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EELANE

The vibrant Hyderabad of today is ready to leave behind the past, and usher in a new wave of contemporary luxury. Where old-world, formal opulence is replaced with modern, discerning style. And outdated spaces are opened up to present new possibilities.

Elan is more than a residence, it's a world of finely-curated experiences. Where you can live seamlessly and enjoy unrestricted access to the finest things in life. It is both a landmark of modern luxury, as well as a roadmap of things to come.

THE NEW ICON OF LUXURY RISES.

ELAN BY MEENAKSHI.



In a city replete with high structures, Elan will stand out. Not just for its stature, but for a unique, modern outlook to design.

A modern expression of architecture, through a balance of glass and concrete, has created a masterpiece that is elegant both outward and inward.

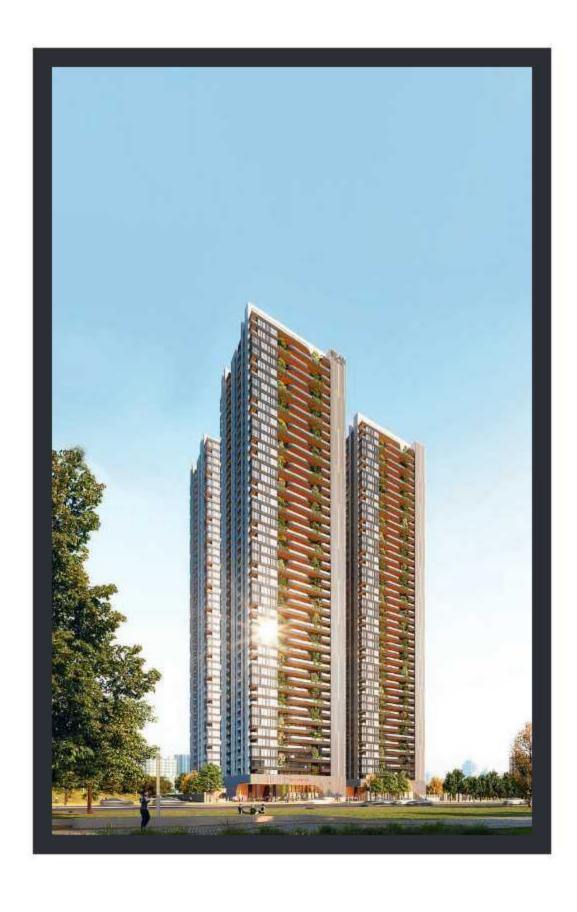
Every floor has its own terrace garden, so even while you're in the clouds, you stay connected to nature. From the moment you lay eyes on Elan, right till you reach your apartment, you'll notice the level of thought and detail in every facet. Elan will come to be the new standard for living spaces across the city.



AN EXCLUSIVE PERSONAL PROMENADE

LIVING AT ELAN IS SINGULARLY UNIQUE.







Elevating to an impressive 45 storeys, the three towers of Elan command the most exquisite vistas in the city. With two wings per tower, each wing holds a single apartment, ensuring a lifestyle that is both luxurious and highly exclusive.

Each tower wing has its individual lobby and a dedicated clubhouse. And yet, they are distributed across the entire site to allow a wide, vibrant public space between them. The towers are simplistic and sleek, expressed with crisp detailing to create a new language of luxury and design.

3 TOWERS	OFFERING 9300 AND	DEDICATED LOBBY
6 WINGS	7300 SQ.FT. APARTMENTS	WITH CONCIERGE FOR
		EACH WING.
45 FLOORS	PRIVATE ACCESS	
	TO LIFT LOBBY	DEDICATED CLUBHOUSE,
		WITH MOVIE THEATRE,
		BUSINESS CENTRE,
	ONE APARTMENT PER	AND COFFEE BAR
	WING	FOR EACH WING

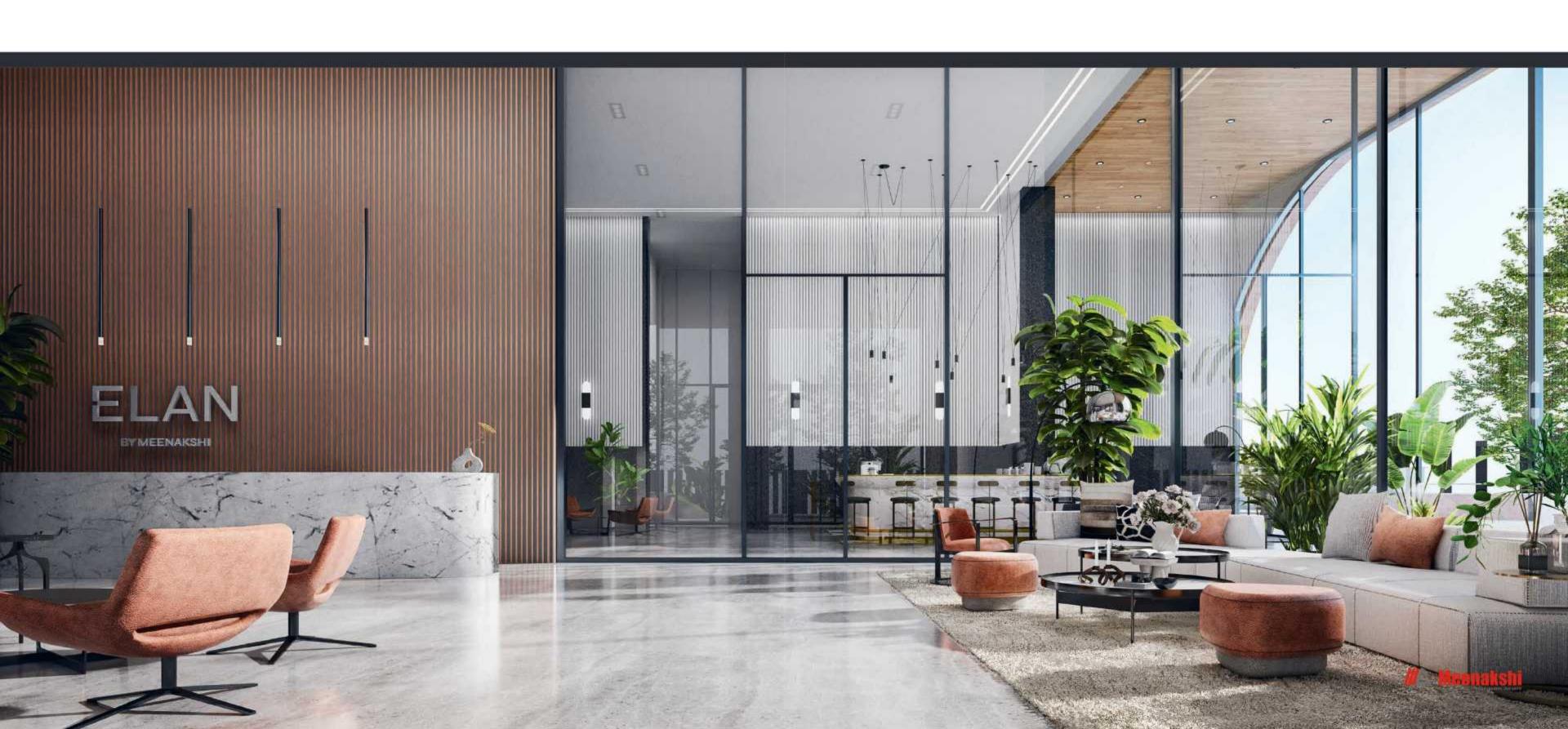


MOST LOBBY SPACES ARE FOR GREETINGS.

AT ELAN, IT'S FOR CREATING CONNECTIONS.

When you first enter the Elan tower, it's easy to mistake it for the finest business suite in the city. Primarily since it is exactly that. The double-height lobby entrance is so spacious that it accommodates an island coffee bar, a business lounge, and a separate movie theatre.

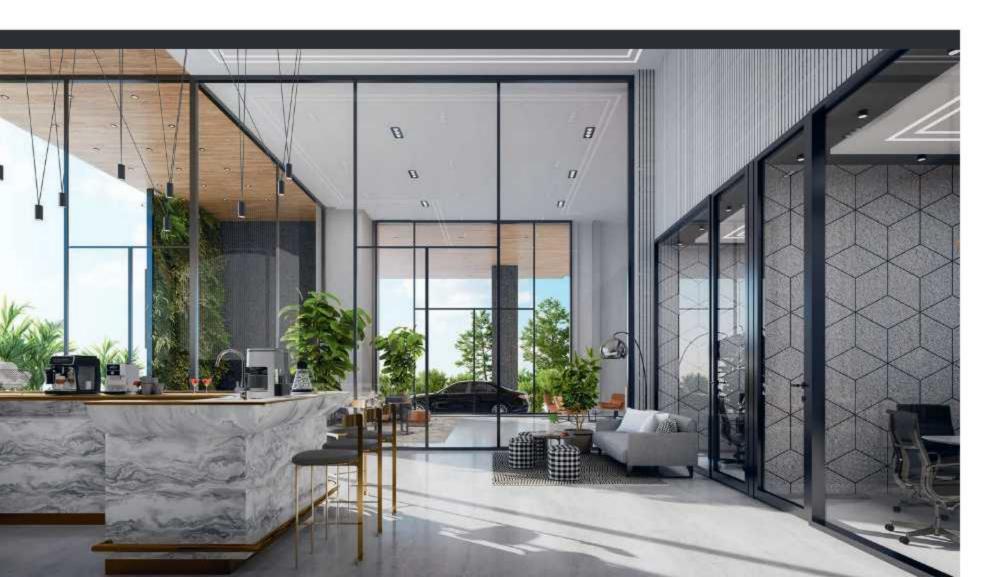
Each apartment wing will have their exclusive access to the lobby. So you can have a seamless home-to-business connection, or a lovely social gathering, as you so desire.



Let the entrance to your home make a grand first impression. Each Tower Lobby at Elan features a double-height ceiling with handpicked fixtures that take your breath away.

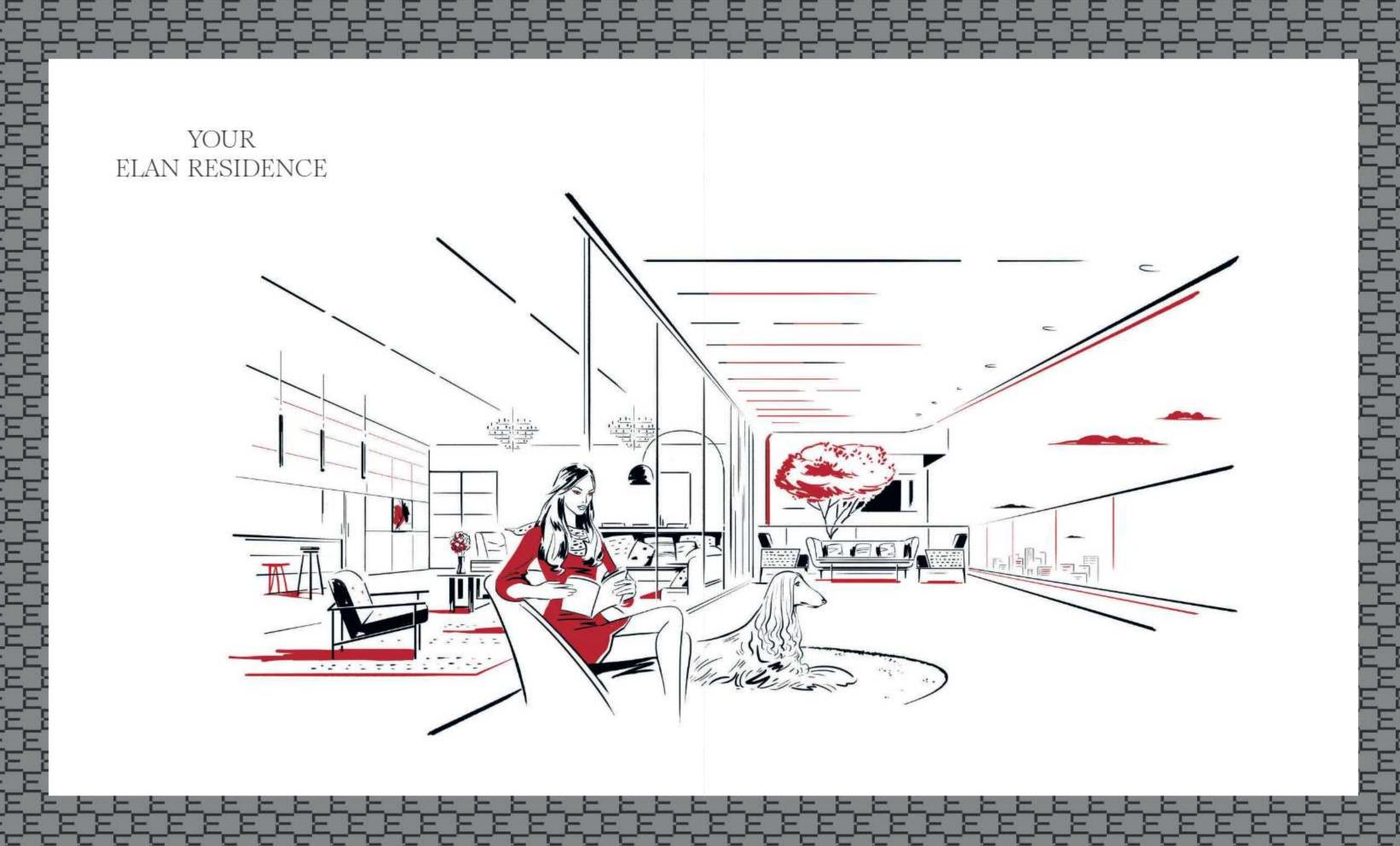
The Lobby also gives a glimpse of the amenities on offer as you get access to a Movie Theatre for your friends and family, a Coffee Bar to get your daily cuppa, and a an impressive space to welcome your guests. This isn't just the landing dock to your home; it's your own little playground.

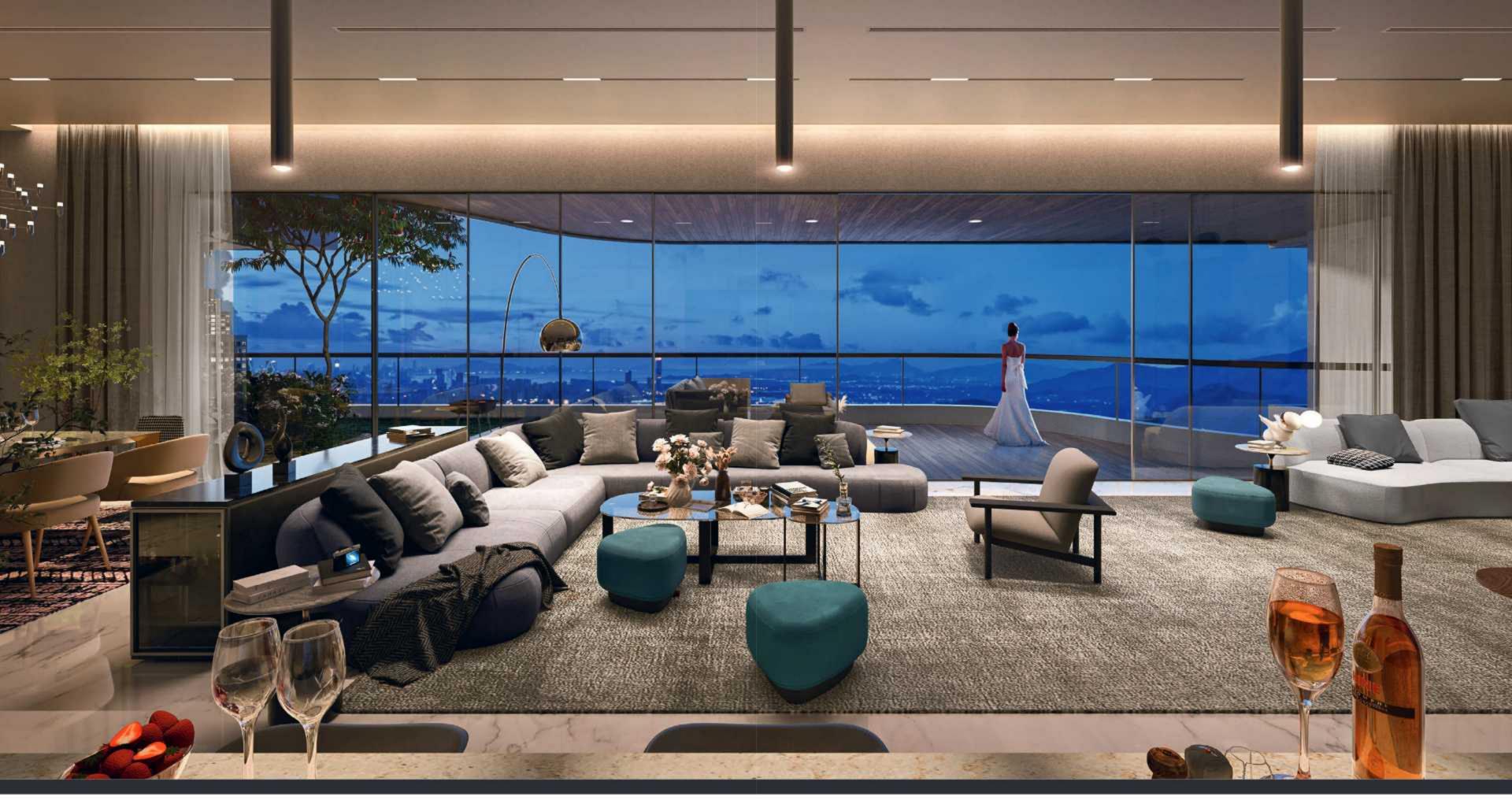












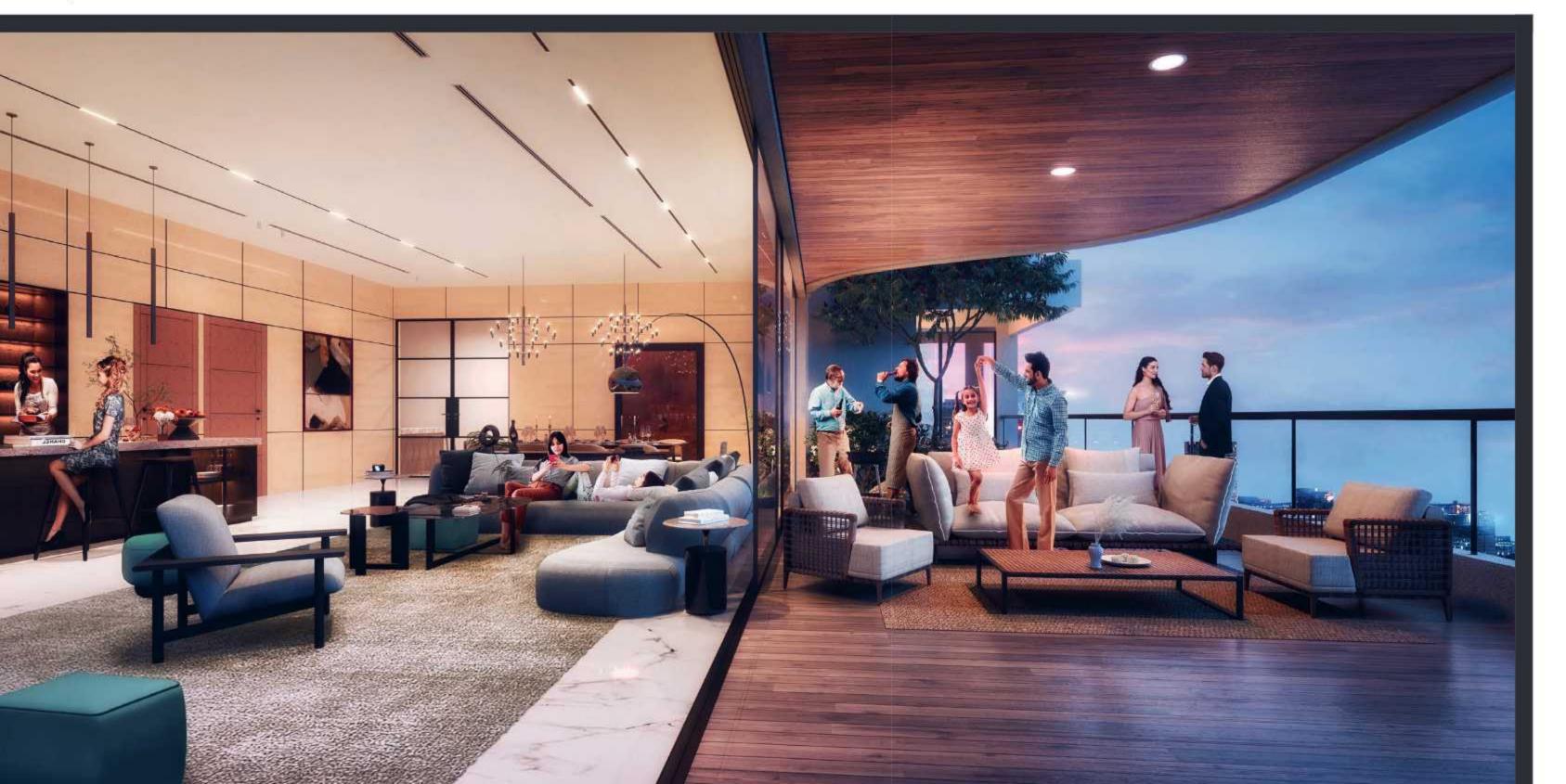
Living Room

It's easy to feel on top of the world, when you're above most of it. The Sky Deck, extending across 650 sq.ft., gives you panoramic views of the city. The space to explore views is so expansive that you'll feel like you're in a different part of the city from each vantage point.

THE ONLY THING MORE EXPANSIVE THAN THE DECK,

IS THE SKY ABOVE IT.

Sky Deck



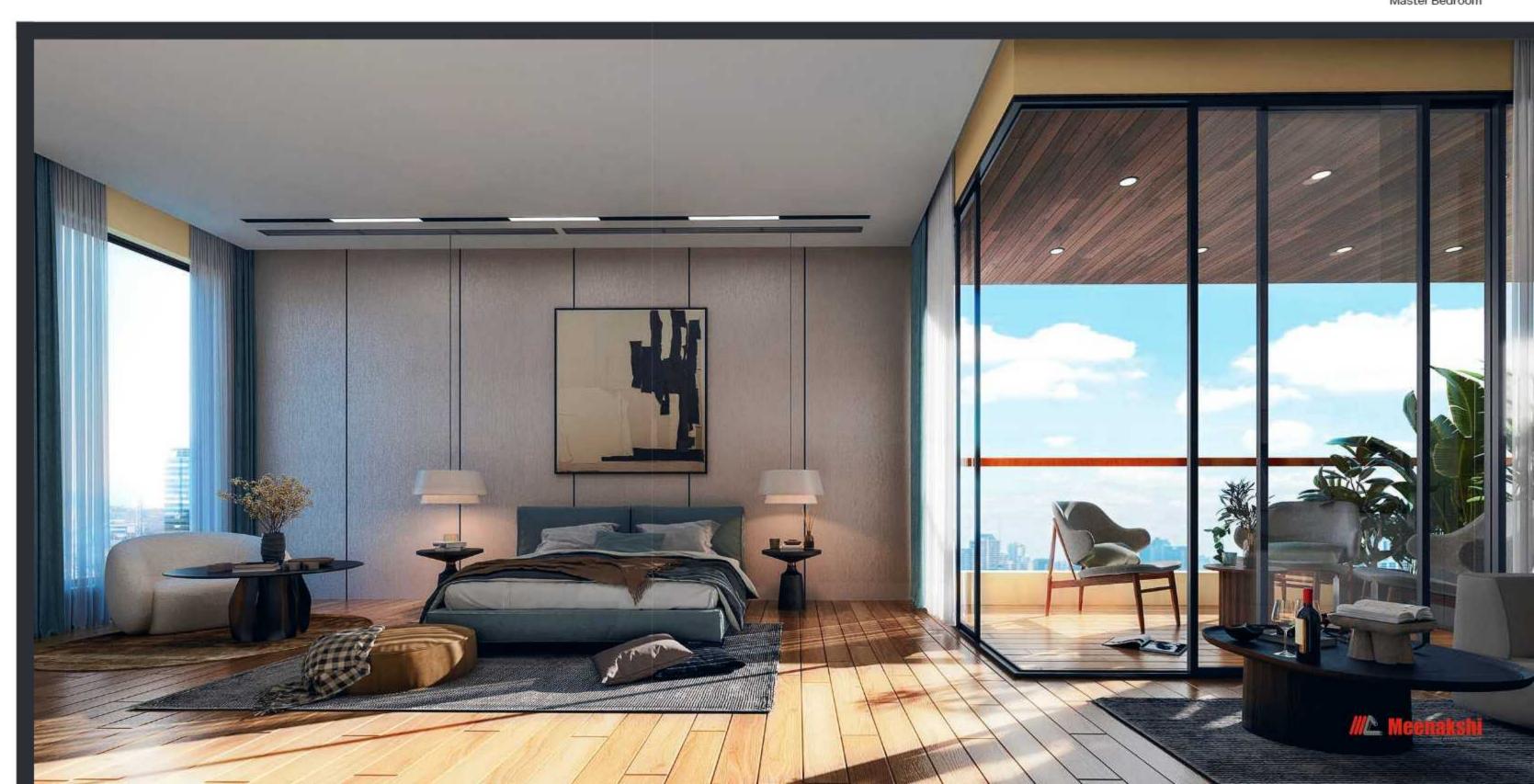


GREET THE SUN

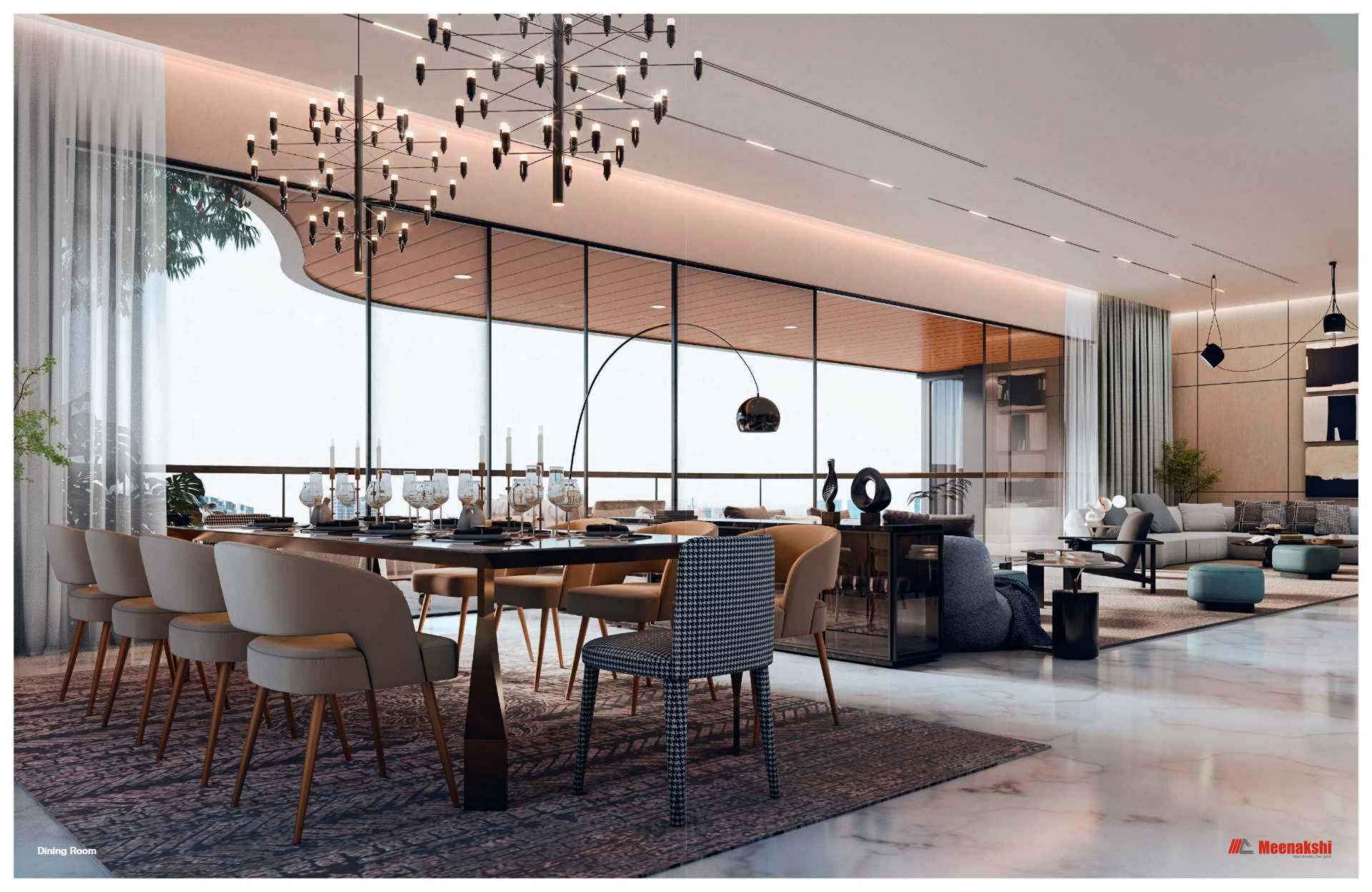
Each apartment in Elan has been uniquely planned to provide 270-degree viewing and the planning creates a unique experience as the connection to the sun changes in every corner of the house.

FROM EVERY CORNER OF YOUR HOME.

Master Bedroom







Every home at Elan has been designed to be lavishly expansive. Residents will find multiple living rooms and common areas to host their loved ones. There's always space here to find your own little alcove, set up your home office, or catch your breath.

In a city where space is a premium, we've curated a home where you may be at a loss for things to do with all the space at your disposal.

Foyer



Private Lounge



Home Theatre





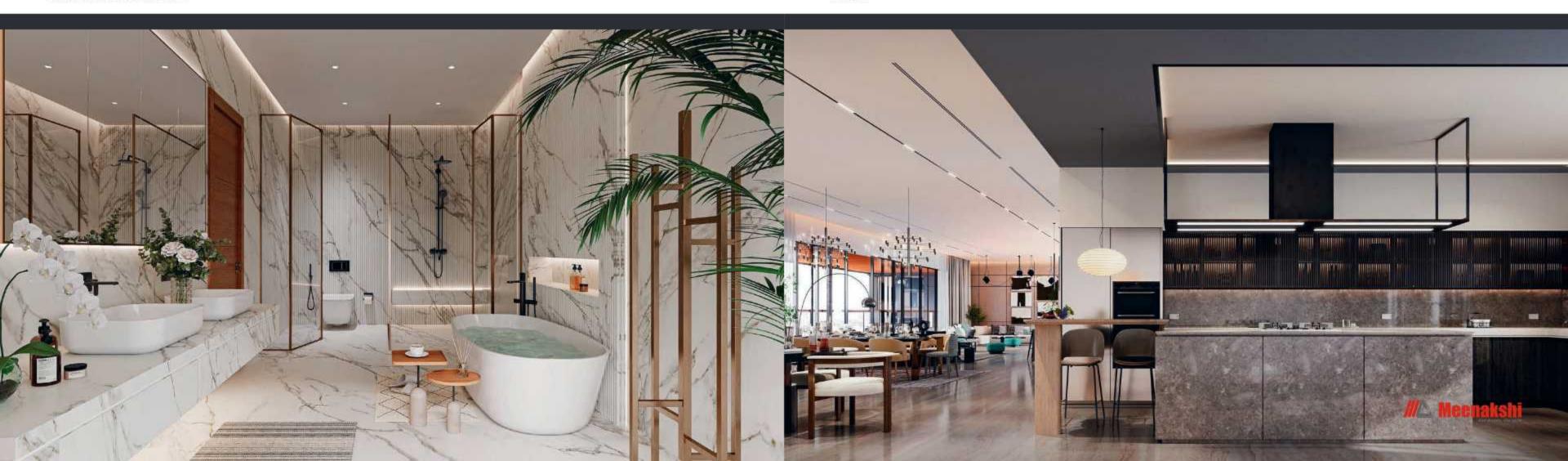
BATHE IN NATURAL LIGHT.

The bathroom and ensuites are designed to inspire a sense of calm, peace and serenity. Large windows allow natural light to filter in generously. As the light reflects off the marble, it creates a contemporary seamless look, from floor-to-wall.

DINE INDOORS ON AN ISLAND.

In many ways, the kitchen defines the home. And the kitchen design at Elan epitomises modern luxury, with an island bar and breakfast seating opening towards the morning dining space. Marble finishes elevate your cooking experience, balanced with a carved-out, intimate, cosy dining space.

Master Bedroom's Bathroom kitchen

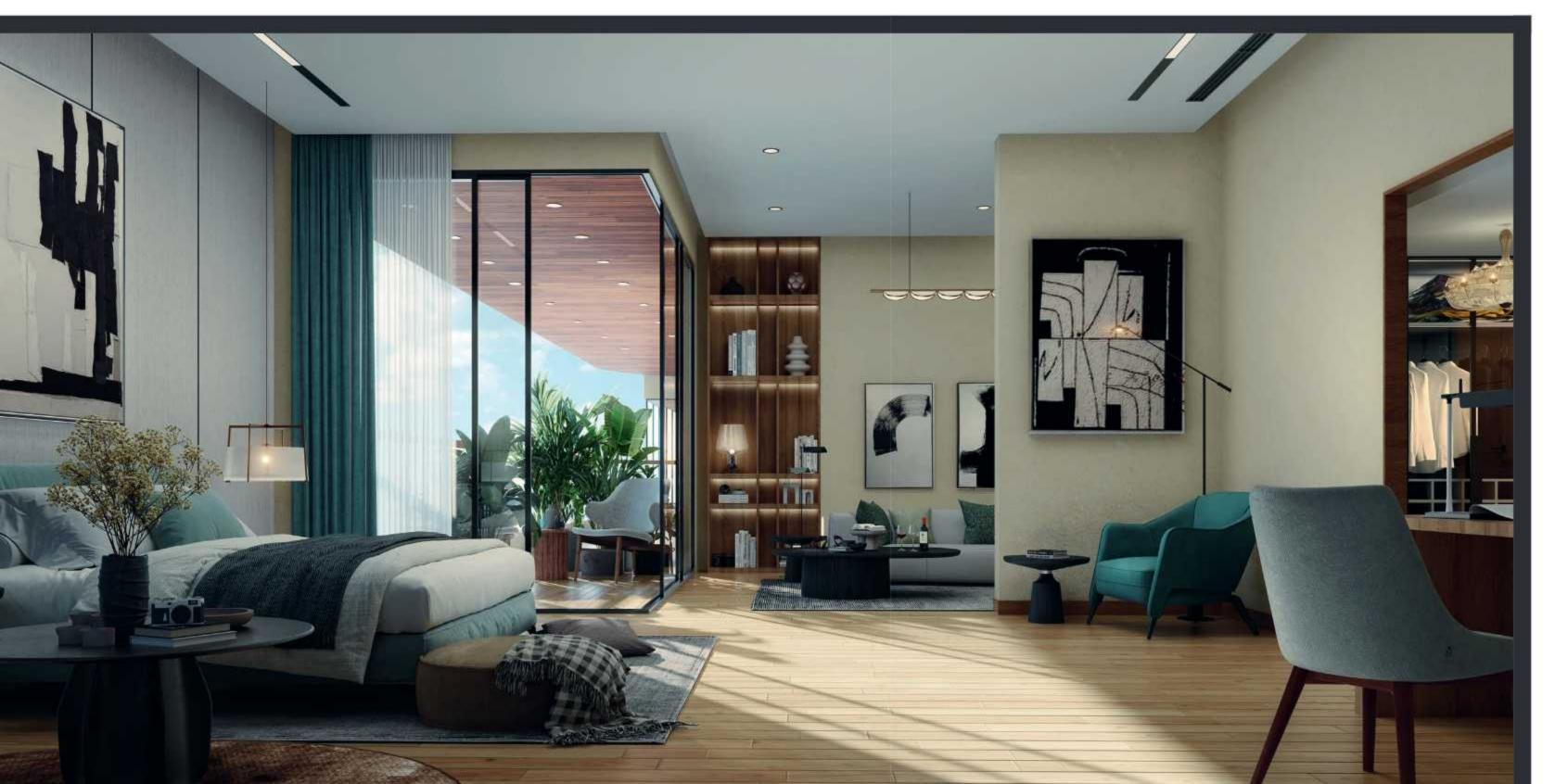


The bedrooms feature smooth, sleek finishes in a minimal palette of cool and calming natural hues, creating a tranquil space. Most bedrooms open to a large balcony, offering mesmerising views of the city and untouched green vistas.

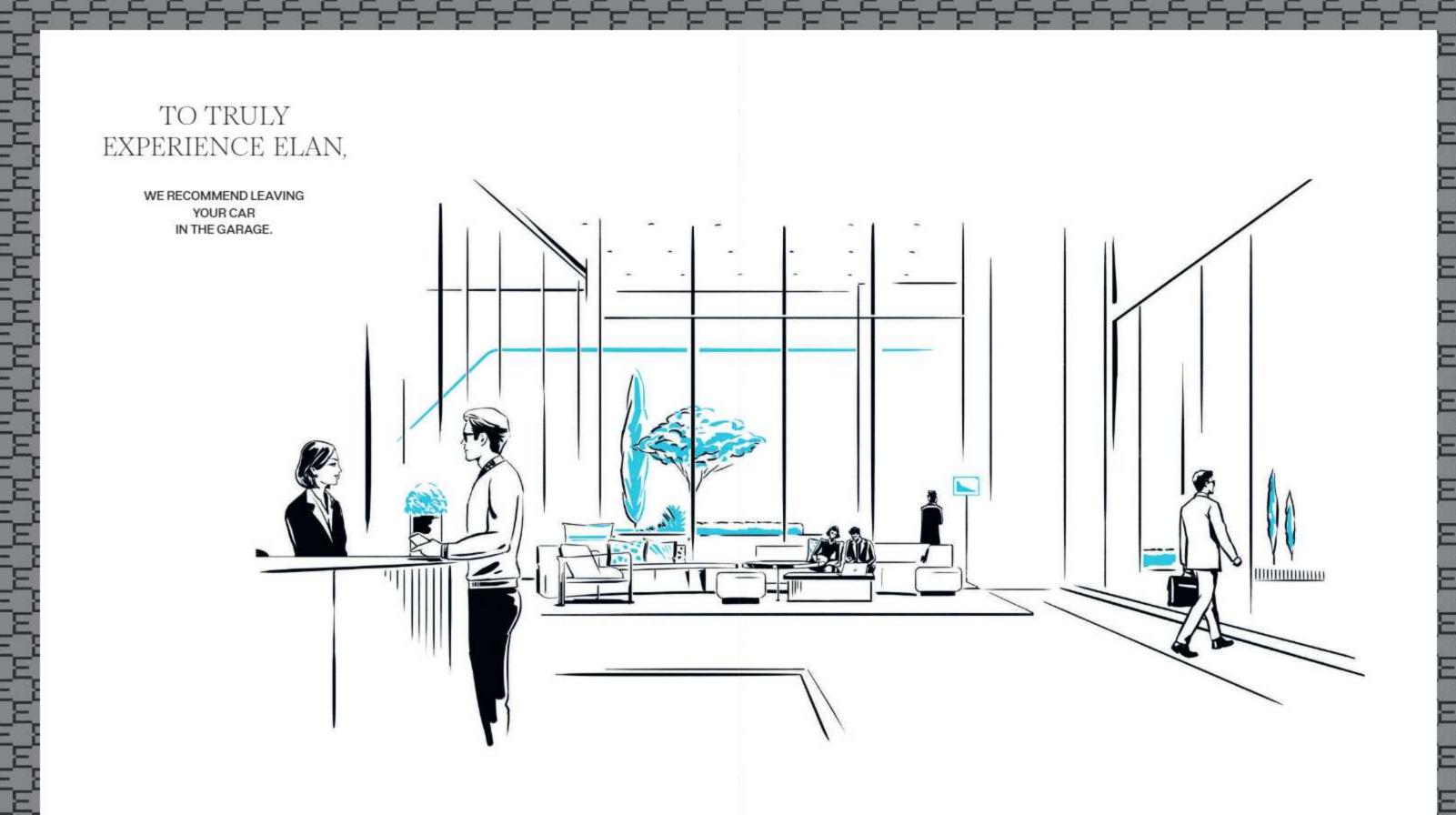
TAKE IN THE CITY SKYLINE

FROM YOUR BEDROOM.

Master Bedroom







THE MOST IMPORTANT THING WE'RE GROWING,

IS A COMMUNITY.

At Elan, we believe that modern living spaces require a healthy sense of community. By building strong communities with like-minded sensibilities, we create spaces where people love to live. And this sense of community is also integrated with the architecture and landscape design. Whether it's a morning run, or a group yoga class, every space is built to engage and connect.



OVER 74% OF THE LAND IS RESERVED.

FOR OPEN SPACES.

It's possible to leave the city behind even when you're living in the centre.

At Elan, your surroundings are a veritable green oasis.

Every aspect of the outdoors has been planned to encourage long walks, with different experiences that greet you every few metres. Outdoor communal amenities are distributed between the landscaped gardens to encourage movement. At one end is the tennis court, and the other is the basketball court with an amphitheatre.



EDEN CONNECTS EVERYTHING

BUT YOU'LL LOOK FORWARD TO BEING LOST IN IT.

At the centre of Elan is Eden - a public communal garden square with seating and playful features, including play trails bordered with flowers. Eden has unique flower walks and serves as a green link for residents, connecting them to all parts of the grounds.

Eden has been created to weave through the heart of the neighbourhood with inviting spaces for family and friends to gather. Along the way, you'll encounter a beautiful park, water displays, a senior citizen park, and a dedicated children's play area. They're all built with natural walkways that gently lead to the central square. You'll find cafés, and the multipurpose hall here. Eden will play host to a range of events, forming a focal point for people to meet.









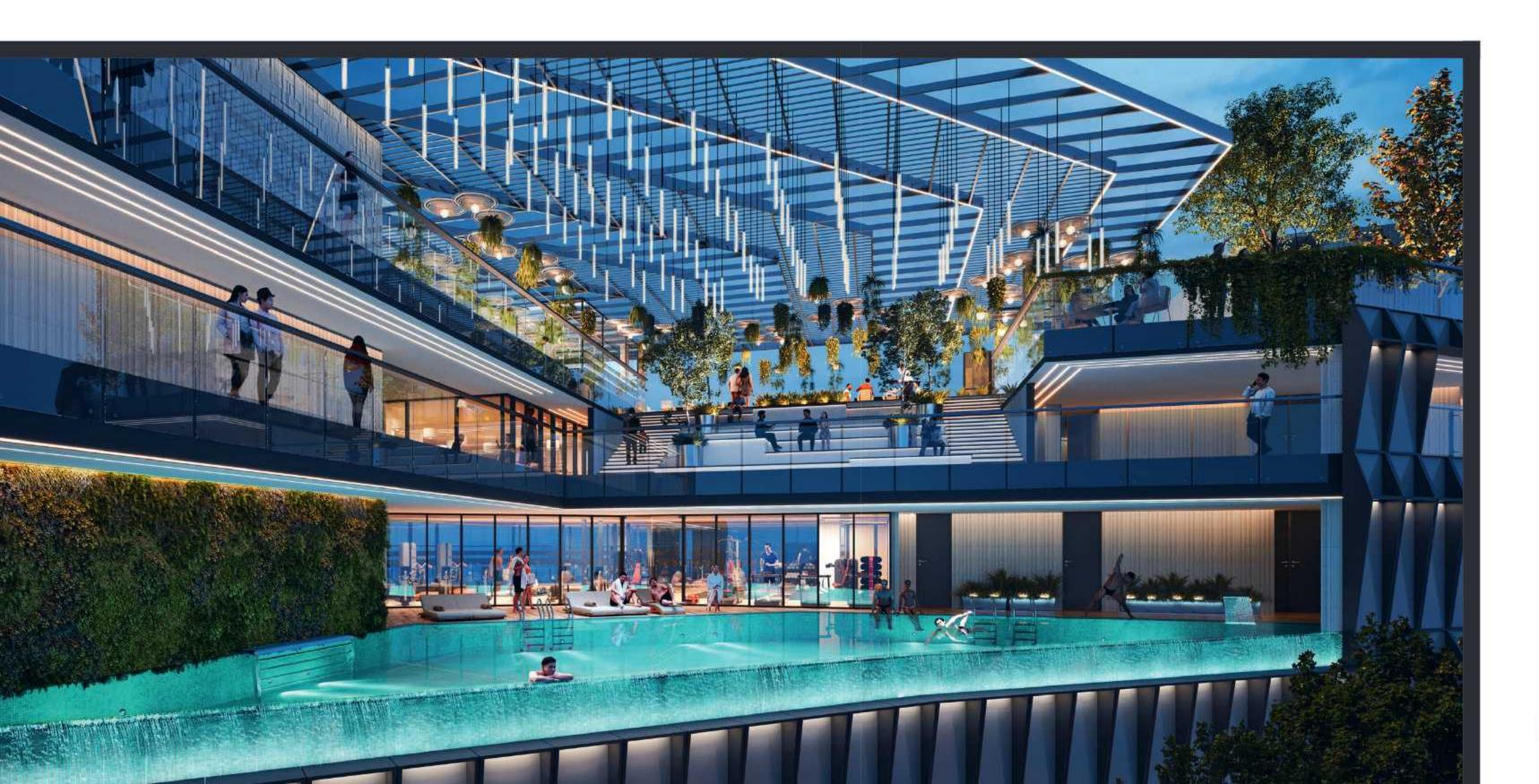


The clubhouse has been designed to evoke the experience of wandering through a bountiful garden. Each space has been thoughtfully crafted with bespoke amenities that enhance a sense of well-being and rejuvenation by bringing you closer to the things you cherish.



HOW EXPANSIVE IS THE VIEW FROM THE POOL?

INFINITE.











For extended relaxation, there's a beautifully appointed spa and a yoga room to choose from. For play, there's the gym for adults and a children's play space for the little ones. Not far away is an open place where you'll enjoy regular events in the midst of fresh air and sunshine, with even a pergola to shelter you in case you need some respite from the sun or the elements.





PUBLIC SPACES

FROM THE MOMENT YOU FIRST SEE IT.

AMENITIES

THE CLUBHOUSE AMENITIES:

(A) GROUND FLOOR

- → Double-floor height entrance lobby with coffee bar and lounge
- → 200 Pax. Banquet Hall with kitchen
- → Outdoor Seating (50 Pax.)
- → Kids' Play Area

(B) FIRST FLOOR

(E) FOURTH FLOOR

- → Yoga Hall → Lounge Area → Reception → Spa and Salon
- → Suite Rooms (7 nos.) → Laundry

(C) SECOND FLOOR

(F) FIFTH FLOOR

- → Golf Simulator → Pool → Badminton Court (02 nos.) → Kids' Pool
- → Squash Court → Pool deck with seating
- → Bowling Alley → Gym
- → Male/ Female Steam and Sauna rooms → Lounge Area
 - → Classes

(D) THIRD FLOOR

(G) SIXTH FLOOR

(H) TERRACE FLOOR

→ Outdoor Seating (120 Pax.)

- → Indoor Games → Restaurant (100 Pax.) → Amphitheatre
- I) Table-tennis
- II) Pool Table
- III) Foosball Table

ELAN TOWER AMENITIES: TOWER A, B&C

(A) GROUND FLOOR (Below East facing unit)

- → Reception
- → Lobby with Lounge
- → Coffee Bar
- → Pool Table
- → 02 NOS Meeting Room (10 Pax. Each)
- → Home Theatre (15 Pax.)
- → Pantry with Seating

(B) GROUND FLOOR (Below West facing unit)

- → Reception
- → Lobby with Lounge
- → Coffee Bar
- → Pool Table
- → Meeting Room (10 Pax.)
- → Home Theatre (15 Pax.)
- → Pantry with Seating

ELAN SITE AMENITIES:

- → Jogging Track
- → Tennis Court
- → Basketball Court
- → Amphitheatre
- → Kids' Play Area
- → Senior Citizen Park
- → Landscape Courts
- → Tree Avenue and Water Feature
- → Pet Zone
- → School Van Pickup/ Drop Zone
- → Visitor Car Park
- → Sand Pit



THE CHOICE IS YOURS.

Guest Bedroom





FLOOR PLANS

Master Plan

Typical Residential Floor Plan

Tower Lobby

Tower A & B 4 BHK Residence

Tower C 4 BHK Residence

Tower A & B 3 BHK Residence

Tower C 3 BHK Residence

Club House

Ground Floor | First Floor

Second Floor | Third Floor | Fourth Floor

Fifth Floor | Sixth Floor | Terrace Floor











TOWER LOBBY

LEGENDS:

01. DROP OFF

02. LOBBY/ RECEPTION

03. COFFEE BAR

04. MEETING ROOM

05. HOME THEATRE

06. TOILET BLOCK

07. FIRE COMMAND CENTER

08. LIFT LOBBY

09. PASSENGER LIFTS

10. STAIRCASE

11. FIRE ESCAPE CORE

12. LANDSCAPE COURT

13. TREE AVENUE

14. PANTRY/ STORE







7240 Sft

TOWER A & B 4 BHK RESIDENCE

(Area in Sq.Ft.)

Saleable area

9300

EFUNIT WF UNIT Carpet area Carpet area 5610 4405 Balcony Balcony 1080 523 Plinth area Plinth area 5781 7425 Common area Common area 1875 1459

Saleable area

7240



9300 Sft





TOWER C 4 BHK RESIDENCE

(Area in Sq.Ft.)

EF UNIT WF UNIT

Carpet area Carpet area 4638 4405

Balcony Balcony 540 523

Plinth area Plinth area 5844 5781

Common area 1476 Common area 1459

98 (AD28955)

Saleable area 7320 Saleable area 7240



7320 Sft 7240 Sft





9300 Sft

TOWER A & B 3 BHK RESIDENCE

(Area in Sq.Ft.)

9300

EF UNIT	WF UNIT
Carpet area	Carpet area
5610	4405
Balcony	Balcony
1080	523
Plinth area	Plinth area
7425	5781
Common area	Common area
1875	1459
Saleable area	Saleable area

7240





TOWER C 3 BHK RESIDENCE

(Area in Sq.Ft.)

EF UNIT WF UNIT

Carpet area Carpet area 4638 4405

Balcony Balcony 540 523

Plinth area Plinth area 5844 5781

Common area 1476 Common area 1459

Saleable area 7320 Saleable area 7240



7320 Sft 7240 Sft





CLUBHOUSE

Ground Floor Plan

LEGENDS:

- 01. DROP OFF
- 02. MAIN ENTRANCE
- 03.LOBBY
- 04.LIFT LOBBY
- 05. STAIRCASE
- 06. BANQUET HALL
- 07. KITCHEN
- 08. KID'S PLAY AREA
- 09. FEMALE TOILET
- 10. MALE TOILET
- 11. OUTDOOR SEATING



CLUBHOUSE

Second Floor Plan

LEGENDS:

01. GOLF STIMULATOR

02. LIFT LOBBY

03.LOUNGE AREA

04. BADMINTON COURT

05. SQUASH COURT

06. FEMALE TOILET 07. MALE TOILET

08. STAIRCASE

09. BOWLING ALLEY

10. SERVICE



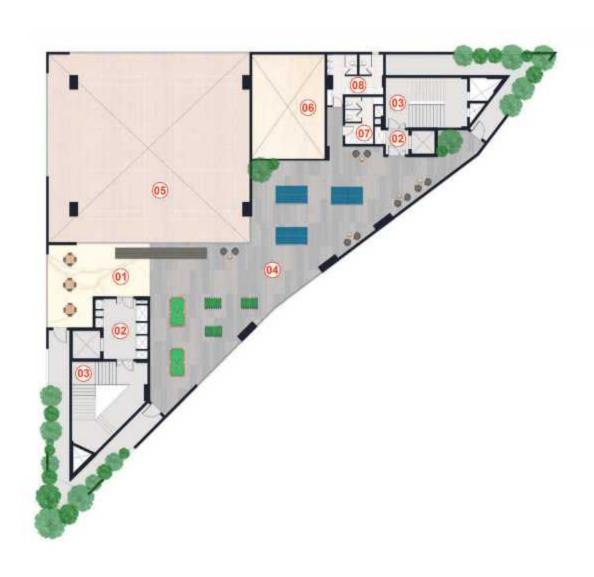
CLUBHOUSE

First Floor Plan

LEGENDS:

- 01. YOGA HALL
- 02. LIFT LOBBY
- 03. RECEPTION
- 04. EMPLOYEE ROOM
- 05. MANICURE &
- PEDICURE
- 06. HAIR SPA
- 07. HAIR CUTTING 08. SPA & SALON
- 09. LAUNDRY
- 10. FEMALE TOILET
- 11. MALE TOILET
- 12. STAIRCASE





CLUBHOUSE

Third Floor Plan

LEGENDS:

01. VIEWING GALLERY/

LOUNGE

02. LIFT LOBBY

03. STAIRCASE

04. INDOOR GAMES:

- TABLE TENNIS
- POOL TABLE
- FOOSBALL

05.BADMINTON

COURT BELOW

06. SQUASH

COURT BELOW

07. FEMALE TOILET

08. MALE TOILET





CLUBHOUSE

Fourth Floor Plan

LEGENDS:

01. LIFT LOBBY

02. RECEPTION

03.LOUNGE AREA

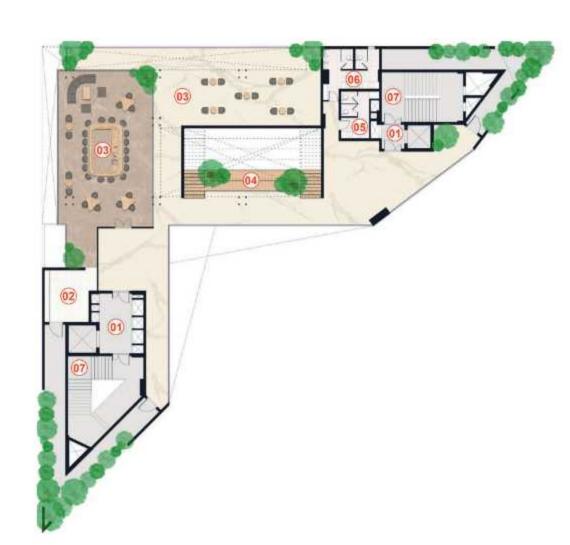
04. SUITE ROOMS

05. FEMALE TOILET

06. MALE TOILET

07. STAIRCASE

08. PUMP ROOM



CLUBHOUSE

Sixth Floor Plan

LEGENDS:

01. LIFT LOBBY

02. PANTRY

03.RESTAURANT

04. AMPHITHEATRE

05. FEMALE TOILET

06. MALE TOILET

07. STAIRCASE



CLUBHOUSE

Fifth Floor Plan

LEGENDS:

01. LIFT LOBBY

02. DECK WITH SEATING

03. STAIR

04. CLASSES

05.POOL

06. KIDS POOL

07. RECEPTION

08, GYM

09. WEIGHT TRAINING

10. MALE STEAM

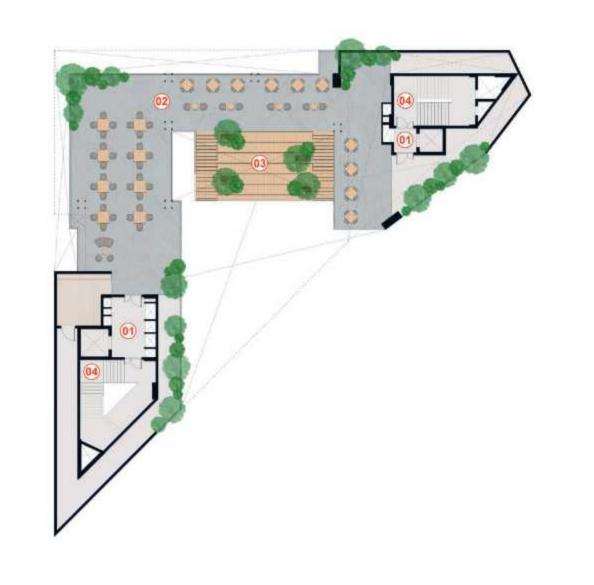
AND SAUNA

11. MALE TOILET

12. FEMALE STEAM

AND SAUNA

13. FEMALE TOILET



CLUBHOUSE

Terrace Floor Plan

LEGENDS:

01. LIFT LOBBY

02. OUTDOOR SEATING 03. AMPHITHEATRE

04. STAIRCASE





SPECIFICATIONS

STRUCTURE

- 1, FOUNDATIONS: RCC
- 2. STRUCTURE: RCC Framed Structure/ Composite beams
- 3. STRUCTURE: RCC Shear Walls

INTERNAL WALLS

Gypsum plaster with bond it

INTERNAL PAINTING

Acrylic Emulsion over Gyp base

EXTERNAL PAINTING

Exterior Ace Paint over Textured Finish

CEILING FINISHINGS

- 1. Smooth putty finish with premium Acrylic emulsion
- 2. Lobbies & Balcony Designer False ceiling

FLOORING/ SKIRTING

- 1. LIVING/ DINING: Imported marble
- 2. MASTER BEDROOM & HOME THEATRE: Engineered wood flooring
- 3. BEDROOMS & DRY KITCHEN: Imported Marble
- 4. TOILETS: Imported Marble
- 5. WET KITCHEN: Anti-skid premium Vitrified tiles
- 6. MAIN BALCONY: Leather Finish Granite
- 7. OTHER BALCONIES: External grade anti-skid vitrified tiles
- 8. UTILITY: Matte finish vitrified tiles
- 9. LOBBIES: Elegantly designed granite flooring
- 10. SERVICE & FIRE STAIRCASE: Natural Stone Flooring
- PARKING: Screed Flooring
- 12. DRIVEWAYS: Stamp concrete
- 13. DOMESTIC HELP ROOM & BATHROOM: Ceramic tile flooring and dado

DADOING

- 1. MASTER BEDROOM TOILETS: Granite/ Marble up to false ceiling level
- 2. TOILETS: Combination of Imported Marble and Designer tiles dado up to false ceiling level
- 3. KITCHEN: Imported/ Designer tile dado up to 2'-0' above the platform
- 4. LIFT LOBBY: Granite

SANITARY

- 1. CP FITTINGS: Grohe/ Kerovit/ Roca/ Toto/ Villery boch or equivalent make with shower panel
- 2. SANITARY FITTINGS: Kerovit/ Roca/ Grohe/ Toto/ Villery boch or equivalent make
- KITCHEN: CP fittings of reputed make like Grohe/ Kerovit/ Roca/ Franklin or equivalent make Double bowl stainless steel sink with drain board
- 4. UTILITY: CP fittings of reputed make like Jaquar/ Hindware/ ESS or equivalent make
- 5. SERVANT TOILET: CP fittings of reputed make like Jaquar/ Hindware/ ESS or equivalent make
- 6. Sanitary fittings of reputed make like Parryware/ Hindware or equivalent make

DOORS & WINDOWS

- MAIN DOOR: Designer door frame with shutter of 8' height fixed with reputed hardware of Hafele, Hettich, Ozone or equivalent make
- INTERNAL DOORS: Teakwood frame & flush shutter with Polished Vineer on both sides of 8' height, fixed with reputed hard ware of Hafele, Hettich, Ozone or equivalent make
- UTILITY DOOR: Teak wood frame & flush shutter with laminate on both sides, fixed with reputed hardware of Hafele, Hettich, Ozone or equivalent make
- TOILET DOORS: Teakwood frame & Polished Vineer shutter with reputed hard ware of Hafele, Hettich, Ozone or equivalent make
- 5. BALCONY SLIDING DOORS: Aluminium for French doors with mosquito mesh of reputed make
- 6. WINDOWS: 1. Aluminium windows with mosquito mesh of reputed make
 - Ventilators Aluminium ventilator for all toilets, store

RAILING

- 1. SS railing over MS support in fire and main staircases
- 2. Aesthetically designed laminated glass railing systems with high quality handrails, cap rails and railing base of reputed make

ELECTRICAL

- 1. All electrical fittings like modular switches/ power points of legrand/ schneider or equivalent make
- 2. Miniature Circuit Breakers (MCB) & elcb for each distribution board of reputed make
- 3. Concealed copper wiring in conduits for lights, fans, powers plugs etc
- 4. Power outlets for ac in drawing, living, dining and all bedroom
- 5. Power outlets for geysers and exhaust fans in all bath rooms
- 6. Power outlets for chimney, refrigerator, microwave oven, aqua water and mixer/ grinder in kitchen
- 7. Power outlets for washing machine, dish washer in utility area
- 8. Power out lets for TV in drawing, living and all bedrooms
- 9. Led lights in common area and parking area



CABLE TV & WIFI & OTHER

- 1. Provision for wired internet in living and all bedrooms
- 2. Provision for Wi-Fi within the home
- 3. Intercom facility connecting to the security and clubhouse
- 4. Service provider shaft connecting all units with concealed cable in all bedrooms and living

AIR-CONDITIONING

Space allocation for centralized VRV system at 2 locations per flat

LIFTS

- 1. PASSENGER LIFTS: 6no's of high-speed lifts from Toshiba or equivalent make
- 2. SERVICE/ FIRE LIFT: High-speed automatic service lift from Johnson or equivalent make
- 3. PASSENGER JUMP LIFTS: Basement parking lifts from level B4 to B1

DG

100% DG backup with acoustic encloser with auto change over

FIRE SUPPRESSION

- 1. Sprinkler system with distribution in common areas and flats as per fire suppression norms
- 2. Heat detector in Kitchen

SECURITY FACILITIES

- 1. Solar-powered security fence
- 2. Video door phone facility at the main door
- 3. Boom barrier operated with access card readers
- 4. CCTV cameras at the main entrance and around the campus in open areas and inside lifts
- 5. Panic button and intercom in the lifts connected to security

STP - Sewerage Treatment Plant of adequate capacity as per norms inside the project

WASTE MANAGEMENT

- 1. Garbage Room with Chute
- 2. Organic waste convertor

CAR WASH FACILITY - Provision for Car Wash Facility

CAR CHARGING POINTS IN THE PARKING AREA - As per norms

GAS BANK - Centralized Gas Bank with gas piping to all flats

HOME AUTOMATION

- 1. Wireless home automation solution
- 2. Lighting control 03 on-off control circuits for lighting per room
- 3. Fan control 01 on-off per room
- 4. Voice-based control using Alexa or Google Home



THE CITY IS TRANSFORMING.

AND YOU CAN STAY CONNECTED TO EVERY PART OF IT. While Puppalaguda has always been connected to both the I.T. and Financial sector, it is rapidly growing as a residential hub as well. Just minutes from the Financial District and the biggest IT park in the city, education is another aspect that has driven a transformation in the area. From international schools to reputed institutions, the area is buzzing with the energy of young, bright minds.

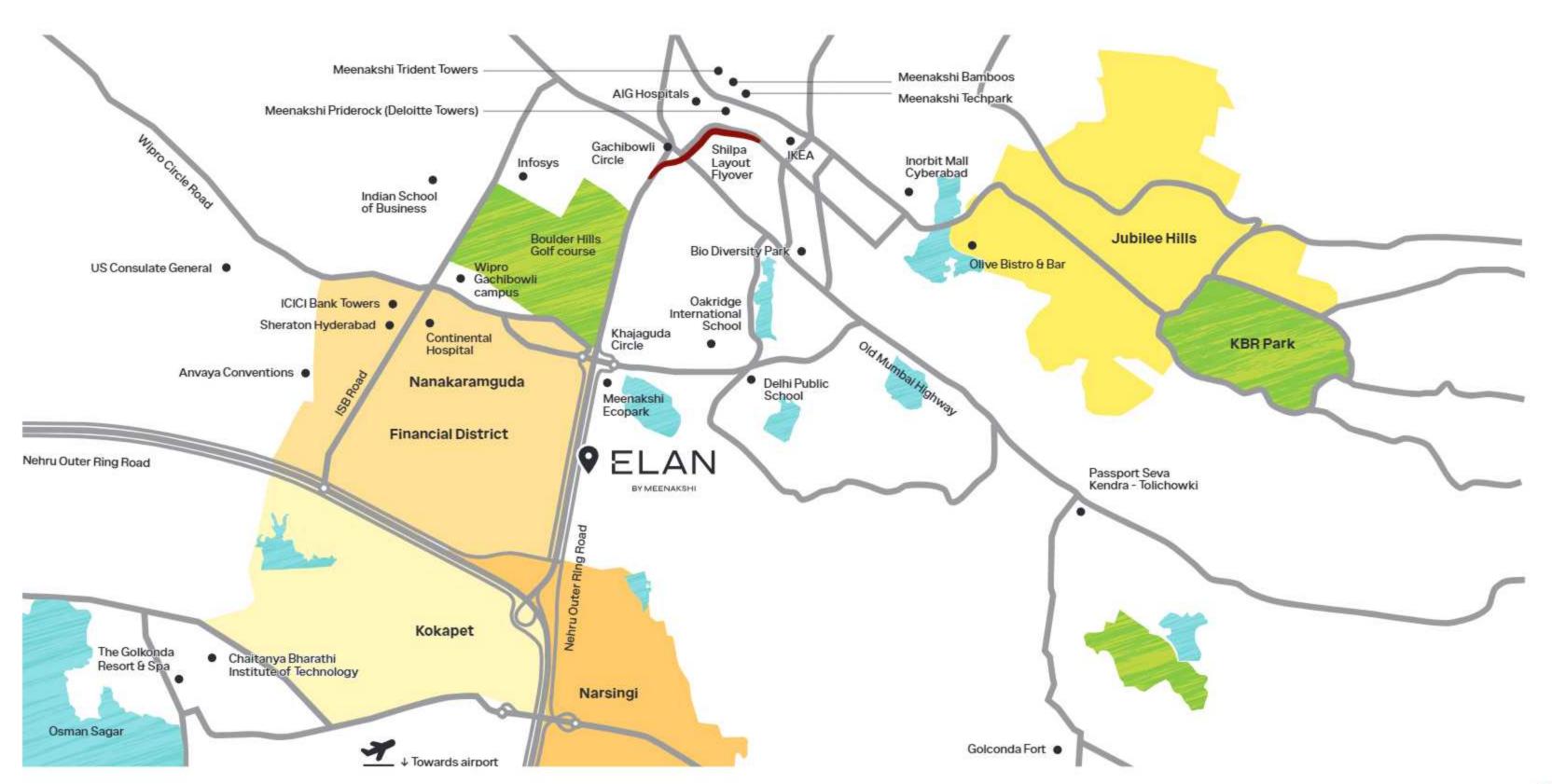
Connectivity to all parts of the city is also seamless, with various public transport facilities on hand. Thanks to the Nehru Outer Ring Road, residents are never far from their home, from any part of the city. Even the airport is close by, bringing the world closer home. When you live here, the city pivots around you.





IN & AROUND PUPPALAGUDA.

- → Leading IT Parks: Meenakshi Priderock, Meenakshi Techpark, Raheja Mindspace, WaveRock SEZ, and DLF Cyber City.
- → Top Companies: Deloitte, Google, Wipro, IBM India, Microsoft India, and Amazon Development Centre.
- → International Schools: Oakridge, The Gaudium, Future Kids, and Keystone.
- → ISB (Indian School of Business)
- → The Best Shopping Destinations: Inorbit and Ikea.
- → Finest Hospitals: AIG, KIMS, Continental, and Care.
- → Prime Localities Around Puppalaguda: Gachibowli, Financial District, Kokapet, and Jubilee Hills.
- → Rajiv Gandhi International Airport.





It was in 1992 that the Meenakshi group began its journey as a real estate developer. Since then, it has grown to encompass a wider suite of business, foraying into Residential, Commercial, Power Plants, and even Venture Capital.

Our footprint has similarly expanded, extending across the home state of Telangana and also Odisha, Arunachal Pradesh, and Andhra Pradesh.

Through every step of the way, the group has ensured that its commitment to quality has never wavered. This relentless pursuit of excellence brought the group an ISO 9001:2000 Certification.



EVERYTHING WE BUILD STANDS TALL.

OF 30 YEARS.



PARTNERS

ARCHITECTURE PARTNERS



Architecture Dialogue is an Indian architecture firm focussed on creating spaces that form the backdrop for enriching experiences. They are architects, master planners, conservation architects and interior designers, whose design philosophy stems from a deep understanding and a dialogue between the evolving culture, local context, detail program and building technology. The practice was started by award-winning architects Vikram Desai, Harpreet Kaur and Sreenath Vinayakumar, and together they have expanded their practice across India's cities and the Middle East. Each of their projects are crafted to reflect timeless quality, irrespective whether it's a large-scale high-rise or a single-family home.

STRUCTURAL CONSULTANTS



KMH Engineering is a Structural Design Consultancy specialized in tall buildings, with Mr. Majid Hashmi, M.E. (Struct), P.E. (U.S.A., MD), as its managing director whose name is synonymous with skyscrapers design in the world of structures with an expertise of more than 3 decades.

They are involved in various stages of design, development, and construction activities, encompassing conceptualization & sensitive dynamic studies, preparation of schematic & detailed design, site supervision and overall technical management.

KMH is very flexible to their clients & socialize with them to understand their needs to take into consideration their social stance, goals, and budgets.

They have been delivering several tall buildings in major cities of India like Mumbai, Delhi, Ahmedabad, Calicut, Indore, Hyderabad, and Bangalore.

PHE & FIRE CONSULTANTS



SUVIH Engineering is a renowned engineering services company founded by Sreedhar, with 25+ years of industry experience in the UK, Europe and India. SUVIH focuses on serving the construction industry with Structure and MEP design integrated solutions through the BIM Platform.

SUVIH specialises in greenfield and re-development projects using ASHRAE, ISHRAE, BS, CIBSE, NFPA, NBC, ECBC, NPC and UPC Standards. With clients across the United States, India, the UK and Australia, SUVIH Engineering has over 55 million square feet designing under development.





