



elam<sup>®</sup>  
BUILDING THE FUTURE

THERE IS AN  
UNspoken TRUTH THAT  
GREATNESS  
SURROUNDS ITSELF  
WITH GREATNESS.

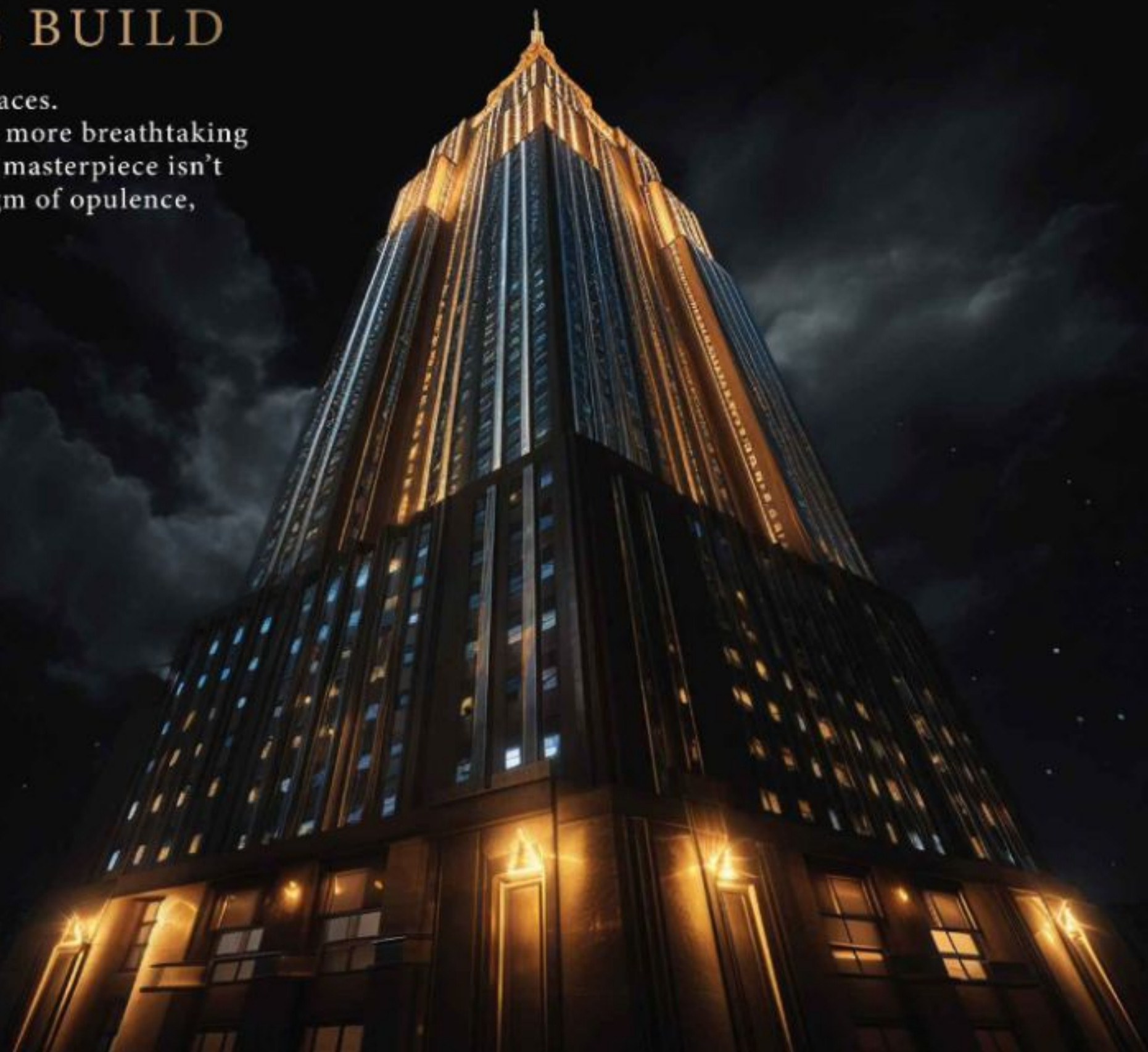
Shah Rukh Khan,  
a name that echoes brilliance,  
now stands as the face of Elan.  
Because when the most celebrated minds  
in Real Estate share a vision so bold,  
it could only be worthy of a king.



# 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 - 106



ELAN  
THE PRESIDENTIAL  
SECTOR - 106



ELAN  
EMPIRE  
SECTOR - 66



ELAN  
PARADISE  
SECTOR - 50



ELAN  
EPIC  
SECTOR - 70

MIRACLE

ELAN  
MIRACLE  
SECTOR - 84



ELAN  
TOWN CENTRE  
SECTOR - 67



ELAN  
MERCADO  
SECTOR - 80



SOME ADDRESSES ARE DESTINATIONS



P W A R K A E X P R E S S W A Y

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



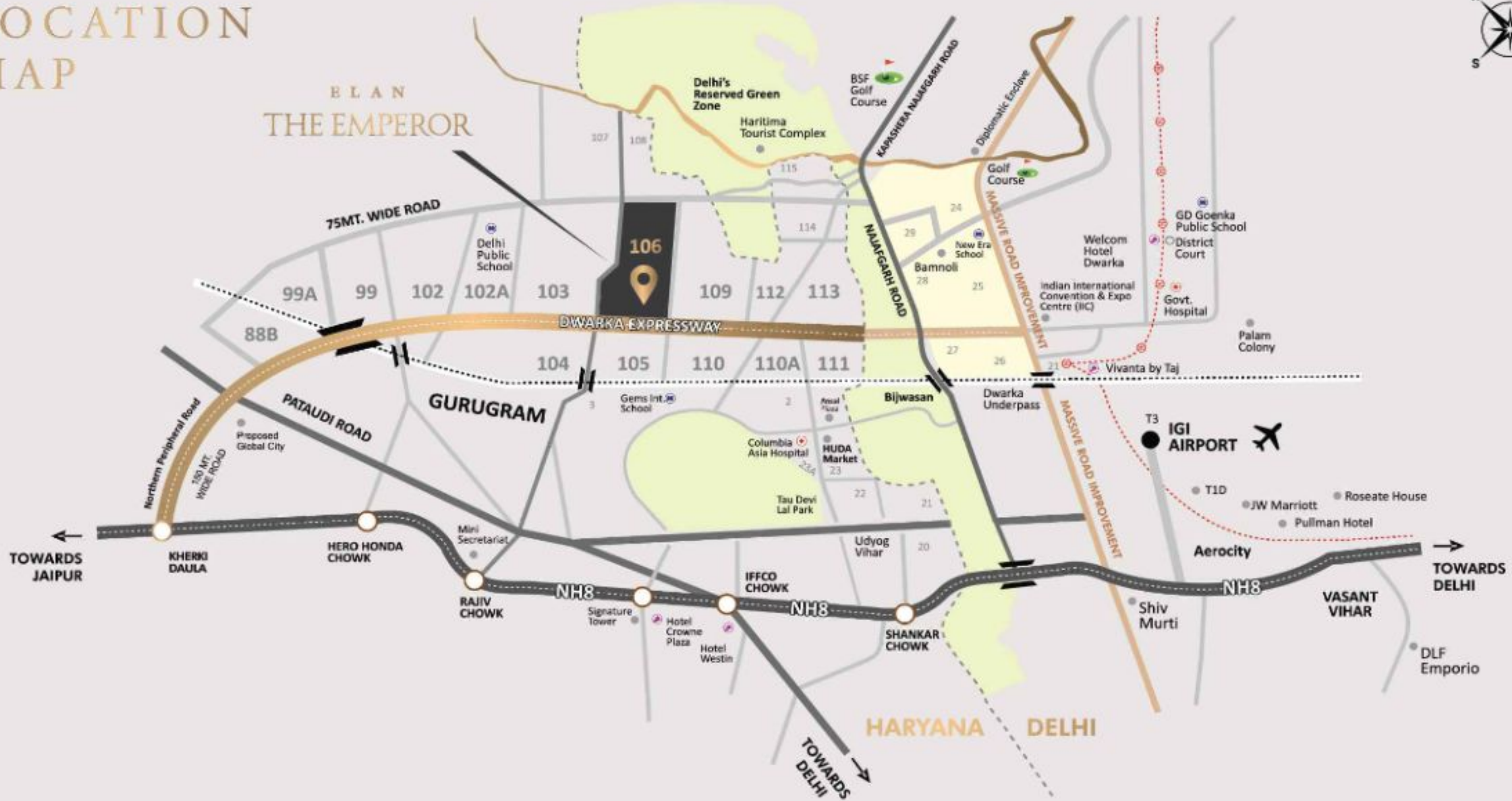
WHERE THE RARE  
ASPIRE—AND ARRIVE

\*Artistic Impression

# LOCATION MAP



## BLAN THE EMPEROR



\*Not to Scale



WELCOME TO THE  
WORLD OF GLOBAL TOWNSHIP



SECTOR 106  
DWARKA EXPRESSWAY, GURUGRAM





SECTOR 106,  
 DWARKA EXPRESSWAY  
 GURUGRAM  
**50+ ACRES**  
**INTEGRATED**  
**TOWNSHIP\***

- ELAN THE EMPEROR
- ELAN THE PRESIDENTIAL
- BRANDED RESIDENCES
- FUTURE PHASE

\*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 existence/continuity 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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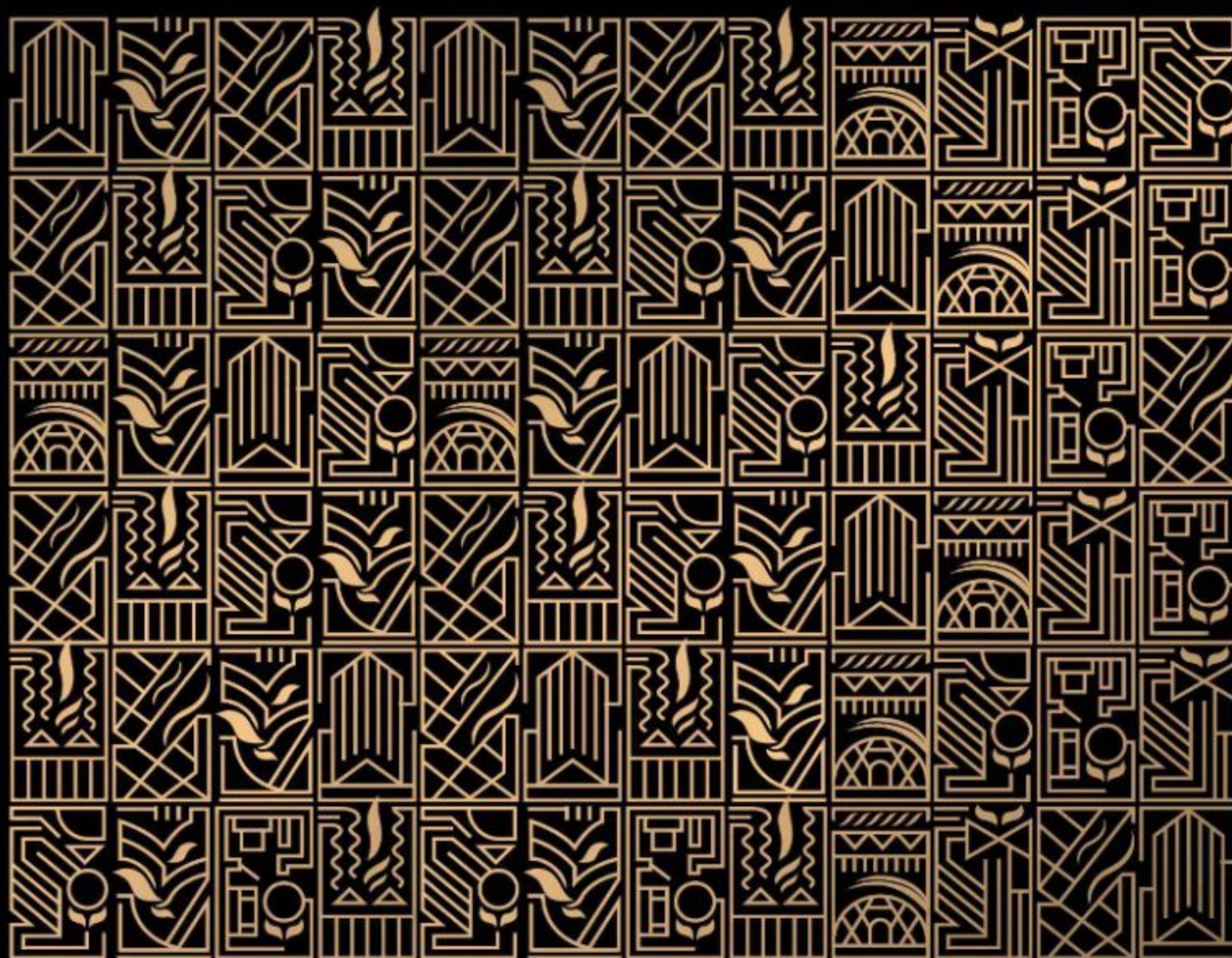
THE BILLIONAIRE  
CLUB

AMENITIES

PROJECT  
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PROJECT  
SPECIFICATIONS



# 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.

DESIGN PHILOSOPHY





# 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 Impression



\*Artistic Impression



\*Artistic rendering



\*Artistic Impression



\*Artistic Impression



PROJECT CONSULTANTS

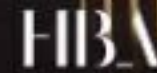
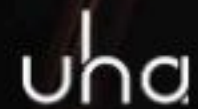


# WHEN THE VISION IS EXTRAORDINARY, THE COLLABORATION MUST BE TOO.

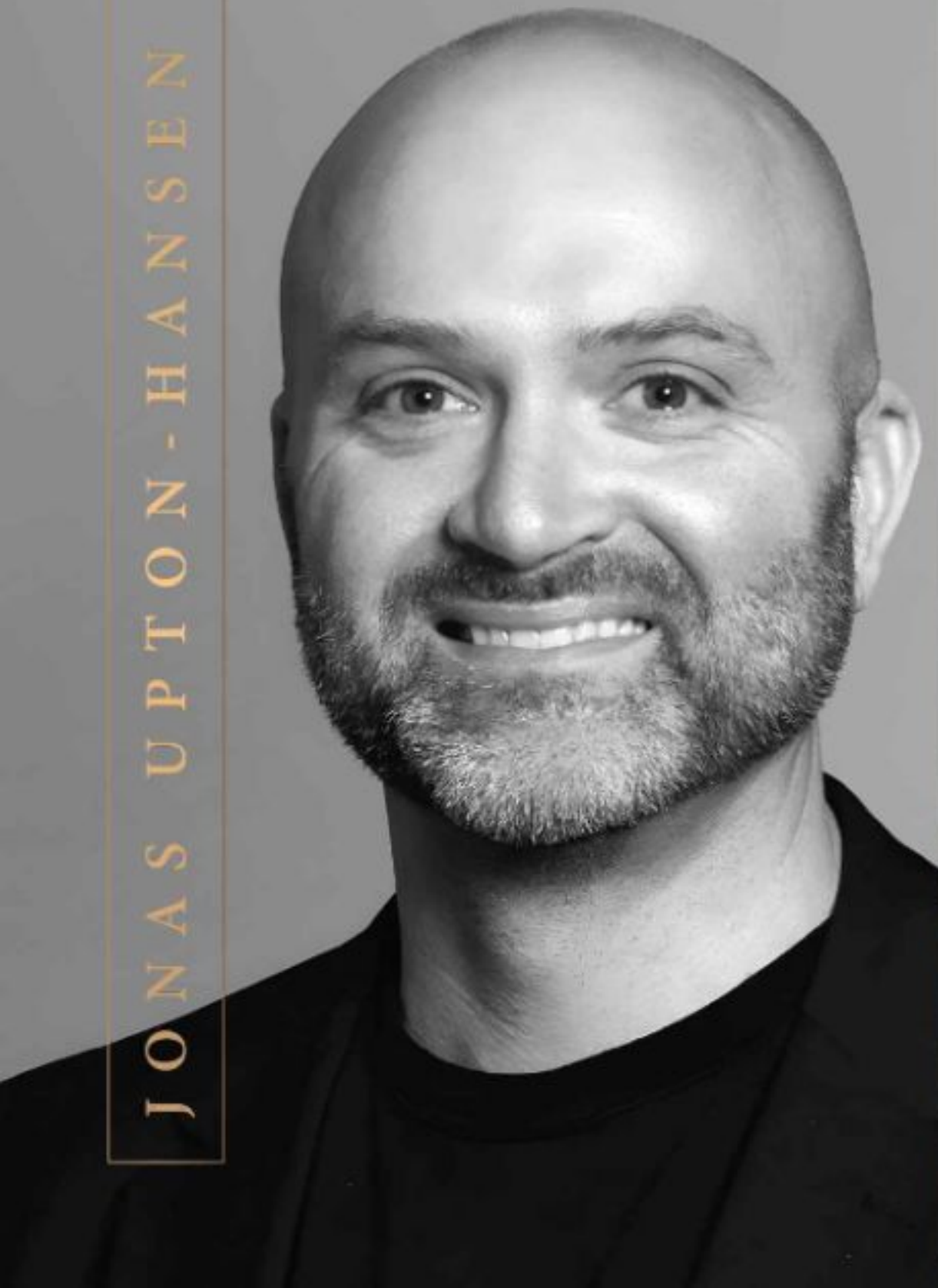
At the heart of Elan's philosophy lies an unwavering commitment to excellence. A commitment that has led us to seek the most celebrated names in their craft.

The result of these unparalleled partnerships is an experience that's more than the sum of its parts.

PROJECT CONSULTANT



JONAS UPTON-HANSEN



SHYMKENT PINNACLE  
KAZAKHSTAN



MARCO POLO  
LIMMASOL, CYPRUS



ELAN ONBOARDS

uhd

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



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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 CONSULTANT



ELAN ONBOARDS

**swa**

LANDSCAPE  
ARCHITECT  
TEXAS, USA



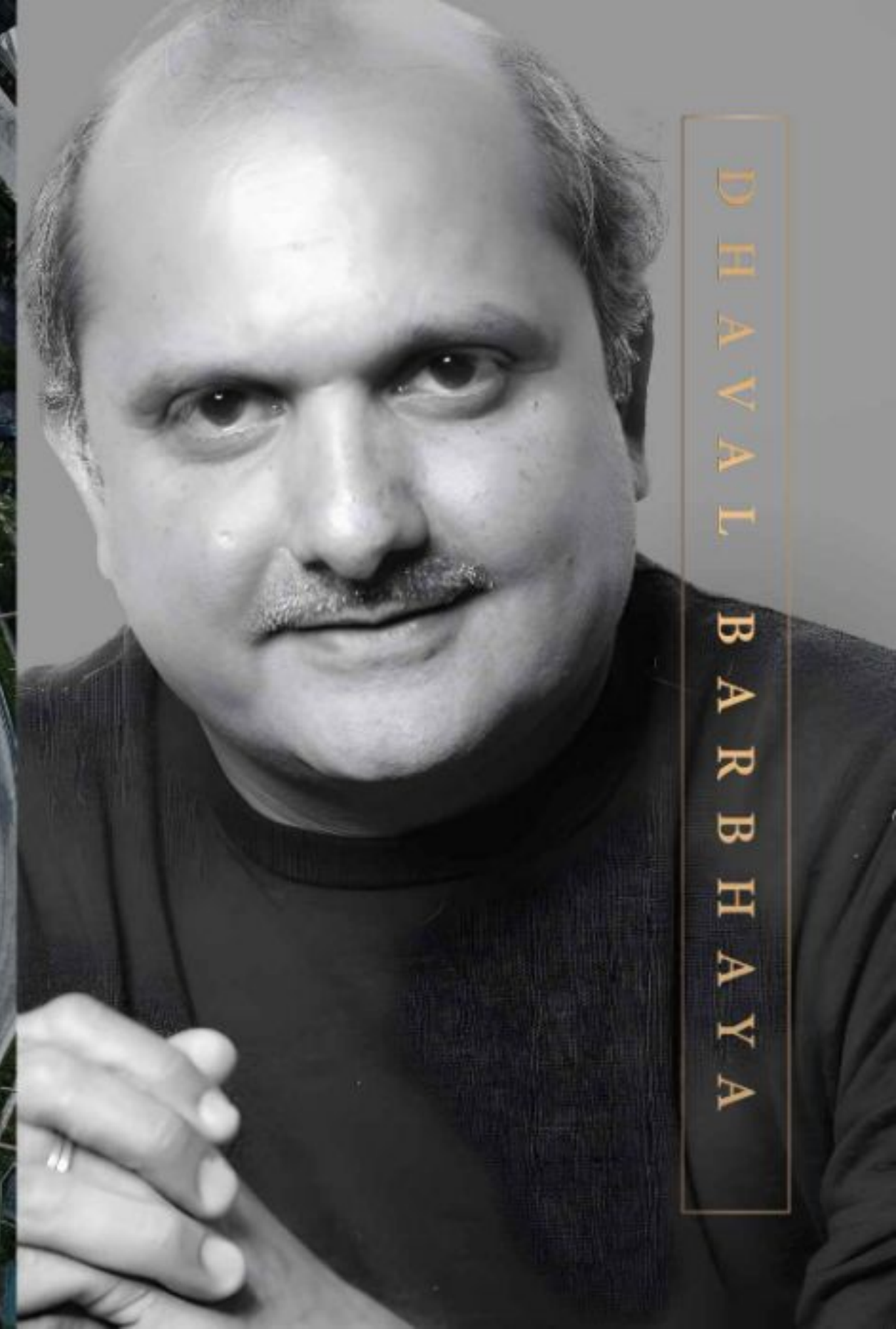
DHAVAL  
BARBHAYA  
PRINCIPAL | SWA



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



LIGHTING  
CONSULTANT  
DUBAI, UAE



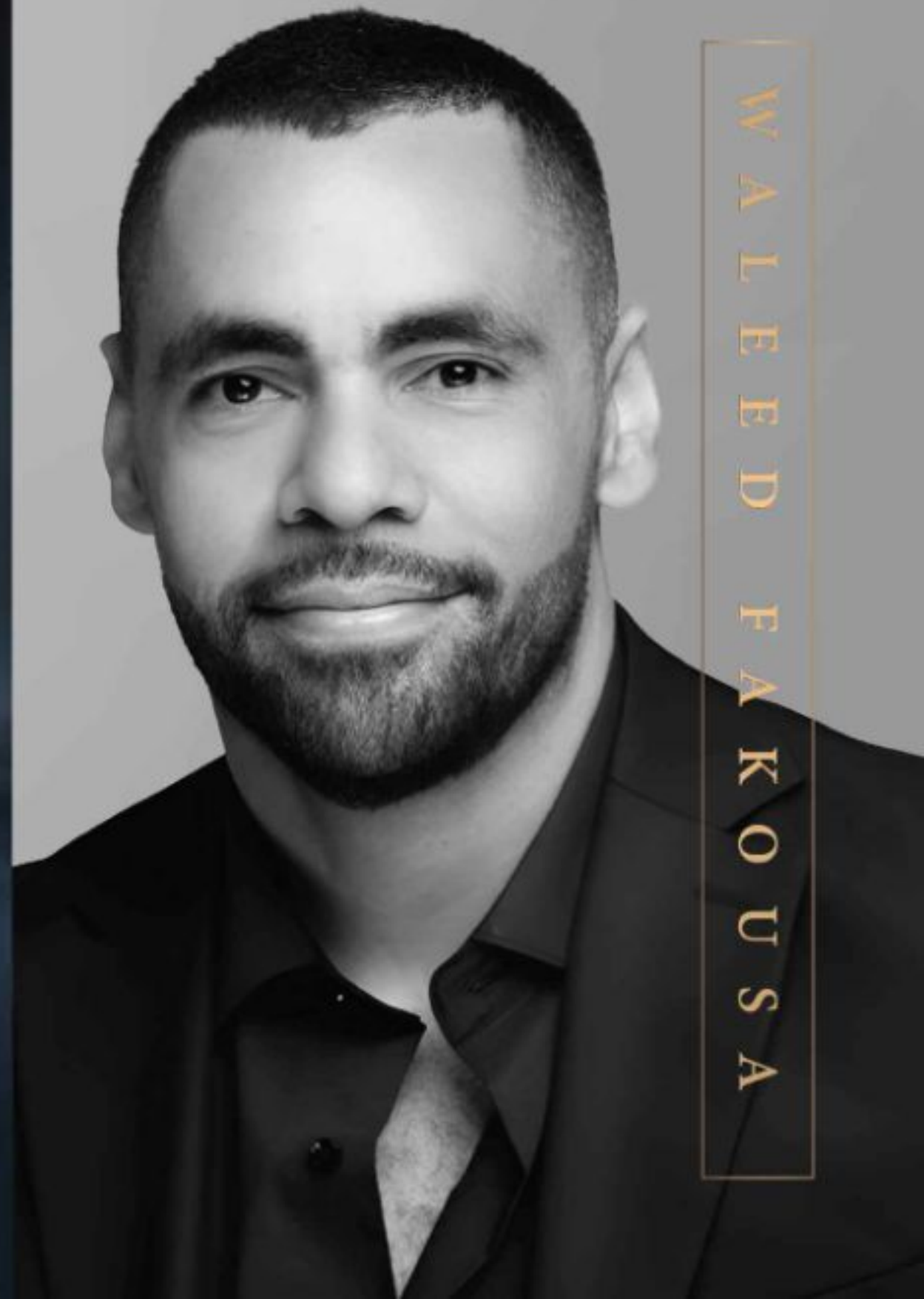
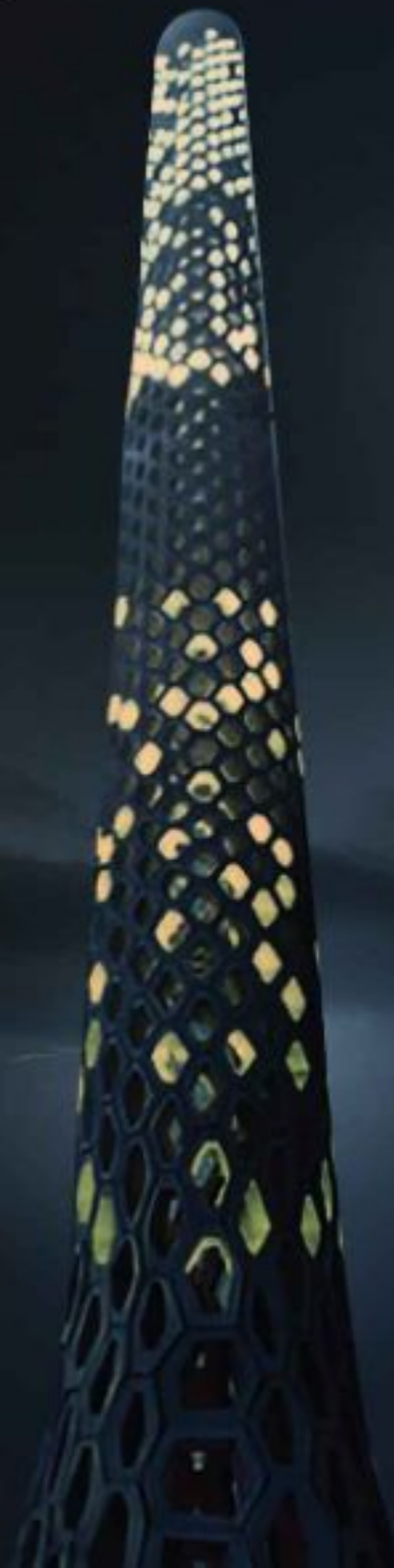
WALEED  
FAKOUSA  
PRINCIPAL DESIGNER



BURJ KHALIFA  
(MEDIA FACADE)  
DUBAI



KING ABDULLAH  
UNIVERSITY, THUWAL  
KSA



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# 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



PROJECT  
CONTRACTOR  
SYDNEY, AUSTRALIA



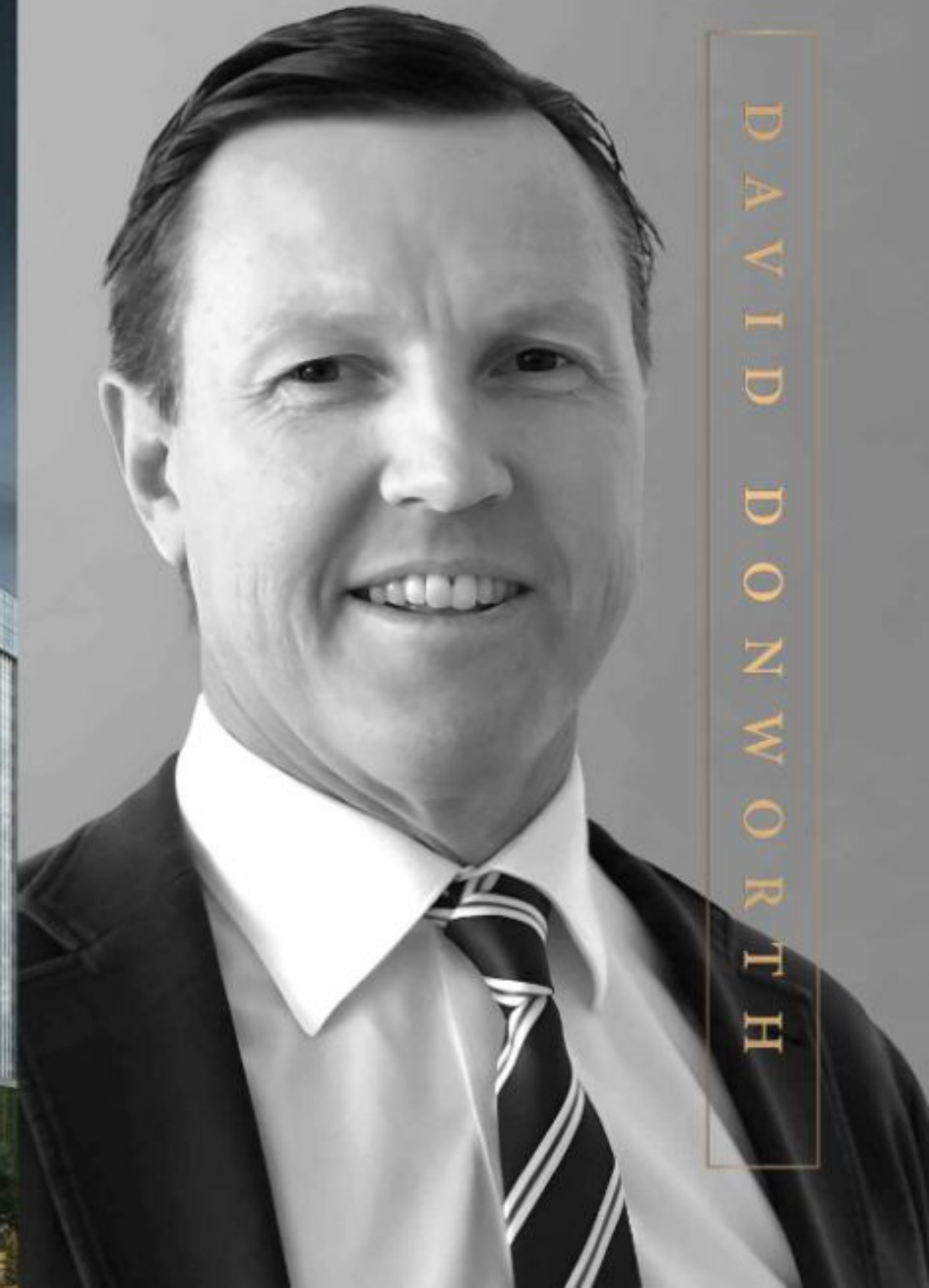
DAVID  
DUNWORTH  
COUNTRY HEAD /  
GENERAL MANAGER



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.



S A B I N E B E C K



SPHERE AT THE LINK  
DUBAI



MARRIOTT BISCAYNE  
BAY, MIAMI, USA



ELAN ONBOARDS

FIBA

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



H E N R I K G E S E



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



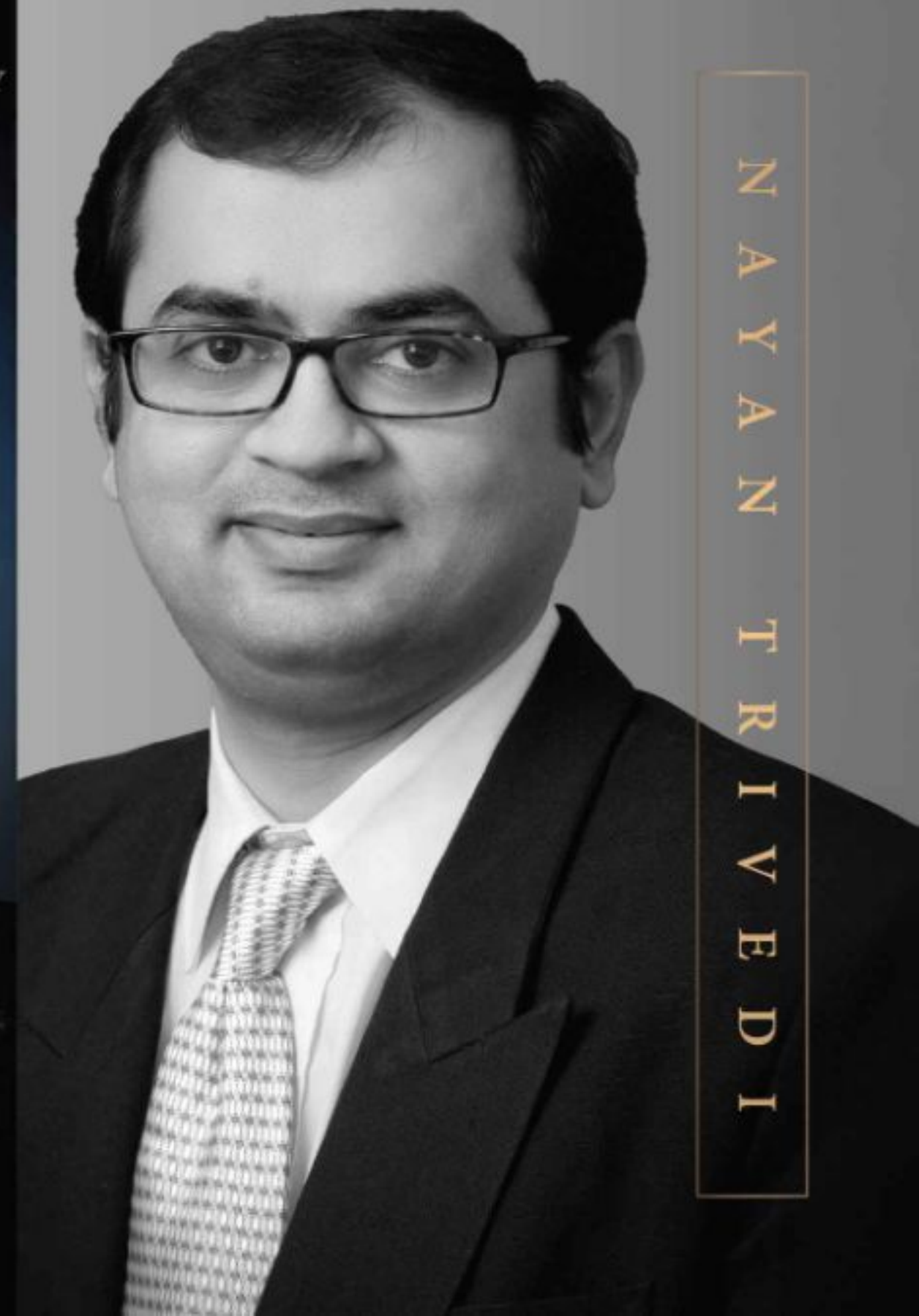
NAYAN TRIVEDI  
PARTNER



THE JOHN JAY  
NEW YORK



COLUMBIA UNIVERSITY  
MEDICAL CENTER  
NEW YORK



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# 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

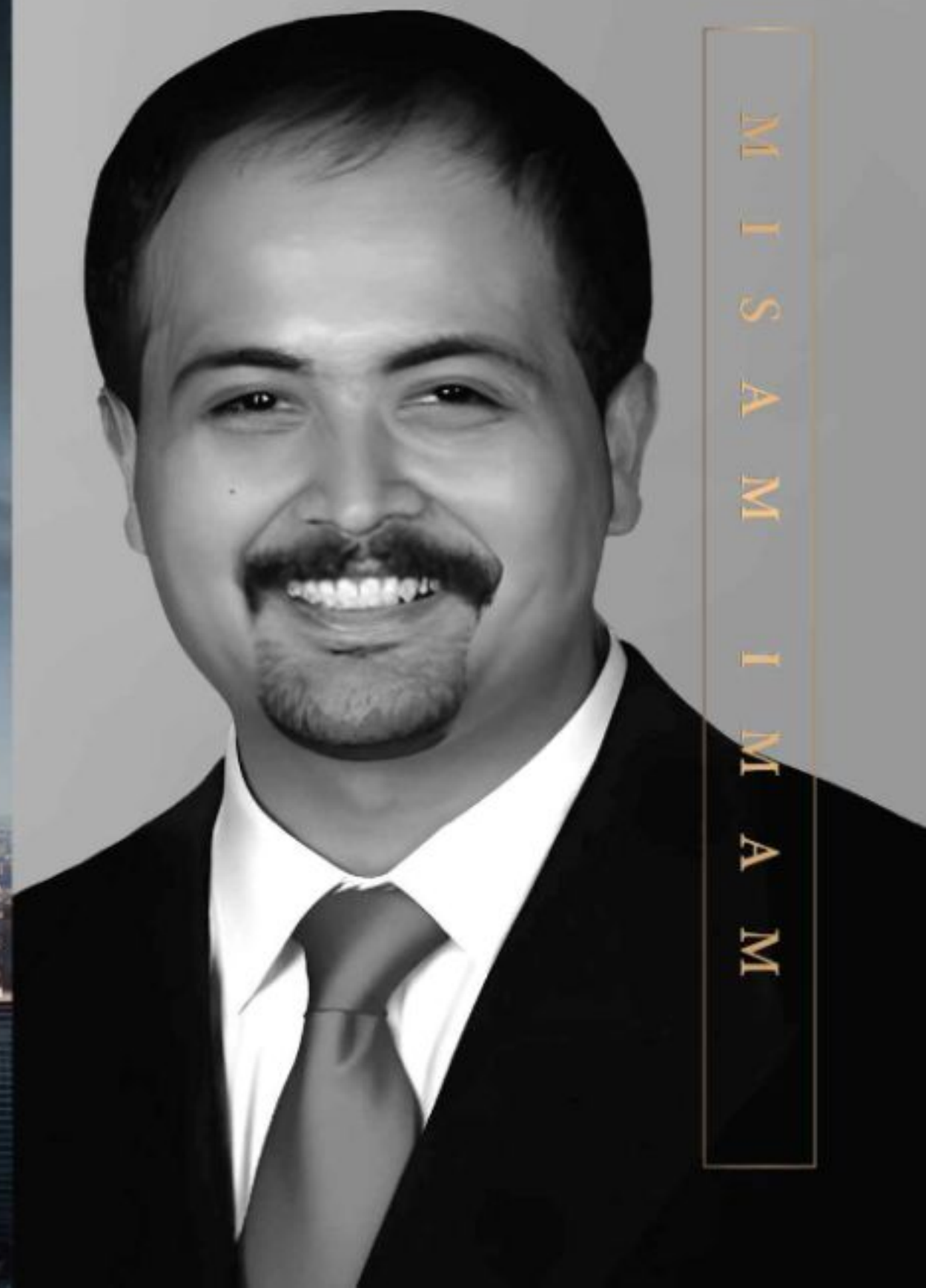
PRINCIPAL /  
THORNTON  
TOMASETTI



JEDDAH TOWER  
SAUDI



ONE VANDERBILT  
MANHATTAN



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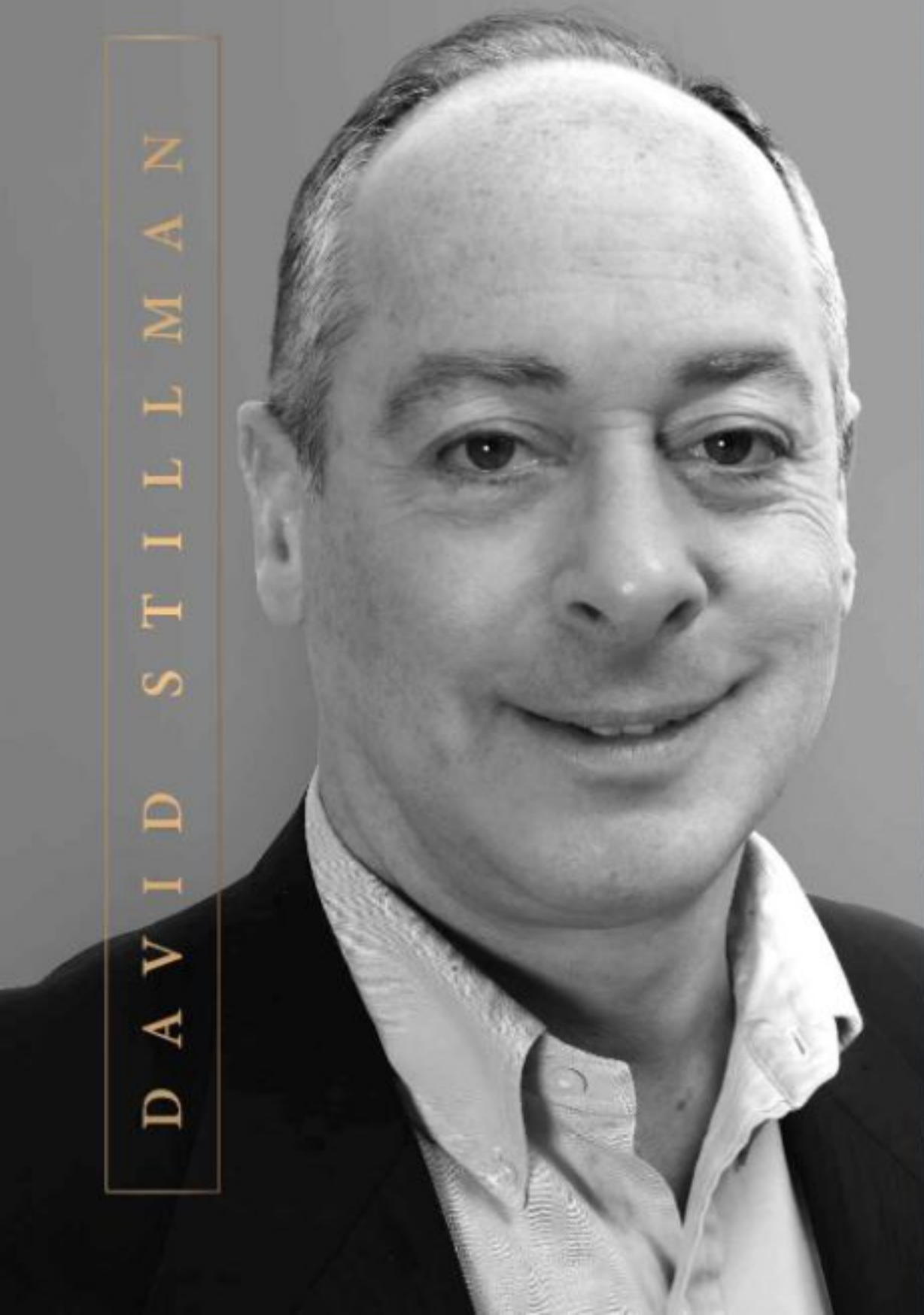
# STRUCTURAL INGENUITY BY THORNTON TOMASETTI, USA

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

dsa   
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™





THE BILLIONAIRE CLUB

\*Artistic Impression

Disclaimer: The artistic work contained herein is for representational Purpose 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



\*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



\*Artistic Impression

# FOR SENIORS

AMENITIES

## 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





\*Artistic Impression

## SPORTS & WELLNESS

AMENITIES

### 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

AMENITIES

# 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





\*Artistic Impression

## LUXURY & DINING SPACES

AMENITIES

# 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



\*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



\*Artistic Impression



\*Artistic Impression

## SUSTAINABLE AND SMART LIVING

AMENITIES

# 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





ELAN  
**THE EMPEROR**

LANDMARK FOR THE WORLD.  
HOME FOR A FEW.

# 4 BHK WING UNIT

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

- Carpent 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 plan is illustrative/ Tentative/ Indicative only and subject to change at any time in future as per requirement of Company/ Competent Authority without any prior notice. All images and graphical depictions are purely artistic in nature and may not represent the actual final product.



PROJECT LAYOUT



\*Subject to change. only tentative.



ELAN  
**THE EMPEROR**

LANDMARK FOR THE WORLD.  
HOME FOR A FEW.

# 4 BHK WING UNIT

(1 MASTER SUITE + 1 MASTER BEDROOM +  
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## TOWER 10, 11 & 12 TYPICAL FLOOR

RESIDENTIAL DEVELOPMENT  
SECTOR 106, DWARKA EXPRESSWAY

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PROJECT LAYOUT

TOWER  
KEY PLAN



SITE PLAN



\*Subject to change, only tentative.



THE EMPEROR

LANDMARK FOR THE WORLD.  
HOME FOR A FEW.

# 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

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PROJECT LAYOUT



TOWER  
KEY PLAN



SITE PLAN



\*Subject to change, only tentative.



THE EMPEROR

LANDMARK FOR THE WORLD.  
HOME FOR A FEW.

# 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)

Carpent 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

The floor plans is illustrative/ Tentative/ Indicative only and subject to change at any time in future as per requirement of Company/ Competent Authority without any prior notice. All images and graphical depictions are purely artistic in nature and may not represent the actual final product.

PROJECT LAYOUT



Upper Level

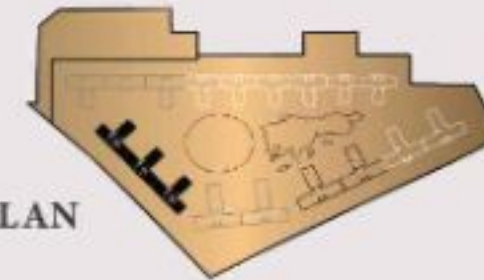


Lower Level

TOWER  
KEY PLAN



SITE PLAN



\*Subject to change. only tentative.



THE EMPEROR

LANDMARK FOR THE WORLD.  
HOME FOR A FEW.

# 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



Upper Level

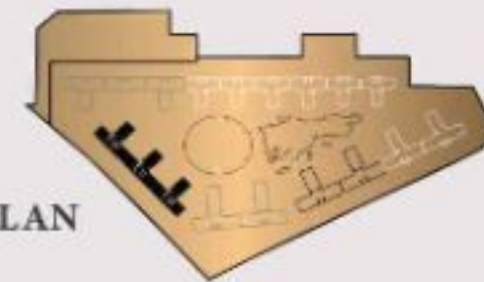


Lower Level

TOWER  
KEY PLAN



SITE PLAN



\*Subject to change. only tentative.



# THE EMPEROR

LANDMARK FOR THE WORLD.  
HOME FOR A FEW.

## 5 BHK HEAD UNIT

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

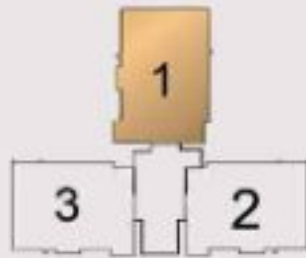
Carpet Area	:	3056 Sq. Ft.
Covered Area (FAR)	:	3711 Sq. Ft.
Balcony Area (Non FAR)	:	1012 Sq. Ft.
Super Area	:	5891 Sq. Ft.

### TOWER 16, 17 TYPICAL FLOOR

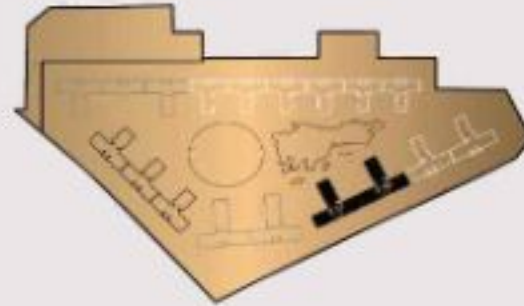
#### RESIDENTIAL DEVELOPMENT SECTOR 106, DWARKA EXPRESSWAY

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### TOWER KEY PLAN



### SITE PLAN



\*Subject to change. only tentative.





# THE EMPEROR

LANDMARK FOR THE WORLD.  
HOME FOR A FEW.

## 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

The floor plan is illustrative/ Tentative/ Indicative only and subject to change at any time in future as per requirement of Company/ Competent Authority without any prior notice. All images and graphical depictions are purely artistic in nature and may not represent the actual final product.

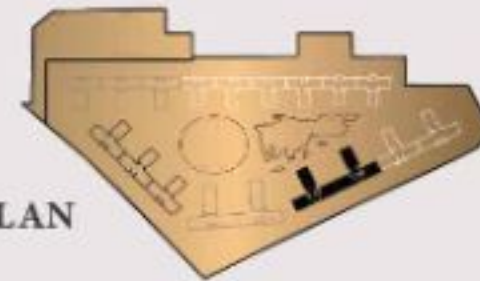
PROJECT LAYOUT



TOWER  
KEY PLAN



SITE PLAN



\*Subject to change, only tentative.



ELAN  
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PROJECT LAYOUT



TOWER  
KEY PLAN



SITE PLAN



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## 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

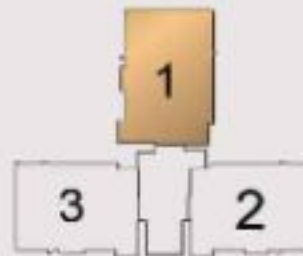
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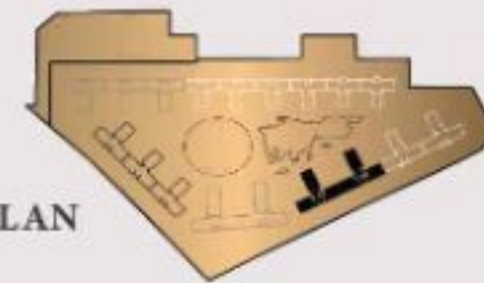


PROJECT LAYOUT

TOWER  
KEY PLAN



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## 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 )

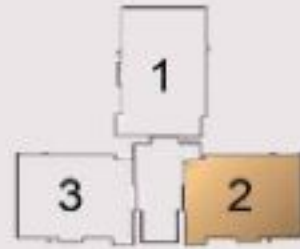
- Carpet Area : 5037 Sq. Ft.
- Covered Area (FAR) : 5771 Sq. Ft.
- Balcony Area (Non FAR) : 691 Sq. Ft.
- Sky Deck Area : 1190 Sq. Ft.
- Super Area : 9470 Sq. Ft.

### TOWER 16, 17

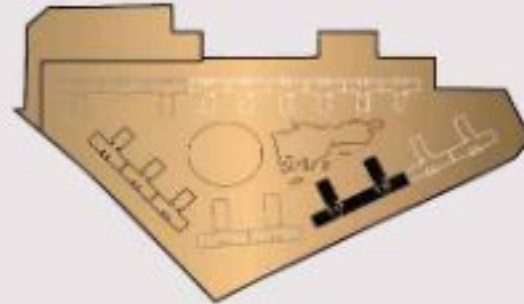
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### TOWER KEY PLAN



### SITE PLAN



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## 5 BHK PENTHOUSE WING UNIT

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

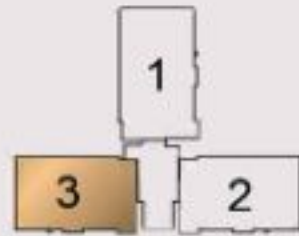
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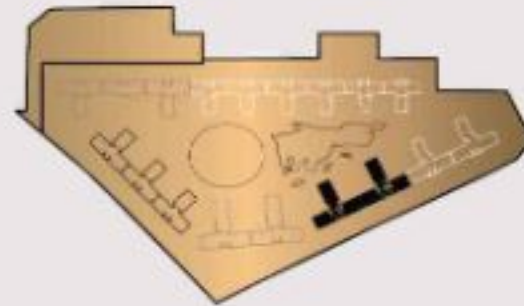
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TOWER KEY PLAN



SITE PLAN



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Upper Level



Lower Level





APARTMENT RENDERINGS





LIVING AREA

\*Artistic Impression  
\*Furnishing & fittings not part of offering



MASTER SUITE

\*Artistic Impression  
\*Furnishing & fittings not part of offering



\*Artistic Impression.  
\*Furnishing & Fittings not part of offering.

LOUNGE AREA



Artistic Impression  
\*Furnishing & Fittings not part of offering.

BALCONY



# PROJECT SPECIFICATIONS





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### 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



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## 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



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## 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 / Geysers (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



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## THE EMPEROR

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### 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 &





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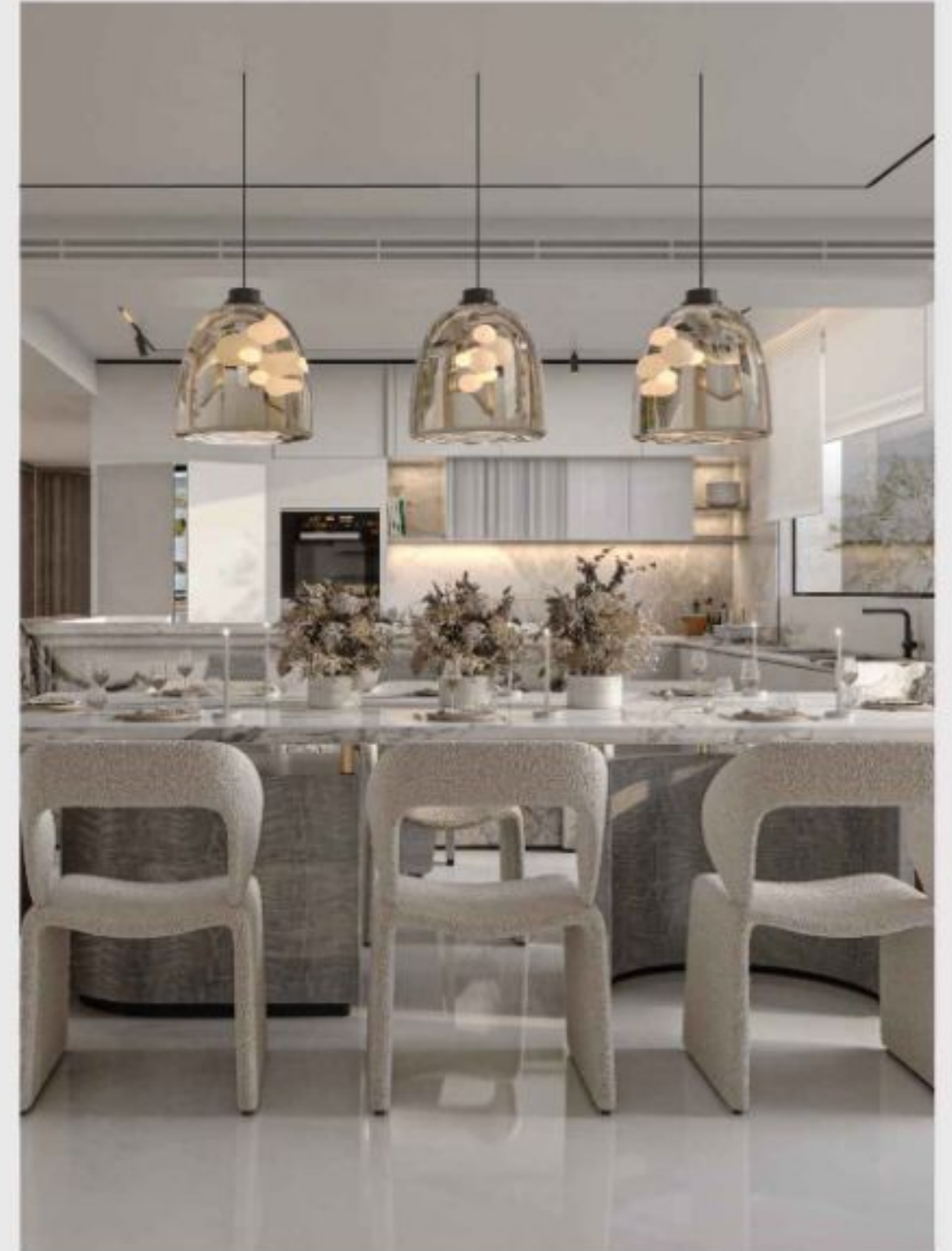
### SPECIFICATION

#### 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) Geysler  
(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



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### 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





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### 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)





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### 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

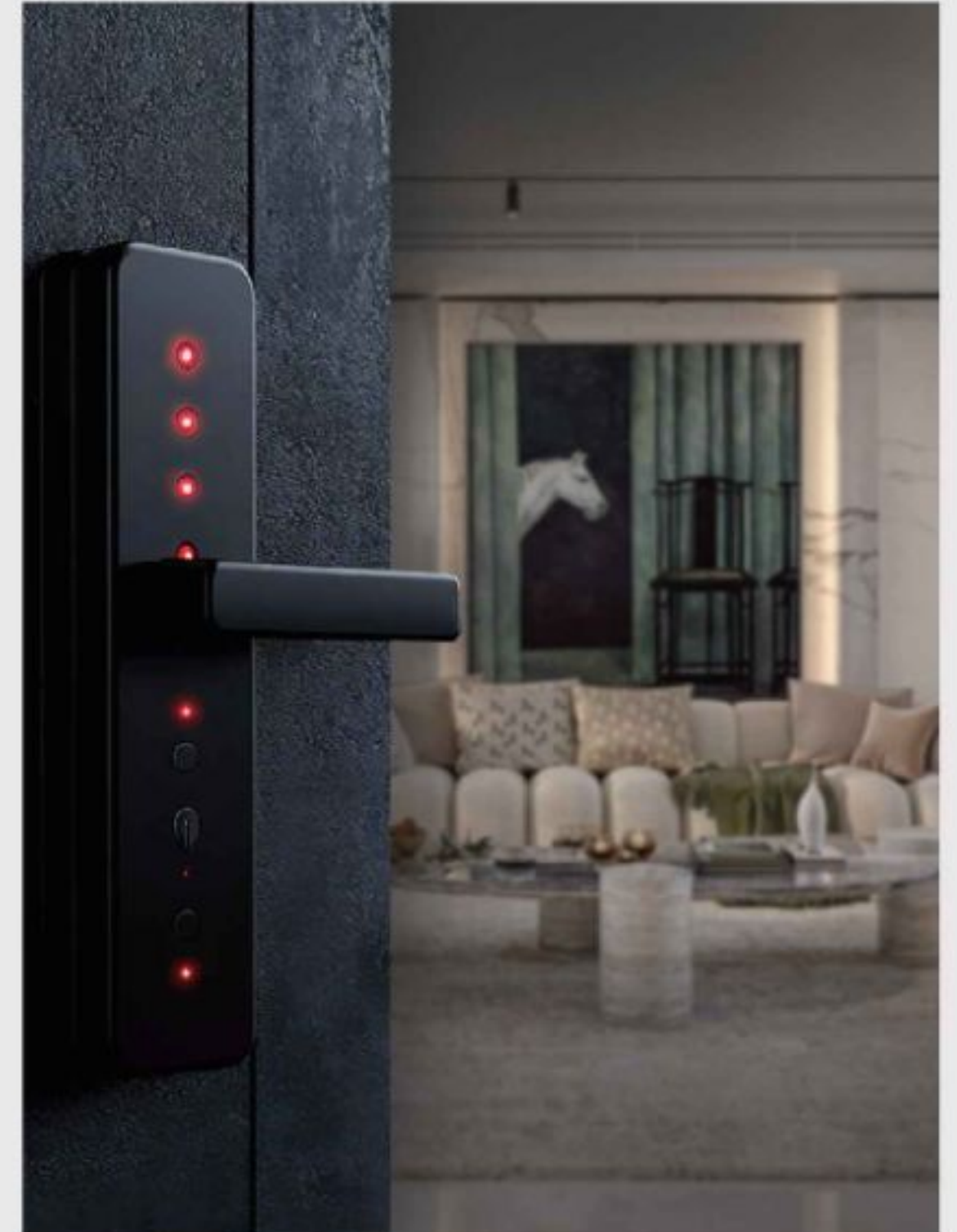
Floor Imported Marble/Engineered stone/equivalent

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



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"Elan The Emperor", having HARERA Regn. No. 05 of 2025 dated 17.01.2025 is being developed by the Company as a Mixed Land Use Colony (with 99% residential and 1% Commercial component) project on land admeasuring 4.82 acres (1.95 hectares) forming an integral part of the licensed land (in total admeasuring 33.5125 acres (13.562 hectares) situated in the revenue estate of Pawala Khurapur, Sub Tehsil Kadipur, Tehsil & District Gurugram, Haryana and now comprised in Sector-106, Gurugram Metrose Urban Complex, Gurugram, Haryana. The development is subject to:- (i) License No. 80 of 2012 dated 17.06.2012 (as renewed from time to time) [24.10 acres (9.75 hectares)] & License No. 194 of 2024 dated 31.12.2024 [9.4125 acres (3.809 hectares)] issued by DTCP; (ii) Building Plan approved vide Memo No. ZP-1629-III/SD/IBD/2024/39167 dated 16.12.2024. The development is regulated by the Real Estate (Regulation & Development) Act, 2016 ("RERA Act") read with the Haryana Real Estate (Regulation & Development) Rules, 2017 ("H-RERA Rules") and the terms are governed by application form/ allotment letter, agreement for sale/ conveyance deed and future expansions 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 receivables are presently mortgaged with banks/ financial institutions/ NBFCs/HFCs.

Visuals, images, photographs, etc. are general and are indicative in nature and for information purposes only and do not have any correlation with the project(s) of the Company/Elan Group, unless specifically claimed to be actual photographs. Audio-visual and pictorial presentation, information and details given/shown including but not limited to visual regarding the Project, its consultants and others partnering in the project and statements regarding consultants, Dwarka Expressway, its development, prospects and infrastructural development in the vicinity and surrounding areas as well as other peculiar features, attributes, etc. thereof; the upcoming landmark developments of the Company/Elan Group along the Dwarka Expressway with world-class amenities, facilities, construction & development whereof are being undertaken/shall be undertaken in due course and for which renowned consultants, contractors, etc. have been/shall be engaged; except legal documents, is/are purely indicative & for general awareness and does not constitute any representation, assurance, declaration, etc. by the Company/Elan Group.

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\*\*\*Terms & Conditions apply.  
\*\*\*\* 1 sq. ft. = 0.0929 sq. mt.  
\*\*\*\*\* 1 acre = 0.40468 hectares.

