

KARVAAN

A Journey Beyond stay

Nestled in the heart of the golden sands of Bikaner, karvaan is not just a boutique hotel — it's an experience that takes you on a timeless journey. Inspired by the word karvaan, meaning caravan or travelling group, our name reflects the essence of movement, stories, and cultural exchange. Here, the spirit of the ancient trade routes meets the elegance of contemporary comfort.



★ SITE DESCRIPTION

Site Location - Beechhwal Rural area
Area of the Site - 4691.665 square meters
Predominant climate(year) - Hot & Dry
Hottest Month - May
Coldest Month - January



WIND ANALYSIS
The wind directions are mostly south-westerly during large part of the year whereas during winter they are northeast to north. During the winter season the winds are light and variable but in summers especially around May to July strong winds prevail in the most parts of Rajasthan.

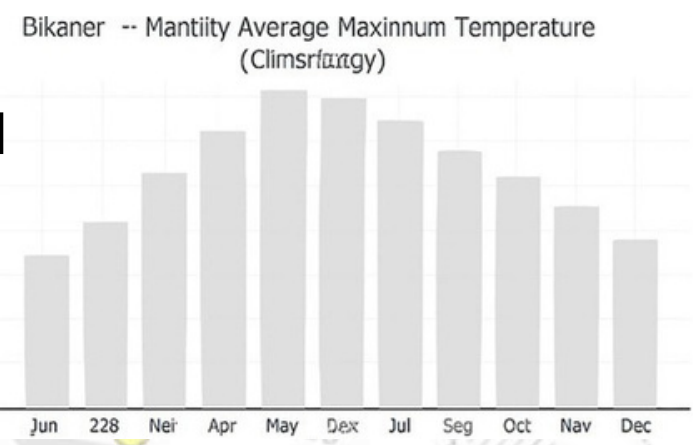
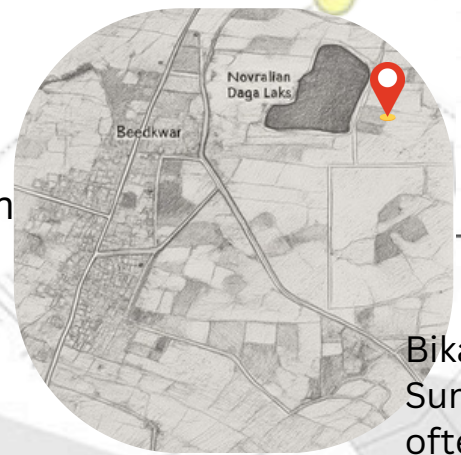
ORIENTATION & ALIGNMENT
Building to be oriented towards west and aligned horizontally to avoid direct solar radiation and to improvise natural ventilation.

ACCESSIBILITY FROM THE SITE

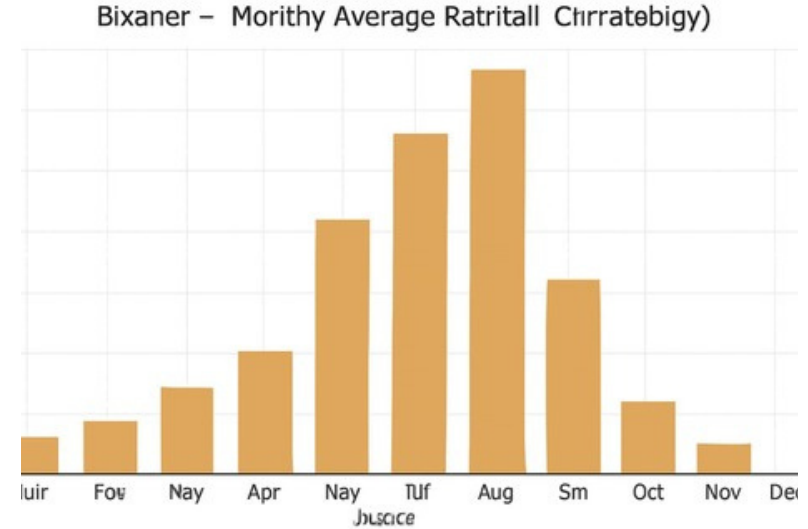
- Nal Airport (Bikaner) 20–22 km
- Bikaner Junction Railway Station 7–8 km
- Central Bus Stand (Roadways) 7 km
- Local Bus Stops 2–4 km
- ATMs (SBI, ICICI, HDFC, Axis) 2–5 km
- Hospitals/Clinics 4–7 km
- Fire Station (Bikaner City) 6 km
- Pharmacies 2–5 km
- Laundry/Dry Cleaning 5–7 km
- Junagarh Fort (tourist spot) 6 km
- 9 km

★ SITE ANALYSIS

BIKANER , RAJASTHAN

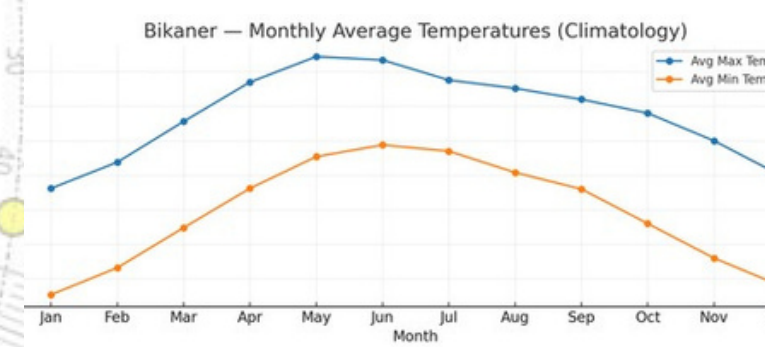


Bikaner has a hot desert (BWh) climate. Summers are sweltering—peak temperatures often reach 35–41 °C in May and June, with records up to 49.5 °C Wikipedia. Winters: Nights can be chilly—average lows dip to 8–15 °C in winter; historical lows have touched –2 °C to –4 °C in extreme years

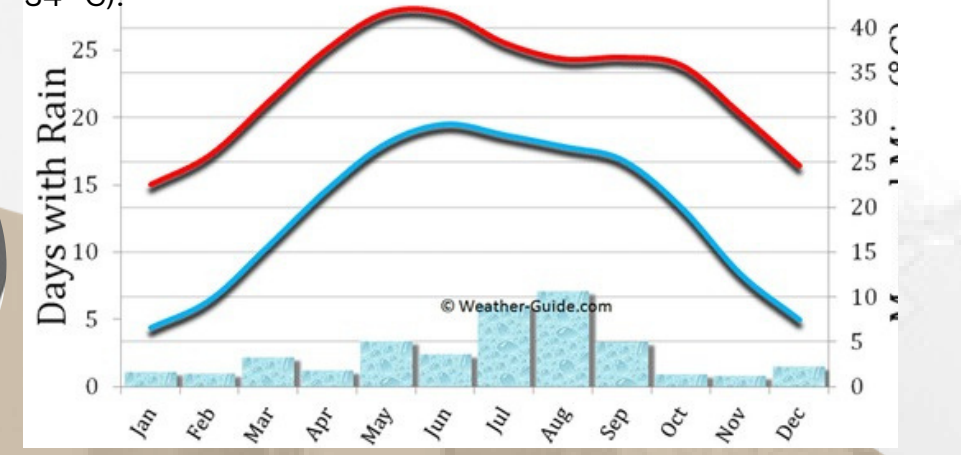


Precipitation
Annual rainfall averages around 230–290 mm, with most of it falling in July–September during the monsoon season Climate Data to TravelWorld Weather & Climate Information. Monthly rainfall (approximate): July: ~67 mm (~5 rainy days) November: ~2 mm or less (<1 rainy day)

SITE IMAGES



Strengths
Waterfront setting & views: Natural draw for premium rooms. Differentiation: “Lakefront boutique” is rarer in Bikaner. Micro-climate & tranquility: Cooler breezes and soundscape. Access: arrivals by road are straightforward. Programming potential: Birding, lakeside breakfast, paddle/row, stargazing decks, open-air cinema.
Weaknesses
Utilities & services: Possible gaps in reliable water. Seasonality: Peak demand likely around winter/festive/event periods. Mosquito/odor risk: Standing water can affect guest comfort. Brand discovery: Boutique Hotel independents need higher spend on marketing.
Opportunities
Eco-luxury positioning: Natural materials, passive cooling, rainwater harvesting, wetland planting, dark-sky lighting—command price premium and PR. High-margin F&B & events: Lakeside café, sunset bar, destination dining, intimate weddings. Experience stack: Heritage walks to Bikaner, craft workshops, camel/jeep desert runs, wellness (yoga pavilion, Ayurveda), night-sky sessions. Local partnerships: Tie-ups with guides, artisans, and farms. Government/tourism schemes: Potential incentives for sustainability, heritage promotion. Landscape value-add.



SW
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INTRODUCTION

Located near the tranquil Sarang Lake, Karvaan is a boutique hotel that offers an inspiring blend of Rajasthani tradition, natural charm, and modern luxury. Built with limestone-painted walls, open ventilation, and natural themes, the design ensures comfort while preserving the region's heritage and sustainability. The hotel is surrounded by lush greenery, with rooms and luxury suites featuring personal jacuzzis, large windows, and soothing aesthetics, creating a refreshing stay experience. At its heart lies a grand swimming pool, complemented by an open gazebo bar that provides a perfect setting for relaxation. Guests can also enjoy the gym, yoga-friendly activity areas, and a lively gaming zone, ensuring recreation for all ages. More than just a stay, Karvaan is a cultural destination where open courtyards host Rajasthani folk music and dance performances, and camel rides allow visitors to experience the desert lifestyle of Bikaner. Adding warmth and vibrancy, the property is also home to gentle companions like dogs and peacocks, creating a sense of harmony with nature. Designed as an eco-conscious retreat, Karvaan emphasizes sustainability, greenery, and aesthetics while offering world-class amenities. What makes it truly unique is its ability to seamlessly combine authentic culture, luxury living, and natural beauty into one immersive experience. Whether it is relaxing by the pool, enjoying folk performances under the stars, or exploring the desert on camelback, Karvaan promises guests not just comfort, but memories that last a lifetime. It is a place where tradition meets modernity, nature meets luxury, and every stay becomes a story worth remembering.

Client Profile

Philosophy and Lifestyle

Nature Lover & Adventurer – An avid trekker who finds peace in the lap of mountains and wilderness. His interiors echo the same love through earthy tones, organic textures, and natural elements seamlessly blended into design.

Fitness & Wellness Enthusiast – With a deep commitment to health, Apurav incorporates a state-of-the-art gym, spa, meditation spaces, private jacuzzis, and a grand swimming pool, creating a haven for rejuvenation.

Spiritual & Mindful – Guided by spirituality, he believes true luxury lies in mindfulness, sustainability, and harmony with nature.

Design Aesthetics of Karvaan

Architectural Fusion – A blend of Rajasthani opulence and Moroccan elegance, expressed through intricate jalis, domes, arches, hand-carved woodwork, and rich patterns.

Living Spaces – Thoughtfully designed cottages and luxury suites offering intimate comfort, subtle grandeur, and a raw yet refined aesthetic.

Eco-Friendly Soul – Sustainability stands at the heart of Karvaan. The project embraces eco-friendly construction, renewable energy sources, and resource-efficient practices, ensuring minimal environmental footprint.

Functional Luxury – Marrying Apurav's tech background with his eco-vision, Karvaan integrates smart, functional, and future-ready systems for guest convenience.

Cultural & Social Expression

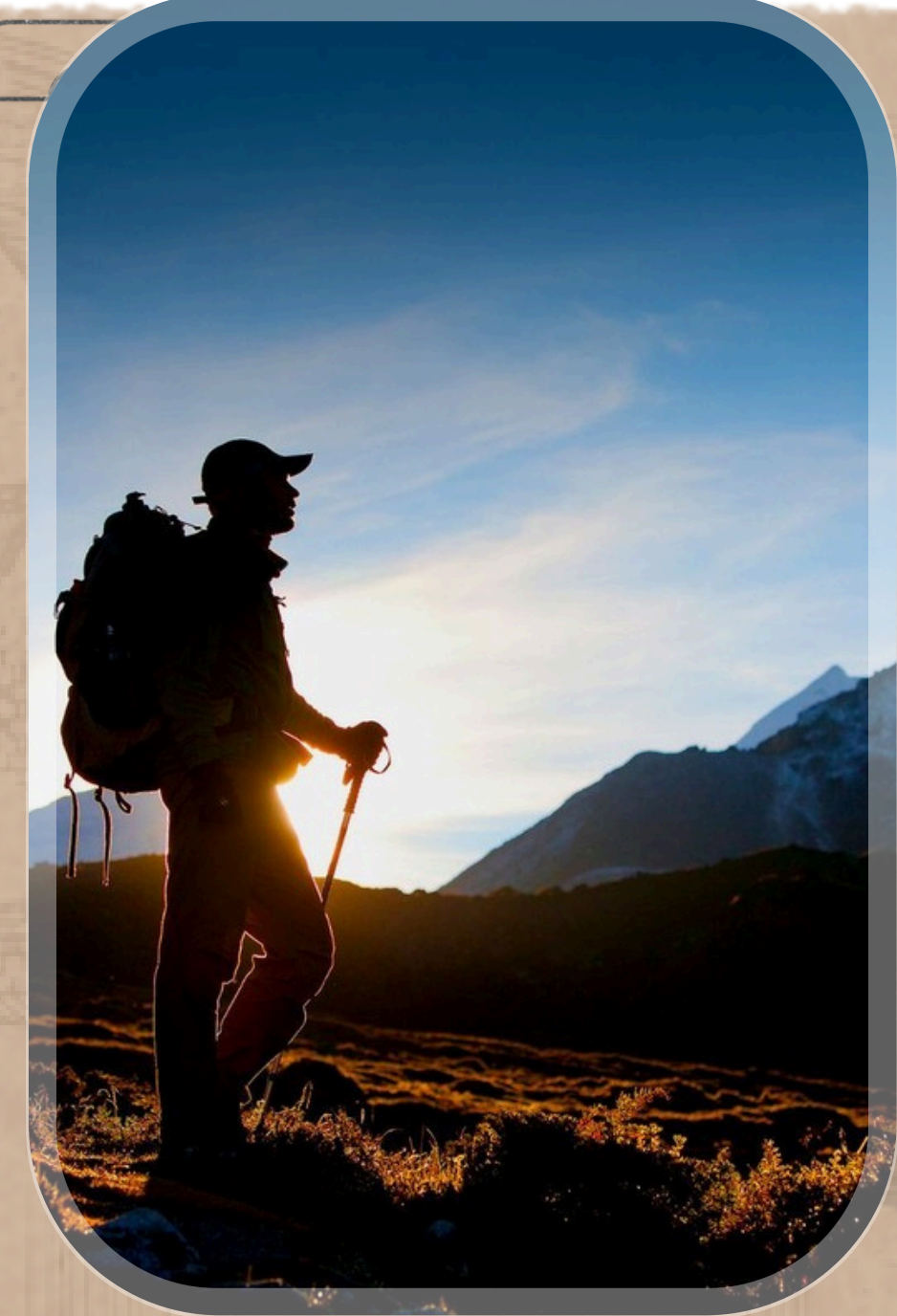
Art & Aesthetics – Apurav's admiration for raw, soulful art pieces adds character to the interiors, transforming them into storytelling spaces.

Community & Culture – A vibrant common area featuring stage performances of Rajasthani folk arts, camel rides, and cultural expressions creates a dynamic social hub for guests.

Companionship of Nature – The presence of peacocks, deer, and welcoming dogs imbues Karvaan with warmth and a truly homely charm.

The Essence of Karvaan

More than just a boutique hotel, Karvaan is Apurav's dream woven into reality—a sanctuary where luxury meets sustainability, culture meets comfort, and spirituality meets celebration. It is a living canvas of his beliefs, passions, and the soulful hospitality he wishes to share with the world.



Visionary Behind "Karvaan" – A Boutique Hotel of Stories and Soul

Apurav, a dynamic professional from the cybersecurity industry, carries with him a rare balance of sharp intellect and soulful sensitivity. Beyond his technological expertise, he is a passionate seeker of wellness, spirituality, and design rooted in nature. His personality radiates in every corner of Karvaan, the boutique hotel he envisioned in Bikaner, Rajasthan.



COMFORT WITH AESTHETICS

Client Goals



SEAMLESS CONNECTION WITH THE SURROUNDING



OPEN GAZEBO BAR AND A NATURAE INSPIRED REASTAURANT

MATERIAL PALETTES



Design Approach

("MODERN LUXURY ROOTED IN RAJASTHANI HERITAGE")

Open courtyards, skylights, and lake-facing jharokhas ensure airy interiors. Every space is designed to breathe, making guests feel connected to nature.

NATURAL LIGHT & VENTILATION

Local Bikaner stone and mud plaster provide natural cooling and authenticity. Recycled wood, fabrics, and eco-finishes reduce environmental impact.

SUSTAINABLE MATERIALS

Warm ochres, terracotta, and sandstone pinks reflect Rajasthan's desert hues. Deep jewel tones add luxury without overpowering the natural charm.

GRAND AESTHETIC

Seamless movement connects lobby, courtyards, dining, and lakefront decks. Guests experience a natural flow as if walking through a journey.

FLUID SPACE PLANNING

Mud plaster and stone walls enhance thermal comfort while being eco-friendly. They bring rustic character that grounds modern design in local tradition.

IMPACT OF MUD & BIKANER STONE

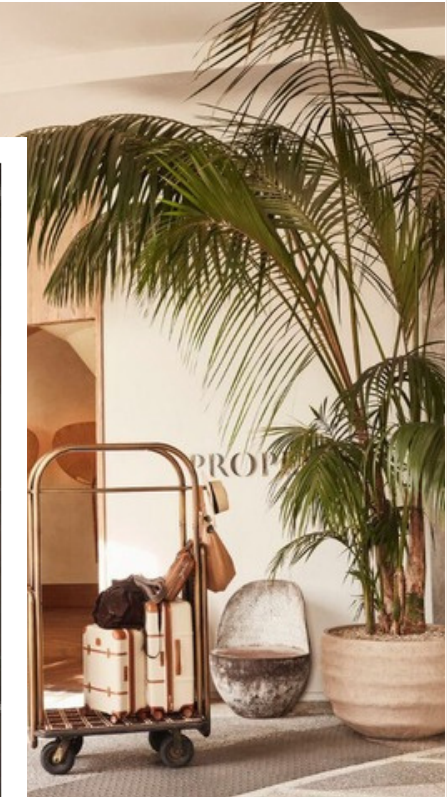
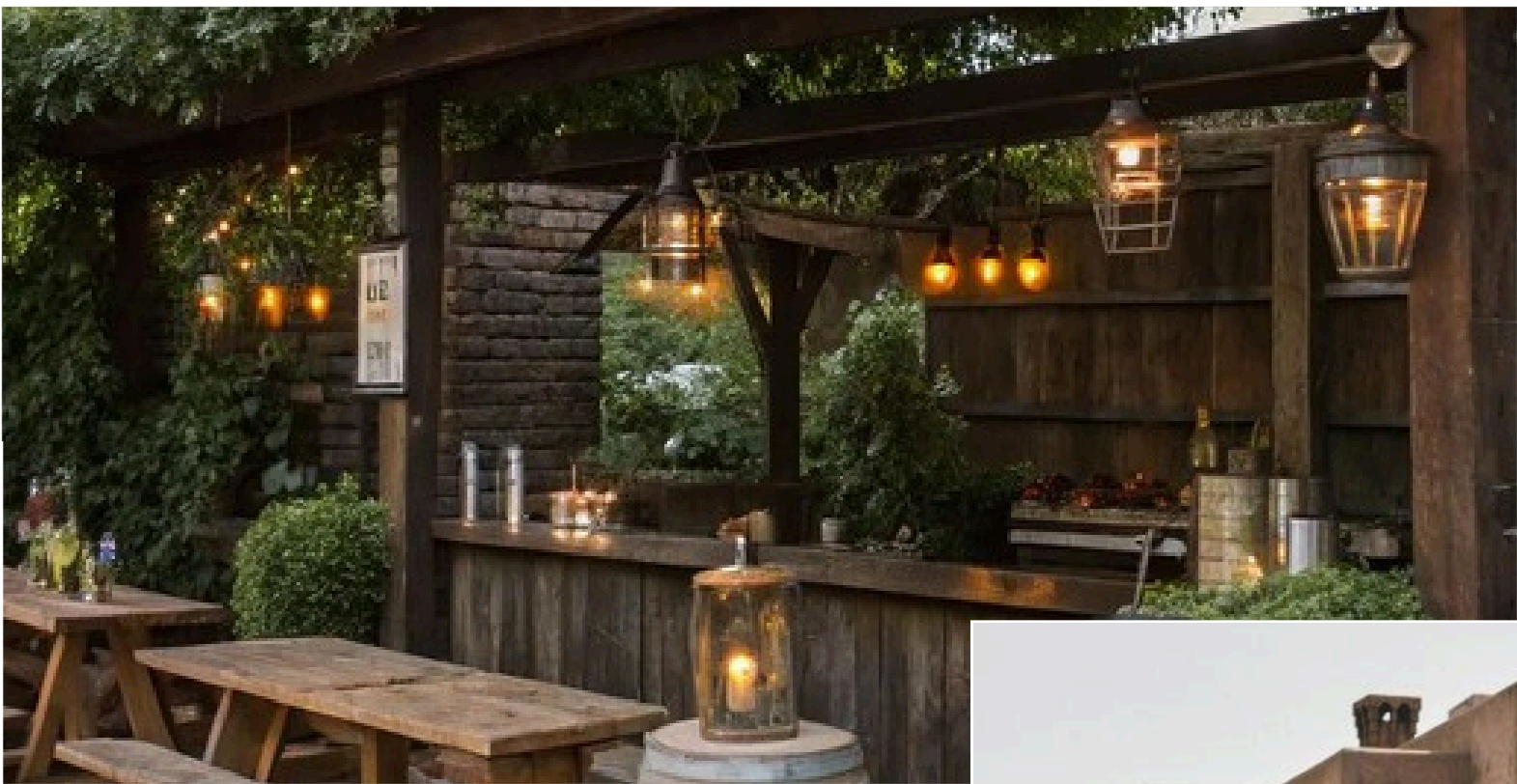
SIP UNDER DESERT SKIES



CULINARY JOURNEYS, CRAFTED IN GLASS



*HEALING JOURNEYS
THROUGH DESERT
SERENITY™*



*RESTING PLACES FOR THE
ETERNAL TRAVELER™*



GRACE BEYOND TIME



*CASE
STUDY 1*



HOTEL CASA ZAMNÁ TULUM / STUDIO ARQUITECTOS

Situated along the pristine beaches of Tulum, Mexico, Casa Zamná is a boutique hotel designed by Studio Arquitectos

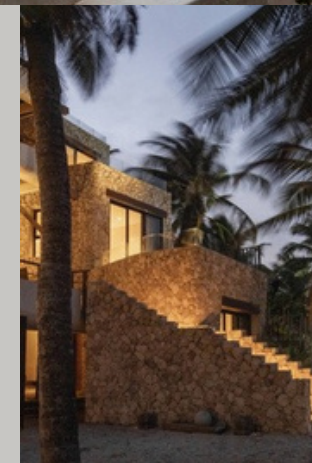
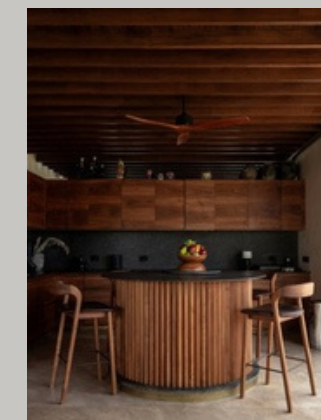
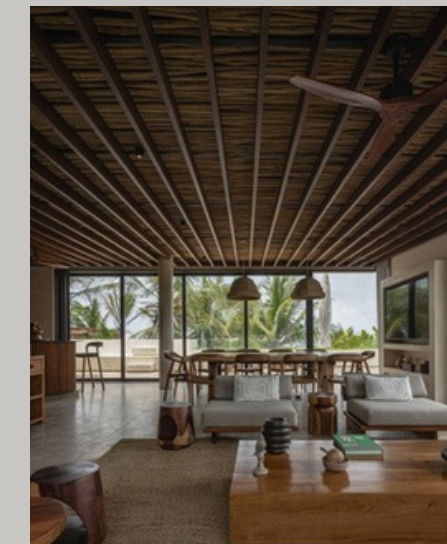
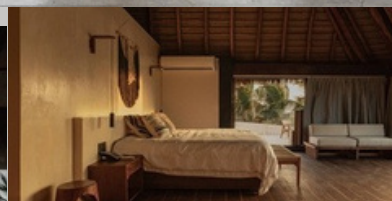
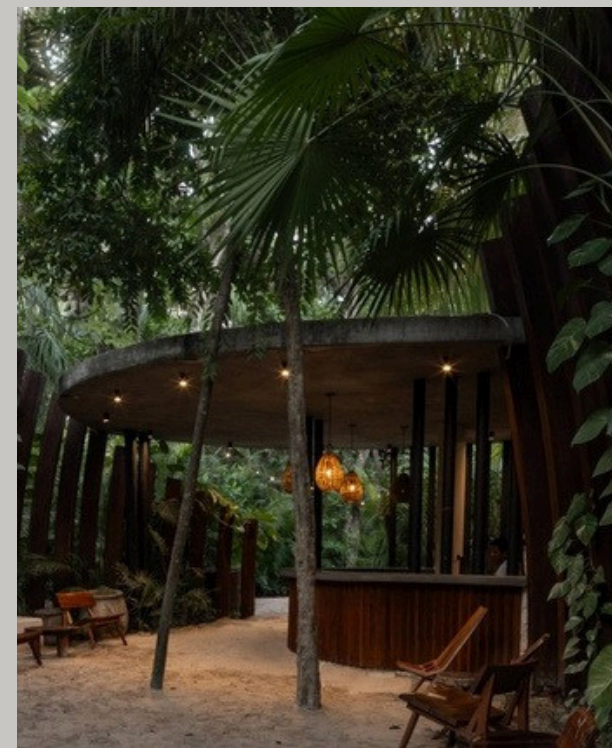
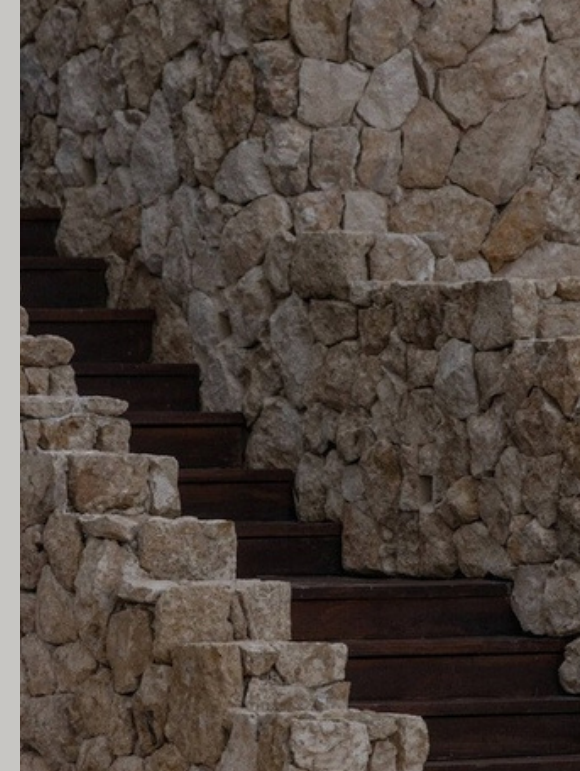
Built on a 5,160 m² plot, the project spans approximately 3,647 m² of developed area

The hotel serves as a tribute to both the lush nature and rich local culture of the region, merging contemporary architecture with traditional materials and regional craftsmanship

*Essence & Takeaway
Casa Zamná is more than just a luxurious seaside retreat—it's a sensory journey where nature, culture, and contemporary design coalesce. With its layered development, sustainable ethos, and immersive experience, the hotel offers guests a serene reconnection with both place and self.*



Hotel Casa Zamná Tulum / Studio Arquitectos





Design Theme

Casa Zamná, Tulum

Tropical Minimalism

*Clean, modern lines with open layouts.
Generous use of glass, wood, and airy spaces that dissolve
boundaries between indoor and outdoor.*

Connection with Nature

*Architecture is woven into dense vegetation and the
beachfront.*

*Infinity pools and terraces blur the horizon, merging
architecture with the Caribbean sea and jungle.*

Local Heritage & Craftsmanship

*Materials like Chukum (Mayan stucco), local stone, and
regional woods root the hotel in Yucatán's tradition.
Warm earthy tones and handcrafted finishes bring cultural
depth.*

Luxury in Simplicity

*Subtle elegance through textures rather than
ornamentation.*

*Private villas and suites designed as tranquil sanctuaries
with natural ventilation, soft lighting, and refined comfort.*

Sustainable Sensibility

*Adaptive reuse of an existing hotel instead of new-build to
minimize impact.*

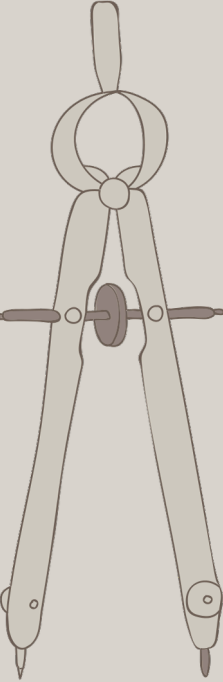
*Local materials + passive cooling techniques emphasize
ecological responsibility.*

Material - theme synergy

Material	Description	Design Impact
Chukum Finish (Mayan Stucco)	Traditional Mayan plaster with earthy texture and natural pigments.	Creates thermal comfort, rustic elegance, and a strong cultural identity.
Local Stone	Rough-cut regional stone for walls, floors, and outdoor pathways.	Adds rugged authenticity, durability, and a strong connection to the Yucatán landscape.
Regional Wood	Warm tropical woods for pergolas, furniture, and detailing.	Softens minimalism with warmth, tactility, and craftsmanship.
Glass & Light	Large openings, windows, and transparent partitions.	Blurs boundaries between indoor and outdoor, brings natural light and airiness.
Water Elements	Infinity pools, reflective ponds, and water bodies.	Extends the architecture into nature, creates serenity and luxury.



CASE STUDY 2



Chengdu Dayi 1979 Plant Boutique Hotel / OAD



CURATED BY- HAN SHUANGYU

ARCHITECTS: OAD

AREA: 3000 M²

YEAR: 2020

PHOTOGRAPHS: ARCH-EXIST

LEAD ARCHITECT: ERIC LEE

LANDSCAPE DESIGN: OAD

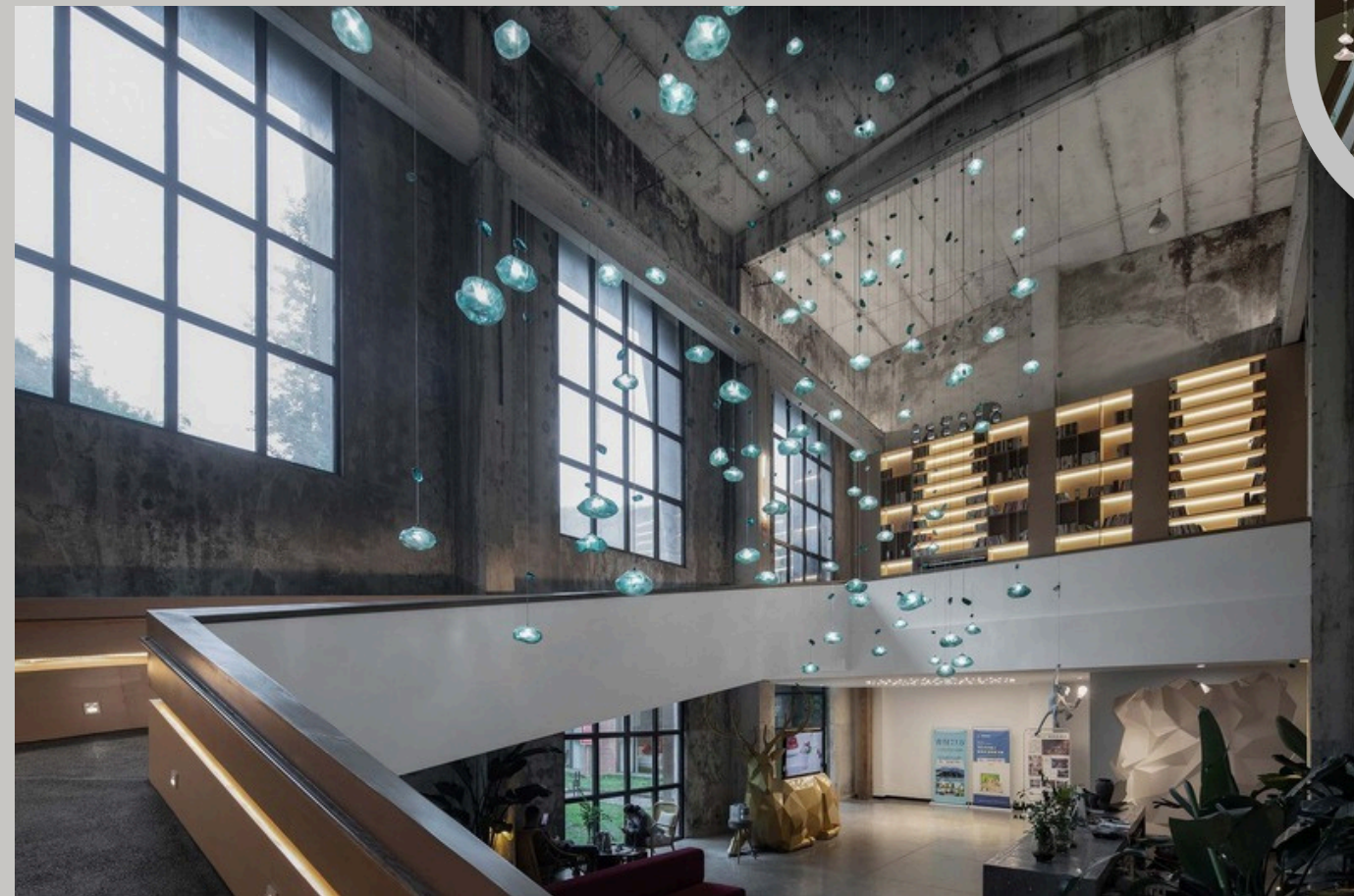
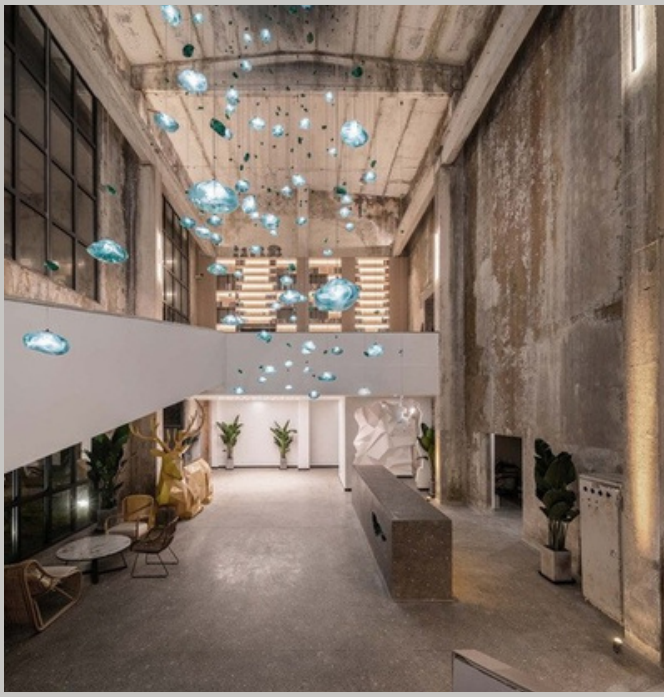
CATEGORY: HOTELS

*DESIGN TEAM: ERIC LEE, JIANG
CHEN, YING-NAN CHEN, JING-JING
LV, YING-HUI GAN*

*CLIENT: CHENGDU BAORYUE HOTEL
MANAGEMENT CO., LTD*

CITY: SICHUAN

COUNTRY: CHINA



1. Design Theme: “Old Scenes – New Experience”

- **Rooted in history:** The site, originally a military factory and power station from the Third-Front (1979), marks a turning point in China’s modern development .

- **Conceptual fusion:** Designers embrace a contrast-and-collision approach—preserving industrial fragments (red bricks, steel frames, mottled walls) while integrating contemporary elements—akin to a Sichuan double-flavor hotpot blending old and new .

- **Spatial narrative:** Rather than a simple restoration, the hybrid architecture invites guests to reflect on time’s passage: past and present exist in balance, offering a “spiritual habitat” immersed in nature .

- **Wabi-sabi aesthetic:** The lobby embraces Japanese wabi-sabi—celebrating imperfections, patina, and nostalgia, with arched metal door-frames and simple decorative lighting emphasizing raw textures.



Material - theme synergy

<i>Material</i> Red Brick	<i>Thematic Role</i>	<i>Experience Impact</i>
	Preserves Era Identity	Roots Guests In The History & Warmth of the place
Steel & Glass	Bridges Old & New	Blurs Indoors/Outdoors ,Creates Dramatic Framing
Metal Panels	Aesthetic Of Machinery	Adds contemporary Industrial Texture
Exposed Finishes	Authenticity & Imperfection	Evokes Wabi-Sabi, Rawness & Serenity



DESIGN CONCEPT

The design of Karvaan Boutique Hotel is envisioned as a journey through desert and lake, where every corner tells a story of heritage, craft, and contemporary comfort. The material palette is rooted in authenticity, with local red sandstone recalling the proud architecture of Bikaner, softened by stucco plaster and lime wash walls that keep interiors cool and earthy. Carved sheesham and teak wood bring a sense of craftsmanship, while brass, copper, camel leather, and handwoven jute add layers of richness and tactility. The forms flow between Rajasthani and Moroccan inspirations—arched jharokhas, vaulted ceilings, courtyards, and infinity reflections—creating spaces that feel both timeless and intimate.

Gym (Strength in the Desert)

Material & Form: Sandstone walls with carved lattice windows for filtered light, wooden ceiling beams.

Color & Texture: Warm neutral tones with deep indigo accents, leather finishes for benches.

Visual Language: Minimal Moroccan geometric patterns on flooring, subtle brass detailing.

Design Language: A balance of raw desert ruggedness + modern sleek equipment, giving guests energy while staying rooted in local context.



Spa (Oasis of Calm)

Material & Form: Domed ceilings, arches leading into treatment rooms, marble flooring with inlaid turquoise patterns.

Color & Texture: Soft whites, mint greens, aqua blues. Smooth lime plaster walls, tactile stone basins, scented wooden screens.

Visual Language: Moroccan lanterns casting patterned light, water channels running through corridors.

Design Language: Feels like entering an oasis—tranquil, cooling, fragrant.



Garden Area with Benches & Fountain
Material & Form: Central Moroccan-style fountain, stone pathways, wrought-iron benches.
Color & Texture: Desert flora (cactus, bougainvillea, palm), terracotta pots, cool stone seating.
Visual Language: Lanterns hanging from trees, mosaic fountain glistening in sun.
Design Language: Romantic, contemplative—like an old caravan resting ground.



Cottages
Material & Form: Stone-clad walls with thatched-inspired roofs (modern reinterpretation). Courtyard-style entry.
Color & Texture: Earthy terracotta and cream tones, rough stone flooring, handloom textiles.
Visual Language: Cozy, grounded, close to nature—each cottage feels like its own little journey stop.
Design Language: Rustic luxury—humble from outside, indulgent inside.



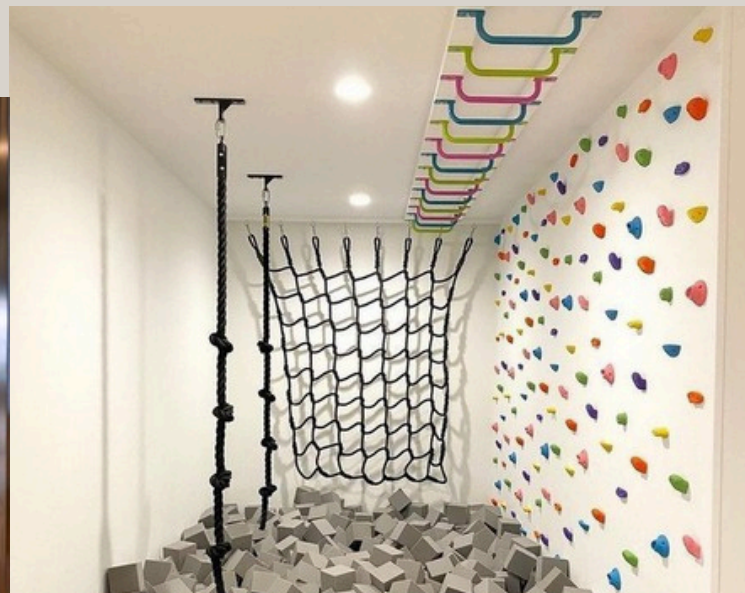
Luxury Suites with Private Jacuzzi
Material & Form: Arched private terraces, indoor-outdoor flow, jacuzzi clad in marble mosaic tiles.
Color & Texture: Rich jewel colors—emerald, sapphire—on fabrics; polished brass fixtures.
Visual Language: Hand-carved wooden doors, silk drapes, patterned carpets.
Design Language: Royal indulgence with intimacy—evoking palatial comfort.



Restaurants
A fusion of Chinese elegance and Rajasthani warmth, the restaurant reflects the Silk Route spirit — where cultures meet. With sandstone walls, wooden lattices, red lanterns, and brass accents, it creates a warm, exotic ambience. The color palette blends deep reds, jade greens, and desert beige, while local materials and oriental motifs harmonize tradition and luxury. The experience feels like a tranquil oriental retreat in the heart of the Thar Desert.



Gaming Zone (Playful Caravan Stop)
Material & Form: Vaulted ceilings with patterned tiles, wooden arches, metal lattice screens.
Color & Texture: Vibrant jewel tones—ruby, sapphire, emerald. Velvet sofas, mosaic tile tables.
Visual Language: Moroccan lamps overhead, walls with geometric murals, cozy corners.
Design Language: Youthful, playful, eclectic—evoking the caravan rest-stop where stories and games unfolded.



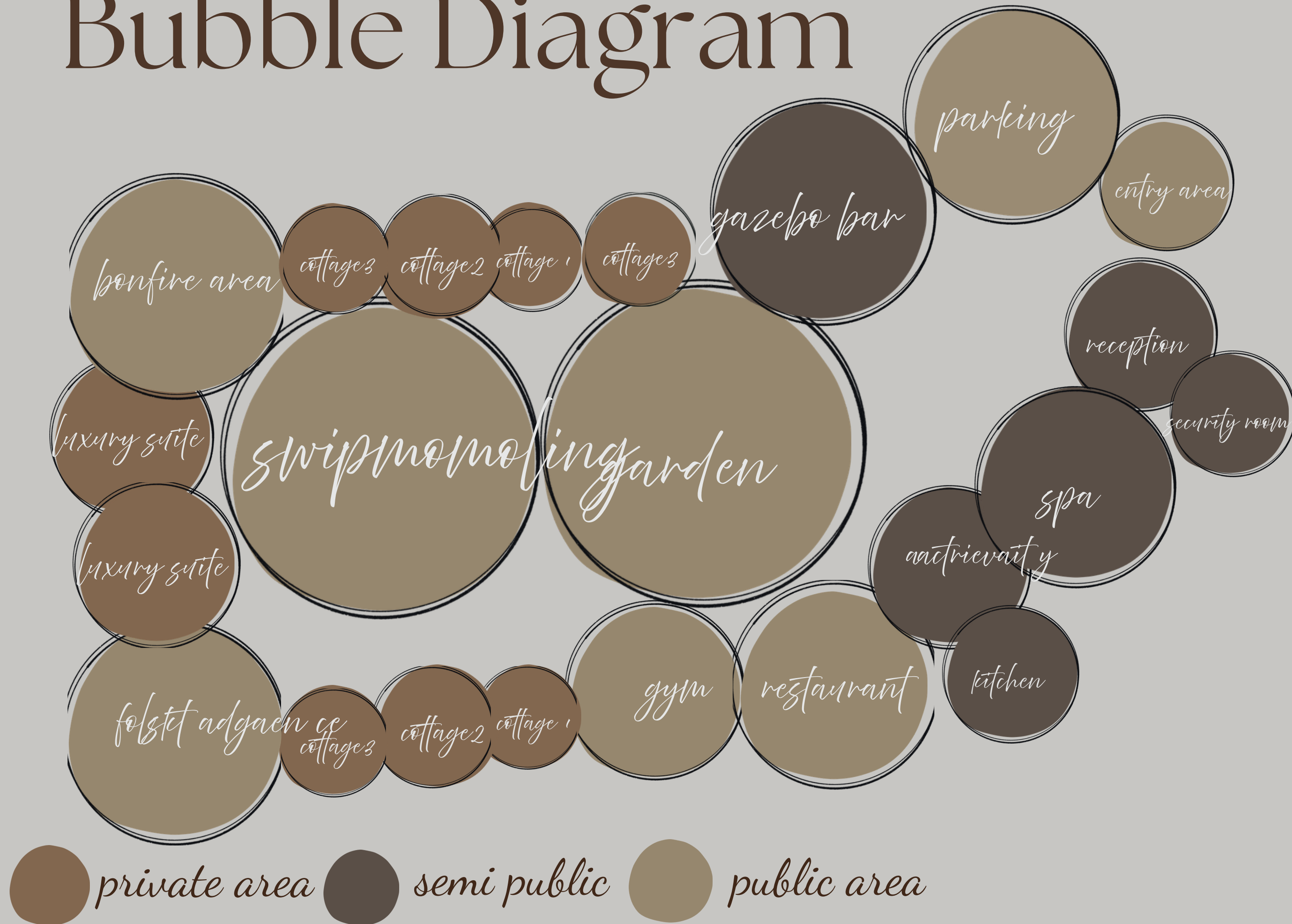
Public Swimming Pool (Desert Mirage)
Material & Form: Infinity pool with sandstone edges, mosaic-tiled bottom in blue-green gradient.
Color & Texture: Aqua shimmering water against camel-brown sandstone.
Visual Language: Cabanas draped in white fabric, lanterns on pillars, palm trees planted around.
Design Language: The pool becomes a modern-day oasis, dramatic yet serene.



Open Gazebo Bar (Open-Air Desert Charm)
Material & Form: Wooden beams, stone flooring, circular bar with hand-painted Moroccan tiles.
Color & Texture: Neutral tones with deep turquoise highlights, glowing brass bar counters.
Visual Language: Draped fabric roof, fairy lights twinkling, bar facing the lake view.
Design Language: Relaxed, breezy, atmospheric—perfect for cocktails under the stars.



Bubble Diagram



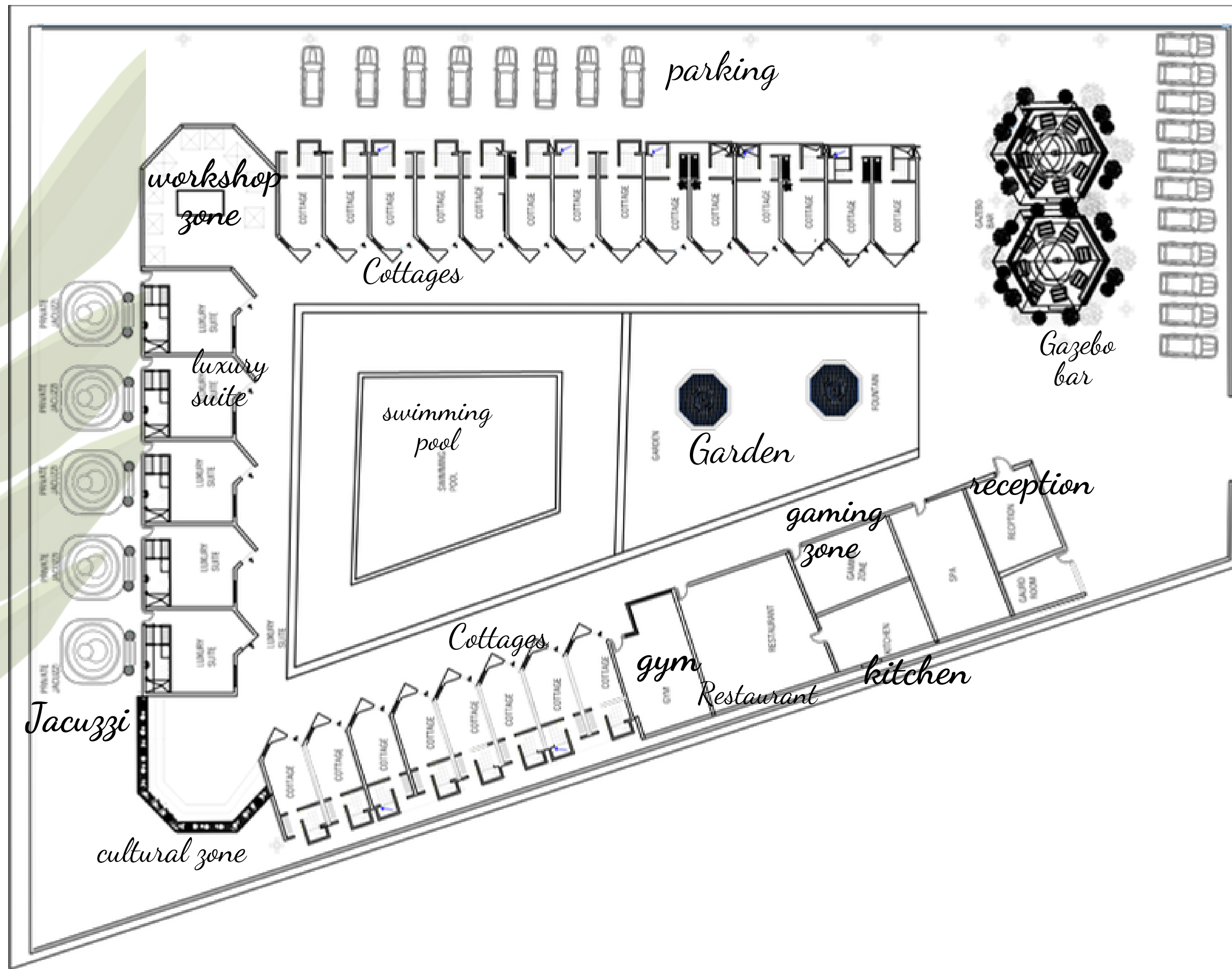
EVOLUTION DIAGRAM



● private area ● semi public ● public area

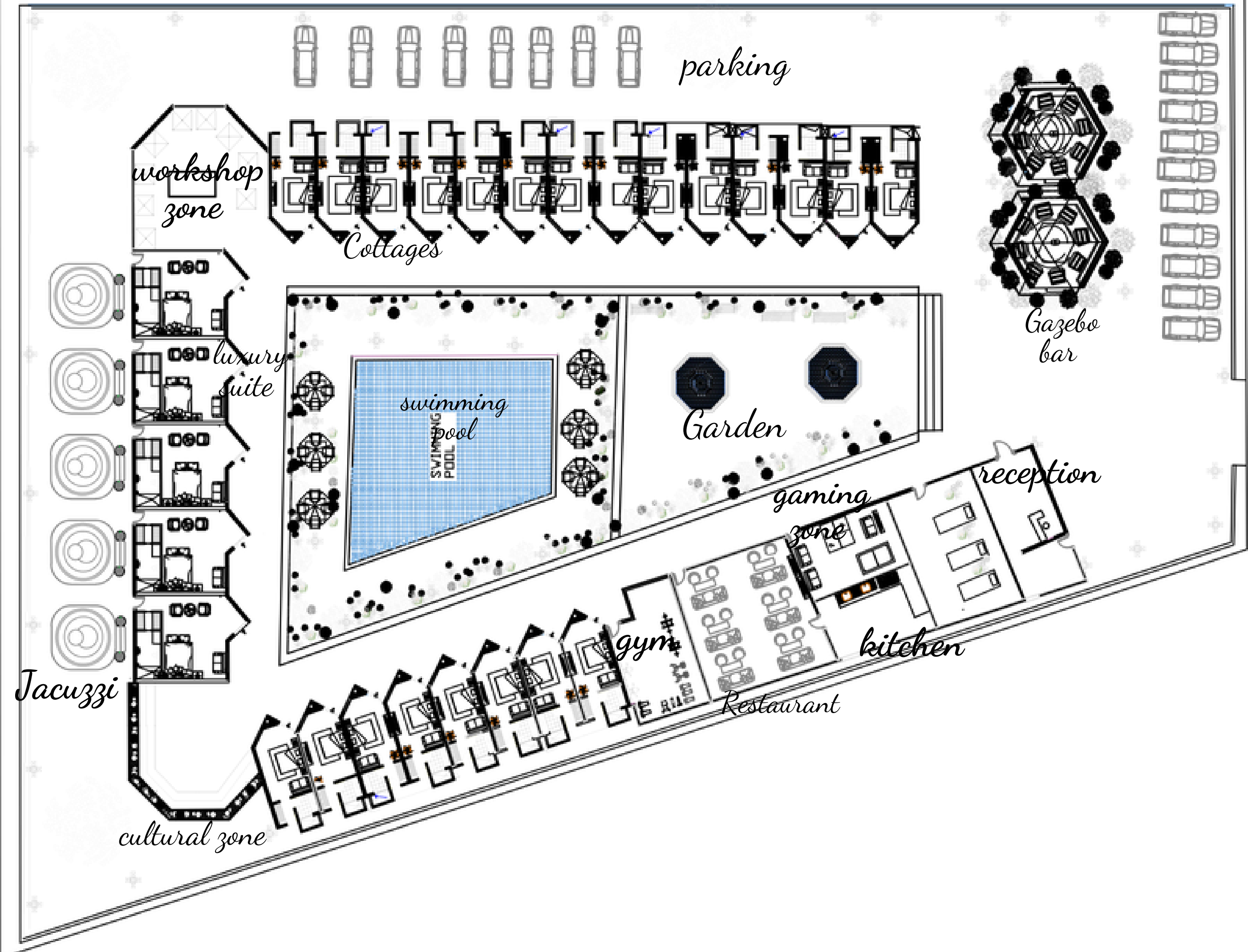


FLOOR LAYOUT PLAN



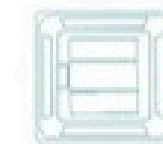
AREA	SIZE
FOYER	20'X30'
GARDEN AREA	
STAIRANT AND BAR	60'X30'
COTTAGE	15'X20'
H ROOM DF COTTAGE	7'X10'
LUXURY SUITE 1	20'X22'
ACTIVITY AREA	25'X30'
STAIRCASE	14'X18
RAMPS	20'X20'
STORAGE AREAS	20'X15'
JANITOR ROOM	7'X10'
METER ROOM	7'X10'
WAITING AREA	15'X20'
GYM AND WELLNESS AREA	50'X30'
SECURITY ROOM	10'X10'
ENERAL WASHROOM	20'X20'
RECEPTION	15'X20'
DRIVERS ROOM	17'X17'
LIFT	6'X8'
DORMITORY	17'X17'
SECURITY ROOM	10'X10'

FURNITURE LAYOUT PLAN



HVAC PLAN

LEGEND



CASSETTE AC (4-WAY)



SPLIT AC @ HT 7'-6"
1.5TON



OUT DOOR UNIT



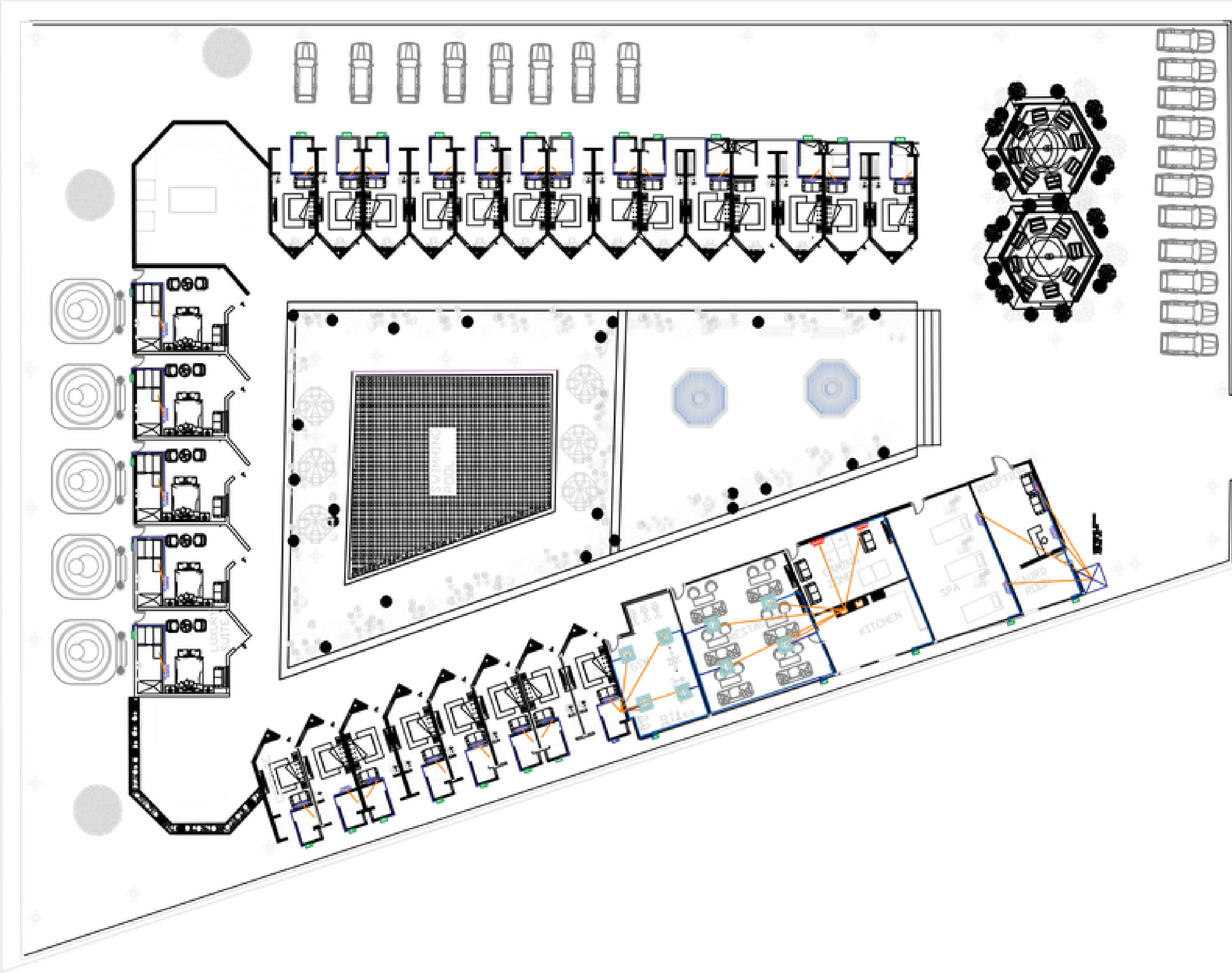
COPPER PIPE



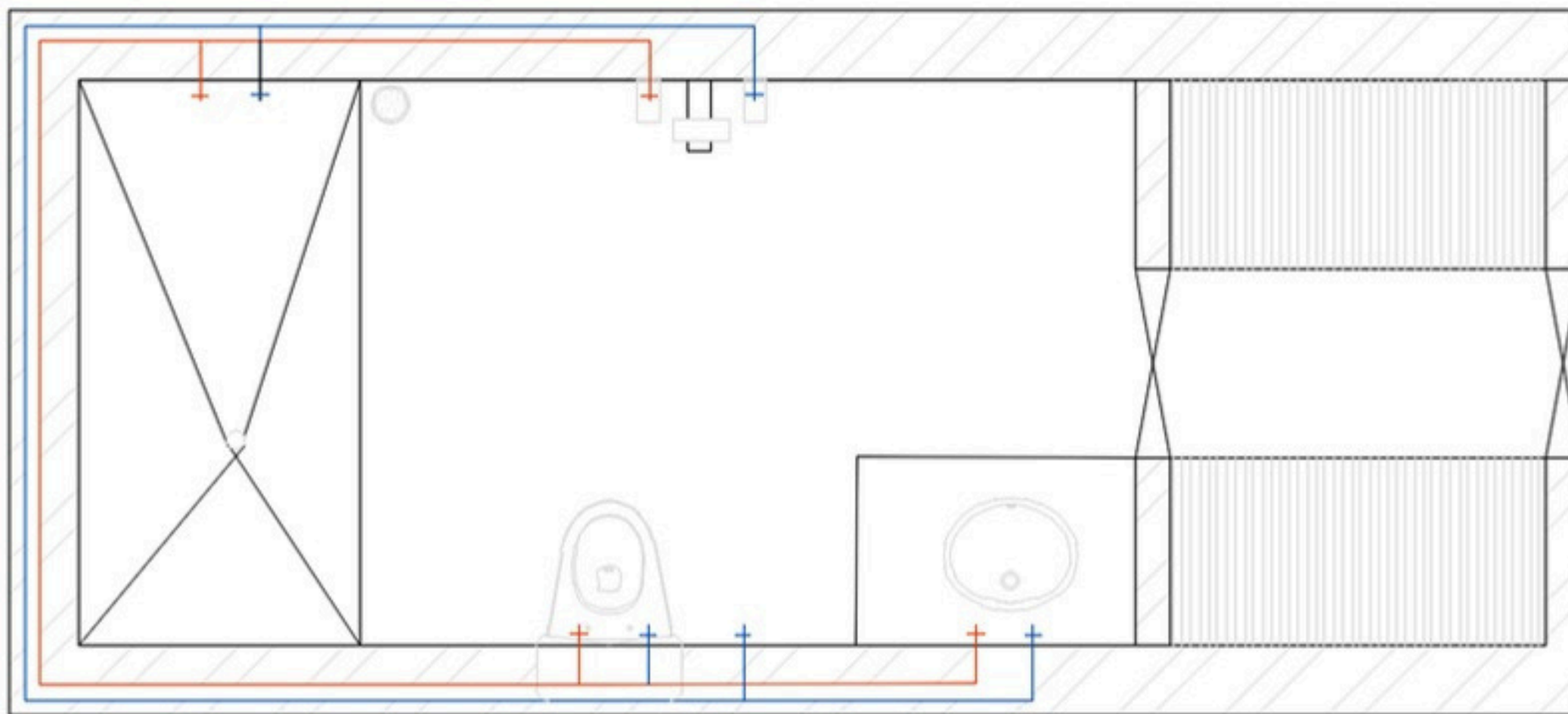
AC DRAIN



SPLIT AC @ HT 7'-6"
2T



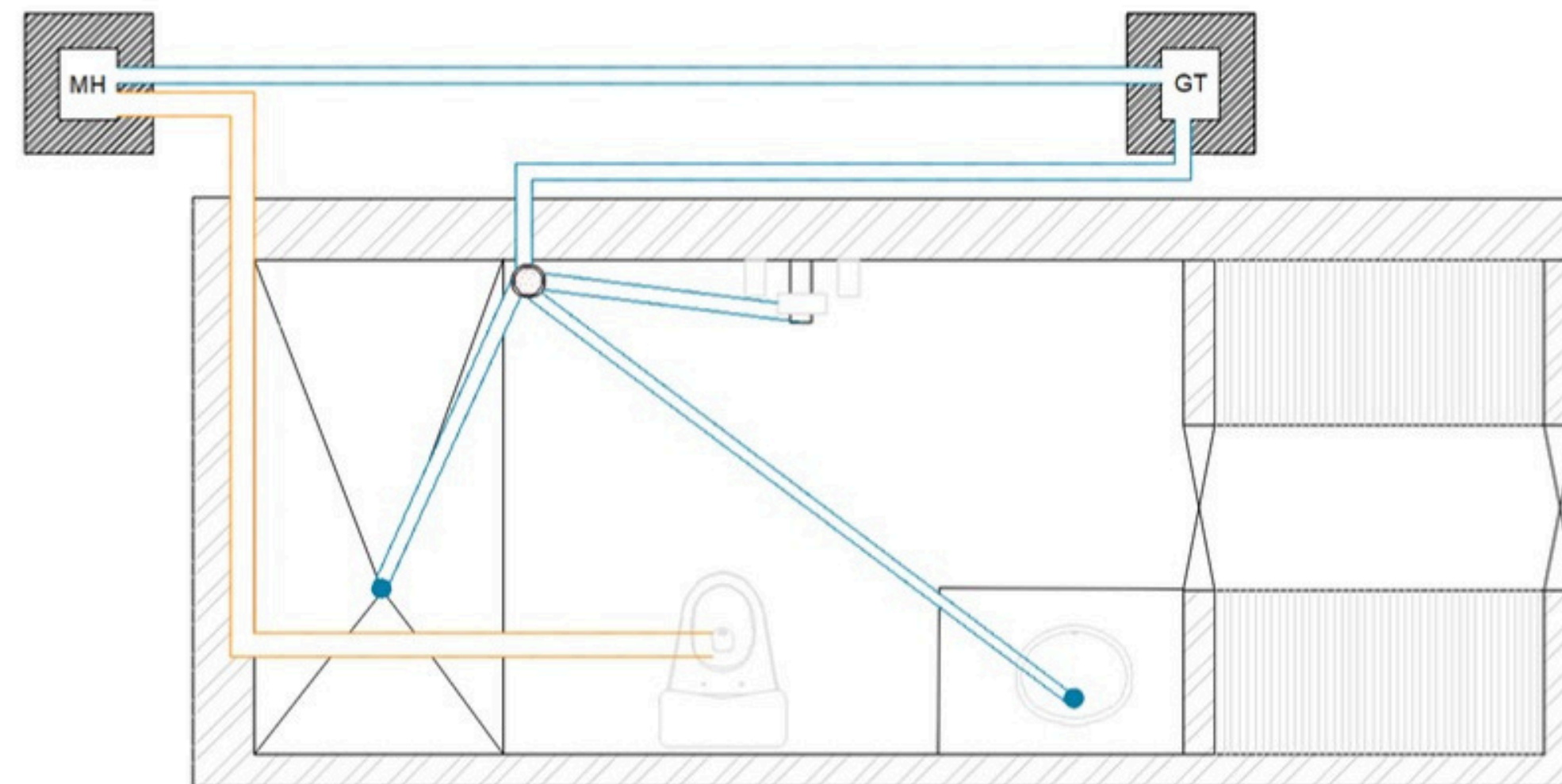
DRAINAGE AND WATER SUPPLY PLAN



LEGEND

HOT WATER SUPPLY (CPVC) —+—

COLD WATER SUPPLY (CPVC) —+—



LEGEND

FLOOR TRAP ○

FLOOR DRAIN ●

SOIL WASTE PIPE (4") (UPVC) — —

LIQUID WASTE PIPE OR GREY WASTE PIPE (3") (UPVC) — —

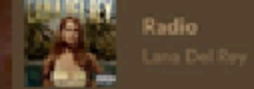
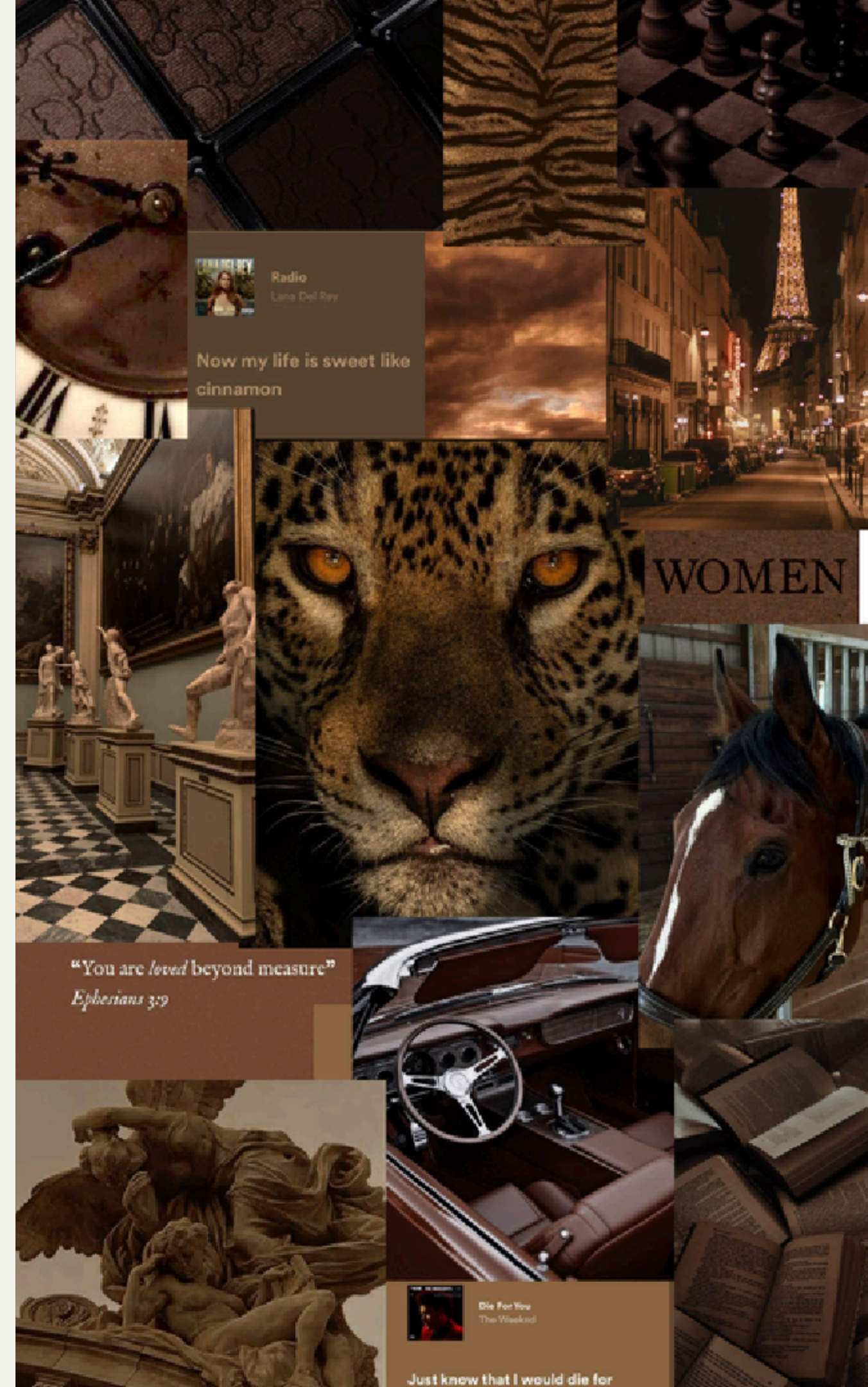
GULLY TRAP GT

MANHOLE MH



Mood

board



Now my life is sweet like
cinnamon

WOMEN

"You are loved beyond measure"
Ephesians 3:9



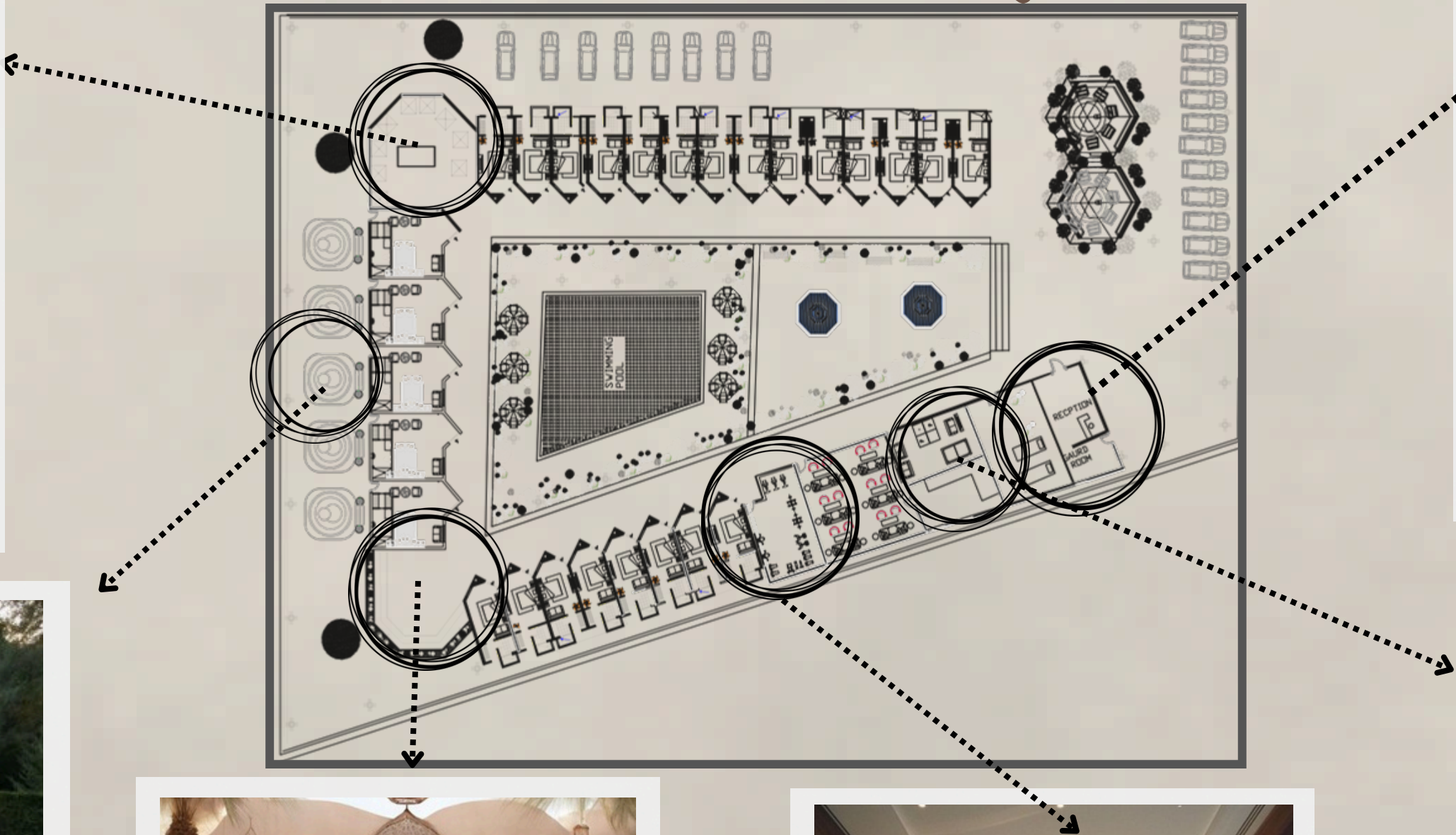
Die For You
The Weeknd

Just know that I would die for



workshop zone

MOODBOARD



reception



Jacuzzi



cultural zone



gym



gaming zone



A serene outdoor extension of the reading space, designed for relaxed seating, natural light, and informal social interaction.

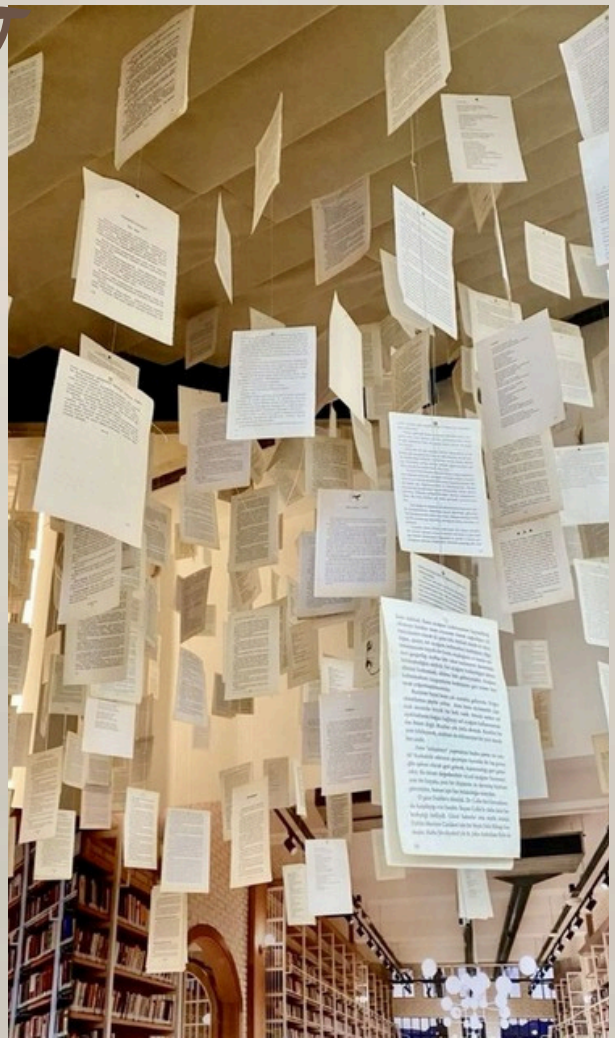


Plants create a soothing dining atmosphere, improving comfort, air quality, and overall guest experience while encouraging relaxed social interaction.

concept sheet & moodboard



flooring



nature inspired colour theme
modern chandelier



sofa set with a little color pop of rusty orange and complemented by beige color chairs and table

Restaurant



back wall pannel

flooring



material board

perforated ceiling pannel



overall restaurant ambience

accent lamp



sofa set with a little color pop of rusty orange and complemented by beige color chairs and table

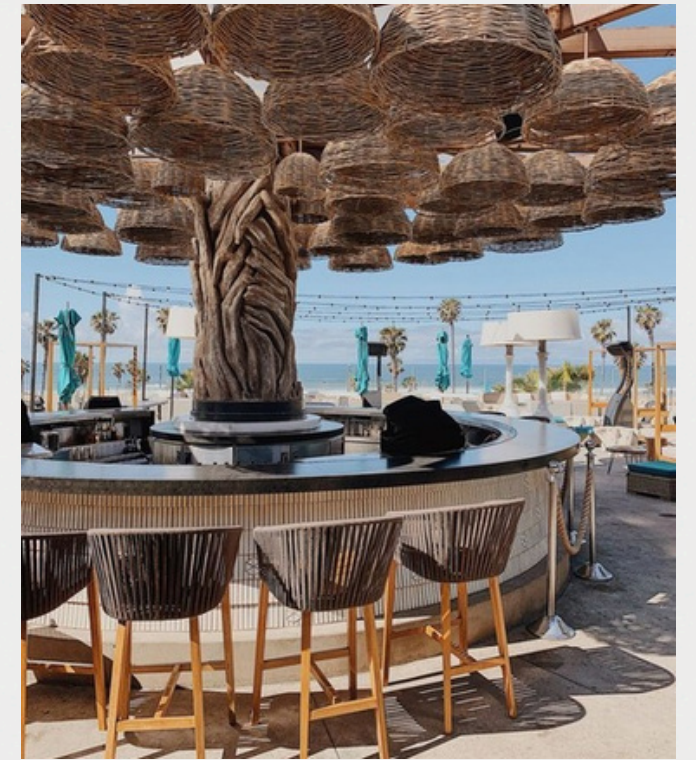
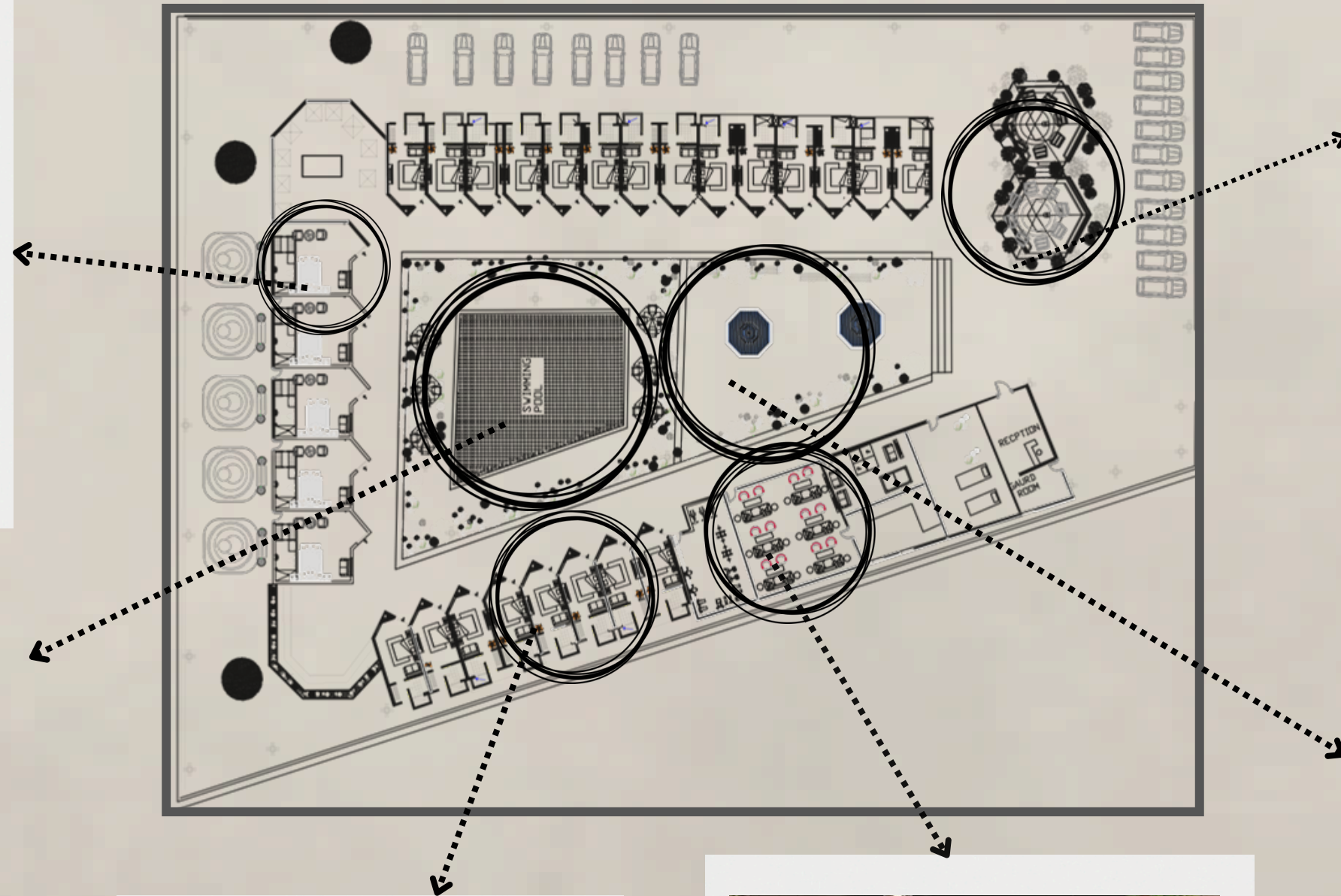
modern chandelier



MOODBOARD



luxury suite



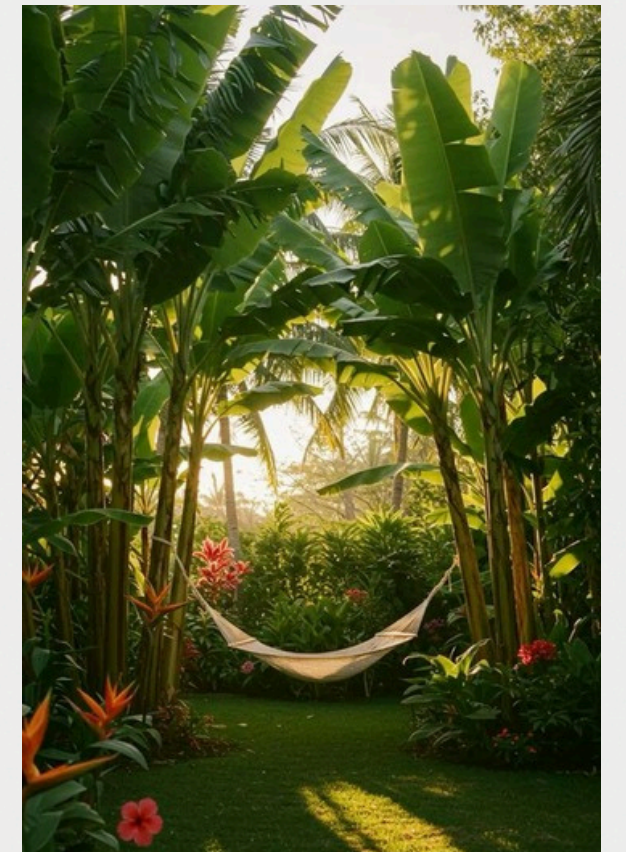
Gazebo bar



swimming pool



Cottages



Garden

THE SPA

SPA

sitting space with
chandeliers

rattan partition

back wall with stone
veneer

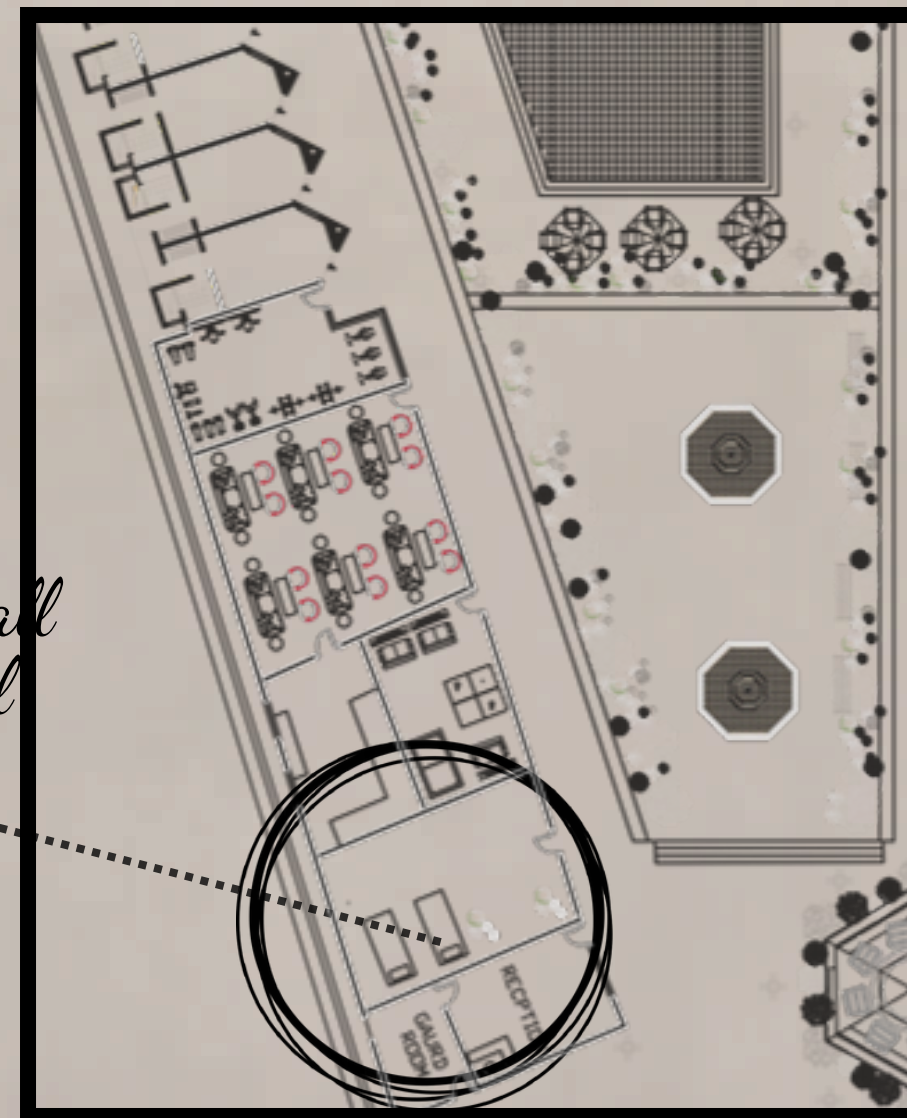
back wall
panel

accent chair

earthy tones

material board

limestone flooring



Cottage & jacuzzi



pendant light



vanity vault

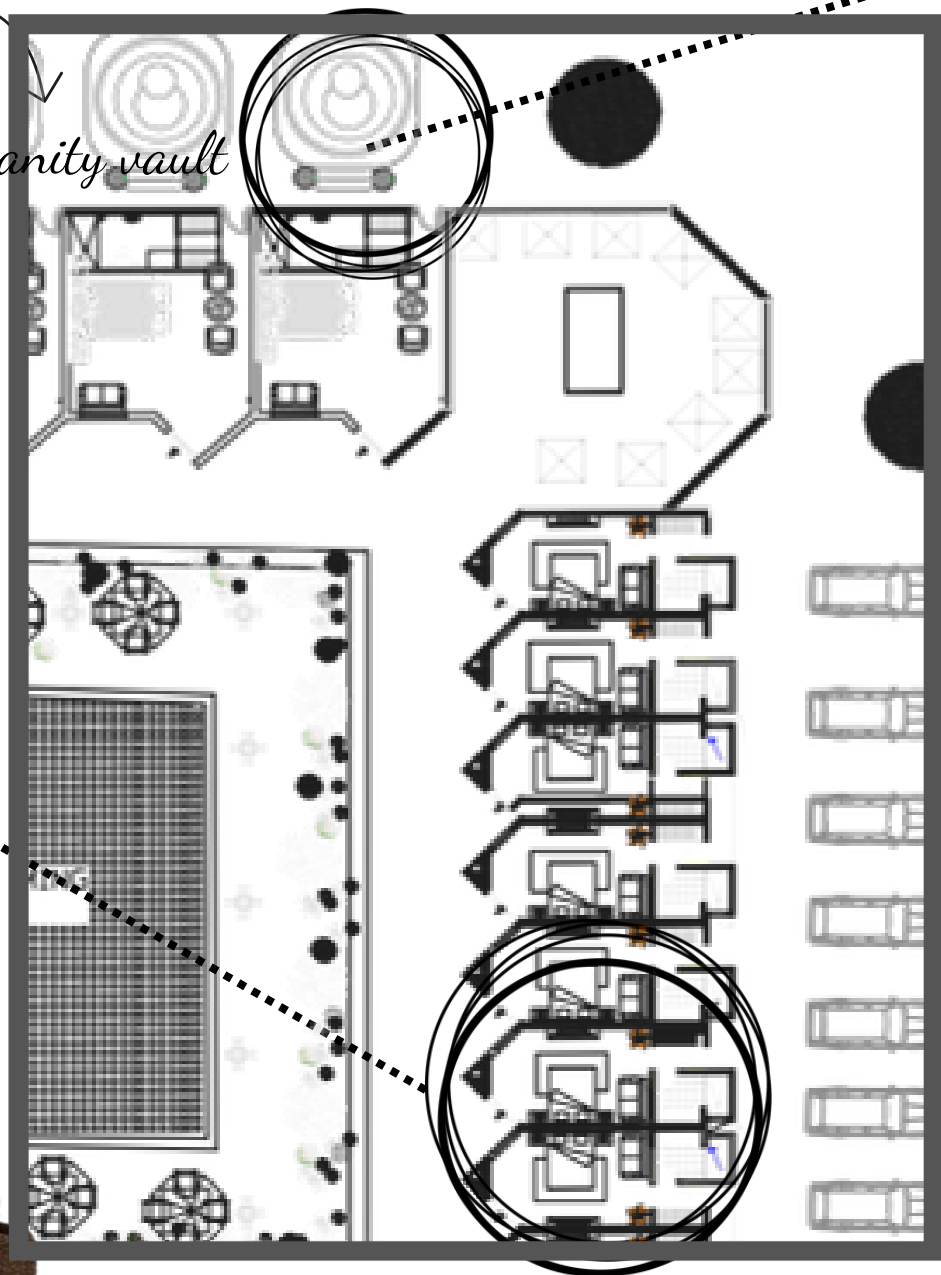


Tranquil Horizons



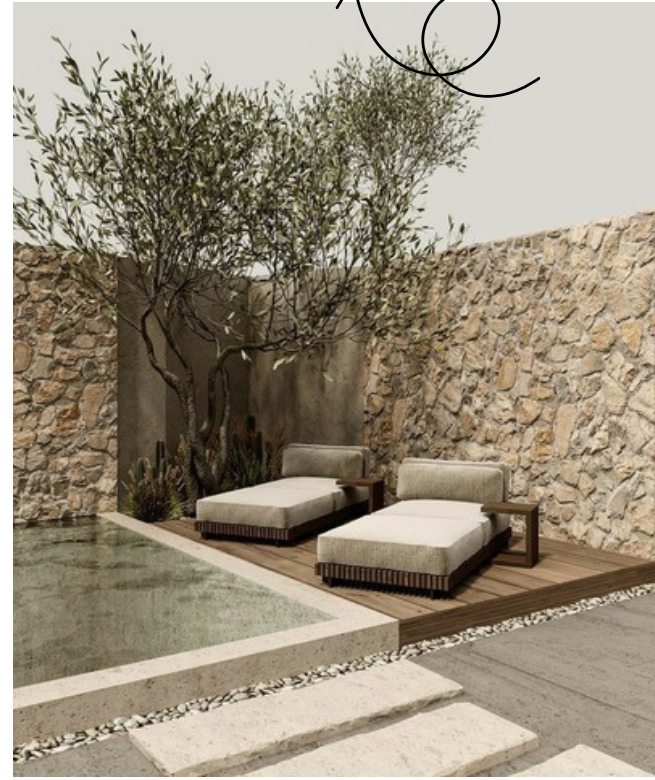
Minimal Edge Cabinet

Pure Element Bathroom



aesthetic lighting

jacuzzi with deck area



storage unit accessorised with plants



room flooring

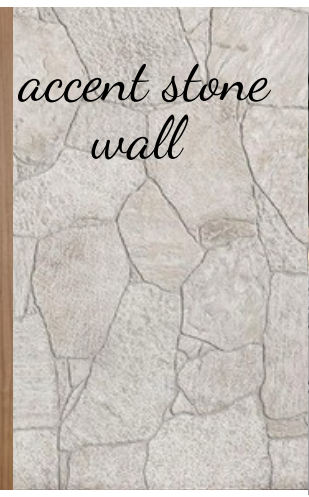


bathroom flooring

limestone finish jacuzzi



deck with wooden flooring



accent stone wall



Reception & Gaming zone



modern reception



sophisticated interior



pool table and table hockey



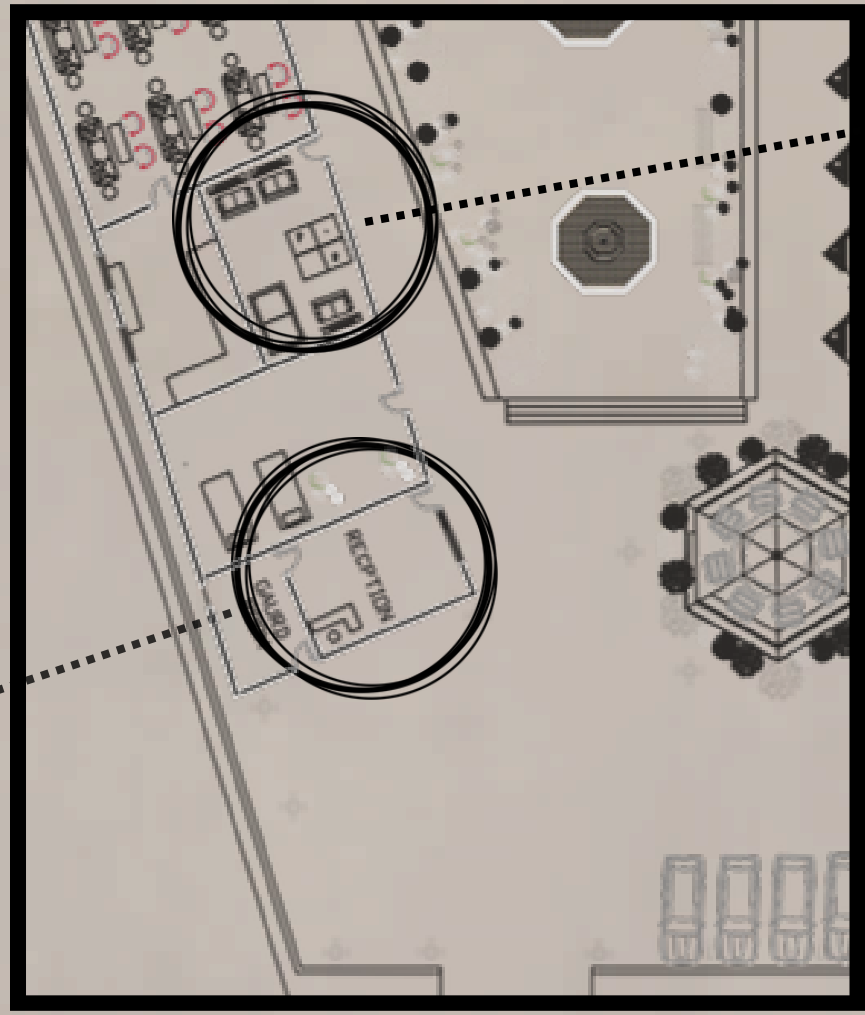
welcome wall with cascade



contemporary touch



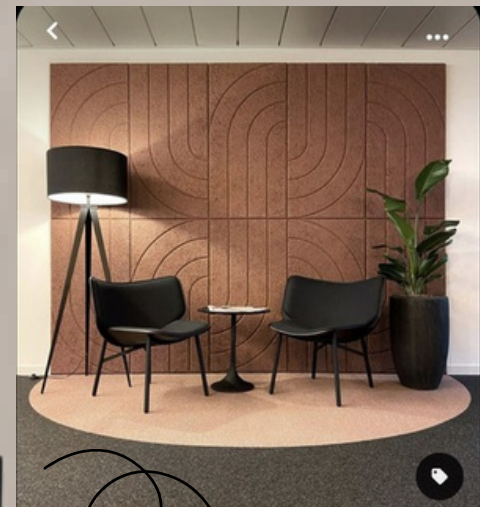
accent light



tv unit for watching matches and for video games



bean bag



acoustic wall panels also adding aesthetic touch to space



noir gold dusty champagne fluted glass hammered copper carrara

soft and welcoming color of sofa with beige rug

sofa with leather texture and rustic color make it less maintaining



Gazebo bar & Gym

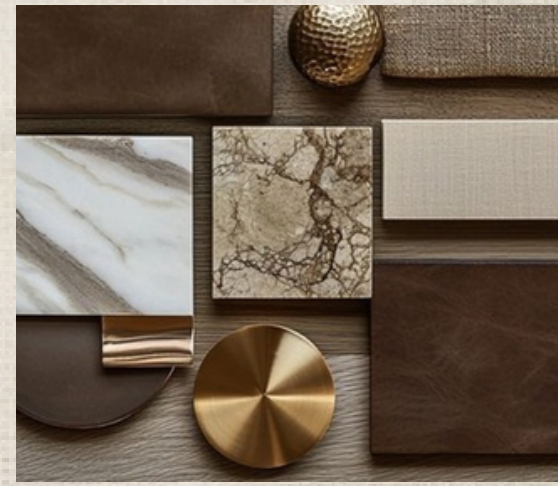
nature and
serenity



glass windows
having the view
of swimming pool



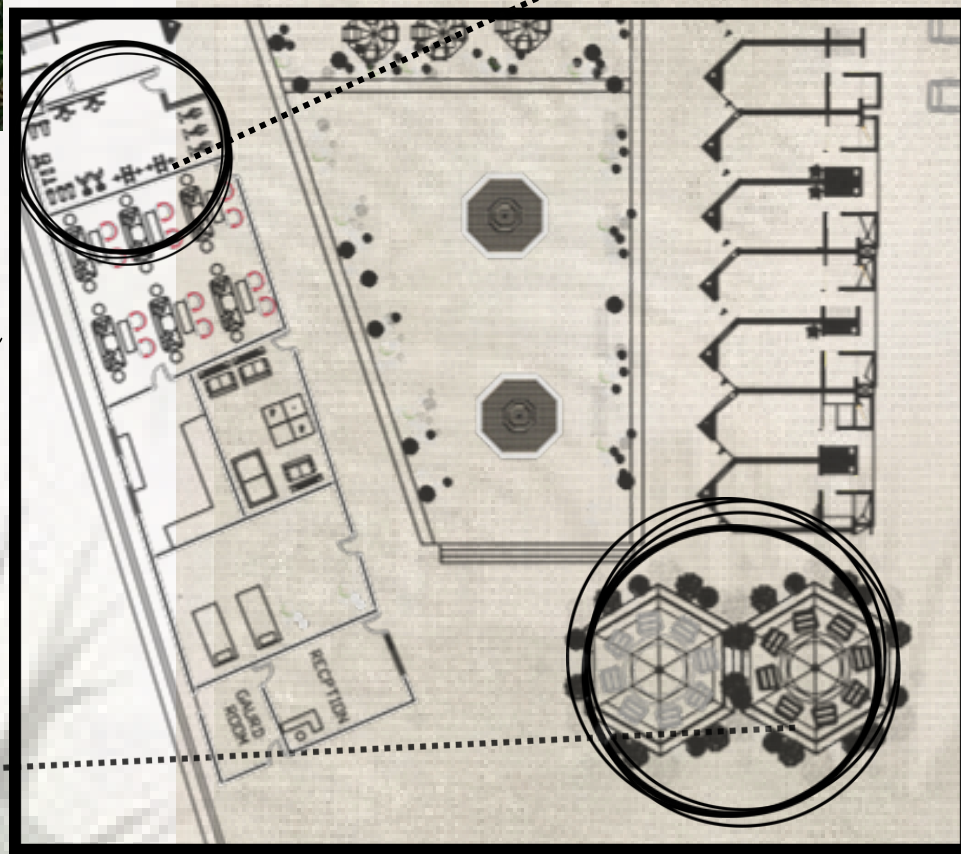
gym equipment



material board



welcome wall



open sitting area covered
with straw beach umbrellla



wellness corner



open bar with
aesthetic
lighting

pendant light with jute
covering



luxury suite & master bathroom

material board



vanity



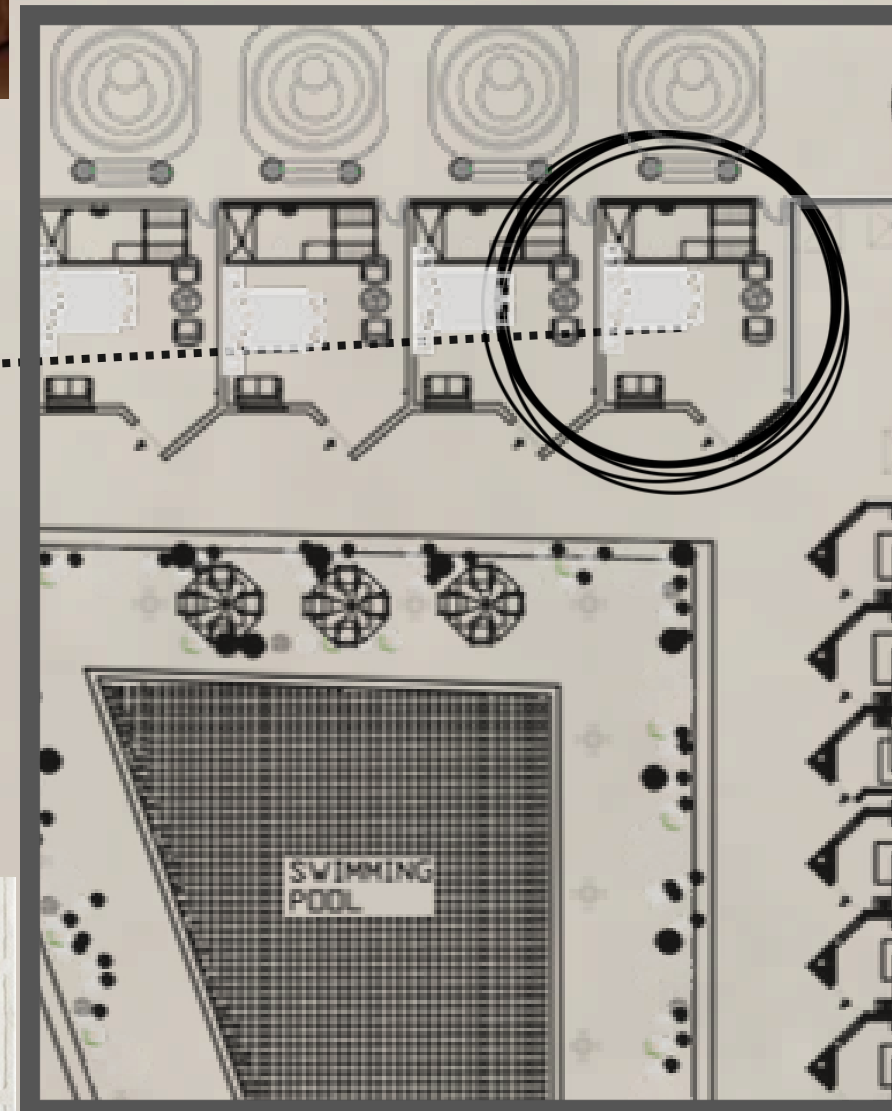
bathtub



rose gold fixtures



onyx marble flooring



tv unit



wooden flooring

Rug



a wall mural made by skilled artisans of Bikaner forming the back panel of bed



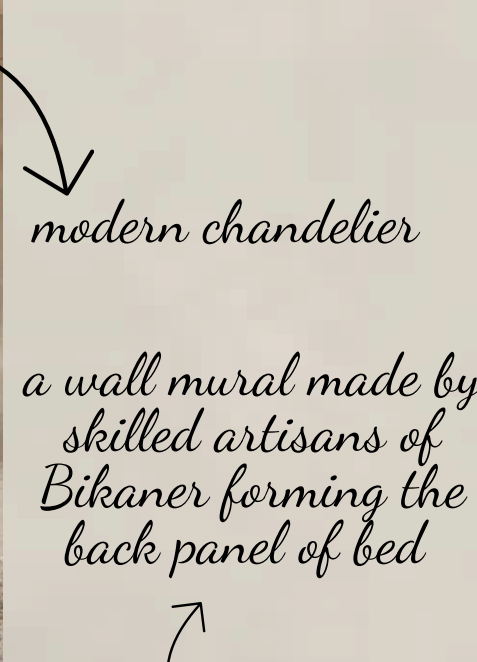
accent sofa with a seamless center table



a comforting and spacious bedroom



tray ceiling



modern chandelier



Swimming pool & Garden area



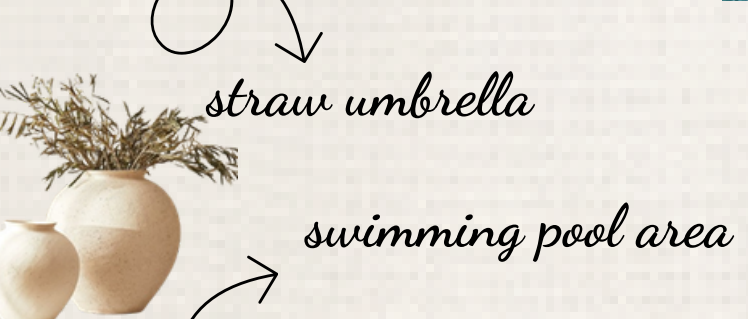
straw umbrella



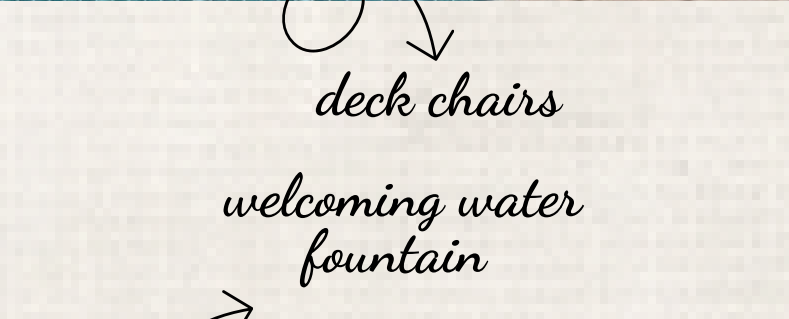
deck chairs



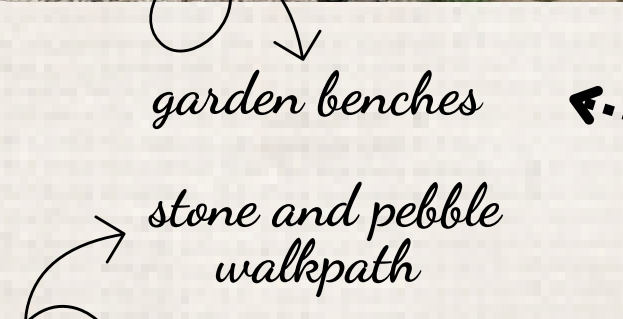
garden benches



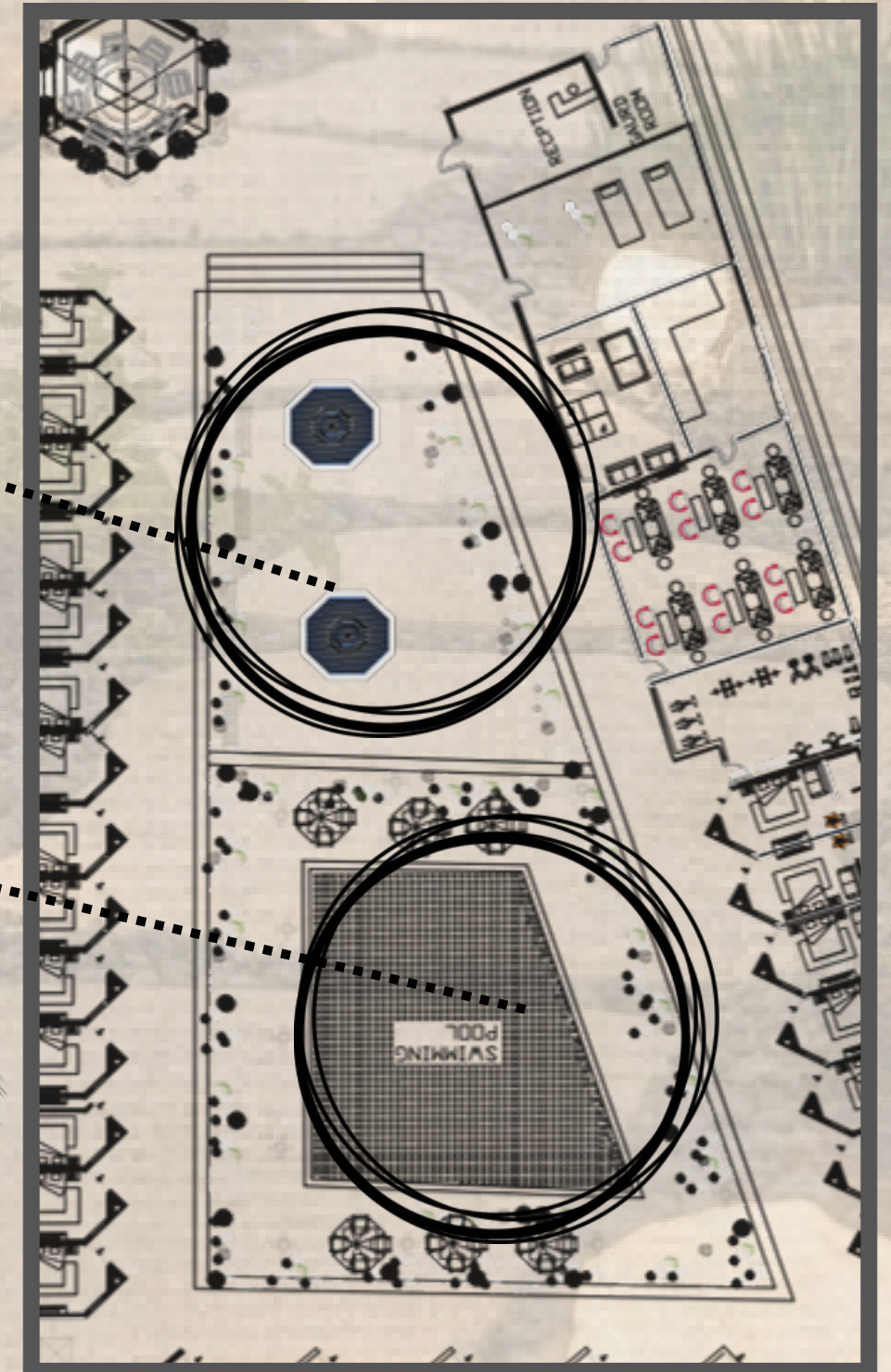
swimming pool area



welcoming water fountain



stone and pebble walkpath



folkdance area & activity zone

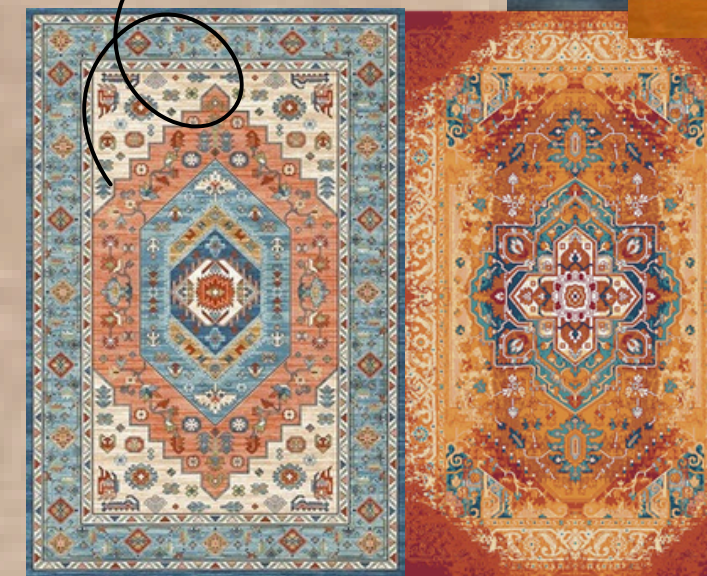


space to explore
rajasthani
culture



moroccan sitting
space

moroccan rugs



bikaner redstone
sitting

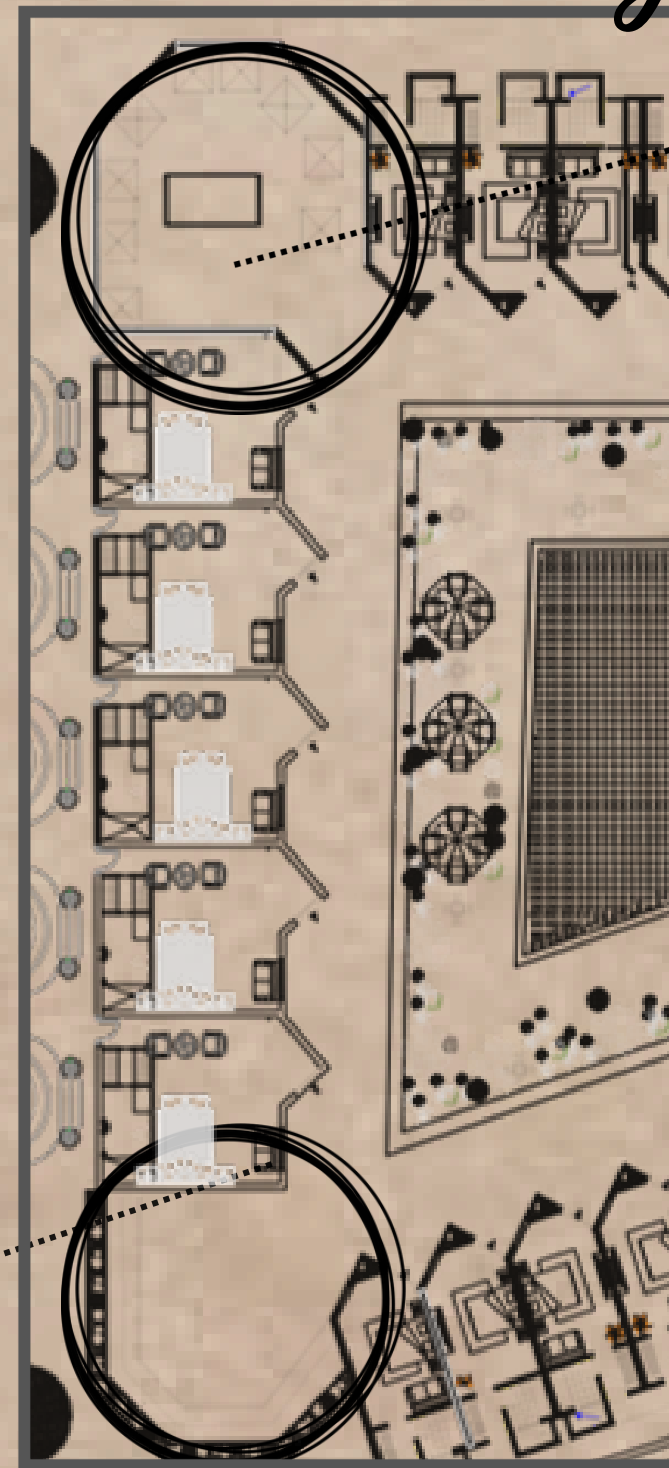
Mud walls



mud mirror wall



accent lamps with
golden covering



lac bangles workshop



lehariya textile



pottery workshop

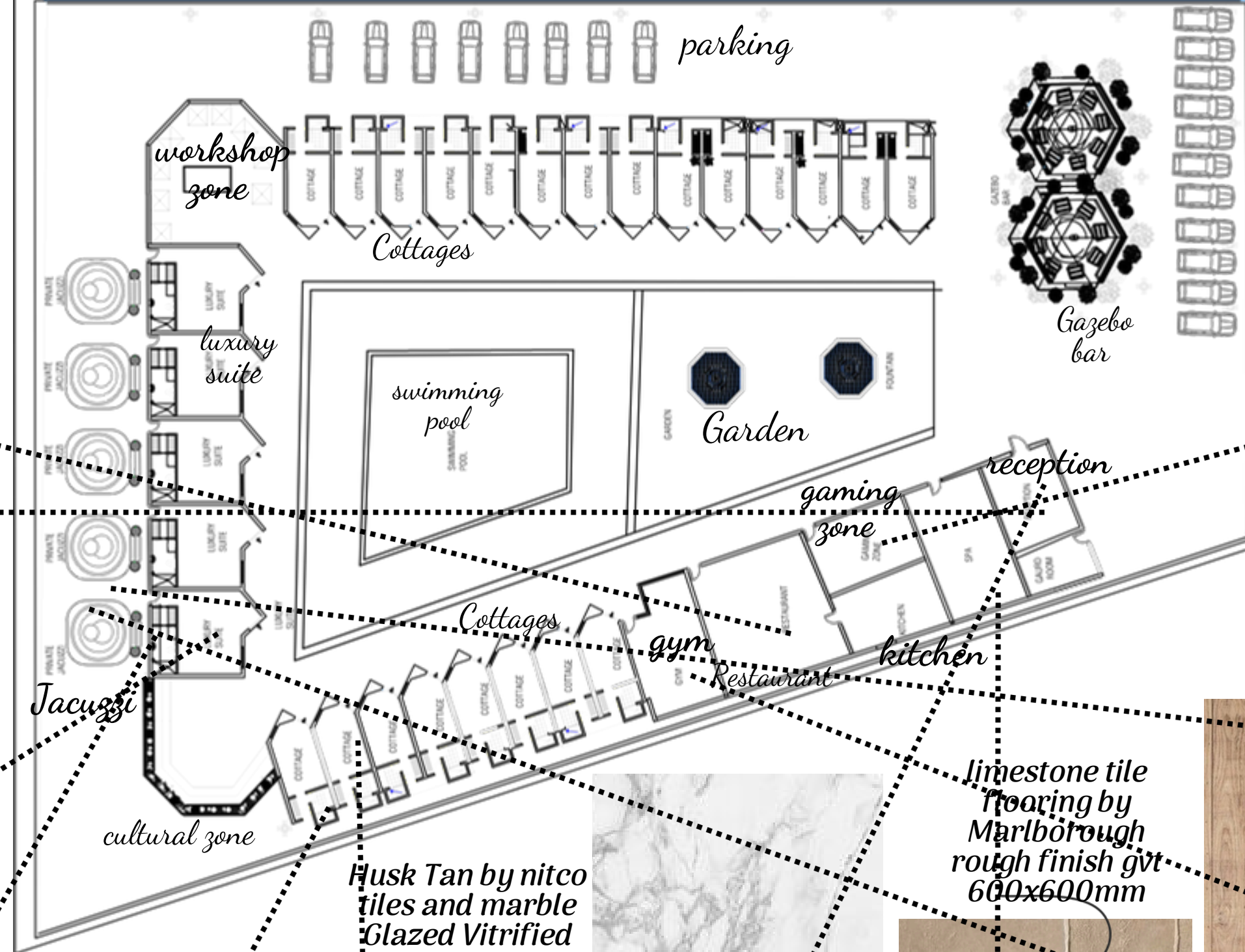
block print

puppet
show

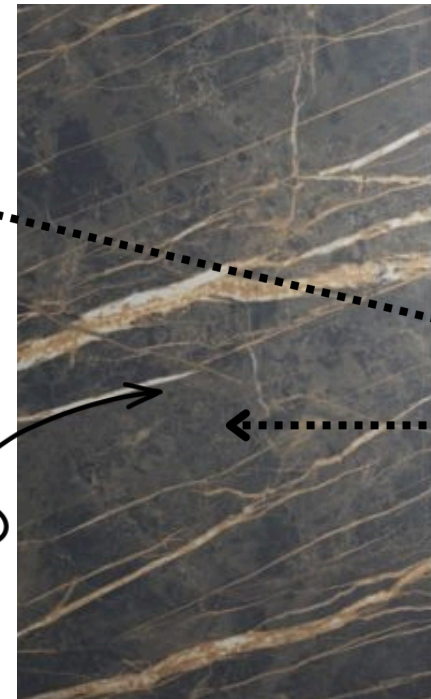
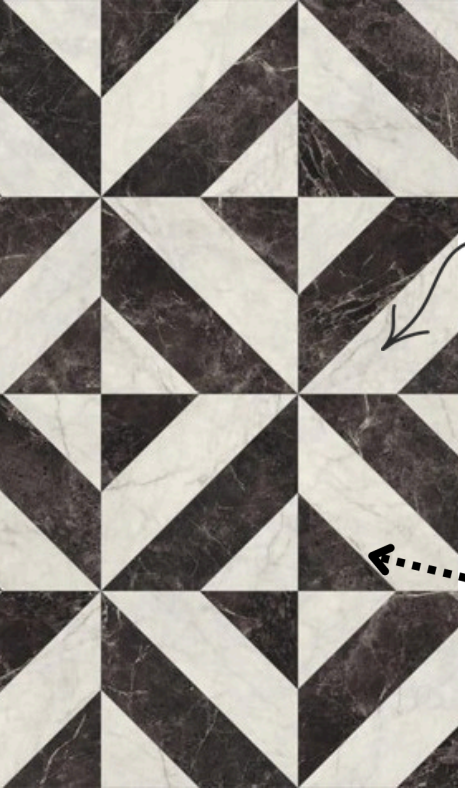


mandana
art

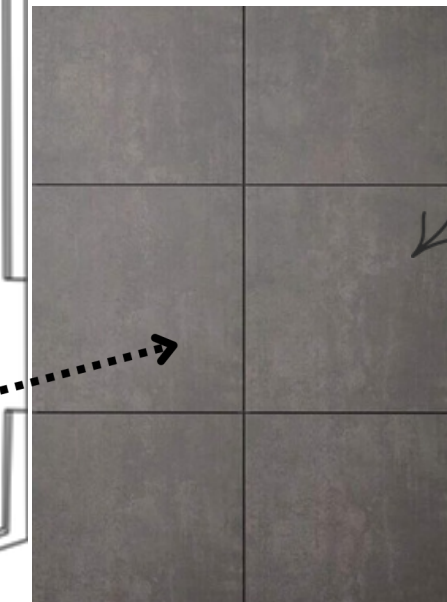
Flooring plan



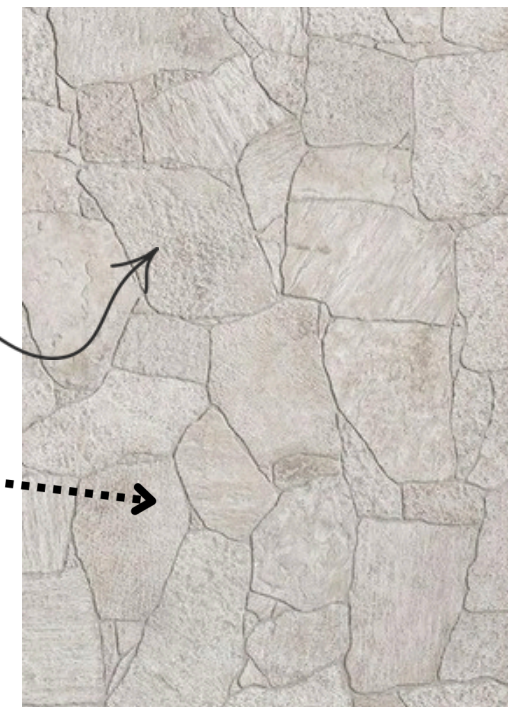
stone white and
black honed from
nitco tiles & marble
300x300mm
double vitrified
tiles



Sahara Noir Gold By
Decovita
610X1220mm
Polished & Sugar
effects



carpet tiles by orient
bell
600x600mm
with 8mm thickness
for acoustic purpose
and stain resistant



flagstone
flooring by
jagson india



Herringwood Beige
(C) from nitco tiles
and marble
Glazed Vitrified
Tiles, 600X1200 mm



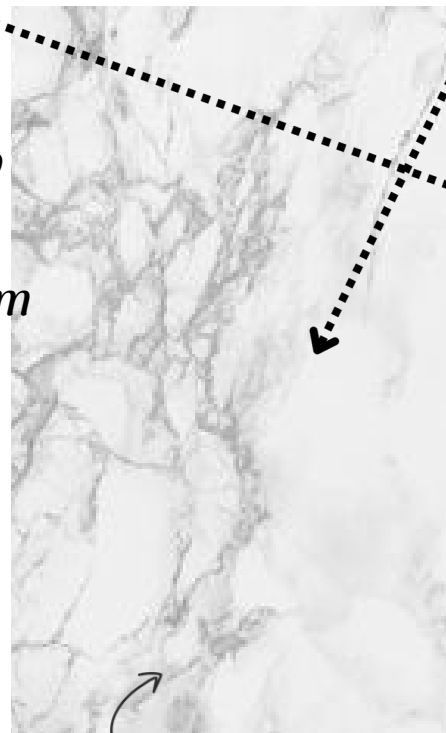
Light Grey Marble by
Mawrble
300x300mm
unpolished and matt
finish
tile thickness - 16-
18mm



opula collection by
simero ceramics
300x 300mm
ultra matt finish
18mm thick



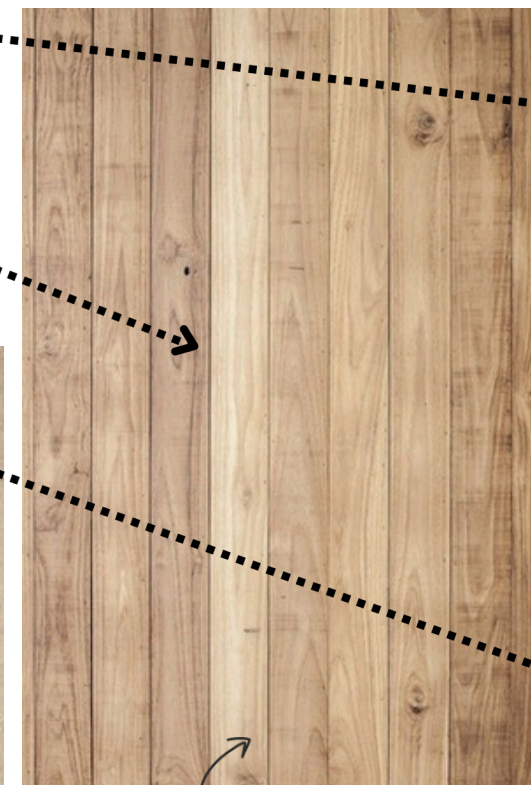
Husk Tan by nitco
tiles and marble
Glazed Vitrified
Tiles, 600X1200 mm
16mm thickness



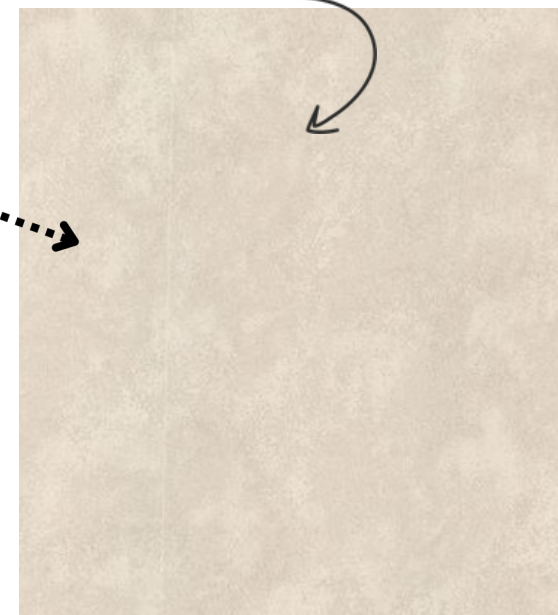
carrara by kajaria
tiles
900x1600mm
polished finish



limestone tile
flooring by
Marlborough
rough finish gvt
600x600mm



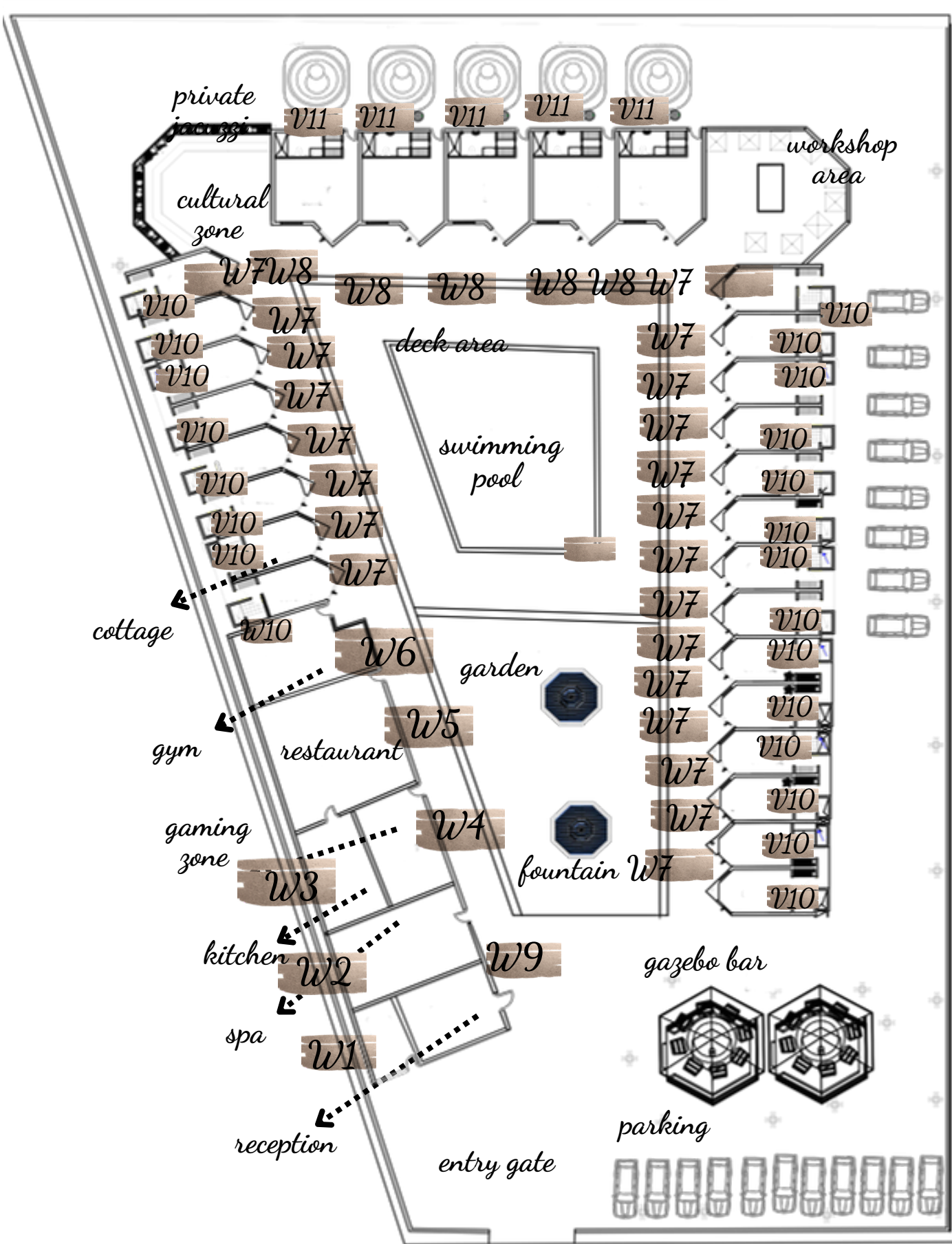
Balsa Sand Dune by
nitco tiles and
marbles
Glazed Vitrified
Tiles, 200X1200 mm



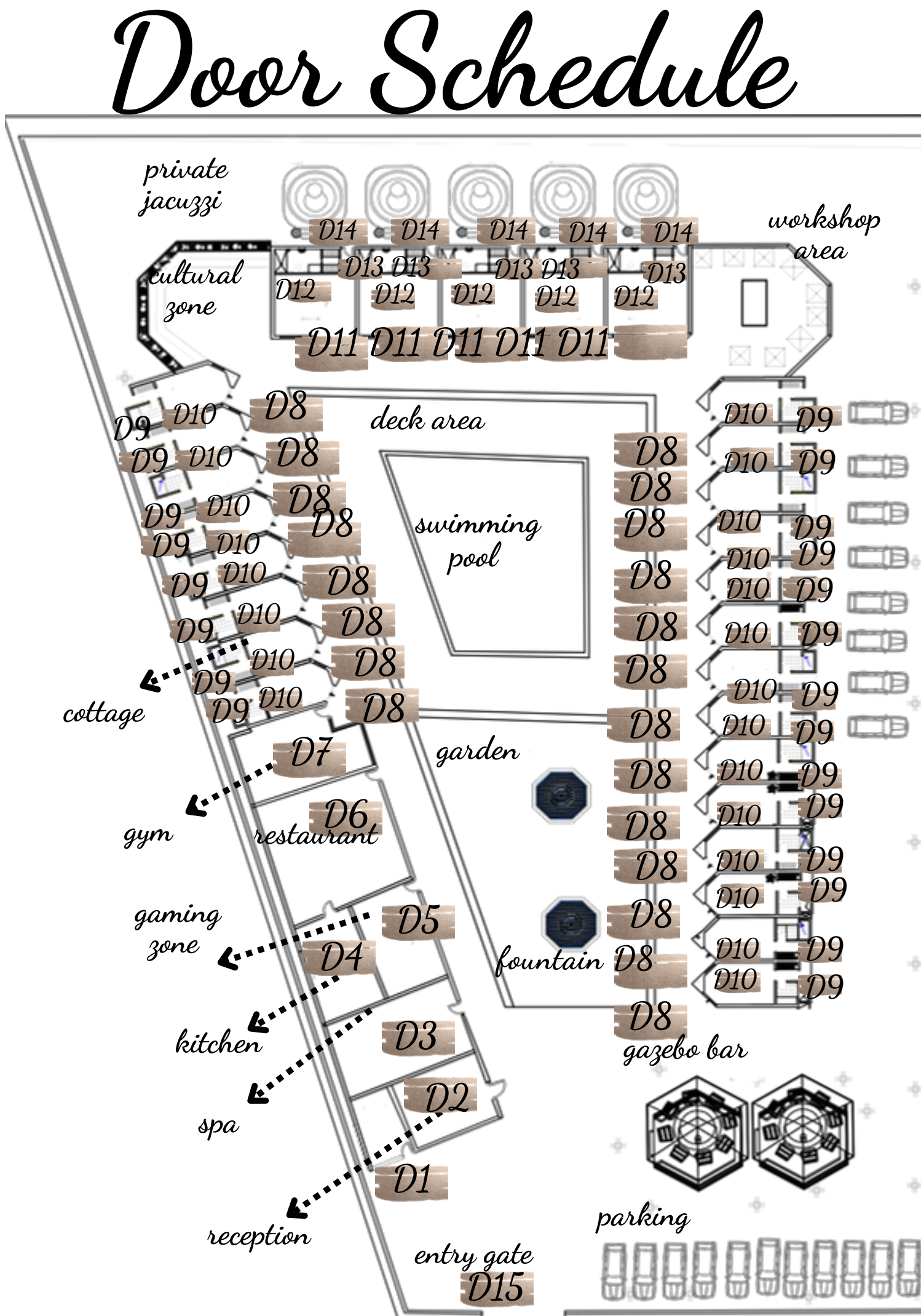
lime plaster finished
floor by lime coat

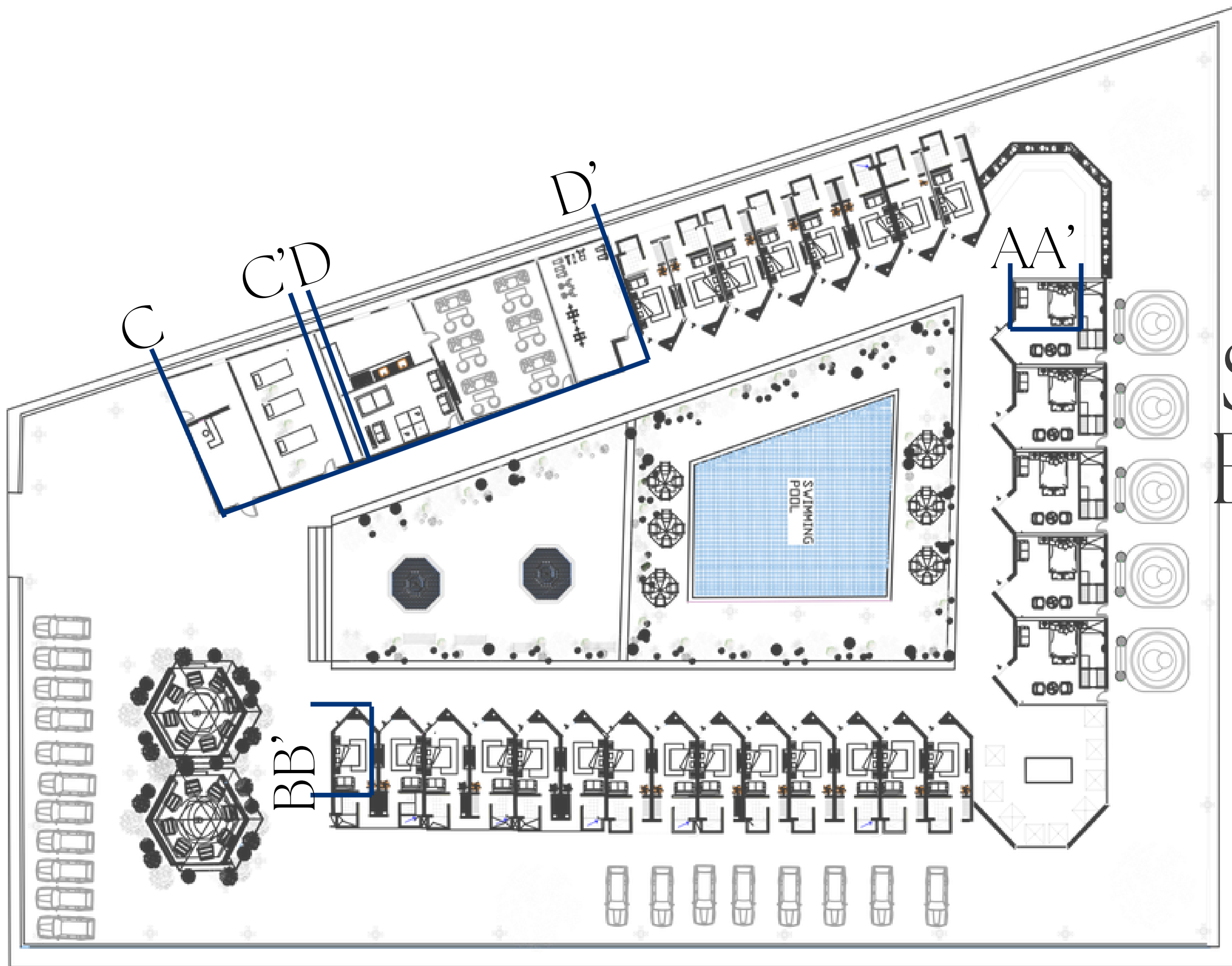
NAME	LOCATION	TYPE	LINTE L	SILL	SIZE	QTY
W1	GUARD ROOM	ALUMINIUM UPVC WINDOW	8'	4'		1
W2	SPA	WOODEN FRAME GLASS WINDOW	8'	2'6"		1
W3	KITCHEN	ALUMINIUM UPVC WINDOW	8'	4'		1
W4	GAMING ZONE	WOODEN FRAME WITH LAMINATED GLASS	8'	2'6"		1
W5	RESTAURANT	LONG CASEMENT WINDOWS WITH LAMINATED GLASS	8'	1'		1
W6	GYM	CORNER WINDOW WITH LAMINATED GLASS	8'	1'		1
W7	COTTAGE	WOODEN FRAME LAMINATED GLASS WINDOW	8'	2'6"		23
W8	LUXURY SUITE	WOODEN FRAME LAMINATED GLASS WINDOW	8'	2'6"		5
W9	RECEPTION	WOODEN FRAME LAMINATED GLASS WINDOW	8'	3'		1
V10	COTTAGE BATHROOM	ALUMINIUM UPVC WINDOW	8'	6'		23
V11	LUXURY BATHROOM	ALUMINIUM UPVC WINDOW	8'	6'		5

window schedule



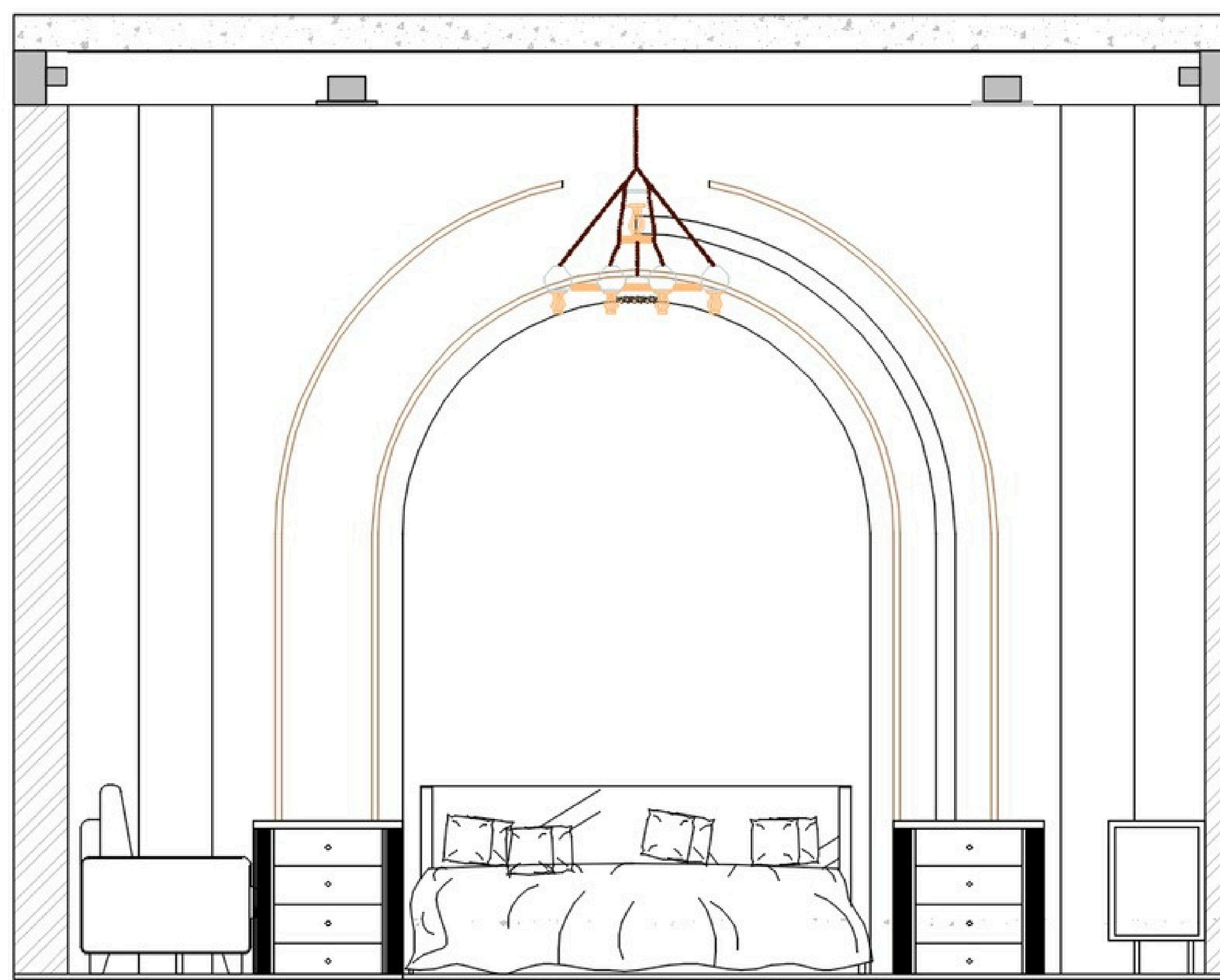
NAME	LOCATION	TYPE	LINTEL	SILL	SIZE	QTY
D1	GUARD ROOM	ALUMINIUM UPVC WINDOW	8'	0'		1
D2	RECEPTION	LAMINATED GLAZE DOOR	8'	0'		1
D3	SPA	SOLID CORE FLUSH DOOR	8'	0'		1
D4	KITCHEN	CELLULAR FLUSH DOOR	8'	0'		1
D5	GAMING ZONE	PANNELED DOOR	8'	0'		1
D6	REASTAURANT	GLASS SWING DOOR	8'	0'		1
D7	GYM	GLASS SWING DOOR	8'	0'		1
D8	COTTAGE DOOR	SOLID CORE FLUSH DOOR	8'	0'		21
D9	COTTAGE BACKDOOR	HOLLOW FLUSH DOOR	8'	0'		21
D10	BATHROOM DOOR OF COTTAGE	HOLLOW FLUSH DOOR	8'	0'		21
D11	LUXURY SUITE DOOR	SOLID CORE FLUSH DOOR	8'	0'		5
D12	BATHROOM DOOR OF LUXURY SUITE	CELLULAR FLUSH DOOR	8'	0'		5
D13	WALK IN DOOR OF LUXURY SUITE	CELLULAR FLUSH DOOR	8'	0'		5
D14	DOOR TO PRIVATE JACUZZI	GLAZED DOOR	8'	0'		5
D15	MAIN ENTRY GATE	GI GATE WITH LONG IRON FLUTINGS				





SECTIONAL ELEVATIONS



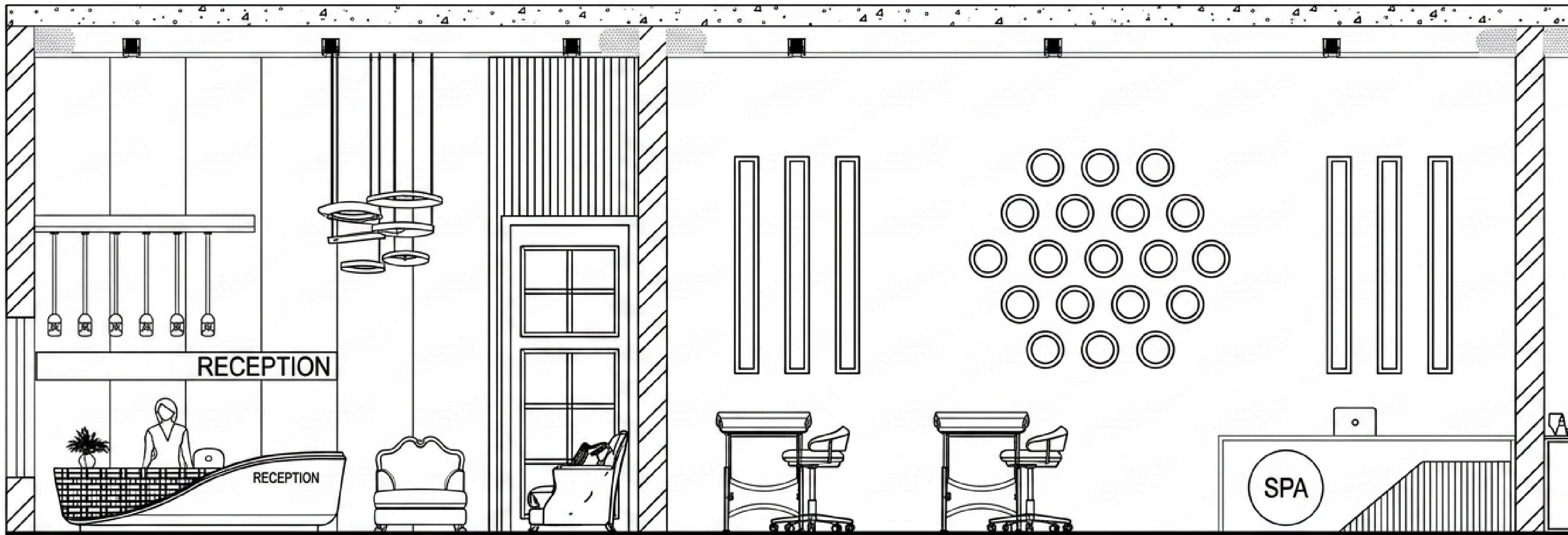


SECTION A-A'

luxury suite



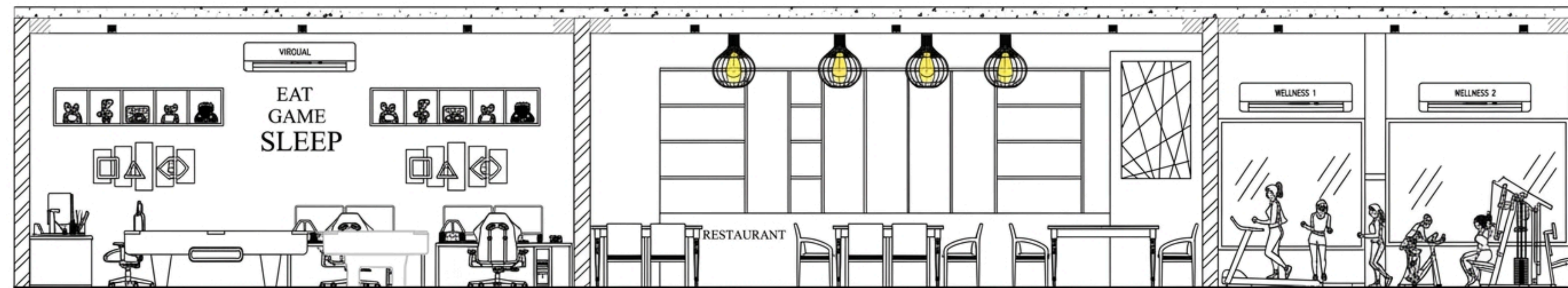
SECTION B-B' *cottage*



reception

spa

SECTION C-C'



gaming zone

restaurant

gym

SECTION D-D'



PHOTOSHOP RENDERS



PHOTOSHOP PLAN



Tv unit wall



Bedroom



Tv unit wall





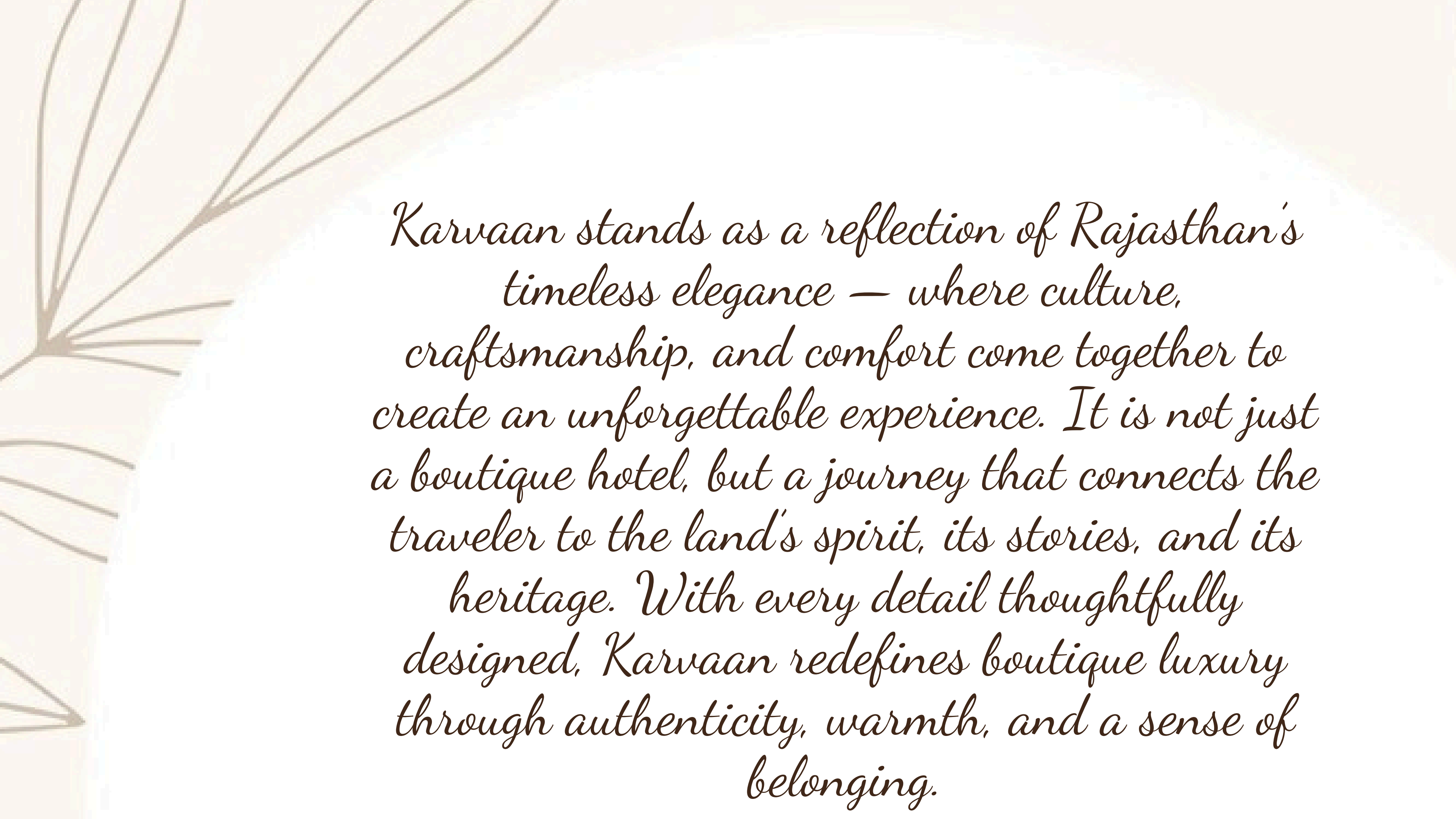
— 3-D RENDERS





RESTAURANT





Karwaan stands as a reflection of Rajasthan's timeless elegance — where culture, craftsmanship, and comfort come together to create an unforgettable experience. It is not just a boutique hotel, but a journey that connects the traveler to the land's spirit, its stories, and its heritage. With every detail thoughtfully designed, Karwaan redefines boutique luxury through authenticity, warmth, and a sense of belonging.