



REGALIA

PRISTINE PEACEFUL LIVING



it's impossible to overlook

Delhi





The big question is...

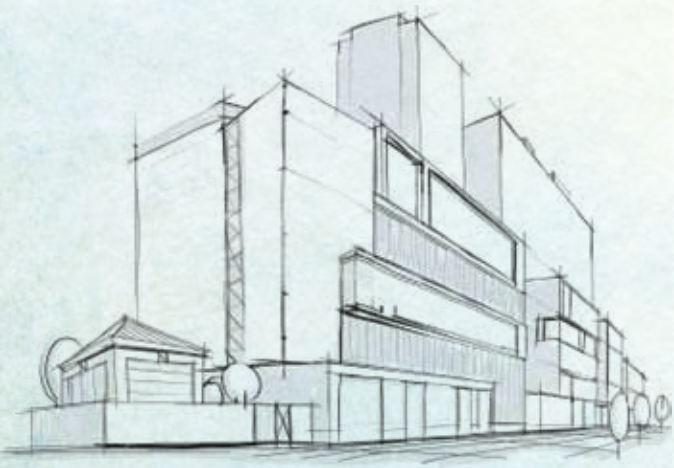
WHY CHOOSE GURGAON, NOIDA, BHIWADI, FARIDABAD
When you can...

Live in Delhi

The benefits of living in the capital can never be compared with a second tier city.

*Do you want your family to have
more choices leading to greater
opportunities in life?*

B Infrastructure
E Public Transport
T Education
T Healthcare
E Employment
R Most importantly **CHOICE**





Benefits of urban living

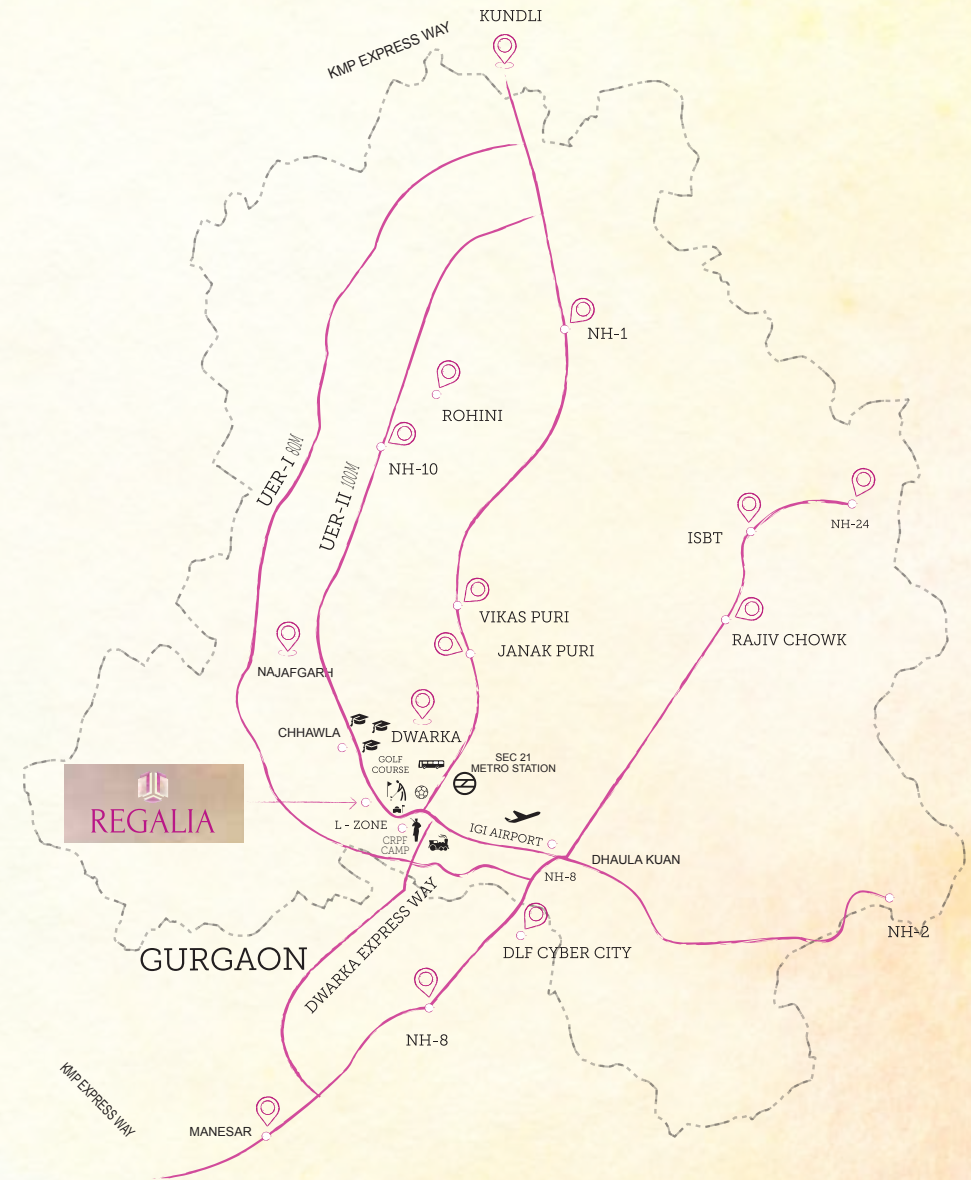
Regalia is situated in L-zone; the largest of 15 zones in Delhi under the Master Plan for Delhi 2021 by Delhi Development Authority. L-Zone lies in West Delhi comprising of 21,933 Ha, with an urbanisable area of 11,611 Ha and a city level density of 250-300 persons per Ha.









More specifically

- 📍 5 Minutes Drive from Sector 21 Metro Station, Dwarka.
- 📍 5 Minutes Drive from Diplomatic Enclave.
- 📍 5 Minutes Drive from proposed D.D.A. Golf Course.
- 📍 10 Minutes Drive from IGI Airport & NH-8.
- 📍 10 Minutes Drive from upcoming AIMS-II.
- 📍 20 Minutes Drive from Gurgaon & Dhaula Kuan.

Key Points of Connectivity

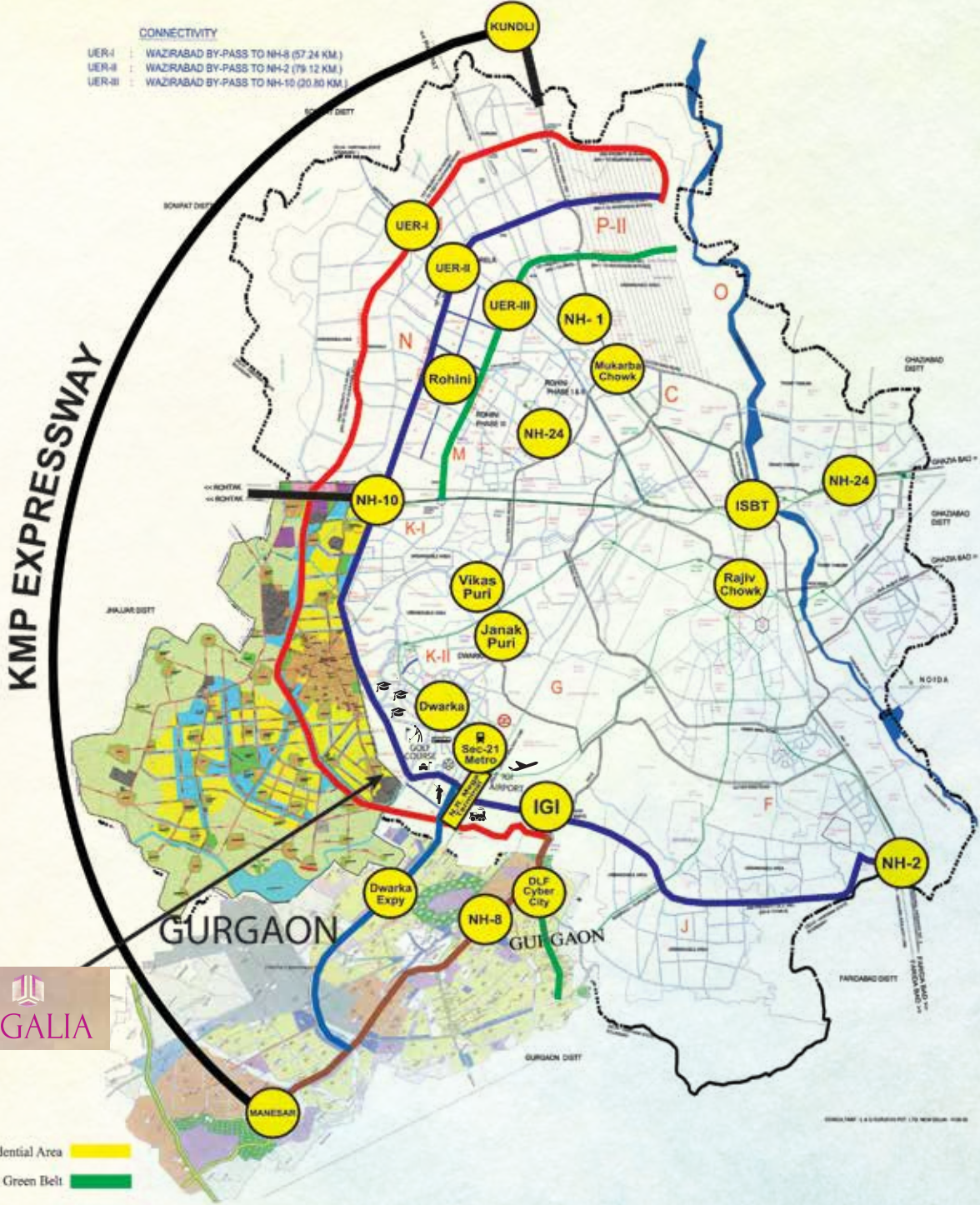
- 📍 UER-I & UER-II: 80m & 100m urban expressway which will originate on NH-1 (GT Karnal Road) and intersect with the NH-10 (Rohtak Road), NH-8 (Jaipur) and NH-2 (Faridabad, Mathura, Agra).
- 📍 KMP: Kundli-Manesar-Palwal expressway passing through Dhansa Border.
- 📍 MDR-123 & MDR-136: Major district Roads of L-Zone.



-  Diplomatic Enclave
-  NR Mega Terminal
-  University
-  Golf Course
-  CRPF Camp
-  Football Stadium
-  Sec 21 Metro Station
-  IGI Airport
-  Upcoming ISBT



Residential Area
 Green Belt



Vision of mpd 2021

Make Delhi a Global Metropolis and a World Class city, where all the people would be engaged in productive work with a better quality of life, living in a sustainable environment.

To accommodate in Delhi the projected population of 230 Lakh by 2021.

How to achieve this

A new **Land Pooling Policy** has been approved to speed up development to enable Delhi to accommodate the housing needs of its future and existing population.

Under this policy, land owners can surrender their land holding into the central pool and be a stakeholder to the development proposed on their land. Once the land is pooled, the landowner would get back 40-60% of the total land surrendered, as developable land. The 40-60% land that DDA would retain with them would be utilized for creation of infrastructure as decided by DDA.

Public private partnership model

Development will be carried out in partnership by DDA and the Private Sector to aid faster development.





Living at L-Zone

IGI & Domestic Airport just 5 minutes drive.

Sector 21 Metro Station only 5 minutes drive.

Higher Education will have a reserve of 53.6 Ha in the zone.

A hierarchy of healthcare facilities to accommodate the expected 20 Lakh population, along with the new AIMS-II.

Diplomatic Enclave is just a stone's throw away.

Hi-tech Industry will make up 500 Ha & a Knowledge Based industry park of 31.36 Ha at Baprola.





* These are conceptual images and the actual may vary.



REGALIA

PRISTINE PEACEFUL LIVING

Our members will now enjoy all the great amenities that were earlier only offered in the NCR region. Living at new heights will endow our members with spectacular views and a breath of fresh air. The abundance of natural light combined with proper ventilation will give a balanced and comfortable living environment all year round. A perfect harmony of impeccable designing combined with thorough consideration for the needs of our prospective residents lead us to a metropolitan style concept of living; with ample garden areas for evening walks, swimming pool for families to enjoy and a fully fitted gymnasium for keeping fit and healthy. Our residents will enjoy all the conveniences of living in the capital combined with the luxuries of modern living.

We are dedicated, driven and most importantly passionate to be representing a like minded society who strives for a common goal. We endeavour to deliver the best in building concept, design and construction to adequately cater to the future needs of our members and their families; a perfect balance of serenity, convenience and hassle free living. Our initiative is to provide **Modern Living for a Modern Society**.



Regalia Lifestyle

Modern living requires us to adapt and grow with the expectations of our community. Hence we offer an array of choices to truly engross yourself in a lifestyle of tranquility and activity. We understand the desire to achieve a healthy and happy standard of living, providing you with every opportunity to achieve such harmony.

Spaciously Designed Accommodation

Optimization of Natural Light & Ventilation

SOS Command Centre

24 X 7 Doctor on call

High Speed Elevators

Waiting Lounge in Lobby

Swimming Pool

Fully fitted Gymnasium

Electrician & plumbing services

Exclusive Residents Clubhouse with Party room & Yoga Zone

Jogging track, basket ball & table tennis

Children's Playgrounds with safety features

Tree lined community with designer landscaped gardens

Designated Residents & Visitor Parking

International Standard Security Systems with CCTV

24x7 100% Power Back up & Water



**Semi Furnished @ Rs. 1,600 per Sq. Ft.
Construction Cost**

BUILDING SPECIFICATIONS

Gated secure complex.

Finish includes POP, paint, flooring,
ceiling, lights & fans.

High Speed branded elevators;
separate passenger & service elevators

Reception & waiting lounge in lobby

Spacious design layout with optimization
of natural light & ventilation.

Specifications

Regalia shall exude a concept of well
designed modern living through our
extensive planning and structural design to
adequately meet the needs of our
metropolitan residents.

Members will have the option to choose
from two construction payment plans; a
fully furnished apartment with designer
modular kitchen and air conditioning
throughout for Rs. 2,200 per Sq. Ft.
Alternatively you may choose a standard
finish with velvet touch paint, flooring,
ceiling, lights and fans; allowing you to
furnish according to your own personal
tastes, at Rs. 1,600 per Sq. Ft.

**Fully Furnished @ Rs. 2,200 per Sq. Ft.
Construction Cost**

BUILDING SPECIFICATIONS

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Finish includes POP, paint, flooring,
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High Speed branded elevators;
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Reception & waiting lounge in lobby

Spacious design layout with optimization
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**Semi Furnished @ Rs. 1,600 per Sq. Ft.
Construction Cost**

LIVING ROOM / DINING ROOM

POP with velvet touch paint, ceiling,
lights & fans.

Vitrified tiled flooring.

KITCHEN

Counter top would be of granite slab.

Stainless steel sink with drain board & single
lever for hot & cold water.

Provision for piped gas.



**Fully Furnished @ Rs. 2,200 per Sq. Ft.
Construction Cost**

LIVING ROOM / DINING ROOM

POP with velvet touch paint, ceiling,
lights & fans.

Imported marble flooring.

Air conditioning shall be provided.

KITCHEN

Designer modular kitchen.

Heavy duty branded geysers.

Chimney with exhaust fan.

Counter top, walls and flooring shall
feature a combination of high quality
granite & imported marble.

Stainless steel sink with drain board &
single lever for hot & cold water.

Provision for piped gas.



**Semi Furnished @ Rs. 1,600 per Sq. Ft.
Construction Cost**

BEDROOMS

POP with velvet touch paint, ceiling, lights
& fans.

Wooden flooring.

BATHROOM

High class wall hung W.C. with matching
wash basin.

Single lever C.P. fittings.

Plastic emulsion paint on walls.

BALCONY

Simple flooring.

Paint with stone finish on external walls.



**Fully Furnished @ Rs. 2,200 per Sq. Ft.
Construction Cost**

BEDROOMS

POP with velvet touch paint, ceiling, lights
& fans.

Imported marble / imported wood
flooring.

Air conditioning shall be provided.

Designer wardrobes, cupboards, almirahs.

BATHROOM

High class imported wall hung W.C. with
matching wash basin

Designer single lever C.P. fittings.

Designer fittings, mirror and exhaust fan.

Heavy duty branded geysers.

Combination of imported marble &
textured paint up to ceiling.

BALCONY

Anti-skid tiled flooring.

Paint with stone finish on external walls.

Domestic features

24x7 100% Power Back up & Water

Provision for piped gas

Wireless internet facility provisioned for all apartments

Rain water harvesting & water softening plant

High class branded kitchen & bathroom fittings

Modular switches, sockets, MCBs etc.

Designated parking for Residents & Visitors.

Security & safety features

SOS Command Centre with 24 X 7 Doctor on call, electrician & plumbing services.

Secure gated complex with entry & exit control.

International standard security system, CCTV with video door phones*

Fire protection systems.

Earthquake resistant structure.

Recreational & Health Facilities

Exclusive residents club house with multipurpose hall & yoga zone.

Swimming pool & fully fitted gymnasium.

Children's play ground with safety features.

Manicured gardens with paved walkways & embellished lighting.



How to Become a Member

Colors Housing is offering membership in our Housing Scheme in L-Zone, by the name of Regalia. At Regalia we endeavour to provide a secure gated community comprising of multiple apartments sizes to suit all family sizes. The number of apartments shall be finalized once we have received sufficient number of memberships. We intend on offering memberships in the housing scheme with no hidden costs and no PLCs. Colors Housing is a registered Society under the Society's Act, hence all our actions will be taken keeping in mind the best interest of our members. We intend to treat all members equally and make no preferential allotment with respect to the particular floor or location. The allotment shall take place purely on a draw bases presided over by the registrar. We hope that all members shall respect the common goal of equal treatment of all members, as we shall not entertain any such requests from any member.

Availability of Membership

Memberships shall be approved and allotted purely on a first come first served basis.

Payment Schedule

The payment shall comprise of two parts; Land Cost and Construction Cost. The Land Cost amount shall be deposited at the time booking along with the application forms duly filled and accompanying documents. The Construction Cost amount shall be due as per the Construction Linked Payment Plan (CLPP) which will be designed and shared with all members prior to the commencement of construction. All members will be required to strictly adhere to the CLPP.

Cost Escalation

The Land Cost amount shall be fixed as on date. There will be no escalation with regards to the Land Cost. The Construction Cost amount has been derived based on the estimated price of construction materials in 2015. This estimate also takes into consideration the expert advice from the architects. However, if in case there is any major escalation in the cost of the materials, this will be incorporated into the costing which will be shared proportionately among members. The same shall apply in the case of any additional charge being levied by any competent authority.



Possession Timeframe

Based on the current indications and actions by DDA we estimate construction to begin in 2015. We expect the pace of construction to progress swiftly and we estimate a completion timeframe of 36-48 months from the start of construction but the same may vary also depending upon the clearances and approvals mandated by Law and the actions of DDA.

Surrender of Membership

A member has the option to surrender his / her membership by written application and submission of respective documents from the original owner. The money shall be refunded in accordance with the following:

-Share Money: 100

-Refund: Full amount received to date from the member including Land Cost, Construction Cost etc, shall be refunded to the original member once a new member replaces him / her, then only a refund shall be issued as and when.

-Transfer: A member may transfer his / her membership to any new member at no additional charges.

*An NOC will be required before the transfer of any member.

Certificate of Registration

Colors Housing Society

Registration No. S/RS/SW/1128/2014



CERTIFICATE OF REGISTRATION

UNDER SOCIETIES REGISTRATION ACT XXI OF 1860

Registration No. S/RS/SW/1128/2014

I hereby certify that "COLORS HOUSING SOCIETY" at SHOP NO.327, 3RD FLOOR, PLOT NO.7, VARDHMAN JP PLAZA SECTOR-4, DWARKA, NEW DELHI, for registered under.

SOCIETIES REGISTRATION ACTs OF 1860.

Given under my hand at Delhi on this 11 day of June 2014.

Fee of Rs. 50/- Paid.

Seal

DELHI



REGISTRAR OF SOCIETIES
DISTRICT SOUTH WEST
GOVT. OF NCT OF DELHI

Registrar of Societies
Delhi

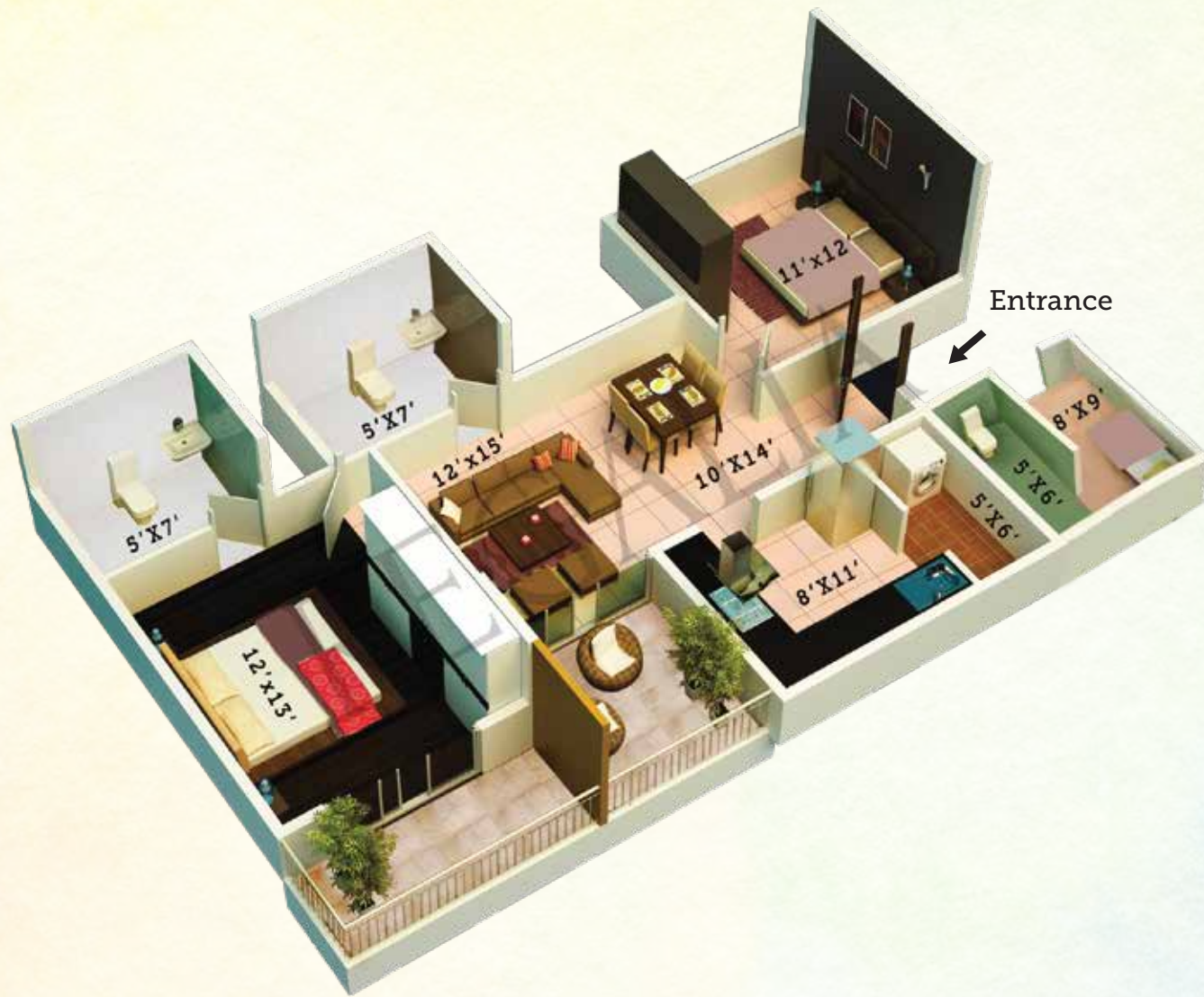
* This documents certifies registration under the society Registration Act, 1860. However, any Govt. department or any other association/Person may kindly make necessary verification (On their own) of the assets and liabilities of the society before entering into any contract/assignment with them.*




REGALIA

2 BHK 1,050 Sq. Ft.
Super Area*

* All Floor Plan area dimensions and specifications are indicative and subject to change as decided by any competent authority.
* These are conceptual images and the actual may vary.



2 BHK + SQ 1,260 Sq. Ft.
Super Area*


REGALIA

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Entrance

REGALIA

3 BHK 1,580 Sq. Ft.
Super Area*

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3 BHK + SQ 1,780 Sq. Ft.
Super Area*



REGALIA

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REGALIA

4 BHK 2,190 + SQ Sq. Ft.
Super Area*

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* These are conceptual images and the actual may vary.



4 BHK + SQ + STUDY 2,500 Sq. Ft.
Super Area*



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DDA land pool policy set for rollout soon

TRUNGNEWS NETWORK

New Delhi: Delhi Development Authority's ambitious land pooling policy—modified for objections and suggestions after being cleared by the authority in March—is now headed to the urban development ministry for final notification. On Friday, recommendations made by a board of inquiry were approved in a DDA meeting chaired by the incumbent governor Najish Jung, and incorporated in the policy.

Under the land pooling concept, owners can consolidate their lands by surrendering to DDA and DDA in return shall give back part of the land to the owner/owners (developer entity) in certain percentage. 96

Land pools get DDA nod
Policy To Be Implemented After Notification By UD Ministry

THE LINE VINEYARD

New Delhi: Delhi Development Authority's ambitious land pooling policy—modified for objections and suggestions after being cleared by the authority in March—is now headed to the urban development ministry for final notification. On Friday, recommendations made by a board of inquiry were approved in a DDA meeting chaired by the incumbent governor Najish Jung, and incorporated in the policy.

There are two categories for land pooling. After the modifications in the policy, the land pooling size for category-II has been reduced from 500 to 200. A commercial composite has been included in the category, and ground coverage has been increased in both categories—I and II—from 50% to 40%. Ground coverage for roads which fall in airfreight zones has increased from 40% to 50%.

Under the land pooling concept, owners can consolidate

OVERVIEW

Final stages completed on plan of privately-owned land by the owner where the pooled land is to be surrendered to DDA and DDA will, in return, give back part of the land to owner(s)



their holdings by surrendering land to DDA, which shall return a part of it to them (developer entity) in a certain percentage. An official said

Urban planners are not

lucky with the increase in ground coverage. "This has been probably done to allow more flexibility to developers but this is not a good idea because more of the land which will be pooled would be from the suburban and agricultural belt. The general objective should be to have smaller ground coverage, higher buildings and densification, more common open areas. All probability, market forces will ensure that the ground coverage does not go beyond 20%," said Sudhir Vikra, architect and urban planner.

The issue of higher floor area ratio (FAR) for roads also came up in the hearing. The modifications with respect to roads had already been notified and a board of inquiry had recommended three proposed modifications for modification. One of these modifications is an administrative matter. The remaining were needed for objections and suggestions as a supplementary modification," said a senior official.

POLICY

UPDATES

06 htestates CAPITAL GAINS

NEW YEAR BUMPER ISSUE

A guide to MPD 2021

Master Plan basics
It is a document that lays down the vision of urbanisation of a city based on environmental population, taking into account its infrastructure and recreational space requirements. In short, it lays down the total landmass that will be brought into development. Master Plans for cities are worked out on a cyclical basis with a 10- to 20-year outlook.

MPD's basic tenets
The Master Plan Delhi (MPD) 2021 envisages increase in the supply of dwelling units in the city through private sector participation. This is the paradigm shift vis-a-vis earlier plans. It encourages development of infrastructure and knowledge-based industries in Delhi. This will create skilled job opportunities and improve the quality of life in Delhi.

This MPD is different
This is seemingly the last Master Plan of Delhi in terms of landmass. The Master Plan covers the landmass of the city more - 1483 sq km. Such an opportunity for land will not exist in the future but work on redevelopment and 'lightweight development' will continue.

Salient features of the Master Plan 2021

- MPD 2021 notified vide gazette notification number S0414 in February 2007
- 15 rural plans notified in June 2010
- Sub-zonal/sectoral plans currently under development
- Policy of land pooling through public-private partnership currently under public debate
- Farmhouses/Country Homes policy notified. Awaiting 90-day objection period
- Leading developers/financial institutions/HRIs have already aggregated land parcels for future development
- UERC already tendered. Construction started
- UERI likely to be notified soon

Three main policies under Master Plan Delhi 2021

POLICY 1 FARMHOUSE/COUNTRY HOMES POLICY

In November last year, the Delhi Development Authority (DDA) passed the farmhouse/country homes policy. One part of the policy deals with regularising existing farmhouses. These farmhouses, usually of size 2.5 acre and above, are in the range of ₹15 to ₹20 crore per acre. These are located in zone J under the Master Plan 2021 that consists of areas such as Neb Sarai, Mehrauli, Sathbari and Chhattarpur—primarily land between NH8 and NH2, right from Rajokri and Chhattarpur.

The existing villages that already have farmhouses would be developed as low density residential areas of which the existing farmhouses would be regularised as country homes subject to the norms under the revised norms under the policy.

This zone has approximately 447 hectares or 5000 farmhouses. Farmhouses existing before February 7, 2007, will be regularised after payment of a penalty. There is a move by the South Delhi Municipal Corporation to regularise farmhouses by charging their owners up to ₹5 crore.

However, the aspiring purchasers are suitably advised to exercise caution while purchasing land which is either governed by the stipulation imposed by the authority arising from the Supreme Court order or the land that falls under the regional park etc.

The second part of the

POLICY 2 LAND POOLING POLICY

It governs three distinct areas. First is the availability of contiguous land parcels for future development. Second is the availability of land to the government for infrastructure and the third aspect relates to a fair policy towards the current land owners and their participation in the development process. As for its impact, owners will be able to get better valuation of land. It'll be open to public debate by the second quarter.

POLICY 3 INCREASED FAR POLICY

Delhi has 11,000 hectares of land under the green belt. The city has to accommodate a population of one crore within the urbanisable area of L, M and N zones over the next couple of decades. To create dwelling units and commensurate infrastructure, going vertical has become a necessity. To facilitate that, the government is mulling an increase in floor area ratio (FAR) from 400 to 600 as against the current notified level of 200. More units, thus, will be created.

सच होगा अपने फ्लैट का सपना डीडीए की मुहर, बिल्डर बनाएंगे फ्लैट नहीं रहेगी फ्लैटों के लिए मारामारी

DDA will start construction and give the title deed to the owner. The builder will be responsible for the construction and will be liable for the completion of the project. The DDA will be responsible for the land pooling and will be liable for the completion of the project.

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Delhi's Skyline May go the Shanghai Way

Vertical Limits

FLOOR AREA RATIO IN

- Shanghai 1.5
- Delhi 1.2
- Hyderabad 1.75
- Mumbai 1.75

The idea behind increasing FAR is to bring about a more efficient use of land.

In Mumbai, DDA's SuperTech is building an 80-storey tower. The tallest building in Delhi is the 23-storey Civic Centre. Empire State Building in New York is the tallest building in the world with 102 floors.

It'll be the tallest of the total floor area of a building built in the region.



DELHI DEVELOPMENT AUTHORITY

(MASTER PLAN SECTION)

PUBLIC NOTICE

As per provisions of Master Plan 2021 development in urbanisable area of Planning Zones – J, K-I, L, N & P-II is to be taken up through new land policy based on the concept of Land Pooling wherein the land parcels owned by individuals or group of owners are legally consolidated by transfer of ownership rights to the designated land pooling agency/DDA which later transfers the ownership of the part of land back to the land owners for undertaking development for such areas as per the defined norms and categories. This has now been added in the Master Plan for Delhi-2021 in the form of Chapter 19.0 on Land Policy notified vide S.O. No.2687 (E) dated 05.09.2013 in the Extra-ordinary Gazette by the Govt. of India. As per this Notification, DDA has prepared the draft detailed regulations for operationalization of the Land Policy which have been approved by the Authority in its meeting held on 10.01.2014. These Regulations have now been put up on the DDA's website i.e. <http://dda.org.in/ddanew/planning.aspx> for obtaining / inviting suggestions / views from stakeholders / public within a period of **Thirty days** from the date of issue of this Notice.

The regulations specify the areas covered under the policy, permissibility, procedure for grant of land transfer to the Developer Entity, procedure for grant of Development licence to the Developer Entity and other terms and conditions/controls, etc. These has been detailed out based on the guiding principles of the land policy in terms of role of the DDA/Govt., role of the Developer Entity and the norms of the land assembly already notified.

Any person having any views / suggestions with respect to the proposed Regulations may send their views / suggestions in writing to **Addl. Commissioner (Plg.) Land Pooling, Delhi Development Authority, 3rd Floor Vikas Minar, I.P. Estate, New Delhi-110002** or through E-mail at acplgmpuelp@gmail.com. The person making the suggestions / views should also give his/her name, address and telephone/contact number(s), Email ID which should be legible.

Place: New Delhi Sd/-
DATED: 29.01.2014 (D.SARKAR)
File No: F.15(06)/2012-MP COMMISSIONER-CUM-SECRETARY

Please visit DDA's Website at www.dda.org.in or Dial Toll Free No. 1800110332

htestates

NEW DELHI, SATURDAY OCTOBER 06, 2012, 10 PAGES www.hindustantimes.com

Master Plan Development 2021

ZONE OF GREAT OPPORTUNITY

The L Zone could be an attractive investment hotspot, but putting in infrastructure could be a big challenge, says Vandana Ramnani



India Today / India / North / Delhi / Story

INDIA TODAY

Making Sense of India

DDA tweaks land acquisition policy to bring in private builders for the development of five new sub cities in Delhi

KUMAR VIKRAM | MAIL TODAY | NEW DELHI, MARCH 30, 2013 | UPDATED 13:04 IST

On the residential opportunities in the Capital, Dutt said, "People will prefer living in Delhi rather than going to remote areas like Gurgaon's Dwarka Expressway or Greater Noida. It is a good opportunity for those already living in Delhi and looking for another investment. If they get properties in Delhi, then, why will they look for options in remote places?"

Radicon Infrastructure chairman D.C. Sharma said: "Prices in Dwarka Expressway are very high. If one gets opportunities to buy flats at similar rates in Delhi, then why would an investor go to Dwarka Expressway? As a result, it will impact the realty markets there."

DDA to build five new sub-cities in Capital

COMBINO UP Sub-cities in urban extension or rural zones to be set up with help of land-pooling policy

Sub-cities in urban extension or rural zones to be set up with help of land-pooling policy. The DDA is planning to build five new sub-cities in the Capital. The sub-cities will be set up in urban extension or rural zones. The DDA is planning to build five new sub-cities in the Capital. The sub-cities will be set up in urban extension or rural zones. The DDA is planning to build five new sub-cities in the Capital. The sub-cities will be set up in urban extension or rural zones.



Delhi housing plan: Year 2021

Delhi: Turning unaffordable, but hopes high

With almost all areas of the Capital out of reach, the contours of the new development policy under the MPD 2021 is keenly awaited



THE National Capital Territory (NCT) is the second most populated state in India after Mumbai. Delhi covers an area of 1,483 sq km and has a population of 16.8 million.



NEW PROJECTS

PROJECT	DEVELOPER	LOCATION	TYPE	AREA (SQ FT)	PRICE (₹ PER SQ FT)
Capital Greens	DLF	Mayapuri	4 BHK	2,885-3,015	14,800
Kings Court	DLF	Greater Kirti	4 BHK	1,421-2,251	34,000
Castlewood	Indiabulls	Dwarka	3-4 BHK	1,321-2,253	13,500
La Topogarda	Parsons	Citrus	3-5 BHK	1,550-3,345	8,500

At Colors Housing we strongly believe in our initiative 'Modern Living for a Modern Society'. Hence all our actions and decisions are made keeping this common goal in mind. We welcome the thoughts and ideas of our members because we truly believe that by pooling our knowledge and resources, we can create a better tomorrow for us all.

'Unity is strength,
Knowledge is power,
Attitude is everything.'

SOCIETY

Alone we can do so little, together we can do so much.

Unity is strength....when there is teamwork & collaboration, wonderful things can be achieved

None of us, is as smart as all of us.

Disclaimer

The Floor Plan booklet is purely conceptual and not a legal offering. The information, dimensions and specifications mentioned herein are subject to change and may vary from the actual development. This publication should not be construed in any way as a legal offer or invitation to offer. All images are artistic conceptualization and do not purport to replicate the exact product.





REGALIA

Let's join together today to
create a **Fabulous** tomorrow



Colors Housing Society Registration No. S/RS/SW/1128/2014

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