



THE BUILDER  
CONSTRUCTION AND ARCHITECTURE

LUXURY BUILDER FLOORS

in

Astaire Gardens

Sector 70A, SPR, Gurgaon



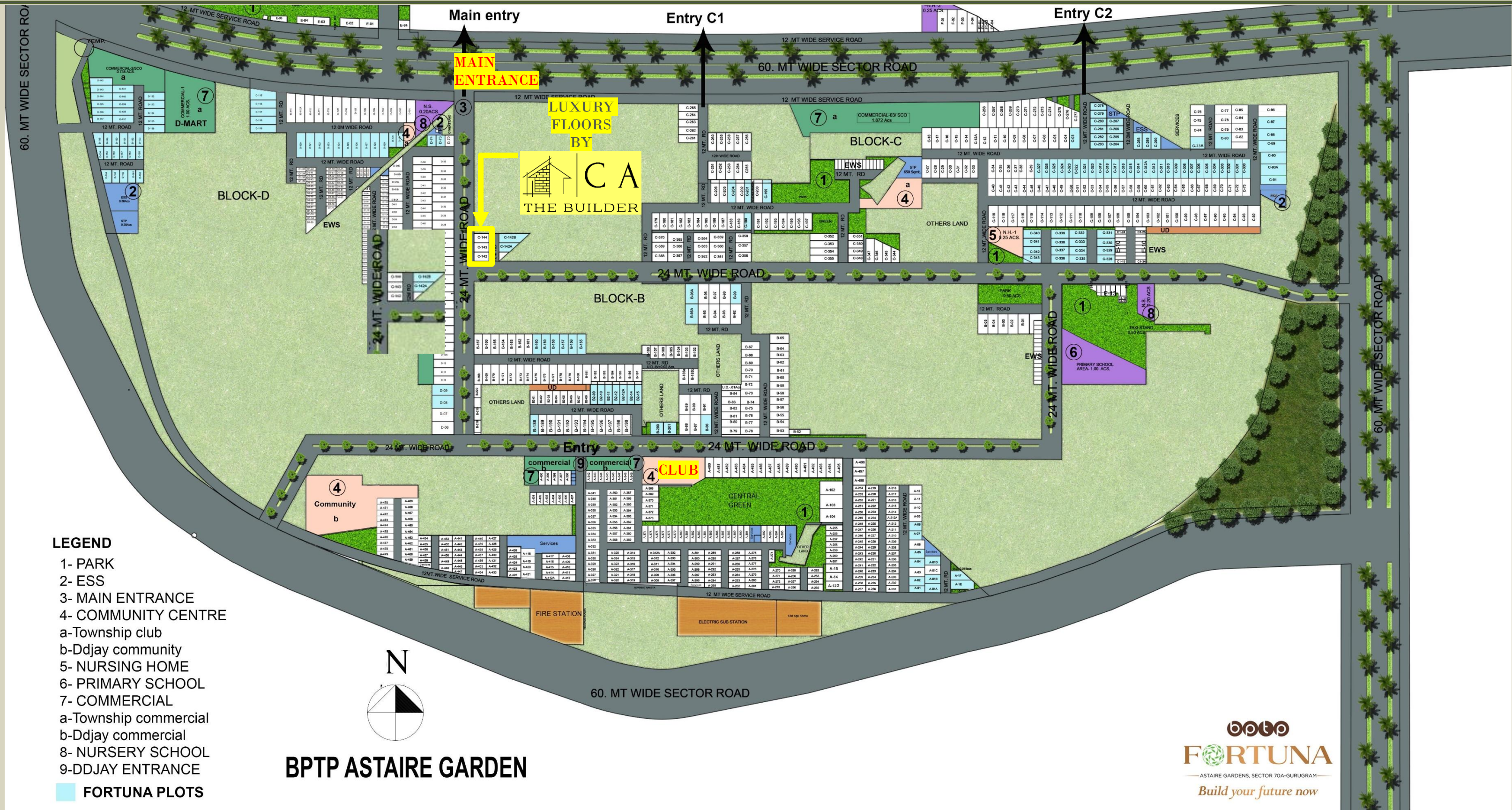
# ABOUT US!

CA The Builder is a real estate developer dedicated to delivering **high-quality luxury homes** in Gurgaon. Our mission is to deliver dream homes that *lasts 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!





# MASTER PLAN & SITE PLAN





# KEY HIGHLIGHTS

## 01

### BEST IN CLASS STRUCTURE QUALITY

- EARTHQUAKE RESISTENT
- RCC STRUCTURE
- TATA/SAIL STEEL (550D)
- NO. 1 QUALITY BRICKS
- ULTRATECH CEMENT
- ADEQUATE CEMENT RATIO
- PROFESSIONAL WATERPROOFING

## 02

### UNMATCHED PREMIUM LOCATION

- 2 OR 3 SIDE OPEN PLOTS
- BANG ON 24 METRES ROAD
- CONVENIENT SHOPPING
- DIRECT ACCESS TO CLUB/POOL
- LOW DENSITY LANE (5 PLOTS)
- DEDICATED SECURITY
- SEPARATE PARKING GATE

## 03

### LUXURY AND CUSTOMISABLE INTERIORS

- ITALIAN FLOORING
- CENTRALISED AIR CONDITIONING
- IMPORTED EXTERIOR WINDOWS
- FULLY LOADED MODULAR KITCHEN
- PREMIUM BRANDS WITH WARRANTY
- MULTIPLE FLOOR OPTIONS
- CUSTOMISABLE INTERIOR OPTIONS





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# Situated in 100 Acres Gated Township with Modern Amenities

## BPTP Astaire Gardens

Situated amidst BPTP Astaire Gardens in Sector 70A, Gurugram, where modern living meets lush nature within an unparalleled master plan, creating a life big on infrastructure, lifestyle, nature and connectivity.



# TOWNSHIP HIGHLIGHTS



**3 Acres Central Park**

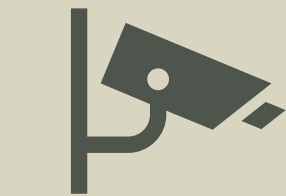


**2 Acres Clubhouse\***

\*Separate offering on chargeable basis



# TOWNSHIP FACILITIES & CONNECTIVITY



24 x 7 Security with  
a Network of CCTV's



100%  
Power Back-up



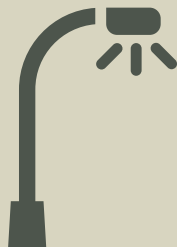
24 x 7  
Maintenance Staff



All Weather  
Swimming Pool



Kids Play/  
Sports Activities



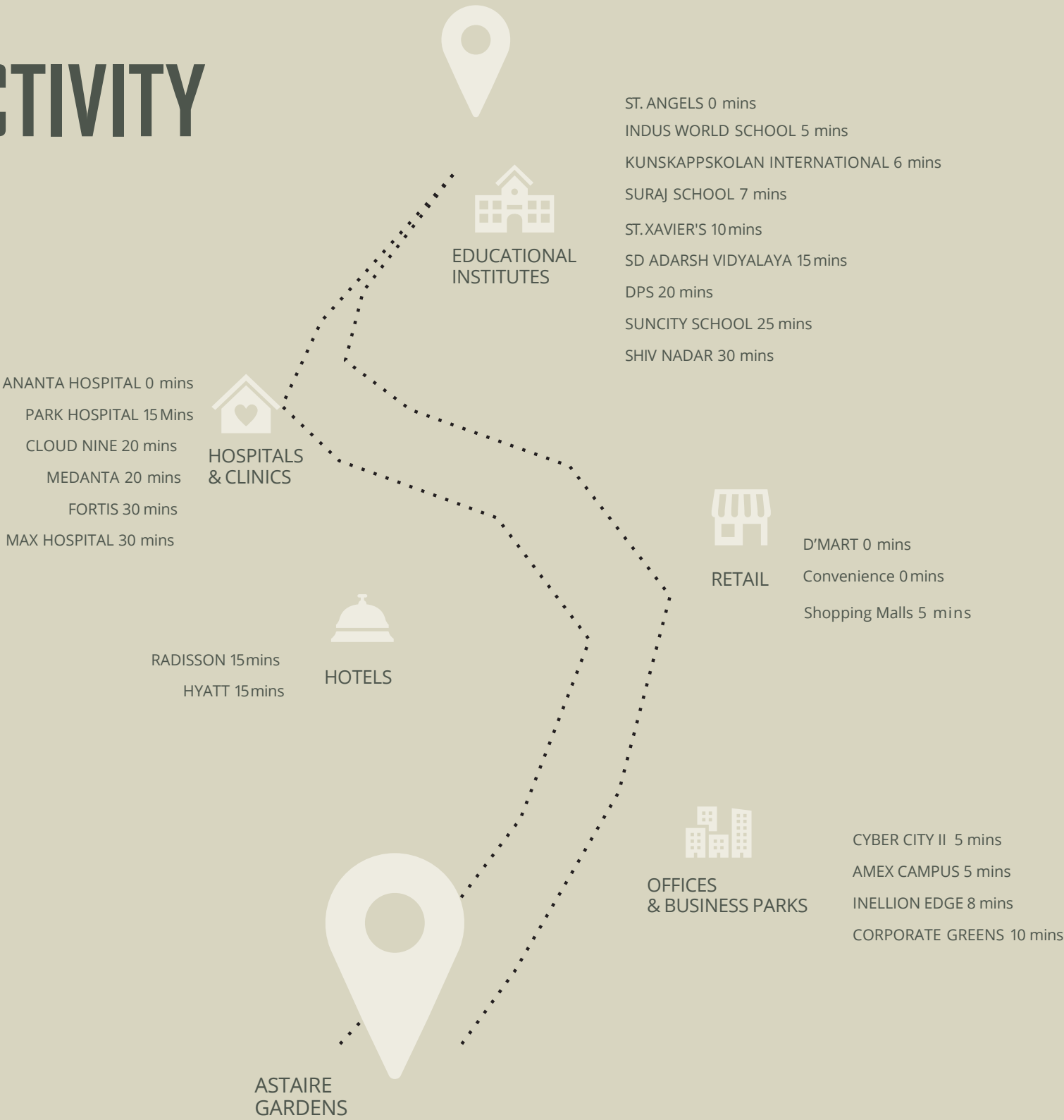
Designer Light Poles  
with ambient lights



Paved Road with  
Manicured Greens



Smart Irrigation &  
Sewage Treatment Plant







**introduces**

**3 + 1 BHK**

**LUXURY BUILDER FLOORS  
WITH SPECIAL PAYMENT PLAN**



# ELEVATION & SITE LOCATION

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\*Images shown are Artistic Impression

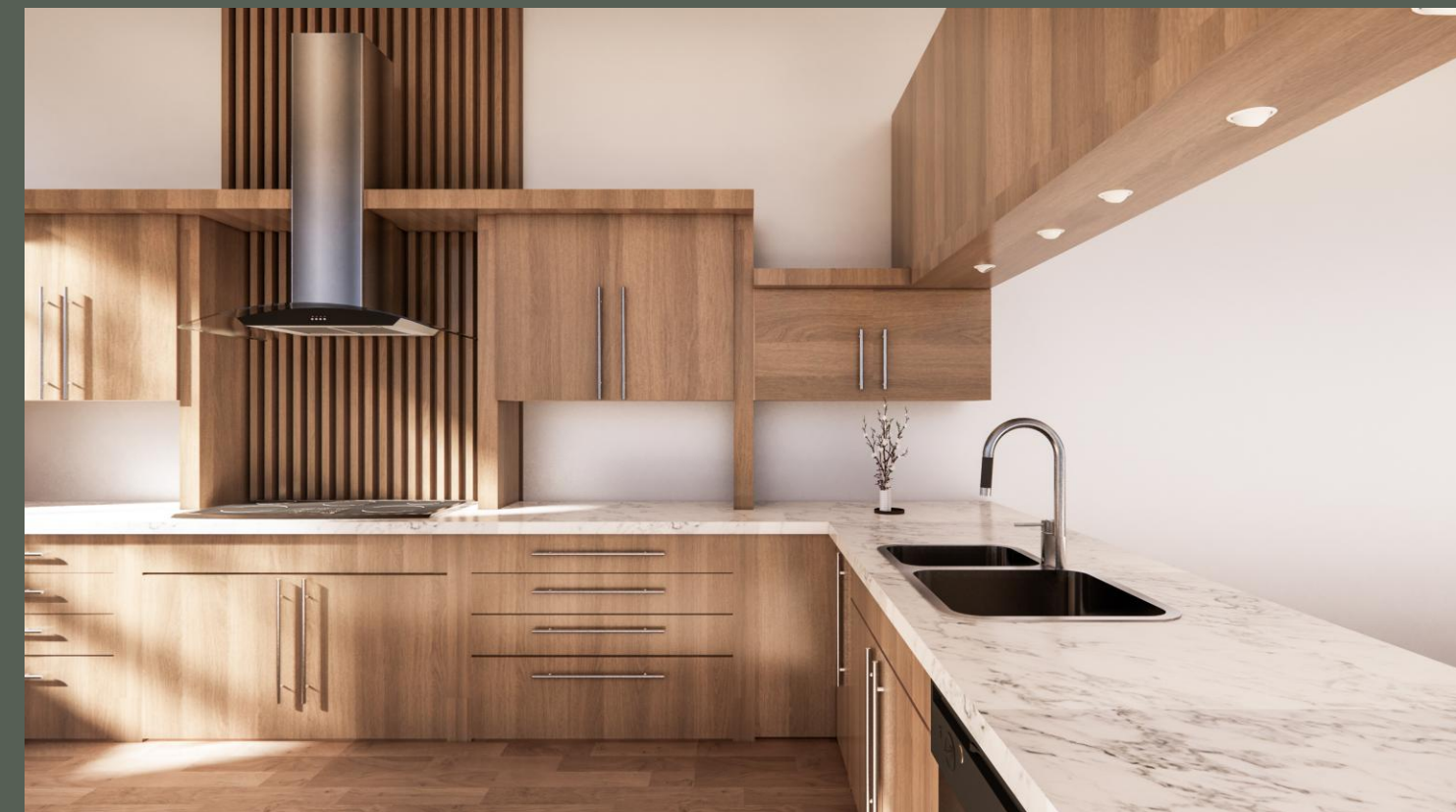


# WHERE LUXURY MEETS EVERY CORNER



Centralized Air Conditioning  
with 11 Feet high ceiling

A Smart Video Door  
Phone  
- Controls from your  
smartphone



Fully Loaded Modular Kitchen with Built-in Appliances

Our Brands: **Schneider Electric** **Supreme** **blum** **HAFELE**

**KOHLER** **DURO** **TOSTEM** **TATA STEEL** **Finolex Cables Limited**



# EXCLUSIVE PARKING, UNPARALLELED CONVENIENCE

A dedicated parking spot for  
2 cars with separate entrance  
for each floor.



Artistic Impression



# WITH COMPLETE PEACE OF MIND



Branded Lift from Otis/  
Thyssen Krupp

3-Layer Waterproofing with  
membrane coating in all wet  
areas and external walls



2-Stage Anti Termite Treatment from Bayer

Up to 10 years warranty from brands on bath  
fittings, switches, ply-board, doors, windows etc.



# YOUR SERENE HOME IN THE CITY



Top Floor with Exclusive  
Private Terrace Connected  
to Nature with a 3 side Open  
view and a Bar/Deck



# Grand Entrances, Timeless Elegance



The ultimate first impression  
with grand entrance lobby and  
branded lifts.





# CUSTOMISE YOUR OWN WAY!



K094 Pearl Grey -N



9484 Smooth Flow



9522 River Sand



9531 Soothing Silk

## WALL COLOUR



## MATERIAL SELECTIONS

### OPTIONS\*\*:

- ✓ KITCHEN
- ✓ WARDROBES
- ✓ FALSE CEILINGS\*
- ✓ WALLS
- ✓ DOORS\*
- ✓ TILES\*
- ✓ SWITCHES

### AND MUCH MORE...

*\*Only applicable for pre-bookings under special payment plan*

*\*\*Upgrades (higher costs) on chargeable basis*



# FLOOR PLAN SPECIFICATIONS

PLOT SIZE

**238 Sq. Yards**

SUPER AREA

**2140 Sq. Feet**

CARPET AREA

**1775 - 1825 Sq. Feet**

## STANDARD CONFIGURATIONS:

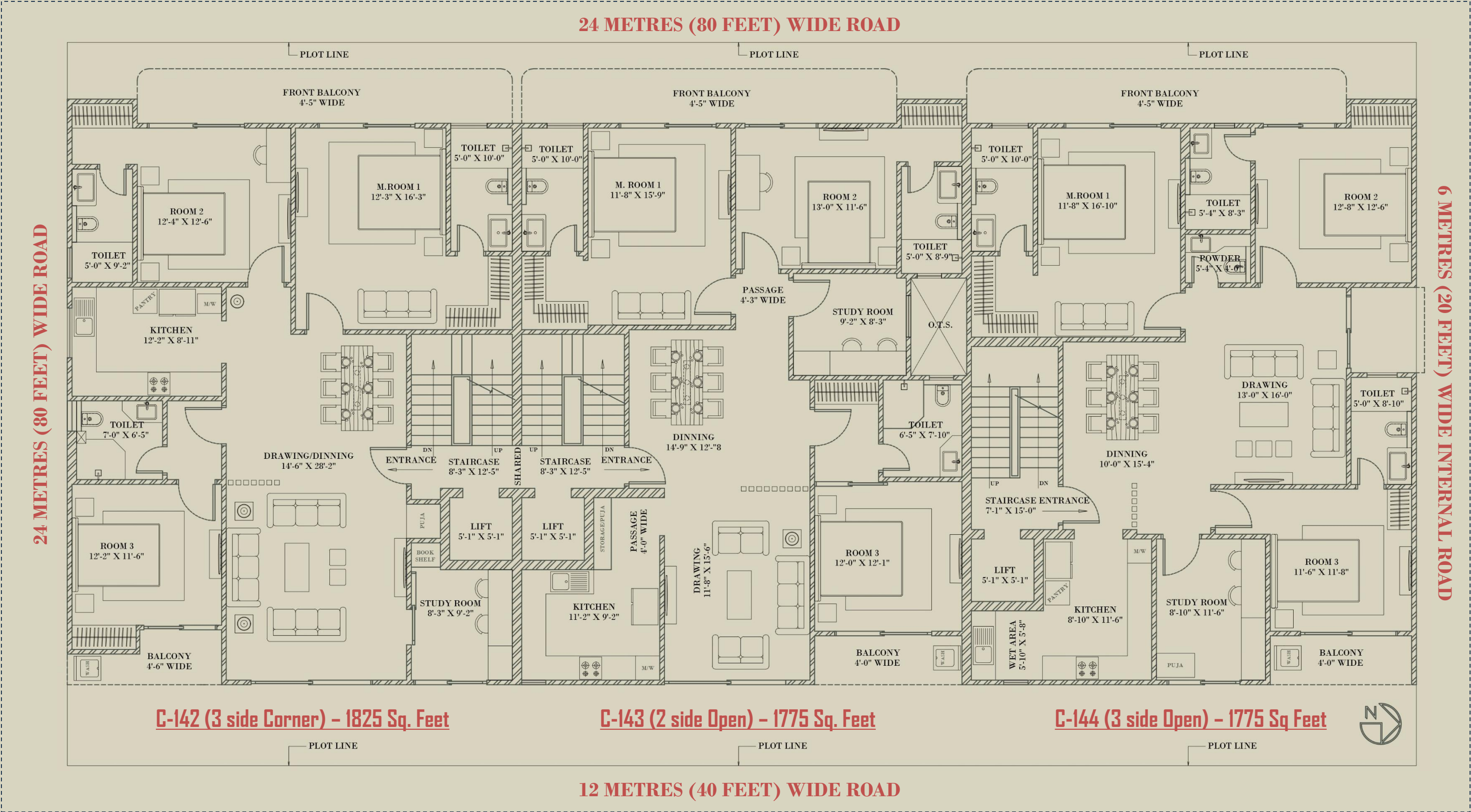
- ✓ 3 BEDROOMS + 3 WASHROOMS
- ✓ 1 LIVING + DINING
- ✓ 1 STUDY ROOM
- ✓ 1 KITCHEN
- ✓ 1 COMMON UTILITY AREA ON TERRACE
- ✓ 2 RESERVED CAR PARKINGS WITH SEPARATE GATE
- ✓ TERRACE FOR TOP FLOOR WITH PERGOLA & BAR

## FLEXIBLE OPTIONS:

- ✓ LAYOUT - COMMON WASHROOM, POOJA AREA ETC.
- ✓ INTERIORS - ADDITIONS, FURNISHINGS ETC.



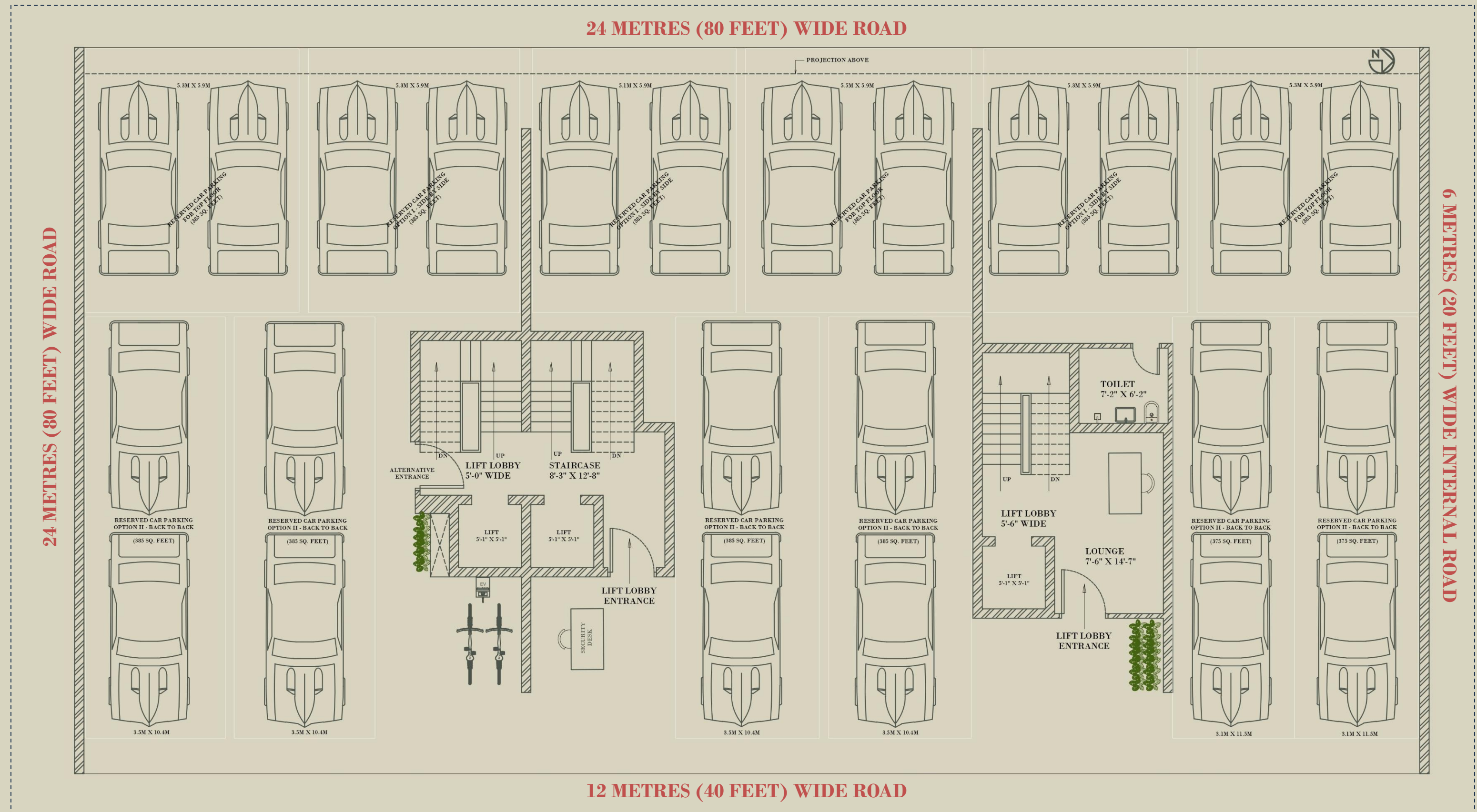
# TYPICAL FLOOR PLAN



\*Actual dimensions might vary slightly



# STILT PARKING PLAN





The architectural floor plan depicts a three-story building with two symmetrical wings. The building is situated between a 24-metre (80-foot) wide road to the north and a 12-metre (40-foot) wide road to the south. The plan includes the following details:

- Wings and Layout:** The building consists of two wings separated by a central corridor. Each wing contains a staircase, a lift, and a common terrace. The left wing also features a shared staircase.
- Rooms and Dimensions:**
  - Staircases:** Dimensions include 8'-3" x 12'-5", 8'-3" x 12'-5", and 7'-1" x 15'-0".
  - Lifts:** Dimensions include 5'-1" x 5'-1" and 5'-1" x 9'-1".
  - Common Terraces:** Dimensions include ~125 SQ. FEET and ~1400 SQ. FEET.
  - Exclusive Terraces:** Dimensions include ~1450 SQ. FEET and ~1400 SQ. FEET.
  - Centralised AC Outdoor Units:** Labeled as T.F., F.F., and U.G.F.
- External Features:** The plan shows three sets of four trees along the roads, three sets of four trees along the building's perimeter, and three sets of four trees along the central corridor. A north arrow is located in the top right corner.
- Plot Lines:** The plot lines are indicated by dashed lines with arrows pointing to the respective boundaries.

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# GET SPECIAL PAYMENT PLAN (LIMITED TIME OFFER)

**STARTS AT  
INR 3.25 Cr**

30:20:50

**PAY ONLY 30% IN THE FIRST 30 DAYS**  
20% ON COMPLETION OF SUPER STRUCTURE  
50% AT THE TIME OF POSSESSION





# PROJECT TIMELINES





# MATERIAL SPECIFICATIONS (1 OF 3)

## STRUCTURE (SLAB, WALLS ETC)

- ✓ EARTHQUAKE (ZONE IV) RESISTANT RCC STRUCTURE DESIGNED AS PER “**IS CODE**” WITH 6 FEET DEEP EXCAVATION
- ✓ TATA/SAIL TMT – 550D (BEST IN COMPETITION)
- ✓ TATA STEEL COUPLERS FOR STEEL OVERLAPPING (INTERNATIONAL STANDARDS - BEST IN COMPETITION)
- ✓ GRADE 1 BRICKS & QUALITY AGGREGATES
- ✓ M25/M30 RMC CONCRETE FROM TRUSTED SUPPLIER
- ✓ ULTRATECH CEMENT
- ✓ PLASTER IN 1:4 MORTAR RATIO WITH PROPER CURING (BEST IN COMPETITION)
- ✓ 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 (INTERNATIONAL STANDARDS - BEST IN COMPETITION)
- ✓ ANTI-TERMITE TREATMENT FROM BAYER CHEMICALS



# MATERIAL SPECIFICATIONS (2 OF 3)

## ESSENTIALS (PLUMBING, ELECTRICALS ETC)

- ✓ FR GRADE WIRES FROM FINOLEX OR EQUIVALENT
- ✓ BRANDED GI CONCEALED BOX - SCHNEIDER ELECTRIC OR EQUIVALENT (BEST IN COMPETITION)
- ✓ SCHNEIDER ELECTRIC OR EQUIVALENT BRAND MCBS, RCCBS & DISTRIBUTION BOX (BEST IN COMPETITION)
- ✓ ISI CERTIFIED HEAVY DUTY CONDUIT PIPES
- ✓ LAN/CCTV (CAT6) PROVISIONING FOR CCTV, VIDEO DOOR PHONE & INTERNET CONNECTIVITY
- ✓ SUPREME OR EQUIVALENT PIPES AND SOLVENT – DUAL PIPING FOR WASTEWATER AND SEWAGE
- ✓ SEPARATE GEYSER TO BE PROVIDED FOR EACH BATHROOM/KITCHEN (BEST IN COMPETITION)
- ✓ SUPERIOR QUALITY TEAK DOOR FRAMES
- ✓ FLUSH DOORS UP TO 32MM THICKNESS (8 FEET HIGH) WITH 4MM VENEER ON BOTH SIDES FROM DURO OR EQUIVALENT
- ✓ DOOR HARWARE FROM DOORSET OR EQUIVALENT
- ✓ IMPORTED ALUMINUM DOORS/WINDOWS FROM TOSTEM UPTO 8 FEET HIGH (BEST IN COMPETITION)



# MATERIAL SPECIFICATIONS (3 OF 3)

## FINISHING (FLOORING, INTERIORS ETC)

- ✓ SWITCHES FROM SCHNEIDER OR EQUIVALENT (INTERNATIONAL STANDARDS - BEST IN COMPETITION)
- ✓ BATH FITTINGS FROM KOHLER OR EQUIVALENT (BEST IN COMPETITION)
- ✓ CENTRAL AIR CONDITIONING SYSTEM FROM DAIKIN OR EQUIVALENT (INTERNATIONAL STANDARDS - BEST IN COMPETITION)
- ✓ IMPORTED/ITALIAN MARBLE IN ENTIRE FLOOR EXCEPT 1 BEDROOM AND STUDY ROOM (750 X 1500 TILES/WOODEN FLOORING)
- ✓ GRANITE IN PARKING AND STAIRCASE, SUPERIOR QUALITY GLAZED VITRIFIED TILES UP TO 600 X 1200 ON WALLS
- ✓ WARDROBE WITH SUPERIOR MATERIALS (DURO OR EQUIVALENT), FINISHED IN BRANDED LAMINATE UPTO CEILING HEIGHT
- ✓ FACTORY MADE MODULER KITCHEN WITH FITTINGS FROM HAFELE OR EQUIVALENT (BEST IN COMPETITION)
- ✓ INBUILT MICROWAVE, CHIMNEY & BUILT-IN HOB (BEST IN COMPETITION)
- ✓ ASIAN PAINTS WATERPROOF PAINT WITH PRIMER TO BE USED ON BOTH INTERIOR AND EXTERIOR WALLS
- ✓ ELEVATION WILL BE A MIX OF MS/SS/GLASS RAILINGS, TEXTURE PAINT, HPL/ TILE CLADDING, OR CNC JAALI AS PER DESIGN.
- ✓ PREMIUM LED LIGHTS FROM HALONEX OR EQUIVALENT WITH MIX OF COVE LIGHTS AND DOWN LIGHTS



# DELIVERED PROJECT (VILLA IN AARON VILLE)





# CONTACT US TO KNOW MORE

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SCAN FOR LOCATION

