

14TH AVENUE

2/3 BHK APARTMENTS



14TH AVENUE RERA REGN. NO.
UPRERAPRJ6742 • www.up-rera.in

 **GAUR CITY-2**
Get used to more
GAUR CHOWK, GR. NOIDA (WEST)

Be a part of the most admired township of Gr. Noida (W)

Gaur City was envisaged by Mr. Manoj Gaur with a concept of walk to school, walk to work and walk to play where each resident will have an access to all important places at a walking distance within the city itself. Today, that dream has taken shape and 95.91 Hectare (237 acres) Integrated Smart City, **Gaur City** and **Gaur City-2** is the first to get completion certificate and the first to give possession in Greater Noida (West).

Not only this, the township takes care of all the daily needs of a resident right from grocery stores to vegetable and daily need stores, from crèche/play schools to a successfully running CBSE affiliated Gaurs International School, restaurants, petrol stations, Gaur City Mall with a 9-screen multiplex, the impressive Shri Radha Krishna Temple and everything else that a resident would need from a modern dwelling.

In terms of connectivity: Sector 32 Noida City Center Metro station is just 7 kms • 9.5 Kms from Delhi Border • 2.5 kms from NH-24 (14-lane work under progress) • Walking distance from Approved Metro Station at Gaur Chowk.



TOWNSHIP HIGHLIGHTS

Dedicated sports complex of approx. 72000 sq mtr. (18 acres)

- Day Night Cricket stadium run by Ex- Cricketer Mr. Madan Lal
- Day Night Football field • 400 mts. Racing track • Skating Rink
- Open Gym • Tennis Courts • Volley Ball • Badminton Court

101171 sq. mtr. (25 Acres) Commercial Hub

- Operational Gaur City Mall • Operational Gaur City Center
- Operational Multi-level Car Parking for approx 5600 cars
- Upcoming Hospital • Operational Petrol Pump



14TH AVENUE

2/3 BHK APARTMENTS

Specifications

FLOORING

- Vitrified tiles 2'x2' in Drawing Room, Kitchen and Bedrooms
- Ceramic tiles in Bathrooms and Balconies

WALLS & CEILING FINISH

- POP finished walls & ceiling with OBD

KITCHEN

- Granite working top with stainless steel sink
- 2'-0" dado above the working top and 5'-0" from the floor level on remaining walls by ceramic tiles
- Woodwork below the working top
- Individual RO unit for drinking water

TOILETS

- Ceramic tiles on walls up to door level
- White sanitary ware with EWC, CP fittings and mirror in all the toilets

DOORS & WINDOWS

- Outer doors & windows aluminium powder coated / UPVC
- Internal door-frames of Maranti or equivalent wood
- Internal door made of painted flush shutters
- Main entry door frame of Maranti or equivalent wood with laminated flush shutter
- Good quality hardware fittings

ELECTRICAL

- Copper wire in PVC conduits with MCB Supported circuits and adequate number of points and light points in ceiling

TV / TELEPHONE

- Intercom Facilities
- Conduits Provision for DTH connection

NOTES

- The colour and design of the tiles and motifs can be changed without any prior notice
- Variation in the colour and size of vitrified tiles/granite may occur
- Variation in colour in mica may occur
- Area in all categories of apartments may vary up to $\pm 3\%$ without any change in cost. However, in case the variation is beyond $\pm 3\%$, pro-rata charges are applicable.



**SOLID WASTE
MANAGEMENT SYSTEM**



**RECYCLING AND TREATING
WASTEWATER THROUGH STP**



**SAVING ENERGY
BY USING SOLAR POWER**



**CONSERVATION OF WATER
BY RAINWATER HARVESTING**

14TH AVENUE

2/3 BHK APARTMENTS

PROJECT SPECIFICATIONS

Total No. of Flats	4808
No. of Floors	2/3/4 Basements+Stilt+Podium Flat+23/24/25/27/29 Floors*
No. of Flats per Block	4/7/8/12/13/14
No. of Lifts per Block	3 (1 No-8 Passenger Lifts & 2 No-13 Passenger Lift) / (3 No. 13 Passenger Lift*) External Door-MS Painted. Internal Car-Stainless Steel Walls & Granite Stone Flooring.

1. Entrance Lobby of Block

- Stilt Floor Entrance Lobby Area
80 sq. mt. (861 sq. ft.)
- Lower & Upper Basement Lobby Area
45 sq. mt. (484 sq. ft.)
- Flooring-Vitrified Tiles
- Ceiling - POP False Ceiling / Grid False Ceiling
- Painting - OBD
- Lift Fascia - Tiles
- Lighting - Ceiling Mounted Light Fixtures
- Door - S.S Doors at Stilt floor lobby and
Aluminium doors for basement lobbies

2. Staircase

- Flooring - Marble Stone Flooring (Staircase No-1)
Concrete / IPS Flooring (Staircase No-2)
- Painting - OBD
- Railing - MS Railing
- Lighting - Ceiling Mounted Light Fixture

3. Terrace

- Flooring - Tiles / Trimix Concrete
- Painting - Texture Paint
- Parapet - R.C.C / M.S Railing
- Water Tank - R.C.C

4. Visitor's / Differently Abled Toilet

- 1 in each Block-4 sq. mt. / 43 sq. ft. Approx.
- Flooring - Tiles
- Painting - OBD
- Wall Cladding - Tiles
- W.C. - European WC
- CP Fittings - Chrome Plated
*Block T, U, V have 2 No. Basement for Residential
Parking, 1 No Basement for Commercial Parking,
8 No of Floors for School, Hospital, Commercial,
Multipurpose Hall, College, Restaurant and Services,
26 No. of Floors for Apartments

5. Basement Area - Lower & Upper Basement

- Road & Parking - Trimix Concrete Flooring
- Lighting - Ceiling Mounted Light Fixture
- Parking size - 13.75 sq. mt. (Max)

6. Visitor Parking

- 2 Visitors Parking for each Block
- 1 Disable person parking for each Block

7. Swimming Pool

- Swimming Pool & Kids' Pool
(Approx. Area - 519 sq. mt. / 5586 sq. ft.)
 - Swimming Pool:-
 - Size - 18 mtr. x 27 mtr.
 - Depth - 1.2 mtr.
 - Finishes - Tile / Stone

- Kids' Pool:-
 - Size - 3 mtr. x 11 mtr.
 - Depth - 0.6 mtr.
 - Finishes - Tiles / Stone
- Changing Room Male / Female - 1 No. Each
 - Pool Deck

8. Landscaping at Podium - (Total Area Approx. 18000 sq. mt. / 193752 sq. ft.) which includes:

- Hard Landscape / Road Parking - Tiles / Trimix Concrete / Pavers / Kerb-Stone / Chequered Tiles
- Soft Landscape:- Natural Grass / Artificial Grass Pad / Grass Lawn / Shrubs / Plants / Trees
- Lighting - Pole Light
- Kids' Play Area - 2 Nos.
(Toddler Multi Play Station - 1 No. / Paraller Bars - 1 No. / Four Seater Seesaw Hugo - 1 No. / Triangular Climber Hugo - 1 No. / Merry Go Round - 1 No. / Sitting Pods Hugo - 1 No. / Fiero A Swing - 1 No.) in each play area.
- Badminton Court - 1No.
- Basketball Court - 1 No.
- Cricket Pitch - 1 No.
- Jogging Track
- Tennis Court - 2 No.
- Open Gym
- Gazibos
- Amphitheater
- Green Lawn

9. ESS & DG (Maximum Capacity)

- DG Sets - 500 KVA - 8 Nos.
- Transformers - 2000 KVA - 8 Nos.
- Solar Plant - 55 KW for Common Light of Basement

10. Organic Waste Compost Plant (in Basement) - approx. (200 sq. mt. / 2150 sq. ft.)

11. STP - 150 KLD - 5 Nos. (in Second Basement) approx area of all STPs (1000 sq. mt. / 1076 sq. ft.)

12. R.W.A Room - (on Stilt) approx (53.8 sq. mt. / 579 sq. ft.)

- Flooring - Vitrified Tiles
- Ceiling - Perforated Gypsum False Ceiling
- Walls - OBD Paint

13. Maintenance Room - (on first basement) approx. (87 sq. mt. / 936.46 sq. ft.)

- Flooring - Vitrified Tiles
- Ceiling - Painted OBD
- Walls - OBD Paint

14. L.T Panels Room (on first basement) approx. (100 sq. mt. / 1076.4 sq. ft.)

- Flooring - IPS
- Walls - OBD Paint



14TH AVENUE

2/3 BHK APARTMENTS



UNIT PLAN (TOWER - V)

CARPET AREA = 22.52 SQ. MT. (242.40 SQ. FT.)
 BALCONY AREA = 6.84 SQ. MT. (73.60 SQ. FT.)
 COMMON AREA = 10.00 SQ. MT. (107.64 SQ. FT.)
 EXTERNAL WALLS & RCC COLUMNS AREA = 2.44 SQ. MT. (26.36 SQ. FT.)
TOTAL AREA = 41.80 SQ. MT. (450 SQ. FT.)

1 BEDROOM + KITCHEN + 1 TOILET + BALCONY



Tower - V

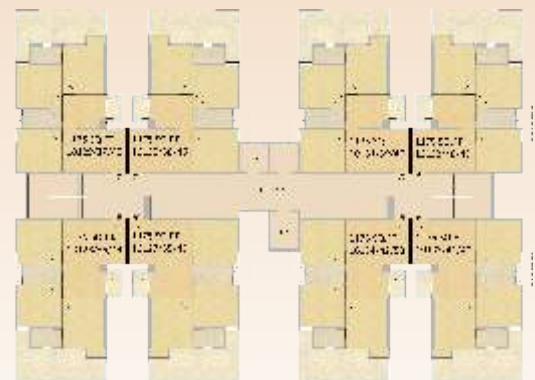
Disclaimer:
 Carpet Area (as per RERA guidelines) - The net usable floor area of an apartment, excluding the area covered by the external walls, areas under services shafts, exclusive balcony or verandah area and exclusive open terrace area, but includes the area covered by the internal partition walls, column & structural walls of the apartment.
 **Total Area - The carpet area of the said apartment and the entire area enclosed by its periphery walls including area under walls, columns, balconies and lofts etc. and half the area of common walls with other premises/apartments which form integral part of said apartment and common areas shall mean all such parts/areas in the entire said project which the Allottee(s) shall use by sharing with other occupants of the said project including entrance lobby, electrical shafts, fire shafts, plumbing shafts and services ledges on all floors, common corridors, and passages, staircases, staircase shaft, mummies, services area including but not limited to the machine rooms, security/fire control rooms, maintenance offices/stores etc, if provided.
 1 Sqm=10.764 sq.ft,304.8mm=1'-0"
 The colour and design of the tiles can be changed without any prior notice. Variation in the colour and size of vitrified tiles/granite may occur. Variation in a colour in mica may occur. Area in all categories of apartments may vary upto +3% without any change in cost. However, in case the variation is beyond + charges are applicable.

14TH AVENUE

2/3 BHK APARTMENTS



Tower - O



Tower - P, Q & R

UNIT PLAN (TOWER - O, P, Q & R)

CARPET AREA = 59.80 SQ. MT. (644 SQ. FT.)
 BALCONY AREA = 19.55 SQ. MT. (210 SQ. FT.)
 COMMON AREA = 22.95 SQ. MT. (247 SQ. FT.)
 EXTERNAL WALLS & RCC COLUMNS AREA = 6.86 SQ. MT. (74 SQ. FT.)
TOTAL AREA = 109.16 SQ. MT. (1175 SQ. FT.)

3 BEDROOMS + DRAWING / DINING + KITCHEN + 2 TOILETS + BALCONIES

Disclaimer:
 Carpet Area (as per RERA guidelines) - The net usable floor area of an apartment, excluding the area covered by the external walls, areas under services shafts, exclusive balcony or verandah area and exclusive open terrace area, but includes the area covered by the internal partition walls, column & structural walls of the apartment.
 **Total Area - The carpet area of the said apartment and the entire area enclosed by its periphery walls including area under walls, columns, balconies and lofts etc. and half the area of common walls with other premises/apartments which form integral part of said apartment and common areas shall mean all such parts/areas in the entire said project which the Allottee(s) shall use by sharing with other occupants of the said project including entrance lobby, electrical shafts, fire shafts, plumbing shafts and services ledges on all floors, common corridors, and passages, staircases, staircase shaft, mummies, services area including but not limited to the machine rooms, security/fire control rooms, maintenance offices/stores etc, if provided.
 1 Sqm=10.764 sq.ft,304.8mm=1'-0"
 The colour and design of the tiles can be changed without any prior notice. Variation in the colour and size of vitrified tiles/granite may occur. Variation in a colour in mica may occur. Area in all categories of apartments may vary upto +3% without any change in cost. However, in case the variation is beyond + charges are applicable.

MASTER PLAN



- GAUR CITY ARCADE (CONVENIENT SHOPPING CENTRE), TEMPLE, POLICE CHOWKI, NURSING HOME & TAXI STAND
- GAURS INTERNATIONAL SCHOOL
- GAUR CITY GALLERIA (CLUB & CONVENIENT SHOPPING)
- GC-14 (COMMERCIAL, COLLEGE, NURSING HOME, COMMUNITY HALL, MILK BOOTH, RESIDENTIAL)
- PETROL PUMP

Disclaimer:
 Carpet Area(as per RERA guidelines): - The net usable floor area of an apartment, excluding the area covered by the external walls, areas under services shafts, exclusive balcony or verandah area and exclusive open terrace area, but includes the area covered by the internal partition walls, column & structural walls of the apartment.
 **Total Area :- The carpet area of the said apartment and the entire area enclosed by its periphery walls including area under walls, columns, balconies and lofts etc. and half the area of common walls with other premises/apartments which form integral part of said apartment and common areas shall mean all such parts/areas in the entire said project which the Allottee(s) shall use by sharing with other occupants of the said project including entrance lobby, electrical shafts, fire shafts, plumbing shafts and services ledges on all floors, common corridors, and passages, staircases, staircase shaft, munties, services area including but not limited to the machine rooms, security/fire control rooms, maintenance offices/stores etc, if provided.
 1 Sqm=10.764 sq.ft,304.8mm=1'-0"
 The colour and design of the tiles can be changed without any prior notice. Variation in the colour and size of vitrified tiles/granite may occur. Variation in a colour in mica may occur. Area in all categories of apartments may vary upto +3% without any change in cost. However, in case the variation is beyond + charges are applicable.

14TH AVENUE

2/3 BHK APARTMENTS

SITE PLAN



- TOWER - A - 88.72 SQ. MT. (955 SQ. FT.)
- TOWER - B - 120.77 SQ. MT. (1300 SQ. FT.)
- TOWER - C - 96.62 SQ. MT. (1040 SQ. FT.)
- TOWER - D - 79.43 SQ. MT. (855 SQ. FT.)
- TOWER - E - 88.72/120.77 SQ. MT. (955/1300 SQ. FT.)
- TOWER - F - 88.72 SQ. MT. (955 SQ. FT.)
- TOWER - G - 120.77 SQ. MT. (1300 SQ. FT.)
- TOWER - H - 96.62 SQ. MT. (1040 SQ. FT.)
- TOWER - I - 127.74 SQ. MT. (1375 SQ. FT.)
- TOWER - J - 91.97/96.62/120.77 SQ. MT. (990/1040/1300 SQ. FT.)
- TOWER - K - 91.97/96.62/120.77 SQ. MT. (990/1040/1300 SQ. FT.)
- TOWER - L - 91.50 SQ. MT. (985 SQ. FT.)
- TOWER - M - 88.72 SQ. MT.(955 SQ. FT.)
- TOWER - N - 79.43 SQ. MT. (855 SQ. FT.)
- TOWER - O - 109.16 SQ. MT. (1175 SQ. FT.)
- TOWER - P - 109.16 SQ. MT. (1175 SQ. FT.)
- TOWER - Q - 109.16 SQ. MT. (1175 SQ. FT.)
- TOWER - R - 109.16 SQ. MT. (1175 SQ. FT.)
- TOWER - T - NURSING HOME, COLLEGE, COMMERCIAL, SCHOOL
- TOWER - U - 49.23 SQ. MT. (530 SQ. FT.)
- TOWER - V - 41.80/49.23/69.21 SQ. MT. (450/530/745 SQ. FT.)

- I. ENTRY GATE
- II. OPEN GYMNASIUM
- III. SWIMMING POOL
- IV. KIDS' POOL
- V. OPEN AIR SEATING
- VI. PATHWAY / JOGGING TRACK
- VII. BADMINTON COURT
- VIII. TENNIS COURT
- IX. BASKETBALL COURT
- X. CRICKET PITCH
- XI. KIDS' PLAY
- XII. ESS

Disclaimer:

Carpet Area(as per RERA guidelines): - The net usable floor area of an apartment, excluding the area covered by the external walls, areas under services shafts, exclusive balcony or verandah area and exclusive open terrace area, but includes the area covered by the internal partition walls, column & structural walls of the apartment.

**Total Area : - The carpet area of the said apartment and the entire area enclosed by its periphery walls including area under walls, columns, balconies and lofts etc. and half the area of common walls with other premises/apartments which form integral part of said apartment and common areas shall mean all such parts/areas in the entire said project which the Allottee(s) shall use by sharing with other occupants of the said project including entrance lobby, electrical shafts, fire shafts, plumbing shafts and services ledges on all floors, common corridors, and passages, staircases, staircase shaft, munties, services area including but not limited to the machine rooms, security/fire control rooms, maintenance offices/stores etc, if provided.

1 Sqm=10.764 sq.ft,304.8mm=1'-0"

The colour and design of the tiles can be changed without any prior notice. Variation in the colour and size of vitrified tiles/granite may occur. Variation in a colour in mica may occur. Area in all categories of apartments may vary upto +3% without any change in cost. However, in case the variation is beyond + charges are applicable.



GROUP HOUSING



C.B.S.E. AFFILIATED SCHOOL



GAUR CITY MALL



TEMPLES



DAY & NIGHT CRICKET STADIUM



PETROL PUMPS



PARKS



SHOPPING COMPLEXES



MULTI LEVEL CAR PARKING



2017-18 BEST APARTMENT OF THE YEAR-TIER 1 CITIES - **GAUR CASCADES**

2016-17 BEST TOWNSHIP PROJECT - **GAUR CITY**

2015-16 BEST EXECUTION-TRACK RECORD - **GAUR CITY**



2018-19 BEST RESIDENTIAL PROJECT AFFORDABLE SEGMENT-NORTH ZONE - **GAUR CITY-2**

2017-18 BEST RESIDENTIAL PROJECT AFFORDABLE SEGMENT - **GAUR CASCADES**

2016-17 BEST TOWNSHIP PROJECT - **GAUR CITY**

ROUTE MAP



Not as per scale

ONGOING RERA REGISTERED PROJECTS

- Gaur Mulberry Mansions, Gr. Noida (West) UPRERAPRJ7057 & UPRERAPRJ4897
- KrishnVilas (3rd Parkview), Gaur Yamuna City UPRERAPRJ16103
- Gaurs Siddhartham, Siddharth Vihar UPRERAPRJ3935
- Victorian Villas (6th Parkview), Gaur Yamuna City UPRERAPRJ15838
- 16th Parkview Phase-II, Gaur Yamuna City UPRERAPRJ6801
- 7th Avenue, Ph-II, Gaur City, Gr. Noida (West) UPRERAPRJ6695
- 14th Avenue, Ph-2, Gaur City-2, Gr. Noida (West) UPRERAPRJ6742
- Gaur City Mall, Office Spaces, Gr. Noida (West) UPRERAPRJ6934
- Gaurs Runway Suites, Gaur Yamuna City UPRERAPRJ351477
- Gaur City Center, Ph-II, Gr. Noida (West) UPRERAPRJ4780
- Gaur World SmartStreet, (Formerly known as Gaur World Street) Gr. Noida (West) UPRERAPRJ674297
- Aerocity Yamuna, Gaur Yamuna City UPRERAPRJ342117
- Gaur Lakeshore Villas (1st-A Parkview) Gaur Yamuna City UPRERAPRJ574384
- Gaur Waterfront Plots (1st-B Parkview) Gaur Yamuna City UPRERAPRJ235739

- 7th Parkview, Gaur Yamuna City UPRERAPRJ16087
- The Islands by Gaurs, Gr. Noida UPRERAPRJ734569

GAURS INTERNATIONAL SCHOOL

- Gaur City-2, Greater Noida (West)
- Gaur Yamuna City, Yamuna Expressway
- Gaurs Siddhartham, Siddharth Vihar (Under Construction)

DELIVERED COMMERCIAL PROJECTS

- Gaur Central Mall. RDC, Rajnagar, Ghaziabad
- Gaur High Street (Rajnagar Extn.), Ghaziabad
- Gaur Gravity, Ghaziabad
- Gaur Square, Govindpuram, Ghaziabad
- Gaur City Plaza-Gaur City, Gr. Noida (West)
- Gaur Biz Park, Indirapuram
- Gaur City Galleria, Gr. Noida (West)
- GYC Galleria, Gaur Yamuna City
- Gaur City Arcade, Gr. Noida (West)

DELIVERED RESIDENTIAL PROJECTS

- Gaur Residency, Chander Nagar
- Gaur Galaxy, Vaishali
- Gaur Heights, Vaishali
- Gaur Ganga, Vaishali
- Gaur Ganga 1, Vaishali
- Gaur Ganga 2, Vaishali

- Gaur Green City, Indirapuram
- Gaur Green Avenue, Indirapuram
- Gaur Green Vista, Indirapuram
- Gaur Valerio, Indirapuram
- Gaur Homes, Govindpuram
- Gaur Homes Elegante, Govindpuram
- Gaur Grandeur, Noida
- Gaur Global Village, Crossings Republik
- Gaur Gracious, Moradabad
- Gaur Cascades, Raj Nagar Extn. Ghaziabad
- Gaur Saundaryam, Ph-1, Gr. Noida (West)
- 1st Avenue, Gaur City
- 4th Avenue, Gaur City
- 5th Avenue, Gaur City
- 6th Avenue, Gaur City
- 7th Avenue Ph-1, Gaur City
- 10th Avenue, Gaur City-2
- 11th Avenue, Gaur City-2
- 12th Avenue, Gaur City-2
- 14th Avenue Ph-1, Gaur City-2
- 16th Avenue, Gaur City-2
- Gaur Sportswood, Sector-79, Noida
- Gaur Atulyam, Gr. Noida
- 2nd Parkview, Gaur Yamuna City
- 16th Parkview Phase-1, Gaur Yamuna City
- 32nd Parkview, Gaur Yamuna City
- Gaurs Platinum Towers

9212 333 533

After Sales Customer Care: 1800 180 3052

HOME LOAN PARTNERS

HDFC
HOME LOANS
WITH YOUR RIGHT THROUGH

ICICI Bank
Home Loans
khaayaal aapka

भारतीय स्टेट बैंक
State Bank of India

AXIS BANK

श्री श्री बैंक
Bank of Baroda

AND MANY MORE

CONSTRUCTION FINANCE PARTNER

kotak
Kotak Mahindra Bank

GAURS
your own world

GAURSONS PROMOTERS PVT. LTD.
Corporate Office: Gaur Biz Park, Plot No. 1, Abhay Khand - II, Indirapuram, Ghaziabad - 201014.

RERA REGD. NO.
UPRERAPRJ6742

gaursonsindia.com

Member of **CREDAI**