



**ELLEGENZA PH-2**



# MASTER PLAN

**TOTAL LAND AREA -  
17.83ACRES**

**PARCEL 01 – 16.416ACRES**

**PARCEL 02 – 1.412ACRES**



## PLOT CATEGORIES

- UDS 2465 EAST FACE
- UDS 2465 WEST FACE
- UDS 3102 EAST FACE
- UDS 3102 WEST FACE
- UDS 3411 EAST FACE
- UDS 3411 WEST FACE
- UDS 4369 NORTH FACE
- ODD PLOTS

PLOT SUMMARY			
TYPE	SIZE	NO.S	%
1575 EF	35' x 45' / 10.67m x 13.715m	28	13%
1575 WF	35' x 45' / 10.67m x 13.715m	39	17%
1920 EF	40' x 48' / 12.195m x 14.623m	44	20%
1920 WF	40' x 48' / 12.195m x 14.623m	29	13%
2250 EF	45' x 50' / 13.71m x 15.248m	11	5%
2250 WF	45' x 50' / 13.71m x 15.248m	12	5%
2412 NF	47' x 51'4" / 14.33m x 15.635m	5	2%
ODD PLOTS		56	25%
<b>TOTAL NO.OF PLOTS</b>		<b>224</b>	

## AREA STATEMENT

VILLA TYPE		SALE AREA(sft)	CARPET AREA (sft)			EFFICIENCY
			RERA	USABLE	TOTAL	
1575	EF	3304	2114	285	2399	73%
	WF	3304	2165	229	2394	72%
1920	EF	4068	2608	400	3008	74%
	WF	4067	2606	402	3008	74%
2250	EF	4497	2954	414	3368	75%
	WF	4504	2952	397	3349	74%
2412	NF	5608	3821	471	4292	77%

### SUMMARY

	FRM DP	FRM DRG		TOT.
		PARCEL 01	PARCEL 02	
<b>LAND AREA (sqm)</b>	65735.58	66624.63	5784.70	72409.33
<b>RESIDENTIAL AREA (sqm)</b>	28224.66	28077	2533	30610.00
<b>DRIVEWAY &amp; OPEN SPACES (sqm)</b>	27339.83	21196.27	1899.65	23095.92
<b>PARKS (sqm)</b>	6780.86	6775.77	662.6	7438.37
<b>CIVIC AMENITIES (sqm)</b>	3390.23	3390.23		

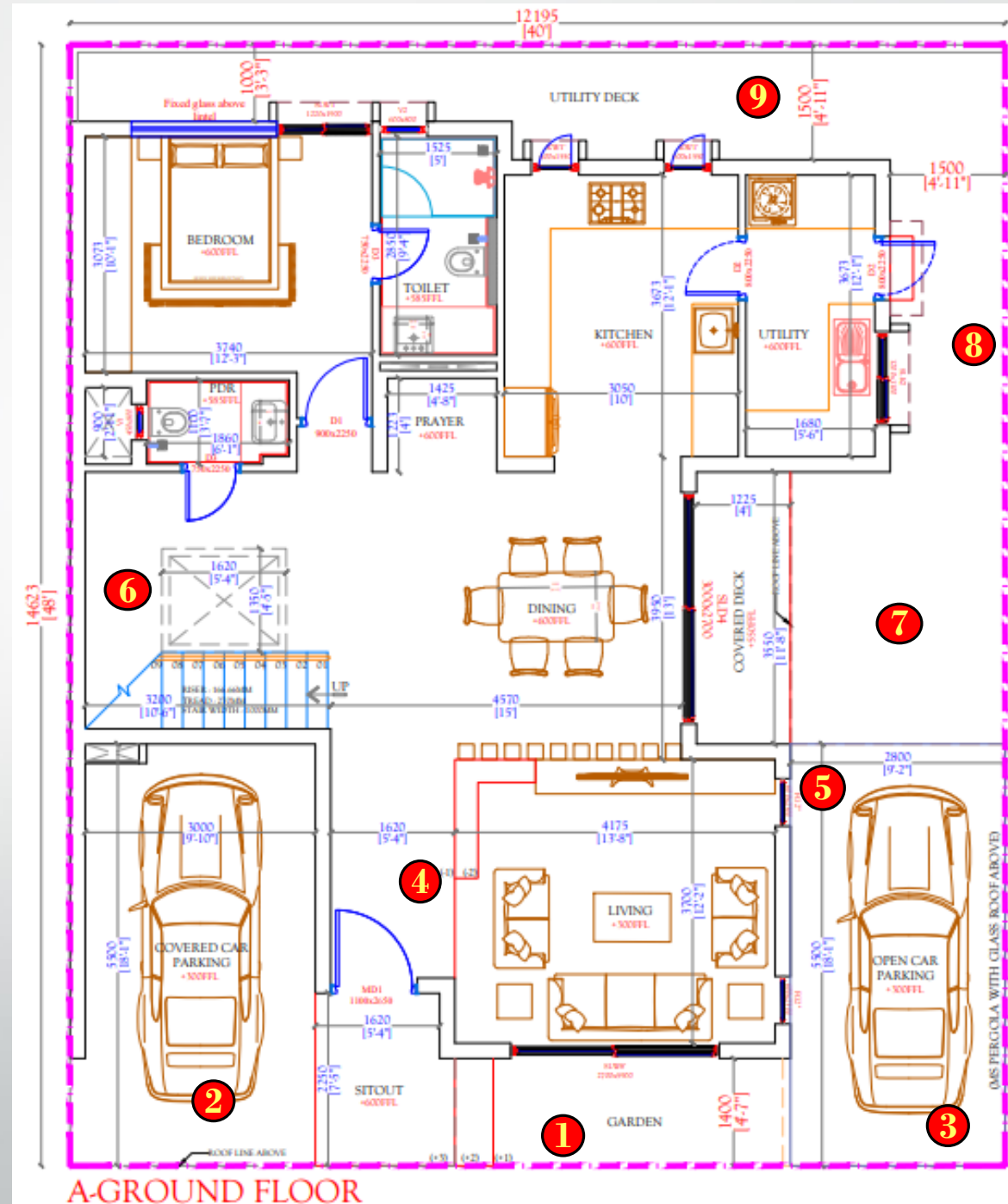
## DESIGN FEATURES



- ❑ Unique design provides absolute privacy for all external step out spaces.
- ❑ Step out deck provided across all variants.
- ❑ Open layout and open staircases adds up to the spaciousness of the villa.
- ❑ Larger windows and sliders brings best lighting and ventilation with the added skylight as all day light source.
- ❑ Lift provision space provided across all variants.
- ❑ Increased Floor heights
- ❑ Increased windows/ Main door heights
- ❑ Vasthu complaint

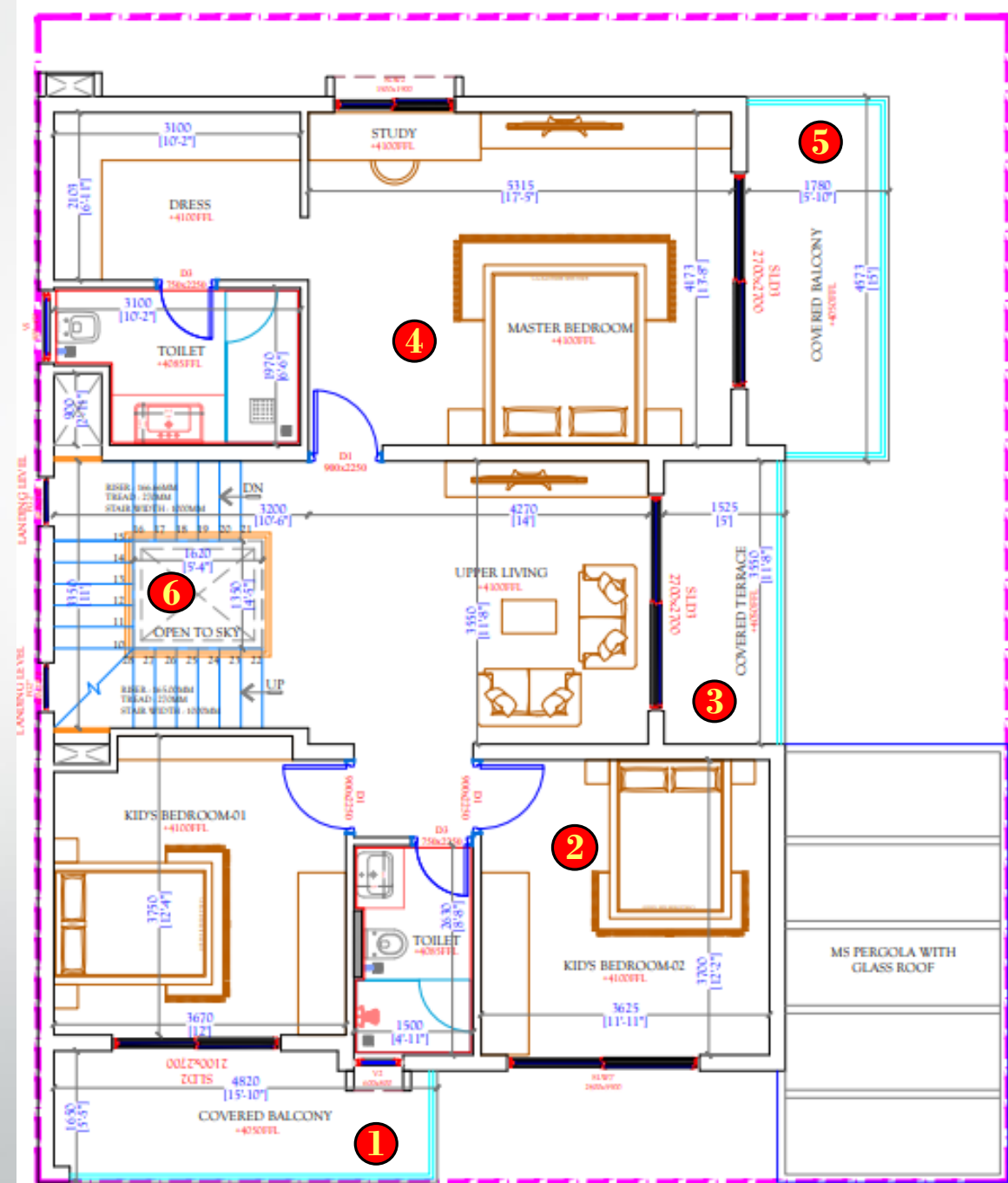
# KEY FEATURES

1. Mini garden (commonly maintained).
2. 3mtr wide closed car parking.
3. 2.8mtr wide open car parking (doubles up as multi-utility space).
4. Foyer Entry and dedicated living room seating.
5. Taller and larger windows for better lighting.
6. Open well stairs with skylight adds to the overall lighting of the villa/ space under the stairs left free/ can be utilised for a home elevator by the client.
7. Step out deck for external seating/ gardening etc and adds to the ventilation and sense of openness inside the villa.
8. Walk around space as side yard.
9. Back yard space for a mini kitchen garden and other utilities.



## KEY FEATURES

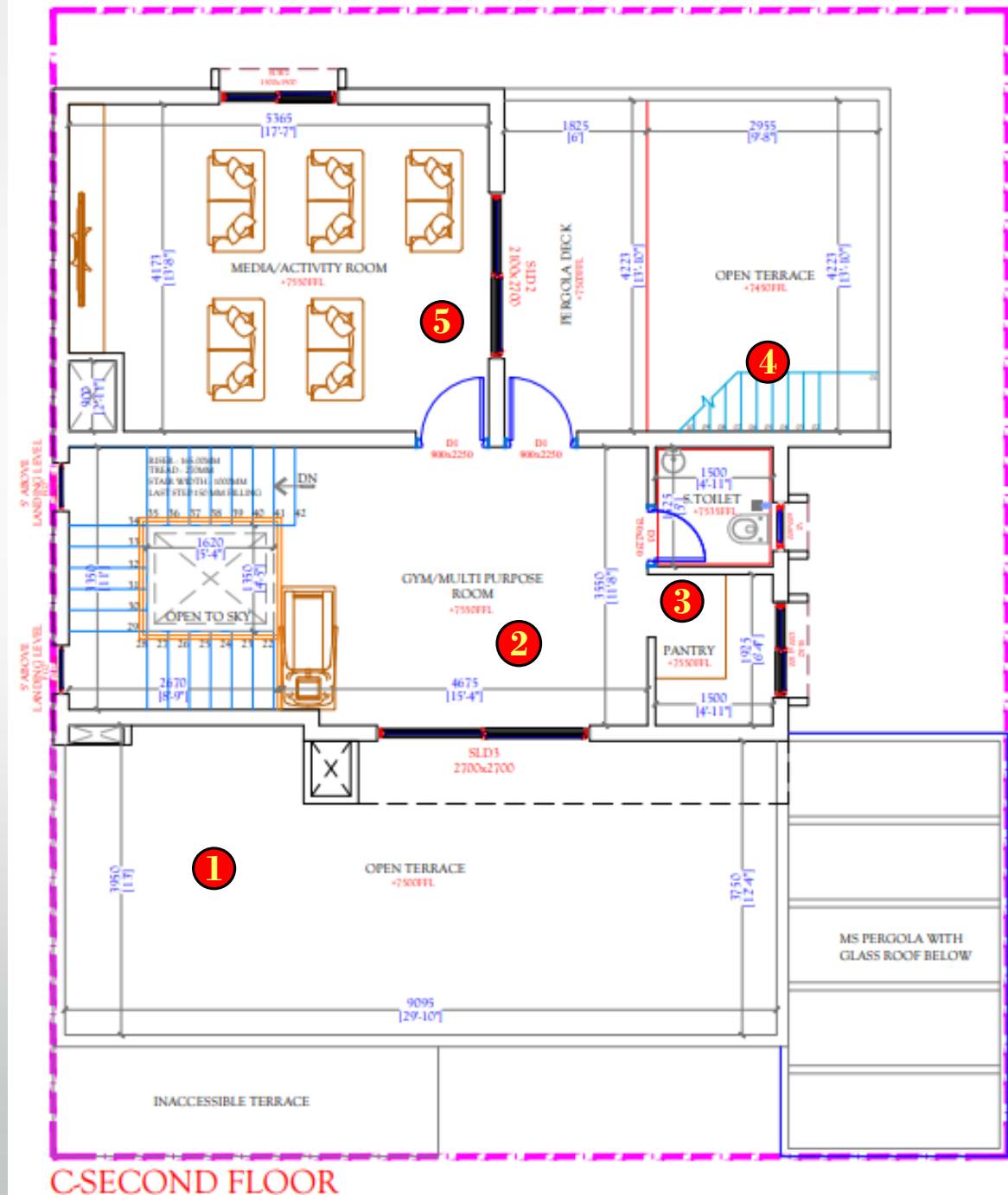
1. Road facing balcony.
  2. Offered in 2 variants as 2 kids bed room or as 2 master bed rooms.
  3. Upper living also spilling over into an extended balcony.
  4. Spacious Master bed room with dedicated walk-in closet.
  5. Step out balcony for the entire width of the bed room with sliding doors adds to the room as an extension.
  6. Open stairs and skylight adds to the openness of the villa between the floor & lighting.
- Unique design provides absolute privacy for all balconies.
  - 3 balconies in the same floor adds to the sense of openness and internal lighting



B-FIRST FLOOR

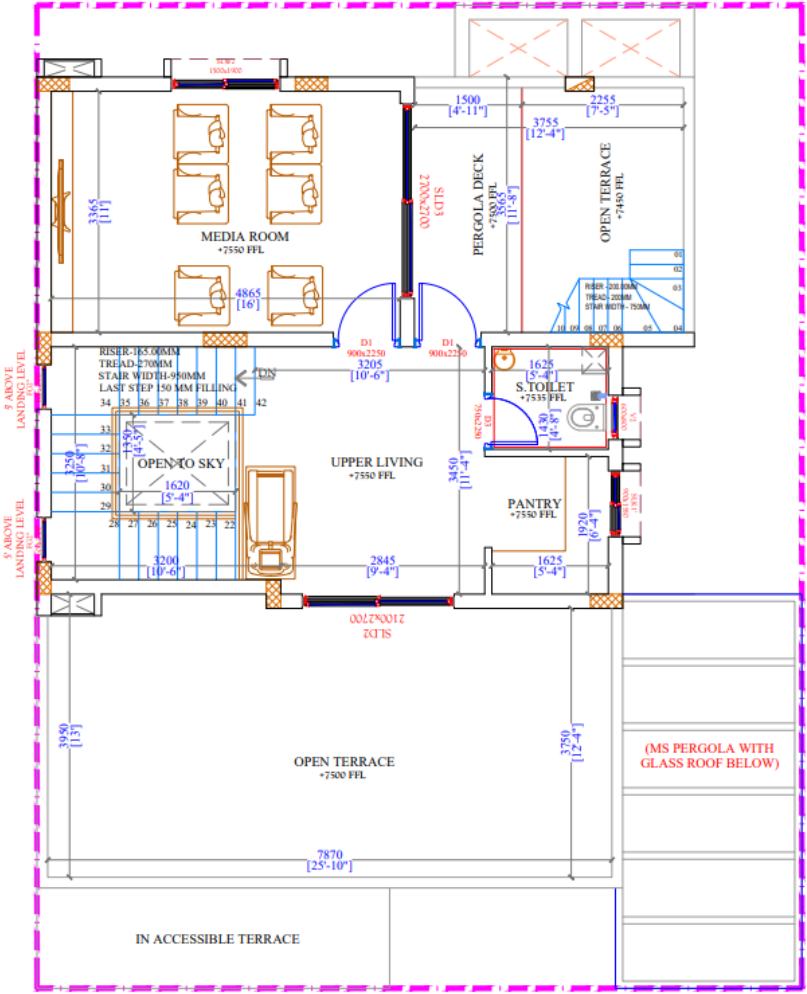
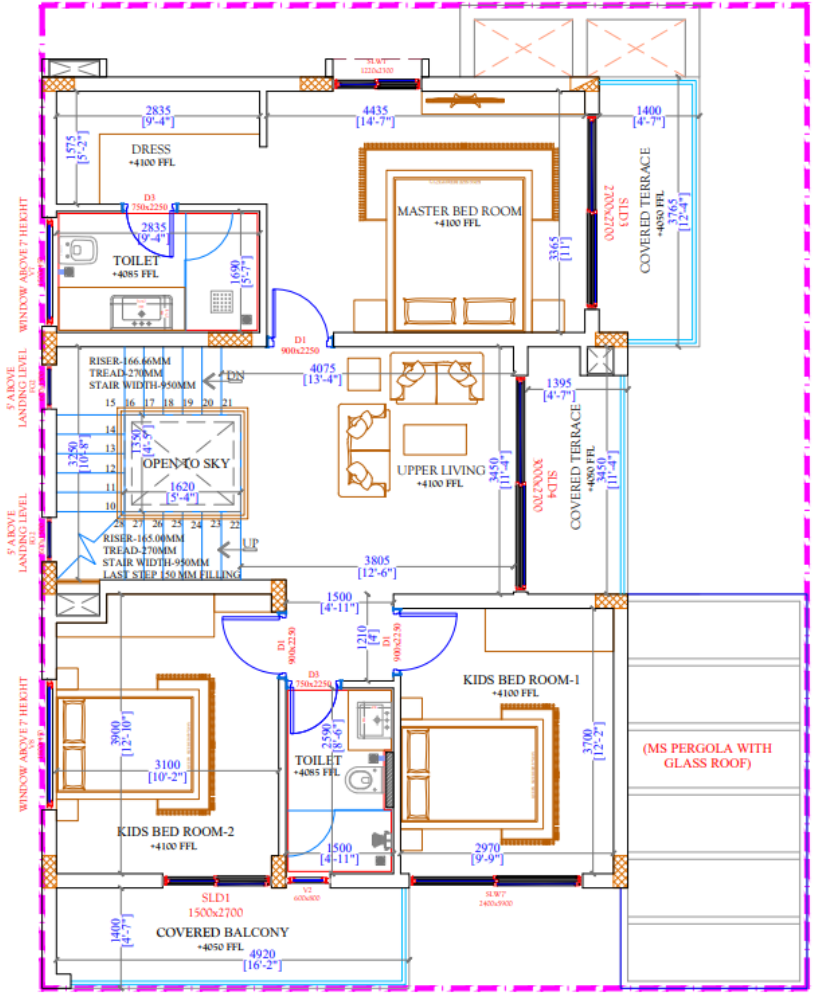
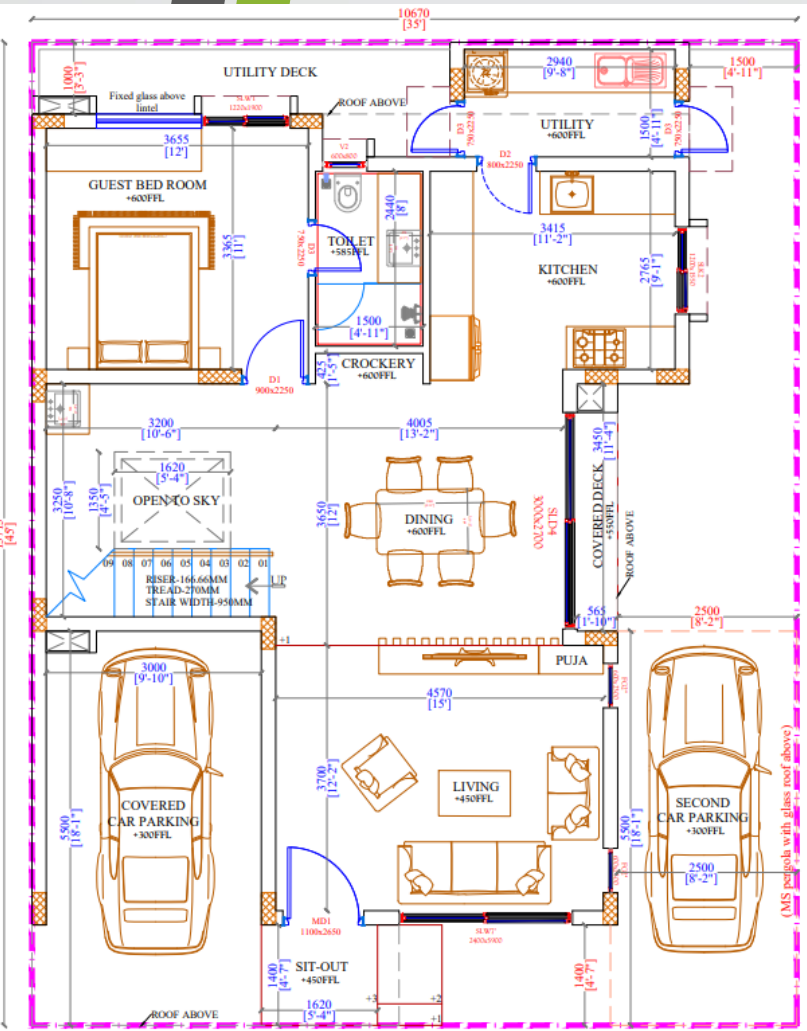
## KEY FEATURES

1. Large road facing terrace with unique elevational feature adding to the privacy and utility of the space.
2. Large upper landing area serves as multi-utility area for a mini gym/ yoga/ reading space etc.
3. Dedicated pantry and PDR serves the second floor and its terraces also can double up as servant room and toilet.
4. External staircase provides access to the last terrace for services as well as extended garden and other utilities.
5. Dedicated media room/ multi purposes space can double up as the fifth bed room or a home office. The room spills over into a pergola deck and extended terrace space providing private gathering and socialising space and functions as a much wanted hobby space too.



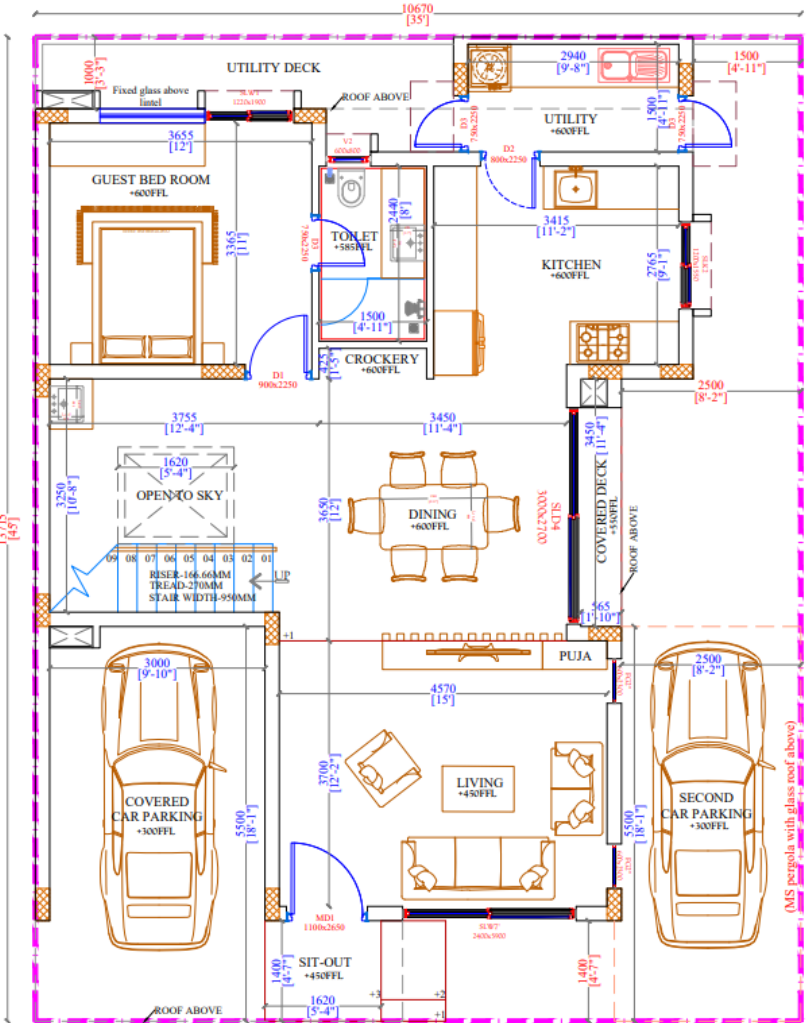


**FRONT VIEW**

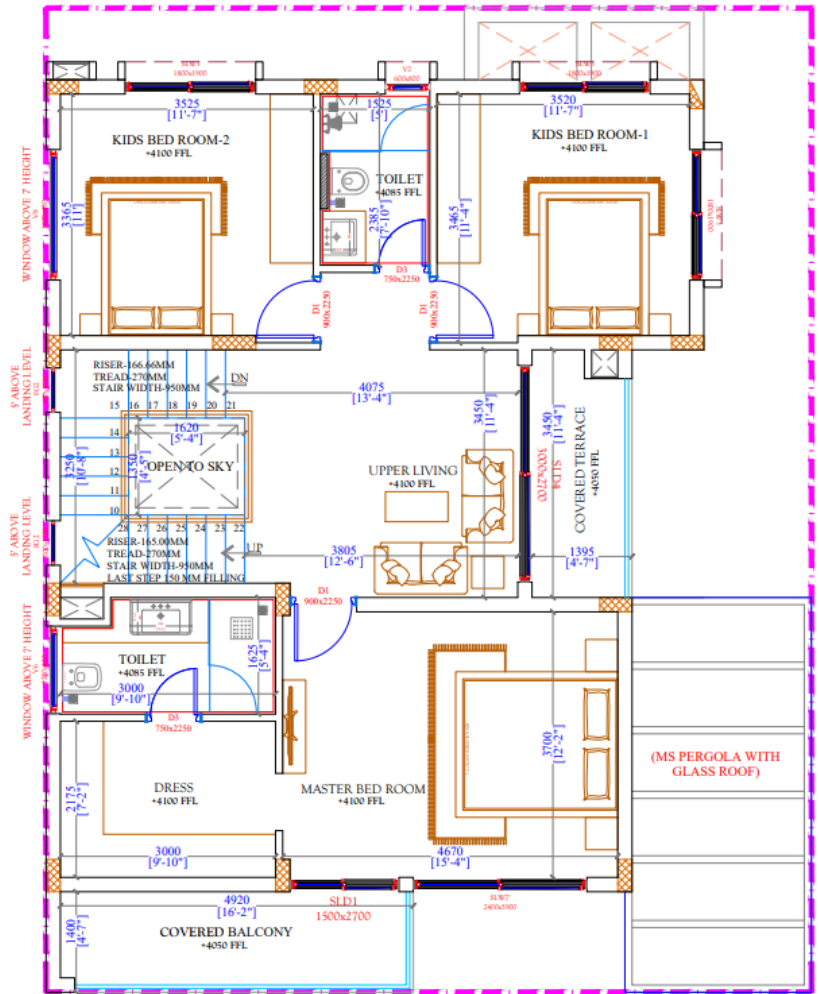


**Sale Area – 3304sft**

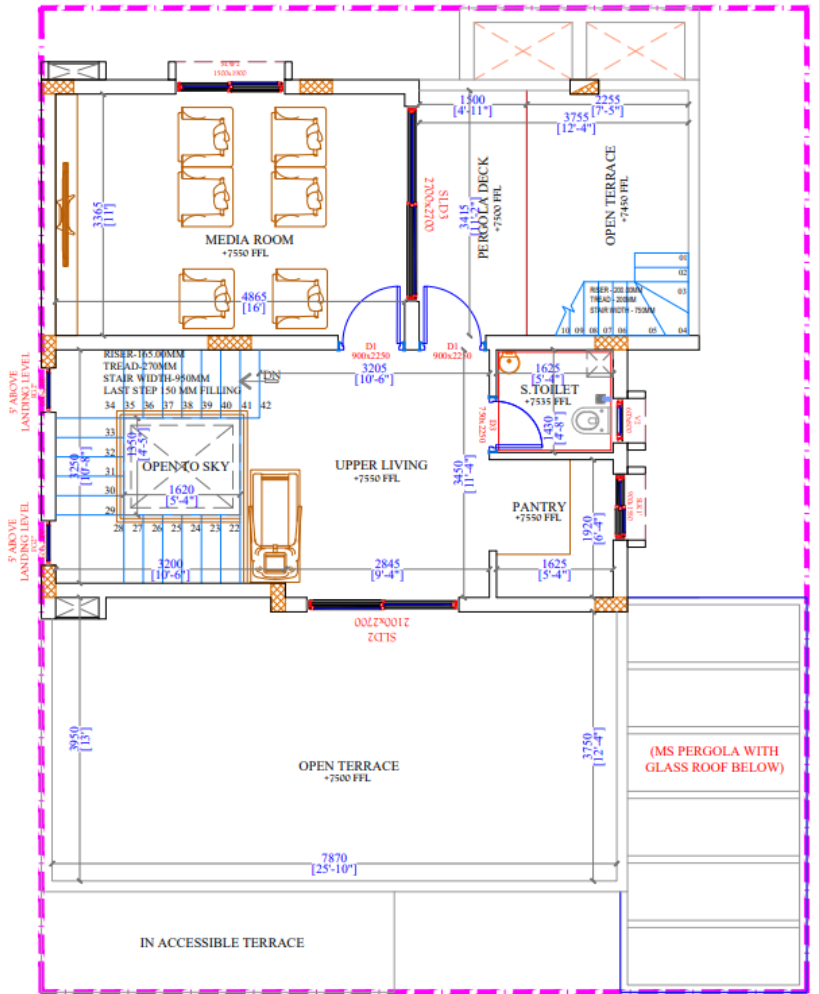
**V-1575 EF**



A- GROUND FLOOR



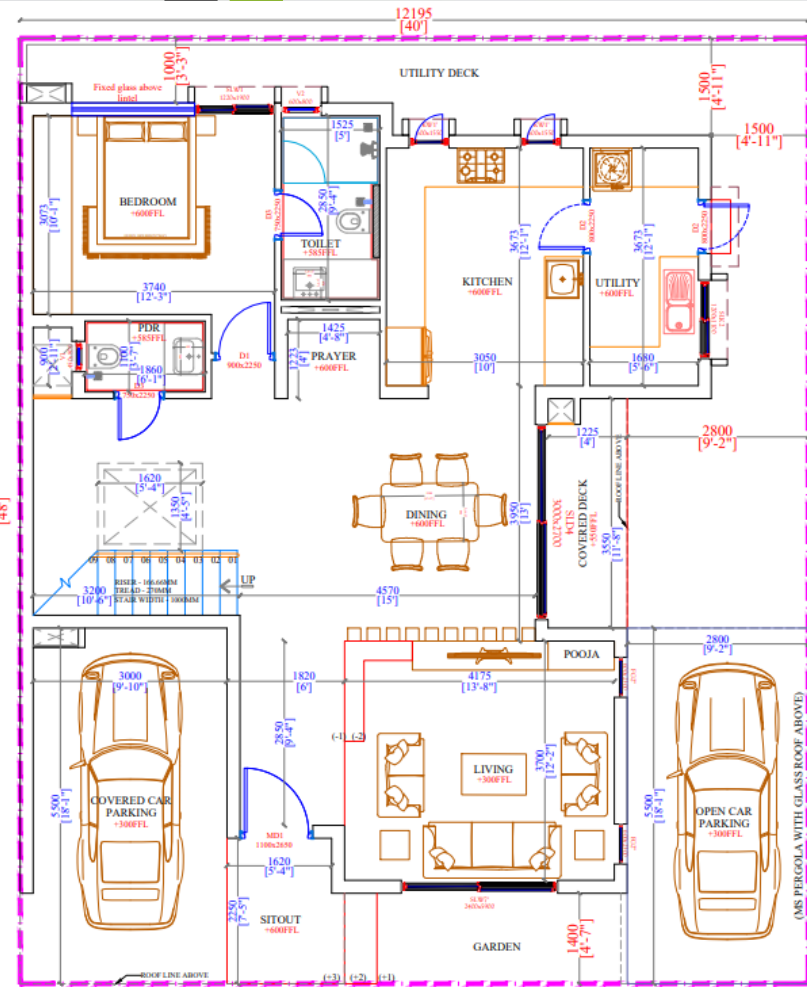
B- FIRST FLOOR



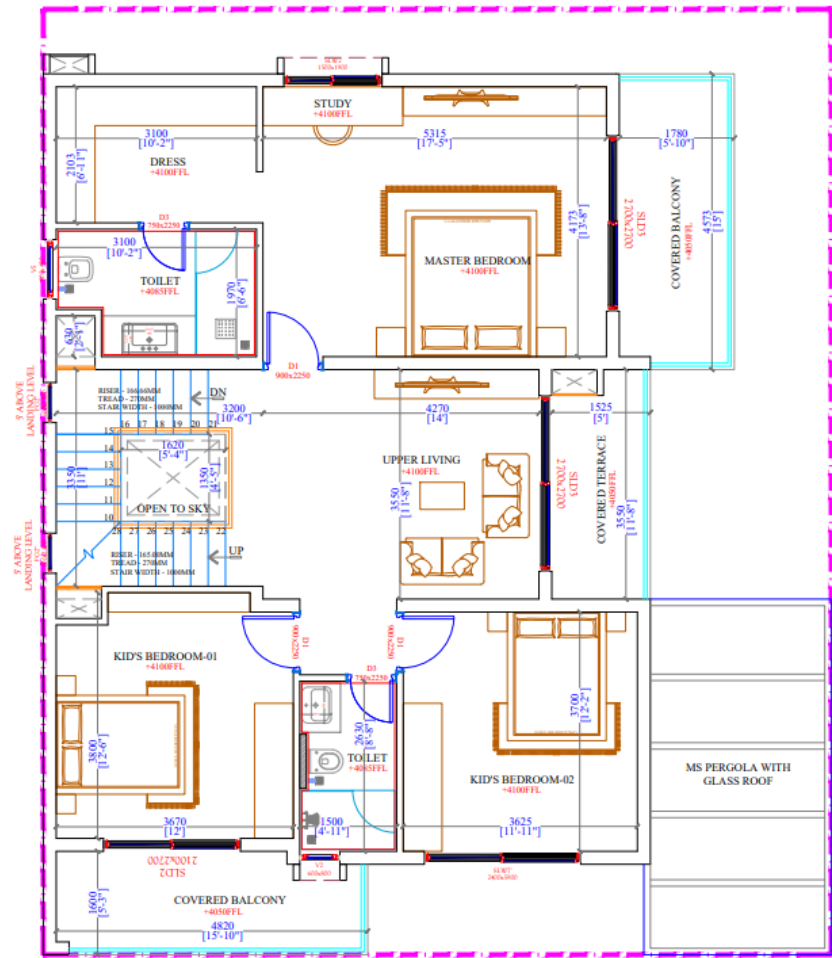
C- SECOND FLOOR

Sale Area – 3304sft

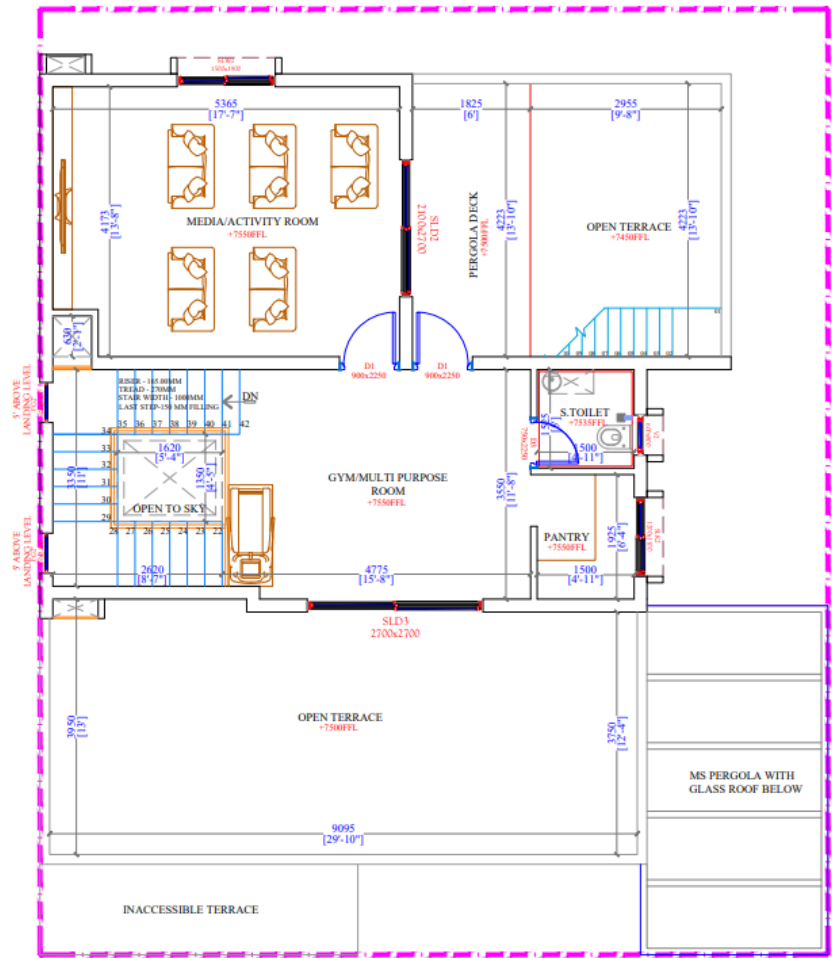
V-1575 WF



**A-GROUND FLOOR**



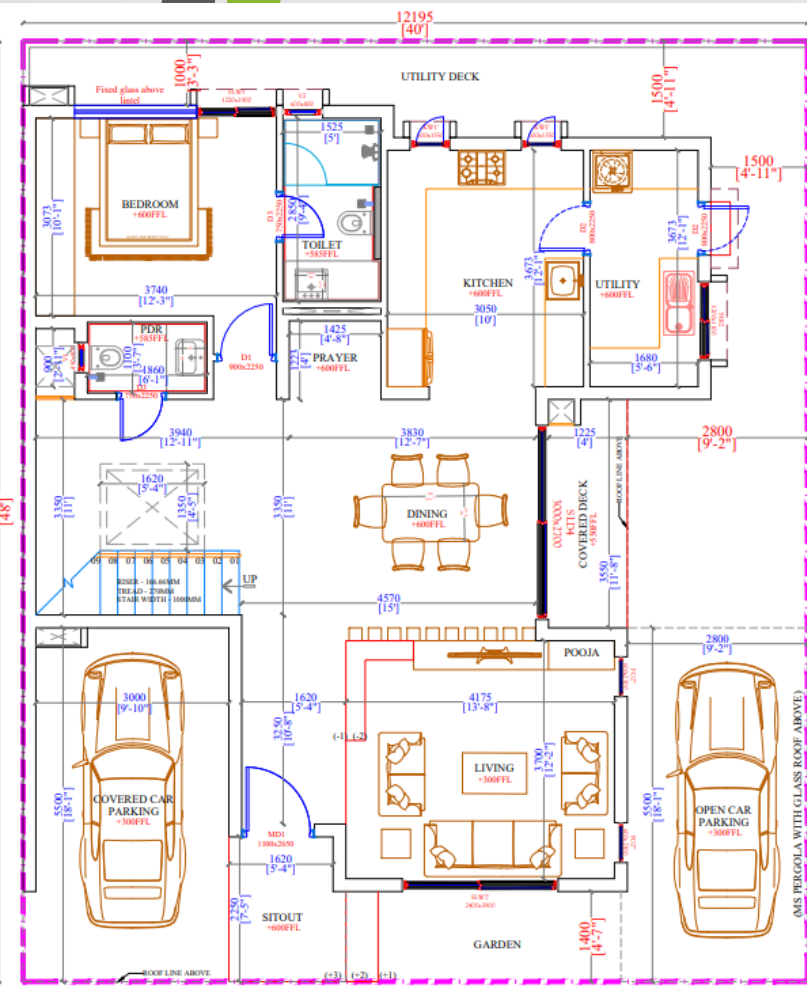
**B-FIRST FLOOR**



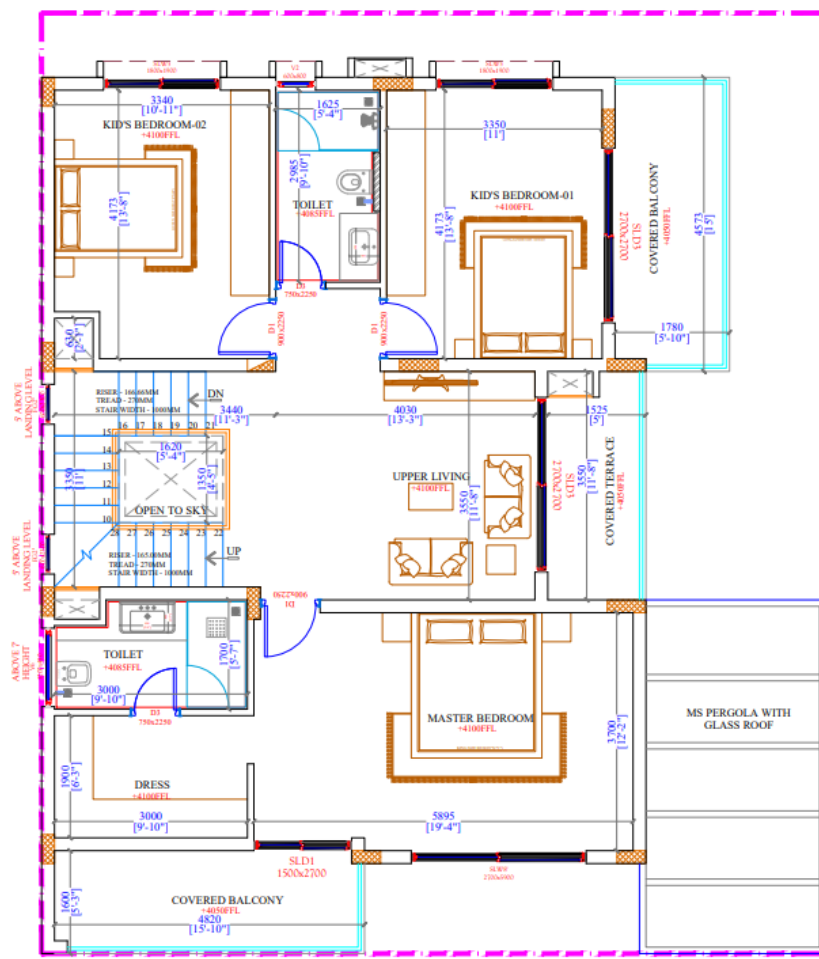
**C-SECOND FLOOR**

**Sale Area – 4068sft**

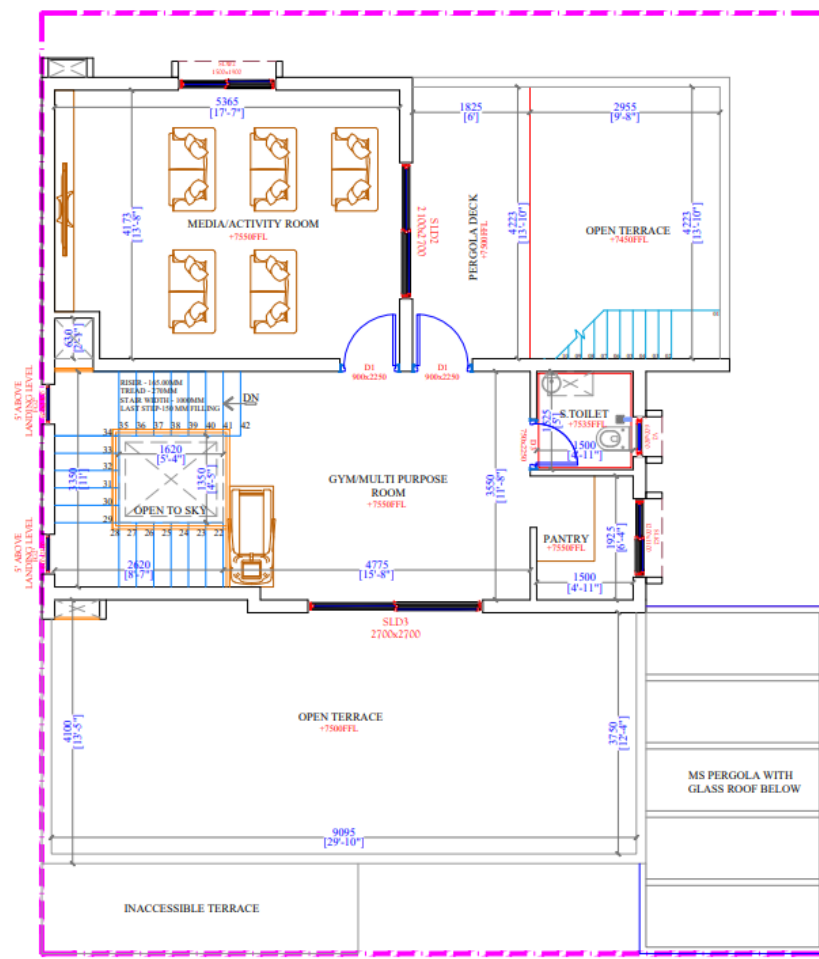
**V-1920 EF**



**A-GROUND FLOOR**



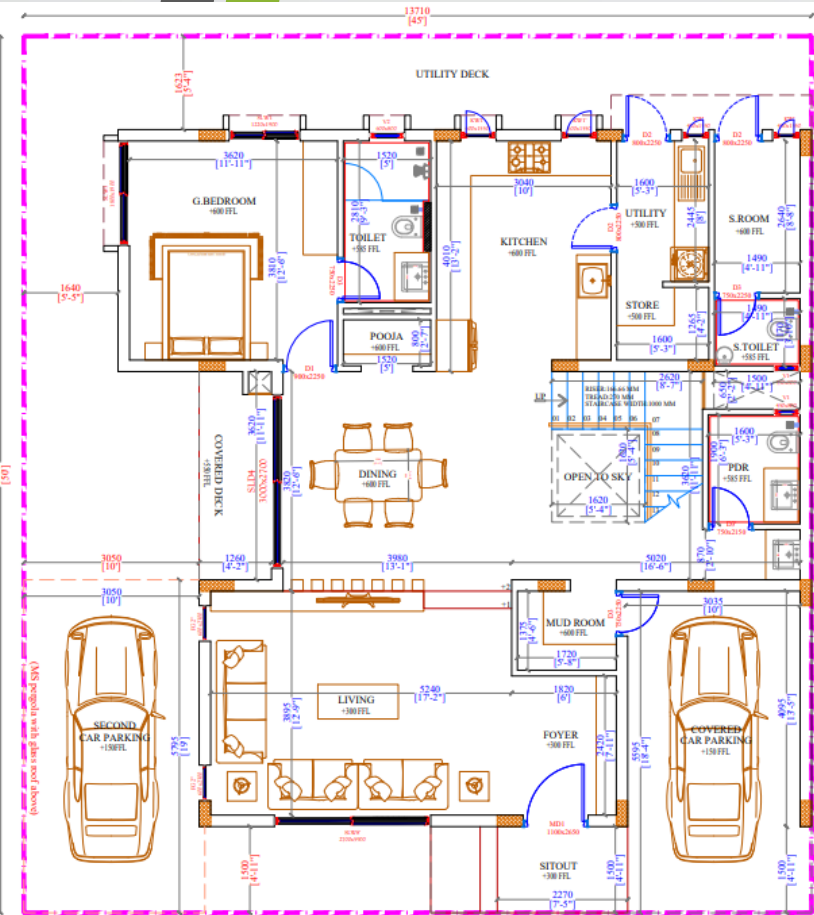
**B-FIRST FLOOR**



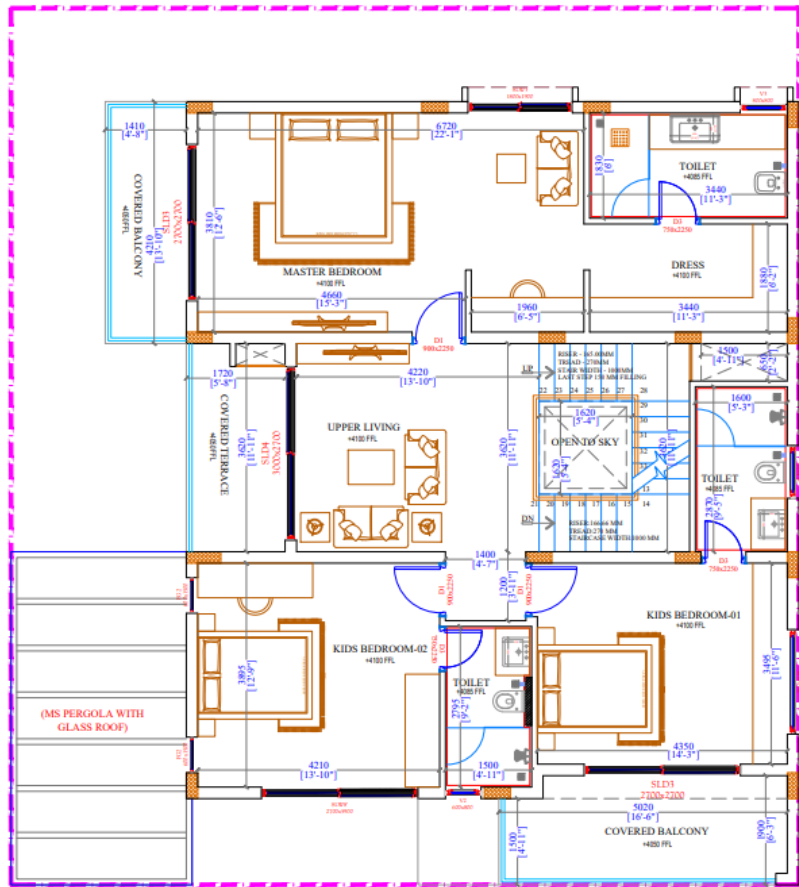
**C-SECOND FLOOR**

**Sale Area – 4067sft**

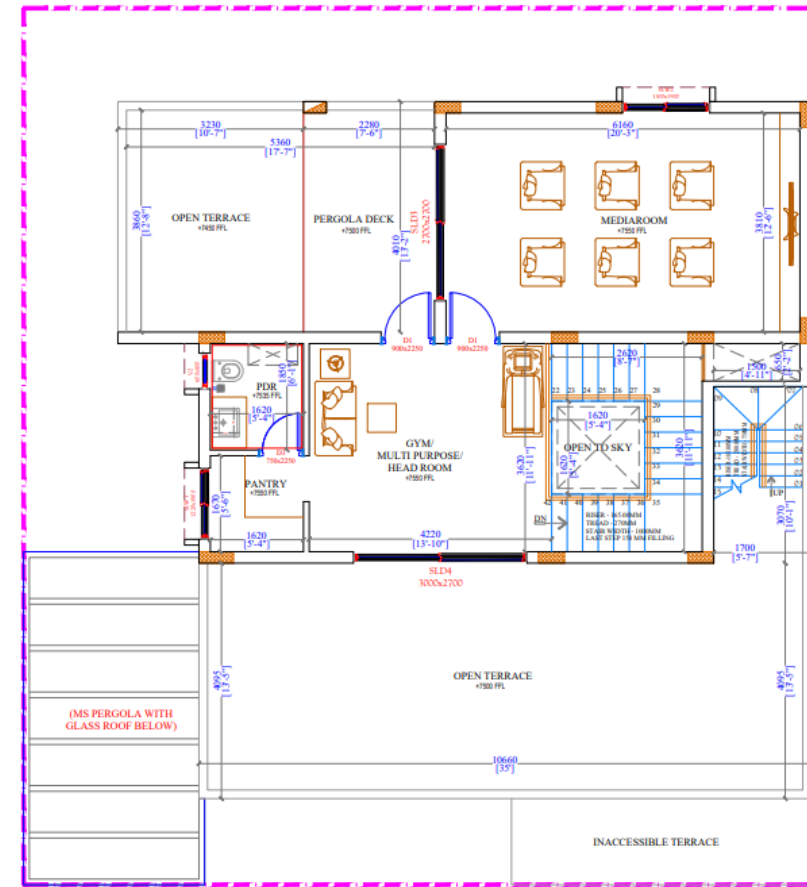
**V-1920 WF**



A - GROUND FLOOR



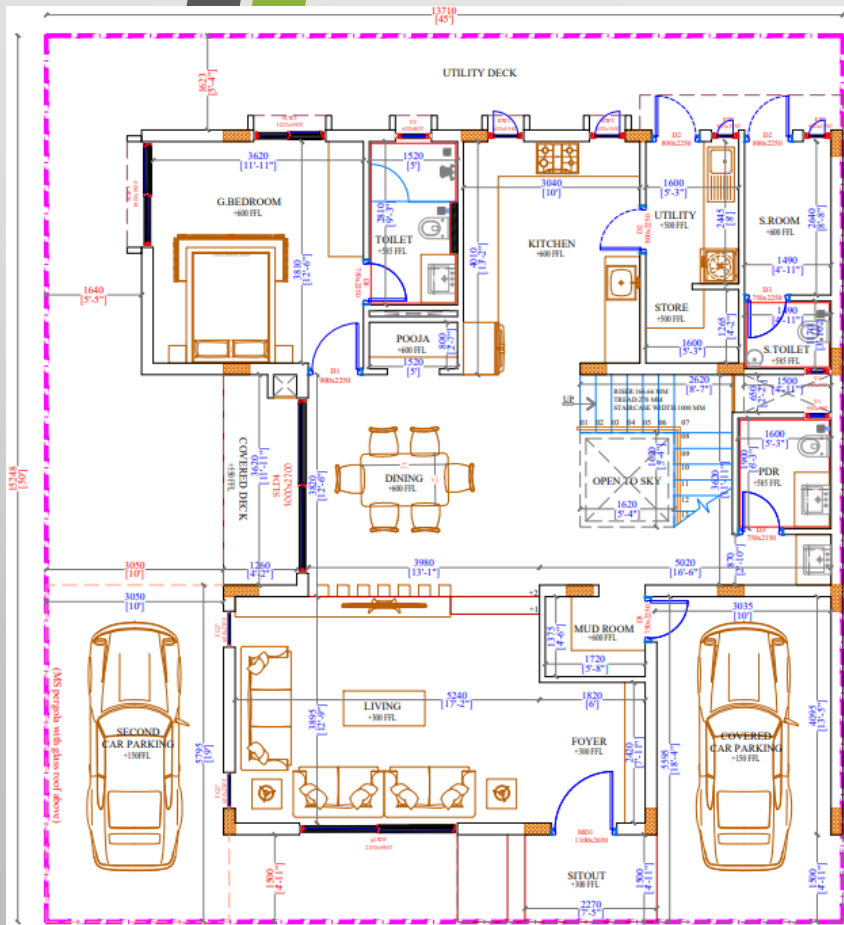
B - FIRST FLOOR



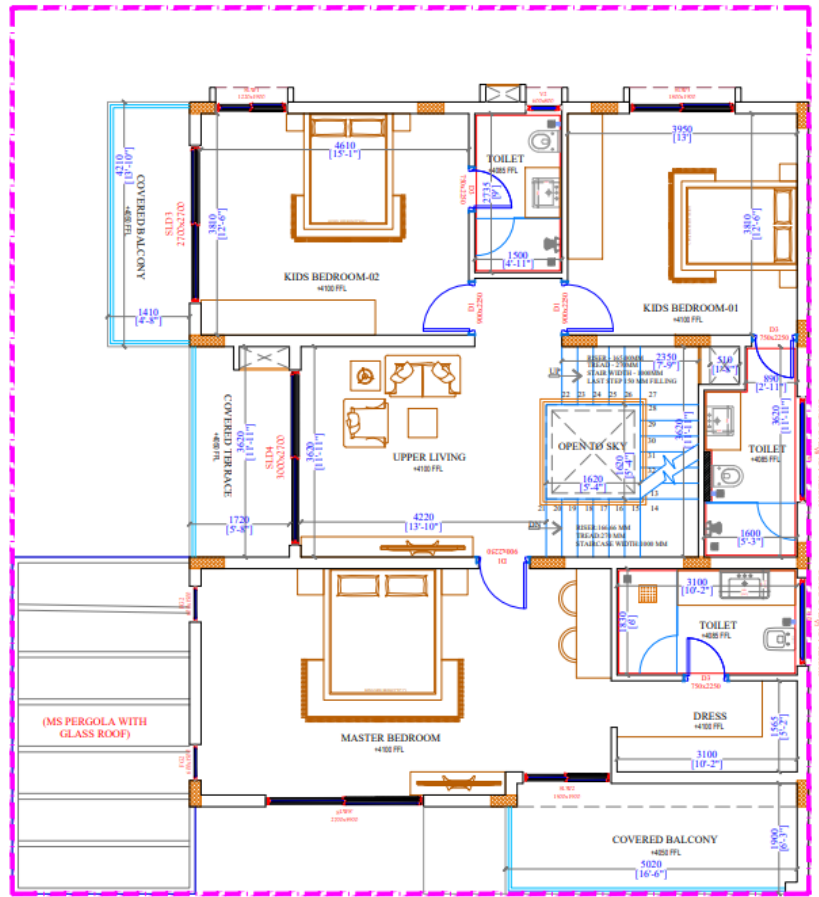
C - SECOND FLOOR

**Sale Area - 4497sft**

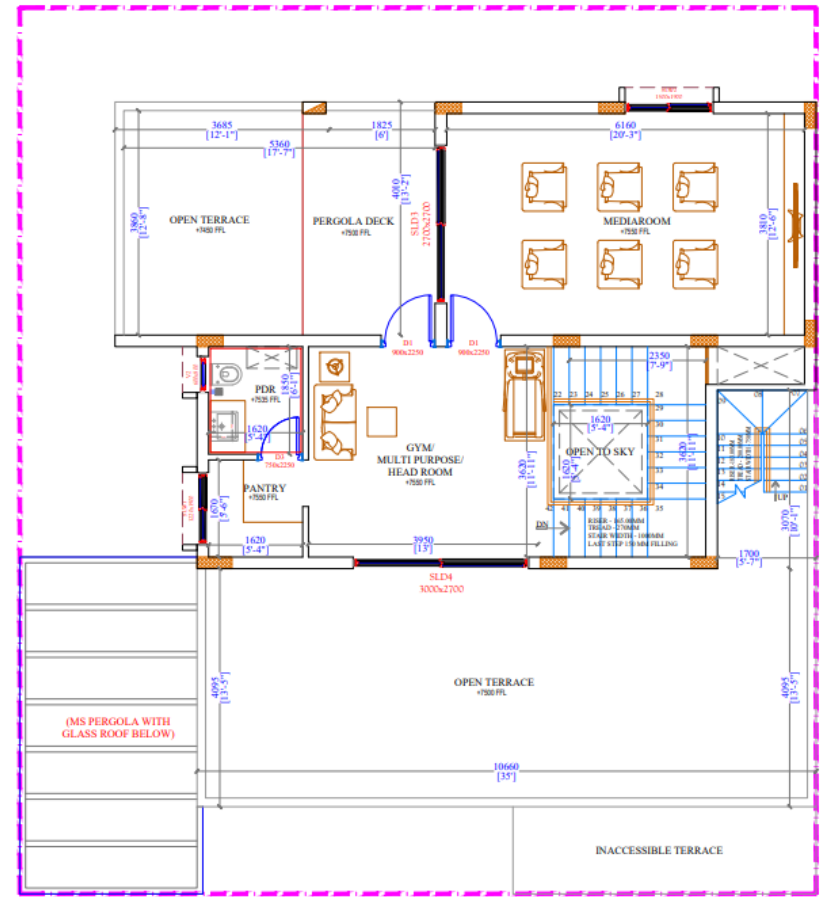
**V-2250 EF**



A - GROUND FLOOR



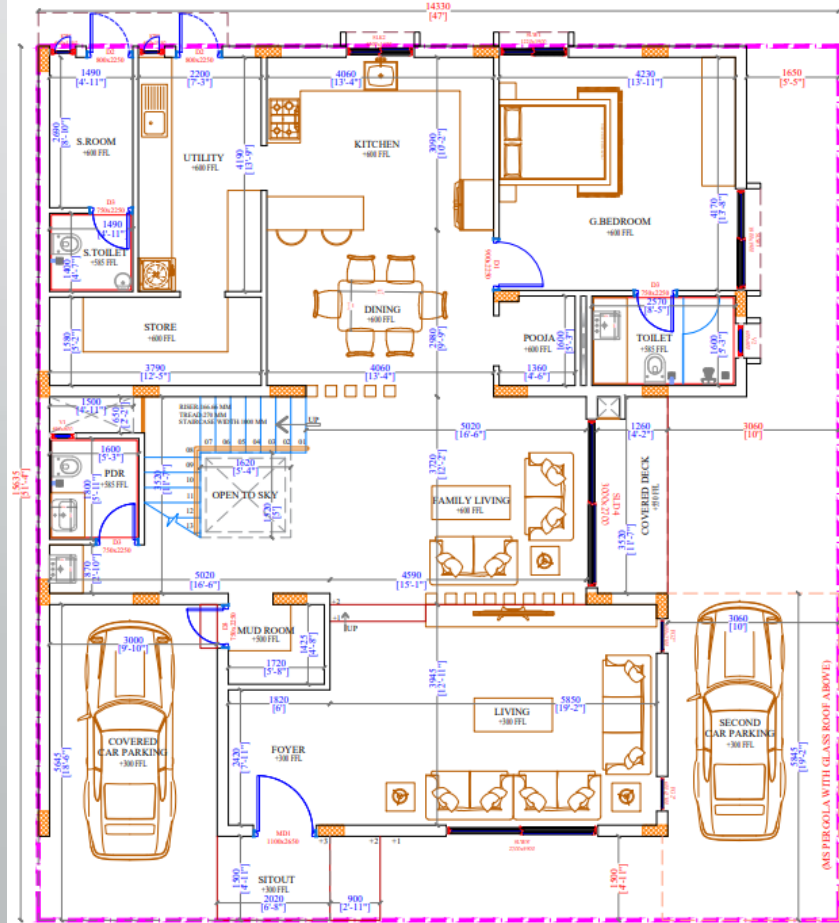
B - FIRST FLOOR



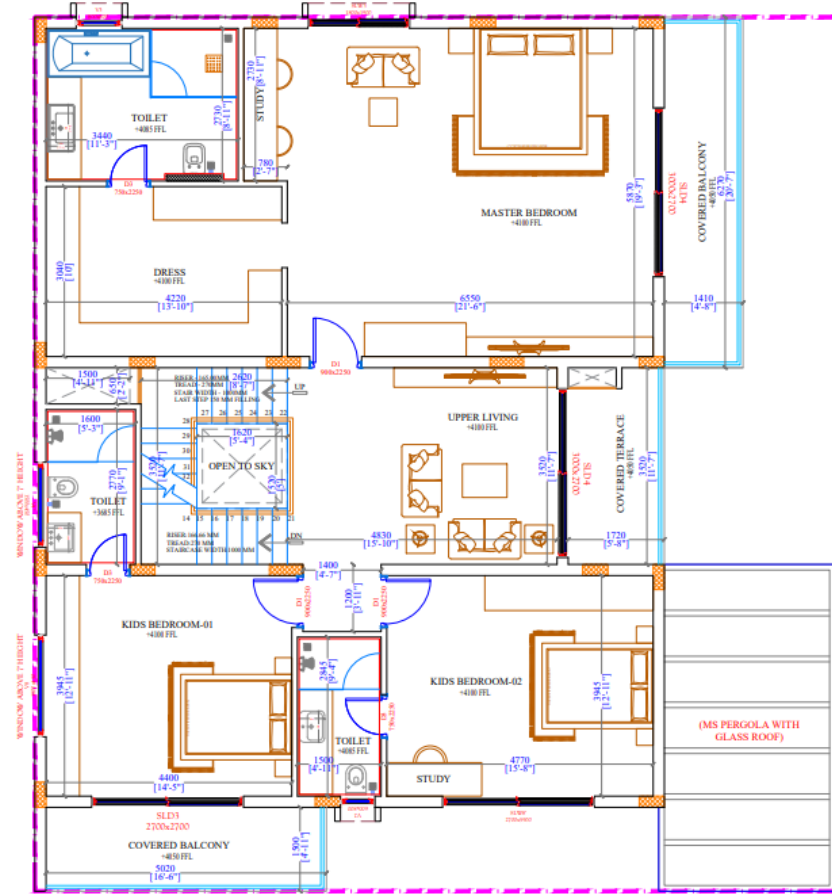
C - SECOND FLOOR

**Sale Area - 4504sft**

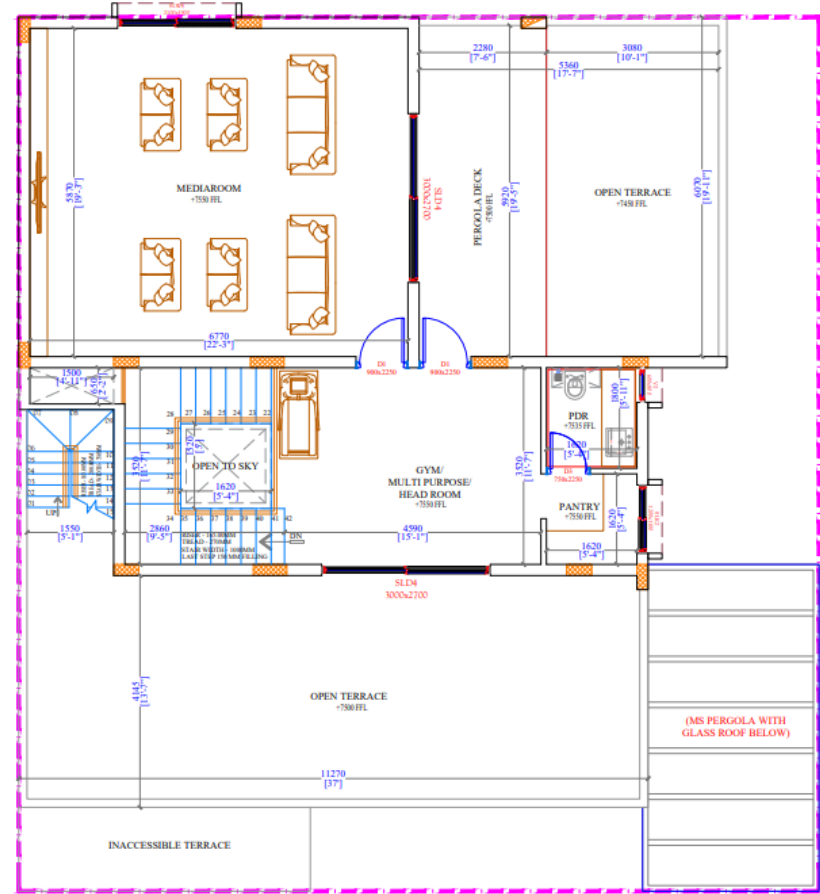
**V-2250 WF**



A-GROUND FLOOR



B-FIRST FLOOR



C-SECOND FLOOR

Sale Area – 5608sft

V-2412 NF