

P O R T F O L I O  
C O R B O S M A N

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H O T E L N U R B U - P R O P O S A L  
L E H L A D A K H , I N D I A

On the Afghan-Tibet border in the region of Leh and surrounded by four great Himalayan ranges, Hotel Nurbu was commissioned by the owner who wants to expand his current business to the travel industry.

The design approach was an attempt to interpret the traditional Ladakhi building style into a modern version of it. By using elements of their centuries old building style along with modern materials, the design establishes a blend of old and new. Not in juxtaposition to one another, but in a subtle dialogue between the two.

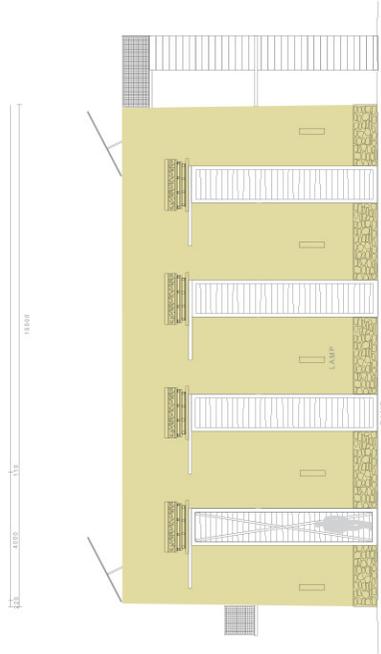
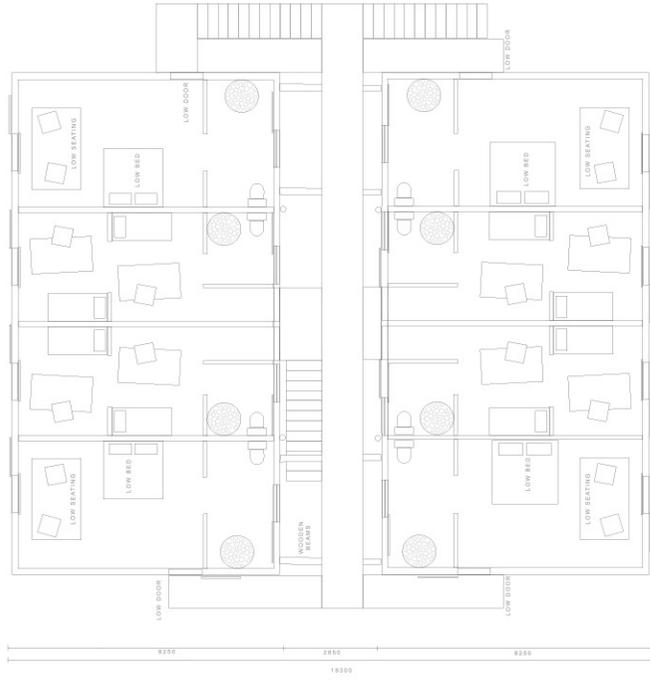
Incorporating the local building style of ram-art, where layers of clay is rammed into a compact sediment, much like concrete, but lacking its strength clay walls provide a textured and rich exterior with superior insulation abilities. As support, the building incorporates a concrete reinforced frame to support the ram-art walls. These ram-art walls are scientifically proven to be an effective, sustainable and eco-friendly insulator against extreme temperatures found in this region, often reaching temperatures of -30 deg celcius and colder in winter and 40 + in summer. Ram-art is affordable and labour-intense which provides much-needed work for India's vast labour force.

Exposed steel is placed along with natural clay and sustainably grown wood, stone forms a base which supports and holds the structure up, while adding more texture to the building. Solar panels are used as features in the building style and not hidden. The building is designed so that it locks down and focusses inwards during extreme winter months, where all of the main roads feeding Leh are snowed over (at places with 36 feet of snow and ice) and the state snowed in. In summer, as glaciers begin to thaw and Ladakh's wild life resurrects the building opens up and becomes more exposed to the elements.

STREET VIEW



LIVING UNITS PLAN

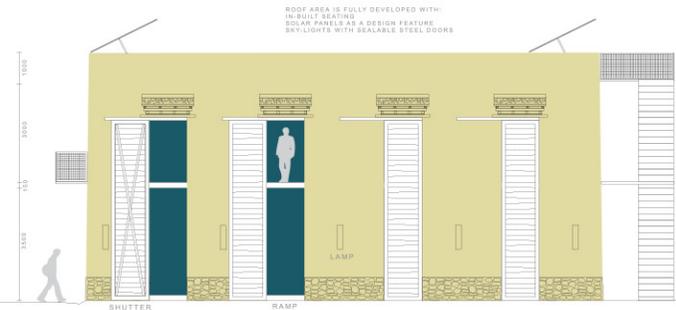


NURBU NEW HOTEL  
LEH - LADAKH  
SCALE: 1 M = 2 CM





LIVING UNITS SIDE VIEW



LIVING UNITS FRONT VIEW



RECEPTION & DINING AREA SIDE VIEW

NURBU NEW HOTEL  
LEH - LADAKH  
SCALE: 1 M = 2 CM



PROPERTY LAYOUT



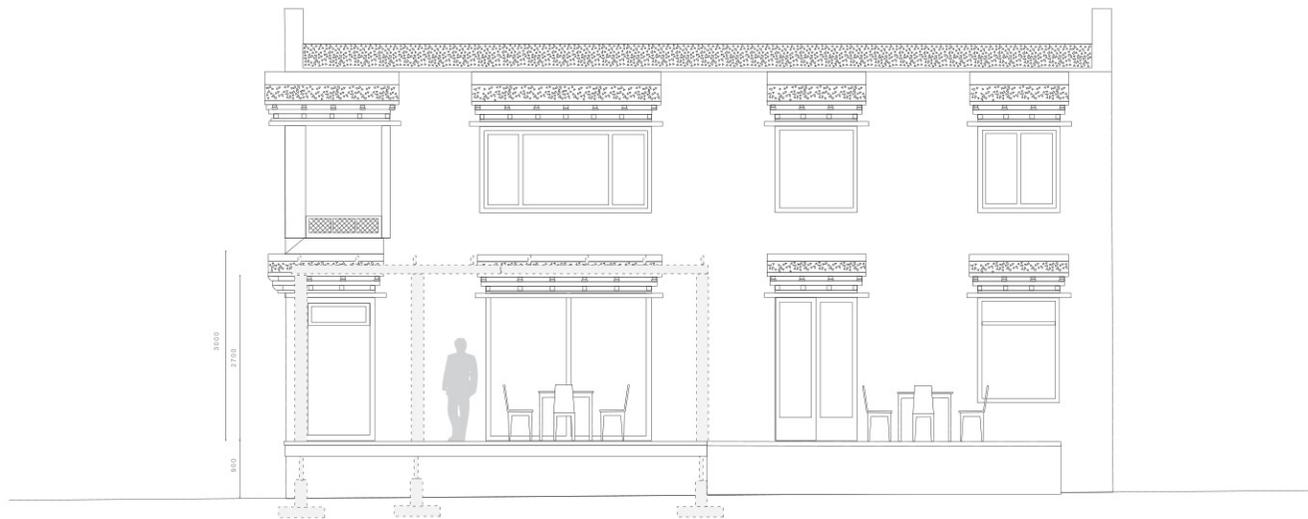
HOTEL LADAKH RETREAT - REVAMP  
SITE FUNCTION, PARKING AREA, ENTERTAINMENT DECK  
LEH LADAKH, INDIA

Hotel Ladakh Retreat was initially a revamping project but soon developed into a project of a wider scope.

The site planning and function was re-evaluated and proposals presented to the clients which they accepted. Much attention was spent on planning and building a driveway and parking area along with upgrading the approach to the existing building.

The exterior was touched up, fixed and a new colour selection brought in. Furthermore the interior was remodelled and redone using existing furniture and fixtures which included the reception, passageways and dining rooms plus a room proposal which could then be duplicated to other rooms.

The clients accepted a proposal to add a deck to the dining room which would connect the river area running along the side of the hotel. They also accepted a proposal to create a seasonal bar and entertainment area alongside the river (Riverside Beach Bar).



SECTION B  
LADAKH RETREAT HOTEL  
LEH - LADAKH  
SCALE: 1 M = 2 CM









D H A N M I L L S W A R E H O U S E - P R O P O S A L  
C H A T T E R P U R - N E W D E L H I , I N D I A

Situated in Chatterpur, an old village in Delhi locked in by the modern world mushrooming around it, this old mill is becoming a hub for boutique stores and small production theatres surrounded by up-market cafes.

This project was a last-minute proposal required by the client to present to potential investors and therefore is on a concept level of design.

The versatility of the old mill's warehouses had to be captured in rough images which omitted detail on purpose.

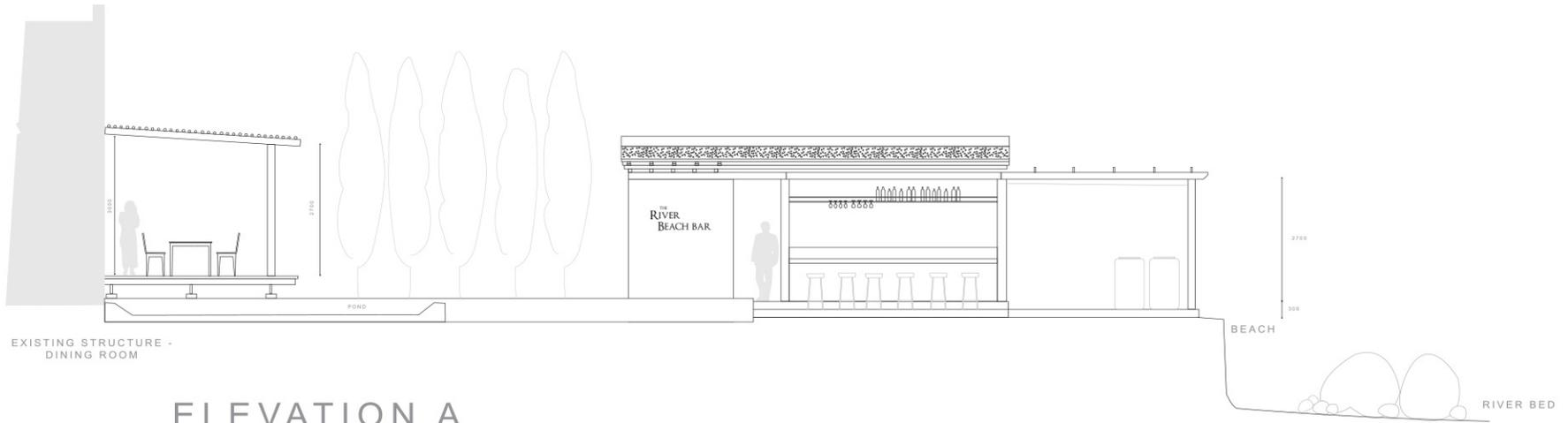




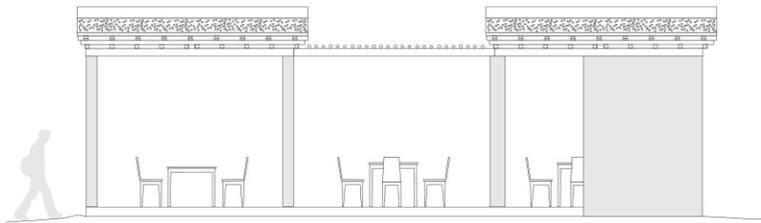
RIVERSIDE BEACH BAR-DESIGN  
BAR, PAVILION & ENTERTAINMENT AREA  
LEH LADAKH, INDIA

The beach bar, situated on a sandy shore of a tributary feeding the Indus river, came to life during an upgrading project of the Ladakh Retreat Hotel.

The bar and entertainment area would use traditional Ladakhi materials of clay, stone and sustainably grown poplar wood which would make it easy for local builders and labour to execute. The development includes a bar, seated areas for dining, a wedding area and fire pit for traditional dancing.

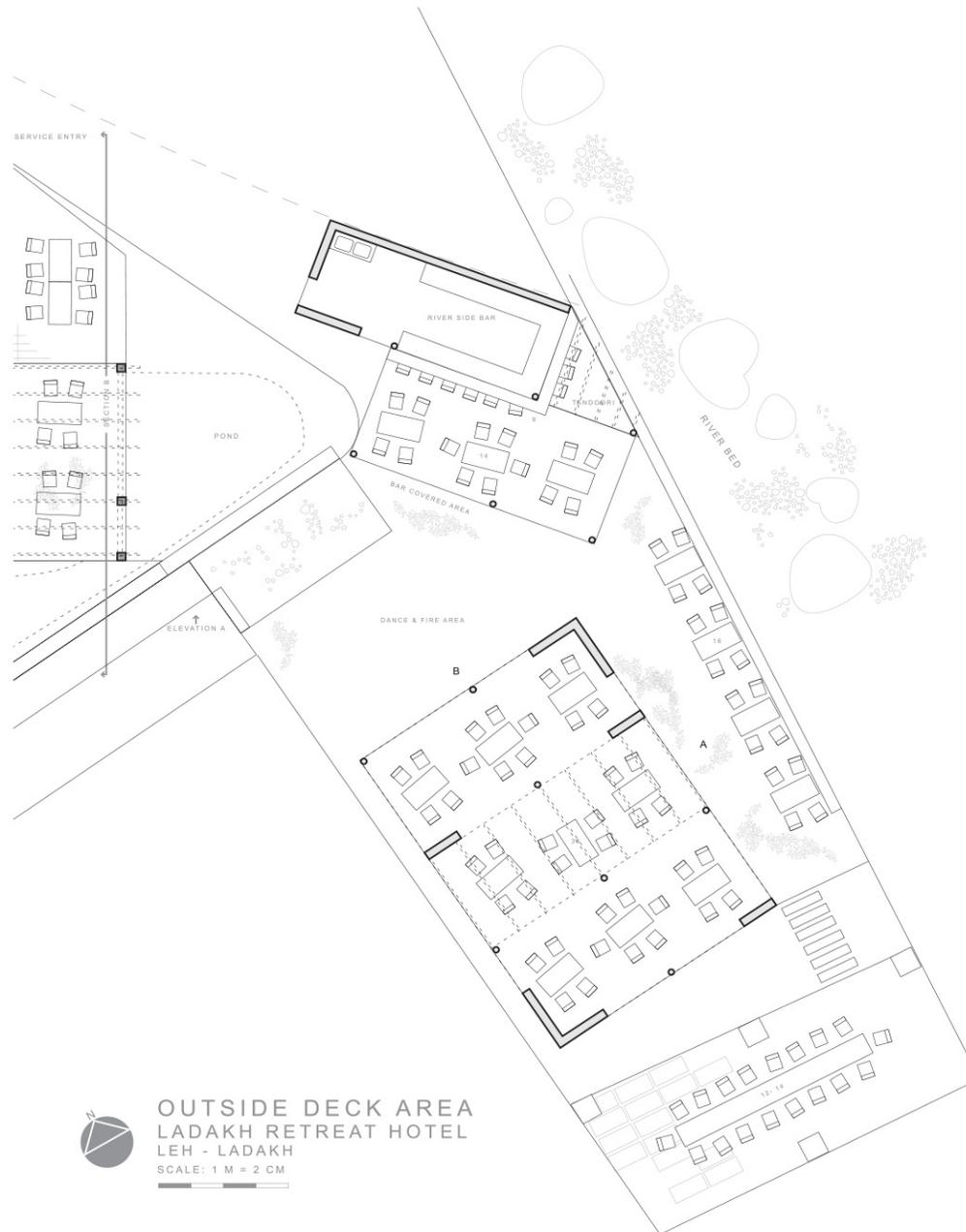


ELEVATION A  
 LADAKH RETREAT HOTEL  
 LEH - LADAKH  
 SCALE: 1 M = 2 CM



A

LADAKH RETREAT HOTEL  
 LEH - LADAKH



**OUTSIDE DECK AREA**  
**LADAKH RETREAT HOTEL**  
 LEH - LADAKH  
 SCALE: 1 M = 2 CM



OPEN WORLD TRIPS - DESIGN  
SHOP DESIGN & FITTING  
SOUTH POINT MALL, GURUGRAM, NEW DELHI, INDIA

The US client is moving into the Indian travel and tourism market.

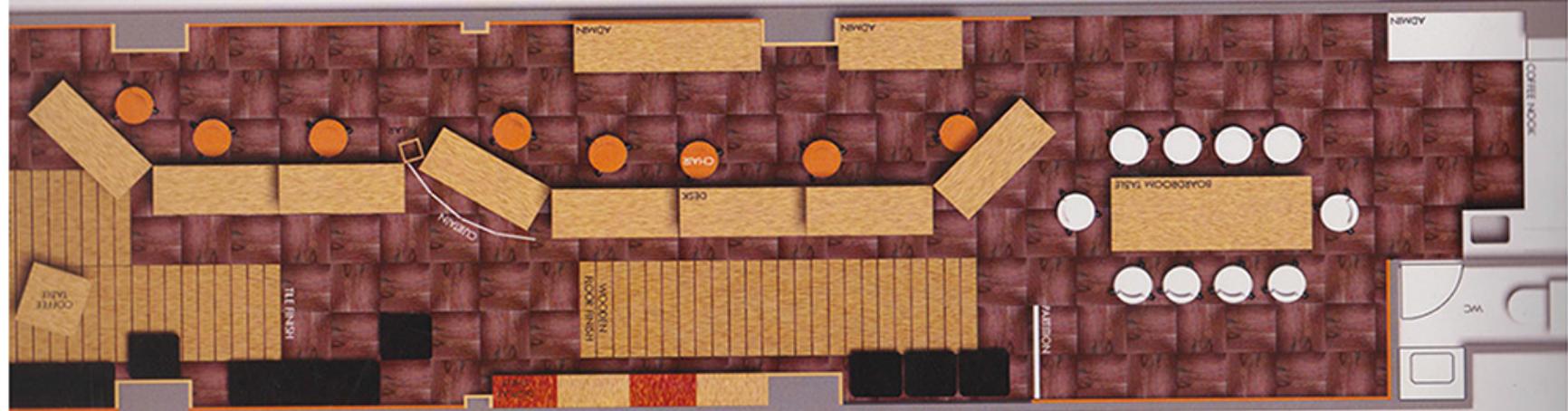
The project included both a design and fitting phase and is situated in DLF Southpoint Mall in Gurugram's upmarket Golf Course Road. Compliance with Indian building regulations which included worker safety, noise and pollution reduction along with safety and fire specifications was an important aspect of the project which had to be completed within a scheduled time. The mall's strict building regulations had to be honoured at all times. As the project developed it was signed off by mall authorities at different stages. This was a fully budgeted and tendered project.

The interior had to appeal to Indian taste and be bright and visible from the outside in order to attract visitors to the mall. All furniture and fixtures, except for the office chairs, had to be designed and fabricated and this brought about unique lighting fixtures, custom made travel desks and hidden storage panels. All custom made furniture was, wherever possible, fitted as additional storage units.

The compact travel agency sports a reception area, 6 travel desks, a board room with digital projector, a fully equipped kitchenette and washroom along with ample storage space for brochures and office equipment.



SECTION B

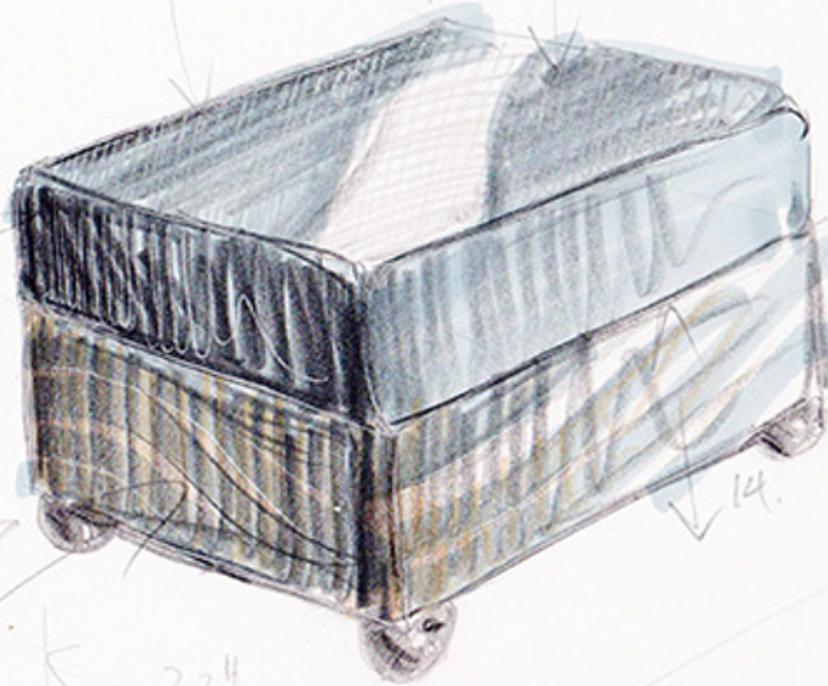




THICK  
RESINE

Hidden zip or  
BANK

DIFF  
FOAM



VENEER/  
LAMINA

VENEER/  
LAMINA

6"

19"

13"

VEEN  
SWAN  
CAR

TRUCK + P  
KEEP E  
CHIPPING

RAM  
WOOD

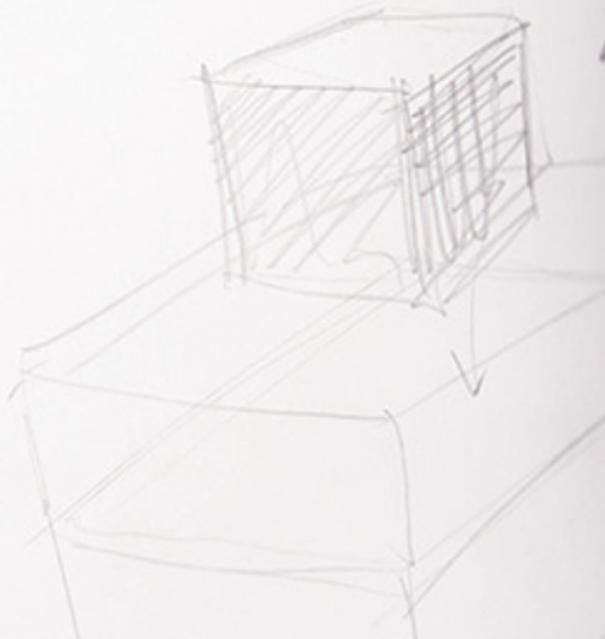
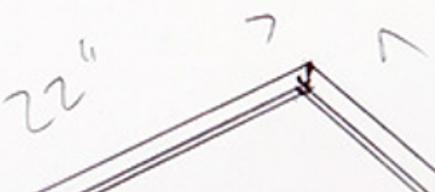
LAMINATED

22"

22"

22"

PERMANENT





## Access worldwide

Offering highly personalised, one-on-one services and equipped with a worldwide network, Open World Trips is all about making every journey a memorable experience from start to finish

Veteran actor Sir Richard Barton, when commenting on the experiences that enrich human existence, is known to have stated - "The gladdest moment in human life, me thinks, is a departure into unknown lands".

In his office at South Point Mall in DLF5, Ajay Jain would certainly nod in agreement. The founder of Open World Trips, a boutique-friendly travel company that offers all travel related services under one roof, Jain is a veteran in the field of luxury travel.



experiences and certainly has earned all the credentials required to be described as an international citizen. "Our New York company was established in the heart of midtown Manhattan in April 1993", he says, tracing the lineage of open world trips. "This company has been set up since December 2013. There was a vacuum as there was no travel company like ours in India which provided the kind of concierge services that can be compared to companies in the world's greatest city.

New York". Open World Trips has also been approved by the Ministry of Tourism, Government of India, as an inbound tour operator to provide services for Americans and other nationalities that come to visit India. "With so many multinational companies calling Gurgaon its home, we are able to benefit our guests as we are open all seven days and have top notch connections worldwide. This enables us to plan incentive trips, meetings, conferences and events in

exotic destinations worldwide for our esteemed guests", states Jain. Probably the biggest USP that Open World Trips has earned over the years is that it has removed all the logistical nightmares that often come up while planning a holiday or a business meeting. "We are very particular about our attention to detail and personalised service," says Ajay. "We specialise in making seamless travel arrangements for clients who value and appreciate the finest things in life".

OPEN HAND MANUFACTURING - DESIGN  
FACTORY DESIGN, FUNCTION & FITTING  
TRONICA CITY, NOIDA, UTTAR PRADESH, INDIA

The first phase of a 3200 sqm garment and accessories factory in Noida's Tronica City was planned and fitted within 45 days.

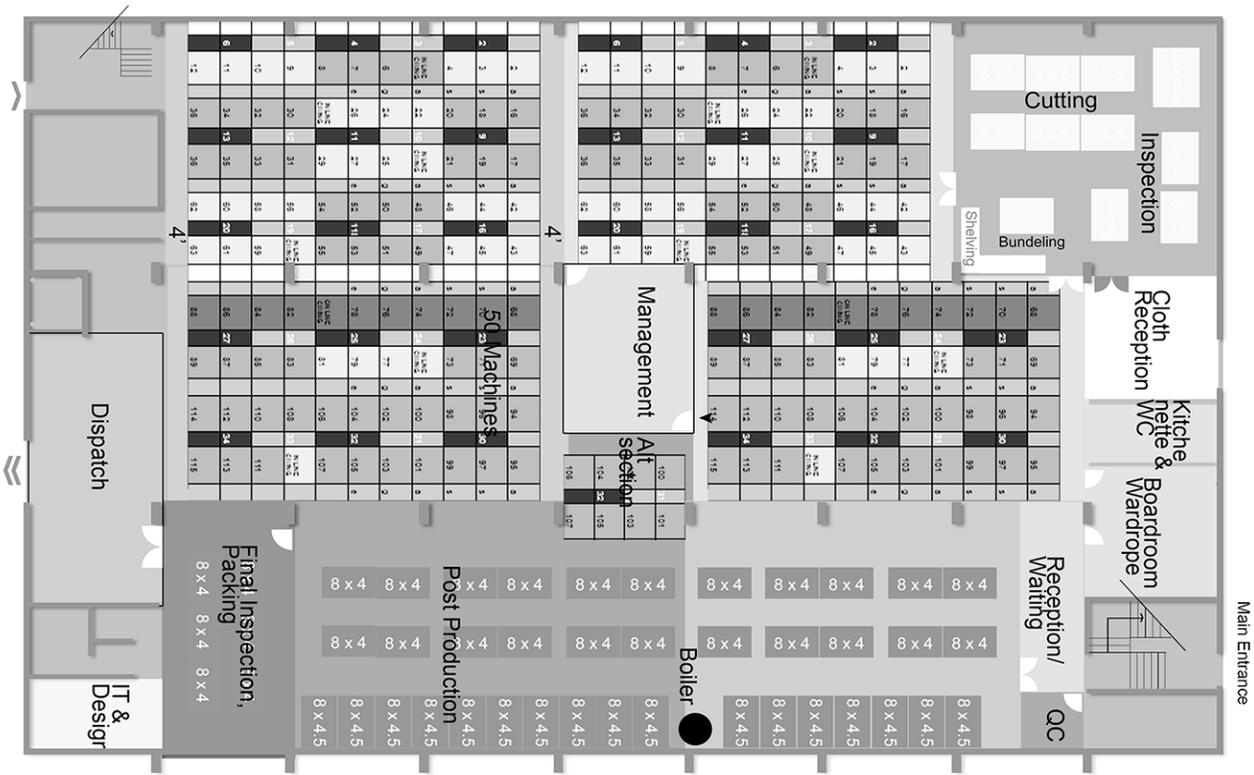
The initial phase was to fit, wire and equip half of the space in such a way that it would form a functional and integrated part of the entire factory once the second phase (expansion to include the full floor space) is completed.

Attention and preference was given to functionality, cost and execution.

The factory includes a reception, office, raw materials receiving and dispatch, cutting, stitching, checking and finished goods with packing areas. Care was given to adhere to government fire, safety and evacuation specifications, labour requirements and lighting demands.

# OPENHAND MANUFACTURING

Tronica City, U.P.





r E - C Y C L E - D E S I G N  
R E C Y C L I N G O F C Y C L E S  
N E W D E L H I , I N D I A

This fun project is a self-driven design idea which would recycle the vast amount of old cycles into a new life in the form of a chair.

The rE-CYCLE chair is made in such a way that it can still be 'cycled', although static and acts as a giant fidget spinner or toy.



bICYCLE



reCYCLE

A M E R I C A N   E M B A S S Y   S C H O O L   N E W   D E L H I  
H I G H   S C H O O L   C A F E T E R I A  
R E C Y C L I N G   O F   S C I E N C E   &   C O M P U T E R   L A B S

An extension to the AES High School Cafeteria is this funky project made up of recycled laboratory furniture and fittings incorporated into old computer labs.

The project used corrugated iron sheeting as paneling to reflect on the many building projects on the school site.

High School students love the space and fully own it.

Attention was given to specifications and requirements from the school's facilities management board along with its health department. The school also has a full time architect employed who had to be consulted on structural issues which arose during the project.

Services to and from the project included gas, fire, water, internet, phone, electrical, air extraction, airconditioning and sound.



# Open hand Cafe, AES, New Delhi

suggested plan scale: 1m=2cm

- Speaker wire
- Internet
- Internet
- extractor
- gas
- fresh water inlet
- drain water outlet

full glass cupboards for spirit shop  
MORE

1. Dishwasher - Hood Type COLGED STEEL 70 716 X 740 X 1479mm
2. use clear sticker paste on as frosting on door glass
3. place double doors here.
4. Multiple fresh & drain water inlets/outlets
5. ContiBake Baking Oven COM/E-23 1400 x 1120 x 460
6. Staff hand wash basin 630x 650 x 913mm
7. CH3F 3 door under counter Fridge (1)/freezer (2), 1885 x 700 x 865mm
8. display fridges (incl. salad bar)









NAKSEL BOUTIQUE HOTEL & SPA  
SITE FUNCTION , SUITE DESIGN & INTERIOR  
PARU , BHUTAN

This hotel is one of only a handful of boutique hotels in Bhutan.

The project involved taking a re-look at the engineer's planned site services which included a proposal for an unsightly and costly road to accommodate facilities and services around the site. A more effective (cost and design) solution was provided and thereby a saving of Rs 3 crore (USD 400,000) was gained to the client and investors. Site planning included the introduction of a spa on the hotel site and re-routing of a mountain spring to run through the hotel.

The design part of the project included developing the interiors of different suites and their bathrooms, the hotel's lobby, reception, lounges, dining room, bar and outside seating areas.

# Villa Units type A & B Plan layout:

Naagtsel Boutique Hotel & Spa

Scale: 1m=1cm



## design notes:

- a. entrance with darker stained wood
- b. suitcase rack & mini bar
- c. lounge area
- d. bathroom, see technical plan
- e. antique wood divider
- f. bed table
- g. Queen size bed with back & down lighting
- h. wall mirror
- i. chaise longues, leave curtain space
- j. Box seating





O P E N H A N D C A F E - L E H L A D A K H  
N E W C A F E D E S I G N & F I T T I N G  
L E H , I N D I A

This quant cafe, frequented by backpackers, hikers and tourists, is situated in the heart of Leh less than a kilometer from the Old City and Leh Palace.

The cafe includes an inside and outside deck seating area (tented), a coffee bar, indoor low-seating area as well as two kitchen's, washrooms and an office.

Due to a scarcity of good commercial furniture all furniture was hand-crafted from local materials - either built-in and fitted or stand-alone - and included dining, bar and deck chairs, tables, shelves, cabinettes, doors, windows and wooden flooring.

The tented structure was welded and clad with a machine stitched tent.











COFFEE · MEALS · BAKES  
SHOP



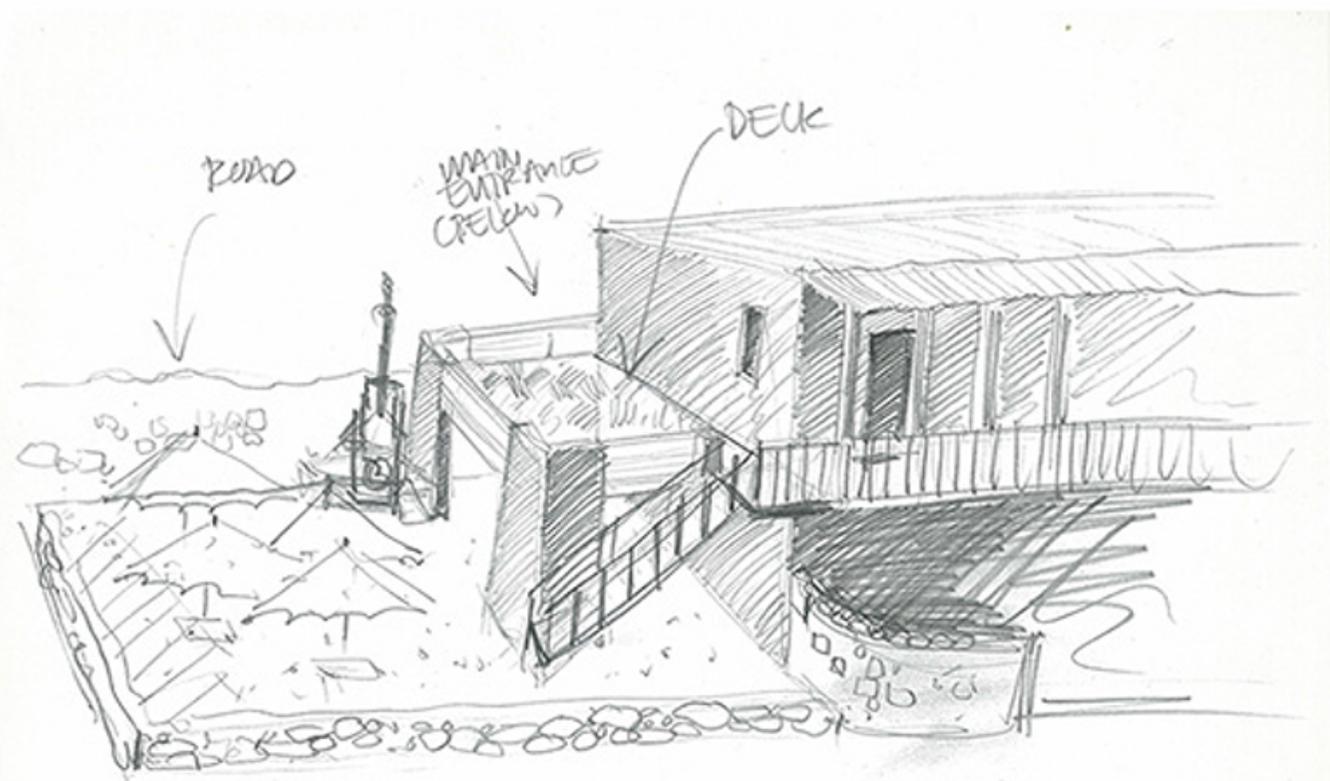
OPEN HAND SHOP & BISTRO - LEH LADAKH  
NEW CAFE DESIGN & FITTING  
LEH , INDIA

This 180 seater bistro and shop was fashioned from an old cow shed and a line of small-scale stores.

An outside seating area was created with stone and gravel along with a wooden deck made in the traditional Ladakhi building style using mud, dung and wood.

The cafe was incredibly loved by locals and visitors alike and became a landmark in Leh - in spite of having no physical address due to the absence of street names and numbers in this ancient and secluded outpost.

All furniture, shelves, counters and doors and windows were locally fabricated.



VIEW TOWARDS DECK  
FROM BACK OF  
PROPERTY

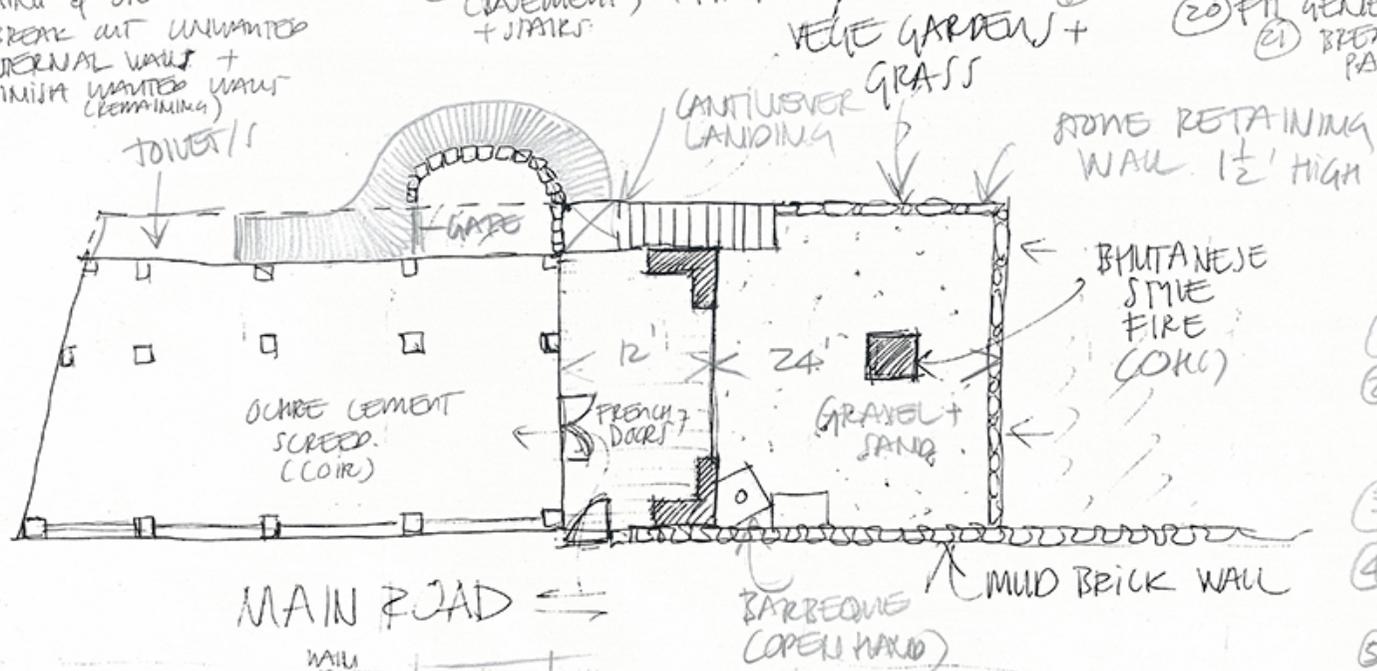


- ① CEMENT SCREED FLOOR (MAIN BUILDING FLOOR)
- ② 4 X GLASS WINDOWS (FACADE)
- ③ 2 X FRENCH DOORS
- ④ PAINT FACADE
- ⑤ " WOODWORK OR REMOVE PAINT & OIL
- ⑥ BREAK OUT UNWANTED INTERNAL WALLS + FINISH WANTED WALLS (REMAINING)

- ⑦ SPIRAL STAIRCASE WELD + FIT
- ⑧ LIGHTING + ELECTRICAL
- ⑨ HEATING
- ⑩ FIT KITCHEN
- ⑪ FURNISHINGS + FURNITURE
- ⑫ BUILD BARBEQUE
- ⑬ REBUILD OUTSIDE WALL (PAVEMENT) + FIT GATE + STAIRS

- ⑭ FINISH OUTSIDE STAIRCASE (STEEL WIRES + WOOD)
- ⑮ BUILD BUTANESE FIRE
- ⑯ CLEAN PROPERLY
- ⑰ FIT COIR (TOP)
- ⑱ FIT TOP SECTION (PRODUCTS + SEATING)
- ⑲ OUTSIDE SEATING

- ⑳ COMPOST TREAT. RUNNING
- ㉑ WATER



- ① TOILET
- ② LANDING (FOR STAIRCASE)
- ③ REFIT STAIRCASE
- ④ REMOVE FRIW FROM STAIRCASE (BEFORE REFITTING) DECK
- ⑤ STONE RETAINING WALL
- ⑥ SPIRAL STAIRCASE
- ⑦ HOUSE
- ⑧ SEPTIC TANK
- ⑨ WATER



# PLAN





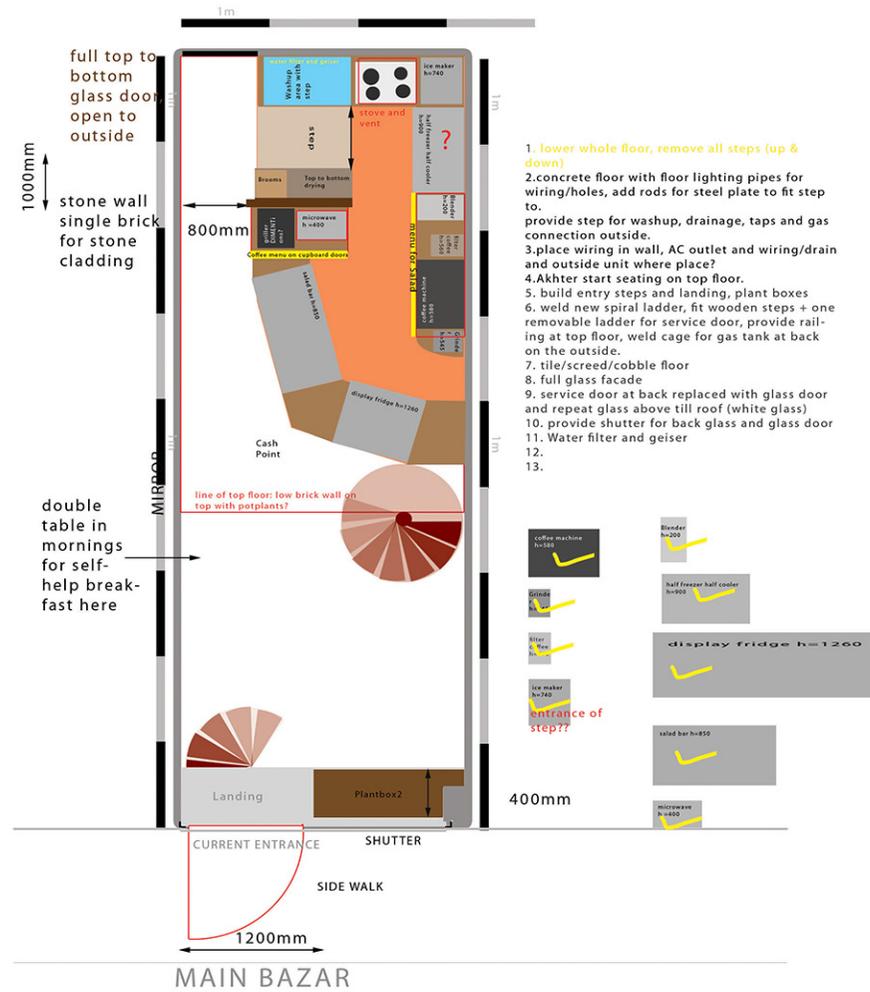
OPEN HAND CAFE - PAHARGANJ  
NEW CAFE DESIGN & FITTING  
MAIN BAZAAR, PAHARGANJ, NEW DELHI, INDIA

On the fringes of New Delhi's Old City, this jazzy cafe was produced from a cow shed in Paharganj's Main Bazaar.

The area dates from the time of the partition and hosted visitors such as the Beatles along with anyone traveling in India in the 70's. Today, this hippy landmark, remains true to its fame and is a hub for hasheesh, hookah's, bong, Bang and any of a million different types of alternative products and clothing.

OpenHand Cafe exists in India since 1999. The Main Bazaar cafe is one of a collection of versions of the cafe in its complex surroundings between mafia, guru's, touts, police, hookers and anyone looking for a quick buck.

This cafe is compact with not a square inch to waste. Ceiling heights, at an absolute minimum, had to be increased by digging the floor out, cement staircases replaced by a recycled spiral staircase acquired from a scrap yard and cut to fit. Recycled wood brings texture and colour to the interior and all furniture either has added storage space or is foldable and stackable to save space.



Proposed shop plan layout







'BEFORE' - a collection of images of some of the projects I worked on before or during its making.



Ladakh Retreat Hotel - Leh Ladakh, India







Riverside Beach Bar, Pavilion - Leh Ladakh, India



American Embassy School New Delhi - OpenHand Café & High School Cafeteria



OpenHand Café & Shop - Leh Ladakh, India



OpenHand Café & Shop - Leh Ladakh, India



OpenHand Café - Main Bazaar, Paharganj, New Delhi