

The Leela Sikkim at Ranka, Sikkim

Operator:



Construction:



Project Brief

Hotel and Luxury Cottages

- The proposed hotel comprises of 85 keys deluxe rooms and 2 suites including 1 presidential suite comprising of 88 Keys in total.
- 20 Wellness Cottages comprising of 20 Keys
- 7 Twin Villas comprising of 20 Keys
- 4 Traditional Villas comprising of 6 Keys
- 1 Double Storey Villa comprising of 6 Keys

The total projects comprises of 140 Keys

- Casino
- Jazz Club
- OAT Restaurant with Swimming pool and garden space
- Wellness Café
- Wellness Centre
- Open Ground
- Parking lot



Operator



The Leela Palaces, Hotels and Resorts is an Indian luxury hotel chain founded in 1986 by C. P. Krishnan Nair and currently owned by Brookfield Asset Management.

Presently Leela Palaces Hotels and Resorts operate 13 properties and 5 properties are in project stage

- The Leela Palace Bengaluru
- The Leela Bhartiya City Bengaluru
- The Leela Palace Chennai
- The Leela Palace Jaipur
- The Leela Palace New Delhi
- The Leela Ambience Convention Hotel Delhi
- The Leela Palace Udaipur
- The Leela Gandhinagar
- The Leela Ambience Gurugram Hotel & Residences
- The Leela Hyderabad
- The Leela Mumbai
- The Leela Ashtamudi, A Raviz Hotel
- The Leela Kovalam, A Raviz Hotel



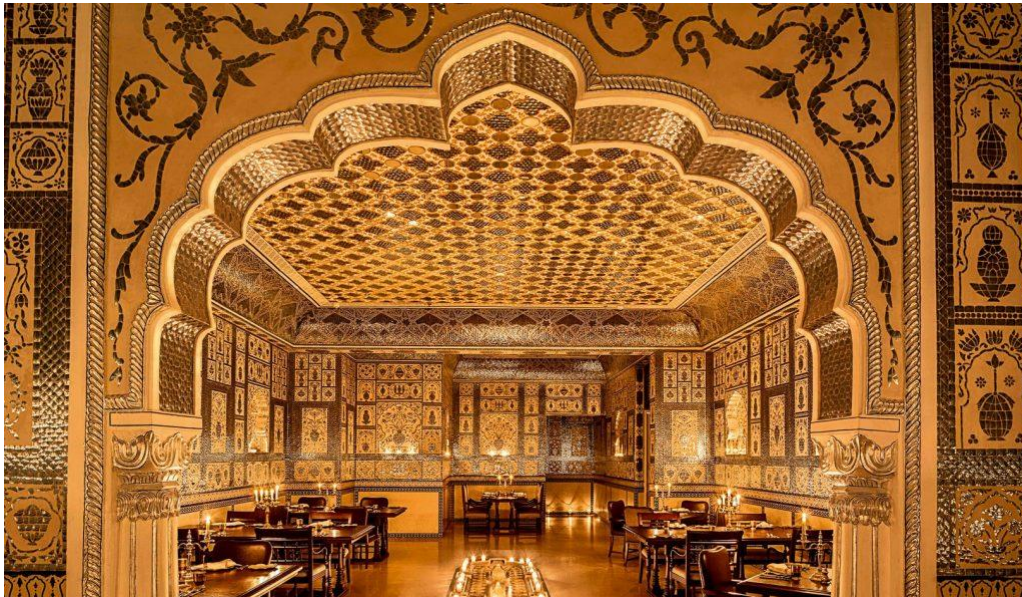
The Leela Palace Bengaluru



The Leela Sikkim, RANKA



The Leela Palace Jaipur



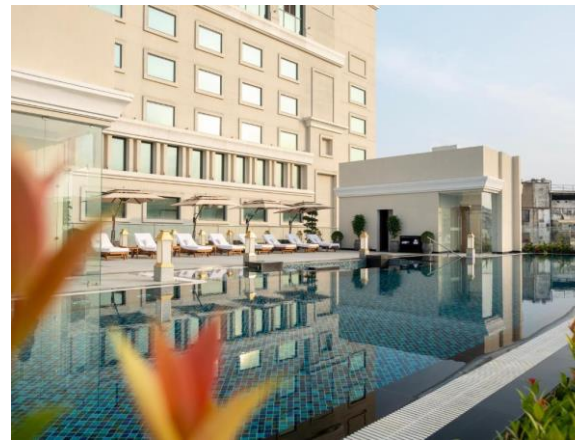
The Leela Sikkim, RANKA



The Leela Palace Udaipur

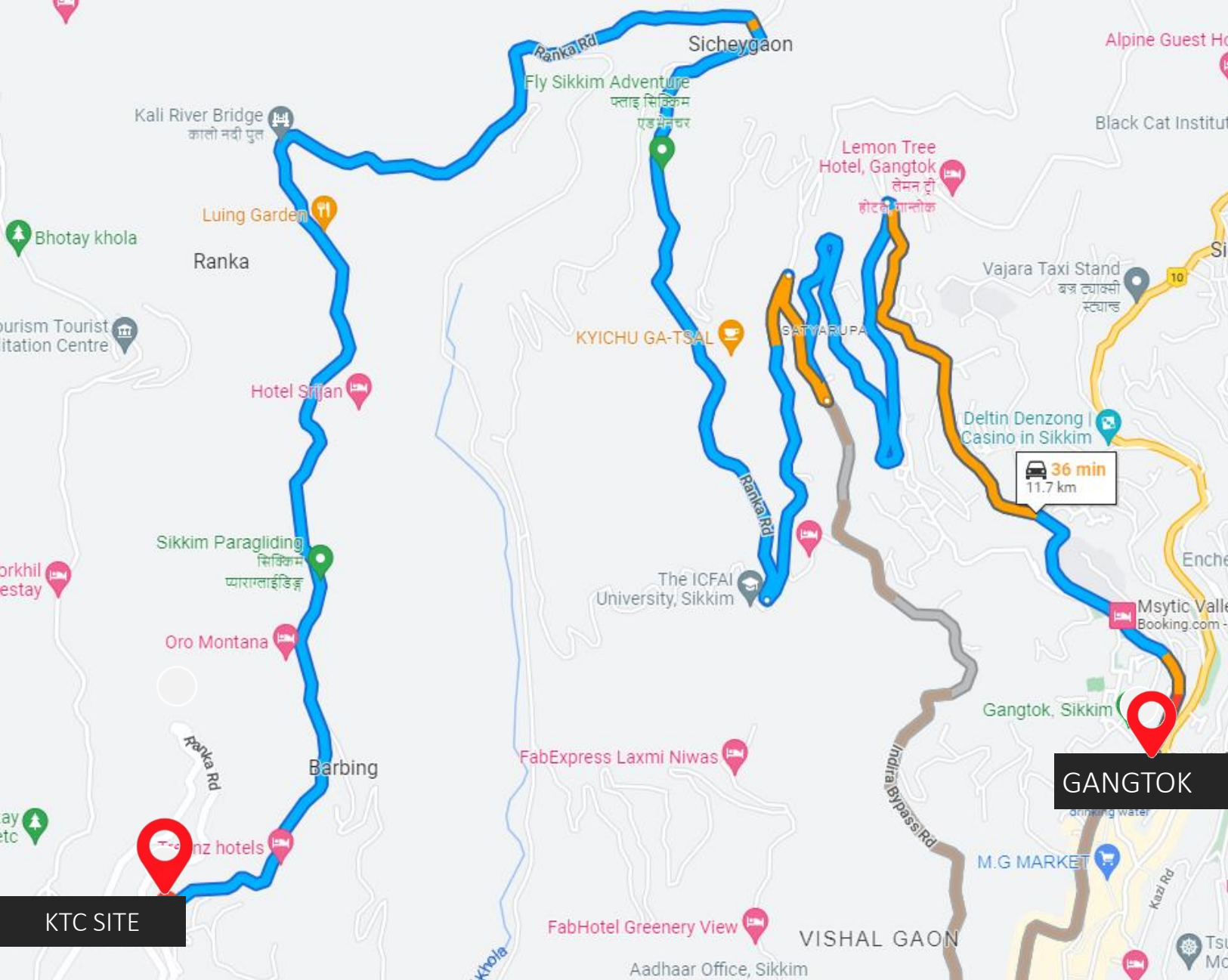


The Leela Palace Hyderabad



The Leela Palace Gandhinagar





Site Connectivity



Railway station in Majitar (upcoming) – 33.8Km
NJP Railway station – 115 Km



Pakyong Airport – 24.5 Kms
Bagdogra Airport – 122 Kms

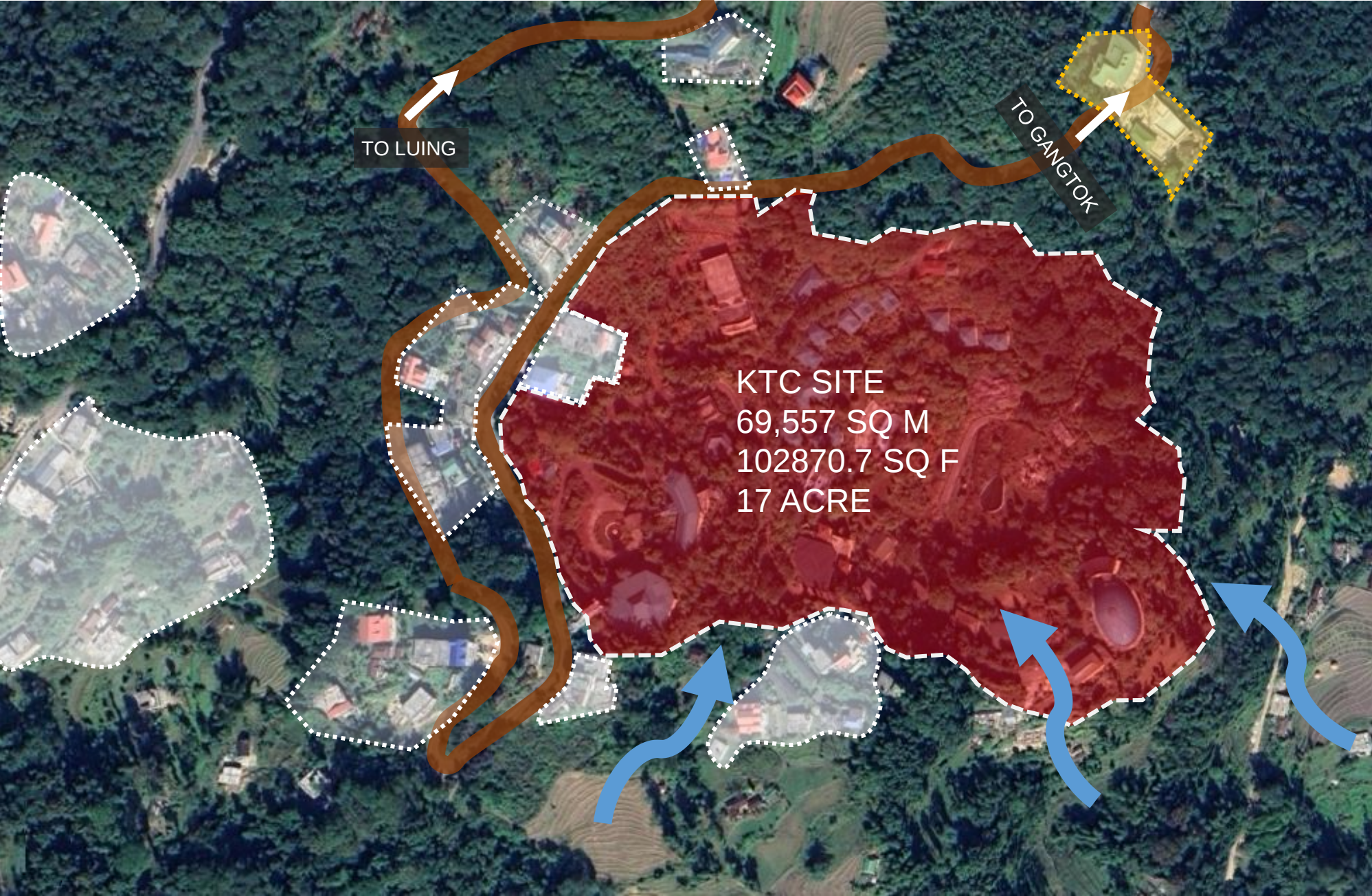


Mainline Deorali Taxi Stand- 10.4 Kms



SNT Bus Station-11.5 Kms





CONTEXT MAP

-  HOTEL
-  RESIDENTIAL
-  SITE

SITE ANALYSIS

LOCATION: 8HGP+VC6, GANGTOK, SIKKIM
737135

TOPOGRAPHY: SLOPING

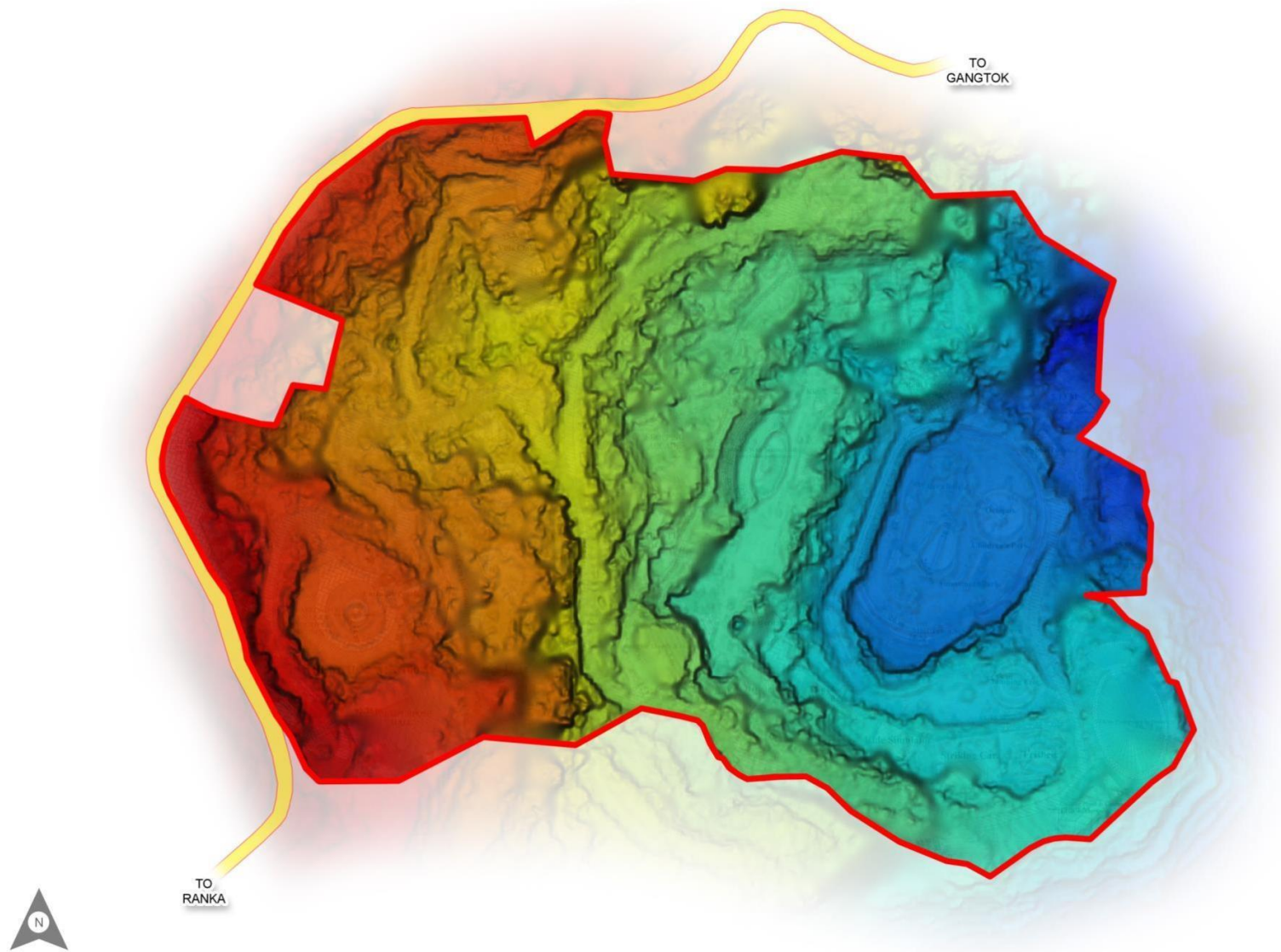
SITE AREA: 69,557 SQ M (17 ACRE)

SEISMIC ZONE: V

PERMISSIBLE HEIGHT: 5.5 STORIES

MINIMUM SETBACK: 3 METERS (NBC 8.2.1.1)





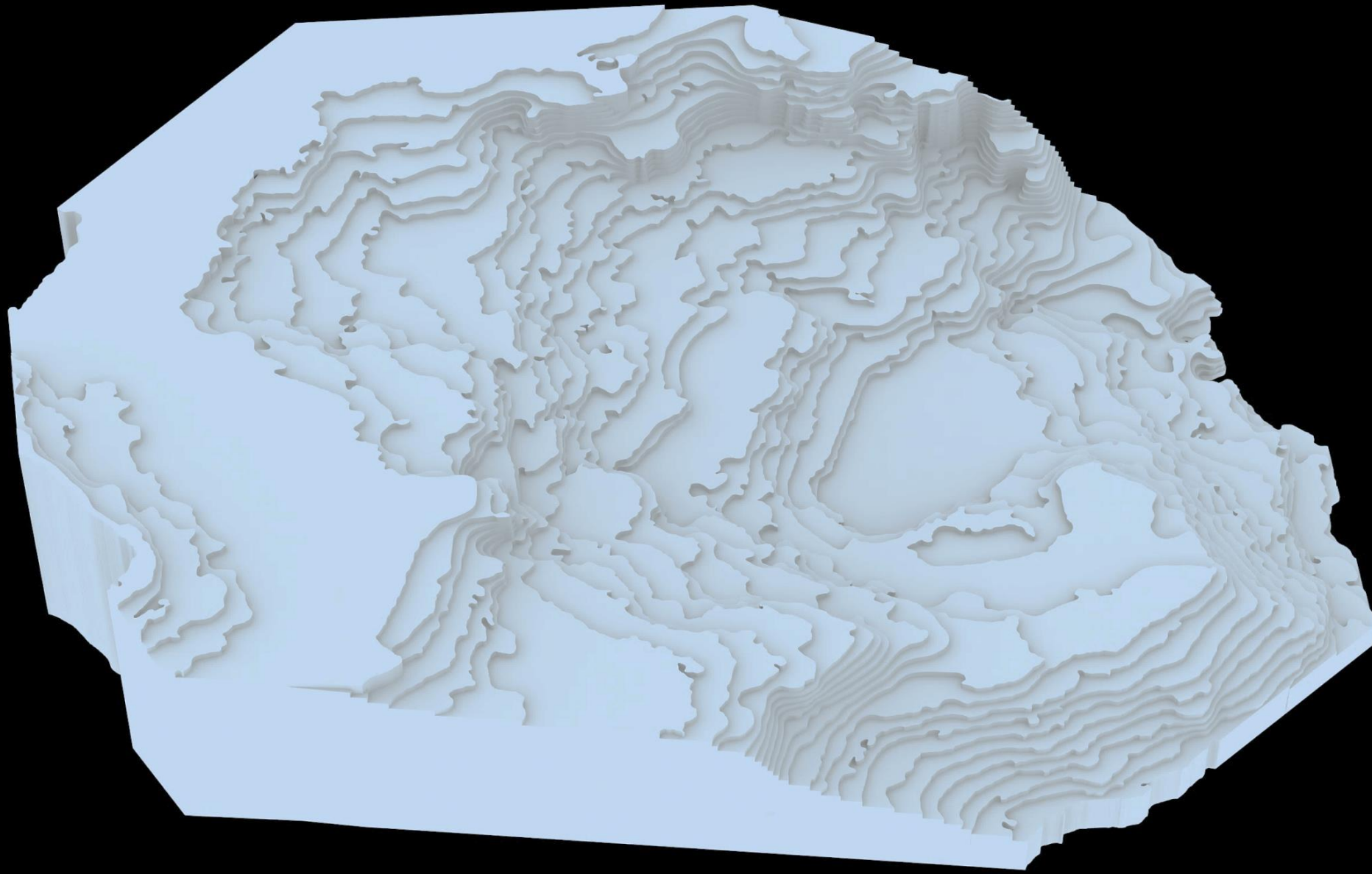
Slope analysis :

1 – Geo-Sat

terrain mapping

Reds are at higher elevations
compared to Blues





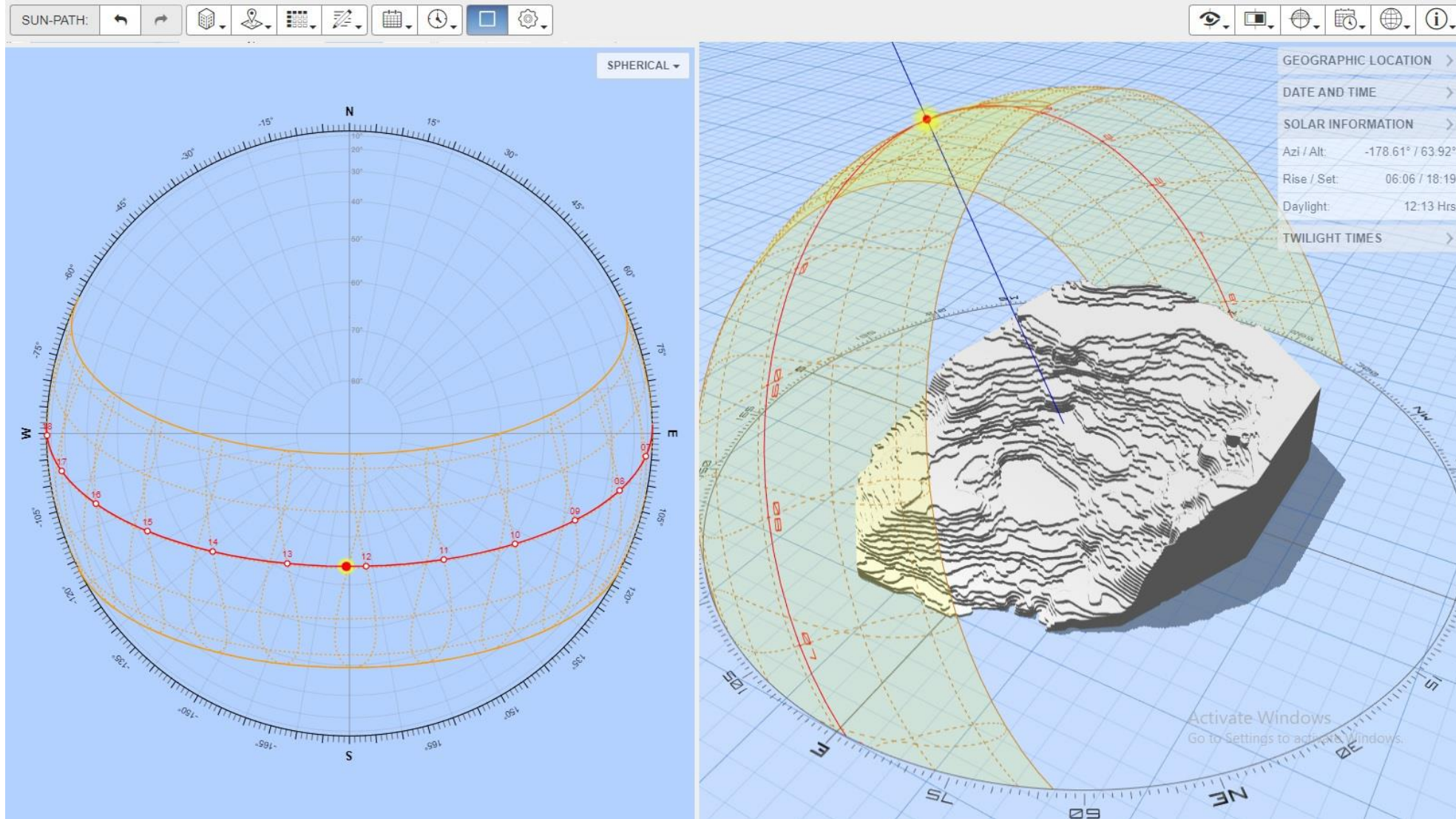
Slope analysis : 2

Simulation model based on
AutoCAD Contours



Sunpath + Slope analysis : 1

Site faces direct East, Sunpath is East-South East biased



Our Consultants

LOGO	Consuntants	Company Name	Key Person
	Master Planner	Design Cell Pvt. Ltd.	Arun Dev Pant
	Architect	Studio VIVE	Uday Ranjan Goswami
	Façade	Design Cell Pvt. Ltd.	Arun Dev Pant
	Structural design	Prajukti Consultants Private Limited	Kinshuk Mitra
	Landscaping	SKA - Satish Khanna & Associates	Shewtal

LOGO	Consuntants	Company Name	Key Person
	Electrical Design	Design Cell Pvt. Ltd.	Rajesh Prashad Shrivastav
	Fire Fighting		
	Plumbing		
	BOH	HPG consulting	Rajat Rialch
			Birender Kumar
			Gaurav Garg
	Interior Designer	Studio IV	Vandana Saxena
			Vivek Kumar Singh
	Local Design	OWLS Design	Aaron Leonart
	Wellness Consultant	Dereamz International	Dr. Ar. Roopa Lakshmi Bhat





- LEGEND**
- 1. MAIN HOTEL BLOCK
 - 2. BANQUET HALL
 - 3. CASINO
 - 4. DROP OFF
 - 5. WELLNESS CENTER
 - 6. O.A.T (Open Air Theater) & RESTAURANT
 - 7. TRADITIONAL VILLAS
 - 8. TWIN VILLAS
 - 9. 6 KEY VILLAS
 - 10. EVENT LAWN
 - 11. BUTTERFLY GARDEN
 - 12. AREA FOR FUTURE EXPANSION
 - 13. TEMPLE
 - 14. LEISURE POOL
 - 15. WELLNESS VILLAS
 - 16. SPLIT LEVEL VILLAS

PHASE 1

PHASE 2

PHASE 4

PHASE 3

TOTAL AREA: 16.41 Acre (66414.97 sq/m)

	PHASE 01
	PHASE 02
	PHASE 03
	PHASE 04

	PHASE 01 - 20 Wellness cottages Wellness Cafe
	PHASE 02 - Main Hotel Block (88 Keys) Multipurpose Hall Parking
	PHASE 03 - 16 Twin villas Wellness Center Restaurant Dragon Walk Open Ground
	PHASE 04 - Casino



AREA CALCULATIONS

LUXURY RESORT AT RANKA, SIKKIM

SITE AREA: 66,414.97 Sq.m

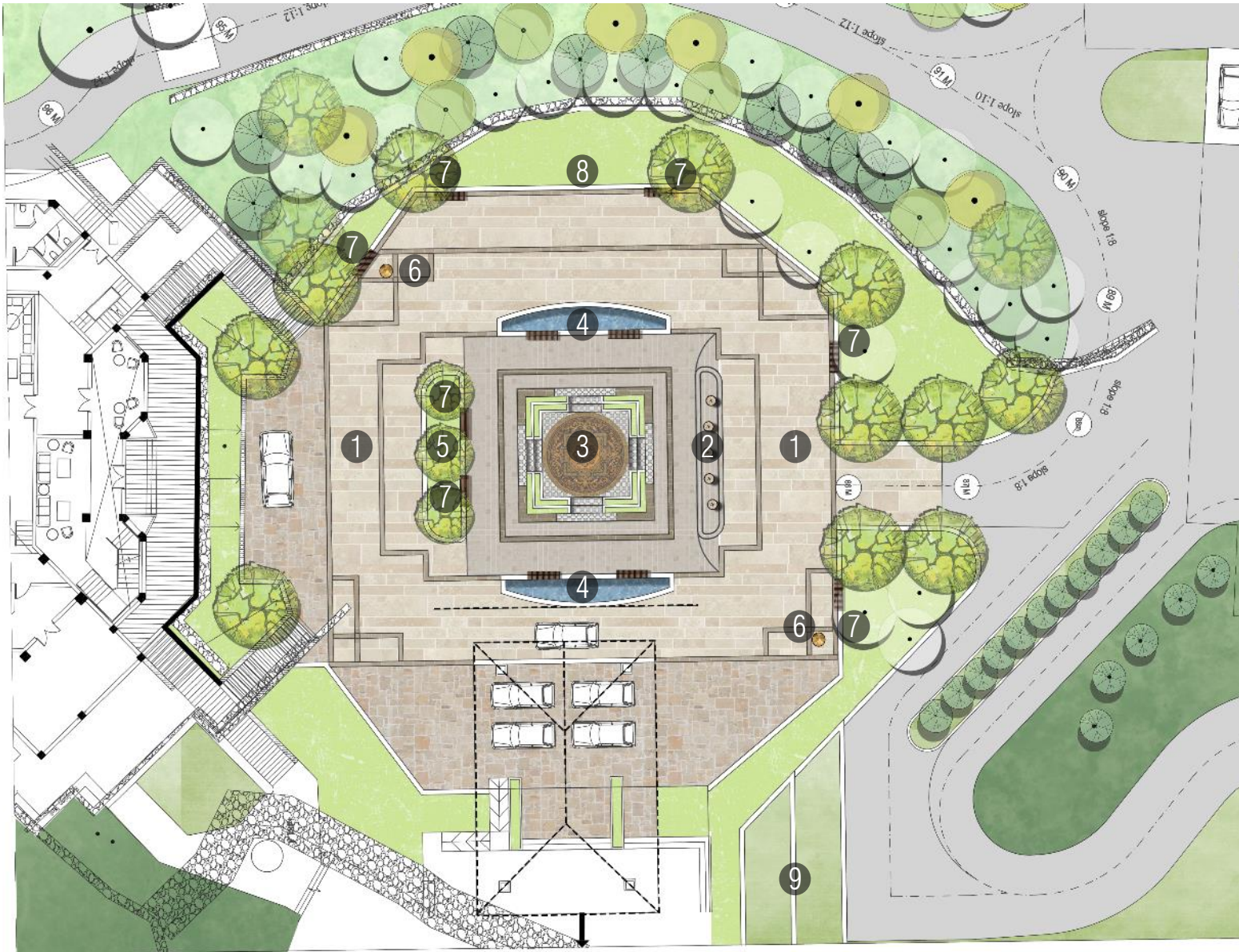
MAIN HOTEL BUILDING				GUEST AREAS				SERVICE		POOL		TOTAL	
				ROOMS/LOUNGES/PASSAGES		BALCONIES/DECK		BOH					
T	FLOOR	ROOMS	NUMBERS	AREA		AREA		AREA		AREA		AREA	
				SQ.M	SQ.FT	SQ.M	SQ.FT	SQ.M	SQ.FT	SQ.M	SQ.FT	SQ.M	SQ.FT
1	Basement -3 (Services)	0		168.87	1817.70	347	3731	1576	16966	0	0	2092	22514
2	Basement -2 (ADD/Kitchen/Activity Area)	0		1944.00	20925	578	6226	754	8119	244	2630	3521	37900
3	Basement -1 (Rooms)	12		474	5102	109	1169	1531	16475	0	0	2113	22746
4	Ground Floor (Lobby/ Tea Lounge/Bar)	0		1862	20042	81.06	873	276	2967	0	0	2219	23881
5	First Floor (Rooms)	20		1454	15652	109	1169	101	1086	0	0	1664	17907
6	Second Floor (Rooms)	22		1543	16609	109	1169	101	1086	0	0	1753	18864
7	Third Floor (Rooms)	22		1542	16602	109	1173	101	1087	0	0	1752	18862
8	Fourth Floor (Rooms)	12		1577.0	16975	92.3	994	67	716	0	0	1736	18684
9		88		10565	113725	1533	16503	4506	48501	244	2630	16849	181358
				NEW CONSTRUCTION		REMODELING EXISTING BUILDINGS				TOTAL			
OAT RESTAURANT				SQ.M	SQ.FT	SQ.M		SQ.FT		SQ.M		SQ.FT	
16	LOWER GROUND FLOOR (PLAN AT LEVEL 43.5)			110	1184.03	326		3509		436		4693.06	
17	GROUND FLOOR (PLAN AT LEVEL 48)			0	0.00	269		2895		269		2895.49	
TOTAL				110	1184	595		6405		705		7589	
(CAVE CAFE)				SQ.M	SQ.FT	SQ.M		SQ.FT		SQ.M		SQ.FT	
18	LOWER GROUND FLOOR (PLAN AT LEVEL 429.75)	0				140		1507		140		1506.95	
19	GROUND FLOOR (PLAN AT LEVEL 432)					280		3014		280		3013.89	
20	TOP FLOOR (PLAN AT LEVEL 434.75)			0	0.0	101		1087		101		1087.15	
TOTAL				0	0	521		5608		521		5608	
DOME (WELLNESS CENTRE)				SQ.M	SQ.FT	SQ.M		SQ.FT		SQ.M		SQ.FT	
21	GROUND FLOOR (PLAN AT LEVEL 436.1)					161.59		1739		161.59		1739.34	
22	FIRST FLOOR (PLAN AT LEVEL 440.45)					488.08		5254		488.08		5253.64	
23	TOP FLOOR (PLAN AT LEVEL 444.65)			630	6781	0		0		630		6781.26	
TOTAL				630	6781	650		6993		1280		13774	
STAFF QUARTER(WELLNESS CENTRE)				SQ.M	SQ.FT	SQ.M		SQ.FT		SQ.M		SQ.FT	
24	LOWER GROUND FLOOR (PLAN AT LEVEL 465.9)			0	0	106.26		1144		106.26		1143.77	
25	GROUND FLOOR (PLAN AT LEVEL 469.2)			0	0	203.5		2190		203.5		2190.45	
26	FIRST FLOOR (PLAN AT LEVEL 472.5/474/475.5)			0	0	115.7		1245		115.7		1245.38	
TOTAL				0	0	425.46		4580		425		4580	
WELLNESS TREATMENT CENTRE(STAFF QUARTER+DOME)				SQ.M	SQ.FT	SQ.M		SQ.FT		SQ.M		SQ.FT	
				0.00	0	0		0		1279.67		13774	
				0.00	0	0		0		425.46		4580	
GRAND TOTAL				0.00	0	0		0		1705.13		18354	
MULTIPURPOSE HALL/AUDITORIUM (CASINO)				SQ.M	SQ.FT	SQ.M		SQ.FT		SQ.M		SQ.FT	
27	LOWER GROUND FLOOR (PLAN AT LEVEL 487)			0	0.0	109.8		1182		109.8		1181.88	
28	GROUND FLOOR (PLAN AT LEVEL 489)			0	0.0	765.78		8243		765.78		8242.78	
29	FIRST FLOOR (PLAN AT LEVEL 492)			0.0	0	529.12		5695		529.12		5695.39	
TOTAL				0	0	1405		15120		1405		15120	

CLUB HOUSE				SQ.M	SQ.FT	SQ.M	SQ.FT	SQ.M	SQ.FT
30	LOWER GROUND FLOOR (PLAN AT LEVEL 465.9)			0	0	0	0	0	0
31	GROUND FLOOR (PLAN AT LEVEL 469.2)			0	0	0	0	0	0
32	FIRST FLOOR (PLAN AT LEVEL 472.5/474/475.5)			0	0	0	0	0	0
TOTAL				0	0	0	0	0	0
PANTRY / HOUSEKEEPING ETC.				SQ.M	SQ.FT	SQ.M	SQ.FT	SQ.M	SQ.FT
33	STORE-1 (Existing structure)			0.00		0	0	0	0.00
34	STORE-2 (Existing structure)			0.00		0	0	0	0.00
TOTAL				0.00	0	0	0	0	0.00
				POOL AREA		DECK AREA		TOTAL	
POOL AREA				SQ.M	SQ.FT	SQ.M	SQ.FT	SQ.M	SQ.FT
35	POOL 1 (MAIN BLOCK)			0	0	0	0	0	0.00
36	POOL 2 (OAT)			224	2411	161.3	1736	385.3	2411.11
TOTAL				224.00	2411	161.3	1736	385.3	2411.11
				TOTAL		NEW		EXISTING	
				17812.76	191735	3757.13	40441	21569.89	232176



Main Hotel Block 16163.5 sq.m / 173982 sq.ft



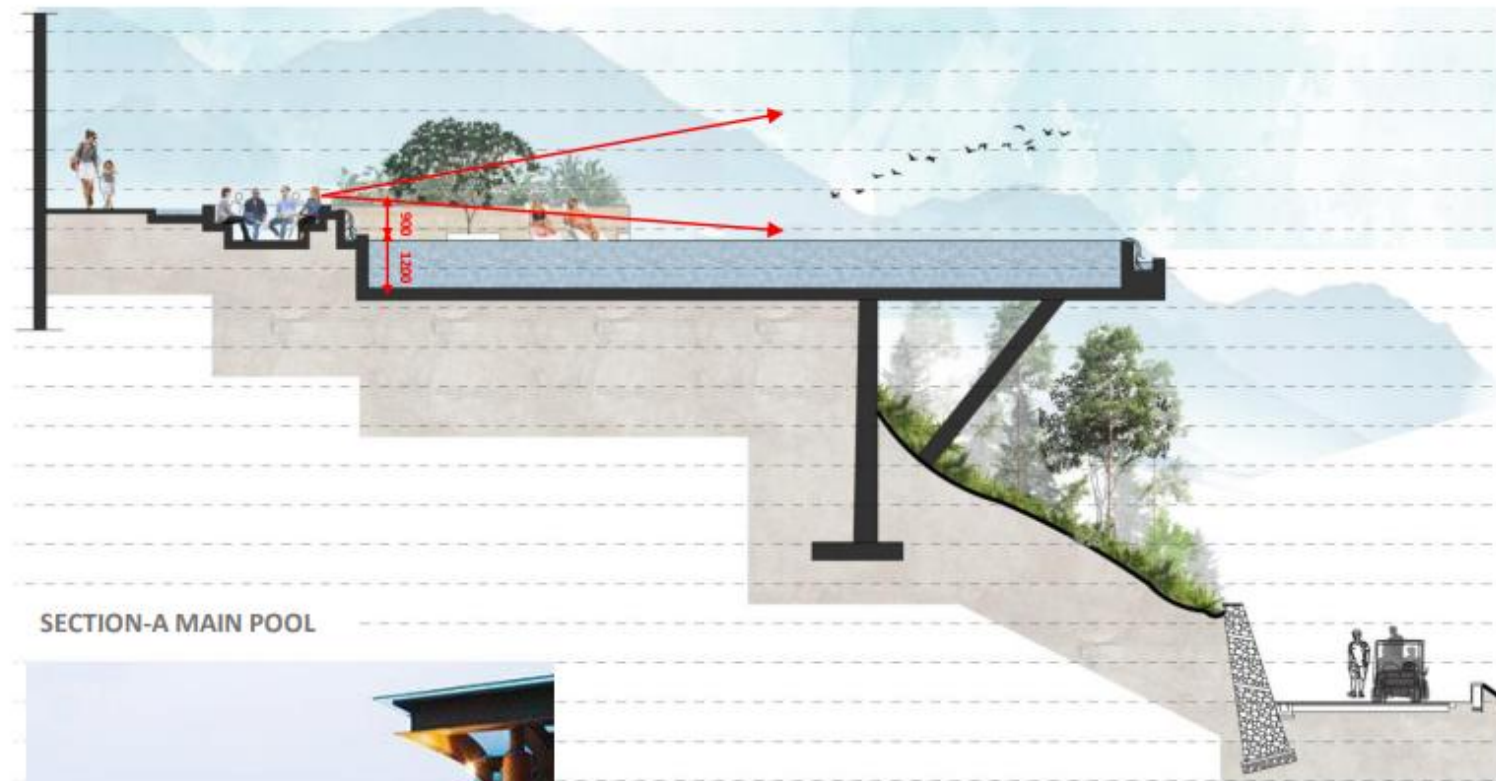


1. DRIVEWAY
2. VAJRA/DORJE (COLUMNS)
3. MANDALA PAINTING
CHAM(CENTRAL COURT)
4. MAKARA (WATER FEATURE)
5. CHERRY BLOSSOMS
6. FIRE & METAL ELEMENT
7. SEATING
8. FEATURE WALL
9. STEPPED PLANTER





1. MAIN LAP POOL
2. WADING POOL
3. WET LOUNGER
4. SUNKEN SEATING
5. INFINITY EDGE
6. PLANTERS
7. DRY LOUNGER
8. SPECIAL PAVING
9. OUTDOOR SEATING
10. LAWN



POOL SIZE : 19.5X9.7M



PROPOSED TEMPLE AREA





7 PERGOLA



8 ROTATING DORJE



9 VISUAL GARDEN



10 BERMED UP GREEN





LANDSCAPE ELEMENTS



1. APPROACH BUGGY PATH
2. DROP OFF COURT
3. ACCENT PLANTING
4. STEPPED PLANTERS
5. SCULPTURES
6. ELEMENTAL LIGHTING
7. BRIDGE





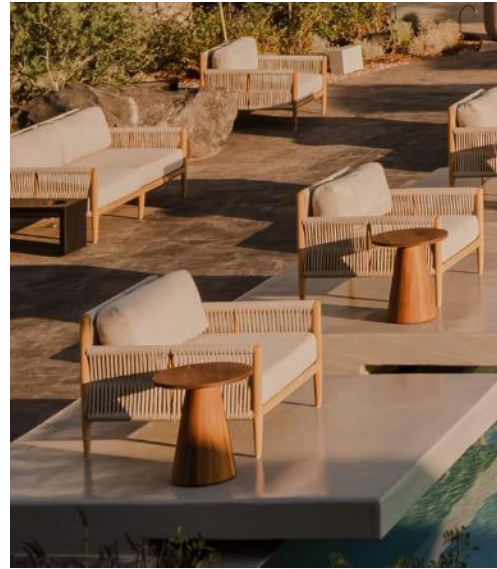








WELLNESS / LEISURE POOL | OUTDOOR ZONES



1 OUTDOOR ADD SEATING



2 CHANGING ROOMS WITH LANDSCAPE AROUND



WELLNESS / LEISURE POOL | OUTDOOR ZONES



3 OUTDOOR SHOWER WITH EXISTING RETAINING WALL AS BACKDROP



4 TOILET GARDEN



WELLNESS / LEISURE POOL | OUTDOOR ZONES



7 SUNKEN POOL BAR



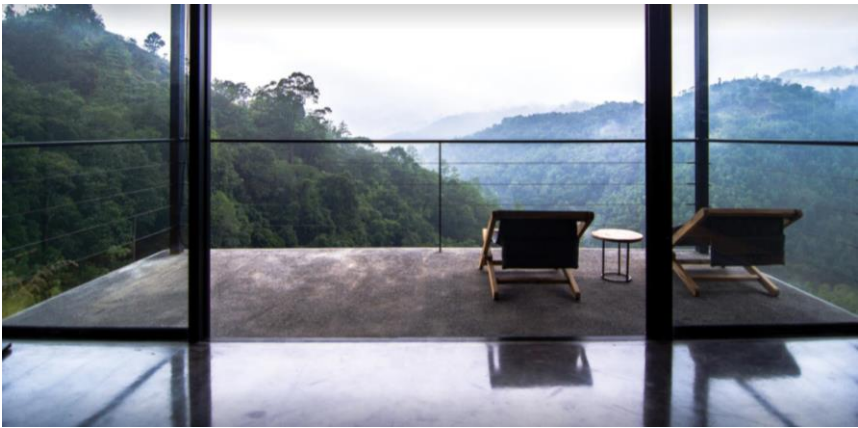
9 WET LOUNGERS



9 QUARTZ FLOORING











THANK YOU

