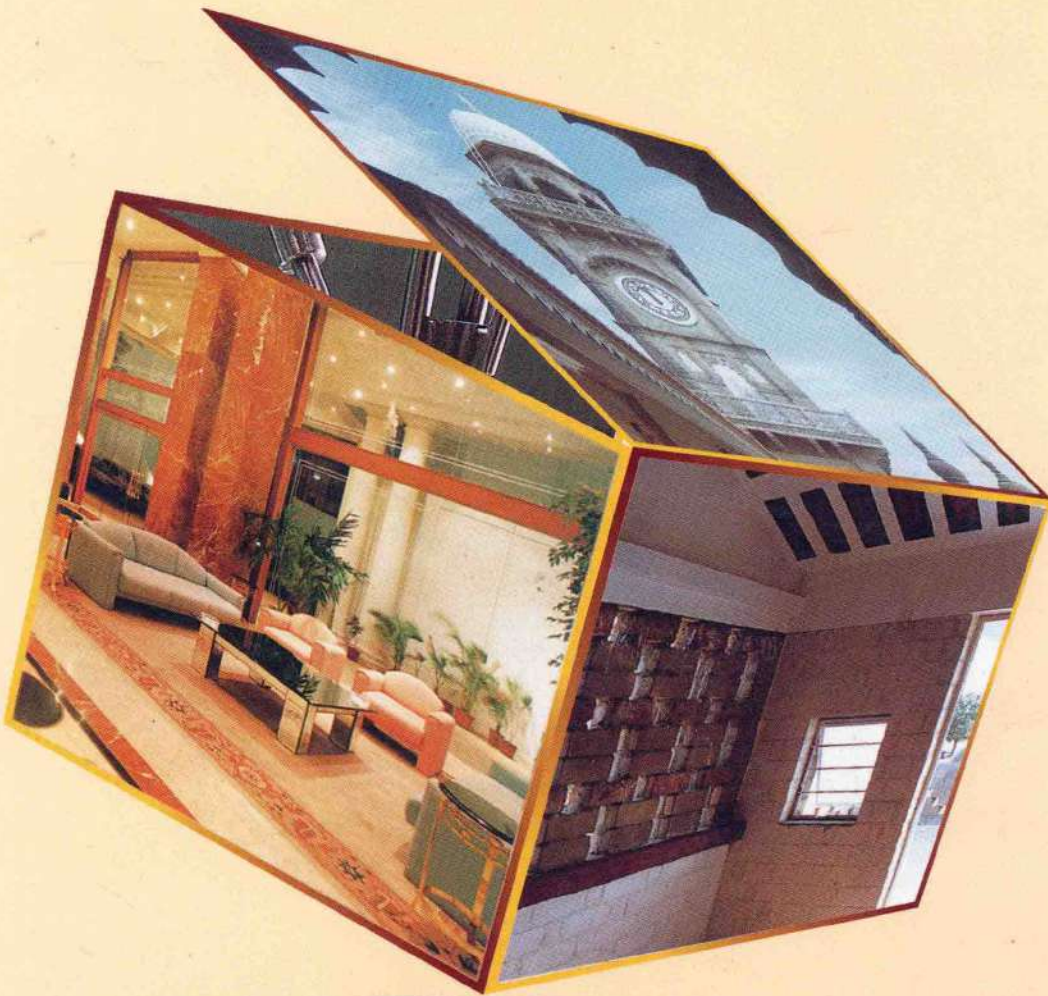


ARCHITECTURE A + D DESIGN

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**SLUM NETWORKING
FORM FOLLOWS TENSION
THE JHELMUM WATERFRONT**

The Royal Balwas, Ahmedabad

Architect **Hafeez Contractor**



Located on the Khanpur Road, the Royal Balwas Hotel is set back about fifty feet from the road facing the Sabarmati river. The concept derived its inspiration from a Parsi bungalow which was dismantled to make way for the hotel. The hotel spaces carry allusions in elements such as the classical column pilasters, Spanish stairs and Art Deco skylight.

A large semi-circular sweep of a canopy articulates the entrance. Having already perceived the entrance lobby through the huge plate glass at the

entrance, one is greeted by finishes of Italian marble.

Four pairs of Corinthian columns give direction towards a five-storey atrium. Silent capsule lifts carry the eye to Art Deco panels of the skylight, ninety-two feet above. Each of the 75 sq ft panels is in black powder-coated mild steel square rods with a perspex sheet covering.

Attention gets drawn to the fine detailing of the immediate surrounding public spaces. At one end of the lobby is the gentle curve of the staircase in Spanish "Alicante" leading to the 500-seat banquet

hall. "Antique" finish wooden columns and pediments provide a back-drop for the shiny black lacquer laminated reception desk. A custom made two and a half feet watch adorns the classical pediment at the back.

A level difference leads to a quiet classical ambience of the restaurant brought about by careful selection of furniture and upholstery. Modern bracket lights add a soft glow to the environs.

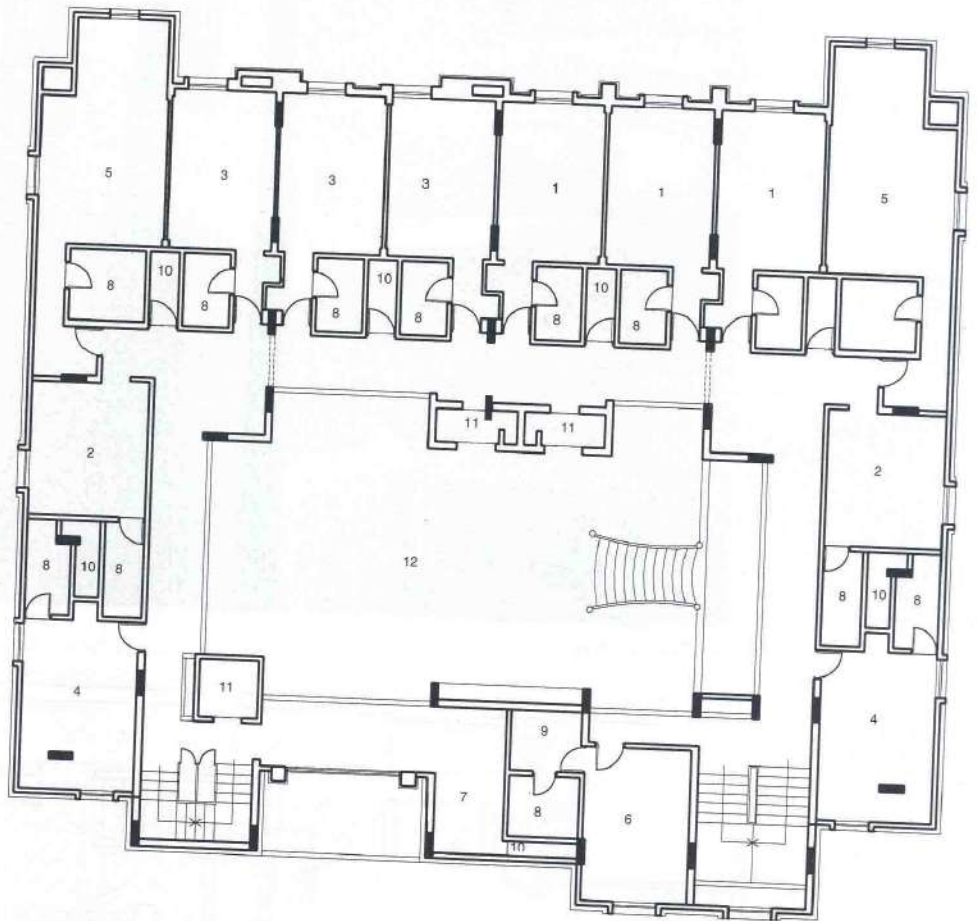
The limited site area reduced the scope for external landscaping. A crafted waterfall on the north compound wall was



Atrium lobby



Hotel Royal Balwas



- 1 Single Room (typical)
- 2 Single Room
- 3 Double Room (typical)
- 4 Double Room
- 5 Double Room (deluxe)
- 6 Double Room (executive)
- 7 Pantry
- 8 Toilet
- 9 Dressing
- 10 Duct
- 11 Lift Well
- 12 Atrium Below

TYPICAL FLOOR PLAN





Art Deco skylight



Suite interior

- 1 Living
- 2 Sleeping
- 3 Toilet
- 4 Bath
- 5 Pantry



SUITE PLAN



added. The 2100 sq ft restaurant capitalizes on its splendour through a glass wall.

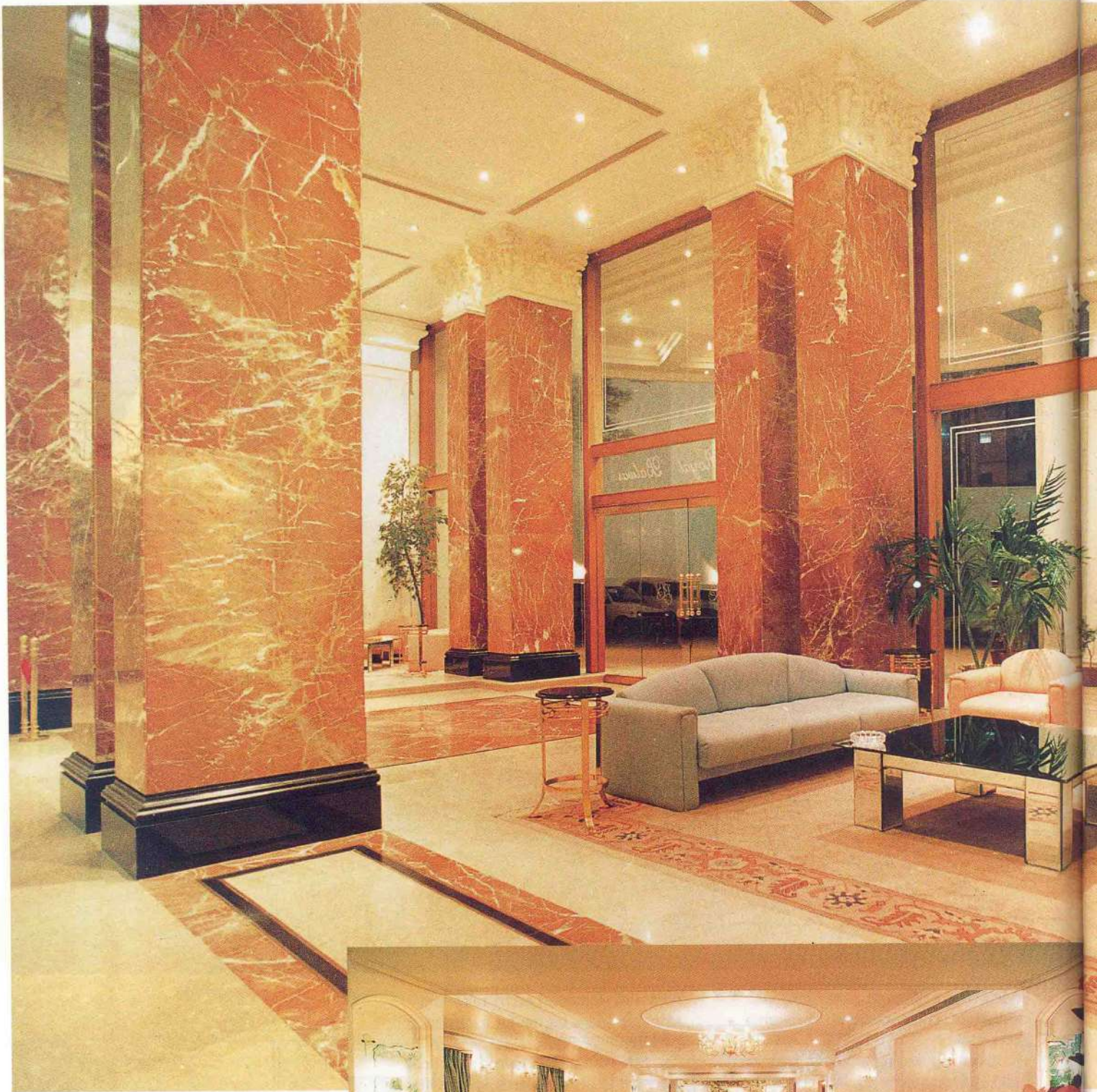
On the guest room floors, patterned hand-tufted carpets are laid out in the corridors in contrast to the plain carpeted floors of the guest rooms. The furniture and furnishing have been exclusively designed to attain a simple yet elegant look.

Taking into account conservative lifestyles of the clients, the swimming pool was moved from the western side to the basement with separate health clubs for

men and women, thereby releasing valuable space on top for a garden and parking.

Site constraints forced a vertical stacking of the essential spaces like the lobby and restaurants on the ground floor, banquet on the first and guest rooms on the subsequent floors with a separate service lift. The garden restaurant and conference facilities are on the top floor. The kitchen and other services have been tucked away in the basement.

Client: Associated Hotel Pvt Ltd
 Design Team: S. Suresh Chandra, Arvind Kumar
 Structural: P. C. Mohan
 Electrical: Mahesh, Pradeep
 Plumbing: Arvind Kumar
 Air Conditioning: D. S. Srinivasan
 Wall to wall: S. S. Srinivasan
 Cost: Rs. 2,50,00,000
 Client: Associated Hotel

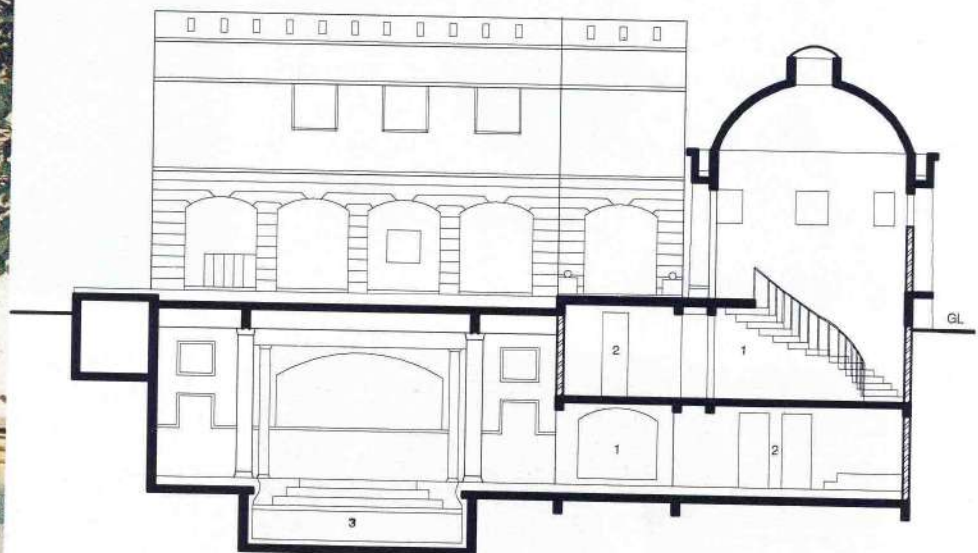


Entrance, lounge



Restaurant layout





- 1 Reception
- 2 Lobby
- 3 Swimming Pool

SECTION THROUGH SWIMMING POOL

0 2 5M

*Photographs by Noshir Gobhai and drawings
computer drafted by Anish Tripathi*

Client Associate Hotel Pvt Ltd
Design Team Hafeez Contractor, Ahmed Shaikh
Structural N K Shah
Electrical Harshad Jhaveri
Plumbing Arvind Patel
Air conditioning Dikshit Consultant
Built up area 52,000 sq.ft
Cost Rs 6,00,00,000
Completed May 1993