

omkar 



W O R L I

*The name '1973' is derived from the latitude
and longitudinal coordinates of Worli.*

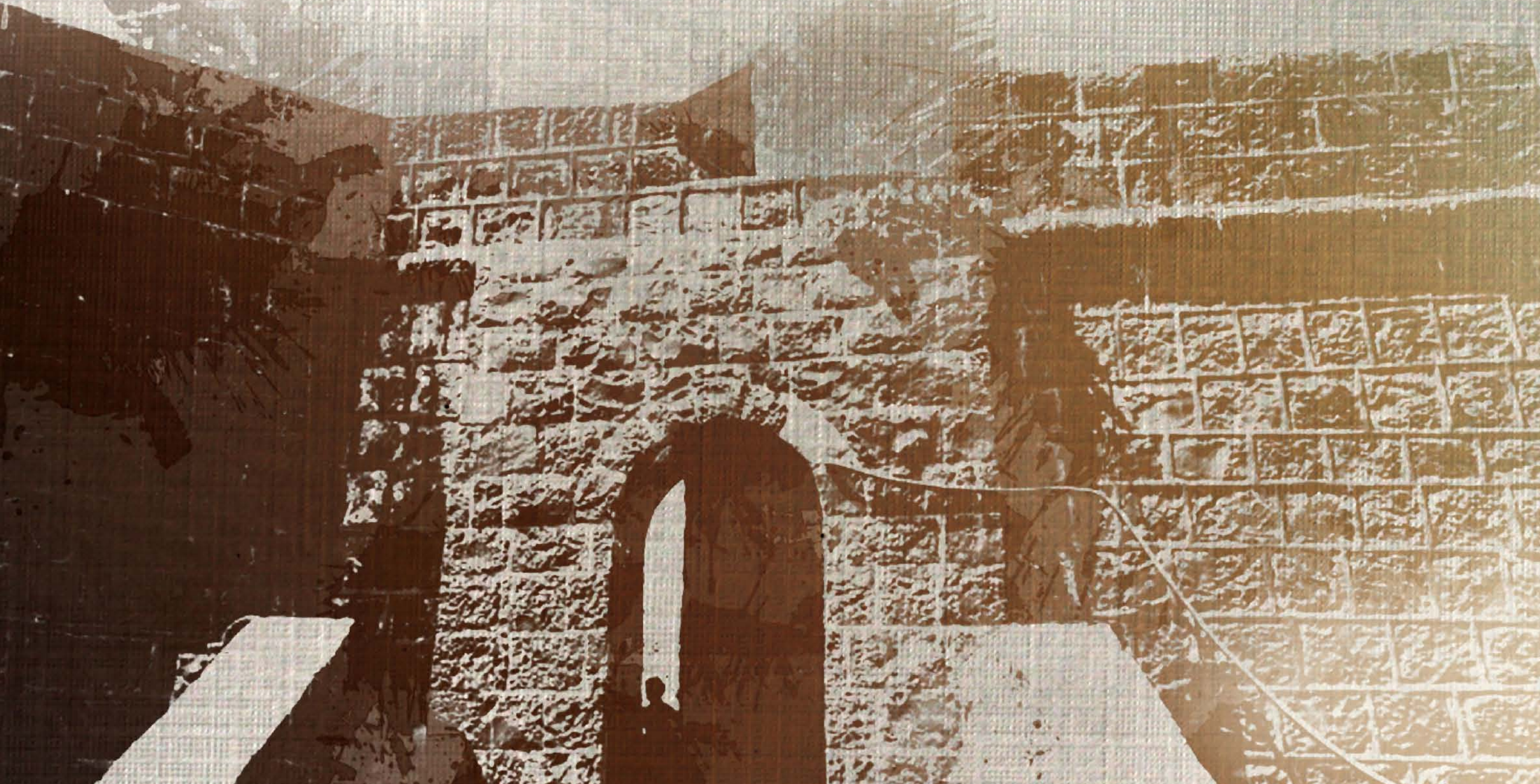
19.0167° N, 72.8167° E

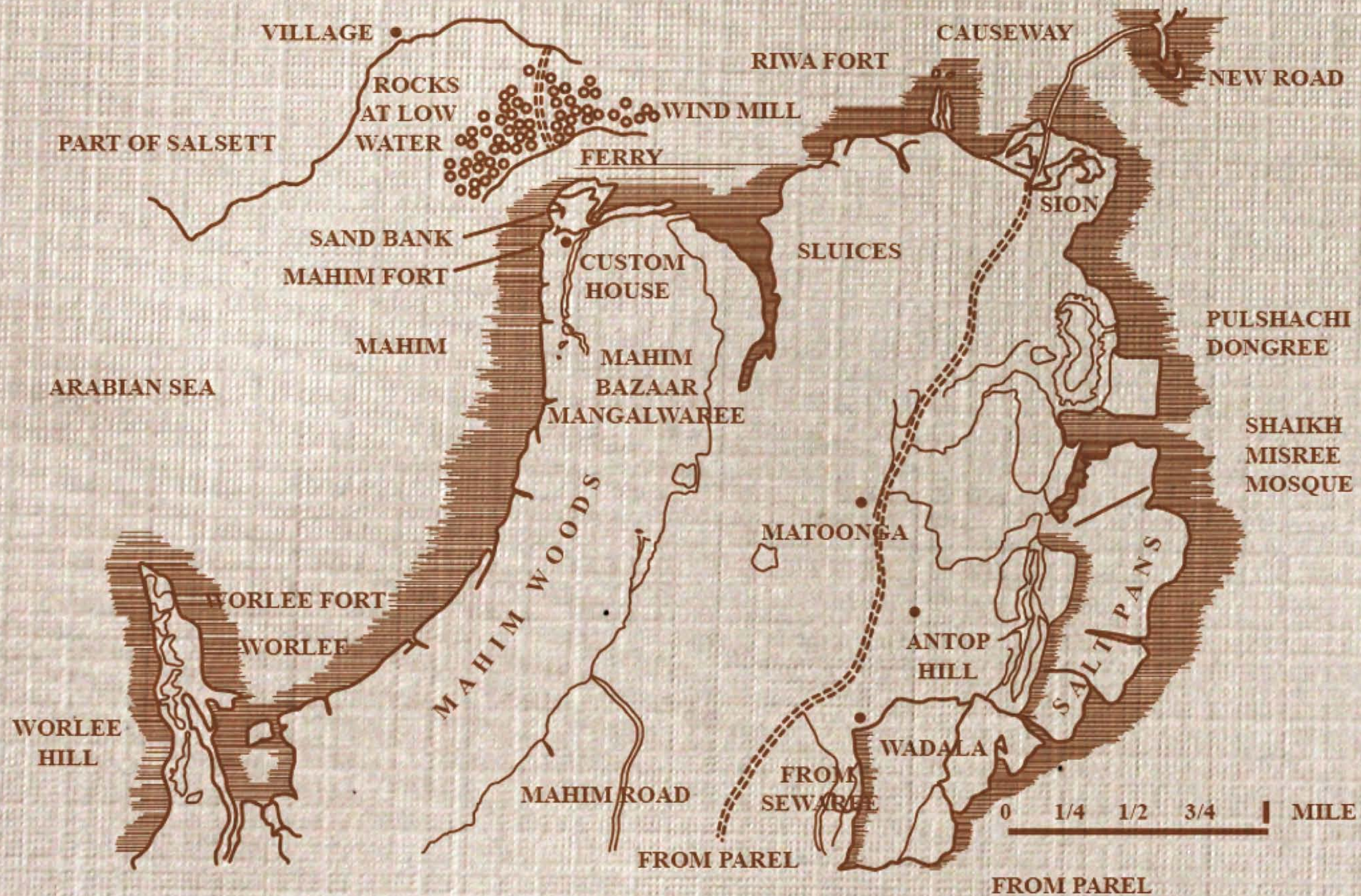
*Worli is amongst the three most sought after
residential areas in India. Owning a home in
Worli is something many dream of but only a few
can possess. With an address this valuable,
Omkar 1973 Worli serves as a fitting name.*

Worli

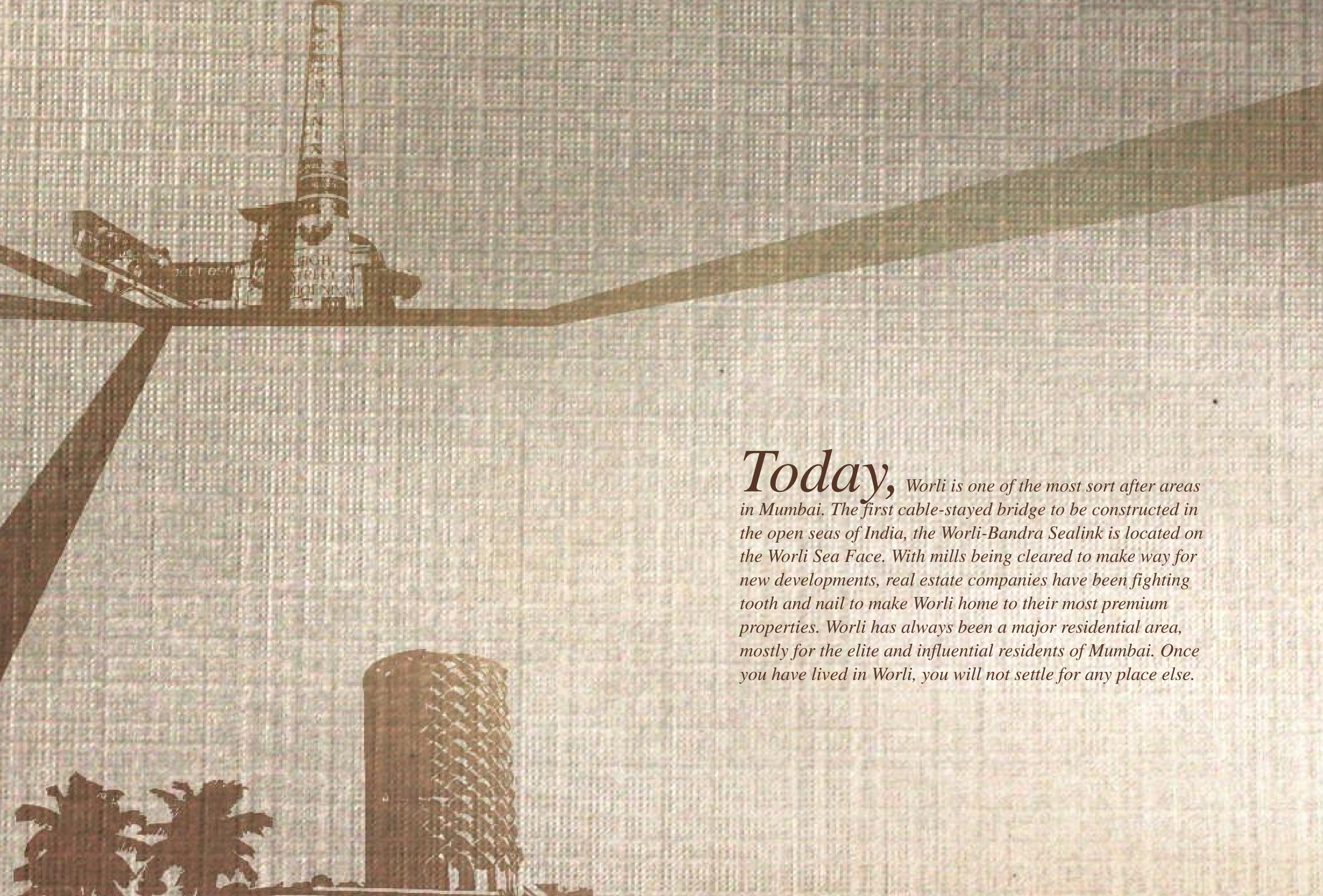
The story of development

Nestled in the centre of India's bustling financial capital is Worli, one of the 7 islands that were connected to form the modern city of Mumbai. It extends from Prabhadevi to Haji Ali, making it a part of the glamorous South Mumbai. Primarily a fishing village, Worli was home to the Kolis, the native fisher folks of Mumbai. During the British rule, the Worli Fort overlooking the Mahim bay was built, from where the Royal British Navy could see vessels approaching the western coast of India. Though the fort now lies in ruins, it is still one of the few forts that serve as a reminder of Mumbai's glorious past.



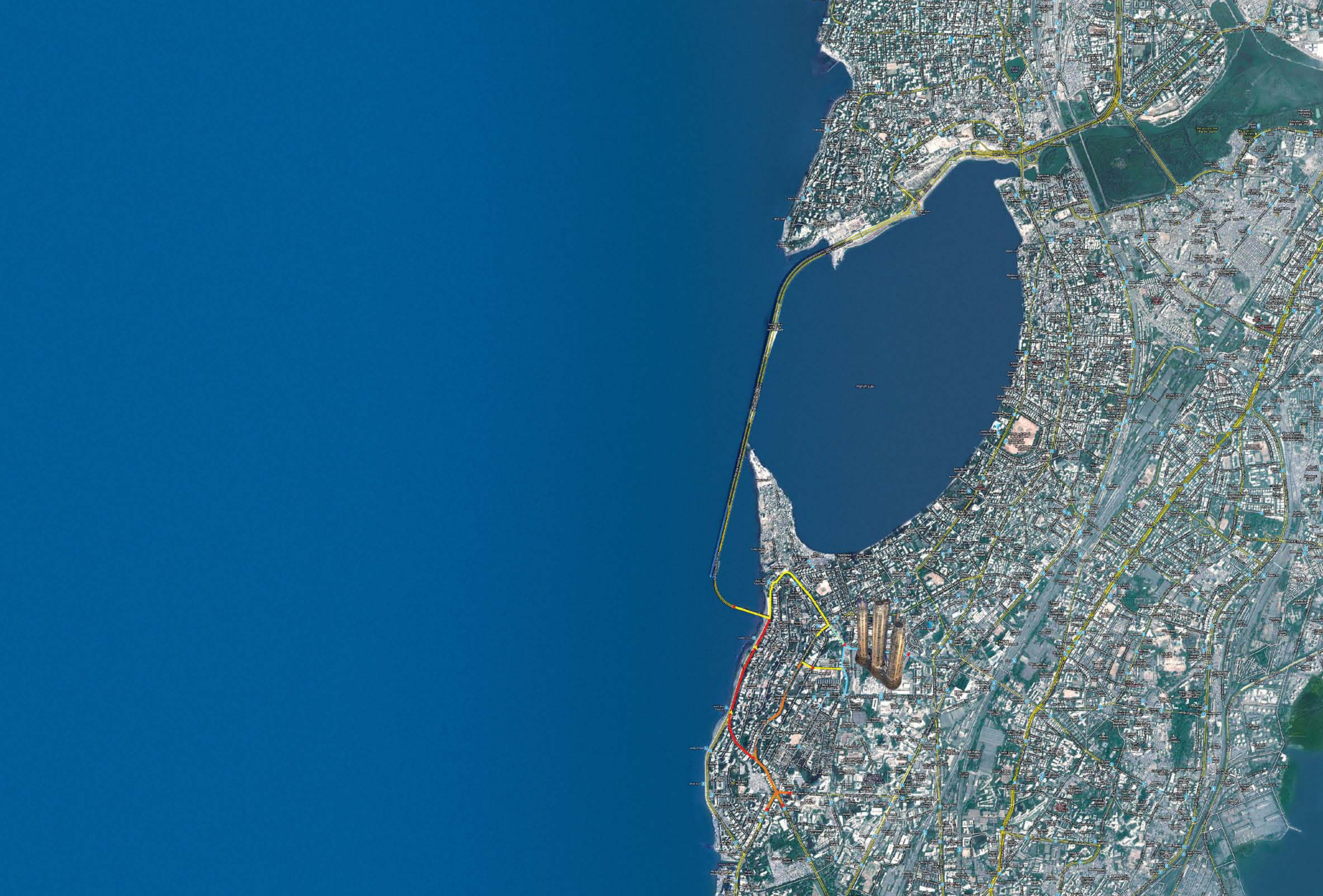


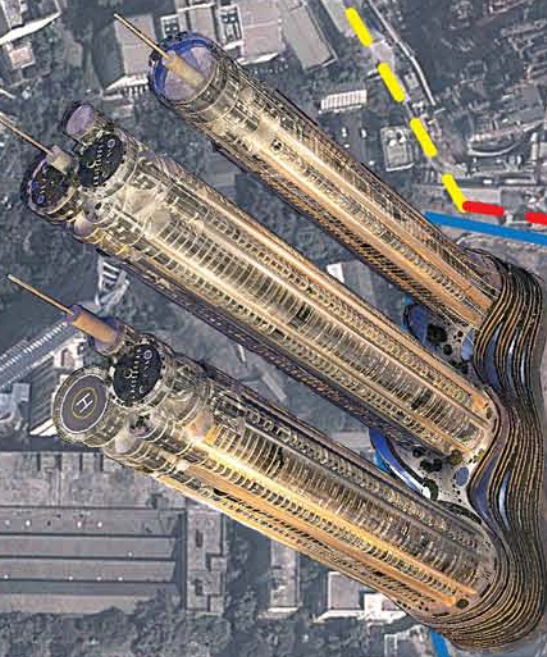
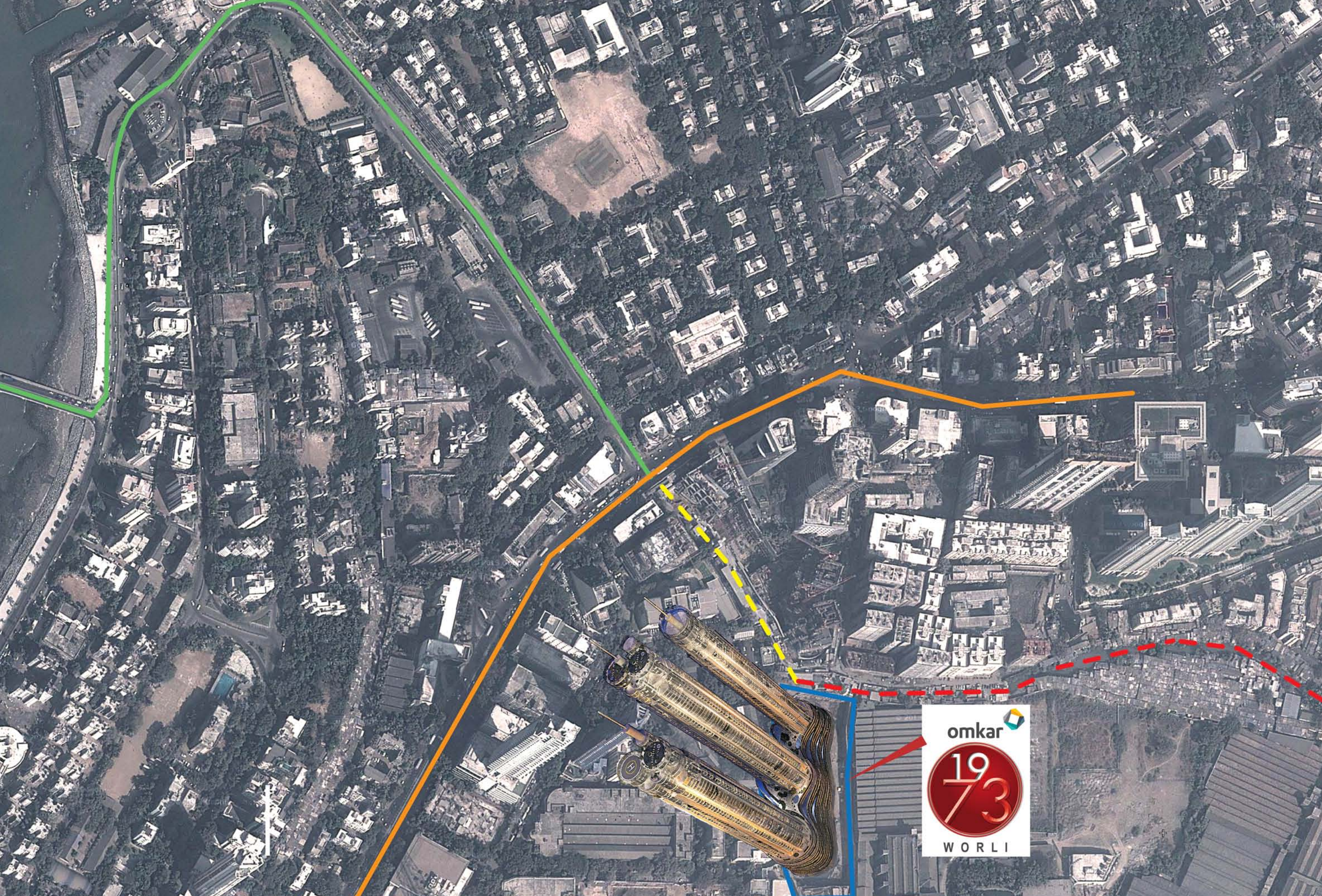




Today, Worli is one of the most sought after areas in Mumbai. The first cable-stayed bridge to be constructed in the open seas of India, the Worli-Bandra Sea Link is located on the Worli Sea Face. With mills being cleared to make way for new developments, real estate companies have been fighting tooth and nail to make Worli home to their most premium properties. Worli has always been a major residential area, mostly for the elite and influential residents of Mumbai. Once you have lived in Worli, you will not settle for any place else.

Location Map





Panaromic Day View



Panaromic Night View





Your World Around





Royal Entrance
Glide your prized
chariots into our
drop-off plaza and make
your grand entrance.



*Lobby
Grand entrance lobbies
prepare you for the
spectacle you will
experience inside.*

omkar
1973
WORLI



*Scenic Infinity pool
Swim and relax in an
outstanding infinity pool
– a true luxury that
only a few can enjoy.*





Your World Within









Living Space
Lose yourself in the
luxury of space.





Dining Room

A dash of lights, a pinch of elegance and the wholesomeness of family time.





Study

*Recreate the world in
your books while
lounging in tranquillity.*





Master Bedroom
Where the first rays of
the sun wake you to a
beautiful morning.





Master Bath
Modern day sanctuaries
for a holistic bathing
experience.





Pool Deck

Unwind from the day's hectic pace with a relaxing dip in the Jacuzzi and swimming pool while overlooking the city's night lights.





Sky Terrace
Something that matches
the magnificence of your
views to the splendour of
your home.



Services and Key Features

Omkar 1973 Worli soon to receive pre-certification from The Indian Green Building Council (IGBC) for IGBC Gold. We will be a leader in establishing practices that respect environmental sustainability and energy efficiency.

Green Building Compliance for Omkar 1973 Worli

IGBC compliance ensures that the building minimizes resource use and maximizes energy efficiency.

For Omkar 1973 Worli, the important aspects of sustainability are Energy, Water, Waste and Materials.

The following important points illustrate the Green Building Compliance for Omkar 1973 Worli.

Energy

- High efficiency heat pumps system for domestic hot water.*
- Low energy light sources.*
- Heat recovery systems used for ventilation provides fresh air and improved climate control, while also saving energy by reducing heating and cooling requirements.*

Water

- Trees / landscaping in and around the development will have low-water use plants, and water minimization on turfed areas.*
- Waste water will be recycled and used for plants and flushes.*

Waste

- Advanced waste management technology ensures the separation of organic and inorganic waste which are then separately disposed and recycled accordingly.*
- A state-of-the-art sewage treatment plant.*

Materials

- Timber to be used from a renewable source (re-growth forests).*
- Eco-friendly and recyclable materials to be used in construction.*



Home Automation

All homes at Omkar 1973 Worli have ready to receive automation with back up to support and they connect to the building's automation system for easy access to all facilities.

Safety & Security

At Omkar 1973 Worli, no efforts have been spared to ensure that our privileged residents are completely safe and secure at all times.

Safety

- *Fire safety*
 - o *Heat detectors in the kitchen*
 - o *Smoke detectors in lobbies (on all floors)*
 - o *Sprinkler systems in common areas*
 - o *Emergency evacuation system*
 - *Fire escape chutes*
 - *Fire lifts*
 - o *Pressurised staircases*
 - o *Fire alarm system*

Security

- *3-level security for building access*
 - o *Entry gate (access with RFID)*
 - o *Entrance lobby (ground floor)*
 - o *Entry to podium*
- *Security for access to apartments*
 - o *Most advanced access control to ensure only residents can use lifts*
 - o *Guests will be allowed access to the lifts only after verification*
- *Burglar detection systems and alarms*
- *State-of-the-art control centre*
- *24/7 surveillance with night vision*
- *Separate lifts from car park to lobby level*





Privacy & Exclusivity

Omkar 1973 Worli ensures that our residents enjoy a world of unparalleled privacy.

- *Boom barriers at ground level entrance*
- *Separate elevators for guests and outsiders to restrict direct access to sky bungalows from the ground level and parking podiums*
- *Direct elevators to sky bungalows to enable exclusive access to residents to their floor*
- *Destination recognition for elevators which open directly into your apartment*
- *Separate service elevators for staff and errand runners*
- *Possibility to style your spacious sky bungalow around your personal taste for amenities*
- *Certain common amenity areas would be available to host private functions*



A Super-Tall Achievement.

With a height of over 300m and an area of about 5,000,000 ft², Omkar 1973 Worli will enlist itself in the books of super-tall buildings. A sky bungalow at Omkar 1973 Worli comes with an envious view of the city and the Arabian Sea that takes you high above the city chaos and noise pollution. Abundant light gives you the feeling of expanse. It's like living a seamless life between the grandeur of the indoors and the calm of the outdoors. It is like living on an island in the sky. There are only a handful of super-tall buildings in the world. Omkar 1973 Worli is soon to be one of them.

Omkar 1973 Worli is being constructed by one of India's leading construction companies - Larsen & Toubro, using the World's best construction systems. The quality of the buildings is evident from the 1st cubic metre of concrete poured, to the installation of the final fittings.

Partners



Foster + Partners

Foster + Partners is one of the world's most recognized names in architecture and design. Based in London with project offices worldwide, the Lord Norman Foster led Foster + Partners are renowned for many top class developments. The Wembley Stadium (London), UN Plaza (New York) and Russia Tower (Moscow), to list a few. They won the Architecture Practice of the Year at the Middle East Architect Awards, the Architect of the Year at the Gulf States Building Awards and the Architecture Firm of the Year at the Commercial Interior Design Awards in the Middle East.



LDA DESIGN

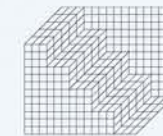
LDA Design are master planners, landscape architects, ecologists, sustainability consultants and renewable energy experts. They take complex projects from concept to the finished product. An example is their work on the 2.5km² Olympic Park for the 2012 London Olympics. LDA Design recently won three awards, and was 'highly commended' in two further categories at the 2012 Landscape Institute Awards.



HIRSCH BEDNER
ASSOCIATES

Leading the hospitality interior design industry since 1964, Hirsch Bedner Associates are the name behind The Ritz-Carlton at Dubai International Financial Centre, Waldorf Astoria, Shanghai and The Ritz-Carlton, Hong Kong. They have won numerous awards such as the Best Overall Resort Design for the Four Seasons, Seychelles which was one of the six awards won at the 2010 Hospitality Design Awards.





Buro Happold

Buro Happold is a world leading engineering consultancy providing engineering solutions across the globe. The M8 Harthill Pedestrian Bridge between Edinburgh and Glasgow, Tuwaiq Palace in Riyadh are some of the landmarks created by Buro Happold. Buro Happold won the Aga Khan Award for Architecture for Tuwaiq Palace and the Wadi Hanifah wetlands. It won the Structural Engineering Excellence Award 2011 for the Scunthorpe Sports Centre from the Yorkshire branch of the Institution of Structural Engineers and the Gold and Bronze awards at the Rose Design awards 2011 for Glasgow's Riverside Museum.



.dha design

With a diverse range of technical backgrounds from theatrical to architectural engineering, dha design offer their clients unique design solutions. They have brought the drama of theatrical lighting to a technically demanding world. dha design is responsible for lighting projects on an international scale. Some of their major projects include lighting for the world's most expensive hotel, The Emirates Palace, Le Meridien hotel, Royal Opera House in Muscat, Al-bidda tower in Qatar, Mirage & Venetian in Las Vegas. They have 11 Lighting Design Awards and 4 FX Awards to their credit.



The Barkley is America's premier pet care facility. The Barkley Pet Hotel & Day Spa concept was created by Beverly Hills Pet Hotels, Inc., a pet hotel management and development firm. Since the flagship facility opened in Orange Village/Cleveland, Ohio, the award-winning Barkley pet care brand has quickly become one of the most recognized and trusted names in pet hospitality. Their newest Westlake Village in Los Angeles, California location continues to set national standards and is considered a second home to celebrity pets and their celebrity owners alike.



DESIGN PARTNERS

Foster + Partners



LDĀDESIGN

INVESTING PARTNERS



ABOUT OMKAR

A vision to transform Mumbai's metropolitan skyline

Since its inception in 2003, Omkar Realtors & Developers has created opulent spaces that have epitomized the pinnacle of luxury. Backed by a strong legacy that spans over five decades, Omkar is managed by second generation entrepreneurs who have carved a niche for themselves in the world of real estate. The board combines a seasoned team of professionals with expertise in real estate, infrastructure, steel manufacturing, oil exploration, shipping and construction.

Combining the core values of integrity, inclusion, equality and excellence with a steadfast financial perspective and revolutionary vision, Omkar has gained enormous admiration from all the stakeholders in the world of real estate.

Today, Omkar Realtors & Developers is equipped to transform the landscape of Mumbai with projects that extend over an area of more than 20 million sq.ft. in the Mumbai Metropolitan Region (MMR) with a specific focus on the island city and the suburbs over a five year horizon.

At Omkar, every individual strives to achieve operational excellence to create a paradigm shift in consumer expectations from real estate developers. The company believes that product and design innovation is a seamless process that creates a roadmap for excellence.

FUTURE PLANS

Omkar Realtors and Developers Pvt. Ltd. is working towards changing the skyline of Mumbai by setting benchmarks in providing quality infrastructure and aiding urban development. The company is targeting the development of 20 million square feet of residential, commercial and retail projects over a five-year horizon. This high growth trajectory will continue to decrease the demand - supply disparity in the real-estate market in India's biggest metropolitan city. In sync with the company's vision, all projects provide a combination of exceptional design, state-of-the-art technology, world class facilities and amenities.

VISION, MISSION AND CORE VALUES

Vision

Developing a better tomorrow for a resurgent urban India.

Mission Statement

Omkar will strive to transform lives by nurturing a passionate entrepreneurial culture to deliver the highest standards in all its actions.

Core Values

Integrity. Inclusion. Equality. Excellence.

CORPORATE SOCIAL RESPONSIBILITY

At the core of Omkar's CSR philosophy is the conviction that 'the only way to truly help someone is to free them of the need for any further help'. All initiatives at Omkar are governed by a framework of business ethics that builds trust and respect with all stakeholders. Omkar is committed to act with diligence and maintain a humane approach with the end objective of the upliftment of society.

Some of Omkar's initiatives include medical care (free eye check-ups / health check-up camps / medical emergency assistance), supporting socio-religious festivals, and other important social activities such as the distribution of spectacles, textbooks and notebooks to the needy.

The company derives a lot of pride and satisfaction in the rehabilitation aspect of its business, which has enabled it to permanently impact the lives of more than 25,000 families living in Mumbai's slums.





Site Address:

Omkar 1973 Worli, Off Annie Besant Road, Worli, Mumbai - 400 030.

Registered Office:

Omkar Realtors & Developers Pvt. Ltd.

Omkar House, Eastern Express Highway, Sion (E), Mumbai-400 022.

☎ *+91 22 4040 1010*

omkar.com

The project has been registered via Maharashtra registration number: P51900003316 and is available on the website <https://maharera.Mahaonline.gov.in> under registered projects.