



GAIA
RESIDENCES



Disclaimer:

BPTP Amstoria Verti-Greens (Phase 1): Registered with HRERA under registration number RC/REP/HARERA/GGM/910/642/2025/13 dated 05.02.2025. License No. 123 of 2014 dated 22.08.2014, covering a land parcel of 12.05 acres, of which Verti-Greens is being developed on 9.4292 acres (Phase 1). Building Plan approved vide Memo No. ZP-1025/SD(RD)/2025/922 dated 08.01.2025. GAIA Residences @ Amstoria 102 (Phase 2): The Project is registered with HRERA Gurugram under registration number RC/REP/HARERA/GGM/963/695/2025/66 dated 27.06.2025. License No. 123 of 2014 dated 22.08.2014 for an area measuring 12.05 acres, being developed in a phased manner, of which the current phase/Project comprises 1.6838 acres (Phase 2). Building Plan approved vide Memo No. ZP-1025/SD(RD)/2025/19414 dated 23.05.2025. Sale of Tower 7 is currently frozen until shifting of the 66 KV HT line, for which approval has already been granted vide Memo No. SPI2/TSDG dated 08.01.2025. Both the Projects are part of the larger licensed group housing colony pertains to the said License no 123 of 2014 in Sector 102, Gurugram, being developed in phases. Common facilities and amenities are for the entire colony, including any additional licensed area or enhanced FAR, TOD and TDR that may be acquired in the future by the Company or its associates, and are not exclusive to any one phase. The allotment/sale is strictly subject to: (a) application form, allotment letter, agreement for sale and/or conveyance deed, (b) licenses, building plans and other approvals, and (c) occupation certificate(s). Nothing contained herein constitutes an offer, invitation to offer, provisional or final allotment, and does not form a legally binding agreement and/or commitment of any nature. All plans, layouts, images, specifications, amenities and recreational areas are artistic impressions for illustrative purposes only and may differ from actuals. Also heights mentioned are approximate and not to scale. All specifications and amenities shall be as per the final agreement executed with the Company. Recipients are advised to independently verify all details, including specifications, areas, services, amenities, terms of sale and payment, and use their discretion in relying on the information/amenities described/shown therein prior to purchase of any unit(s) in the Project. In compliance with RERA Act 2016, payments above 10% of the total price shall be accepted only after execution and registration of the Agreement to Sale. Offers mentioned (if any) are valid for a limited period, and the developer reserves the right to withdraw them at its sole discretion without prior notice.

SECTOR 102, DWARKA EXPRESSWAY, GURUGRAM

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Connected Completely.

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Residences

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About BPTP

2 Decades.
25,000 Homes Delivered



DWARKA EXPRESSWAY'S ICONIC GLASS & METAL FAÇADE TOWERS

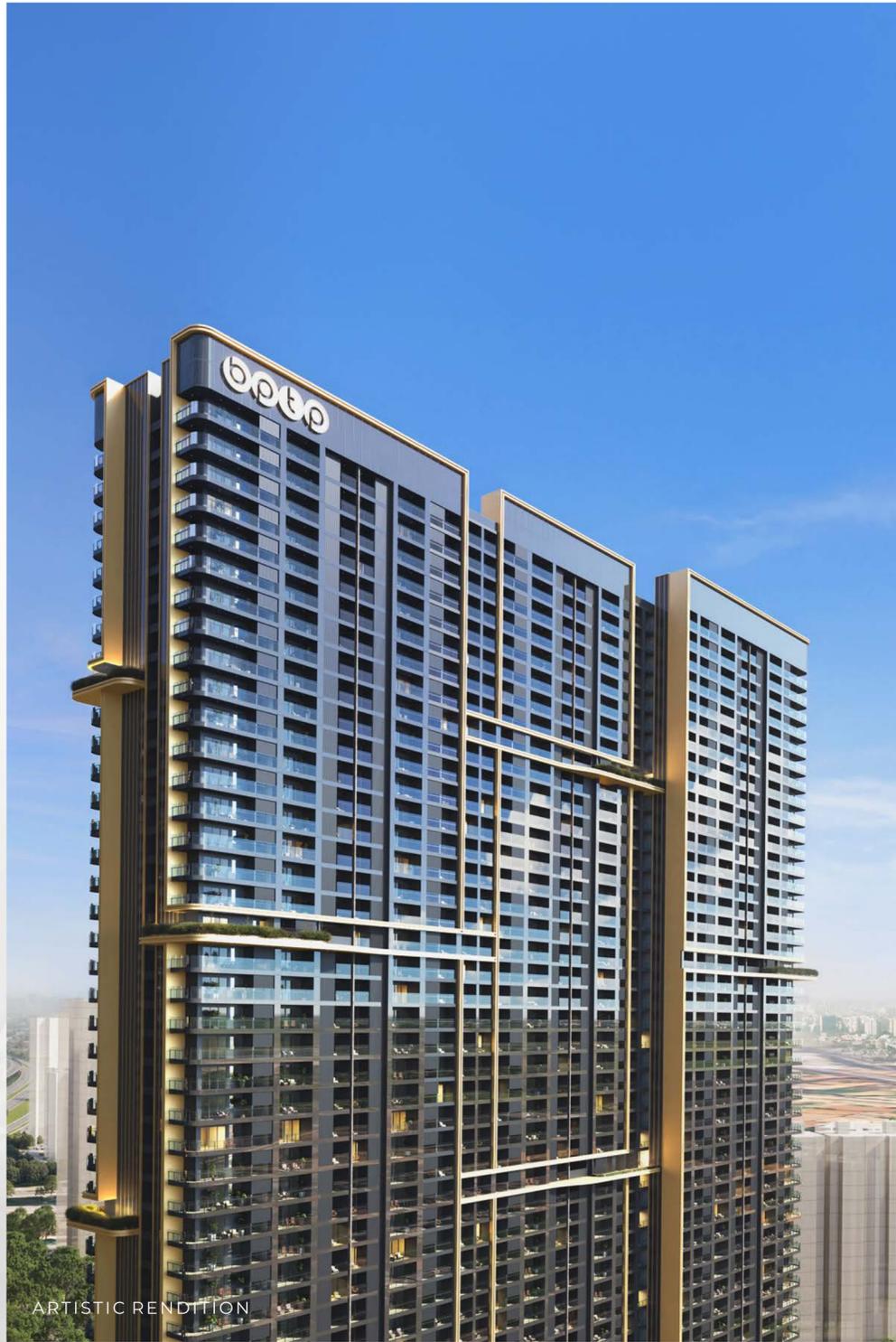
Transcending traditional luxury,
this development crafts an icon of vertical
elegance.

Here, cutting-edge design blends with
24 Sky Gardens, verdant sanctuaries where
world-class amenities nestle amidst nature's
embrace. Rooted in a philosophy of clean lines,
flourishing greenery, and seamless harmony
between indoor and outdoor realms, it evokes a
serene rhythm of well-being and togetherness.

With effortless connectivity to Gurugram and
Delhi through the adjacent Dwarka Expressway,
it offers not just a home, but a gateway to a life
elevated by nature's tranquillity and urban
accessibility.

ARTISTIC RENDITION

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ARTISTIC RENDITION

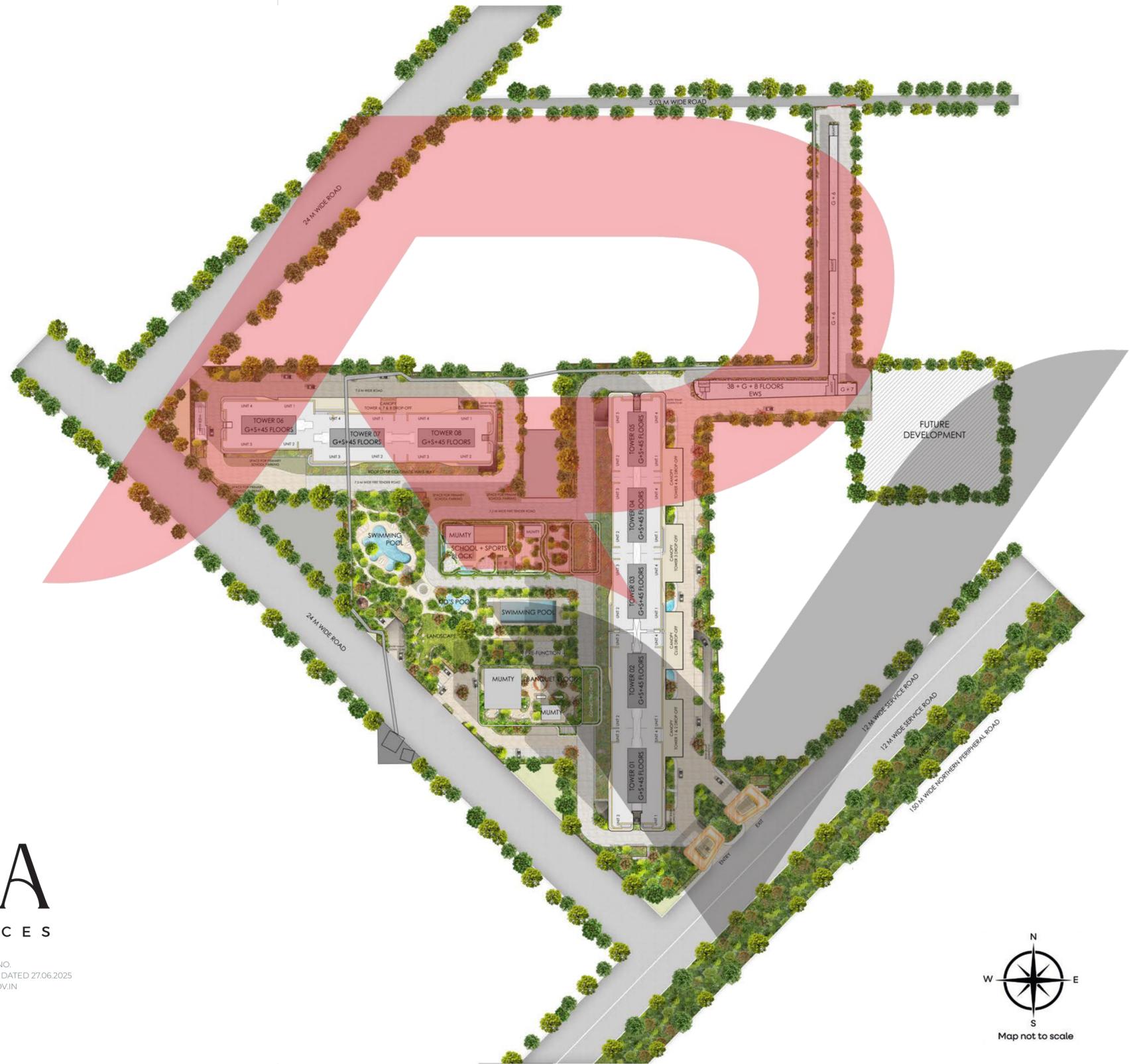
POSITIONED QUIETLY. CONNECTED COMPLETELY.

Strategically located in Sector 102, on the Dwarka Expressway, this exceptional project offers a tranquil escape above the urban clamour, while maintaining an expansive, open sky ambience. This constitutes a private sanctuary, characterised by its calm, spacious, and impeccable design. It achieves an ideal equilibrium between the demands of daily life and profound serenity, bridging the gap between current reality and future potential.

Ideally positioned between IGI Airport and Global City, the project enjoys seamless access to Delhi, Golf Course Road, Golf Course Extension, and New Gurugram via NH-8.

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SITE PLAN



AMSTORIA
VERTI-GREENS
SECTOR 102, DWARKA EXPRESSWAY

HRERA REGISTRATION NO.
RC/REP/HARERA/GGM/910/642/2025/13. DATED 05.02.2025
WWW.HARYANARERA.GOV.IN

GAIA
RESIDENCES

HRERA REGISTRATION NO.
RC/REP/HARERA/GGM/963/695/2025/66 DATED 27.06.2025
WWW.HARYANARERA.GOV.IN



Disclaimer: Plans are not to scale. All drawings, details, information and areas are for indicative purposes only | Sale of Tower 7 is frozen till shifting of 66 KV HT line. The approval for shifting HT line already granted vide Memo No. SP12/TSDG dated 08.01.2025 | To check the latest approvals please visit -www.haryanarera.gov.in



THE PERFECT PRELUDE TO LIFE WITHIN

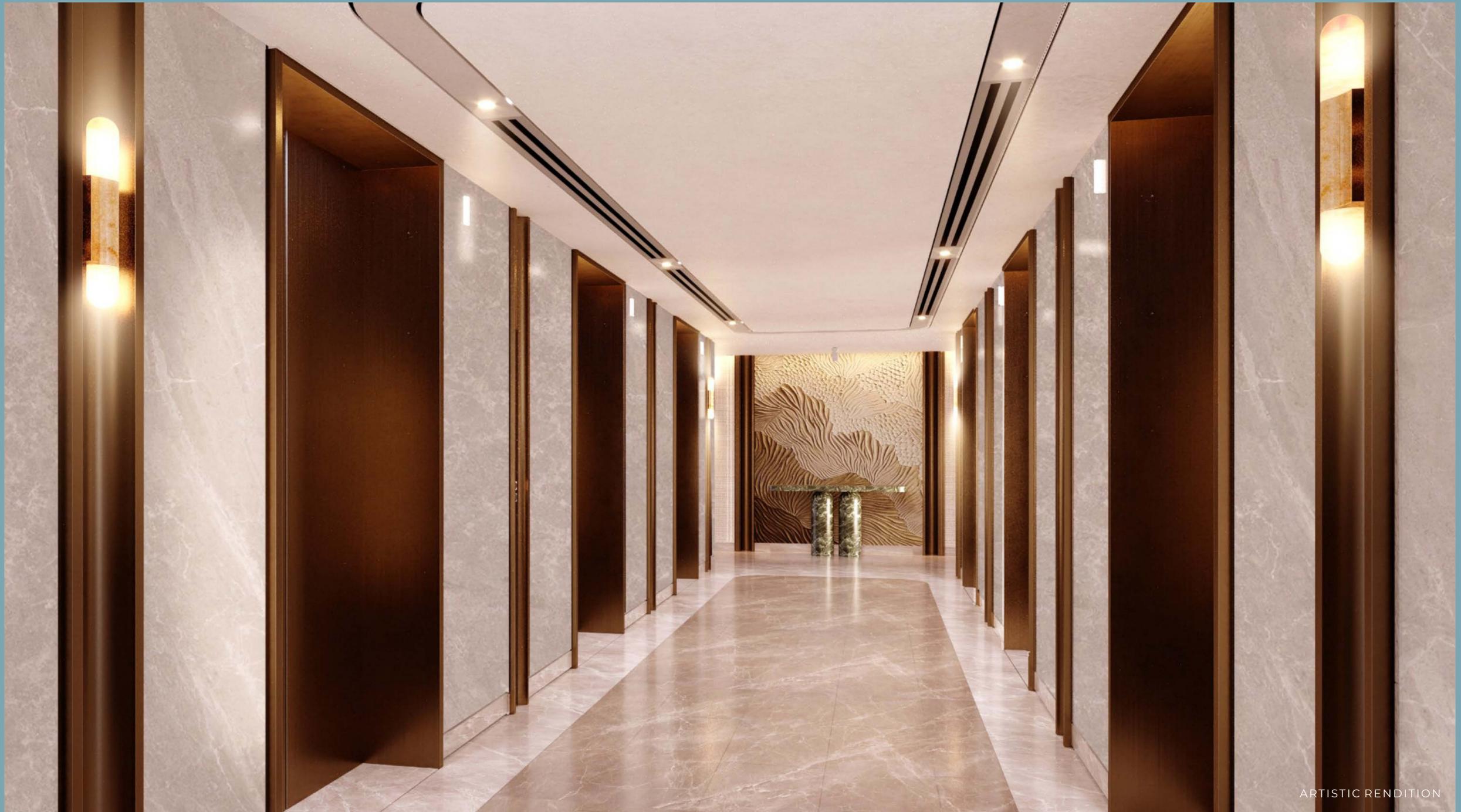
A Ceremonious Entry

AN ELEGANT TOWER DROP-OFF THAT SETS THE TONE FOR REFINED LIVING

Sophisticated Arrival



ARTISTIC RENDITION



ARTISTIC RENDITION

LIFT LOBBY THAT SHAPES EVERY ARRIVAL

Refined, calm, intentional

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GREEN BY DESIGN. SUSTAINABLE BY CHOICE.

From energy-efficient systems to water conservation technologies, every element reduces environmental impact while enhancing your quality of life. Air quality, optimised natural lighting, and resource efficient operations create healthier living spaces that care for you and the planet. Experience sustainable luxury with Amstoria Verti-Greens & GAIA Residences

An IGBC platinum pre-certified development.



IGBC Platinum certification represents the pinnacle of sustainable building practices in India.



ARTISTIC RENDITION

SCALE & EXCLUSIVITY

12.05 acres

OF MASTER-PLANNED
DEVELOPMENT

8

ICONIC
TOWERS[#]

4 units

PER FLOOR FOR
CONVENIENT LIVING

DESIGN

10.33 ft. (3150 mm)

FLOOR-TO-FLOOR
HEIGHT

2/3

BEDROOM
LAYOUTS

Sky Decks

AND EXPANSIVE
BALCONIES

NATURE

24

SKY GARDENS*

IGBC

PLATINUM
PRE-CERTIFIED

MIYAWAKI
FOREST

& FRUIT ORCHARDS

LIFESTYLE

1.75 lac sq. ft.

OF AMENITIES &
LANDSCAPE

7 lifts*

PER TOWER FOR
SEAMLESS TRANSIT

World-class

FITNESS, SPORTS &
WELLNESS AMENITIES

COMMUNITY

Double-height

AIR-CONDITIONED LOBBIES

Thoughtfully

DESIGNED COMMUNITY SPACES

SAFETY

Zone V

SEISMIC-RESISTANT
CONSTRUCTION**



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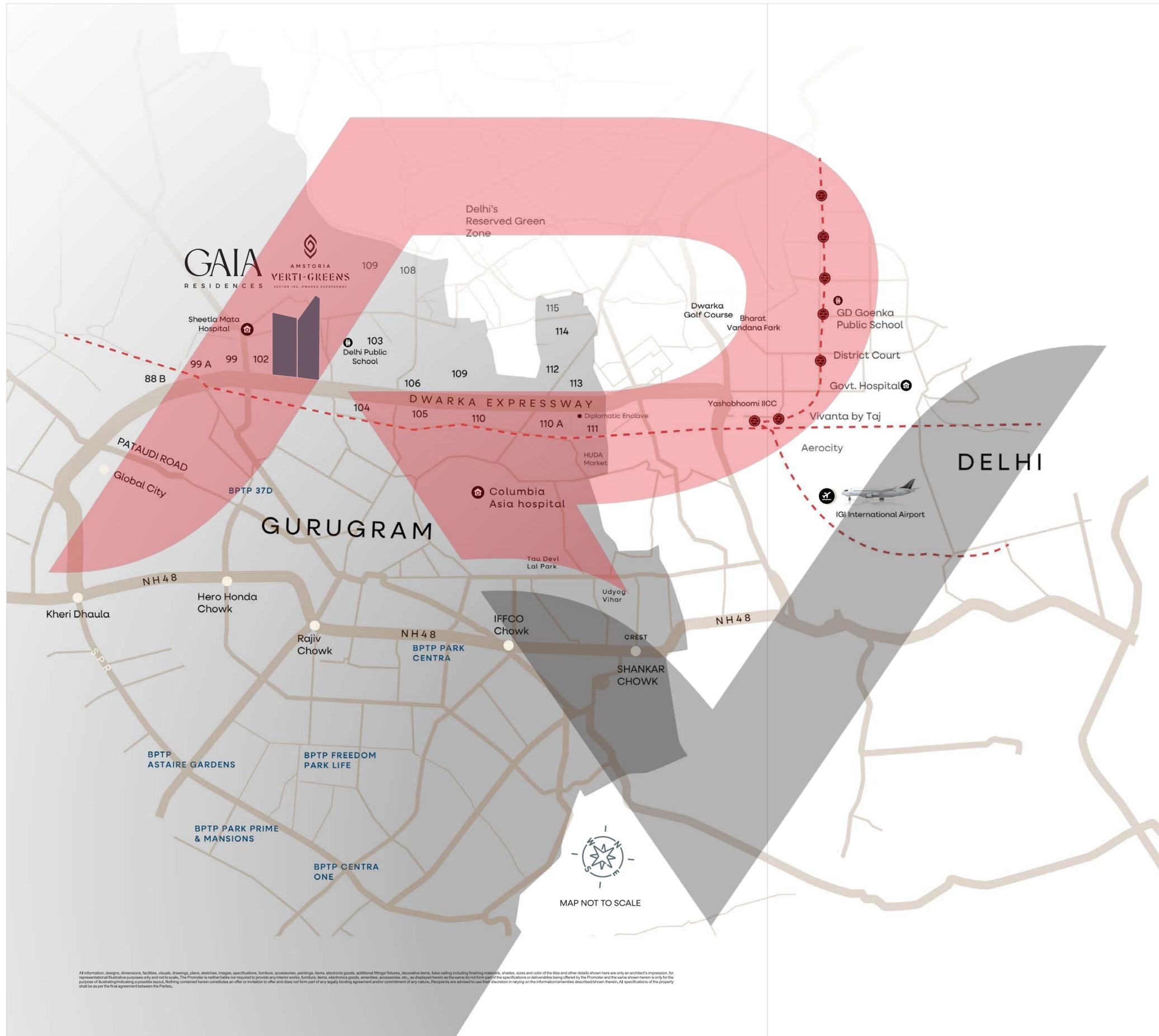
*The sale of apartments in Tower 7 has not yet commenced.

**2 passenger & 1 service lift, as per sanctioned plan.

*Refers to areas designated as part of refuge area and library in the approved sanctioned plan.

**For better safety, structure designed for India's highest seismic considerations of Zone V for high rise structures, viz-a-viz Zone IV as stipulated by the Indian codes.

***The approval for shifting of the HT line has already been granted vide Memo No. SP/127/SDC dated 08.01.2023.



LOCATION

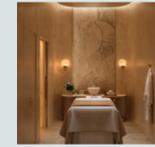
Strategically situated within the coveted Sector 102, on the thriving Dwarka Expressway, the connectivity to Delhi and Gurugram from Amstoria Verti-Greens and GAIA Residences ensures that time, the most precious luxury, is effortlessly reclaimed.

LEGEND

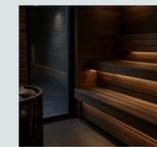
-  METRO
-  SCHOOL
-  HOSPITAL
-  AIRPORT

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HEALTH AND WELLNESS



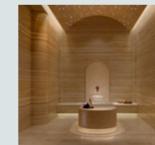
SPA
A sanctuary of deep relaxation



SAUNA
Pure heat therapy for total release



SALT ROOM
Mineral-rich air for natural restoration



TURKISH HAMMAM
A timeless ritual of steam and purity



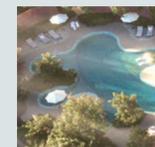
MASSAGE & TREATMENT ROOMS
Indulgent spaces for personalized healing



JACUZZI POOL WITH HYDROTHERAPY
Targeted jets for therapeutic renewal



PILATES STUDIO
Precision training for balance and core strength.



SPA POOL
Immersive calm in warm, soothing waters



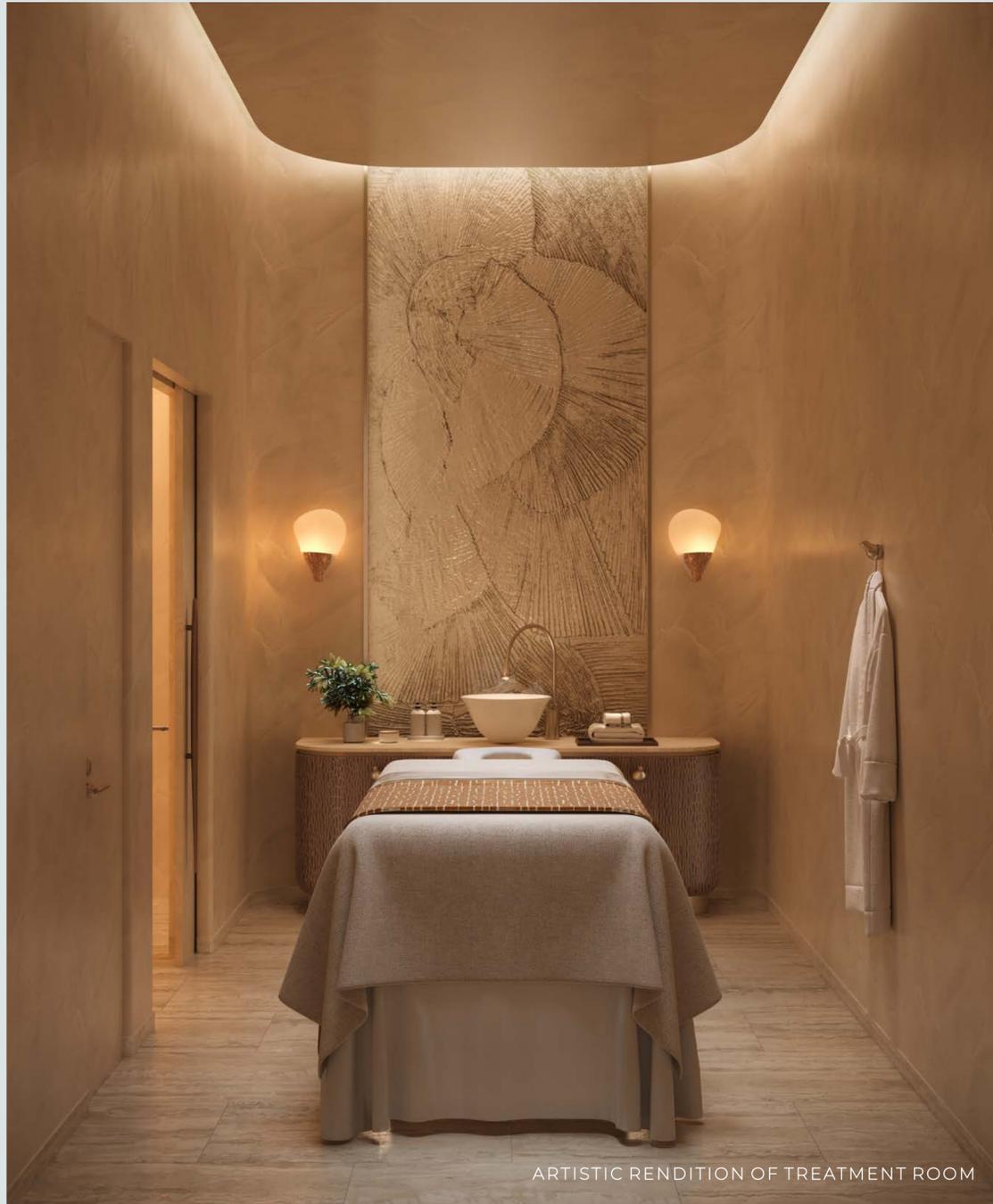
LAP POOL
Designed for focused, fluid movement



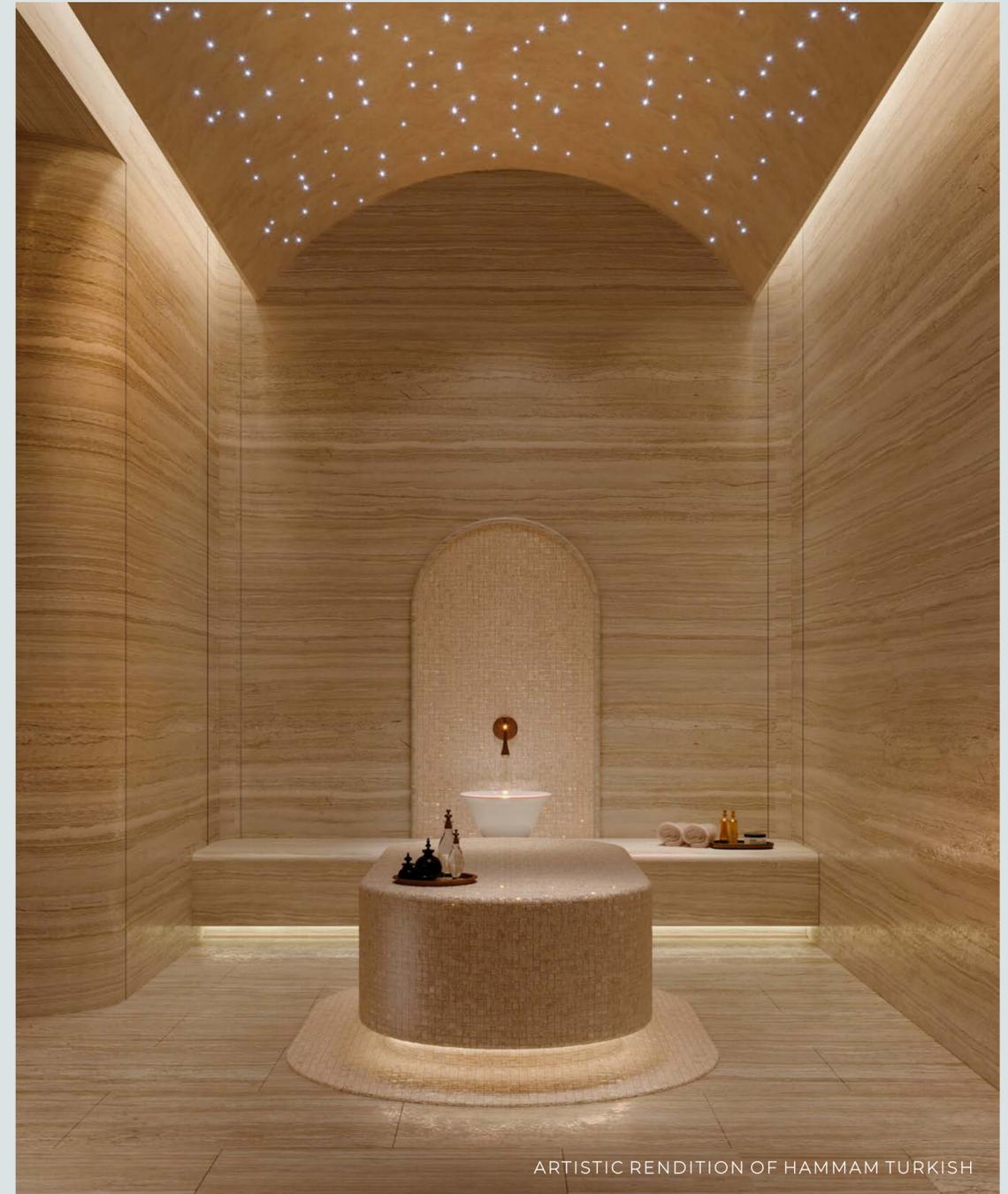
TEMPERATURE CONTROLLED POOL
Year-round swimming in serene ambience.

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A SANCTUARY FOR INDULGENCE AND RENEWAL
Breathe. Relax. Renew.



ARTISTIC RENDITION OF TREATMENT ROOM



ARTISTIC RENDITION OF HAMMAM TURKISH

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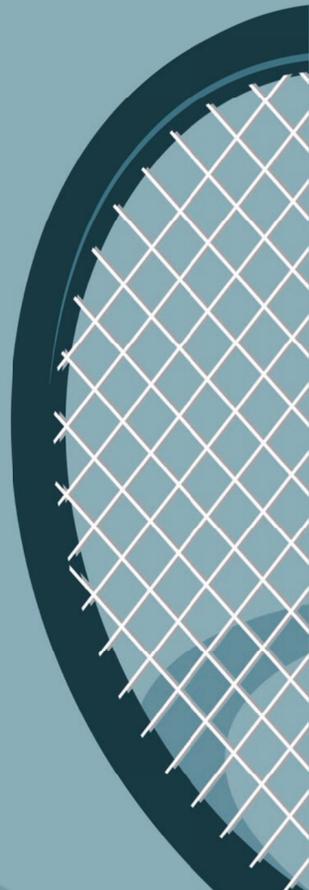
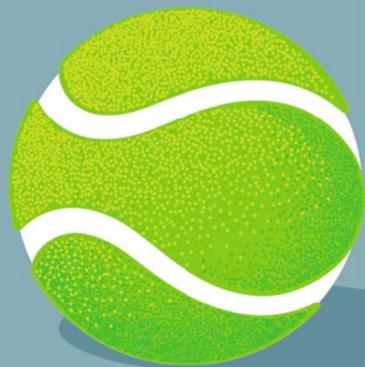
ARTISTIC RENDITION

ALL-WEATHER INDOOR POOL FOR EVERY STROKE

Comfort that swims with you

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SPORTS AND FITNESS



**PIN LOADED
STRENGTH SECTION**
Controlled resistance
equipment for safe progression



**PLATE LOADED
STRENGTH SECTION**
Machines for precision
strength work



**SUSPENSION
TRAINING STUDIO**
Body-weight strength training
with controlled resistance



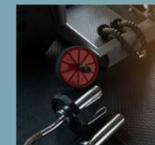
HIT STUDIO
High-intensity training
for peak performance



**INDOOR
BADMINTON
COURT**
High-performance court
with professional flooring



**SQUASH
COURTS**
Competition-grade
courts for speed and
intensity



**PERSONAL
TRAINING**
One-on-one programs
tailored to your goals



**RECOVERY
TERRACE**
Cool-down and
rejuvenate with
open green views.



**MMA /
BOXING ZONE**
Combat-sport
conditioning with
professional setup



**INDOOR
PICKLEBALL**
All-weather play in
a climate-controlled
arena



**CIRCUIT
TRAINING**
Structured, full-body
conditioning formats



PADEL COURTS
Modern racquet
sport courts designed
for dynamic play

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ARTISTIC RENDITION

THE INDOOR PICKLEBALL COURT, WHERE THE PULSE SHARPENS.

Where Energy Finds Rhythm.

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ARTISTIC RENDITION

MMA AND BOXING ZONE BUILT FOR SHARP FOCUS

Strength with purpose

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ARTISTIC RENDITION

GYM SPACES TO STRENGTHEN AT THE CORE

Built For Balance

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KIDS' SPLASH POOL

A vibrant splash experience designed for safe, joyful play.



KIDS' PLAY AREA

Fun, interactive play environment.



LEGO AND ROBOTICS ROOM

Hands-on creativity and innovation



CHESS ROOM

Strategic learning and mental agility



COOKING STUDIO

Culinary exploration for children



KIDS' LIBRARY

A quiet space for young readers



MUSIC ROOM & TUITION CENTRE

Skill-building through rhythm and sound



ART, POTTERY & SCULPTURE STUDIO

Creative expression in every medium



GAMES ROOM

Casual indoor recreation



AIR HOCKEY

Fast-paced arcade play



DANCE STUDIOS

Space for expression through movement



ARCADE BASKETBALL

Skill-based entertainment



BOWLING ALLEY

Family-friendly fun.



KARATE STUDIO

Discipline and movement training



KIDS AND FAMILY

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ARTISTIC RENDITION

A VIBRANT SPACE WHERE CHILDREN PLAY, EXPLORE, AND IMAGINE FREELY

Lego Room for Young Minds

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IN THE KIDS' PLAY AREA, JOY FINDS ITS WAY

Every moment, a new discovery.



ARTISTIC RENDITION

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A COOKING STUDIO FOR CULINARY EXPRESSION

Crafted for delicious creativity.



ARTISTIC RENDITION

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ARTISTIC RENDITION

WHERE ARCADE PLAY BECOMES A SHARED JOY

For the child within.

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SKY YOGA & MEDITATION DECK
In every tower - with open-sky views from the observatory.



TRANQUILLITY LOUNGE
In every tower - a quiet retreat to unwind.



CO-WORKING LOUNGE
In every tower - focused, private workspaces.



LUXURY PRIVATE THEATRES
Exclusive, immersive viewing.



LOUNGE & LOBBY SPACES
Warm, refined welcome areas.



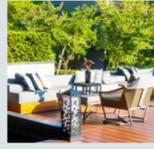
CIGAR LOUNGE
A crafted enclave for connoisseurs.



SPORTS BAR
A lively hub for sport and camaraderie.



AMPHITHEATRE
For performances and community events.



OUTDOOR DINING
Elegant open-air experiences.



PRIVATE DINING ROOMS
Intimate spaces for gatherings.



FINE DINING RESTAURANT
A refined space for indulgent flavours.



MULTI-FAITH PAVILION
A serene space for reflection.



CONVENIENCE STORE
Essentials made accessible.

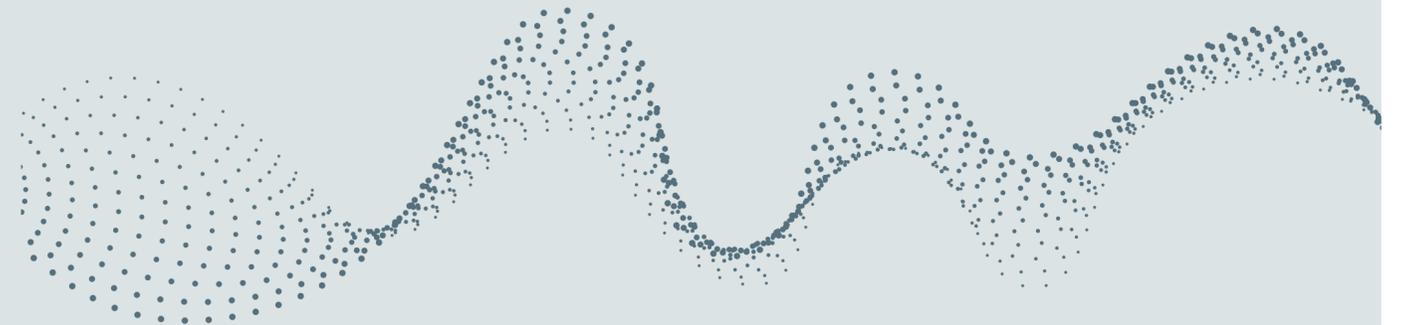


BANQUET HALL WITH PRE-FUNCTION AREA
Versatile venues for celebrations.



GUEST ROOMS
For Guests participating in celebrations.

LIFESTYLE AND ENTERTAINMENT



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DISCOVER HARMONY 400 FT ABOVE AT YOGA & MEDITATION DECK

Inhale the Sky, Exhale the World

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IMMERSE IN BOOKS, THOUGHT, AND PERSPECTIVE
LIBRARY AT 300 FT,
WHERE SILENCE MEETS
THE SKY

ARTISTIC RENDITION

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ARTISTIC RENDITION

CO-WORKING SPACE AT 200 FT, WHERE IDEAS RISE

Above the Everyday

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ARTISTIC RENDITION

MEETING ROOM MADE FOR MOVING IDEAS

Where work finds clarity

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CLUBHOUSE LOUNGE BUILT FOR QUIET EASE

WHERE MOMENTS BREATHE

ARTISTIC RENDITION

All information, designs, dimensions, fixtures, materials, drawings, plans, sketches, images, specifications, furniture, accessories, paintings, lighting, electronic goods, additional fittings, fixtures, decorative items, landscaping including fencing, materials, shades, sizes and color of the glass and other details shown here are only an artist's impression and for representational illustrative purposes only and not to scale. The Recipient is not to be held responsible for any errors, omissions, or inaccuracies, including but not limited to, the names, brand names, or logos of the products shown here. The Recipient is advised to take their own reservation in relying on the information contained herein. All specifications of the property shall be as per the final agreement between the Parties.

CIGAR LOUNGE FOR QUIET INDULGENCE

Unhurried, understated, elevated.



ARTISTIC RENDITION

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IN THE SPORTS BAR, MOMENTS COME ALIVE

A refined space to unwind and connect.



ARTISTIC RENDITION

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GAME ROOM WHERE CAMARADERIE MEETS QUIET COMPETITION

Deal. Play. Unwind.



ARTISTIC RENDITION

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PRIVATE THEATRE, FOR MOMENTS THAT DESERVE A PRIVATE SCREENING

Entertainment, Redefined



ARTISTIC RENDITION

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LAVISH RESTAURANT FOR
FINE DINING EXPERIENCES CURATED TO
**TRANSFORM MOMENTS
INTO MEMORIES**

ARTISTIC RENDITION

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ARTISTIC RENDITION

GUEST ROOMS CRAFTED FOR EVENT CONVENIENCE

Rest, recharge, return to the moment.

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LUSH SANCTUARY GARDENS

Immersive green retreats
designed for calm and escape.



MIYAWAKI FOREST TRAIL

A dense, nature-rich
path for mindful walks.



EVENTS LAWN

An open green expanse
for celebrations and
gatherings.



FRUIT ORCHARDS

Fresh, fragrant groves
crafted for leisurely strolls.



CASCADING WATERFALLS

Soothing water features that
elevate natural serenity.



SCULPTURE GARDEN

Artfully curated
pieces set in tranquil
landscapes.

NATURE AND SUSTAINABILITY

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ARTISTIC RENDERING

1.75 LAC SQ. FT. OF

Lifestyle and Landscape Amenities

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THE LIFESTYLE CLUB

More Than Just Living



ARTISTIC RENDITION

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REPRESENTATIVE IMAGE

UNMATCHED EXPERTISE

CONSTRUCTION PARTNER
B. L. KASHYAP & SONS

Design Partners

—
PRINCIPAL ARCHITECT
DPA-Singapore
dpa.com.sg

—
LANDSCAPE CONSULTANT
Grant-UK
grant-associates.uk.com

—
INTERIOR DESIGN CONSULTANT
BLINK-Singapore
blinkdg.com

—
INTERIOR DESIGN CONSULTANT
Aedas - Singapore
aedas.com

—
GREEN BUILDING CONSULTANT
GreenTree - New Delhi, India
greentree.global

Engineering Partners

—
STRUCTURAL CONSULTANT
Whitby Wood - Mumbai, India
whitbywood.com

—
MEP CONSULTANT
Sanelac - New Delhi, India
sanelac.com

PROOF CONSULTANT
Manish Consultant-New Delhi, India
manishconsultants.com

—
WIND TUNNEL CONSULTANT
RWDI - Chennai, India
rwdi.com

—
GEOTECHNICAL CONSULTANT
Geocon - Mumbai, India
geoconinternational.com

Other Partners

—
FAÇADE CONSULTANT
BES Consultants - Mumbai, India
besconsultants.net

—
TRAFFIC CONSULTANT
Dhruvad - New Delhi, India
dhruvadconsultants.com

—
KITCHEN DESIGN CONSULTANT
ATN - New Delhi, India
atnconsultants.com

—
BUILDING BYE-LAWS CONSULTANT
RSMS - New Delhi, India
rsms-arch.com

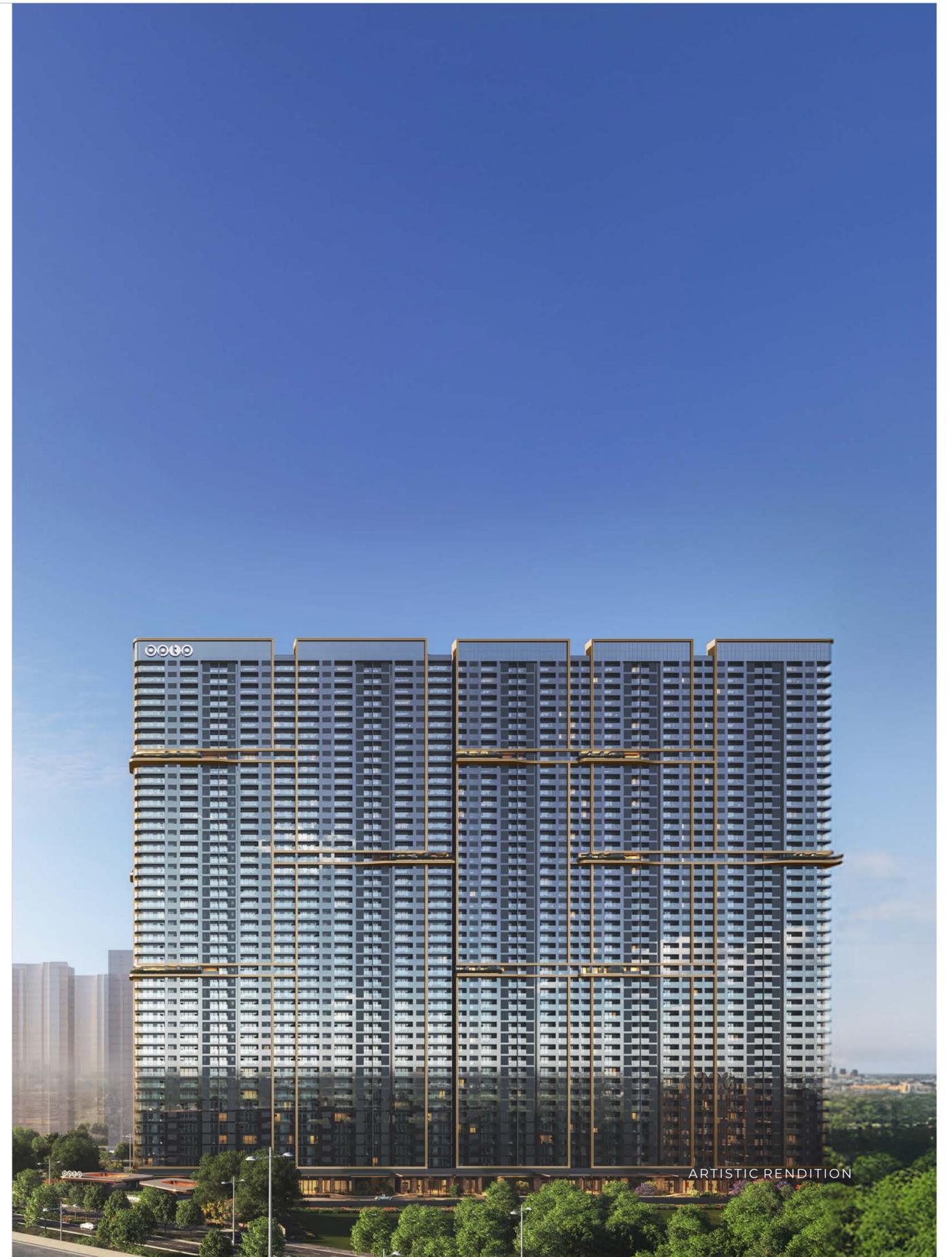
—
FIRE SAFETY
PROION - New Delhi, India
proion.net

—
VERTICAL TRANSPORTATION
MATRIX - New Delhi, India
matrixelevates.com

UNIT PLANS

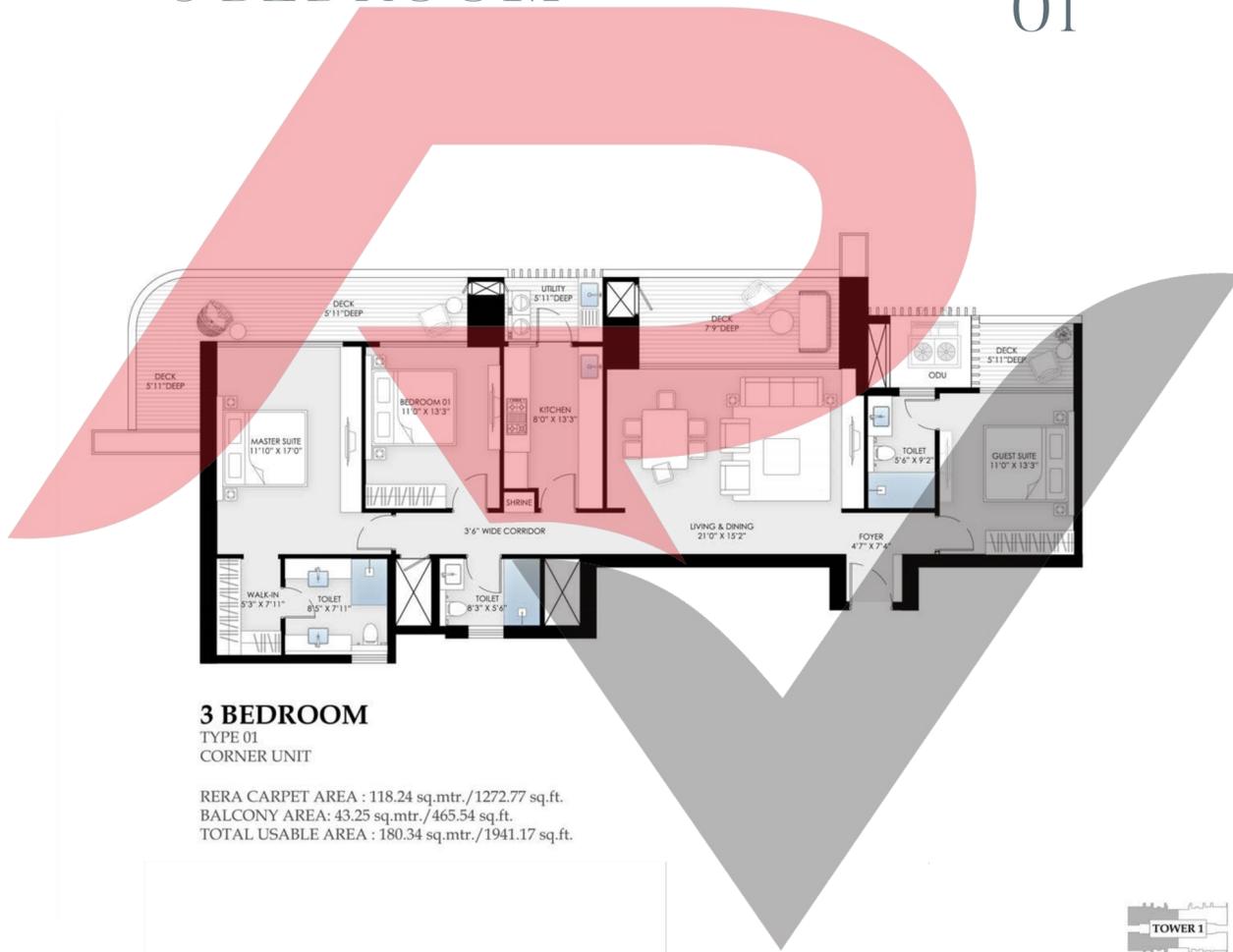
2 BEDROOM RESIDENCES

3 BEDROOM RESIDENCES



3 BEDROOM

UNIT 01



3 BEDROOM TYPE 01 CORNER UNIT

RERA CARPET AREA : 118.24 sq.mtr./1272.77 sq.ft.
BALCONY AREA: 43.25 sq.mtr./465.54 sq.ft.
TOTAL USABLE AREA : 180.34 sq.mtr./1941.17 sq.ft.

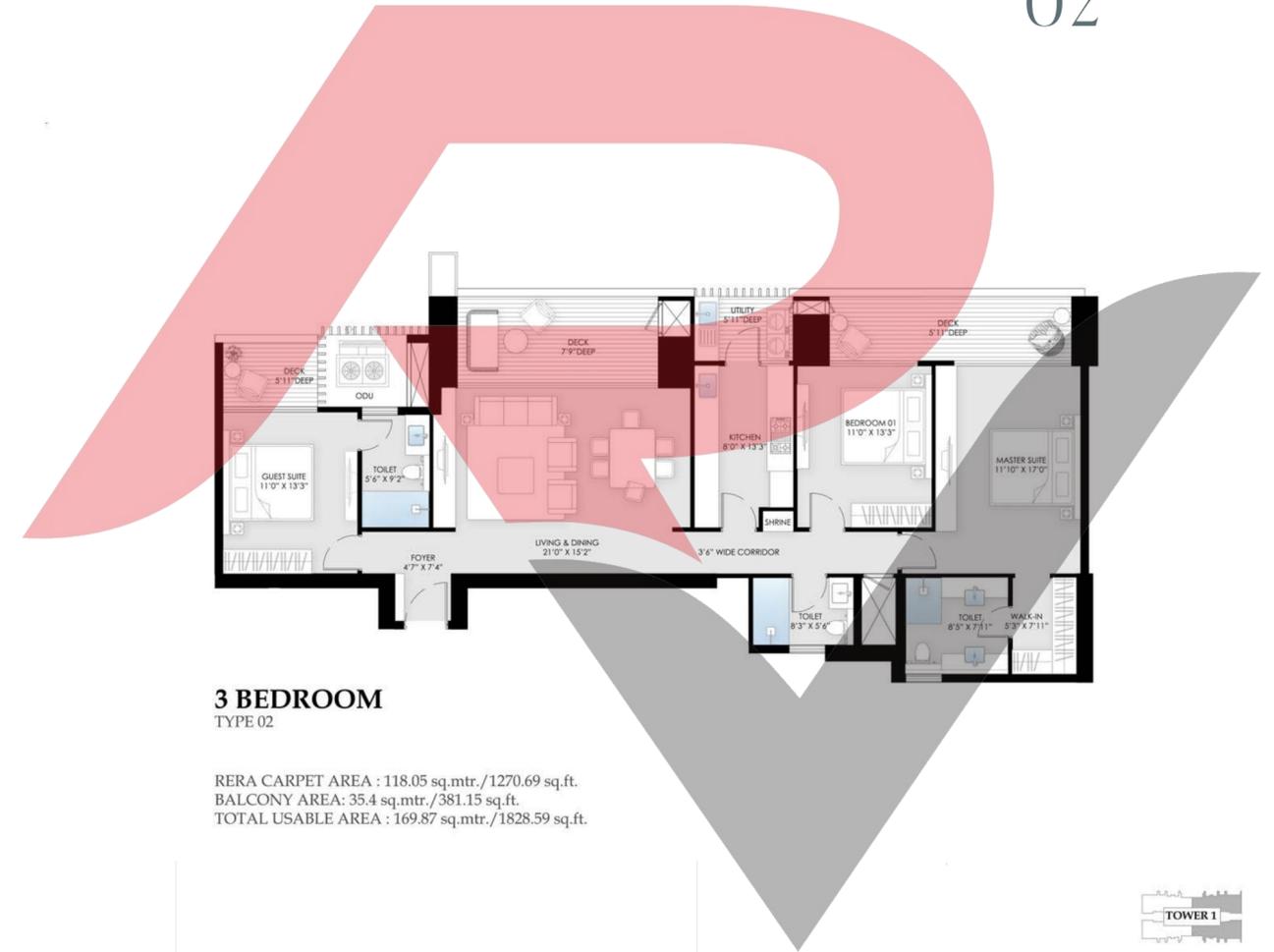


MAP NOT TO SCALE

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3 BEDROOM

UNIT 02



3 BEDROOM TYPE 02

RERA CARPET AREA : 118.05 sq.mtr./1270.69 sq.ft.
BALCONY AREA: 35.4 sq.mtr./381.15 sq.ft.
TOTAL USABLE AREA : 169.87 sq.mtr./1828.59 sq.ft.

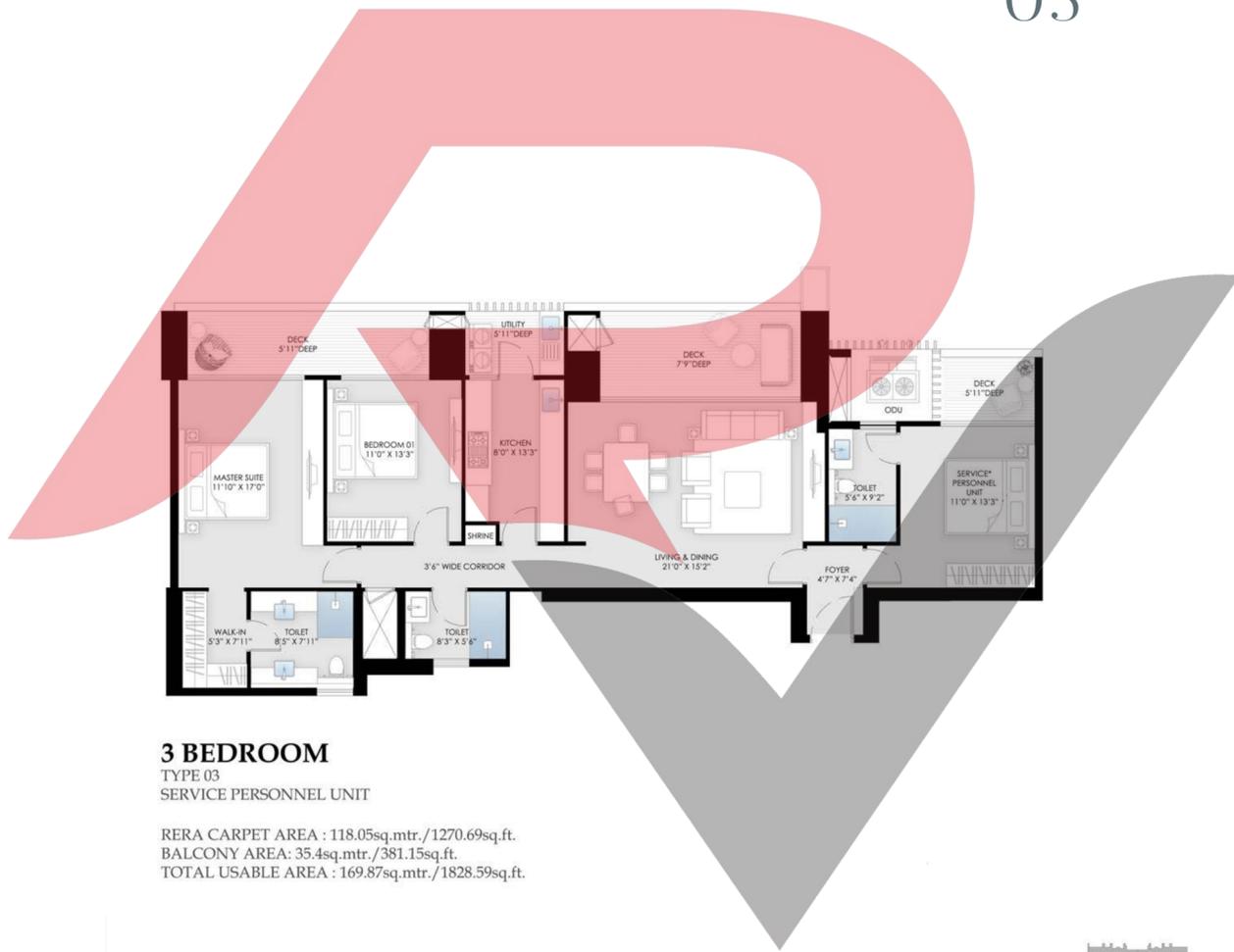


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3 BEDROOM

UNIT
03



3 BEDROOM
TYPE 03
SERVICE PERSONNEL UNIT

RERA CARPET AREA : 118.05sq.mtr./1270.69sq.ft.
BALCONY AREA: 35.4sq.mtr./381.15sq.ft.
TOTAL USABLE AREA : 169.87sq.mtr./1828.59sq.ft.

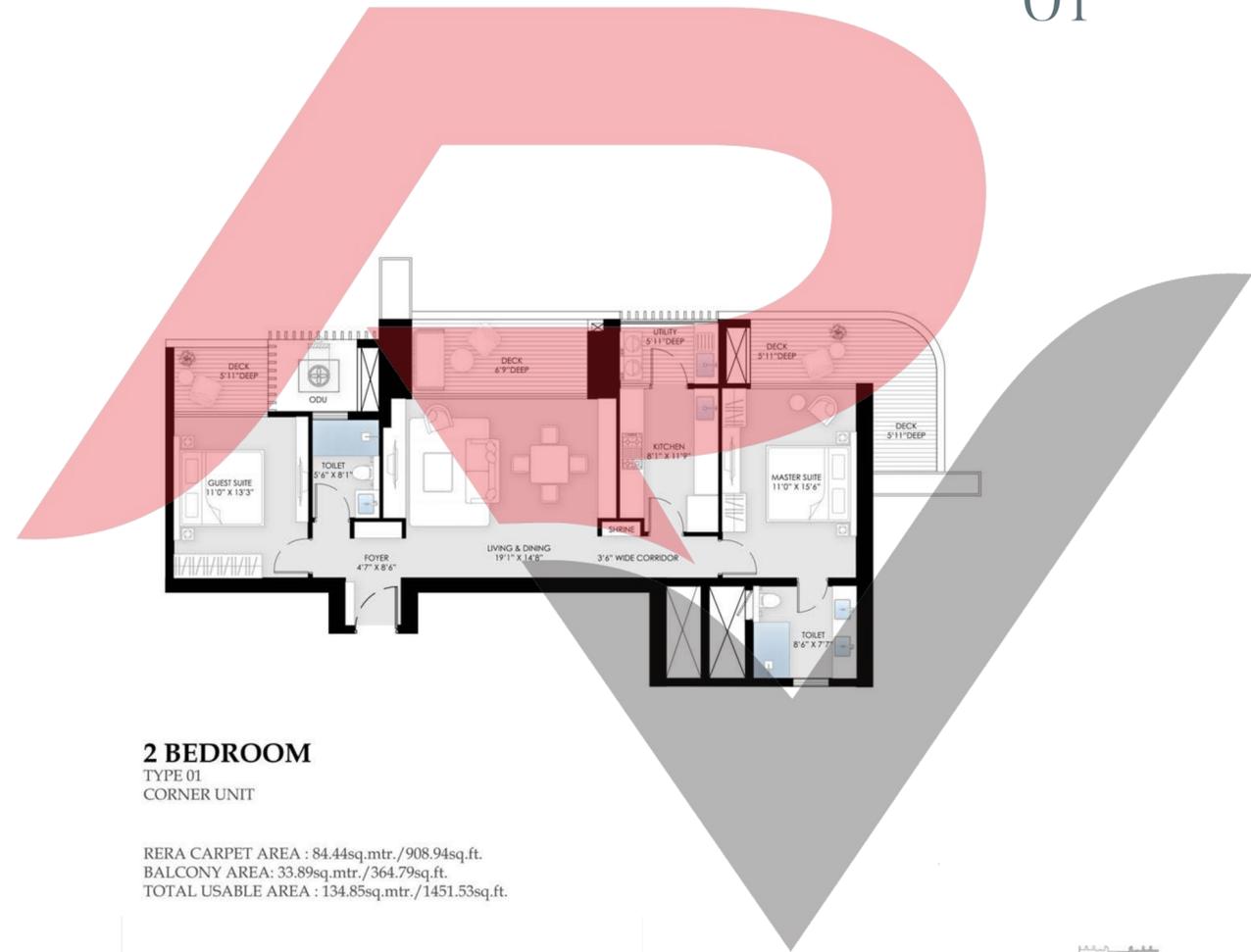


MAP NOT TO SCALE

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2 BEDROOM

UNIT
01



2 BEDROOM
TYPE 01
CORNER UNIT

RERA CARPET AREA : 84.44sq.mtr./908.94sq.ft.
BALCONY AREA: 33.89sq.mtr./364.79sq.ft.
TOTAL USABLE AREA : 134.85sq.mtr./1451.53sq.ft.

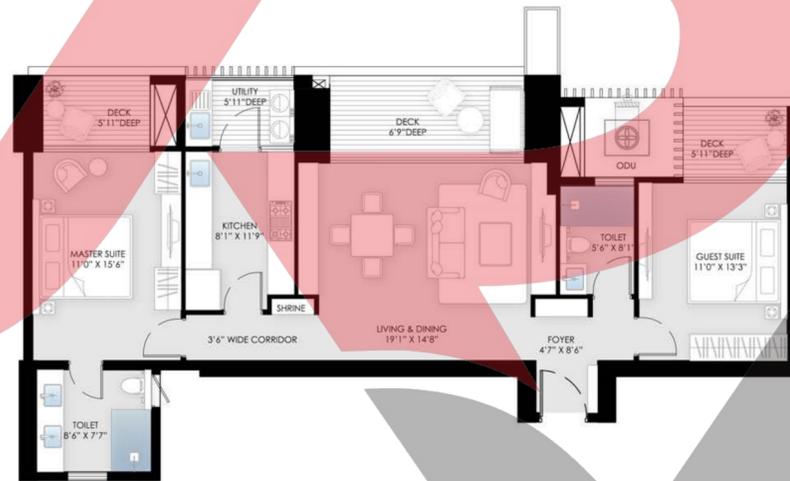


MAP NOT TO SCALE

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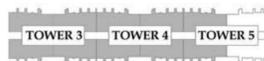
2 BEDROOM

UNIT 02



2 BEDROOM TYPE 02

RERA CARPET AREA : 84.30 - 84.44sq.mtr./907.44 - 908.94sq.ft.
BALCONY AREA: 26.09 - 27.17sq.mtr./280.83 - 292.46sq.ft.
TOTAL USABLE AREA : 125.58 - 128.13sq.mtr./1351.74 - 1379.19sq.ft.

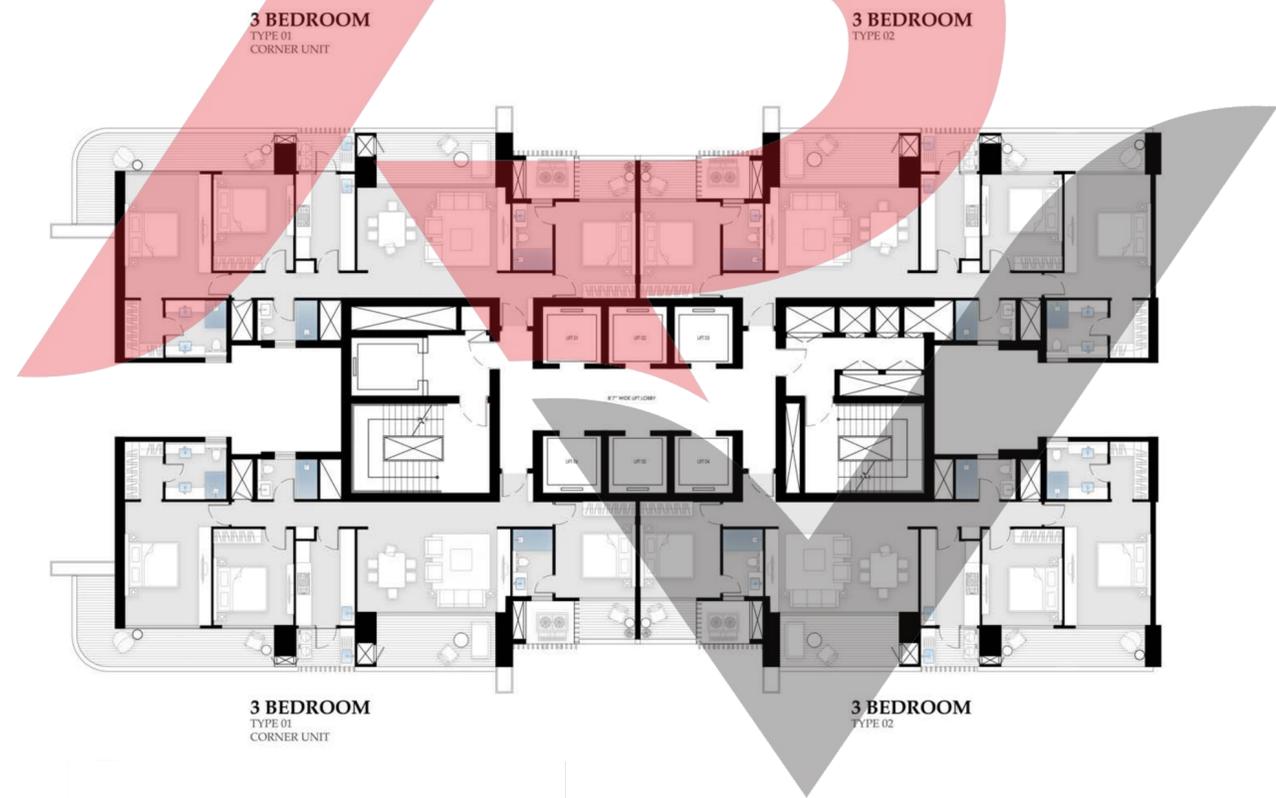


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CLUSTER PLAN

TOWER 01



3 BEDROOM TYPE 01 CORNER UNIT

3 BEDROOM TYPE 02



MAP NOT TO SCALE

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CLUSTER PLAN

TOWER
02



MAP NOT TO SCALE

CLUSTER PLAN

TOWER
03



MAP NOT TO SCALE

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CLUSTER PLAN

TOWER
04

2 BEDROOM
TYPE 02

2 BEDROOM
TYPE 02



2 BEDROOM
TYPE 02

2 BEDROOM
TYPE 02



MAP NOT TO SCALE

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CLUSTER PLAN

TOWER
05

2 BEDROOM
TYPE 02

2 BEDROOM
TYPE 01
CORNER UNIT



2 BEDROOM
TYPE 02

2 BEDROOM
TYPE 01
CORNER UNIT



MAP NOT TO SCALE

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UNIT PLANS

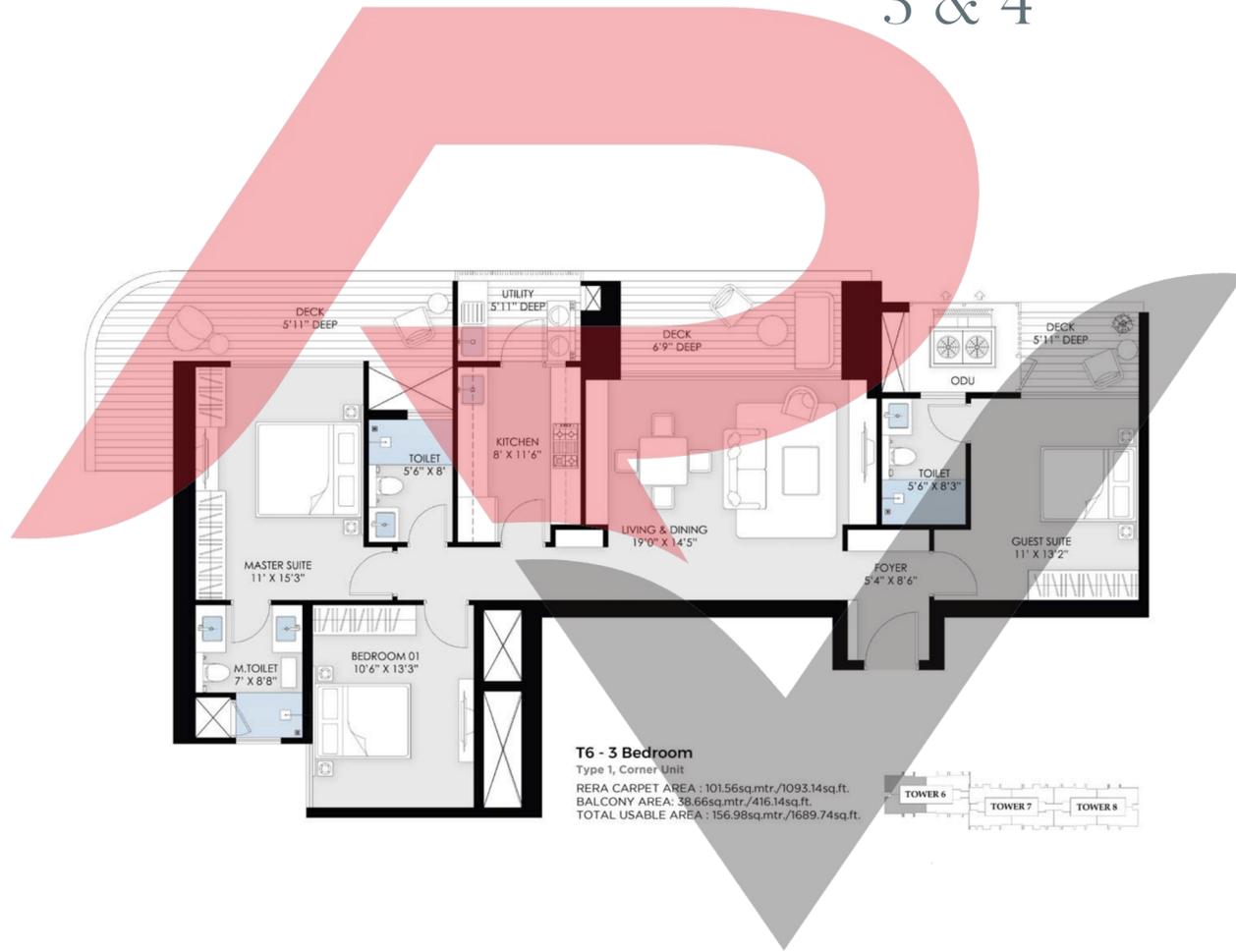
3 BEDROOM RESIDENCES

GAIA
RESIDENCES



3 BEDROOM

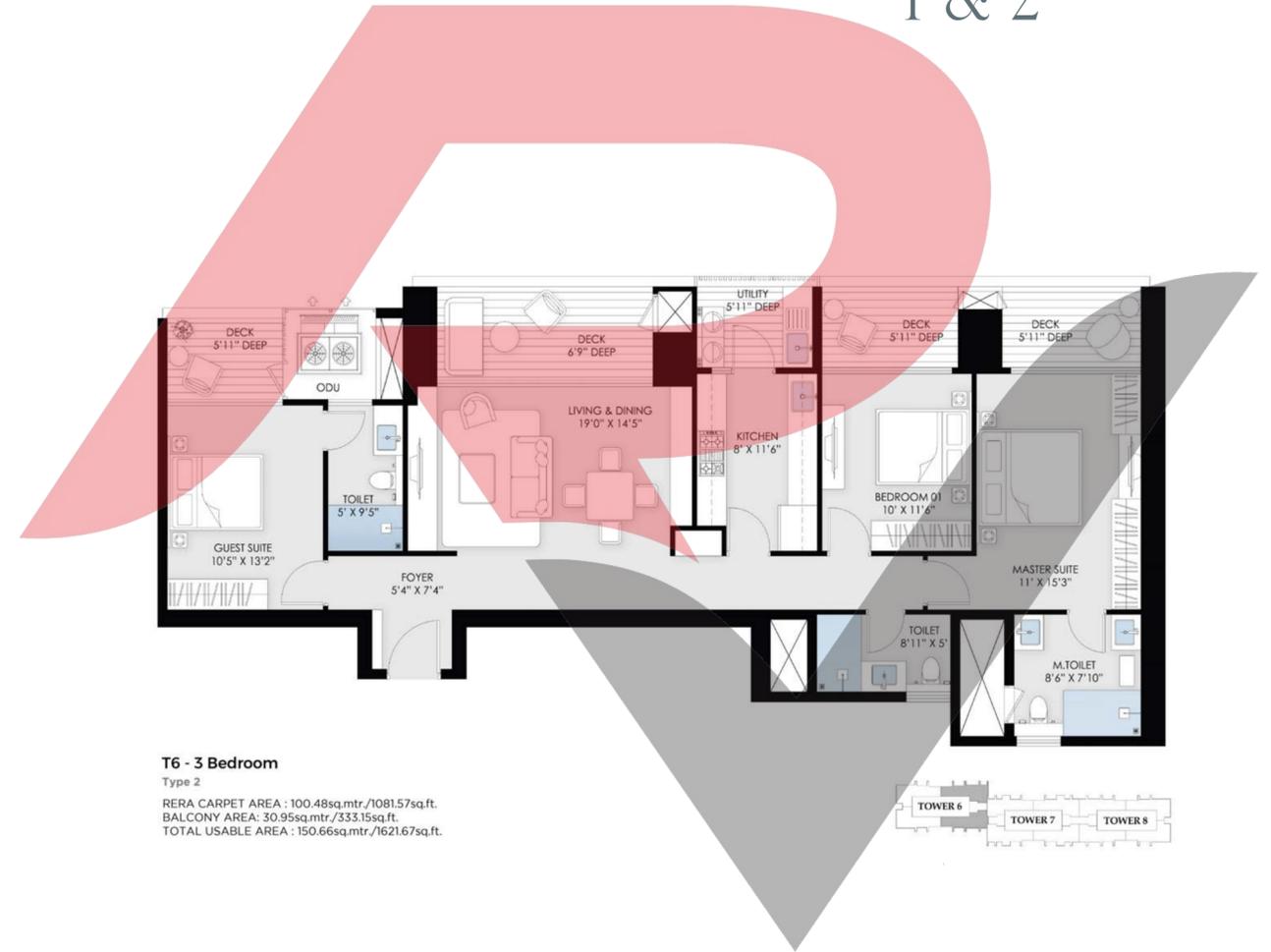
UNITS 3 & 4



MAP NOT TO SCALE

3 BEDROOM

UNITS 1 & 2



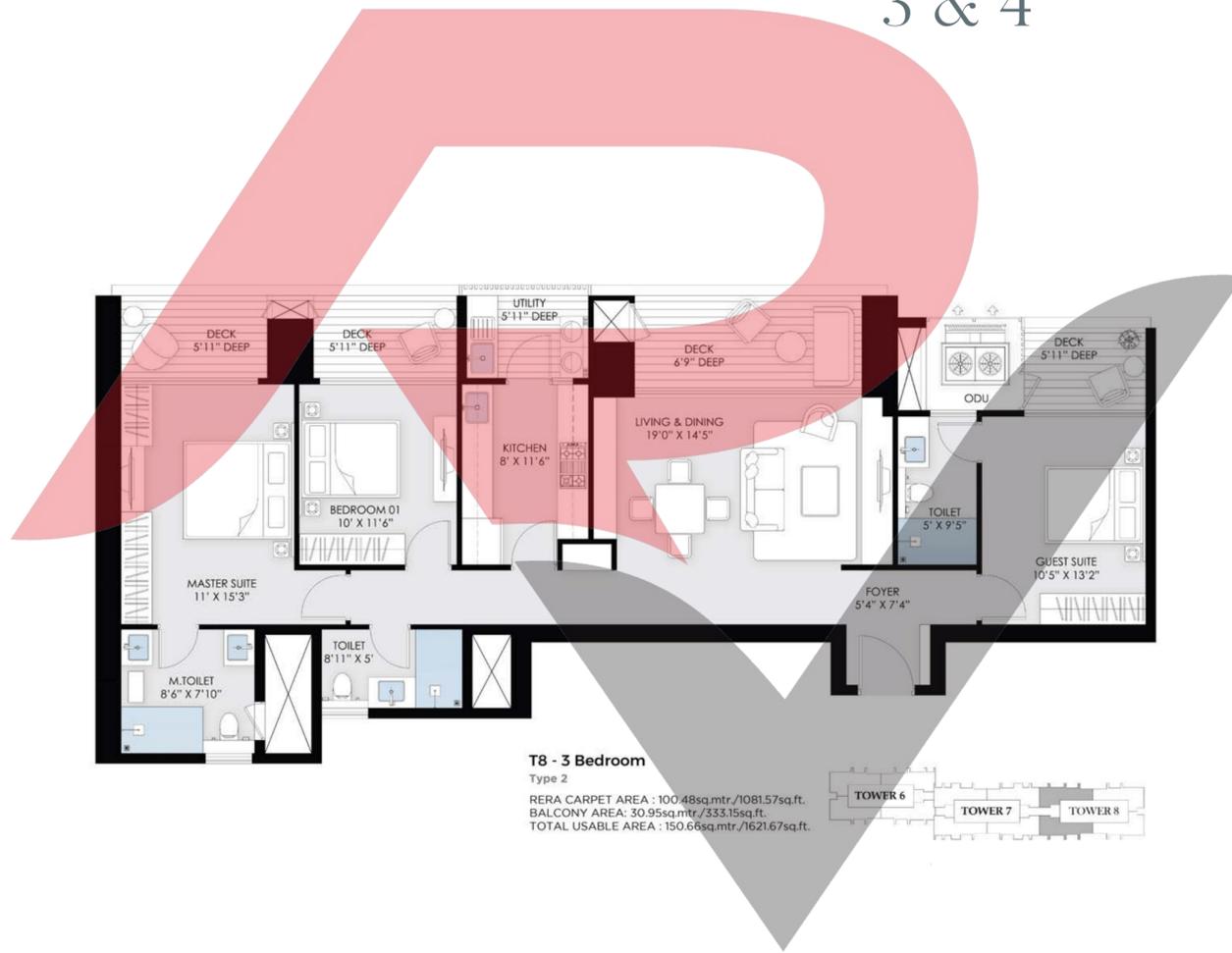
MAP NOT TO SCALE

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3 BEDROOM

UNITS
3 & 4

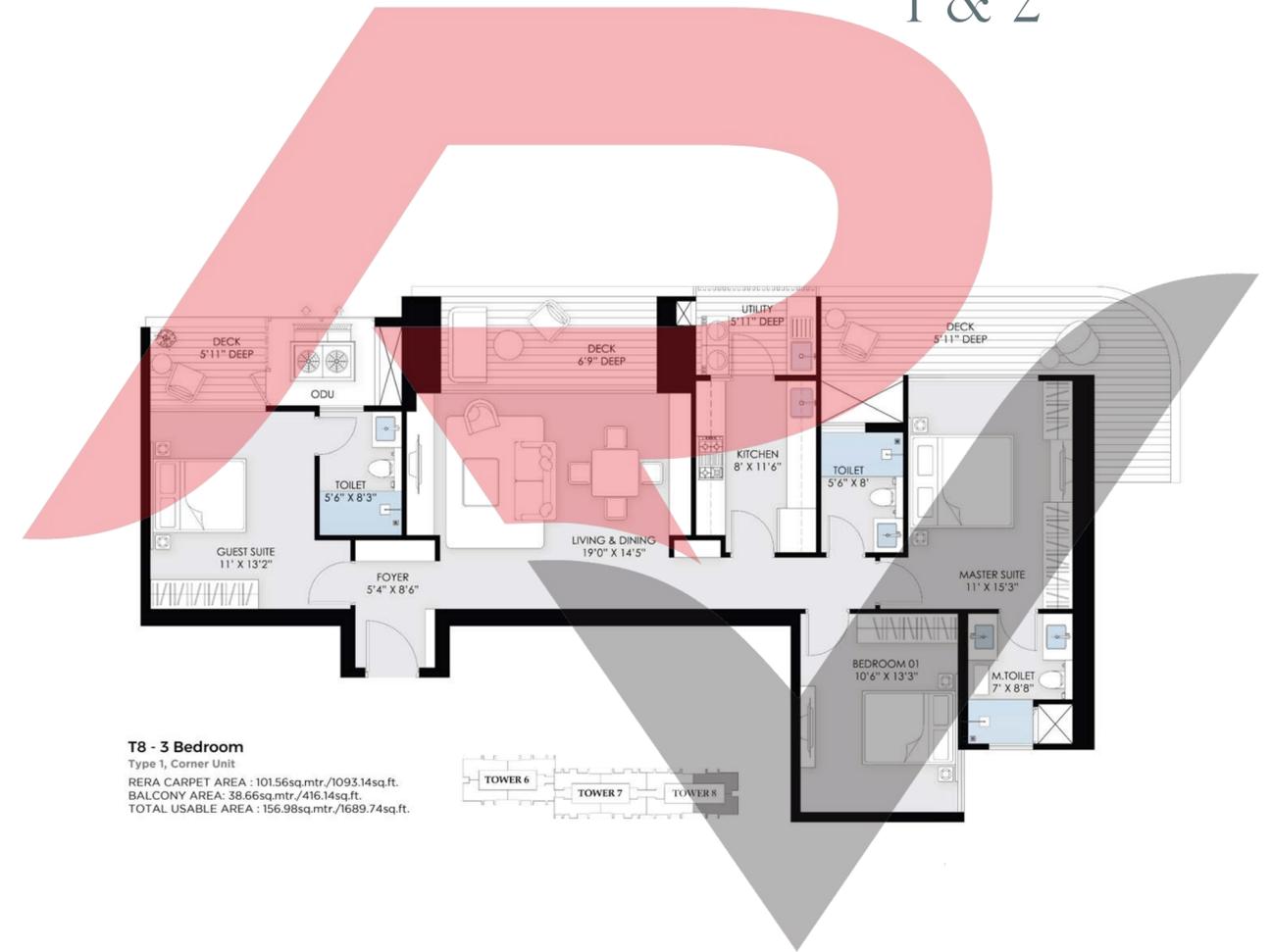


T8 - 3 Bedroom
Type 2
RERA CARPET AREA : 100.48sq.mtr./1081.57sq.ft.
BALCONY AREA : 30.95sq.mtr./333.15sq.ft.
TOTAL USABLE AREA : 150.66sq.mtr./1621.67sq.ft.

MAP NOT TO SCALE

3 BEDROOM

UNITS
1 & 2



T8 - 3 Bedroom
Type 1, Corner Unit
RERA CARPET AREA : 101.56sq.mtr./1093.14sq.ft.
BALCONY AREA : 38.66sq.mtr./416.14sq.ft.
TOTAL USABLE AREA : 156.98sq.mtr./1689.74sq.ft.

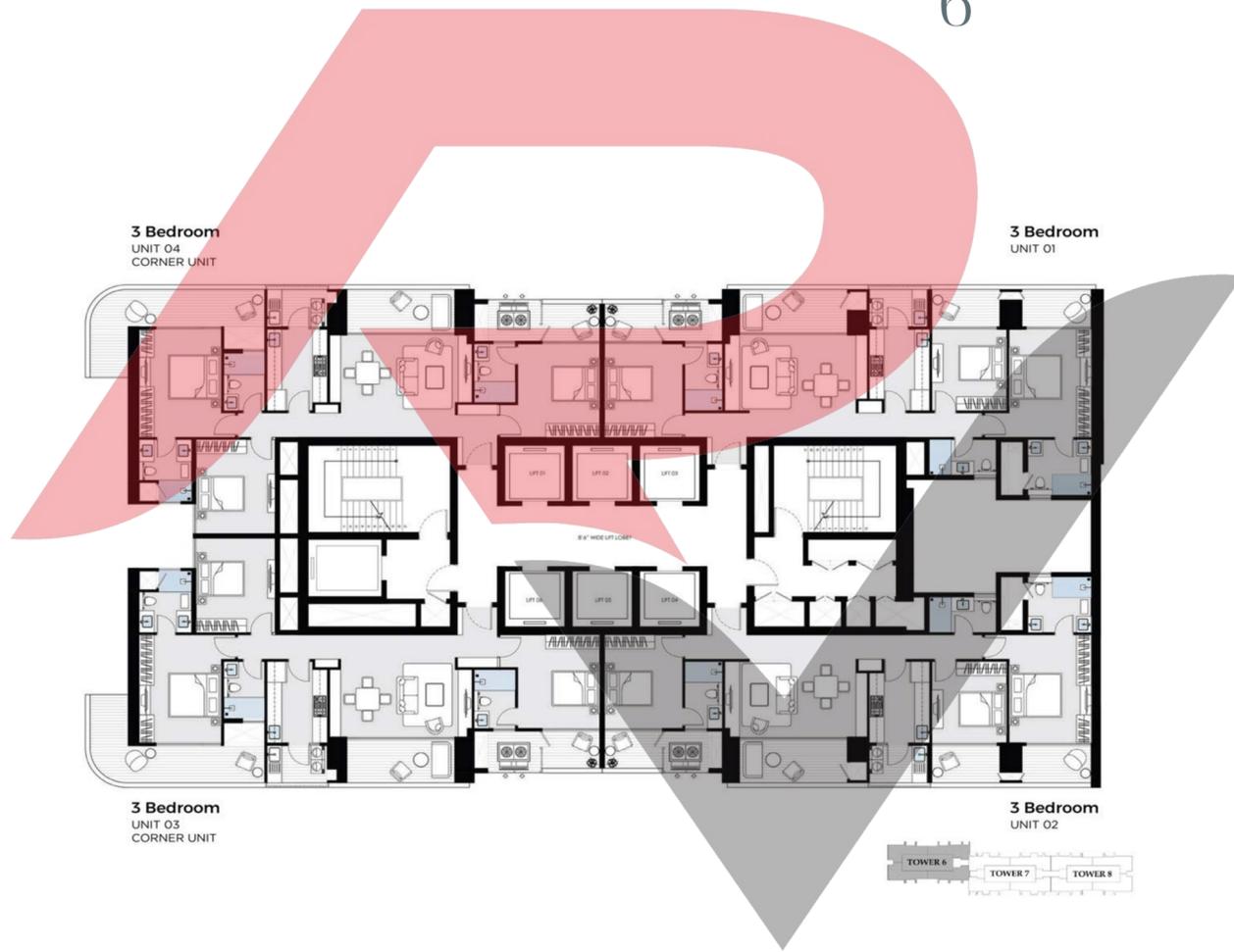
MAP NOT TO SCALE

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CLUSTER PLAN

TOWER
6



MAP NOT TO SCALE

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CLUSTER PLAN

TOWER
8



MAP NOT TO SCALE

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Projects
DEVELOPED
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24,500
Units
DELIVERED

6
Integrated Townships
DEVELOPED AND DELIVERED
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