







Being developed as Metro centre for Scientifically-planned sector providing quility urban environmenr, layouts with community and to attract economic activities and recreational centers, parks and poopulation to decongest Delhi playgrounds at the sector level Has emerged Wide road network as a modern model with broad, tree-lined of far-sighted AT INDIA'S avenues town planning MOST PROMISING **BUSINESS DESTINATION** NOIDA, GR NOIDA (W) Home to reputed schools like GIS & DPS, Somerville; institutions for Ample area engineering & management studies under green cover and also to few renowned hospitals. Disclaimer: All information above is in reference from newspapers and news portals.

WHERE THE WORLD HAS ARRIVED





LOCATION MAP



GREAT BUSINESSES ARE SEAMLESSLY CONNECTED TO THE WORLD

LOCATION ADVANTAGES 5 Lakh Residents* in the neighbourhood ensuring heavy footfall 2.5 km 7 km from NH-9 (NH-24) drive from Gaur Chowk Right on Approved 130 Meter Metro Station wide road project **11 km** from Noida City Center Distance are approximate & provided as per google





WHERE EVERYTHING COMES UNDER



We bring you a new world order of doing business in the most profitable way. Gaur World Smartstreet is a unique amalgamation of commercial and retail to churn out business opportunities as never before. Intelligently located near the prime location of Gaur Chowk, surrounded by several group housing projects and close to 5 lakh residents in the vicinity to provide you with a readymade clientele for unprecedented success.

EXCLUSIVE RESIDENTIAL DEVELOPMENT IN VICINITY ENSURING MAXIMUM FOOTFALL

LOCATED AROUND LEADING BUSINESS CENTRES AND RESIDENTIAL TO GATHER MAXIMUM EYEBALLS



SPREAD OVER A BUILT-UP AREA OF

1.1 LAKH SQ.MT. (12 LAKH SQ. FT.)

SHOPPING AND BUSINESS CENTER





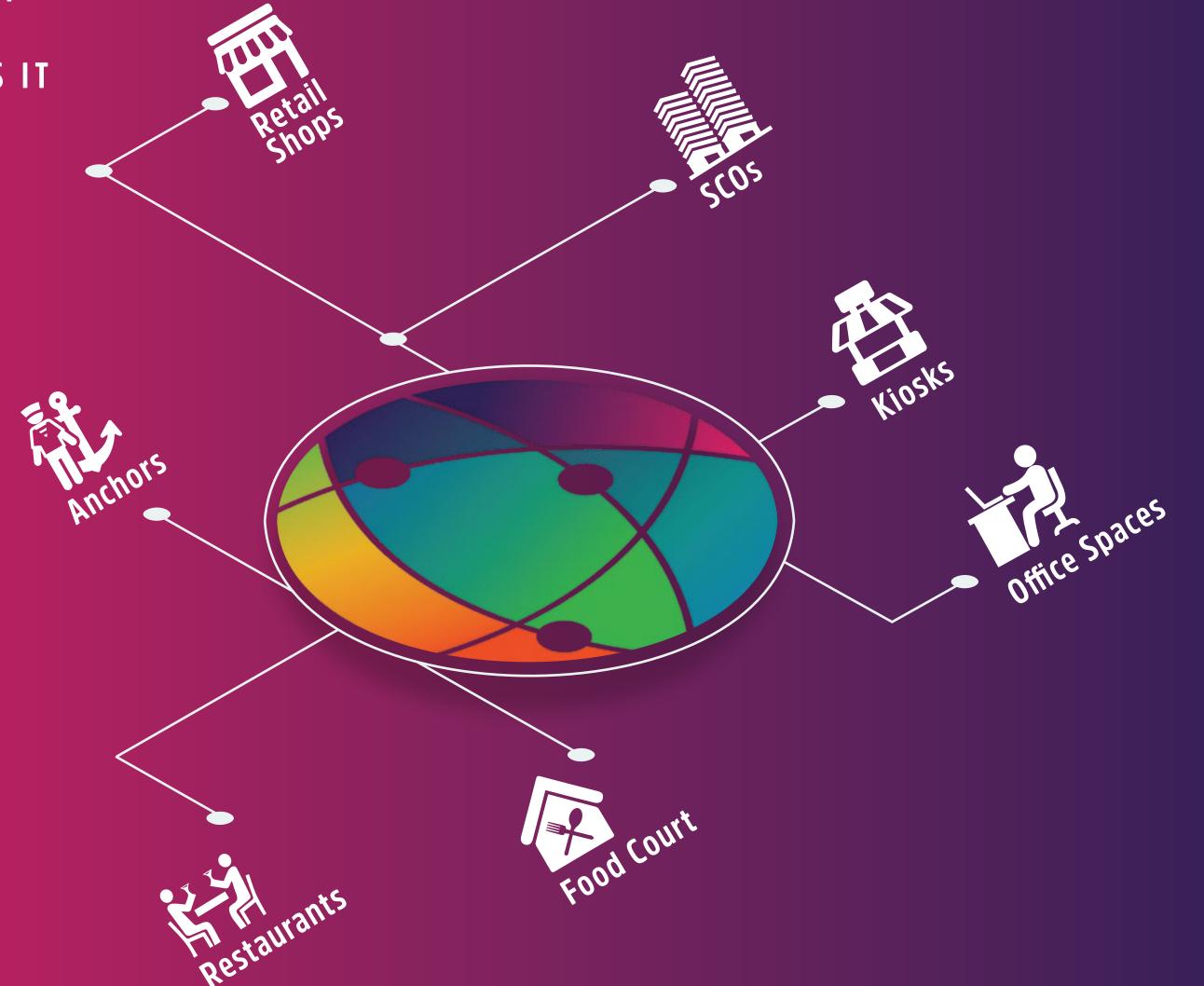
ONE-STOP DESTINATION, WHERE YOU SHOP, DINE, MEET, CELEBRATE AND CREATE MEMORIES



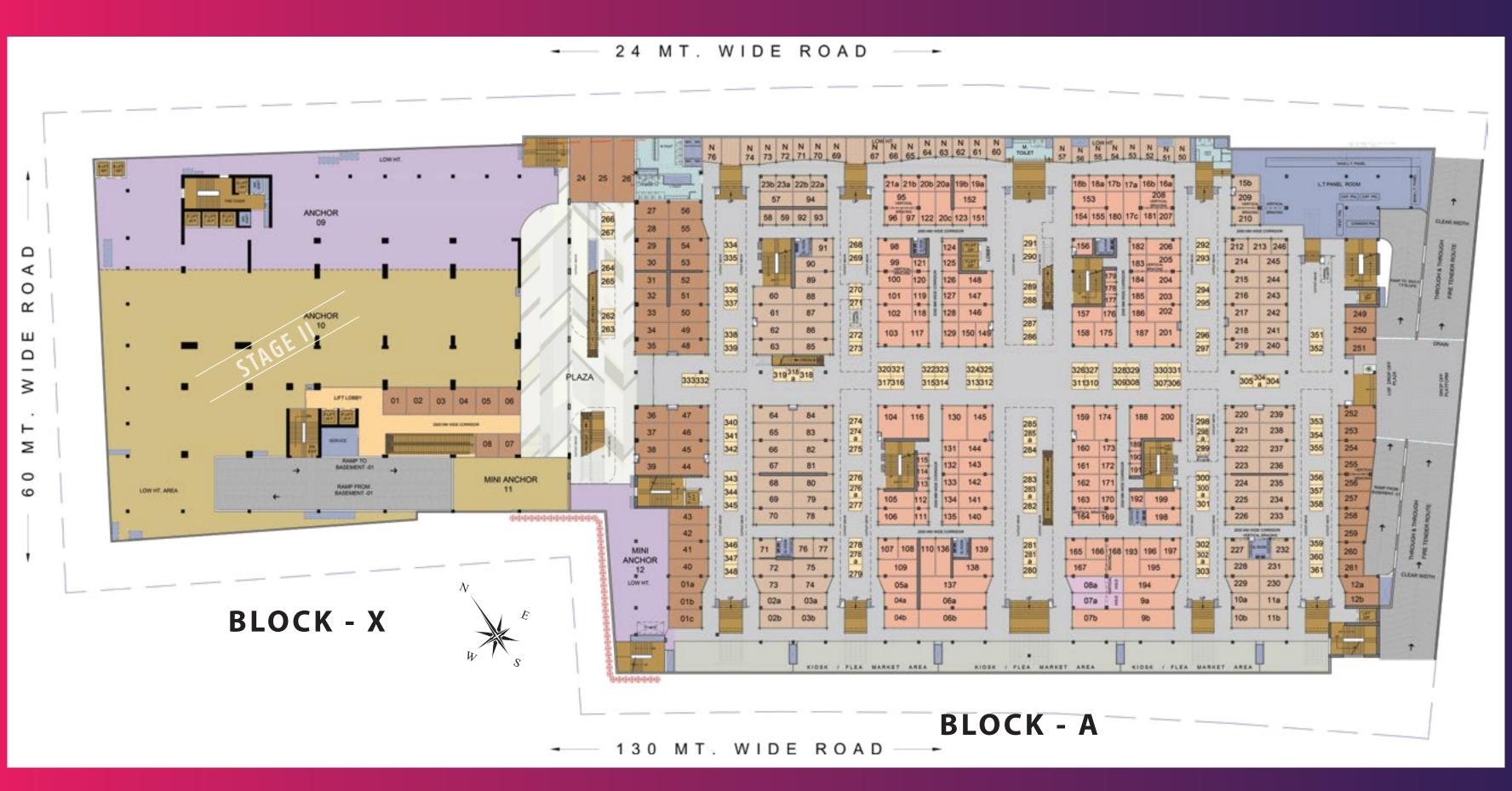




WHERE THE GRAVITY
OF DETAILING WILL
PULL YOU TOWARDS IT



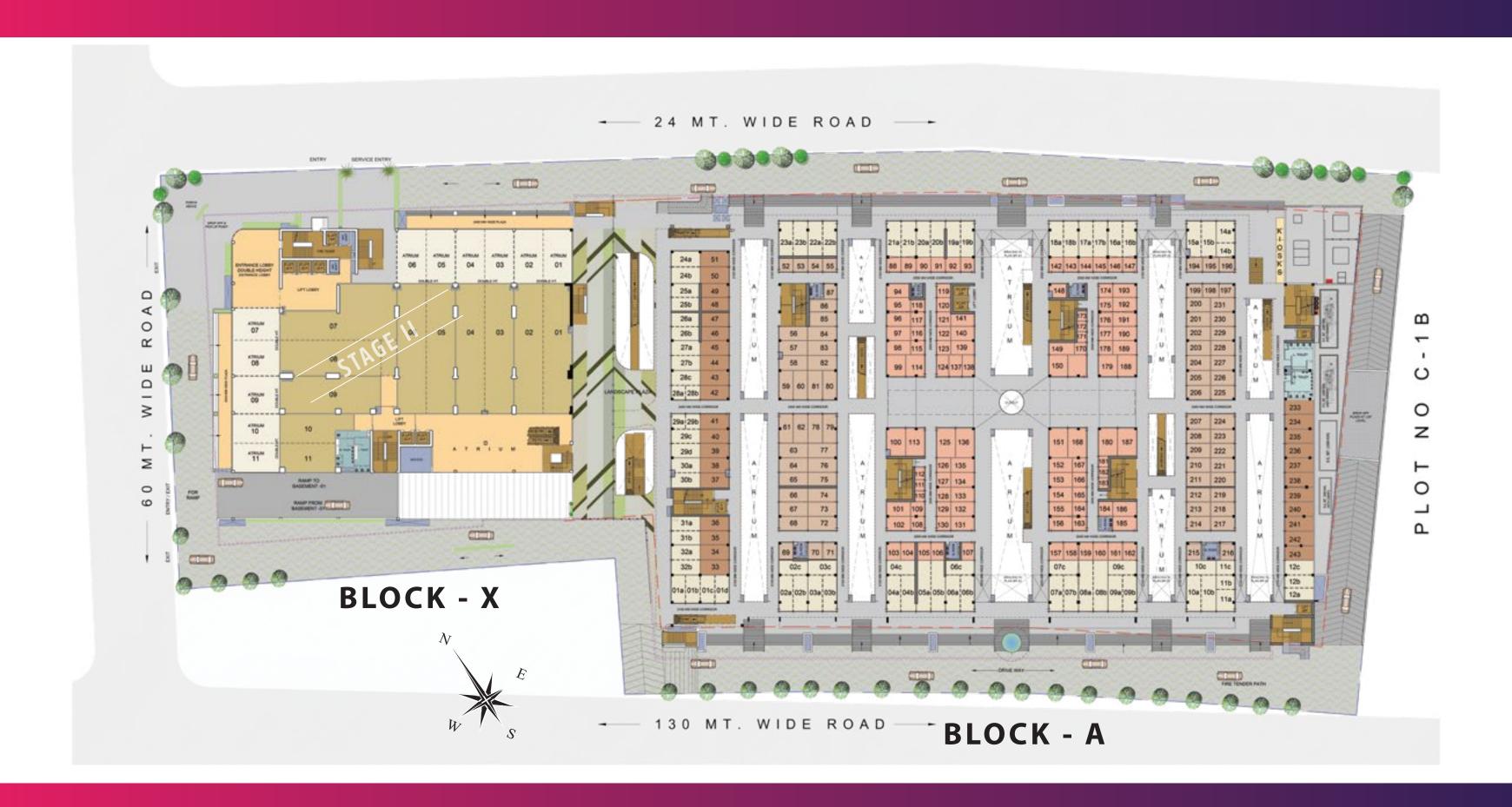




GROUND FLOOR PLAN

Note: Typical Shops Nos.: X/A GF XXX | X/A - Block | GF - Ground Floor | XXX - Shop Number

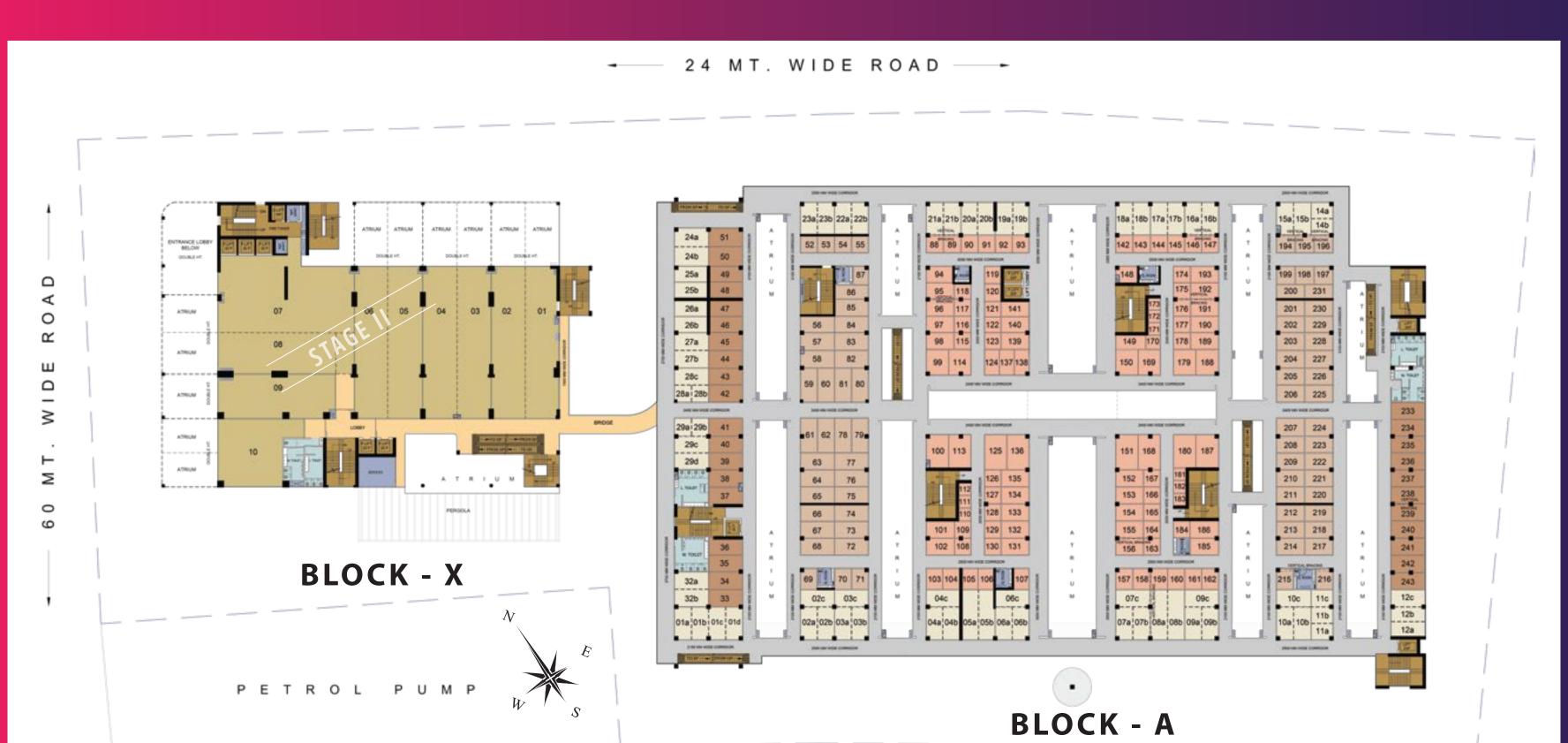




FIRST FLOOR PLAN

Note: Typical Shops Nos.: X/A FF XXX | X/A - Block | FF - First Floor | XXX - Shop Number



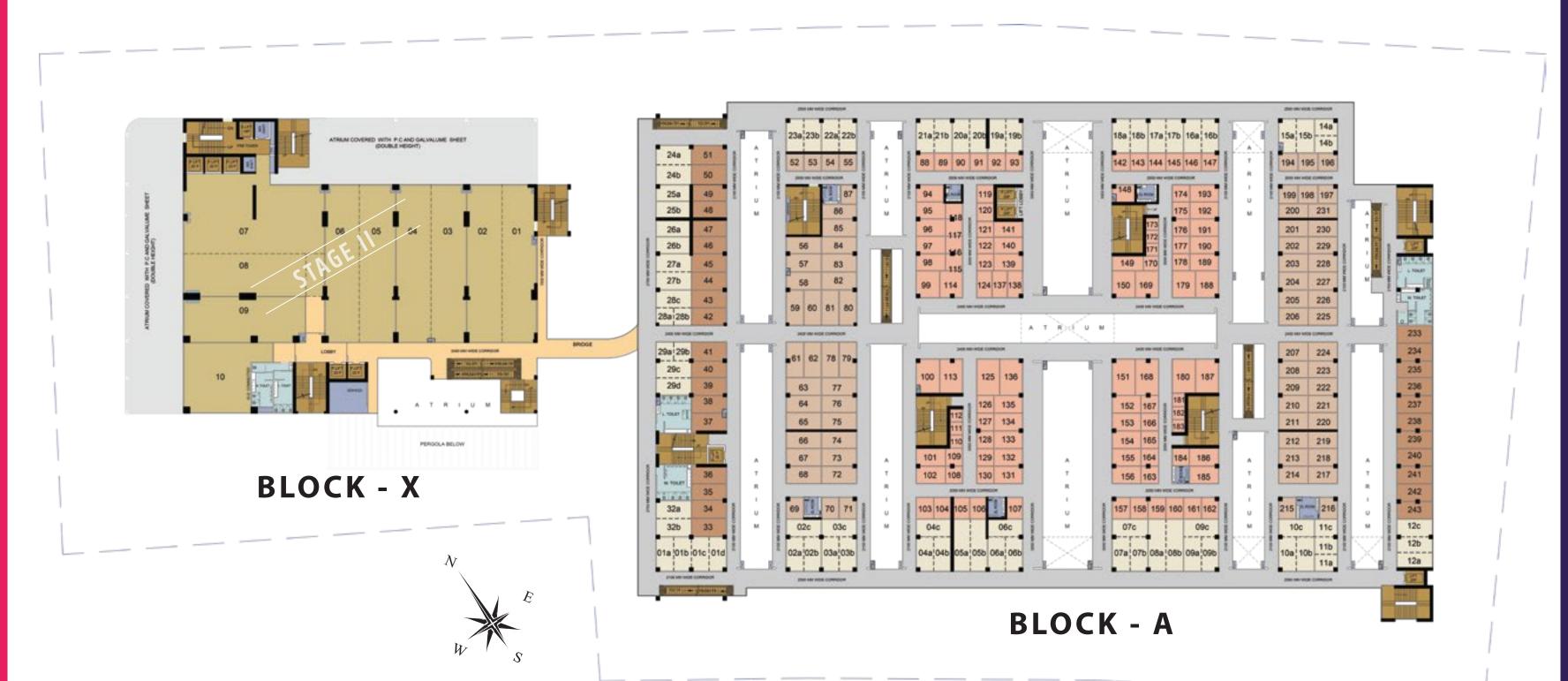


130 MT. WIDE ROAD

SECOND FLOOR PLAN

Note: Typical Shops Nos.: X/A SF XXX | X/A - Block | SF - Second Floor | XXX - Shop Number

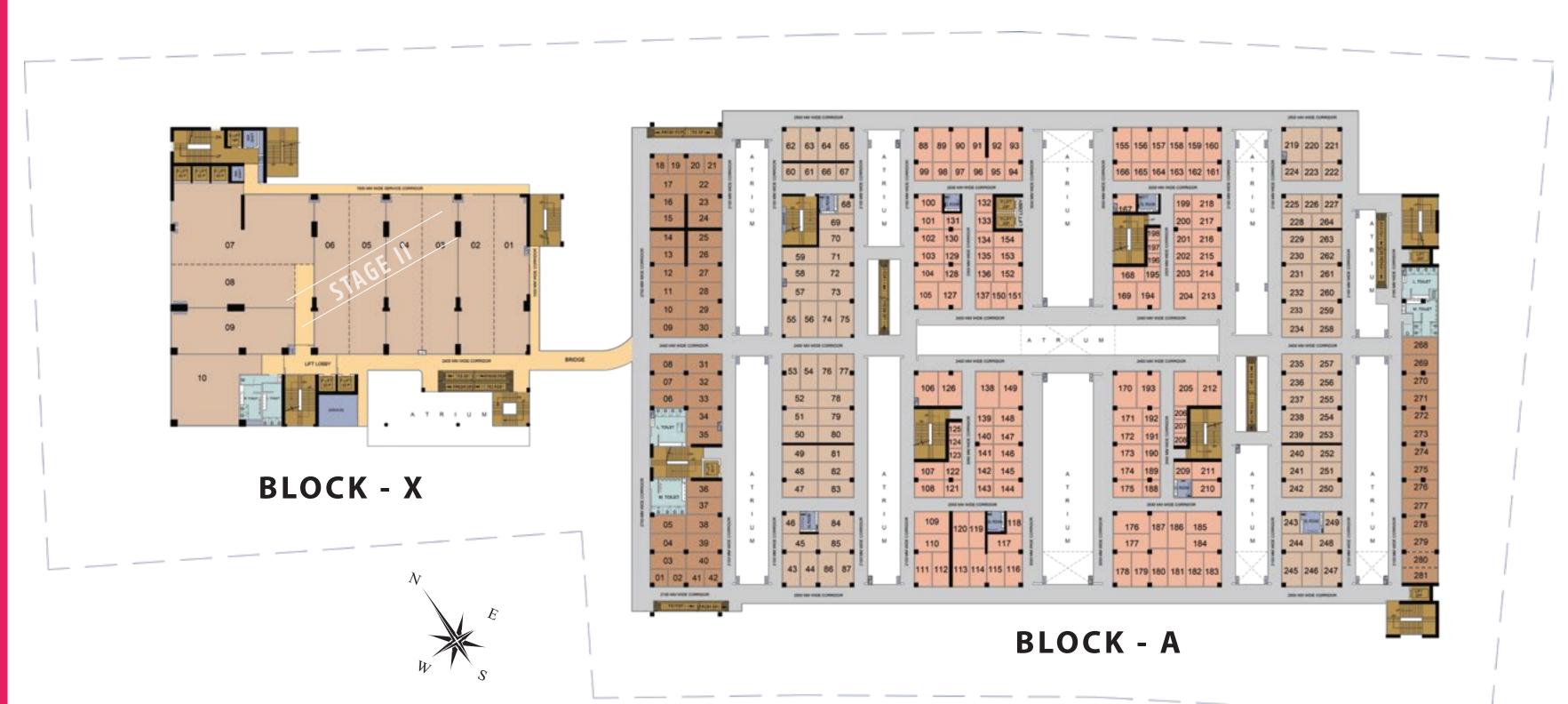




THIRD FLOOR PLAN

Note: Typical Shops Nos.: X/A TF XXX | X/A - Block | TF - Third Floor | XXX - Shop Number

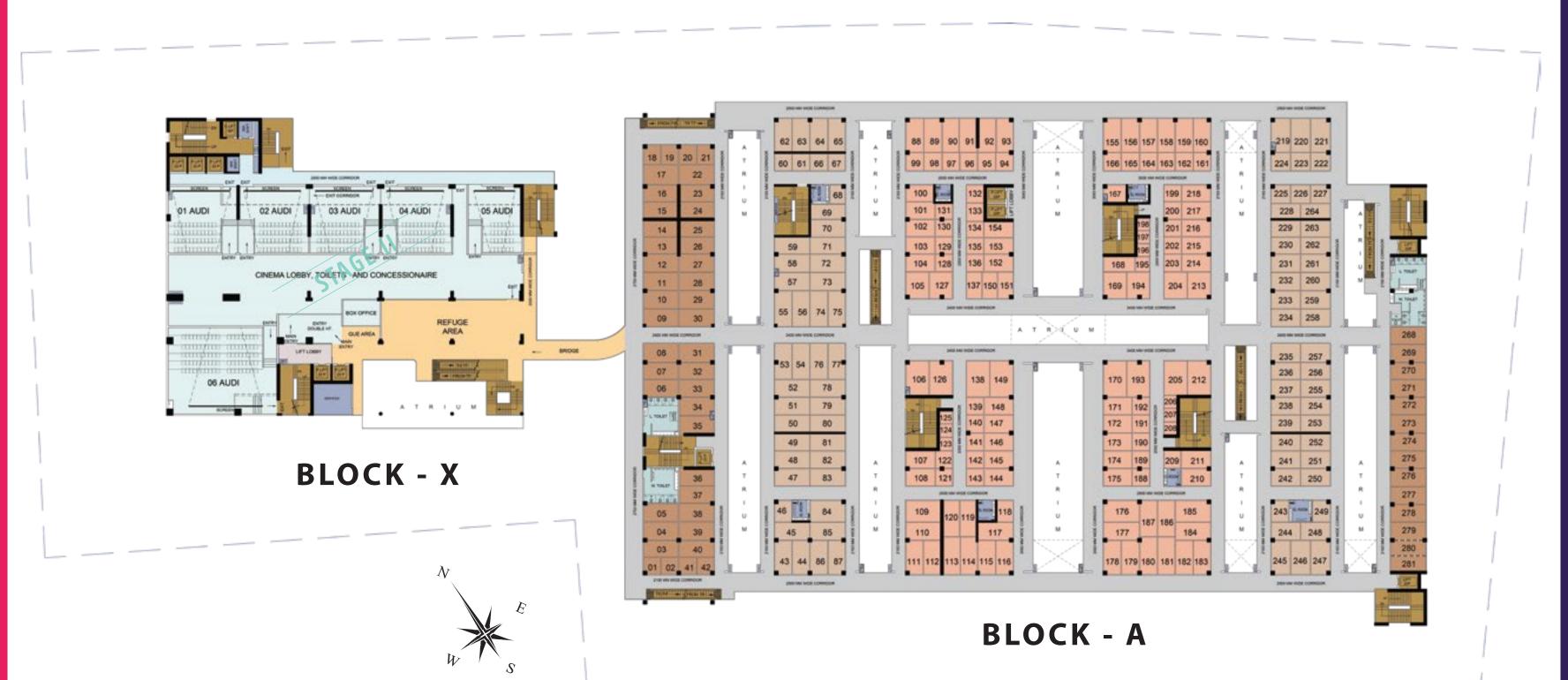




FOURTH FLOOR PLAN

Note: Typical Shops Nos.: X/A FOF XXX | X/A - Block | FOF - Fourth Floor | XXX - Shop Number

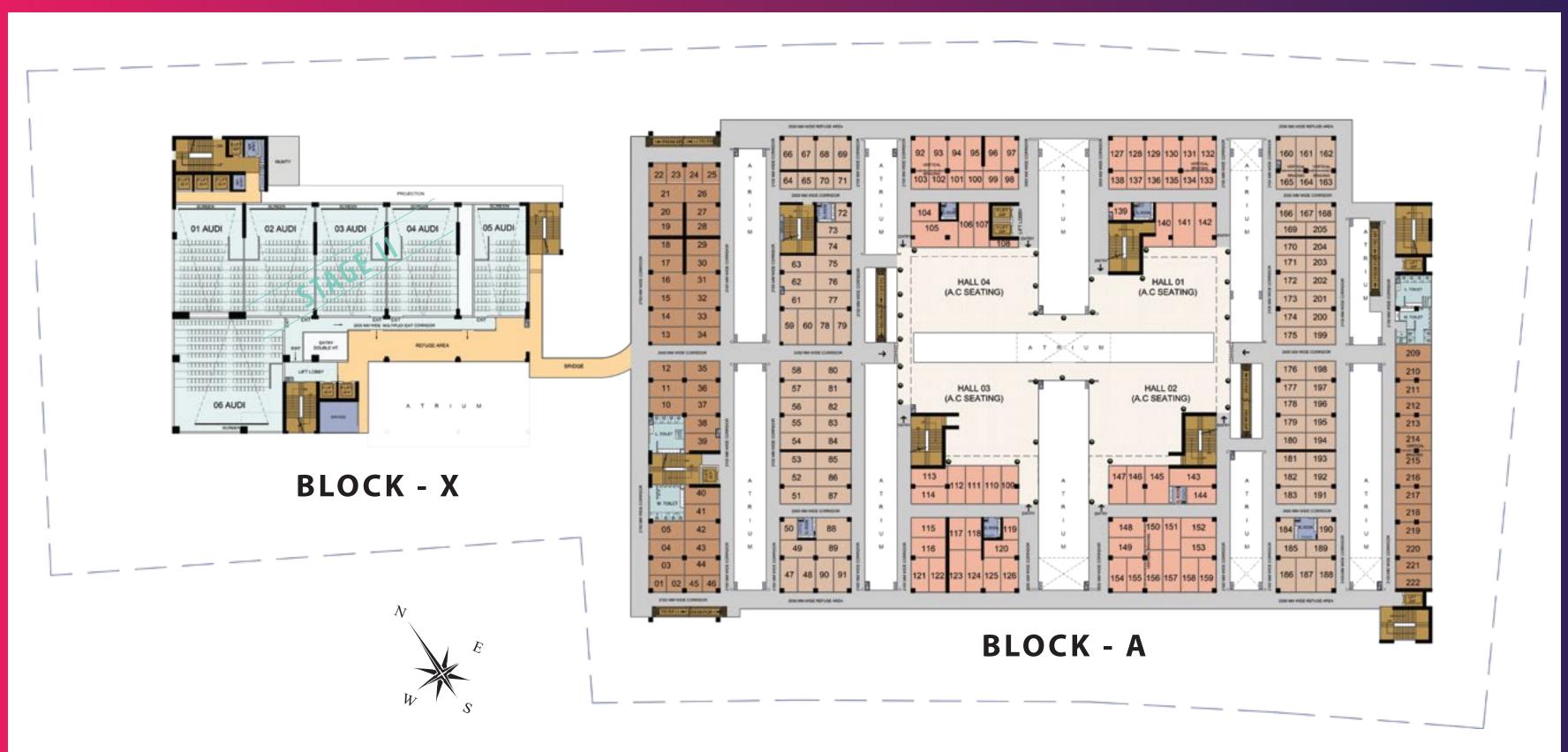




FIFTH FLOOR PLAN

Note: Typical Shops Nos.: X/A FIF XXX | X/A - Block | FIF - Fifth Floor | XXX - Shop Number





SIXTH FLOOR PLAN

Note: Typical Shops Nos.: X/A SIF XXX | X/A - Block | SIF - Sixth Floor | XXX - Shop Number

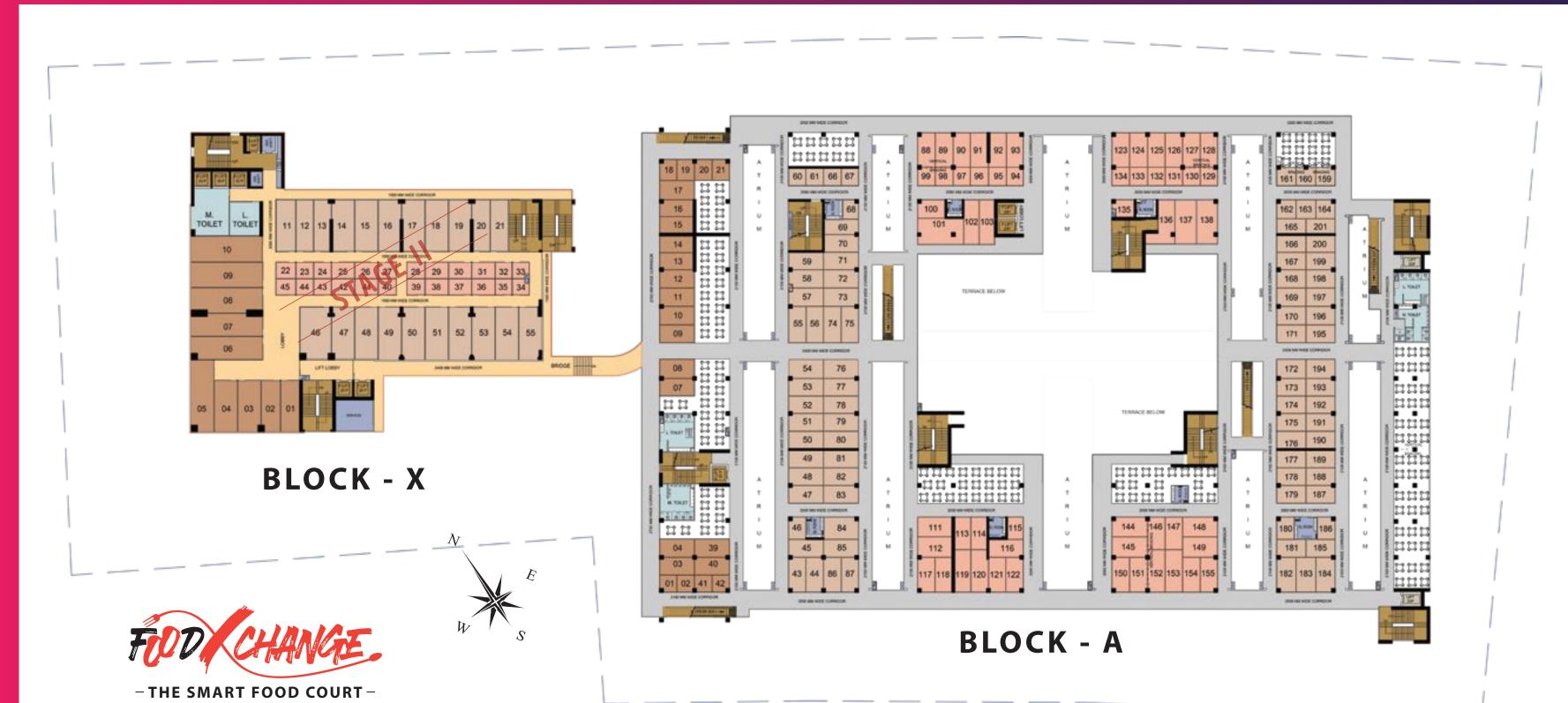




SEVENTH FLOOR PLAN

Note: Typical Shops Nos.: X/A SEV XXX | X/A - Block | SEV - Seventh Floor | XXX - Shop Number





SPECIFICATIONS

FLOOR DESCRIPTIONS

TOTAL NO. OF SHOPS

2461 approx.

NO. OF FLOORS Two Basements (Parking & Services)

> Lower Ground Floor to Fourth Floor (Shopping / Restaurants / Retail) Fifth Floor to Seventh Floor (Shopping / Food Courts / Retail / Office)

NO. OF SHOPS PER FLOOR

LOWER GROUND FLOOR

302 Shops, Kiosk - 109 No (Approx.)

GROUND FLOOR 286 Shops (Approx.) FIRST FLOOR 282 Shops (Approx.) 282 Shops (Approx.) SECOND FLOOR 278 Shops (Approx.) THIRD FLOOR 278 Shops (Approx.) **FOURTH FLOOR** FIFTH FLOOR 215 Shops (Approx.) SIXTH FLOOR 215 Shops (Approx.) 163 Shops (Approx.) SEVENTH FLOOR

VITAL INFORMATION

AIR CONDITIONING

DX water cooled compressor will be installed. Air-conditioning unit for

shops, retail areas.

offices etc. will be charged extra as per market rate.

CEILING HEIGHT

4.6 m Clear Height under slab for Basement 1 & 2 (Parking)

4.3 m (14' - 0" approx.) Clear Height under slab for

Lower Ground Floor To Seventh Floor

LIFTS AND ESCALATORS

SEPARATE LIFTS

5 No. of lifts for Shopping Area (Make Otis / Fujitec / Kone / Equivalent)

SPECIFICATION OF LIFTS ESCALATORS

SS Finish from Inside and Outside (as per manufacturer) 2 Nos. of Escalators catering from B2 to B1 & B1 to LGF

2 Nos. of Escalators from LGF to GF

5 Nos. of Escalator from Ground Floor to Seventh Floor for Upward &

Downward Movement at each floor. (Make: Otis / Fujitec / Kone / Equivalent)

LOBBY AND COMMON AREAS

FLOORING

CEILING

RAILING

Granite Flooring / Tile

Exposed DECK sheet with running Service Area

Dry wall painting partitions with Granite & Tile finishing up to 4'0" and balance **WALLS & PAINTING**

area OBD upto beam bottom / false ceiling which ever is lower (Make: ICI Dulux /

Asian / Berger or Equivalent Quality)

M.S Railing in Internal Area & Glass Railing in External Area Common Area Electrical works with Corridor Lighting

ELECTRICITY As per NOC FIRE FIGHTING

Granite Flooring / Tile STAIRCASE

COMMON TOILETS

(Male, Female and Specially-abled)

FLOORING Anti-Skid Tile Flooring

PAINTING OBD Paints

WALL CLADDING Tile Cladding on Dado upto 8' - 0" height

WC **European WC Wall Mounted**

CP FITTING Chrome Plated

SHOPS / OFFICES / FOOD OUTLETS

FLOORING Concrete floor laid on deck sheet - ready to receive any flooring by owner/buyer

WALLS 75 mm thick Dry Wall Partition (No paints)

CEILING Steel structure with deck sheet

DOORS M.S Rolling Shutters fixed from inside of shop front

ELECTRICITY (Metered electricity with cable tap off provided as per load sheet at one point)

with DG backup

FIRE FIGHTING As Per Fire NOC

BASEMENT AREA

FLOORING Finishing (Concrete)

LIGHTING Tube Light / Ceiling Mounted LED Light Fixture

COMMON PARKING As per Drawings

RAMP **Trimix Concrete Flooring**

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 (for common areas and common essential services)

TRANSFORMER As Per Load Requirement

STP

CAPACITY (IN BASEMENT) As per Design (Area Approx. 350 sq.m.)

ELECTRICITY PANEL

CAPACITY (IN BASEMENT) As per Design (Area Approx. 370 sq.m.)

EXECUTION OF FASTEST CONSTRUCTION

IMPLEMENTING LATEST COMPOSITE STEEL STRUCTURE TECHNOLOGY

EXECUTED BY



JSW SEVERFIELD STRUCTURES LTD

ADVANTAGES OF USING STEEL STRUCTURE











ENERGY



STRONG

ALL WEATHER DESIGN SPEEDY CONSTRUCTION **PEST AND INSECT**



COMMERCIAL DEVELOPMENT @ GAURS

Ever since its inception in 1995, Gaurs have relentlessly pursued excellence, achieving enviable success in every project. The focus of every project has always been architectural excellence and customer satisfaction which should be embedded with transparency and sustainability. Gaurs have delivered 65000+ units across 65+ successful projects with more than 100000 happy customers in the span of 27 years of unfaltering commitment. The group has developed almost 35 retail & commercial projects in the NCR region.

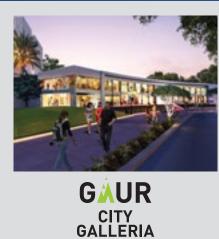
Total No. of Commercial Projects: 35

Total Built-up Area of Commercial Projects: 5.0 Lakh sq. mtr. (53 Lakh sq. ft.) approx









GAUR CITY-2

Convenient Shopping Centre Gaur City 2, Greater Noida (W)



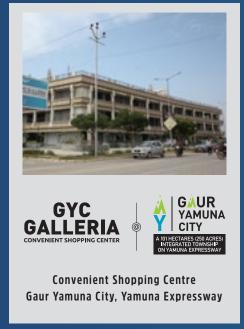
SPORTSWOOD ARCADE

Convenient Shopping Centre Sector-79, Noida



GAUR CITY **ARCADE**

Convenient Shopping Centre Gaur City 2, Gr. Noida (W)





A WORLD OF **SHOPPING RETAIL** & BUSINESS





THE FIRST & THE BIGGEST MALL OF GR. NOIDA (WEST)

- THE BIGGEST 9 SCREEN MULTIPLEX THE BIGGEST ATRIUM THE BIGGEST OPEN ARENA
- THE BIGGEST FOOD COURT THE BIGGEST HYPER MARKET THE BIGGEST BRANDS IN TOWN
 THE LARGEST MULTI-LEVEL CAR PARKING











































SUCCESS FOUNDED ON TRUST

Ever since its inception in the year 1995, Gaurs 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, Gaurs' 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 Gaurs. 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 Gaurs.



SMART CITY EMPOWERING INDIA AWARDS 2020 BEST SMART CITY DEVELOPER OF THE YEAR -GAURSONS INDIA











CNBC AWAAZ REAL ESTATE AWARDS 2017-18 BEST RESIDENTIAL PROJECT AFFORDABLE SEGMENT - NORTH INDIA - GAUR CASCADES







CNBC AWAAZ REAL
ESTATE AWARDS 2016-17
BEST TOWNSHIP PROJECT
GAUR CITY

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, Phase-II, Gaur City, Gr. Noida (West): UPRERAPRJ6695
- 14th Avenue Phase-II, Gaur City-2, Gr. Noida (West): UPRERAPRJ6742
- Gaur City Mall, Phase-II, Gr. Noida (West)
 UPRERAPRJ6934
- Gaurs Runway Suites, Gaur Yamuna City
 UPRERAPRJ351477

- Gaur City Center Ph-II, Gr. Noida (West)
 UPRERAPRJ4780
- Gaurs Platinum Towers (Gaur Sportswood) Sector-79, Noida: UPRERAPRJ3528
- Gaur World SmartStreet,
 (Formerly known as Gaur World Street)
 Gr. Noida (W): UPRERAPRJ674297
- Aerocity Yamuna, Gaur Yamuna City
 UPRERAPRJ342117
- 7th Parkview, Gaur Yamuna City Sports Villas Aero Villas Shri Radhey Kunj UPRERAPRJ16087
- Gaur Lakeshore Villas (1st-A Parkview) Gaur Yamuna City: UPRERAPRJ574384
- Gaur Waterfront Plots (1st-B Parkview) Gaur Yamuna City: UPRERAPRJ235739

DELIVERED COMMERCIAL PROJECTS

- Gaur Plaza, Shalimar Garden, Ghaziabad
- Gaur Residency-Gravity, Chander Nagar, Ghaziabad
- Gaur Galaxy-Gravity, Vaishali, Ghaziabad
- Gaur Square Govindpuram, Ghaziabad
- Gaur Green City-Gravity, Indirapuram, Ghaziabad
- Gaur Homes-Gravity, Govindpuram, Ghaziabad
- Gaur Heights-Gravity, Vaishali, Ghaziabad
- Gaur Ganga-Gravity, Vaishali, Ghaziabad
- Gaur Ganga-I-Gravity, Vaishali, Ghaziabad
- Gaur Ganga-II-Gravity, Vaishali, Ghaziabad
- Gaur Green Vista-Gravity, Indirapuram, Ghaziabad
- Gaur Gracious-Gravity, Moradabad
- Gaur Global Village-Gravity, NH-24, Ghaziabad
- Gaur Grandeur-Gravity, Sector-119, Noida

- Gaur Valerio-Gravity, Indirapuram, Ghaziabad
- Gaur Cascades-Hi-Street, NH-58, Raj Nagar Extn.
- Gaur Biz Park, Indirapuram, Ghaziabad
- Gaur Gravity, Indirapuram, Ghaziabad
- Gaur City Plaza, Gaur City, Greater Noida West
- Gaur City Galleria, Gaur City, Greater Noida West
- Gaur City Arcade, Gaur City, Greater Noida West
- GYC Galleria, Gaur Yamuna City, Yamuna Expressway
- Gaur Atulyam-Gravity, Gr. Noida
- Gaur Saundaryam High-Street, Gr. Noida (W)
- Gaurs Sportswood Arcade, Sec-79, Noida
- Gaur City Center Phase-I, Gr. Noida (W)
- 14th Avenue High Street, Gr. Noida (W)

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, 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
- 14th Avenue, Ph-1, Gaur City-2
- 7th Avenue, Ph-1, Gaur City
- 2nd Parkview, Gaur Yamuna City
- 16th Parkview Phase-1, Gaur Yamuna City
- 32nd Parkview, Gaur Yamuna City

EDUCATION

Gaurs International School

- Gaur City-2, Greater Noida (West)
- Junior Wing, Gaur City 2, Greater Noida (West)
- Gaur Yamuna City, Yamuna Expressway
- Gaurs Siddhartham, Siddharth Vihar, Ghaziabad (Under Development)

RETAIL

- Gaur City Mall, Greater Noida (West)

 Gaur Central Mall, RDC, Raj Nagar, Ghaziabad
- **HOTELS**
- The Gaurs Sarovar Portico, Gaur City,
 Greater Noida (West)





(FORMERLY KNOWN AS GAUR WORLD STREET)

RERA REGISTRATION NUMBER: UPRERAPRJ674297 www.up-rera.in



REAL ESTATE | RETAIL | EDUCATION | HOTELS | NBFC | CONTRACTING | SPORTS | ENERGY

Site Office: Plot No. C1-A, Sector-16B, Greater Noida (W)
Corporate Office: Gaur Biz Park, Plot No.-1 Abhay Khand II, Indirapuram Ghaziabad-201014





