
elAn
BUILDING THE FUTURE


THERE IS AN
UNSPOKEN TRUTH THAT
GREATNESS
SURROUNDS ITSELF
WITH GREATNESS.
Shah Rukh Khan,
a name that echoes brilliance,
now stands as the face of Elan.
Because when the most celebrated minds
in Real Estate share a vision so bold,
it could only be worthy of a king.

THE WAY WE BUILD

Elan has never merely built spaces.
Elan sculpts experiences, each more breathtaking than the last. And Elan's latest masterpiece isn't just grander, it's a new paradigm of opulence, innovation, and exclusivity.

It is a vision brought to life.



ELAN'S PROJECTS

From avant-garde commercial destinations to architectural marvels that blend elegance with functionality, every project stands as a testament to Elan's unwavering commitment to excellence.

These are not mere structures, but reminders of what's possible when ambition meets craft.

ELAN
IMPERIAL
SECTOR - 82

ELAN
THE MARK
SECTOR - 108

ELAN
THE PRESIDENTIAL
SECTOR - 106

ELAN
EMPIRE
SECTOR - 66

ELAN
PARADISE
SECTOR - 50

ELAN
EPIC
SECTOR - 70

ELAN
MIRACLE
SECTOR - 84

ELAN
TOWN CENTRE
SECTOR - 67

ELAN
MERCADO
SECTOR - 90

SOME ADDRESSES ARE DESTINATIONS

DWARKA EXPRESSWAY

SOME ADDRESSES ARE DESTINATIONS

A VISION OF MINISTRY OF ROAD TRANSPORT AND HIGHWAYS OF INDIA

The Ministry has referred to the Dwarka Expressway as a "Marvel of Engineering" and a State-of-the-art journey into the future.

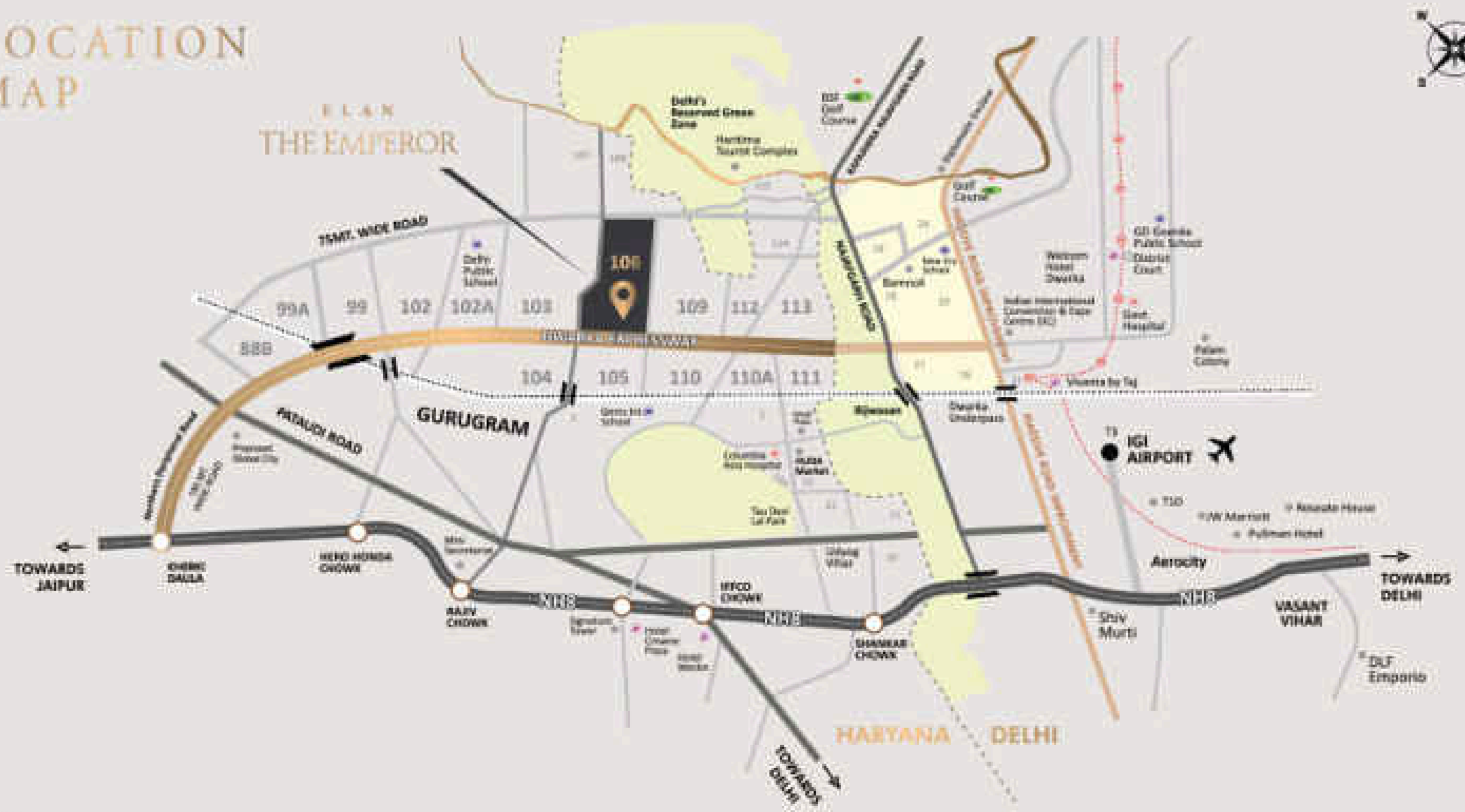


SOME ADDRESSES ARE DESTINATIONS

WHERE THE RARE
ASPIRE—AND ARRIVE

Artistic Impression

LOCATION MAP


PLAN
THE EMPEROR
75MT. WIDE ROAD
106
99A
99
102
102A
103
109
112
113
88B
104
105
110
110A
111
PATAUDI ROAD
GURUGRAM
Delhi's Reserved Green Zone
Hamtma Tourist Complex
Delhi Public School
Sahara Mall
Sahara Mall Road
Sahara Metro Station
Sahara Ganga
Sahara Jaya
Sahara Samay
Sahara Shri
Sahara Rajya
Sahara Shree
Sahara Shri
Sahara Jaya
Sahara Samay

WELCOME TO THE WORLD OF GLOBAL TOWNSHIP

elan

BUILDING THE FUTURE

SECTOR 106

DWARKA EXPRESSWAY, GURUGRAM



N

SECTOR 106,
DWARKA EXPRESSWAY
GURUGRAM

50+ ACRES INTEGRATED TOWNSHIP*

*DISCLAIMER: Nothing contained herein intends to constitute a legal offering or a legal binding. This Master Plan is tentative, not final and subject to change. The planning and development will be approved in due course of time after following due process of law. This plan does not replicate the exact development proposed and should not be relied on as a definitive reference. No representations are made regarding continued availability of existence of any landmarks/locations shown. The landmarks/locations may be subject to change from time to time. No representation or warranty is made or intended as to the accuracy or completeness of information on this Plan. Before making any decision based on this plan, you are requested to independently either directly or through your legal/financial consultants, thoroughly verify all details/documents and satisfy yourself. T&C apply.

INCLUSION OF
ELAN SECTOR 106



RESIDENTIAL

HIGH END RETAIL

OFFICE SPACES

HOTEL

COMMERCIAL



ELAN

THE EMPEROR

LANDMARK FOR THE WORLD.
HOME FOR A FEW.

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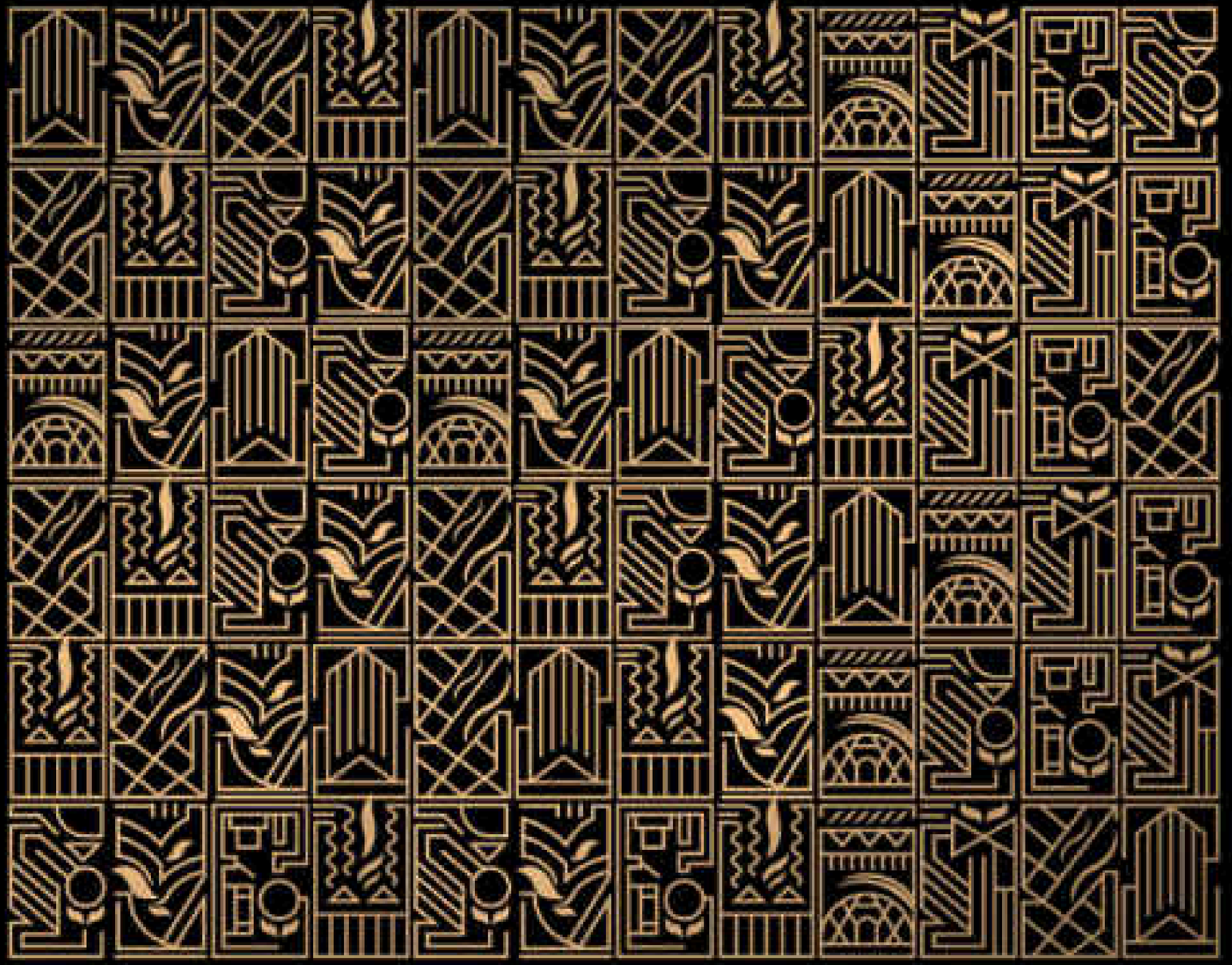




DESIGN PHILOSOPHY

Design is an art form—an interplay of form and function, beauty and purpose. Every space is conceived with intention, sculpted with precision, and woven with emotion.

From grand facades to intimate details, Elan's philosophy is simple yet profound: create not just buildings, but timeless experiences that inspire, elevate, and endure.

PROJECT OVERVIEW

LANDMARK FOR THE WORLD. HOME FOR A FEW.

A transformative residential masterpiece that has redefined modern-day luxury living forever. It's a defining moment in the world of real estate—where the most luxurious dreams find their address.

Welcome to a world-class living experience, right in the heart of Sector 106, Dwarka Expressway, Gurugram, Haryana.





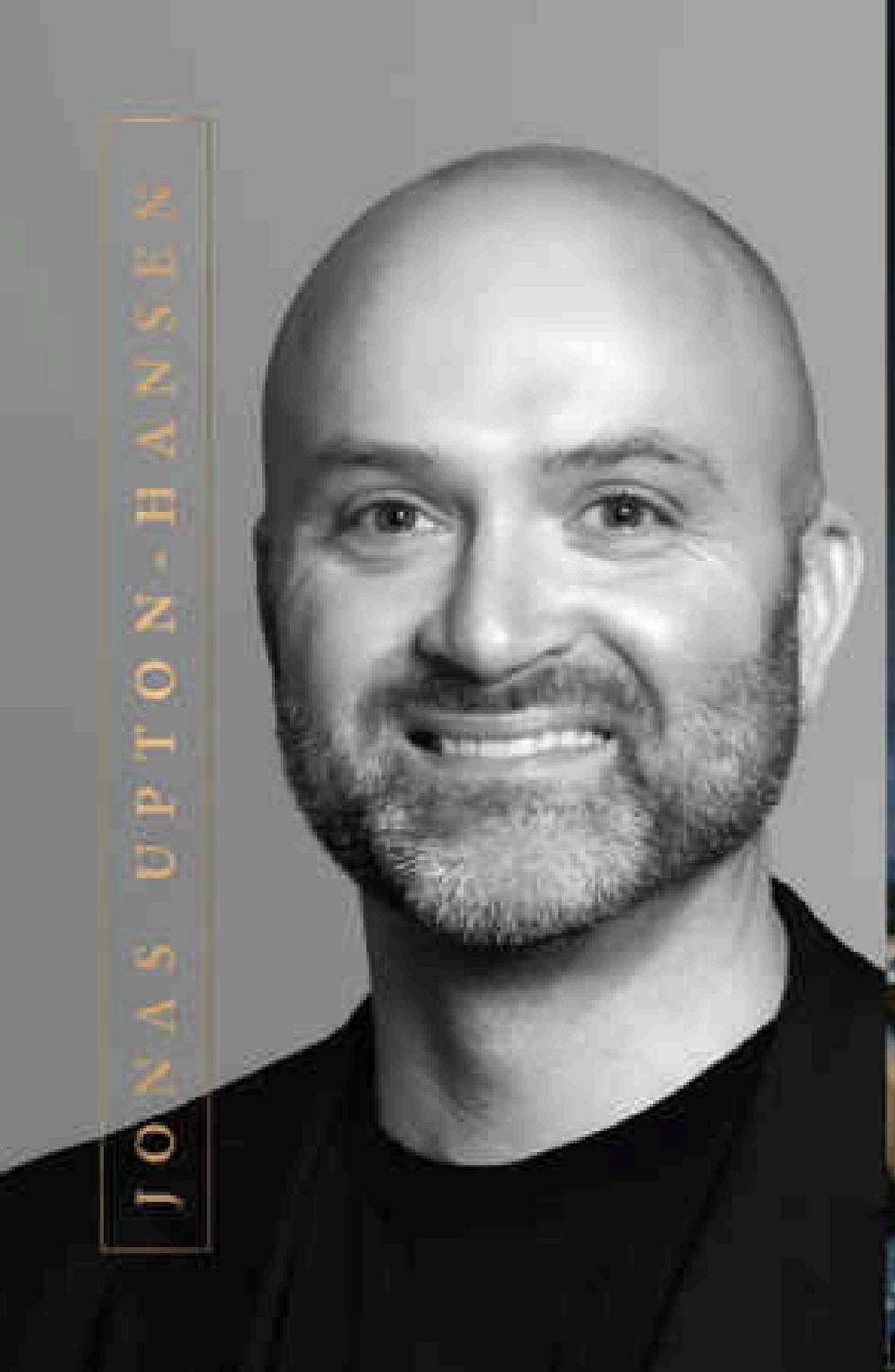




Artistic Impressions

PROJECT CONSULTANTS


WHEN THE VISION IS EXTRAORDINARY, THE COLLABORATION MUST BE TOO.
At the heart of Elan's philosophy lies an unwavering commitment to excellence.
A commitment that has led us to seek the most celebrated names in their craft.
The result of these unparalleled partnerships is an experience that's more than the sum of its parts.
PROJECT CONSULTANT
uha
WET
swa
LEIGHTON
HBA
MERO
LERA
Thornton Tomasetti
dsa
ENGINEERING



JONAS UPTON-HANSEN



SHYMKENT PINNACLE
KAZAKHSTAN



MARCO POLO
LIMMASOL, CYPRUS

ELAN ONBOARDS

uha

PRINCIPAL
ARCHITECT
LONDON, UK

JONAS
UPTON-HANSEN

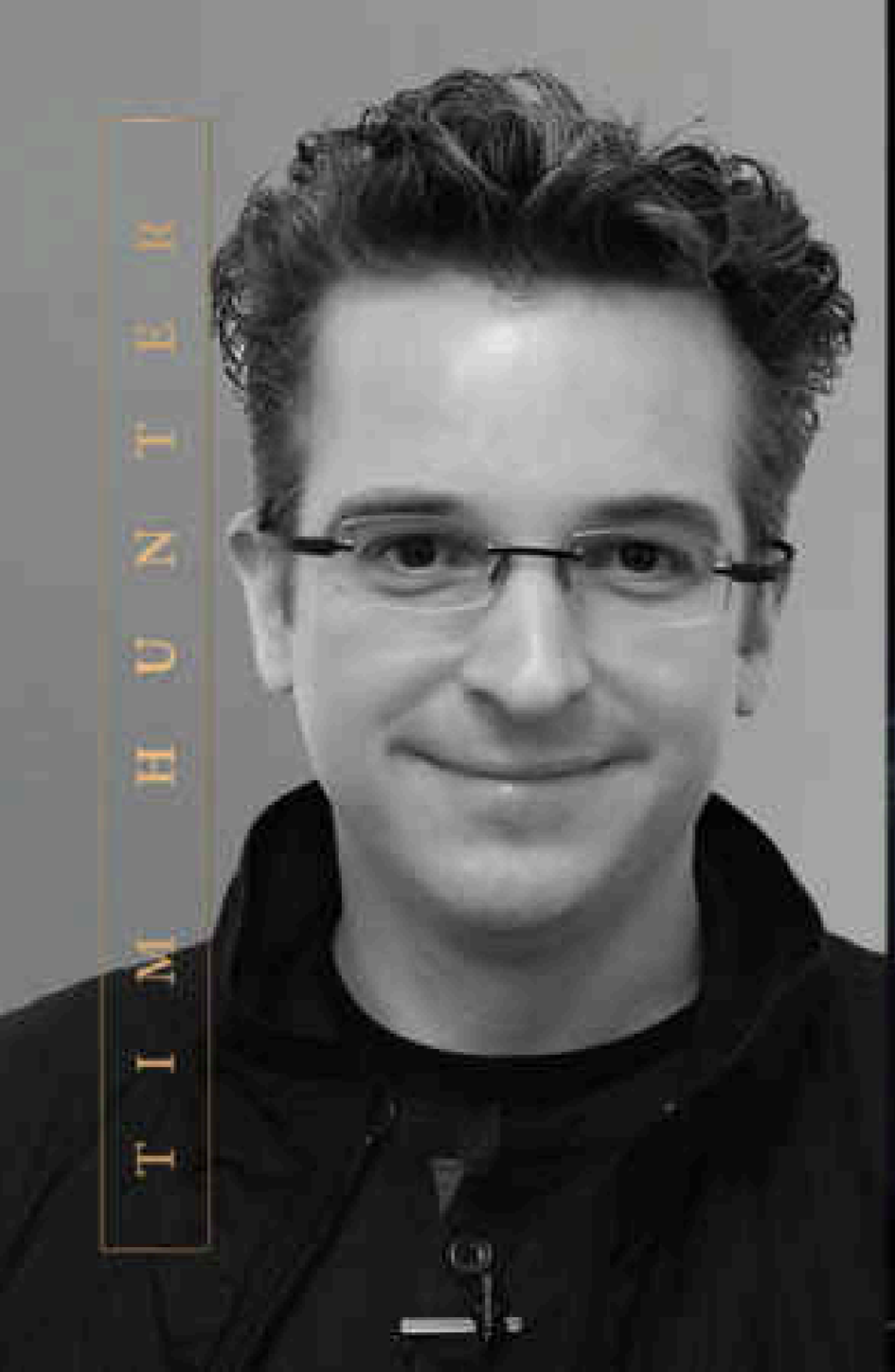
MANAGING DIRECTOR
/ FOUNDER

ARCHITECTURAL EXCELLENCE BY UHA, UK

With daring visions that challenge conventions, their designs create timeless landmarks that inspire awe and admiration across generations.

PROJECT CONSULTANT





TIM HUNTER

PERFORMANCE LAKE
WYNN MACAU, CHINA

THE DUBAI FOUNTAIN
DUBAI, UAE

ELAN ONBOARDS

WET

WATER FEATURE
CONSULTANT
CALIFORNIA, USA

TIM HUNTER
SENIOR DESIGNER

WATER ALCHEMY BY WET DESIGN, USA

They don't just shape water.
They compose symphonies with it. Their creations transform water into unforgettable performances, where every ripple and cascade is bound to captivate your senses.



PROJECT CONSULTA

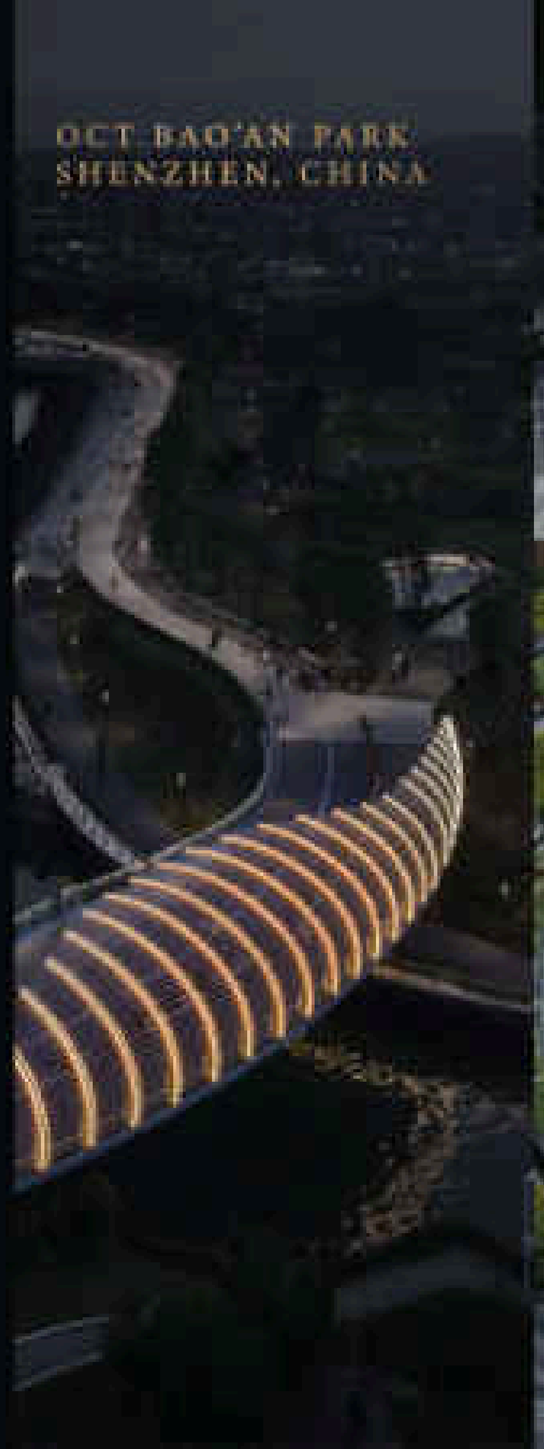
ELAN ONBOARDS

swa

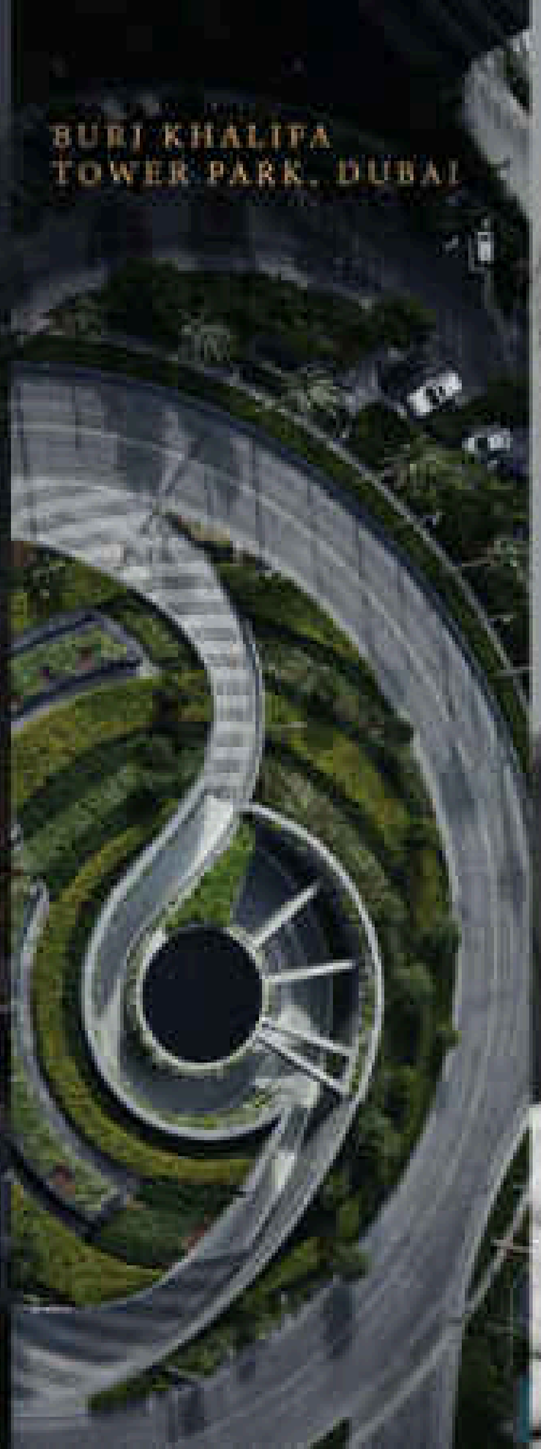
LANDSCAPE
ARCHITECT
TEXAS, USA

DHAVAL
BARBHAYA

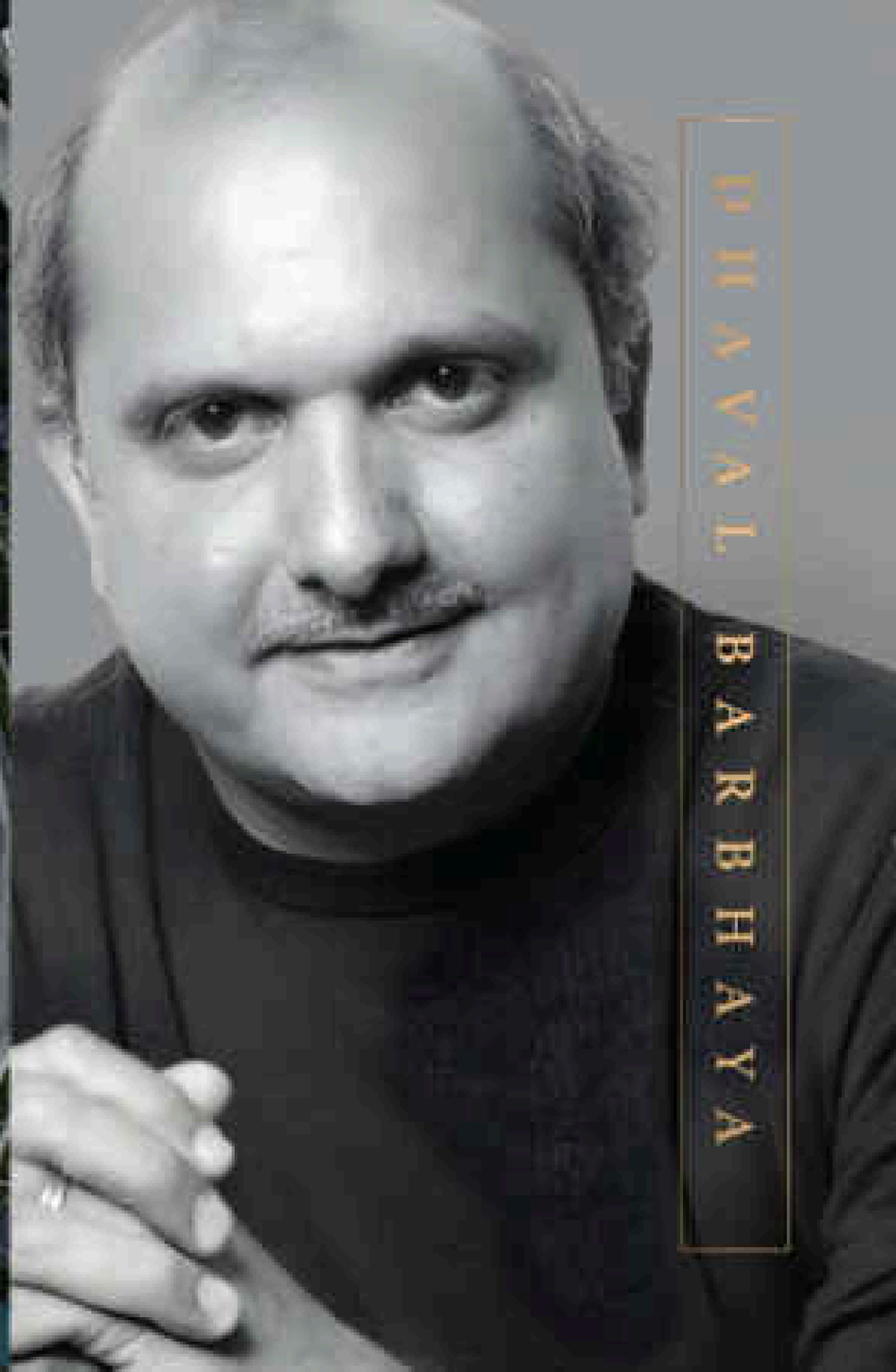
PRINCIPAL | SWA



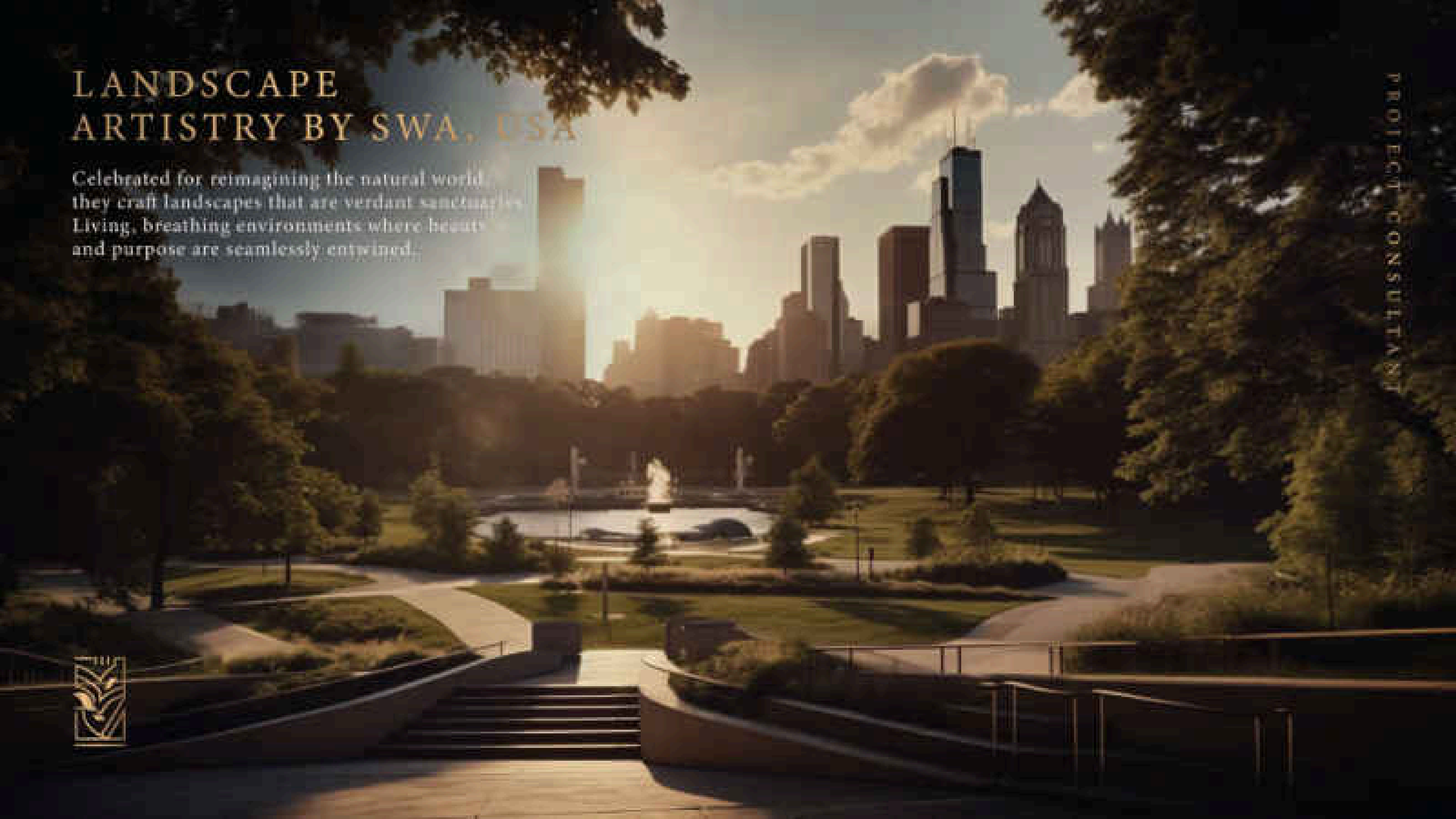
OCT BAO'AN PARK
SHENZHEN, CHINA



BURJ KHALIFA
TOWER PARK, DUBAI



DHAVAL BARBHAYA


LANDSCAPE
ARTISTRY BY SWA, USA
Celebrated for reimagining the natural world, they craft landscapes that are verdant sanctuaries. Living, breathing environments where beauty and purpose are seamlessly entwined.
PROJECT CONSULTANT

ELAN ONBOARDS

CD+M

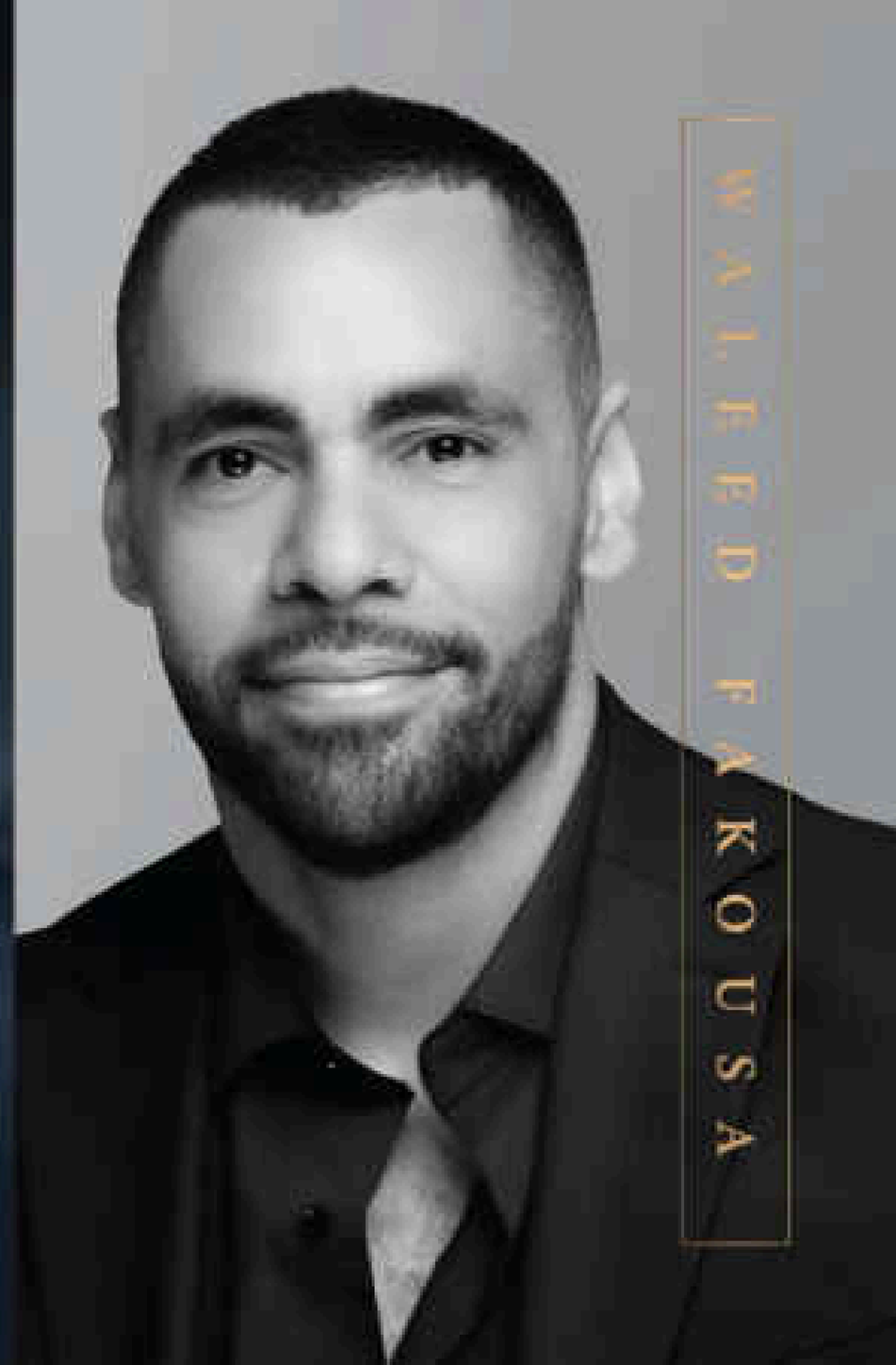
LIGHTING
CONSULTANT
DUBAI, UAE

WALEED
FAKOUSA

PRINCIPAL DESIGNER

BURJ KHALIFA
(MEDIA FACADE)
DUBAI

KING ABDULLAH
UNIVERSITY, THUWAL
KSA



WALEED FAKOUSA

ILLUMINATING DESIGNS BY CD+M, UAE

Light is their medium. Brilliance, their craft.

They illuminate spaces with an artistry that transforms the ordinary into the extraordinary, transforming reality into realms of magic.



PROJECT CONSULTANT

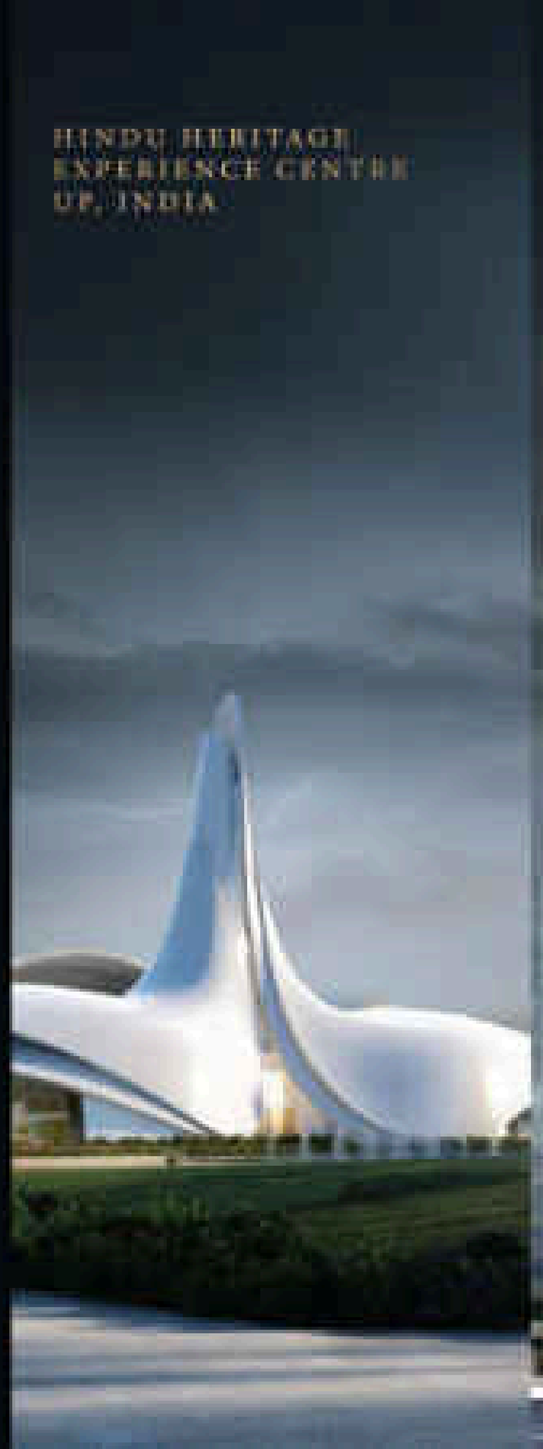
ELAN ONBOARDS

LEIGHTON

PROJECT
CONTRACTOR
SYDNEY, AUSTRALIA

DAVID DUNWORTH

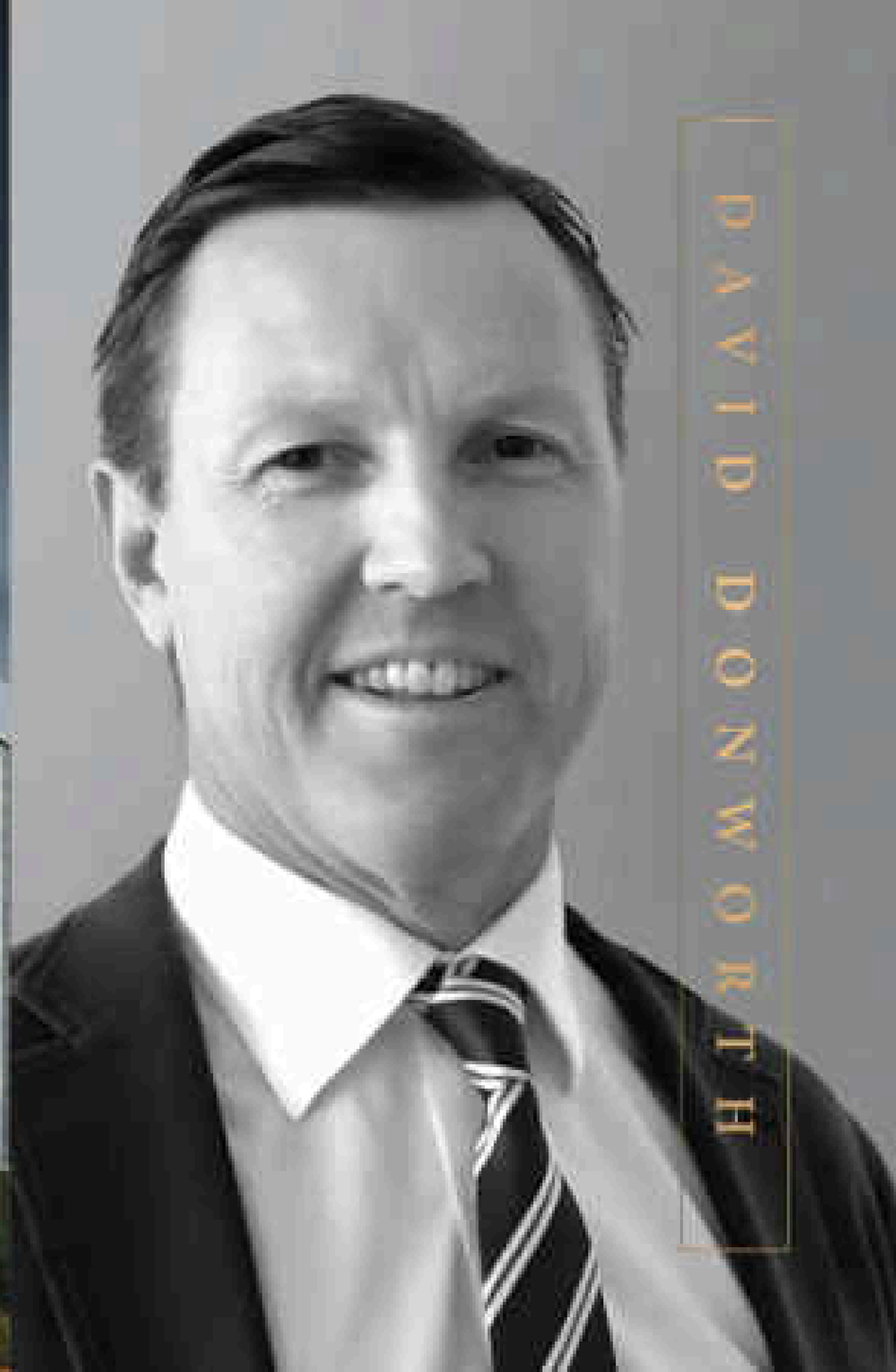
COUNTRY HEAD /
GENERAL MANAGER



HINDU HERITAGE
EXPERIENCE CENTRE
UP, INDIA



PHOENIX EQUINOX
HYDERABAD, INDIA



DAVID DUNWORTH

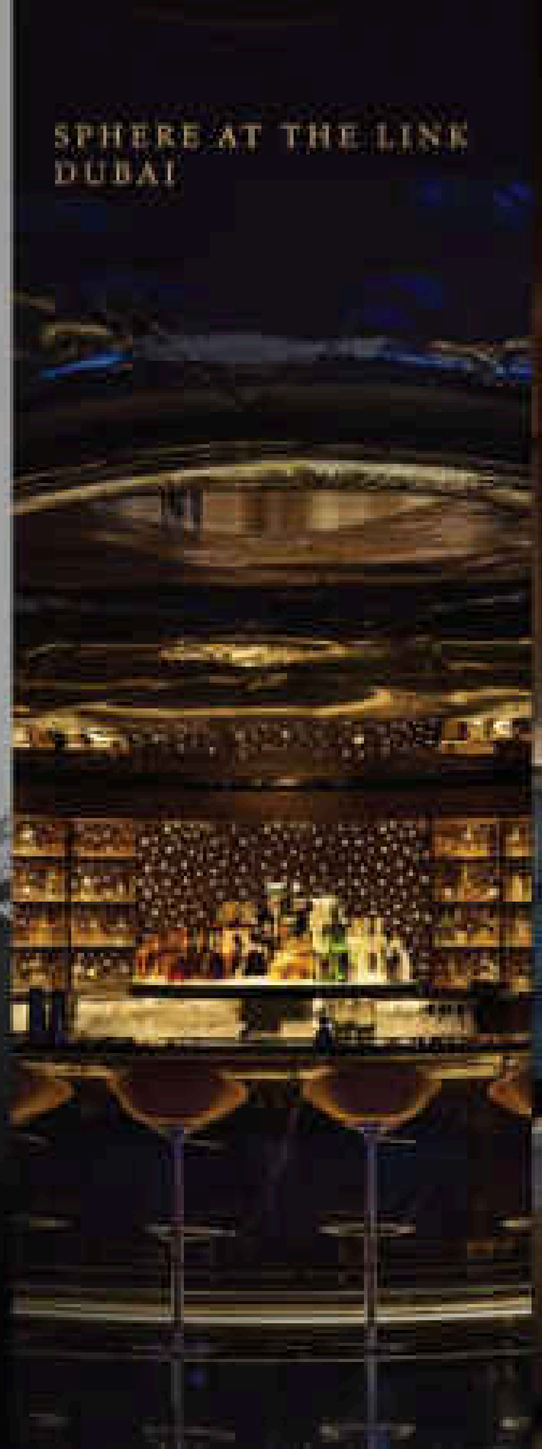
CRAFTSMANSHIP EXCELLENCE BY LEIGHTON, AUSTRALIA

Their creations turn blueprints into feats of elegance that redefine what it means to build with soul. A true alchemy of artistry and precision.

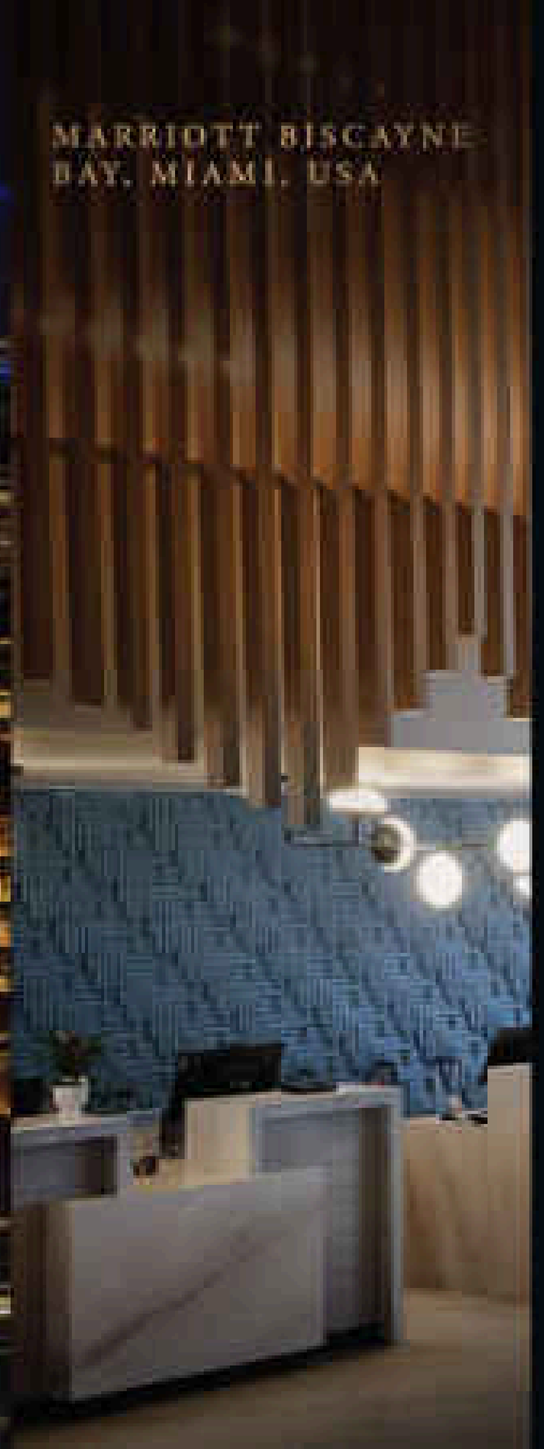
PROJECT CONSULTANTS

SABINE BECK





SPHERE AT THE LINK
DUBAI



MARRIOTT BISCAYNE
BAY, MIAMI, USA

ELAN ONBOARDS

HBA

INTERIOR DESIGN
CONSULTANT
CALIFORNIA, USA

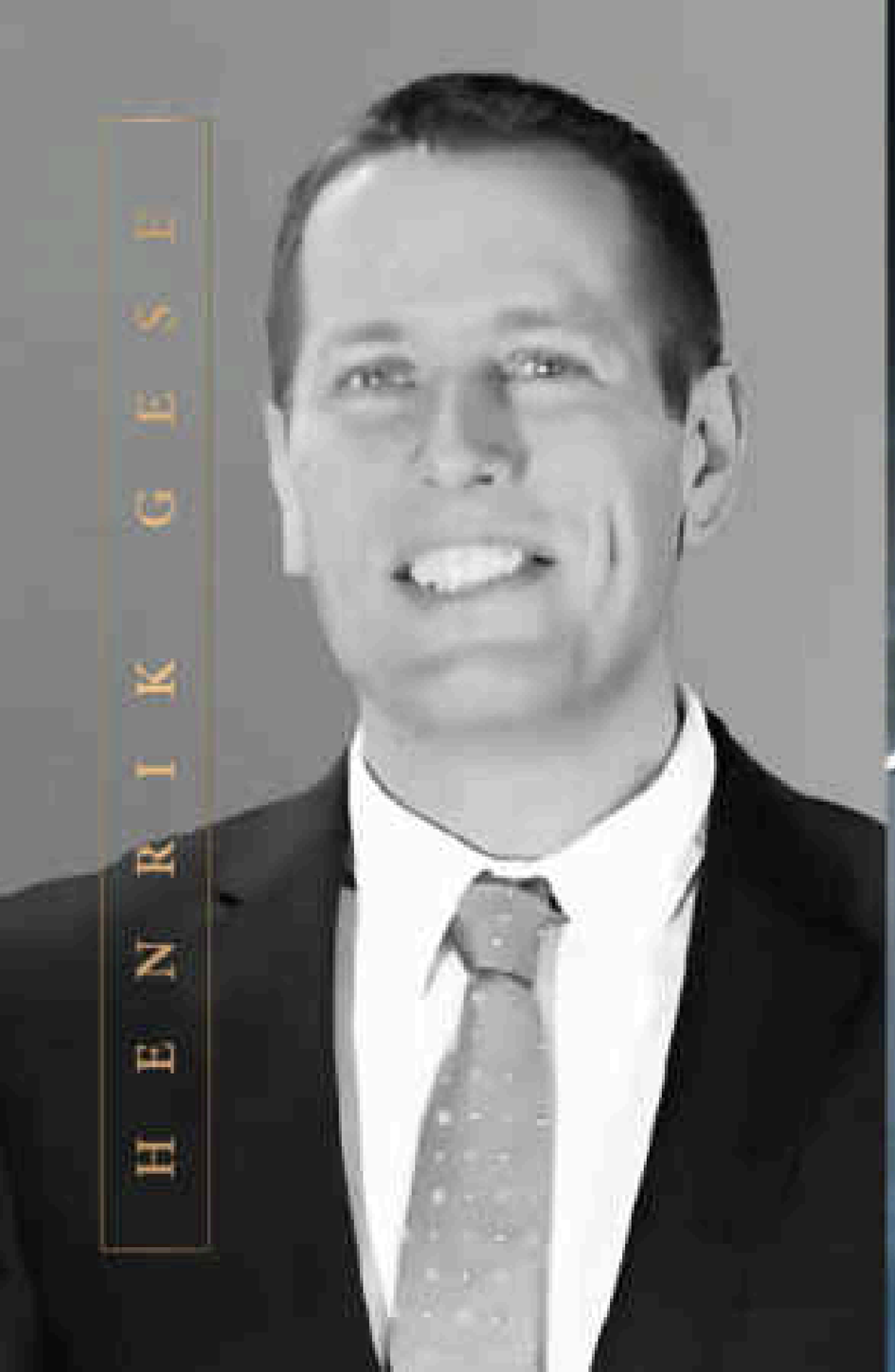
SABINE BECK

PARTNER
SENIOR DESIGNER

INTERIOR MASTERY BY HBA, USA

Their projects are like novels waiting to be lived in. Unmatched at creating worlds within walls where elegance isn't seen, but felt in every touch and every glance.

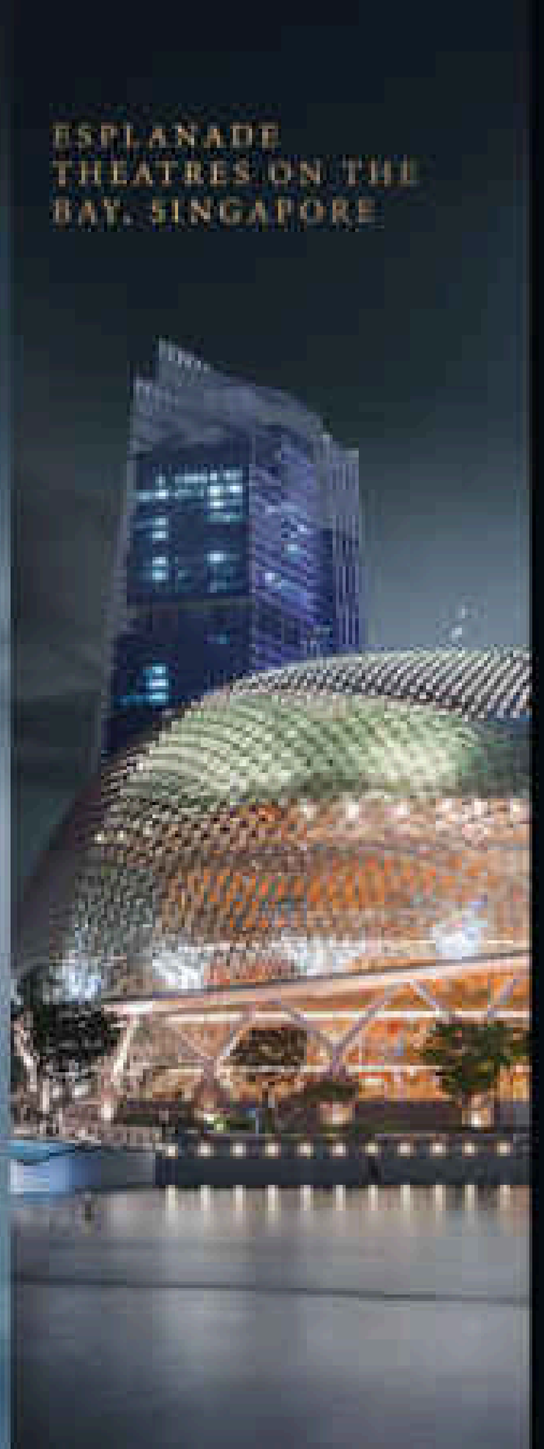
PROJECT CONSULTANT



TCS
SIGNATURE TOWER
CHENNAI, INDIA



ESPLANADE
THEATRES ON THE
BAY, SINGAPORE



ELAN ONBOARDS

MERO

CLUB CONTRACTOR
GERMANY

HENRICK GESE

CEO, MERO - TSK,
GERMANY


INNOVATION
IN CONSTRUCTION
BY MERO, GERMANY
Their approach to engineering isn't about what's possible, but what hasn't even been imagined yet.
With every project, they turn radical concepts into tangible realities, setting new standards for the industry.
PROJECT CONSULTANT

ELAN ONBOARDS

LERA

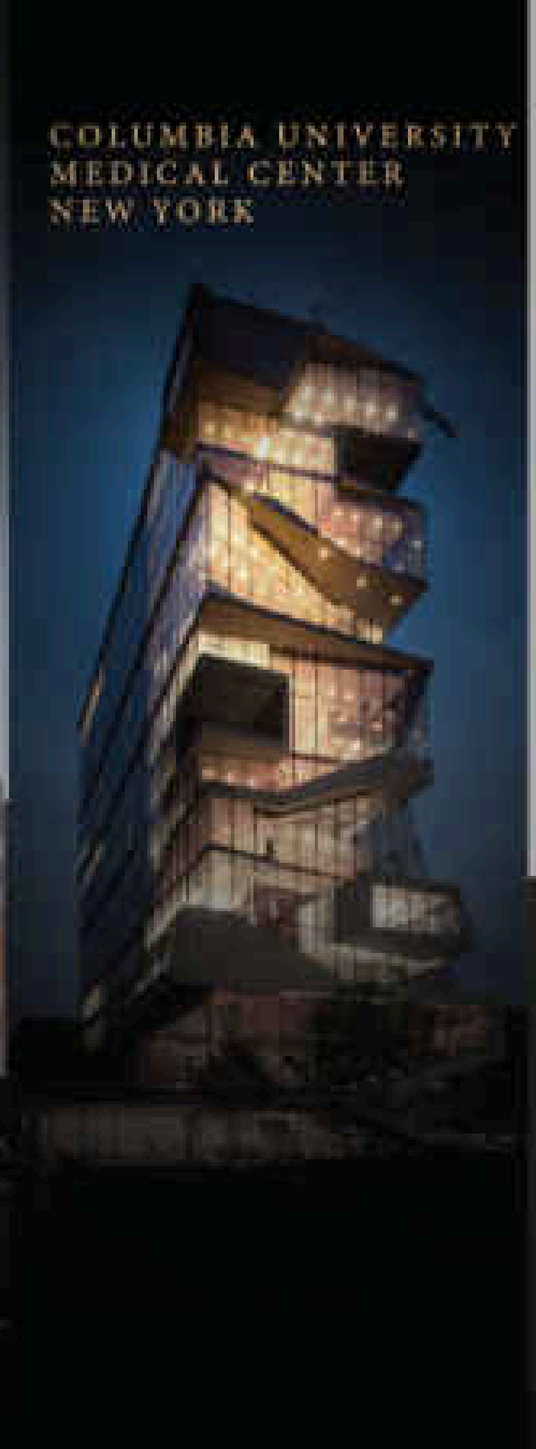
Consulting Structural Engineers

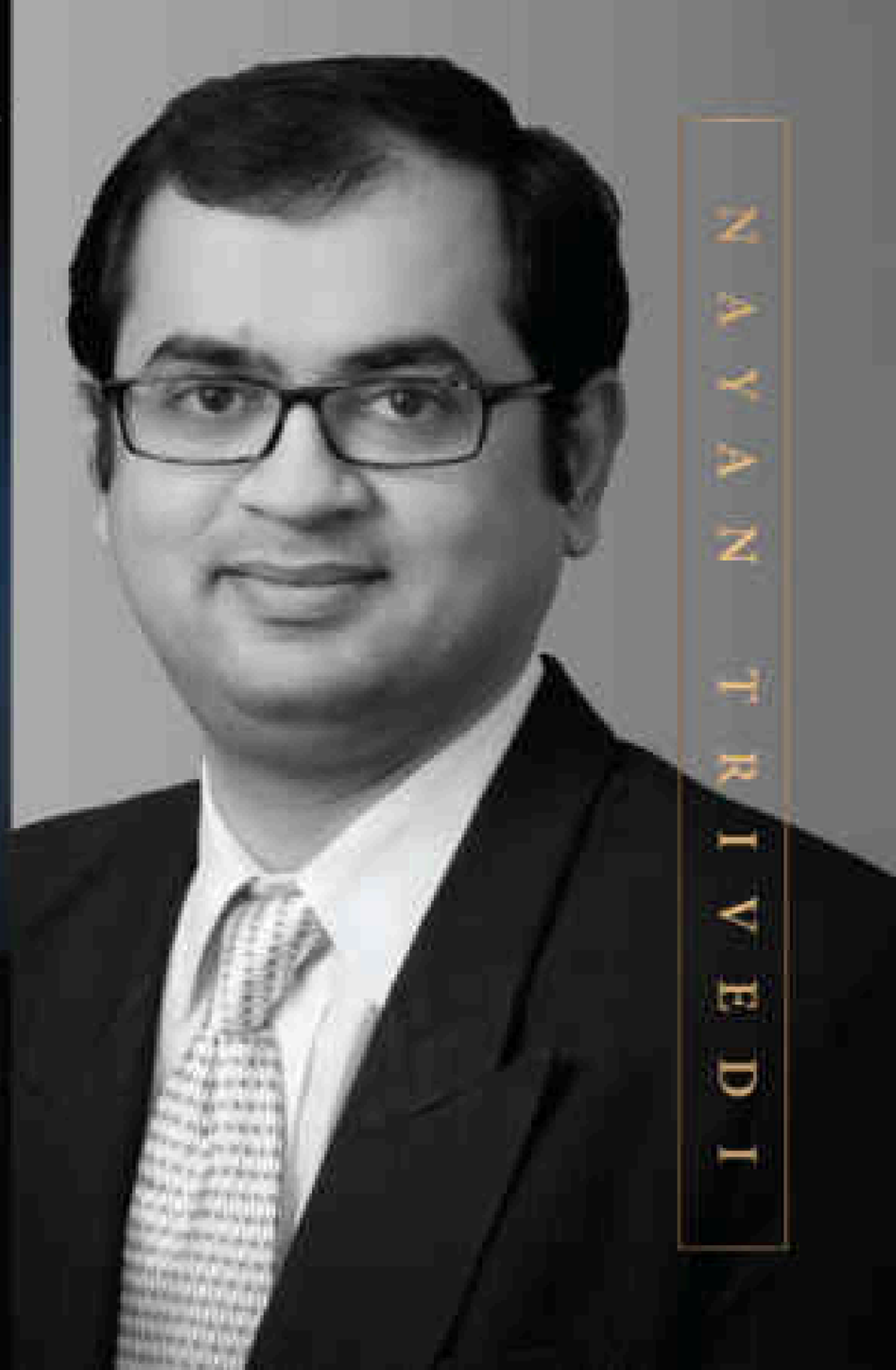
CONSULTING
STRUCTURAL
ENGINEERS
NEW YORK, USA

NAYAN TRIVEDI

PARTNER







STRUCTURAL DESIGN EXCELLENCE BY LERA, USA

Their projects are like architectural symphonies that enable infinite possibilities. Unrivaled in merging strength with artistry, they create unseen structures that elevate the extraordinary.

PROJECT CONSULTANT



ELAN ONBOARDS

Thornton Tomasetti

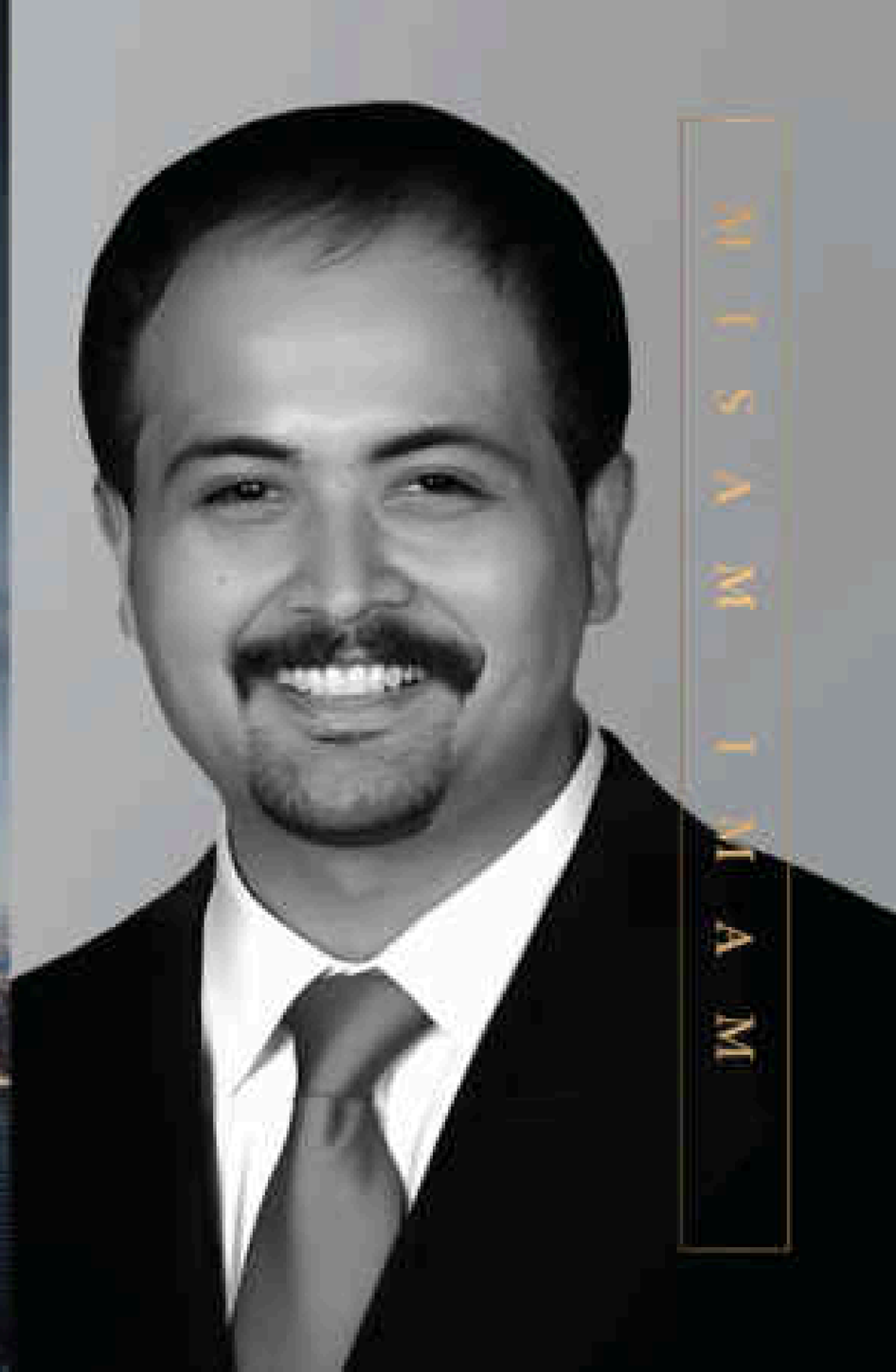
STRUCTURAL
CONSULTANT
NEW YORK, USA

MISAM IMAM

PRINCIPAL /
THORNTON
TOMASETTI

JEDDAH TOWER
SAUDI

ONE VANDERBILT
MANHATTAN



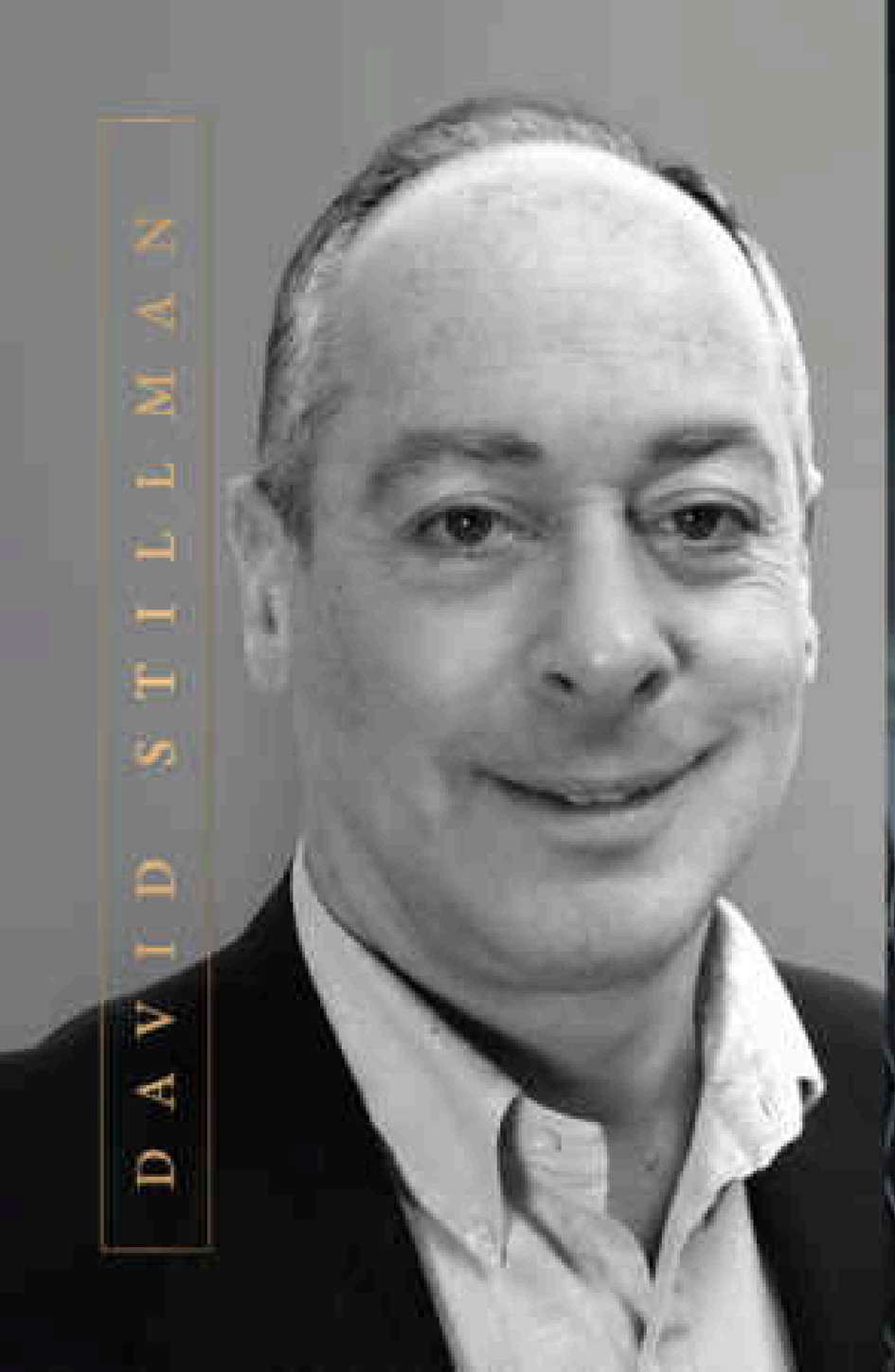
MISAM IMAM

STRUCTURAL INGENUITY BY THORNTON TOMASETTI, USA

They bring bold visions to life with cutting-edge techniques and creative engineering. Every structure they touch leaves a lasting legacy of excellence.

PROJECT CONSULTANT





DAVID STILLMAN

INTERNATIONAL
BANK OF QATAR, DOHA

HIGH TECH TOWER
ANGOLA

ELAN ONBOARDS

dse
ENGINEERING

CLUB MEP
CONSULTANT
LONDON, UK

DAVID
STILLMAN

MANAGING
DIRECTOR

ENGINEERING MARVEL BY DSA ENGINEERING, UK

With a commitment to pushing the boundaries of possibility, their engineering prowess stands as a testament to precision, innovation, and resilience.

PROJECT CONSULTANT





ELAN

THE BILLIONAIRE CLUB



*Artistic Impression

Disclaimer: The artistic work contained herein is for representational purposes only and does not constitute a legal offering.

THE IDEOLOGY OF INNOVATION

With the world's most renowned consultants behind every nuance, this is no ordinary space, it's a masterpiece shaped by global expertise and artistic boldness.

An extraordinary expression of boundary breaking design, it rises above convention to become the definitive symbol of ultra-luxury.

Here, every level, every experience, is imagined for those who understand the language of legacy.

This isn't just a club — Its a realm for the rare, where power meets brilliance.

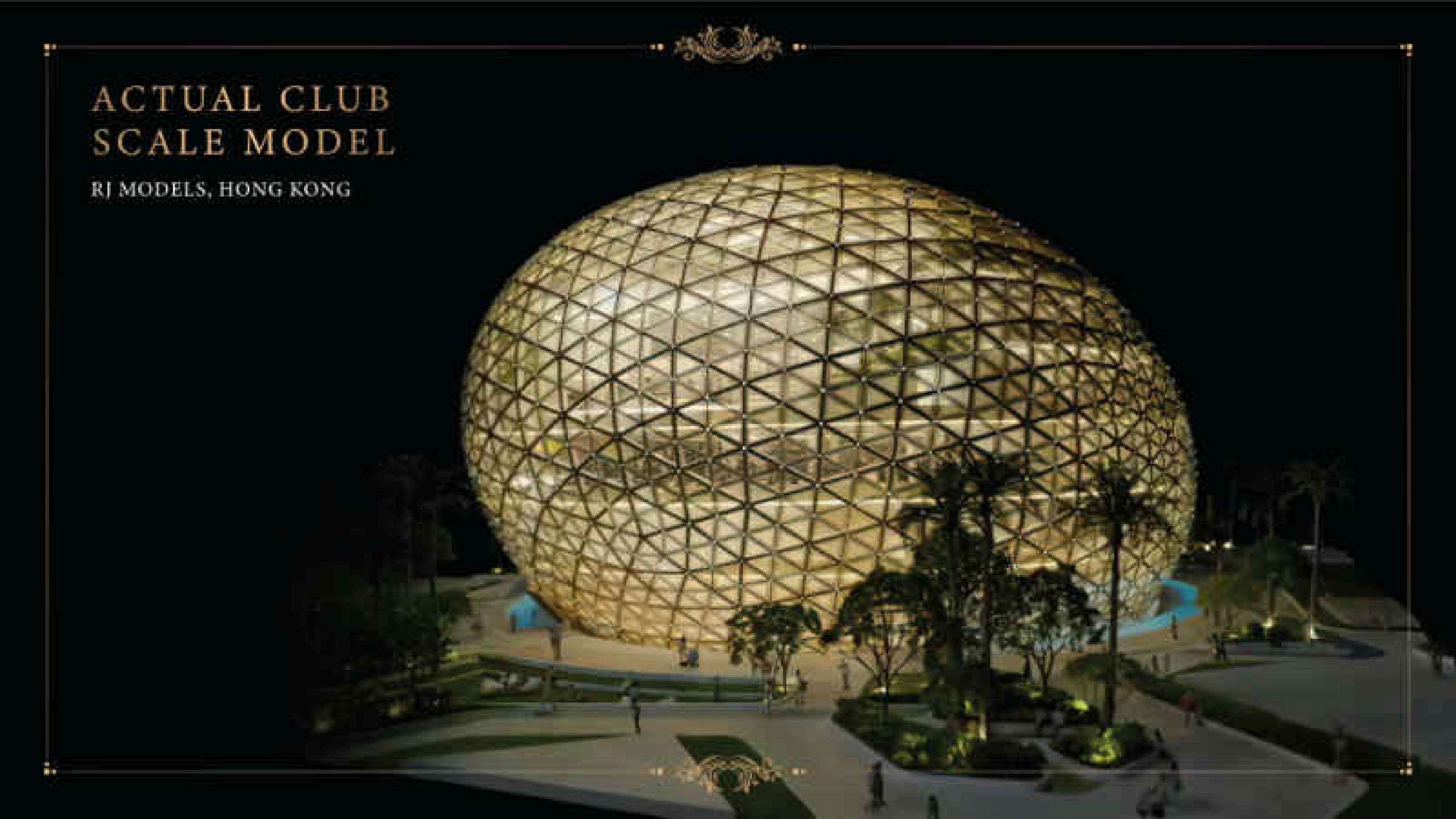




*Artistic Impression

ACTUAL CLUB SCALE MODEL

RJ MODELS, HONG KONG



EVERY DETAIL CRAFTED
FOR AN EXTRAORDINARY LIFESTYLE.

100+ AMENITIES

INDULGE IN TIMELESS LUXURY, PERFECTED IN EVERY DETAIL

01

- HEATED INDOOR SWIMMING POOL WITH JACUZZI
- OLYMPIC-SIZED OUTDOOR SWIMMING POOL





*Artistic Impression

FOR SENIORS

02

- RAISED SEATING SPACES AND DEDICATED CORNERS
- SECURED WALKING PATHS AND NATURE TRAILS
- OUTDOOR GYM FOR LIGHT FITNESS ACTIVITIES
- HIMALAYAN AND AROMATIC GARDENS FOR RELAXATION
- HEALING AND WELLNESS GARDENS
- GOLF CART FOR EASY MOVEMENT
- REFLEXOLOGY WALKS
- YOGA / MEDITATION ROOM

FOR KIDS

03

- KIDS WATER PARK WITH SLIDES
- KIDS TREE-TOP WALK
- CRECHE AND TRAMPOLINE PARK
- MULTIPLAYER PLAYSTATION ROOM
- CINEMA FOR KIDS
- DEDICATED KIDS ACTIVITY ZONE
- KIDS POOL
- JURASSIC PARK AND WHIMSICAL GARDENS
- ROCK CLIMBING
- KIDS KARAOKE
- KIDS JUICEBAR





SPORTS & WELLNESS

04

- FULLY EQUIPPED GYM
- SPA WITH STEAM AND SAUNA
- SALT AND SNOW BATH
- HOT AND COLD BATH
- JOGGING AND CYCLING TRACKS (OVER 1 KM)
- OUTDOOR GYM
- SHOOTING RANGE
- INDOOR AND OUTDOOR PICKLE BALL COURT
- INDOOR SQUASH COURT
- LAWN TENNIS COURT



*Artistic Impression

SPORTS & WELLNESS

04

- INDOOR VOLLEYBALL COURT
- INDOOR BADMINTON COURT
- INDOOR BASKETBALL COURT
- INDOOR BOWLING ALLEY
- INDOOR CRICKET PITCH
- SKATING RINK
- STUDIOS (YOGA, PILATES, ZUMBA AND AEROBICS)
- DIGITAL GAMING ZONE

LANDSCAPE & OUTDOOR

05

- GARDENS
  - AROMATIC GARDEN
  - TROPICAL GARDEN
  - BOTANICAL GARDEN
  - HIMALAYAN GARDEN
  - BUTTERFLY GARDEN
  - ZEN GARDEN
  - RAINFOREST GARDEN
- MUSICAL FOUNTAIN
- WATER RIVULETS AND LILY PONDS
- OUTDOOR AMPHITHEATRE
- SEATING PODS
- BONFIRE AREA
- FLOATING ISLAND BAR
- INTERACTIVE WATER FEATURES AND WATER SCULPTURES
- OUTDOOR CAFÉ FOR LEISURE & SERENE ESCAPES





LUXURY & DINING SPACES

06

- MULTICUISINE RESTAURANT IN THE CLUB
- PRIVATE DINING ROOMS
- BAR AND CIGAR LOUNGES
- EVENT SPACES AND AUDITORIUM
- CAFÉ AT ENTRANCE CANOPY
- JUICE BAR

UNIQUE HIGHLIGHTS

07

- BUSINESS CENTRE
- PET HEALTHCARE CENTRE & PET CLUB
- INHOUSE CATERING
- VALET PARKING
- CAR WASH FACILITY IN BASEMENT





Artistic impression

CONCIERGE CONVENIENCE

08

- 24/7 PERSONAL ASSISTANCE
- PERSONALIZED LIFESTYLE SERVICES
- EVENT & EXPERIENCE CURATION
- HOME MANAGEMENT SUPPORT

PREMIUM RESIDENTIAL FEATURES

09

- HIGH-SPEED ELEVATORS WITH ADVANCED CONNECTIVITY
- PERSONAL POOL IN PENTHOUSES
- MODULAR KITCHEN WITH HIGH-END APPLIANCES
- EXTENDED BALCONY DECK WITH BBQ GRILL AND OUTDOOR BAR
- 24/7 HOT WATER SUPPLY
- AQI CONTROLLED APARTMENTS





SUSTAINABLE AND SMART LIVING

10

- IGBC GREEN GOLD RATED BUILDING
- EV CHARGING POINTS AND MULTILEVEL PARKING
- 100% POWER BACKUP
- WIFI-ENABLED SPACES
- SANITIZED FRESH AIR WITH CTFA TECHNOLOGY
- MULTITIERED ADVANCED SECURITY NETWORK

PROJECT LAYOUTS


INTELLIGENT
DESIGN INSIDE
AND OUT
RENDERED
LAYOUTS SHOWCASING UNIT
CONFIGURATIONS.
PROJECT LAYOUTS
*Artistic Impression

THE EMPEROR

4 BHK HEAD UNIT

(1 MASTER SUITE + 1 MASTER BEDROOM + 2 BEDROOM + FAMILY LOUNGE + POWDER TOILET + PRIVATE DECK + SERVANT ROOM)

Carpet Area	:	2320 Sq. Ft.
Covered Area (FAR)	:	2911 Sq. Ft.
Balcony Area (Non FAR)	:	812 Sq. Ft.
Super Area	:	4640 Sq. Ft.

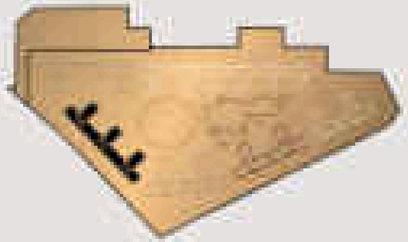
TOWER 10,11 & 12 TYPICAL FLOOR

RESIDENTIAL DEVELOPMENT
SECTOR 106, DWARKA EXPRESSWAY

TOWER KEY PLAN



SITE PLAN





*Subject to change, only tentative.



PROJECT LAYOUT

THE EMPEROR

4 BHK WING UNIT

(1 MASTER SUITE + 1 MASTER BEDROOM + 2 BEDROOM + FAMILY LOUNGE + POWDER TOILET + PRIVATE DECK + SERVANT ROOM)

Carpet Area	:	2308 Sq. Ft.
Covered Area (FAR)	:	2813 Sq. Ft.
Balcony Area (Non FAR)	:	524 Sq. Ft.
Super Area	:	4223 Sq. Ft.

TOWER 10,11 & 12 TYPICAL FLOOR

RESIDENTIAL DEVELOPMENT
SECTOR 106, DWARKA EXPRESSWAY

The floor plans in Elements/ Tentative, Indicative only and subject to change at any time as below as per requirement of Company. Computer Outlook is without any prior notice. All images and graphical depictions are purely whole or other and may not represent the actual final product.



PROJECT LAYOUT

TOWER KEY PLAN



SITE PLAN





*Subject to change, only tentative.

THE EMPEROR

4 BHK WING UNIT

(1 MASTER SUITE + 1 MASTER BEDROOM + 2 BEDROOM + FAMILY LOUNGE + POWDER TOILET + PRIVATE DECK + SERVANT ROOM)

Carpet Area	:	2308 Sq. Ft.
Covered Area (FAR)	:	2813 Sq. Ft.
Balcony Area (Non FAR)	:	524 Sq. Ft.
Super Area	:	4223 Sq. Ft.

TOWER 10, 11 & 12 TYPICAL FLOOR

RESIDENTIAL DEVELOPMENT
SECTOR 106, DWARKA EXPRESSWAY

The floor plans in Elevation/ Elevation Indicates only and subject to change at any time as below as per requirement of Company's Complete Authority without any prior notice. All images and graphical depictions are purely artistic in nature and may not represent the actual final product.



TOWER KEY PLAN



SITE PLAN





*Subject to change, only tentative.

PROJECT LAYOUT

THE EMPEROR

4 BHK PENTHOUSE HEAD UNIT

(2 MASTER SUITE + 1 MASTER BEDROOM + 1 BEDROOM + FAMILY LOUNGE + POWDER TOILET + PRIVATE DECK + SKY DECK + MULTI PURPOSE ROOM + SERVANT ROOM)

Carpet Area	:	3696 Sq. Ft.
Covered Area (FAR)	:	4474 Sq. Ft.
Balcony Area (Non FAR)	:	812 Sq. Ft.
Sky Deck Area	:	1358 Sq. Ft.
Super Area	:	8053 Sq. Ft

TOWER 10, 11 & 12

RESIDENTIAL DEVELOPMENT
SECTOR 106, DWARKA EXPRESSWAY



TOWER KEY PLAN



SITE PLAN





*Subject to change, only tentative.

THE EMPEROR

4 BHK PENTHOUSE WING UNIT

(2 MASTER SUITE + 1 MASTER BEDROOM + 1 BEDROOM + FAMILY LOUNGE + POWDER TOILET + PRIVATE DECK + SKY DECK + MULTI PURPOSE ROOM + SERVANT ROOM)

Carpet Area	:	3685 Sq. Ft.
Covered Area (FAR)	:	4366 Sq. Ft.
Balcony Area (Non FAR)	:	524 Sq. Ft.
Sky Deck Area	:	960 Sq. Ft.
Super Area	:	7225 Sq. Ft

TOWER 10, 11 & 12

RESIDENTIAL DEVELOPMENT
SECTOR 106, DWARKA EXPRESSWAY

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PROJECT LAYOUT





TOWER KEY PLAN



SITE PLAN





*Subject to change, only tentative.

THE EMPEROR

4 BHK PENTHOUSE WING UNIT

(2 MASTER SUITE + 1 MASTER BEDROOM + 1 BEDROOM + FAMILY LOUNGE + POWDER TOILET + PRIVATE DECK + SKY DECK + MULTI PURPOSE ROOM + SERVANT ROOM)

Carpet Area	:	3685 Sq. Ft.
Covered Area (FAR)	:	4366 Sq. Ft.
Balcony Area (Non FAR)	:	524 Sq. Ft.
Sky Deck Area	:	960 Sq. Ft.
Super Area	:	7225 Sq. Ft

TOWER 10, 11 & 12

RESIDENTIAL DEVELOPMENT
SECTOR 106, DWARKA EXPRESSWAY

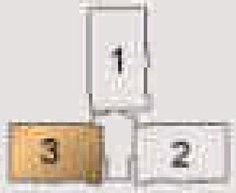


Upper Level



Lower Level

TOWER KEY PLAN



SITE PLAN





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PROJECT LAYOUT

THE EMPEROR

5 BHK HEAD UNIT

(1 MASTER SUITE + 1 MASTER BEDROOM + 3 BEDROOM + FAMILY LOUNGE + POWDER TOILET + PRIVATE DECK + VISITOR/WAITING ROOM + SERVANT ROOM)

Carpet Area	:	3056 Sq. Ft.
Covered Area (FAR)	:	3711 Sq. Ft.
Balcony Area (Non FAR)	:	1012 Sq. Ft.
Super Area	:	5891 Sq. Ft.

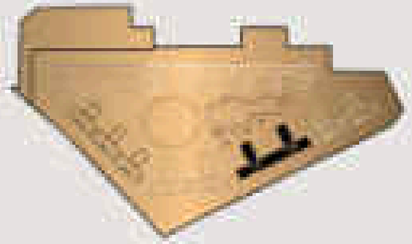
TOWER 16, 17 TYPICAL FLOOR

RESIDENTIAL DEVELOPMENT
SECTOR 106, DWARKA EXPRESSWAY

TOWER KEY PLAN



SITE PLAN





*Subject to change, only tentative.



PROJECT LAYOUT

THE EMPEROR

5 BHK WING UNIT

(1 MASTER SUITE + 1 MASTER BEDROOM + 3 BEDROOM + FAMILY LOUNGE + POWDER TOILET + PRIVATE DECK + VISITOR/WAITING ROOM + SERVANT ROOM)

Carpet Area	:	3041 Sq. Ft.
Covered Area (FAR)	:	3606 Sq. Ft.
Balcony Area (Non FAR)	:	691 Sq. Ft.
Super Area	:	5434 Sq. Ft

TOWER 16, 17 TYPICAL FLOOR

RESIDENTIAL DEVELOPMENT
SECTOR 106, DWARKA EXPRESSWAY



TOWER KEY PLAN



SITE PLAN





*Subject to change, only tentative.

THE EMPEROR

5 BHK WING UNIT

(1 MASTER SUITE + 1 MASTER BEDROOM + 3 BEDROOM + FAMILY LOUNGE + POWDER TOILET + PRIVATE DECK + VISITOR/WAITING ROOM + SERVANT ROOM)

Carpet Area	:	3041 Sq. Ft.
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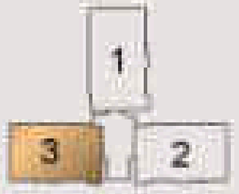
Super Area	:	5434 Sq. Ft

TOWER 16, 17 TYPICAL FLOOR

RESIDENTIAL DEVELOPMENT
SECTOR 106, DWARKA EXPRESSWAY



TOWER KEY PLAN



SITE PLAN





*Subject to change, only tentative.

THE EMPEROR

5 BHK PENTHOUSE HEAD UNIT

(2 MASTER SUITE + 1 MASTER BEDROOM + 1 BEDROOM + FAMILY LOUNGE + POWDER TOILET + PRIVATE DECK + SKY DECK + MULTI PURPOSE ROOM + SERVANT ROOM)

Carpet Area	:	5054 Sq. Ft.
Covered Area (FAR)	:	5884 Sq. Ft.
Balcony Area (Non FAR)	:	1012 Sq. Ft.
Sky Deck Area	:	1599 Sq. Ft.
Super Area	:	10347 Sq. Ft

TOWER 16, 17

RESIDENTIAL DEVELOPMENT
SECTOR 106, DWARKA EXPRESSWAY

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PROJECT LAYOUT



TOWER KEY PLAN



SITE PLAN





*Subject to change, only tentative.

THE EMPEROR

5 BHK PENTHOUSE WING UNIT

(2 MASTER SUITE + 1 MASTER BEDROOM + 2 BEDROOM + FAMILY LOUNGE + POWDER TOILET + PRIVATE DECK + SKY DECK + MULTI PURPOSE ROOM + VISITOR/WAITING ROOM + SERVANT ROOM)

Carpet Area	:	5037 Sq. Ft.
Covered Area (FAR)	:	5771 Sq. Ft.
Balcony Area (Non FAR)	:	691 Sq. Ft.
Sky Deck Area	:	1190 Sq. Ft.
Super Area	:	9470 Sq. Ft.

TOWER 16, 17

RESIDENTIAL DEVELOPMENT
SECTOR 106, DWARKA EXPRESSWAY

TOWER KEY PLAN



SITE PLAN







*Subject to change, only tentative.

PROJECT LAYOUT

THE EMPEROR

5 BHK PENTHOUSE WING UNIT

(2 MASTER SUITE + 1 MASTER BEDROOM + 2 BEDROOM + FAMILY LOUNGE + POWDER TOILET + PRIVATE DECK + SKY DECK + MULTI PURPOSE ROOM + VISITOR/WAITING ROOM + SERVANT ROOM)

Carpet Area	:	5037 Sq. Ft.
Covered Area (FAR)	:	5771 Sq. Ft.
Balcony Area (Non FAR)	:	691 Sq. Ft.
Sky Deck Area	:	1190 Sq. Ft.
Super Area	:	9470 Sq. Ft.

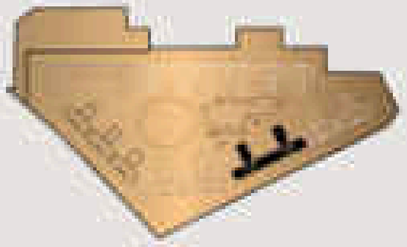
TOWER 16, 17

RESIDENTIAL DEVELOPMENT
SECTOR 106, DWARKA EXPRESSWAY

TOWER KEY PLAN



SITE PLAN





*Subject to change, only tentative.





PROJECT LAYOUT

APARTMENT RENDERINGS


LIVING AREA


MASTER SUITE


LOUNGE AREA


BALCONY

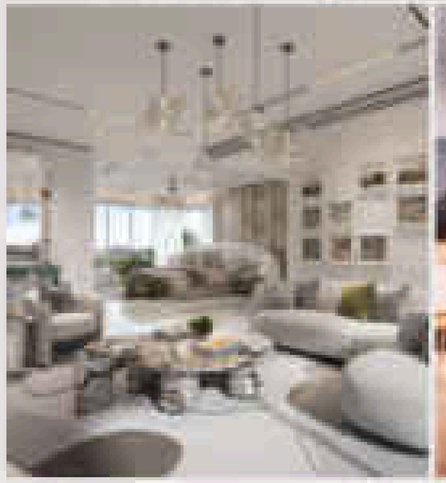
PROJECT SPECIFICATIONS

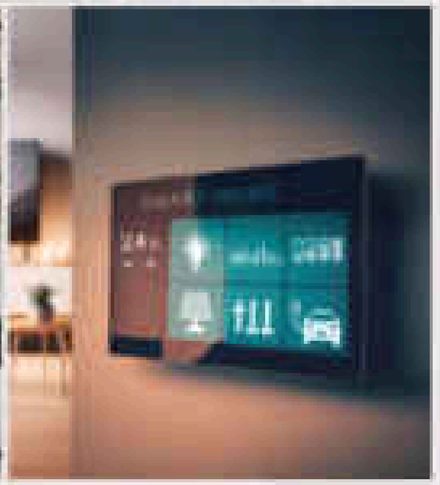
THE EMPEROR

SPECIFICATION

LIVING/DINING/FOYER/ LOUNGE/PASSAGE	
Floor	Imported Marble / Engineered Stone or equivalent
Wall	Premium Grade Acrylic Emulsion Paint Finish with Gypsum Plaster
Ceiling	Premium Grade Acrylic Emulsion Paint Finish with Gypsum Plaster
MASTER SUITE & MASTER BEDROOM	
Floor	Imported Marble / Engineered Stone or equivalent
Wall	Premium Grade Acrylic Emulsion Paint Finish with Gypsum Plaster
Ceiling	Premium Grade Acrylic Emulsion Paint Finish with Gypsum Plaster
OTHER BEDROOMS / MULTIPURPOSE ROOM	
Floor	Engineered Wooden Flooring or equivalent
Wall	Premium Grade Acrylic Emulsion Paint Finish with Gypsum Plaster
Ceiling	Premium Grade Acrylic Emulsion Paint Finish with Gypsum Plaster
AUTOMATION	
Master Suite, Master Bedroom & Living - Dining Area	Automation for lighting, Air Conditioning & curtains
Other Bedrooms	Provision for automation for lighting, Air Conditioning & curtains



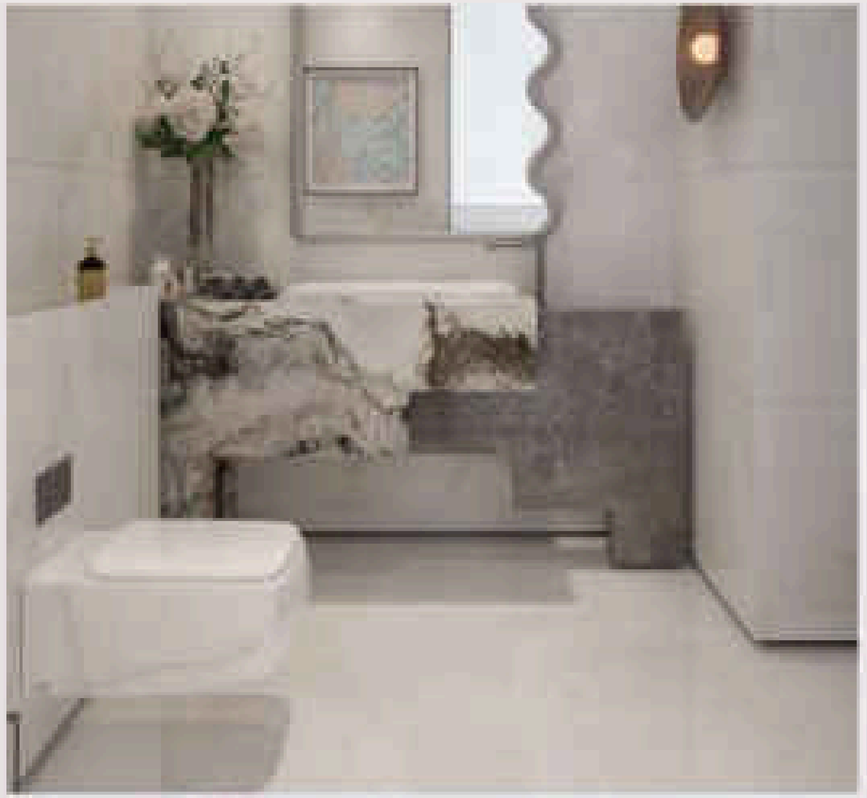


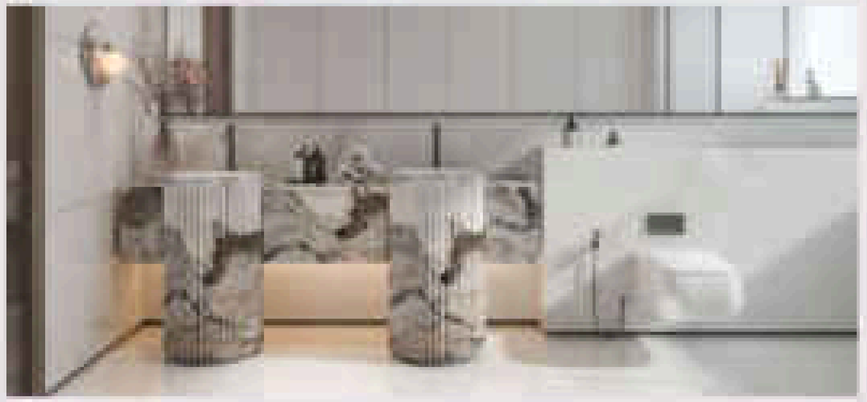


THE EMPEROR

SPECIFICATION

MASTER SUITE TOILET & MASTER TOILET	
Floor	Imported Marble / Engineered Stone or Equivalent
Wall	Combination of Stone with Gypsum Plaster & Acrylic Emulsion Paint
Ceiling	Moisture Resistant False Ceiling with Acrylic Emulsion Paint
Fixtures/Fittings	Shower Glass Partition
	Vanity with Marble / Granite counter top or equivalent and Mirror
	Geyser (Centralized / Individual of A.O. Smith / Venus / Racold or
	equivalent make) Hair Dryer (Dyson / Philips / Havells / Panasonic or
	equivalent make) Bathtub-Jacuzzi / Shower enclosure with Rain Shower
	in Master Suite Toilet
Sanitary ware	TOTO / Duravit or equivalent make (Automatic WC in Master Suite
	Toilet & Semi-Automatic WC in Master Toilet)
CP Fittings	TOTO / Hansgrohe or equivalent make
Toilet Accessories	TOTO / Hansgrohe or equivalent make

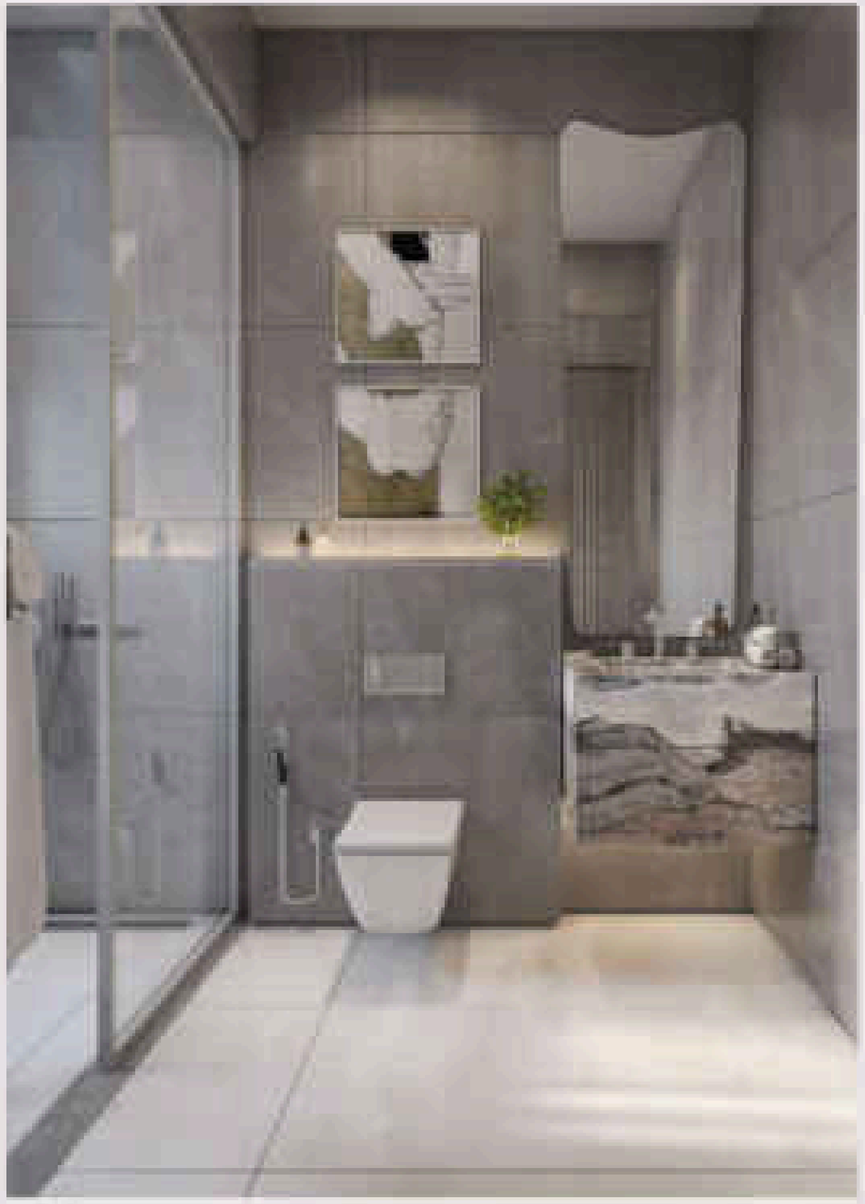




THE EMPEROR

SPECIFICATION

OTHER TOILETS	
Floor	Premium Quality Vitrified / Anti-Skid Tiles or equivalent
Wall	Combination of Premium Vitrified Tiles with Gypsum Plaster & Acrylic Emulsion Paint
Ceiling	Moisture Resistant False Ceiling with Acrylic Emulsion Paint
Fixtures/Fittings	Shower Partition / Vanity with Marble / Granite counter top or equivalent and Mirror / Geyser (Centralized / Individual of A.O. Smith / Venus / Racold or equivalent make)
Sanitary ware	TOTO / Duravit or equivalent make
CP Fittings	TOTO / Hansgrohe or equivalent make
Toilet Accessories	TOTO / Hansgrohe or equivalent make



THE EMPEROR

SPECIFICATION

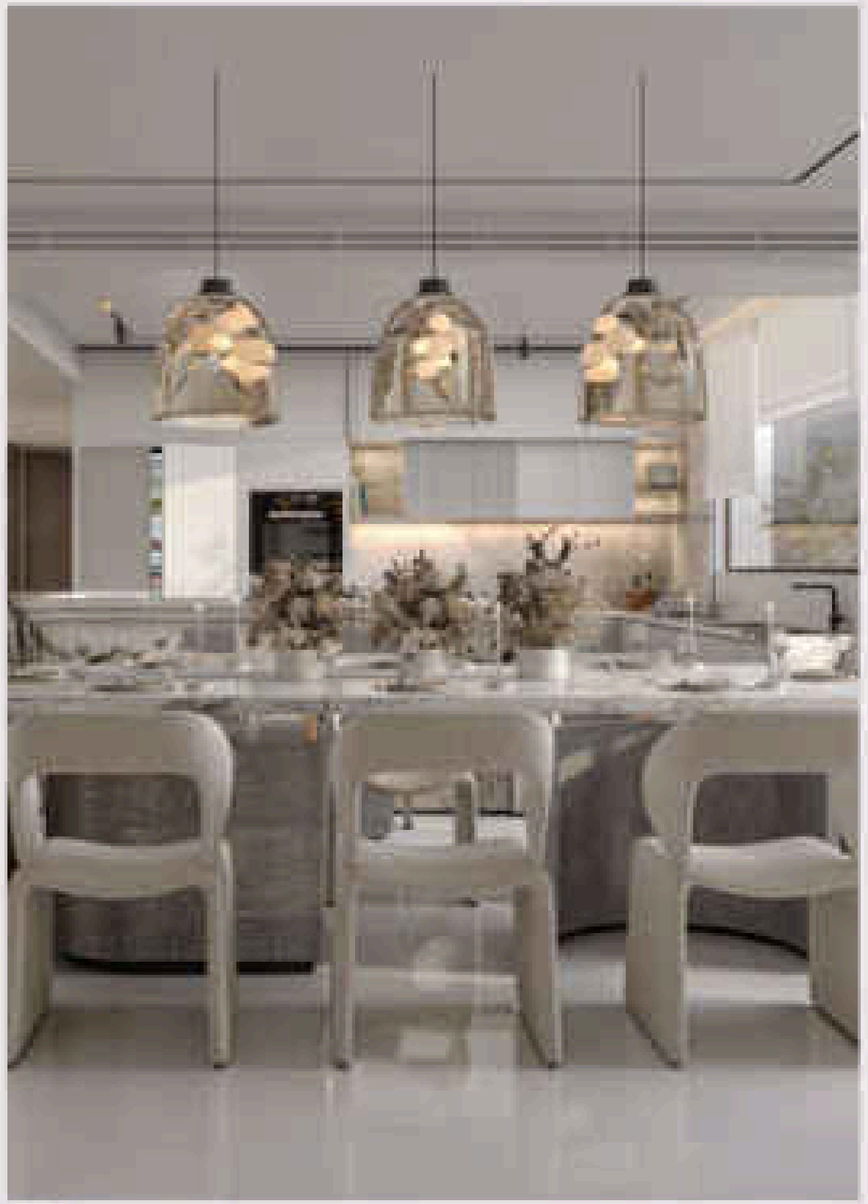
KITCHEN	
Floor	Premium Quality Vitrified / Anti-Skid Tiles / Imported Marble /
	Granite or equivalent
Wall	Combination of Premium Vitrified Tiles / Lacquered Glass
	Backsplash / Granite & Acrylic Emulsion Paint
Ceiling	Premium Grade Acrylic Emulsion paint with Gypsum Plaster
Counters	Granite / Engineered Stone Counter top or equivalent
Fixtures/Fittings	Premium grade modular kitchen with premium white goods
	Refrigerator – Double Door- (Samsung/LG/IFB/Whirlpool or
	equivalent make) Oven (Miele / Siemens / Bosch or equivalent make)
	Microwave (Miele / Siemens / Bosch or equivalent make) Dishwasher
	(Miele / Siemens / Bosch or equivalent make) Washing Machine &



THE EMPEROR

SPECIFICATION

KITCHEN	
	Dryer combo (Miele / Siemens / Bosch or equivalent make) Wine
	Cellar (Siemens / Samsung / LG / IFB/ Vest frost or equivalent) Coffee
	Machine (Siemens /Philips / Samsung / LG / IFB or equivalent) HOB
	Chimney (Miele / Siemens / Bosch or equivalent make) Geyser
	(Centralized / Individual of A.O. Smith/Venus/ Racold or equivalent
	make) RO (Centralized / Individual of Kent / Eureka Forbes or
	equivalent) Sink – Double Bowl – (Franke / Jayna or equivalent make)
	Faucet (Grohe / Kohler / American Standard or equivalent make)
BALCONIES	
Flooring	Premium vitrified tiles / Granite or equivalent
Fixtures	Barbeque Grill in Living Balcony (Weber or equivalent make)
	Marble Bar Counter in Living Balcony

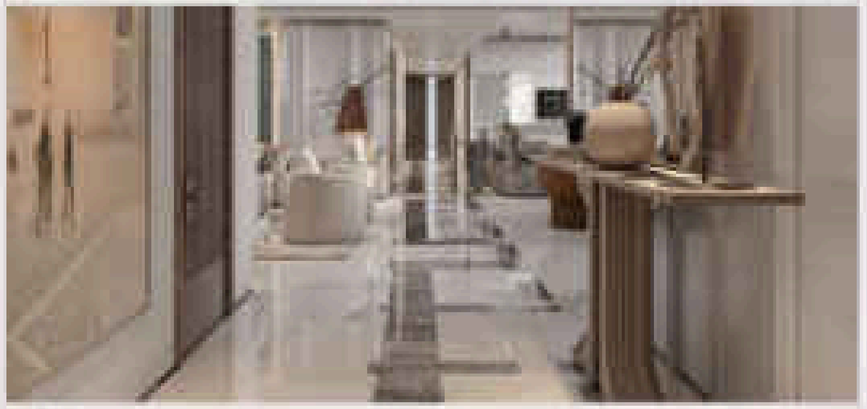


THE EMPEROR

SPECIFICATION

UTILITY BALCONY	
Floor	Superior Quality Vitrified/ Anti-Skid Tiles or equivalent
Wall/Ceiling	Gypsum Plaster with Acrylic Emulsion Paint/External Grade Putty and
	Exterior Weather Shield or equivalent
UTILITY ROOM	
Floor	Vitrified Tiles or equivalent
Wall	Gypsum Plaster with Acrylic Emulsion Paint
Ceiling	Gypsum Plaster with Acrylic Emulsion Paint
AC	Suitable AC in Servant Room
UTILITY TOILET	
Floor	Vitrified Tiles or equivalent
Wall	Combination of Vitrified Tiles with Gypsum Plaster & Acrylic
	Emulsion Paint
Ceiling	Moisture Resistant False Ceiling with Acrylic Emulsion Paint
Sanitary ware and CP Fittings	Roca / Hindware or equivalent make





THE EMPEROR

SPECIFICATION

DOORS	
Main door & All Bedroom Doors	Hardwood / Engineered Door Frame with Veneer Flush
	Door in High Gloss Finish or equivalent
Other doors	Hardwood / Engineered Door Frames with laminated Flush Doors or
	equivalent
EXTERNAL GLAZING	
Windows/Glazing	Anodised Aluminium Frames/Powder Coated Aluminium/UPVC
	Glazing
Balcony Railing	Seamless modern glass railing / SS balustrade glass railing
AIR CONDITIONING	
	Energy efficient VRV/VRF Air conditioning system with centrally
	treated fresh air.
GENERAL ITEMS	
Fixtures/Fittings	Switches (Havells/Northwest/Schneider or equivalent make)
	Ceiling Fans (Crompton/Havells/Orient or equivalent make)



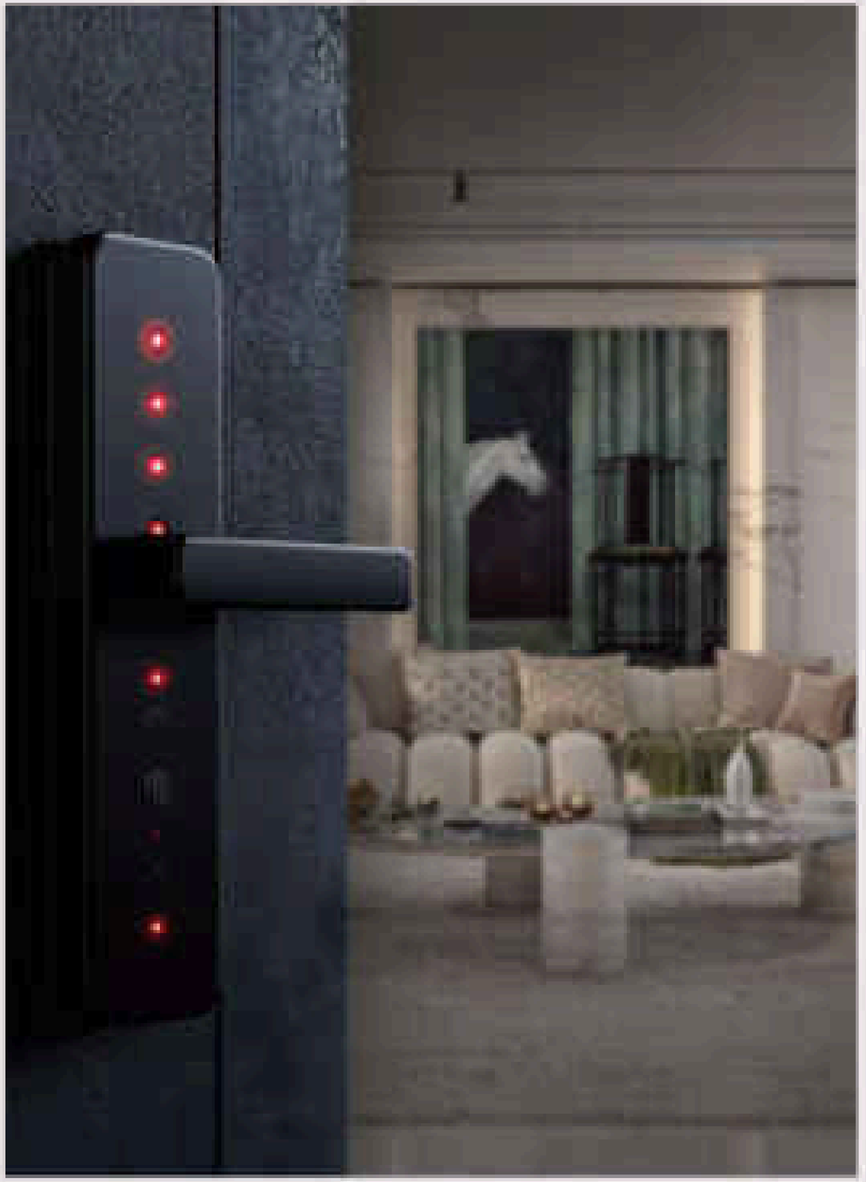
THE EMPEROR

LANDMARK FOR THE WORLD.
HOME FOR A FEW.

SPECIFICATION

SECURITY	
	5 Tier Security-Gate/Perimeter/Parking/Lobby and Entrance Door
	Video Door Phone and digital lock on Main Door
	Secured Access for Lifts & Lift Lobbies
	Access Controlled Reception Areas in each tower
	CCTV Coverage for complete development and Lift cars
	Separate Lifts for Basement to GF Entrance Lobby connectivity
LIFT LOBBY	
Floor	Imported Marble/Engineered stone/equivalent
Wall	Combination of Marble/Veneer/Plaster Paint
BASEMENT	
Floor	Finished with combination of Epoxy paint or equivalent

100% Power Back-up, DG Capacity shall be on Suitable Load Factor and Diversity



ELAN

THE EMPEROR

LANDMARK FOR THE WORLD.
HOME FOR A FEW.

DISCLAIMER: Nothing contained herein intends to constitute a legal offering or legal binding on the part of/or by Elan Investor Limited (formerly known as Emaar Developers Limited) (the "Company"). All images (other than actual images) are merely artistic impressions and does not replicate the exact product and should not be relied on as a definitive reference.

"Elan The Emperor" having HARERA Regn. No. XX of 2020 dated XX.XX.2020 is being developed by the Company on a Mixed Land Use Colony (with 90% residential and 10% Commercial component) project on land admeasuring 4.93 acres (1.97 hectares) forming an integral part of the licensed land in total admeasuring 51.212 (51 acres) (13.862 hectares) situated in the revenue estate of Sarai Aurangpur, Sub Tehsil Haidpur, Tehsil & District Gurugram, Haryana and then comprised in Sector 106, Gurugram Manesar Urban Complex, Gurugram, Haryana. The development is subject to – (i) License No. 85 of 2012 dated 17.08.2012 (as renewed from time to time) (24.11 acres (9.25 hectares)) & License No. 109 of 2008 dated 01.12.2008 (26.71 acres (10.807 hectares)) issued by DTCP. (ii) Building Plan approved vide Memo No. ZP-1029/JD(BS)/2020/20107 dated 10.12.2020. The development is registered with the Real Estate Regulation & Development Act, 2016 ("RERA Act") read with the Haryana Real Estate (Regulation & Development) Rules, 2017 ("HRERA Rules") and the terms are governed by application form, allotment letter, agreement for sale, conveyance deed and future expressions if any, in accordance with the approvals of the competent authorities. The development is a part of the larger development of the Residential Housing Project - the Complete Project / the Colony. The project land and its boundaries are presently overlapped with Khasra/ Revenue rasta/Abadi/ Nallah/ Pond/ Pathway/ Gair Mumkin Pond/ Gair Mumkin Nallah/ Gair Mumkin Pathway/ Gair Mumkin Rasta/ Gair Mumkin Kabristan/ Gair Mumkin Shamlat/ Gair Mumkin Gaushala/ Gair Mumkin Anyother/ Gair Mumkin Johad/ Gair Mumkin Water Body/ Gair Mumkin Dhalaw/ Gair Mumkin Chhappar/ Gair Mumkin Banjar Kadim/ Gair Mumkin Khurd/ Gair Mumkin Barani/ Gair Mumkin Sailab/ Gair Mumkin Sewage Farm/ Gair Mumkin Sewage Line/ Gair Mumkin Sewage Treatment Plant/ Gair Mumkin Sewage Pumping Station/ Gair Mumkin Sewage Tank/ Gair Mumkin Sewage Channel/ Gair Mumkin Sewage Drain/ Gair Mumkin Sewage Outlet/ Gair Mumkin Sewage Inlet/ Gair Mumkin Sewage Manhole/ Gair Mumkin Sewage Pipeline/ Gair Mumkin Sewage Valve/ Gair Mumkin Sewage Meter/ Gair Mumkin Sewage Gauge/ Gair Mumkin Sewage Sensor/ Gair Mumkin Sewage Alarm/ Gair Mumkin Sewage Control Panel/ Gair Mumkin Sewage Power Supply/ Gair Mumkin Sewage Backup Power Supply/ Gair Mumkin Sewage Generator/ Gair Mumkin Sewage Fuel Tank/ Gair Mumkin Sewage Fuel Pump/ Gair Mumkin Sewage Fuel Line/ Gair Mumkin Sewage Fuel Filter/ Gair Mumkin Sewage Fuel Gauge/ Gair Mumkin Sewage Fuel Sensor/ Gair Mumkin Sewage Fuel Alarm/ Gair Mumkin Sewage Fuel Control Panel/ Gair Mumkin Sewage Fuel Power Supply/ Gair Mumkin Sewage Fuel Backup Power Supply/ Gair Mumkin Sewage Fuel