

welcome to

**THE
OMAXE
STATE**

Development of Integrated Multi Sports Arena and Retail | Dwarka

15TH May 2024

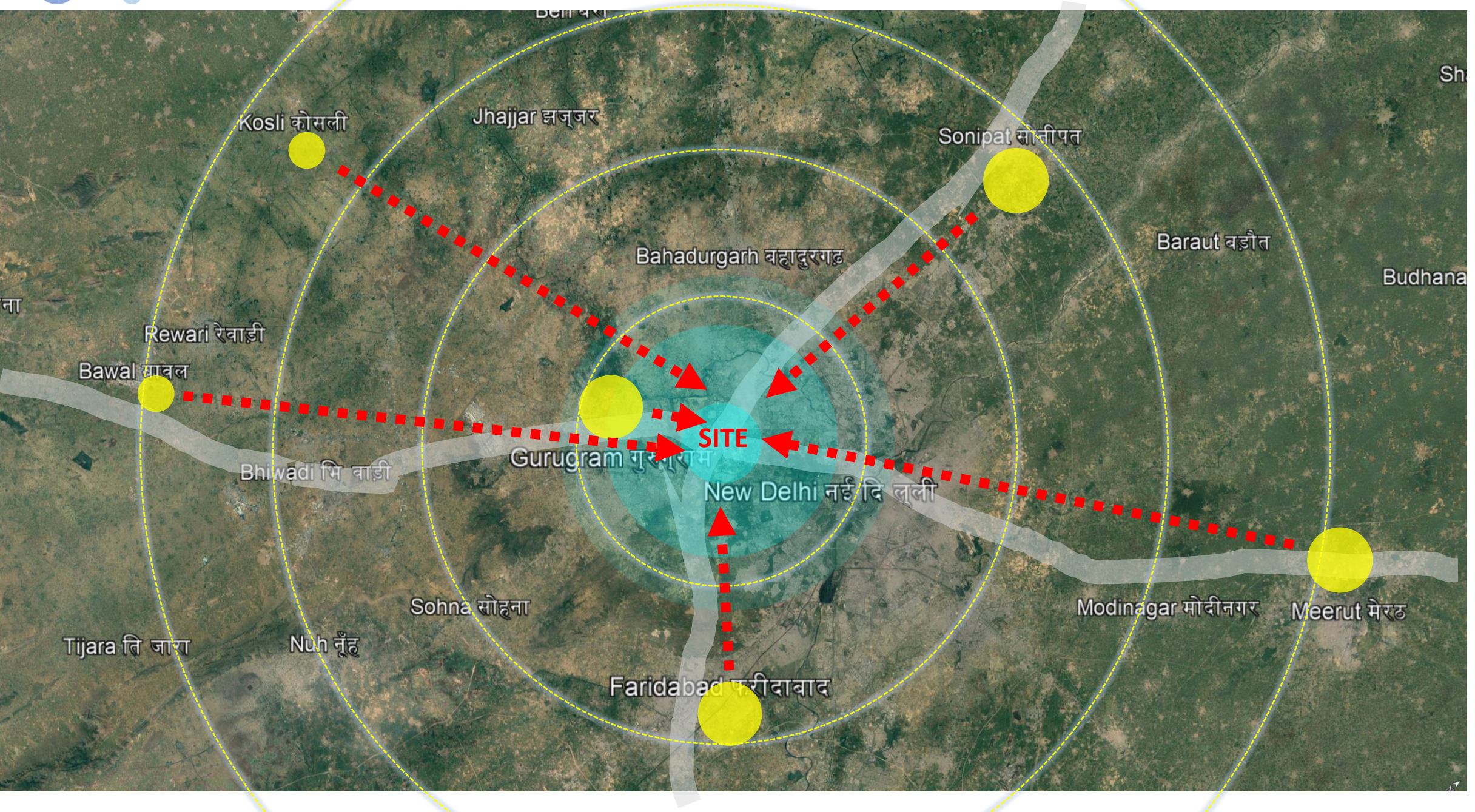
Design Scheme

- design brief and site details
- master plan
- retail & club layouts
- exterior aesthetics
- retail interior design

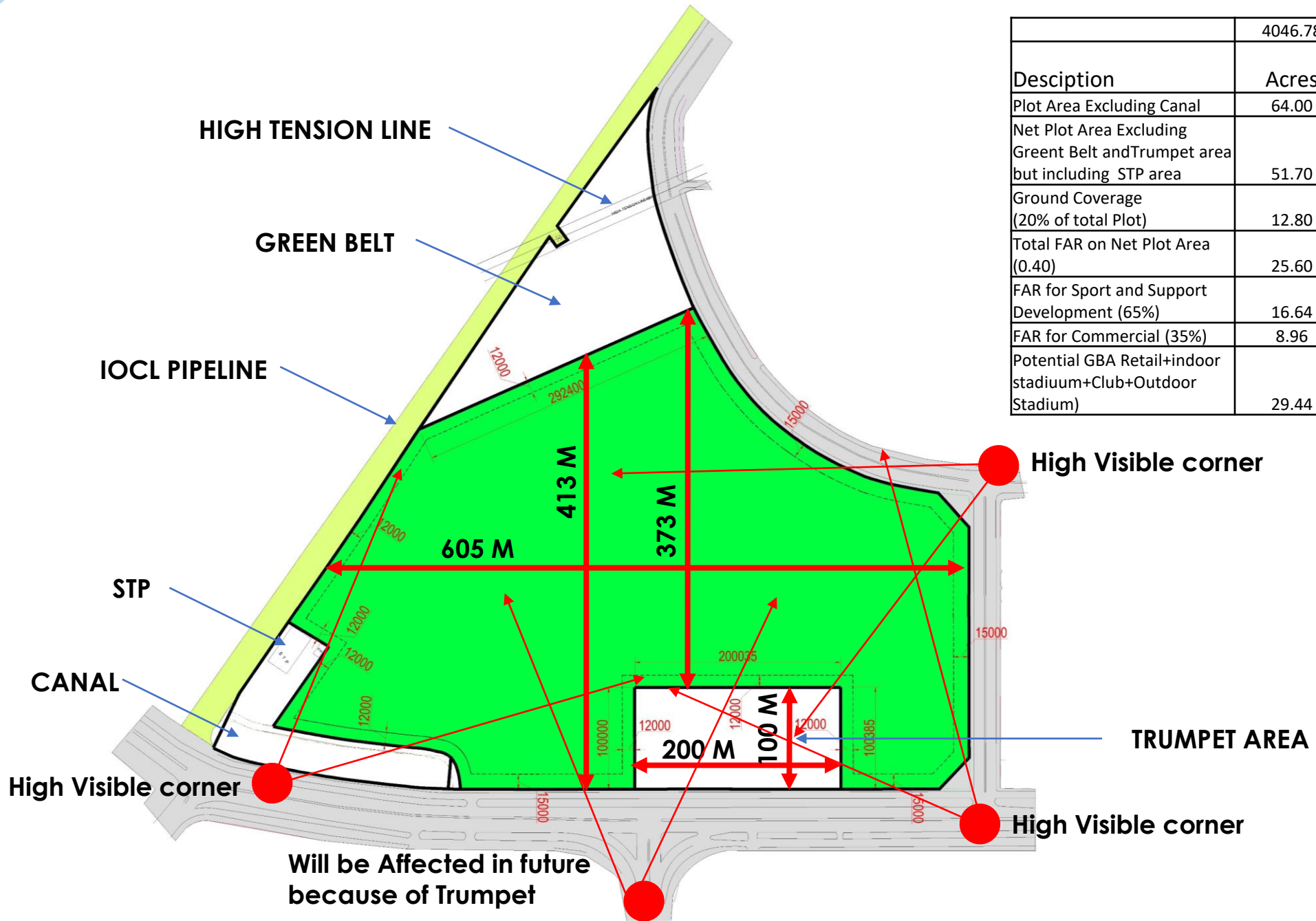
presentation flow



design brief and site details

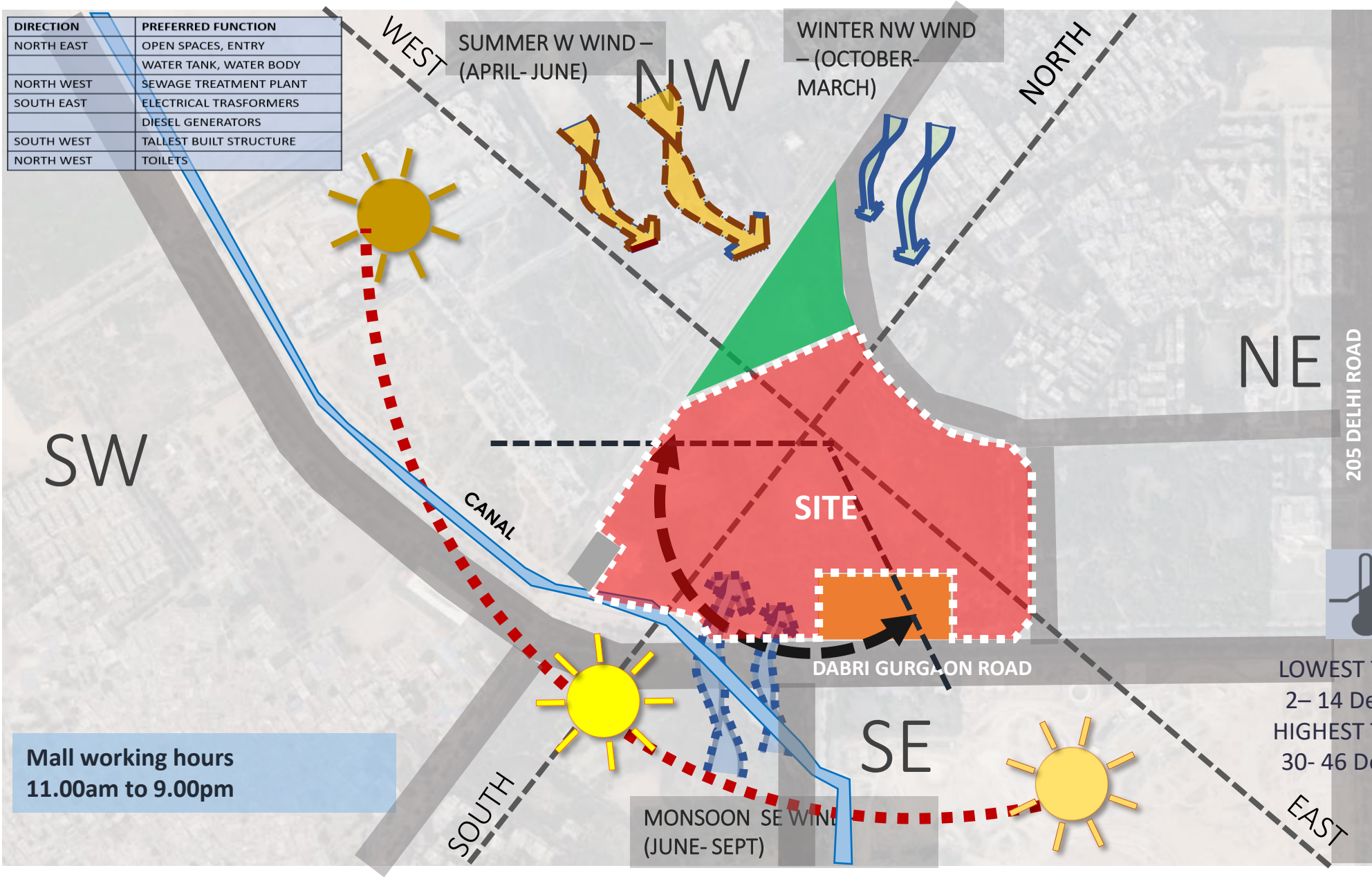






	4046.78		10.764
Description	Acres	Sq.M.	Sq.Ft.
Plot Area Excluding Canal	64.00	258994	2787811
Net Plot Area Excluding Green Belt and Trumpet area but including STP area	51.70	209219	2252028
Ground Coverage (20% of total Plot)	12.80	51799	557562
Total FAR on Net Plot Area (0.40)	25.60	103598	1115124
FAR for Sport and Support Development (65%)	16.64	67338	724831
FAR for Commercial (35%)	8.96	36259	390293
Potential GBA Retail+indoor stadium+Club+Outdoor Stadium)	29.44	119137	1282393





DIRECTION	PREFERRED FUNCTION
NORTH EAST	OPEN SPACES, ENTRY
NORTH WEST	WATER TANK, WATER BODY
SOUTH EAST	SEWAGE TREATMENT PLANT
SOUTH WEST	ELECTRICAL TRASFOMERS
NORTH WEST	DIESEL GENERATORS
SOUTH WEST	TALLEST BUILT STRUCTURE
NORTH WEST	TOILETS

The warm season in Delhi lasts from mid March to mid June with an average daily high temperature above 39 °C. The cold season lasts from November end to start of February with an average daily high temperature below 20 °C. The monsoon arrives at the end of June, along with an increase in humidity. Temperatures in Delhi usually range from 2 to 47 °C , with the lowest and highest temperatures ever recorded being -2.2 and 48.4 °C respectively. The average annual rainfall is approximately 886 mm (34.9 in), most of which falls during the monsoon in July and August.

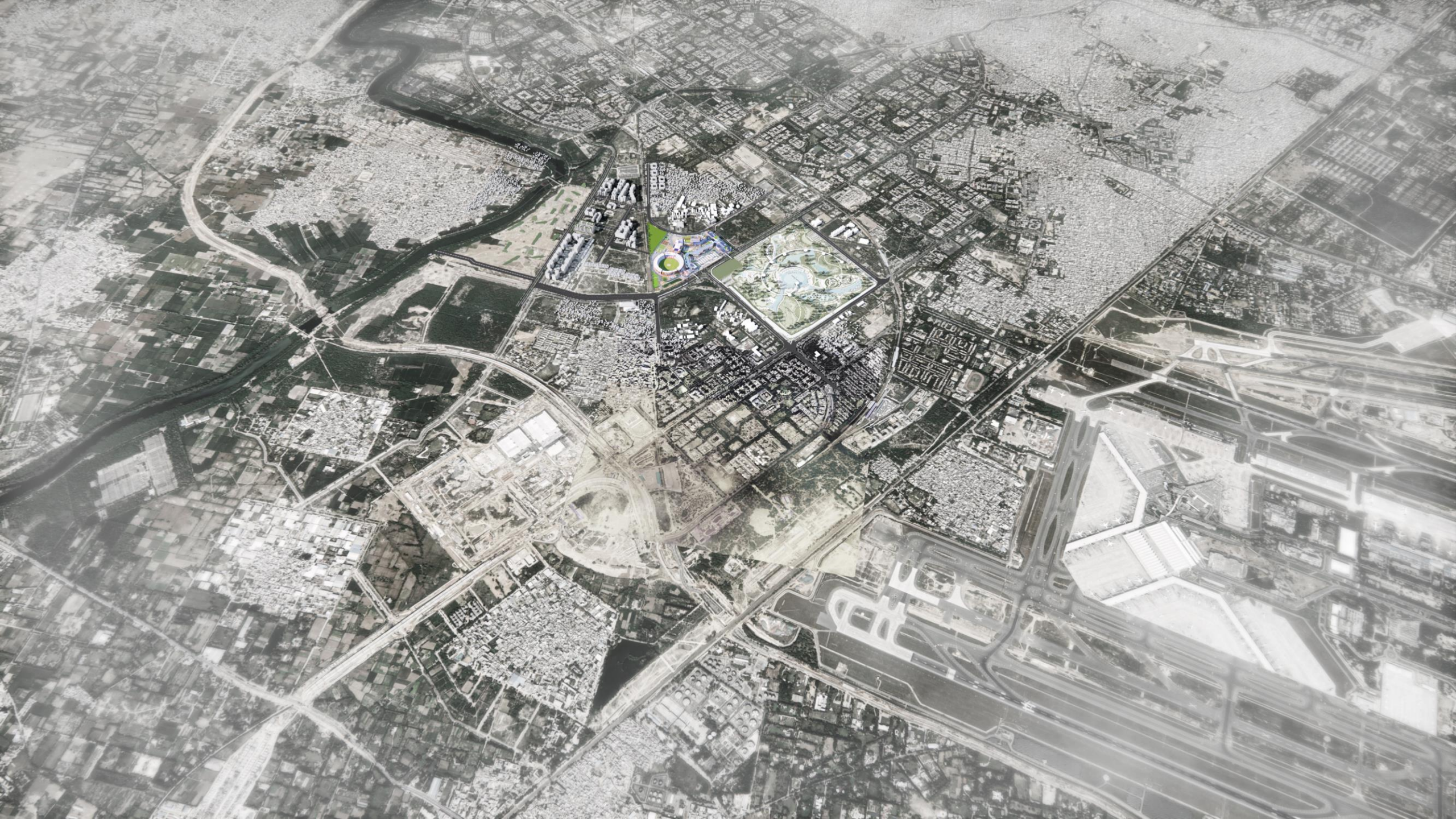
Mall working hours
11.00am to 9.00pm

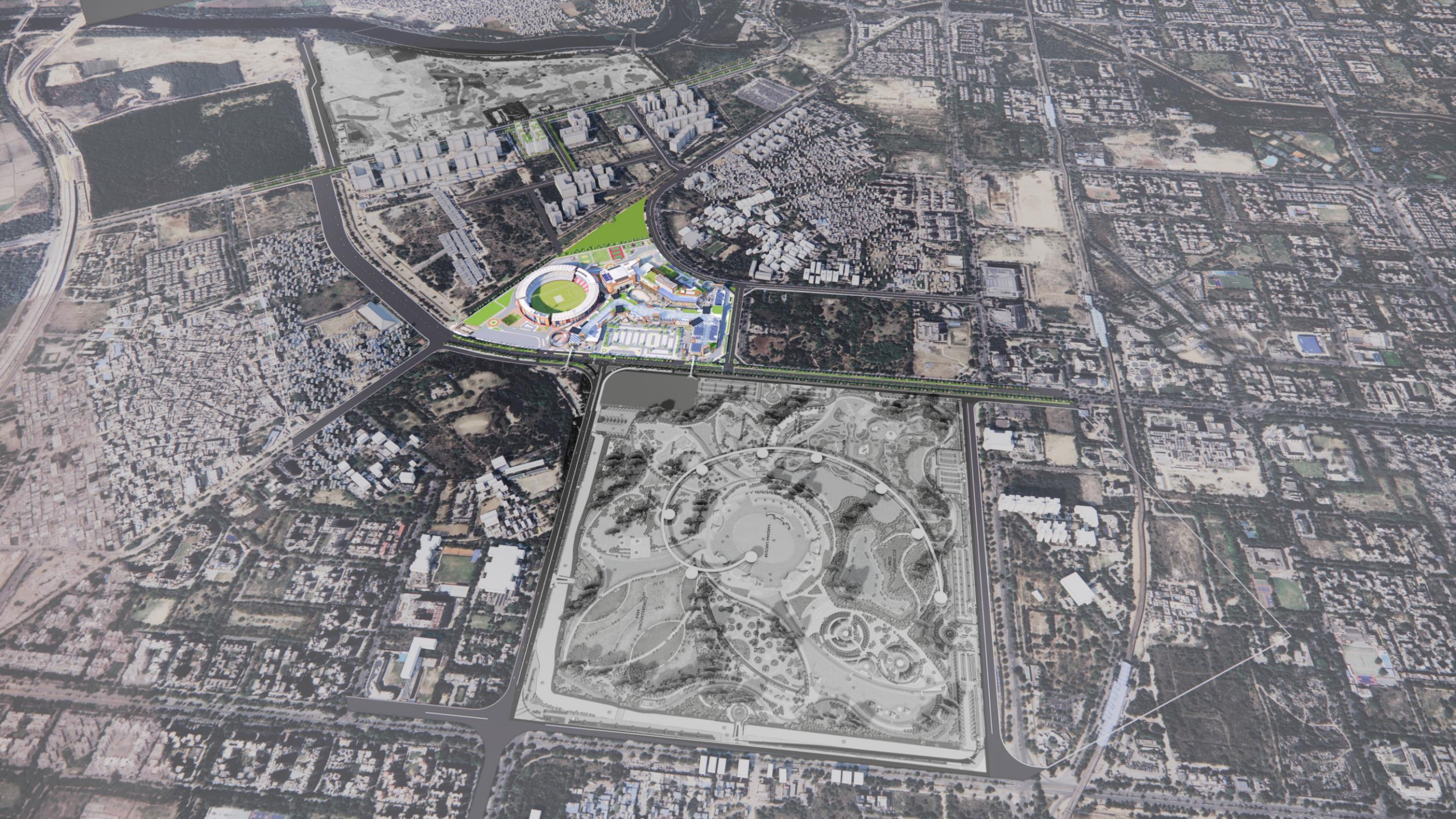
<p>LOWEST TEMP 2- 14 Degree HIGHEST TEMP 30- 46 Degree</p>	<p>HUMIDITY 33% - 63%</p>	<p>MONSOON 886 mm Four months of the year.</p>
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aerial views

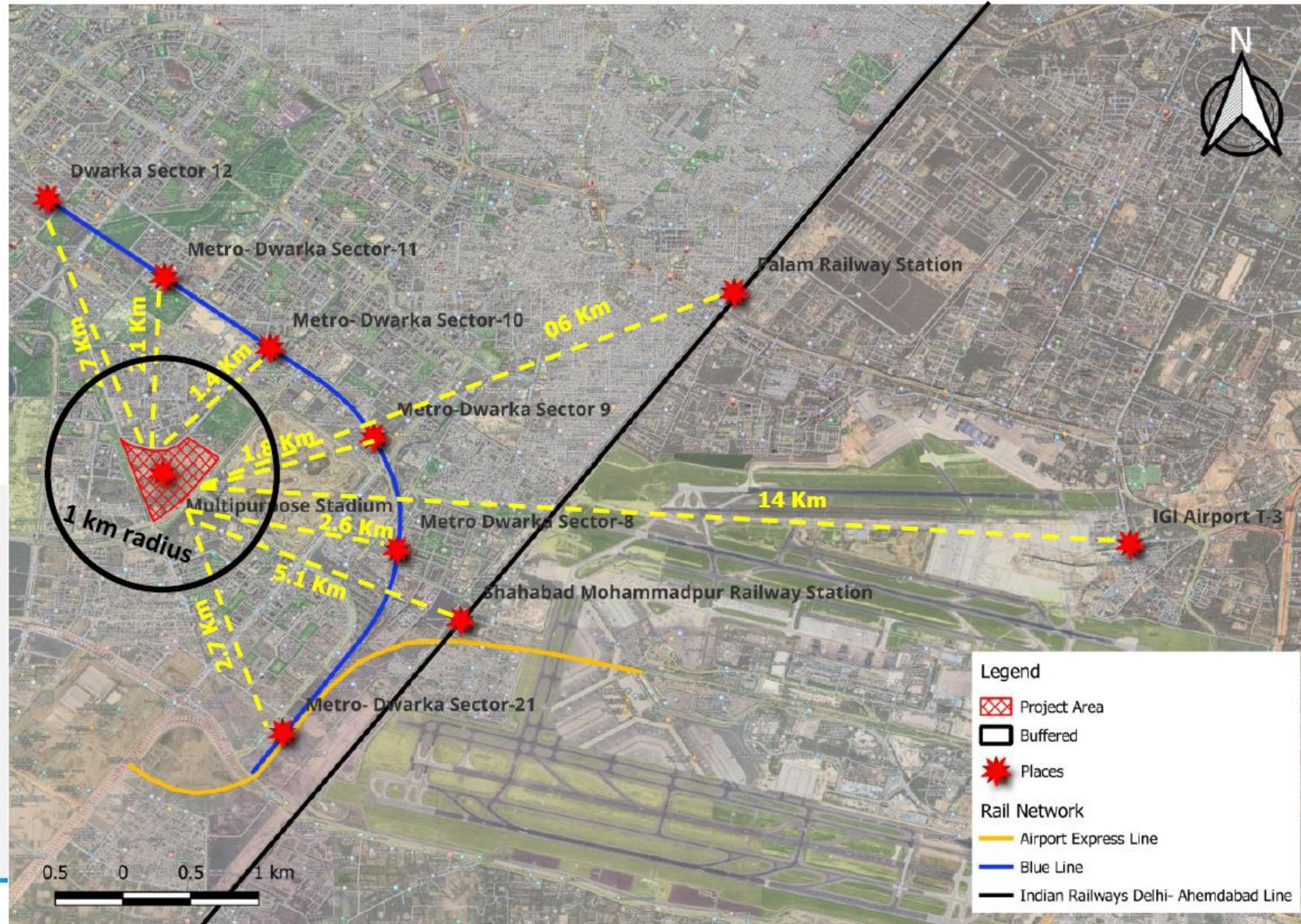
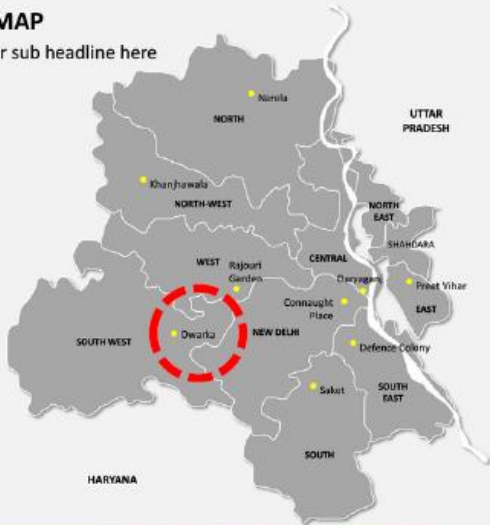




- The site is well connected through road network, rail network and even with air connectivity within 15 km.
- 6 metro stations and 2 metro lines are within 3 Kms. Moreover, Delhi- Ahmedabad line also passes within 6 kms.

DELHI MAP

Enter your sub headline here



Legend














-  Project Area
-  Buffered
-  Places

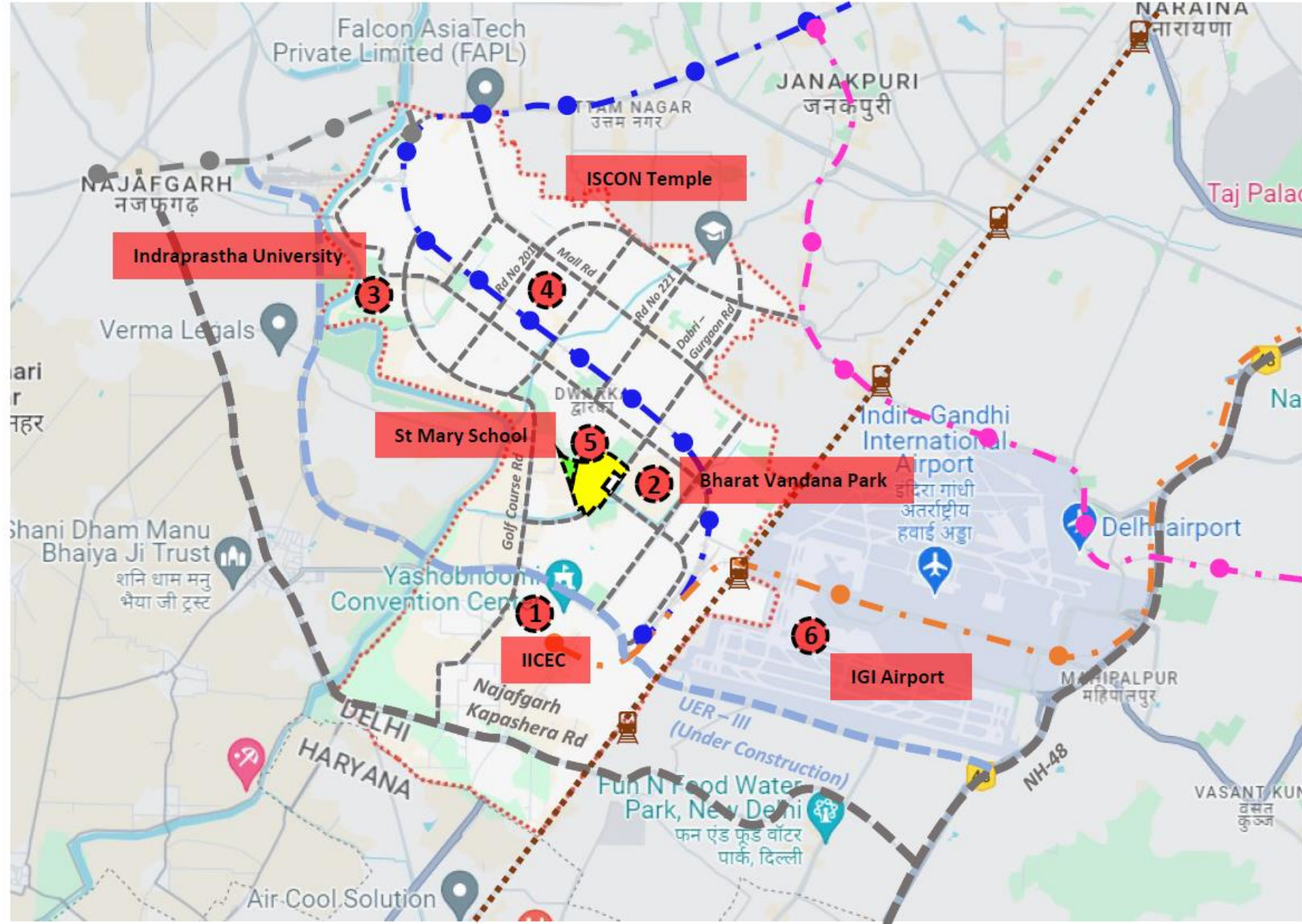
Rail Network

-  Airport Express Line
-  Blue Line
-  Indian Railways Delhi- Ahmedabad Line



Legends

-  Project Site (Proposed Stadium)
-  Major Road Connectivity
-  UER - II (Under Construction)
-  Existing Metro Connectivity (Blue Line)
-  Existing Metro Connectivity (Orange Line)
-  Existing Metro Connectivity (Pink Line)
-  Existing Metro Connectivity (Gray Line)
-  Existing Metro Station (Blue Line)
-  Existing Metro Station (Orange Line)
-  Existing Metro Station (Grey Line)
-  Existing Metro Station (Pink Line)
-  Major Landmark
-  Buses Coverage Network (PT Services)


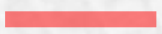

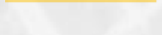


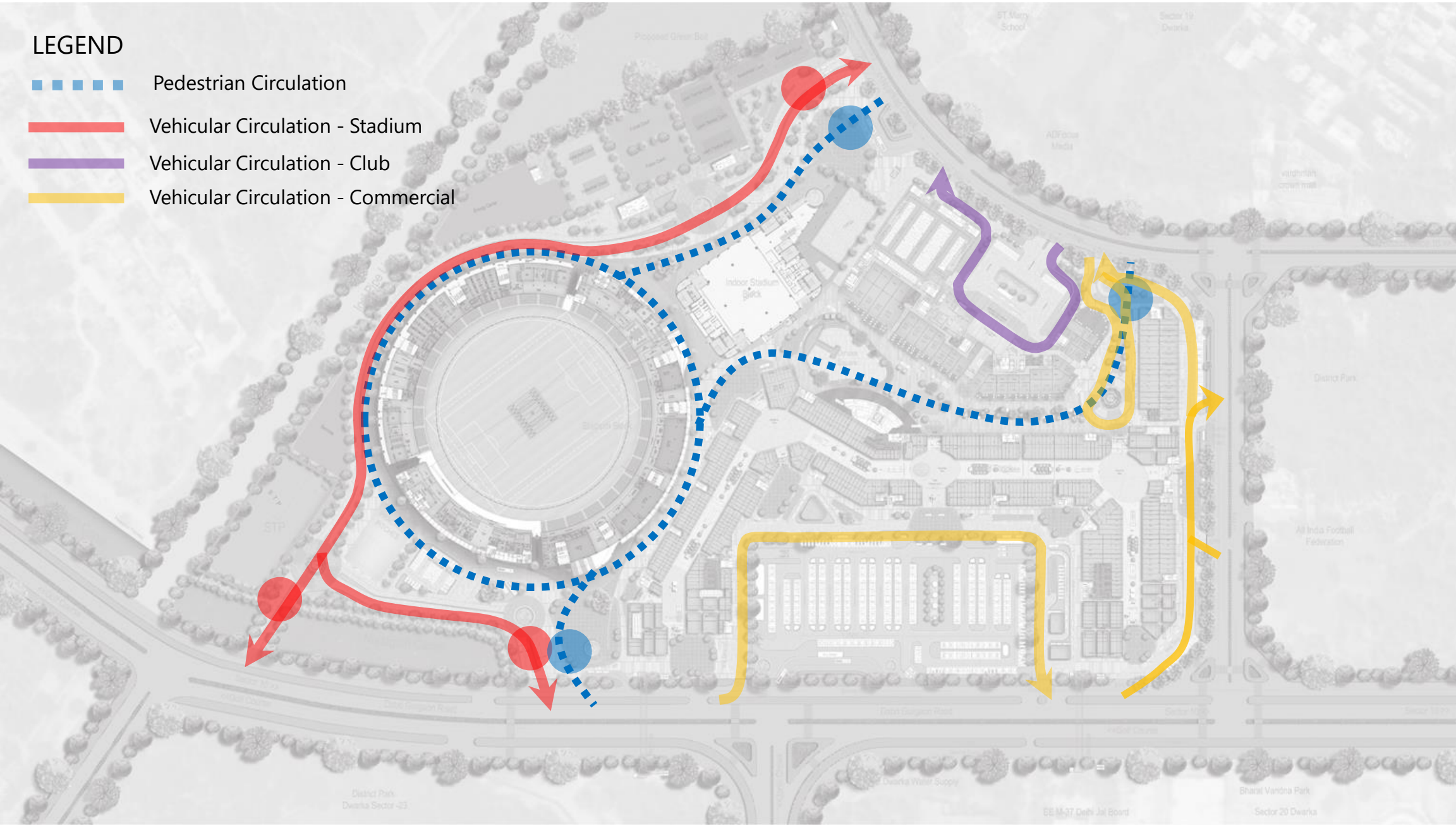
master plan





LEGEND

-  Pedestrian Circulation
-  Vehicular Circulation - Stadium
-  Vehicular Circulation - Club
-  Vehicular Circulation - Commercial







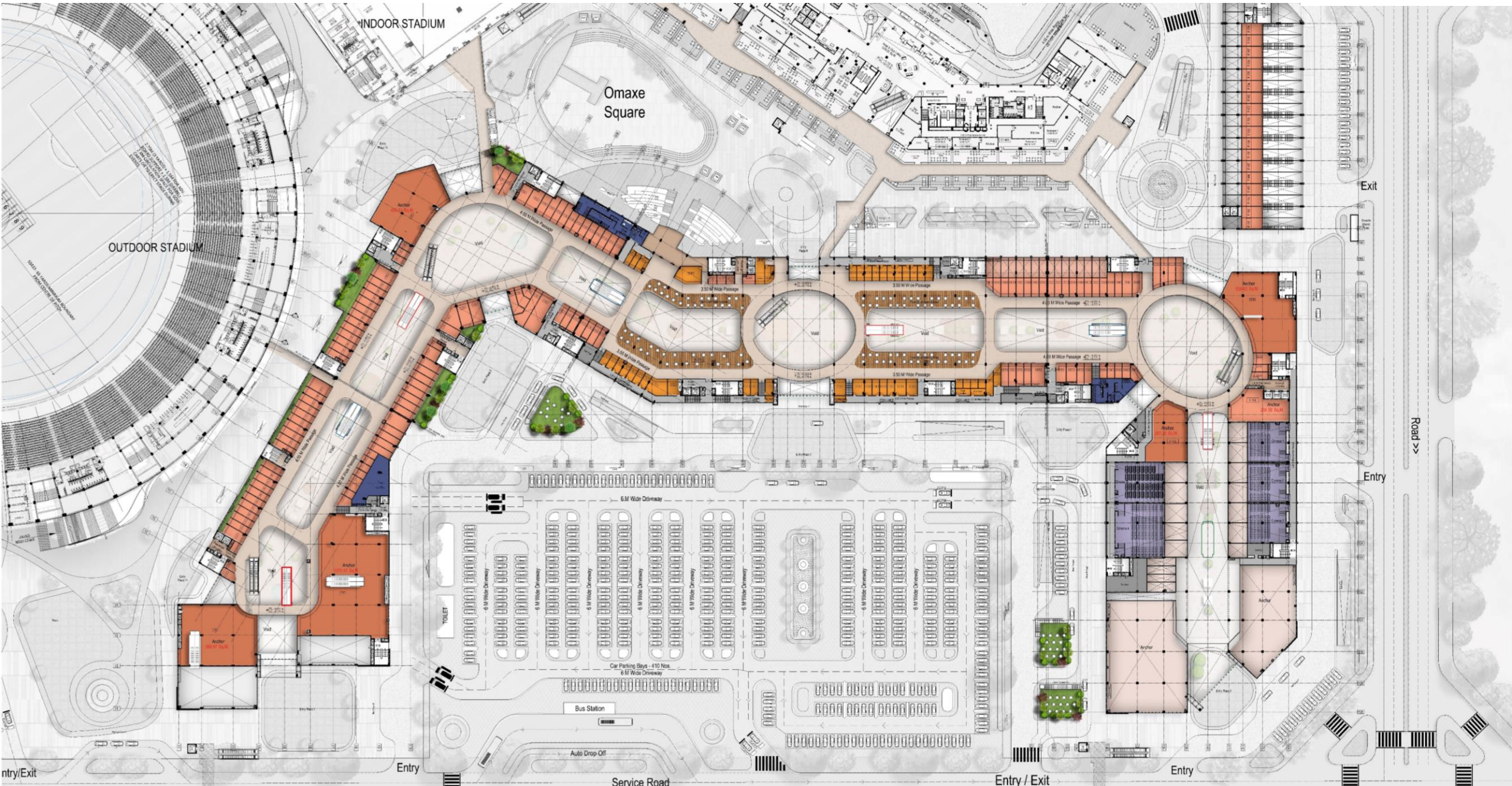
retail

Concept | Ground Floor Layout





Concept | First floor Plan



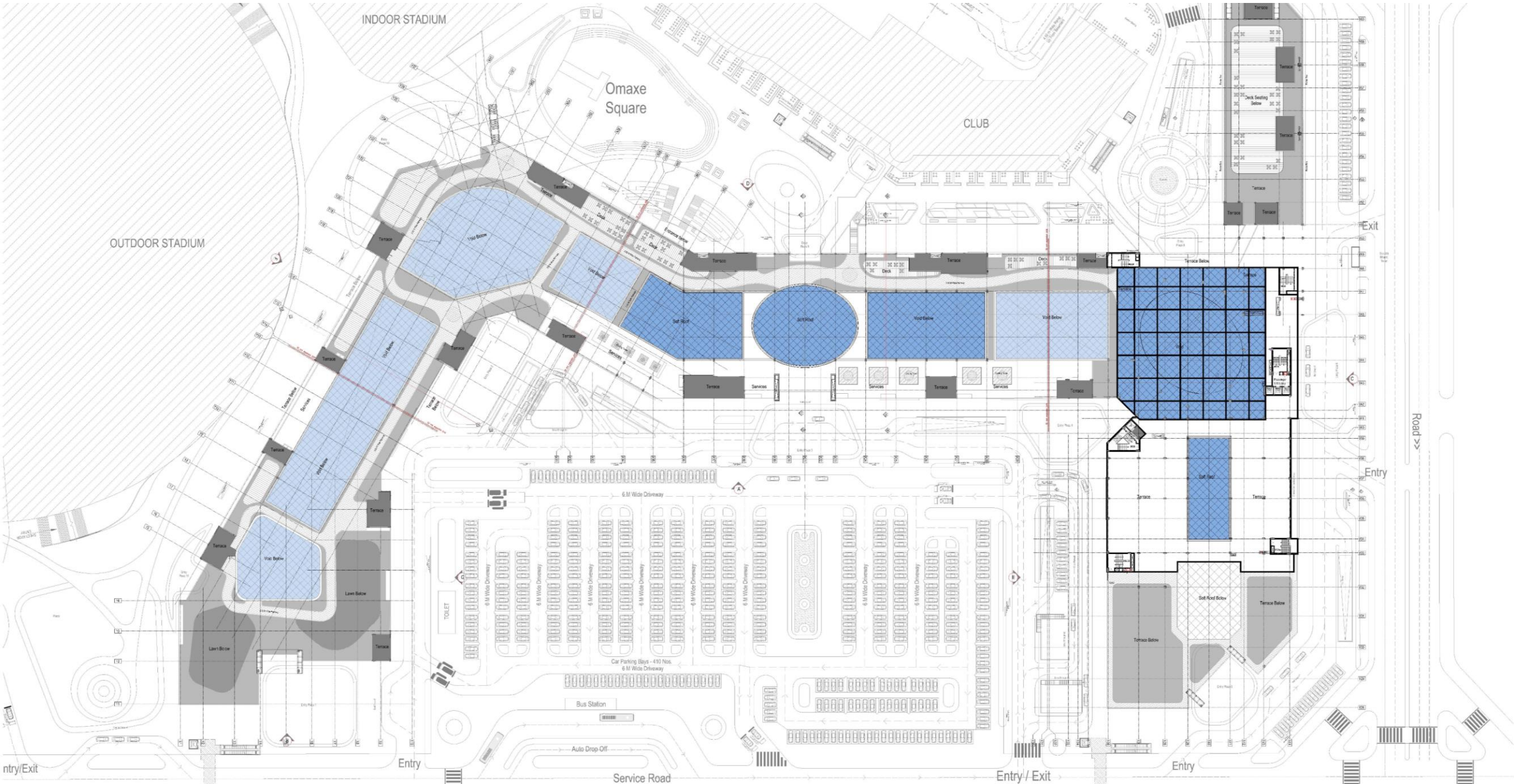


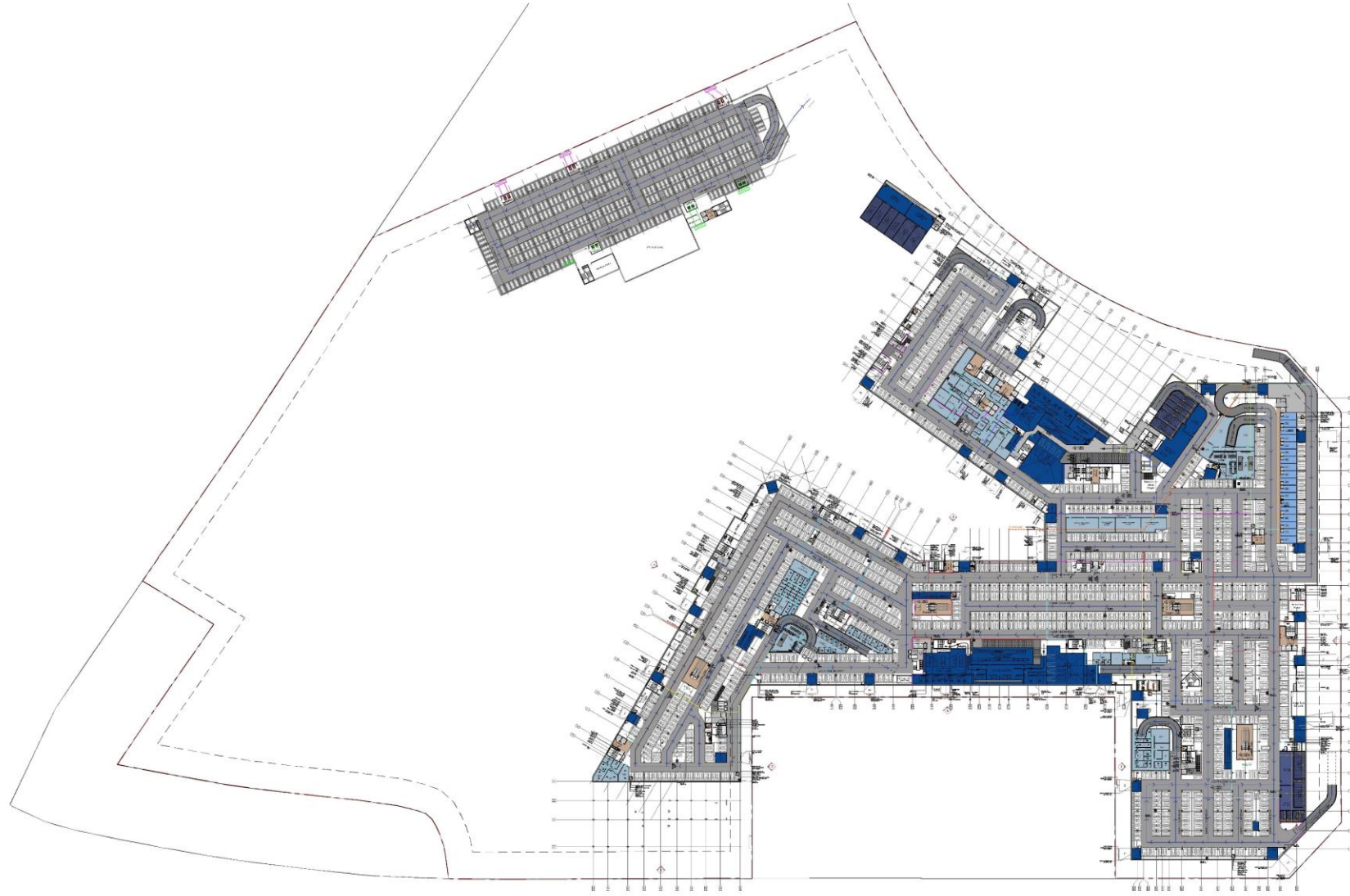
Concept | Second floor Plan





Concept | Third floor

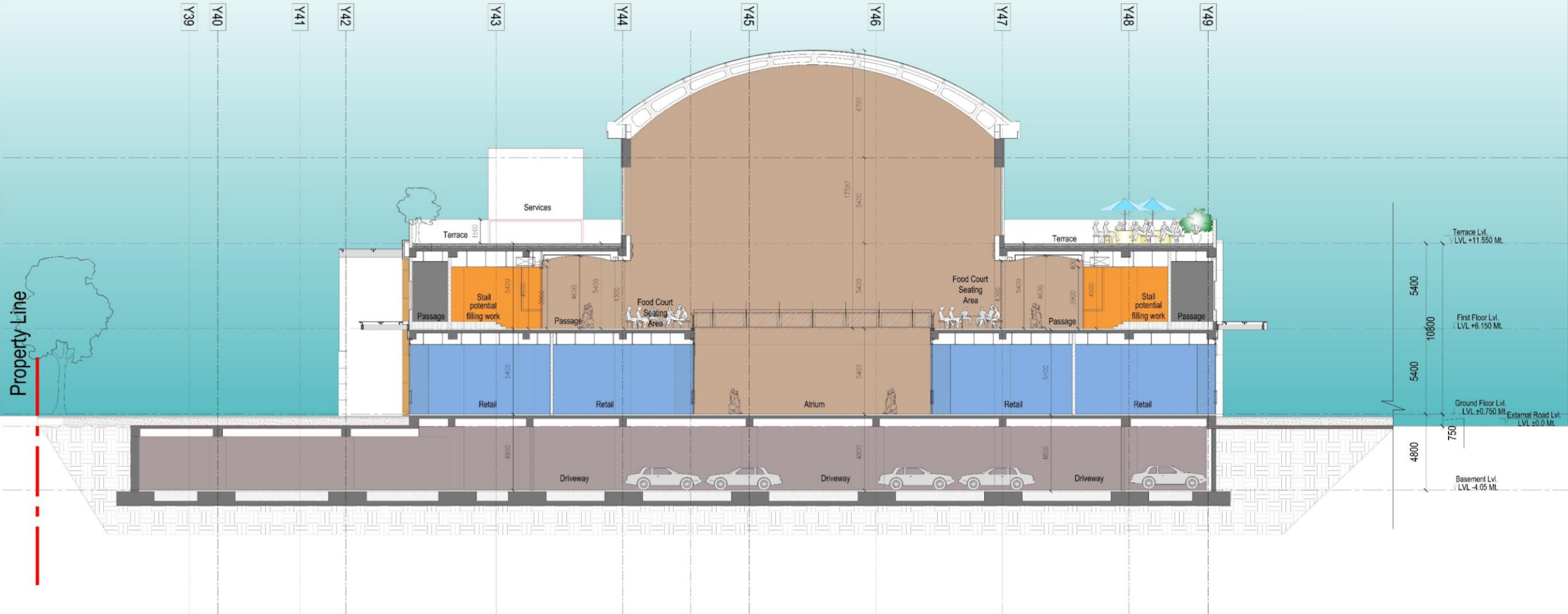




BASEMENT PARKING =2211 ECS

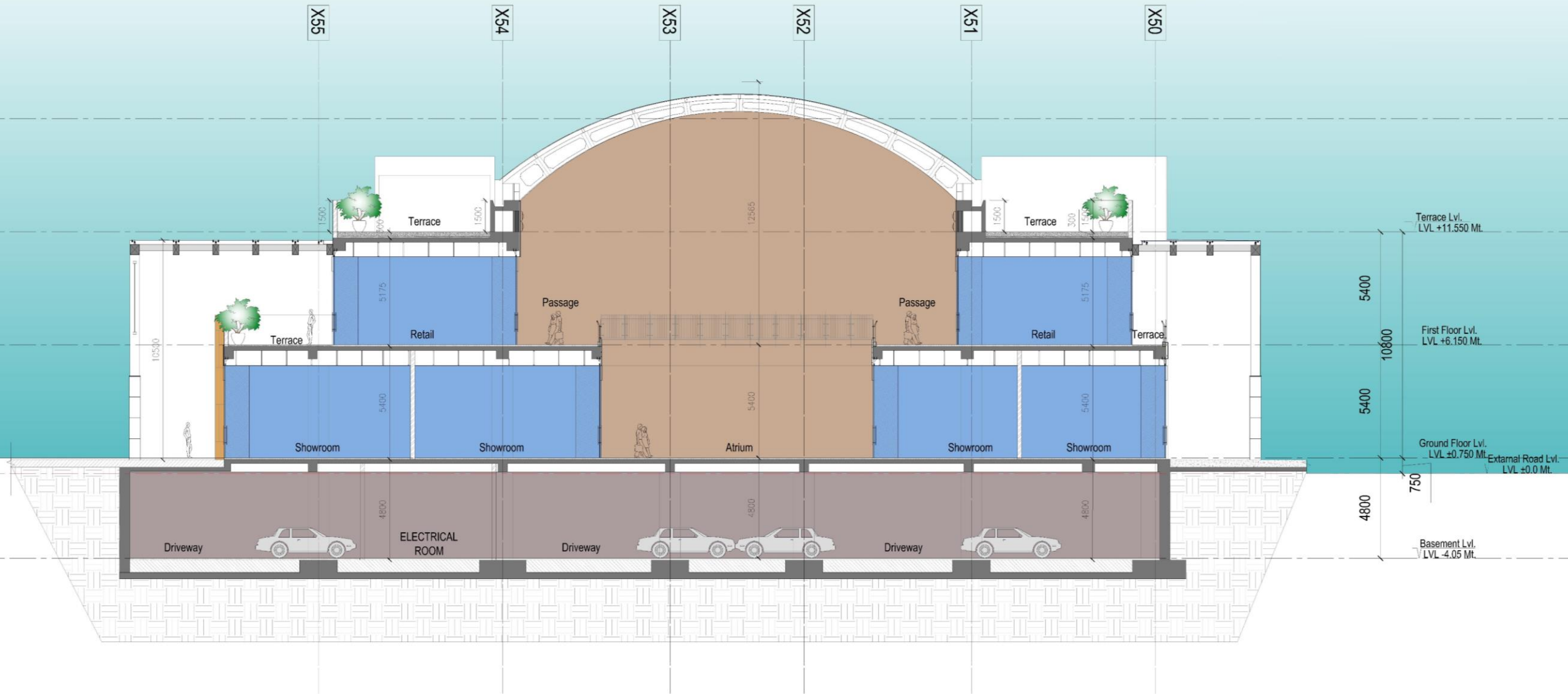


Concept | Typical section

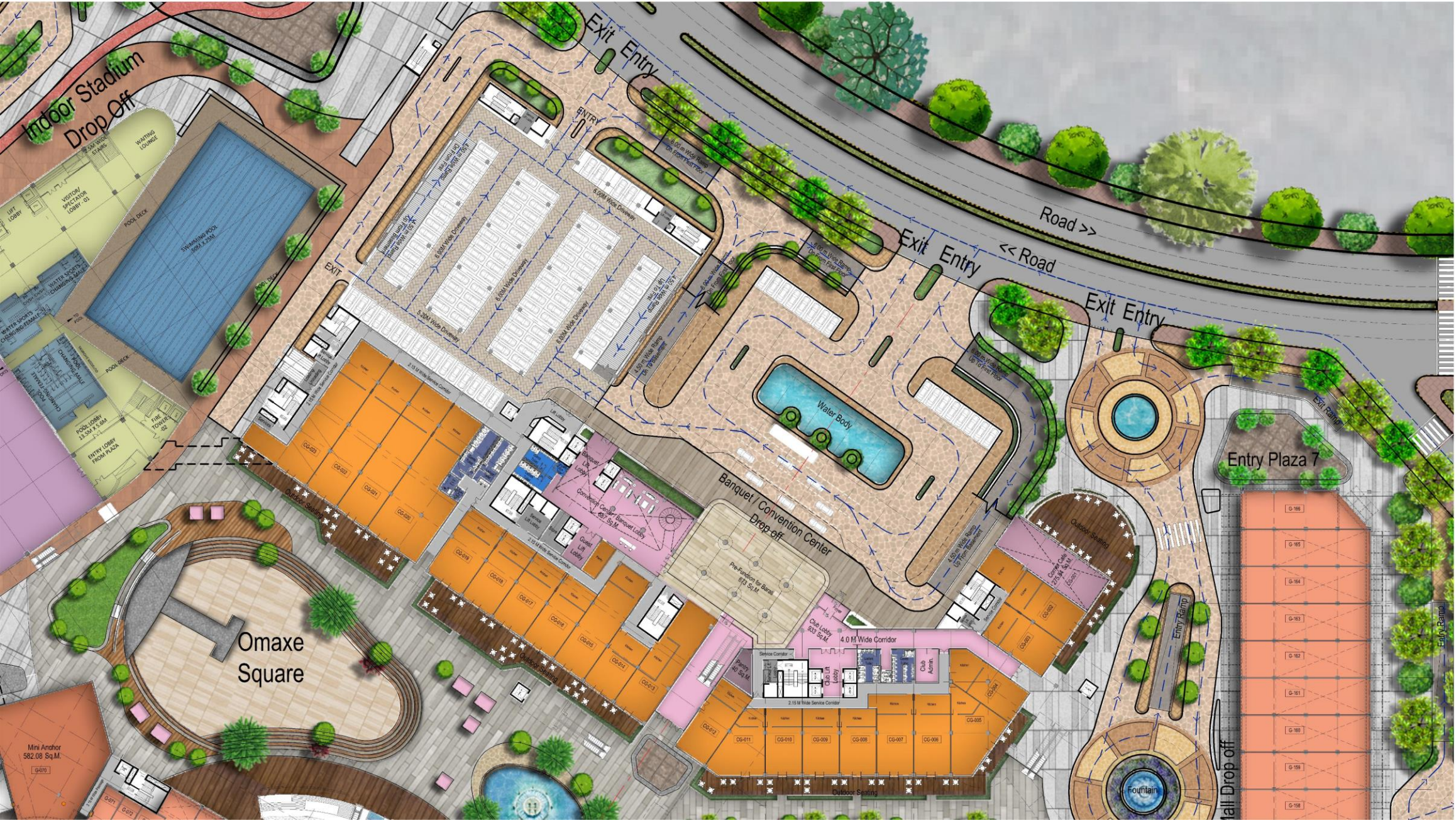


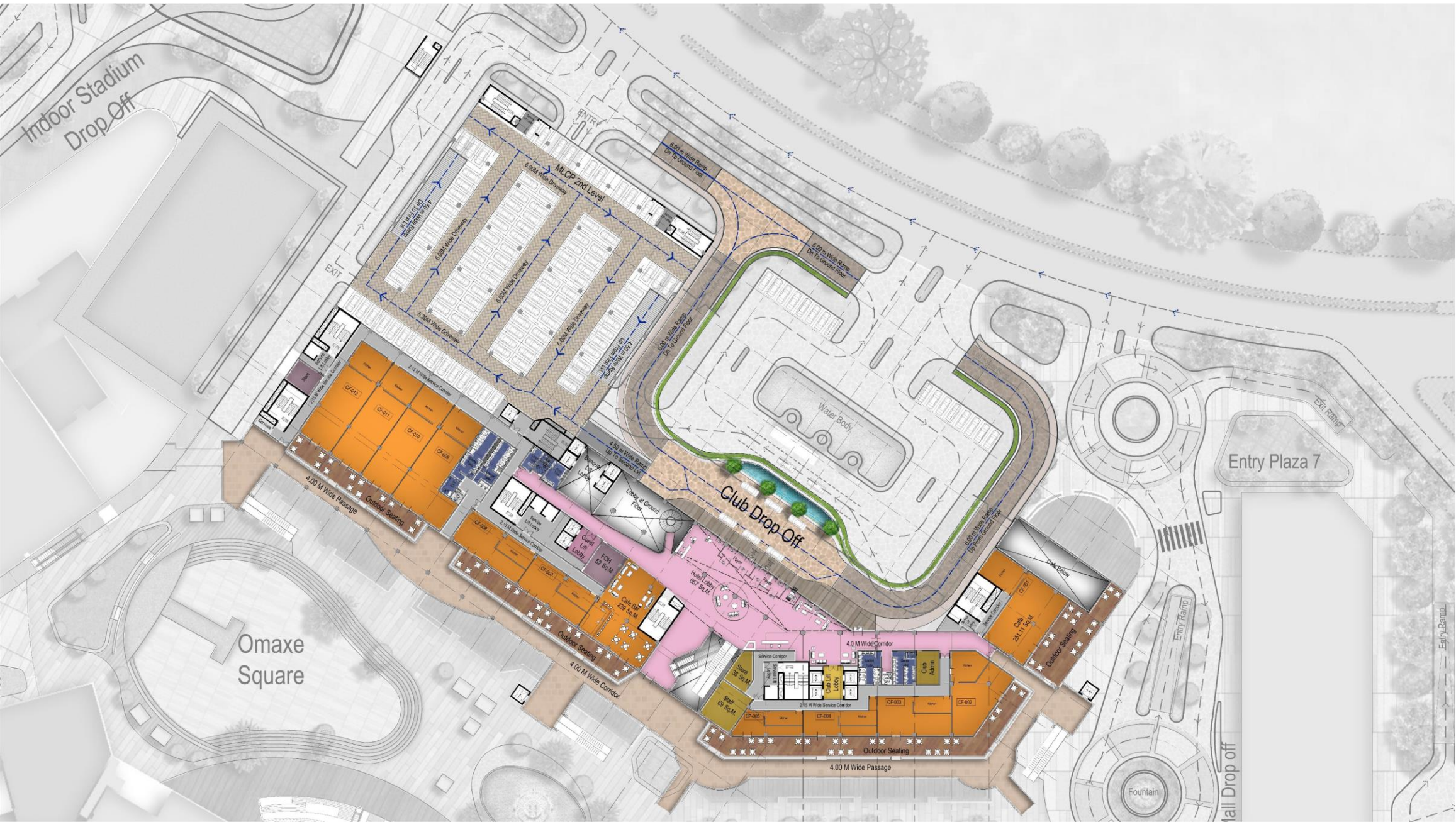


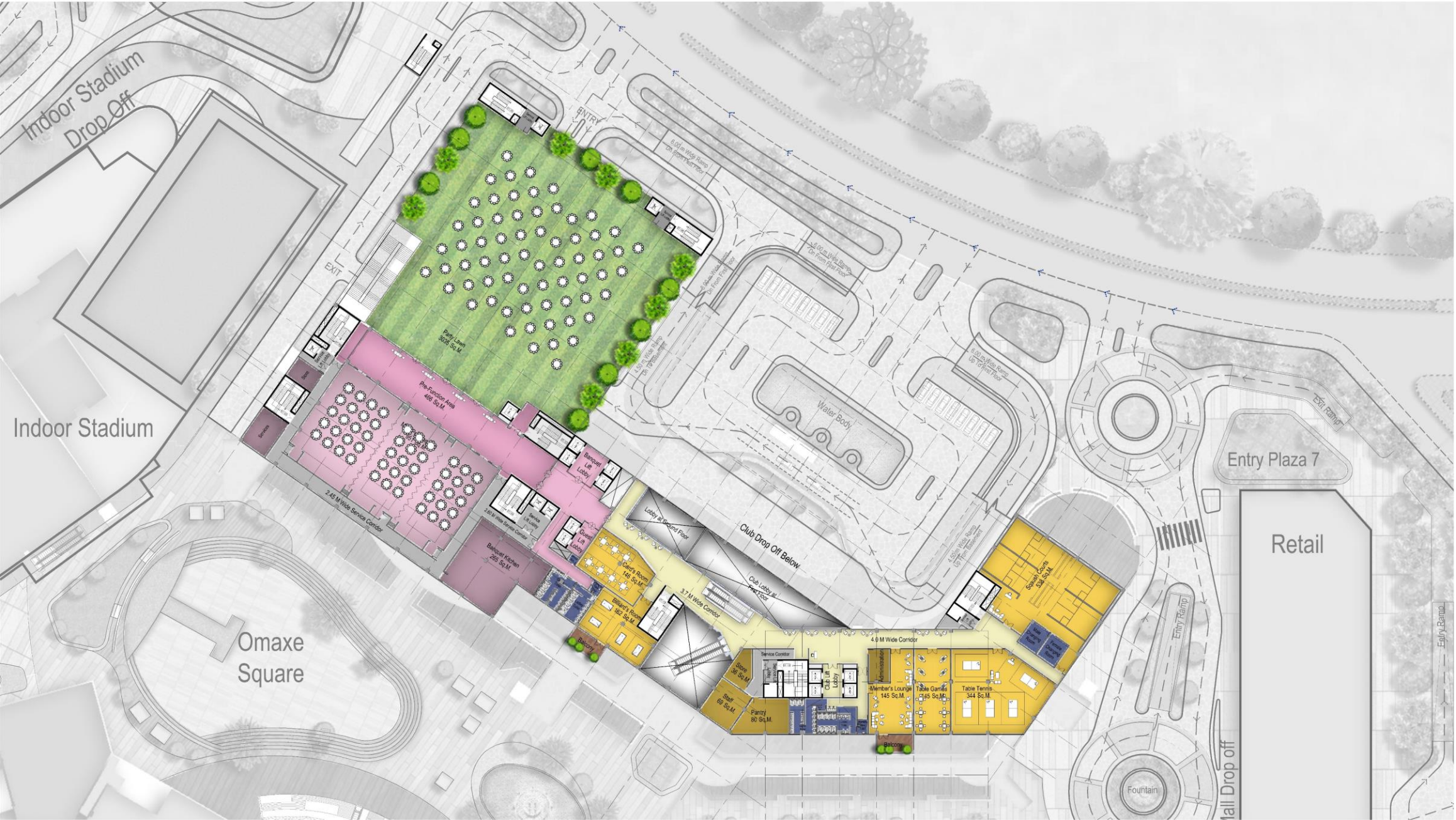
Concept | Typical section

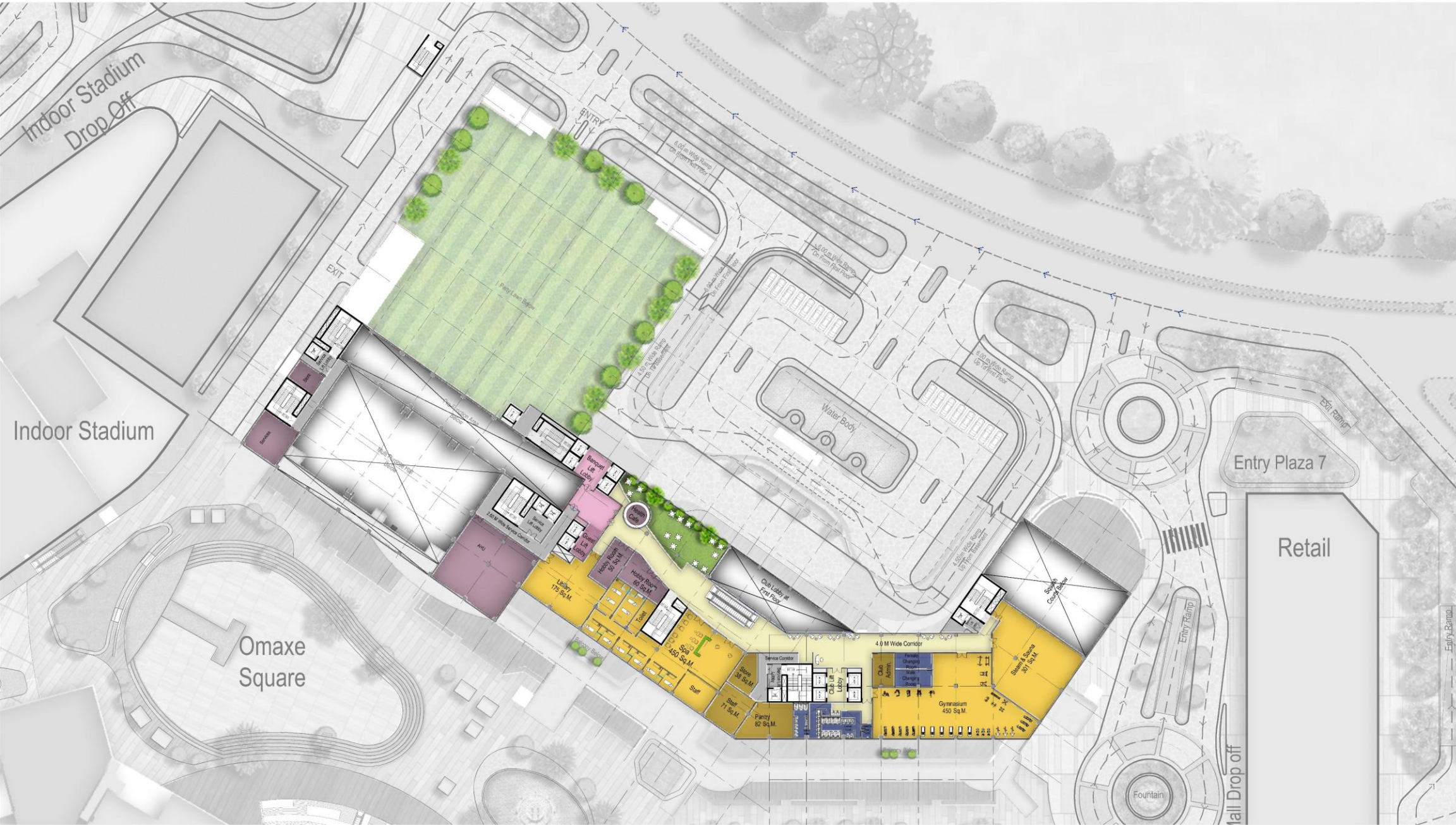


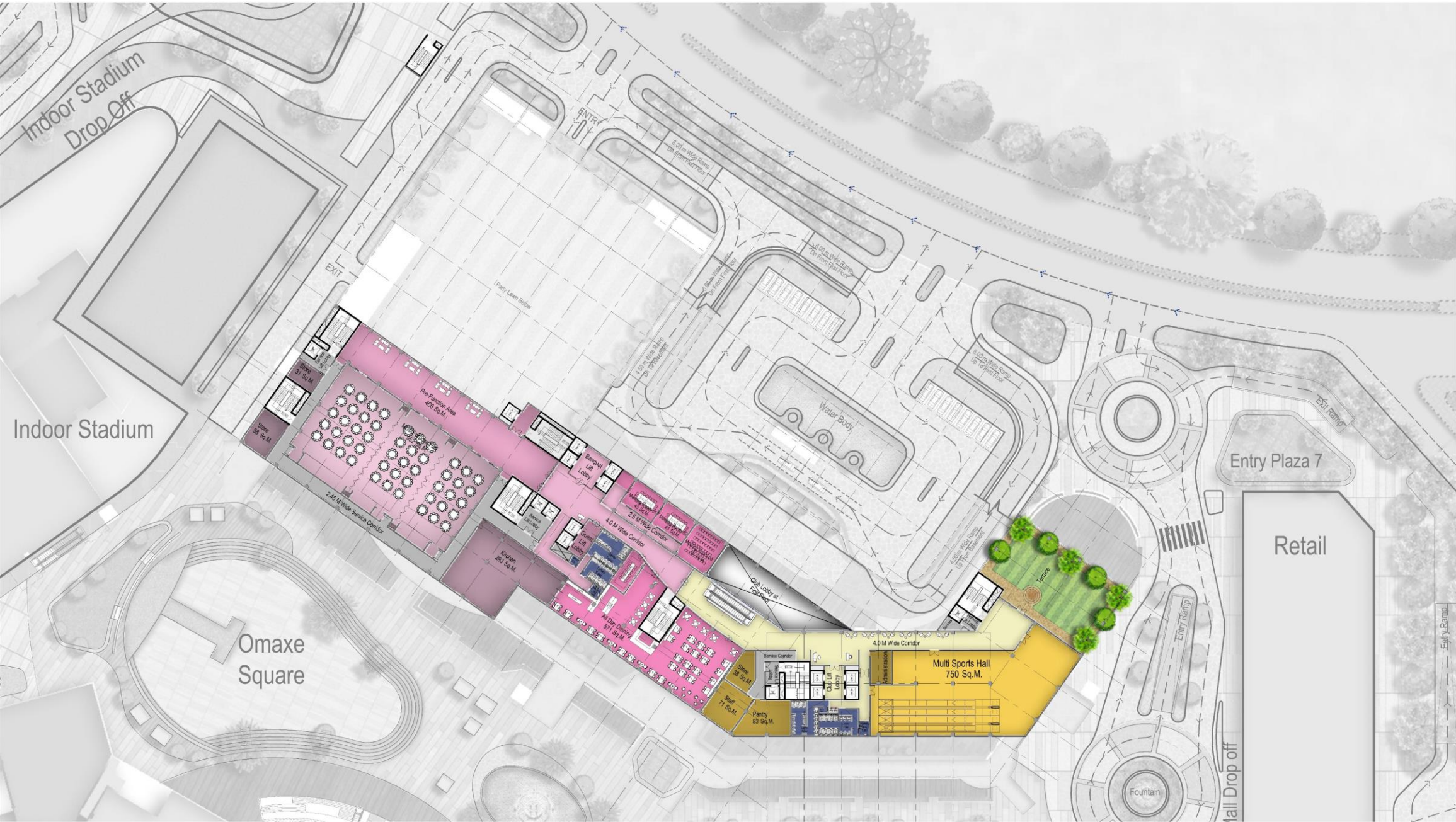
club and convention center

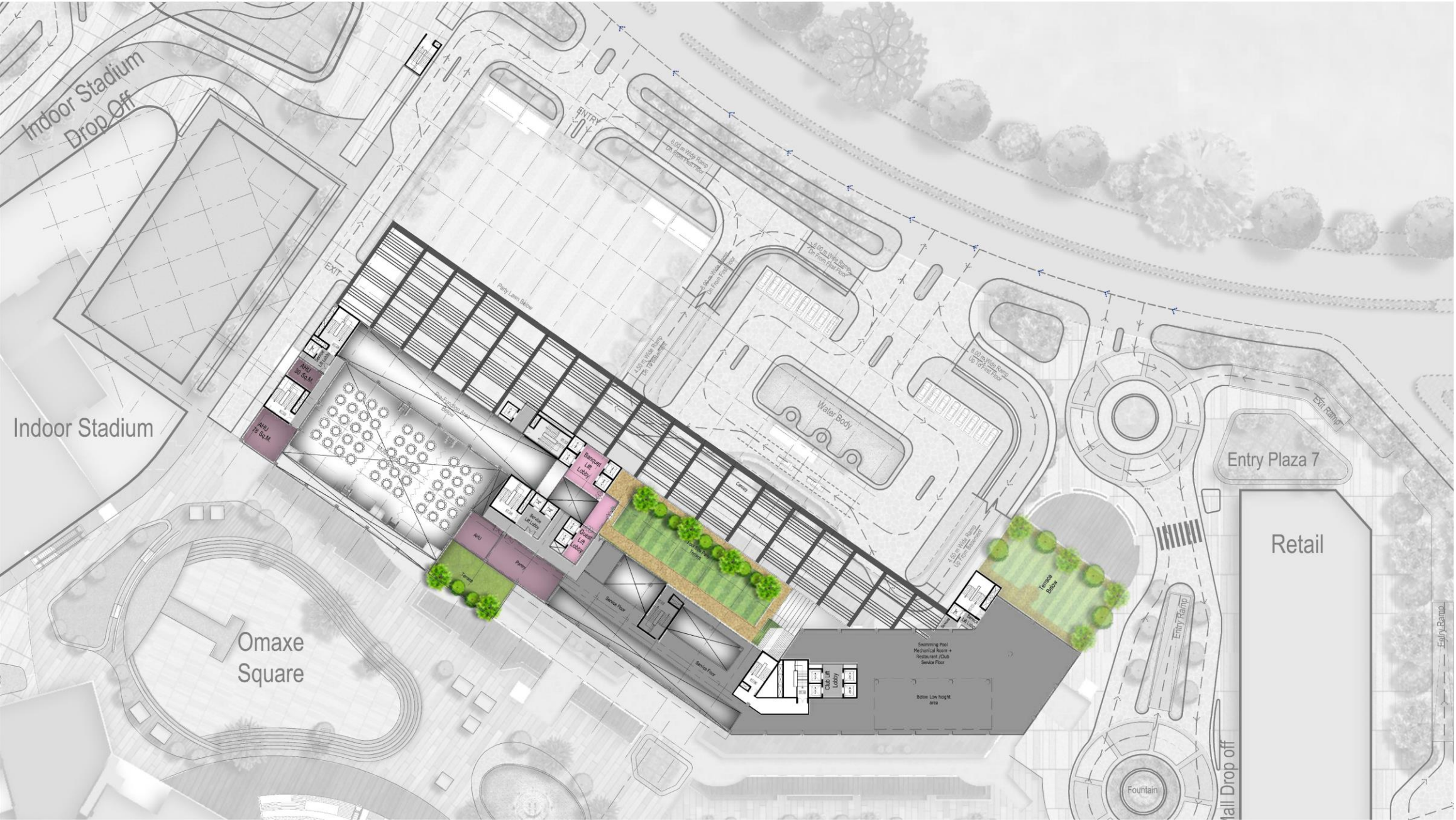




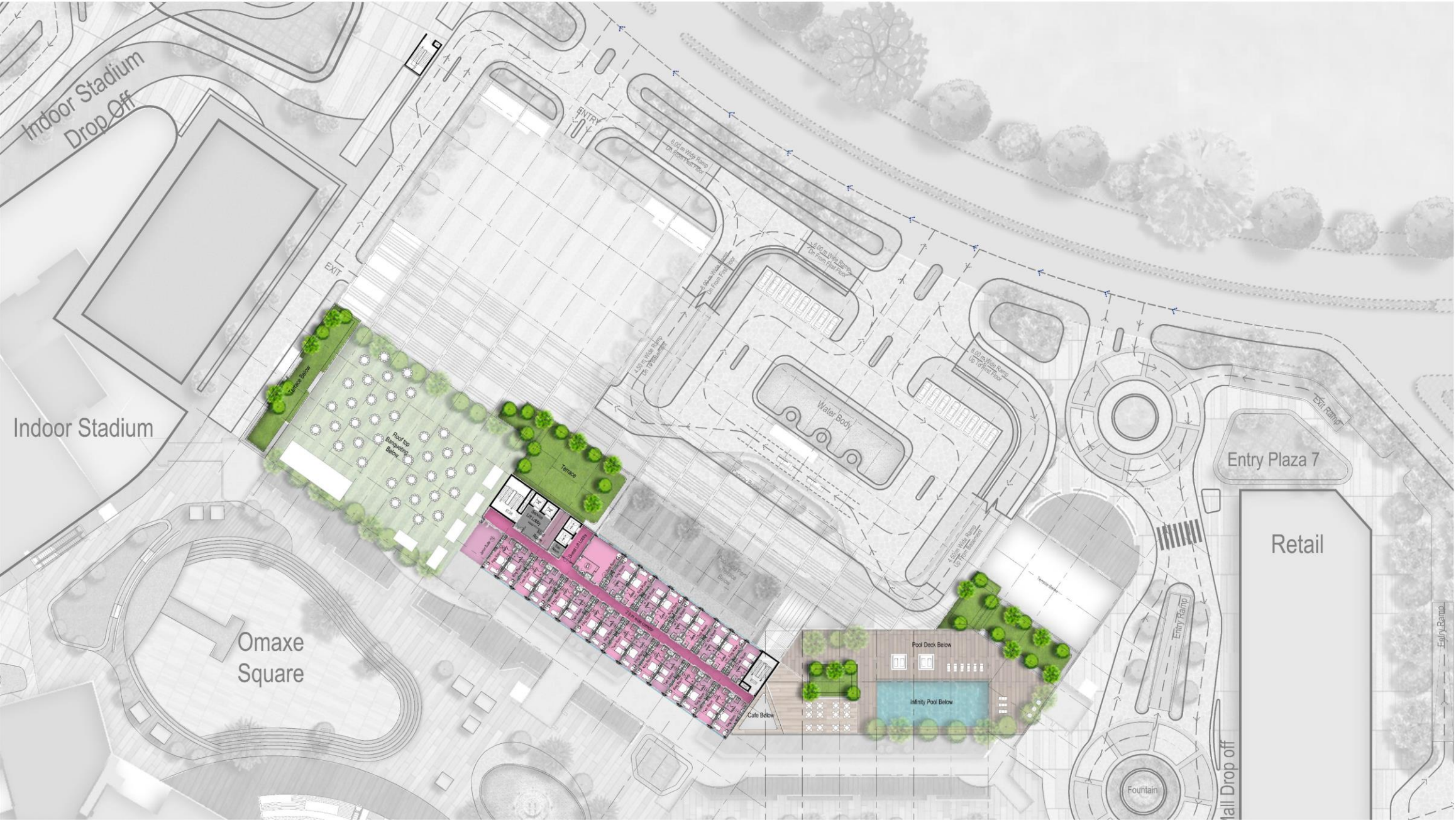












exterior aesthetics

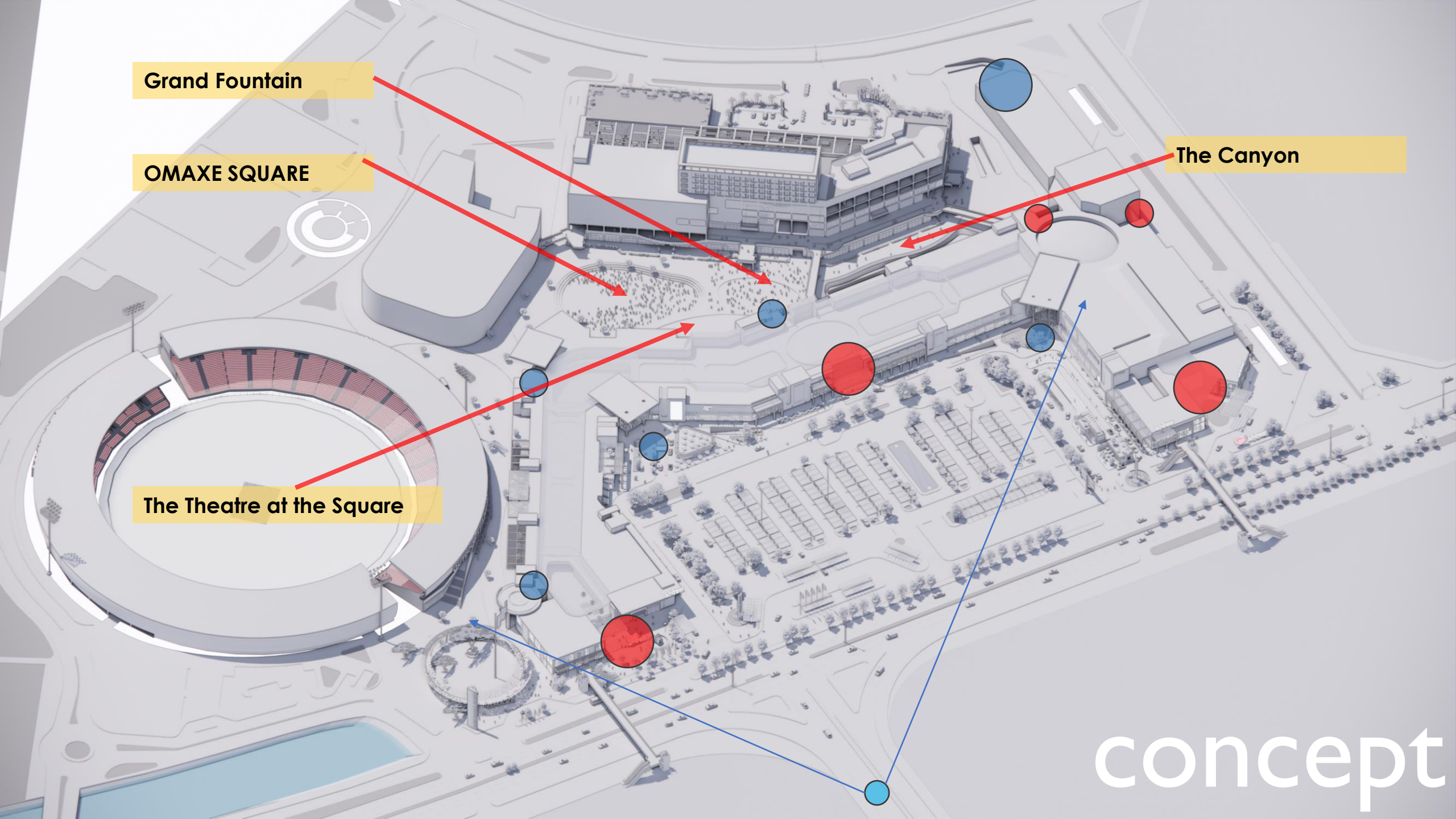
Grand Fountain

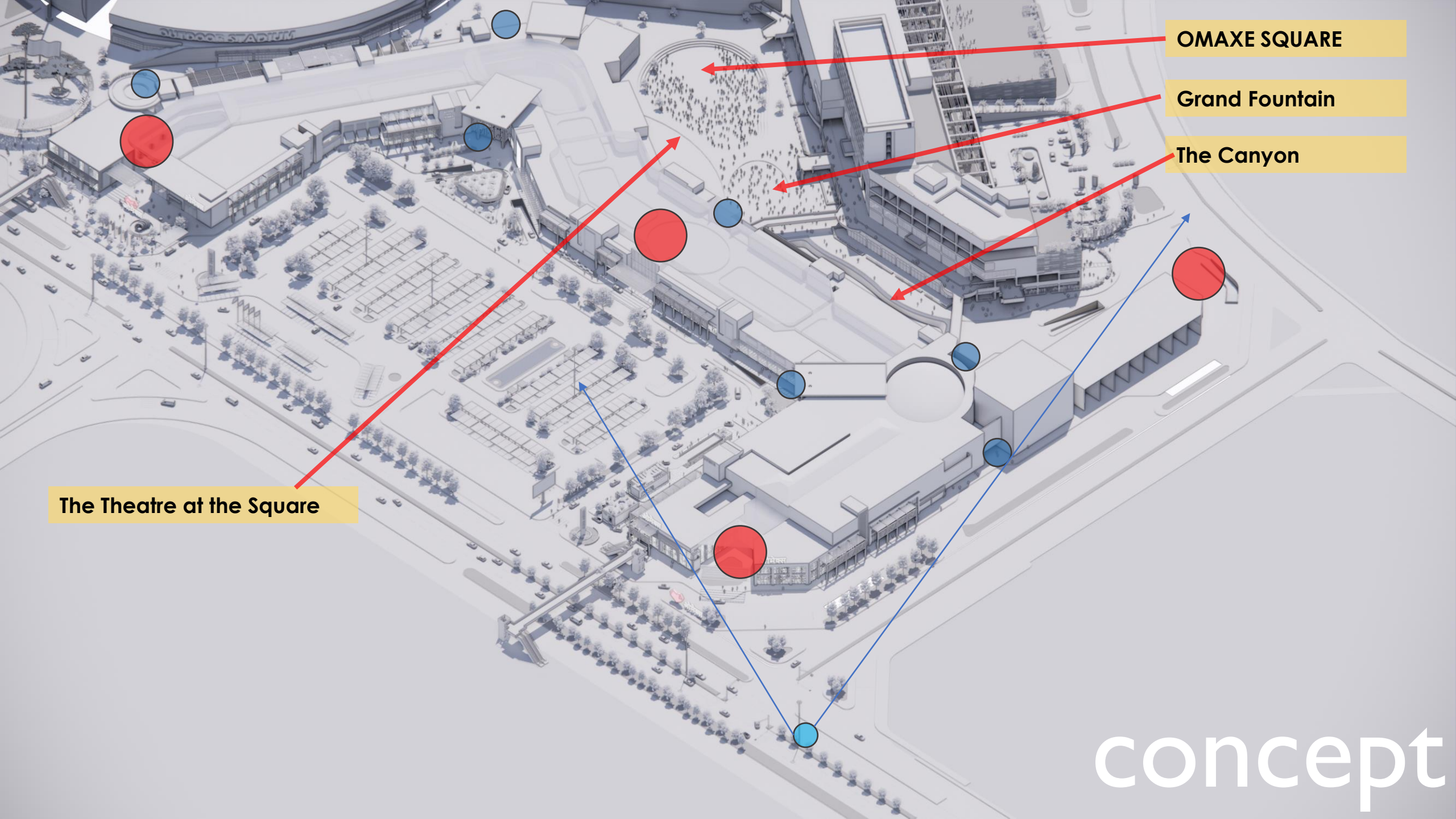
OMAXE SQUARE

The Canyon

The Theatre at the Square

concept





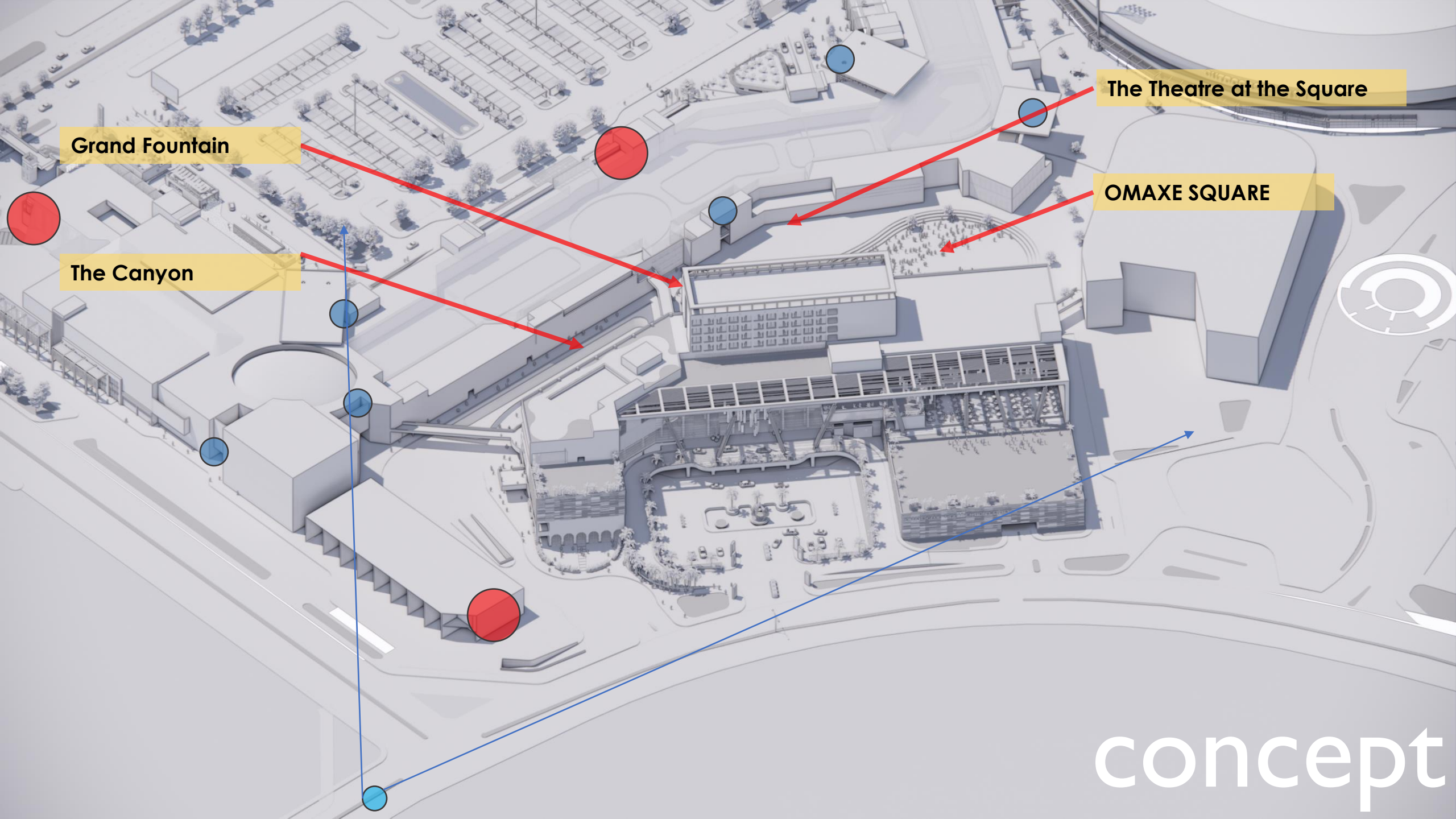
OMAXE SQUARE

Grand Fountain

The Canyon

The Theatre at the Square

concept



Grand Fountain

The Canyon

The Theatre at the Square

OMAXE SQUARE

concept

60m WIDE ROAD SIDE





OUTDOOR STADIUM

The world at your feet

Corbis

BOULEVARD



REXTURE
URFACE
ITION

MENT
RA

ENTRANCE

QUEE

OMAXE
ART WORLD



PARKING



OMAXE

OMAXE

OMAXE

OMAXE

Primark
Tre forte

CLUB
Party

The world at
your feet

LS

MOMENTO



Primark
Te frote



MOMENTO

Te frote



TR





eneca

xinoso

FOODIE

ANWON

HELLOS

ENTRANCE 2

Aristrot



ANWON
FOODIE
xinoso





BOULEVARD

CINE

TAKE AWAY

HELIO
ADRIAN PASQUALE
CINEMA

ENTRANCE 2





BOULEVARD

The world at your feet

OUR STADIUM
OUT

Corbu



AMORPH
FOODIE
XINOSO



eneca

xinoso

FOODIE

ANCE 2

Aristrot

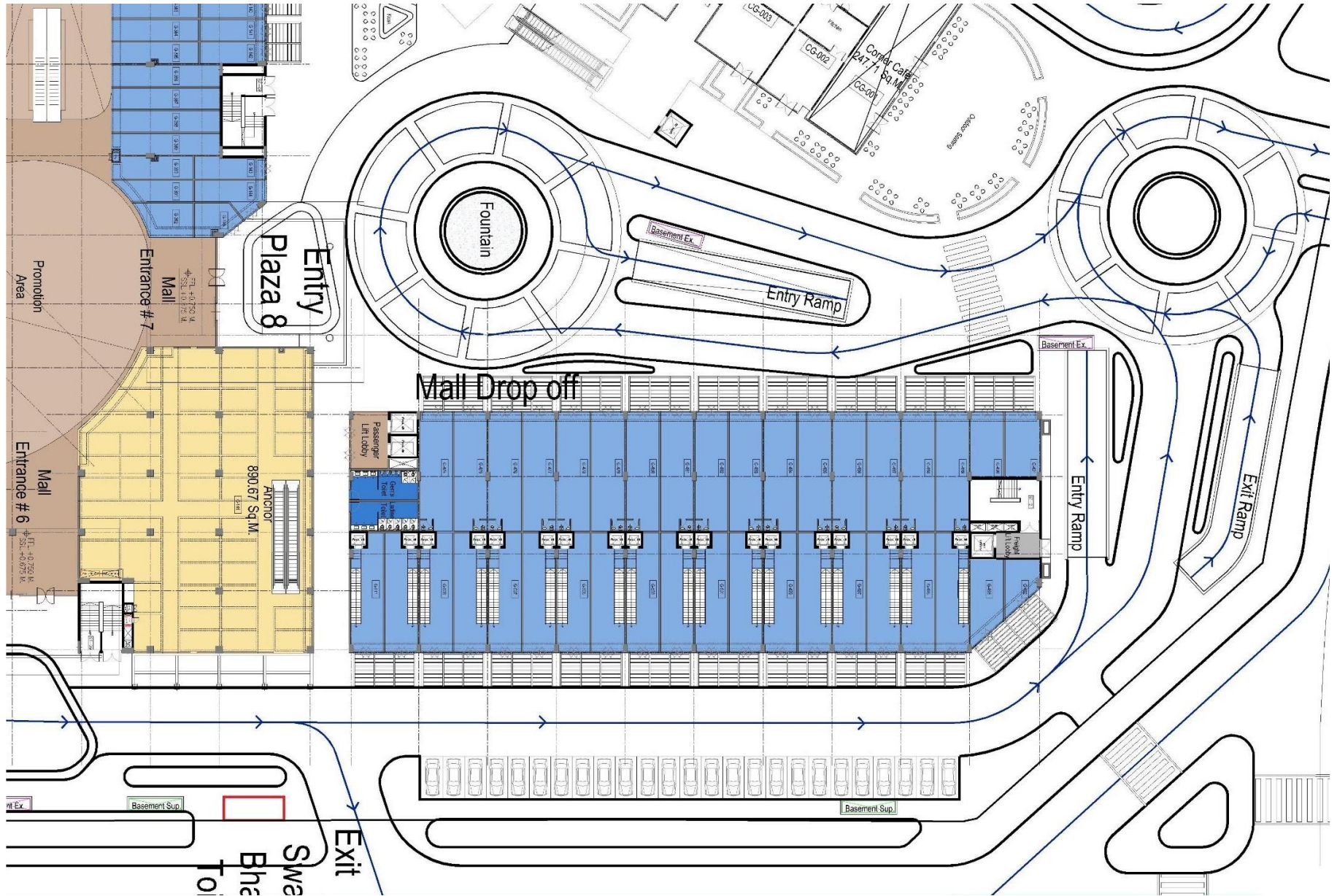
Peek Cloppenburg



NORTH WING



Concept | Retail | Ground floorplan

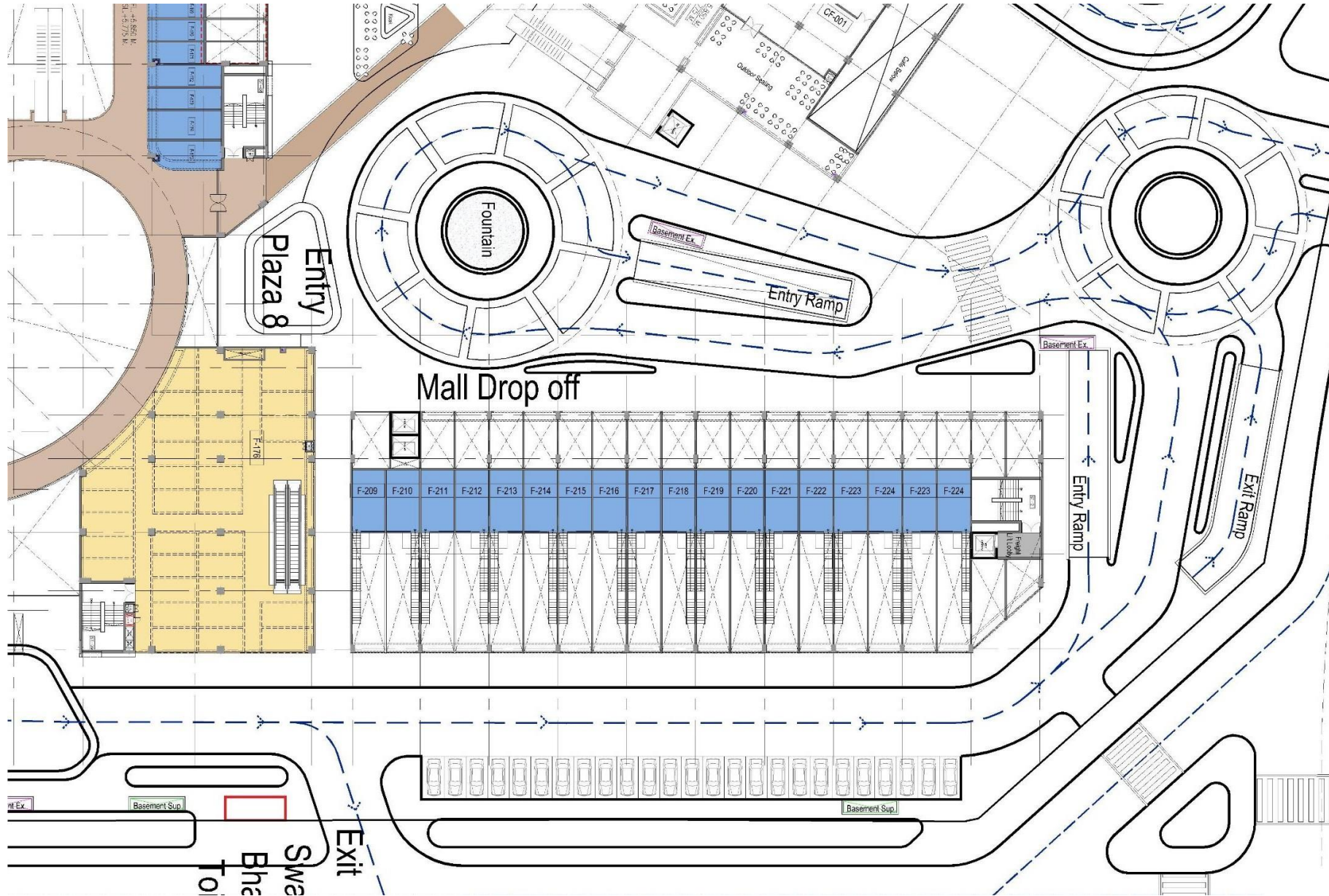


THIS IS FOR INTERNAL CIRCULATION, NOT FOR ANY MARKETING PURPOSE.

(NORTH WING GROUND FLOOR)



Concept | Retail | First floor plan

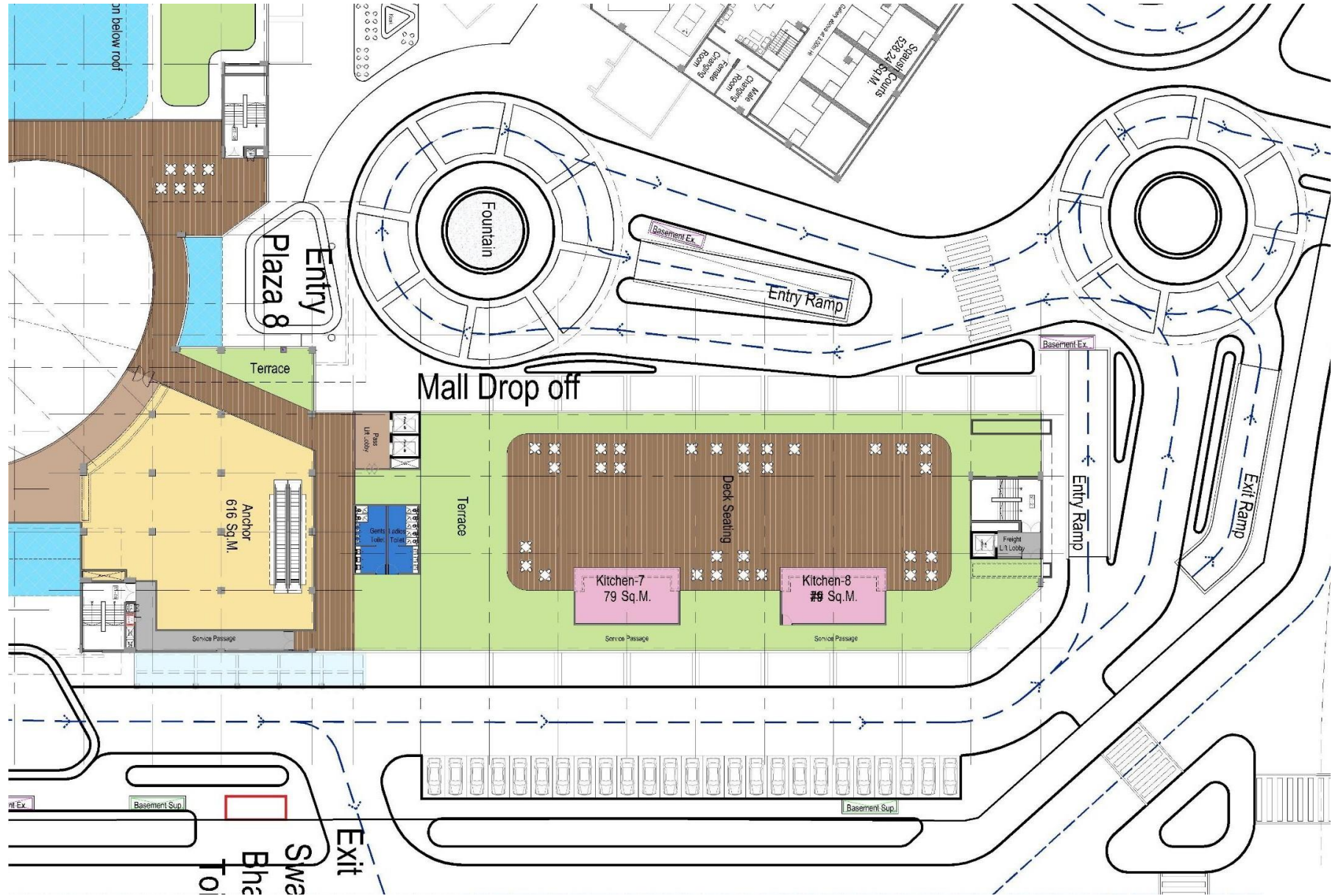


THIS IS FOR INTERNAL CIRCULATION, NOT FOR ANY MARKETING PURPOSE.

(NORTH WING FIRST FLOOR)

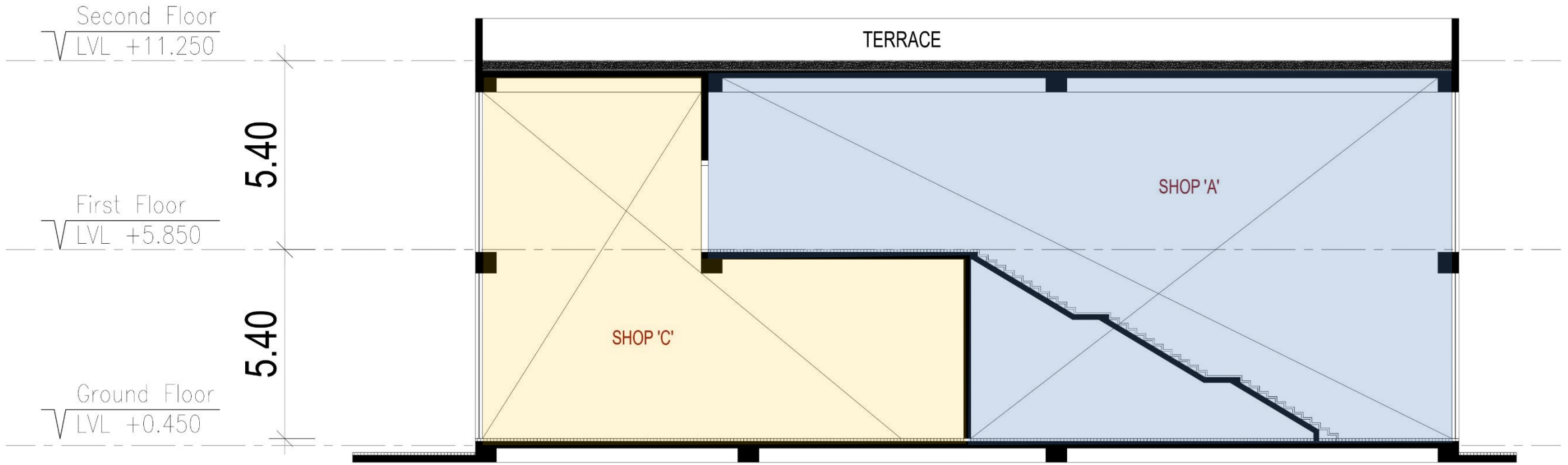


Concept | Retail | Second floor plan



THIS IS FOR INTERNAL CIRCULATION, NOT FOR ANY MARKETING PURPOSE.

(NORTH WING SECOND FLOOR)



SECTION AA



OMAXE

OMAXE

OMAXE

OMAXE

OMAXE

OS

RUBY

jivan
PBZ

MEERA

CANALI

SPOKO

the
terminal
sale



The world at your feet

OMAXE

OMAXE

LAURA ASH

Jivan PBZ

ZYVERI

HEERA

The Herma Sale

99.9%

CANALI

SPARKLE

AMAZON

MinG

egante



The world at your feet

OMAXE

OMAXE

OMAXE

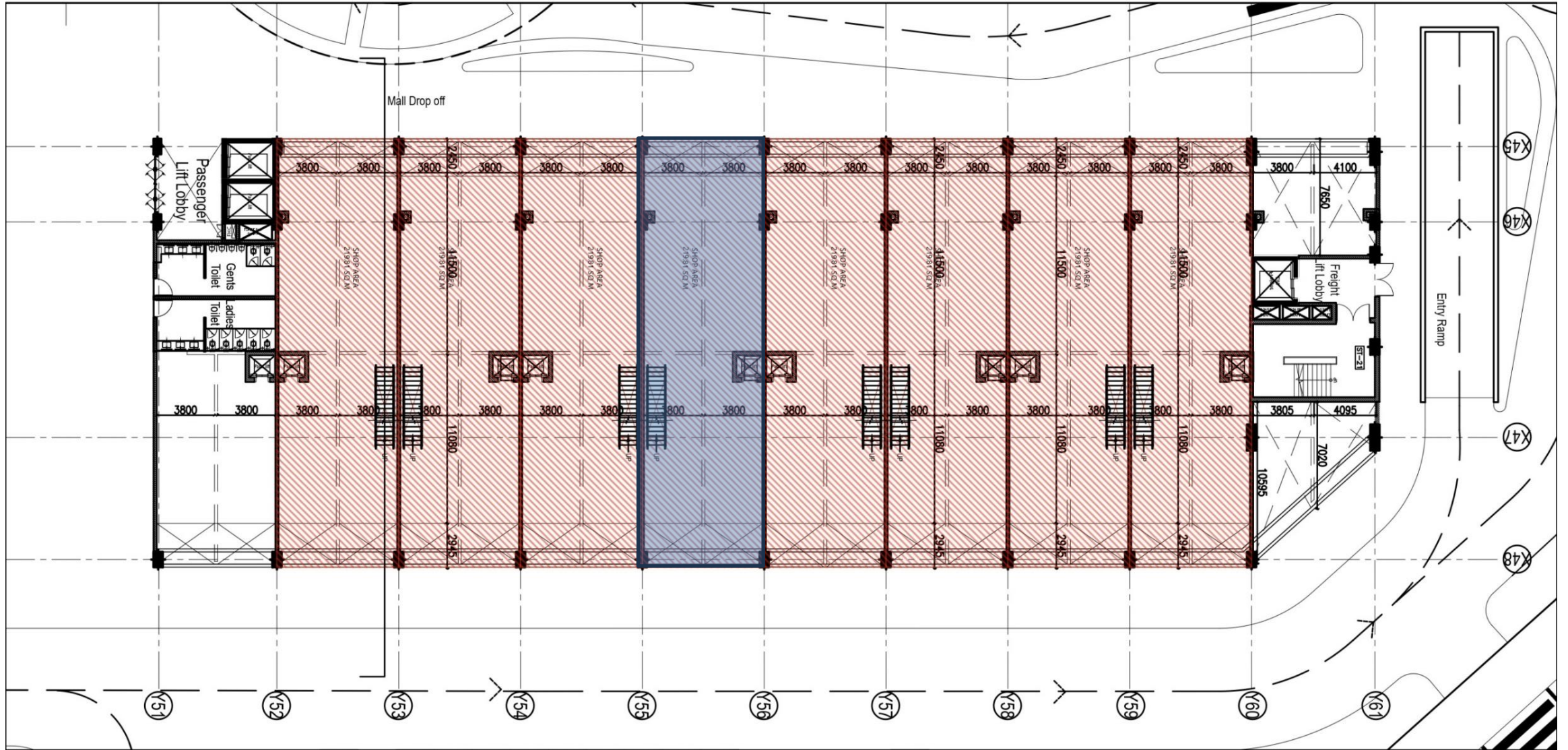
OMAXE

SHOP

FUN

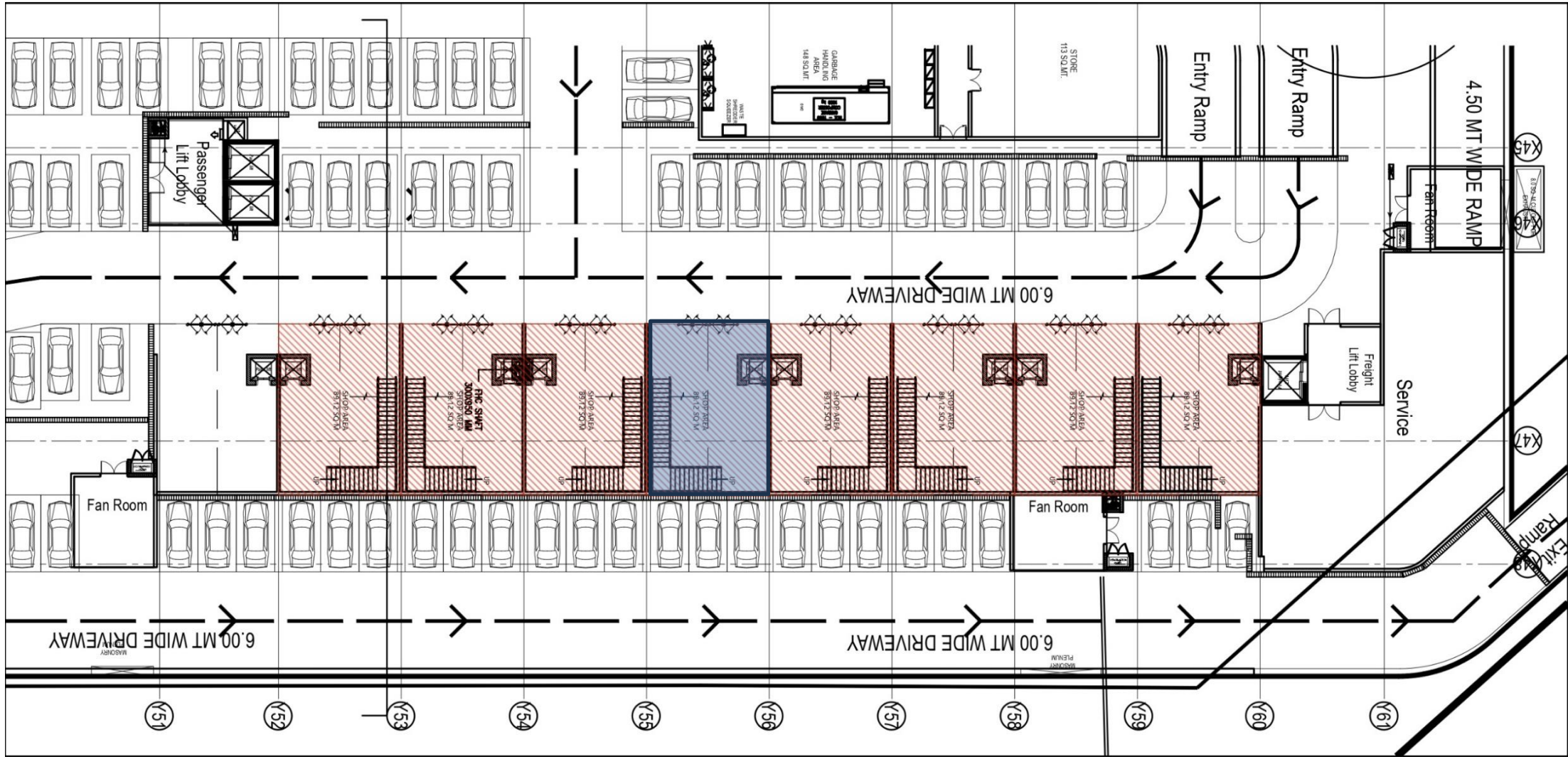
DANCE





THIS IS FOR INTERNAL CIRCULATION, NOT FOR ANY MARKETING PURPOSE.

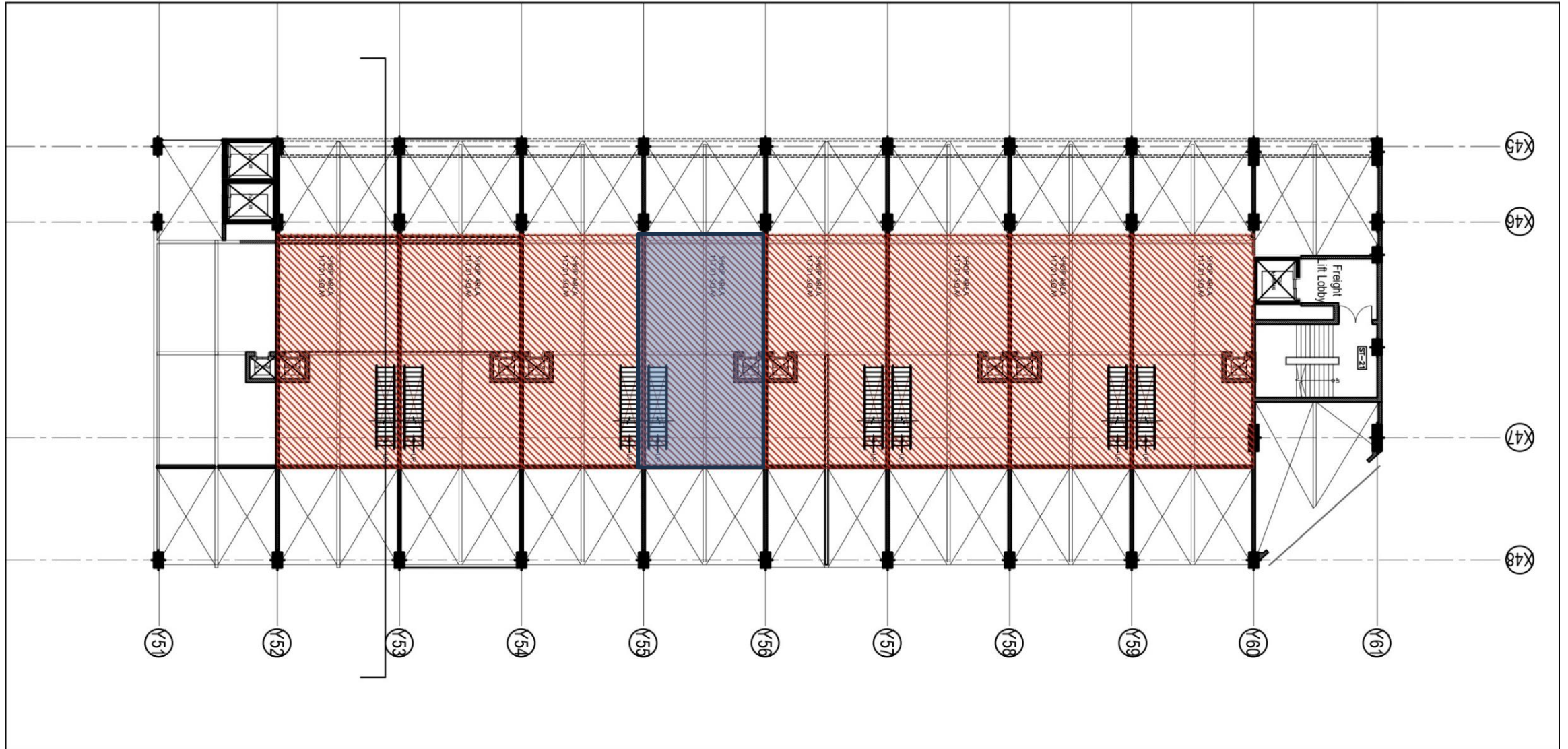
(NORTH WING GROUND FLOOR)





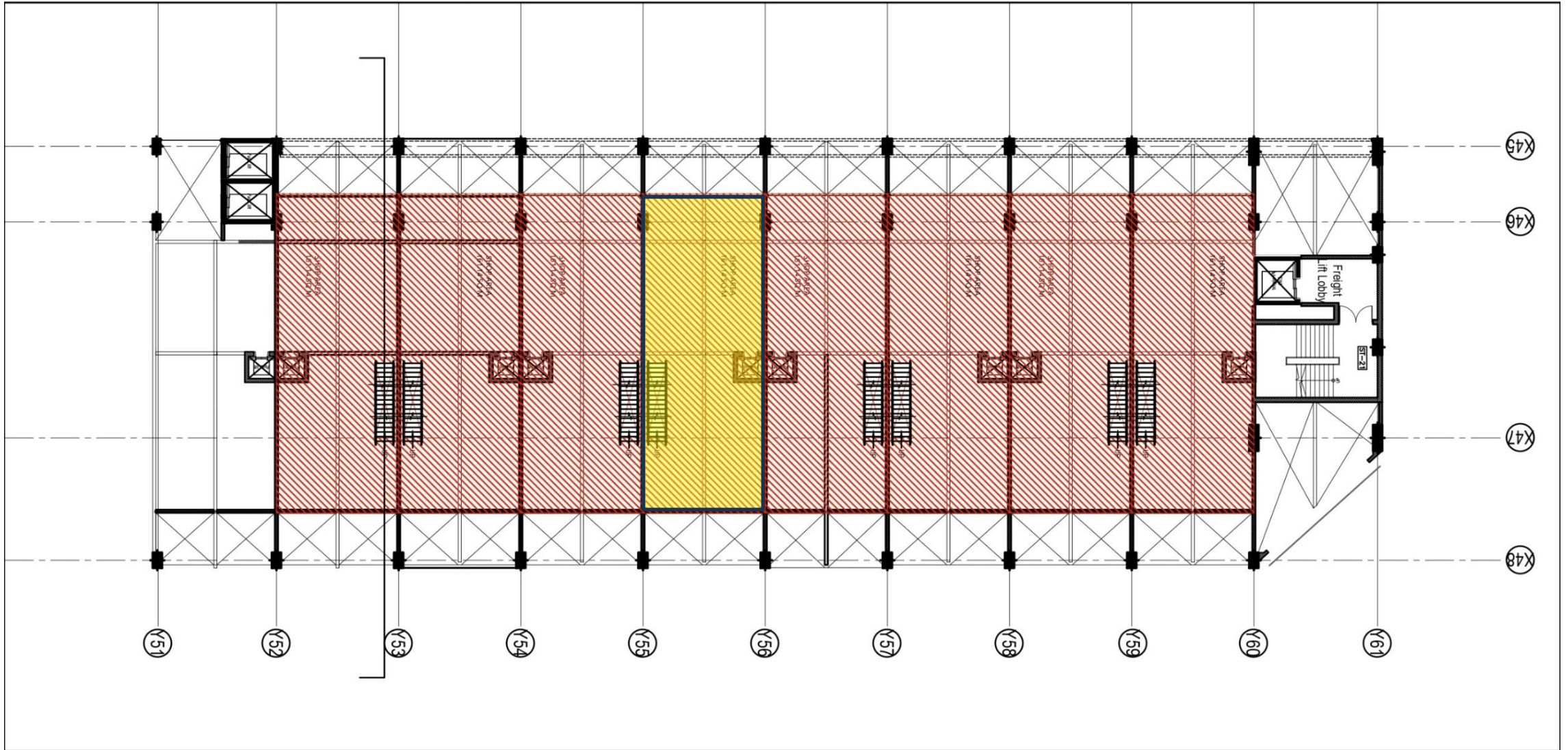
Concept | Retail | upper ground floor plan
(additional area)

SALES PITCH FOR PROSPECTIVE CLIENTS



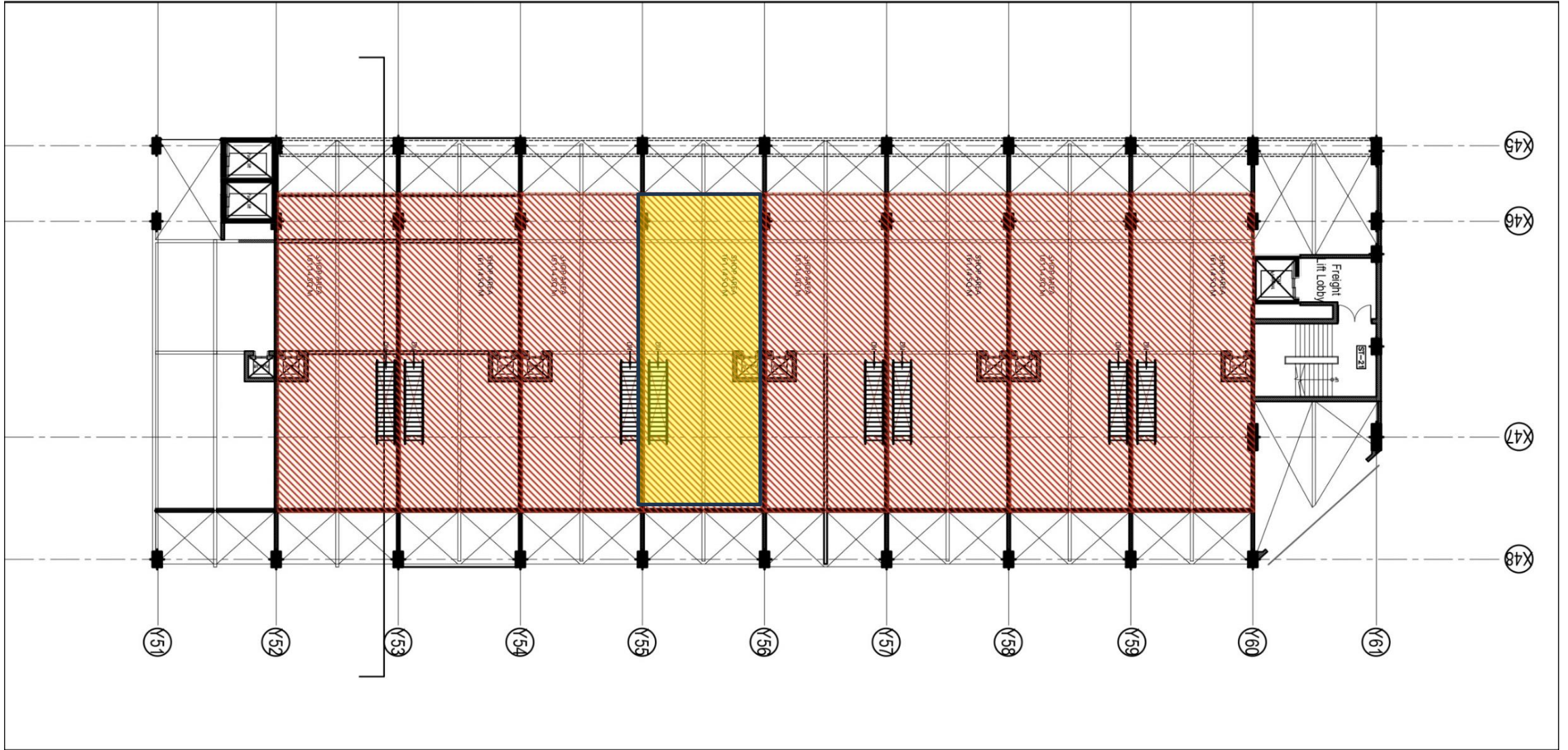
THIS IS FOR INTERNAL CIRCULATION, NOT FOR ANY MARKETING PURPOSE.

(NORTH WING UPPERGROUND FLOOR)



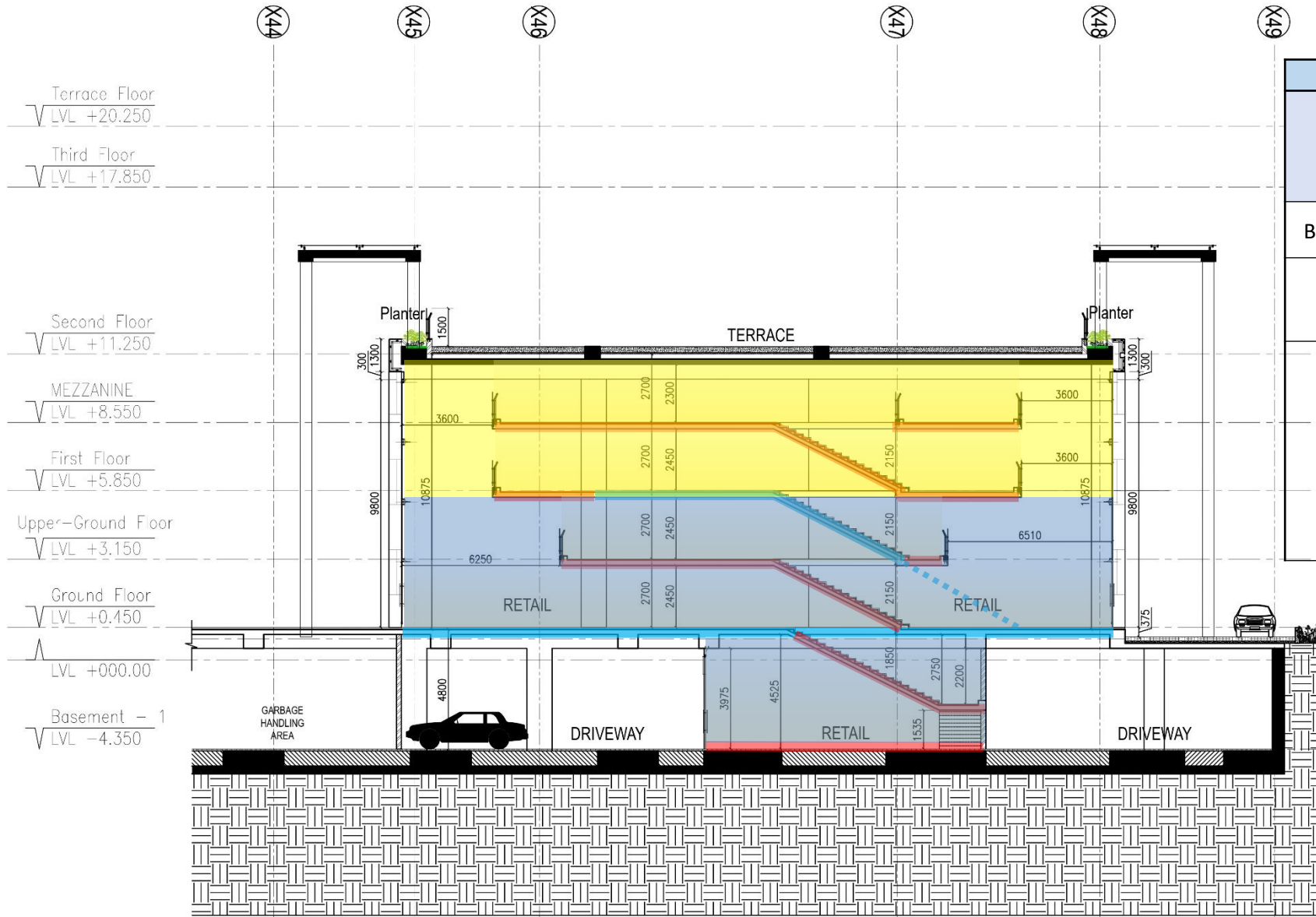
THIS IS FOR INTERNAL CIRCULATION, NOT FOR ANY MARKETING PURPOSE.

(NORTH WING FIRST FLOOR)





**SALES PITCH FOR GROUND FLOOR
PROSPECTIVE CLIENTS**



DESCRIBED				ADDITIONAL	
FLOOR	AREA (Sq m) (B)	AREA (Sq ft) (B)	TOTAL AREA (Sq m) (B)	ADDITIONAL AREA (Sq m) (B-A)	ADDITIONAL AREA (Sq ft) (B-A)
BASEMENT 1	89.12	959.28	425.94	-	-
GROUND FLOOR	219.81	2,366.01		117.01	1,259.48
UPPER-GROUND FLOOR	117.01	1,259.48			

THIS IS FOR INTERNAL CIRCULATION, NOT FOR ANY MARKETING PURPOSE.

(NORTH WING SECTION)



Concept | Retail | SECTION showing additional area to be added as mezzanine floor)

ACTUAL			DESCRIBED				ADDDITIONAL	
FLOOR	AREA (Sq m) (A)	AREA (Sq ft) (A)	FLOOR	AREA (Sq m) (B)	AREA (Sq ft) (B)	TOTAL AREA (Sq m) (B)	ADDDITIONAL AREA (Sq m) (B-A)	ADDDITIONAL AREA (Sq ft) (B-A)
FIRST FLOOR	60.04	646.26	FIRST FLOOR	161.06	1,733.63	322.12	262.08	2,821.00
			MEZZAINE FLOOR	161.06	1,733.63			
TOTAL	368.97	3,971.56	TOTAL	748.06	8,052.04	748.06	379.09	4,080.49

Terrace Floor
V LVL +20.250

Third Floor
V LVL +17.850

Second Floor
V LVL +11.250

MEZZAINE
V LVL +8.550

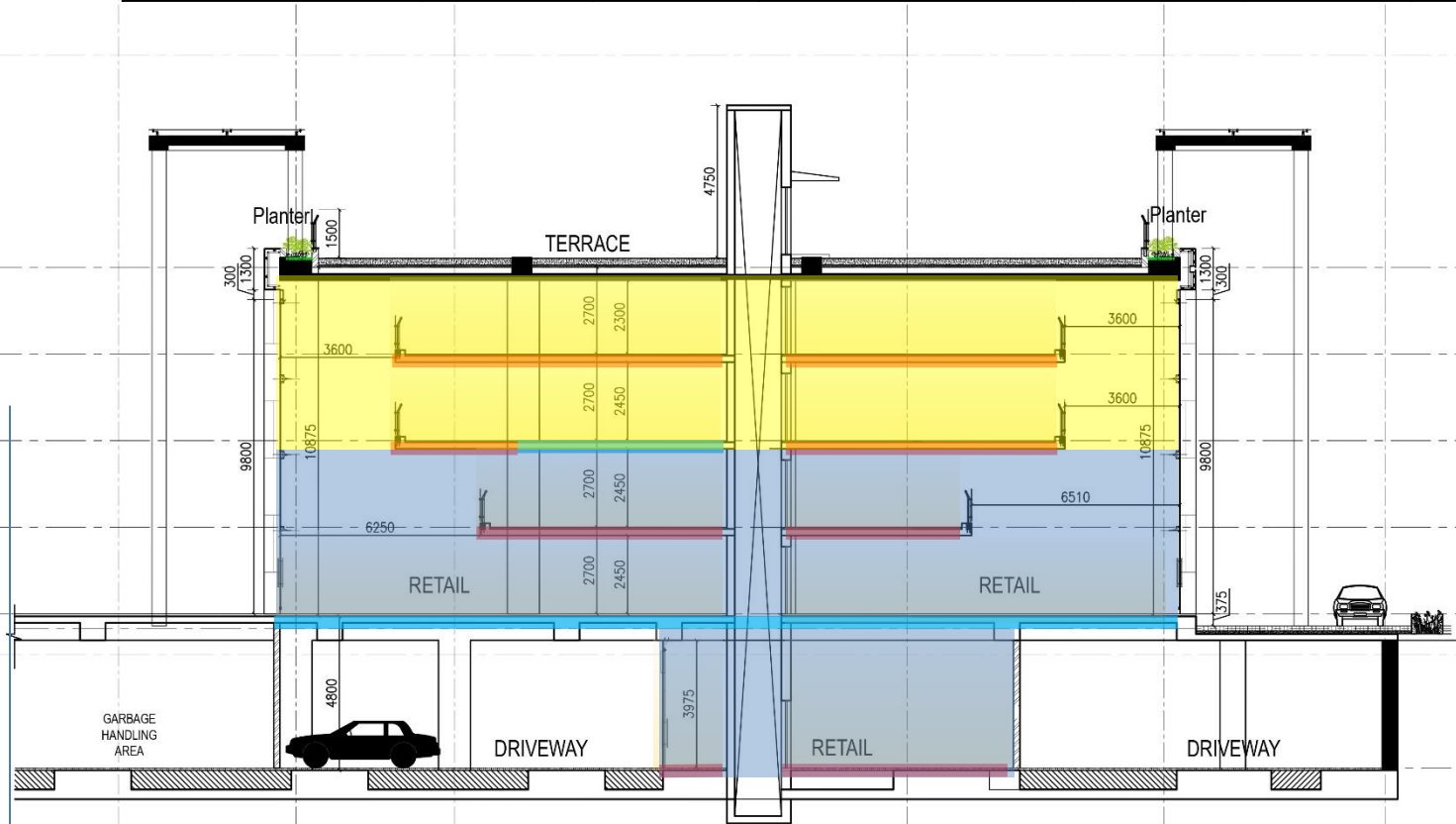
First Floor
V LVL +5.850

Upper-Ground Floor
V LVL +3.150

Ground Floor
V LVL +0.450

LVL 1000.00

Basement - 1
V LVL -4.350



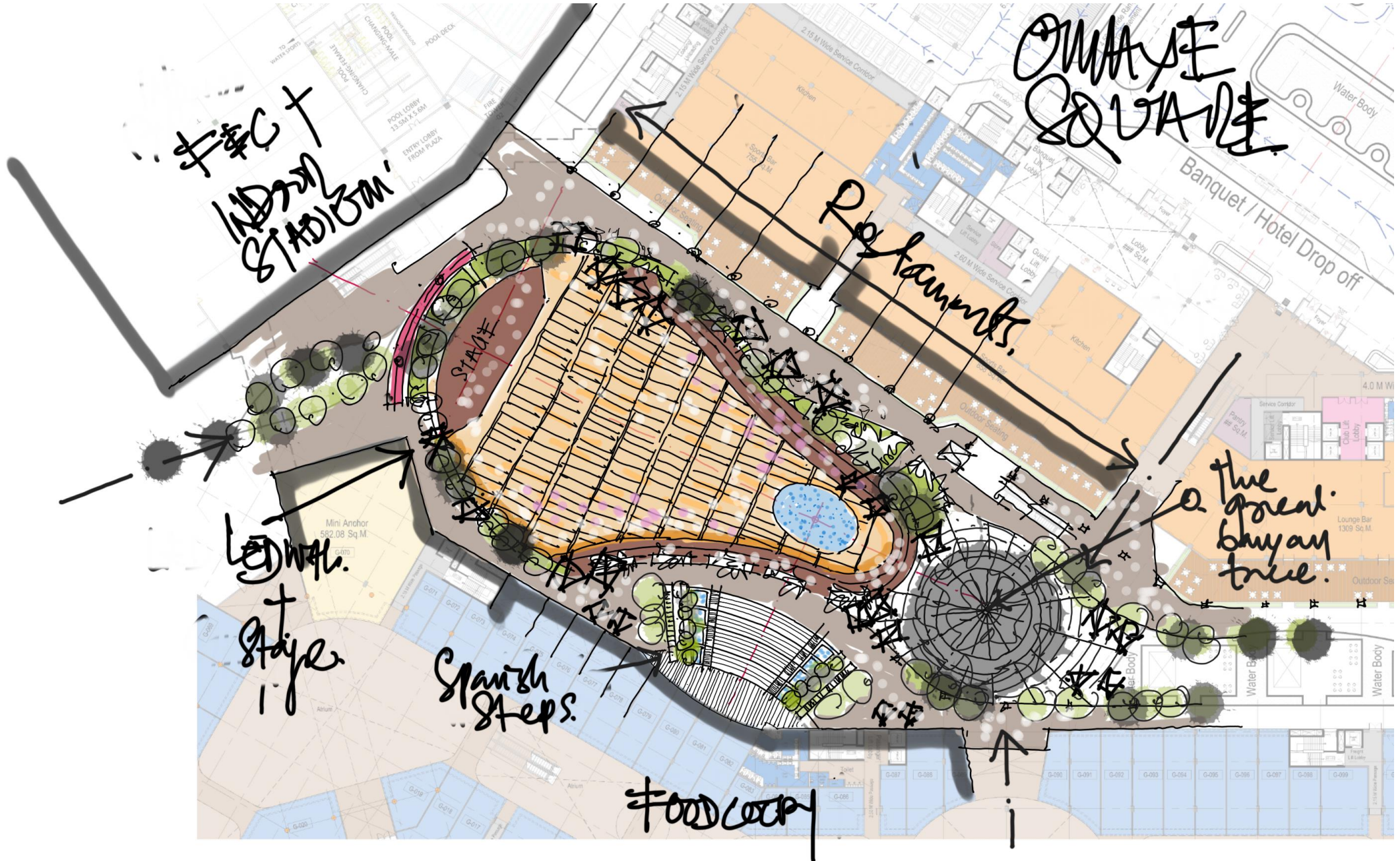
THIS IS FOR INTERNAL CIRCULATION, NOT FOR ANY MARKETING PURPOSE.

(NORTH WING SECTION)



ACTUAL			DESCRIPTEED				ADDDITIONAL	
FLOOR	AREA (Sq m) (A)	AREA (Sq ft) (A)	FLOOR	AREA (Sq m) (B)	AREA (Sq ft) (B)	TOTAL AREA (Sq m) (B)	ADDITIONAL AREA (Sq m) (B-A)	ADDITIONAL AREA (Sq ft) (B-A)
GROUND FLOOR (WITH BASEMENT AS SERVICE AREA)	308.93	2,366.01	BASEMENT 1	89.12	959.28	425.94	-	-
			GROUND FLOOR	219.81	2,366.01		117.01	1,259.48
			UPPER-GROUND FLOOR	117.01	1,259.48			
FIRST FLOOR	60.04	646.26	FIRST FLOOR	161.06	1,733.63	322.12	262.08	2,821.00
			MEZZAINE FLOOR	161.06	1,733.63			

THE SQUARE







PARK SQUARE

PARK SQUARE

Pizza

Café

OMO MARKET

MON
g





PARK SQUARE

PARK SQUARE

MOCAFE

GAMBARO

GNOMON

OMAKE

OMAKE



The Theatre @ Square

OMAXE CENTER

MOCAFE

GNOMON

OMAXE



ManekC

Bistro Catalonia

NESKO

LADRINA

NEWAND

QUEEN OF

JACOBS

KELWIN

CLASSY

GRACE

AL

BET

C



DEEP
PURPLE

EARL JAM

Niccoco
N

LISCUOS

JEMMYS

MELEMA

KEWANDER

PILLIOS

REBECCA

AYAMITR

QUEEN OP

THE CLUB



CLUB & CONVENTION CENTER

BVLGARI



OMAXE CLUB

ALAM'S WORLD

THE CLUB

OMAXE CLUB



OMAXE CLUB & CONVENTION CENTER

ALADIN'S WORLD

OMAXE CLUB

OMAXE CLUB &
CONVENTION CENTER

THE
CLUB

OMAXE CLUB &
CONVENTION CENTER

OMAXE CLUB &
CONVENTION CENTER



CLUB

OMAN CONVENTION CENTER

retail – interior design





Off-white

off-white
URSTS
IZAC

OASIS



Brastemp



Stylus

SUN
RISE

OFF LIFT LOBBY

OFF LIFT LOBBY

OFF LIFT LOBBY

CARPISA

SALE 40%
MID
SEASON

Off-White

off-white

URSTS

OASIS

Brastemp

Hos





Brastemp

CARPISA

Stylus

SUN
RISE

LIFT LOBBY

LIFT LOBBY

EXIT
ENTRANCE

SALE -40%
MID
SEASON



Teresa
ORLOWSKY

MONSTER

Teresa
orlowsky

AMANA

Jennar

ostemp

HoSiu

jennar

OASIS

OASIS

Stylus

OFF WH



Teresa
ORLOWSKY

MONSIEUR

Teresa
orlowsky

anna

Jennax

jennax

ostent

HoSiu

OASIS

OASIS

STYLUS

Stylus

Lumpoe

Jennax

ite



REISS

109% F
SALE SALE SALE SALE SALE SALE SALE

BRAHMIN

VERSACE

M...

ALDO

Scandbag

BEMIS

REISS
creamuu

Teresa
ORLOWSKY

AMAR

Jennar
HoSiu

jennar
brastemo

BEMIS

Woman in black dress and man in red shirt walking together.

Man in yellow shirt and woman in white shirt walking.

Man sitting on a bench.

Group of people sitting on a large circular bench.

Woman in floral dress walking with shopping bags.

Woman in blue dress walking with shopping bags.



REISS

REISS

Teresa
ORLOWSKY

Jennar

HoSiu

VERSACE

ALDO



Bambis

HUBLOT

PRONOUE



Jennar

HoSiu

Bambis

HUBLOT

Brastemp

MOVISSE



Bambis

Stylus

PROVOGUE

HUBLOT

ANCE CAMUNO

JUSTITIA





ZE
STREET GI
SEOUL KITCHEN







Yelen
Biany

100% NATURAL

Atlantic



SPACEDEER COFFEE

WENDY'S

POPEYES
LOUISIANA KITCHEN

BROSTON



SEOUL K

ZEUS
STREET GREEK

Cherry's

Supa Chick

Cherry's



BIKKEMBERGS

CINE

ALLEN EDMONDS

ARITZIA

Rainbow

OROTON

ANN TAYLOR



CINE

ARITZIA

habitations
HOMEWARES

GLASSIQUE

Deçuba

THE BURN

GLASS

J. CREW

UNIQUE

ANN TAYLOR

Rainb

CINE

The Walk

Bubbleo
THE DELICIOUS SCIENCE OF

Subbleology

SKIL
MASTERS

MIMCO

Bambi's

doni



OUTDOOR

STADIUM







OUTDOOR STADIUM

OUTDOOR STADIUM



No limits,
only you.





NORTH PAVILION

SRI LANKA
INDIA
SRI LANKAN CRICKET BOARD

Heineken

BOODY

BOODY



INDOOR STADIUM



INDOOR STADIUM

PRO KABADDI
Season 5



REUSE
REDUCE
RECYCLE

REUSE
REDUCE
RECYCLE



CHAMPIONS

CHAMPIONS

CHAMPIONS

CHAMPIONS

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CHAMPIONS

CHAMPIONS

CHAMPIONS

thank you

