

GAIA

RESIDENCES

A sanctuary within the city's pulse

LIFE REIMAGINED

The first glass façade residential development on Dwarka Expressway. Not just a new development – a bold new benchmark in elevated living.





**2,000+ ACRE
LANDBANK IN NCR**

**50 MILLION SQ. FT.
DELIVERED**

**50+ PROJECTS
GLOBALLY INSPIRED**

**25,000 UNITS
DELIVERED**

BPTP ADVANTAGE ON DWARKA EXPRESSWAY

7.5 million sq. ft. developed and delivered. Thriving communities spanning ~200 acres delivered. 3300 homes delivered.



Representative image only

The Dwarka Expressway

India's Fastest-Growing
Corridor

The Gateway of Now

Airport Proximity: A direct link to Indira Gandhi
International Airport Via New Tunnel: A clear
and unhindered route to Terminal 3.



Representative image only

Intuitive Pathways

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



11 Located in prime Sector 102 on Dwarka Expressway, this address puts you minutes from Delhi and Gurugram—saving time, cutting commutes, and delivering unmatched access where it counts.



*Map and indicators for reference purpose only



**THE FIRST-OF-ITS-KIND
GLASS FAÇADE RESIDENTIAL
DEVELOPMENT ON DWARKA
EXPRESSWAY**

Where architecture reflects ambition

The Address That Connects It All

Your Sanctuary, Within Reach.

Prime exposure along main Dwarka Expressway.

Strategic Hub between Aerocity and Global City — anchored in future-ready infrastructure.

Connectivity & Conveniences within immediate reach — Top schools, hospitals, and retail zones.

Proximity to Icons IICC, IGI Airport, Global City, Dwarka Golf Course, and the the New Diplomatic Enclave— infrastructure that drive capital appreciation.



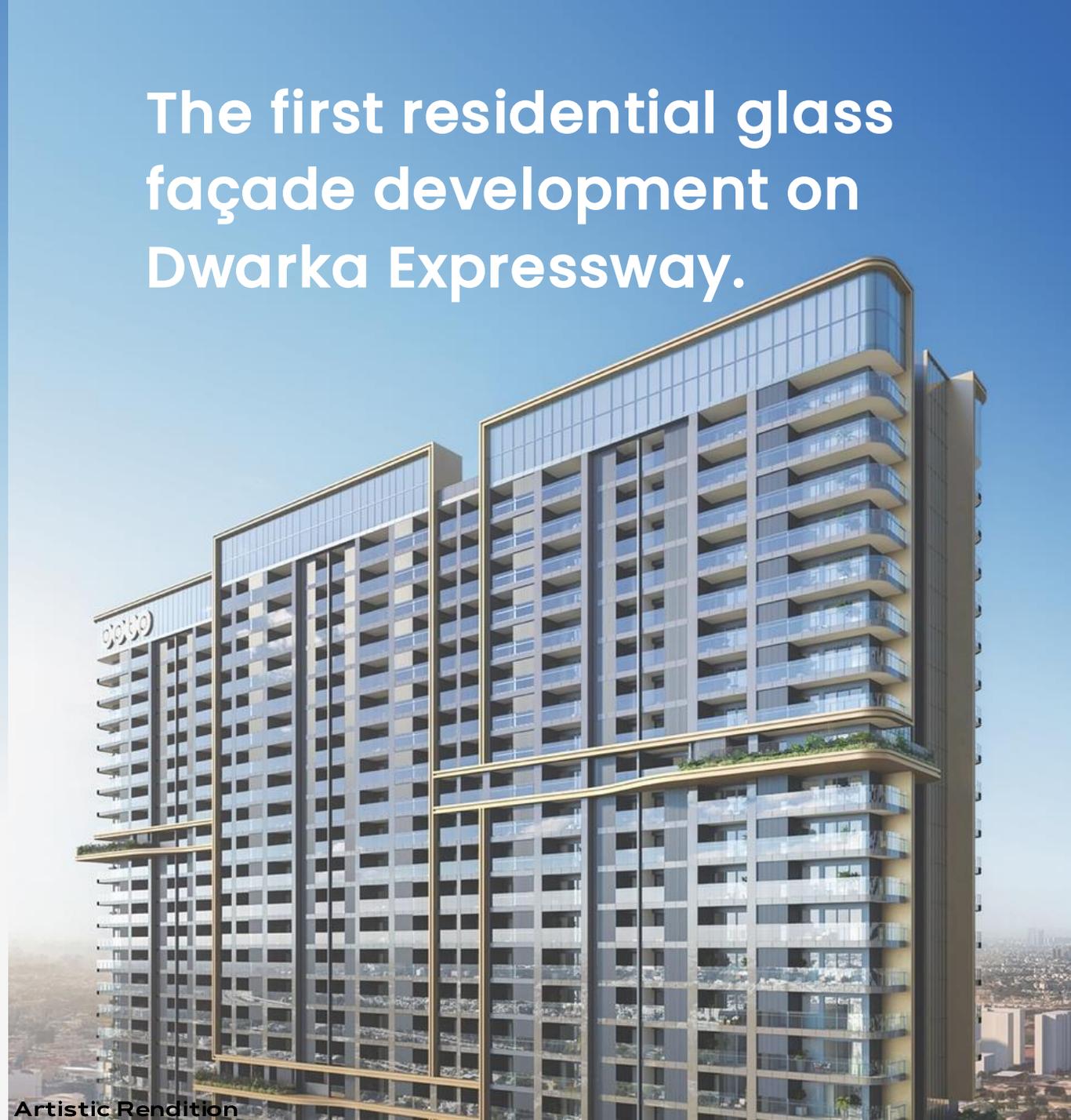
THE ICONIC GLASS FAÇADE

Radiant glass façade **for a striking, contemporary elevation.**

Maximized natural light **and panoramic views.**

Distinctive design that **enhances living experience and asset value.**

The first residential glass façade development on Dwarka Expressway.



Artistic Rendition

High-rise living designed
for light, views, and long-
term value.



TOWERS THAT REFLECT THE FUTURE

150 Meters High
531* Residences

Artistic Rendition

*Sale of Tower 7 (177 units) 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
Disclaimer - All information, plans, images, specifications, amenities and recreational areas shown are merely artistic impressions for illustrative purposes and may differ from actuals. The Promoter makes no representation or warranty regarding their accuracy or completeness. Customers/viewers are advised to independently verify all details, including specifications, areas, services, amenities, terms of sale and payment, prior to purchase of any Unit(s) in the Project.

KEY HIGHLIGHTS

531* 3BHK residences

7 lifts per tower** for reduced wait times

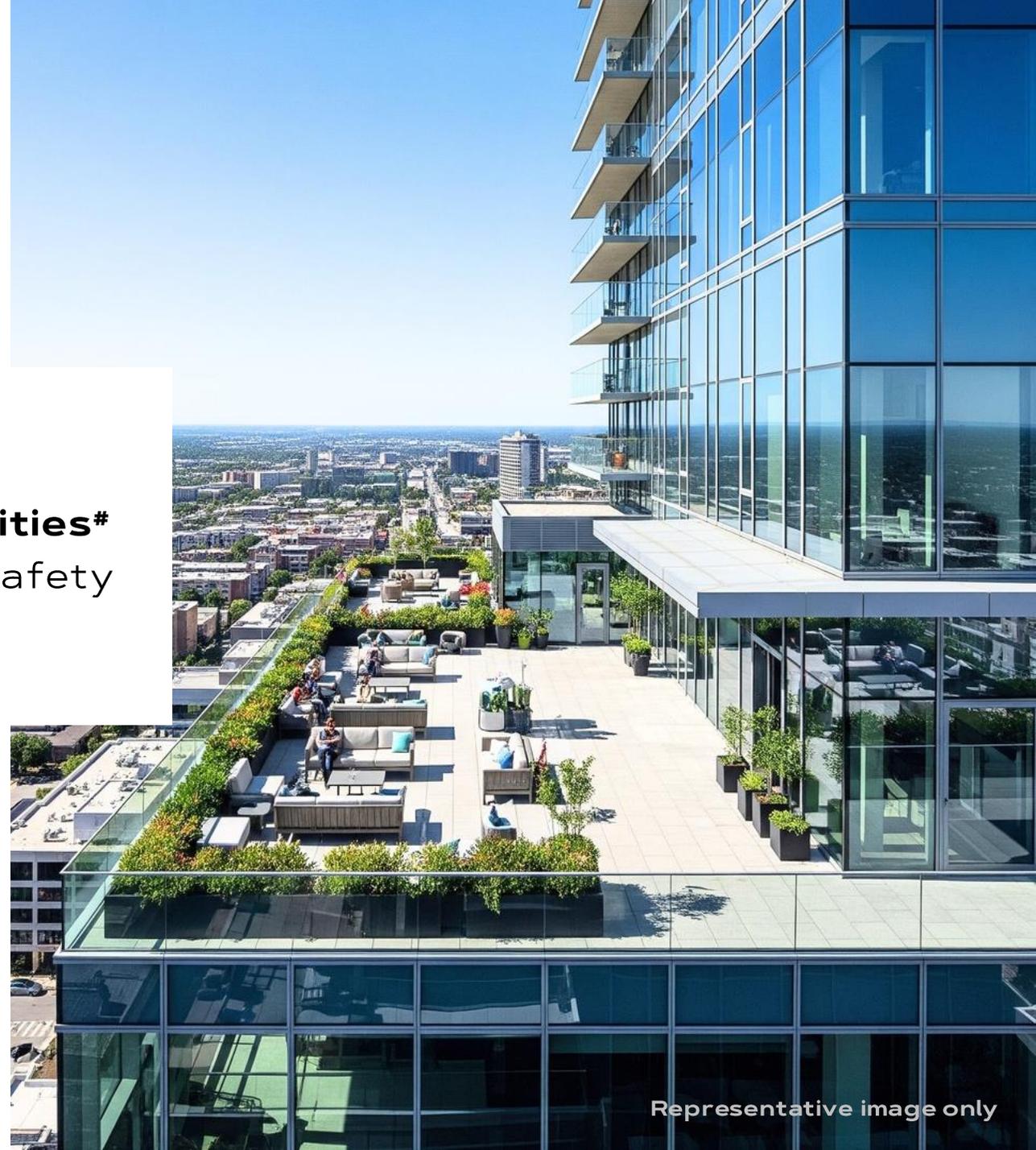
1.75 lakh sq. ft. of club and landscape amenities#

Zone 5 construction*** for higher structural safety

50+ lifestyle amenities

IGBC platinum pre-certified

**Highly efficient layouts with
up to ~72% usable area
(carpet area + balcony area)**



*Sale of Tower 7 (177 units) 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.

**6 passenger & 1 service lift to each core, as per sanctioned plan.

***For better safety, the structure is 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.

#Common facilities & amenities are for the entire group housing colony, including any additional licensed area on additional lands or enhanced FAR, TOD and TDR that may be acquired in future by the company or its associate companies and are not exclusive to any particular phase of the Colony of which the project is a part.

Representative image only



Product Facts & Insights

Precision. Purpose. Privilege.

- **Residences:** An exclusive collection of 531* three-bedroom homes, each a testament to thoughtful planning.
- **Vertical Flow: 7 lifts per tower,** ensuring graceful movement throughout.
- **Built for Resilience:** Engineered for **Zone 5** seismic conditions, offering foundational security.
- **Green Heart: IGBC Platinum pre-certified,** a clear commitment to environmental harmony.
- **Amenity Landscape:** Over 1.75 lakh sq. ft. of club and landscape amenities and serene outdoor spaces, where life unfolds.

Representative image only

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Global Design Consultants - A Symphony of Visionaries.



Singapore

The guiding hand
behind form and
flow, shaping
GAIA's spirit.

+ +

Aedas

+ +

Renowned for
crafting spaces
that transcend
expectation, true
architectural
poets.

BLINK

Blink Design Group:
Artists of the
interior, weaving
bespoke
experiences that
resonate.

g grant
a associates

Sculptors of the
land, designing
greenspaces
that dance with
nature's rhythm.

whitby wood

Engineers of
structure,
ensuring every line
and form stands
with enduring
integrity.

Other Consultants

MEP Consultant

Sanelac

sanelac.com

Sanelac, from New Delhi, India, provides HVAC, electrical, plumbing, fire, and related services to key sectors like hospitality, healthcare, industrial, residential, and institutional.

Wind Tunnel Consultant

RWDI

rwdi.com

RWDI, based in Chennai, India, addresses built environment challenges through innovation, collaboration, and ambition to expand boundaries of possibility in engineering and environmental design.

Geotechnical Consultant

Geocon

geoconinternational.com

Geocon, in Mumbai, India, specializes in geotechnical consulting, offering effective foundation, ground improvement, and shoring solutions tailored to diverse construction needs.

Proof Consultant

Manish Consultant

manishconsultants.com

Manish Consultant, located in New Delhi, India, provides structural design, rehabilitation, and due diligence services for buildings, infrastructure, and complex structures including airports and bridges.

Façade Consultant

BES Consultants

besconsultants.net

BES Consultants, from Mumbai, India, provides façade engineering, building envelopes, advanced geometry, architectural acoustics, and 3D design for both existing and new building structures.

Fire Safety And Proof Consultant

Proion

proion.net

Proion, located in New Delhi, India, offers consultancy in MEP, fire and life safety systems, low voltage, security, and elevator planning services.

Building Bye-laws Consultant

RSMS

rsms-arch.com

RSMS, in New Delhi, India, has offered full architectural and engineering consultancy since 2006, backed by independent practice experience beginning in 1990.

Kitchen Design Consultant

ATN

atnconsultants.com

ATN, based in New Delhi, India, is led by Mr. Naresh Srivastava, bringing 40 years of global hospitality experience across reputed international and Indian chains.

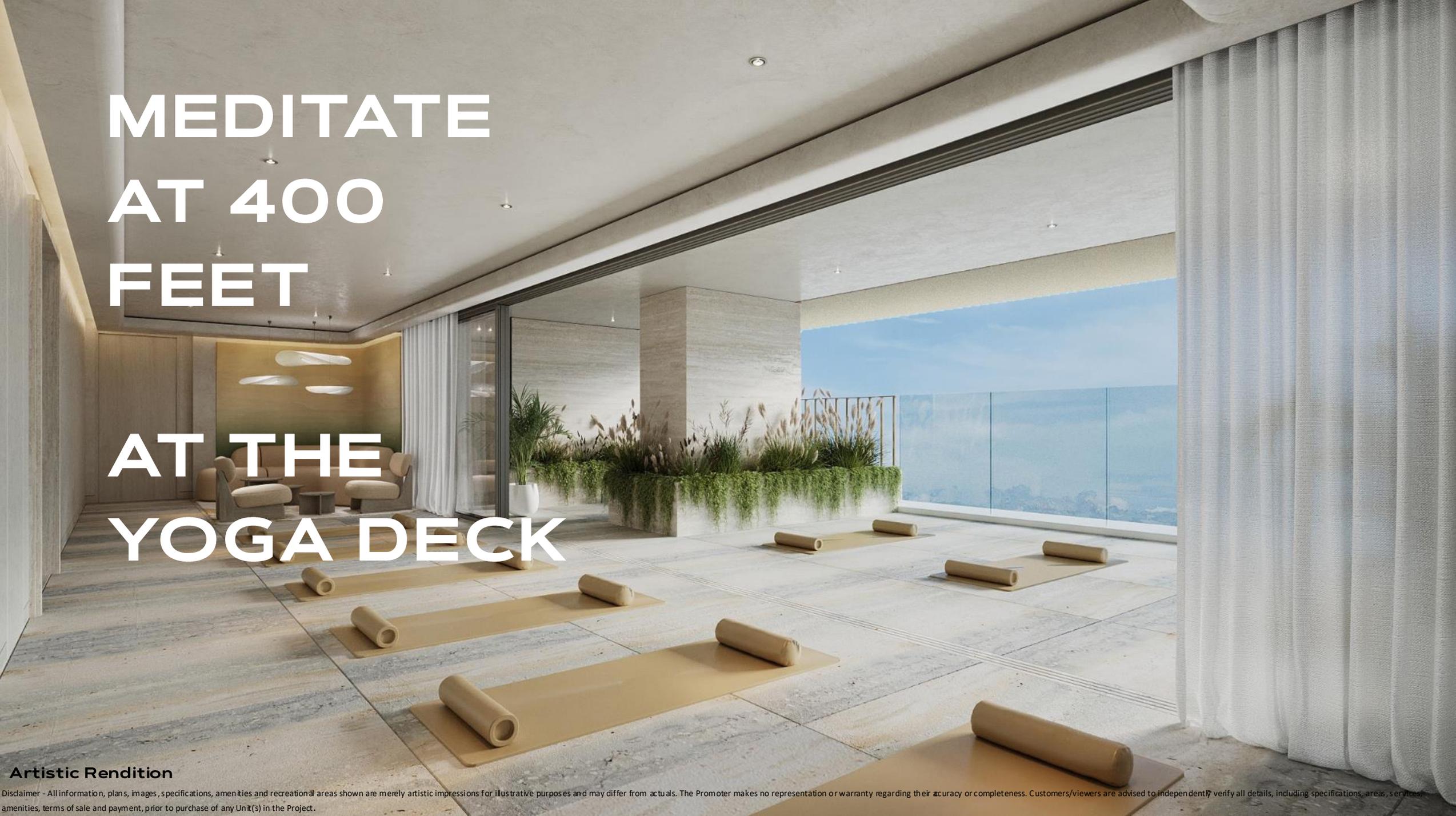
SKY GARDENS* THAT ELEVATE LIFE

Elevated across three distinct heights in every tower, Gaia Residences' sky gardens offer spaces for stillness, clarity, and quiet inspiration—each one tailored for moments of mindfulness, thought, and connection.



Representative
image only

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

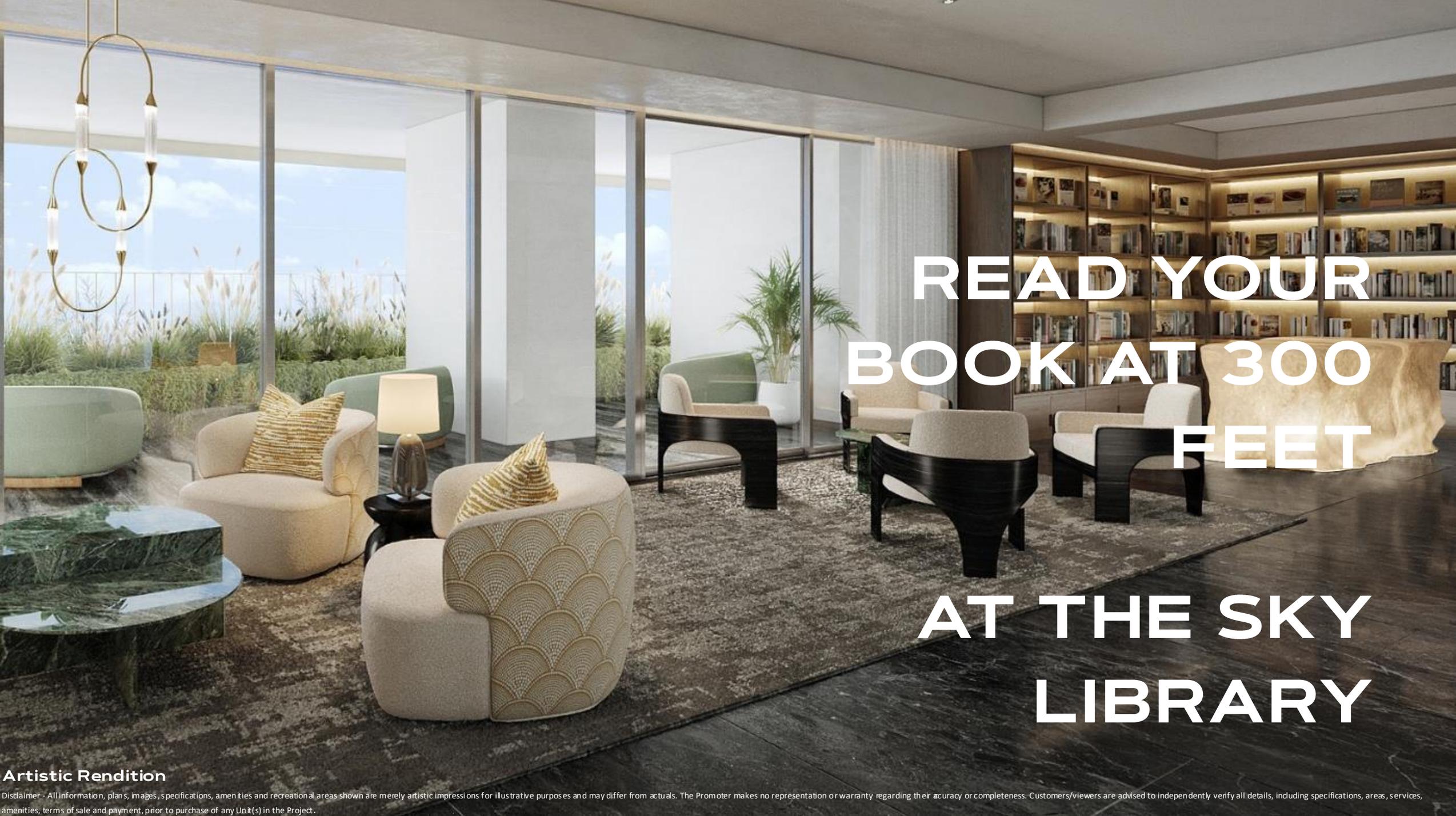


MEDITATE
AT 400
FEET

AT THE
YOGA DECK

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A modern, high-rise library lounge with large windows, contemporary furniture, and a bookshelf. The room features a mix of light-colored and dark wood furniture, including armchairs and a coffee table. A large bookshelf is visible in the background, and a glowing, textured table is in the foreground. The text "READ YOUR BOOK AT 300 FEET" is overlaid in white, bold, sans-serif font.

**READ YOUR
BOOK AT 300
FEET**

**AT THE SKY
LIBRARY**

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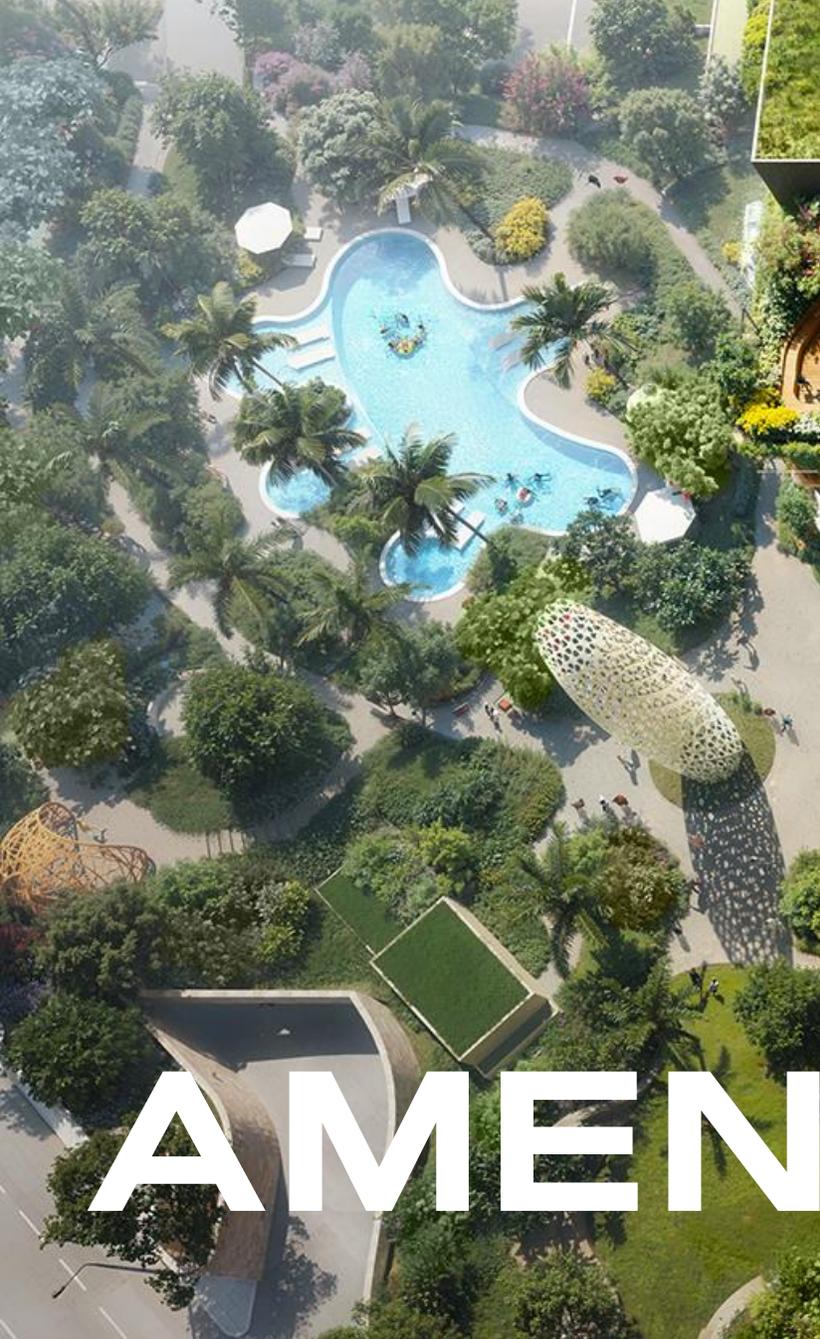


**HOST
MEETINGS
AT 200 FEET.**

**AT THE
CO-WORKING
LOUNGE**

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At Gaia Residences, every space is shaped with intention. From wellness to play, work to reflection, each amenity is designed to enrich daily life with meaning, calm, and connection.

AMENITIES

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WHERE LIFE'S RHYTHMS FIND THEIR FLOW

Well-being

Serene spaces crafted for breath, balance, and complete mind-body restoration.

Movement & Play

Dynamic zones designed to energise, strengthen, and inspire joyful activity.

Work & Connection

Peaceful, purpose-built spaces where focus thrives and ideas flow.

Gathering & Enjoyment

Refined settings that turn everyday moments into lasting memories.

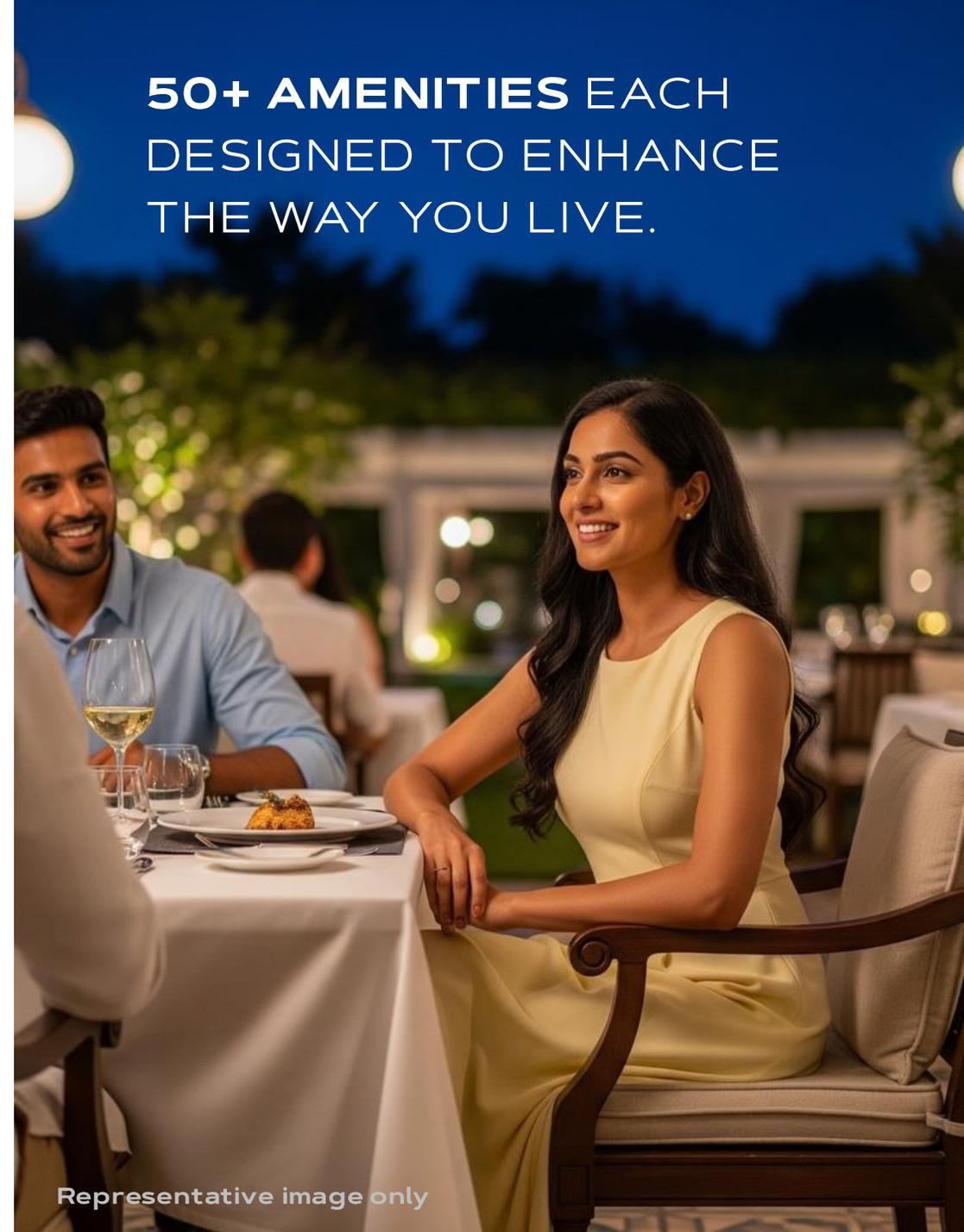
Family & Community

Thoughtful environments that nurture every generation and strengthen the spirit of togetherness.

Nature's Embrace

Lush, living landscapes that invite stillness, wonder, and daily renewal.

50+ AMENITIES EACH
DESIGNED TO ENHANCE
THE WAY YOU LIVE.



Representative image only

SPORTS & FITNESS

- Cardio Zone
- Weights Zone
- HIIT Zone
- MMA/Boxing Zone
- Pilates Studio

- Gym
- Padel courts
- Squash courts
- Indoor Badminton

- Fitness trail
- Indoor pool
- 2 Outdoor pools
- Indoor Pickleball



Representative images only

ENTERTAINMENT & LIFESTYLE

- Bowling Alley
- Cigar lounge
- Sports Bar
- Banquet hall
- Games room
- Fine dining
- Arcade
- Fire pits
- Games lounge
- 13 Guest suites
- Private dining
- Business center
- 2 Private theatres
- Pre-Function Area



Representative images only

WELLNESS & CALM

- Turkish Hammam
- Salt Room
- Sauna
- Spa

- Treatment rooms
- Yoga platform
- Juice bar
- Meditation pavilion



Representative images only

LEARN & GROW

- Kids' play area
- Kids' pool
- Lego & Robotics Lab
- 2 Dance studios
- Chess Room
- Tuition Center
- Art studio
- Music room
- Art & Pottery room
- Karate Studio
- Kids Library
- Cooking Studio



Representative images only

NATURE & OPEN SPACES

- Miyawaki forest
- Fruit orchard
- Cascading Fountains
- Outdoor dining
- Events lawn
- Waterbodies



Representative images only

RESIDENCE LAYOUTS

SPACES THAT BREATHE WITH YOU

Intentional Space

Layouts crafted with innate understanding, maximizing every dimension for comfortable living.

Natural Radiance

A seamless embrace of sunlight and fresh air, inviting nature within each home.

Open Decks

Generous outdoor terraces, extending your inner world to the open sky

Expansive Glazing

Walls of glass that offer boundless vistas and an abundance of light, framing every moment.

Considered Design

Every angle, every line, thoughtfully placed for intuitive movement, quiet privacy, and enduring beauty.

SOCIAL SANCTUARIES

Sophisticated resident lounges designed for quiet connection, shared moments, and the comfort of a refined community.

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NATURALLY ILLUMINATED

Seamless embrace of sunlight.
Inviting nature into each home.
Interiors bathed in soft glow.

GENTLE MURMURS

Reflecting pools and
flowing streams.
Calming sound of water.
Tranquil backdrop to life.

LIFE REIMAGINED

A bold architectural statement that sets a new standard and mirrors your ambition on the skyline.

A REDEFINITION OF WHAT
HOME CAN BE

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YOUR WORLD EXPANDED

Expansive terraces that extend living spaces into the open sky, offering private havens for reflection, connection, and fresh perspective.

Representative image only

Representative image only

FRAMED BY EXPANSIVE GLAZING

Walls of glass invite uninterrupted views and soft natural light, elevating perspective with effortless elegance.

BEAUTY WITH PURPOSE

The
architecture
breathes
with you.

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7 LIFTS PER TOWER

Built for flow, with 7 lifts per tower, vertical movement is effortless even at peak hours.

Representative image only



Representative image only



BUILT ON STRENGTH, ENGINEERED FOR SAFETY

Deep foundations. **Zone 5*** seismic compliance. A structure made to endure and protect—right from the ground up.

Representative image only

*For better safety, the structure is 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

BUILT WITH INTENTION



Lines take shape, walls rise, and timelines hold. BPTP's commitment to delivery is unmatched, because nothing else is built quite like this.

FOR LIFE AND INVESTMENT

An invitation to reimagine life beyond the ordinary, into something profound. A new chapter begins now.

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THE FINAL WORD

More heart.
More nature.
More home.



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LAYOUTS THAT UNDERSTAND

Crafted with intuitive design, each home maximizes comfort and function. Spaces that anticipate your rhythm and adapt to how you truly live.



Representative image only

CRAFTED EXCELLENCE

Every detail reflects
a commitment to
excellence, from
the strength
beneath to the
surface you touch.





Site Plan



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

3 BEDROOM

UNIT 3 & 4



T6 - 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.



All information, images and visuals, drawings, plans or sketches shown are architect's impression, for representational/illustrative purposes only and not to scale. The Promoter is neither liable for nor required to provide any interior works, furniture, equipment, electronics goods, amenities, accessories, etc. All interiors depicted here do not form part of the specifications or deliverables being offered by the Promoter and are indicative and for illustrative purposes only. Nothing contained herein constitutes an offer, provisional or final allotment, and does not form a legally binding agreement and/or commitment of any nature, whatsoever. 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 | 1 sq.m. = 10.764 sq. ft.

3 BEDROOM

UNIT 1 & 2



T6 - 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.



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TOWER

06

CLUSTER PLAN

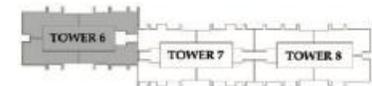
3 Bedroom
UNIT 04
CORNER UNIT

3 Bedroom
UNIT 01



3 Bedroom
UNIT 03
CORNER UNIT

3 Bedroom
UNIT 02



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1 sq ft = 0.093 sq mt approx

3 BEDROOM

UNIT 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.



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3 BEDROOM

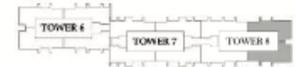
UNIT 1 & 2



T8 - 3 Bedroom

Type 1, Corner Unit

RERA CARPET AREA : 101.56sq.mtr./1093.14sq.ft.
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TOWER
08
 CLUSTER PLAN

3 Bedroom
 UNIT 04

3 Bedroom
 UNIT 01
 CORNER UNIT



3 Bedroom
 UNIT 03

3 Bedroom
 UNIT 02
 CORNER UNIT



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1 sq ft = 0.093 sq mt approx

DESIGN PHILOSOPHY: SOULFUL SPACES.

Inspired by stone,
feather, and stillness.
Where natural textures
meet architectural calm.



Artistic Rendition





OUR GREEN PROMISE

From IGBC Platinum pre-certification to energy-efficient systems and mindful materials—every design choice here is a step toward a more sustainable tomorrow.

EXPERIENCE

G A I A

R E S I D E N C E S

A sanctuary where life flows slower,
connections run deeper, and every
detail is designed to feel personal.

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Artistic Rendition





GAIA

R E S I D E N C E S

GAIA Residences @ Amstoria 102 ("Project") is registered with HRERA Gurugram, registration number RC/REP/HARERA/GGM/963/695/2025/66 dated Dated 27.06.2025. Details including site layout plan are available on the website www.haryanarera.gov.in. | License No. 123 of 2014 dated 22.08.2014 for an area measuring 12.05 acres, being developed in a phased manner, current phase/Project having area 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 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 | Common facilities & amenities are for the entire group housing colony, including any additional licensed area on additional lands or enhanced FAR, TOD and TDR that may be acquired in future by the company or its associate companies and are not exclusive to any particular phase of the Colony of which the project is a part. The allotment/sale is subject to application form, allotment letter, agreement for sale and/or conveyance deed; licenses, building plan, other approvals; and occupation certificate(s) | Nothing contained herein constitutes an offer, provisional or final allotment, and does not form a legally binding agreement and/or commitment of any nature, whatsoever | All information, plans, images, specifications, amenities and recreational areas shown are merely artistic impressions for illustrative purposes and may differ from actuals. The Promoter makes no representation or warranty regarding their accuracy or completeness. Customers/viewers are advised to independently verify all details, including specifications, areas, services, amenities, terms of sale and payment, prior to purchase of any Unit(s) in the Project.