

welcome to

**THE
OMAXE
STATE**

Development of Integrated Multi Sports Arena and Retail | Dwarka

15TH May 2024

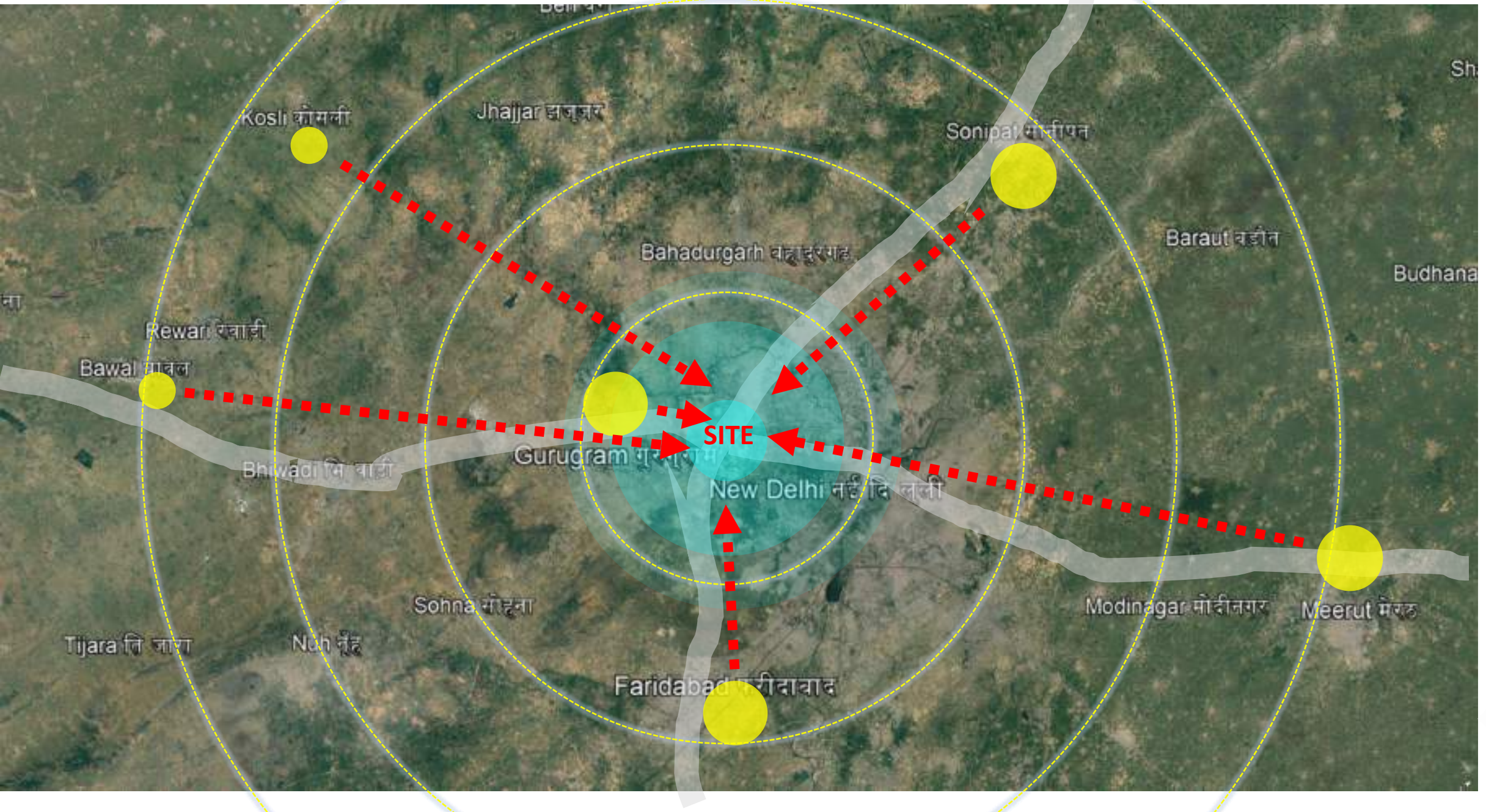
Design Scheme

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

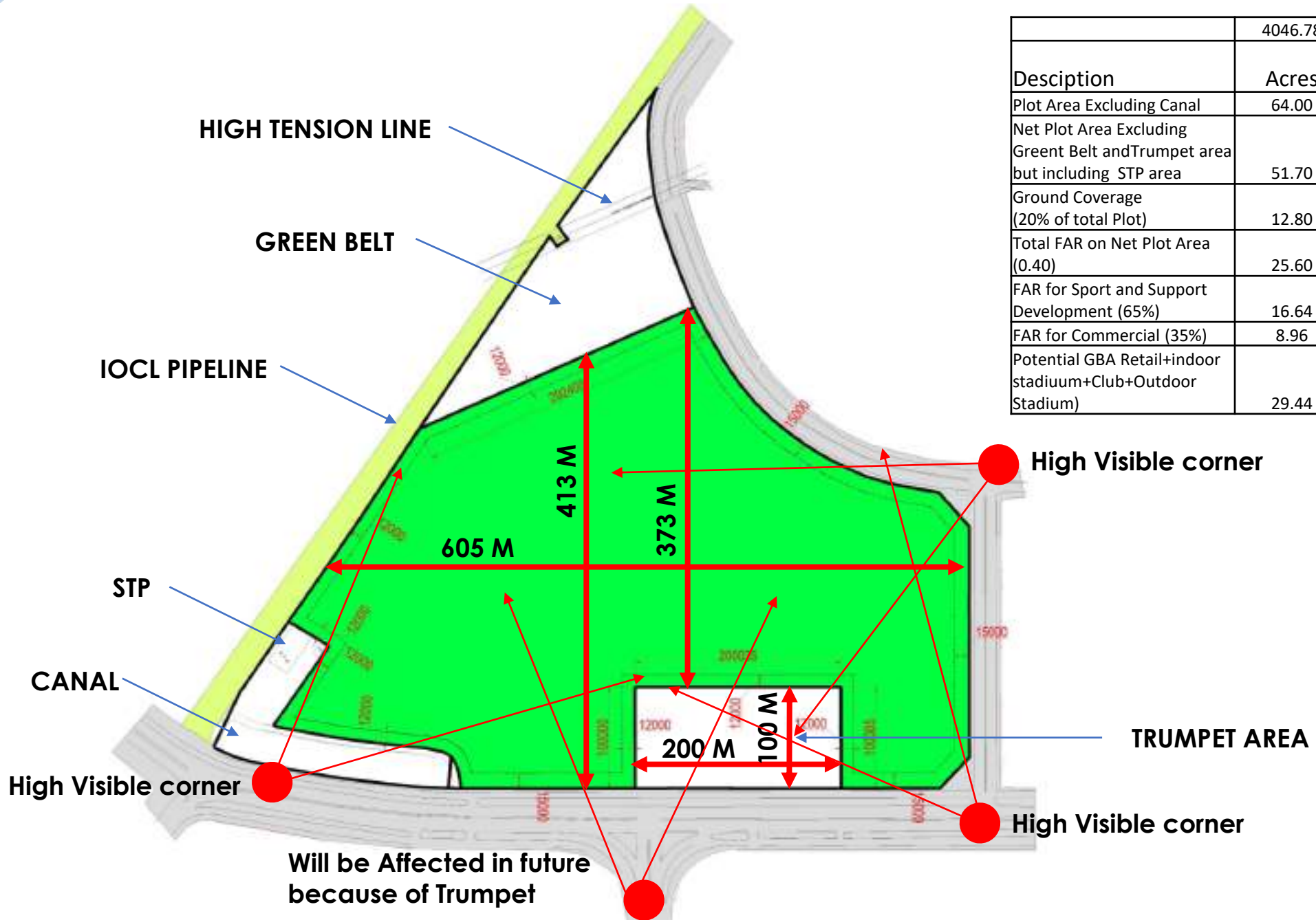
presentation flow



design brief and site details

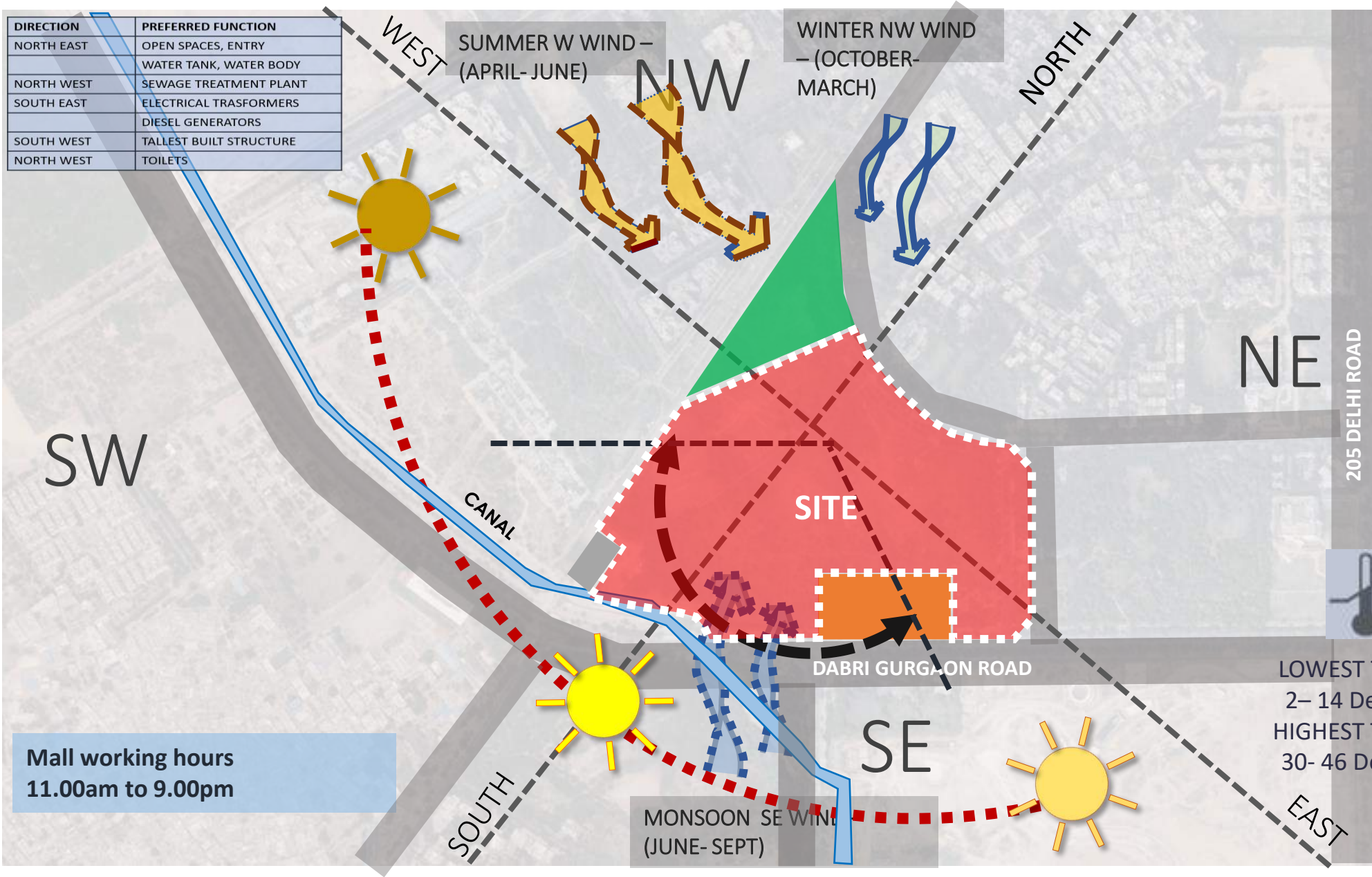






Description	Acres	Sq.M.	Sq.Ft.
	4046.78		10.764
Plot Area Excluding Canal	64.00	258994	2787811
Net Plot Area Excluding Green Belt and Trumpet area but including STP area	51.70	209219	2252028
Ground Coverage (20% of total Plot)	12.80	51799	557562
Total FAR on Net Plot Area (0.40)	25.60	103598	1115124
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

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

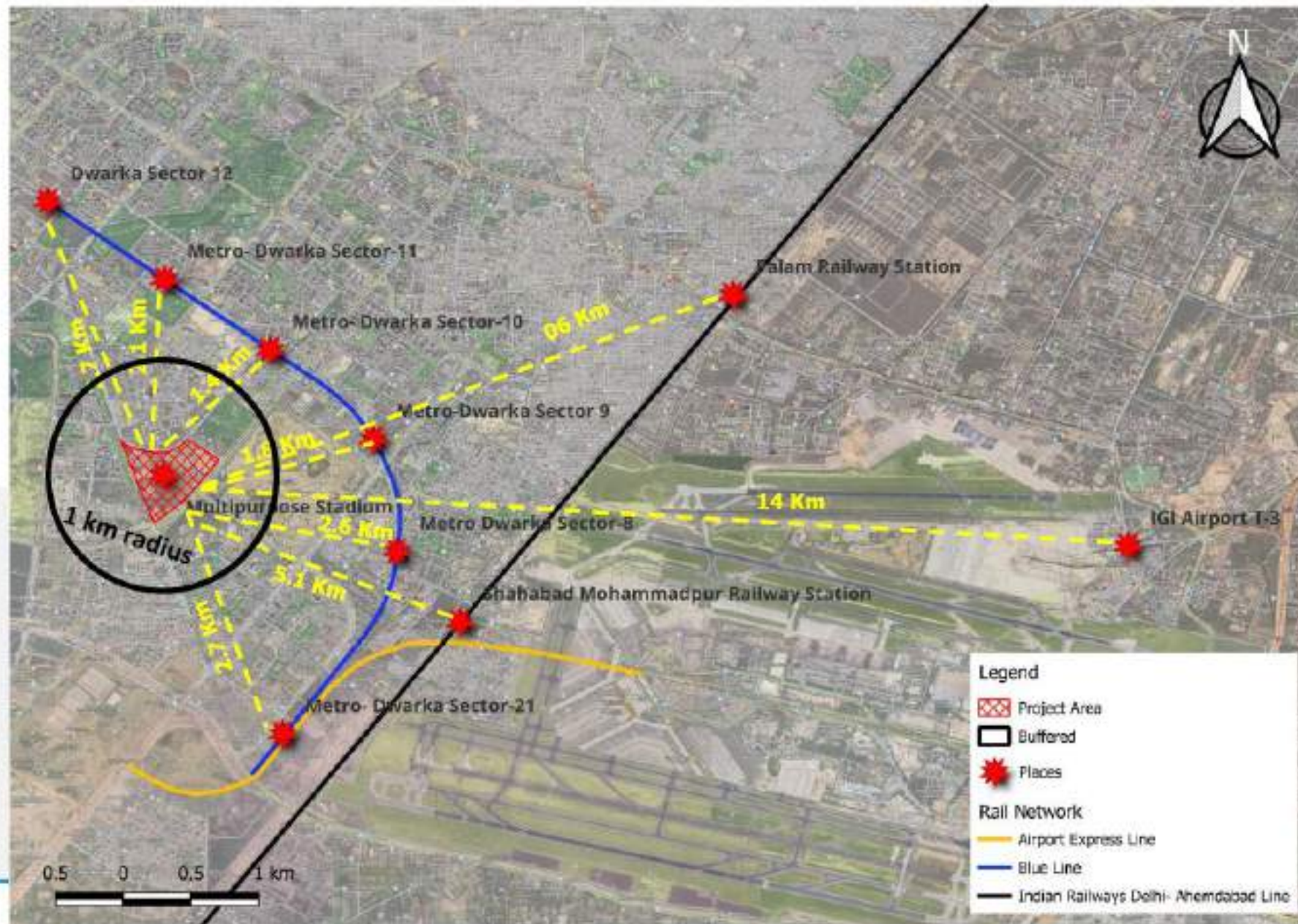




- The site is well connected through road network, rail network and even with air connectivity within 15 km.
- 6 metro stations and 2 metro lines are within 3 Kms. Moreover, Delhi- Ahmedabad line also passes within 6 kms.











DELHI MAP

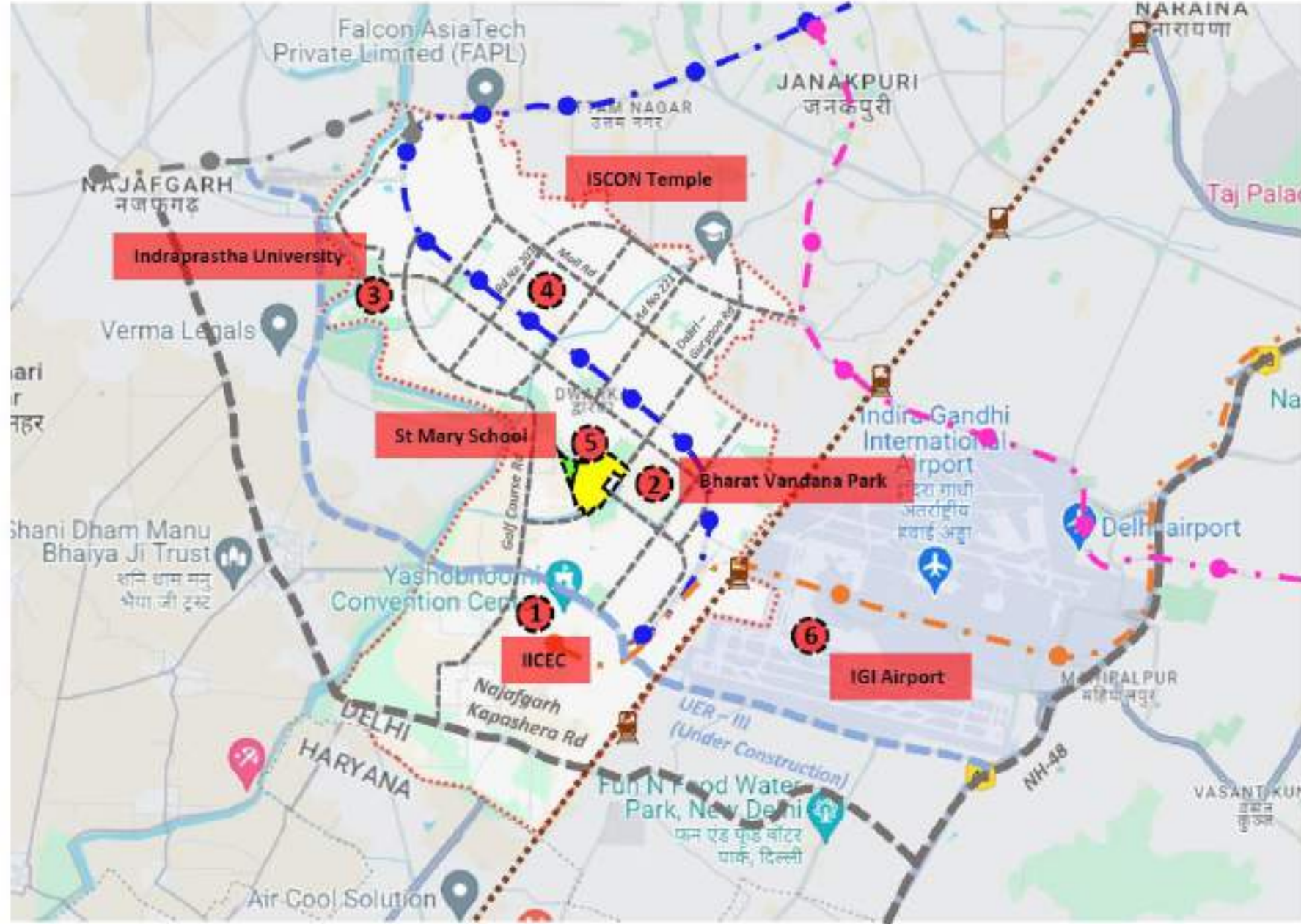
Enter your sub headline here





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)

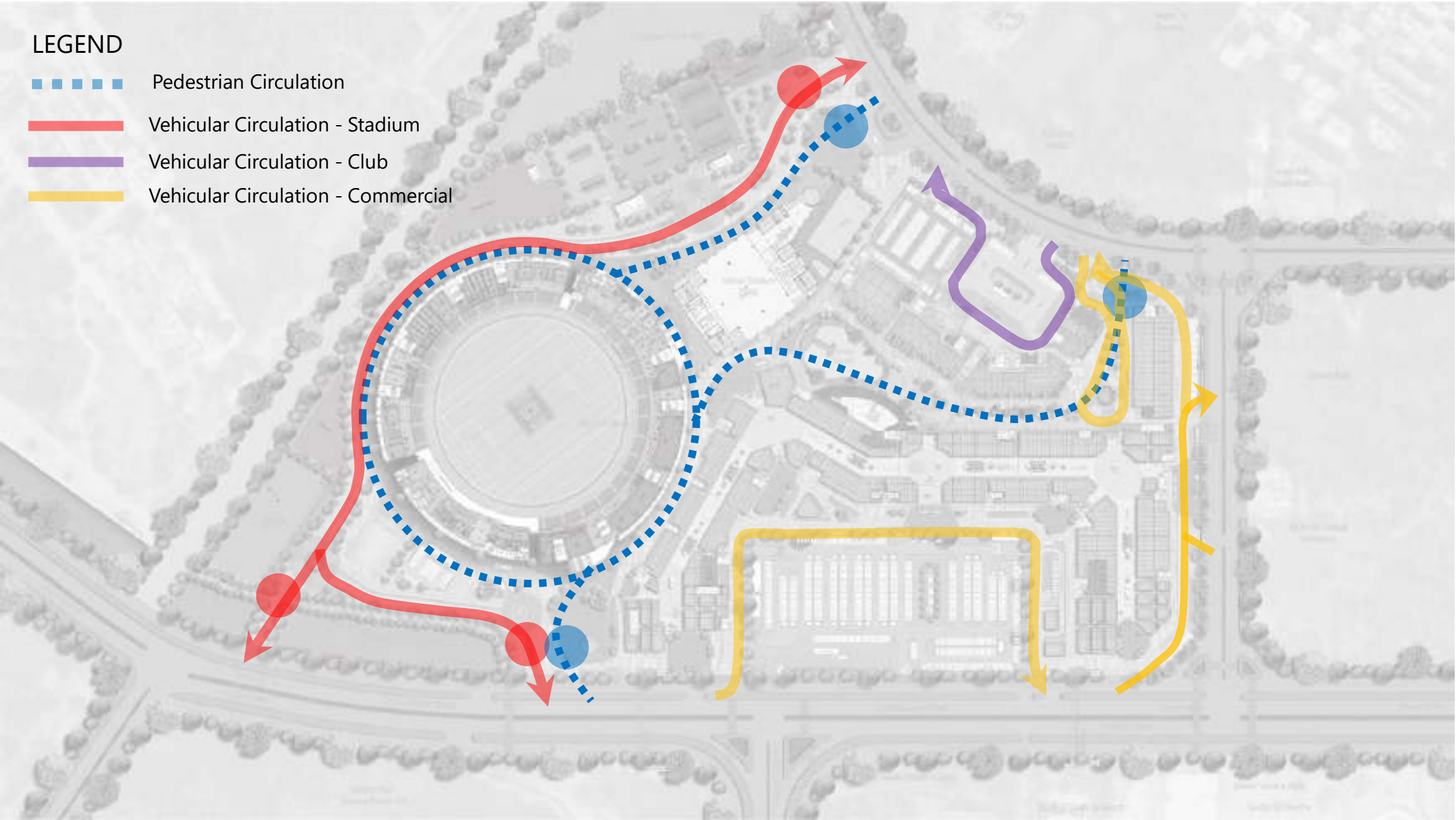


master plan



LEGEND

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



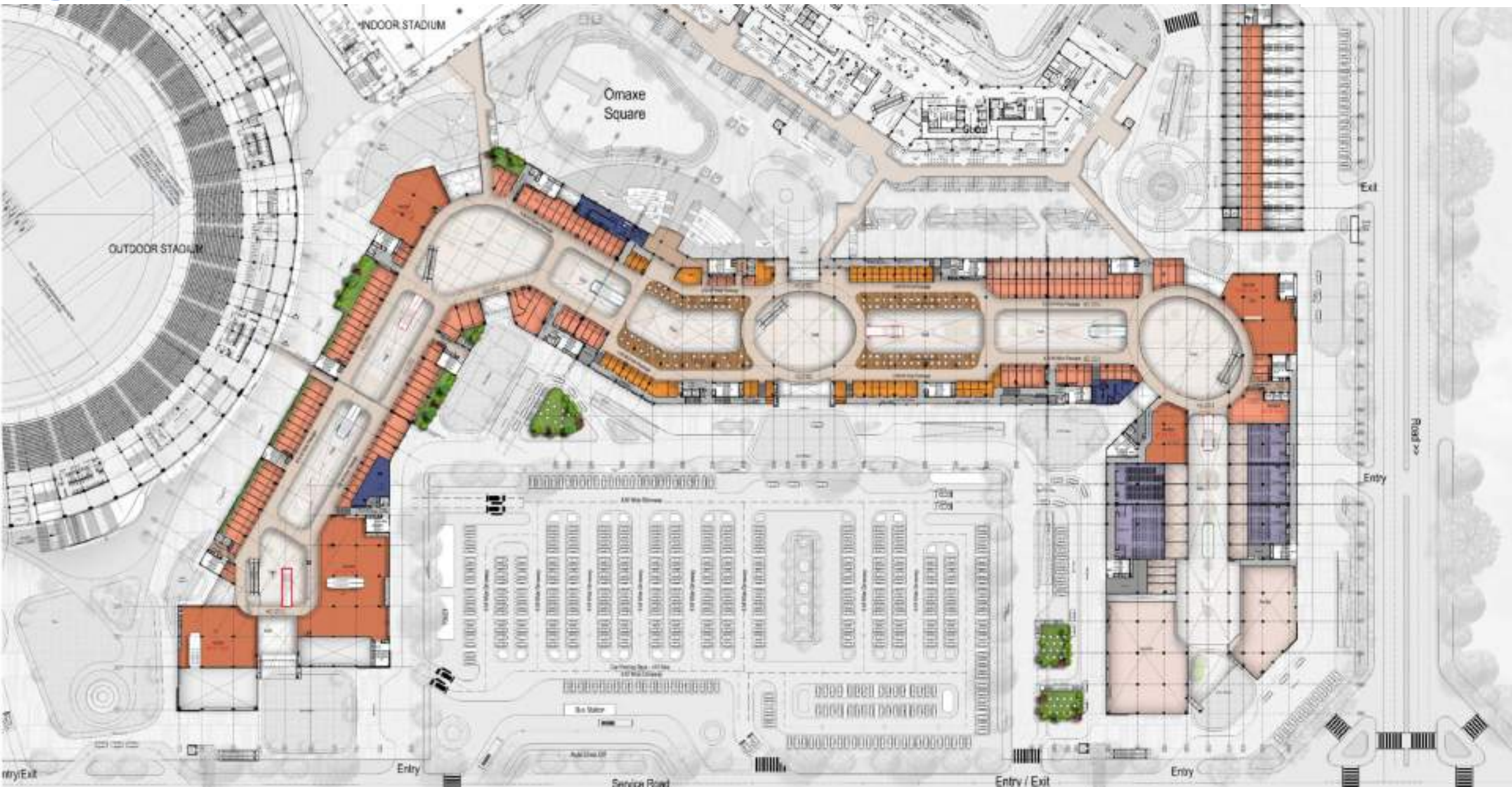




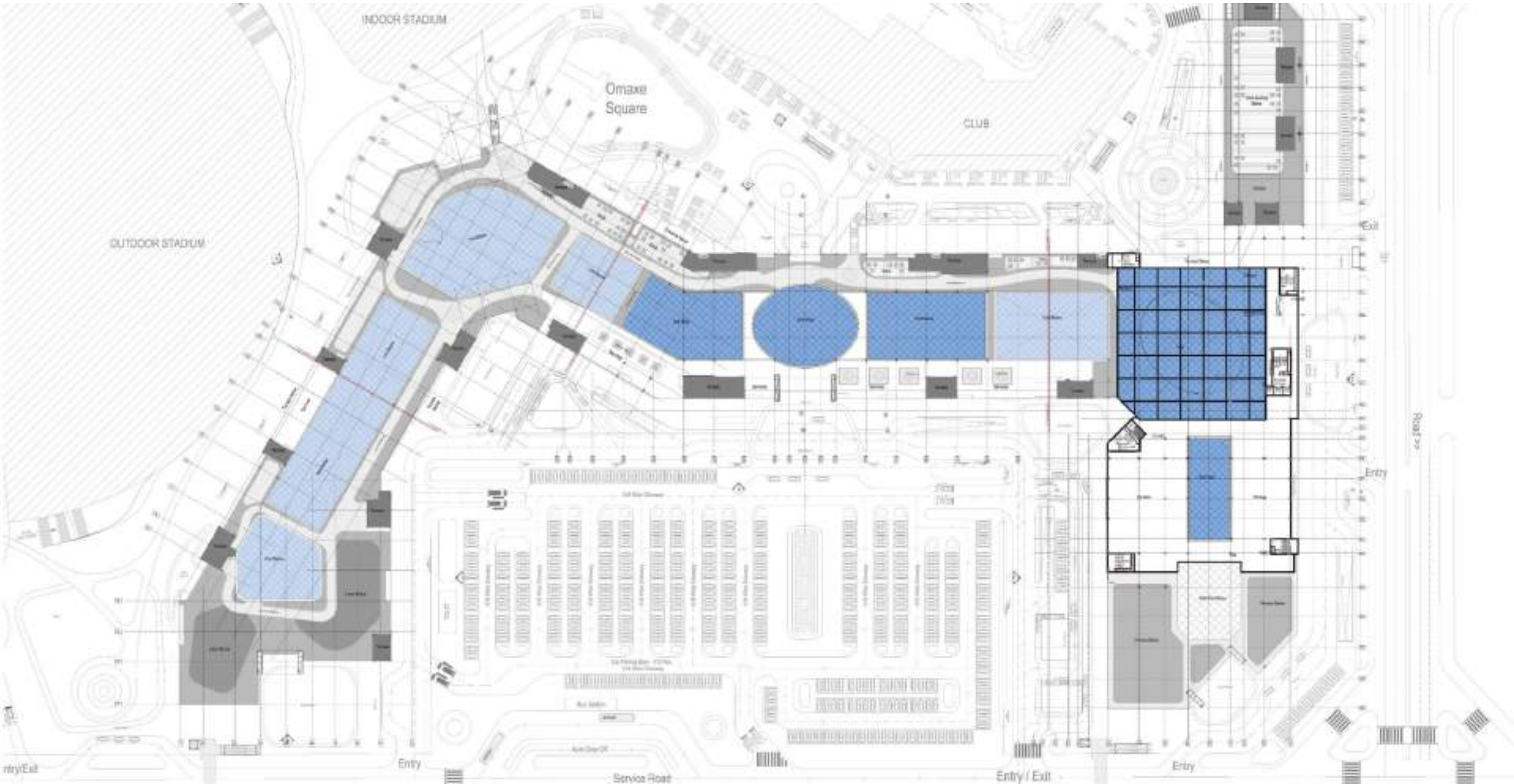
retail

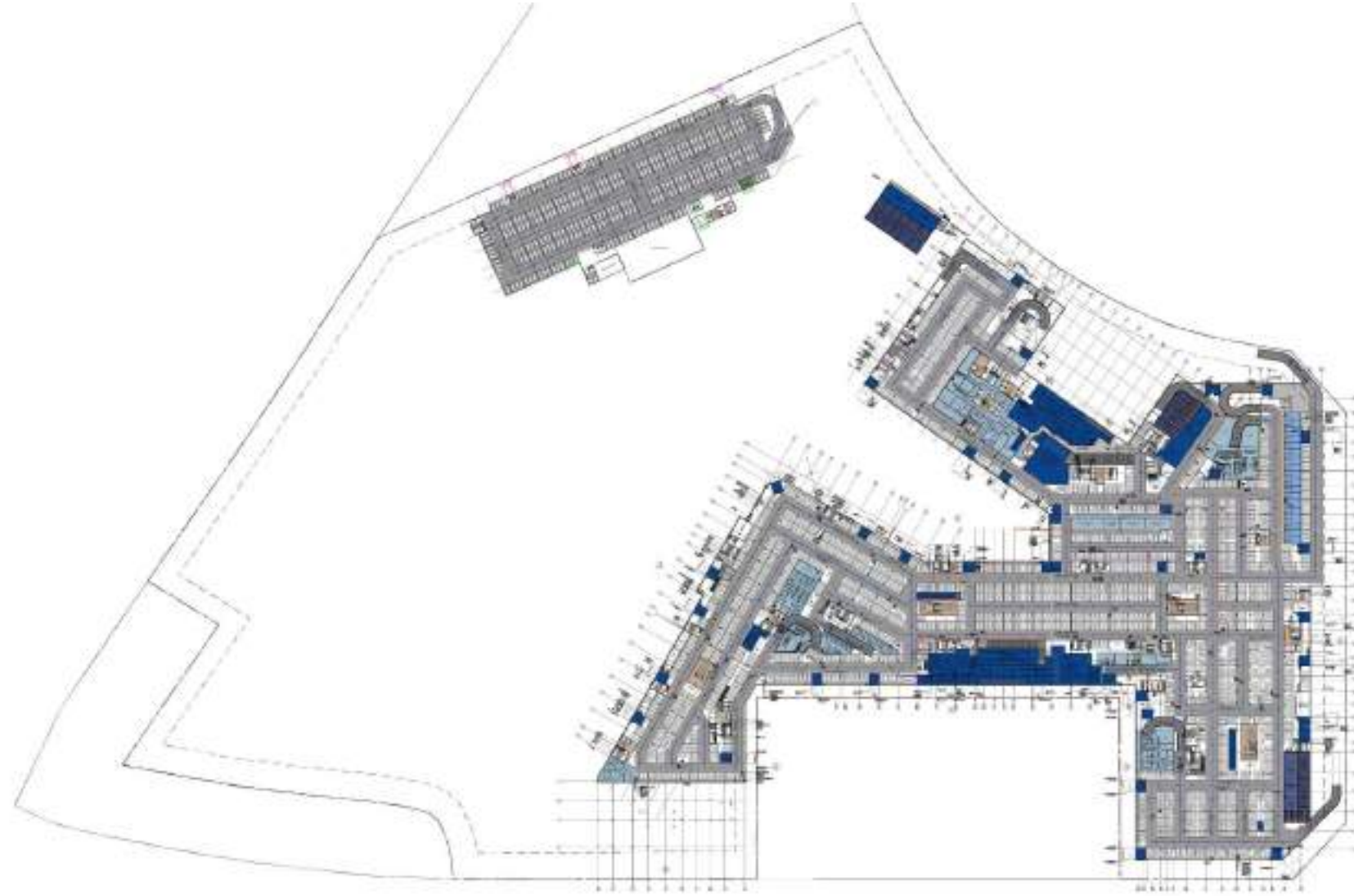
Concept | Ground Floor Layout



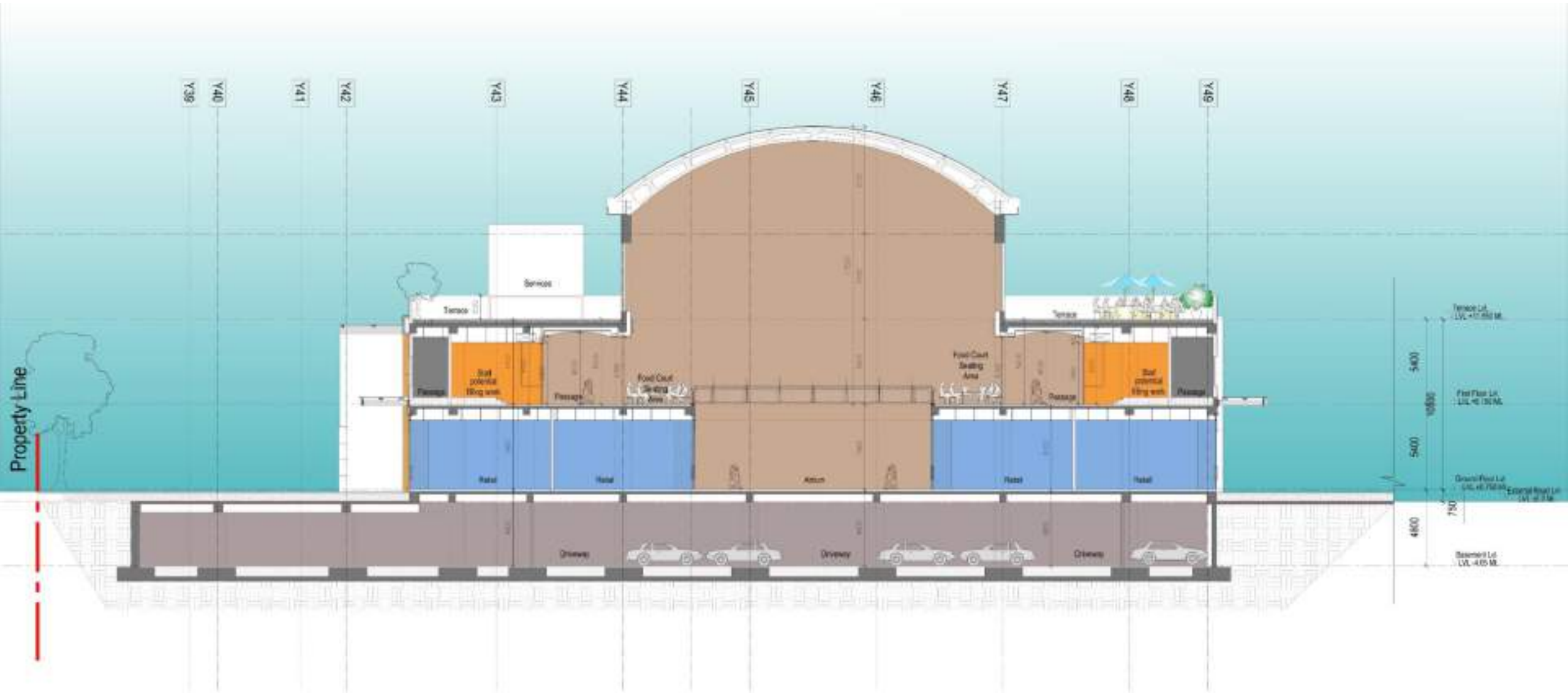


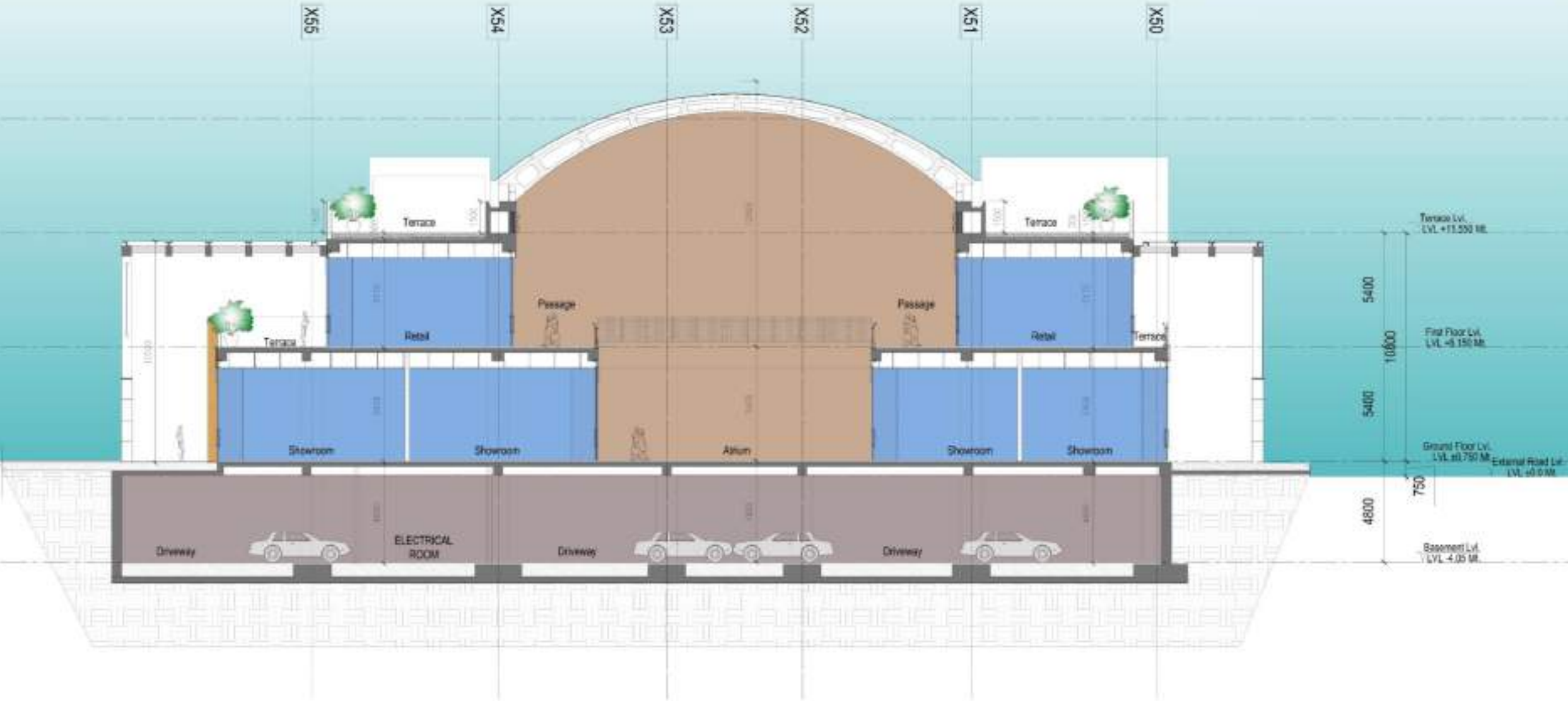






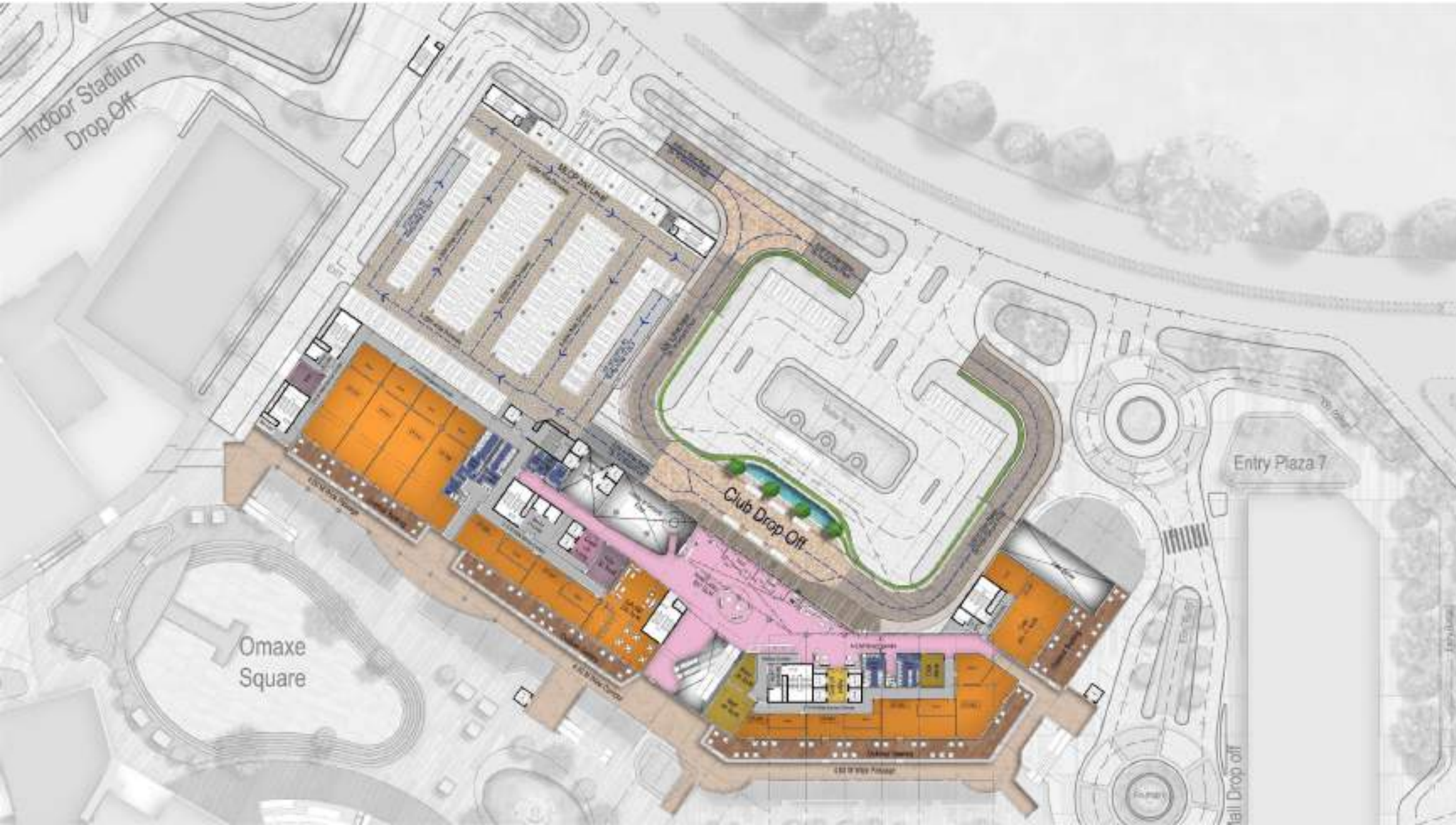
BASEMENT PARKING =2211 ECS





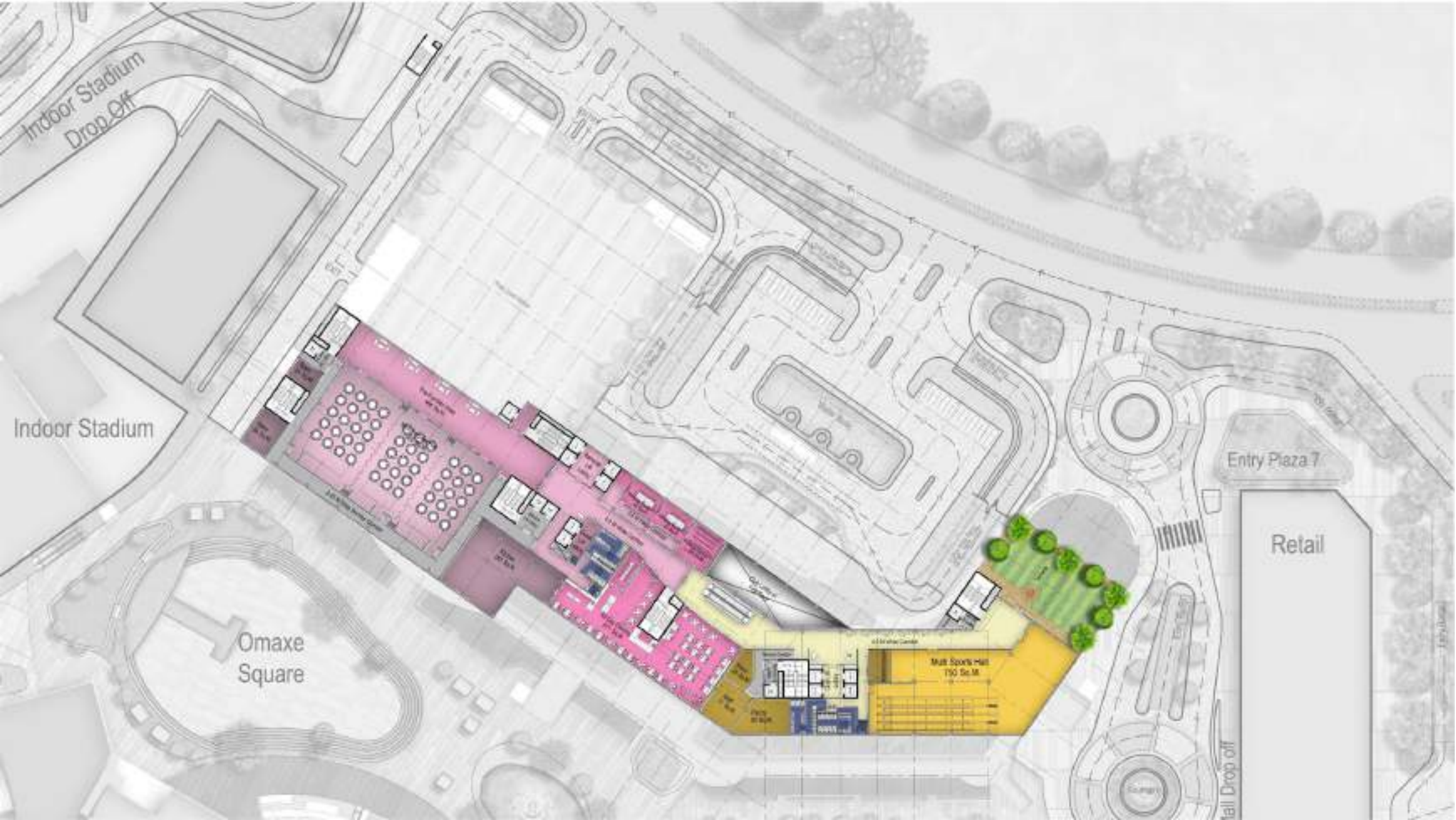
club and convention center

















exterior aesthetics

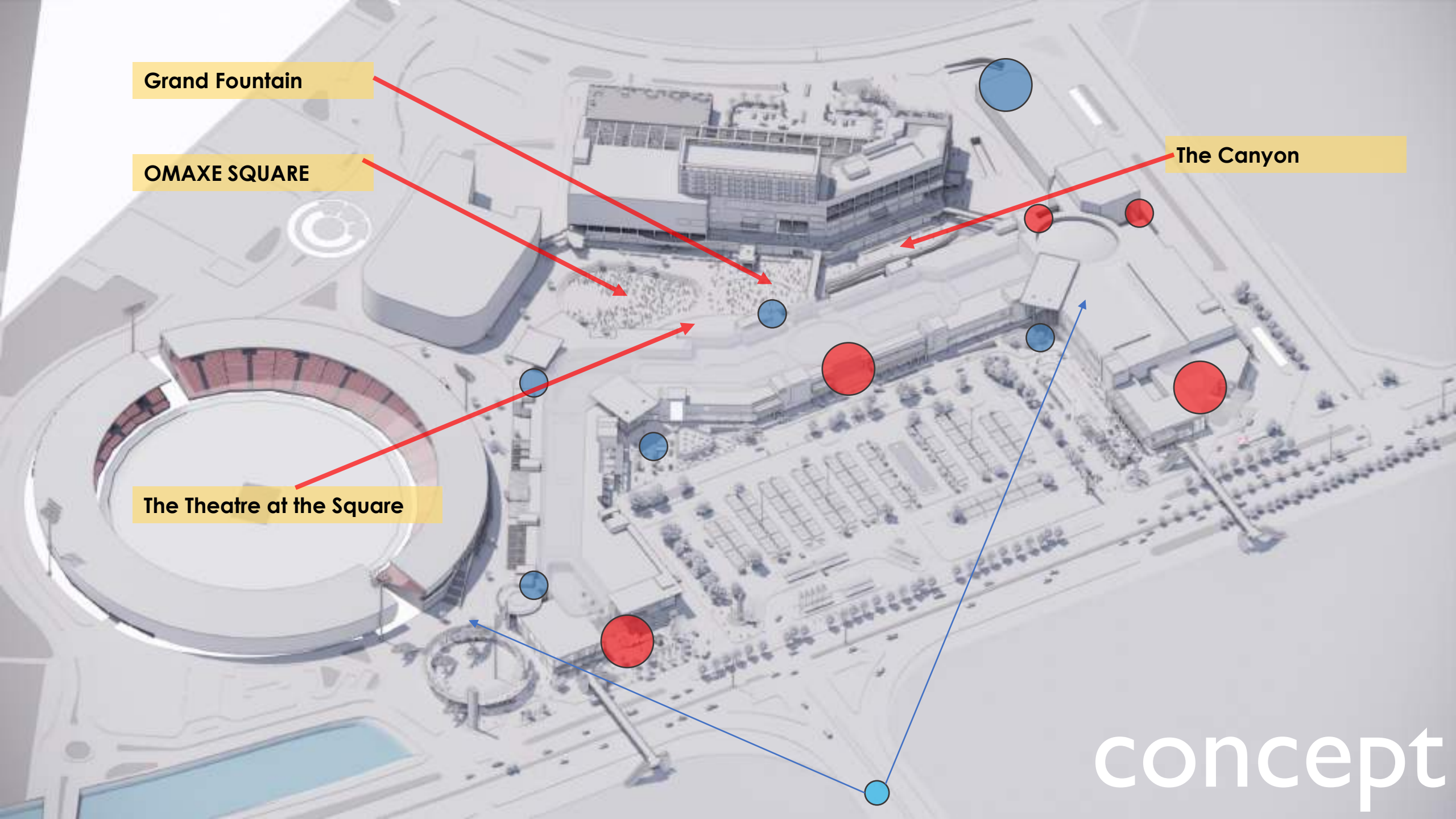
Grand Fountain

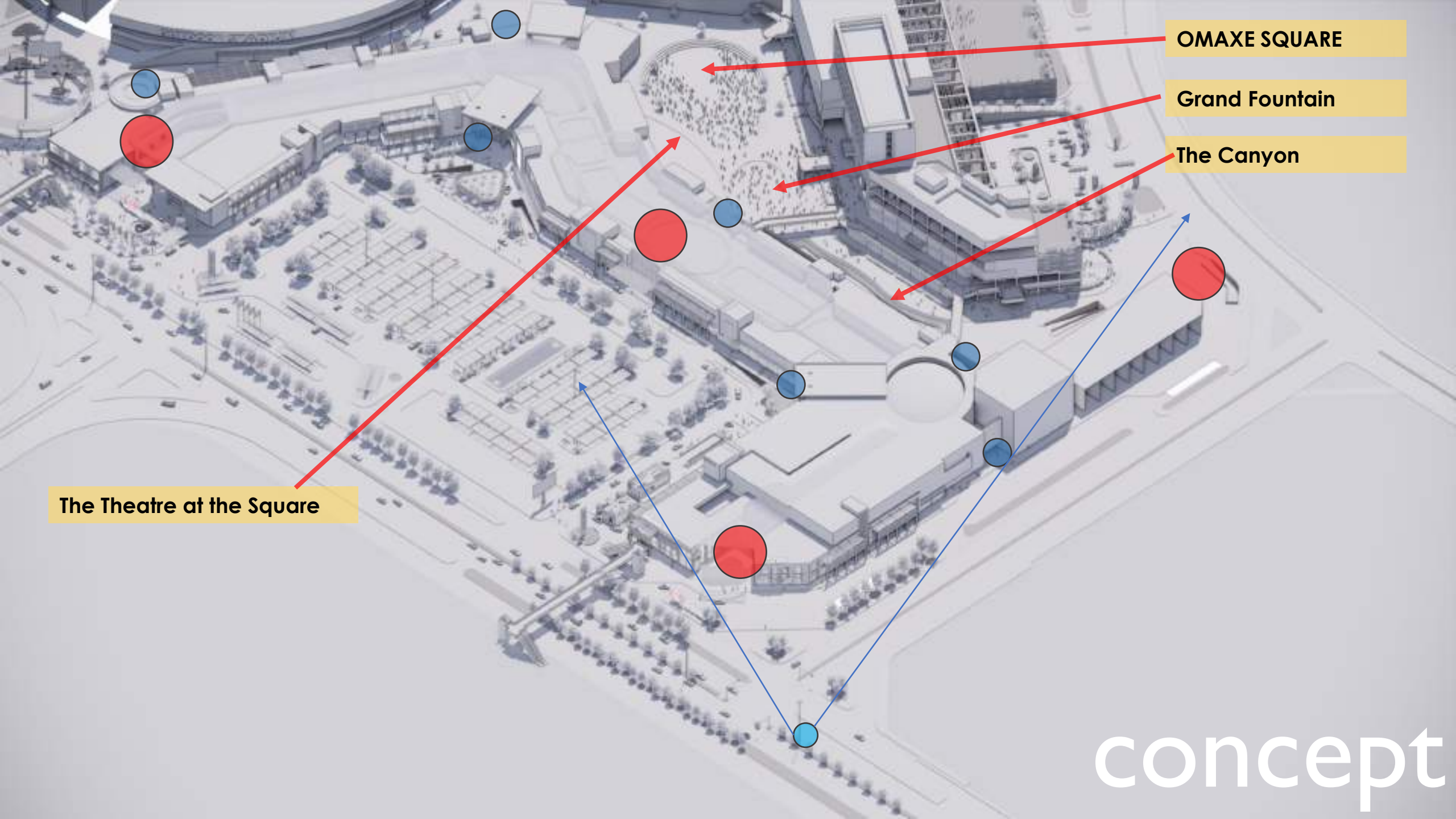
OMAXE SQUARE

The Theatre at the Square

The Canyon

concept





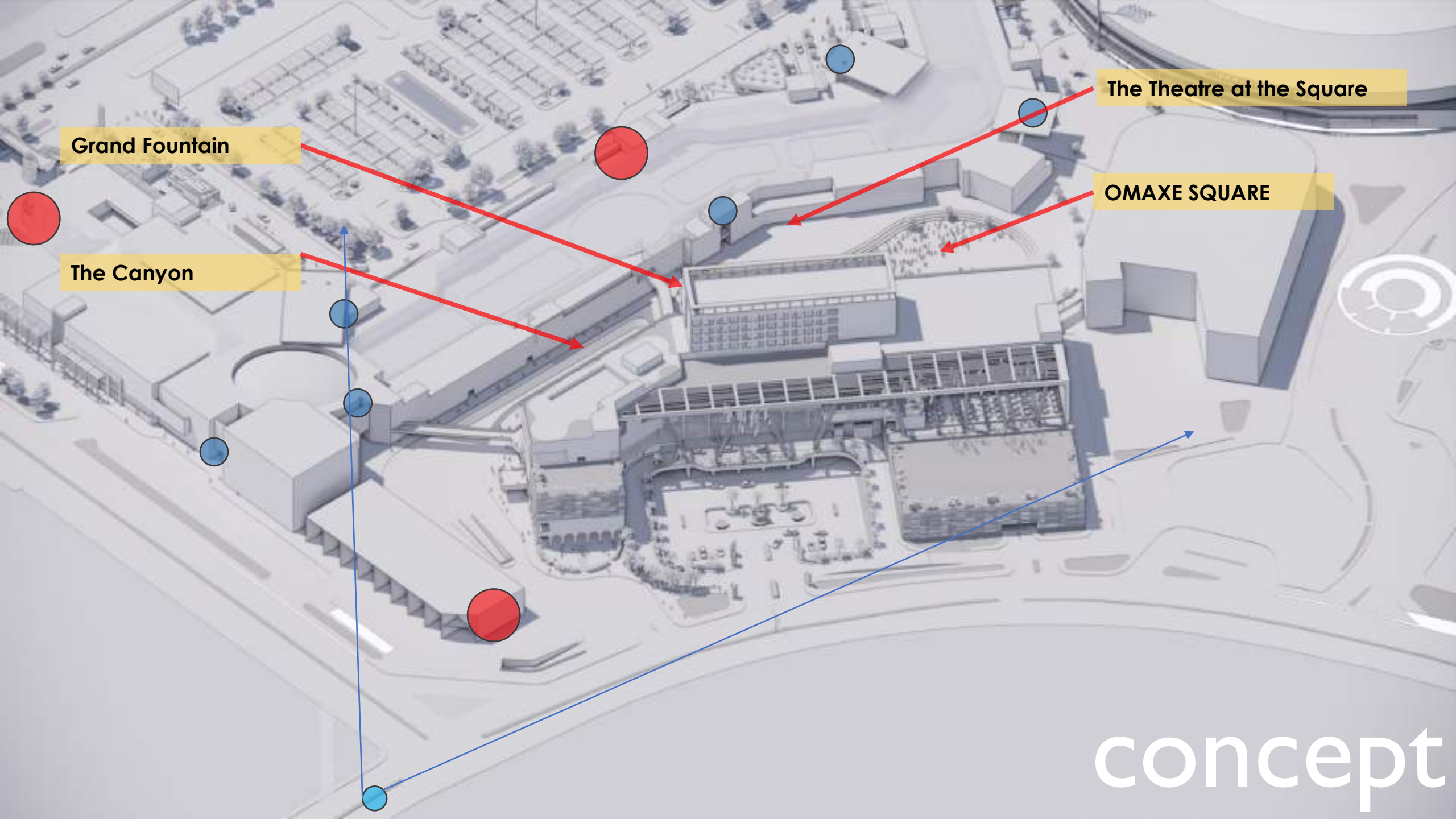
OMAXE SQUARE

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's Most Iconic

Carba

BOULEVARD



REXTURE

REXTURE

ENTRANCE

THEE

OMAXE
ART WORLD



PARKING



OMAXE

OMAXE

OMAXE

OMAXE

Primm
The Inside

THE CLUB

The
Club

LS

UMENTO



Peek & Coppertop

Peek & Coppertop

The Frame

Peek & Coppertop

TR



eneca

xinoso

Peek a Boo

FOUR

MIMI

ENTRANCE 2

Mistral







OUTDOOR STADIUM

BOULEVARD

Carlsberg



eneca

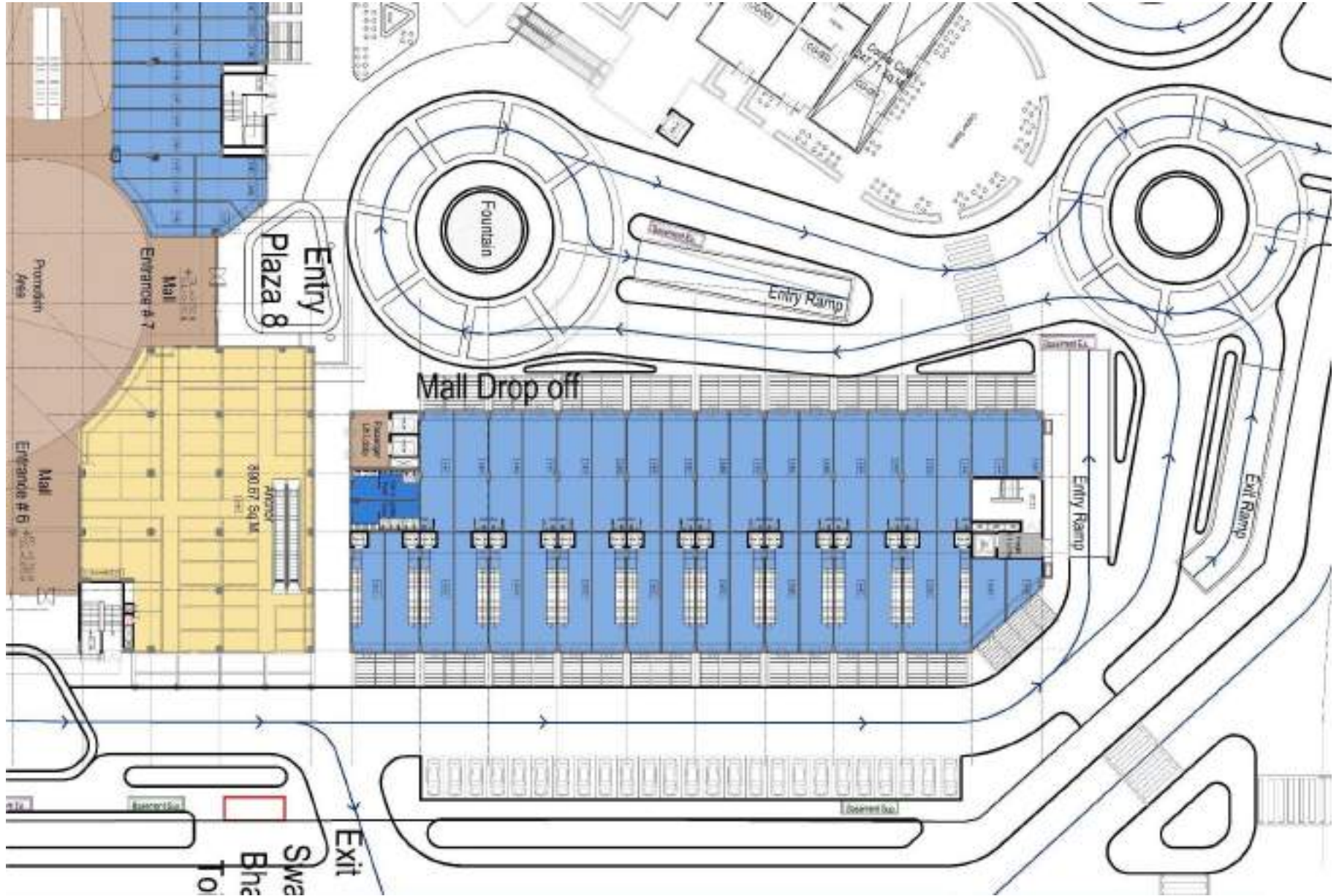
xinoso

FOCUS

ANCE 2

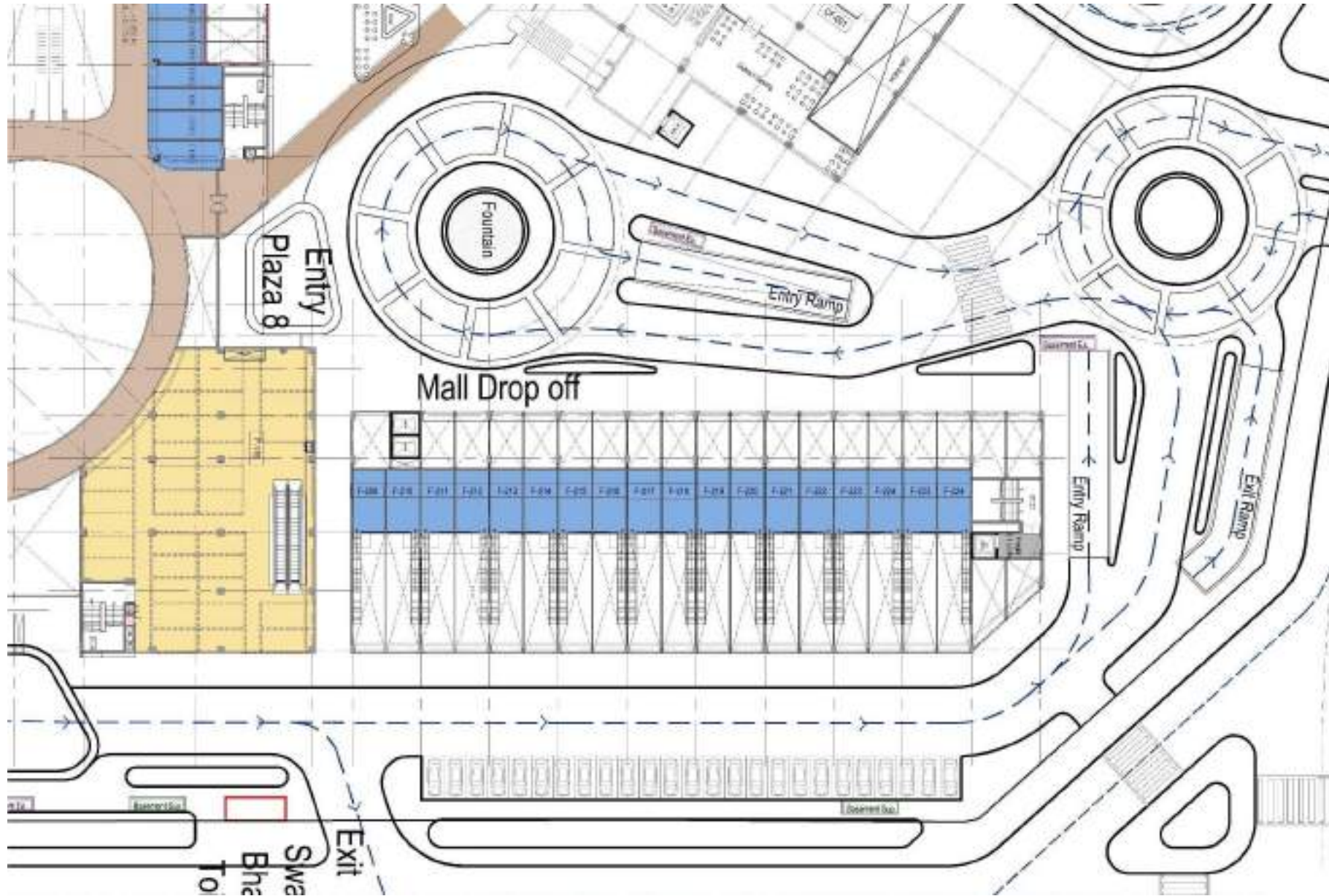
Aristrot

NORTH WING



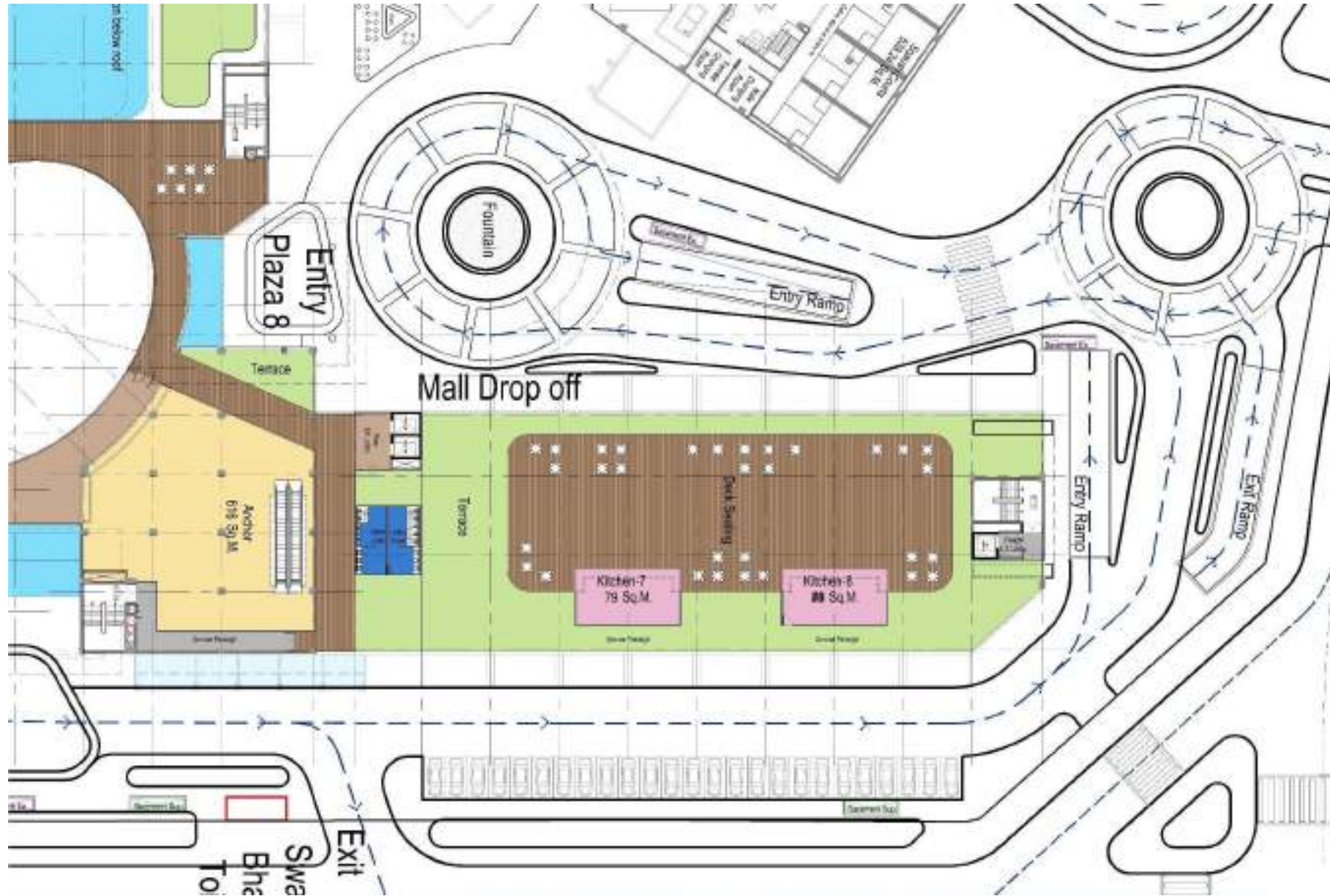
THIS IS FOR INTERNAL CIRCULATION, NOT FOR ANY MARKETING PURPOSE.

(NORTH WING GROUND FLOOR)



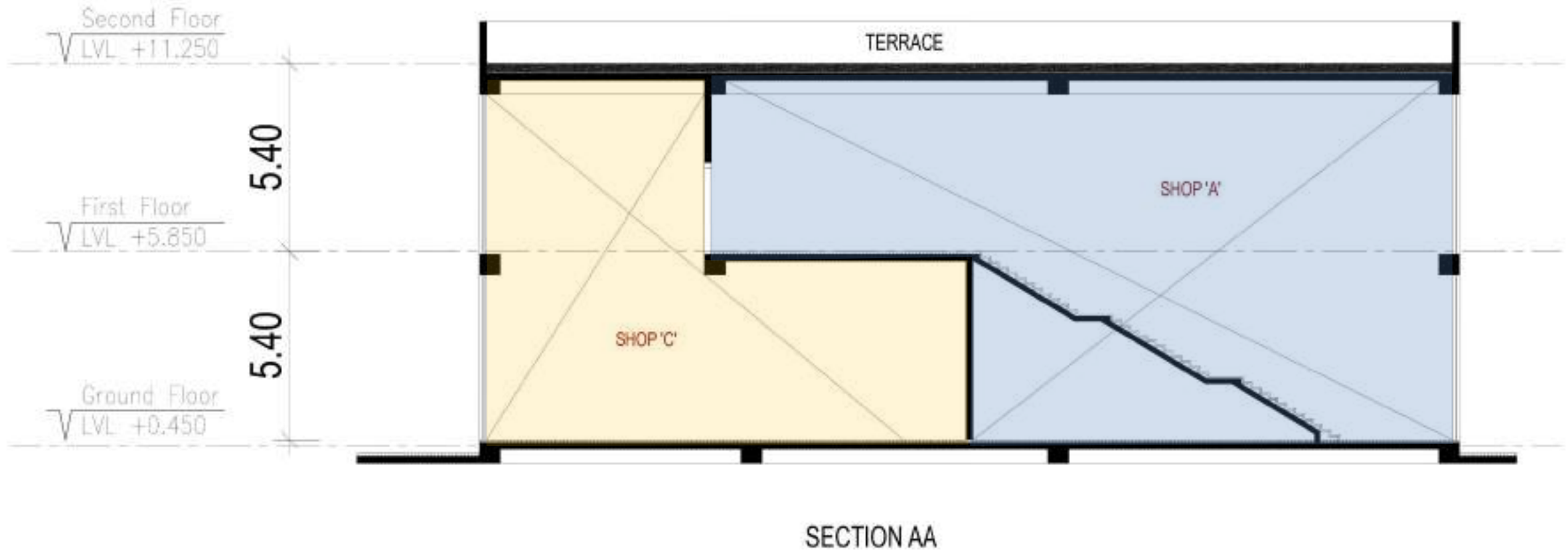
THIS IS FOR INTERNAL CIRCULATION, NOT FOR ANY MARKETING PURPOSE.

(NORTH WING FIRST FLOOR)



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

(NORTH WING SECOND FLOOR)



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

(NORTH WING SECTION)





The world at your feet

OMAX

OMAX

LAUKA ASH
PBZ

DAVEY

HEERA

CANALI

EdinG

esq



The world at
your feet

OMAXE

OMAXE

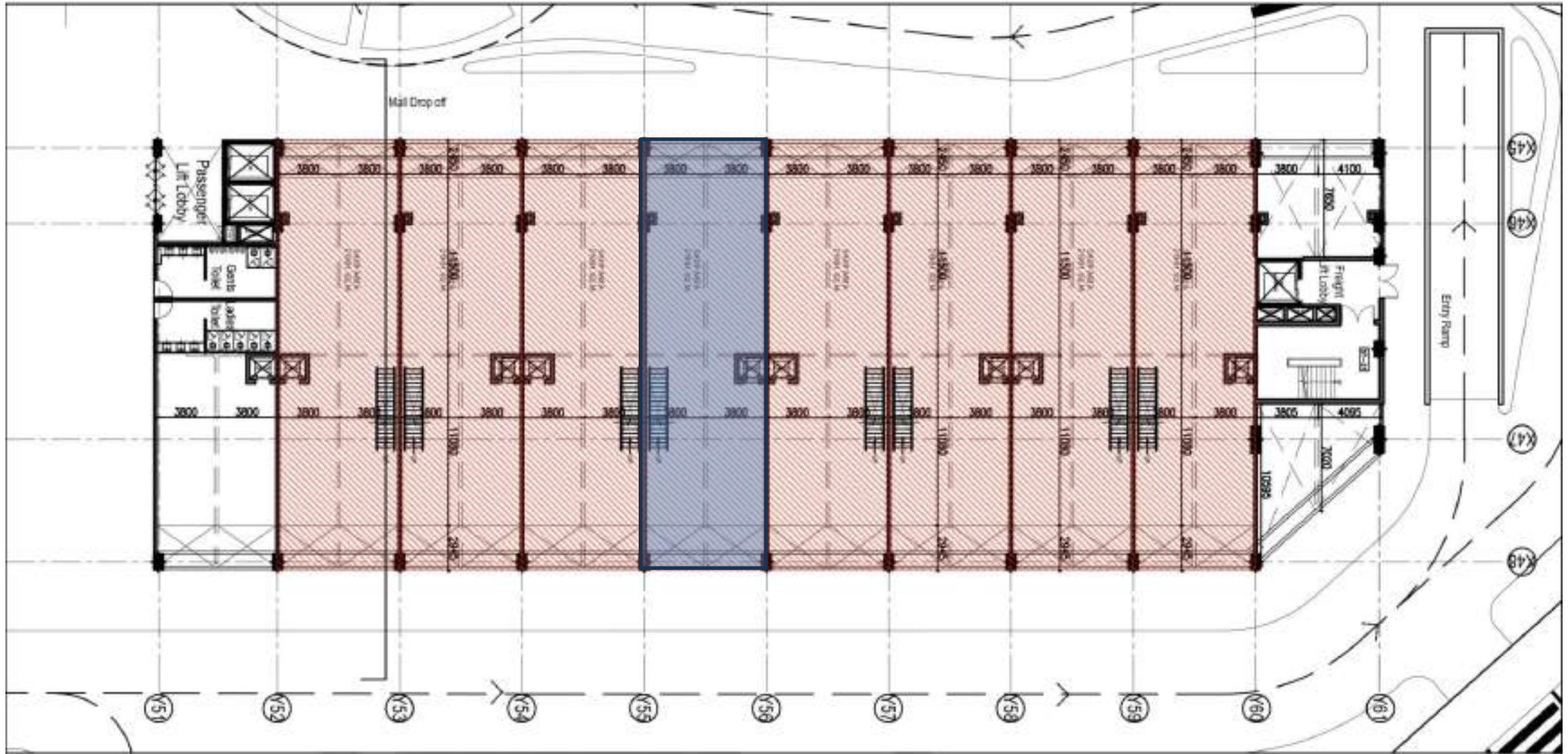
OMAXE

SHOP

FUN

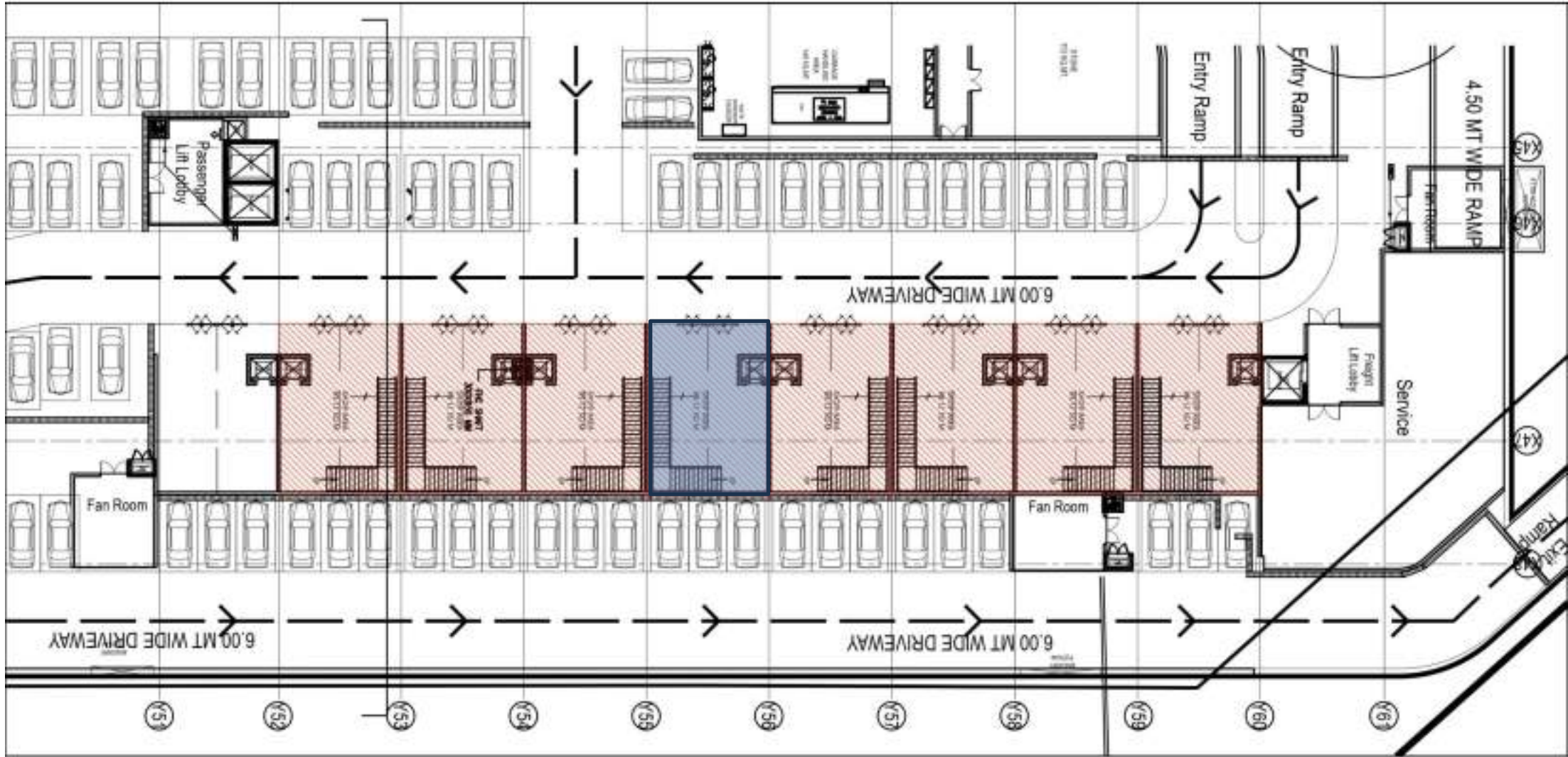
DANCE





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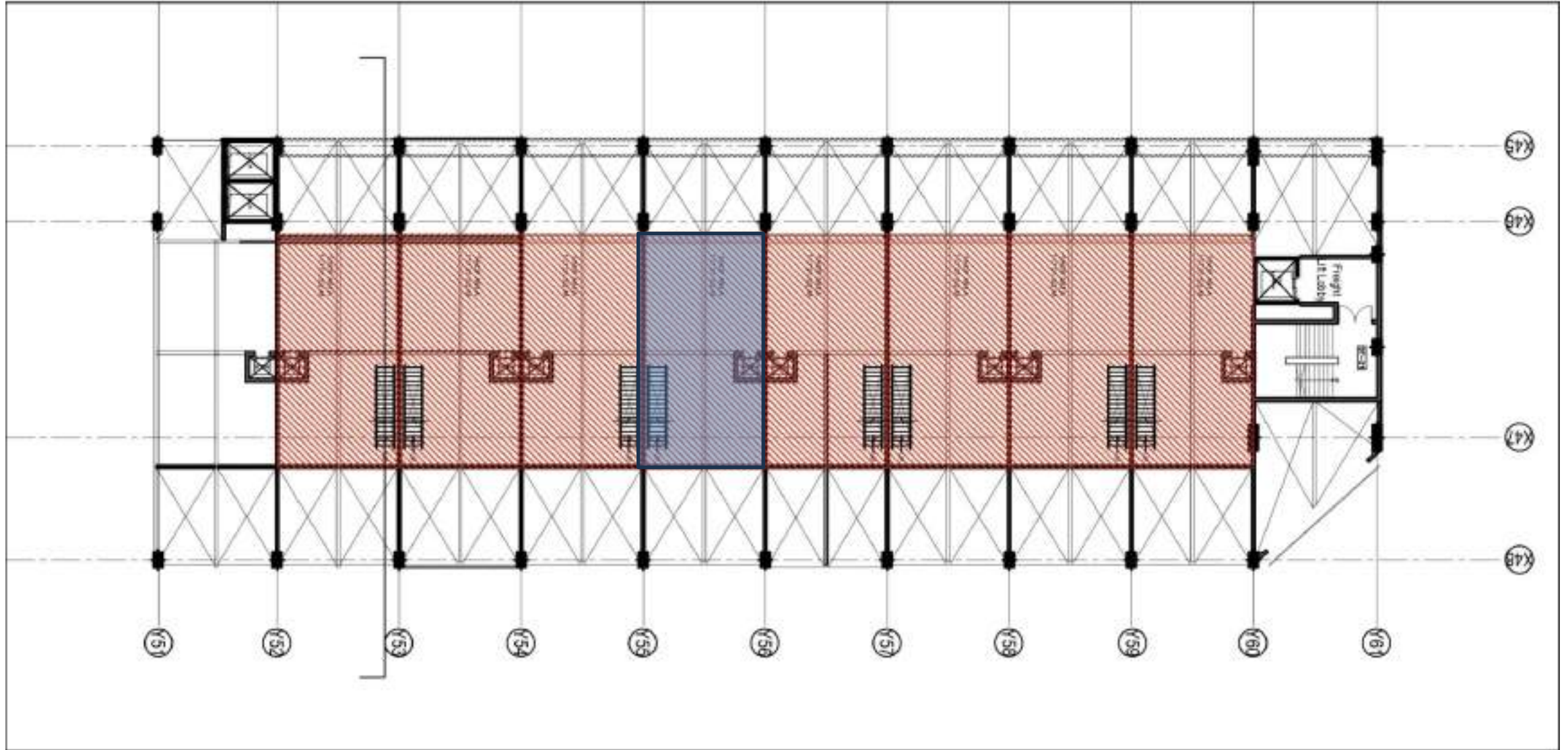
(NORTH WING GROUND FLOOR)





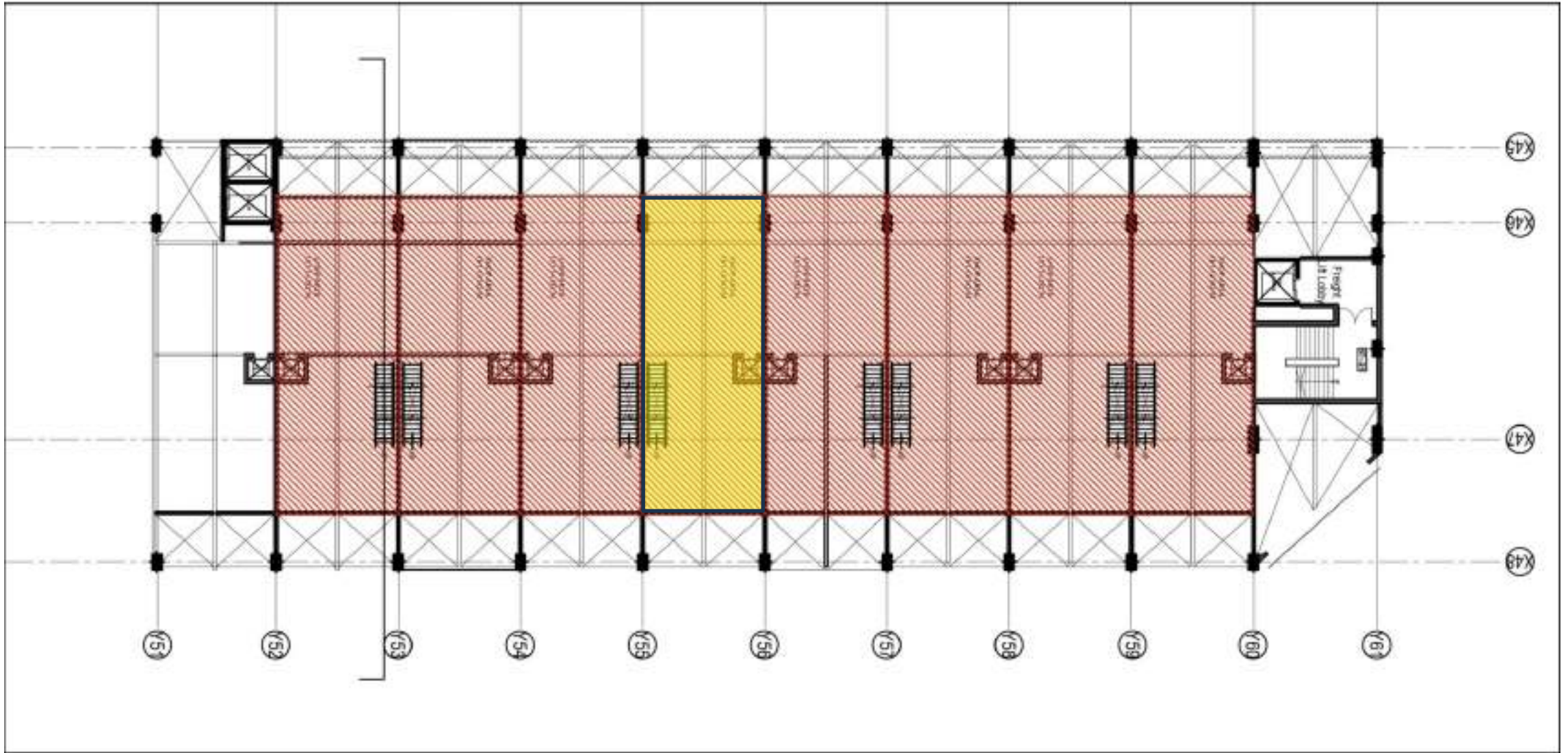
Concept | Retail | upper ground floor plan
(additional area)

SALES PITCH FOR PROSPECTIVE CLIENTS



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(NORTH WING UPPERGROUND FLOOR)



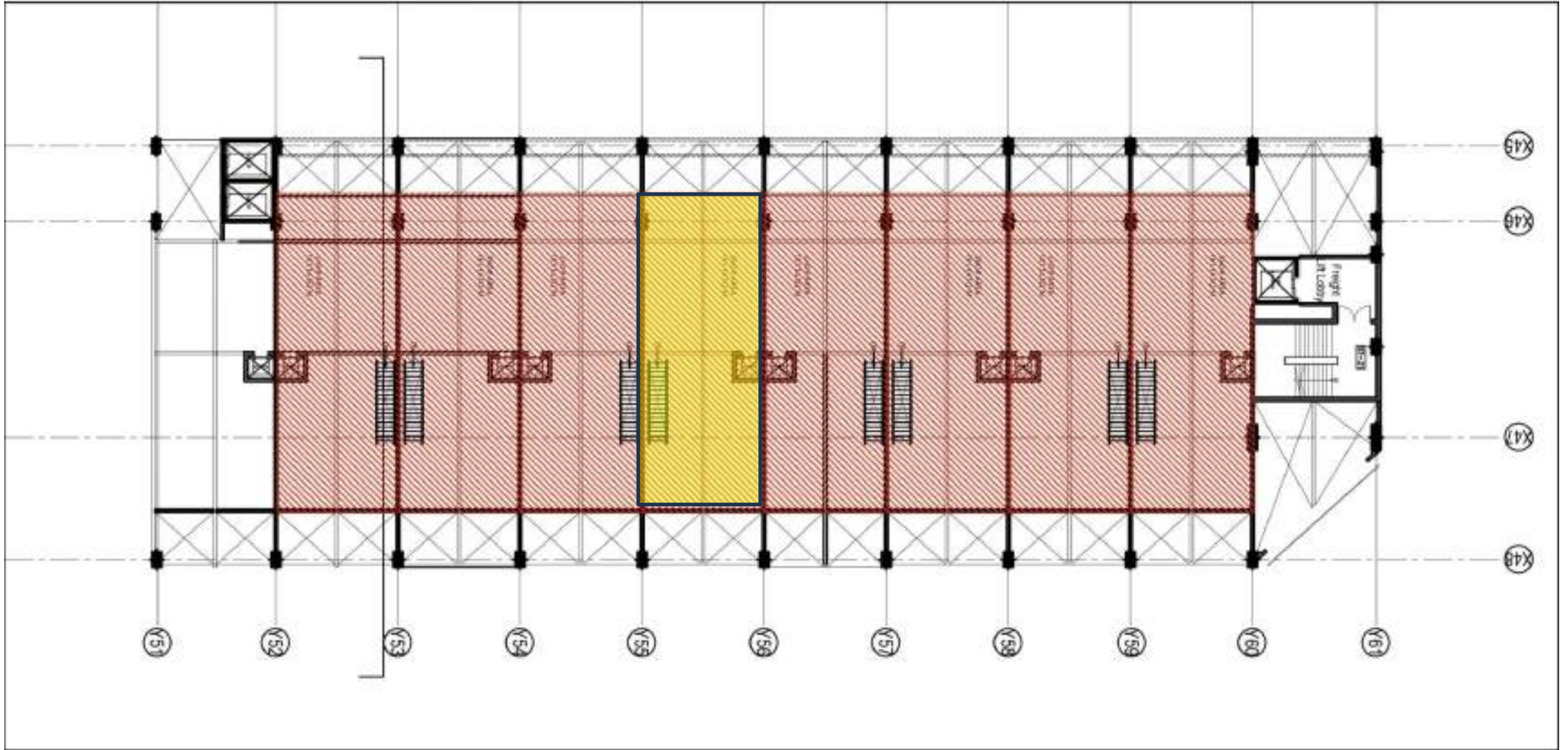
THIS IS FOR INTERNAL CIRCULATION, NOT FOR ANY MARKETING PURPOSE.

(NORTH WING FIRST FLOOR)



Concept | Retail | Mezzanine floorplan
(Additional area)

SALES PITCH FOR PROSPECTIVE CLIENTS

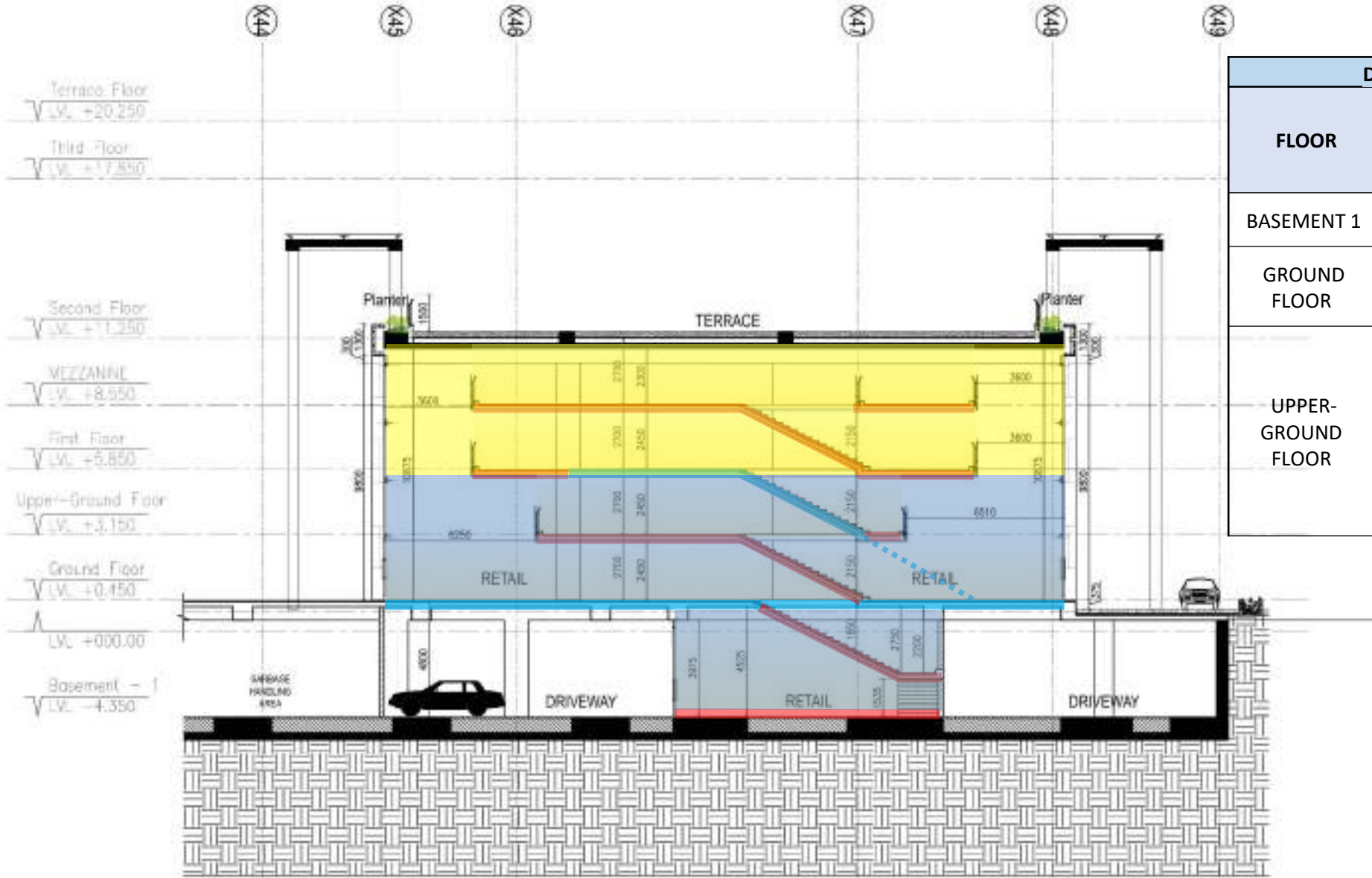


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(NORTH WING MEZZANINE FLOOR)



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.L. +20.250

Third Floor
V.L. +17.800

Second Floor
V.L. +11.250

MEZZAINE
V.L. +8.550

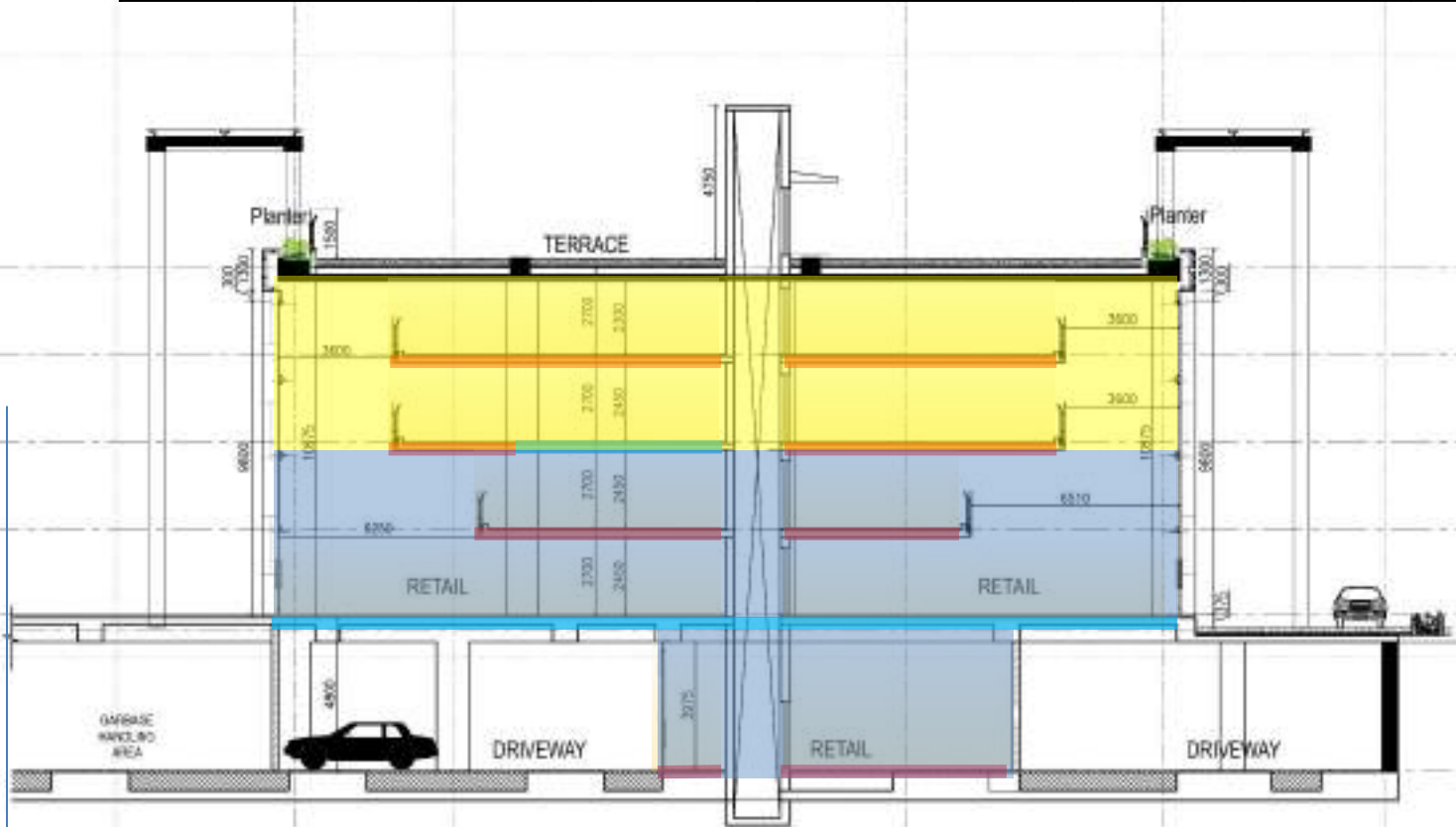
First Floor
V.L. +5.850

Upper-Ground Floor
V.L. +3.150

Ground Floor
V.L. 0.450

V.L. 0.000.00

Basement -1
V.L. -4.350



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(NORTH WING SECTION)



ACTUAL			DESCRIPED				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

DE MARE





PARK SQUARE

PARK SQUARE



The Theatre @ Square

HOCATE

GNOMON

OMAYS





THE CLUB



CONVENTION CENTER

BVLGARI



OMAXE CLUB



LINE

THE CLUB



OMAXE CLUB CONVENTION CENTER

ALADINS WORLD

OMAXE CLUB

THE CLUB

OMAXE CLUB'S CONVENTION CENTER



CLUB

CLUB CENTER

retail – interior design





Off-White

off-white

URSTS

Q&A

Brostemp

SUN

Stylus

Off-White

off-white

URSTS

OASIS

Brastemp





Brastemp

Stylus

SUN
RIS

TRIP LIFT LOBBY

TRIP LIFT

TRIP LIFT

TRIP LIFT

Host



Teresa
ORLOWSKY

MONSTER

Teresa
orlowsky

AMANA

Jenmar

oslego

Hosiu

OASIS

OASIS

Stylus



Teresa
ORLOWSKY

AMANA

STYLUS

Lumpoe

Teresa Orłowski

STYLUS

STYLUS

STYLUS

STYLUS



108°E
103°E

BRAHMIN

VERSACE

M

ILDO

REISS

brosterno

REISS

Teresa
ORLOWSKY

AMAN

Jennar
HoSiu

brosterno

brosterno



REISS

REISS

Teresa
ORLOWSKY

AMAN

Jennar

HoSiu





Jennar

HoSiu

Bambis

HUBLOT

Brosterno



Bambis

HUBLOT

Privilege

OTIMIZAD





ZE
TREET GE

SEOUL KITCHEN





Yelen

Bombis



Yelen Bakery

100% NATURAL

zico

AMMAN





ZEUS
STREET GREEK

SEOUL KIMCHI





BIKKARBERG

ALLEN EDMONDS

OROTON

GINE

Rainbow



CINE

ARITZIA

OTON

CREW

ARTUCCI

AMIN TAYLOR

Rainb

CINE

The Walk

Bubbleology
THE DELICIOUS SCIENCE OF

Bubbleology

SKILL
MASTERS



OUTDOOR

STADIUM









No limits.
Only you.



GRAND
BURGER

Heineken



NORTH PAVILION

IN THE
MINDS
OF
THE
FUTURE

Heineken

WIND

WIND



INDOOR STADIUM



INDOOR STADIUM

PRO KABADDI
Season 5

WE REUSE
WE RECYCLE
WE REPAIR





thank you

