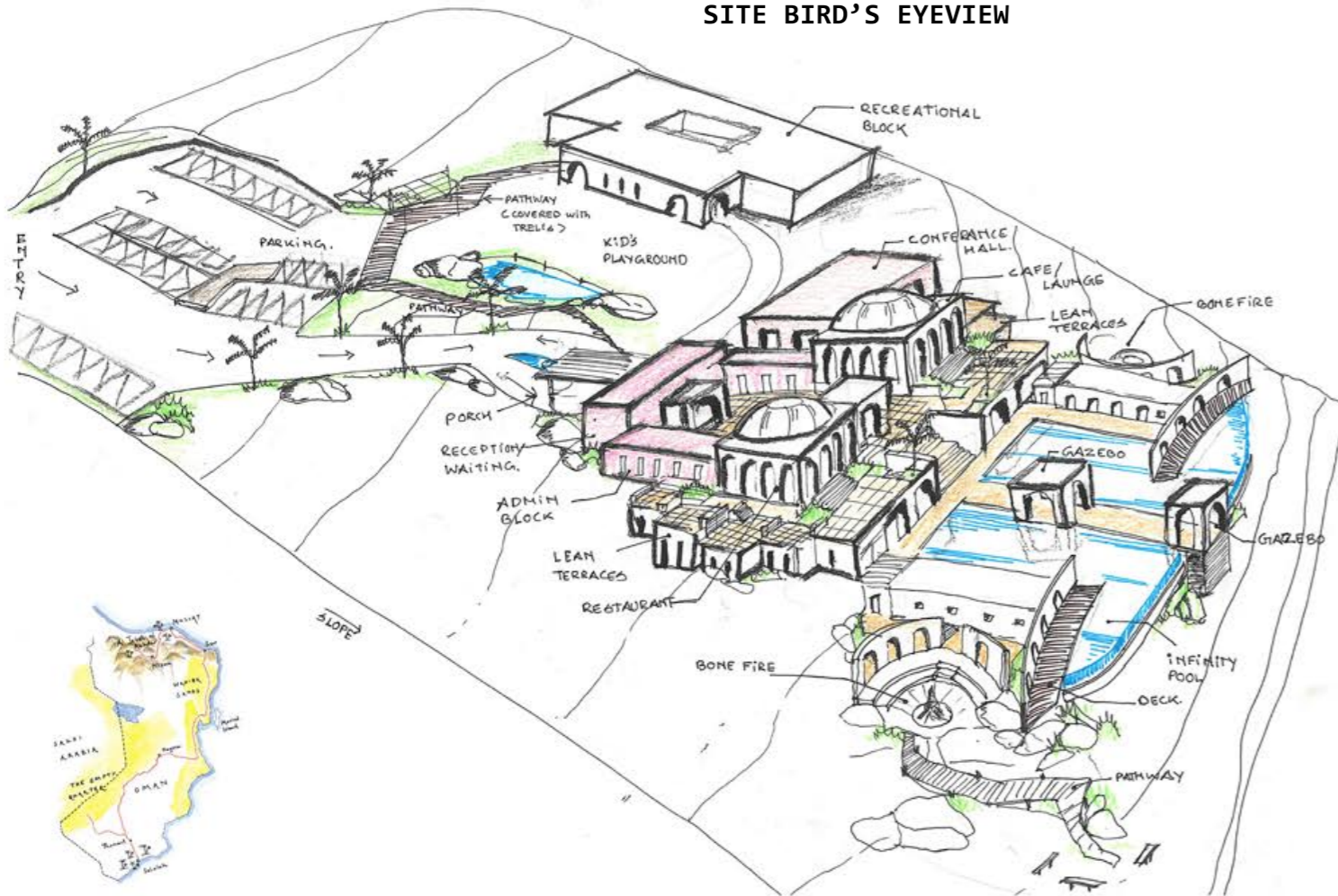
ELEVATION- FRONT

ELEVATION- BACK

MOUNTAIN RESORT

CULTURAL CONTEXT

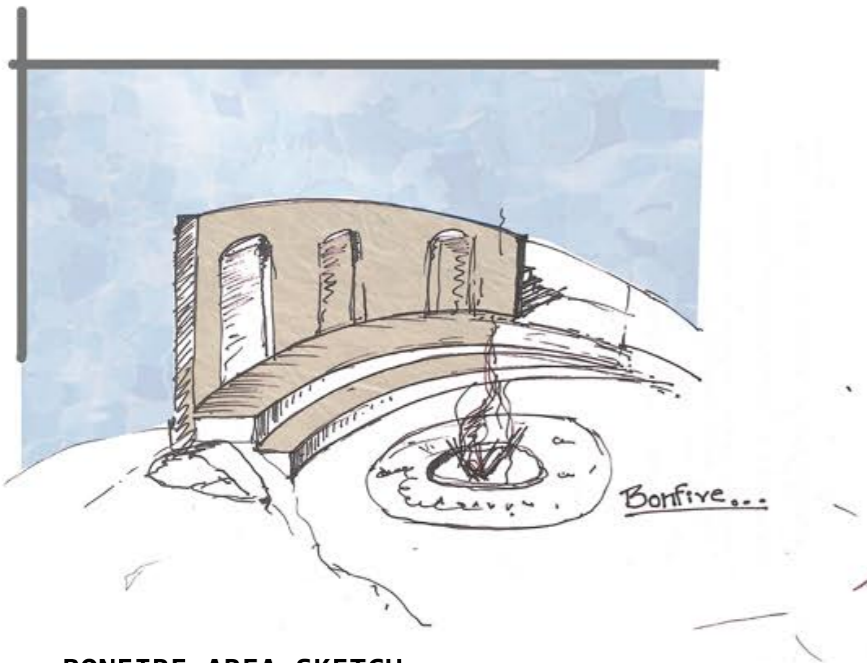
SITE BIRD'S EYEVUE



OMAN LOCATION PLAN

PROJECT- MOUNTAIN RESORT UNDER MINISTRY OF TOURISM, OMAN
 START DATE- 2014 CONCEPT STAGE
 COMPLETION DATE- 2016 -TENDER STAGE

TOTAL PLOT AREA- 12,000SQM
 TOTAL BUILT-UP AREA-2,427SQM



BONFIRE AREA SKETCH



AMENITIES_

- | | | |
|--------------------------|-------------------------------|--|
| 1 CHILDREN'S PLAYGROUND | 6 STEAM & SAUNA | 11 SHOPPING ZONE (LOCAL FARM PRODUCE) |
| 2 INFINITY SWIMMING POOL | 7 SPA & MASSAGE | 12 SHADED SEATING ARE FOR SIGHT-SEEING |
| 3 BONFIRE | 8 RESTAURANT | 13 CONFERENCE HALL (150 NOS.) |
| 4 BARBEQUE | 9 LAUNGE & CAFE | 14 MULITPURPOSE HALL (250 NOS.) |
| 5 JACUZZI | 10 OUTDOOR RESTAURANT SEATING | 15 TABLE TENNIS |
| | | 16 SNOOKER |
| | | 18 INFORMATIVE CENTRE FOR VISITORS |



VIEW FROM INFINITY POOL SIDE



VIEW FROM PARKING SIDE



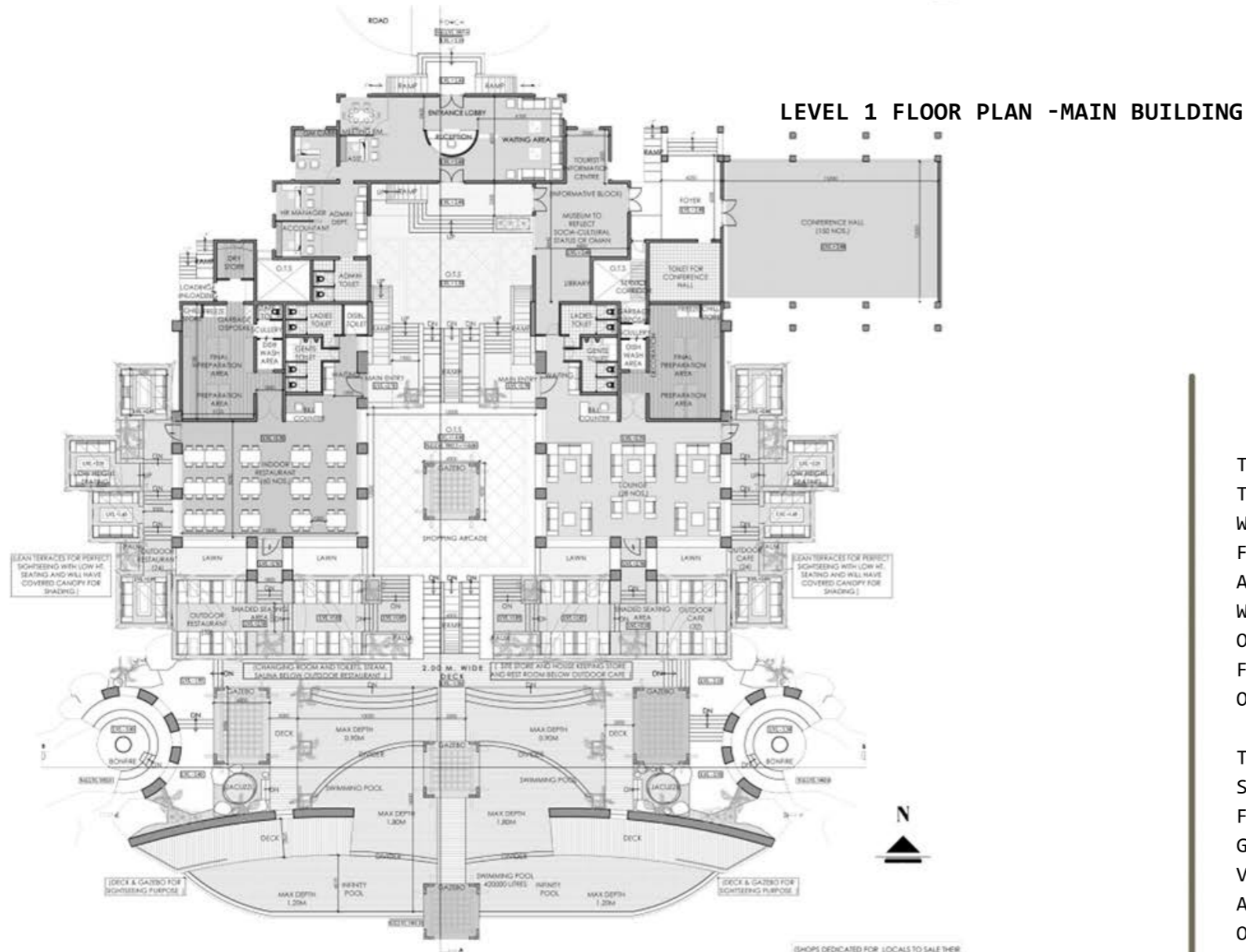
VIEW FROM INFINITY POOL SIDE

MOUNTAIN RESORT

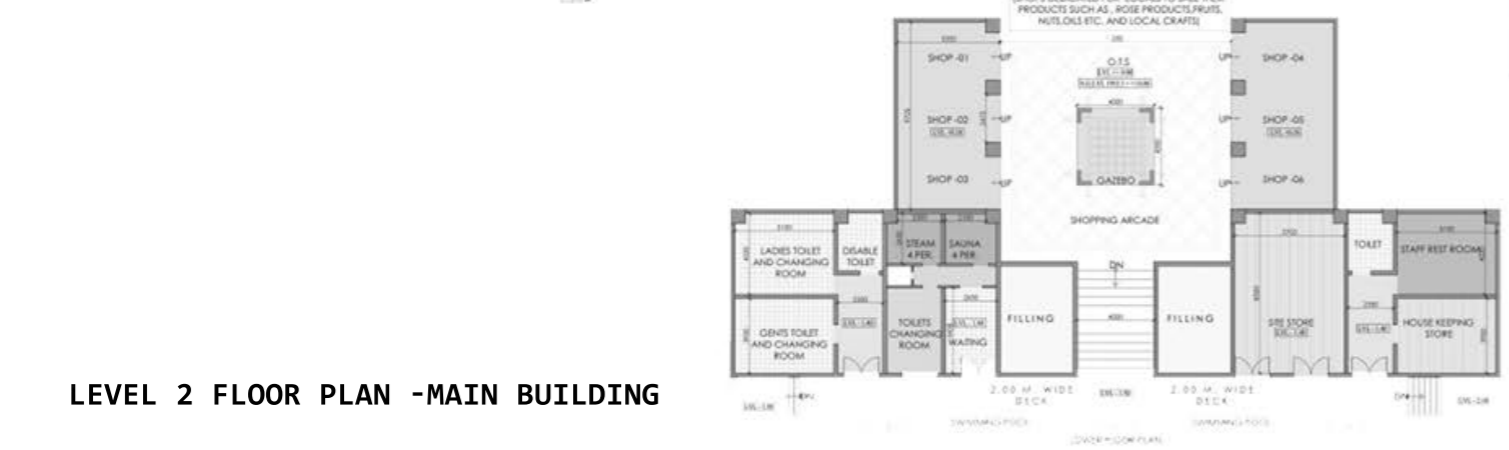
CULTURAL CONTEXT



BUILDING ELEVATION 1



LEVEL 1 FLOOR PLAN -MAIN BUILDING



LEVEL 2 FLOOR PLAN -MAIN BUILDING



PERSPECTIVE BIRD'S EYE VIEW

THE BUILDINGS IS DESIGNED IN LINE WITH LOCALLY INSPIRED CONTEMPORARY ARCHITECTURE THROUGHOUT THE PROJECT. WE HAVE FOCUS ON MAXIMIZING USE OF LOCAL PRODUCTS AND MATERIALS WHEREVER POSSIBLE, LIKE WITH USE OF LOCAL ROCKS WHICH WILL RETRIEVE DURING EXCAVATION FOR THE STONE MASONRY, MINIMISATION OF DISTURBANCE TO THE EXISTING NATURAL FLORA AND FAUNA, AND TO LOCAL PEOPLE LIVING IN THE VICINITY.

WATER CONSERVATION PRACTICES, INCLUDING USE OF CURING COMPOUND TO MITIGATE THE SCARCITY OF WATER AND USE OF HISTORIC FALAJ SYSTEM FOR LANDSCAPING. THE LANDSCAPE DESIGN IS ALSO FOCUSED ON MINIMISING THE USE OF WATER THROUGH A SELECTION OF GRAVELS, PAVING AND A PALETTE OF LOCAL PLANT SPECIES TO THE JABAL AKHDAR CLIMATE AND SOIL CONDITIONS.

THE BUILDING IS FEATURED WITH FULL RANGE OF FACILITIES INCLUDING A RESTAURANT WITH COMBINED SEMI COVERED TERRACES FOR PERFECT SIGHT-SEEING AND LOUNGE WITH ALL TYPES OF ENTERTAINMENT FACILITIES AND A CONNECTED OUTDOOR CAFE, OUTDOOR INFINITY POOL, STEAM, SAUNA, JACUZZI AND GAZEBO'S FOR SIGHTSEEING ALONG WITH BONFIRE & BARBEQUE FACILITIES FOR VISITOR ON THE VIEW SIDE TO ENJOY BREATH-TAKING VIEWS.

ALSO, IT HAS A SEPARATE RECREATION CENTRE WITH MULTIPURPOSE HALL IN IT HAVING CAPACITY OF 250 PEOPLE AND SPORT FACILITIES SUCH AS TABLE TENNIS, SNOOKER AND A HUGE PLAYGROUND FOR CHILDREN.



BUILDING ELEVATION 2

BEACH RESORT

LUXURY RESORT

THE PROPOSED DESIGN OF A TOURIST DEVELOPMENT RESORT IS LOCATED IN THE PORT TOWN OF DUQM IN OMAN. PROPOSED BY THE OMAN TOURISM DEVELOPMENT COMPANY FOR THE DEVELOPMENT OF THE FISHING TOWN.

THE RESORT DESIGN CATER TO THE LOCAL NEEDS AND PROVIDES AMPLE PROMOTIONAL OPPORTUNITIES TO THE LOCALS. THE SITE SPREADS OVER 50,000 SQ.M LOOKING TOWARDS THE ARABIAN SEA.

INHABITING A HOTEL WITH ROOMS CAPTURING THE SEA VIEW, THE SITE ALSO HOUSES A HEALTH CLUB, A SEA FOOD SPECIALITY RESTAURANT PROMOTING THE LOCAL FLAVOURS AND A HUGE MARKET AND BUSINESS CENTRE FOSTERING THE LOCAL ARTS AND VOCATIONS. AN AMUSEMENT PARK OFFERING WATER SLIDES AND FUN ACTIVITIES LIKE FISHING, WATER SPORTS ADDS TO THE RECREATION ACTIVITIES AND PROVIDES LIVELIHOOD TO THE LOCAL FISHERMEN.

TWO SEPARATE ENTRIES TO SITE ENSURES THAT NO CHAOS IS CREATED ON SITE AND THE TRAVEL DISTANCE IS MINIMIZED. THE TWO STOREY HOTEL OFFERS THE PICTURESQUE VIEW OF THE SEA ALONG WITH THE POOL IN THE BACKSIDE WITH ENOUGH ACCOMMODATION FOR ABOUT 150 GUESTS.

CLOSE PROXIMITY TO CLUB AND RESTAURANT THROUGH COVERED RUSTIC WALKWAYS MAKING INTERNAL CIRCULATION A DELIGHTFUL EXPERIENCE.

THE CHALETs ARE CONNECTED TO THE HOTEL , CLUB AND RESTAURANT VIA PERGOLAS. A CLUSTER OF 10 CHALETs IS ACCESSED VIA LANDSCAPED COURT AND LOOKS OUT TOWARDS THE SEA.

THE SECOND ENTRANCE LEADS TO A CANOPY, THROUGH WHICH THE RESTAURANT, BUSINESS CENTRE AND LOCAL MARKET CAN BE ACCESSED. AN ACTIVITY AREA PROVIDES CAMEL RIDING AND PROMOTES LIVELIHOOD FOR THE VILLAGE HERDSMAN AND ALSO PROVIDES ACCESS TO THE WATER ACTIVITY AREAS , FUN FISHING AND BOAT RIDES.

THE SMALL AMPHITHEATRE IS USED FOR PERFORMING ARTS, DAGGER SHOWS AND FABLE TELLING.

THE DESIGN ALSO PROPOSES A SPILL OUT AREA FORMING AN OPEN AIR MARKETPLACE AND LOTS OF GREEN SPACE FACILITATING THE LUXURY AND SERENE EXPERIENCE OF A WORLD CLASS HOLIDAY.



AERIAL VIEW



First Floor Plan



Typical Room Layout



Ground Floor Plan



Key Plan

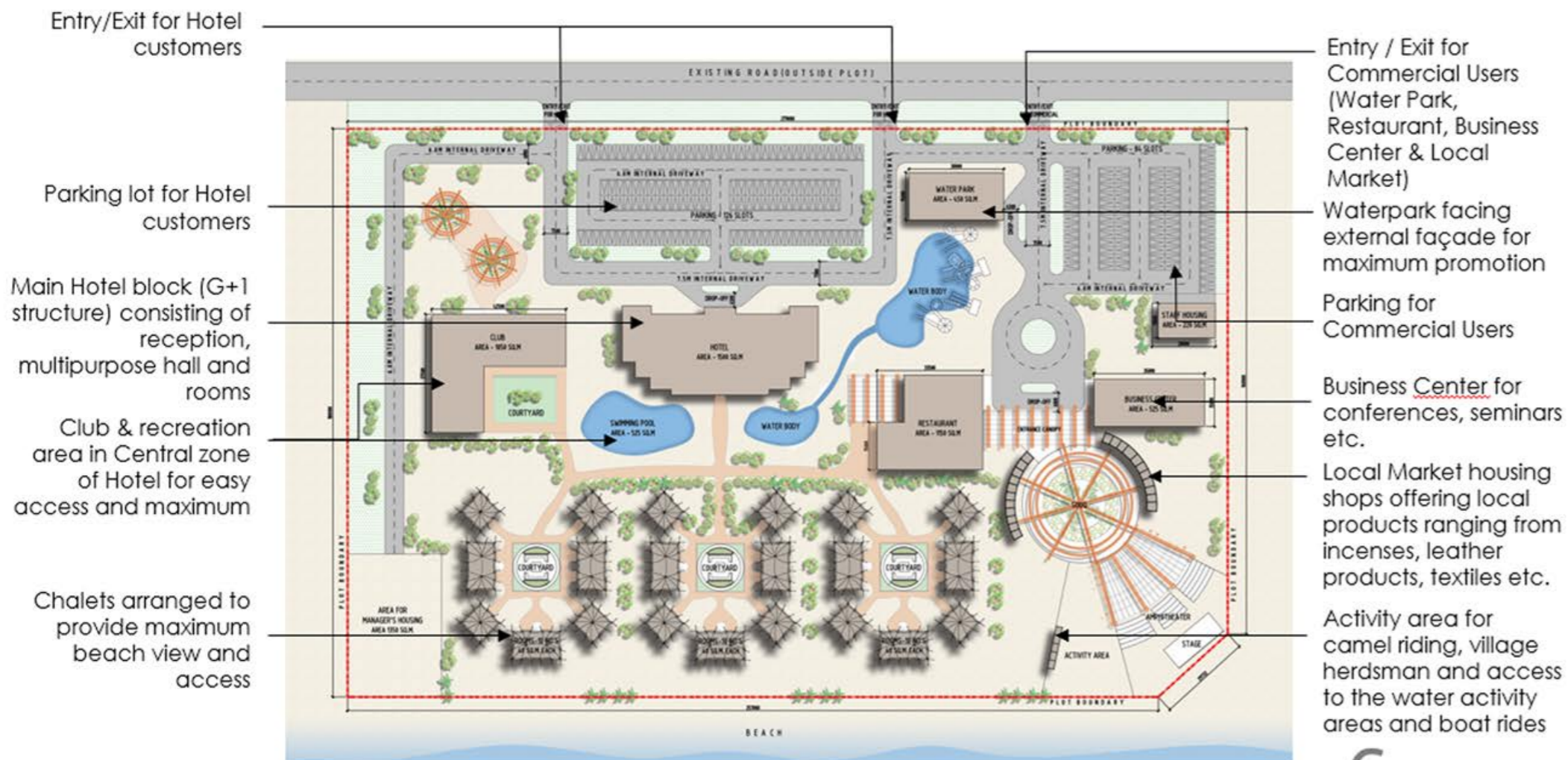
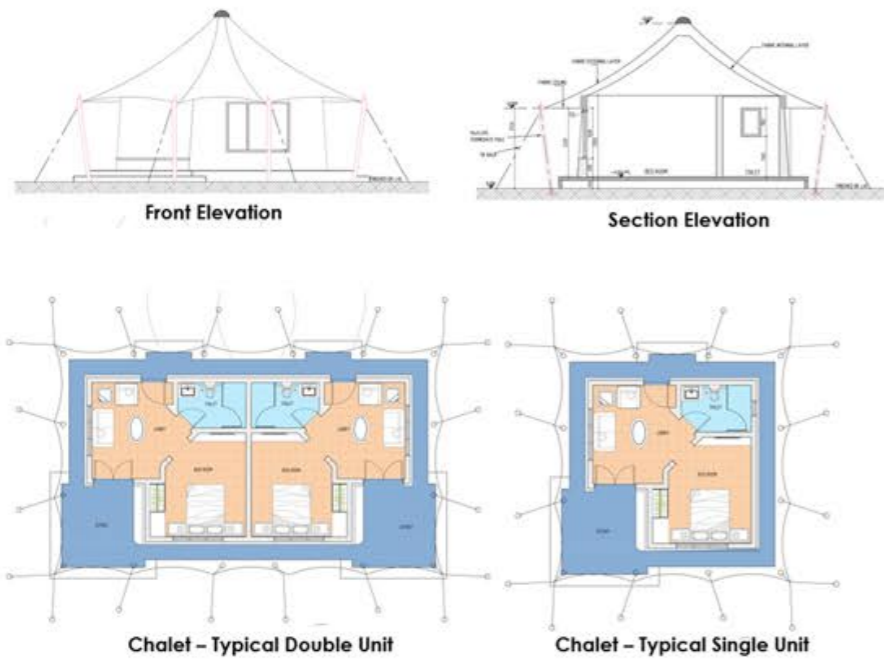
HOTEL BLOCK



VIEW OF CHALETs

BEACH RESORT

LUXURY RESORT



SITE SECTION & ELEVATION

AREA STATEMENT			
SPACE NAME	AREA (sq.m)	NO. OF FLOORS	NO. OF UNITS
HOTEL	2580	G+1	40
CHALETS	1390	G	30
CLUB	1050	G	1
RESTAURANT	1150	G	1
SOUQ	300	G	22
MARKET+ACTIVITY AREA	3275	G	-
WATER PARK	1500	G	1
BUSINESS CENTRE	525	G	1
STAFF HOUSING	220	G	1
PARKING	-	-	210
TOTAL BUILT UP AREA		8,715	
TOTAL PLOT SIZE		50,000	
TOTAL BUILT UP %		17.43	

CONCEPT



EXTERNAL VIEW

MAJLIS INTERIOR DECOR CONCEPTUALIZATION

THE DESIGN OF THIS VILLA IS INSPIRED BY TRADITIONAL ARABIC & CLASSIC DESIGN SHAPES AND TONES.

A TOUCH OF MODERNITY IS INCLUDED IN THE INTERIOR DESIGN AND FUNCTIONALITY OF SPACE TO ACCOMMODATE THE CURRENT GENERATION'S NEEDS.

MOROCCAN DESIGN DIRECTION DIFFERENT FROM OTHER ETHNIC STYLES ON SEVERAL FEATURES:

USE OF NICHEs AND ARCHES TO DECORATE THE ROOM. THIS IS ONE OF THE MAIN DISTINCTIVE FEATURES: LANCET WINDOWS AND DOORWAYS, AS WELL AS DECORATIVE NICHEs IN THE WALLS;

LOW AND WIDE FURNITURE. THAT ALLOWS YOU TO USE MORE PIECES OF FURNITURE WITHOUT OVERLOADING THE ROOM APPEARANCE; ORIENTAL PATTERN IS DECORATING WITH FLOORS, CARPETS, UPHOLSTERY, WALLS AND EVEN CEILINGs.

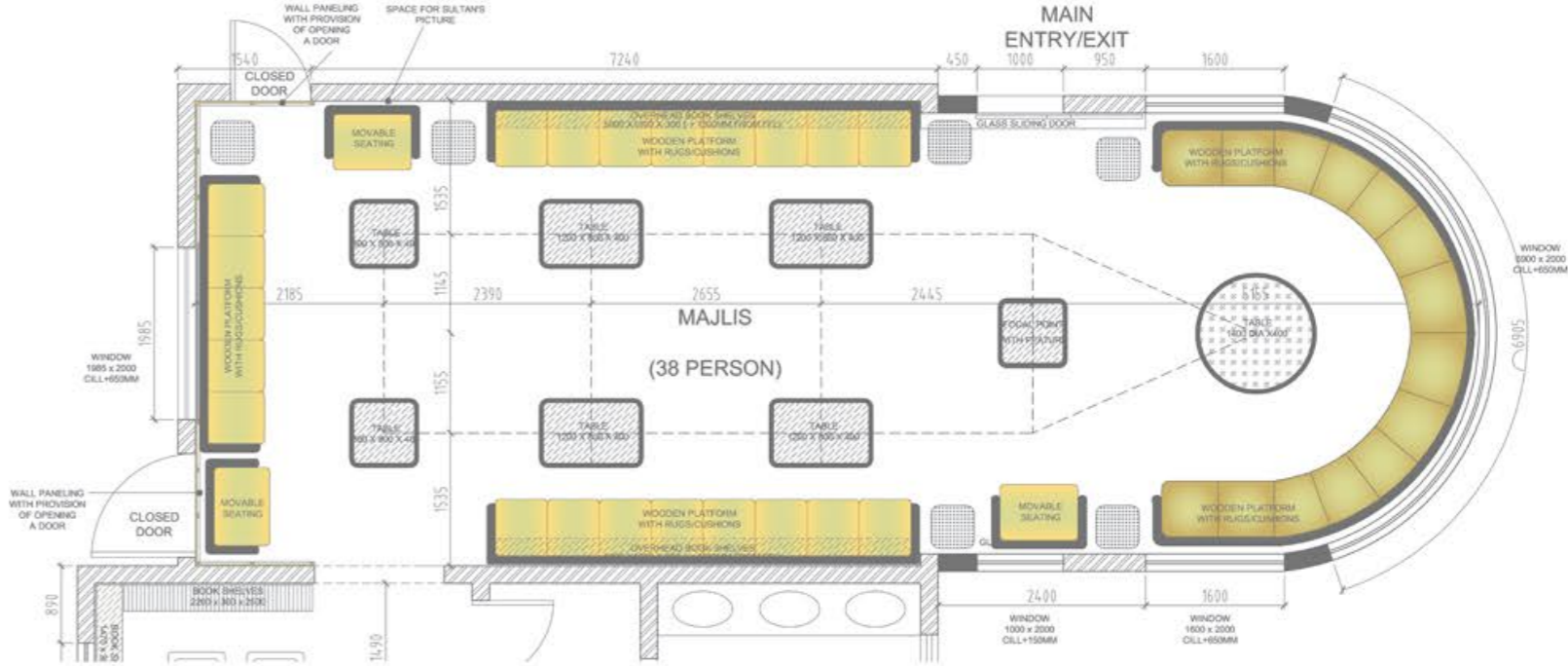
A BOLD MIXTURE OF COLORS AND TEXTURES OF MATERIALS, AS WELL AS VIGOROUS COLOR COMBINATIONS.



REFERENCE IMAGE FOR WOODEN PLATFORM SEATING ARRANGEMENT

REFERENCE IMAGE FOR WALL PANELING

REFERENCE IMAGES SHOWING CONCEPT SELECTION



FLOOR PLAN FURNITURE LAYOUT

GINGER HOTELS

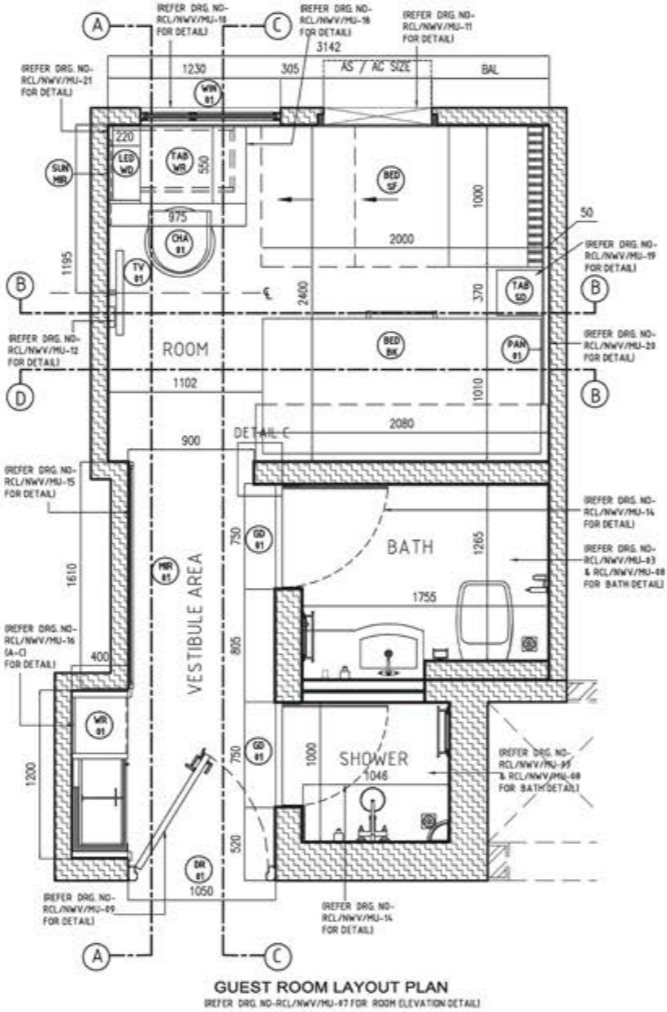
SMART ROOM CONCEPTS

OPTIONS FOR BED-VARIATION



FLOOR PLAN-TWIN ROOM

FURNITURE -MODULAR CONCEPT



GINGER HOTELS IS A BRAND FOR SMART HOTELS ACROSS INDIA. THEIR HOTELS ARE ALL SET TO MAKE STAY FUSS FREE AND SURPRISINGLY AFFORDABLE.

THE GINGER EXPERIENCE BRINGS TOGETHER ATTRACTIVE PUBLIC AREAS AS WELL AS SPOTS DESIGNED FOR SOLITUDE, ALLOWING THE SMOOTH TRANSITION FROM ONE TO THE OTHER.

THE ROOMS DELIVER AN ELEVATED STAY EXPERIENCE WITH THE PERFECT MIX OF AESTHETICS AND FUNCTIONALITY.

THIS CONCEPT WAS DESIGNED TO MAKE SMART ROOMS BY PROVIDING MORE FACILITIES TO THE USERS COMING FOR SPECIFICALLY BUISNESS PURPOSE.

THE IDEA WAS TO DESIGN AN AFFORDABLE STAY FOR BUISNESS PEOPLE WITH ALL STANDARD AMENITIES PROVIDED.

THE SPACE WAS DESIGNED AS MULTI-FUCNTION AREA WHICH CAN BE USED AS WORK PLACE IN DAY TIME AND RELAX AREA DURING NIGHTS.

SHOWER AND BATH ARE KEPT SEPERATE IN ORDER TO PROVIDE FLEXIBILITY TO THE MULTIPLE USERS AT THE SAME TIME.

OPTIONS FOR BED-COLOR THEMES



ROOM VIEW-VARIOUS