



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. GAJA 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. SPT2/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, provision for 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 actual. 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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Project Overview

Dwarka Expressway's Iconic
Glass & Metal Façade Towers

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Concept

Positioned Quietly.
Connected Completely.

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Architecture & Design

Green by Design. Sustainable by Choice.

05

Health & Wellness

Minimal. Serene. Resort-grade.

06

Sports & Fitness

Engineered for precision,
strength, and elite training.

07

Kids & Family

Boutique spaces shaped
for learning, play, and
imagination.

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The essence of refined
indulgence

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Residences

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About BPTP

2 Decades.
25,000 Homes Delivered

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



ARTISTIC RENDERING

THE PERFECT PRELUDE TO LIFE WITHIN

A Ceremonious Entry

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

Sophisticated Arrival



ARTISTIC RENDERING



ARTISTIC RENDITION

ALL-WEATHER INDOOR POOL FOR EVERY STROKE

Comfort that swims with you

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A COOKING STUDIO FOR CULINARY EXPRESSION

Crafted for delicious creativity.



ARTISTIC RENDITION

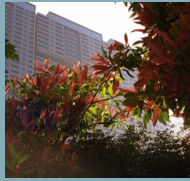
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BANQUET HALL CRAFTED FOR
GATHERING THAT BECOME MEMORIES

WHERE OCCASIONS FIND ELEGANCE

ARTISTIC RENDITION

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LUSH SANCTUARY GARDENS

Immersive green retreats designed for calm and escape.



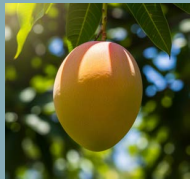
MIYAWAKI FOREST TRAIL

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



All illustrations, images, dimensions, layout, views, images, colors, materials, finishes, accessories, landscaping, items, fixtures, pools, and other details are for illustrative purposes only. All illustrations, images, dimensions, layout, views, images, colors, materials, finishes, accessories, landscaping, items, fixtures, pools, and other details are for illustrative purposes only. All illustrations, images, dimensions, layout, views, images, colors, materials, finishes, accessories, landscaping, items, fixtures, pools, and other details are for illustrative purposes only. All illustrations, images, dimensions, layout, views, images, colors, materials, finishes, accessories, landscaping, items, fixtures, pools, and other details are for illustrative purposes only.



ARTISTIC RENDERING

1.75 LAC SQ. FT. OF

Lifestyle and Landscape Amenities

All features, images, dimensions, lot sizes, views, elevations, materials, finishes, fixtures, accessories, landscaping, furniture, site work, pools, and other amenities are for illustrative purposes only. All features, images, dimensions, lot sizes, views, elevations, materials, finishes, fixtures, accessories, landscaping, furniture, site work, pools, and other amenities are for illustrative purposes only. All features, images, dimensions, lot sizes, views, elevations, materials, finishes, fixtures, accessories, landscaping, furniture, site work, pools, and other amenities are for illustrative purposes only. All features, images, dimensions, lot sizes, views, elevations, materials, finishes, fixtures, accessories, landscaping, furniture, site work, pools, and other amenities are for illustrative purposes only.



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

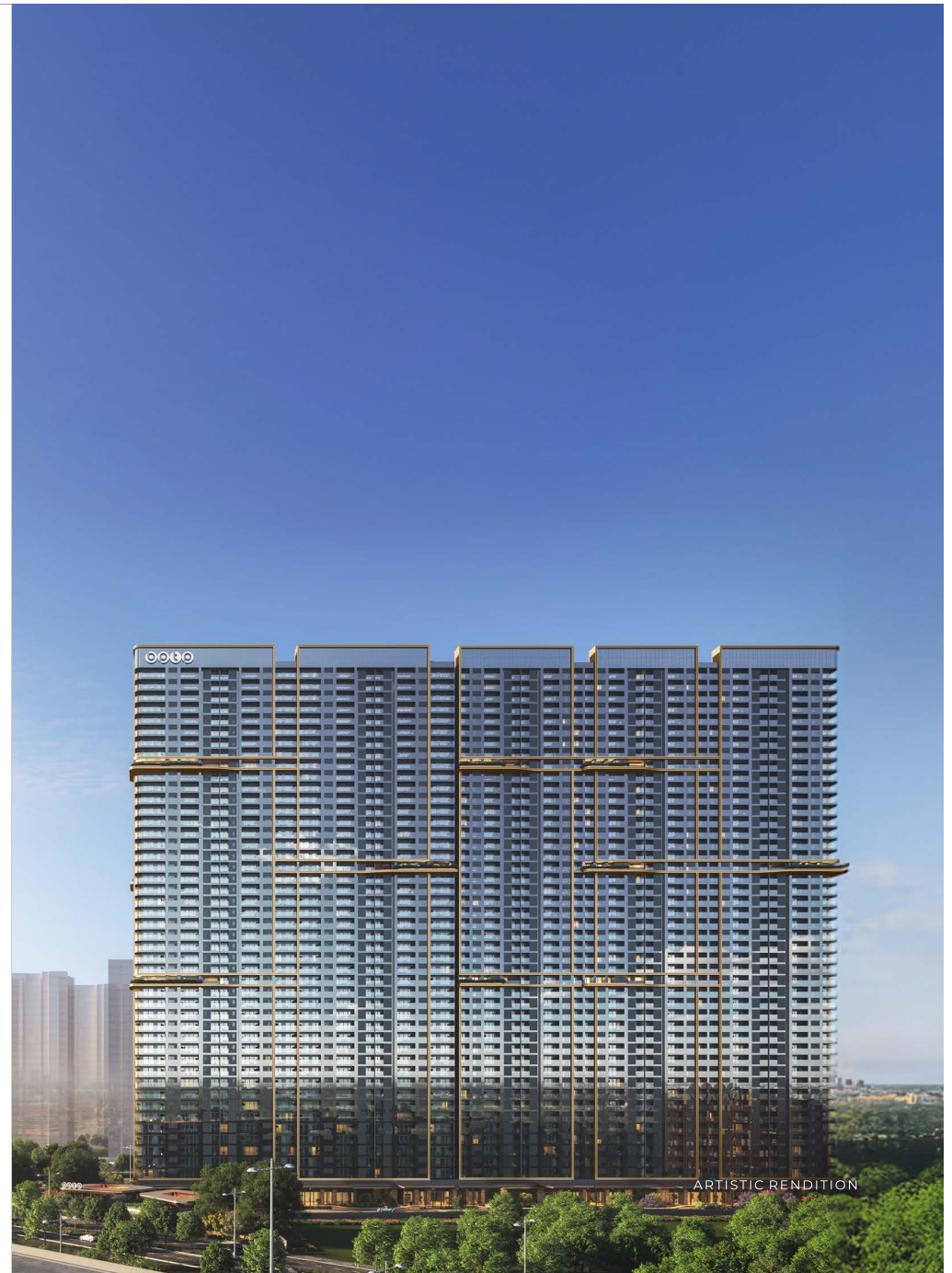
—
FIRE SAFETY
PROION - New Delhi, India
proion.net

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

UNIT PLANS

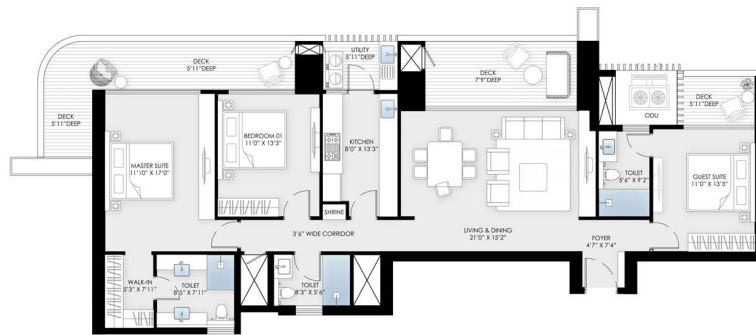
2 BEDROOM RESIDENCES

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

All information, design, dimensions, location, visual, drawings, plans, elevations, sections, specifications, furniture, accessories, paintings, items, electronic goods, additional fittings fixtures, decoration items, floor covering including finishing materials, shades, stone and color of the tiles and other details shown here are only an architect's impression for information and not a contract. The information is provided for reference only and does not form part of any legal binding agreement or commitment of any nature. 16/09/2024/127504122.

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.



MAP NOT TO SCALE

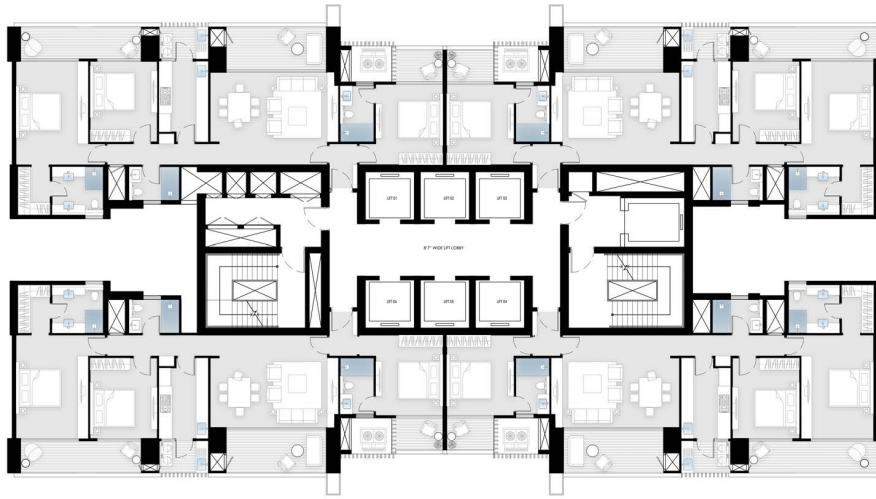
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CLUSTER PLAN

TOWER 02

3 BEDROOM
TYPE 03
SERVICE PERSONNEL

3 BEDROOM
TYPE 03
SERVICE PERSONNEL



3 BEDROOM
TYPE 03
SERVICE PERSONNEL

3 BEDROOM
TYPE 03
SERVICE PERSONNEL



MAP NOT TO SCALE

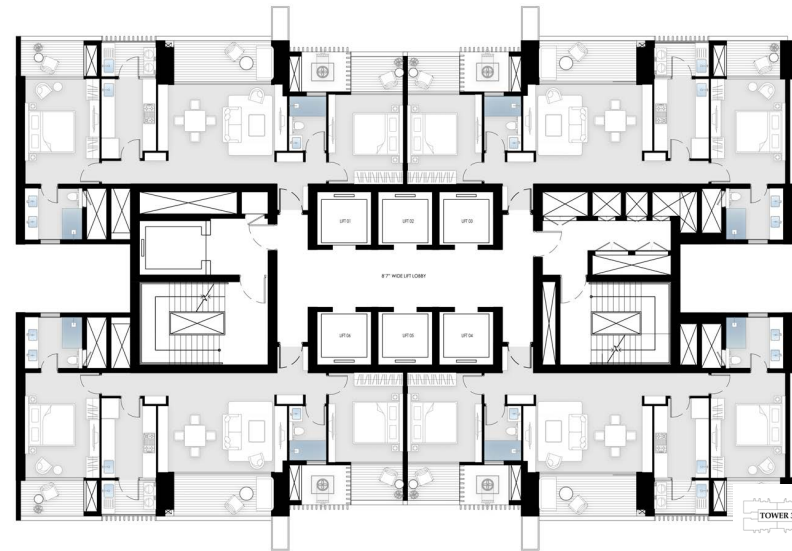
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CLUSTER PLAN

TOWER 03

2 BEDROOM
TYPE 02

2 BEDROOM
TYPE 02



2 BEDROOM
TYPE 02

2 BEDROOM
TYPE 02



MAP NOT TO SCALE

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UNIT PLANS

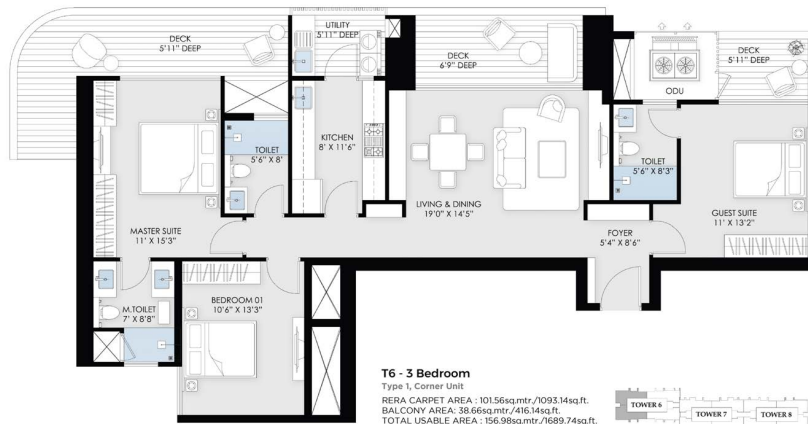
3 BEDROOM RESIDENCES

GAIA
RESIDENCES



3 BEDROOM

UNITS 3 & 4

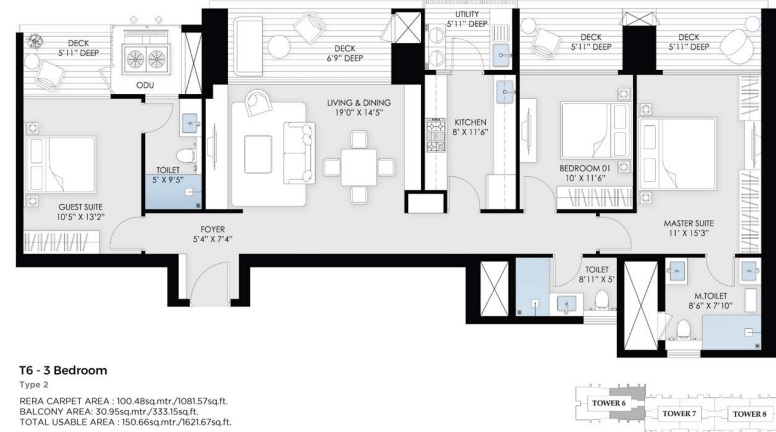


MAP NOT TO SCALE

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3 BEDROOM

UNITS 1 & 2



MAP NOT TO SCALE

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BPTP has been at the forefront of real estate development for over two decades, transforming cityscapes and enhancing urban living standards throughout the National Capital Region (NCR).

With an unwavering commitment to excellence, reliability and trust, BPTP's expansive portfolio includes luxury low and high-rise apartments, villas, plots, shopping malls and office spaces. To date, the group has delivered over 24,500 units, spanning 50 million sq. ft. across 50 projects.

BPTP's commitment to sustainability is exemplified by the group's IGBC certifications and its ambitious goal of achieving net-zero

BPTP MILESTONES

2,000+
Acre Land Bank
ACROSS KEY
MICRO-MARKETS IN NCR

50+
Million Square Feet
DEVELOPED
AND DELIVERED

50+
Projects
DEVELOPED
AND DELIVERED

24,500
Units
DELIVERED

6
Integrated Townships
DEVELOPED AND DELIVERED
ACROSS NCR

2565
Buildings
DELIVERED

CONTACT

For enquiries or to learn more about our premium residences, please get in touch. Our team is here to assist you every step of the way

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sales@bptp.com

Stay Updated

SCAN FOR WEBSITE AND SOCIALS

