



LIVE IN HARMONY

Logical Builders Private Limited ("Developer"), is developing a residential plotted colony "BPTP Wa Vana" ("Project") comprising of 157 residential plots and other development as may be permitted on total land admeasuring 14.95 acres (60500.50 square meters) situated at Sector 80, Faridabad, Haryana ("Project Land"). The Project is being developed pursuant to Layout Plan bearing drawing no. DTCP 12008 dated 27-03-2026 granted by Director, Town and Country Planning ("DTCP"). The approved layout for the Project Land forms part of the larger layout plan of approx. 343 acres of a residential plotted colony being developed by BPTP Limited. The Project is registered with Haryana Real Estate Regulatory Authority, Panchkula ("HRERA") bearing Registration No. HRERA-PKL-PKL-FBD-939-2026 dated 09.07.2026 (website: <https://haryanarera.gov.in>). The terms of allotment/sale shall be subject to (a) Application Form, Allotment Letter; Agreement for Sale and/or Conveyance Deed; (b) licenses, layout plans and approvals; (c) Completion Certificate. Approvals are subject to change and revision.

This material is purely conceptual, illustrative, and used for indicative purposes only and not a legal offering. Nothing contained herein constitutes an invitation to an offer; an offer, provisional or final allotment and does not form part of any legally binding agreement/ contract and/or commitment of any nature. All digital/printed material/ representations, plans, specifications, artistic renderings, images (other than actual images), areas, sizes, shapes and positions and whatever facilities amenities, recreational areas, as shown are merely artistic impressions. No warranty is expressly or impliedly given that the completed development will comply in any degree with such artistic impressions / digital material, representation, artistic renderings and images as depicted/ shown herein. Viewers/Recipients are advised to exercise their discretion in relying on the information described/shown herein and only after thorough understanding about the Project and taking appropriate advise, take further decision regarding/in relation to the Project. All specifications and amenities shall be as per the final agreement executed with the Promoter. The Promoter makes no representation or warranty regarding their accuracy or completeness. The Developer and/or its shareholders, directors or employees, shall not have any liability (financial or information contained herein towards the viewer /recipient. The Developer reserves its right to change or modify or discontinue this brochure.

Nothing contained herein shall construe any scheme or deposit plan or investment advice / offer / proposal under applicable laws. Use of information for buying/investing in the Project by any person shall be on the basis of his/her independent analysis and judgement. Use of information will be governed by Indian Laws, RERA and the competent authorities shall only be Haryana RERA at Panchkula and courts at Haryana.

HARMONY

JAPANESE THEMED
PLOTTED RESIDENTIAL COMMUNITY

SECTOR 80, FARIDABAD



WA (HARMONY)

Japan has refined life into an art form.

When mind, body and spirit are in perfect harmony with nature,
every moment is transformed.

This concept of WA is at the heart of WA VANA.

A residential community where every element has been curated with care.
So that every generation lives with mind, body and spirit in perfect harmony.
In an environment lush with serene greens, where the best of nature flourishes.

WELCOME TO





Sector 80

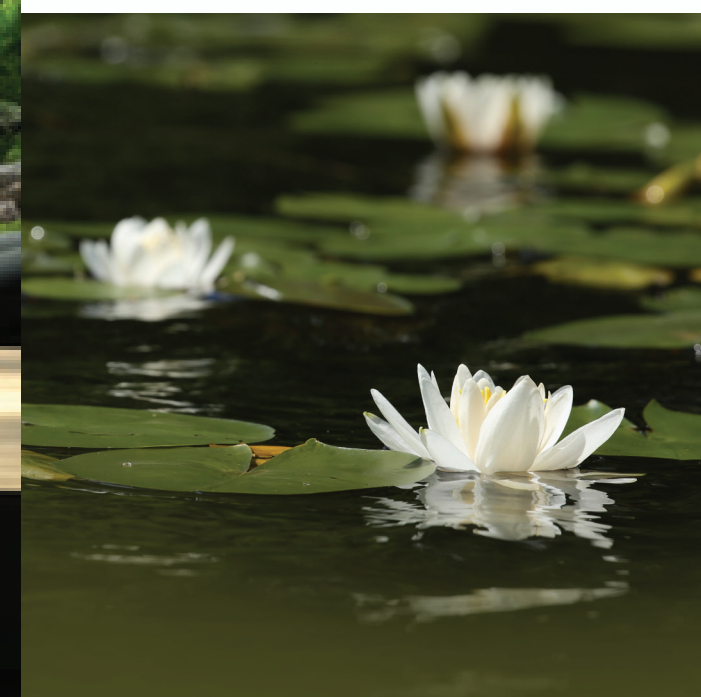


**TWO TIMELESS CULTURES.
ONE MINDFUL WAY OF LIFE.**

India has always believed that life flourishes
in harmony with nature.

Japan has spent centuries cultivating
this way of life.

At BPTP WA VANA, these shared values
come alive to create Faridabad's first
Japanese-inspired residential community.
Every element here including the thoughtfully
landscaped
greens, gives your senses the calm and
repose they have earned.
And every member of your family lives the life
they desire.







**HARMONY.
IN EVERY BREATH,
EVERY MOMENT.**

Harmony between people.
Between architecture and landscape.
Between stillness and activity.
Between modern life and timeless values.
Because true luxury is not just owning the finest.
It's also about making time to enjoy it.
WA is about creating space and time to reveal your
richest, fullest self.
Where every generation of your family is in perfect
harmony with each other.





**NATURE WASN'T ADDED.
IT WAS PLACED
AT THE CENTRE.**

At BPTP WA VANA,
Nature is not an 'aesthetic' it is a way of life.
Tree lined streets invite you to rewarding strolls.
Sunlight filtering through forest leaves brings
changing seasons to life. Calm water features
call for quiet contemplation. Bird calls add joy
to the serene views. Walking trails, open spaces,
restful meadows there's always good things
around the corner. Senior citizens or youngster,
there is no end to what you can discover here!







THE SPIRIT OF IKIGAI LIVES HERE

KAIZEN

Walk, reflect and grow through forest trails and ever-changing seasonal landscapes.

ICHIGO ICHIE

Tea pavilion, Sakura garden and quiet retreats celebrate life's precious, unrepeatable moments.

SHOKUNIN

Every stone, water feature and garden detail reflects exceptional craftsmanship and timeless care.

OSEWA

Spaces thoughtfully created for children, families and elders nurture a true sense of community.

GAMAN

Climate-resilient landscapes and sustainable planting embody strength, resilience and enduring beauty.





BPTP WA VANA

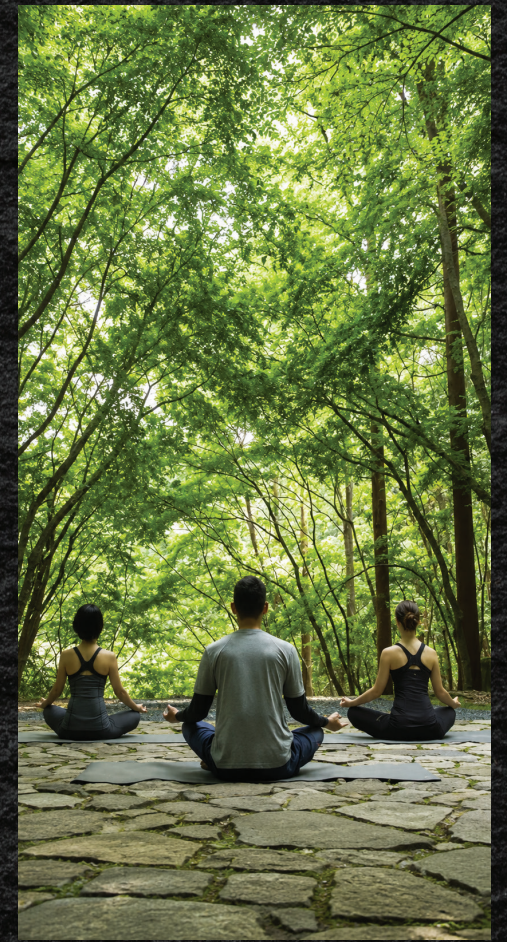
is filled with immersive experiences to delight every generation and transform the quality of life.

A system designed with care to create holistic experiences that will enthrall every member of your family.

Inspired by the Japanese way of living that promotes healthy longevity,

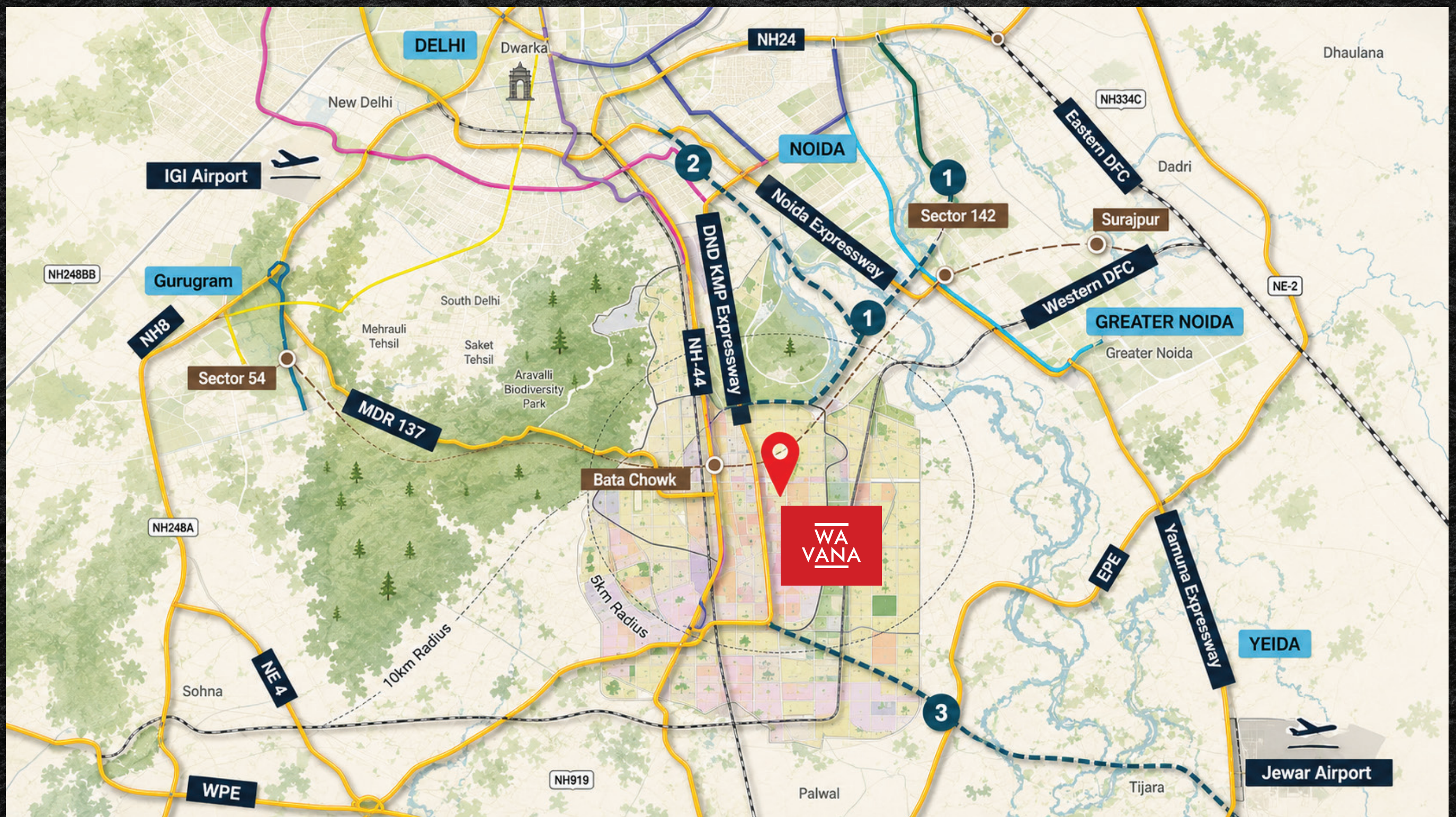
BPTP WA VANA enables community, movement and connection.

**SHINRIN-YOKU FOREST TRAIL | ZEN GARDEN
TEA PAVILION | BAMBOO WALK | KOI POND
YOGA DECK | MIYAWAKI FOREST
SAKURA GARDEN | READING DECK
WATER FEATURES**



EVERYDAY LIFE, INSPIRED BY JAPAN.





**A HOME WHERE YOU
CONNECT WITH YOURSELF.
A LOCATION CONNECTED TO THE CITY.**

BPTP WAVA sits within Sector 80 and is planned to leverage nearby commercial, educational and healthcare infrastructure to enhance connectivity and long-term value. Schools, hospitals, entertainment, shopping it's all just around the corner!

CLOSE TO EVERYTHING THAT MATTERS

CONNECTIVITY

South Delhi (via DND-KMP Expressway)	25 mins
Noida (via DND-KMP Expressway)	30 mins
Gurugram	40 mins
Noida International Airport (via upcoming Jewar expressway)	45 mins
IGI Airport	70 mins

Schools

Delhi Public School	3 mins
Shiv Nadar School	3 mins
Shri Ram Millennium School	5 mins
Aravali International School	8 mins
Modern School	10 mins

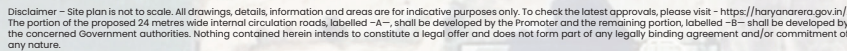
Hospitals

Accord Hospital	6 mins
Amrita Hospital	10 mins
Metro Hospital	15 mins
Fortis Hospital	18 mins
Apollo Hospital	30 mins



Travel times mentioned are approximate and calculated under standard driving conditions. Actual commute time may vary depending on traffic, road conditions, time of day, route taken, and other external factors.

THOUGHTFUL PLANNING. THOUGHT THROUGH EXECUTION



For detailed terms and conditions, charges for services being offered, please refer the booking application form.



Members Only

An Exclusive World of Leisure & Privilege

A collection of distinguished members-only clubs, thoughtfully curated for those who appreciate the finer things in life. Beautifully designed spaces bring together wellness, recreation, fine dining and social experiences in an atmosphere of understated elegance.

Whether it is time devoted to yourself, an evening shared with friends, or moments spent with family, every experience is designed to make leisure more meaningful.

At The Sanctuary Clubs, the privilege of belonging opens up a world of exceptional experiences.



Actual Image

SECTOR 77, FARIDABAD



Actual Image

SECTOR 76, FARIDABAD



Actual Image

SECTOR 102, GURUGRAM



Actual Image

SECTOR 70A, GURUGRAM



BUILDING WITH PURPOSE

For two decades, BPTP has helped shape the evolution of modern urban India, creating landmarks that have transformed the city's urban landscape.

Today, guided by its philosophy of Building with Purpose, BPTP is redefining real estate through enduring design, sustainable thinking and thoughtfully curated communities—creating places that enrich lives today while inspiring the cities of tomorrow.

A legacy built through consistent delivery, not just promises.

20 YEARS OF LEGACY

25,000+ UNITS DELIVERED

5+ CRORE SQ. FT. DEVELOPED

50+ PROJECTS DELIVERED

FARIDABAD MILESTONES

~1400 ACRES DEVELOPED

~19300 UNITS DELIVERED

~3.89 CRORE SQ FT DELIVERED



DOWNTOWN 66
SECTOR 66, GURUGRAM



SKYNEST TOWERS
SECTOR 80, FARIDABAD



CAPITAL CITY
SECTOR 94, NOIDA



AMSTORIA VERTI-GREENS &
GAIA RESIDENCES SECTOR 102, GURUGRAM