

After, Paris, London, Dubai,  
Beijing, Singapore Melbourne & Now

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**INDIA'S FIRST  
INTEGRATED SPORTS,  
RETAIL, LEISURE &  
CULTURAL ARENA**

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**AT NEW DELHI, DWARKA**



# Dwarka,

## Where potential patiently awaited its turn.

Historically known as **Pappankalan**.

Dwarka is strategically and centrally located, just minutes' drive from **West Delhi, South Delhi and Gurugram**. It is adjacent to the India's busiest Airport, **Indira Gandhi International Airport**.

It is among the largest sub-cities in Asia and one of the most sought-after **residential areas** in Delhi. Wide roads, extensive green spaces and Three metro lines crossing and connecting it with the city make it an ideal place to live-in.

Referred as model township, Dwarka is one of the most **well-planned, organized and cleanest areas in all of Delhi**.



# The future was in search of the most ideal place for its establishment and it simply chose Dwarka.

## Dwarka as of Today



**30 lakh**  
Captive Population



**1718**  
Residential Colonies  
Density of 21,000 persons/km



**38%**  
Younger Population  
Consists of young individuals  
aged 15-34



**60** Schools



**22** Colleges



**25+** Hospitals

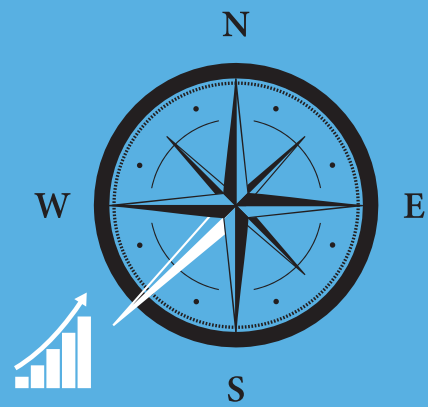


**426** Parks

Disclaimer - The figures provided are derived from data obtained from both a CBRE report and searches conducted on Google.

# Plunge Into Prosperity

The wealth compass points to the South - West of Delhi.



## It Points To A High Economic Trajectory

Where number of Households, Population and Per Capita Income Shall Increase at a CAGR of 1.95% and 7% Respectively.



## It Points To Excellent Retail Resilience

Where 22% of Dwarka's Household Income is Spent on Consumer Goods

## It Points To A Thriving Household

Where Household Has an Average Income of 1 Million INR per annum



## It Points To An Upgraded Lifestyle

Where 36.42 Million INR is Spent on Apparel & Personal Goods

# Retail Renaissance in Dwarka

Fueled by Expansion Plans and Infrastructure Growth.



Stock Image

## Dwarka Expressway Boost

Foresees a Surge in Retail and unlock the full potential of stores

## Expansion Frenzy

Existing brands will expand and new ones will pop up in 3-4 years

## New Development Zones

Newly developed sectors like 108, 109, 111, 110A, 111 & 112 will become focal points for retail expansion and infrastructure growth

# More Accessible, More Habitable

Growth Here Takes The Expressway.

**Dwarka is  
now only...**

**20 minutes**  
from  
Janakpuri &  
Rajouri Garden

**22 minutes**  
from  
Vasant Vihar,  
South Delhi

**25 minutes**  
from  
Cyber Hub,  
Gurugram

**25 minutes**  
from  
Sonapat-Delhi  
Border

**30 minutes**  
from  
Paschim Vihar &  
Punjabi Bagh

Thanks to...



**URBAN EXTENSION ROAD  
(UER 2)**



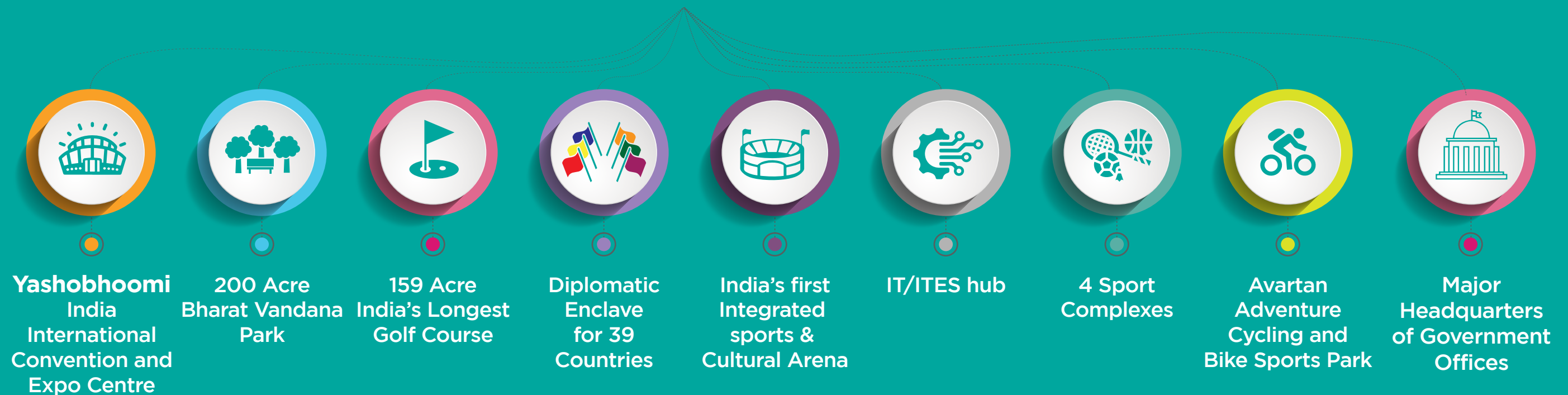
**Existing 3 Metro Lines &  
Upcoming Delhi Metrolite**

All images are stock images

# Dwarka Is Now Poised To Become

## The World's Envy And The Nation's Pride.

With the Govt. of India investing over ₹ 50,000 Crores in over 15 iconic infrastructure and destination projects, India's **first, largest, longest** and **biggest** will be in **Dwarka**.



## Dwarka Becoming New, New Delhi!

# The Only-of-Its-Kind Land of Fame in Dwarka.

A Convention So Exponential and So Unconventional.

## Yashobhoomi

India International Convention  
and Exhibition Centre

Located in  
Sector 25  
of Dwarka

10,000  
seating  
capacity

3,500 hotel  
rooms within  
the complex

Multi-purpose  
arena, with  
facilities for  
20,000  
people

Parking  
capacity  
for  
28,600  
cars

Phase 1  
Inaugurated  
by PM Modi on  
September 17,  
2023



Stock Image

# Explore Entire India by Being in Dwarka.

See The Scale of Thought in a Landscaped Format.



## Bharat Vandana Park

Located in  
Sector 20 of  
Dwarka

Spread  
over  
200 acres

10 parks  
of  
10 acres

Replicas of 36  
prominent Indian  
monuments

Expected  
footfall - 50,000  
per day

# Making Dwarka Rich and Famous

Is India's Upcoming Longest Golf Course.



Stock Image



**159 acres  
(7377 yards)**



**Located in  
Sector 24 of Dwarka**



**18 hole  
Golf course**



**8.7 acres of a  
luxury clubhouse**

# Dwarka Symbolizing Global Prestige

With Capital's 2<sup>nd</sup> Largest Diplomatic Enclave.



## Diplomatic Enclave

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Located in Sector 26 to 29

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Delhi's 2<sup>nd</sup> Diplomatic Enclave

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Home to 39 Embassies

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# Dwarka Revolutionizing Infrastructure

with Dwarka Expressway - India's 1<sup>st</sup> Elevated Highway.

8-lane fully access  
controlled urban  
expressway

90,000 commuters  
take the  
Haryana - Delhi  
airport route  
everyday

29.1 kms total length  
(19 km in Haryana;  
10.1km in Delhi)

Cuts down  
travel time between  
Haryana and Delhi's  
IGI Airport -  
30 minutes



Stock Image

So



what was



needed



to make



Dwarka,



a



complete



Dwarka?

The visionaries and master planners of Dwarka asked this question  
and the answer was...

Introducing  
**India's First**  
**Integrated Sports & Cultural Arena with 5 Districts**



Artistic Impression



In a Public Private Partnership With



# Why only Omaxe? A question that has only 2 simple answers.

**Omaxe has the required experience and expertise**  
to plan, to build and to execute large scale destination projects.



@ CHANDNI CHOWK

A 4.5 acre, first-of-its-kind multi-level parking cum commercial development project, developed under the PPP model with North MCD.



WORLD  
STREET

@ FARIDABAD

A global destination for shopping, leisure and recreation. Developing more than 100 acres mix land use commercial and residential projects.

# As a national player,

Omaxe has the legacy to create widespread and large scale destinations.



A public listed company



Being trusted for over  
36 YEARS



Completed over  
200 projects & 79 projects  
under construction



ISO 9001:2000  
Certified company



**OMAXE**

*Turning dreams into reality*



Presence in 29 cities  
and 8 states of India



Delivered over  
132 million sq.ft.

\*as of 31st March 2023



Built over 85,000 homes  
and spread over  
5 lakh smiles



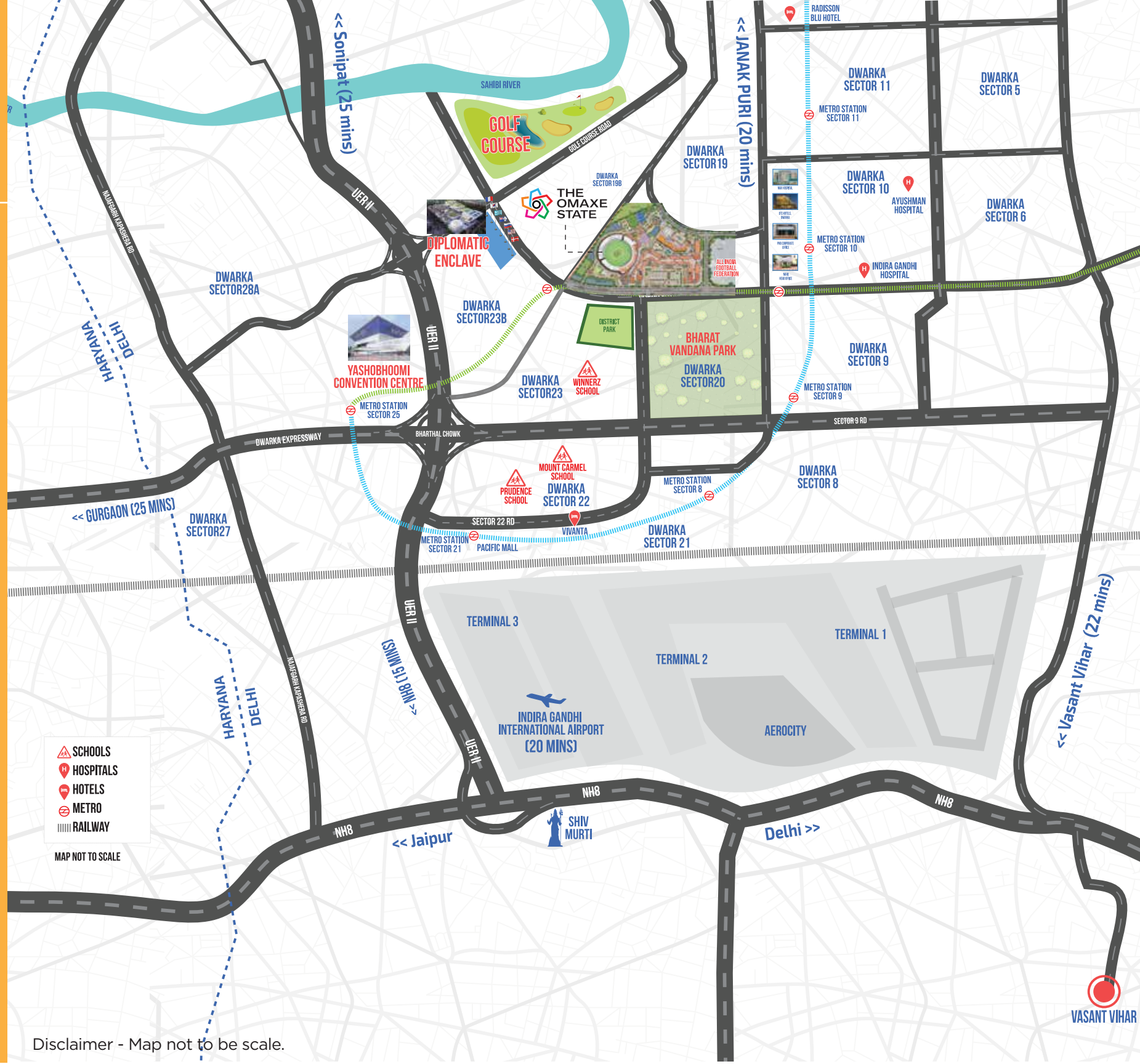
Receiver of National  
and International awards  
for various achievements

**When foresight and potential meet, a new state of mind is born.**  
**Who says that a place is just a piece of land?**

Presenting...  
**India's First**  
**Integrated Sports &**  
**Cultural Arena**  
**@ Sec 19 B,**  
**Dwarka, New Delhi.**



Artistic Impression



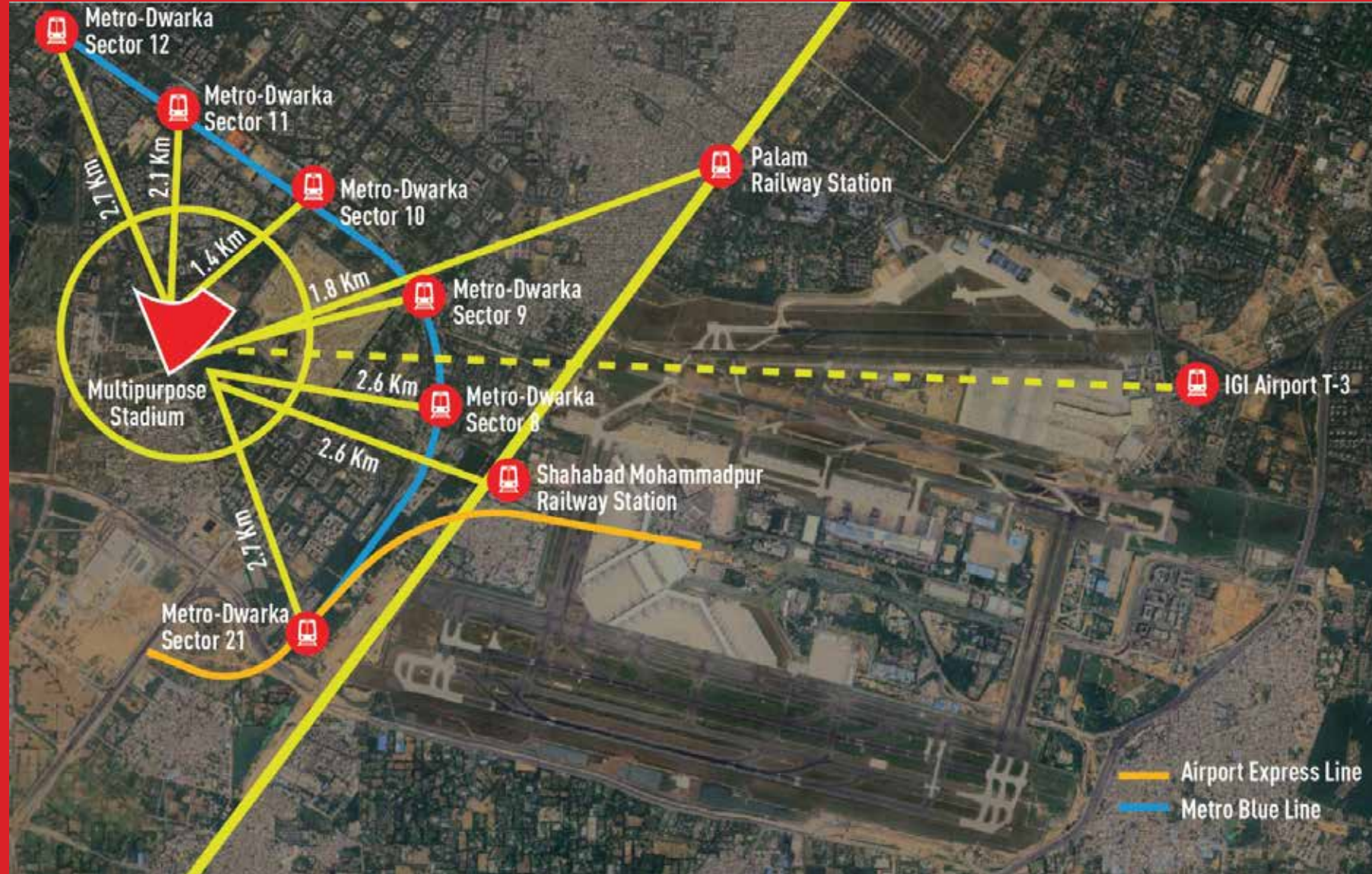
# At the Heart of Progress Where Infrastructure Meets Opportunity

At the 60 - meter Dabri - Gurgaon Road, Dwarka Sector 19 B, boundary with 30 meters road lies the Omaxe state.

- SCHOOLS
  - HOSPITALS
  - HOTELS
  - METRO
  - RAILWAY
- MAP NOT TO SCALE

Disclaimer - Map not to be scale.

# Uninterrupted Access, Unlimited Connectivity, Uninhibited Convenience.



Dwarka Sec-10 Metro Station: **1 km away**

Metro Station Sector 09: **1.8 km away**

Metro station in Sector 12 on DMRC's Blue Line: **3 km away**

Additionally, the proposed **Delhi Metro Lite Rail** passes near the site, with the nearest station at **Sec-20** just **300** meters away.

For those preferring bus travel, there are **11 bus stops** within a 500-meter radius

Disclaimer - Map not to be scale.

# Monumental Venture



# THE MASTER LAYOUT



Kohinoor Residency

DDA Community Hall

ST. Mary School

Sector 19 Dwarka.

Proposed Green Belt

ADFocus Media

vardhman crown mall

DCR District Office 10 >>

Local Pipe Line

District Park

All India Football Federation

Najafgarh Canal

STP

Najafgarh Canal

Sector 10 >>

<< Golf Course

Dabri Gurgaon Road

Dabri Gurgaon Road

Sector 10 >>

Sector 10 >>

District Park Dwarka Sector -23

Dwarka Water Supply

EE M-37 Delhi Jal Board

Bharat Vardna Park

Sector 20 Dwarka

We have made changes as per RERA legal.

# Making the First Impression

A Grand Impression.



3 - side road approach

Grand 11 Entrances

11 car drop offs

2211 ECS & Additional  
Surface Car Parking

# 5 Districts.

## One Destination.

**Unlimited Opportunities for Fun.**

**THE  
SPORTS  
DISTRICT**

**THE  
SHOPPING  
DISTRICT**

**THE  
LEISURE  
DISTRICT**

**THE  
SOCIAL  
DISTRICT**

**THE  
FOOD  
DISTRICT**

Disclaimer - This document is intended solely for internal training and is not meant for marketing or

sales

purposes.

# THE SPORTS DISTRICT

# Breaking Records, Making History

## The Outdoor Stadium



# Delhi's Grand Stadium Complex

Ready to Bowl Over the Crowds.



30000 Seater International  
Cricket and Football Stadium

Can Host Live Shows  
& Performances by  
International Fame Artists  
With a Capacity Upto 1 Lakh Pax



Dedicated Vip Parking of 200.  
180 Capacity Dormitories for  
Inter- School and  
Inter - State Competitions.

# Indoor Marvels

## Opulent Amenities of Delhi's Premier Sporting Venue.



**2** Rooftop restaurants  
and **1** lounge area.



Match  
office area

**72** corporate boxes  
out of which 40 are convertible  
into rooms and these will be  
managed by an internationally  
renowned hotel operator.



Spacious and well equipped  
dressing rooms



# Setting the Stage for Olympic Glory

## The Indoor Stadium

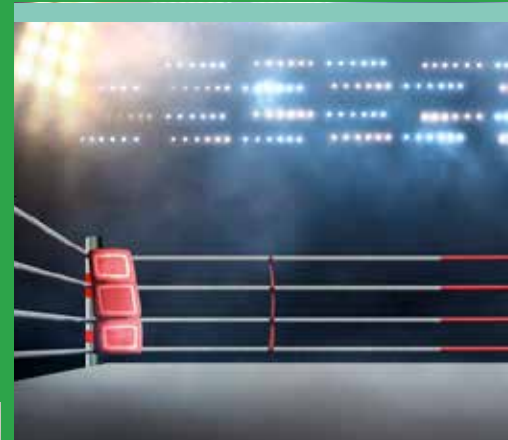


# The World - Class Sporting Complex



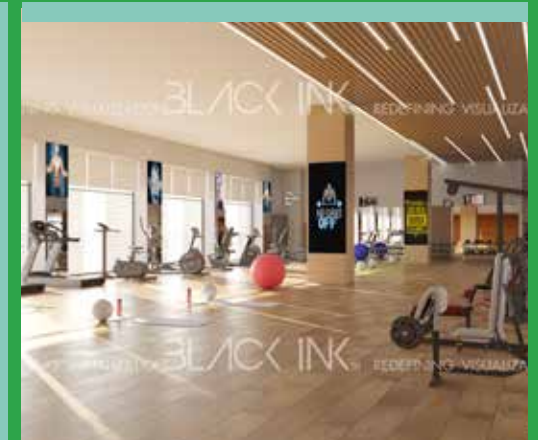
**2000**  
Seater International  
Multi sports  
Indoor Stadium

**75000 sq. ft.**  
E-sports for  
all age groups



**Multi sports arena**  
able to host WWE,  
Wrestling, Boxing,  
Judo etc

**An Olympic  
Size Pool**



**Fitness center**

# THE SHOPPING DISTRICT

# The High-Street Retail



# Groundbreaking Convenience

## 2 Stories of Absolute Retail Delight



75% of the retail  
on the  
ground floor

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4.2 km shop front  
on ground and first floor



18 & 36 ft  
Shop Height

Space for  
6-8 Anchors



5 screen multiplex  
on the Second Floor.



# THE LEISURE DISTRICT

# Exclusive Access : For the Prestigious Few to Unwind

By Invitation Members only.



**2 Banquet Halls -**  
with a capacity of 1500 pax  
and a convention centre



**Party Lawns -**  
with capacity of 2000 pax



**Sports Access To -**  
2 Volleyball Courts, 2 Futsal Courts,  
3 Tennis Courts, 2 Basketball Courts,  
Squash Courts, Billiards Room &  
An Olympic Size Pool



**Luxury  
Rooms**



# The Most Elite and Premium Club

By Invitation Members only.



Artist's Impression

Lounge & Bars | Cigar-room | Turkish Hamam & Spa | Private Bowling Alley  
Premium Health Facilities | Gymnasium with Boxing Ring & much more

# THE FOOD DISTRICT

# Taste the World

40 Restaurants, Lounges and Bar Serving up Diverse Palates.



Artist's Impression

3 Drive - Through | Food Kiosks | Food Trucks | Food Courts | Coffee Shops

# THE SOCIAL DISTRICT

# One Place for all Generations, That Unites, Excites and Delights.



Largest Piazza for cultural and social events, such as  
handicraft & night bazaars, food festivals, food truck festivals & much more  
accommodating 8,000 to 10,000 people.

# Every Small Detail Adds to The Big Picture



Artist's Impression

1.5 km Jogging and cycling paths | 30 escalators and 20 lifts\*  
Multiple water bodies in the project.

# What Makes This Destination So Unique

and One - of - its - Kind?



It's a 5 - in - 1 place



It's not just a weekend destination



A venue for all generations to come together



It has numerous reasons for people to come here throughout the year



Our sports complex will be bustling with activity 22 hours a day



Open for morning walks to a buzzing nightlife



A one - stop - shop for all kinds of needs, big & small



A destination that will attract not just footfalls, but high end population

# Great Minds Coming Together

for the Greatest State Ever.

Architecture Design Consultant  
For Commercial Complex, Hotel And Club



Design Consultant  
For Sports Complex



Liaisoning  
Consultant



MEP Design  
Consultant



SANELAC CONSULTANTS PVT LTD



# Great Minds Coming Together

for the Greatest State Ever.

Lighting  
Consultant



Bharat Mandapam, Delhi

Landscape  
Consultant



Marriott Signature Anichi, Dominica

Structural Peer Review  
Consultant



Truist Park, Atlanta

Facade  
Consultant



National Square, Singapore

# Great Minds Coming Together

for the Greatest State Ever.

Structure Design  
Consultant



ICT, Security,  
AV & Acoustics



Costing  
Consultant



BOH  
Consultant



Taj Amer, Jaipur



City creek center, SLC, USA



Scotland's first net zero and carbon negative hospital



J.W. Marriot, Maldives

# Great Minds Coming Together

for the **Greatest State Ever.**

Traffic Study  
Consultant



Project Management  
Consultant



Green Building  
Consultant



Consultant For Survey Of Trees And  
Preservation Plan Approval From Forest Department

DD MEP  
Engineers



Truist Park, Atlanta



Cricket stadium, Dharamshala

# Great Minds Coming Together

for the Greatest State Ever.

Consultant For  
Architectural Renders

**BNAL**  
Transforming the way you build

Consultant For  
Interior Designing

THIS IS IT.

Consultant For Tenant Mix  
And Zoning Strategy

**CBRE**

Consultant For  
Model Making

**Abyl Groups**



Army public school, Bhatinda



Spice Lab, Tokyo, Japan

# May the World be Forever Seen in a

Happening State of Mind!!



Stock Image



RERA Registered Project Name: The Omaxe State | Project Promoted by: M/s Worldstreet Sports Center Ltd. | CIN: U70109DL2022PLC399496  
Registered & Corporate Address of M/s Worldstreet Sports Center Ltd.: 10, Local Shopping Centre, Kalkaji, New Delhi-110019

Project Co-Promoted by: M/s Omaxe Ltd. | CIN: L74899HR1989PLC051918 | Registered Address of M/s Omaxe Ltd.: 19-B, First Floor, Omaxe Celebration Mall, Sohna Road, Gurugram, Haryana - 122001

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