

# ELAIRA RESIDENCES

Phase - 2 & 2A

# **PROJECT REPORT**

## ***ELAIRA RESIDENCES PHASE-2 & 2A***

**PROPOSED GROUP HOUSING ON PLOT NO GH-3 MEASURING 2782 SQMT  
IN SECTOR – 80, MANESAR, GURUGRAM**



**DEVELOPED BY  
CONSCIENT INFRASTRUCTURE PRIVATE LIMITED**

## **I. PROJECT INTRODUCTION**

Conscient Infrastructure Private Limited is developing a one kind of project in India – Elaira Residences, a Luxury residential project in sector-80 Gurugram.

Located near Aravallis and Karma Lakelands, in Sector-80, Elaira Residences Phase-2 & 2A will be a differentiated, high-quality development that will offer 2 Towers, consist of 272 apartments ranging from approximately 1125 Square feet to 1492 Square feet.

Beautifully designed apartments will feature panoramic views, sliding doors best views, maximum daylight, energy efficiency and winter sun, expansive bedrooms and living spaces to maximize efficiency and space, large balconies that will be a natural extension of the living rooms and spacious, modern kitchens.

### **Exclusive Club Facilities:**

- Club with swimming pool.
- Kids play area.
- Landscape Garden.
- Banquet Hall.
- Restaurant.
- Badminton
- Gym area.
- Water bodies.

## **II. CONNECTIVITY**

Elaira Residences site is conveniently located at sector-80, Gurugram which is a fast-developing area with easy accessibility via NH-8

- 45 min away from the Delhi Airport.
- 30 min from metro station.
- 30 min from Golf Course Road.
- Well connected to NH-8.
- All super specially hospitals within 10km distance.
- Matrikiran school, St. Xaviers, are a few minutes away.

## **III. PROJECT HIGHLIGHTS**

- Platinum rating IGBC pre-certified luxury development.
- Dense landscaping and podium

## **IV. ALL SALE PROCEED TILL DATE (29-10-2025)**

Nil

## V. FINANCIAL RESOURCES TO MEET THE TOTAL PROJECT COST

### Project Cost - Construction Components

S.No.	Particulars	Amount (In Lakhs)
1	Construction Cost of Towers	27,560.5
2	Construction cost of Commercial Component	0.00
3	Development works and services cost	280.00
4	Community buildings Cost	0.000
5	Electrification cost upto project site if any	0.00
	<b>Project Construction Cost</b>	<b>27,840.50</b>
<b>Project Cost Summary</b>		
S.No.	Particulars	Amount (In Lakhs)
1	Total Project construction cost	27,840.50
2	Total Project non-construction cost	41,687.44
3	<b>Total Project Cost</b>	<b>69,527.88</b>

### Financial Resources of the Project

1	Equity by Promoter	0
2	Loan from HDFC capital) Vistra (ITCL) India limited	10000.00
3	Loan from other sources	1697.82
4	Instalments from allottees before completion	57830.06
	<b>Total</b>	<b>69,527.88</b>

### Statement of quarterly Net Cash Flow

Items of expenditure	Land cost expenditure	External development charges	Internal development works	Cost of construction	Cost of construction of community facilities	Others cost	Total expenditure during the quarter	Cumulative cost
Quarter	1	2	3	4	5	6	7	8
Up to date of submission of application for registration	13,167.61	2,556.17	-	-	-	244.56	15,968.34	15,968.34
Jan - Mar 25			-	-	-		-	15,968.34
Apr - Jun 25			-	-	-		-	15,968.34
Jul-Sept 25			-	-	-		-	15,968.34
Oct-Dec 25	470.13	70.00	-	-	-	616.86	1,156.99	17,125.33
Jan - Mar 26	705.19	30.00	-	-	-	1,250.70	1,985.89	19,111.22
Apr - Jun 26	705.19	-	-	-	-	1,054.53	1,759.72	20,870.94
Jul-Sept 26	705.19	150.00	-	-	-	1,778.37	2,633.56	23,504.50

Oct-Dec 26	705.19	-	-	-	-	1,446.74	2,151.93	25,656.43
Jan - Mar 27	232.39	-	-	82.43	-	2,529.52	2,844.34	28,500.77
Apr - Jun 27		-	-	508.33	-	826.60	1,334.93	29,835.70
Jul-Sept 27		-	-	838.06	-	1,643.11	2,481.16	32,316.86
Oct-Dec 27		40.32	-	1,236.48	-	1,197.95	2,474.75	34,791.60
Jan - Mar 28		-	-	1,373.87	-	772.04	2,145.91	36,937.51
Apr - Jun 28		-	3.51	1,689.85	-	1,702.20	3,395.57	40,333.08
Jul-Sept 28		-	3.51	1,689.85	-	890.79	2,584.16	42,917.24
Oct-Dec 28		-	5.27	1,648.64	-	734.37	2,388.28	45,305.52
Jan - Mar 29		-	5.27	1,923.41	-	705.12	2,633.80	47,939.32
Apr - Jun 29		-	12.29	2,060.80	-	679.91	2,753.00	50,692.32
Jul-Sept 29		-	15.81	2,060.80	-	654.11	2,730.71	53,423.03
Oct-Dec 29		-	17.56	2,060.80	-	627.36	2,705.72	56,128.75
Jan - Mar 30		-	20.86	2,060.80	-	275.00	2,356.66	58,485.41
Apr - Jun 30		-	24.43	2,061.42	-	275.00	2,360.85	60,846.25
Jul-Sept 30		-	37.16	1,979.61	-	275.00	2,291.78	63,138.03
Oct-Dec 30		-	38.04	1,447.97	-	275.00	1,761.00	64,899.04
Jan - Mar 31		-	31.99	987.50	-	275.00	1,294.50	66,193.53
Apr - Jun 31		-	20.48	566.81	-	275.00	862.29	67,055.82
Jul-Sept 31		-	18.18	362.39	-	275.00	655.57	67,711.38
Oct-Dec 31		-	14.95	357.40	-	250.00	622.35	68,333.73
Jan - Mar 32		-	6.32	284.34	-	225.00	440.66	68,774.39
Apr - Jun 32		-	3.50	141.13	-	150.00	515.66	68,849.39
Jul-Sept 32		-	0.83	68.90	-	125.00	194.73	69,338.75
Oct-Dec 32		-	-	68.90	-	120.21	189.11	69,527.86
<b>Total</b>	<b>16,690.89</b>	<b>2,846.49</b>	<b>279.96</b>	<b>27,560.48</b>	<b>-</b>	<b>2,150.04</b>	<b>69,527.86</b>	<b>69,527.86</b>

#### Development Works and Services (Internal Development Works - IDW)

S. no.	Nature of Facility	Estimated Cost Amount (In Lakhs)
1	Internal Roads and Pavements	0.00
2	Water Supply system	136.00
3	Storm Water drainage	4.00
4	Sewerage system	16.66

5	Street Lighting	0.00
6	Play grounds and Parks	0.00
7	Electricity supply system	12.00
8	Security and fire-fighting	8.20
9	Renewable energy system	0.00
10	Parking	10.80
11	STP	21.8
12	Underground water tank	0.00
13	Rain water harvesting	0.00
14	Electrical sub station	70.50
15	Construction of circulation road (such as 18m/24m/30m as per conditions of license)	0.00
<b>Cost of Development Works and Services</b>		<b>279.90</b>

#### No. of Towers & Units

S.No.	No. of towers	No. of units
1	Tower C	132
2	Tower D	140
	Total	272

## VI. SITE PLAN



## VII. KEY PLAN



## VIII. Indian Green Building Council (IGBC)

PRECERTIFIED PLATINUM (SEPTEMBER 2024)



Confederation of Indian Industry

## Indian Green Building Council (IGBC)

*hereby precertifies*

# Conscient - 3

Group Housing Plot No. GH-03, Measuring 22501 Sq Mtrs. Sector - 80, Residential Estate Manesar,  
Gurugram

(IGBC Registration No: GH240625)

*The project has demonstrated intent to design and build  
high performance building in accordance with*

**IGBC Green Homes Rating System**

## Precertified Platinum

September 2024

*(Precertification is valid for 3 years, renewed based on six monthly progress updates till certification)*

**Sharukh Mistry**  
Chair, IGBC Green Homes

**B Thiagarajan**  
Chairman, IGBC

**K S Venkatagiri**  
Executive Director, CII-Godrej GBC



**GROUP HOUSING OF AN AREA MEASURING  
2782 SQ. MTR. AT PLOT NO. GH-03,  
IN SECTOR 80, GURUGRAM,  
MANESAR BEING DEVELOPED BY  
M/S CONSCIENT INFRASTRUCTURE PVT. LTD.**

# **conscient**<sup>7</sup>

At Conscient, we aim to create what we uniquely can give to the world, not just buildings or homes, but a lifestyle that epitomizes soulful living. Getting the basics of creation right, upholding high standards of delivery and reliability, and creating more value than profits has helped us achieve what we most believe in - Excellence.

This belief, in conjunction with extensive planning and meticulous designing has so far helped us in delivering over ~12,000 homes across Delhi-NCR, Dehradun & Goa in the last 4 decades.

In pursuit of excellence, Conscient has partnered with world-renowned architects, designers and consultants, currently helping the company transform over 7 million square feet of space into world class Premium Condominiums, Luxury Villas, Institutional, Commercial/ Retail and Value Housing.



St. Xavier's School

Miracles Apollo Hospital

Mapsko Royale Ville

Boulevard Shopping Complex

Palm Gar

Bestech Park View Grand

Vatika Seven Lamps

82

Sapphire 83

Hyatt Regency

DLF The Ultima

Sodhi's Supermarket

Indian School of Hospitality

Signature Global Synera 81

Artemis Hospital

DLF The Primus

AapnoGha

81

Orris Gateway

Delhi - Jaipur Expy

81A

Elan Mercado

Godrej Frontier

McDonald's

78

Raheja Revanta

80

ELAIRA

Karma Lakelands

M3M Golf Estate 2

DLF Express Greens

Under the Neem

Mapsko Mount Ville

Godrej 101

M3M Antalya Hills

Super

Delhi Public School

Bestech Altu

# Site Plan



## Typical Floor Plan of Tower - C



## Typical Floor Plan of Tower - D



## TOWER C (3BHK) Type A

Carpet Area: 1125.37 sq. ft.

Balcony Area: 270.28 sq. ft.



# TOWER C (3BHK) Type H

Carpet Area: 1128.49 sq. ft.

Balcony Area: 270.28 sq. ft.

Terrace Area: 116.37 sq. ft.



# TOWER C (3BHK +SP) Type E

Carpet Area: 1491.77 sq. ft.

Balcony Area: 440.46 sq. ft.

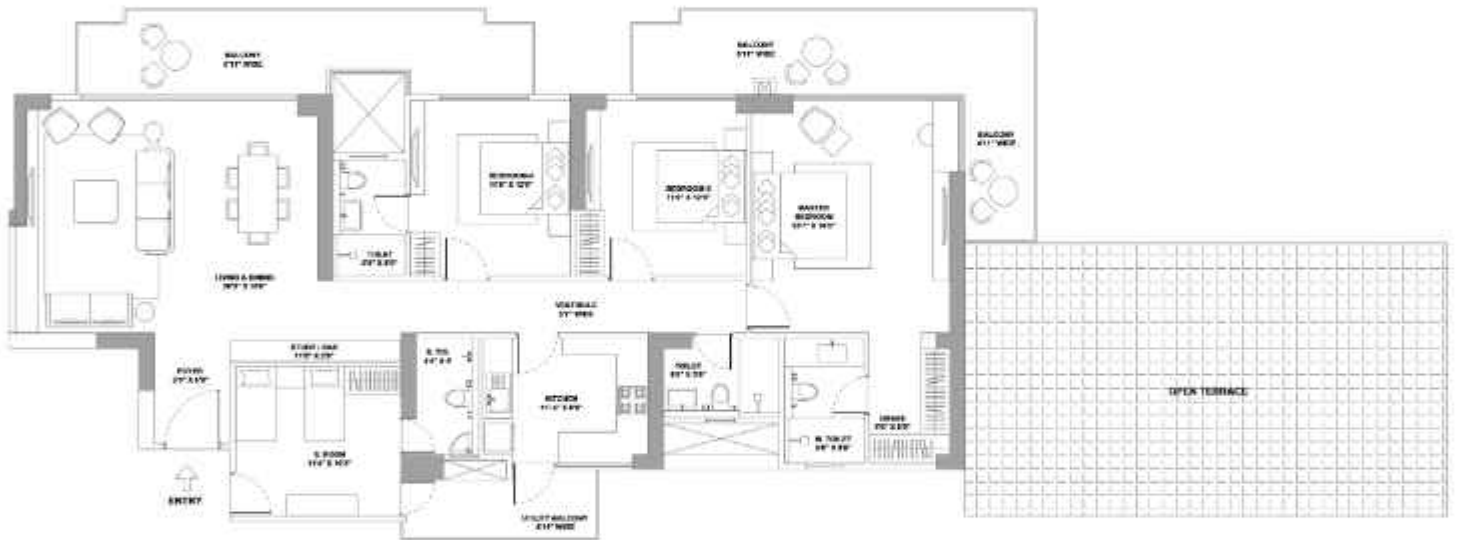


# TOWER C (3BHK +SP) Type F1

Carpet Area: 1491.77 sq. ft.

Balcony Area: 434.97 sq. ft.

Terrace Area: 618.54 sq. ft.



## TOWER C (3BHK +Utility) Type B2

Carpet Area: 1231.72 sq. ft.

Balcony Area: 364.25 sq. ft.



# TOWER C (3BHK +Utility) Type D

Carpet Area: 1366.80 sq. ft.

Balcony Area: 354.35 sq. ft.



# TOWER C (3BHK + Utility) Type G1

Carpet Area: 1231.72 sq. ft.

Balcony Area: 364.25 sq. ft.

Terrace Area: 517.43 sq. ft.

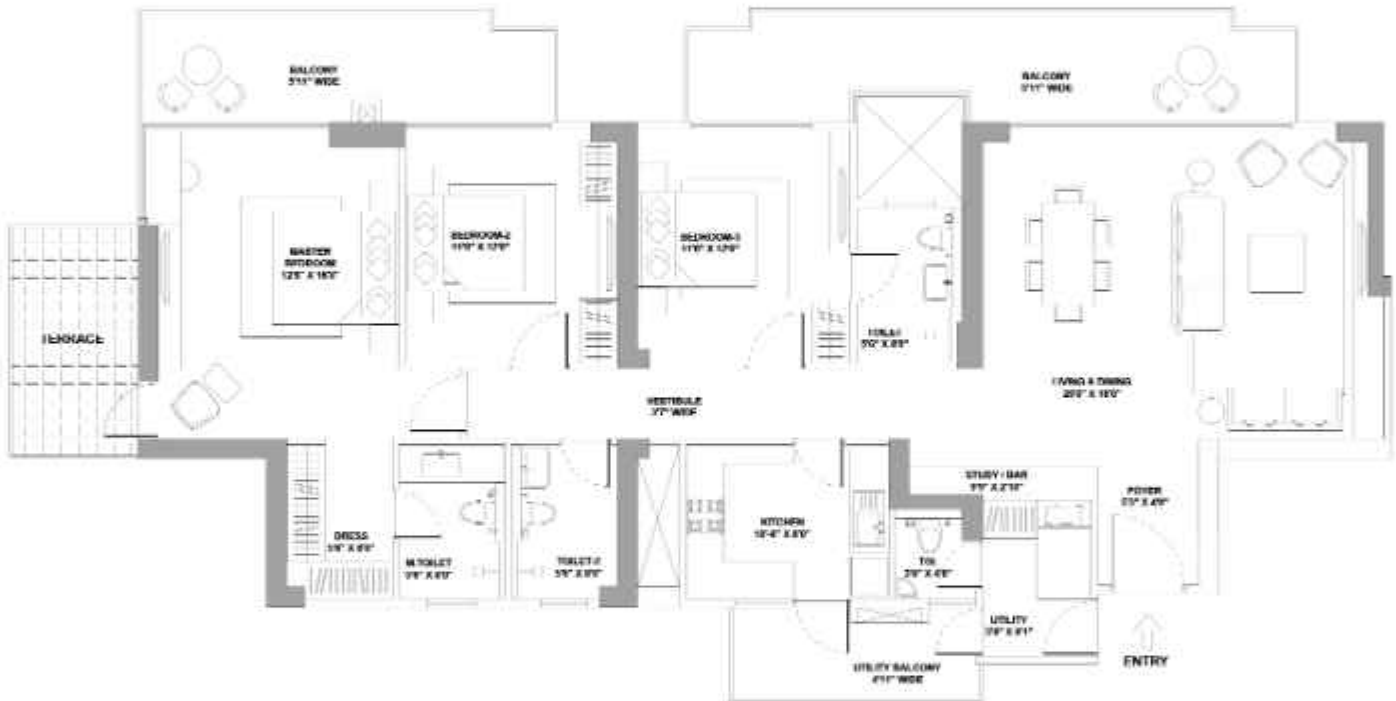


# TOWER C (3BHK + Utility) Type I

Carpet Area: 1369.88 sq. ft.

Balcony Area: 354.35 sq. ft.

Terrace Area: 81.66 sq. ft.



# TOWER D (3BHK) Type A

Carpet Area: 1125.37 sq. ft.

Balcony Area: 270.28 sq. ft.



# TOWER D (3BHK) Type H

Carpet Area: 1128.49 sq. ft.

Balcony Area: 270.28 sq. ft.

Terrace Area: 116.37 sq. ft.



# TOWER D (3BHK + Utility) Type B1

Carpet Area: 1230.10 sq. ft.

Balcony Area: 364.25 sq. ft.





# TOWER D (3BHK + Utility) Type D

Carpet Area: 1366.80 sq. ft.

Balcony Area: 354.35 sq. ft.



# TOWER D (3BHK +Utility) Type I

Carpet Area: 1369.88 sq. ft.

Balcony Area: 354.35 sq. ft.

Terrace Area: 81.66 sq. ft.





Artistic Impression

# SPECIFICATIONS OF THE APARTMENT

LIVING/ DINING / STUDY/ FOYER / FAMILY LOUNGE	
Floor	Imported Marble / Tiles / Laminated Wooden Flooring / Equivalent.
Walls	Acrylic Emulsion Paint on POP Punning / Gypsum / Equivalent.
Ceiling	Acrylic Emulsion Paint on POP Punning / Gypsum / Equivalent.
MASTER BED ROOM / DRESS ROOM	
Floor	Imported Marble / Tiles / Laminated Wooden Flooring / Equivalent.
Walls	Acrylic Emulsion Paint on POP Punning / Gypsum / Equivalent.
Ceiling	Acrylic Emulsion Paint on POP Punning / Gypsum / Equivalent.
MASTER TOILET / OTHER TOILETS	
Floor	Marble / Anti-Skid Tiles / Equivalent.
Walls	Marble / Tiles / Equivalent.
Ceiling	Acrylic Emulsion Paint / Equivalent on Ceiling
Counters	Marble / Granite / Synthetic Stone / Equivalent.
Fixtures	NA
Sanitaryware / CP Fittings	Premium Quality CP Fittings, Health Faucet, Wash Basin & EWC of Standard Make.
BEDROOMS	
Floor	Laminated Wooden Flooring / Equivalent.
Walls	Acrylic Emulsion Paint on POP Punning / Gypsum / Equivalent.
Ceiling	Acrylic Emulsion Paint on POP Punning / Gypsum / Equivalent.
DOORS	
Main Door	Flush Doors / Equivalent.
Internal Doors	Flush Doors / Equivalent.
KITCHEN	
Floor	Marble / Tiles / Equivalent.
Walls	Tiles 2'-0" above Counters & Acrylic Emulsion Paint / Equivalent.
Ceiling	Acrylic Emulsion Paint on POP Punning / Gypsum / Equivalent.
Counters	Marble / Granite / Synthetic Stone / Equivalent.
Fixtures	Premium Quality CP Fittings, Sink.
Kitchen Appliances	Modular Kitchen with Hob & Chimney
UTILITY ROOM / UTILITY BALCONY / TOILET	
Floor	Tiles of Standard Make / Equivalent.
Walls & Ceiling	Oil Bound Paint Finish / Equivalent.
Toilet- Floor	Anti-Skid Tiles / Equivalent.
Toilet Wall	Oil Bound Paint Finish / Equivalent.
Balcony- Floor	Anti-Skid Tiles / Equivalent
Balcony- Wall	Exterior grade paint / Equivalent
EXTERNAL GLAZING	
Windows / Glazing	Aluminium/ UPVC/ Equivalent
COMMON FACILITIES	
HVAC System	VRV units for Air Conditioning of all Apartments

**CONSCIENT INFRASTRUCTURE PVT. LTD.**

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CIN: U74899DL1990PTC039324

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