

REGAL GARDEN



DLFA 
BUILDING INDIA



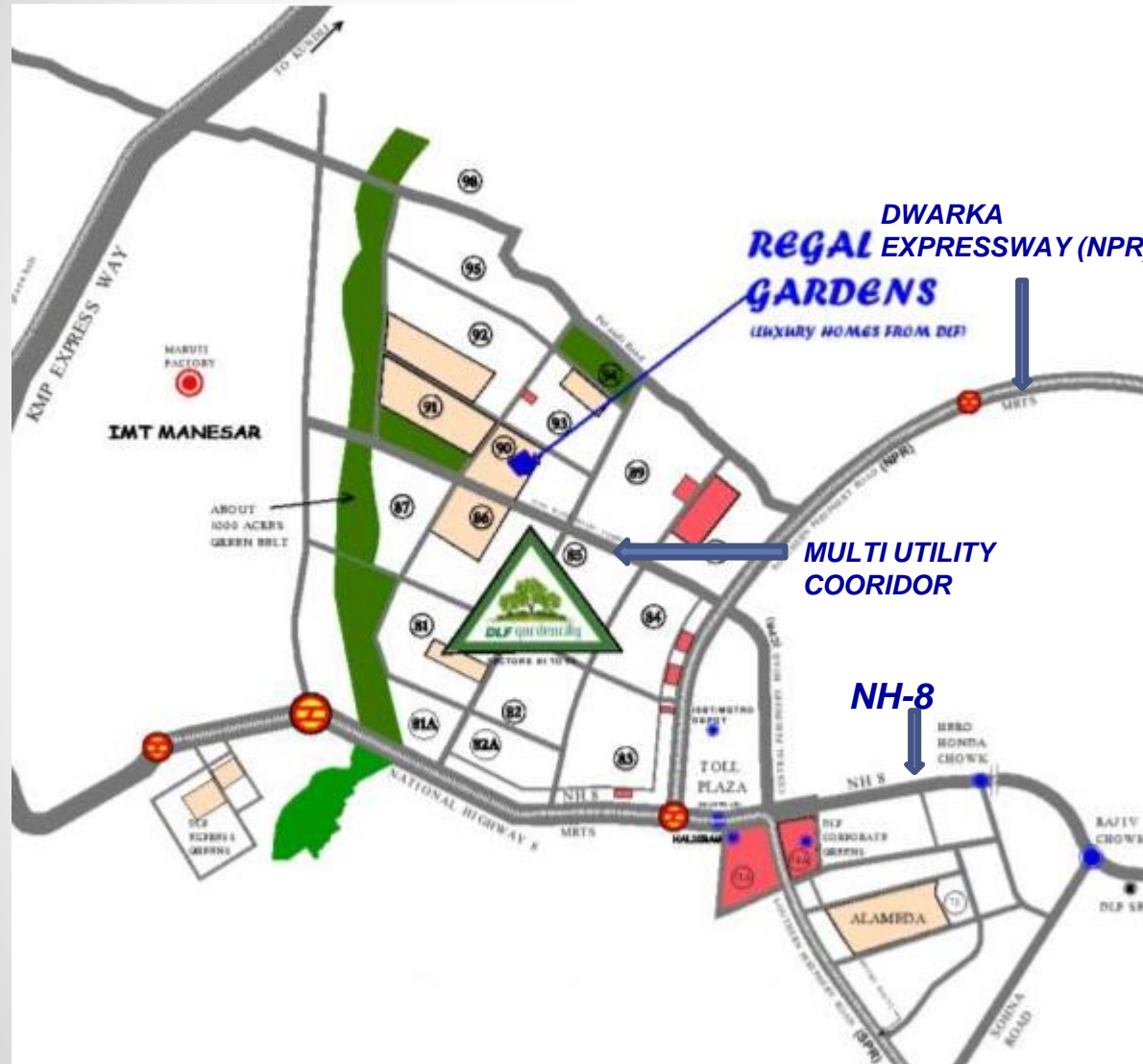
LOCATION



Location: Sector 90, New Gurgaon

Key Distances:

- ✧ 4 Kms National Highway 8
- ✧ 500 Mts Multi Utility Corridor
- ✧ 19 Kms Cyber City
- ✧ 24 Kms International Airport
- ✧ 2 Kms Dwarka Expressway (NPR)
- ✧ 2 Kms Proposed Metro & ISBT
- ✧ 11 Kms KMP Expressway
- ✧ 2 Kms IMT Manesar



Design Philosophy

Resort Theme within Garden City



Resort look achieved by 1) Elevation Style
2) Club
3) Landscape



- Building blocks are placed on periphery to stand as strong tall wall
- Give extensive open space and uninterrupted views.
- Various levels are created to give it a feel of "Resort Atmosphere"

60% of units face greens or club





PROJECT DETAILS

PROJECT: REGAL GARDENS
ARCHITECT : HAFEEZ CONTRACTOR
LANDSCAPE ARCHITECT PAUL FRIEDBERG

TOTAL SITE AREA : 11.1 ACRES
TOTAL GREEN AREA : 5 ACRES APPROX.

LANDSCAPE FEATURES : LANDSCAPED LAWNS, FLOWER BEDS, THEMATIC SCULPTURES, SWIMMING POOL, FOUNTAINS, TRELIS PATHWAY, PAVILION, PLAY GROUND.



SITE LAYOUT PLAN



COMMERCIAL
COMPLEX /
Shops

CLUB
LANDSCAPE

GREEN AREA:
0.8 ACRES

REST OF MAIN
LANDSCAPE
AREA

GREEN AREA:
3 ACRES

- LEGEND:**
1. MAIN ENTRANCE
 2. GARDEN
 3. CLUB HOUSE
 4. SWIMMING POOL
 5. SPORTS AREA
 6. PRE-TEEN PLAYGROUND
 7. PROPOSED NURSERY SCHOOL
 8. EWS
 9. TOT-LOT PLAY AREA

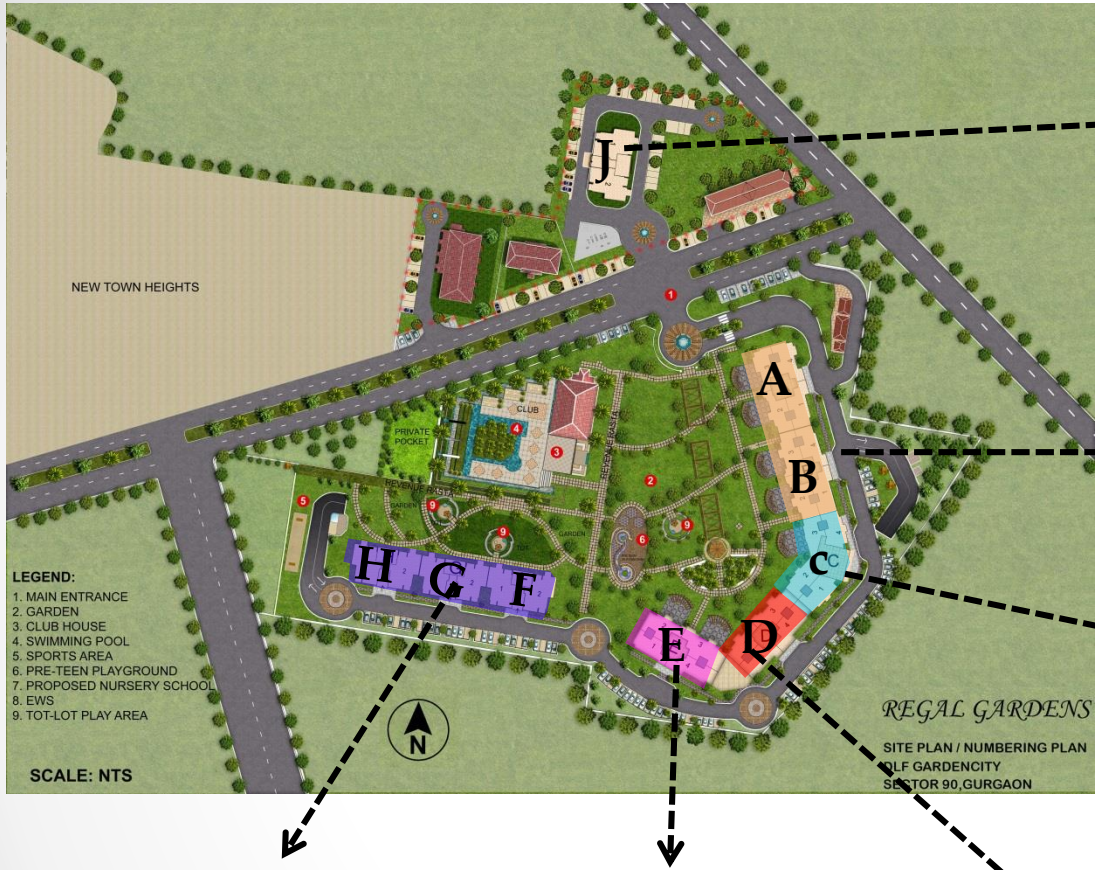
SCALE: NTS



● MAIN ENTRY POINTS

SITE LAYOUT PLAN

Area Statement



Tentative saleable area for block J Apartments
1967 - 2251 sq.ft

Tentative saleable area for apartment
1720sq.ft-1744sq.ft

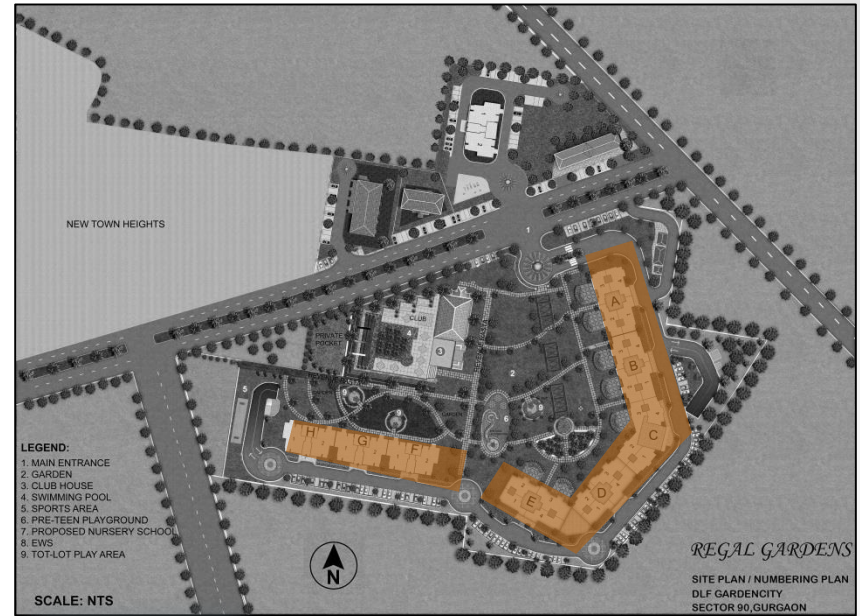
Tentative saleable area for apartment
1702sq.ft-1719sq.ft

Tentative saleable area for block F,G,H Apartments
2223 sq.ft

Tentative saleable area for apartment
1795sq.ft-1818sq.ft

Tentative saleable area For apartment
1693sq.ft-1726sq.ft

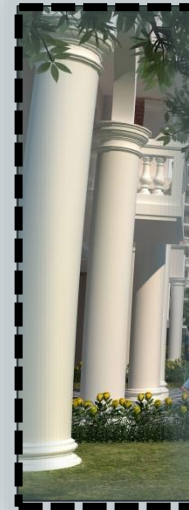
Exteriors & Concept



- All the towers are placed in such a way that it has direct access to both drive way and central courtyard



- Mediterranean architectural design elements



- Roman architectural style pillars



- Ornamentation is done to embellish parts of building

- Double height open porch roof composed of arches and columns, leading to the grand entrance of the towers.



- Composition of colonnades and arch give a grandiose view





- Balconies are designed so that a person can step out from room to enjoy fresh air and views of greens and clubs

- Terracotta roof tiles
- The red tiles clay roof tops give home a warm ,rustic look
- The roof lines are multi-level to create interest and symmetry





VEHICULAR ROAD WITH SEPARATE ENTRY/EXIT



CENTRALLY LOCATED GUARD HUT

MANICURED GREEN HEDGES ON BOTH SIDES OF THE ENTRANCE

ENTRANCE CENTRAL WATER FOUNTAIN

TRELLIS WALKWAY CONNECTED FROM ENTRANCE PLAZA TO LANDSCAPE

INVITING CENTRAL PAVED PLAZA

ENTRANCE PLAZA



ENTRANCE SPECIAL WATER FEATURE

Key points:

- CONTINUOUS TRELLIS WALKWAY CONNECTING THE LANDSCAPE GREENS THROUGHOUT
- BENCHES WITH PLANTERS ON BOTH SIDES OF THE PATHWAY FOR PEOPLE TO SIT AWHILE WHILE WALKING.



AERIAL VIEW OF LANDSCAPE

CONTEMPORARY STYLE
SEMI SHADED PATHWAY

PERGOLA GIVEN ON
EVRY ACCESS POINT OF
TOWER TO GREENS

TRELLIS WALKWAY



ENCLOSED SHADED TRELLIS WALKWAY WITH CLIMBERS/CREEPERS

SPIRAL CASCADING WATER FOUNTAIN ACTS AS AN INVITING LANDSCAPE ELEMENT

CIRCULAR WATERBODY ALL AROUND THE WATER FEATURE



ENTRANCE SPECIAL WATER FEATURE

ENTRANCE SPECIAL FEATURE



COLOURFUL FLOWER BEDS
WITH MANICURED HEDGING
AROUND

CONTEMPORARY LIGHTING
FIXTURES

TOT LOT AREA WITHIN
CONTINUOUS LAWNS

MAIN PATHWAYS
CONNECTED WITH
CONTINUOUS LAWNS

CONTINUOUS MANICURED LAWNS

LANDSCAPED LAWNS



AERIAL VIEW OF SWIMMING POOL

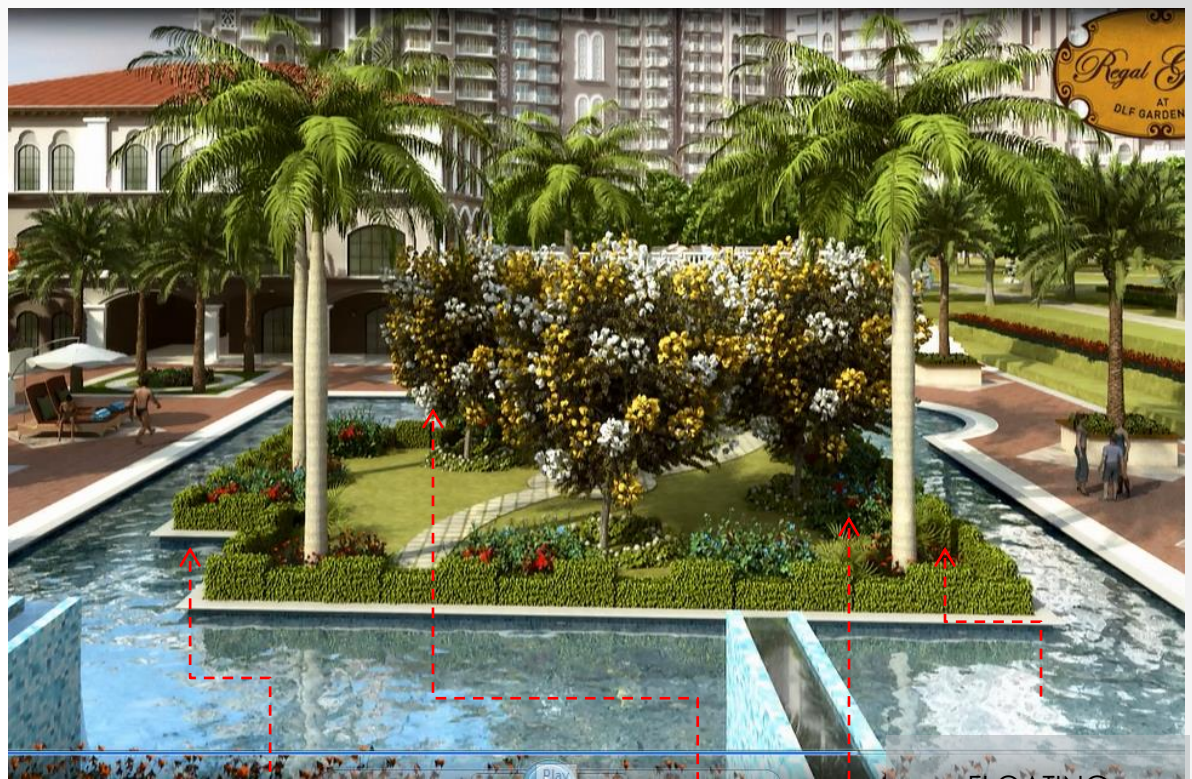


CLUB AREA IS SUNKEN FROM THE OVERALL LANDSCAPE SO THAT THE RESIDENTS GET A GOOD LOOK OF THE CLUB LANDSCAPE AS WELL AS THE VISITORS RESIDING GET A FEEL OF RESORT LIVING

Key points:

- SWIMMING POOL HAS A CENTRAL ISLAND WITH FLOWING WATER CHANNELS ON ONE SIDE MERGING INTO THE MAIN POOL
- THE POOL IS A COMBINATION OF GREEN LANDSCAPE ISLAND AND WATER ELEMENT

SWIMMING POOL



WATER CHANNELS
MERGING INTO MAIN
POOL

FLOATING
CENTRAL ISLAND

MANICURED HEDGES IN
THE PERIPHERY OF THE
ISLAND

EXOTIC PALM SPECIES ON
THE ISLAND

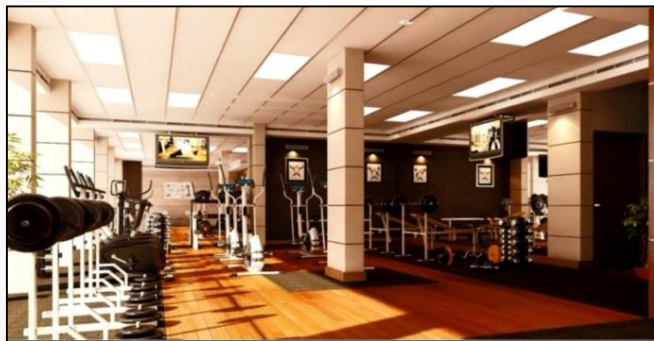
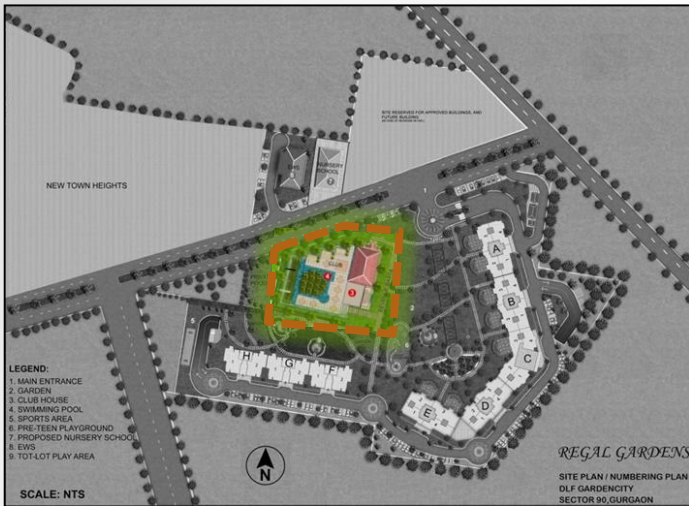
Key points:

- CENTRAL FLOATING ISLAND IN THE SWIMMING POOL AREA IS AN UNIQUE FEATURE WHICH SOFTENS THE TOTAL CLUB LANDSCAPE

SWIMMING POOL FEATURE

Club facilities

- Club facility
 - 1) Table Tennis
 - 2) Massage Room
 - 3) Mini Home Theater / A.V Room
 - 4) Main Pool and Kid's Pool
 - 5) Snooker
- 6) Multi purpose Hall with banqueting



Gymnasium



Club and swimming pool area



Multi-Purpose Hall with Banqueting



Billiards room



Actual Image

Well-appointed Clubhouse

Unwind and celebrate life at the stately Clubhouse Swimming Pool | Gymnasium | Tennis Court | Badminton Court | Squash Court | Restaurant | Card & Chess Room | Billiards Room | Kids' pool | Mini Home Theatre / A.V. Room | Massage Room



Actual Image



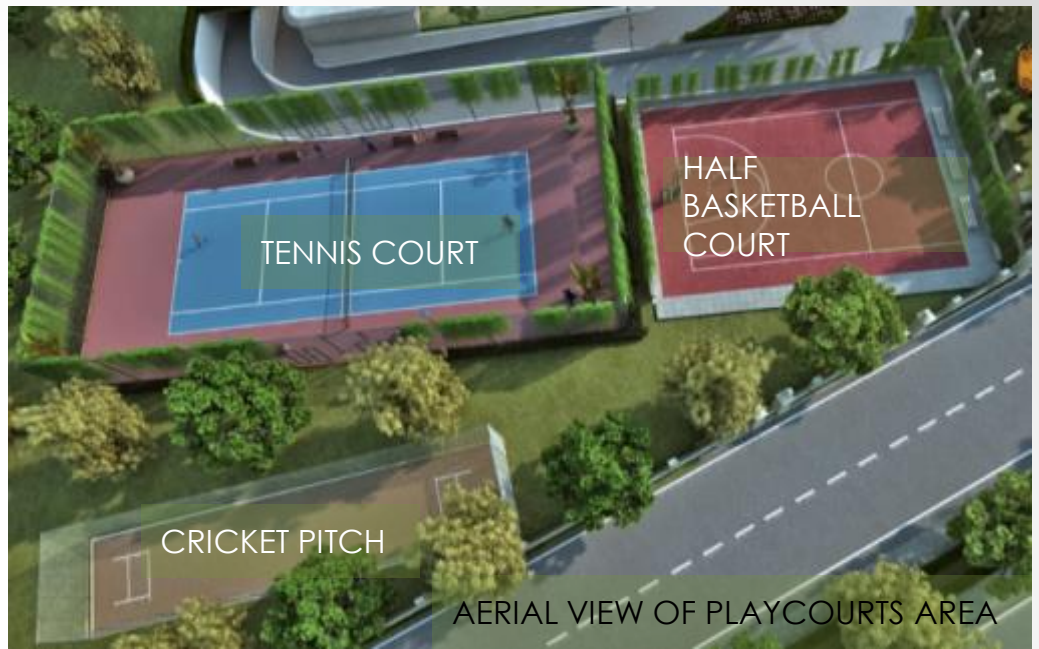
Actual Image



Key points:

- SPORTS AMENITIES INCLUDE TENNIS COURT, HALF BASKETBALL AND CRICKET PITCH

SPORTS AMENITIES



AERIAL VIEW OF PLAYCOURTS AREA



TENNIS COURT

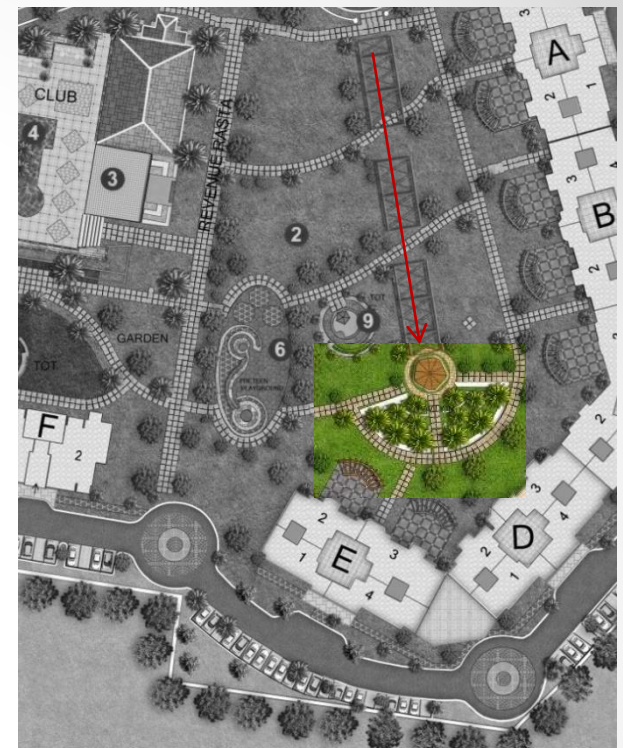


VIEW OF OPEN AIR AMPHITHEATRE



OAT WITH GREEN STEPS

OPEN AIR THEATRE



Key points:

- OPEN AIR THEATRE AT THE END OF THE TRELLIS WALKWAY ACTING AS A FOCAL ELEMENT

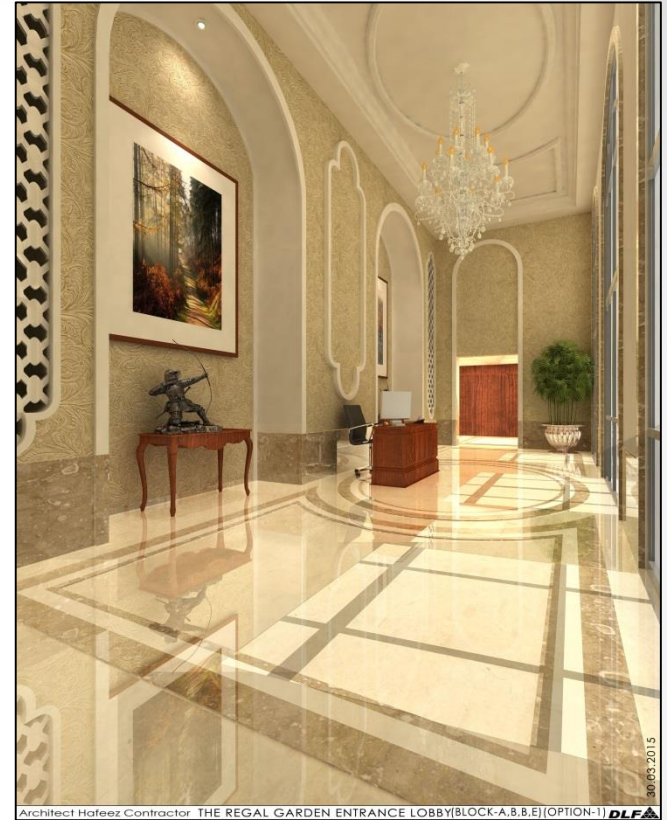


Key points:

- KID'S PLAY AREA HAVE MODERN PLAY EQUIPMENTS FOR AGE GROUPS INCLUDING PRETEEN PLAY RAEA AND TOT LOT

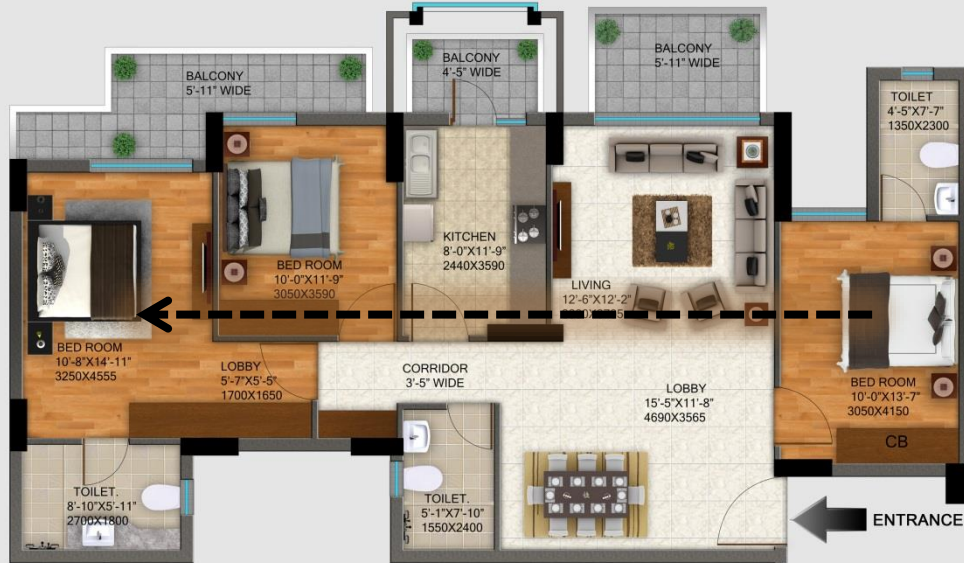
KIDS PLAY AREA

Lifts and lobbies



- Designer lifts and lobbies to give better impact of luxury
- Lift Lobbies for Ground floor are air-conditioned
- Extensive use of Granite/ Marble for lifts & lobbies

Unit plan - 3 BR



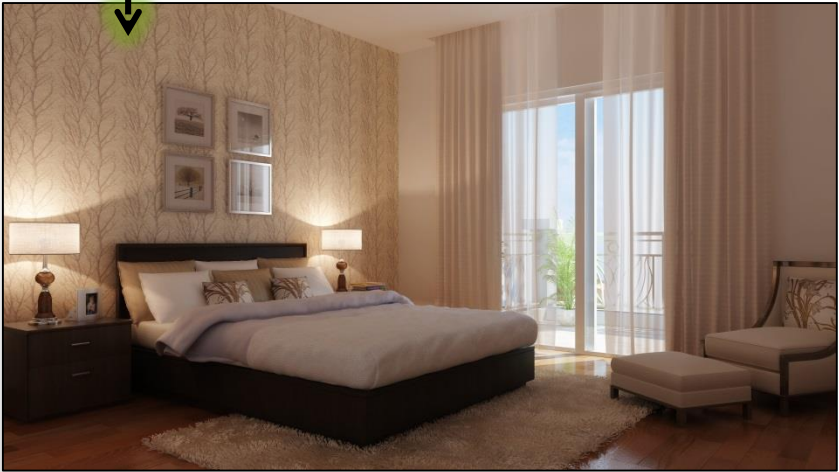
- Air conditioned apartment
- 100% DG Power back-up
- All bedrooms have laminated wooden flooring
- Imported marble is used for living & dining

- Linear planning
- All areas are enriched with efficient natural light and ventilation through full height glazing.

Unit plan - 4 BR



Living area



Bedroom



Dining area

PAYMENT PLAN

Cost Under Down Payment Plan:

3 BR – 1707 – 1804 sq ft – Rs. 1.20 – 1.35 Cr

4 BR – 2223 to 2251 sq ft – Rs. 1.65 – Rs. 1.80 Cr

STAGE	AMOUNT
On Booking	7.5 Lacs
Within 2 months from the date of booking	10% of total price (Less booking amount)
Within 4 months from the date of booking	90% of total price
	(IBMS as applicable) (Less TPR and Down Payment Rebate as applicable)

Notes:

- 1) Down Payment Rebate @ 12%
- 2) Timely Payment Rebate @ Rs. 750 psf



THANK YOU