HARERA Registration No. RC/REP/HARERA/GGM/963/695/2025/66
Dated 27.06.2025 www.haryanarera.gov.in

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.

bptp



Representative image only



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.



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.

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

Representative image only

The Address That Connects It All



Representative image only

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.

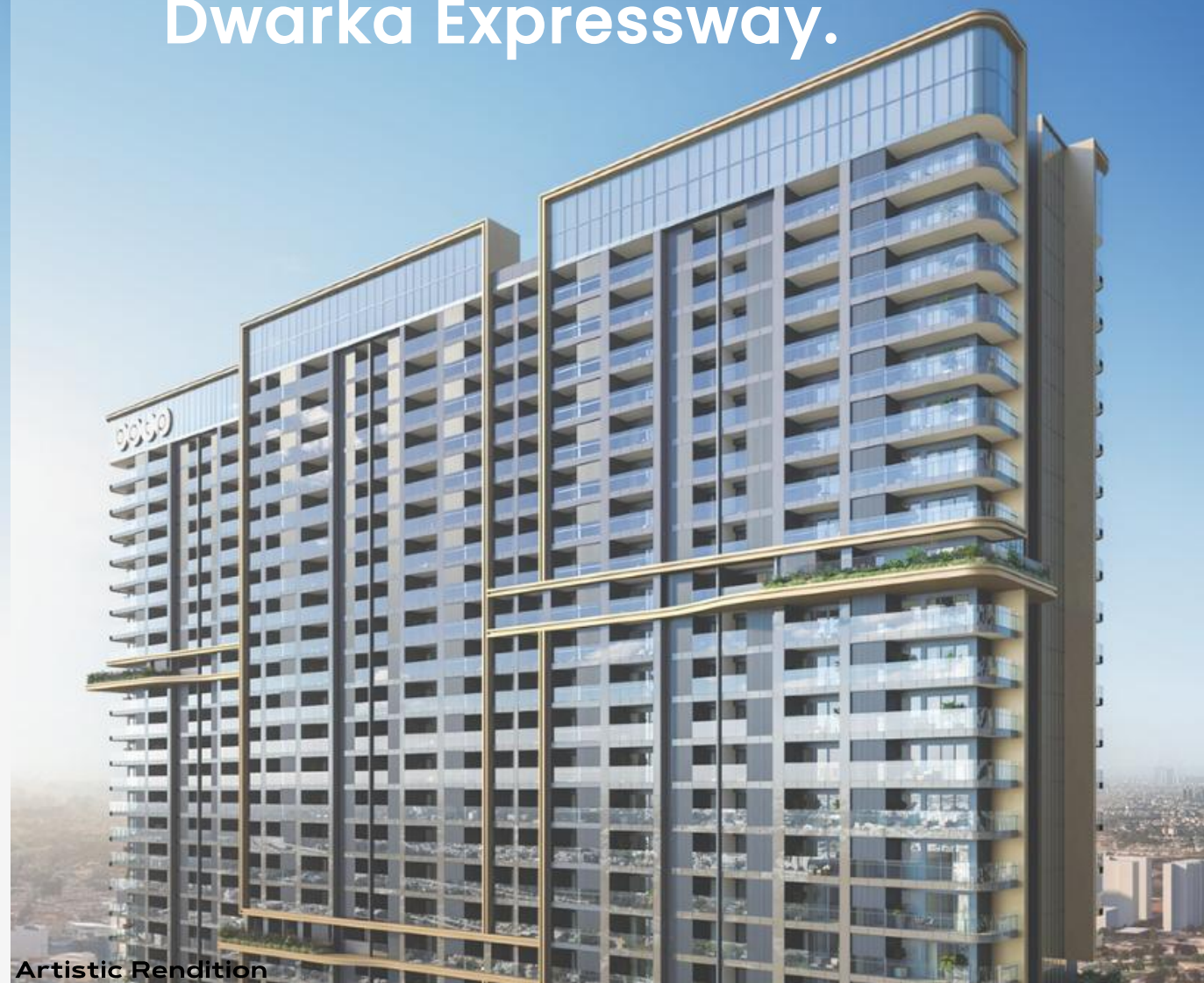
THE ICONIC GLASS FAÇADE

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

Maximized natural light **and panoramic views.**

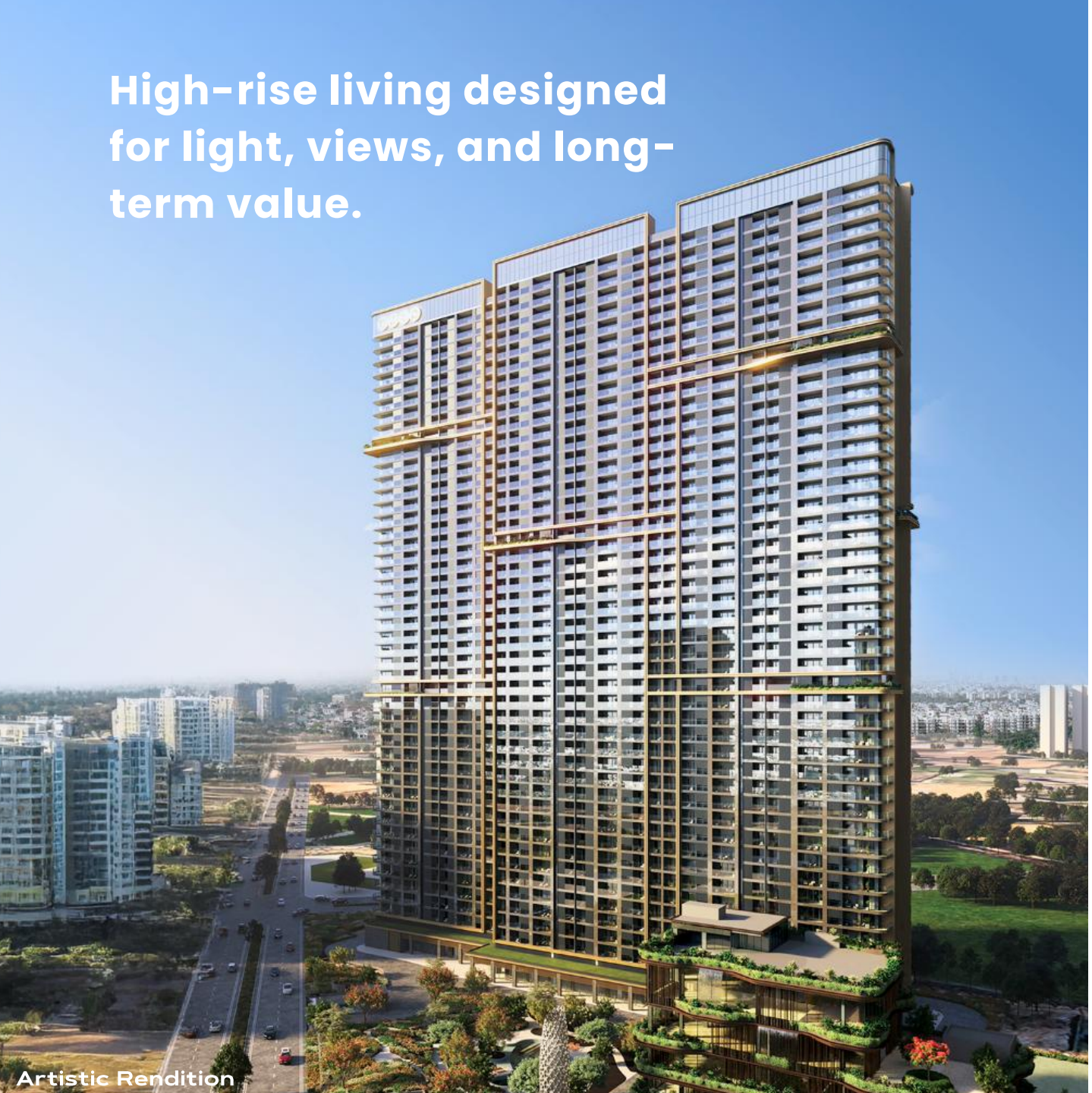
Distinctive design that **enhances living experience and asset value.**

The first residential glass façade development on Dwarka Expressway.



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TOWERS THAT REFLECT THE FUTURE

150 Meters High

531* Residences

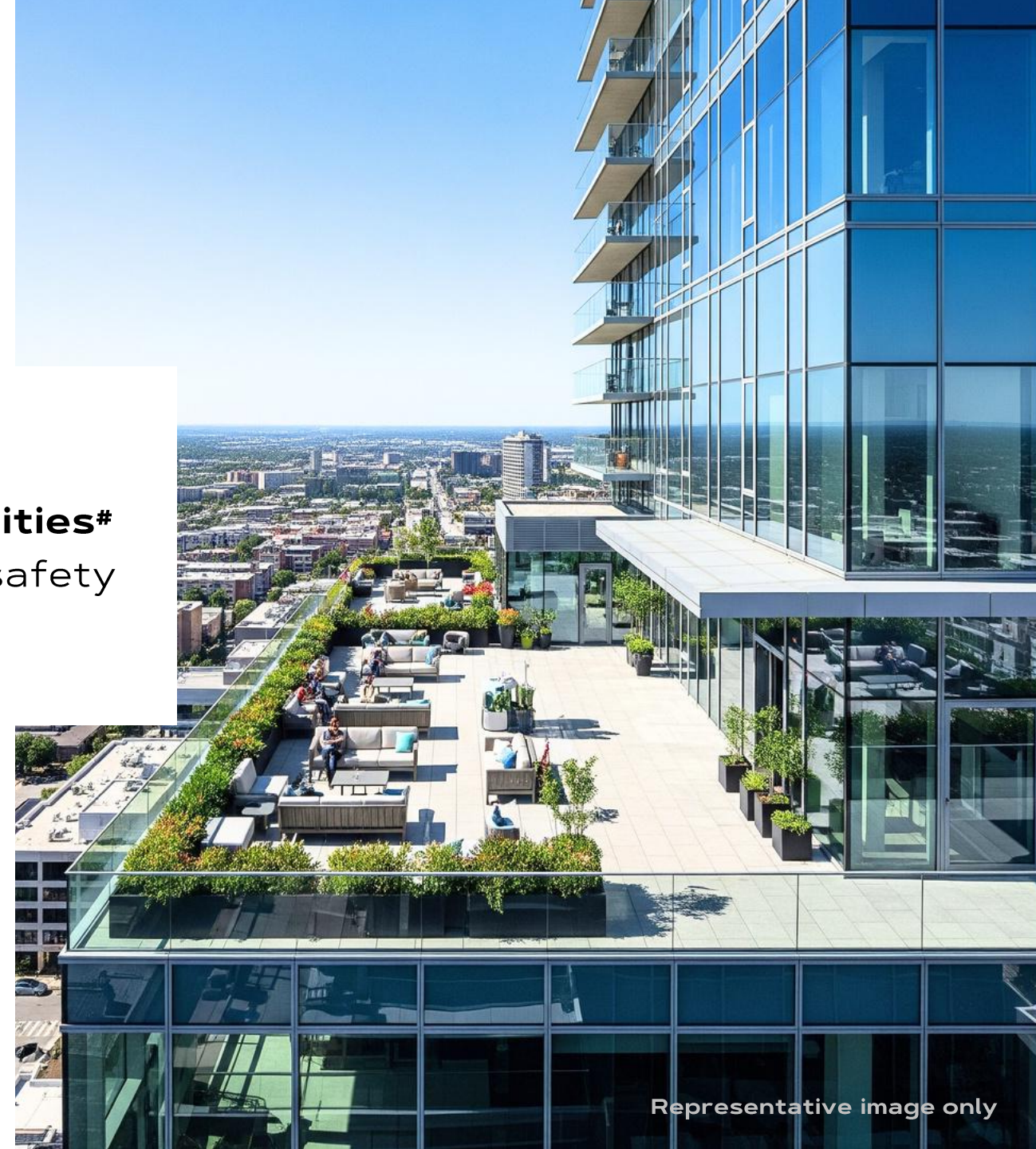
*Sale of Tower 7 (177 units) is frozen till shifting of 66 KV HT line. The approval for shifting HT line already granted vide Memo No. SP12/TSDG dated 08.01.2025

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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.



- **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.

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Global Design Consultants – A Symphony of Visionaries.

DPA
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.

grant 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.

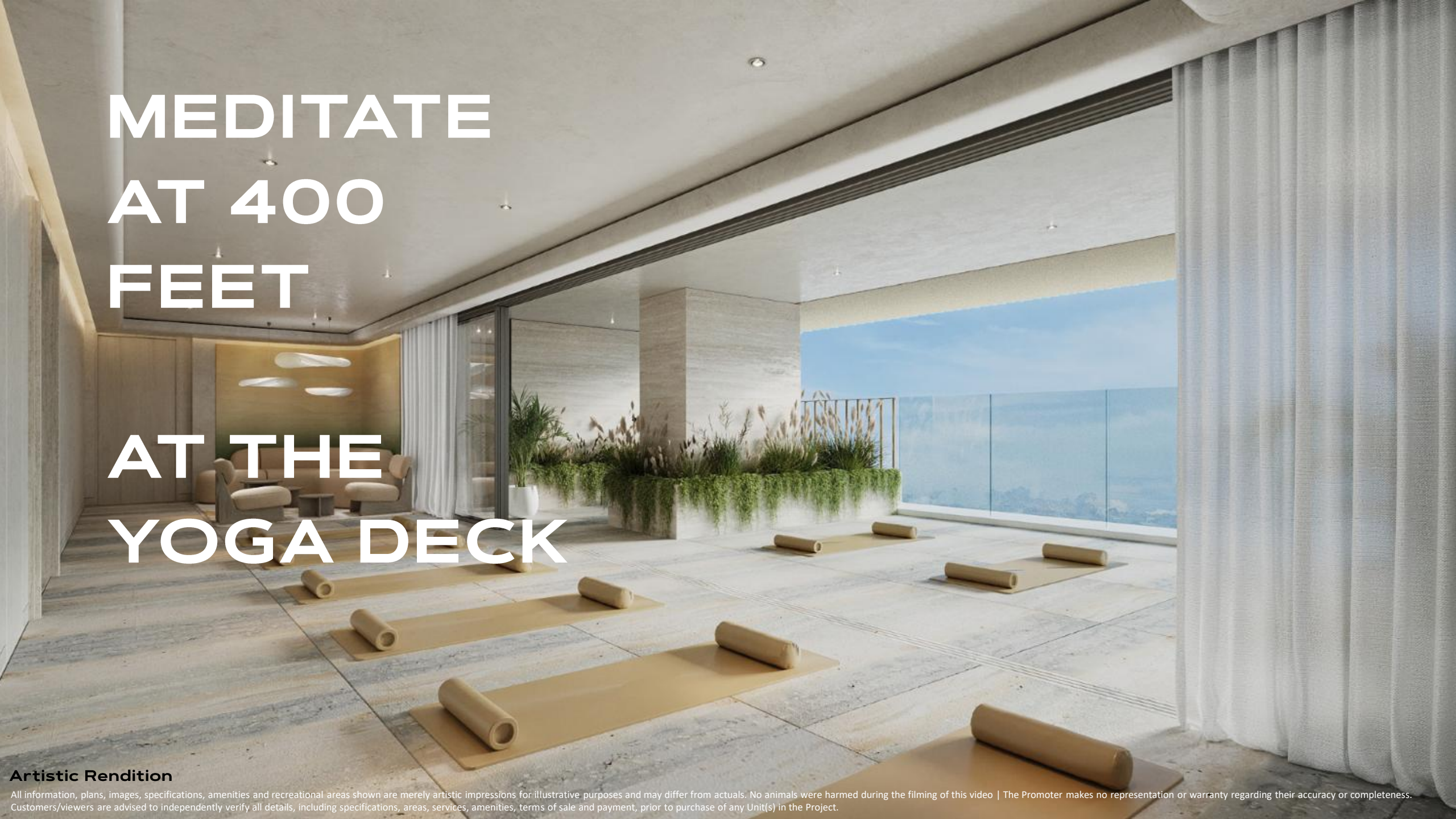
SKY GARDENS* THAT ELEVATE LIFE

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.



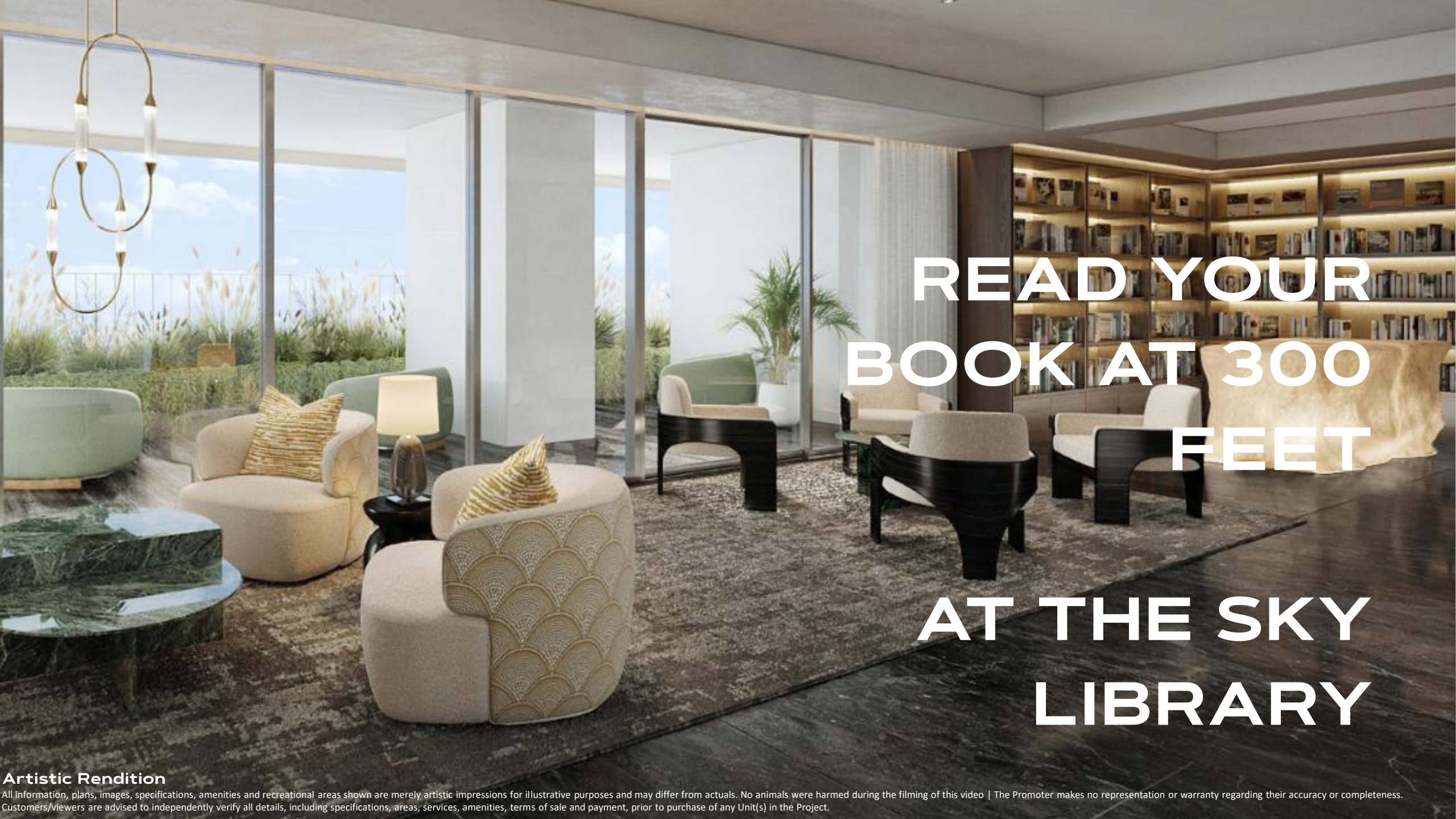
Representative image only

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



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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.



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

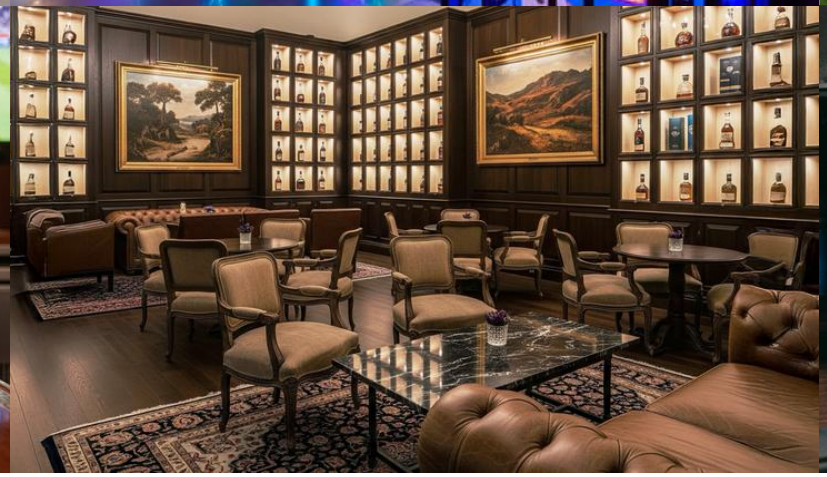
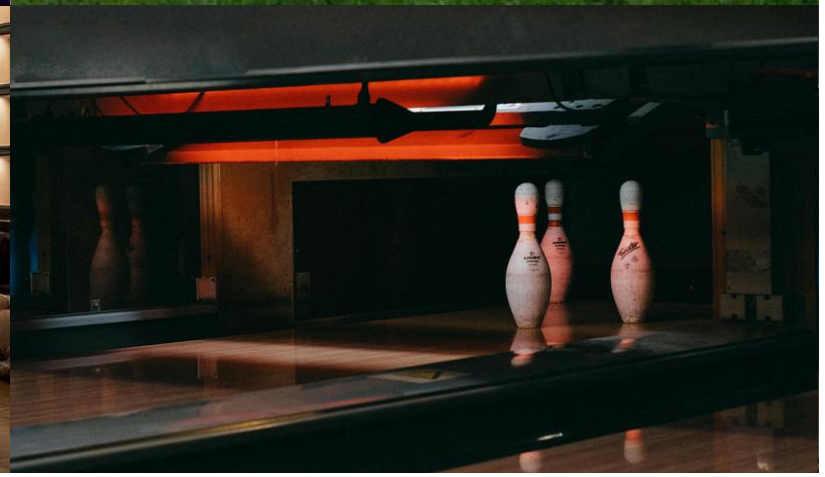
These amenities are within the school, club, banquet and tower blocks as per sanctioned plans, and are for exclusive use of the residents of existing phases and all phases in the future.

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

These amenities are within the school, club, banquet and tower blocks as per sanctioned plans, and are for exclusive use of the residents of existing phases and all phases in the future.

WELLNESS & CALM

- Turkish Hammam
- Salt Room
- Sauna
- Spa
- Treatment rooms
- Yoga platform
- Juice bar
- Meditation pavilion








Representative images only

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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

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NATURE & OPEN SPACES

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








Representative images only

These amenities are within the school, club, banquet and tower blocks as per sanctioned plans, and are for exclusive use of the residents of existing phases and all phases in the future.

RESIDENCE LAYOUTS

SPACES THAT BREATHE WITH YOU



Representative image only

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.

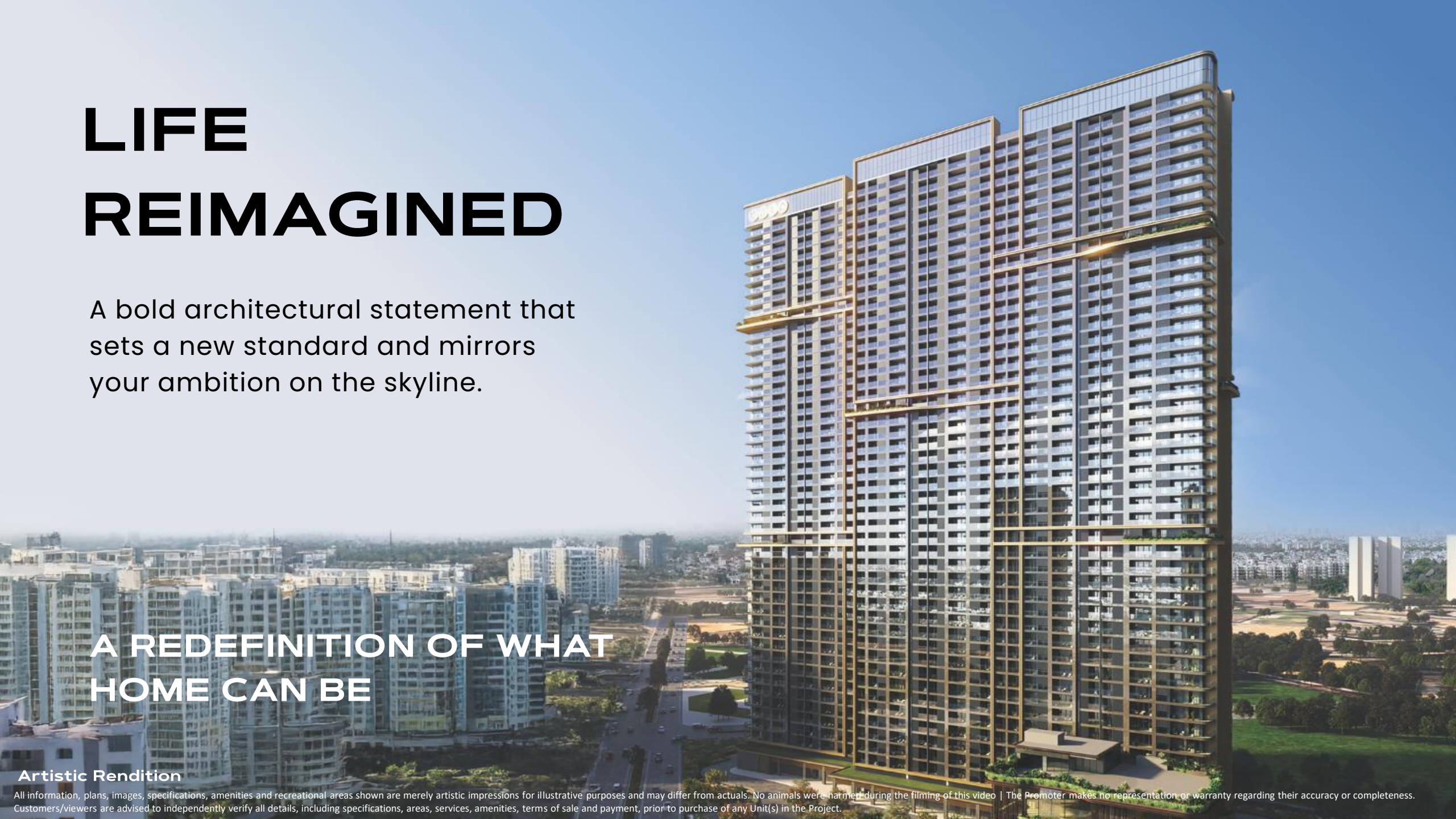


GENTLE MURMURS

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

LIFE REIMAGINED

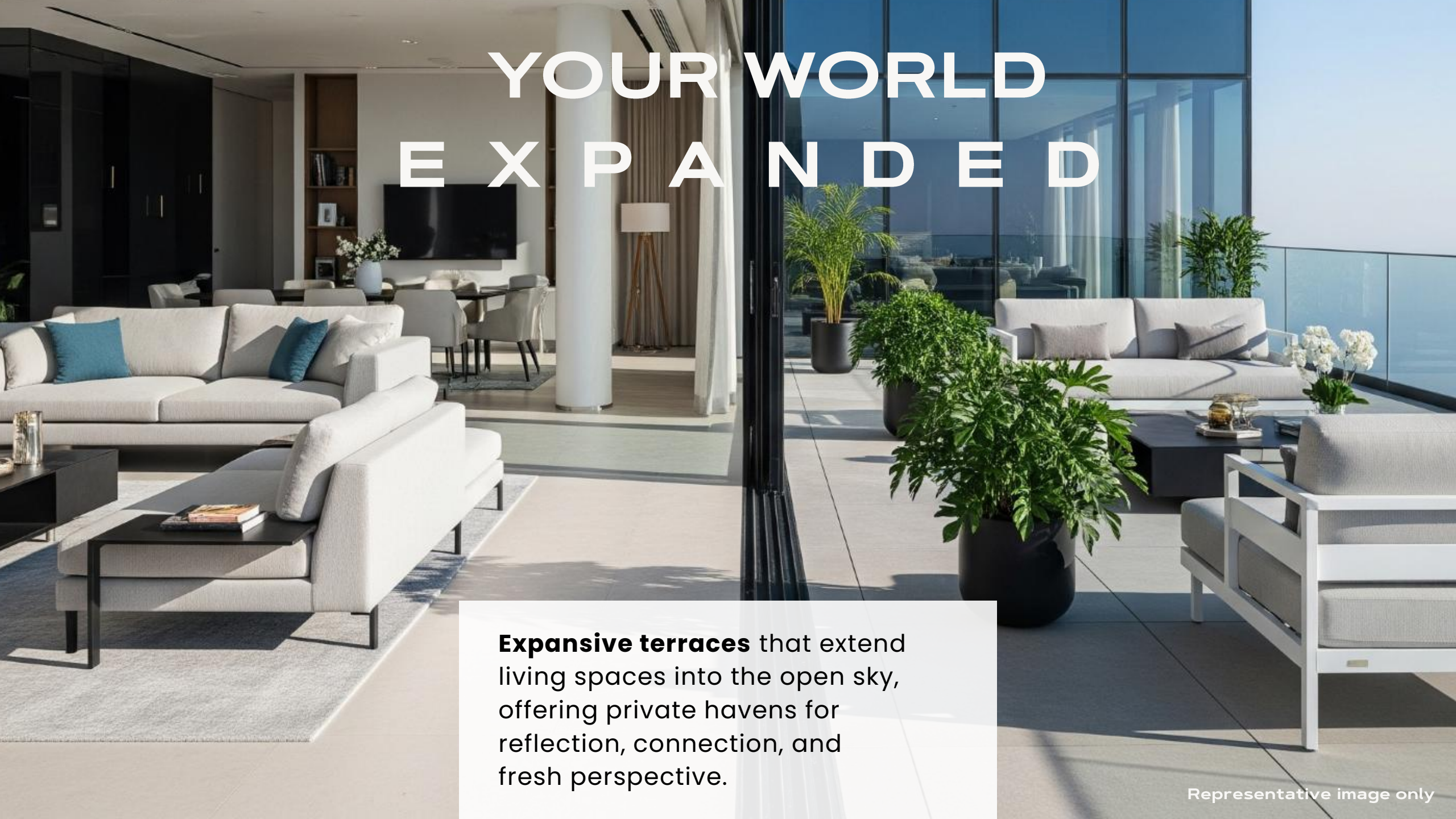
A bold architectural statement that sets a new standard and mirrors your ambition on the skyline.



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



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.

*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.

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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.

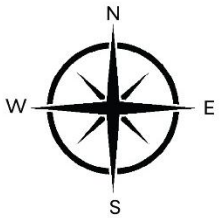


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Site Plan



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Map not to scale

3 BEDROOM

UNIT
3 & 4



T6 - 3 Bedroom

Type 1, Corner Unit

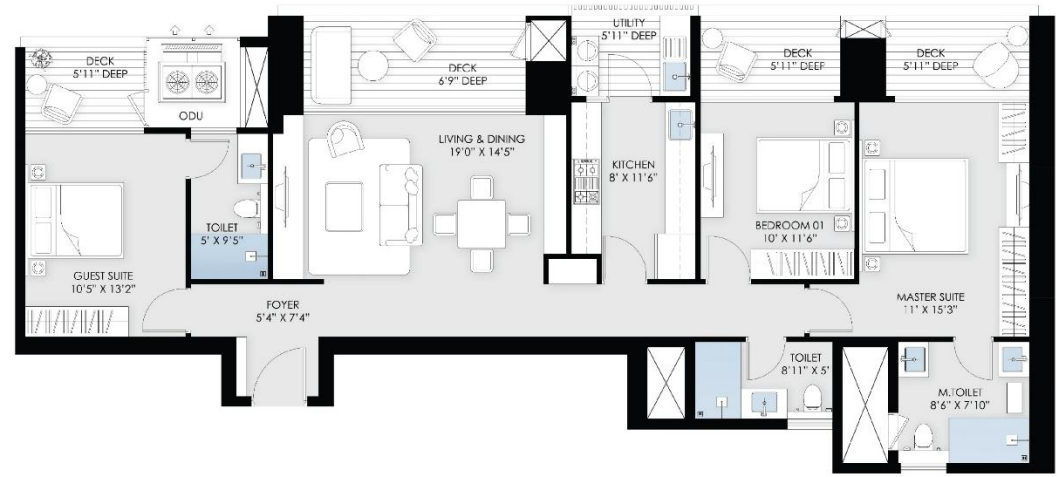
RERA CARPET AREA : 101.56sq.mtr./1093.14sq.ft.
BALCONY AREA: 38.66sq.mtr./416.14sq.ft.
TOTAL USABLE AREA : 156.98sq.mtr./1689.74sq.ft.



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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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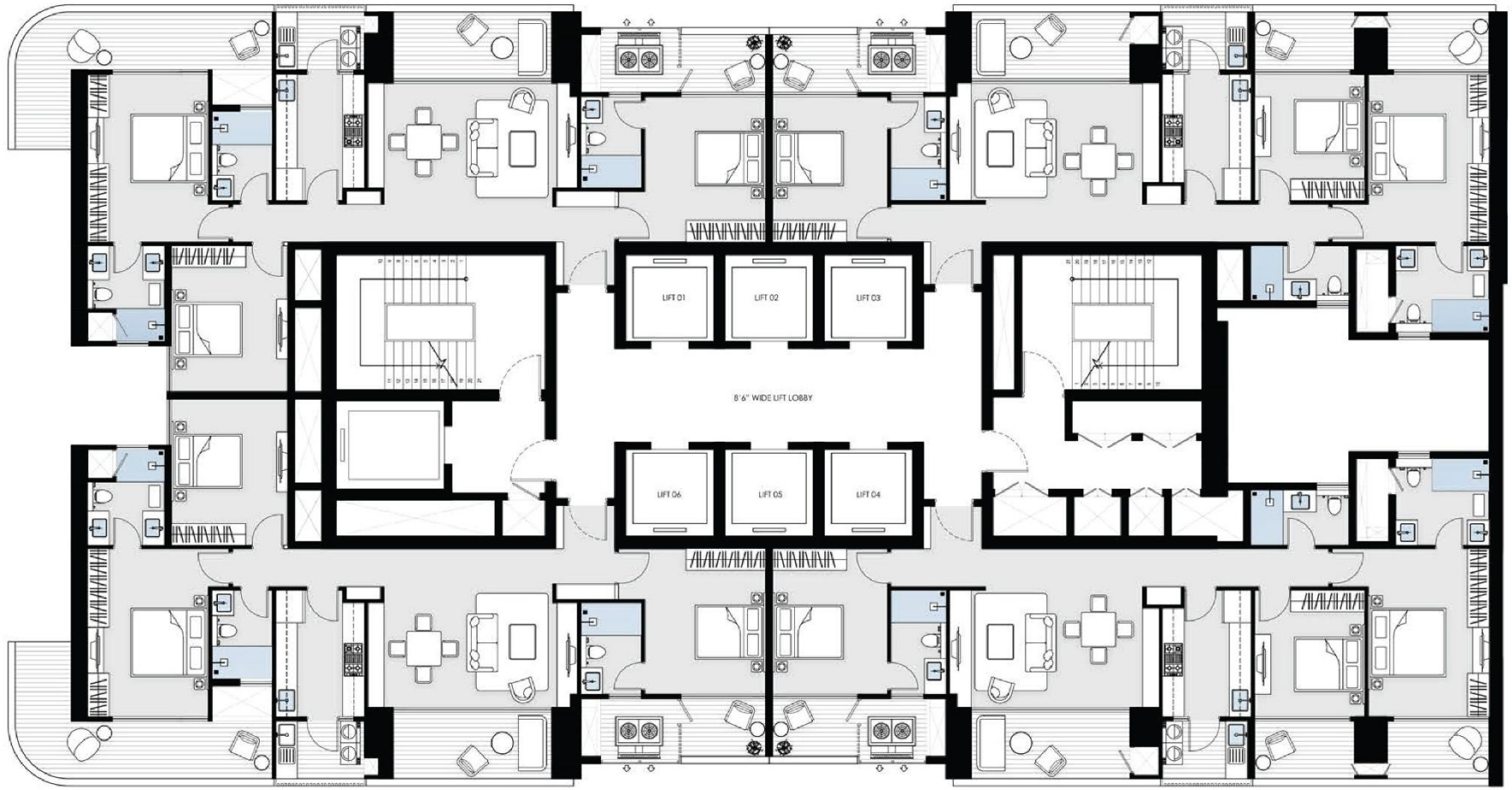
TOWER

06

CLUSTER PLAN

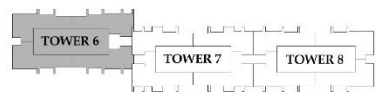
3 Bedroom
UNIT 04
CORNER UNIT

3 Bedroom
UNIT 01



3 Bedroom
UNIT 03
CORNER UNIT

3 Bedroom
UNIT 02

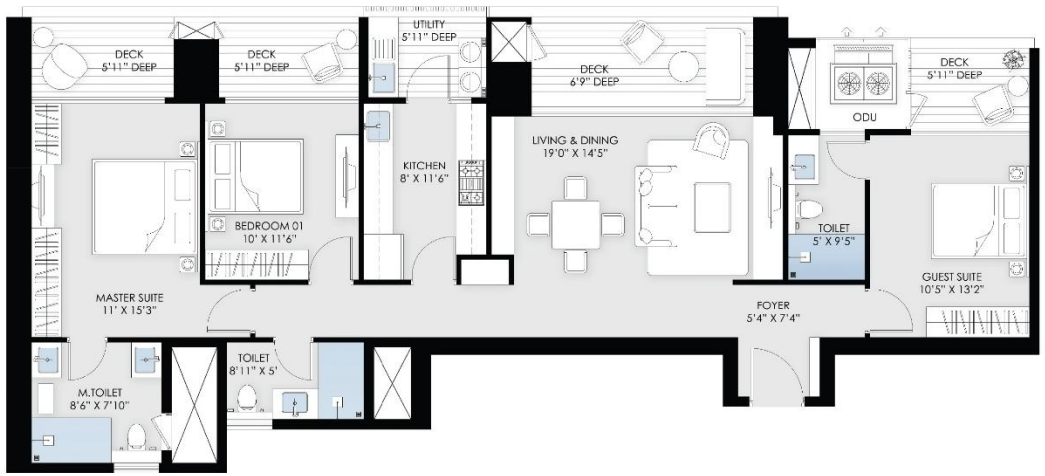


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1 sq ft =0.093 sq mt approx

3 BEDROOM

UNIT
3 & 4



T8 - 3 Bedroom

Type 2

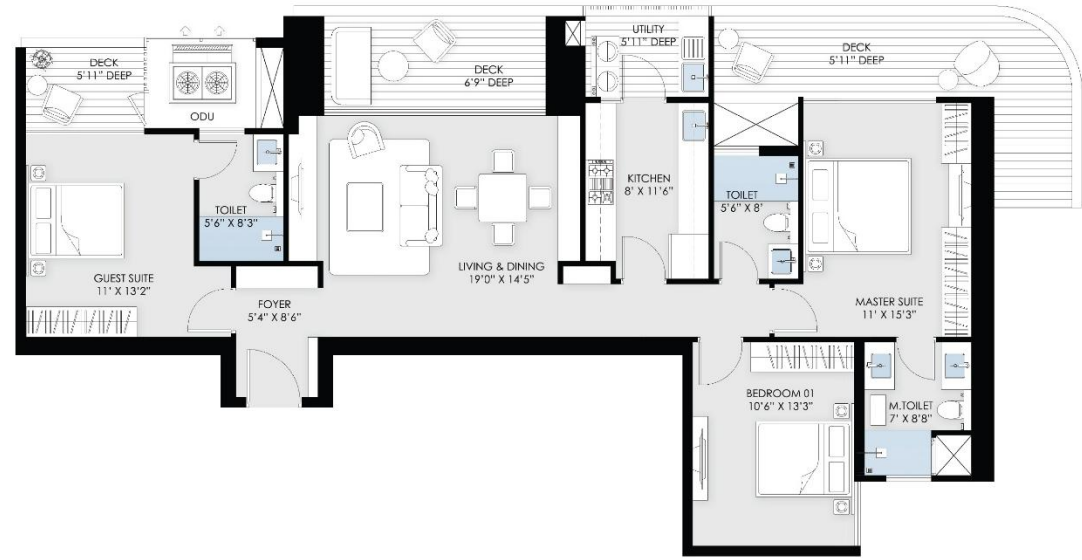
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3 BEDROOM

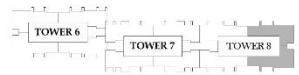
UNIT
1 & 2



T8 - 3 Bedroom

Type 1, Corner Unit

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BALCONY AREA: 38.66sq.mtr./416.14sq.ft.
TOTAL USABLE AREA : 156.98sq.mtr./1689.74sq.ft.



Disclaimer: 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, invitation to 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.

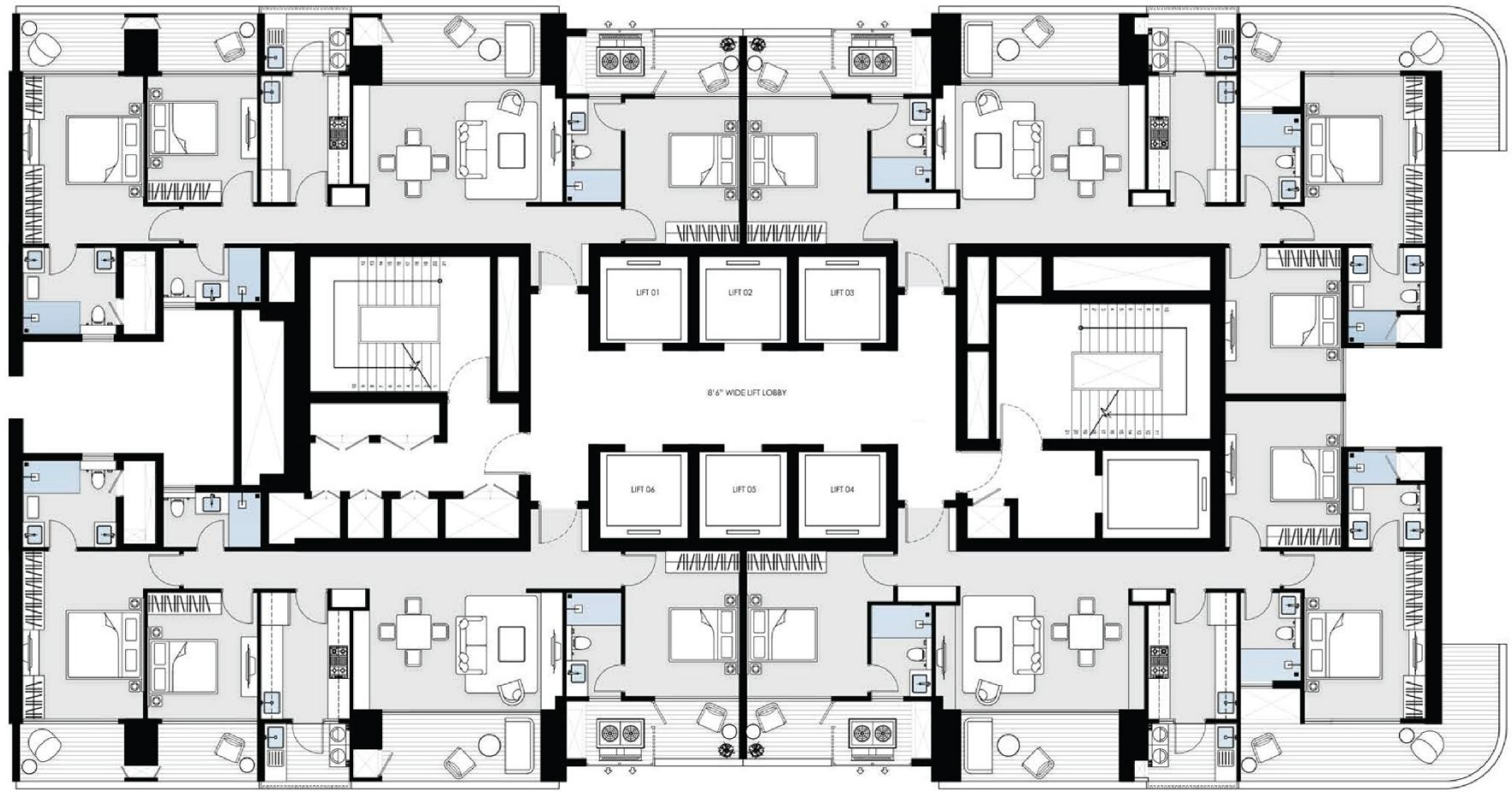
TOWER

08

CLUSTER PLAN

3 Bedroom
UNIT 04

3 Bedroom
UNIT 01
CORNER UNIT



3 Bedroom
UNIT 03

3 Bedroom
UNIT 02
CORNER UNIT

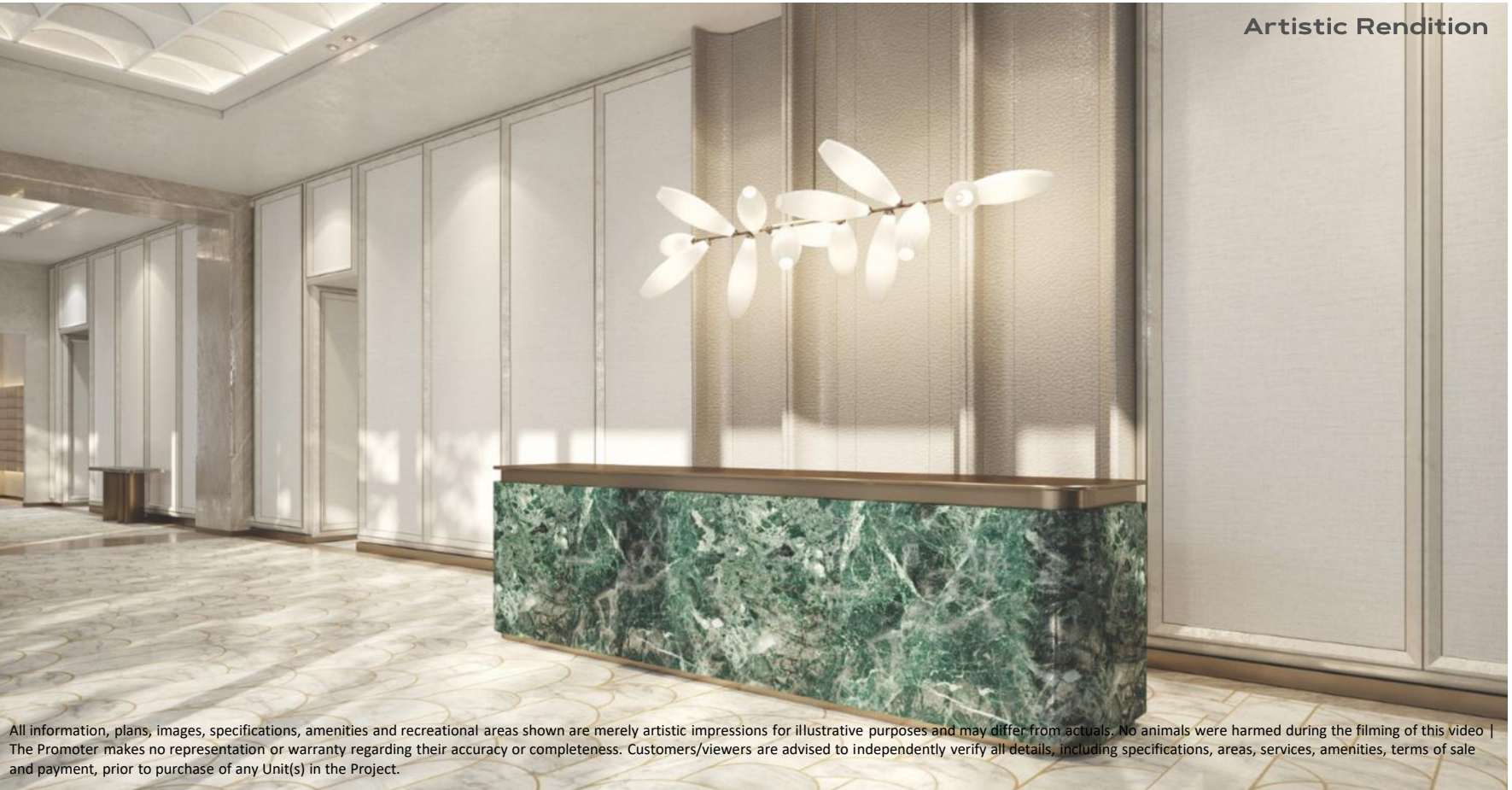


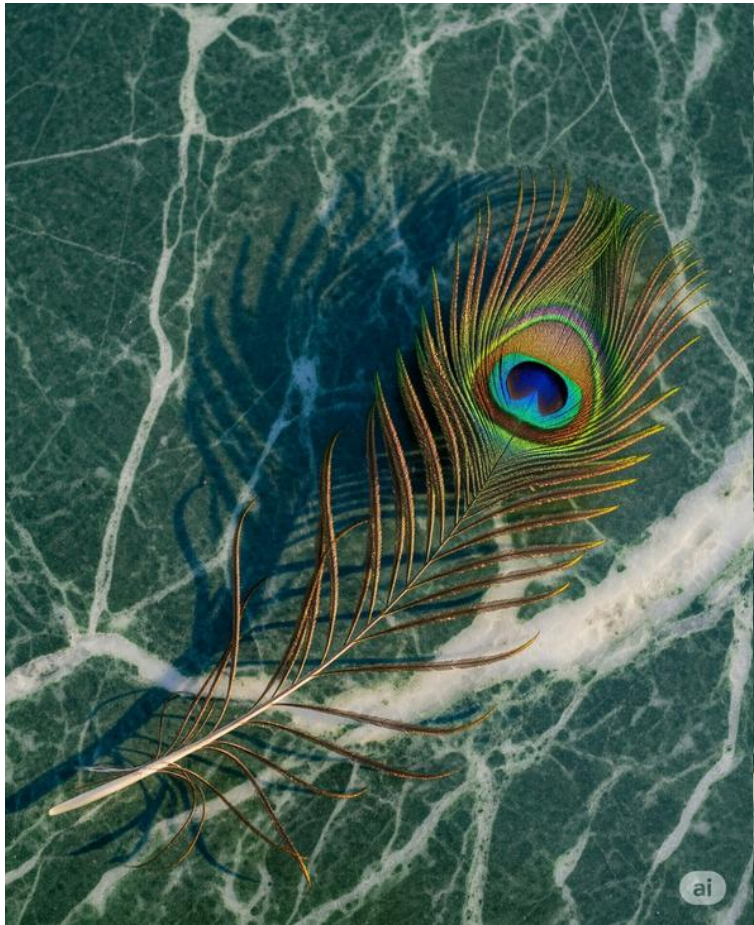
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1 sq ft =0.093 sq mt approx

DESIGN PHILOSOPHY: SOULFUL SPACES.

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





All information, plans, images, specifications, amenities and recreational areas shown are merely artistic impressions for illustrative purposes and may differ from actuals. No animals were harmed during the filming of this video | 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.



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.

Representative image only

EXPERIENCE

GAIA

RESIDENCES

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





Artistic Rendition

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GAIA

RESIDENCES

GAIA Residences @ Amstoria 102 (“Project”) is registered with HRERA Gurugram, registration number RC/REP/HARERA/GGM/963/695/2025/66 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, invitation to 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. No animals were harmed during the filming of this video | 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.