



engineering innovation
design & consulting LLC



together, we

create value ...

About us

At Engineering Innovation Design and Consulting (EIDC) LLC, we provide a broad spectrum of consultancy services ranging from Project Feasibility Studies to Architectural, Engineering and Interior Design, including Project Management. We are staffed by people who are by nature, innovative thinkers. With a company culture rooted in growth and learning, we attract top performers who continuously aim for the next level. Our passion for the profession and high ethical standards allow us to consistently deliver higher value to the client.

From the time EIDC was set up by our founder director Dr. Rashid in 2006, we have taken exceptional care to ensure that the work our team did, would make a difference. Even as Dr. Raveendranath took up the reins of the company in 2008 and EIDC continued expanding, we have never deviated from our vision to provide consultancy services that fully serve the interests of our clients and the larger community, of which we are an integral part.

In a relatively short span of time, EIDC has been able to deliver some remarkable projects and could build enduring business relations with a number of individuals and organizations from Oman and abroad either as clients or as business associates. Our future as a company will surely see us moving into new areas of architectural and engineering consultancy. We confidently base such expansion plans on a steadily widening client base, while remaining committed to delivering outstanding projects.

To meet the increasing demand of project management services in Oman, we have set up an exclusive entity to extend our professional services in the Project Management realm under a separate brand identity.

As a testimony to the variety of projects we are capable of handling, a selected list of our recent projects is presented here.



BEST SUSTAINABLE PROJECT
A'SOUD GLOBAL SEEB SCHOOL

BEST ARCHITECTURAL DESIGNING
& PLANNING FIRM OF THE YEAR

NATIONAL WINNER 2017



BY DOSSIER CONSTRUCTION
INFRASTRUCTURE AWARDS



OMAN REAL ESTATE AWARD



QUALITY AWARDS FOR PROJECTS



3 May 2017
The Westin Dubai Mina Seyahi
Beach Resort & Marina, Dubai, UAE

NATIONAL WINNER

Hotel Project of the Year

Anantara Al Jabal Al Akhdar Resort Oman

GOLD SPONSOR:


RECEPTION HOST:


CATEGORY SPONSORS:



VIP PARTNER:




Certificate

Standard **ISO 9001:2015**
Certificate Registr. No. **01 100 1615870**

Certificate Holder: **Engineering Innovation Design & Consulting LLC**
P.O Box: 1116, P.C. 130, Al Azaiba,
Sultanate of Oman

Scope: **Providing Design and Consulting Services
(Architectural)**

Proof has been furnished by means of an audit that the
requirements of ISO 9001:2015 are met.

Validity: The certificate is valid from 2016-08-25 until 2019-08-24.
First certification 2016

2016-08-25



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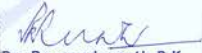
Quality Policy

Working in close collaboration with our Clients, we help them achieve the best value for their money, while being committed to the larger society. We achieve this through dedicated team effort of our highly creative professionals, who are provided with an amicable and conducive work environment.



The Salient features of our Quality Policy are:

- Ensuring customer satisfaction by providing optimal design solution in every possible situation
- Producing environment friendly, sustainable and socially responsible designs
- Motivating employees to meet strict quality targets, while respecting project cost and delivery targets
- Implementing stringent quality checks and ensuring peer review at every stage of project development
- Continually improving our internal processes based on an ever increasing 'In-House Knowledge Base' and by adopting the most appropriate, innovative technologies

Engineering Innovation Design and Consulting LLC



Dr. Raveendranath P.K
Managing Director

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ONE OF THE FIRST DESIGN CONSULTANCY
FIRMS IN OMAN TO RECEIVE
ISO CERTIFICATION

Services

ARCHITECTURE

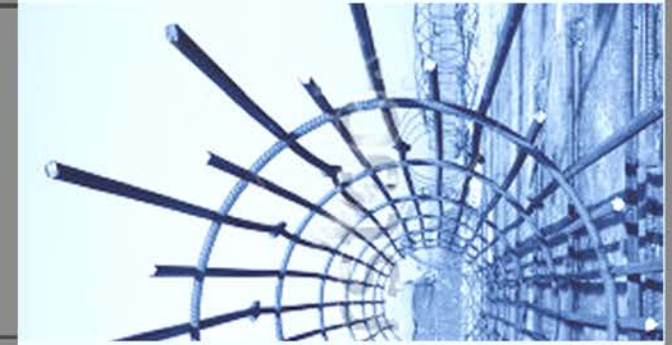
- Master planning
- Interior design
- Green building design
- Use of Innovative and local materials in building construction
- Building planning based on integration of traditional and modern architectural concepts
- Facility layout planning to optimize returns on investment from real estate development projects
- Use of advanced building design management systems

STRUCTURAL DESIGN

- Use of advanced concrete material technology
- Use of prestressed concrete in buildings
- Lightweight pre- engineered structural steel building design
- Advanced wind and earthquake engineering design
- Design of specialized steel structures for the oil and gas industry

FORENSIC ENG. & STRUCTURAL REHABILITATION

- Forensic engineering investigation and reporting
- Third party review of structural design and construction
- Rehabilitation of concrete damaged by reinforcement corrosion
- Rehabilitation of buildings damaged by fire
- Durability engineering design of major buildings and structures



Services

ARCHITECTURE

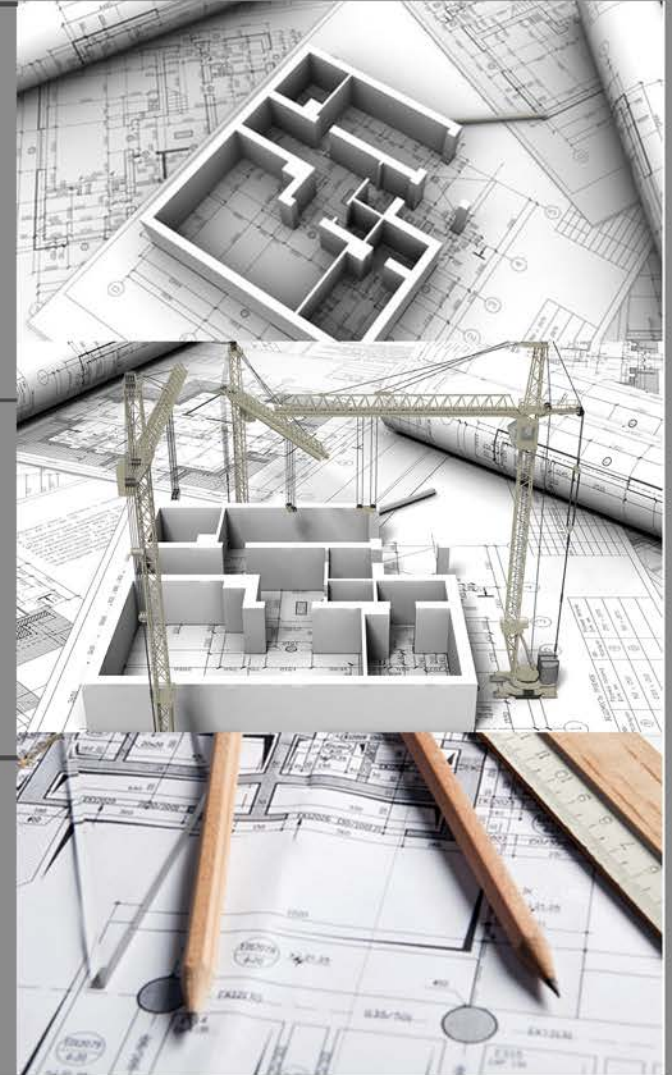
- Master planning
- Green building design
- Use of Innovative and local materials in building construction
- Building planning based on integration of traditional and modern architectural concepts
- Facility layout planning to optimize returns on investment from real estate development projects
- Use of advanced building design management systems

INTERIOR DESIGN

- Conceptual and detailed Interior designs
- Use of innovative and advanced solutions
- Cost effective and optimal design tailored to client requirements
- Branding identity and development of tenant manual
- Supervision and assistance for fit out

STRUCTURAL ENGINEERING

- Use of advanced concrete material technology
- Use of prestressed concrete in buildings
- Light gauge & pre-engineered structural steel building design
- Advanced wind and earthquake engineering design
- Concrete durability engineering & design



Services

MECHANICAL ENGINEERING & HVAC

- Sustainable Green Building solutions
- Building heat load analysis
- Central air Conditioning & ventilating systems
- Chilled water HVAC Systems
- Hot & cold Water distribution systems
- Sewerage & storm water disposal systems
- Landscape Irrigation systems
- Various Fire Fighting & smoke management systems
- Bulk LPG Distribution systems
- Building energy management systems

ELECTRICAL ENGINEERING

- FEED & DEED on Power systems
- Power system Analysis
(Load flow, SC analysis, Protective relay co ordination, Sizing calculations, Energy management, Insulation co ordination, Earthing study, LPS, etc.)
- Transmission Systems
- Power Station
- MV, HV & EHV Substations
- Generator sets & UPS
- Central battery systems
- Small power distribution
- Internal lighting & dimmer lighting control systems
- Fibre optics/structured cabling
- CCTV, security and surveillance
- Public address & Audio Video Systems
- Fire detection and alarm systems
- Lightning, LV earthing & bonding

FORENSIC ENG. & STRUCTURAL REHABILITATION

- Forensic engineering investigation and reporting
- Third party review of structural design and construction
- Rehabilitation of buildings damaged by fire
- Rehabilitation of concrete damaged by reinforcement corrosion
- Durability engineering design of major buildings and structures



Services

QUANTITY SURVEYING

- Bill of Quantities
- Tender documents
- Budgetary estimates and updates
- Detailed Cost Estimates
- Project cash flow forecasts and monthly updates
- Support for Value Engineering (VE) services



PROJECT MANAGEMENT

- Ensuring proper communication between stake holders of the project
- Monitoring & Controlling Scope, Schedule & Cost
- Review of contractor's HR plans
- Monitoring contractor's procurement
- Monitoring project quality
- Risk assessment

TENANCY MANAGEMENT

- Mall - Tenant Design Manual (TDM)
- Tenant Fit out Review
- Tenant Co-ordination
- Lease Outline Drawing (LOD)
- Tenant Fit out Supervision



BUILDING INFORMATION MODELLING (BIM)

- 3D Modelling - Converting 2D drawings into 3D
- 3D Coordination - Integration of individual 3D modelling, Documentation of conflicts between individual services, Issue of complete coordinated model
- 4D Modelling - Incorporating planned schedule into a coordinated model
- Clash Detection Expertise





MIXED USE AND HOSPITALITY





MALL OF MUSCAT

Client ■ Tamani Global Development and Investment LLC.
Location ■ Mabela, Oman

Architecture | Structures | ID | MEP | QS | Project Management

Palm mall and its associated facilities form part of a master plan development with the vision to create a unique destination that can cater to the needs of tourists and the local population alike. Its design is customized to be in harmony with the modern day Omani lifestyle while seamlessly integrating elements of Oman's rich architectural heritage.

The Mall incorporates unprecedented leisure facilities and houses selected major international brands in all categories. Carefully designed public spaces enhance the user experience and provides venues for promotions and entertainment activities. In addition, the mall presents the first indoor Snow Park in the country and boasts a unique Marine Aquarium facility showcasing Oman's rich maritime tradition.

Salient Features:

- Plot Area - 180,000 Sq.m
- BUA - 200,000 Sq.m
- Plazas, spaces for events, functions and product launches
- Hypermarket, Anchor stores
- Multiplex offering standard, max, 4D and gold class screens
- Unique and one of its kind Aquarium and Snow entertainment centre
- 230 key 4 star Hotel and serviced apartments

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SOHAR PALM MALL

Client ■ Tamani Global Development & Investment LLC
Location ■ Sohar, Oman

Architecture | Structures | ID | MEP | QS | Project Management

We have transformed our client's vision to a design that creates a world class commercial development in Sohar, giving a boost to the local business while providing a state of the art commercial and entertainment facility to the public. The project is strategically located 500m from the Sohar port roundabout, with very easy access.

The concept behind the mall was to create an architectural vocabulary that reflects modern progressive outlook yet keeping the essence of Omani culture intact. This project initiated with an aim to give Sohar a development that would be truly international in nature. Utmost importance is given to the convenience of the shopper in every possible form.

Salient Features:

- Plot Area - 53,420 Sq.m
- BUA - 35,950 Sq.m
- Speciality restaurants & cafe
- Family Entertainment Centre
- Multiplex - 5 Screens
- Integrated Landscaped areas
- 116 Keys Hotel in Phase II

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SALALAH MALL

Client ■ Action Real Estate Company
Location ■ Salalah, Oman

Architecture | Structures | MEP | QS | Project Management

This mall has facilities like retail, anchor store, entertainment center, food and beverage outlets & specialty restaurants. The development also houses drive thru restaurants and is located at a prime location on the express way near to the airport roundabout at Salalah and is set to entice tourists during major Kharif season. The multispecialty restaurant at upper floor has landscaped outdoor door seating to enjoy the surroundings whilst relishing the food.

Salient Features:

- Plot Area - 11,655 Sq.m
- BUA - 10,000 Sq.m
- Specialty restaurants
- Large span PT slabs
- Drive thru restaurant
- Family entertainment center (kids zone)
- Food Court

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GRAND CENTER - AL KHOUD

Client ■ Al Tamman Real Estate

Location ■ Al Khoud, Oman

Architecture | Structures | ID | MEP | QS | Supervision

The Al Khoud Grand Centre is yet another destination mall offering the local residents a mall with range of options from shopping, dining, entertainment, play zones, cinemas and promotional zones designed with the right mix enticing the visitors of all age groups.

The project is on a parcel of land and amidst residential areas with close proximity to airport, school and healthcare facilities. The mall accommodates ample parking of around 1200 units spread over two basements. The Architectural character of the mall is of a contemporary style with features reminiscent of traditional design elements.

Salient Features:

- Plot Area - 27,000 Sq.m
- BUA - 105,150 Sq.m
- Cinema and other Branded outlets
- Family entertainment center
- Kids play zone
- Food court
- Omani Souq

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SOUQ AT RUWI

Client ■ Lulu Group International
Location ■ Ruwi, Oman

Architecture | Structures | ID | MEP | QS | Project Management

The souq at Ruwi is envisaged to create a shopping destination, a conducive ambience for the bustling shoppers in the commercial stretch of the Ruwi high street. The Souq would house facilities such as Hypermarket, department store, retail outlets, dining facility and other ancillary facilities to give the shoppers a wholesome experience.

The Architectural character of the souq reflects traditional Omani identity right from its finish to the selection of the mashrabiya elements that add on to the aesthetics of the premises.

Salient Features:

- Plot area - 10,300 Sq.m
- BUA - 15,000 Sq.m
- Hypermarket, department store
- F&B outlets, Retail
- Promotional zone
- 'Souq' feel of mall

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ANANTARA RESORT HOTEL AND SPA

Client ■ Ministry of Defence Pension Fund
Location ■ Jabal Akhdar, Oman

Structures | MEP | Project Management

Luxury resort on a cliff edge, offering the guests a range of residential units that they could choose from such as single & double bed block, cliff edge villas, garden villas, VIP Villas, presidential villas all coupled with facilities such as spa, fitness centre, F&B outlets and a multipurpose court.

The leisure facilities comprise an infinity pool, Jacuzzi and the kid's pool that have been provided in close proximity to the fine dining. The facilities also include an extended deck providing the guests with a vista of the sunset and the terraced gardens and the village down the cliff.

Salient Features:

- Plot Area - 66,345 Sq.m
- BUA - 24,300 Sq.m
- Multiple Award winning project
- 82 canyon view rooms & 33 pool villas
- Pedestrianisation within the premises
- Contemporary style with a blend of traditional/regional features
- Integrated landscape and walkways

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MALL OF OMAN - SNOWPARK

Client ■ Majid Al Futtaim
Location ■ Busher, Oman

Architecture | Supervision

The Mall of Oman will be the largest integrated retail, leisure and entertainment destination in the Sultanate. The super-regional mall will feature 350 outlets in a 137,000 sqm retail space. It will feature many 'firsts' including a snow-park, with an 8,000 sqm play area, and a Little Explorers education-entertainment center. The Snowpark is set to be the largest in Oman, located at the western end of the Mall of Oman development adjoining the Mall plaza and hotel.

Salient Features:

- BUA - 14,000 Sq.m
- Cold zone
- Frozen Omani village
- Lighthouse
- Cafe & restaurants
- Ice skate trail
- Lucky climber
- Zip line & other activities

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DUSIT D2 HOTEL

Client ■ Tamani Global Development and Investment LLC.
Location ■ Mabela, Oman

Architecture | Structures | MEP | QS | Project Management

The Dusit D2 is a 4 star hotel Building at Seeb, Mabela which has been designed in a contemporary architectural style. The hotel has 188 keys with luxurious and modern interiors. The step garden feature gives this hotel a unique feature and the expanse gives it a panoramic view of the surroundings.

The hotel is equipped with amenities like swimming pool, gym, meeting rooms, a large Ballroom among others with quality and elegance being synonymous with the Palm Hotel.

Salient Features:

- BUA - 43,130 Sq.m
- 138 keys luxurious hotel rooms
- 50 keys hotel suites
- Integrated development with Palm Mall
- Bauquet hall

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BARKA GRAND CENTER



GRAND CENTER - BARKA

Client ■ Al Tamman Real Estate
Location ■ Barka, Oman

Architecture | Structures | ID | MEP | QS | Supervision

The extension of the iconic Grand Center at Barka was taken up by our consultancy to raise the profile of the mall and add additional parking and leasable area to the same. A facelift comprising of a new completely modern look to the mall would make it stand out as a new addition, enticing people to come visit while still holding onto its established customer base. Additional parking was added and well hidden within the façade.

Salient Features:

- Plot Area - 86,800 Sq.m
- BUA - 15,010 Sq.m
- Parking, retail, food court, cinema
- Specialty restaurants
- Steel structure

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CITADINE HOTEL APARTMENTS

Client ■ Al Rehwan Contracting Co. (LP)

Location ■ Baushar, Oman

Architecture | Structures | MEP | ID | QS | Project Management

The 3 star Citadine hotel apartments is the first property of the internationally acclaimed Ascott Group in Muscat. Located in the heart of Baushar, it serves as a facility catering to the growing need for these hotel apartment units.

The 60 key hotel apartment building is envisaged with a facade of traditional Omani elements which are infused with a modernistic look resulting in a unique style. Amenities like swimming pool, gym, Business center, meeting rooms etc. add to the overall quality and attractiveness of the project.

Salient Features:

- Plot Area - 1250 Sq.m
- BUA - 4,700 Sq.m
- Located in the heart of the city
- 60 key luxurious hotel apartments
- Penthouse pool

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NESTO HYPERMARKET

Client ■ Private Client
Location ■ Salalah, Oman

Architecture | Structures | ID | MEP | QS | Supervision

With the aim to establish a brand identity within the region, the Nesto hypermarkets in Saadah has been designed to showcase indigenous features, to blend in with the culture of the Dhofar region that is modern, but with strong bonds to its roots.

Similar development/ facility at Awqadh on a plot area of 30,560 sq.m. is also being developed for the same client.

Salient Features:

- Plot Area - 21, 250 Sq.m
- BUA - 20,000 Sq.m
- Retail shops
- Family entertainment centre
- Food court and Restaurants
- Staff area & Management office

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RADISSON BLU HOTEL AND RESORTS

Client ■ Al Nabri Global Investment
Location ■ Sohar, Oman

Architecture | Structures | MEP | Project Management

200 Keys 5 star luxury beach side hotel offering the guests a tranquil location to bask in luxury, and F&B outlets offering the diners uninterrupted vista to the beach, spa and gymnasium.

A gamut of facilities has been provided in the leisure amenities such as an infinity pool, shower pool with a pool bar & a ballroom of 600 capacity. The night club, shisha bar and the Thai restaurant are just a few of the other attractions in the hotel. Landscape in the resort is designed to be integrated with the premises and blends well with the beach.

Salient Features:

- Plot Area - 25,200 Sq.m
- BUA - 24,000 Sq.m
- Sea side resort with sea view to most of the guest rooms
- Roof top bar & restaurant with a view to the beach
- Infinity pool, shower pool with a pool bar, a ball room of 600 capacity

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MERCURE HOTEL

Client

■ Action Hotels Company

Location

■ Sohar,Oman

Architecture | Structures | MEP | QS | Project Management

The Mercure hotel is a 3.5 star business hotel offering a variety of rooms including Chic Standard, Superior rooms, and Suites.

All rooms are with either a pool or garden view, equipped with the most luxurious amenities and latest facilities and technologies. The building is designed in a minimalistic contemporary style following the standard of minimalistic efficiency which is the core principle of the hotel.

Salient Features:

- Plot Area - 10,000 Sq.m
- BUA - 9,750 Sq.m
- 3 Star Rating
- 151 rooms with 5 suites
- Ample parking
- Outdoor Pool area with large deck spaces
- Fitness center
- Ball room
- Speciality Restaurant

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ANANTARA JEBEL SIFAH RESORT AND SPA

Client ■ Musstir L.L.C.
Location ■ Jebel Sifah, Oman

Architecture | Structures | MEP

Situated in a prime location, in the most secluded part of Jebel Sifah, this 5 star beachfront resort extends along a white sandy beach and rocky cliffs.

Spread across 390,000 sqm this exquisitely designed resort will boast a total of 198 rooms and various specialty restaurants.

Amenities comprise the longest pool in the Middle East, clubhouse, gymnasium, meeting facilities and a business centre among others.

Salient Features:

- BUA - 58,000 Sq.m
- 198 key luxurious villas and chalets
- Rustic style of design in line with the brand's identity

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RAMEE GUEST LINE RESORT

Client ■ Ramee Group of Hotels and Resorts
Location ■ Seeb, Muscat

Architecture | Structure | MEP | QS | Project Management

The extension of the Ramee Guest line resort offers their guests a variety of services ranging from standard rooms, suites, spa, gym & restaurants, banquet halls. The hotel is in close proximity to the airport and has major advantages due to its magnificent sea views and close proximity to the beach.

The façade of the hotel has a modern look which invites visitors from all over. The leisure facilities including a large size pool makes it an ideal location for guests travelling to Muscat.

Salient Features:

- Plot Area - 15,245.00 Sq.m
- BUA - 9,075.00 Sq.m
- Total keys – 107
- Integrated landscape and features
- Swimming pool, gym, spa and restaurants
- Standard room, double room and suites

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NUJUM MALL AT AL AMERAT

Client ■ Lulu Group International
Location ■ Amerat, Oman

Architecture | Structures | MEP | QS | Project Management

The vision is to create an iconic and instantly recognizable sculpture in the form of a Mall in Amrat. The mall is structured to create different usages within the complex anchored by the Lulu brand. The idea is to have a source catering to all ages and ranging from everyday utility shopping to a means of fun and recreation all under one roof.

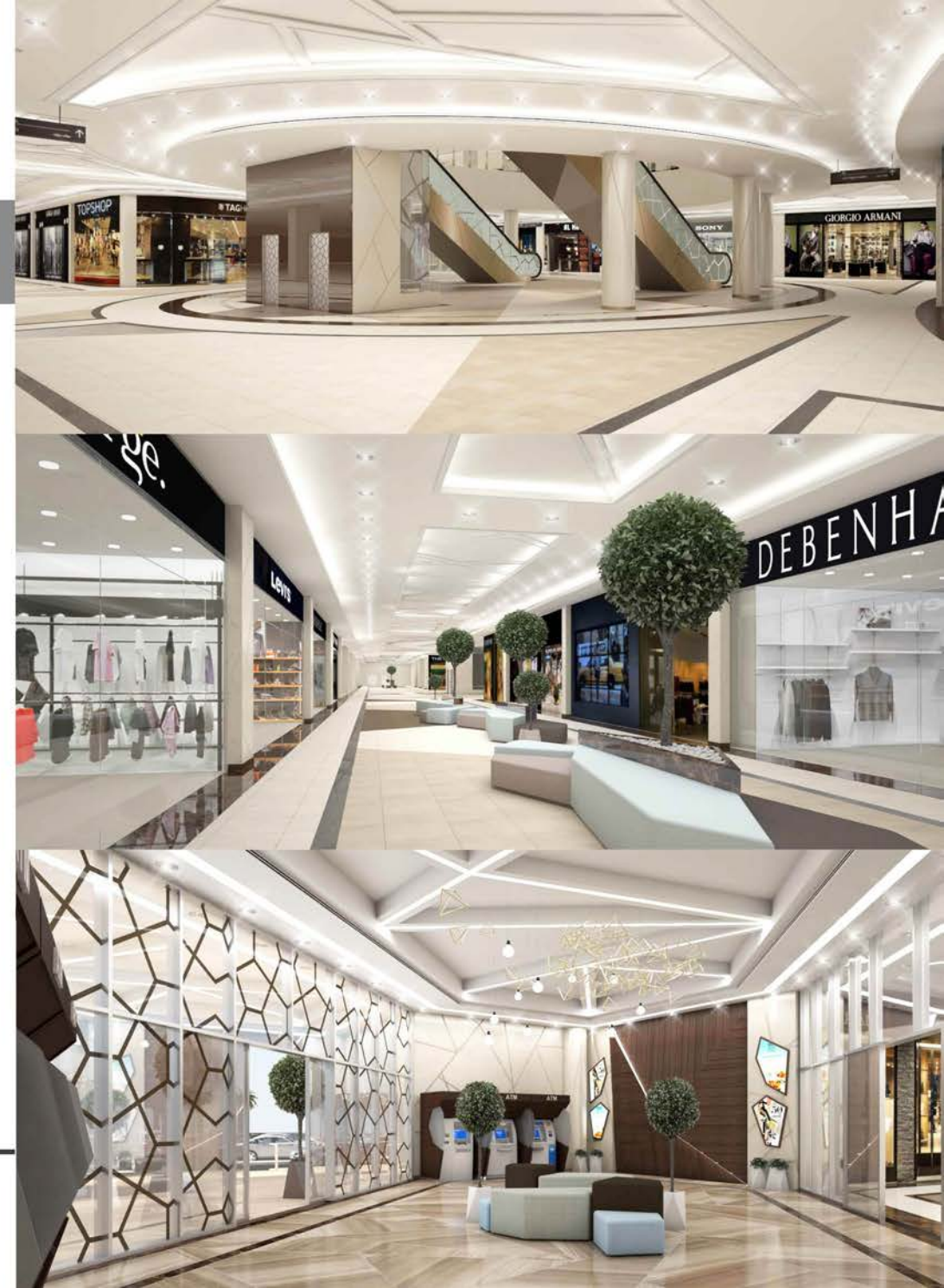
The architecture of the complex befits one which communicates the richness and success of the Lulu brand.

Salient Features:

- Plot area - 46,035 Sq.m.
- BUA - 30,100.00 Sq.m.
- Lulu, Retail, F&B, Cinema, food court, FEC, bowling alley
- Drive thru restaurants
- Specialty/ fine dining restaurants
- Large skylights

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TAQAH RESORT

Client ■ Private Client

Location ■ Taqah, Oman

AOR | Detailed Architecture | Engineering | QS

The proposed development is intended to create a touristic complex which would focus on providing various cuisines under one roof, clubbed with a 5 star category accommodation and entertainment facilities.

The key principle in planning is to boost the existing landscape without substantially modifying its character. The site has an added advantage of panoramic views to the sea across most of its extent.

Salient Features:

- Plot area - 30,000 Sq.m.
- BUA - 28,000 Sq.m.
- 5 Star resort with 124 keys
- Suites, rooms, chalets and aqua rooms
- Spa and infinity pool
- Private villas with pools
- All guestrooms with sea views
- Public park and restaurants
- Access to private beach

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LA'MER RESTAURANT

Client ■ Sohar International Development & Investment
Location ■ Qurum, Oman

Architecture | Structures | MEP | QS | Project Management

The Architectural character of the building has been designed to be harmonious with its surroundings and with a touch of traditional architectural features. The facade of the building has been designed with huge glass panes that offer the guest an uninterrupted panoramic view of the sea whilst enjoying a cuisine of their choice.

The interiors have been designed in a minimalistic style with the design elements reminiscent of the region's tradition, giving the diners an ambience that is soothing.

Salient Features:

- Large column free dining space with uninterrupted sea view
- Roof deck dining spaces

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TRADITIONAL SOUQ AT SEEB

Client ■ BBH Group
Location ■ Seeb, Oman

Architecture | Structures | MEP | QS | Project Management

The Traditional souk at Seeb is proposed as a Heritage & Hotel development in Muscat offering a unique lifestyle and leisure destination for the city. The vision for the proposed new development is to create a point of focus within the city and provide the guests with the ultimate Omani experience, by reflecting it in the building profile, surroundings and interiors.

The project incorporates a traditional Omani Souk, that will provide authentic handicrafts, clothes, ornaments, spices and other products for the public and a hotel component. By reflecting Oman, its history, unique culture, mind-blowing heritage, beautiful architecture and amazing natural beauty, a visit to souk will be an exceptional journey. The souk consists of several small stores that mainly sell traditional and local Omani products and crafts like Omani daggers, traditional clothes, silver crafts and jewellery, pottery and local food. The souk is distinguished by its exceptional Arab and Islamic architecture.

Salient Features:

- Plot Area - 53,208 Sq.m
- BUA - 96,985 Sq.m
- Ample car parking at basement

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OMAN AVENUES MALL
عمان أفينيوز مول



OMAN AVENUES MALL EXTENSION - IKEA

Client ■ IKEA
Location ■ Bowsher, Muscat, Oman

Architecture | Structures | ID | MEP | QS | Project Management

The project involves the construction of a Mall Extension housing the IKEA and a Multi level car parking building at the Oman Avenues Mall. The building will be built on a part of the existing car parking area measuring approximately 26,000 Sq.m in total and the total built up area proposed for the total extension is approximately 63,000 Sq. m.

The existing basement structure including its foundation is strengthened to receive the new development above.

Salient Features:

- IKEA store with 25000 sq.m. area
- Additional 1200 car park for extension
- Direct connection to the mall with Travelator at all floors.



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GREEN PEAK RESORT

Client ■ **Oman Investment Fund**

Location ■ **Muscat, Oman**

Supervision Consultant

The Green Peak Adventure Resort, an upscale property development in Jabel Akdar, has been conceived and designed as a family holiday destination bristling with facilities and attractions primarily targeted at children and young adults. In addition to a host of adventure-related attractions, the new resort will also offer around 250 rooms and suites.

Significantly, the Green Peak Adventure Resort will be managed by DusitD2, a signature brand of the renowned global hotel and resort management chain Dusit International. DusitD2's corporate punch line espouses the theme, 'Contemporary expression of traditional design elements of which will be introduced into the Green Peak resort's adventure and hospitality offerings.

A key highlight of the project is the zip-line facility — a cable system that

Salient Features:

- Plot area – 73,365 SM
- BUA- 26,000 SM.
- Located in the scenic beauty of Jabel Akhdar Mountains
- First Zip line in Oman capturing the beauty of the mountains
- First Adventure resort in the location.

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DESERT RESORT HOTEL AT RAK

Client ■ Millenium Hotels And Resort
Location ■ Ras Al Khaimah

Architecture | Structures | ID | MEP | QS | Project Management

Deep within the desert landscape of Ras Al Khaimah, Desert Rose is an intimate retreat set against the panoramic backdrop of the desert. Inspired by the classical dwellings the resort draws inspiration from the historic desert villages, meandering walkways and courtyards. Desert Resort Hotel mainly aims at creating a hermitage for the visitor's to get immersed in the rich arabic culture. This development seeks to become one of the country's premier international tourist destinations. The building is located in the lowest level of the site with the idea to get "Enveloped" by the oasis created along with the palm trees when the grove gets matured. The main building is G+1 with roof terraces to enjoy the exciting sunset and an 'Oasis' relaxation pool.

Salient Features:

- Plot Area - 1091031.00 Sq. m.
- BUA -34,620.00 Sq. m.
- Unique life locale experience in harmony with nature
- 200 key 5-star resort

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DUQM BUSINESS CENTRE



MALL AT DUQM

Client ■ Private Client
Location ■ Duqm, Oman

Architecture | Structures | ID | MEP | QS | Project Management

The vision is to create a destination that resonates the vision of Modern Oman. It aims to create a series of distinct spaces, structured in a strategic design pattern to play different roles – from shopping, to fun, to more experience focused areas providing an integrated facility to the local community and to the national and international tourists.

The Architecture of the complex would have a character that best reflects authentic Oman with its modern and progressive outlook.

Salient Features:

- Plot Area - 501,755 Sq. m.
- BUA -30,820 Sq. m.



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PUBLIC BUILDINGS





WORLD TRADE CENTER

Client ■ Tamani Global Development and Investment LLC.
Location ■ Mabela, Oman

Architecture | Structures | ID | MEP | QS | Project Management

The vision for the World Trade Center is that it becomes the ultimate corporate, leisure, entertainment and shopping destination in Oman.

It is developed using the WTCA name and license, the unique services offers enhanced value by attracting tenants that are leaders in international trade and commerce. The concept for the building is derived from the natural landscape of Oman.

Salient Features:

- Plot area: 69,186.00 Sq.m.
- 5 Star hotel with 300 keys
- Brands Mall & leisure - Entertainment
- High end Residential apartments
- Central Plaza & City Walk
- Offices for international Companies

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HEADQUARTERS FOR DHOFAR MUNICIPALITY

Client ■ Dhofar Municipality
Location ■ Salalah, Oman

Detailed Architecture | Structures | MEP | QS | Project Management

Headquarters building for Dhofar Municipality at a prime location close to Salalah airport housing administrative offices, public offices, auditorium and other ancillary facilities; constructed on a site with integrated landscaping and other external architectural features.

The architectural facade of the building is treated with fenestrations placed aesthetically and the overall building gives a magnificent identity to the Dhofar municipality.

Salient Features:

- Plot Area - 46,400 Sq.m
- BUA - 41,100 Sq.m
- Fully glazed lobby lounges
- Landscaped terraces
- Central courtyard with unique water features
- Entire facade is clad with sandstone giving a sense of monument

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FISHING HARBOUR DEVELOPMENT

Client ■ Ministry Of Agriculture And Fisheries Wealth
Location ■ Suwaiq, Oman

Architecture | Structures | MEP | QS

The Fishing harbour complex comprising the Administration building, a state of the art Control Tower, Fish auction hall, Shops, Cafeteria, Net servicing sheds, Ice plant Marine workshops, Fuel station, Fishermen stores & ancillary facilities is spread over a plot area of over 450,000 Sq.m integrated with landscape and external architectural elements.

The architectural character of all the buildings have been unified with the use of a unique feature representing the "sail of the boats".

Salient Features:

- Plot Area - 469,200 Sq.m
- BUA - 4,700 Sq.m
- Contemporary Architectural Style
- State of art technology control tower
- Harmoniously designed buildings in the premises

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NIZWA CULTURAL CENTRE

Client ■ Ministry of Heritage and Culture
Location ■ Nizwa , Oman

Architecture | Structures | MEP | QS | Project Management

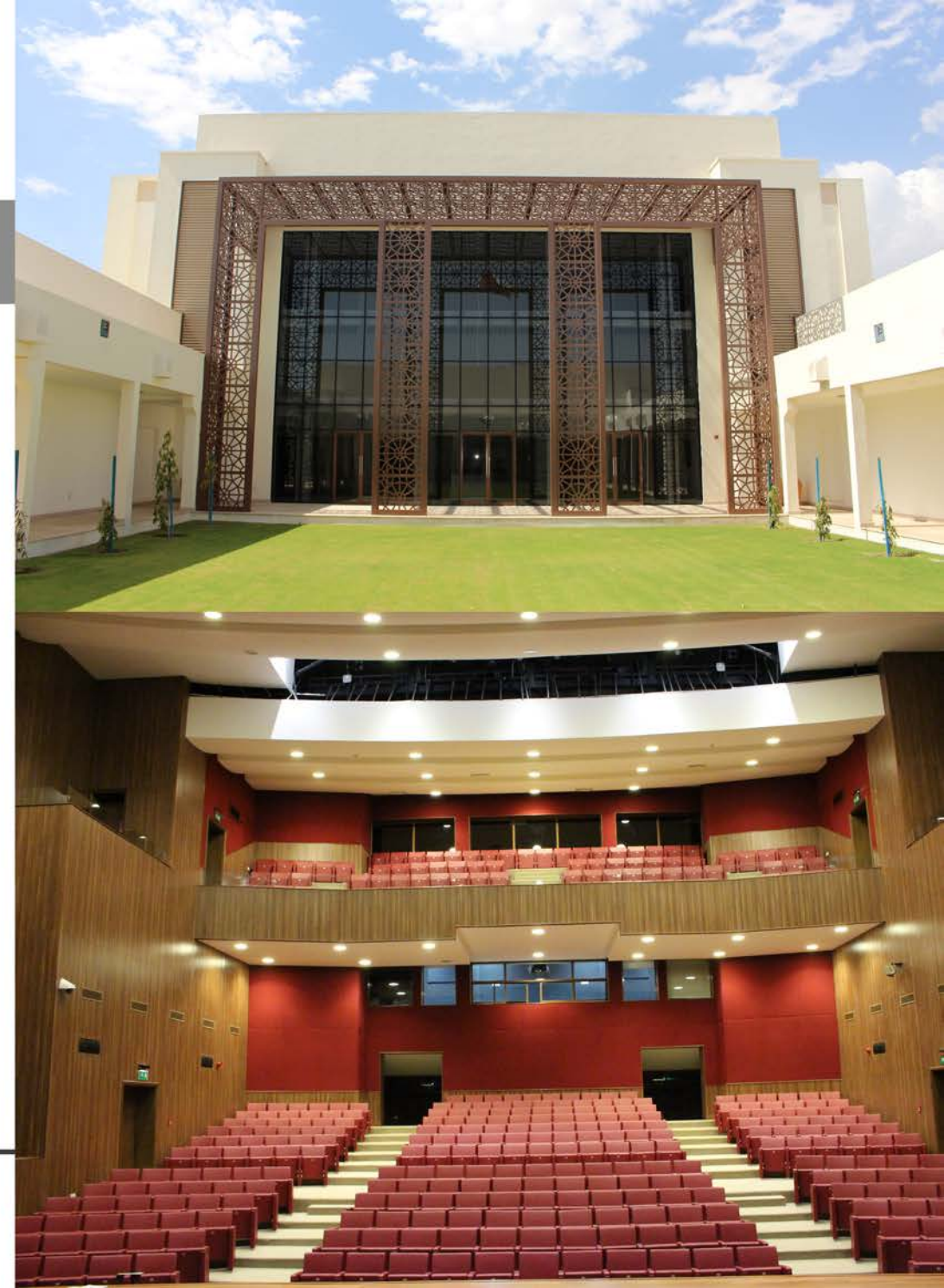
The project in Nizwa is a cultural center with state of the art performing theatre to accommodate 500 guests and facilities to encourage/promote music and vocational skills. The building includes spaces for art workshops, library, auditorium, laboratories, electronics workshop, photography workshops, clay modeling, music studios, archaeological displays, offices and other ancillary facilities.

The building has been designed in a minimalistic architectural style, accentuated by the interior designing and finishes.

Salient Features:

- Plot Area - 57,000 Sq.m
- BUA - 10,000 Sq.m
- Courts with skylights within the building
- State of the art auditorium

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KOREAN EMBASSY

Client ■ Korean Embassy
Location ■ Al Khuwair , Oman

Architect of Record | QS | Supervision

The Embassy building for Korea was foreseen with a modern facade depicting the advancement of the country. A central courtyard with integrated landscaping was surrounded by various offices and departments.

The design was done in such a way to make the building feel welcoming while being secure at the same time.

Salient Features:

- Plot Area - 7,450 Sq.m
- BUA - 2,000 Sq.m
- Integrated hardscape, soft scape and water features
- Office housing the various offices & departments
- Segregated pedestrian and vehicular traffic

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COMMERCIAL





BAIT AL REEM

Client ■ Sohar International Development & Investment
Location ■ Al Khuwair, Oman

Architecture | Structures | MEP | QS | Project Management

Office building in a prime location within the Ministry precinct at Al Khuwair, offering high end office spaces designed with state of the art technology. The building right from its entrance lounge, offers a unique experience for the occupants and visitors in terms of the ambience and comfort.

The architectural style of the building is designed as a judicious blend of classical and contemporary architecture. The office spaces offered to the tenants are high end in terms of its finishes, quality of space and are provided with self-sufficient ancillary facilities.

Salient Features:

- BUA - 20,000 Sq.m
- Efficient office spaces
- High end office spaces
- First of its kind "Business center"

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COMMERCIAL DEVELOPMENT AT QURUM

Client ■ Al Taie Group
Location ■ Qurum, Oman

Architecture | Structures | MEP | QS | Project Management

Commercial development in the Qurum commercial hub area designed to complement the buildings in the vicinity with a curvilinear facade and functional space planning approach.

The facade of the building has been treated with aluminum composite panel and structural glazing with floor extents varying at each level adding an interest to the facade.

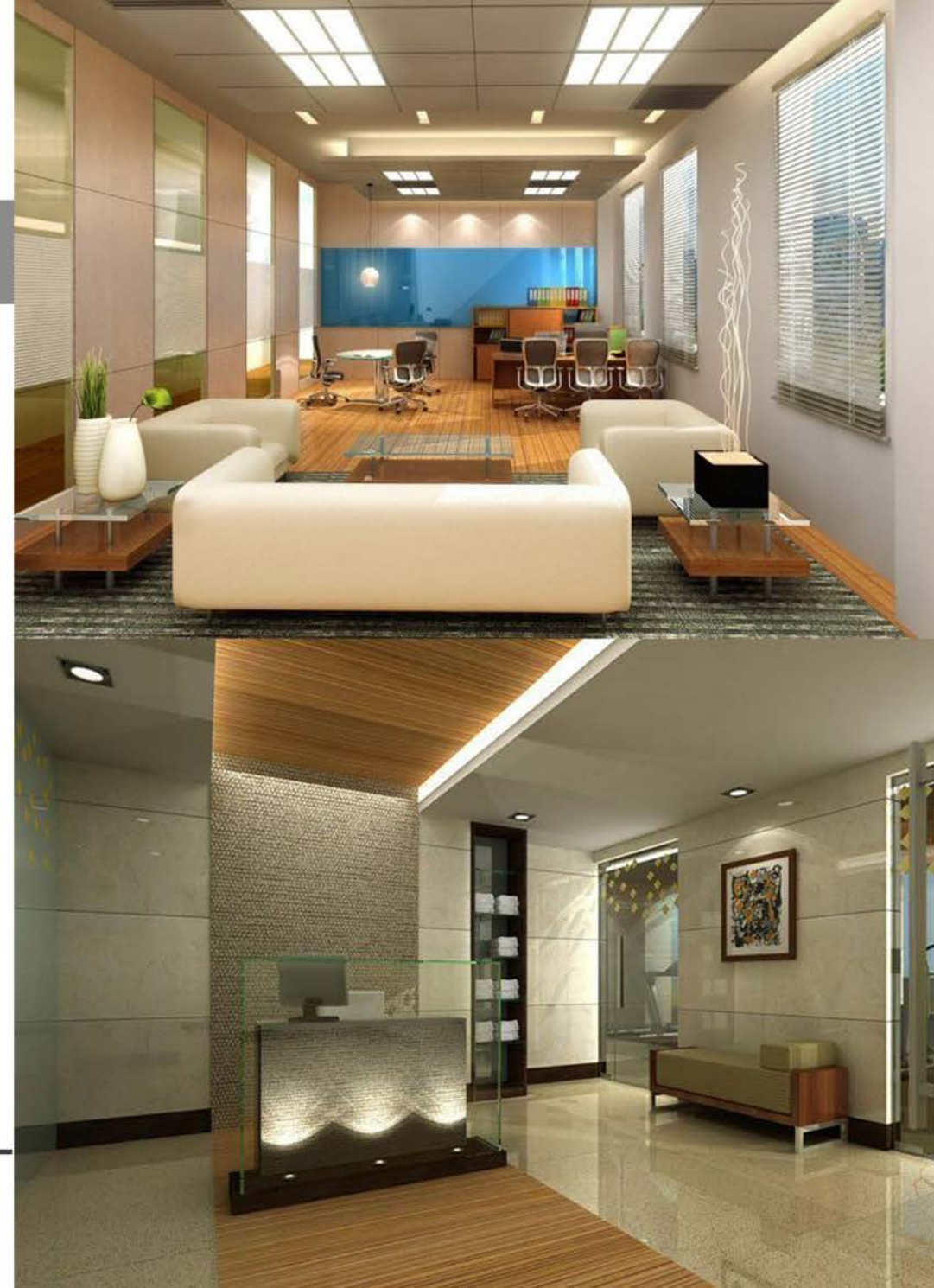
The offices have been designed as open offices and will offer the tenant an office space that is well lit adding to energy efficiency.

Salient Features:

- Plot Area - 12,000 Sq.m
- BUA - 64,800 Sq.m
- Efficient office spaces
- Multilevel car parking stalls
- Post Tensioned structural system

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BENTLEY SHOWROOM

Client ■ Wattaya Motors
Location ■ Wattaya, Oman

Architecture | Structures | MEP | QS

Showroom to display the luxurious car brand Bentley with a facade that is stunning and offering the customers a visual continuity into the showroom whilst they are outside.

The double height showroom space offers the visitors an uncluttered luxurious space wherein they could bask in luxury.

Salient Features:

- Plot area - 12,000 Sq. m
- BUA - 1,000 Sq. m
- Dynamic architectural facade
- Glazed facade with uninterrupted vision lines

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KNOWLEDGE OASIS MUSCAT - KOM 4

Client ■ Knowledge Oasis Muscat, Al Adrak Trading & Contracting LLC
Location ■ Rusayl, Oman

Structures | Construction Supervision

Office building for the Knowledge Oasis Muscat, with large column free office spaces, designed with a PT structural floor system. The PT structural system used was one of the first of its kind in Oman and we take pride in being pioneers in popularizing the technology in Oman.

The structural system has been designed to complement the Architectural design intent & has been a landmark building in the KOM premises. The supervision for the entire building was carried out by EIDC and the building was delivered with utmost quality.

Salient Features:

- Large column free office spaces.
- Post Tension Structural System Design

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COMMERCIAL BUILDING FOR BADR SHIPPING

Client ■ Badr Shipping LLC
Location ■ MBD,Oman

Architecture | Structures | MEP | QS | Project Management

Office Building housing headquarters of Badar Shipping LLC & office spaces for leasing out to tenants, designed efficiently with a facade that reflects the regional architectural context.

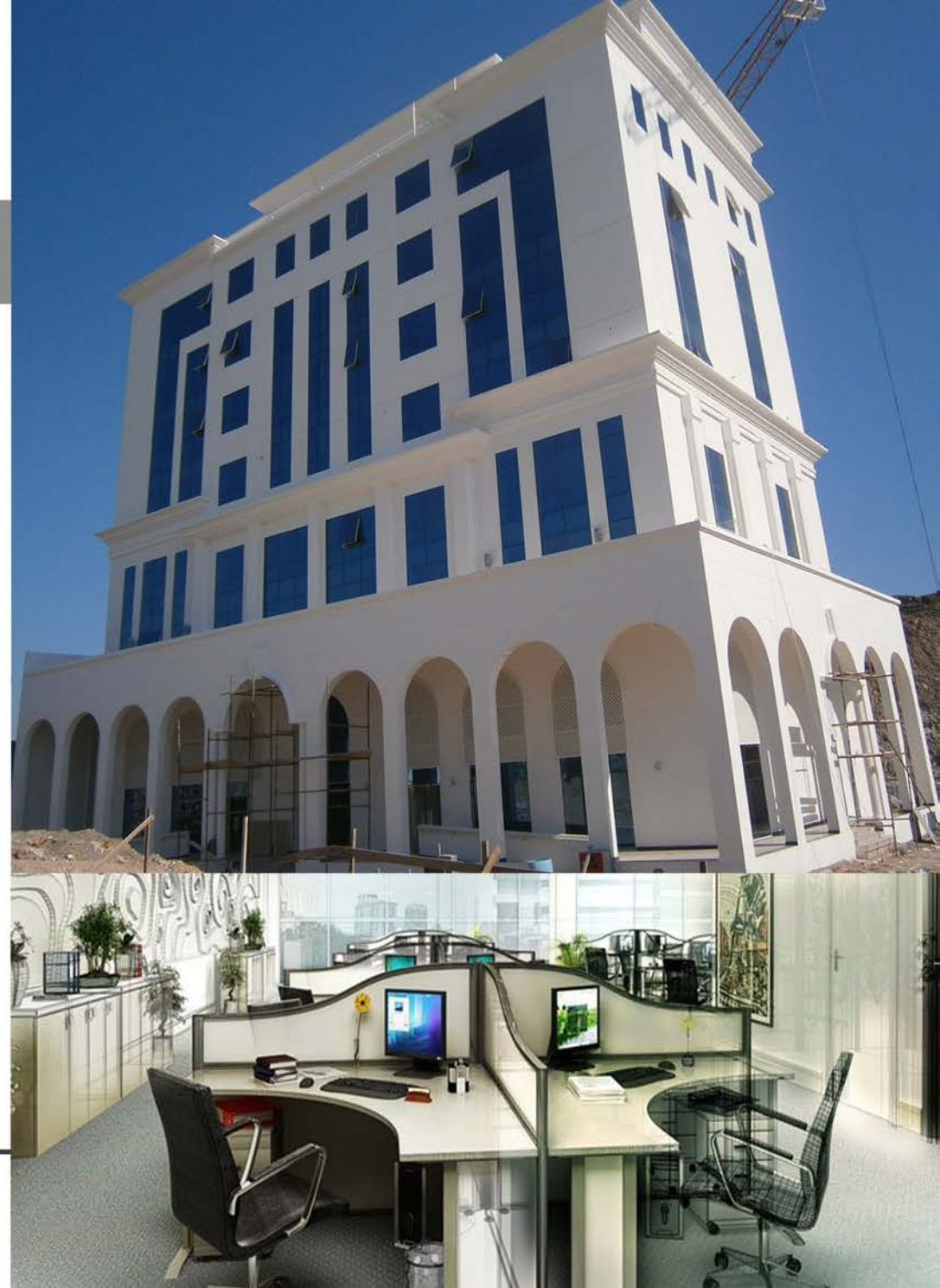
The building has been designed with a 2 storeyed arcade all around and the glazing in the facade of the building has been aesthetically placed to enhance and break the monotony of the verticality of the building.

Salient Features:

- Plot Area - 700 Sq.m
- BUA - 6,500 Sq.m
- Efficient office spaces
- Naturally well lit
- Robust finishes

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ORPIC FACILITIES

Client ■ Orpic
Location ■ Sohar, Oman

Structures | MEP | QS

The vision is to prepare a design for few buildings which would spearhead a design manual that can steer the other buildings in the premises.

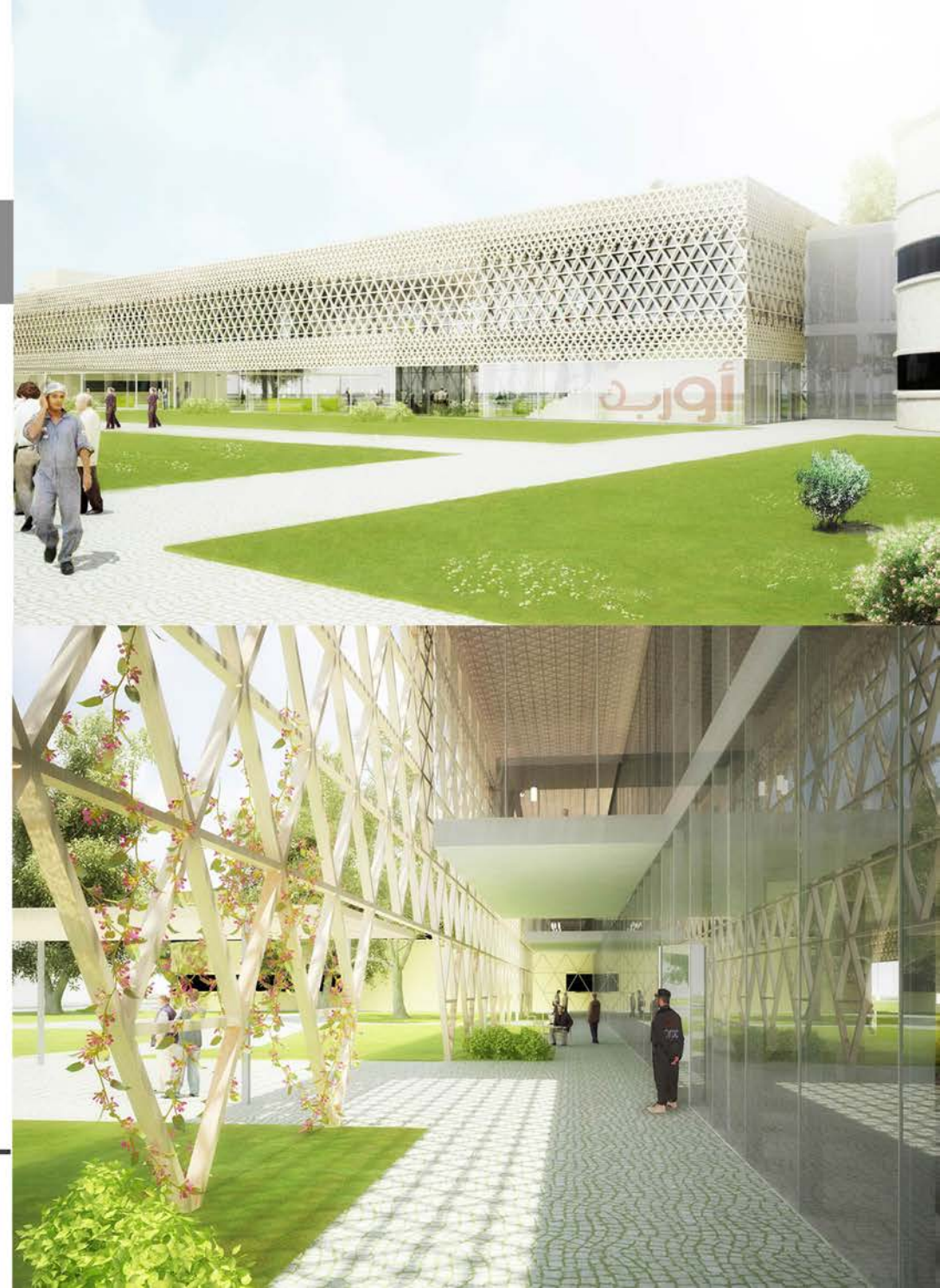
The key idea is to improve the work environment of the working staff and to renovate interior and exterior to improve visual experience. The design will have a combination of renovations, expansion and additional buildings.

Salient Features:

- Open office spaces
- Natural lighting using skylights
- Contemporary interior office spaces
- Unique themes for different office spaces
- Lattice frame work exterior design for connecting building

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ZUBAIR SHOWROOM AT MAWALEH

Client ■ Zubair Automotive Group
Location ■ Al Mawaleh South

Architecture | Structures | MEP | QS | ID

The project comprises of 3S facility for Volkswagen and Mitsubishi vehicle brands. The Showroom, spare parts and service facility with ample parking for both brands are designed to use the facility functionally and maintaining their brand identities. Each facility has dedicated parts store and a common carwash facility at the rear of the plot. A small staff accommodation block also designed for technical staff of 80 persons working in the facility with restaurant and recreational facility.

Salient Features:

- Plot Area - 31,500.0 Sq.m
- BUA - 16,700.0 Sq.m
- Mitsubishi Showroom & Volkswagen Showroom
- Dedicated state of the art Service facility

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RESTAURANT COMPLEX AT SUR

Client ■ Action Group Holdings LLC
Location ■ Sur, Oman

Architecture | Structures | MEP | QS | Project Management

Sea facing Restaurant complex, with an expanse of beach front
Designed as an entertainment/leisure hub with a wide variety of food outlets, fine dining restaurants, kiosks, anchor shop, kids play area, etc.

The overall experience of street cafes, outdoor dining areas, etc are achieved through the articulation of outdoor and semi outdoor spaces with tensile shades and pergolas, and expansive glass facades for the retail F&B outlets.

Salient Features:

- Plot Area - 10,500.00 Sq.m
- BUA - 6400.00 Sq.m

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OSCO HEADQUARTERS AT GHALA

Client ■ Oman Shapoorji Company LLC

Location ■ Ghala, Muscat, Oman

Architecture | Structures | MEP | QS | Project Management

The Headquarter building for OSCO has been designed with a contemporary outlook. Expansive use of glazing coupled with metallic and stone finishes project a modern and rich look. The interiors of the Headquarters are modern with open office setups coupled with generous break out areas and terraces to promote interaction. The office is set to be a landmark in the local landscape.

Salient Features:

- Plot Area - 20,125.00 Sq.m
- BUA - 8465.00 Sq.m
- Efficient office spaces
- Post Tensioned structural system

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DUQM REFINERY

Client ■ Oman Shapoorji Company LLC
Location ■ Qurum, Oman

Architecture & Engineering & Interior Design support to
EPC Contractor

Salient Features:

- Plot Area - 19,00,000 Sq.m
- No. of buildings: 16 nos

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LULU GLOBAL MALL-BANGALORE

Client ■ Lulu Group International
Location ■ Bangalore, India

Interior design | Structures | MEP | QS | Project Management

LULU Group's first and foremost venture in Bangalore city THE LULU GLOBAL with LULU Hypermarkets & Department stores, Regional Office, Sales Office and FEC area.

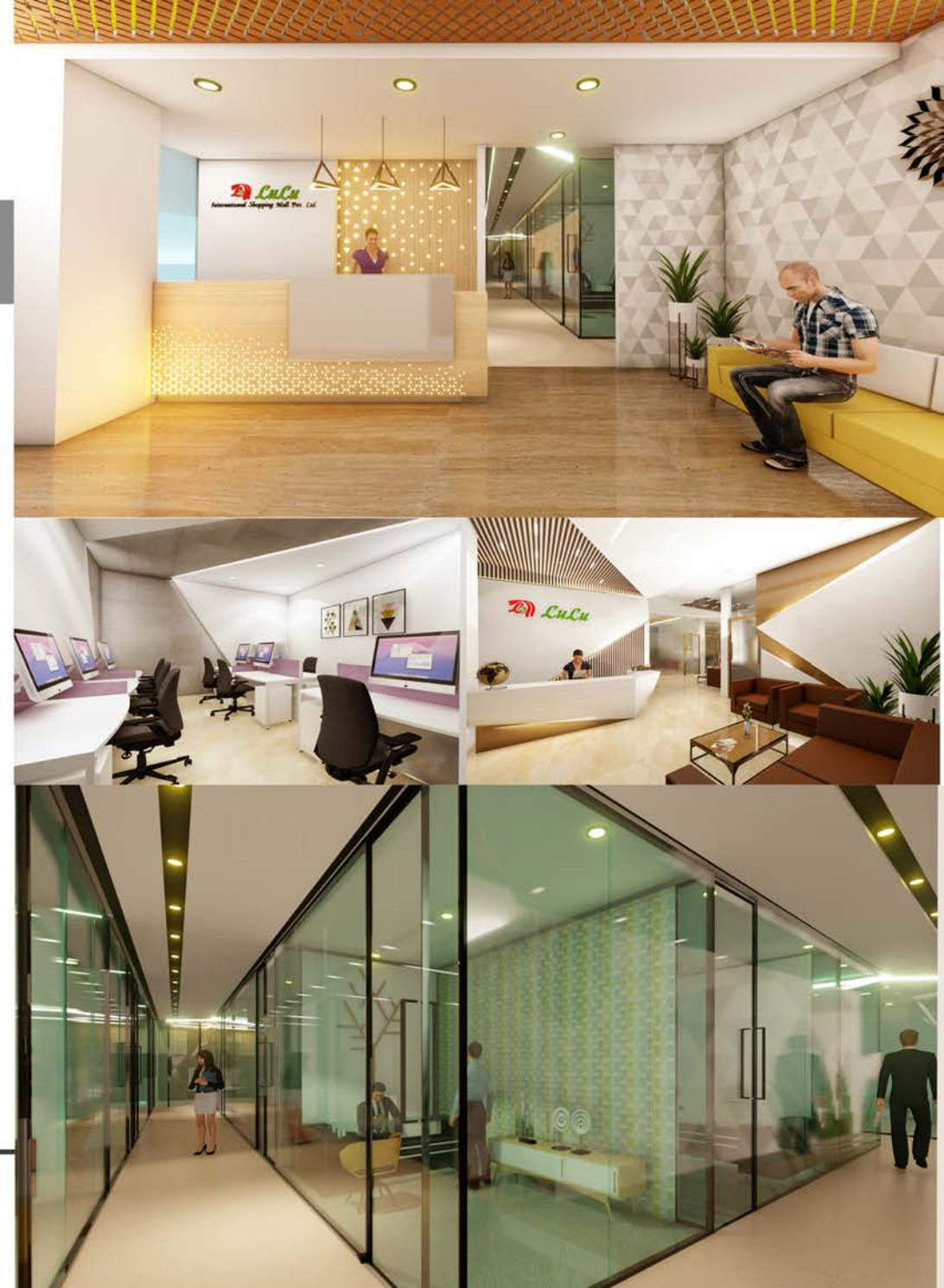
A design reflecting LULU Group's Global standards and Brand identity, was the primary requirement of the project.

Salient Features:

- Plot Area - 12,000 Sq.m
- BUA - 64,800 Sq.m

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INSTITUTIONAL





HEADQUARTERS FOR AHLI BANK

Client ■ Ahil Bank / Wael Al Masri,Planners & Architects
Location ■ Wattayah, Oman

Structures | MEP | QS | Project Management

Offering the customer a unique banking experience in a building designed with state of the art technology office spaces, the building is designed to overlook a three storey high atrium space and a glazed roof skylight that allows daylight to create interesting patterns of light and shade in the interior.

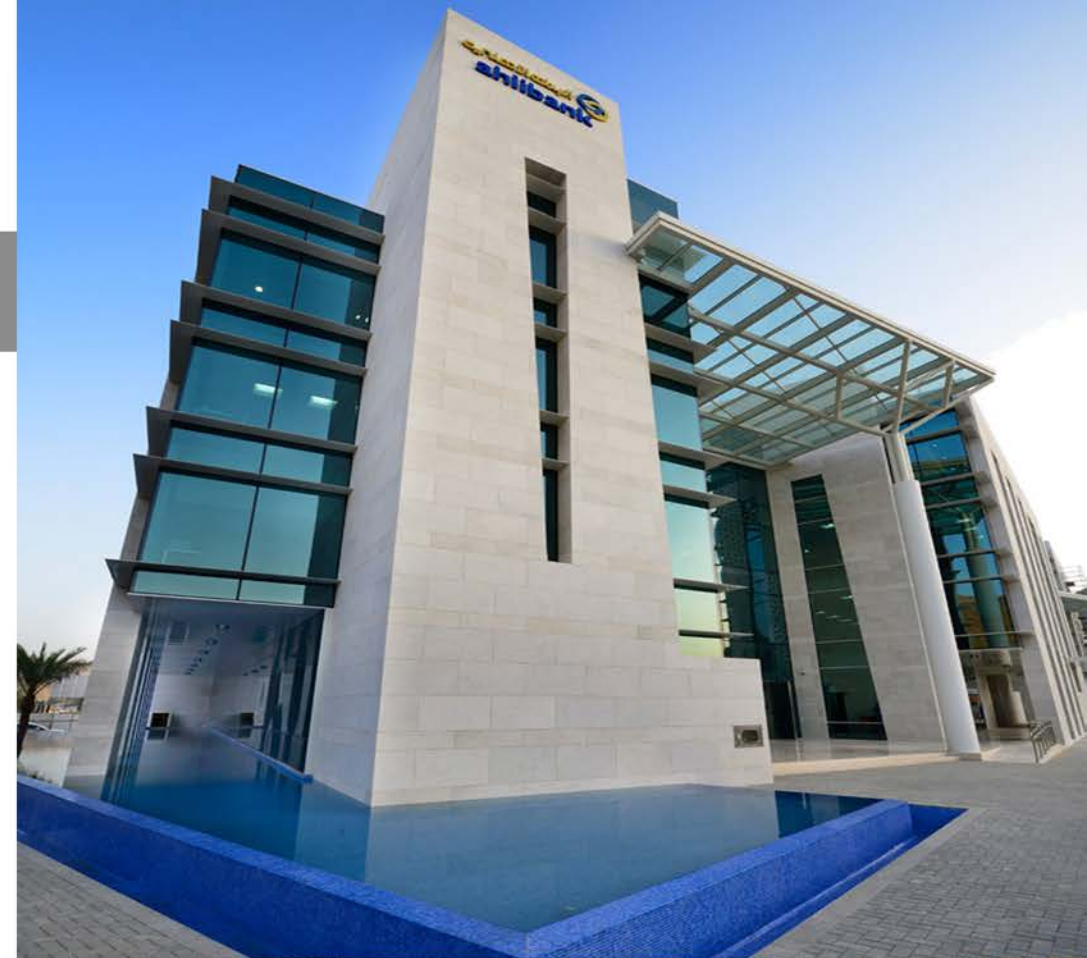
The building has been designed in a contemporary style with a glazed facade and stone cladding. However the design elements and features have been chosen to relate to the rich architectural tradition of Oman.

Salient Features:

- Plot area - 10,750 Sq.m.
- BUA -10.755 Sq. m.
- Open offices with high end finishes
- Central three storey high glazed atrium space
- Glazed offices offering visual continuity to the central atrium

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AHLI BANK EXTENSION-PHASE 3&4

Client ■ Ahli Bank SAOG
Location ■ Wattayah, Oman

Architecture | Structures | MEP | QS | Project Management

The proposed project involves the construction of Ahli bank - Phase 3 & 4. The proposed extension built up area is approx. 26,000 sq.m. The office building will have bank & multipurpose hall at Ground floor & four floors of offices above. The fifth floor consists of chairman office, landscape and space for services. The MLCP building will have Ground, 5 typical floors & roof with 75 car parking slots on each floor, total 525 car park slots.

The extension building of existing Ahli Bank Head quarters, designed to create ,one of the most exuberent corporate business environment in the country.The 4 floors high central atrium with the expansive glass skylight forms the central spine of the development in total.A multilevel car parking building is dedicated to cater increased demand of car parking spaces.

Salient Features:

- Plot area - 10,735 sq.m.
- Office building area - 10,800 sq.m.
- Car parking building area-15,200 sq.m.
- Multilevel carparking building

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SOHAR UNIVERSITY - PHASE 1

Client ■ Al Adrak Trading & Contracting LLC / Sohar University
Location ■ Sohar, Oman

Detailed Architecture | Structures | MEP

University campus designed in a minimalistic architectural style with a touch of regional architecture. The campus houses faculty of engineering, business, main library, lecture hall and other ancillary facilities.

The library and lecture hall block in the premises is in contrast to the other buildings in the campus, with a circular profile and has a well-equipped auditorium that can accommodate 500 people. The core of the block is the library with double height and plaza spaces that interconnect the library and lecture hall blocks.

The landscape has been designed incorporating interaction spaces flowing through the campus giving the student community an ambience that they would relish.

Salient Features:

- BUA - 41,150 Sq.m
- Contemporary Interior Finishes
- Premises promoting student/social interaction

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BUILDING FOR MEDICAL SPECIALITY BOARD

Client ■ Oman Medical Speciality Board
Location ■ Al Khoudh, Oman

Detailed Architecture | Structures | MEP | QS

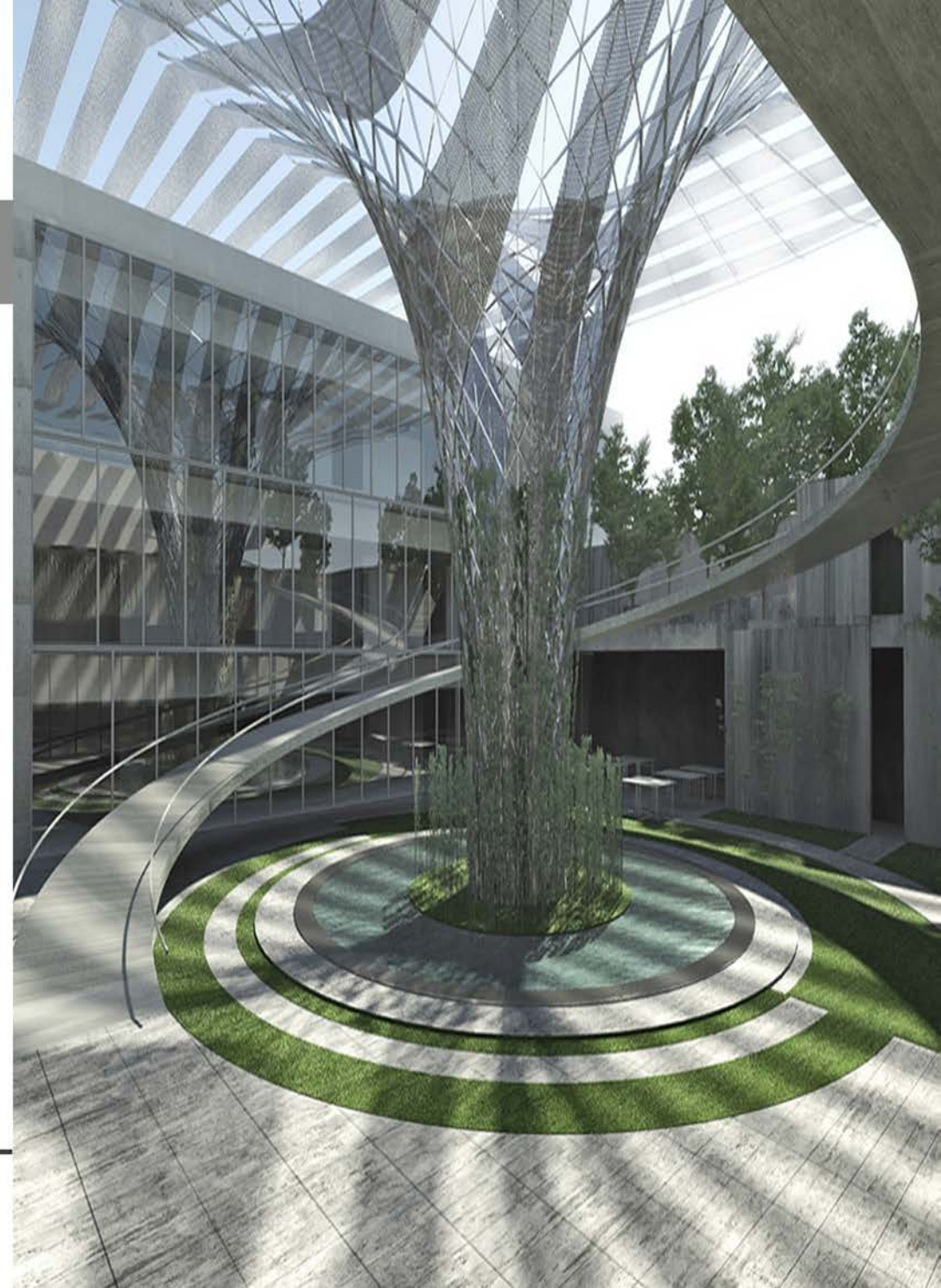
The building is an innovatively designed educational premise for the medical specialty board comprising of classrooms, auditorium display areas & test centers, designed with a facade that compliments the design concept. The project is conceived as dunes in the desert & the building acquires the shape of a cut in the terrain.

The Element of an oasis, the greenery, appears as an exuberant garden in the indoor courts n deep contrasts with the rough & inaccessible exterior and provides a very interesting architectural Concept.

Salient Features:

- Plot area - 20,000 Sq.m
- BUA - 48,150 Sq.m
- Unique architectural facade
- 700 seating capacity auditorium
- Landscaped decks and gardens inside the premises
- Well integrated water feature and hardscaped areas

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MULTIPURPOSE HALL FOR DHOFAR UNIVERSITY

Client ■ Dhofar University
Location ■ Salalah, Oman

Architecture | Structures | MEP | QS

The multipurpose hall for Dhofar University is a 1500 seater well equipped multipurpose space with state of the art technology retractable seating allowing the hall to be used as a congregation space for any event.

The building has been designed in unison with the other buildings within the campus to reflect Islamic Architectural style & also has elements such as Dhofari castellation's which enhances the character of the building. The interiors have been designed in a contemporary style.

Salient Features:

- One of its kind in Oman Retractable seating
- High end Audio/Video systems
- Robust and aesthetically pleasing finishes

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A'SOUD GLOBAL SCHOOL

Client ■ Al Tamman Real Estate
Location ■ Seeb, Oman

Architecture | Structures | MEP | QS | Supervision

A'Soud Global School is designed as an impressive modernistic building with a touch of traditional elements native to Oman. It has been awarded the 'Best Sustainable project' by Dossier Construction Awards – 2016.

The school has over 60 classrooms catering to students up to grade 12. The idea was to provide the absolute best facilities to create an atmosphere which is conducive to learning. Special amenities like swimming pool, football pitch, badminton court, indoor multipurpose hall, smaller congregation areas, state of the art library, labs etc. It provides a healthy environment fostering a unified environment to attract students to the facility.

Salient Features:

- Award winning project
- Plot area - 15,850 Sq.m
- BUA - 17,550 Sq.m
- Contemporary finishes
- Premises promoting student interaction
- State of the art recreational areas

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مبنى المختبرات الهندسية
Engineering Laboratories Building



مركز المعلومات
Information Center

مختبر جماعة الهندسة
Engineering Group Lab

مختبر جماعة تقنية المعلومات
Information Technology Group Lab

LABORATORY BUILDING FOR THE MINISTRY OF HIGHER EDUCATION

Client ■ Ministry of Higher Education
Location ■ Sohar, Oman

Architecture | Structures | MEP | QS | Project Management

The Laboratory building for College of Applied sciences at Sohar houses the mechanical, chemical, electrical and computer labs, lecture halls, staff rooms, and other student ancillary facilities etc.

The facade of the building has been designed in a contemporary architectural style. Services for the building have been designed efficiently, to keep life cycle costs to a minimum. Integrated landscape areas have been provided which adds to the aesthetics of the premises and also acts as a break out area for the students.

Salient Features:

- Plot area - 8,850 Sq. m.
- BUA - 7,650 Sq. m.
- Spaces that promote student Interaction
- Roof top congregation space with a unique canopy

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ARTEMIS | EDUCATION



ARTEMIS SCHOOL AT MABELAH

Client ■ Artemis Education
Location ■ Mabelah, Oman

Architecture | Structures | MEP | QS | Project Management

Institutional building designed to cater the international standards of education system, with classrooms equipped with state of art audio visual facilities, auditorium, lab facilities and activity spaces.

The school facilities includes a dedicated indoor sports complex housing, indoor pool, courts, multipurpose hall etc.

Salient Features:

- Plot area - 23,085 Sq. m.
- BUA - 17,750 Sq. m.
- Student Interaction Spaces

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CALEDONIAN COLLEGE

Client ■ Caledonian College Of Engineering
Location ■ Al Hail South, Oman

Architecture | Structures | MEP | Project Management

Educational facility housing around 17 laboratories, research centers, student amenities, staff amenities and other ancillary facilities integrated with courtyards and atrium spaces, offering the students a conducive environment for studies and social interaction.

The building is designed to reflect a contemporary/minimalistic architectural character while giving a specific Omani identity to the institution.

Salient Features:

- BUA - 11,000 Sq.m
- Outdoor student interaction plaza
- Ample car parking



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RESIDENTIAL PROJECTS





AL MAZAYA DEVELOPMENT

Client ■ Al Mazaya Holding Co. K.S.C.P.

Location ■ Seeb, Oman

Architecture | Structures | MEP | QS | Project Management

The luxurious apartments and gated community located at Seeb, in close proximity to the airport, offers a range of 1, 2 and 3 BHKs with spacious living rooms and inbuilt wardrobes in all bedroom areas.

The ground floor of the development consists of a variety of small and large shops finished with aesthetically pleasing materials. The premises is also integrated with outdoor landscape spaces, kids playing zone, swimming pool, gyms and other amenities unifying the development as one.

Salient Features:

- Plot area - 15,300 Sq. m.
- BUA - 54,000 Sq.m
- 280 luxurious Apartment units of 1BHK, 2BHK and 3BHK with maid room
- High end shop spaces
- Ample car parking

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LIWA RESIDENTIAL DEVELOPMENT

Client ■ Rawasi Sohar Lel e Maar LLC

Location ■ Liwa, Oman

Architecture | Structures | MEP | QS | Project Management

Integrated residential development with villas & apartment blocks designed in a traditional architectural context in terms of the planning and the architectural style of the facade.

The layout has been designed with green spaces, play areas offering the residents a garden of their own and also giving them an ambience to bask in luxury. The layout has been primarily designed in a street concept derived from the inspiration of a city within a city. The residential units have been spaciouly designed and high end finishes have been used in the development.

Salient Features:

- 28 Residential villas
- 56 Apartment Units of 1BHK and 2BHK
- Ample car parking

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PDO RESIDENTIAL DEVELOPMENT

Client ■ Petroleum Development Oman
Location ■ Saih Rawl, Oman

Architecture | Structures | MEP | QS

Staff accommodation to house 150 employees, designed to offer the residents a five star ambience and ancillary facilities such as dining, entertainment facility, gymnasium clinic, recreation & barbeque areas. The architectural style has been based on a minimalistic approach and the entire complex has been designed as an integrated development with a humanistic approach.

The mosque for the premises is designed as one of its kind and can accommodate 300 people and is well complemented by the contemporary interior design.

Salient Features:

- BUA - 18,050 Sq. m
- Five star category facilities
- Integrated landscape
- Well defined pedestrian & service circulation
- Mosque with 300 capacity

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RESIDENTIAL APARTMENTS AT QURUM

Client ■ Al Taie Group
Location ■ Qurum, Oman

Architecture | Structures | MEP | QS | Project Management

The location of the building enjoys the privilege of proximity to Muscat express way and the prominent shopping mall and the future commercial developments at Qurum. The design of the building derives its style from traditional architectural character of the region, redefined in a contemporary style.

The building houses 1 BHK, 2 BHK and 3 BHK units and luxurious villa kind of apartments at penthouse floor. The building facade is treated with the Islamic architectural elements such as Mashrabiya, gargoyle etc. harmoniously amalgamated with contemporary glazing, pergola, colour scheme and textured paint finishes

Salient Features:

- Plot area - 8,700 Sq. m
- BUA - 13,000 Sq. m
- 52 Residential units
- Ample car parking stalls for residents and visitors

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ANANTARA STAFF ACCOMODATION

Client ■ Ministry of Defense Pension Fund
Location ■ Jabal Akdhar, Oman

Architecture | Structures | MEP | QS | Project Management

The proposed residential facility for hotel staff located on the Jabal Akhdar mountain houses the accommodation blocks for hotel staff, facility building with fitness, Cafeteria, prayer rooms, shops etc. and other ancillary services.

The design approach was to utilize the topography of the plot by providing all the services below the floor levels without disturbing the existing terrain. Accommodation blocks are categorized in accordance with their hierarchy level with enough privacy and all the rooms are facing towards either central courtyard or exposed to the outer surroundings.

The central courtyard serves as the meeting place for the staff, the same is treated with minimal soft and hard landscape elements. Inbuilt seating has also been integrated in these areas to promote interaction among the staff.

Salient Features:

- Plot area - 10,000 Sq. m.
- BUA - 7,500 Sq.m
- Building designed to complement the natural surroundings
- Use of natural and locally available materials
- Climatically responsive design

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PDO CAMP

Client ■ Petroleum Development of Oman
Location ■ Rabab Harweel, Oman

Architecture | Master Planning

The proposed master plan of the complex aims at developing an integrated accommodation facility for 250 staff, offices and workshops along with all common amenities and infrastructure. The proposed site is located close to the Marmul - Thumrait main road and is 60 km from the Marmul airport.

The main accommodation building is designed as a radial organization. It consists of central recreation area and the linear residential blocks extended in a radial manner. All the common amenities are centrally located from each of the accommodation blocks. Facilities of international standards have been provided for recreation.

Salient Features:

- Plot area - 550,000 Sq. m.
- BUA - 66,550 Sq.m
- 30 Buildings in the entire premises
- Extensive landscape features
- Five Star facilities

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VILLA AT AZAIBA

Client ■ Private Client
Location ■ Azaiba, Oman

Architecture | Structures | ID | MEP | QS | Supervision

Villa designed for a private client in a contemporary architectural style with large glass facades taking advantage of the vast beach view in front of it.

The interiors of the villa are envisaged as minimalistic with a high quality in terms of finishing.

Salient Features:

- Plot area - 1,000 Sq.m
- BUA - 2,200 Sq.m
- Modern Design
- Beach front
- Minimalistic interiors

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FARMHOUSE AT DAHARIZ

Client ■ Al Tamman Real Estate
Location ■ Dahariz, Salalah, Oman

AOR | Structures | MEP | QS | Supervision

The Farmhouse designed at North Dahariz is set to be a stone monument overlooking the large expanse of landscape with the backdrop of the lush green farm. A simple and traditional design with modern and classy interiors and a lot of green areas outside as well as within through the creation of landscape pockets throughout the design.

Incorporation of a number of smaller water features as well as a swimming pool and water slides add to the attraction of the farmhouse. Amenities like a spa, indoor pool, gym, cinema room, games room, recreational areas, a large majlis area etc. are some of the highlights of the villa.

Salient Features:

- Plot area - 59,900 Sq.m
- BUA - 2,290 Sq.m
- Indoor and outdoor pool
- Integrated landscape and water features inside the villa
- Indoor spa

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DAR AL MAHA

Client ■ Sohar International Development & Investment Co. LLC
Location ■ Darsait, Oman

Architecture | Structures | MEP | QS | Project Management

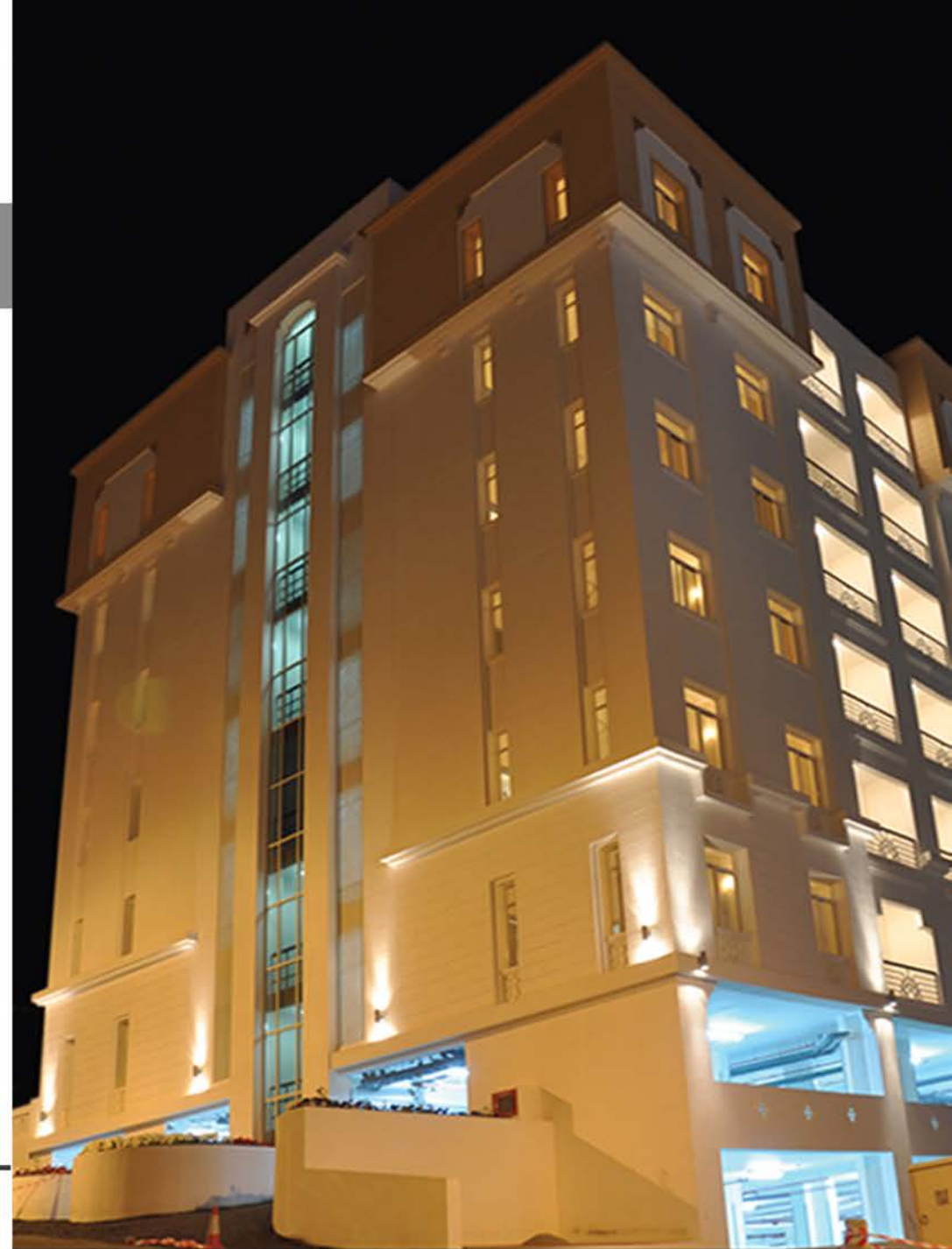
The luxurious apartments located at the lap of Darsait Mountains with proximity to easy access to streets of Muttrah and Darsait. The development houses 1 BHK, 2BHK and 3 BHK apartment units with spacious living rooms that have been finished with aesthetically enticing materials. The premises is also integrated with landscaped outdoor spaces, kids playing zone, walkways, and spacious car parking areas.

The design approach was to utilize the topography of the location, varying levels providing visual continuity to the various zones of the plot. The linear stretch of the building has been designed with an approach to break the monotony and add interest to the building. The color scheme used in the building is of an earthy tone that blends with the hues of the mountain in the backdrop.

Salient Features:

- 120 Apartment Units
- Ample car parking at two levels
- Flat plate floor structures with no beams/ column drops

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RESIDENTIAL APARTMENTS AT QURUM

Client ■ Al Taie Group
Location ■ Qurum, Oman

Architecture | Structures | MEP | QS | Project Management

The location of the building enjoys the privilege of proximity to Muscat express way and the prominent shopping mall and the future commercial developments at Qurum. The design of the building derives its style from traditional architectural character of the region, redefined in a contemporary style.

The building houses 1 BHK, 2 BHK and 3 BHK units and luxurious villa kind of apartments at penthouse floor. The building facade is treated with the Islamic architectural elements such as Mashrabiya, gargoyle etc. harmoniously amalgamated with contemporary glazing, pergola, colour scheme and textured paint finishes.

Salient Features:

- Plot area - 8,700 Sq. m
- BUA - 13,000 Sq. m
- 52 Residential units
- Ample car parking stalls for residents and visitors

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THE GALLERIA

Client ■ Ahmed Ali Al Araiimi
Location ■ Al Azaiba, Oman

Detailed Architecture | Structures|MEP|QS|Supervision|Architect of record

The proposed project is a keynote and landmark mixed retail, office and residential development in a style which reflects and interprets traditional Omani architecture in contemporary modern setting.

The project's three principal use components are Retail, Offices and Residences. Each of the three components within the design are identified through their unique architectural features and proportions. Such a striking design not only provides a landmark, but creates a sense of unity and individual character whilst not being separated from the urban contexts of setting and thus makes it attractive to prospective office occupiers, retail shoppers and affluent residents.

The project comprises of over 800 apartments, 50 office units and shopping mall to cater to the requirements of the development with over 2100 car park spaces catering to the needs of the end user.

Salient Features:

- Plot area – 35,925 Sq.m.
- BUA - 300,000 Sq.m.
- Hypermarket, Anchor stores, Restaurants, food court, Multiplex
- 50 offices with close connectivity to mall & residences.
- 800 Apartments with club house & Pool facility
- Landscaped arenas and plazas

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CHALET COMPLEX AT JABEL AKDHAR

Client ■ Al Jarwani Group
Location ■ Jabel Akhdar, Oman

Architecture | Structures | MEP | QS | Project Management

Chalets designed in a contemporary/ minimalistic architectural style, however reflecting the regional architectural style with stone walls, mashrabiyyas and courtyard spaces.

13 nos of 2 Bedded and 3 bedded chalet units with private swimming pool, indoor and outdoor play area, retail spaces and a coffee shop makes it one of the sought after development at the location.

Salient Features:

- Plot Area : 3975 Sq.m.
- BUA : 2600 Sq.m.
- No. of Units- 15

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HOTEL APARTMENT AT JEBEL AKDHAR

Client ■ Ministry
Location ■ Jebel Akdhar, Oman

Architectute | Structures | MEP | QS | Project Management

The luxurious project comprising Hotel apartments ,Dining Block ,Kitchen and common amneties which forms the part of a larger masterplan development at Jebel Akdhar.The development includes 1,2,&3BHK Hotel apartments with state of the art interiors ,swimming pool and common amneties.

The apartment unit designed to have spacious living rooms that have been finished with aesthetically enticing material.

The design approach was to utilize the topography of the location.

Salient Features:

- Basement +6 floors +Penthouse
- BUA-32,575 Sq.m.
- 83 hotel apartment units

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VILLA AT BAUSHER

Client ■ Private client
Location ■ Bausher, Oman

Architecture | Structures | ID | MEP | QS | Project Management

Villa designed for private client wherein the brief was to capture the majestic mountain view and blend it with contemporary architecture. Architectural design promises visual connectivity thorough zen courtyards and semi open spaces inspring the inhabitants. Design is also sensitive towards the natural topography of the site ensuring that maximum terrain remains unaltered providing cost effective soution to our cleint.

Salient Features:

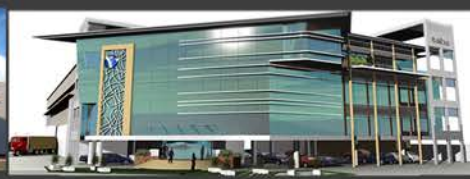
- Plot area – 2500 Sq.m.
- BUA- 1890 Sq.m.
- Contemporary design
- Cliff view villa

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WAREHOUSES AND INDUSTRIAL PROJECTS





CENTRAL LOGISTICS CENTRE FOR LULU

Client ■ M/s Saham Logistics

Location ■ Al Awabi, Oman

Architecture | Structures | MEP | QS | Project Management

50,000 Sq.m air Conditioned warehouse including offices, staff accommodation, cold storage and efficient storage spaces. The warehouses are of two storey heights with large span structural steel systems and are well lit with skylights.

The offices, workshops and accommodation have been located at the first floor level. The architectural style of the building is minimalistic, and has been designed with a more functional approach.

Salient Features:

- Plot Area - 77,000 Sq.m
- Storage areas with specialized storage systems
- Cold stores at various temperature zones
- Office, accommodation and warehouse traffic are clearly segregated

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MRO & CARGO COMPLEXES- MUSCAT & SALALAH AIRPORTS

Client ■ J&P

Location ■ Muscat & Salalah, Oman

Architecture | Structures | MEP

Engineering support to the Design & Build contractor. The MRO & Cargo building at Salalah & Muscat are complex buildings which have been done using BIM software.

Salient Features:

- BUA - 22,000 Sq.m - Salalah Cargo
- BUA - 30,000 Sq.m - Muscat Cargo
- BIM modelling

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FACILITIES DEVELOPMENT FOR GULF INTERNATIONAL PIPE INDUSTRY

Client ■ Gulf International Pipe Industry LLC

Location ■ Sohar, Oman

Architecture | Structures | MEP | QS | Project Management

Facility comprising office building, pipe mill, threading plant, coating plant & ancillary facilities.

The buildings are pre-engineered steel structures & have been designed as large span structures that are more appropriate to the function of the buildings.

Salient Features:

- Very large open spaces
- Multiple crane bays
- Varied machine foundations

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WAREHOUSE AND OFFICE BUILDING FOR TAIBA PHARMA

Client ■ Taiba Pharma LLC
Location ■ Mabelah, Oman

Architecture | Structures | MEP | QS | Supervision

The warehouse and office building for Taiba Pharma & its associated offices are designed in a contemporary/futuristic architectural style with extensive glazing and unique architectural features.

The building boasts of features/character that is unique to Oman and will not go unnoticed by anyone who passes by on the Muscat express highway. The office building is glazed to a large extent thereby offering natural daylight to the offices & reducing the energy cost as well. The warehouses are located towards the rear of the plot and have their own independent access and dedicated loading & unloading bays.

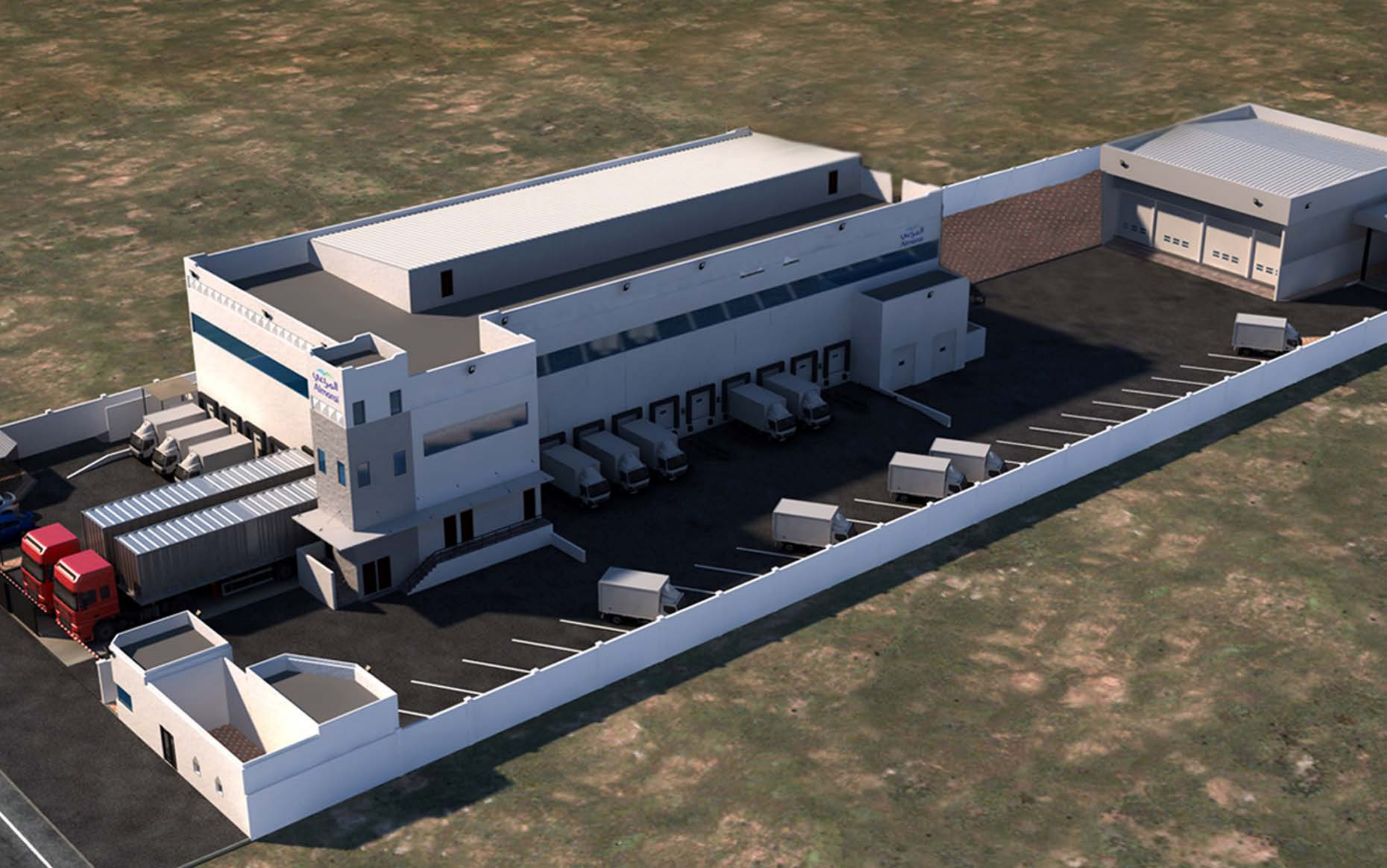
Salient Features:

- Glass Box Architecture
- Open offices
- Contemporary Interiors

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FACILITIES DEVELOPMENT FOR ALMARAI

Client ■ Almarai Company
Location ■ Nizwa, Oman

Architecture | Structures | MEP | QS | Project Management

The facility development for Al Marai is located at Nizwa, the emerging city of Oman. The development houses cold store, administration offices, workshops, wash bays and other ancillary services.

The building is treated with contemporary style of architecture with minimal architectural features and has been dealt more with a functional approach. The upper floor has office spaces that are well ventilated and lit with structural glazing. Clear segregation has been made for the trucks and other vehicular movement within the premises.

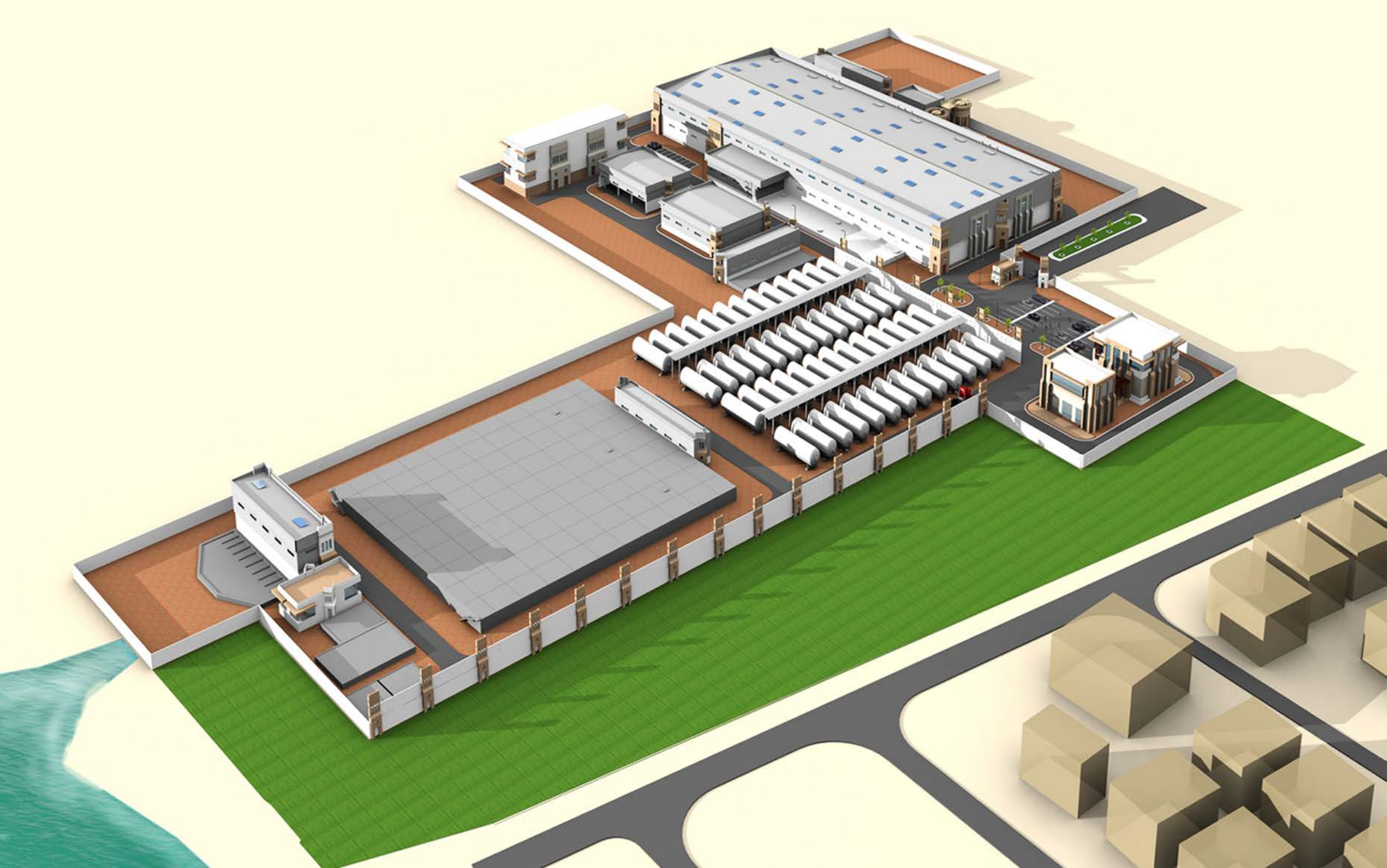
Salient Features:

- Plot area - 6,000 Sq. m
- BUA - 4,000 Sq. m
- Functional approach to design
- Minimalistic architectural design
- Efficient MEP service design

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INDEPENDENT WATER PLANT

Client ■ Wabag, Malakoff & Cadagua consortium.
Location ■ Ghubra, Oman

Architecture

Independent water plant building comprising treatment plant building and ancillary facilities designed in a contemporary style of architecture. The buildings in the premises have been treated with an architectural character to camouflage the function of the building. The use of architectural screens and mashrabiya on the façade reflects the architecture in relation to the regional context.

Salient Features:

- Contemporary Architecture with a blend of regional style
- Glazed facade with play of light screens

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BENTLEY SHOWROOM

Client ■ **Wattaya Motors**

Location ■ **Wattaya, Oman**

Architecture | Structures | MEP | QS

Showroom to display the luxurious car brand Bentley with a facade that is stunning and offering the customers a visual continuity into the showroom whilst they are outside.

The double height showroom space offers the visitors an uncluttered luxurious space wherein they could bask in luxury.

Salient Features:

- Plot area - 12,000 Sq. m
- BUA - 1,000 Sq. m
- Dynamic architectural facade
- Glazed facade with uninterrupted vision lines

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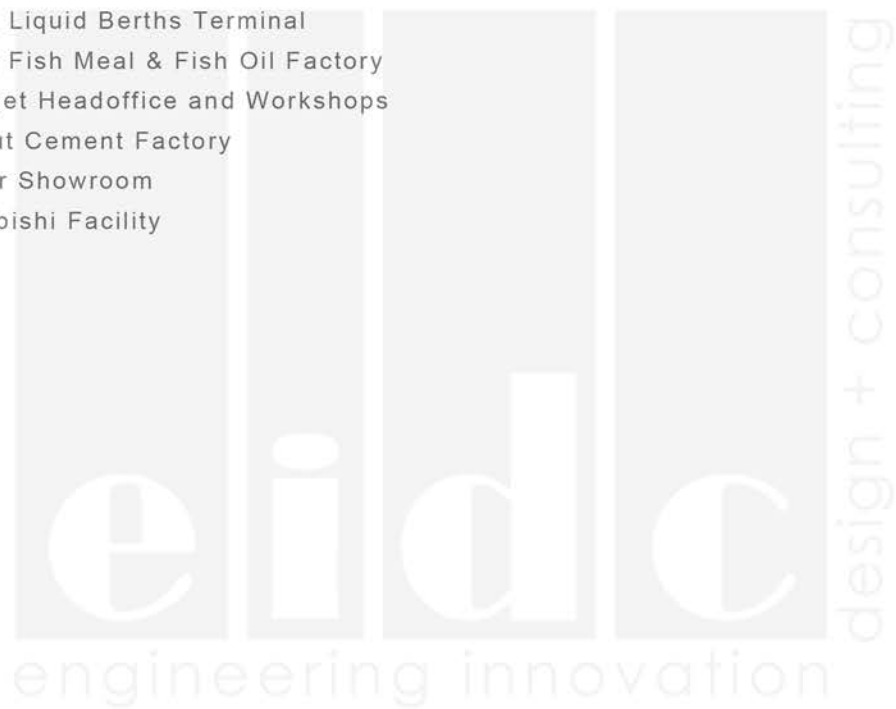


PROJECTS AT AL DUQM

Client ■ Varies
Location ■ Duqm, Oman

List of projects :

1. Duqm Liquid Berths Terminal
2. Alpha Fish Meal & Fish Oil Factory
3. Petrojet Headoffice and Workshops
4. Raysut Cement Factory
5. Zubair Showroom
6. Mitsubishi Facility



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ARCHITECT OF RECORD SERVICES



KEMPINSKI HOTEL

Client ■ WSP Middle East Limited

Location ■ Al Mouj , Oman

Architect of Record | Supervision

Salient Features:

- 300 keys 5 star hotel
- Multitude of F& B outlets
- Ballroom designed as a sculptural landmark

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SARAYA BANDAR JISSAH

Client ■ DSA Architects

Location ■ Yiti, Oman

Architect of Record

Salient Features:

- Plot Area - 60822 Sq. m.
- BUA -16,500 Sq. m.
- Unique lifestyle experience in harmony with nature
- 112 key 5-star resort
- Unique lifestyle experience in harmony with nature

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GREEN PEAK RESORT

Client ■ Oman Investment Fund
Location ■ Muscat, Oman



KOREAN EMBASSY

Client ■ Korean Embassy
Location ■ Al Khuwair , Oman



A'SOUD GLOBAL SCHOOL

Client ■ Al Tamman Real Estate
Location ■ Seeb, Oman



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INTERNATIONAL PROJECTS



AL BOOM HOTEL

Client ■ Private Client

Location ■ Dubai, U.A.E.

International Project

Inspired from the marine life and maritime sailing, the hotel takes its form reflecting the roots of the U.A.E. A response to the context where a number of Dhows-traditional sailing vessels and marine life can be seen navigating through the creek.

A diverse and vital environment will be created through human scaled development, secure and comfortable urban settings and a water-based lifestyle offering visitors and guests a distinctive range of residential and recreational choices.

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HOLIDAY VILLAGE

Client ■ Private Client
Location ■ Kerala, India

International Project

The Master plan comprises of a Club house, Sea front apartments and Premium villas with a sea view.

It is designed in a contemporary style and aims to combine the best luxury experiences for the ultimate staycation.



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INTERNATIONAL PROJECTS



Hill Resort at Madikeri, Karnataka, India



Wooden chalets at Kerala, India



Beach villas at Kerala, India

INTERNATIONAL PROJECTS



Luxury Villa Complex at Kumarakom, Kerala, India

WATERFRONT MARKET

Client ■ Private Client

Location ■ Dubai, U.A.E.

International Project

Waterfront Market (WFM), is a master planned mixed-use multiple-district development project set to become the Emirate's next tourist hotspot.

Housing a major new fish and vegetable market featuring more than 900 units across a 120,000 sq m site, the development is envisaged as not only a place to buy goods, but a bridge between the past and the present, where tourists will be able to overlook the sea and be part of the daily morning auctions of fish - which is the traditional way of doing business among fishermen.

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AGORA MALL

Client ■ Private Client

Location ■ Dubai, U.A.E.

International Project

Agora Mall is a Boutique Community Shopping destination situated within the heart of the Jumeirah Community in Dubai.

Over 100 shop units are distributed over two levels creating a premium retail experience for all local and international visitors.

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RESORT AT CHEMPU

Client ■ Casa De Hotels
Location ■ Chempu, India

International Project

The Boutique Hotel aims at creating a luxurious guest experience and high quality environment in Kerala.

The Master Plan for the Boutique Resort aspires to utilize the advantage of the wonderful waterfront context in order to deliver an experience that will establish new benchmarks in boutique resort development in Kerala with a unique point of difference, successfully catering to the intended target market.

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INTERNATIONAL CONVENTION CENTER

Client ■ Private Client
Location ■ Kochi, India

International Project

The Master plan comprises of a 2200 pax capacity Convention centre, a 3-Star Hotel and Resort and a Highway restaurant. The design approach to the Masterplan aims to create a comprehensive, integrated mixed-use development.

OFFICE BUILDING

Client ■ Private Client
Location ■ Kochi, India

International Project

A High-rise Office/ Commercial building with 10 stories located amidst the cityscape of Kochin.

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HILL RESORT

Client ■ Private Client
Location ■ Karnataka, India

International Project

The Master Plan for the Boutique Resort aims to create an enchanting haven - a cohesive development that would be romantic and energetic, as well as casual and relaxed; a place of leisure integrated with hospitality.



WOODEN CHALETs

Client ■ Private Client
Location ■ Kerala, India

International Project

Located in the natural landscapes of Kumarakom, each Wooden Chalet has 100 square metres of fantastically designed and constructed space.



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LUXURY VILLA COMPLEX

Client ■ Private Client
Location ■ Kerala, India

International Project

Water Lily is comprised of a host of luxury Villas located in the lap of nature with a fine backdrop of elegance at Kumarakom in Kottayam.

Pioneering the concept of luxury life style in Kumarakom , the project is designed as a sustainable development in order to contribute to saving the fragile environment. The villas offer luxury and international amenities in a rural setting.



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MASTER PLANNING



OMAGINE MASTER PLAN

Client

■ Private Client

Location

■ Seeb, Muscat

Master Planning

Omage is an ultimate Beach front development which is an integrated development with masterplanned communities featuring unique residential, business, education and entertainment facilities coordinated with modern infrastructure.

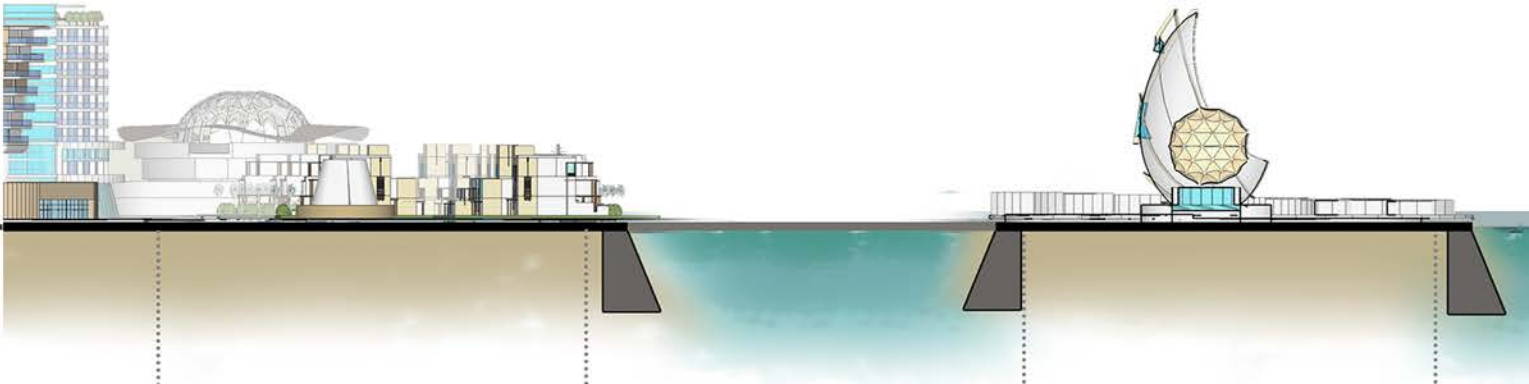
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PALM MASTER PLAN

Client ■ Private Client
Location ■ Muscat, Oman

Master Planning

The project is a mixed use development and is created with a concept of a serene lake. The integration of the lake is the binding element to the master plan.

The development of a neighbourhood, tract of land, building or structure with a variety of complementary and integrated uses, such as residential, office, manufacturing, retail, public and recreation in a compact urban form. It seeks to create a pedestrian friendly environment with a variety of uses that enable people to live, work, play and shop in one place.

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RESORT AT RAS AL HADD

Client ■ Private Client
Location ■ Muscat, Oman

Master Planning

The project is planned as a grand 5-star private living resort with a unique concept of timber villas and integration with nature.

RESORT AT KHASAB

Client ■ Private Client
Location ■ Muscat, Oman

Master Planning

Adjoining the Khasab creek in Musandam, the masterplan encompasses a Garden resort, a Creek resort and a Souq within the plot premises. A uniquely designed landscaped overpass acts as a connection between the various components.

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INTERIOR DESIGN





CITADINE HOTEL APARTMENTS

Client ■ Al Rehwan Contracting Co. (LP)
Location ■ Baushar, Oman

Interior Design

Citadines hotel is a part of the Ascott Group located at the heart of the city. Self contained service apartments are designed to be a home away from home. Balancing international hospitality standards with local sensibilities, Citadines aims to cater to business travelers as well as families.

The rooms have been designed using a contemporary language inspired by the nature of Arabia.



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MALL OF MUSCAT

Client ■ Tamani Global Development and Investment LLC.
Location ■ Mabela, Oman

Interior Design

The Interiors of Mall of Muscat at Mabella aim to reflect its status as a destination mall. One of the first of its kind in Oman, the mall boasts of an Aquarium, Snowzone, Family entertainment center among other retail and leisure spaces.

The Mall Interiors give different experiences to patrons in different zones. The Plaza which serves as the central entrance as well as activity zone is designed as a modern street with plenty of rest spaces and beautiful landscaping to enhance the user experience. The third floor casual dining and snow entertainment area is designed as a European street with an outdoor feel. With its Café style dining, and street performers, it gives an upbeat mood to the space.

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AL KHOUD GRAND CENTER

Client ■ Al Tamman Real Estate
Location ■ Al Khoud, Oman

Interior Design

The Grand centre at Al Khoud is designed with a modern and sophisticated outlook keeping in mind the development of the region.

The Grand central Atrium is designed as a meeting place as well as activity zone with superior materials and finishes.



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SOHAR PALM MALL

Client ■ Tamani Global Development and Investment LLC.
Location ■ Sohar, Oman

Interior Design

The Palm Mall at Sohar has shops and retail spaces along with a food court, F&B outlets and family entertainment center. The Interior spaces have been designed with modern materials and a contemporary design language.

A palette of neutral mono chromes interspersed with bright contemporary colors was chosen to give a modern feel to the mall interiors. Open airy spaces with minimal articulation give the shoppers a pleasant and hassle free experience.

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EMIRATES ZOO RESTAURANT

Client ■ Private Client
Location ■ U.A.E.

Interior Design

The restaurant is conceptualized as a casual and fun all day dining. The main principles while designing is the integration with the outdoors and use of natural materials.



VILLA AT AZAIBA

Client ■ Private Client
Location ■ Azaiba, Oman

Interior Design

The villa is designed with the most luxurious materials in a modern style.

Simplicity, serenity and richness are some of the core basis of the concept evolution.



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SOUQ AT RUWI

Client ■ Tamani Global Development and Investment LLC.
Location ■ Ruwi, Oman

Interior Design

The Souq at Ruwi has shops and retail spaces along with a food court and F&B outlets. The Interior spaces have been designed with modern materials to reflect a contemporary design version of a traditional Souk.

A palette of bright rich textures intercepted with wooden accents was chosen to give a modern feel to the mall interiors. Richly articulated spaces give the shoppers a pleasant and souk like experience.



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DUQM REFINERY

Client ■ Oman Shapoorji Company LLC.
Location ■ Duqm, Oman

Interior Design

The Main administrative building has a grand entrance lobby and open office spaces. The Interior spaces have been designed with modern materials and a contemporary minimalistic design language.

A palette of neutral mono chromes interspersed with bright contemporary colors was chosen to give a corporate feel to the interiors. Open airy spaces with minimal articulation gives the workspaces a pleasant and hassle free experience.

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KEY PERSONNEL



Dr.RASHID ALI AL BALUSHI
CHIEF EXECUTIVE OFFICER

Dr. Rashid is a professional with significant technical (civil engineering) and general management (project management and strategic management) experience, gained through working with both public and private sectors. He is having high analytical and planning skills coupled with significant exposure to strategic project planning and implementation.

EDUCATION

PhD (Project Management), Heriot - Watt University, UK

M S (Project Management) Heriot-Watt University, UK

B S (Civil Engineering) Louisiana university, USA

SPECIALIZATION/AFFILIATION

Member of PMI and a founding Member of the PMI Oman Chapter

Member of the Society of American Value Engineers (MSAVE)

KEY PERSONNEL



Dr.RAVEENDRANATH P.K.
MANAGING DIRECTOR

Dr. Raveendranath has extensive experience in the field of civil engineering design and project management, having been involved in a multitude of major civil engineering projects. He is well versed in structures, concrete technology and forensic structural engineering. His sound technical background and excellent team building capabilities make him ideally suited for the technical and commercial responsibilities he holds in the present position.

EDUCATION

PhD (Engineering Design), Heriot - Watt University, UK

M Tech (Civil Engineering), Indian Institute of Technology Madras, INDIA

B Tech (Civil Engineering), University of Calicut, INDIA

SPECIALIZATION/AFFILIATION

Member of Indian Society for Technical Education (MISTE)

Member of the American Society of Civil Engineers (MASCE)

Member of the Society of American Value Engineers (MSAVE)

SOFTWARE

ARCHITECTURAL

Auto CAD 2018
Revit Architecture 2018
Google SketchUp 2017
3Ds MAX 2014

STRUCTURAL

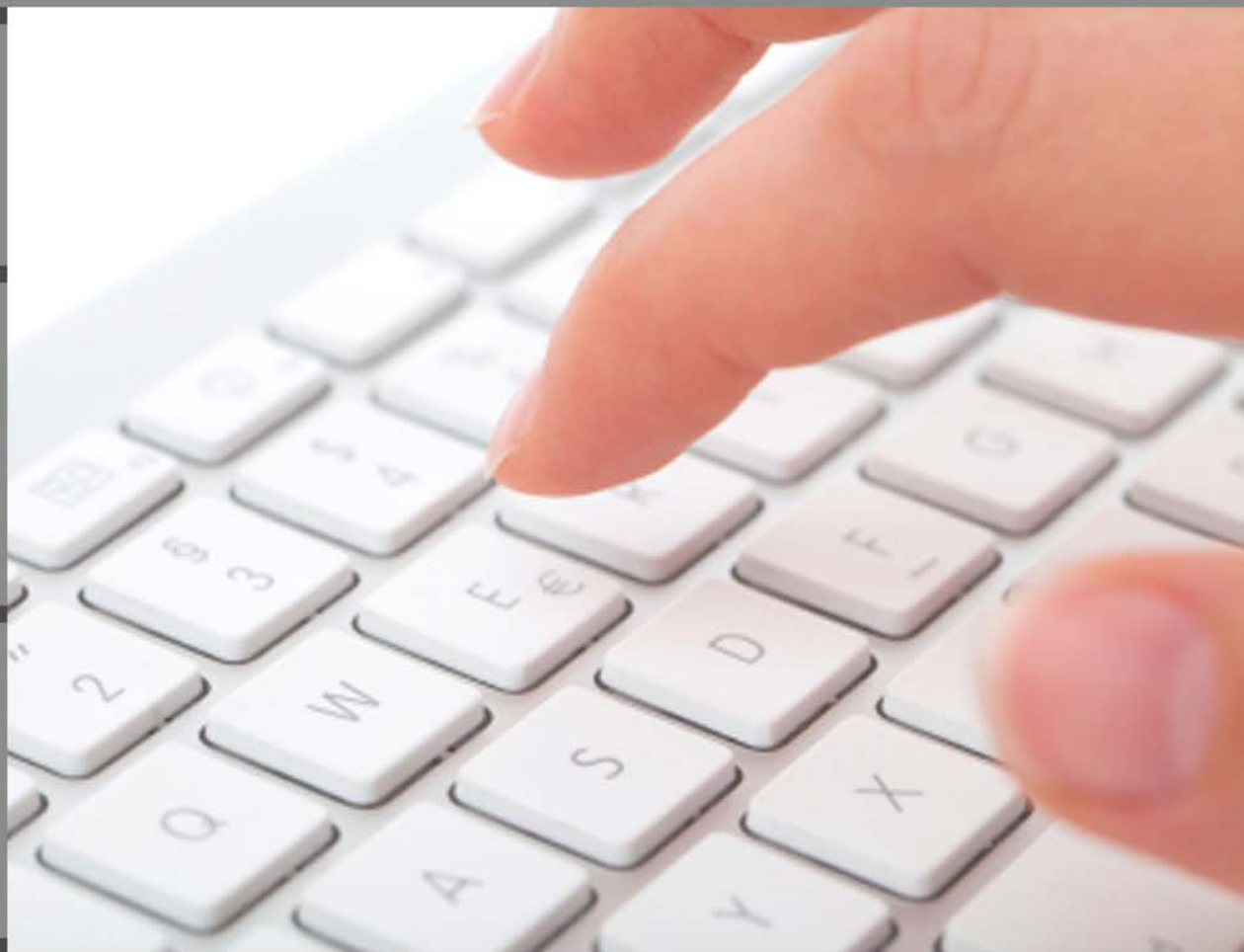
STAAD Pro V8i
ETABS 2016
SAFE 12
SAP 2000 V19-1
Revit Structure 2018
Plaxis 3D 2016

MEP

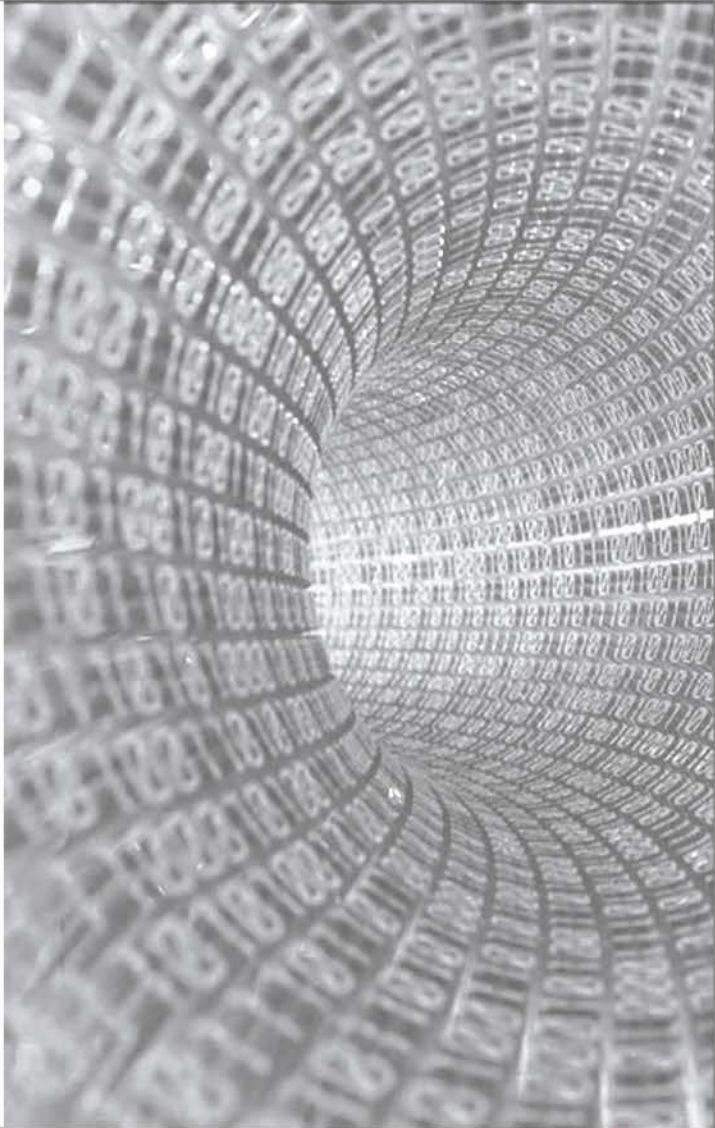
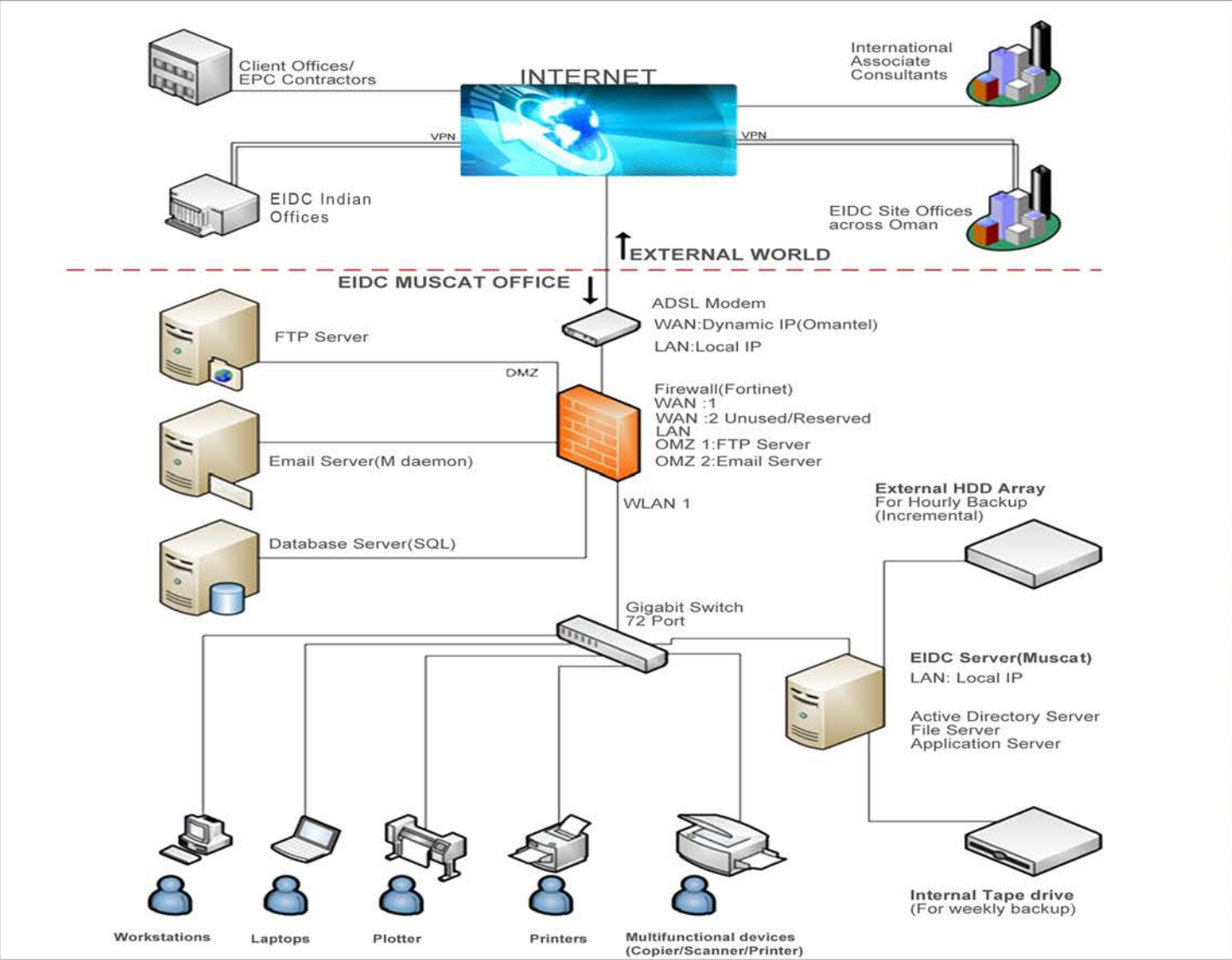
Revit MEP 2018
Relux 2007
Carrier HAP 4.51
McQuay Duct Sizer version 6.4
Amtech
MagiCAD

HVAC

Carrier HAP Version 4.20 a



INFORMATION TECHNOLOGY NETWORKING DIAGRAM



REACHING US

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BRANCH OFFICES

Salalah (Oman)

India



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Netherlands
Singapore
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UAE
UK
USA

SPREAD OF OUR ASSOCIATES ACROSS THE GLOBE

