







# CONNECTING YOU & LUXURY

Live in the perfect amalgamation of modern architecture beautifully curated with foliage, giving you the experience of living in luxury with an earthly touch.





# WHEN TECHNOLOGY FUSES WITH MOTHER EARTH. TERRA IS BORN

Imagine and experience a world of fusion; where nature meets modern architecture, where the land meets the sky, where beautiful incarnations named **Prithvi | Bhumi | Dharti** reconnect you with nature as soon as you enter the tower lobby.

An ecosystem comprising of **Six Senses** to give you a holistic life you have always wished for. An interactive community that offers social and cultural activities, for all age groups. A life that one aspires for is what “Terra” is all about.



Safety &  
Security



Food &  
Entertainment



Innovation and  
Technology



Art & Culture



Sports &  
Wellness



Convenience &  
Connectivity





# BPTP - REVOLUTIONIZING THE RESIDENTIAL EXPERIENCE

After setting new yardsticks in the Indian realty market with our sustainable developments and unmatched customer experience, we look forward to offering you the aristocracy that you call home. Bringing the best of past years, we have already established ourselves as the pioneers of a lifestyle that allows luxury living at an affordable price. BPTP's Amstoria and Astaire Gardens are the perfect examples of integrated luxury townships in Gurugram.

Not only our innovative approach, but also our commitment towards delivery has helped us create a change in the way the consumer perceives lifestyle and in the way the market caters to it. BPTP's Pride, Pedestal, Visionnaire Villas, Spacio, and Discovery Park stands true to this philosophy. With the ever-changing necessities of ideal living spaces and ever evolving architectural advances, we aspire to keep delivering homes that inspire a lifestyle you deserve

21000+  
UNITS  
DELIVERED

OVER 35 PROJECTS  
DELIVERED IN NCR

25000+  
HAPPY  
CUSTOMERS



Pride - Faridabad



Amstoria - Gurugram



Pedestal - Gurugram



Visionnaire Villas - Gurugram





Pool Deck View

ACTUAL SITE IMAGE

# INCOMPARABLE IN ADDRESS. PARAMOUNT IN STYLE.

Composed of 6 towers in 3 clusters, **Prithvi, Bhumi, and Dharti**; Terra forms a stunning sculpture and a powerful symbol of Gurugram's unfettered aspirations and unstoppable drive soaring and redefining the city's skyline. **3-minute drive from Dwarka Expressway, it offers seamless connectivity to Delhi International Airport and accessibility to NH8.**

Terra has all the life and charm of peaceful modern living that offers the people of this vibrant city a plethora of amenities to enjoy life to the fullest.

Be it large open spaces to enjoy fresh air, exercising in the open gym, relaxing by the pool or letting the little ones have fun at the play area, one is always spoilt for choice at Terra.







## ELEVATE YOUR LIFESTYLE WITH THE SIX SENSES

BPTP believes in luxury that is experienced. At Terra, your soul will be uplifted by **Six Senses** -

**Safety & Security | Convenience & Connectivity | Food & Entertainment | Sports & Wellness | Innovation & Technology | Art & Culture.**

With a range of amenities and services to elevate your lifestyle, and a like-minded community you can relate to and bond with, it's the perfect antidote to city life.

## SAFETY & SECURITY

With changing times, we value not just our comfort but also the well-being of our loved ones. That's why we have come up with unique security features & integrations such as

- Digital Visitor Management System
- Over-Stay Alert- To curb vendors staying inside beyond a certain point of time
- E-Commerce Partnerships for Validated Entries- \*: Zomato, Swiggy, Dunzo, Grofers, Milk Basket, Fresh Menu and many more
- Geo Synced Guard Patrolling

## SAFETY & SECURITY







Grand Entrance Terra

ACTUAL SITE IMAGE

# CONVENIENCE MEETS GLAMOROUS EXECUTIONS

Your wish is our command and thus, Terra offers every comfort and convenience at your doorstep with the help of our maintenance partner -IPC CBRE. Install the My Gate Application (Gate Management System) to access the unique security features offered at Terra. A magnificent lobby with high-speed elevators transports you to your lavish home before you know it.





# FOOD & ENTERTAINMENT

The ground floor of the clubhouse makes a great impression on visitors, thanks to its grand waiting lounge, Terra Cotta lounge, restaurant Artisan coffee bar & patisserie.

Whether it's the enchanting rooftop bar or the lively multi-cuisine restaurant, at Terra you will experience a thrilling gastronomic adventure. Special attention has been given to the kids' menu and the keto-friendly, gluten-free menu includes healthy and delicious delights for all.







# INNOVATION AND TECHNOLOGY

Smart Technology of Terra means old methods of securing homes are pushed into obsolescence. Now with a biometric door lock, built-in Alexa- you can control all appliances, curtains, and electric lights.

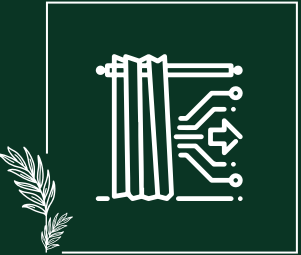
Automated surveillance adds another degree of security, with an integrated video phone and surveillance camera keeping an eye out for anything untoward. Sensors of different kinds provide immediate warnings, in case of smoke or gas leakages. It pairs perfectly with the automated curtains and gives Terra homes the air of sophistication and innovation homeowners cherish.

At Additional Cost\*

At Additional Cost\*



Lighting & appliance automation



Smart curtain control



Biometric door lock with passcode & Key



Smart surveillance with video door phone & PL surveillance camera



Sensors for smoke detection



Alexa controlled home appliances

At Additional Cost\*





# ART & CULTURE

A way to celebrate life to the fullest is by staying in touch with art and culture. And to fulfill this desire, we are wholeheartedly dedicated towards ensuring luxury experiences, uncompromised in the truest sense of the term. A book reading club is specially built for the bibliophile in you. You will also find here a culture & social hub at tower lobby, event spaces and a beautiful indoor art gallery.

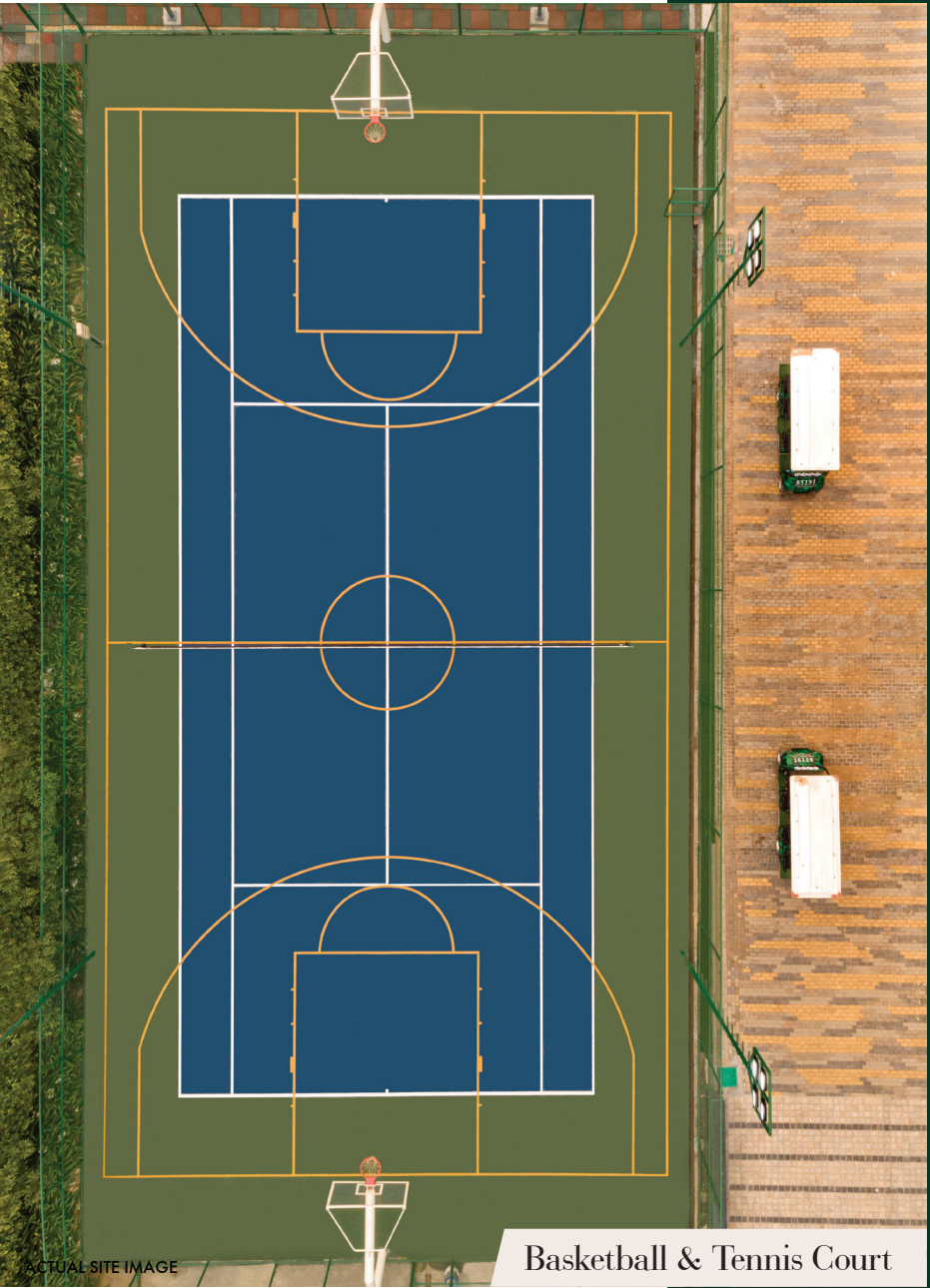
Relax over a drink or sit by the pool deck, you will find a myriad of entertaining options at Terra for all age groups so that one never gets bored.





# SPORTS

A utopia for all fitness enthusiasts, Terra has dedicated spaces to play host to a different genre of fitness. You can dive right away into a game of pool at our tower lobby or smash your tensions away while playing basketball or cricket with a lively and vibrant ambience.





# A GORGEOUS SPACE OF STYLE AND CLASS



Sculpture Garden

ACTUAL SITE IMAGE



ACTUAL SITE IMAGE

Aangan Area

Walk through the air-conditioned, grand lobbies of the three towers- Dharti, Prithvi, Bhumi at the ground level to 3BHK & 3BHK+Home office iconic residences that represent modern sophistication. The ambience is spacious with beautifully landscaped courtyards. The welcoming face of the 24/7 chief happiness officer greets you as you make your way to your beautiful abode.







Terra Fit

ACTUAL SITE IMAGE



ACTUAL SITE IMAGE

Inhale & Exhale Lounge

# WELLNESS

Where else in the city can you find a private paradise that offers easy access to golf, combined with first-class amenities, lush landscape, a luxury residential development and a world-class clubhouse to soak it all in.

A delight for fitness aficionados, where the vast open skies give an enthralling view to inspire you towards a healthier way of life, designated Meditation Center, Gymnasium, Yoga Studio, Personal Trainer and state of the art brand equipment Turbuster fitness (USA) to help you attain a balanced state of well-being.



# WELLNESS & MORE...

Indulge in an enthralling experience at the Terra Podium with a dedicated outdoor space for meditation and workout / fitness, a book reading section and a chic meet out place with an amphitheatre.







Home Office

ACTUAL SITE IMAGE

# FOR THOSE WHO ASPIRE FOR THE BEST : YOUR PERSONAL HOME OFFICE

For aspiring millennials, there can be no limits to dreams. Their careers, their global vision, demands a space that is universal in its design and offers a host of amenities that make their living more wholesome. Driven by its focus on customer-centricity, Terra offers unique concept of a home office. The bright, fun colours yet the minimalist design of the workspace adds liveliness and energy for improved productivity and efficiency.



**And There's More ...**

Terra has been carefully designed using a comprehensive approach giving careful attention to all fundamental elements of the project. Landscape design, construction economics & efficiency, 'long term' maintenance & air conditioning, dedicated pet-friendly areas, smart locks, patios and balconies, and appropriate ecological & environmental compatibility considerations have been integral to our design process.







Jungle Trail

ACTUAL SITE IMAGE



Kids Wonderland

ACTUAL SITE IMAGE



Star Gazing

ACTUAL SITE IMAGE



Futsal

ACTUAL SITE IMAGE

# HAVEN FOR YOUR LITTLE GENIUS

A place where your children can roam freely and indulge in a variety of activities. Terra has a host of sports, leisure themed activities and venues for kids facilitating a healthy and active lifestyle.

A Picnic area and Star gazing area are the best spots for the kids to have a good time. What makes this place the perfect paradise for the kids is the jungle safari and kids wonderland where they will spend the best time of their lives.





# THINGS BECOME SUPER EASY

**With our Community Managers and Chief Happiness Officers onboard!**

For the first time in the history of real estate, presenting Community Managers and Chief Happiness Officers- your friends on which you can always count on. Our community managers are obsessed with providing an impeccable residential experience right when you take your first step in the premises until you move out.

Indulge in a delightful homecoming welcome meal for your family or get a box of emergency use kits with carton openers, double tapes and other equipment necessary for your smooth move in, Our Chief Happiness Officer takes care of all your needs just to witness the smile on your face.

## THE ANSWER TO ALL YOUR QUERIES

To resolve all your worries and complaints we are introducing a Community Management System for the welfare of our residents. Different units have been established to cater to different topics such as:

- Helpdesk
- Accounting, Invoicing & Payment Integration
- Discussion Forums
- Opinion Polling (voting feature)
- Asset & Inventory Management
- Document Storage
- Unlimited Email & SMS for the community



ACTUAL SITE IMAGE

Chief Happiness Officer - Desk





Grand Waiting Area

ACTUAL SITE IMAGE

# AN EXCEPTIONAL PARADISE OF EXTRAVAGANCE

Terra is not just a destination but a lifestyle statement. It has been created with an emphasis on exclusivity, luxury, and privacy. It has been planned and designed keeping in mind the need for a modern lifestyle with amenities like Grand Waiting and Reception area, Pet Relief Area, Laundry- Pick and Drop, Car Mopping Area and Parking.



ACTUAL SITE IMAGE

Tower Lobby



ACTUAL SITE IMAGE

Tower Lobby



ACTUAL SITE IMAGE

Tower Lobby



# CONVENIENCE & CONNECTIVITY

Located at Gurugram’s most promising location, Terra is close to world-class schools like Suncity School and Euro International School just adjacent to the premises; Alpine Convent school is approx a 10 mins drive from Terra.

250 Beds Signature Advanced Super Specialty Hospital at a walking distance and K.D. Hospital is at a distance of just 5 mins from Terra. Marketplaces and malls are within minutes from the project making it the perfect residence to live, work and relish.

- BPTP Park Street - Walking Distance
- Little Needs Super Market - 5 mins drive
- The Esplanade Mall - 2 mins drive
- Suncity School - 0 min
- Euro International School - 0 min
- Signature Hospital - 0Min



Signature Hospital



BPTP Park Street



Suncity School

# Location Map



# THE DOWNTOWN OF THE MOST POWERFUL ADDRESS

Terra rises at the epicenter of possibilities; the location promises to be the next arena of the future and enjoys superior access to NH-8 and the upcoming 150 mts wide Northern Periphery Road (Dwarka Expressway) which is slated to be the country’s widest expressway. This road network allows Terra’s residents superior access to the IGI international airport, Dwarka and all other focal points of the NCR.

- 10 mins drive to NH8
- 30 mins drive to IGI international airport
- 3 mins drive to Dwarka Expressway
- 10 mins from Hero Honda Chowk
- 20 mins from Gurugram Railway Station
- 5 mins from Pataudi Road
- 20 mins from Medanta Hospital
- 30 mins from Cyber City
- 0 mins from Euro International School
- 0 mins from Signature Hospital





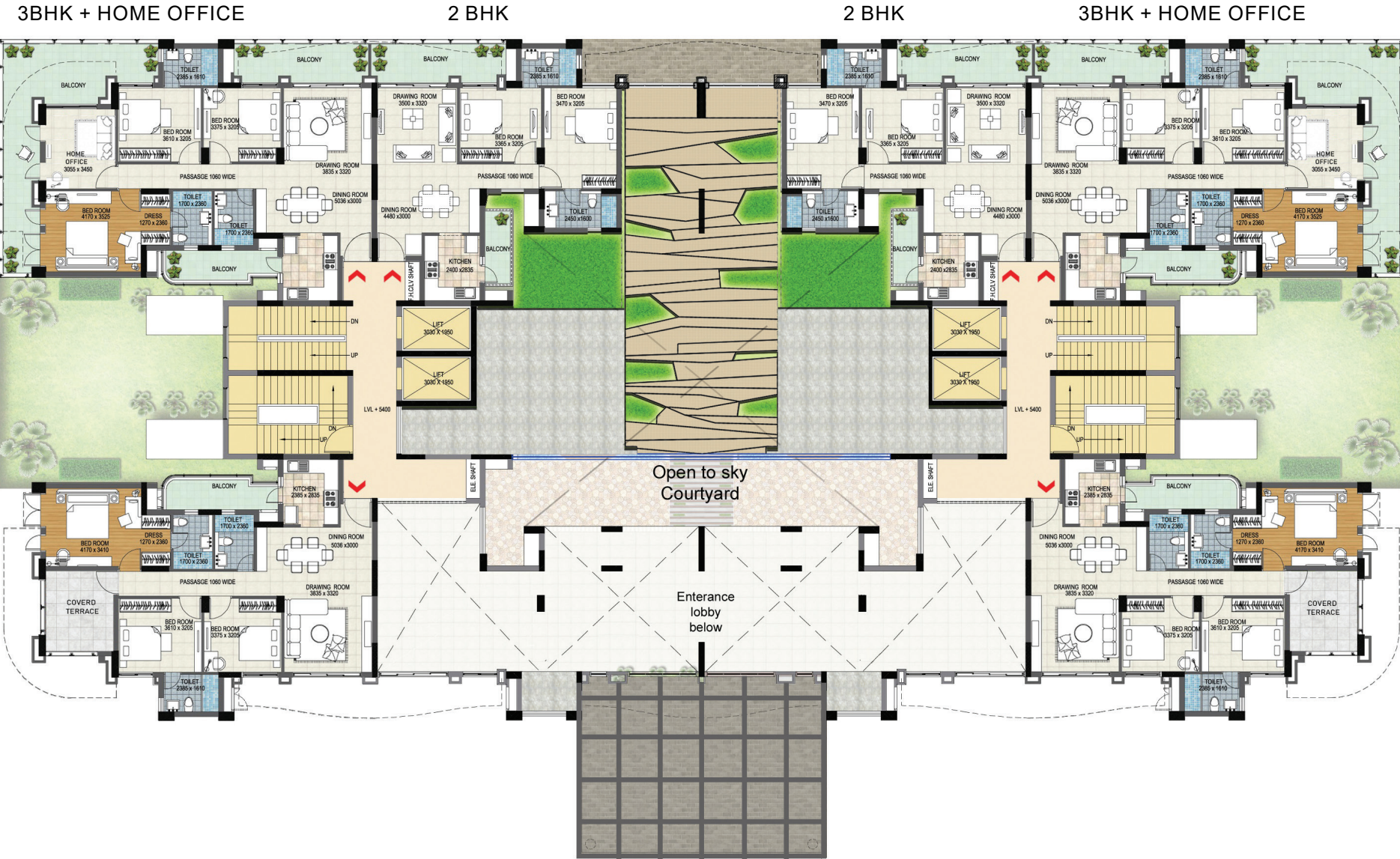
# Site Plans





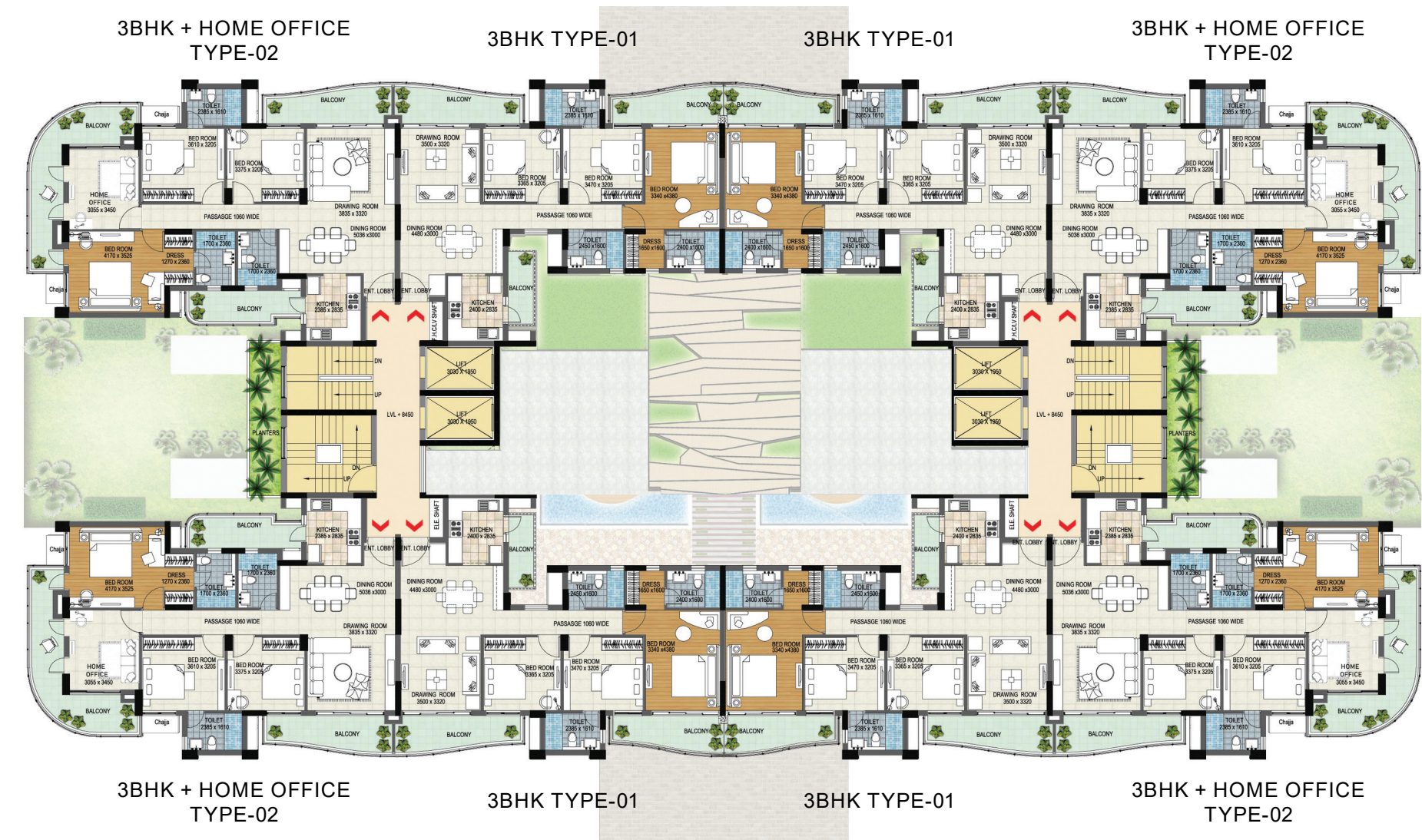
# Floor Plans

## FIRST FLOOR

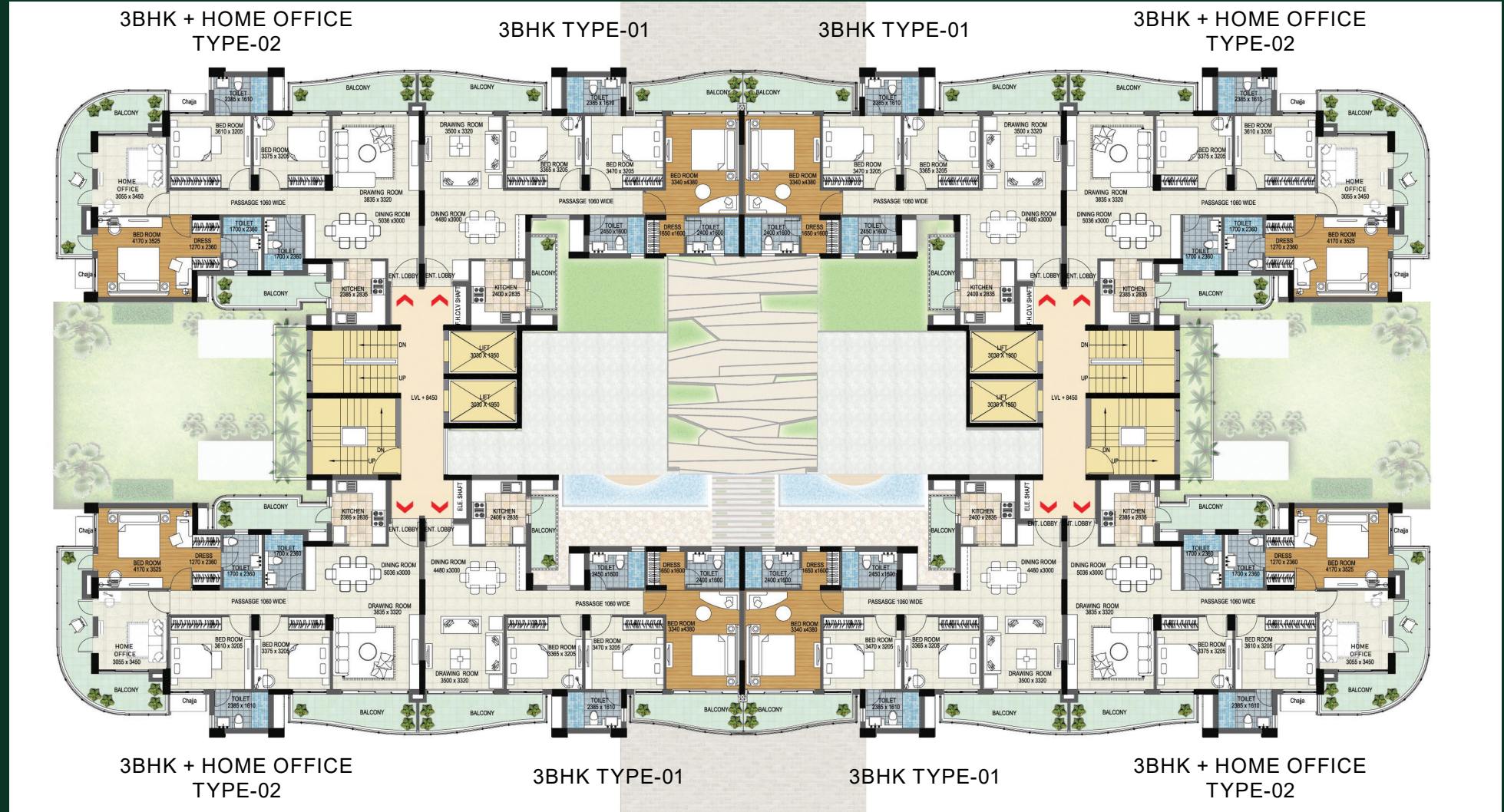




SECOND FLOOR



TYPICAL THIRD TO FIFTEENTH FLOOR





Unit Plans

UNIT TYPE (PLAN-1) 2B HK-1410 SQ FT



UNIT		CARPET AREA	COVERED AREA	BALCONY	COMMON AREA SHARE	SUPER AREA
TYPE	FLOOR	SQFT	SQFT	SQFT	SQFT	SQFT
2BHK	FIRST FLOOR	767.85	900.82	146.21	363.41	1410

(1SQ.FT. = 0.092 SQ.MT.)



UNIT TYPE (PLAN-2) 3BHK - 1811 SQ FT



UNIT		CARPET AREA	COVERED AREA	BALCONY	COMMON AREA SHARE	SUPER AREA
TYPE	FLOOR	SQFT	SQFT	SQFT	SQFT	SQFT
3BHK TYPE 1	1ST-15TH FLOOR	996.13	1145.8	198.49	466.58	1811

(1SQ.FT. = 0.092 SQ.MT.)

UNIT TYPE (PLAN-3) 3BHK -1832 SQFT

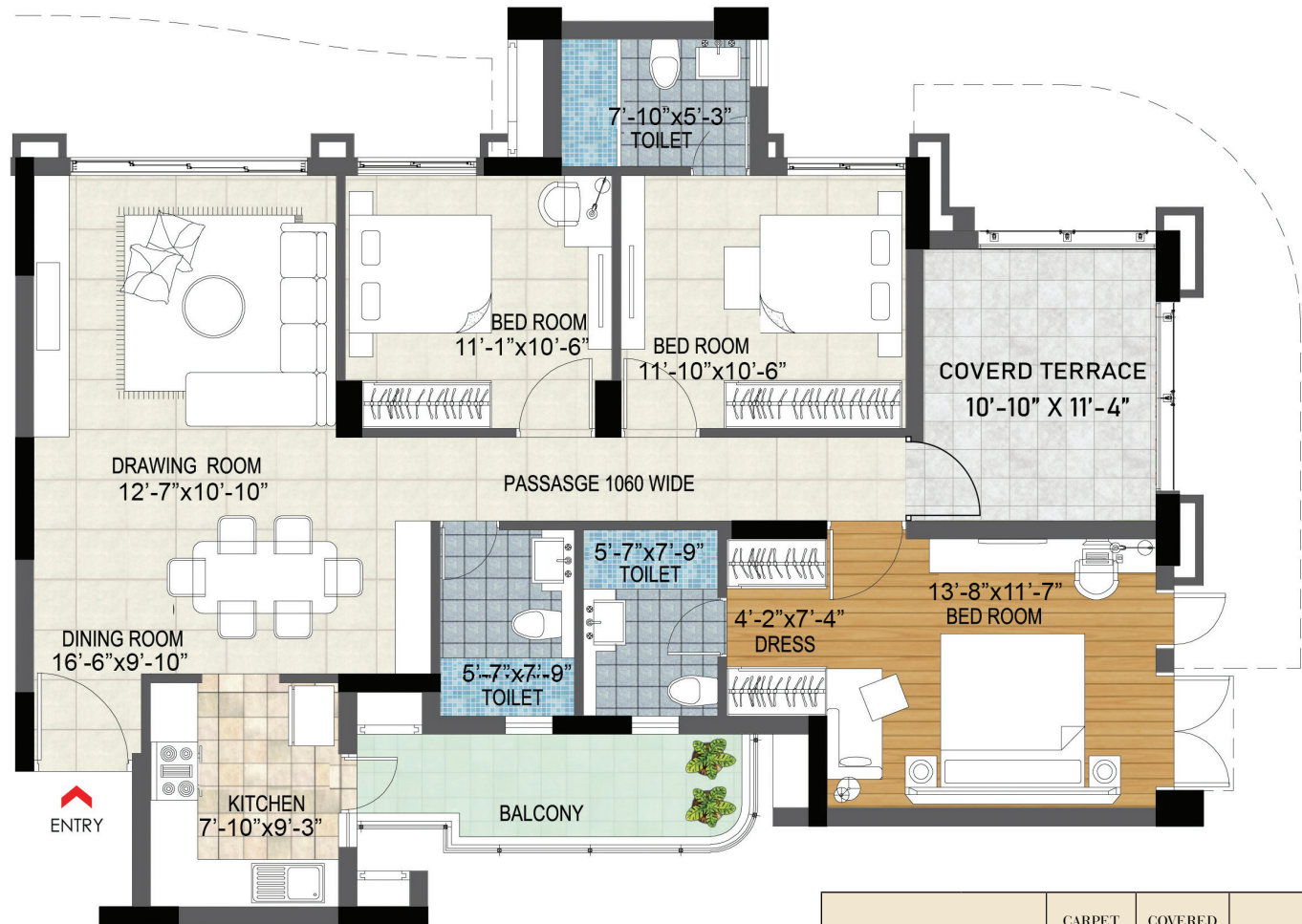


UNIT		CARPET AREA	COVERED AREA	BALCONY	COMMON AREA SHARE	SUPER AREA
TYPE	FLOOR	SQFT	SQFT	SQFT	SQFT	SQFT
3BHK TYPE 2	16TH-19TH FLOOR	996.13	1145.8	214.33	472.08	1832

(1SQ.FT. = 0.092 SQ.MT.)



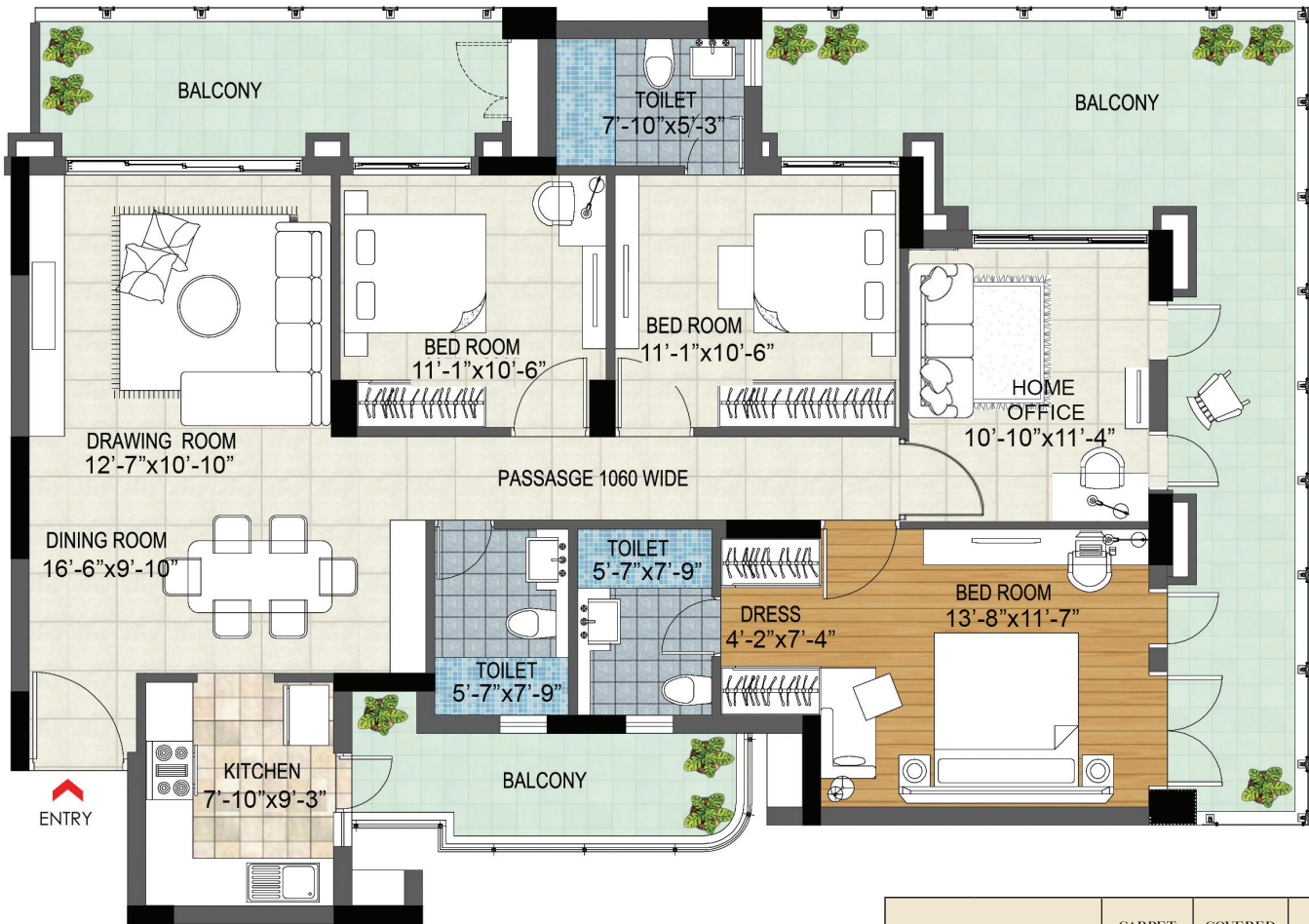
UNIT TYPE (PLAN-4) 3BHK - 1877 SQFT



UNIT		CARPET AREA	COVERED AREA	BALCONY	COMMON AREA SHARE	SUPER AREA
TYPE	FLOOR	SQFT	SQFT	SQFT	SQFT	SQFT
3BHK+TERRACE TYPE 3	FIRST FLOOR	1053.04	1196.59	196.92	483.67	1877

(1SQ.FT. = 0.092 SQ.MT.)

UNIT TYPE (PLAN-5) 3BHK+HOME OFFICE - 2443 SQFT

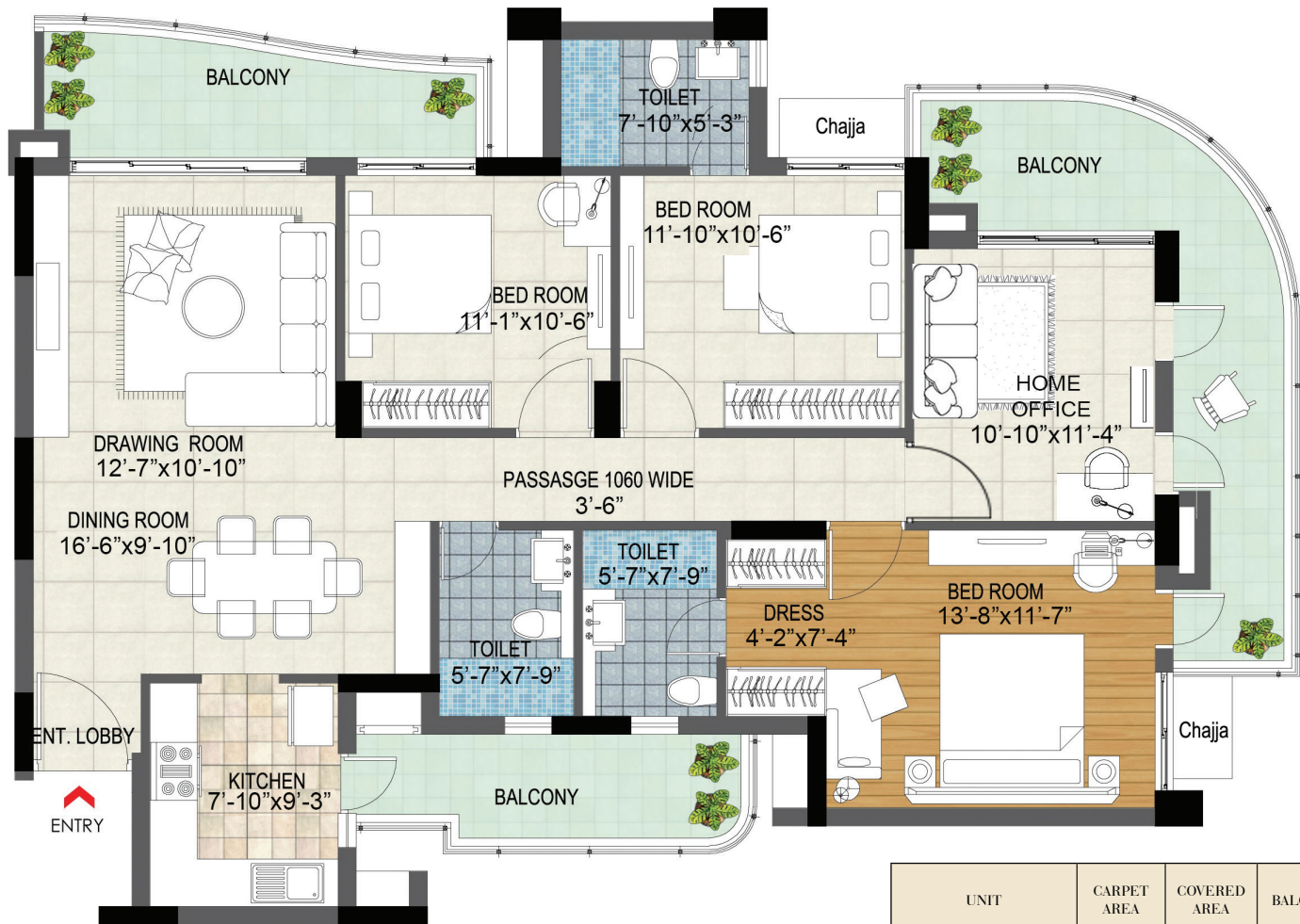


UNIT		CARPET AREA	COVERED AREA	BALCONY	COMMON AREA SHARE	SUPER AREA
TYPE	FLOOR	SQFT	SQFT	SQFT	SQFT	SQFT
4BHK TYPE - 1	GROUND & FIRST FLOOR	1146.77	1324.91	488.41	629.38	2443

(1SQ.FT. = 0.092 SQ.MT.)



UNIT TYPE (PLAN-6) 3BHK+HOME OFFICE - 2191 SQFT



UNIT		CARPET AREA	COVERED AREA	BALCONY	COMMON AREA SHARE	SUPER AREA
TYPE	FLOOR	SQFT	SQFT	SQFT	SQFT	SQFT
4BHK TYPE - 2	1ST-15TH FLOOR	1146.77	1316.57	310.11	564.60	2191

(1SQ.FT. = 0.092 SQ.MT.)

UNIT TYPE (PLAN-7) 3BHK+HOME OFFICE - 2213 SQFT



UNIT		CARPET AREA	COVERED AREA	BALCONY	COMMON AREA SHARE	SUPER AREA
TYPE	FLOOR	SQFT	SQFT	SQFT	SQFT	SQFT
4BHK TYPE - 3	16TH-19TH FLOOR	1146.77	1316.57	325.96	570.10	2213

(1SQ.FT. = 0.092 SQ.MT.)



# SPECIFICATIONS - APARTMENTS



## Living/Dining Room

- Painted in pleasing shades of acrylic emulsions
- Bottochino imported marble flooring
- Acrylic emulsion paint on ceiling
- Laminated flush doors with stainless steel butt hinges and hardwood door frames
- UPVC windows
- Split air conditioner - 3 star rated
- Schneider - modular switches / sockets, telephone , cable tv



## Master Bed Room

- Painted in pleasing shades of acrylic emulsions
- Laminated wooden flooring
- Laminated flush doors with stainless steel butt hinges hardwood door frames
- UPVC windows
- Split air conditioner - 5 star rated
- Wardrobe
- Schneider - modular switches / sockets, telephone , cable tv



## Other Bed Rooms

- Painted in pleasing shades of acrylic emulsions
- Laminated wooden flooring
- Laminated flush doors with stainless steel butt hinges hardwood door frames
- UPVC windows
- Schneider - modular switches / sockets, telephone , cable tv



## Kitchen

- Vetrified tiles up to 2'-0" above kitchen counter and 5' on other walls rest acrylic emulsion
- UPVC windows
- Modular kitchen with double bowl stainless steel sink, single drain board, branded chrome plated fixtures and composit stone counter with chimney & hob
- Bottochino imported marble floor
- Branded chrome plated CP fitting s-jaquar/grohe



## Bathrooms

- Glazed vitrified tiles
- Armani grey imported marble counter top
- Grohe/kohlar CP fittings and kohlar/american standard white chinaware
- Vanity only in master bedroom toilet



## Balconies/Terraces

- Weather proof paints
- UPVC windows
- Designer ms railing
- Matt finish vitrified tiles





# SPECIFICATIONS - ENTRANCE LOBBY & TOWER LOBBY



## WALLS

- Entrance lobby - stucco paint
- Lift lobby (ground floor) - bottochino imported marble and backlit alabaster (artificial onyx)
- Lift lobby (typical floor) - combination of bottochino imported marble, large format vetrified tiles, painted in acrylic emulsion



## CEILING

- Entrance lobby - pop
- Lift lobby (typical floor) - pop
- Lift lobby (ground floor) - pop



## FLOORING

- Entrance lobby - bottochino imported marble
- Lift lobby (ground floor) - bottochino imported marble
- Lift lobby (typical floor) - large format vetrified tiles

Architect and the developer reserves the right to alter the specifications, brands and facilities for the design improvement



Package 1

## Smart Technology

- Video door phone
- Door lock - fingerprint, touch passcode and manual key
- Smart touch panel- for individual lighting, mood control, scheduling, curtain panel
- IR blaster for AC temprature control
- Voice assistance for voice control
- Curtain motors and track for windows
- Smoke and gas leak detector

At Additional Cost\*



Package 2

## White Goods

- LED Smart TV
- Refrigerator
- Microwave
- Washing machine

At Additional Cost\*





# SPECIFICATIONS - TERRA CLUB AMENITIES



## TERRACOTA LOUNGE

- Waiting area & reception
- Coffee bar station
- Exclusive lounge with world cuisine



## POOL SIDE

- Swimming pool
- Outdoor meeting room
- Outdoor dining



## INHALE & EXHALE LOUNGE

- Yoga/zumba/meditation/kick boxing
- Fitness centre
- Kids play area



## TOP OF TERRA

- Party terrace
- Bar station
- Outdoor movie screening
- Piped music







OUR OTHER PROJECTS





# LIVE THE bptp LIFE

BPTP TERRA, Sector-37D, Gurugram, Haryana-122001

M/s Countrywide Promoters (P) Ltd, an associate Company of M/s BPTP Limited, obtained two Licenses bearing no. 83 dated 05/04/2008 and no. 94 dated 24/10/2011 from the Department of Town and Country Planning, Haryana, Chandigarh for setting up a Group housing on combined land measuring 43.558 Acs situated in Sector 37D, Gurgaon. The Building plans of Group housing 43.558 Acs having total 2688 nos of Dwelling units (including EWS) are approved by the DTCP vide memo no. 18868 dated 21/09/12. There is also a provision of 1no High school, 2nos Primary schools, 2no Nursery schools, 1no Community centre, 1no Religious building, 1no Crèche, 1no Dispensary, 1no Sub Post Office and Shopping area. The development phase namely project "Terra" falls in above License(s) and the copies of Licenses / Permissions are placed in the Company's office for references. The Site plan and Unit plans are subject to changes that may occur during course of construction based on the working drawings which shall be regularized by the Company. Housing Loans available from leading Banks/institutions. Loans are subject to individual sanction on terms and conditions of the respective Bank/Institution. Reg Office: OT-14, 3rd Floor, Next Door Parklands, Sector-76 Faridabad Faridabad HR 121004 IN. CIN - U70101HR1996PTC082720. \*Terms & Conditions apply

RERA REGISTRATION NO.: 299 of 2017 dt. 13.10.2017 • <https://haryanarera.gov.in>

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PROJECT FUNDED BY\* **IndusInd Bank**