

A New Era Of  
Chandni Chowk

OMAXE  
Chowk  
CHANDNI CHOWK

A Timeless  
Heritage



भारतीय विमानपत्तन प्राधिकरण  
AIRPORTS AUTHORITY OF INDIA

NDMC With Concessionaire Ms Ansh Builders Pvt Ltd New Delhi

Date: 11-02-2019

NORTH DELHI MUNICIPAL  
CORPORATION, CITY SP  
ZONE, 2ND FLOOR, OLD

System Generated Auto Assessment for Height Clearance

1. Airports Authority of India (AAI) in pursuance of responsibility conferred by and as per the provisions of Govt. of India (Ministry of Civil Aviation) order GSR 751 (E) dated 30th Sep. 2015 for Safe and Regular Aircraft Operations has assessed the site data filled by the applicant.

2. Assessment details for Height Clearance:

NOC ID :	SAFD/NORTH/B/020119/368446
Applicant Name*	Shashank Sharma
Site Address*	GANDHI MAIDAN PARKING SITUATED AT HC SEN MARG, CHANDNI CHOWK, DELHI - 110006
Site Coordinates*	77 13 49.11-28 39 26.23, 77 13 49.61-28 39 30.62, 77 13 49.69-28 39 25.39, 77 13 51.48-28 39 28.49, 77 13 53.28-28 39 30.42, 77 13 53.73-28 39 25.11
Site Elevation in mtrs AMSL as submitted by Applicant*	215.8 M
Type Of Structure*	Building

\*As provided by applicant

Your site is located at a distance 8477 mts from ARP and lies in the grid F20 of the published CCZM of Safdarjung Airport airport. The Permitted top elevation for this grid is 370 mts.

Since the requested top elevation 255.8 mts in AMSL is below CCZM permitted top elevation, the NOC for height clearance is not required from Airports Authority of India.

3. This assessment is subject to the terms and conditions as given below:

a. The site-elevation and site coordinates provided by the applicant are taken for calculation of the permissible top elevation for the proposed structure. If however, at any stage it is established that the actual data is different from the one provided by the applicant, this assessment will become invalid.

b. The Site coordinates as provided by the applicant in the NOC application has been plotted on the street view map and satellite map as shown in ANNEXURE. Applicant/Owner to ensure that the plotted coordinates corresponds to his/her site. In case of any discrepancy, this assessment shall be treated as null and void

c. Airport operator or his designated representative may visit the site (with prior coordination with applicant or owner) to ensure that assessment terms & conditions are complied with.

d. The assessment is further subject to the provisions of Section 9-A of the Indian Aircraft Act, 1934 and any notifications issued there under from time to time including the Aircraft (Demolition of Obstruction caused by Buildings and Trees etc.) Rules, 1994.

राजीव गांधी भवन  
Rajiv Gandhi Bhawan

सफ़दरजंग हवाई अड्डा नई दिल्ली-110003  
Safdarjung Airport, New Delhi-110003

दूरभाष : 24632950  
Phone: 24632950

# Airports Authority of India

**GOVERNMENT OF NATIONAL CAPITAL TERRITORY OF DELHI**  
**DIRECTORATE OF DELHI FIRE SERVICE: NEW DELHI – 110001**

No. F.6/DFS/MS/BP/2019/ 164

Dated:- 07.05.2019

To,

The Executive Engineer (Bldg.) HQ  
North Delhi Municipal Corporation,  
8th floor, Mintto Road  
New Delhi.

Sub: **Conditional Approval/NOC** of building plan in r/o Proposed construction of Gandhi Maidan Parking Building at H. C. Sen Marg, Chandani Chowk, Delhi-110006, **ID 10062504.**

Sir,

Please refer to ID No. **10062504** on the above cited subject. In this connection, this is to inform you that the online building plans in respect of proposed multilevel car parking building have been scrutinized by this department from fire safety point of view and observed that there is proposal of construction of automatic multilevel car parking comprising of three level basements, ground and five upper floors. (Mercantile occupancy at ground, 1<sup>st</sup> & 2<sup>nd</sup> floor). The total covered area is 107485.00 Sqm. The height of building is 25.30 meter up to terrace level. The proposed building abuts on 30 meter wide road.

**There is no objection to this department for the construction of the said MLC building subject to the compliance of the following fire safety recommendations:-**

- 1. Access to building:** The building is proposed to be located on 30 meter wide road and approachable through 06 meter wide gate, The entrance gate shall fold back against the compound wall of the premises thus leaving the exterior access in the plot. The archway, if any, shall not be at a height less than 5 meters. Clear cut 06 meter wide fire tender movement road with 09 meter turning circle all around the building capable of taking the load of fire engine weighing up to 45 tonnes shall be provided for free movement of fire engine as per clause 8.2 of UBBL 2016.
- 2. Number, width, Type and arrangement of exits:** 08 staircases of 02 meter each is proposed to be provided in the building from 3<sup>rd</sup> basement to ground floor and from ground floor to terrace floor and segregated at ground floor and they shall meet the requirements as per UBBL-2016. The all four numbers of proposed fire towers shall be extended upto 3<sup>rd</sup> basement.
- 3. Protection of exits by means of fire check doors and or pressurization:** The fire check doors of minimum 2hrs fire resistance rating shall be provided at the entrance of each staircase and lift lobby as per clause of UBBL 2016. Pressurization system for staircases, lift well and lift lobbies shall be installed as per NBC-2016 Part IV, as per clause 9.3.2 of UBBL-2016. **All the exit doorways shall be openable from the side which they serve as per clause 7.12.5 of UBBL 2016.**

Gandhi Maidan Parking Building at H. C. Sen Marg, Chandani Chowk, Delhi, **ID 10059025**

**Delhi Fire Service**



**DELHI JAL BOARD: GOVT. OF N.C.T. OF DELHI  
OFFICE OF THE EXECUTIVE ENGINEER (CENTRAL)-I  
NEAR UGR & BPS RAMLILA GROUND  
JLN MARG, NEW DELHI-110002.**



No. DJB/EE(C)-1/2019-20/ 399

Dated : 24/5/19

To

✓ NDMC WITH CONCESSIONAIRE,  
M/S ANSH BUILDERS PVT LTD,  
GANDHI MAIDAN PARKING,  
SITUATED AT H.C SEN MARG,  
CHANDNI CHOWK, DELHI-06.

**Sub:-To deposit IFC for sewer and water facilities on Gandhi Maidan parking situated at H.C Sen Marg, Chandni Chowk, Delhi-06.**

**Ref No: OBPS ID NO 10056142.**

Please refer to above cited subject, the total infrastructure charges for water & sewer facilities at above mentioned location is Rs 4,20,50,320/- (₹ Four crore twenty lakh fifty thousand three hundred twenty only) worked out by planning divisions of Delhi Jal Board according to office order no DJB/EE(Plg)W-1/2019/738 dated 21.05.2019 and DJB/EE(PLG)Dr/2019/240 dated 22.05.2019.

The feasibility for drinking water exists from 200mm dia water line running on Dr Sen Marg and for disposal of sewage into 450 mm dia sewer line existing on Dr Sen Marg. DJB will supply only drinking water. The feasibility is subject to deposition of infrastructure charges as mentioned above. Also find enclosed herewith the general & special conditions for bulk water and sewer connections.

**Encl.:- As above**

  
EE(Central)-I

# Delhi Jal Board



**दिल्ली मेट्रो रेल कॉर्पोरेशन लि०**  
**DELHI METRO RAIL CORPORATION LTD.**

( भारत सरकार एंव दिल्ली सरकार का संयुक्त उपक्रम )  
( A JOINT VENTURE OF GOVERNMENT OF INDIA AND GOVT. OF DELHI )

No. DMRC/Land/15/NOC/506-A/54

Dated : 25.04.2019

Executive Engineer (Bldg.)  
North Delhi Municipal Corporation,  
9<sup>th</sup> Floor, Civic Centre,  
Minto Road,  
New Delhi – 110 002

**Sub: NOC to the building plan in respect of proposed construction of multi level parking at Gandhi Maidan at HC Sen Marg near Chandani Chowk Metro Station**

Ref : (1) Online Request ID No. 10062504  
(2) DMRC/Land/15/NOC/506-A/48 dated 01.02.2019

Sir,

Based on the details provided vide above referred request ID no. and as already declared by you that 'no construction/excavation would be done on Metro Influence Area', this office has no objection to the construction of subject work with the condition that DMRC officials may be allowed to inspect the site any time.

The NOC is subject to the further condition that DMRC reserves its right to request for transfer of said land, if required in future, for MRTS purpose.

Thanking you,

Yours faithfully,

(Ravi Kapoor)  
Chief Engineer/General

# Delhi Metro Rail Corporation



## Approval Letter

**No. :** OL-24041923024

**Date :** 06/05/2019

**Code :** 240423564

To,  
NDMC: SE(B) HQ, North DMC,7th Floor, E-1 Wing,Dr.  
SPM Civic Centre,J.L. Nehru Marg,New Delhi – 110002.

विषय : MULTILEVEL CAR PARKING AT CHANDNI CHOWK

संदर्भ :

महोदय ,

उक्त प्रस्ताव पर आयोग की दिनांक **02/05/2019 04:30 PM** को आयोजित बैठक में विचार किया गया था ।  
आयोग की प्रेक्षाएं तथा निर्णय इस प्रकार हैं ।

### Decisions:

Approved, observations given.

### Remarks:

The compliance of Commission observations to be ensured strictly by the North DMC before releasing the approval.

### Observations:

1.The proposal forwarded online by the North DMC was considered by the Commission on the directions of the Hon'ble High Court of Delhi at its meeting held on April 3, 2019. It was found not acceptable and rejected wherein, certain observations were given.

2. The revised proposal was scrutinized, taking into cognizance observations made earlier, and after detailed deliberation, the following observations and conclusions were made :

i.It was observed that the building was now designed with a total height of 25.30 meters, with 3 basements with floor to floor height of 4800 mm. Basement no. 3 has a provision for double stacking with a parking capacity of 713 nos. Basement no.2 is provided with parking facility accommodating only 346 nos of cars which is to be managed by the North DMC. However, the basement no.1 has been designed for accommodating 281 nos. of small trucks like Tata 407, etc. It was observed that the height of the basement no.2 is also 4800 mm which is sufficient enough to accommodate the same number of cars as in basement no.3. Therefore, it is recommended to make provision of double stack parking in the basement no.2 also, thereby accommodating approximately 300 more number of cars. Thus, the total number of cars accommodated can be increased in the basement.

ii.The design has further provided for retail shops on ground floor, first floor and second floor with a floor to floor height of 4800 mm. As per provisions under clause no: 7.3 of the Unified Building By-laws 2016 (UBBL) for Delhi, for Business Buildings/ and Mercantile Buildings, it is stipulated that :

# Delhi Urban Art Commission

Date: 25<sup>th</sup> February, 2019

To,

**M/s North Delhi Municipal Corporation  
(with Concessionaire M/s Ansh Builders Pvt Ltd)**  
10, Local Shopping Complex, Kalkaji, New Delhi,  
South Delhi -110019  
E Mail: [mlcpchandnichowk@gmail.com](mailto:mlcpchandnichowk@gmail.com)

**Subject: Multilevel Car Parking Complex Project at Chandni Chowk, New Delhi  
by M/s North Delhi Municipal Corporation (with Concessionaire M/s  
Ansh Builders Pvt Ltd) - Environmental Clearance - reg.**

Sir,

This has reference to your online proposal No. IA/DL/MIS/88349/2018 dated 13<sup>th</sup> December, 2018, submitted to this Ministry for grant of Environmental Clearance (EC) in terms of the provisions of the Environment Impact Assessment (EIA) Notification, 2006 under the Environment (Protection) Act, 1986.

2. The proposal for grant of environmental clearance to the project 'Multilevel Car Parking Complex Project at Chandni Chowk, New Delhi promoted by M/s North Delhi Municipal Corporation (with Concessionaire M/s Ansh Builders Pvt Ltd), was considered by the Expert Appraisal Committee (Infra-2) in its 37<sup>th</sup> meeting held on 17<sup>th</sup> January, 2019. The details of the project, as per the documents submitted by the project proponent, and also as informed during the above meeting are as under:-

- (i) The project is located at Chandni Chowk, New Delhi at Latitude: 28°39'28.02"N and longitude: 77°13'51.11"E.
- (ii) The project is new and the total plot area is 18,524 sqm. FSI area is 19,260 sqm and total construction (built-up) area of 1,19,385 sqm. Maximum height of the building is 30m. The project will consist of Retail shops (ground floor to second floor) and Multi level parking (three basements and third to sixth floor).
- (iii) The total water requirement for the construction of Multilevel Car Parking Complex Project is estimated to be approx. 597 ML. The water supply during Construction phase will be met through Private Water Tanker. During the construction phase, soak pits and septic tanks are provided for disposal of waste water. Temporary toilets will be provided for labourers.
- (iv) During operational phase, total water demand of the project is estimated to be 388 KLD and the same will be met by 51 KLD fresh water from Delhi Jal Board and 337 KLD from recycled water, stored rain water and treated waste water from private water tanker. Wastewater generated (159 KLD) uses will be treated in STP of total 200 KLD capacity. About 143 KLD of treated wastewater will be generated from which 118 KLD will be used for flushing, 3 KLD for gardening, and remaining 22 KLD for HVAC.
- (v) About 1515.196 kg/day solid waste will be generated from the project. The biodegradable waste (606.07 kg/day) will be processed in OWC, Inert wastes

# Ministry of Environment, Forest and Climate Change



**Indian Green Building Council**  
C/o CII – Sohrabji Godrej Green Business Centre  
Confederation of Indian Industry  
Survey No 64, Near Kothaguda Cross Roads  
Kothaguda Post, R R District,  
Hyderabad – 500084  
Tel: 91-40-44185111 Fax: 91-40-44185189  
Email: igbc@cii.in  
Web: www.igbc.in; www.greenbusinesscentre.com

26 November 2018

**TO WHOMSOEVER IT MAY CONCERN**

This is to confirm that the M/s **ANSH BUILDERS PRIVATE LIMITED** has registered their project “**Redevelopment of MULTILEVEL CAR PARKING also with Commercial Complex**” at Gandhi Maidan (Chandni Chowk), Delhi-110006 with IGBC New Building (Tenant Occupied Rating System) on 23rd November 2018.

The project registration number is “**IGBCNBT180376**”

**V SURESH**  
Chairman  
Indian Green Building Council

# Indian Green Building Council



REAL ESTATE REGULATORY AUTHORITY  
FOR NCT of Delhi  
2<sup>nd</sup> Floor, Shivaji Stadium Annexe Building,  
Shaheed Bhagat Singh Marg,  
New Delhi-110001

No. F. 1 (60)/PR/RERA/2019/1091

Dated : 19/9/19

FORM 'C'  
[See rule 5(1)]  
**REGISTRATION CERTIFICATE OF PROJECT**


This registration is granted under section 5 to the following Project under project registration number DLRERA2019P0005 :-

'Omaxe Chandni Chowk, Multilevel Car Parking alongwith commercial complex at Gandhi Maidan, H. C. Sen Marg, Chandni Chowk, Delhi-110006.

1. M/s Omaxe Heritage Private Limited (formerly known as Ansh Builders Private Ltd.) having its registered office at 10, Local Shopping Centre, Kalkaji, New Delhi-110019.
2. This registration is granted subject to the following conditions, namely:--
  - i. The promoter shall enter into an agreement for sale with the allottees as prescribed by the appropriate Government;
  - ii. The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment, plot or building, as the case may be, or the common areas as per section 17;
  - iii. The promoter shall deposit seventy per cent of the amount realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (1) of sub section (2) of section 4;
  - iv. The registration shall be valid for a period of 47 Months commencing from Sept., 2019 and ending with July, 2023 unless extended by the Authority in accordance with the Act and the rules made thereunder;
  - v. The promoter shall comply with the provisions of the Act, and the rules and regulations made thereunder;
  - vi. The promoter shall not contravene the provisions of any other law for the time being in force as applicable to the project;
3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made thereunder.

Dated : 19/9/19

Place : New Delhi

  
CATHERINE MATHAI  
Secretary  
Real Estate Regulatory Authority  
New Delhi  
For NCT of Delhi

# Real Estate Regulatory Authority for NCT of Delhi

**FORM- B-1**  
(Chapter 2, Para 2.3 )  
**GRANT OF SANCTION**



NAME OF THE SANCTIONING AUTHORITY NORTH DELHI MUNICIPAL CORPORATION

**Building Department (HQ) / HQ Zone**

File No. 10062504 Dated: 19/06/2019

To,

NDMC With Concessionaire M s Ansh Builders Pvt Ltd New Delhi  
NORTH DELHI MUNICIPAL CORPORATION, CITY SP ZONE, KASHMIRI GATE, DELHI - 110006  
New Delhi

*GRANT OF SANCTION*

**Sub: Sanction Under Clause 336 of Delhi Municipal Corporation Act, 1957**

Dear Sir/Madam,

With reference to your application dated **24/04/2019** for the grant of sanction to erect/re-erect/add to/alteration in the building to carry out the development specified in the said application relating to Plot no. 0, Pocket no. \_\_\_\_\_, Block no. \_\_\_\_\_, Sector no. \_\_\_\_\_ Situated in/ at **GANDHI MAIDAN PARKING SITUATED AT HC SEN MARG CHANDNI CHOWK DELHI 10006**. I have to state that the same has been sanctioned on **30/05/2019** by the MCD subject to the following conditions and corrections made on the plans:-

1. The plans are valid up to 18 day of month Jun year 2024.
2. The construction will be undertaken as per sanctioned plan only and no deviation from the bye-laws will be permitted without prior sanction. Any deviation done against the bye-laws is liable to be demolished and the supervising Architect, engaged on the job will run the risk of having his license cancelled.
3. Violation of building bye-laws will not be compounded.
4. It will be duty of the owner of the plot and the Architect preparing the plan to ensure that the sanctioned plans are as per prevalent building bye-laws. If any infringement of the bye-laws remains unnoticed the NORTH DELHI MUNICIPAL CORPORATION reserves the right to amend the plans as and when the infringement comes to its notice and NORTH DELHI MUNICIPAL CORPORATION will stand indemnified against any claim on this account.
5. The party shall not occupy or permit it to occupy the building or use permit the building or part there of affected by any such work until occupancy certificate is issued by the sanctioning Authority.
6. NORTH DELHI MUNICIPAL CORPORATION will stand indemnified and kept harmless from all proceedings in courts and before other authorities of all expenses/losses/claims which the NORTH DELHI MUNICIPAL CORPORATION may incur or become liable to pay as a result or in consequences of the sanction accorded by it to these building plans.
7. The door and window leaves shall be fixed in such a way that they shall not when open project on any street.
8. The party will convert the house into dwelling units of each floor as per the approved parameters of the project and shall use the premises only for residential purpose.
9. The building shall not be constructed within minimum mandatory distance as specified in Indian Electricity Rules and as per the requirement of Delhi Vidut Board from the voltage lines running on any side of the site.
10. The land left open on consequences of their enforcement of the set back rule shall form part of the public street.
11. The thickness of outer walls will be maintained at least 0.23 mt. (9").

**Sanction Letter  
North Delhi  
Municipal Corporation**

F. No. 33/NFD/TC/Felling/2019-20/637-38  
GOVT. OF NCT OF DELHI  
DEPARTMENT OF FOREST AND WILD LIFE  
OFFICE OF THE DEPUTY CONSERVATOR OF FOREST  
NORTH FOREST DIVISION, KAMLA NEHRU RIDGE,  
DELHI-110007(PH.:23853561)

Date: 18-12-2019

To  
✓ OMAXE Heritage Pvt. Ltd.,  
10, Local Shopping Centre, Kalka Ji  
New Delhi-19.

**Sub: Permission for felling/transplantation of 10 no. of trees for implementing the project re-development/reconstruction of multi level car parking at Gandhi Maidan City S.P. Zone.**

With reference to your application dt. 12.12.2019 on the subject noted above, you are hereby informed that permission is granted for felling of 03 no. of trees and transplantation of 07 no. of trees for implementing the project re-development/reconstruction of multi level car parking at Gandhi Maidan City S.P. Zone subject to the satisfaction of the terms and conditions hereinto specified.

The required security deposit of Rs. 5,70,000/- (Rs. five lakh seventy thousand only) vide payment DD No. 075719 date 12.12.2019, from The Yes Bank, Chanakya Puri, New Delhi has been received.

S. No.	Species of trees	Girth (in cm.)	Tree No.	Remarks
01.	Pipal-07	170, 200, 135, 180, 150, 200, 135 cm approx	03, 04, 11, 19, 20, 23, 29	Permission for transplantation of each tree.
02	Semal-01	200 cm approx	07	Permission for felling of each tree.
03	Pipal-02	350, 85	25, 31	

**Terms & Conditions**

1. Permission for felling of trees is granted at your risk and without prejudice to the claim (s) of any other person/s who may be having any right (s) over the land or the trees.
2. Felling of tree/s shall be completed within 30 days of issue of this letter.
3. Material produced from tree shall not be disposed without permission of the Tree Officer.
4. Progress report of felling & transportation shall be submitted through Inspection Officer concerned along with complete details of tree. You are requested to intimate this office at least 3 days in advance before starting the removal of felled trees.
5. Transplantation of trees shall be carried out in a scientific manner so as to ensure the survival of the trees at receptor site. A report regarding completion of transplantation and survival of the transplanted trees shall be submitted to this office without fail.
6. The timber/wood arising out of felling is transported to the nearest public crematorium managed by MCD under proper receipt and at his expense. He shall submit copy of the receipt obtained from such crematorium to this office immediately thereafter.

# Delhi Forest Department

# Only Fully Approved – Commercial Development in Chandni Chowk

Project has all 100% approvals as required like:

- [Delhi RERA Registration No. DLRERA2019P0005](#)
- [Delhi Fire Services](#)
- [DUAC](#)
- [MOEF](#)
- [AAI](#)
- [Building Plans Sanctioned by North DMC](#)
- Power Backup with not less than 110% redundancy with automatic switchover mechanism
- Modern security system, secure from fire & theft
- [DJB](#)
- [DMRC](#)
- [Delhi Forest Department](#)
- [IGBC Registered \(Green Building\)](#)

With majority of Chandni Chowk on "Pagadi System",  
Omaxe Chowk guarantees happiness for Generation.



# Elevation And Section Plan



2 Floor Parking's  
FOOD COURT  
Retail (First Floor)  
Retail (Ground Floor)  
3 Floor  
Basement Parking

# HAS ALL MODERN MALL FEATURES

To be managed by a reputed facility management company



Smart Parking  
Management System



Easy Access Tourist  
Information Centre



Passenger Lifts &  
Escalators



On Vigil 24X7: Fire  
Safety System



Radio & Mobile Taxi  
Pickup & Drop Lane



Tourist Bus  
Parking



State-of-the-Art  
Security



Centrally  
Air-conditioned



Special Funtainment  
Zone for Kids



Exclusive  
F&B Floor



Largest Car Parking  
with Valet Service



Multiple  
ATMs

# LIST OF CONSULTANT

## MLP CHANDNI CHOWK

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Architectural & Interior Consultant

*Sincere Design*

Structural Consultant

*Vintech Consultants*

D-Wall Consultant

*Nu Techno Design*

MEP - Services Consultant

*MEP Consultant -  
KCB Associates (KCB)*

Green Building Consultant

*Green Tree*

Traffic Consultant

*Transfic*

Environment Consultant

*Grass Roots Research &  
Creation India (P) Ltd. (GRC)*

3D Walkthrough Consultant

*VRRT*

3D Model

*R C Modellers*

BIM Consultant

*Infocon*

# Site Development work in Progress



The Most Famous Structural Steel Structures in the World

Burj Khalifa (DUBAI)

The Empire State Building (NEW YORK)

Beijing National Stadium (BEIJING)





# BRANDS SIGNED



## F & B



AND MANY MORE...

## Ethnic Wear



AND MANY MORE...