



MAX HOUSE  
OKHLA

## Open for business; In the heart of New Delhi

Originally the headquarters of the \$3B Max Group, Max House is located at the epicenter of the Secondary Business District of Delhi. Offering ~105,000 sq. ft. of prime real estate spread across 10 floors, Max House is poised to be the new business address in Delhi NCR.

Designed to address the future of work while considering human capital to be an occupier's most important resource, Max House blends thoughtful design and superior hospitality in order to nurture a more productive, healthier and happier community.

### Key Facts

Super Built Up Area	1,05,425 sq.ft.
Building Height	40 m
Total Number of Floors	1 Basement Parking 1 Stilt Parking 2 Podium Level Parking 8 Tripart Floors Terrace
Typical Floor Plate Size	13,000 sq. ft.
Green Rating	LEED Gold
Floor Condition	Warmshell with succeeding



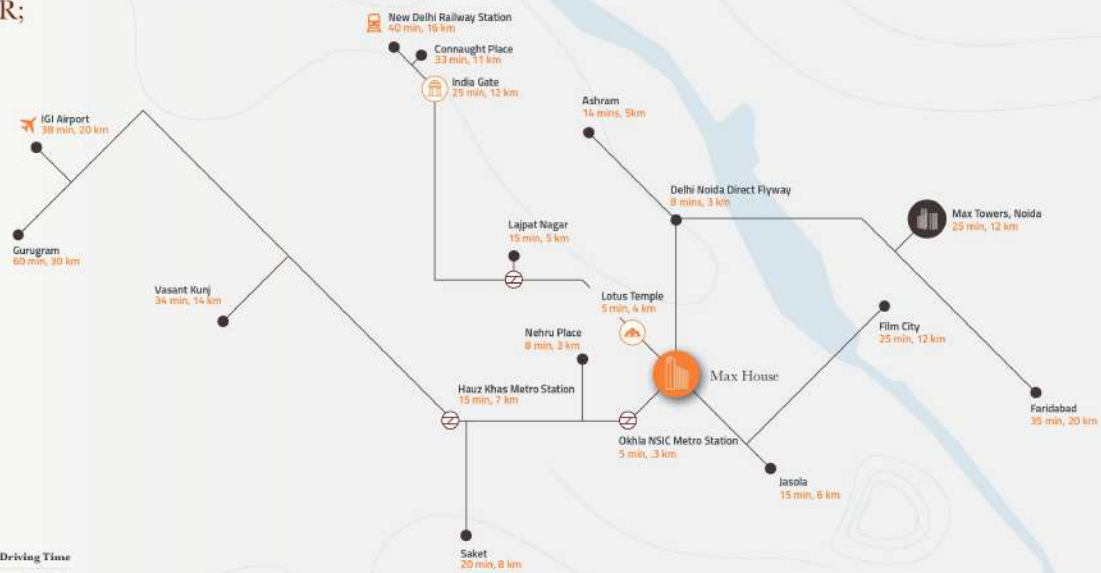
## Well Connected to all regions of NCR; Ready Social Infrastructure

Strategically located within walking distance of the Okhla NSIC Metro Station, Max House offers excellent accessibility and connectivity to Delhi's various central business districts, airports and residential neighbourhoods.

Metro Stations	Time
Kalkaji Interconnect	Walking distance
Okhla NSIC	Walking distance
Hauz Khas	15 minutes
NHPC Chowk (Faridabad)	20 minutes
Botanical Garden (Noida)	25 minutes
Terminal ID (Airport)	30 minutes
MG Road (Gurgaon)	40 minutes

Prime Precincts	Driving Time
Nehru Place	8 minutes
Jasola	8 minutes
East of Kailash	8 minutes
New Friends Colony	10 minutes
Greater Kailash	10 minutes
Connaught Place	22 minutes

Hotels	Driving Time
The Suryaa	5 minutes
Ecos Hotel	9 minutes
Crowne Plaza	15 minutes
Sarovar Portico	8 minutes



# WorkWell

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

To us, it stands for a lifestyle where learning is looked at as a continuous process which is influenced and reinforced by company culture, combined with human-centric design to form a modern workspace.

In Max House, the **"WorkWell"** philosophy has been adapted by us based on **The Well Standard** which entails the following:

**Air** – Focus on features such as ventilation, monitoring of CO2 levels, filtration and pest control enables us to provide optimal indoor air quality to support the health and well-being of our occupants.

**Water** – An intelligent water harvesting and recycling strategy enables us to provide safe and clean water, while lowering our impact on the environment.

**Nourishment** – By providing fresh and well-sourced food options to our tenants, Max House aims to promote wellness in consumption we through initiatives such as organic vegetable sales, etc.

**Light** – The design of Max House has been built around sun tracking, focusing on features such as controlling glare, yet enabling daylight. Our intent is to minimise the use of artificial lighting, while promoting alertness and energy of our tenants.

**Fitness** – Max House aims to promote movement which has informed our design features, be it the long walks from the coffee shops to the lobby, with large landscaped gardens, or designing the stairwells in a way to make them beautiful and an enjoyable experience to use.

**Comfort** – Accessibility, ergonomics, acoustics and thermal considerations have been optimised to make Max House a distraction-free, productive and comfortable space.

**Mind** – Incorporating features such as biophilia, beauty and design, promotion of wellness, Max House provides a physical environment that optimises cognitive and emotional health.

Max House is a culmination of all these elements with an intention to increase the productivity, creativity and well-being of our tenants. "Work" and "Life" have stopped being two distinct halves of our culture. Instead, all of our lives are informed by how we work and our work is informed by how we live. Essentially, we envision Max House to be an environment built around enhancing and enriching your work and your life, allowing you to truly **WorkWell!**

## Max House is an attempt to provide you with

- an iconic address providing excellent visibility and presence
- collaborative and flexible multi-use spaces that allow you to retain your space efficiency
- "Pulse" offerings that create experiences for occupants to reinforce the values of innovation, collaboration and inspiration, enabling on-site continuous learning around the workforce needs of today and tomorrow
- the workplace as a strategic asset and a catalyst for cultural change

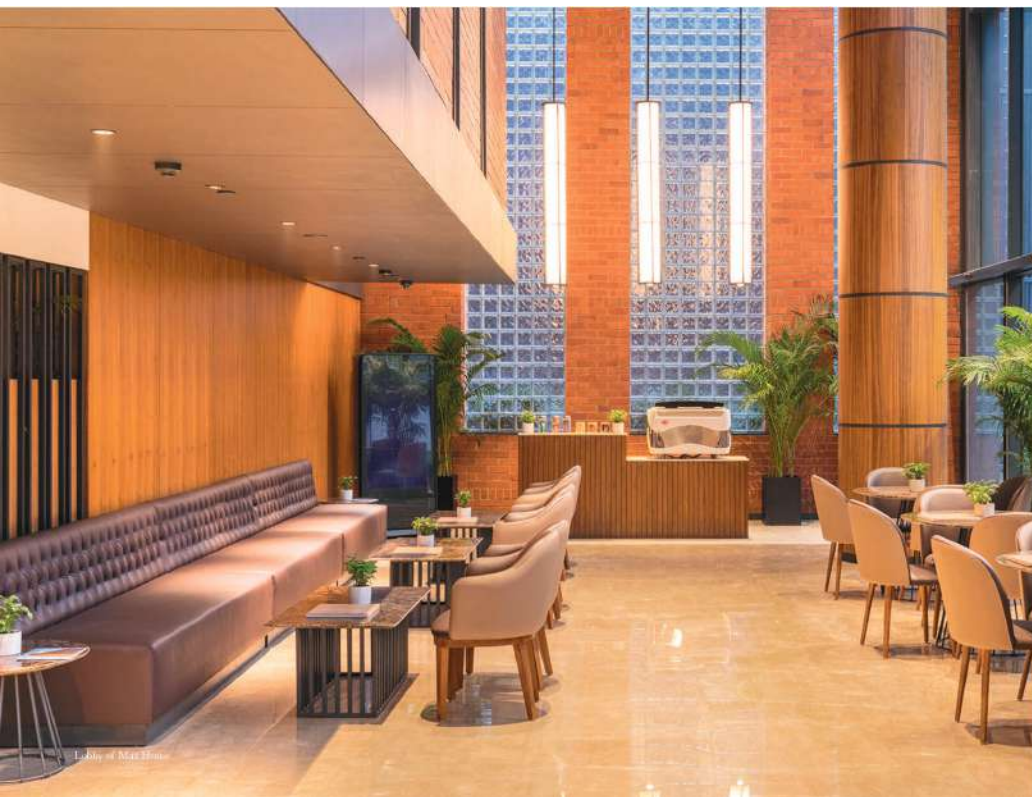


## Design that is Iconic & Sublime

Designed meticulously to be highly functional while being aesthetically pleasing. The unique façade, made of terracotta bricks, showcases the rich industrial history of Okhla. The iconic clock tower on the South-West side of the building makes Max House an unmissable address.

As a result, the workspace we offer our tenants acts as an area of advantage for retention, recruitment, development and well-being. Hence, we wanted to re-think the workspace to not only be a real estate asset but a strategic asset for our tenants.





## Simply Superior Materials & Construction

The materials used to build each space have been carefully chosen to maintain a sense of luxury and balancing it with our high sustainability design standards. From unique glass bricks to terracotta brick tiles, everything at Max House has been hand-picked to ensure a sense of luxury, comfort and longevity.

The common areas of Max House are well appointed with:

- A combination of brick and marble which exude a sense of welcome and warmth
- Double glazed windows to lower operating costs while allowing light transmission
- Wooden wall finish & paneling
- High ceilings with a height of 3.75 meters
- Efficient floor plates with a clean, efficient rectangular design
- Plants and nature wherever you look



Entrance to Max House Lobby



## Spaces

**"Space is the body language of an organization"**

Max House will provide accessible and multifunctional spaces that are both indoors and outdoors, including various decompression zones for people to relax and meditate.

The tenant floors have a clean rectangular floor plate, with the lift core being on one side the building. Designed such that 90% of regular occupied space gets direct line-of-sight to the outside environment, the design enables the ability to flexibly have multiple tenants on a floor, without compromising the tenant experience.



## Sustainability: LEED Gold Certified

**"Ultimately, we are responsible for building the future we want."**

Max House is designed to be LEED Gold certified.

Max House is a thought leader in sustainability and aims to minimise its ecological footprint. To do so is important to us because we feel a certain responsibility towards our planet, and we invite you to share our enthusiasm for the same. The LEED Gold certification is a validation of our efforts and helps cement our belief that ecology, biophilia, commerce and real estate can co-exist at a single, iconic address.





Oasis Art Gallery  
Art Agency: Kalakaari Haath

## The Philosophy of biophilia and art work

The natural world and different forms of art work has inspired not just poets and philosophers through human history, but also scientists and entrepreneurs.

It is only natural, then, that the place where you spend most of your day provides you with a connection to the natural world and inspire your creativity by presence of distinctive art works.

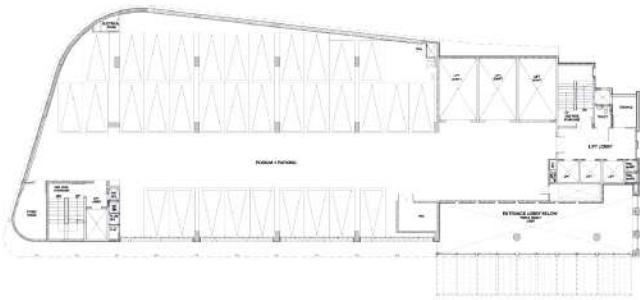
From the unique glass fitted into the façade to the very air you breathe inside Max House, everything you experience is designed to enhance the effects of nature on creativity, productivity and wellness.

The three tier air treatment technology delivers air quality on par with global standards, complete with CO2 sensors used to optimize ventilation and circulation.

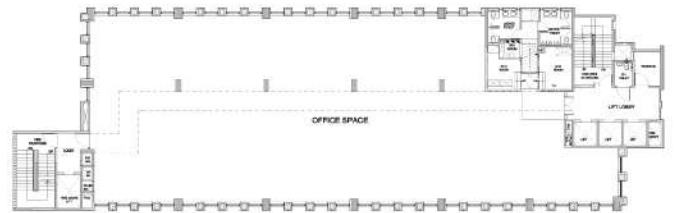


Laage Chunani Mein Daag  
Artist: Girjesh Kumar Singh

Podium Level - 1 Plan



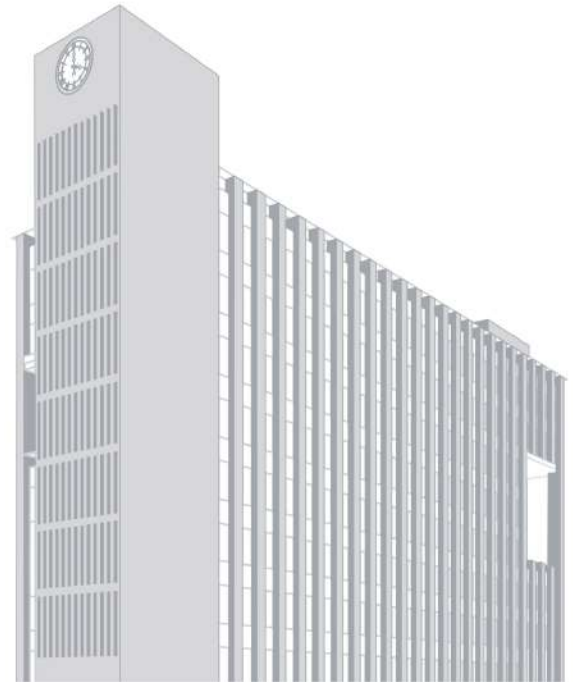
Typical Office Floor Plan



## Key Facts

Type of Building	IT / ITes
Plot Size	2060 sq. mtrs.
Number of Floors	Basement 8th 2 Podium 8 Tenant Floors
Building Height	40 m
Typical Floor Size	13000 sq. ft.
Nearest Metro Station	Okhla NSIC Metro Station 0.5 km.
Super area	105,425 sq. ft.
Floor Efficiency	64%
Floor Condition	Warmishell with screeding
Washrooms (per floor)	1 Gents, 1 Ladies & 1 Special Needs
Car Parking Ratio	1:1000
Parking Levels	Parking is in Basement + Silt + Podium.
Number of Elevators	3 passenger lifts 1 service lift
Speed and capacity of elevators	3 passenger lifts (15 passenger, 1.75 mps) 1 service lift (15 passenger, 1.75 mps) 2 car lifts (2500 kg, 0.4 mps)
Screeding specifications	65mm screeding on all floors
Chiller	TRANE
Capacity of Chillers	265 TR
Capacity of AHUs (Tc)	2 AHU 7000 cfm, Total heat gain : 344,327 BTU/hr, 20.6 Tc each
	1 FCU - 1.5 Tc, Merv 8 & Merv 13 Filters

Air-conditioning Temperature inside	23 ± 1 °C
Temp. of chilled water which shall be maintained during operation of HVAC system	7 °C
Relative Humidity	30% - 35%
Exhaust for toilets	Yes
Capacity of Transformers	1000 KVA
DG set configuration	625KVA x 1 nos
Power Back up (KVA)	625 KVA (DG)
Number of fire hydrants per floor	2
Outdoor fire hydrants	Yes
Connectivity with fire tenders	Yes
Fire detection	Yes (in common area and AFC)
Fire control room/BMS room	Yes (in silt floor)
PA system	Yes (in common area)
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)





### Max House, Okhla

A LEED Gold office development (~0.3 Mn Sq. Ft.) located within walking distance from a metro station in the heart of New Delhi.

Realty Plus Conclave and Excellence Awards 2020 Design Project of the Year

Realty Plus Conclave and Excellence Awards 2020 Commercial Project of the Year



### Max Square

A LEED Gold commercial office development (~0.7 Mn Sq. Ft.) located right on the Noida Expressway, a prominent IT/ITES hub within the National Capital Region.

## Max Group

The Max Group is a leading Indian multi-business conglomerate with a commanding presence in the Life Insurance industry and has ventured into high potential sectors of Senior Care and Real Estate. The Group recorded consolidated revenues of ~Rs. 19,800 Cr. in FY2020. It has a total customer base of ~4 million, around 400 offices spread across India and an employee strength of more than 16,000 as on 31st March 2020. The Max Group comprises three holding companies - Max Financial Services and Max Ventures & Industries, which are listed on the Indian stock exchanges, and Max India, which was delisted on June 15, 2020 as a part of an ongoing demerger process and relisted on the BSE and NSE on August 28, 2020. The Group's investor base includes marquee global financial institutions such as New York Life, KKR, IFC Washington, Baron, Vanguard, Ward Ferry, Briarwood Capital, Locus Investments, Nomura, First State Investments, Blackrock, First Voyager, Eastspring, Target Asset Management, Jupiter, Habrok and Doric Capital.

## Max Estates

Established in 2016, Max Estates Limited is the real estate arm of Max Group with the vision to bring the Group's values of Sevabhav, Excellence and Credibility to the Indian real estate sector.

The mission of Max Estates is to offer spaces for commercial use with utmost attention to detail, design and lifestyle. With a team consisting of engineers, architects, planners and specialists, and collaborations with global leaders in design, master planning, landscape and sustainability, Max Estates is committed to delivering a truly unique quality of excellence and lifestyle to all our customers. Max Estates is a subsidiary of Max Ventures and Industries Limited (MVI).





### Max Towers

A LEED Platinum commercial office development (~0.6 Mn Sq. Ft.) strategically located at the entrance of Noida, a fast growing micro market in the National Capital Region, minutes away from the metro station.

Ultra-Luxury Project of the Year (Commercial)  
ET Now Star of the Industry Awards' 2019

Developer of the Year (Commercial)  
ET Now Real Estate Awards' 2020

### 222 Rajpur, Dehradun

A gated community with ready to move in uniquely designed luxury villas abutting the Maisi Reserve Forest, and oriented to panoramic views of the Mussoorie Hills, in Dehradun.

Villa Project of the Year Realty+  
Excellence Awards North'2019

We would love to see you soon.

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UPRERA Registration number: UPRERAPR.J2475  
UPRERA website: www.up-rera.in

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