



THE BUILDER

**VISIONNAIRE
FLOORS**

**LOW-RISE LUXURY
FLOORS**
in

**BPTP Astaire Gardens
Sector 70A, SPR, Gurgaon**

**Low-density luxury living in a secure, gated community
with 24 hr. power back-up, central park and club house**

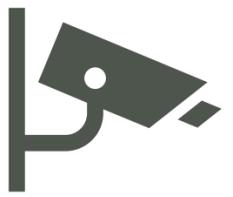
*Images shown in the presentation are for illustrative purpose and may vary from on-site development

ABOUT US!

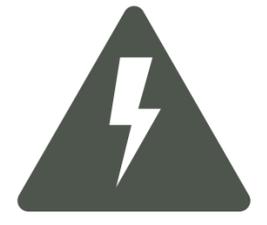
CA The Builder is a real estate developer dedicated to delivering **high-quality luxury homes** in Gurgaon. Our mission is to deliver dream homes which **last for generations!** We use best in class materials from trusted suppliers - backed by a warranty for **complete peace of mind**. We believe in the concept of co-creation and offer flexibility to **customize your floor**, matching your needs and style – from the grandeur of a chandelier to the utility of drawers in the wardrobe!



ENJOY LUXURY OF LOW-DENSITY WITH CONVENIENCES OF HIGH-RISE



24 x 7 Security
with a Network
of CCTV's



100%
Power Back-up



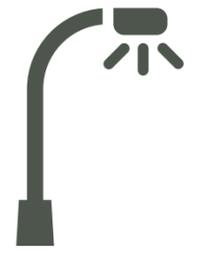
24 x 7
Maintenance
Staff



All Weather
Swimming Pool



Kids Play/
Sports Activities



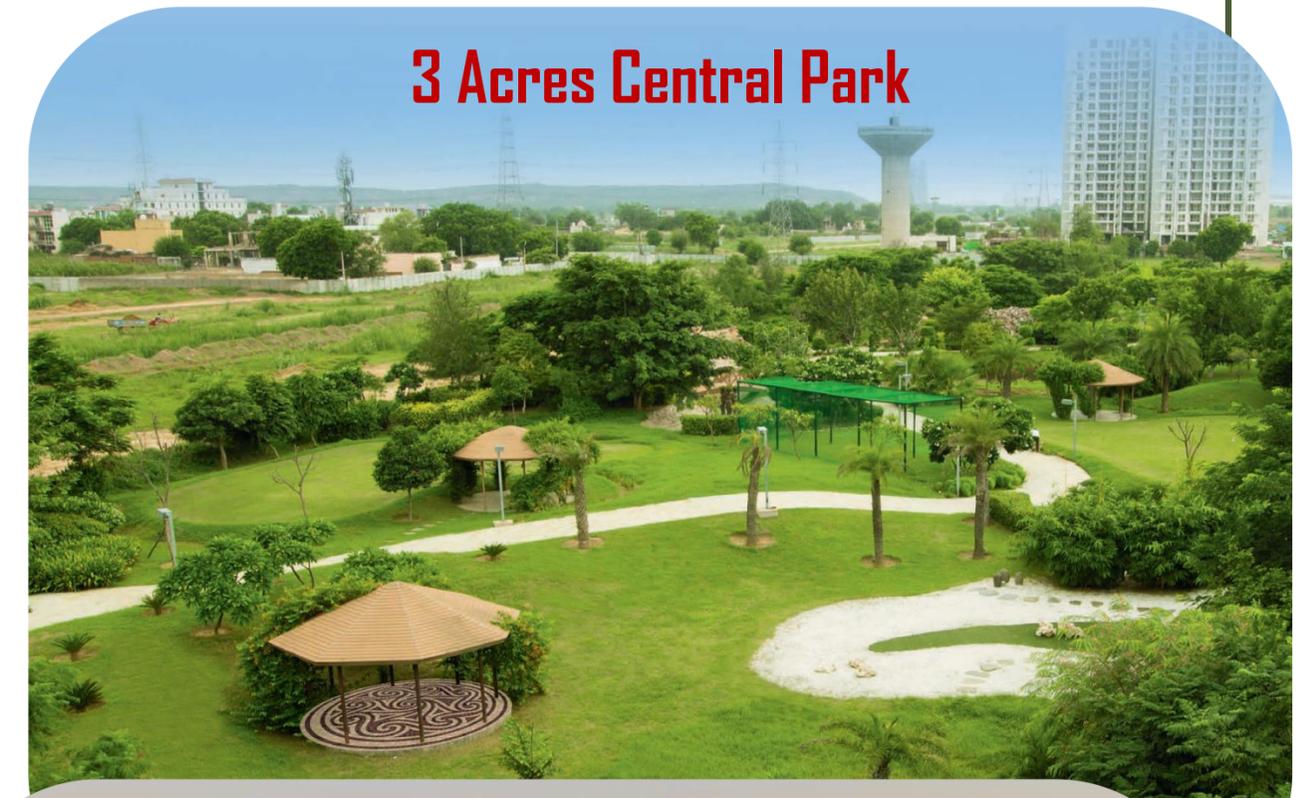
Designer Light
Poles with
ambient lights

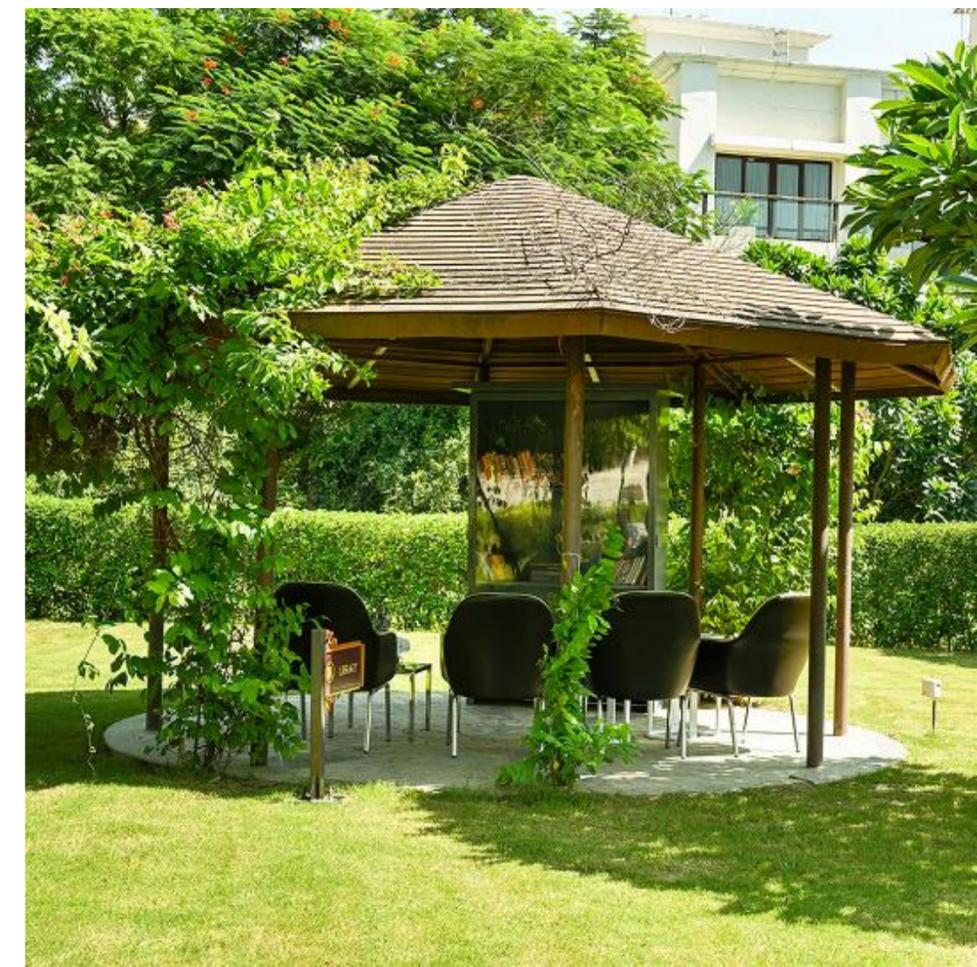
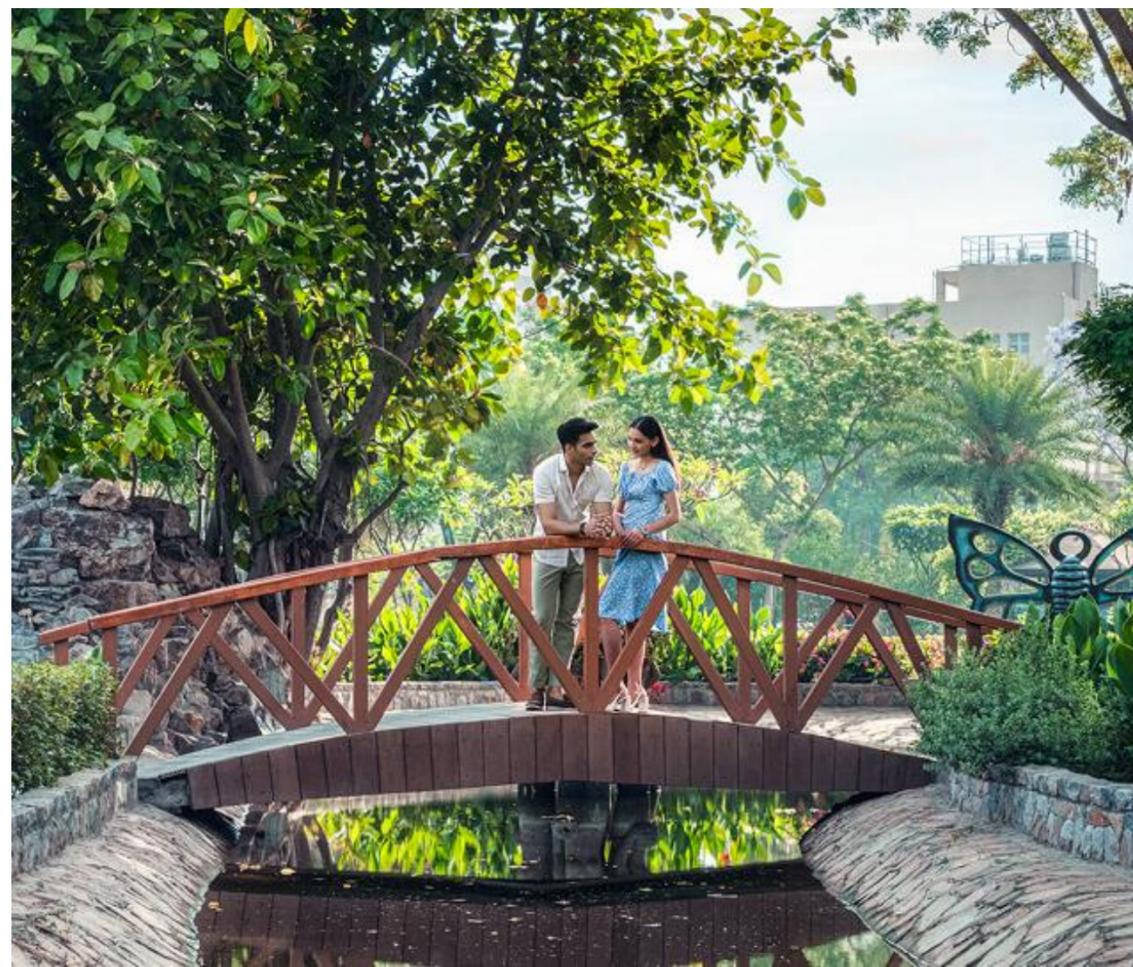


Paved Road
with Manicured
Greens



Smart Irrigation &
Sewage Treatment
Plant





**OC by Mar'26
Possession
by Jun'26**



Positioned on 24-meter-wide road at the main entrance of the township with convenient access to modern amenities.

Options featuring 2 to 3 sides open, ensuring abundant natural light, ventilation, and complete privacy.

VAASTU COMPLIANT PLAN OPTIMISED FOR COMFORT



Configuration

3.5 BHK +
2 Car parkings

Plot Area

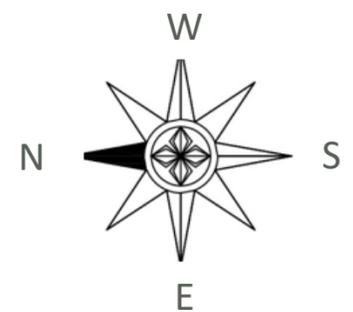
238 Sq. Yards
(approx.)

Super Area

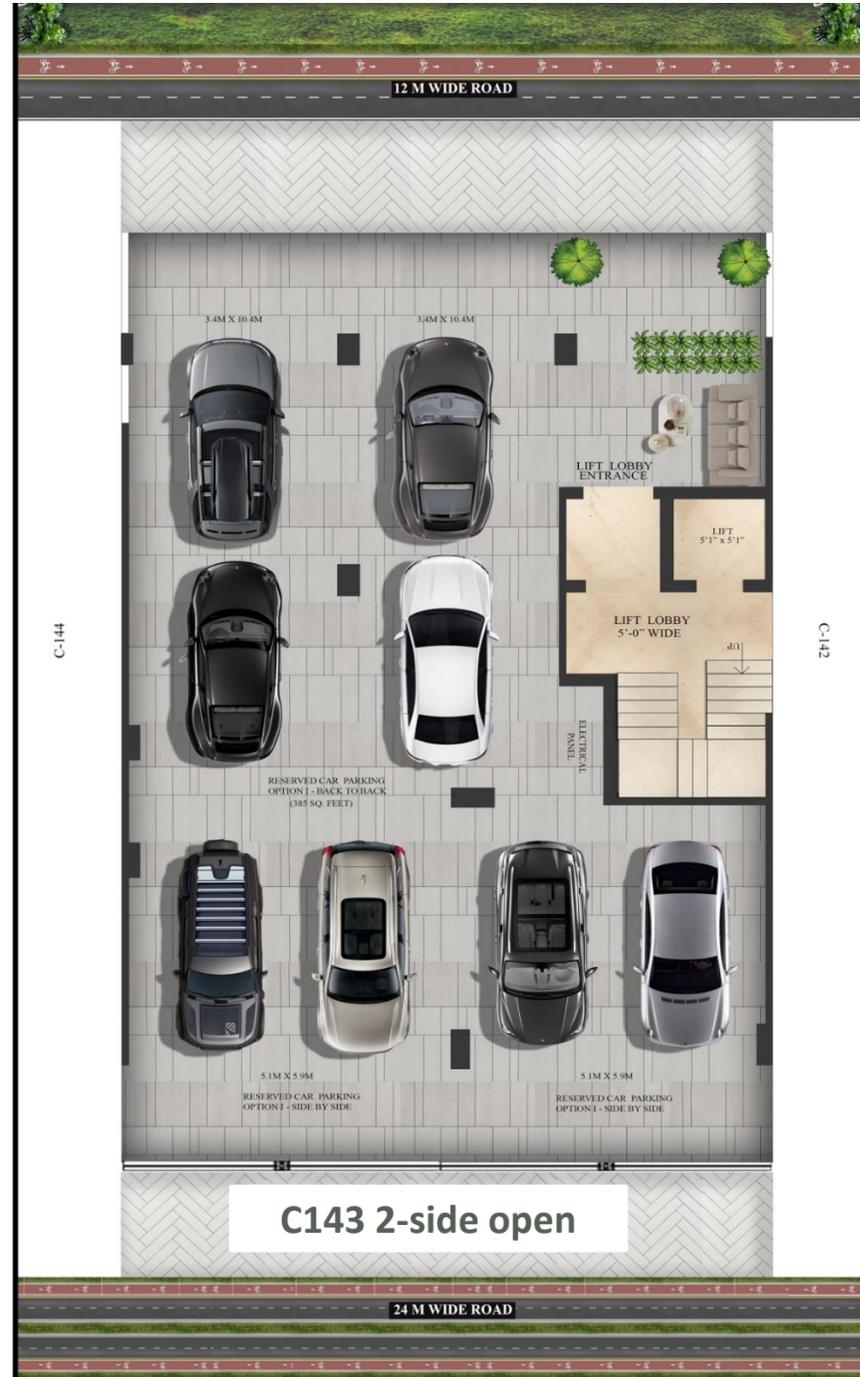
2140 Sq. Feet
(approx.)

Parking Area

385 Sq. Feet
(approx.)



EXCLUSIVE PARKING, UNPARALLELED CONVENIENCE













LUXURY IN EVERY CORNER



Centralized Air Conditioning
with 11 Feet high ceiling



Fully Loaded
Modular
Kitchen with
Built-in
Appliances



Smart Video Door Lock



Italian Marble Flooring

BRANDS WE WORK WITH



BEST-IN-COMPETITON, INTERNATIONAL STANDARD SPECIFICATIONS

STRUCTURE (SLAB, WALLS ETC)

- **Earthquake (Zone IV) resistant** RCC structure in compliance with IS code with 6 feet deep excavation
- **TATA/SAIL TMT-550D**
- TATA Steel couplers for steel overlapping
- Grade 1 bricks & quality aggregates
- **M30 RMC concrete** from trusted supplier
- Ultratech cement
- Plaster in 1:4 mortar ratio with proper curing
- Mesh is used on joints of walls and concrete to protect them from cracks
- **Underground RCC tank** of 12,000 litres with 1000 litres overhead tanks from Supreme/Sintex
- Professional **3-layer waterproofing**
- **Anti-termite treatment** from Bayer Chemicals

ESSENTIALS (PLUMBING, ELECTRICALS ETC)

- **FR-grade electrical wiring** from Finolex or equivalent
- Branded concealed GI boxes from Schneider Electric or equivalent
- Schneider Electric or equivalent MCBs, RCCBs, and distribution boards
- **ISI-certified heavy-duty conduit piping**
- CAT6 LAN/CCTV wiring provision for CCTV, video door phone, and internet
- Supreme or equivalent dual piping system with solvent-welded pipes for sewage and wastewater
- Separate geyser connections
- **Premium teak wood door frames**
- **Flush doors up to 32 mm thickness, 8 ft height**, with 4 mm veneer on both sides from Duro
- Door hardware from **Doorset** or equivalent
- **Imported aluminium doors and windows** from **Tostem** or equivalent, up to 8 ft height

FINISHING (FLOORING, INTERIORS ETC)

- **Schneider Electric** switches
- **Bath fittings** from **Kohler**
- Daikin **central air-conditioning system**
- **Imported / Italian marble flooring**
- **Granite flooring in parking** and staircase; premium glazed vitrified wall tiles up to 600 × 1200
- **Full-height wardrobes** using premium materials (Duro or equivalent) with branded laminate finish
- **Factory-finished modular kitchen** with fittings from **Hafele** or equivalent
- **Built-in microwave, chimney, and hob**
- **Asian Paints waterproof paint** with primer for interior and exterior walls
- Contemporary elevation with MS/SS/glass railings, texture paint, HPL/tile cladding, or CNC Jaali
- **Premium LED lighting** from **Halonix** or equivalent, including cove and downlights