

GAURS
RUNWAY
SUITES

Commercial Studio Apartments

Location Map



Map not to scale

TAKING YOUR
LIFESTYLE
TO NEW HEIGHTS.



FOR SALES
ENQUIRY CALL: 7026 617 617



SITE OFFICE:
SEC-19, SPORTS CITY EAST,
YAMUNA EXPRESSWAY,
DIST. GAUTAM BUDDH NAGAR (U.P.)

CORPORATE OFFICE:
GAUR BIZ PARK, PLOT NO-1, ABHAY KHAND II,
INDRAPURAM GHAZIABAD - 201014

GAURS RUNWAY SUITES RERA REG. NO.: **UPRERAPRJ351477**

www.gaursonsindia.com

Member of **CREDAI**

www.gaursonsindia.com Customer Portal Payment Gateway for existing customers

Download the Gaursons Mobile App Available on the Android Market Available on the App Store

LOAN AVAILABLE FROM: **pnb Housing** **ICICI Bank** **Piramal Capital & Housing Finance** **YES BANK**

CONSTRUCTION FINANCE PARTNER

AFTER SALES **CUSTOMER CARE 1800 180 3052**
REAL ESTATE | RETAIL | EDUCATION | HOSPITALITY | SPORTS

GAURS
RUNWAY
SUITES
Commercial Studio Apartments

GAUR
YAMUNA
CITY

A 101 HECTARES (250 ACRES)
INTEGRATED TOWNSHIP
ON YAMUNA EXPRESSWAY
NEAR UPCOMING NOIDA
INTERNATIONAL AIRPORT

GAURS RUNWAY SUITES RERA REGN. NO.: UPRERAPRJ351477

25-03-2019/RP/TK

THE WORLD
HAS CHECKED-IN
AT NOIDA.

India's first city to have a
**MOBILE OPEN
EXCHANGE (MOX)**

WORLD TRADE CENTRE
is investing
21 BILLION DOLLARS
spread across 42 acres

The biggest
PAYTM campus
spread across 10 acres to provide
15000
employments

PATANJALI'S
Rs. 6,000-CRORES
food park coming up in
455 ACRES.

World's largest mobile
factory set up by
SAMSUNG
in Noida



INFOSYS,
India's second largest software
firm to invest
Rs. 750 CRORES
in the first phase

NOIDA IS
BOOMING WITH MORE
**MNC'S, START
UP'S & PSU'S**

VIVO,
a leading mobile manufacturer has taken
169 acres of land and will invest
Rs. 3500 CRORES
creating
25,000 JOBS

India's Biggest
**SMARTPHONE
MANUFACTURING
HUB.**

India's Fourth Largest
**IT-BPO
DESTINATION.**

THE THRUST BEHIND NOIDA'S BOOST.



YEIDA stands for Yamuna Expressway Industrial Development Authority and today has the largest industrial landbank in the country which would see rapid development. The initial budget set for YEIDA was Rs. 12,500 crore approximately. With an area of 2,689 sq km under its belt, it is the biggest industrial township project that covers connectivity, industrial development, and infrastructure development.

YEIDA also promises to develop smart villages along the 165 km stretch. It is one of the driving forces behind Noida's growth and development.

YEIDA's master plan of 2031 predicts rapid and extensive real estate development.

Yamuna Expressway is the **MOST MODERN INFRASTRUCTURE** development that connects Delhi/Noida/Gr. Noida with Western UP/Agra and Lucknow.

It's a 165 km long 6-lane Expressway surrounded by **1,187 VILLAGES** comprising Of **6 DISTRICTS**

The traveling time between **AGRA & DELHI** that stretches 211 km has come down to approx. 150 minutes & just 90 minutes from Greater Noida.

The U.P. government has declared Yamuna Expressway belt as an **ELECTRONICS MANUFACTURING ZONE**

The U.P. government has appointed Yamuna Expressway as the nodal agency of the project and YEIDA has already identified **5,000 HECTARES** for this purpose.

NOIDA IS CRUISING WITH EASE & ACCESSIBILITY.

AIRPORT'S EFFECT ON THE REGION. (1)

- Jewar will likely to serve as major logistics and travel hub for various manufacturing and export centers as soon as the airport becomes operational.
- Like other major infrastructure projects that benefit real estate markets, the Noida International Airport, too, will change the property market dynamics in Noida and the adjoining areas making Noida International Airport the biggest job creator.

EASTERN PERIPHERAL EXPRESSWAY: (2)

- a 135 km long, six-lane expressway intersects and passes through Yamuna Expressway.
- Eastern Peripheral Expressway is expected to divert more than 50,000 trucks away from Delhi and reduce air pollution in Delhi by 27%.
- It was inaugurated on 27 May 2018 by Prime Minister Narendra Modi.
- EPE to be connected with the airport.

THE METRO LINK: (3)

- A direct metro line to connect Jewar Airport with Delhi's Indira Gandhi International Airport.
- Greater Noida metro line will also intersect the proposed line.

THE RAPID RAIL LINK: (4)

- Rapid Rail Transit System (RTTS) will connect Sarai Kale Khan Bus transit and the airport.



1) <https://www.hindustantimes.com/noida/noida-builders-entrepreneurs-upbeat-about-jewar-airport-nod/story-CDhKCx54fOYN50Y2euqmTN.html> - Hindustan Times - 23 Apr 2018

2) EPE Inauguration News: <https://www.indiatoday.in/education-today/gk-current-affairs/story/eastern-peripheral-expressway-inaugurated-by-pm-modi-is-likely-to-decrease-delhi-pollution-by-27-per-cent-1243728>
India Today - 28.05.2018

3) Metro connectivity between IGI and Jewar- <https://indianexpress.com/article/cities/delhi/yamuna-authority-plan-elevated-road-rapid-rail-options-to-link-new-jewar-airport-5230849/>
Indian Express 19.03.2019

4) <https://timesofindia.indiatimes.com/city/delhi/jewar-airport-to-have-2-train-links-with-delhi/articleshow/63888923.cms>
Times of India 24.04.2018

WHY YAMUNA EXPRESSWAY

The Yamuna Expressway is a dream location for potential home buyers. It is one of the longest controlled-access expressways in India and directly connects Greater Noida to Agra which has enhanced the realty prospects of neighbouring regions as well. Ever since the Noida International Airport has been given the green light; it has experienced a major boom in value. It is giving way to progress, employment and supreme convenience. Eastern Peripheral Expressway that passes through Yamuna Expressway will benefit those travelling from Noida, Greater Noida and Gaur Yamuna City.

Yamuna Expressway is well connected to various amenities in the vicinity like hotels, schools, hospitals etc. Future developments on Yamuna Expressway include metro line expansion, construction of IT Hub, proposed monorail and ISBT etc. F1 Track at Buddh International Circuit is yet another attractive feature of Yamuna Expressway. The UP Government has declared Yamuna Expressway as an electronics manufacturing hub as well. To sum it all up, the Yamuna Expressway is where everything of essence is coming together to create the perfect framework for a harmonious life.



Hindustan Times 10th March 2019

YAMUNA DWAR - ENTRANCE TO GAUR YAMUNA CITY



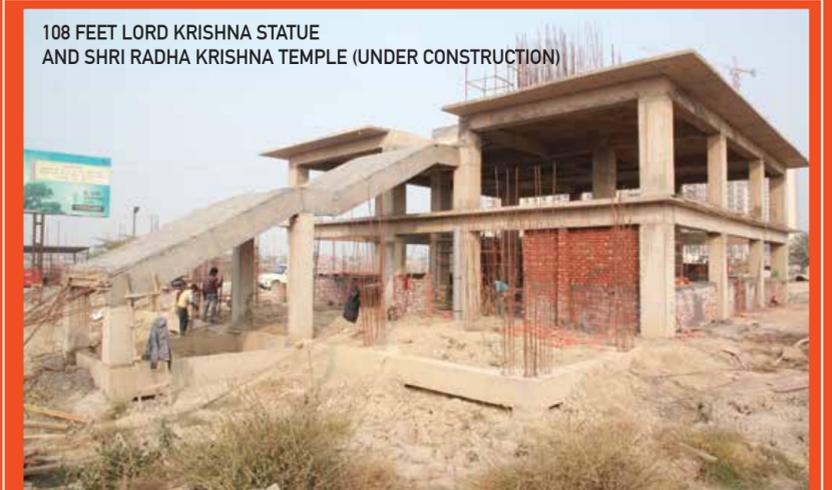
A 101 HECTARES (250 ACRES) INTEGRATED TOWNSHIP ON YAMUNA EXPRESSWAY

DESTINATION NEXT

Gaur Yamuna City (GYC) is an integrated township sprawled over a massive 101 hectares (250 acres). It is situated on the Yamuna Expressway, which is a 6 lane (extendable to 8 lanes), 165 km. long access-controlled highway connecting GYC to Noida, Greater Noida and Delhi. A well-planned highway with flyovers and interjections enabling clutter-free traffic. Proposed metro will further enhance its connectivity to the DMRC network.

Gaur Yamuna City is one of the biggest amalgamations of residential, commercial and retail outlets making it the talk of the town. With the basic civic infrastructure of the highest standards, it also possesses state-of-the-art amusement and recreational activities. The entire township is thoughtfully planned to give an exemplary experience. It offers Plots, Apartments, Retail Shops, Studio Apartments, Themed Villas, Sports and a lot more.

108 FEET LORD KRISHNA STATUE AND SHRI RADHA KRISHNA TEMPLE (UNDER CONSTRUCTION)



16TH PARKVIEW



32ND PARKVIEW ENTRANCE GATE



HIGHLIGHTS

- ✦ APPROX. 36421 SQ. MTR. (9 ACRES) OF YAMUNA LAKE PARK WITH BOATING FACILITY.
- ✦ MASTER PLANNING BY RSP, SINGAPORE.
- ✦ APPROX. 3000 FLATS READY FOR POSSESSION IN 16TH PARKVIEW.
- ✦ GYC GALLERIA CONVENIENT SHOPPING CENTER (OPENING SOON).
- ✦ INDIA'S TALLEST STATUE OF LORD KRISHNA STANDING AT 108 FEET TALL ATOP A TEMPLE (UNDER CONSTRUCTION).
- ✦ GAURS INTERNATIONAL SCHOOL (UNDER CONSTRUCTION).
- ✦ 4 KM. ROAD INFRASTRUCTURE IN PLACE.
- ✦ 4 VILLA PROJECTS UNDER DEVELOPMENT.
- ✦ UNDER CONSTRUCTION NURSERY SCHOOL IN 16TH PARKVIEW.
- ✦ RAIN WATER HARVESTING, SEWAGE TREATMENT PLANT AND SOLID WASTE MANAGEMENT SYSTEM.

EVENING COMES ALIVE AT YAMUNA LAKE PARK



GYC GALLERIA (SHOPPING COMPLEX)



2ND PARKVIEW



ALL ACTUAL IMAGES

EARMARKED FACILITY PLOTS

- (AS PER MASTER PLAN)
- ✦ PETROL PUMP
 - ✦ CULTURAL CITY CENTRE
 - ✦ MILK BOOTH & CONVENIENT SHOPS
 - ✦ HOSPITAL / NURSING HOMES / DISPENSARY
 - ✦ CRECHE & PLAY SCHOOL
 - ✦ COMMERCIAL BUILDINGS

— INTRODUCING —

G AURS RUNWAY

— SUITES —

Commercial Studio Apartments

@



G AUR YAMUNA CITY

A 101 HECTARES (250 ACRES)
INTEGRATED TOWNSHIP
ON YAMUNA EXPRESSWAY



THE HIGHEST ALTITUDE OF
CONTEMPORARY LIVING.

WELCOME ON BOARD.
WE ARE ENROUTE TO
MODERN LIVING.



ARTIST'S IMPRESSION

Disclaimer: All images including stock images, colours, pictures and accessories are indicative and used for illustrative purposes only. For the actual project details, please refer to the specifications mentioned in the subsequent pages of this brochure.

**GAURS
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— SUITES —
Commercial Studio Apartments

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A 101 HECTARES (250 ACRES)
INTEGRATED TOWNSHIP
ON YAMUNA EXPRESSWAY

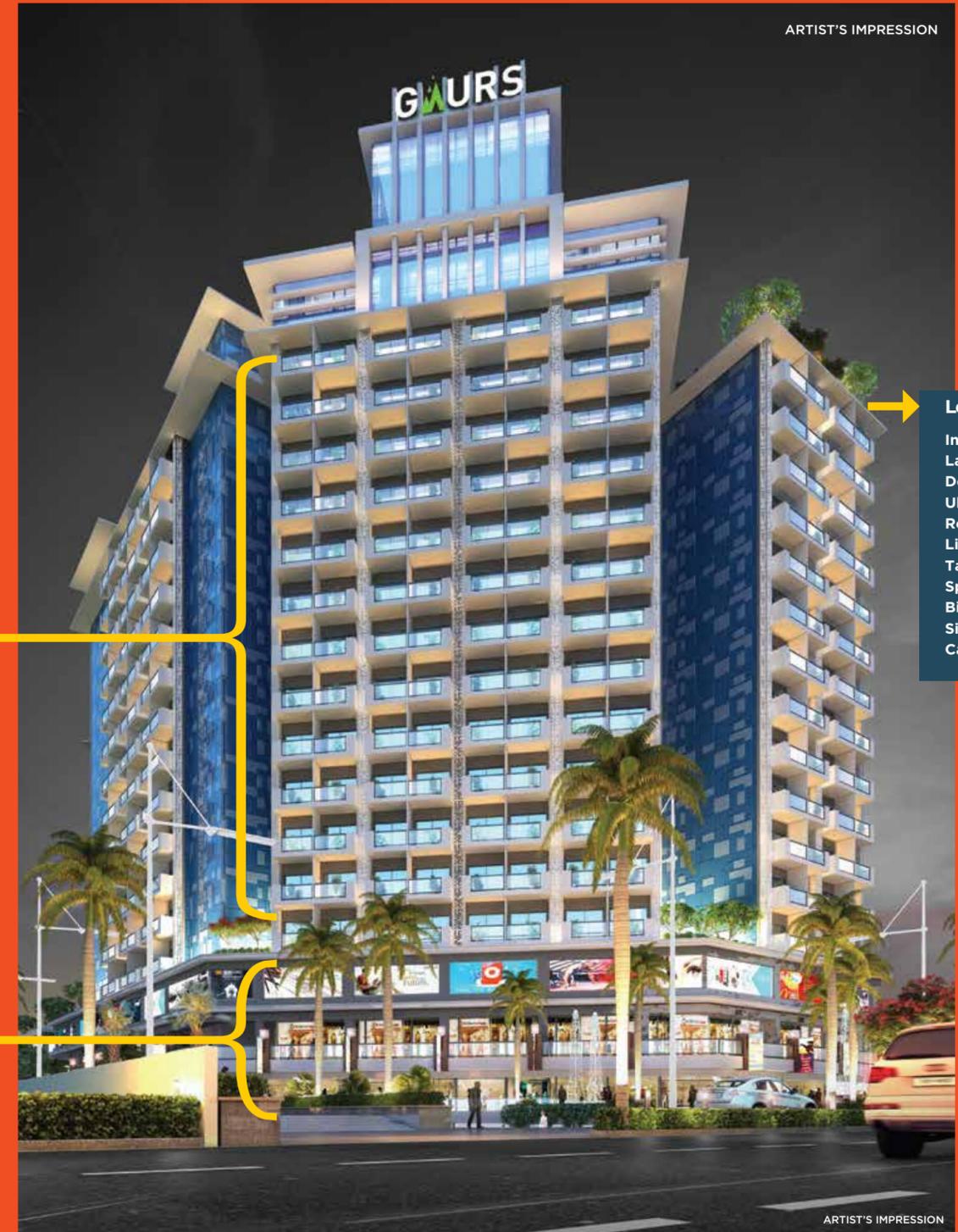
ULTIMATE LOUNGE FOR LEISURE

Gaurs Runway Suites is an ultra-modern concept for an unmatched experience of contemporary living. Modishly built, it has commercial spaces up to the third floor followed by multi - level car parking and the rest of the tower has commercial studio apartments. It offers 1 BHK commercial studio apartments of 42.73 sq. mtr. (460 sq. ft.). It is a pinnacle of engineering excellence and conceptualising brilliance making it every modern city dweller's dream.

It forms part of the most coveted Gaur Yamuna City, an integrated township that has world - class amenities for an exclusive lifestyle. GYC is spread across a massive 101 Hectares (250 acres) and advantageously situated on the 6 lane Yamuna Expressway making it easily accessible and affluently convenient. Gaurs Runway Suites, having all the advantages of its location and the unique amalgamation of commercial and retail is one of the most favourable destinations for home buyers and investment opportunities.

**GAURS
RUNWAY**
— SUITES —
Commercial Studio Apartments

**COMMERCIAL
SHOPS**



ARTIST'S IMPRESSION

Level 12 A Terrace

- Infinity Pool
- Landscape Party Terrace
- Double Height Party Hall
- Ultra Modern Gymnasium
- Restaurant
- Library
- Table Tennis
- Spa
- Billiards Room
- Sitting Room
- Card Room

ARTIST'S IMPRESSION

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ARTIST'S IMPRESSION



GAURS
RUNWAY
— SUITES —
Commercial Studio Apartments

**THE PLUSH FACE OF
CONTEMPORARY LIVING
TO TAKE YOU ON A
MEMORABLE JOURNEY.**



ARTIST'S IMPRESSION

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WHEN IMMACULATE DESIGNS ARE MET WITH FINE CRAFTSMANSHIP, YOU ARE IN FOR A MEMORABLE EXPERIENCE.

BEDROOM

Meticulously designed to match the modish you.



LIVING ROOM

Contemporary designed to unwind the urban you.

KITCHEN

Protean designed to comfort the ultra-modern you.



AMENITIES



INFINITY POOL

For those who live on the edge, we present to you our magnificent infinity pool that goes beyond the convention.



ARTIST'S IMPRESSION

GYM

Build up your lifestyle in every sphere.

PARTY HALL

Limitless fun comes to life every day.



ARTIST'S IMPRESSION

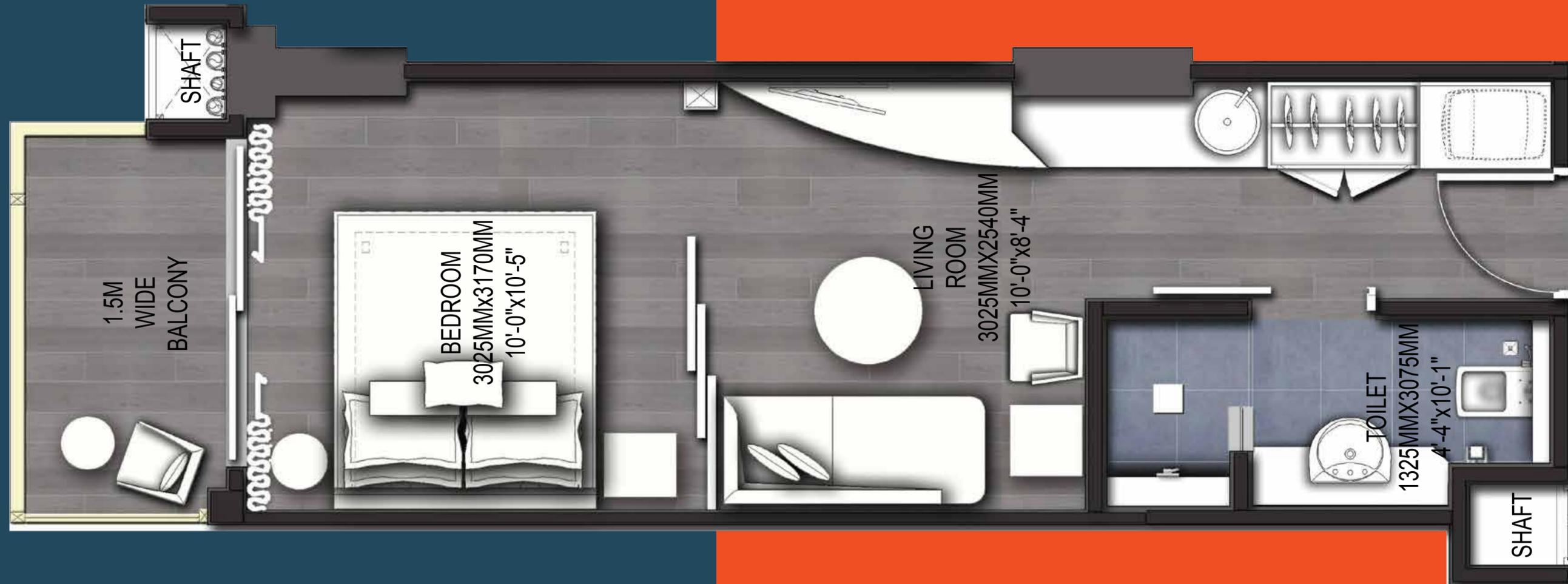
TYPICAL FLOOR PLAN (1ST - 11TH FLOOR)



YAMUNA EXPRESSWAY

UNIT PLAN ONE (1) BEDROOM

TOTAL SUPER AREA
42.73 SQ. MTR.
(460 SQ. FT.)



CARPET AREA	26.95 sq.mtr. (290.08 sq.ft)
EXTERNAL WALL AREA	1.33 sq.mtr. (14.32 sq.ft)
BALCONY AREA	4.12 sq.mtr. (44.35 sq.ft)
TOTAL COVERED AREA	32.40 sq.mtr. (348.75 sq.ft)
AVG. CIRCULATION AREA PER UNIT	8.38 sq. mtr. (90.25 sq.ft)
AVG. SERVICE AREA PER UNIT	1.95 sq. mtr. (21.00 sq.ft)
NET SUPER AREA	42.73 SQ. MTR. (460 SQ. FT.)

Disclaimer:

Total Area: The total area loading of other constructed areas including the constructed common areas over the carpet area which is duly mentioned in the lay out plan of the unit.
 Carpet Area: The Carpet area means the net usable floor area of a unit, 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 of the apartment.
 1 Sqm=10.764 sq. ft., 304.8mm=1'-0".
 All Specification, designs, layout, images, conditions are only indicative and some of these can be changed at the discretion of the builder, these are purely conceptual and constitute no legal offerings.
 •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 colour in mica may occur.
 •Area in all categories of apartments may vary up to ±3% without any change in cost.
 •However, in case the variation is beyond ±3% charges are applicable.



Jai Shri Krishna

Under Construction 108 ft. Tall Statue of Lord Krishna and A Grand Temple at



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A 101 HECTARES (250 ACRES)
INTEGRATED TOWNSHIP
ON YAMUNA EXPRESSWAY

NEAR UPCOMING NOIDA
INTERNATIONAL AIRPORT

LATEST DEVELOPMENT AT GAUR YAMUNA CITY

32nd Parkview



Cultural City Centre



Internal Road of GYC



Villa at 2nd Parkview



16th Parkview Gate

Yamuna Lake Park



SPECIFICATIONS

DETAILS OF RUNWAY SUITES

TOTAL NO. OF SUITES	828 Units
NO. OF FLOORS	Ground Floor (Suites & Landscape terrace). 1st- 11th Floor (Suites). 12th Floor (Suites & services). 12A Floor (Suites, Club, Infinity Pool & Landscape Party Terrace).

NO. OF UNITS PER FLOOR

GROUND FLOOR	62 Suites (G-01 to G62) & Landscape Terrace of 1347 sq. mtr. (14500 sq.ft.) Appx.
1ST FLOOR-11TH FLOOR	62 Suites each Floor (101-162), (1101-1162)
12TH FLOOR	56 Suites (1201-1262) & Pool Service Area.
12A FLOOR	28 Suites (12A01-12A28), GYM, SPA, Infinity Pool, Billiards Room, Cards Room, Library, Restaurant, Sports Room, Landscape Party Terrace, Banquets, Kitchen etc.

VITAL PROJECT RELATED INFORMATION

AIR CONDITIONING	Provision of Split AC in Suites.
FLOOR TO FLOOR HEIGHT	3150 mm for Suites.

LIFTS AND ESCALATORS

SEPARATE LIFTS	4 Nos. Passenger Lift & 2 Service Lift for Suite / Club and Fire Escape.
SPECIFICATION OF LIFTS	SS Finish from Inside and Outside

LOBBY AND COMMON AREAS

FLOORING	Granite Flooring / Vitrified Tile Flooring
CEILING	Exposed RCC with running Services
PAINTING	OBD Paints and Exposed Services.
RAILING	M.S Railing with S.S Hand Rails.
WALLS	Plastered Walls with Tile, Dado upto 4'-0" with Paint Above
ELECTRICITY	Common Area and Corridor Lighting
FIRE FIGHTING	As Per Fire NOC
STAIRCASE	Granite / Tile Flooring
LIGHTING	Tube Light / Ceiling Mounted LED Light Fixture

SUITES

FLOORING	RCC Slab- Ready to receive any Flooring by Owner / Buyer
WALLS	75 mm thick Dry Wall Partition
CEILING	Exposed RCC Ceiling (No. Finishing)
DOOR AND WINDOWS	Internal:- Marandi Wooden frame with laminated flush doors. External:- UPVC Doors & Windows with 5 mm glass.
ELECTRICITY	One DB as per Required Load will be Provided Separate Meter for Power Backup
FIRE FIGHTING	As Per Fire NOC

BASEMENT AREA

ROAD AND PARKING	VDF Trimix Concrete Flooring / Pavers
LIGHTING	Tube Light / Ceiling Mounted LED Light Fixture
COMMON PARKING	As Per Drawings
RAMP	Trimix Concrete Flooring
FIRE FIGHTING	As Per Fire NOC

LANDSCAPING

HARD LANDSCAPE	Tiles / Trimix Concrete / Pavers / Kerb Stone / Chequered Tiles.
SOFT LANDSCAPE	Natural Grass / Artificial Grass Pad / Shrubs / Plants / Trees.
LIGHTING	As Per Design

ESS AND DG (MAX. CAPACITY)

DG SET	As per Load Requirement
TRANSFORMER	As Per Load Requirement Multi-point Electrical Connection Directly from NPCL by the Buyer.

STP

CAPACITY (IN BASEMENT / LGF)	As Per Requirement
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DETAILS OF FLOOR GAURS RUNWAY SUITES

AS PER BROCHURE/ SANCTION	AS PER RERA
12 A Floor	15th Floor
12th Floor	14th Floor
11th Floor	13th Floor
10th Floor	12th Floor
9th Floor	11th Floor
8th Floor	10th Floor
7th Floor	9th Floor
6th Floor	8th Floor
5th Floor	7th Floor
4th Floor	6th Floor
3rd Floor	5th Floor
2nd Floor	4th Floor
1st Floor	3rd Floor
Ground Floor	2nd Floor

SUCCESS FOUNDED ON TRUST

Ever since its inception in the year 1995, Gaur's has been revered as an icon of excellence in the world of real estate. With a burgeoning list of residential projects that encompass high end apartments to highly affordable accommodations occupied by thousands of happy families, Gaur's stress on customer's trust has become the winning mantra.

The pointed, unnerving focus on creating a better tomorrow has been the driving force at Gaur's. It is our foresight, eye for perfect locations and excellence in execution that has earned us a much-deserved success throughout our long journey. And armed with the confidence and verve to enrich lives, one can safely say that the future belongs to Gaur's.



CNBC AWAAZ REAL ESTATE AWARDS 2019
BEST RESIDENTIAL PROJECT
AFFORDABLE SEGMENT-NORTH ZONE
- GAUR CITY-2



PMAY EMPOWERING INDIA AWARDS 2019
THE MOST WELL PLANNED UPCOMING
PROJECT IN EWS CATEGORY
- GAURS SIDDHARTHAM



CNBC AWAAZ REAL ESTATE AWARDS 2018
BEST RESIDENTIAL PROJECT
AFFORDABLE SEGMENT - National
- GAUR CASCADES



CNBC AWAAZ REAL ESTATE AWARDS 2018
BEST RESIDENTIAL PROJECT
AFFORDABLE SEGMENT - North India
- GAUR CASCADES



NDTV PROPERTY AWARDS 2017
BUDGET APARTMENT PROJECT
OF THE YEAR (2017) TIER 1 CITIES
- GAUR CASCADES



NDTV PROPERTY AWARDS 2017
BEST TOWNSHIP PROJECT
- GAUR CITY



CNBC AWAAZ REAL ESTATE AWARDS 2017
BEST TOWNSHIP PROJECT
- GAUR CITY



NDTV PROPERTY AWARDS 2015
BEST EXECUTION-TRACK RECORD
- GAUR CITY



ONGOING RERA REGISTERED PROJECTS

Gaur Mulberry Mansions, Gr. Noida (West)
UPRERAPRJ7057, UPRERAPRJ4897

KrishnVilas (3rd Parkview), Gaur Yamuna City
UPRERAPRJ16103

Gaur Saundaryam, Ph-2, Gr. Noida (West)
UPRERAPRJ6335

Gaur's Siddhartham, Siddharth Vihar
UPRERAPRJ3935

2nd Parkview, Gaur Yamuna City
UPRERAPRJ4464

Victorian Villas (6th Parkview), Gaur Yamuna City
UPRERAPRJ15838

16th Parkview, Gaur Yamuna City
UPRERAPRJ6801

32nd Parkview, Gaur Yamuna City
UPRERAPRJ4193

7th Avenue, Gaur City, Gr. Noida (West)
UPRERAPRJ6695

14th Avenue, Gaur City-2, Gr. Noida (West)
UPRERAPRJ6742

Gaur City Mall, Gr. Noida (West)
UPRERAPRJ6934

Gaur City Arcade, Gr. Noida (West)
UPRERAPRJ10206

GYC Galleria, Gaur Yamuna City
UPRERAPRJ4602

GAURS Runway Suites, Gaur Yamuna City
UPRERAPRJ351477

Gaur City Center, Gr. Noida (West)
UPRERAPRJ4780



GAURS INTERNATIONAL SCHOOL

Gaur City-2, Greater Noida (West)
Gaur Yamuna City, Yamuna Expressway



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

10th Avenue, Gaur City-2

11th Avenue, Gaur City-2

12th Avenue, Gaur City-2

16th Avenue, Gaur City-2

Gaur Sportswood, Sector-79, Noida

Gaur Atulyam, Gr. Noida



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)

24+
YEARS OF UNFALTERING
COMMITMENT

45+
SUCCESSFULLY
DELIVERED PROJECTS

20000+
UNITS
UNDER DEVELOPMENT

25000+
POSSESSIONS
GIVEN (2014-2018)

40000+
DELIVERED
UNITS

100000+
HAPPY
CUSTOMERS

5100000+
SQUARE METER
AREA DEVELOPED