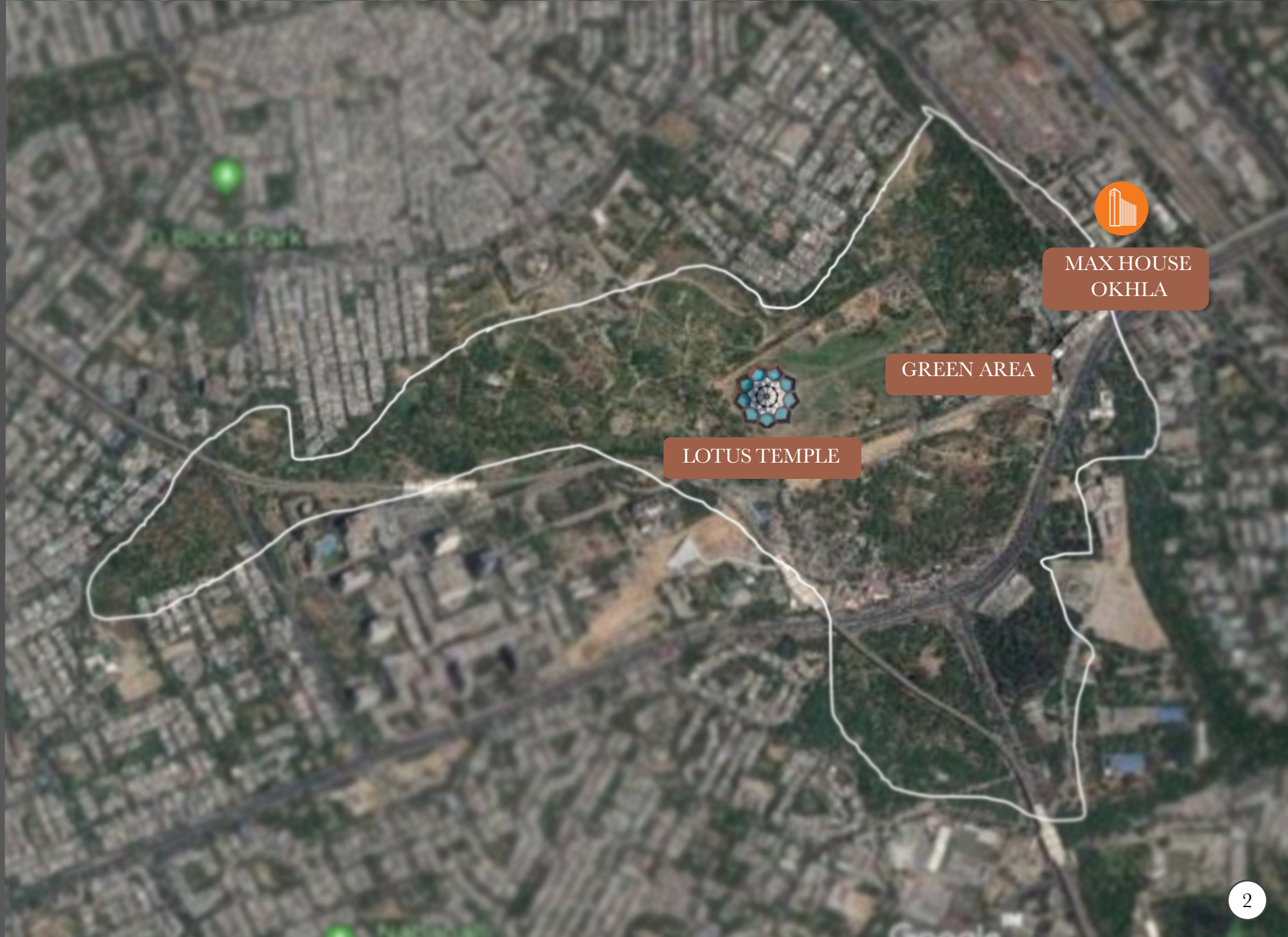




MAX HOUSE
OKHLA

Building
Location:
Strategically
located in the
heart of
Delhi



Site Connectivity:

The site is well connected to key social infrastructure, transport options and business districts.



Locational Advantage

Well connected to all regions of NCR



Accessibility

Excellent connectivity with the nearby Metro station and railway station



Established Market

One of the most prominent business-centric location in NCR



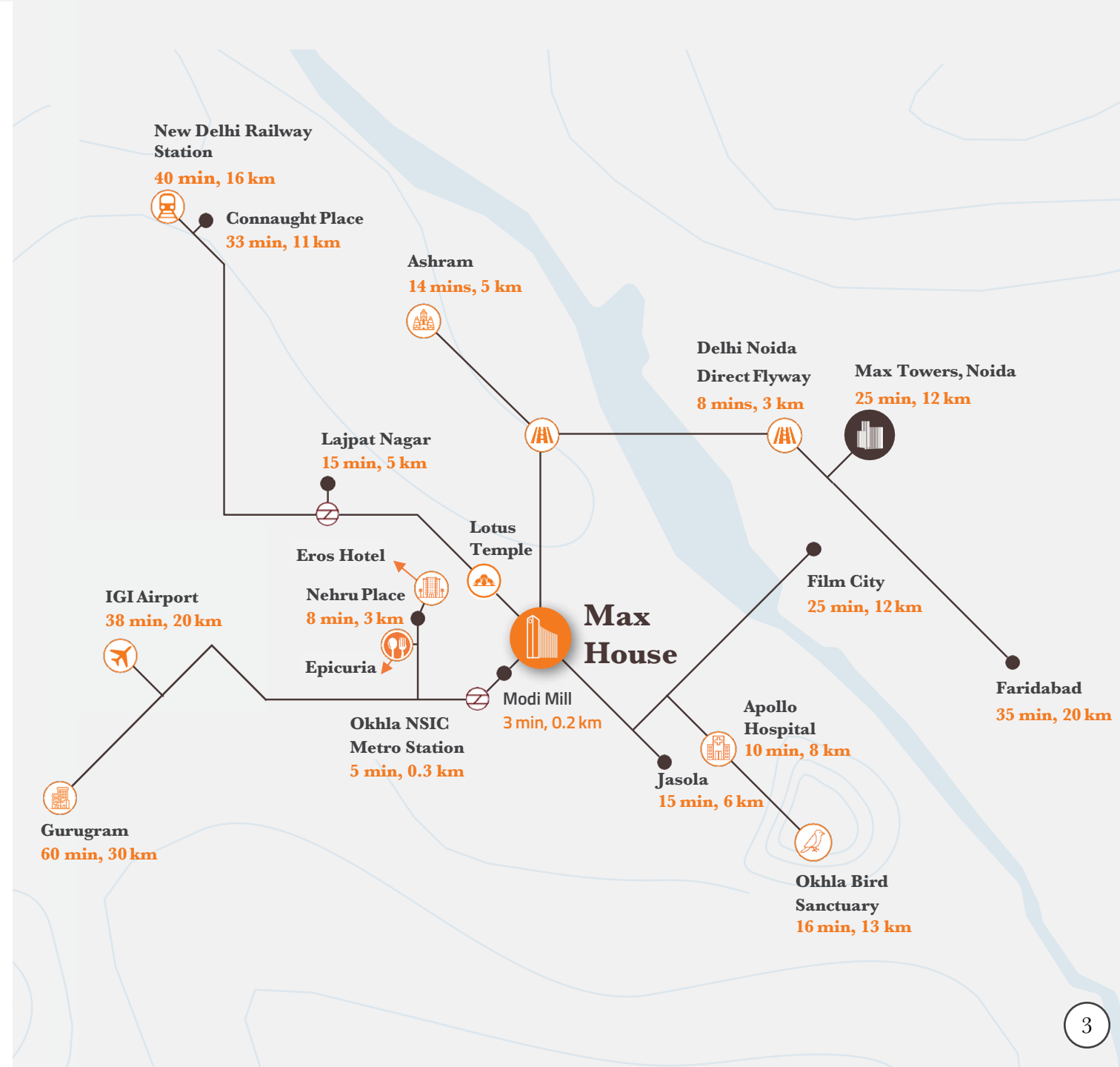
Ready Social Infrastructure

Lotus Temple, F&B outlets, hospitals, hotels, etc



Rich Cultural Heritage

Surrounded by heritage sites and boundless art history of Delhi.

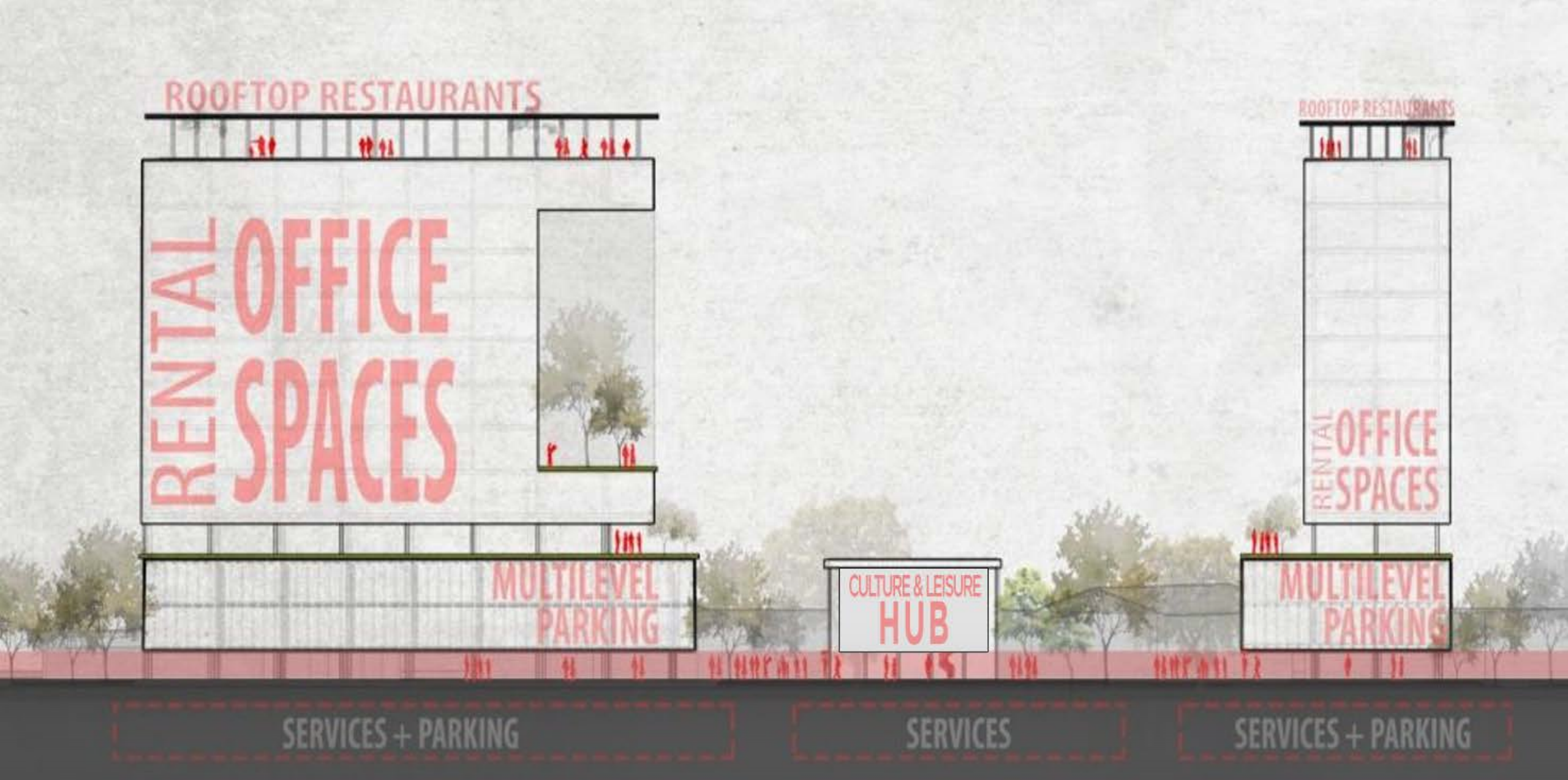


Design
Philosophy:
Blend of
Traditional and
Contemporary

URBAN OASIS CONTEMPORARY
ELEGANT **TIMELESS**
SUSTAINABLE

ICONIC UNIQUE
IDENTITY

CONTEMPORARY URBAN OASIS
TIMELESS **ELEGANT**
SUSTAINABLE

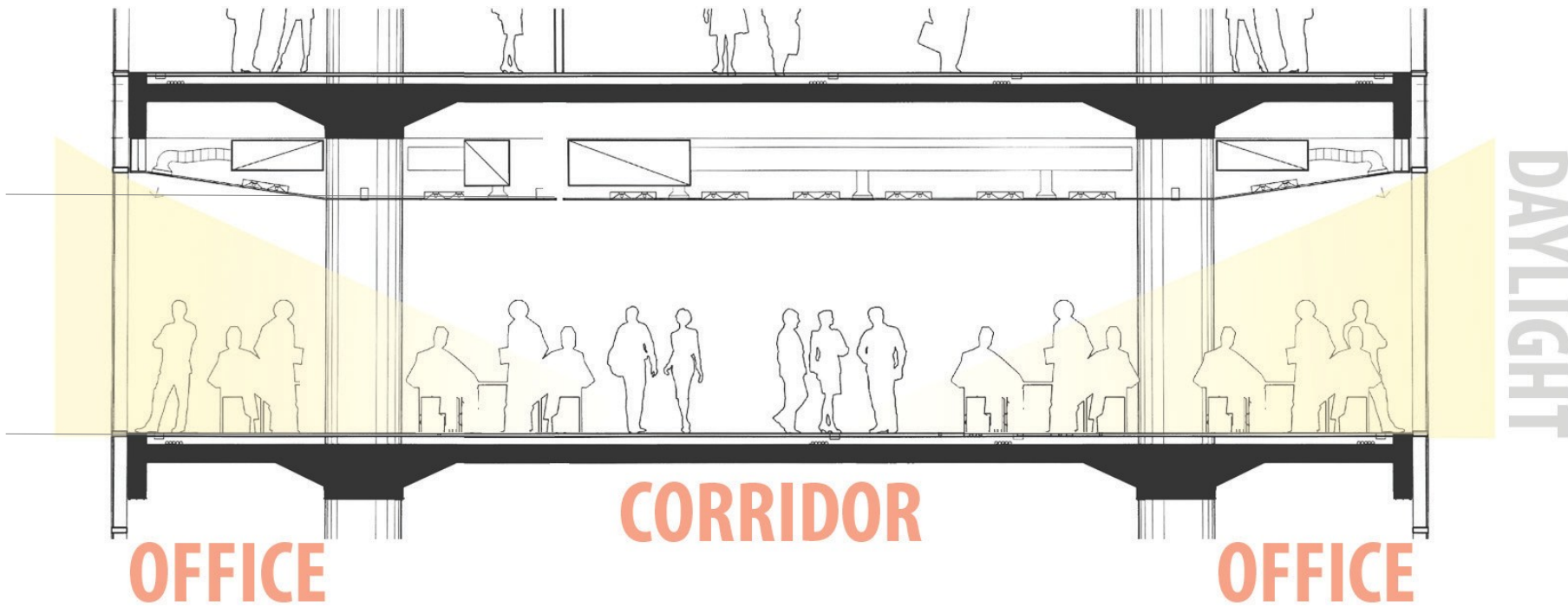


Campus Program: Mix of office and amenities hub

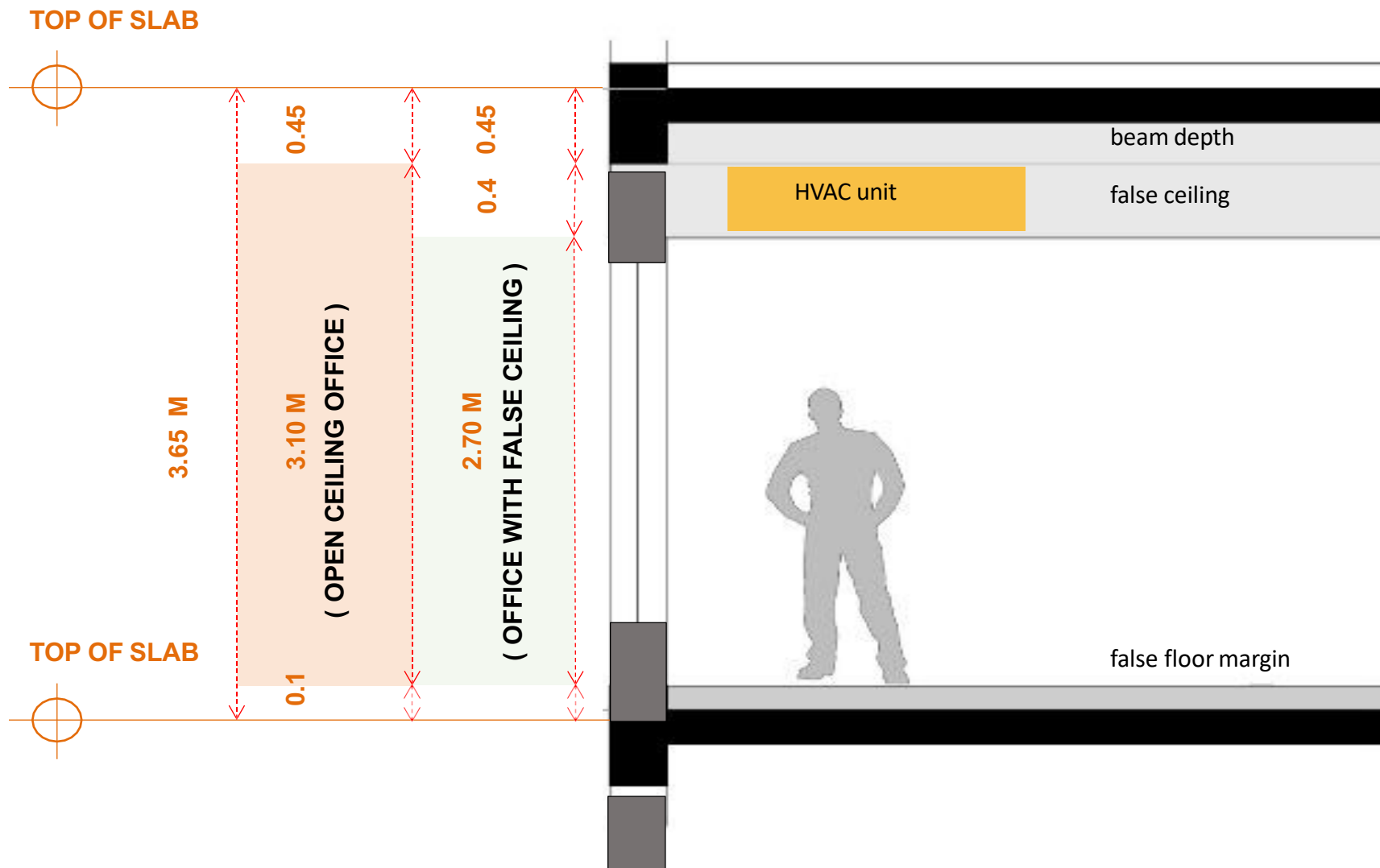


Campus overview: Iconic and sublime

Artistic rendition



Architectural
Design:
Maximized
daylight in
office spaces



Architectural
Design:
Maximized
height in
office spaces

Operating
Philosophy:
Curating an
environment
to truly
WorkWell

WorkWell

If that sounds like a mantra, it's because it is one!

WorkWell philosophy has been adapted based on *WELL* standard.

 Air Merve 13 equivalent filters in collaboration with Clarico and ESP filters	 Water Rainwater harvesting and groundwater recharging	 Nourishment initiatives such as organic vegetable & biotic food product sales	 Light Each floor is designed so that maximum daylight covers the office space
 Fitness Solar PV for energy, minimized AC area footprint and natural ventilation	 Comfort Ergonomics, acoustics and thermal considerations for comfortable space	 Mind Biophilia, beauty and design, promotion of wellness	

We envision an environment built around enhancing and enriching your work and your life, allowing you to truly '*WorkWell*'.

Health & Safety: Initiatives



Enhanced air filtration and purification process with MERV 8 & 13 Filters



Touchless entry and exit



AI-based video surveillance of the common areas



Deep sanitization with Virex II-256



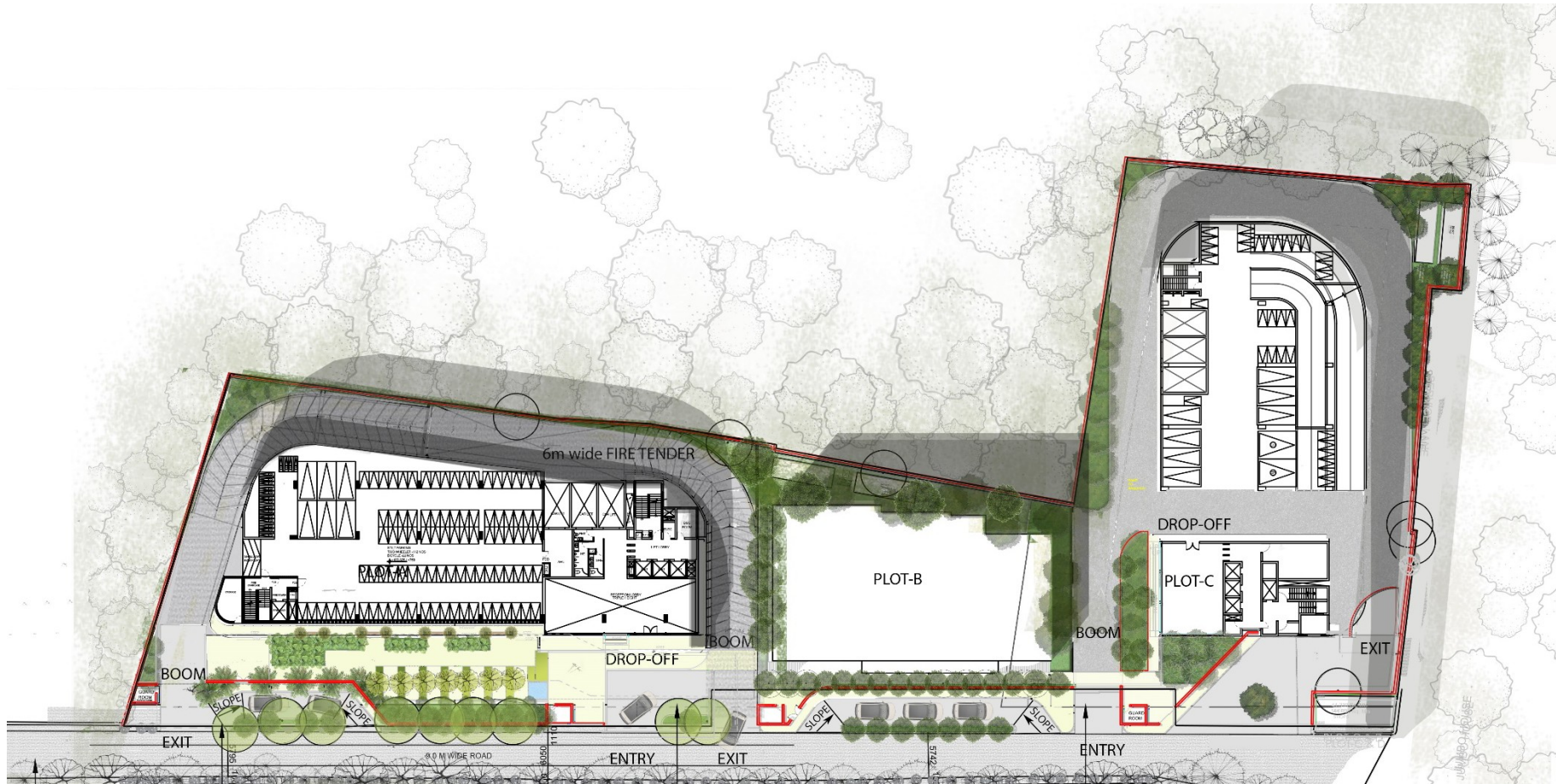
Separate meeting rooms for visitors at ground floor



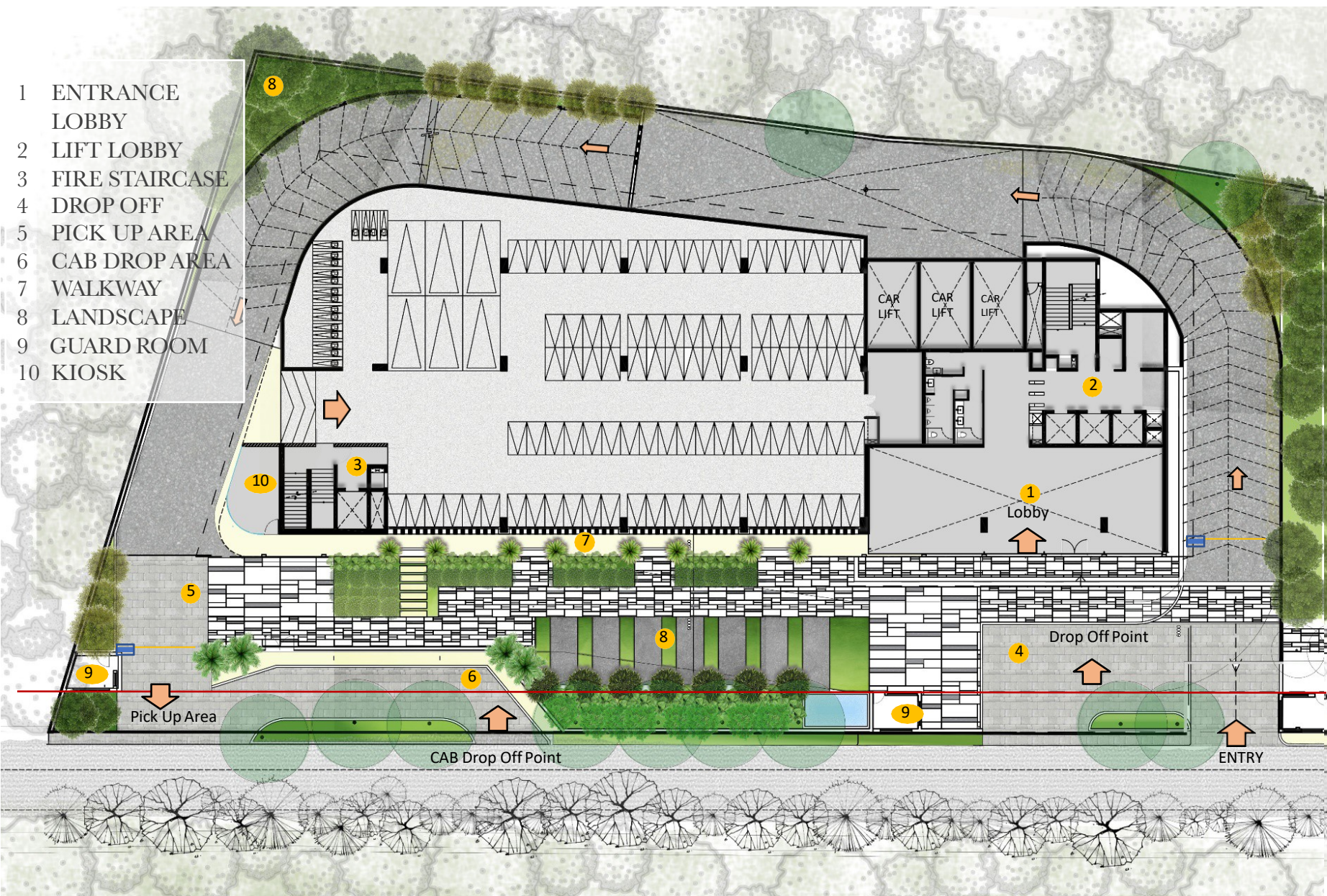
Ensuring social distancing at the workplace



Building Certification: A LEED Gold Certified Green Building by USGBC



Master Plan: Overall Campus



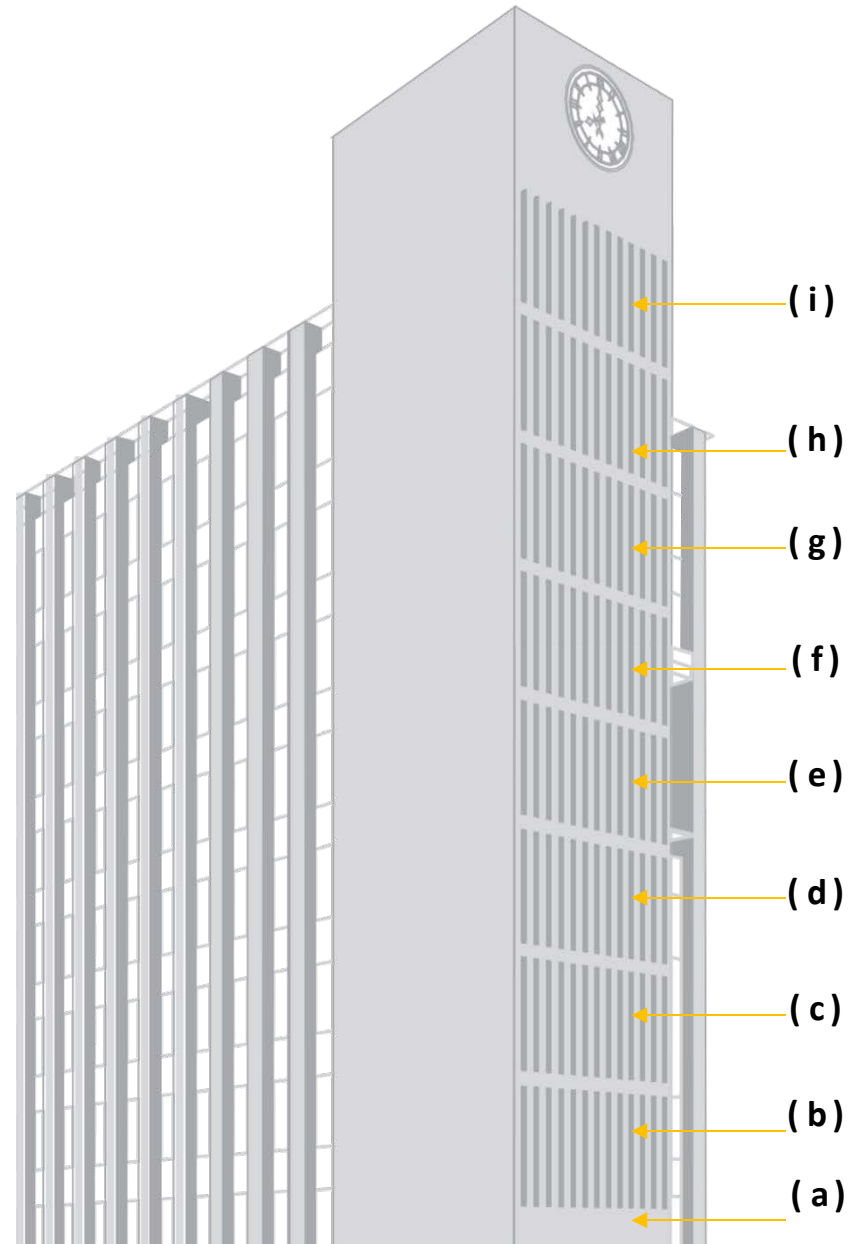
Master Plan: Block A, Phase 1 of the Campus

Fact sheet: Block A

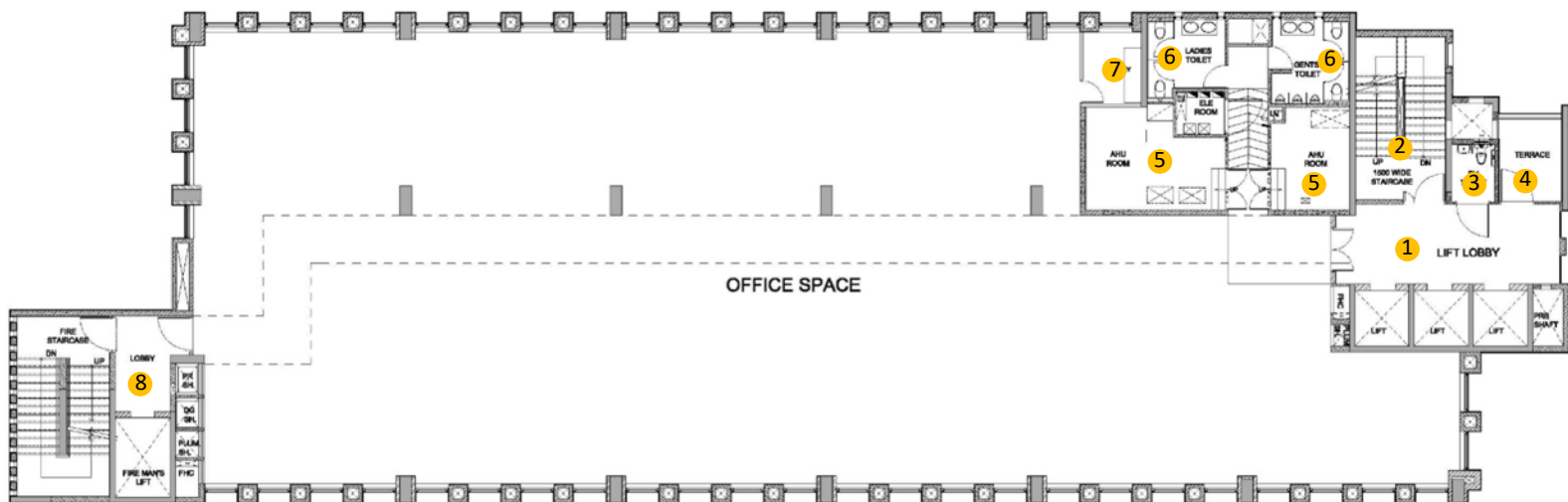
Type of Building	IT / ITes
Plot Size	2868 sq. mtrs.
Number of Floors	Basement Stilt Level 2 Podium 8 Tenant Floors
Building Height	40 m
Typical Floor Size	13,000 sq. ft.
Nearest Metro Station	Okhla NSIC Metro Station (0.5 km)
Super area	105,425 sq. ft. (approximation)
Floor Efficiency	65% (+/-2%)
Floor Condition	Warmshell with screeding
Washrooms (per floor)	1 Gents, 1 Ladies & 1 Special Needs
Car Parking Ratio	1:1000
Parking Levels	Parking is in Basement + Stilt + Podium
Number of Elevators	3 passenger lifts 1 service lift

Speed and capacity of elevators	3 passenger lifts (13 passenger, 1.75 mps) 1 service lift (15 passenger, 1.75 mps) 2 car lifts (2500 kg, 0.4 mps)
Screeding specifications	60mm Screed on all floors
Chiller	TRANE
Capacity of Chillers	265 TR
Capacity of AHUs(Tr)	2 AHU 500cfm,
Temp. of chilled water	7 °C
Relative Humidity	50% -55%
Capacity of Transformers	1000 KVA
Power Back up (KVA)	625 KVA(DG)
Distance of closest fire station	Okhla Phase-1, 5.2 KM
Availability of fire resistant doors with rating in fire-prone areas	Yes, for 2 hours
Connectivity of Sewage with main disposal system	Common STP (70 KLD)

Floor Summary: Block A



S. No.	Levels	SBUA (in sq. ft.)
(a)	Kiosk (Stilt)	418
(b)	Level 3	12,420
(c)	Level 4	14,188
(d)	Level 5	14,188
(e)	Level 6	13,416
(f)	Level 7	11,209
(g)	Level 8	11,209
(h)	Level 9	14,188
(i)	Level 10	14,188
	Total	1,05,426



Floor plan:
Typical office
layout plan

1. LIFT LOBBY
2. FIRE STAIRCASE
3. HANDICAP TOILET
4. SMOKING TERRACE
5. AHU ROOM
6. TOILETS
7. PANTRY
8. FIREMAN'S LIFT



Building Exterior: North East View

Artistic rendition



Building Exterior: South East View

Artistic rendition



Lobby Interiors

Artistic rendition



Lobby Interiors

Artistic rendition



Security turnstiles in the Lobby

Artistic rendition



Elevator Lobby

Artistic rendition

Number of washrooms on each floor:

- Men's (3 urinals + 2 WCs)
- Women's (2 WCs)
- Special Needs

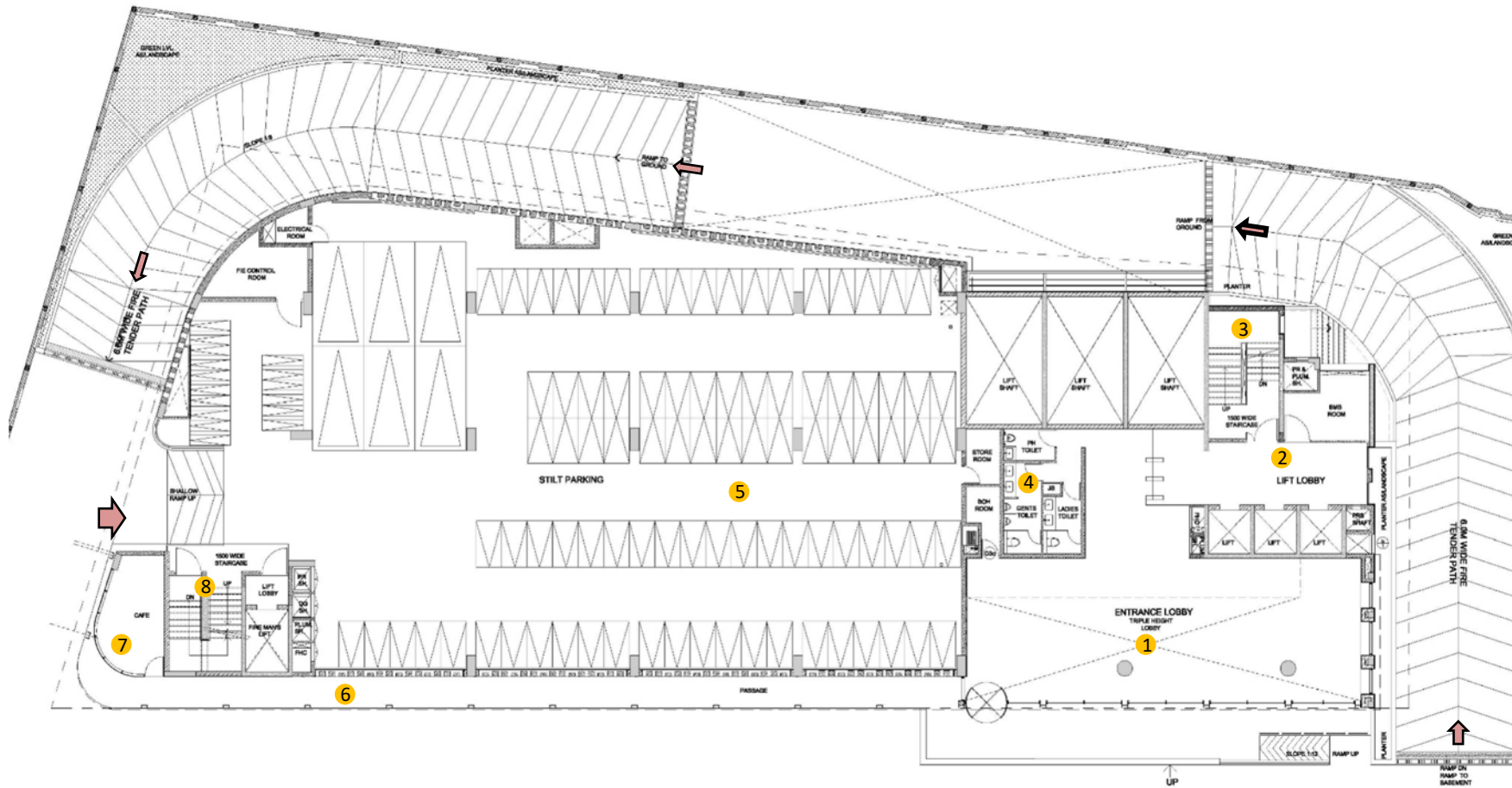


Artistic rendition



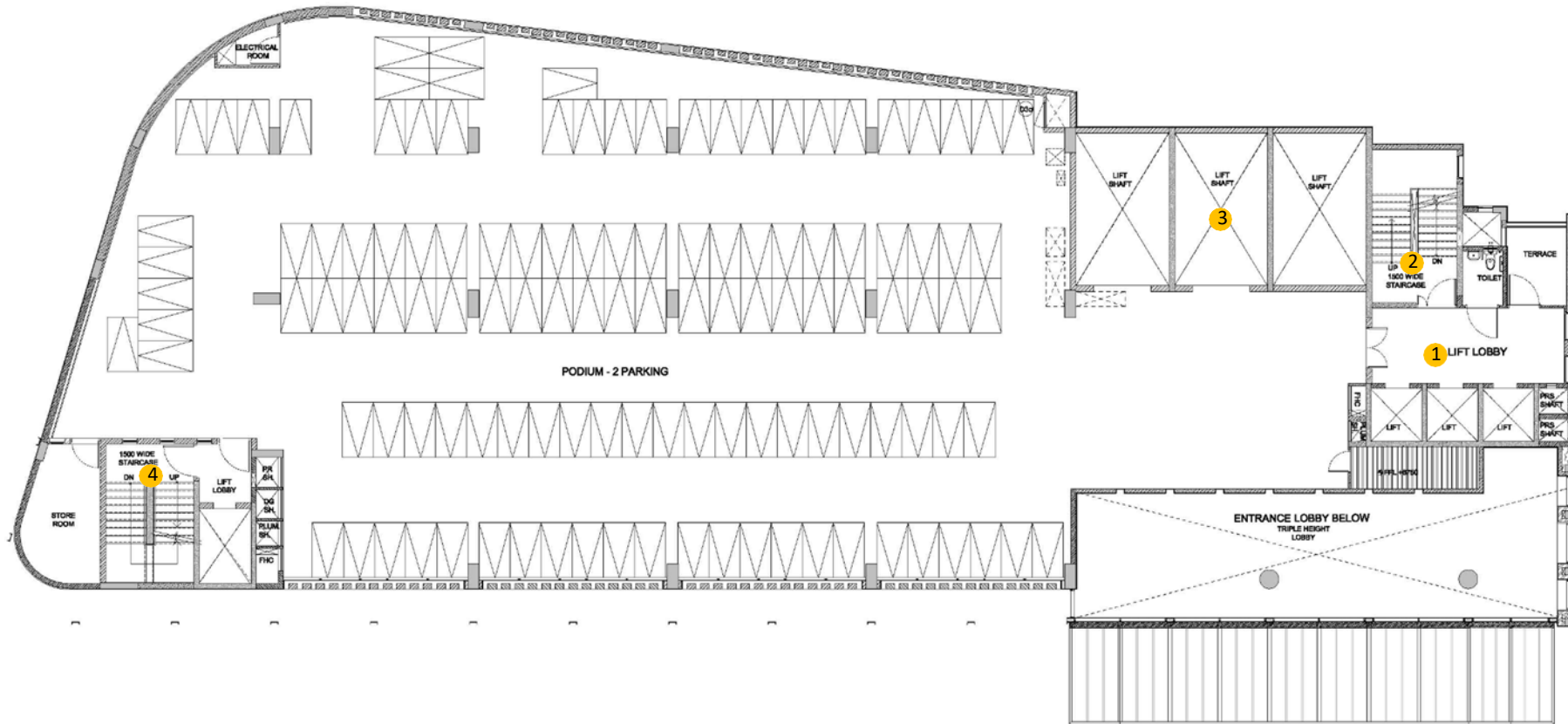
Refuge Area

Artistic rendition



Floor plan:
Stilt and lobby
layout plan

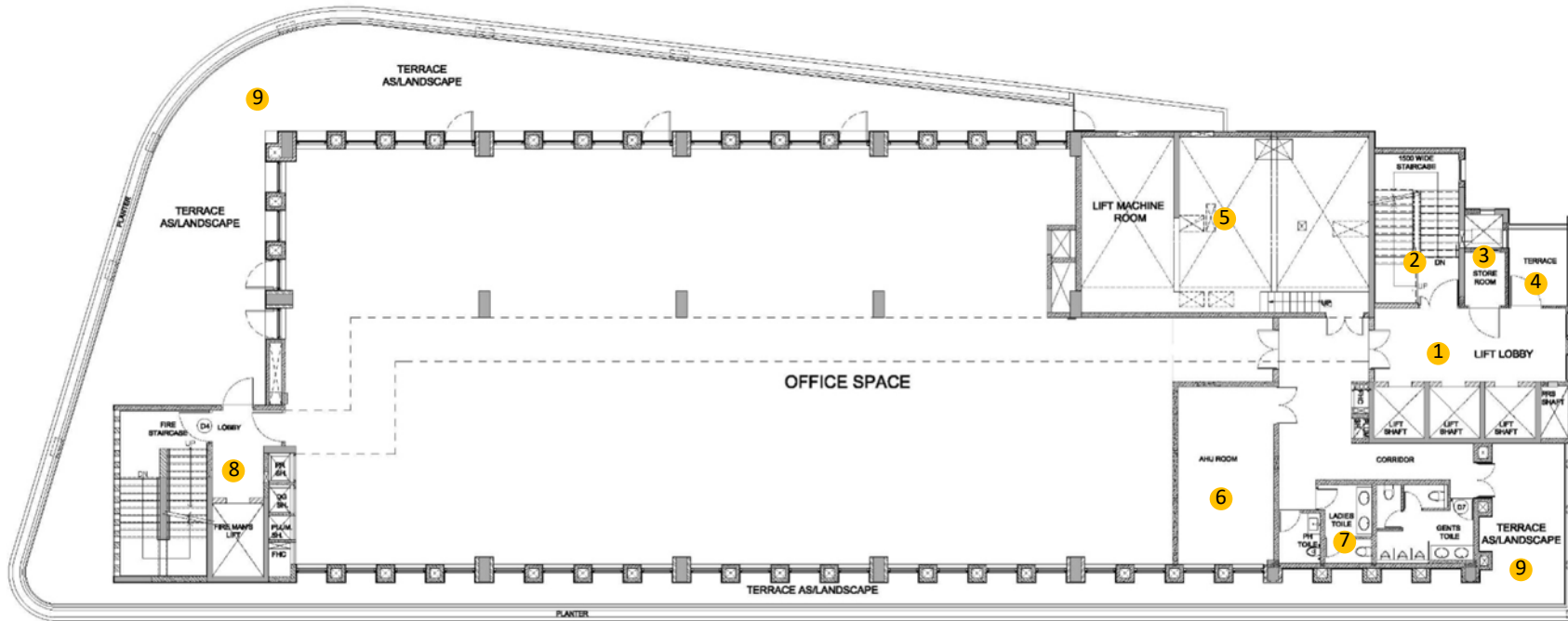
1. ENTRANCE LOBBY
2. LIFT LOBBY
3. FIRE STAIRCASE
4. TOILETS
5. PARKING
6. WALKWAY
7. KIOSKS
8. SERVICE STAIRCASE



1. LIFT LOBBY
2. FIRE STAIRCASE
3. CAR LIFT
4. FIREMAN'S LIFT

Floor Plan: Podium 1 & 2 layout

SBUA: 12, 305 sq. ft.

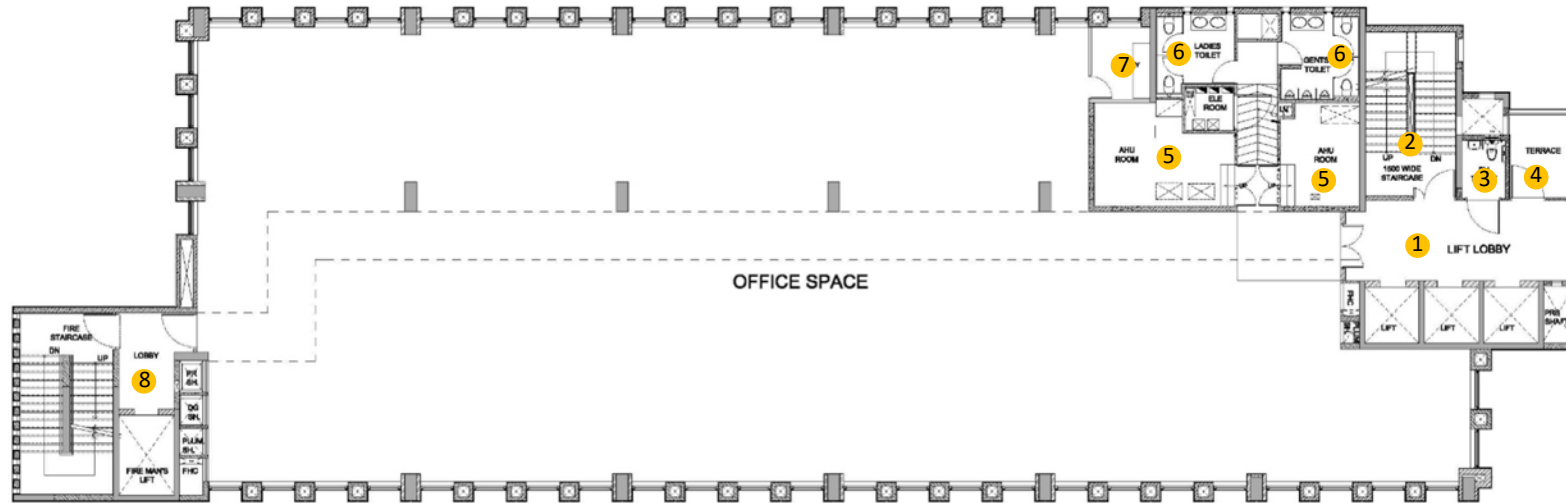


Floor plan:
Level 1 office
floor layout

Distinctive feature: A wide refuge area (Open Terrace)

1. LIFT LOBBY
2. FIRE STAIRCASE
3. STORE
4. SMOKING TERRACE
5. MACHINE ROOM
6. AHU ROOM
7. TOILETS
8. FIREMAN'S LIFT
9. OPEN TERRACE

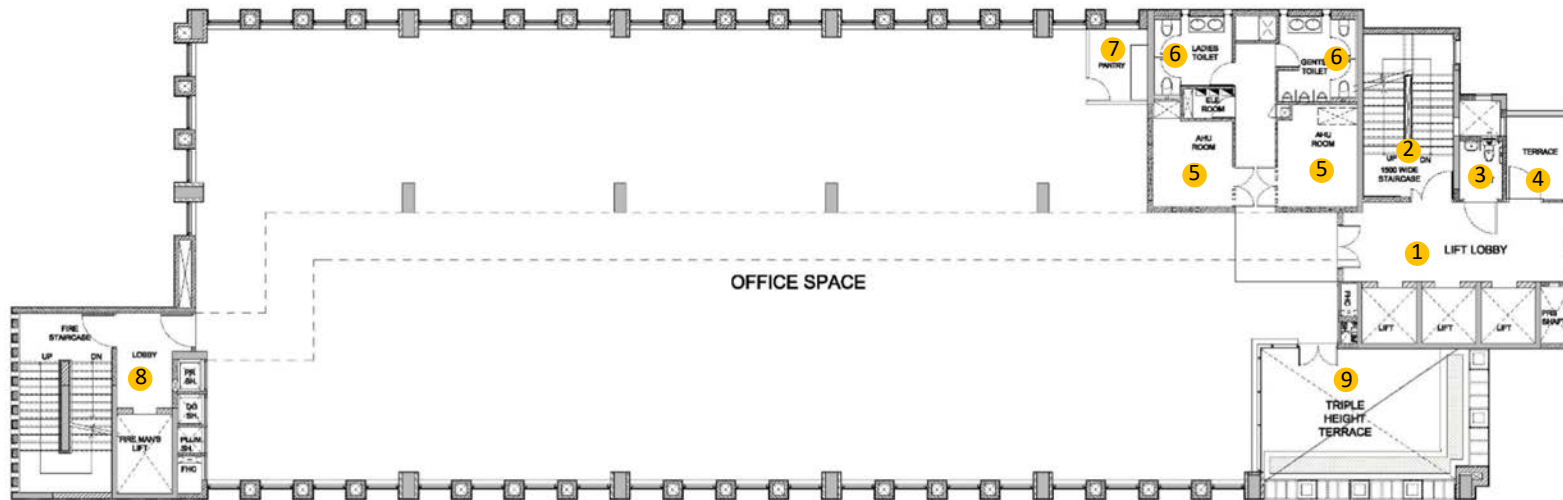
SBUA: 14,057 sq. ft.



1. LIFT LOBBY
2. FIRE STAIRCASE
3. HANDICAP TOILET
4. SMOKING TERRACE
5. AHU ROOM
6. TOILETS
7. PANTRY
8. FIREMAN'S LIFT

Floor plan:
Typical office
(level 2,3,7,8)
layout plan

SBUA: 13,292 sq. ft.

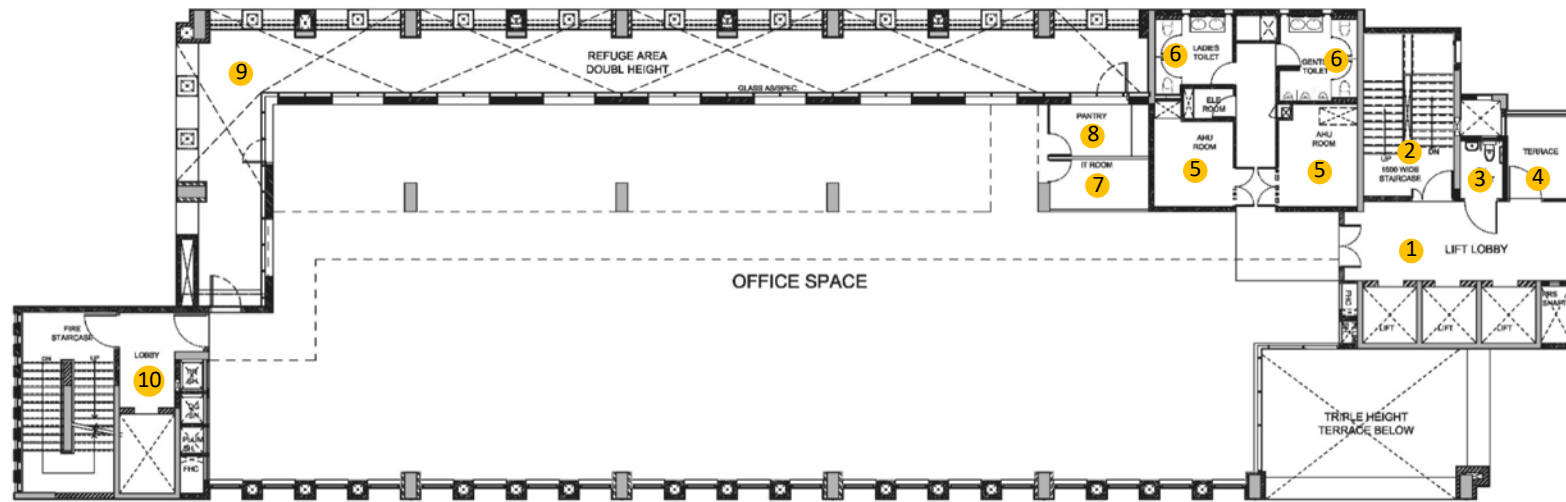


Distinctive feature: Triple height terrace

1. LIFT LOBBY
2. FIRE STAIRCASE
3. HANDICAP TOILET
4. SMOKING TERRACE
5. AHU ROOM
6. TOILETS
7. PANTRY
8. FIREMAN'S LIFT
9. TRIPLE HEIGHT TERRACE

Floor plan:
Level 4 office
floor layout

SBUA: 11,106 sq. ft.

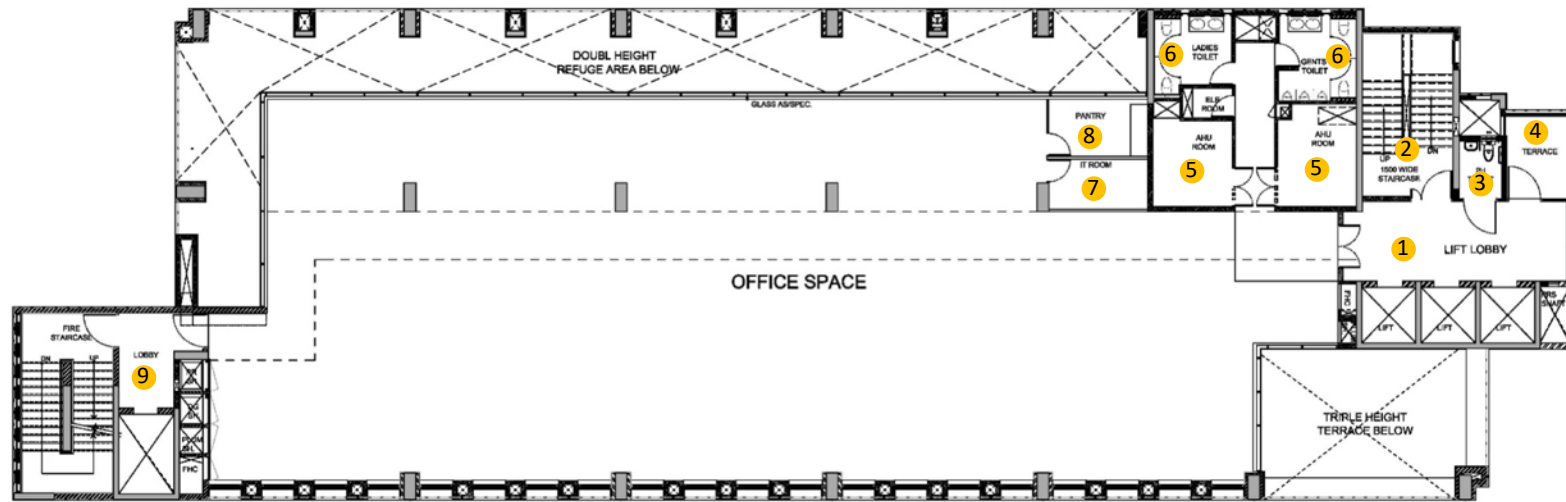


Floor plan:
Level 5 office
floor layout

Distinctive feature: A wide refuge area (Open Terrace)

1. LIFT LOBBY
2. FIRE STAIRCASE
3. HANDICAP TOILET
4. SMOKING TERRACE
5. AHU ROOM
6. TOILETS
7. PANTRY
8. STORE
9. REFUGE TERRACE
10. FIREMAN'S LIFT

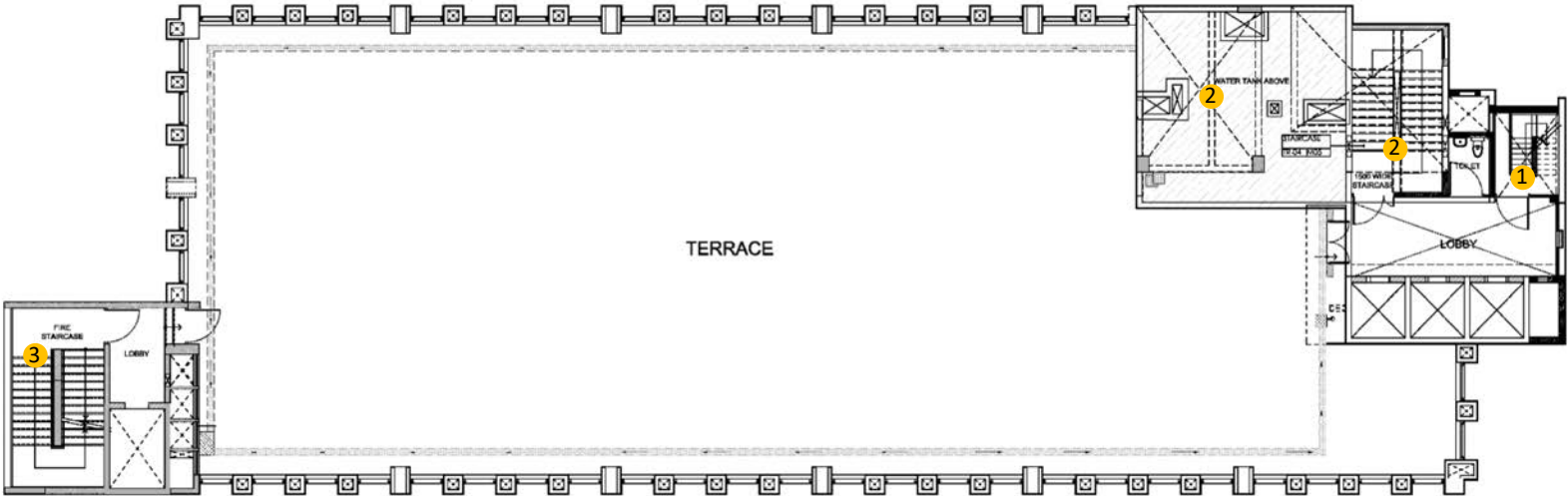
SBUA: 11,106 sq. ft.



1. LIFT LOBBY
2. FIRE STAIRCASE
3. HANDICAP TOILET
4. SMOKING TERRACE
5. AHU ROOM
6. TOILETS
7. PANTRY
8. STORE
9. FIREMAN'S LIFT

Floor plan:
Level 6 office
floor layout

SBUA: 971 sq. ft



- 1. SERVICE STAIRCASE
- 2. OHT TANK
- 3. CLOCK ROOM

Floor plan:
Terrace
layout plan

Contact Information

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