



**PROPOSED FLATS NAMED AS REGALIA TOWERS AT VILLAGE HIMMATGARH, ZIRAKPUR (PUNJAB)**

PROMOTERS: IND-SWIFT INFRA-STRUCTURE & DEVELOPERS LTD.

TOTAL AREA OF THE SITE = 1308.44 SQ FT  
 = 3.00 ACRES  
 TOTAL NO. OF FLATS = 312 nos.  
 TOTAL NO. OF BED ROOMS = 916 nos.  
 NO. OF THREE BED ROOM FLAT = 141 nos.  
 NO. OF TWO BED ROOM FLAT = 172 nos.  
 NO. OF ONE BED ROOM FLAT = 303 nos.  
 AREA UNDER COMMUNITY CENTER = 1350.00 SQ FT  
 USE RT - 18.22% (RT) = 1.00%  
 AREA UNDER PARKING = 1988.00 SQ FT  
 USE RT - 15.22% (RT) = 0.94%  
 AREA UNDER ROADS, EIP, WAPCOS, OPEN SPACES, ELEC. STATIONS, ETC. = 1694.25 SQ FT = 41.82%  
**GROUND COVERAGE:**  
 PERMISSIBLE SON OF SITE AREA = 660.00 SQ FT  
 AREA UNDER RESIDENTIAL AREA = 1800.00 SQ FT  
 BLOCK 1 = 1470.00 SQ FT  
 BLOCK 2 = 1470.00 SQ FT  
 BLOCK 3 = 1470.00 SQ FT  
 E.W.S. = 1800.00 SQ FT  
 TOTAL = 7200.00 SQ FT  
 = 9.94%

**FAR UTILIZED:**  
 AREA UNDER 7 BED ROOM FLATS STORED IN BLOCK 1 = 1000.00 SQ FT  
 AREA UNDER 3 BED ROOM FLATS STORED IN BLOCK 2 = 1000.00 SQ FT  
 AREA UNDER 3 BED ROOM FLATS STORED IN BLOCK 3 = 1000.00 SQ FT  
 TOTAL = 3000.00 SQ FT

The plan is sanctioned as approved by competent Authority (M.C. Himmatgarh) under No. 10/2005 dt. 28/12/05. Name of the project is Regalia Towers at Village Himmatgarh, Zirakpur.

S.No.	DETAIL OF AREA	AREA (SQ. FT.)	% OF TOTAL AREA
1	AREA UNDER FLATS (Including Common)	4750.00	36.30%
2	AREA UNDER COMMUNITY CENTER	1350.00	10.30%
3	AREA UNDER ROADS	4757.50	36.37%
4	OPEN PARKING	1988.00	15.20%
5	AREA UNDER WAPCOS	149.25	1.14%
6	AREA UNDER ELEC. STATION	220.00	1.68%
7	TOTAL AREA UNDER DIFFERENT USERS	1308.44	100%

**COVERED PARKING PROVIDED UNDER BLOCK 1**  
 BLOCK 1 - BLOCK 2 - BLOCK 3 - (57 PARKINGS - 1475 SQ. FT.)  
 BLOCK 1 - (1470 SQ. FT.) - 1470 SQ. FT. (100%)  
 BLOCK 2 - (1470 SQ. FT.) - 1470 SQ. FT. (100%)  
 BLOCK 3 - (1470 SQ. FT.) - 1470 SQ. FT. (100%)  
**COVERED PARKING PROVIDED UNDER BLOCK 2**  
 BLOCK 2 - (1470 SQ. FT.) - 1470 SQ. FT. (100%)  
**COVERED PARKING PROVIDED UNDER BLOCK 3**  
 BLOCK 3 - (1470 SQ. FT.) - 1470 SQ. FT. (100%)  
**OPEN PARKING**  
 (1988 SQ. FT.) - 1988 SQ. FT. (100%)  
**COVERED PARKING PROVIDED UNDER BLOCK 1**  
 BLOCK 1 - (1470 SQ. FT.) - 1470 SQ. FT. (100%)  
 BLOCK 2 - (1470 SQ. FT.) - 1470 SQ. FT. (100%)  
 BLOCK 3 - (1470 SQ. FT.) - 1470 SQ. FT. (100%)  
**OPEN PARKING**  
 (1988 SQ. FT.) - 1988 SQ. FT. (100%)

AS SHOWN IN THE DRG. OR AS PER HEAD. INCH OR MORE IN SIZE.  
 DRAWN BY: PUNJEE BHANDARI  
 DATE: 01 DECEMBER 2005  
 ARCHITECTS: STRUCTURAL CONSULTANTS, INTERIOR DESIGNERS & CIVIL ENGINEERS.  
**VASTU GROUP**  
 108, SECTOR 28A, CHANDIGARH - 160028

PARKS (GREEN SPACE) [ ]  
 ROADS [ ]  
 OPEN PARKING [ ]

For Ind-Swift Infrastructure & Developers Ltd.  
 P.K. CHANDHAR, MCA, J  
 ARCHITECT

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