

*Inviting you to exciting retail
opportunities within a thriving township !*



Omaxe Avenue

Omaxe City, Amar Shaheed Path, Lucknow

OMAXE. Turning dreams into reality

22 years. 23 pan-India projects already delivered. 33 million sq. ft. of total area constructed across 40 cities and 12 states. 11 group housing projects, 9 commercial projects and 3 integrated townships throbbing with life and commerce. Today, Omaxe takes great pride in helping millions across the nation realize their dreams.

A world-class quality system and a team of dedicated professionals have helped Omaxe evolve as a premier real estate development company. At present, it has 41 residential and commercial projects under construction including 2 Hi-tech townships, 14 group housing projects, 8 shopping malls & commercial complexes and 2 hotels. Besides, there are 13 ongoing Infrastructure projects. With a range of residential, commercial and hospitality projects under its belt, Omaxe has put its future course into momentum.

LUCKNOW. The historic city adds yet another feather to its 'nawabi' cap.

It's a city like no other. On the one side stand majestic monuments with their old-world charm. On the other is a bustling mini-metropolis that is fabulously connected with rail, road and air links and is teeming with potential. Amidst the grace and splendor of the historic city, the breathtaking Omaxe Avenue is like a pocket of paradise. Nothing could be a better tribute to Lucknow than this township of a million dreams!

OMAXE CITY - Well-inhabited. Fully-integrated. Future-ready.

There's no locale quite as commercially viable as Omaxe City for doing business. A beautifully designed 140-acre* township, Omaxe City is India's first fully integrated modern township. Located on Amar Shaheed Path in close proximity to Rae Bareilly Road, it offers elegant villas, independent plots and all other amenities such as schools, college, hospitals, theme parks, shopping centers and so much more. Over 700 plots and 300 villas have been delivered, and people have already moved in. Here's a fully inhabited township that's ready to shop, dine and enjoy!

* (1 acre = 4047 sq. mt., 1 sq. mt. = 10,764 sq. ft.)



Actual site photograph

Grand Entrance to Omaxe City

OMAXE AVENUE - Great location. Assured footfalls.

Omaxe Avenue is a strategically located commercial complex right at the entrance of Omaxe City. Set on 3 acres* (approx) of meticulously landscaped grounds, Omaxe Avenue will offer different areas of space for shops / offices and serviced apartments on floors ranging from lower ground to second floor. All the floors will be accessible through staircases on all sides. The shops will open to wide corridors that enable easy customer flow. Lower & upper ground floor will have shops and first & second floor shall have provision for offices / serviced apartments.

The smart facade will be complemented by great facilities. Adequate parking space will make shopping convenient for both buyers and retailers.

Customer's-edge. Retailer's-advantage.



Being located at the entrance of Omaxe City, Omaxe Avenue opens up a plethora of advantages. Omaxe Avenue benefits from the captive clientele of residents inhabiting the township itself. With a large number of cultured, affluent families having moved in, this is a world that is bustling with life! That means, the residents will surely throng the shops for their daily purchases.

Being located on the highway and close to catchments of well-developed residential colonies, Omaxe Avenue will also attract walk-in customers from areas beyond the township.

Retail Space suitable for . . .

Daily Needs Store, Chemist, ATM, Food Outlets, Fruits and Vegetable Shops, Stationary Shops, Boutiques, Bakery and Confectionary, Electronics and Electrical, Cyber Café, Mobile Store, Optical Store, Saloon, Books and DVDs, Hardware Store, Dairy Outlet, Dry Cleaners, Readymade Garments.

*1 acre = 4047/sq.mts. *1 sq.mtr. = 10.764 sq.ft.



An Artist's Impression of Omaxe Avenue



OMAXE AVENUE COMMERCIAL COMPLEX, OMAXE CITY, LUCKNOW

SPECIFICATIONS - OMAXE AVENUE

STRUCTURE	Earthquake Resistant RCC FRAMED STRUCTURE with Infill Wall brick masonry
FLOOR FINISHES <i>Corridors/Common Areas</i> <i>Stairs</i> <i>Shops</i> RAILINGS <i>Stairs</i>	Granite Cheema pink Flooring Granite Cheema pink Flooring Vitrified Tiles Powder coated MS (with Handrail)
TOILETS <i>Flooring</i> <i>Walls</i> <i>Chinaware</i>	Ceramic Tiles Ceramic Tiles as per architectural design White coloured European Type WC and Wash Basin with CP fittings standard.
Counter	Marble counter.
WALL FINISHES <i>Internal</i> <i>External</i>	Plastic Emulsion Paint on walls Texture Paint
SHOP FRONT	MS Rolling Shutter
EXTERNAL PLAZA/ARCADE	Concrete Pavers/Sandstone.
OTHER FEATURES	
Electrical Installation	Copper wiring in conduits. No electrical fixtures to be provided. Provision for sufficient electrical power points and telephone points in Shops/Offices. Provision for split A.C
Water Supply, Sanitation Services and Sewage disposal scheme.	Concealed water supply pipe lines, concealed sewage in Offices with attached toilets. Inlet and outlet facility of water in the shops.

Disclaimer : All floor plans, layout plans, elevation and specifications are indicative and are subject to change as per Architect's decisions. In order to provide reasonable architectural variations in the scheme, the architectural features may differ from as shown.



An Artist's Impression of Omaxe Avenue



Night View of the proposed Club at Omaxe City



Proposed Swimming Pool at Omaxe City



Proposed Gym at Omaxe City

INFRASTRUCTURE AND FACILITIES

- Provision for need based essential services like : banks, postal service, taxi stand, grocery store, etc.
- Underground cables for telephone, electricity distribution, storm water drains & sewer system
- Efficient power distribution network
- Regulated underground / overhead water supply
- Township maintenance and upkeep by a reputed maintenance agency

AMENITIES

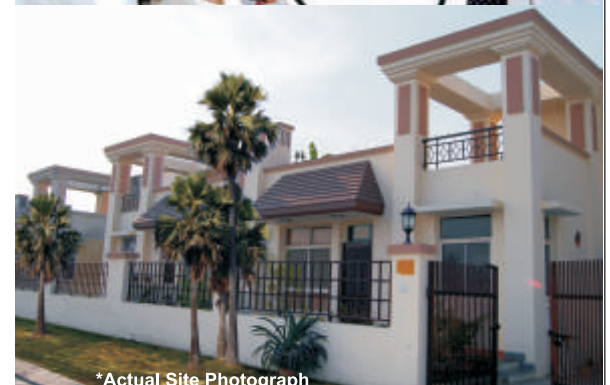
- 7 Nursery Schools
- 7 Primary Schools
- 2 Inter Colleges
- 1 Health Centre

RECREATION AND LEISURE

- Restaurant and banquet hall
- Recreational facilities including card room & multi-purpose room
- State-of-the-art club facilities like swimming pool, sauna, steam, jacuzzi, etc.
- Arrangement for indoor games like squash, cards, billiards, snooker, etc.
- Children's play facilities
- Wide roads with planted pathways & jogging track

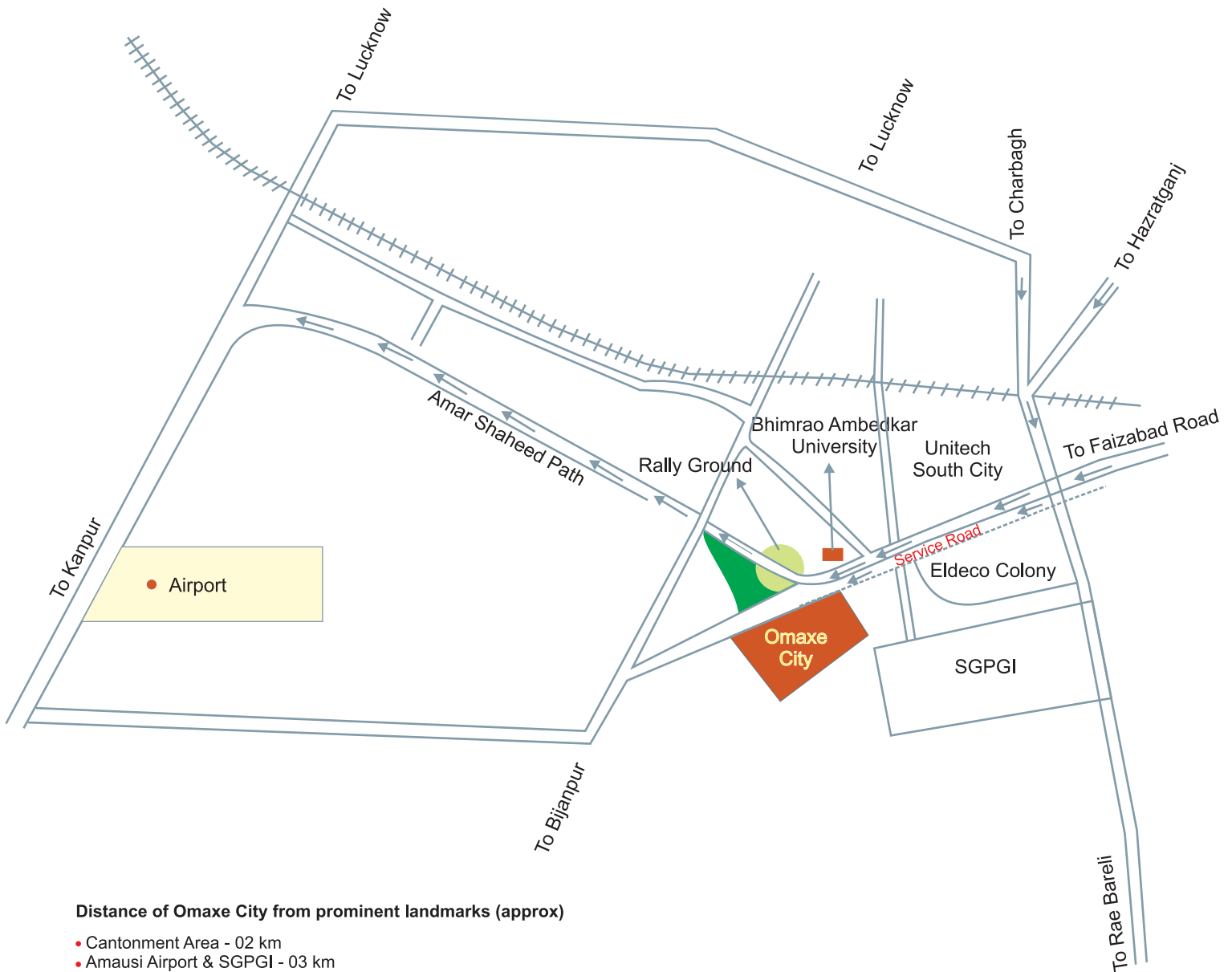
ECO-FRIENDLY ENVIRONS

- Huge green belt (P-2) in front of our township (as per existing Master Plan 2021)
- Afforestation by increasing green cover
- Rainwater harvesting for replenishing ground water
- Environment-friendly waste disposal
- Sewage treatment and incinerators
- Integrated landscaping including theme parks, water bodies & water features



*Actual Site Photograph

Location Map - Omaxe City



Distance of Omaxe City from prominent landmarks (approx)

- Cantonment Area - 02 km
- Amausi Airport & SGPGI - 03 km
- Alambagh - 04 km
- Charbagh Railway Station / Bus Stand - 05 km
- Hazratganj / Taj Hotel - 13 km
- Bhimrao Ambedkar University - 0 km

Map not to scale



Omaxe Infrastructure Ltd. (A subsidiary of Omaxe Ltd.)

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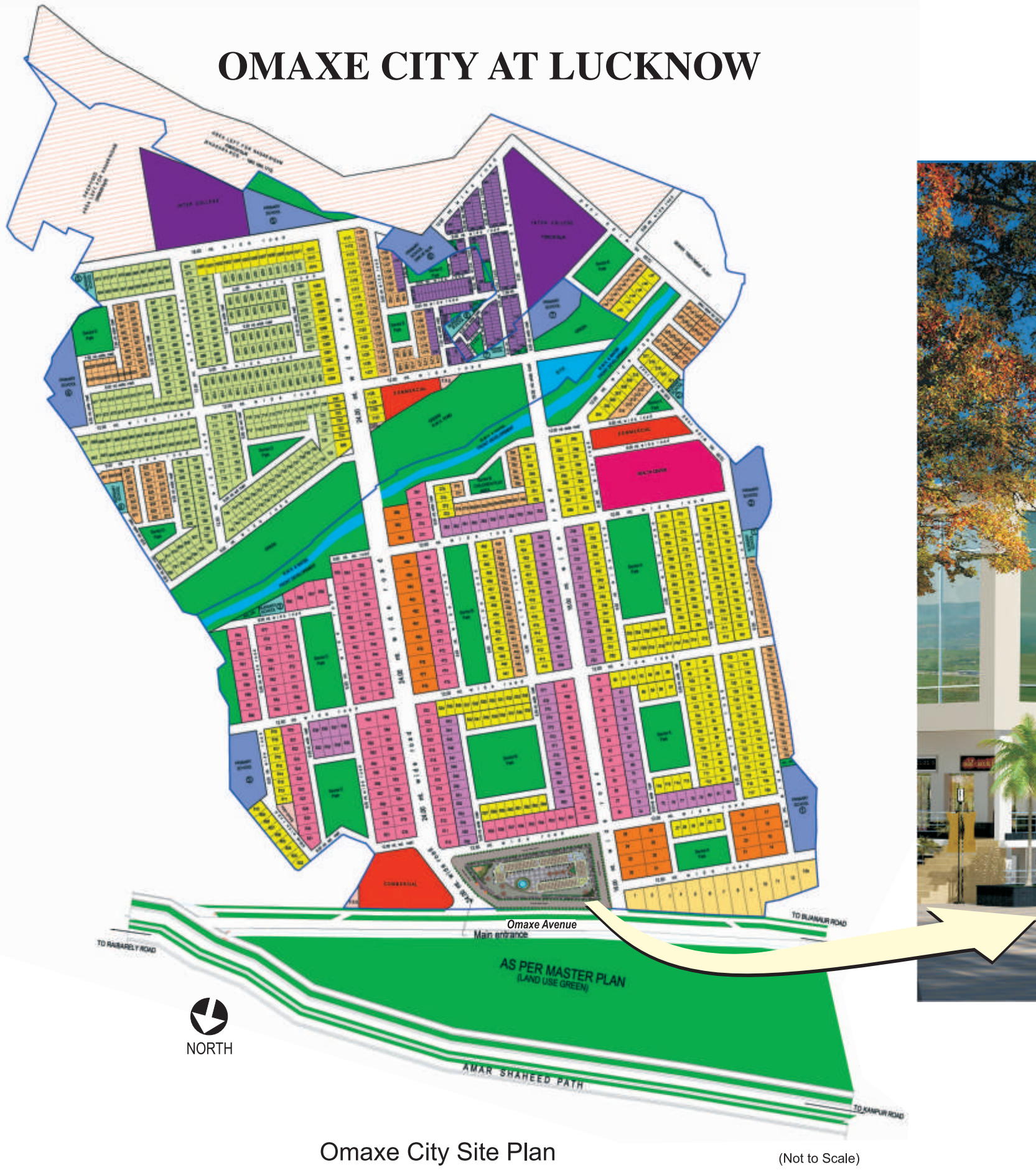
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OMAXE CITY AT LUCKNOW



Omaxe City Site Plan

(Not to Scale)

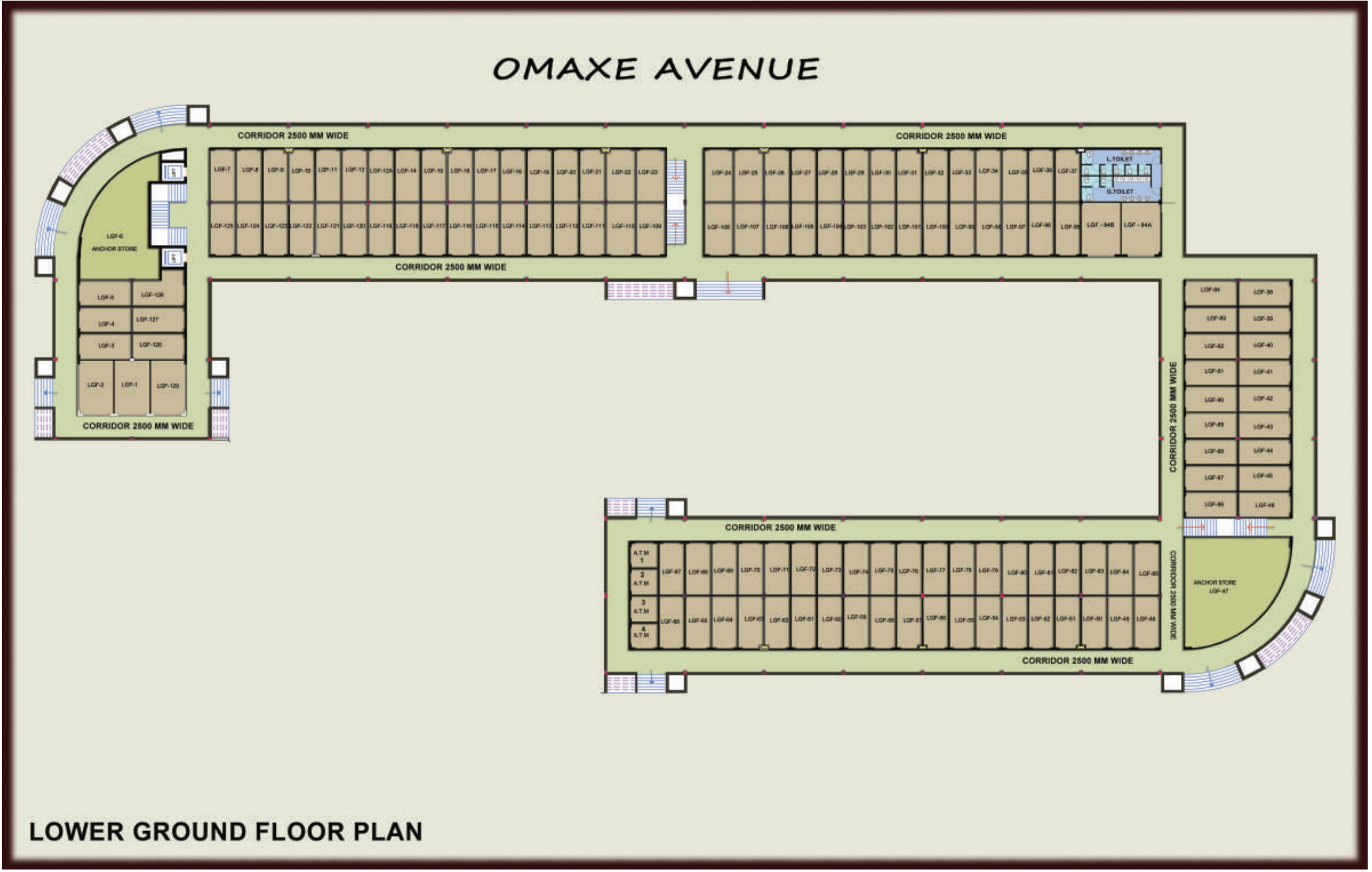


An Artist's Impression of Perspective View

Omaxe Avenue
Omaxe City, Amar Shaheed Path, Lucknow



UPPER GROUND FLOOR PLAN



LOWER GROUND FLOOR PLAN

Disclaimer:
This Brochure is purely conceptual and not a legal offering.
Further the promoters/ architects reserve the right to add/
delete any details/ features/ specifications/ elevation
mentioned if so warranted by the circumstances.

*Provision made on the first floor and second floor
for offices & serviced apartments.