



REGAL PARK

A P R O J E C T B Y S T E R L I T E E

STERLITEE DEVELOPERS

Legacy Thinking. Future Forward Execution.

Sterlitee Developers represents the formalisation of decades of real estate experience into a structured, future ready development platform. The professionally governed LLP's, foundations are deeply rooted in over four decades of hands on expertise across land acquisition strategy, regulatory navigation, financial structuring, and disciplined residential execution.

Before this evolution, the founding leadership successfully delivered multiple residential communities across South Bengaluru. Some of the landmark developments such as Royal Residency & Royal Regalia in Electronic City phase 1, were completed with a clear emphasis on delivery integrity, thoughtful planning, and end user satisfaction.

The transition into Sterlitee Developers reflects a natural progression, from individually steered execution to a structured organisation designed for governance, transparency, scalability, and long term institutional strength.

At its core, the philosophy remains unwavering:

- Sustainable Growth
- End User Centric Planning
- Long Term Asset Creation

Sterlitee Developers stands at the intersection of experience and evolution, guided by legacy, structured with discipline, and driven by a vision calibrated for the future.

REGAL PARK

Where Space, Air & Nature Define True Luxury.

In a city accelerating vertically, Regal Park chooses to expand horizontally.

Spread across 22 acres in Neotown, Electronic City, Regal Park is a low density villa estate designed around a singular belief, that true luxury is measured in space, privacy, and long term liveability. This is not density driven planning. This is landscape led living.

Over 46% of the estate is allocated to open space, with 10 curated landscape parks integrated across the master layout, including 10+ acres of open spaces. Regal Park is not built on land. It is built with land.

Designed for those who value proportion over congestion and permanence over passing trends.

Project Snapshot:

Land Area:
22 Acres

Total Villas:
251

Open Spaces:
~10 Acres

Configuration:
4 & 5 Bed Villas

Road Widths:
40 ft & 50 ft

Approvals:
BDA & RERA

MASTER PLAN



LEGENDS

- | | | |
|---|----------------------------|---------------------------------------|
| 1. Stepping Stone | 29. Service Counter Table | 57. 15m Wide Road |
| 2. Water Body | 30. Retaining Wall | 58. 12.19m Wide Road |
| 3. Spout Wall | 31. Seating Ledge | 59. 9.14m Wide Road |
| 4. Upper Trough | 32. Table | 60. 9.0m Wide Road |
| 5. Lower Trough | 33. Reading Garden | 61. Exercise Station |
| 6. Entrance Plaza | 34. Stone Slab | 62. Leisure Garden |
| 7. Entrance Gate | 35. Sunken Court | 63. Yoga / Meditation Deck |
| 8. Security | 36. Deck with Pergola | 64. Tennis Court |
| 9. Exit Gate | 37. Pathway | 65. Basketball Court |
| 10. Grating / Drain Detail (as per PHE) | 38. Swing Pad | 66. Jungle Gym |
| 11. Curb | 39. Kids Park | 67. Amphitheater |
| 12. Waiting Pad | 40. Deck with Pergola | 68. Cultural Court |
| 13. Planting Bed | 41. Board Walk | 69. Central Park – North Plaza |
| 14. Floral Bed | 42. Zen Garden | 70. Toddler's Play Area |
| 15. Hedge Planting | 43. Transformer Fencing | 71. Pavilion |
| 16. Thicket / Forest Zone | 44. Node | 72. Central Park – West Plaza |
| 17. Community Lawn | 45. Car Parking | 73. Multi-purpose Lawn |
| 18. Butterfly Garden | 46. Saucer Drain | 74. Kid's Play Area (Sand Pit) |
| 19. Pathway | 47. Driver Access | 75. Community Orchard |
| 20. Seating | 48. Transformer | 76. Kid's Play Area |
| 21. Curb | 49. Node in Cobble Stone | 77. Skating Rink |
| 22. Stub Wall | 50. Stepped Access | 78. Outdoor Workstation / Reading Pod |
| 23. Clubhouse Plaza | 51. 50mm Thick Grass Joint | 79. Hammock Zone |
| 24. 6.0m Wide Driveway | 52. Flush Curb | 80. Mound |
| 25. Median | 53. Bubblers | 81. Putting Lawn |
| 26. Pathway | 54. Sculpture Pad | 82. Picnic / Camping Garden |
| 27. Driveway Access | 55. Marketing Office | 83. Aroma Garden |
| 28. Event Plaza | 56. Utility-1 | 84. Utility-2 |



S E R I E ~

~40x50 / 35x55~



S
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~30x50 / 35x50~

30x50 EAST

Land Area	Total SBUA
1500 sq ft	3250 sq ft

NOTE : BUA will be in range of 1.8 to 1.9 FAR, without media room.



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

35x50 EAST

Land Area	Total SBUA
1750 sq ft	3774 sq ft

NOTE : BUA will be in range of 1.8 to 1.9 FAR, without media room.



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

35x55 EAST

Land Area	Total SBUA
1925 sq ft	4260 sq ft

NOTE : BUA will be in range of 1.8 to 1.9 FAR, without media room.



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

35x55 WEST

Land Area	Total SBUA
1925 sq ft	4145 sq ft

NOTE : BUA will be in range of 1.8 to 1.9 FAR, without media room.



GROUND FLOOR



FIRST FLOOR

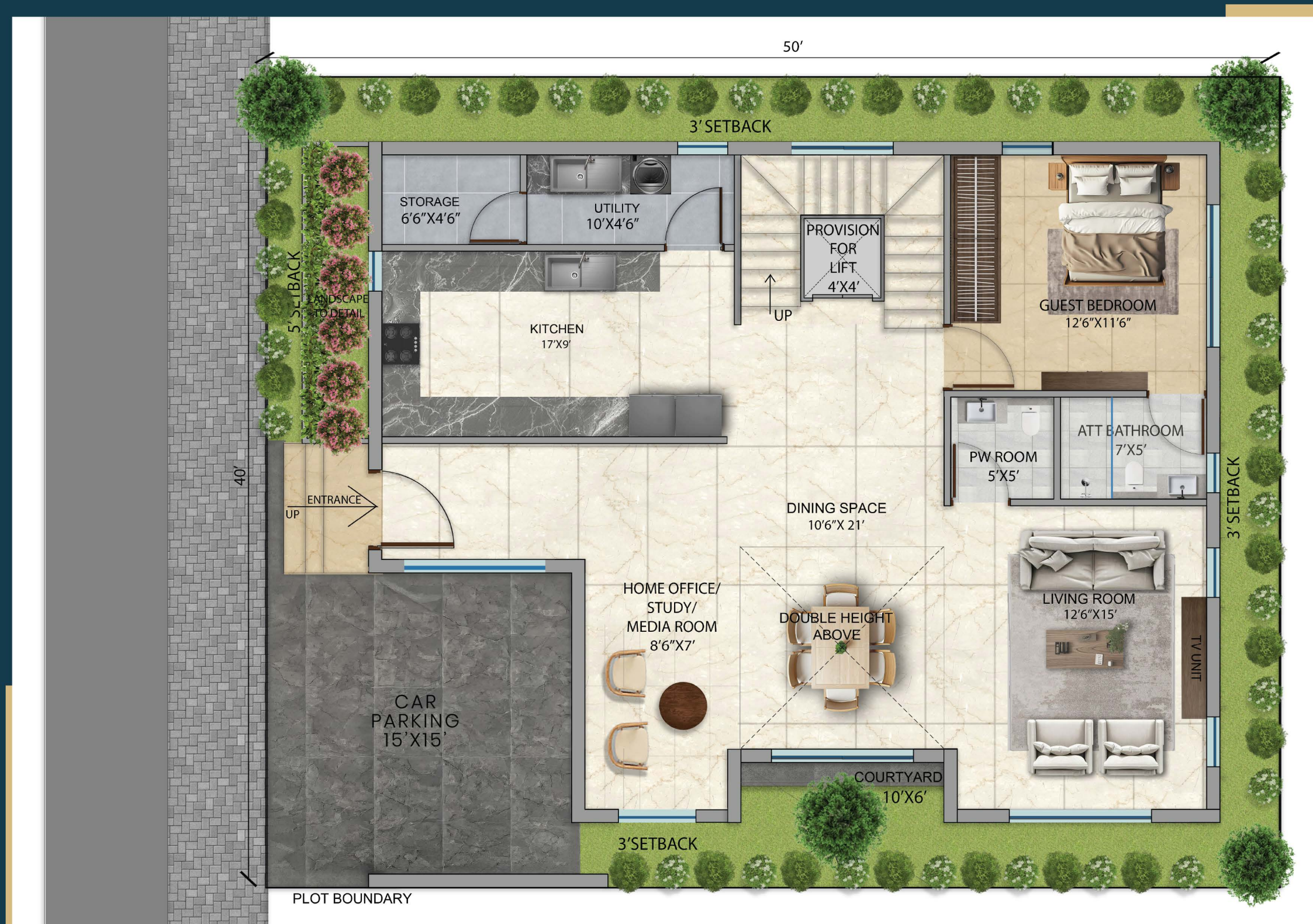


SECOND FLOOR

40x50 EAST OPTION 1

Land Area	Total SBUA
2000 sq ft	4317 sq ft

NOTE : BUA will be in range of 1.8 to 1.9 FAR, without media room.



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

40x50 EAST OPTION 2

Land Area	Total SBUA
2000 sq ft	4358 sq ft

NOTE : BUA will be in range of 1.8 to 1.9 FAR, without media room.



GROUND FLOOR



FIRST FLOOR

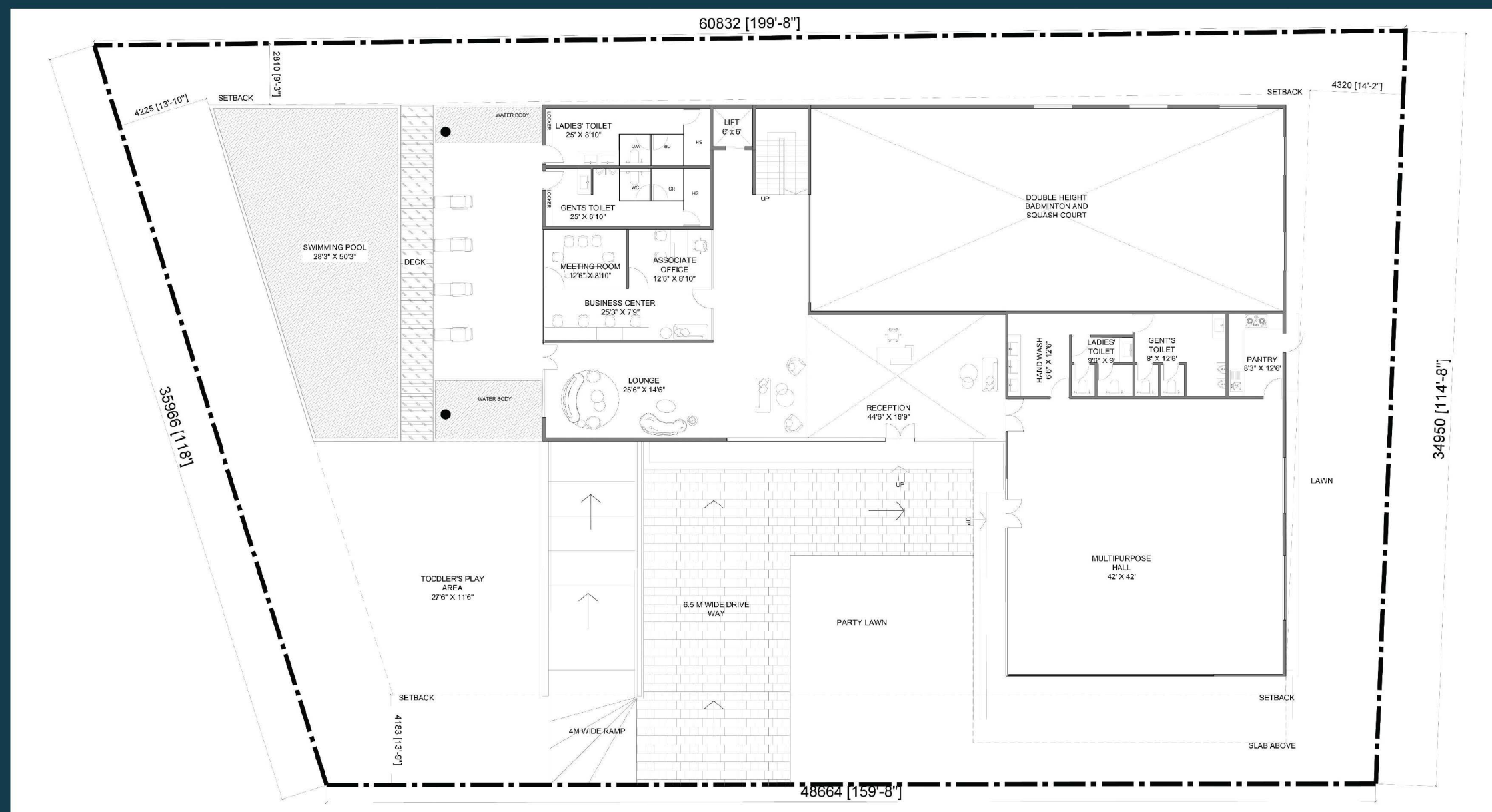


SECOND FLOOR

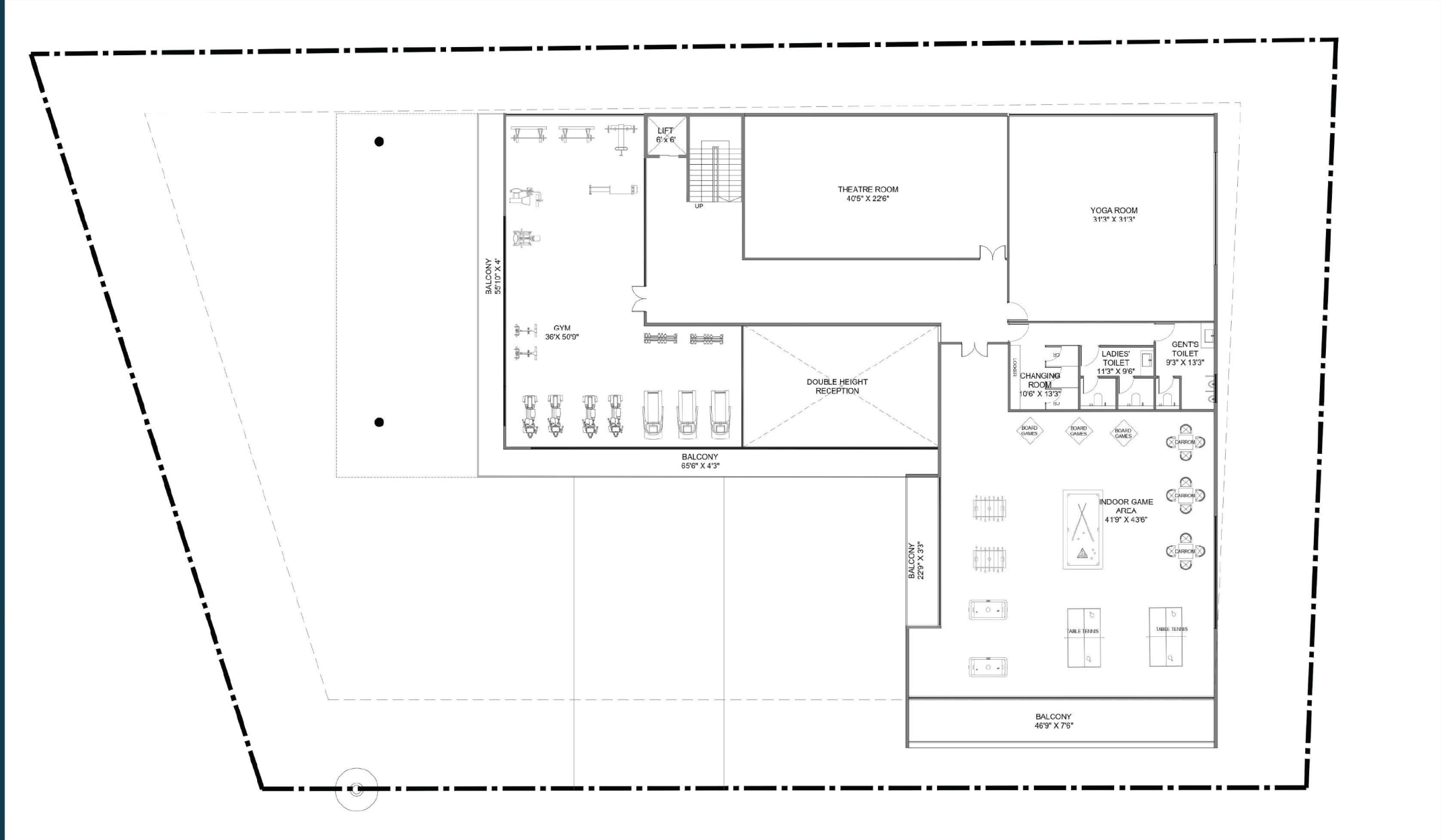


CLUBHOUSE

25,000 SQ FT

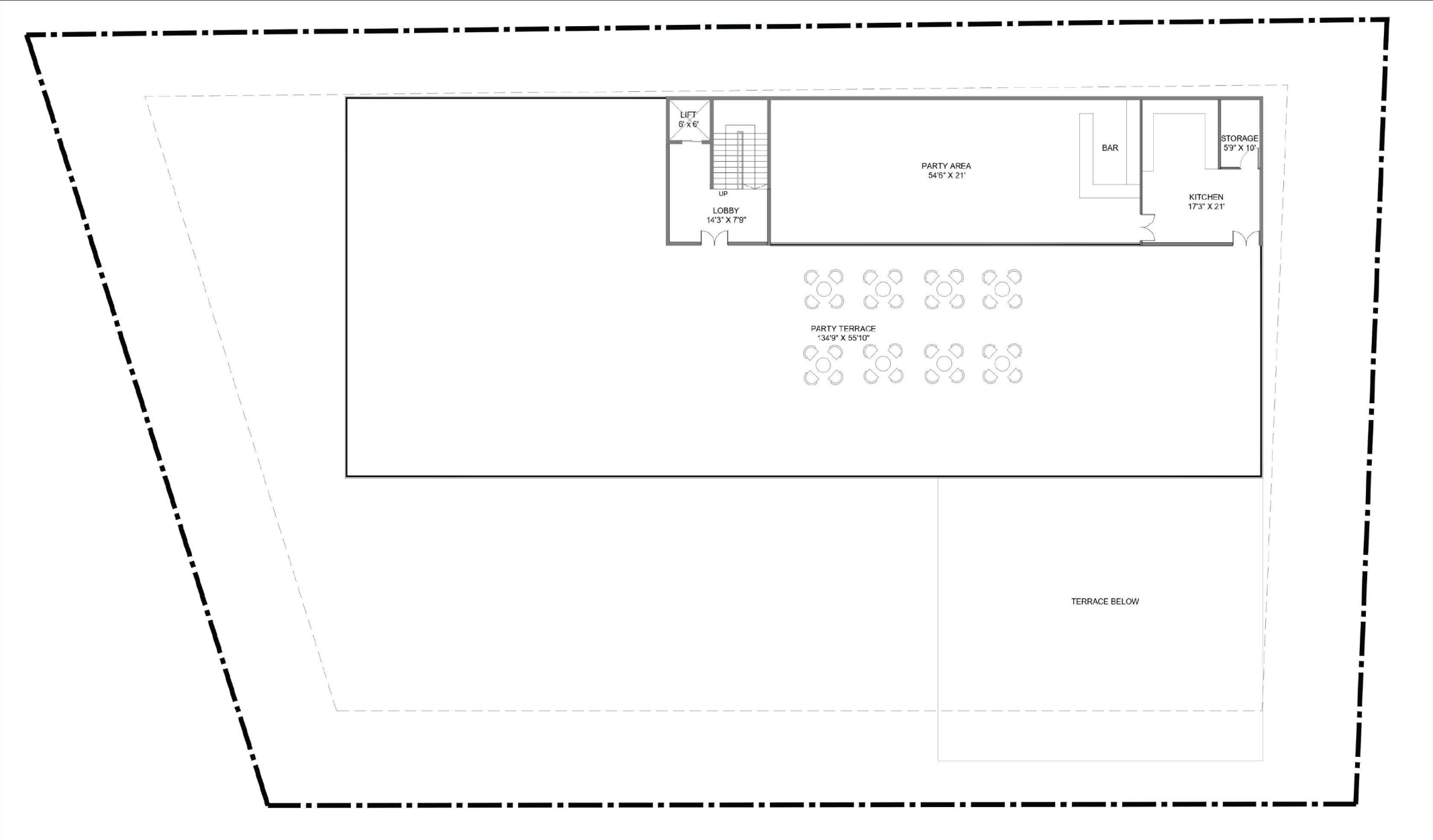


GROUND FLOOR PLAN



FIRST FLOOR PLAN





TERRACE FLOOR PLAN

MATERIAL SPECIFICATIONS

STRUCTURE

- Structure: RCC framed structure.
- External walls: 6-inch solid concrete blocks.
- Internal walls: 4-inch partition blocks.
- Floor-to-floor height: 12 ft.

WALL FINISH

- Internal walls: 2 coats putty, 1 coat primer and 2 coats premium emulsion.
- Ceilings: 2 coats putty, 1 coat primer and 2 coats premium emulsion.
- External walls: Primer and water-based exterior paint.
- Utility areas: Primer and 2 coats of emulsion paint.
- Toilet walls: Vitrified tiles up to 9 ft height.

FLOORING

- Foyer, living, dining and lift lobby: Italian marble.
- Kitchen: Vitrified tiles (600 x 600 mm).
- Study, media room, utility, storage, guest bedroom and open terrace: Vitrified tiles (600 x 600 mm).
- Master bedroom: Wooden flooring.
- Balconies: Slate grey anti-skid tiles (600 x 600 mm).
- Parking: Anti-skid tiles (600 x 600 mm).

KITCHEN

- Provision: Sink inlet & outlet, water purifier point and utility washing point.
- CP fittings: Kohler / Delta / Equivalent.

STAIRCASE

- Treads & risers: Italian marble / granite.
- Railing: Aluminium / stainless steel with glass detailing.

BATHROOM

- Wash basins: Kohler / TOTO / Equivalent.
- W/C: Wall-mounted with concealed cistern and health faucet (Kohler / Delta / Equivalent).
- Provision: Geyser + exhaust.

ENTRANCE DOORS

- Height: 9 ft.
- Make: Wesmarc / Equivalent.

BEDROOM & BATHROOM DOORS

- Height: 8 ft.
- Type: Flush shutters with veneer finish (both sides).

WINDOWS

- Windows: UPVC sliding with clear glass + provision for bug screen.
- Balcony doors: Aluminium sliding with clear glass.
- Ventilators: UPVC with louvered glass panels.

ELECTRICAL

- Wiring & cables: Finolex / Equivalent.
- Switches: Modular switches.
- AC points: All bedrooms.
- TV points: Living room and master bedroom.
- DG backup: Lights, fans and kitchen refrigerator.
- EV charging: Provision in parking.

BINDING TERMS & CONDITIONS:

- No structural modifications or alterations to the building elevation shall be permitted under any circumstances.
- Clients may opt for alternative flooring materials; however, such materials shall be supplied by the client, and all associated labour costs shall be borne by the client.
- Any upgrades or material substitutions will incur additional charges as per prevailing rates.
- The positioning and layout of doors and windows shall remain as per the approved design and shall not be altered.
- A variation of up to 10% in specifications may be applicable. Final specifications shall be formalised and shared at the time of ATS.

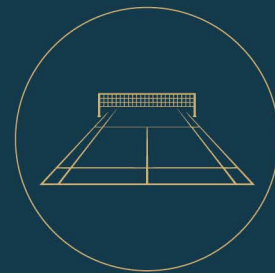
AMENITIES



Swimming
Pool



Yoga &
Meditation Lawn



Badminton
Court



Water Feature



Themed
Garden



Multipurpose
Hall



Grand Clubhouse



Open-Air
Amphitheatre



Indoor Games



Jogging &
Walking Track



Cricket Practice Net



Pet Park



Children's
Play Area



Fully Equipped
Gymnasium

PROXIMITY

Work Places

Schools

Shopping Malls

Hospitals

Metro Stations

Neighbourhoods



MIN
05

- Euro School
- Tech Mahindra
- TRENDS
- Rashtriya Shikshana Vidya Kendra
- Infosys
- Infosys Metro Station
- Huskur Road Metro
- Wipro
- DMart Electronic City
- M5 Ecity Mall
- SFS School
- Cloud Nine Hospital
- Neolife Health Care
- Treamis School

MIN
10

- TCS
- Bosch
- Wipro SEZ
- Zia International School
- Electronic City Metro Station
- Serene international school
- Vimalaya Hospital
- Ryan International
- Manipal Hospital
- Broadcom
- LABZONE

MIN
15

- Decathlon
- DMart Bommasandra
- Bommasandra Metro Station
- Biocon Hebbagodi Metro Station
- Ananth Nagar
- Vibgyor High School
- Christ Academy ICSE School
- Candor International School
- PES University E-City Campus

MIN
20

- Biocon campus
- Konappana Agrahara

LOCATION MAP





STERLITEE

www.sterlitee.com | +91-90080 32626

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