



24 MTR ROAD

ENTRY 2

24 MTR ROAD

24 MTR ROAD

9 MTR ROAD

ENTRY 1

24 MTR ROAD

9 MTR ROAD

60 MTR SECTOR ROAD

150 MTR
DWARKA EXPRESSWAY

FUTURE
DEVELOPMENT

FUTURE
DEVELOPMENT



BRANDED
RESIDENCES

5 STAR
HOTEL

OFFICE
SPACE

WATER
BODY

HIGH END
RETAIL

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.



THE EMPEROR

LANDMARK FOR THE WORLD.
HOME FOR A FEW.

4 BHK HEAD UNIT

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

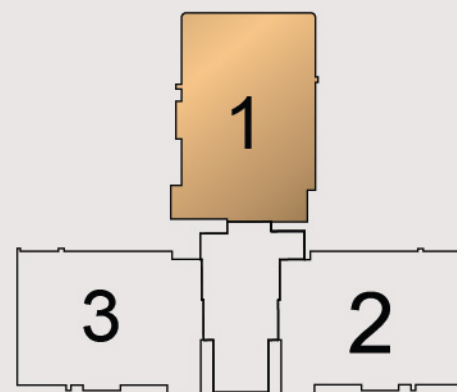
Carpet Area	:	2320 Sq. Ft.
Covered Area (FAR)	:	2911 Sq. Ft.
Balcony Area (Non FAR)	:	812 Sq. Ft.
Super Area	:	4640 Sq. Ft.

TOWER 10,11 & 12 TYPICAL FLOOR

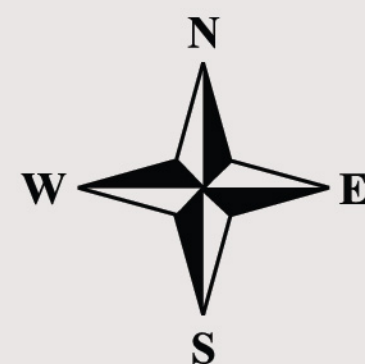
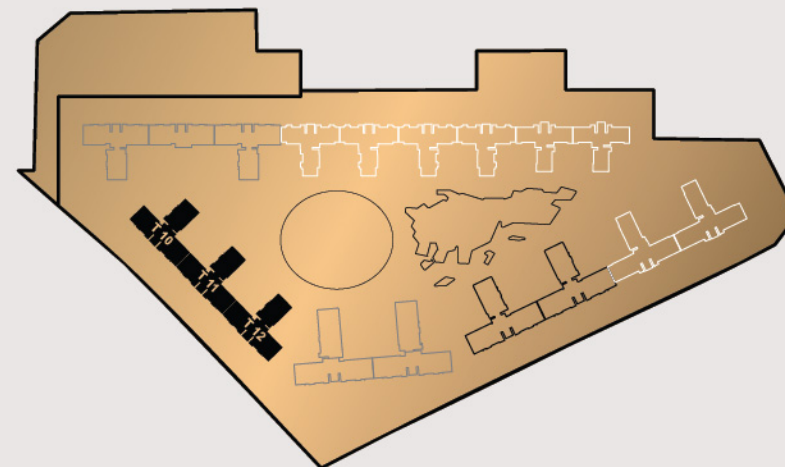
RESIDENTIAL DEVELOPMENT SECTOR 106, DWARKA EXPRESSWAY

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TOWER KEY PLAN



SITE PLAN



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PROJECT LAYOUT





THE EMPEROR

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4 BHK WING UNIT

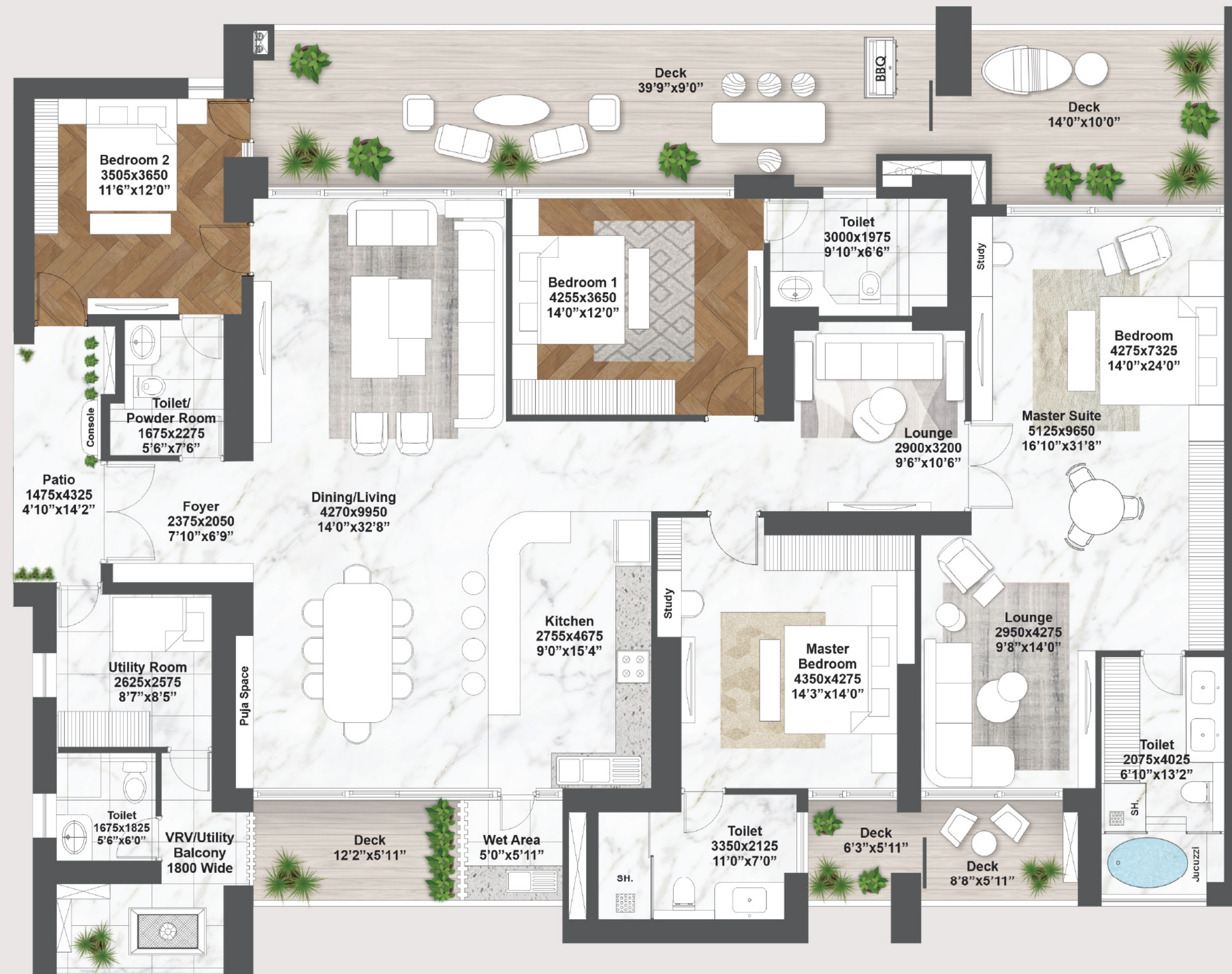
(1 MASTER SUITE + 1 MASTER BEDROOM +
2 BEDROOM + FAMILY LOUNGE +
POWDER TOILET + PRIVATE DECK +
SERVANT ROOM)

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

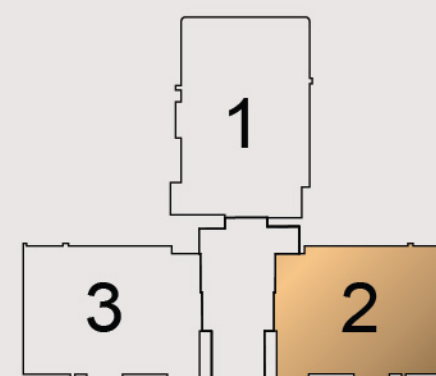
TOWER 10,11 & 12 TYPICAL FLOOR

RESIDENTIAL DEVELOPMENT SECTOR 106, DWARKA EXPRESSWAY

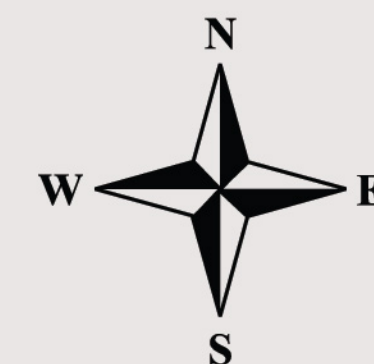
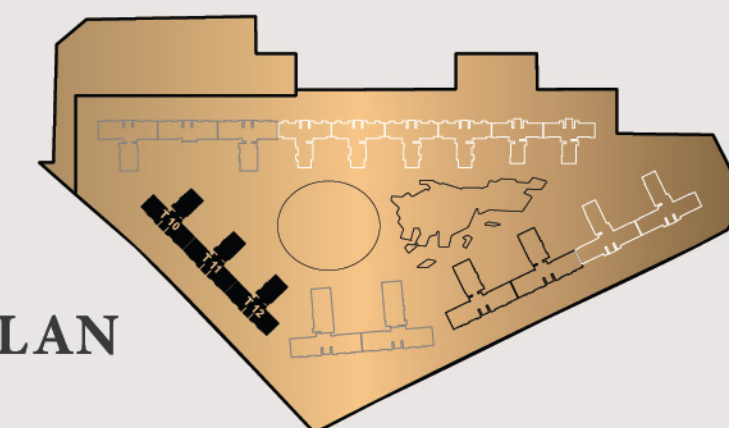
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TOWER
KEY PLAN



SITE PLAN





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4 BHK WING UNIT

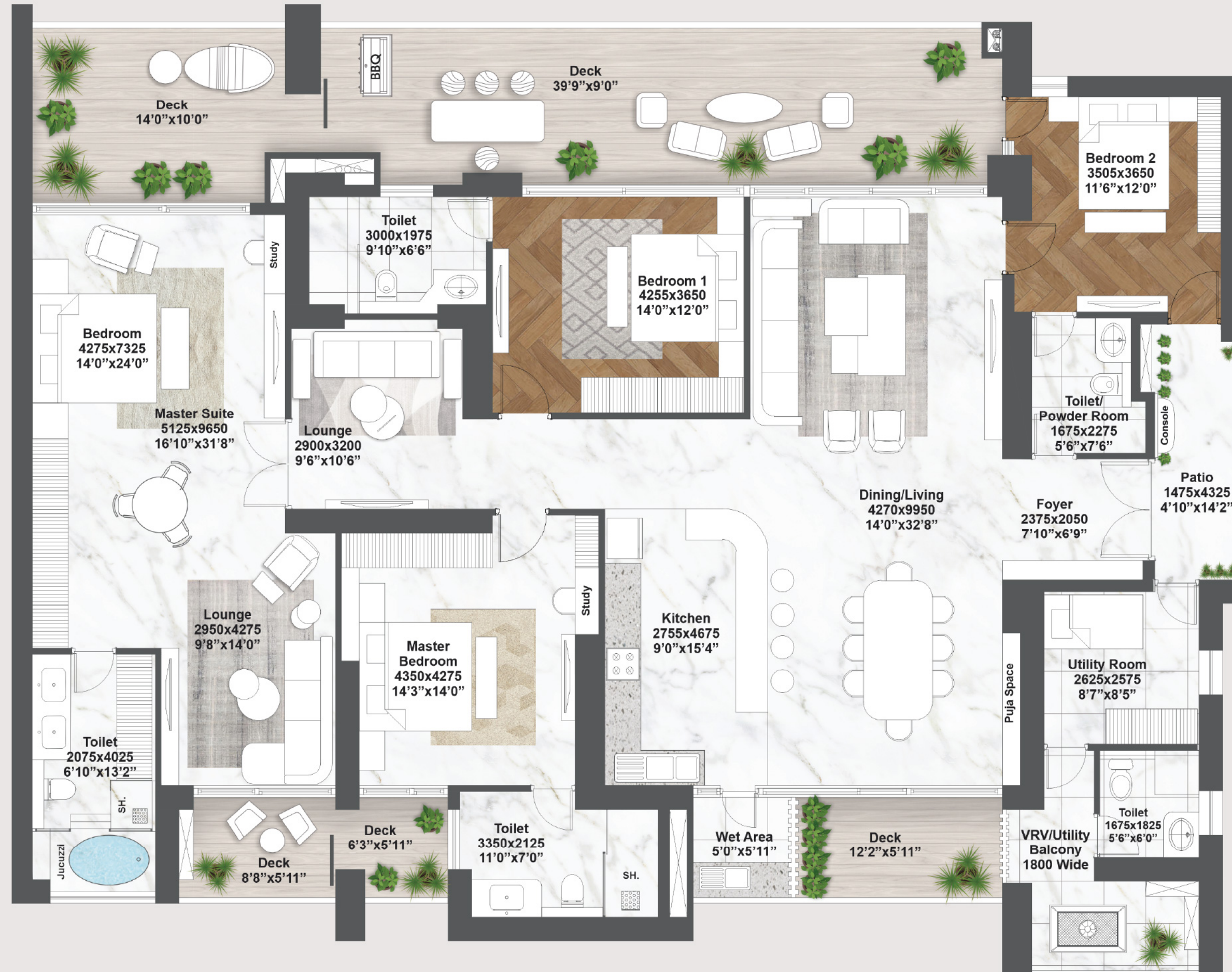
(1 MASTER SUITE + 1 MASTER BEDROOM +
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Covered Area (FAR)	:	2813 Sq. Ft.
Balcony Area (Non FAR)	:	524 Sq. Ft.
Super Area	:	4223 Sq. Ft.

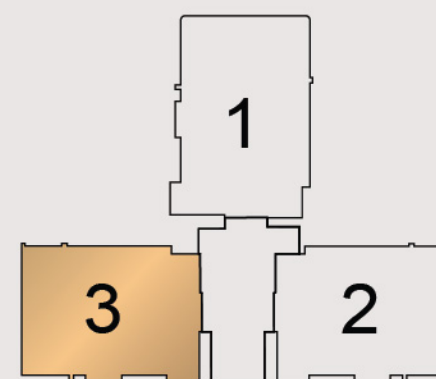
TOWER 10, 11 & 12 TYPICAL FLOOR

RESIDENTIAL DEVELOPMENT SECTOR 106, DWARKA EXPRESSWAY

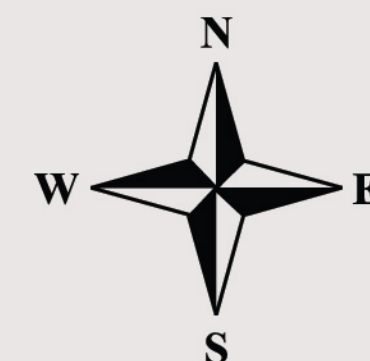
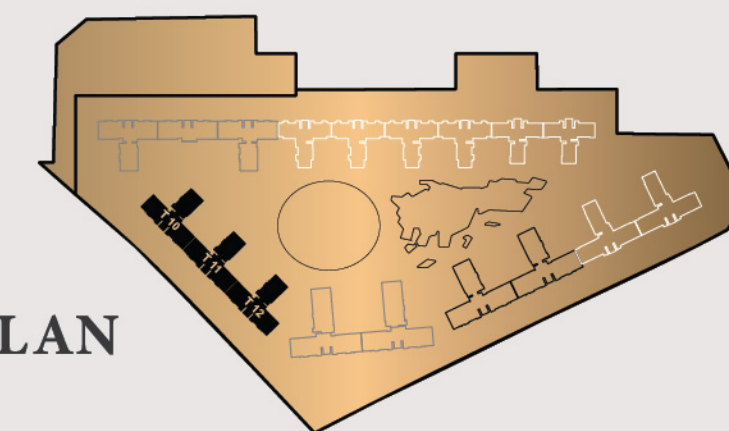
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TOWER
KEY PLAN



SITE PLAN





5 BHK HEAD UNIT

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

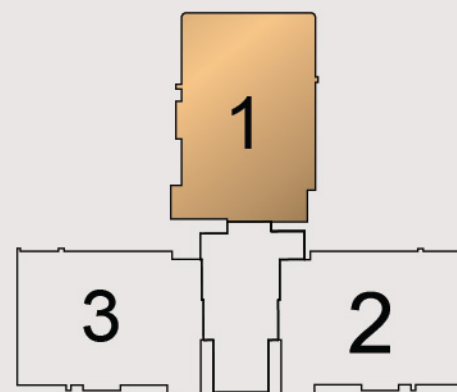
Carpet Area	:	3056 Sq. Ft.
Covered Area (FAR)	:	3711 Sq. Ft.
Balcony Area (Non FAR)	:	1012 Sq. Ft.
Super Area	:	5891 Sq. Ft.

TOWER 16, 17 TYPICAL FLOOR

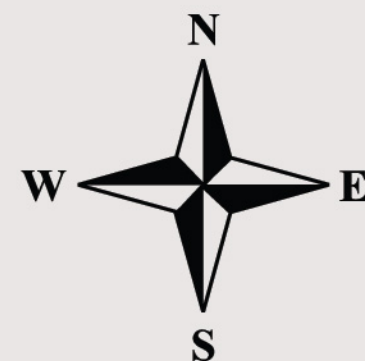
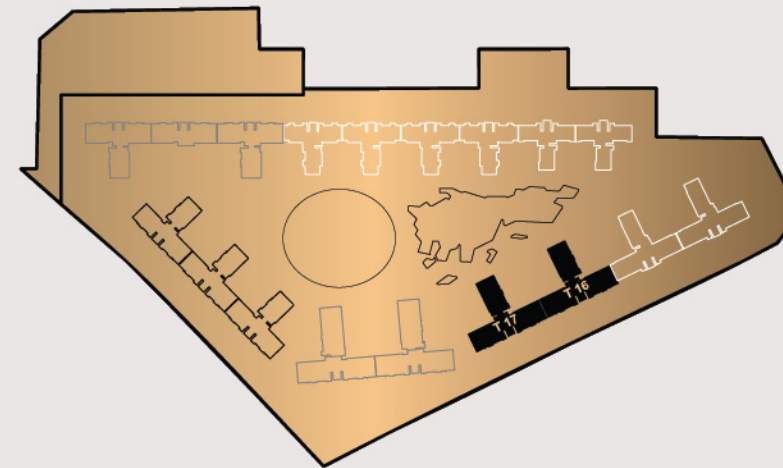
RESIDENTIAL DEVELOPMENT SECTOR 106, DWARKA EXPRESSWAY

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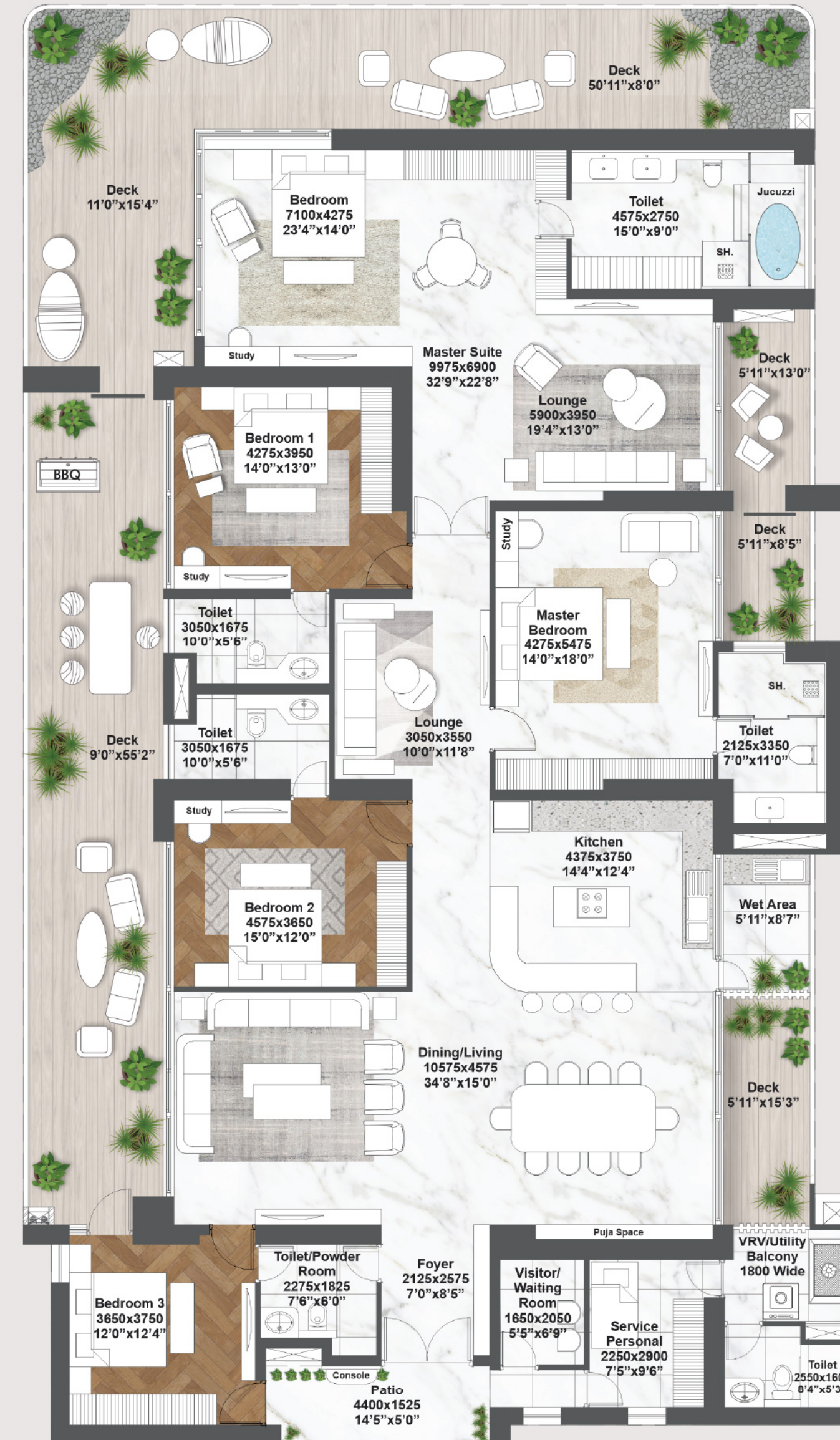
TOWER KEY PLAN



SITE PLAN



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PROJECT LAYOUT





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5 BHK WING UNIT

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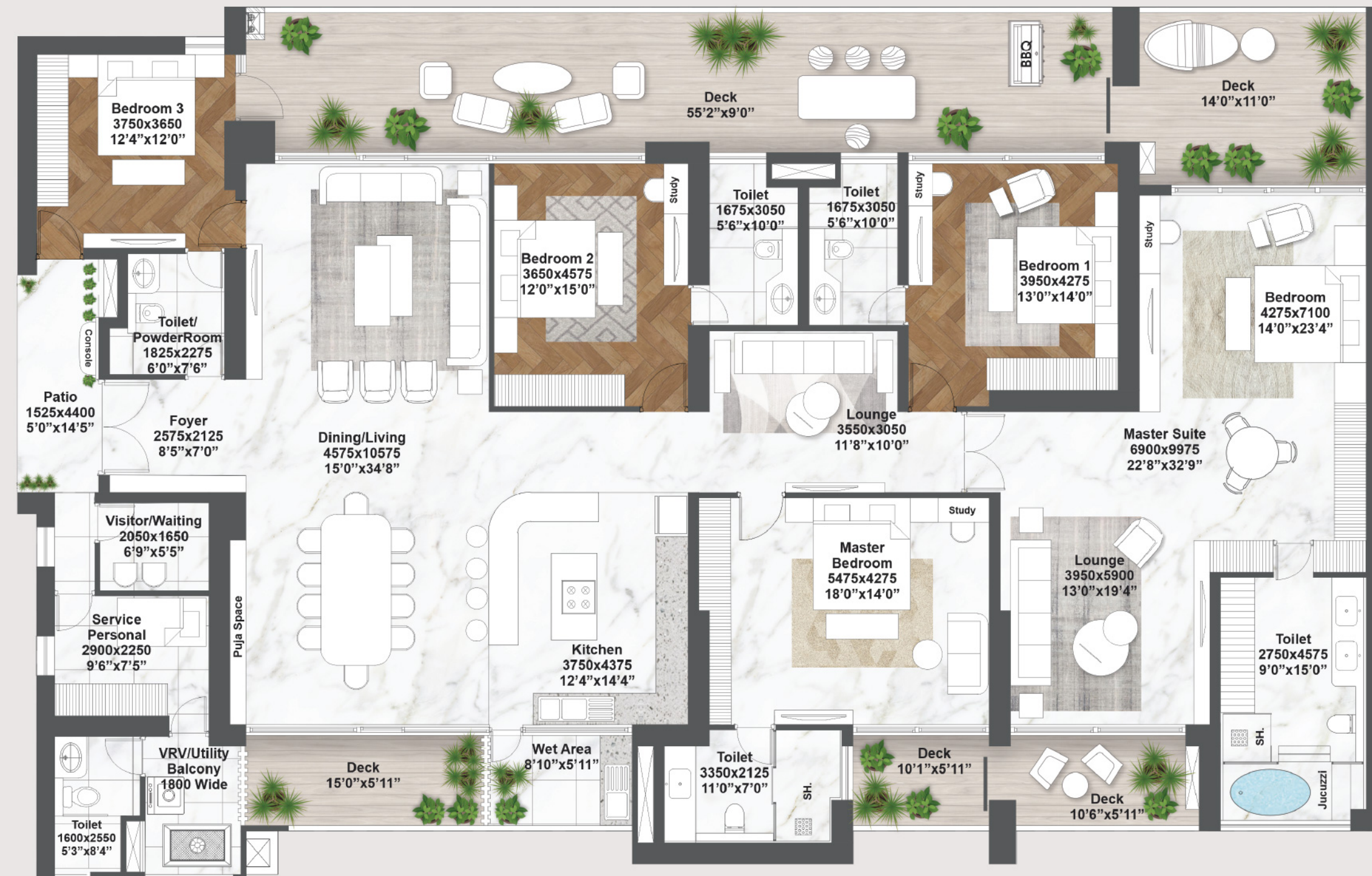
Carpet Area	:	3041 Sq. Ft.
Covered Area (FAR)	:	3606 Sq. Ft.
Balcony Area (Non FAR)	:	691 Sq. Ft.
Super Area	:	5434 Sq. Ft

TOWER 16, 17 TYPICAL FLOOR

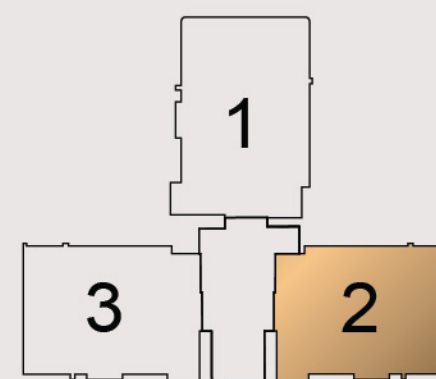
RESIDENTIAL DEVELOPMENT SECTOR 106, DWARKA EXPRESSWAY

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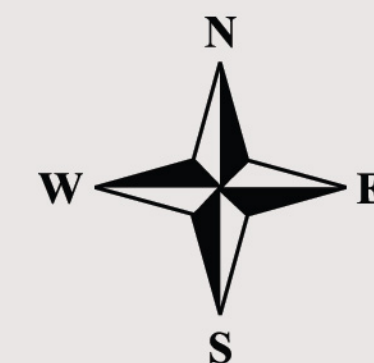
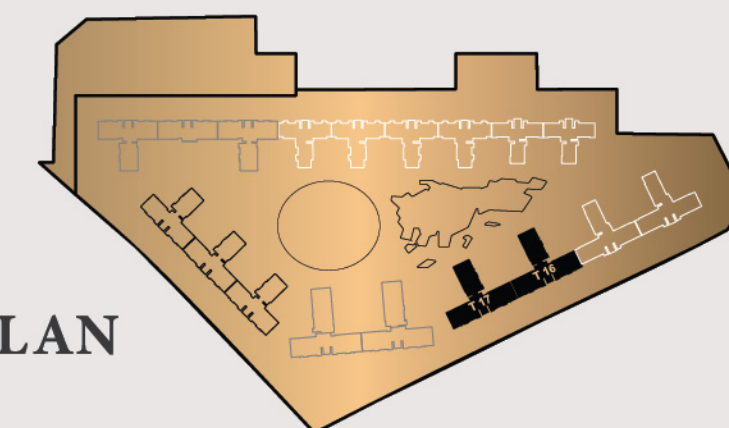
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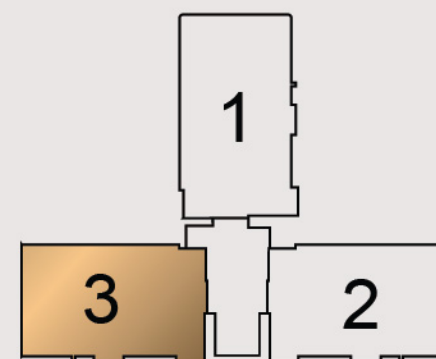
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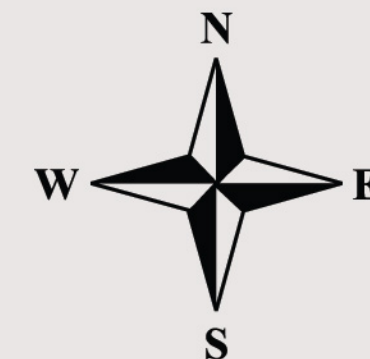
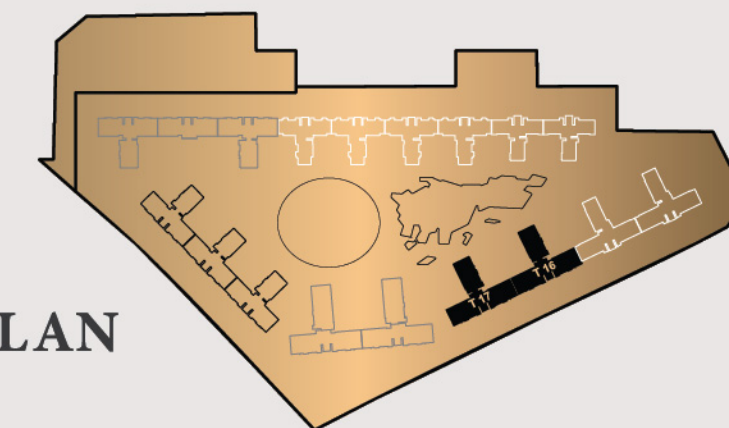
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“Elan The Emperor”, having HARERA Regn. No. 05 of 2025 dated 17.01.2025 is being developed by the Company as a Mixed Land Use Colony (with 99% residential and 1% Commercial component) project on land admeasuring 4.82 acres (1.95 hectares) forming an integral part of the licensed land in total admeasuring 33.5125 acres (13.562 hectares) situated in the revenue estate of Pawala Khusrupur, Sub Tehsil Kadipur, Tehsil & District Gurugram, Haryana and now comprised in Sector-106, Gurugram Manesar Urban Complex, Gurugram, Haryana. The development is subject to: - (i) License No. 80 of 2012 dated 17.08.2012 (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(RD)/2024/39167 dated 10.12.2024. 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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Company/Elan Group shall not be responsible for any losses incurred by any buyer /investor due to any reasons whatsoever. Use of information herein shall be governed by Indian laws and subject to the jurisdiction of HARERA, authority under RERA Act read with H-RERA Rules, courts at Gurugram and Hon'ble High Court of Punjab & Haryana, India.

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