



**GAUR**  
**AERO**  
--- **SUITES** ---  
FOR THE CHOSEN FEW  
**COMMERCIAL STUDIO APARTMENTS**

**TAKING YOUR  
LIFESTYLE TO NEW HEIGHTS**

# THE WORLD HAS CHECKED-IN AT NOIDA

The who's who of the business world are all at NOIDA now



**NOIDA INTERNATIONAL AIRPORT**  
India's Largest Airport being built with an investment of ₹ 29,500 CRORES approx by Zurich Airport International AG



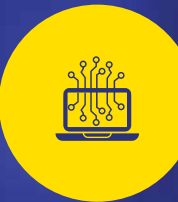
**FILM CITY**  
India's Largest Film City project developing over an area of 1000 acres



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



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



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

NOIDA IS BOOMING WITH MORE **MNCs, START UPS & PSUs**

THE BIGGEST **PAYTM CAMPUS** SPREAD ACROSS 10 ACRES TO PROVIDE **15000 JOBS**

**PATANJALI'S ₹ 6,000-CRORES** FOOD PARK COMING UP IN 455 ACRES.

**WORLD TRADE CENTRE** IS INVESTING **21 BILLION DOLLARS** SPREAD ACROSS 42 ACRES

**WORLD'S LARGEST MOBILE FACTORY** SET UP BY **SAMSUNG** IN NOIDA

**INFOSYS**, INDIA'S SECOND LARGEST SOFTWARE FIRM TO INVEST **₹ 750 CRORES** IN THE FIRST PHASE

INDIA'S FIRST CITY TO HAVE A **MOBILE OPEN EXCHANGE (MOX)**



Toy City



Electric Vehicle Hub



Handicraft Park



Leather Manufacturing Park and many more



Furniture Park



Logistics Hub



Data Centre Park



Textile City



Food Park



Heritage Corridor



Metro Coach Manufacturing

# THE THRUST BEHIND PROGRESS

The wind beneath NOIDA's wings



## **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 ₹ 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

Strategic location and seamless connectivity - an unbeatable winning combination for NOIDA



## AIRPORT'S EFFECT ON THE REGION.

- Jewar is likely to serve as a 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. Dainik Jagran - 8th October 2020



## EASTERN PERIPHERAL EXPRESSWAY.

- 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. India Today - 28th May 2018



## THE METRO LINK.

- 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. Indian Express - 21st October 2020



## THE RAPID RAIL LINK.

- Rapid Rail Transit System (RRTS) will connect Sarai Kale Khan Bus transit and the airport. Amar Ujala - 2nd July 2022

# WHY YAMUNA EXPRESSWAY-

## Yamuna Expressway – For the discerning buyer

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.



ACTUAL IMAGE



Hindustan Times 25th June 2022



The Times of India 26th April 2022

An investment in real estate in the Yamuna Expressway region which offers seamless connectivity, modern amenities and infrastructure and also booming industrial and commercial activity, is an investment towards a premium lifestyle and a future of limitless opportunities.

\*All the information mentioned above has been taken from newspaper reports, websites and various news portals.



# DESTINATION NEXT

## The address of the future

Gaur Yamuna City (GYC) is an integrated township sprawling 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 offers Plots, Apartments, Retail Shops, Studio Apartments, Themed Villas, Sports facilities and a lot more.



## HIGHLIGHTS

- AN INTEGRATED TOWNSHIP OF 101 HECTARE (250 ACRES) JUST 8-10 KMS\*. FROM UPCOMING NOIDA INTERNATIONAL AIRPORT.
- BEAUTIFUL YAMUNA LAKE PARK WITH BOATING FACILITY.
- POSSESSION STARTED & FAMILIES HAVE MOVED IN THE GROUP HOUSING AND VILLA PROJECTS.
- OPERATIONAL GYC GALLERIA CONVENIENT SHOPPING CENTER.
- INDIA'S TALLEST STATUE OF LORD KRISHNA STANDING AT 108 FEET TALL ATOP A TEMPLE (UNDER CONSTRUCTION).
- OPERATIONAL GAURS INTERNATIONAL SCHOOL.
- MORE THAN 4 KM. ROAD INFRASTRUCTURE IN PLACE.
- RAIN WATER HARVESTING, SEWAGE TREATMENT PLANT AND SOLID WASTE MANAGEMENT SYSTEM.
- DEVELOPING SPECTACULAR CRICKET GROUND, TENNIS, BADMINTON, VOLLEYBALL, BASKETBALL, SKATING RINK, ATHLETIC TRACK & MORE WITHIN THE TOWNSHIP.
- DEVELOPING THE BIGGEST COMMERCIAL HUB OF YAMUNA EXPRESSWAY - AEROCITY YAMUNA - COMMERCIAL PLOTS WITH 100% GROUND COVERAGE AND UPTO 9 F.A.R. (FLOOR AREA RATIO)

## EARMARKED FACILITY PLOTS (AS PER MASTER PLAN)

- PETROL PUMP
- CULTURAL CITY CENTRE
- MILK BOOTH & CONVENIENT SHOPS
- NURSING HOMES / DISPENSARY
- CRECHE & PLAY SCHOOL
- COMMERCIAL BUILDINGS



**WELCOME ON BOARD.  
WE ARE ENROUTE TO  
MODERN LIVING.**

Your gateway to a world of sophisticated living

**LAUNCHING**

**GUR  
AERO  
SUITES**  
FOR THE CHOSEN FEW

**COMMERCIAL  
STUDIO APARTMENTS**



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.



## ULTIMATE LOUNGE FOR LEISURE

### Luxurious pampering for the leisure hours

Gaur Aero Suites is the ideal residential destination for today's jet setters. Built in contemporary style, it has retail shops on ground floor and the rest of the tower has efficient Commercial Studio Apartments.

It offers 1 BHK commercial studio apartments of 45.06 sq. mtr. (485 sq. ft.). An exclusive part of the most promising locations of Gaur Yamuna City, a massive 101 Hectares (250 acres) township advantageously situated on the 6 lane Yamuna Expressway.

With all the benefits of convenient location and the advantageous combination of commercial and retail sector, Gaur Aero Suites is the most sought after address of the uber rich.



ARTIST'S IMPRESSION

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GAUR  
**AERO**  
SUITES  
FOR THE CHOSEN FEW

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

Revel in ultra-modern luxury

ARTIST'S IMPRESSION

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

Luxuriate in the exquisitely designed and finely crafted living spaces



Indicative Images of Sample Apartment.

**METICULOUSLY DESIGNED TO MATCH THE MODERN YOU.**


Actual Images of Sample Apartment.



**CONTEMPORARY DESIGNS TO UNWIND THE URBAN YOU.**



**PROTEAN DESIGNS TO COMFORT THE ULTRA-MODERN YOU.**



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## AMENITIES



ARTIST'S IMPRESSION

### INFINITY POOL

For those who live the high life, we present to you our magnificent infinity pool that goes beyond the conventional.



### GYM

Upgrade your lifestyle in every sphere.



### PARTY HALL

Limitless fun comes to life every day.

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YAMUNA EXPRESSWAY

# MASTER PLAN

101.17 Hectares (250 Acres) Township

## LEGEND

1. YAMUNA DWAR
2. SANGAM DWAR
3. CAPITOL HILL GATE

### A. MASTER PLAN COMMERCIAL

- GAUR AERO SUITES
- GAURS RUNWAY SUITES
- THE HUB
- PETROL PUMP
- MULTI LEVEL CAR PARKING
- COMMERCIAL FOOT PRINT / AEROCITY

### B. SCHOOL / INSTITUTIONAL

- EDUCATIONAL PLOTS

### C. CONVENIENT / SECTOR SHOPPING

### D. DISPENSARY

- NURSING HOME (NH)

### E. GYC GALLERIA

#### GR-01. ECO PARK

- LAKE YAMUNA
- CHILDREN'S PARK
- PICNIC SPOT
- BOATING FACILITIES
- FOOD COURT
- LAKE PROMENADE & BIRD WATCHING

#### GR-02. CULTURAL CITY CENTER (SPORTS PARK)

- OPEN AIR THEATER
- CHILDREN'S PLAY AREA
- CRICKET GROUND
- OTHER SPORTS FACILITIES

### FACILITIES

- RELIGIOUS PLOT
- MILK BOOTH
- CLUB FACILITIES

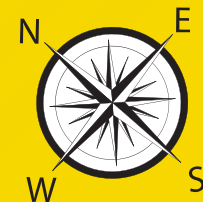


2<sup>ND</sup> PARKVIEW PLOTS & VILLAS

YAMUNA LAKE PARK



GYC GALLERIA CONVENIENT SHOPPING CENTER



6 URS RUNWAY SUITES Commercial Studio Apartments



6<sup>TH</sup> PARKVIEW PLOTS & VILLAS



3<sup>RD</sup> PARKVIEW VILLAS

16<sup>TH</sup> PARKVIEW 2/3/4 BHK APARTMENTS & INDEPENDENT FLOOR

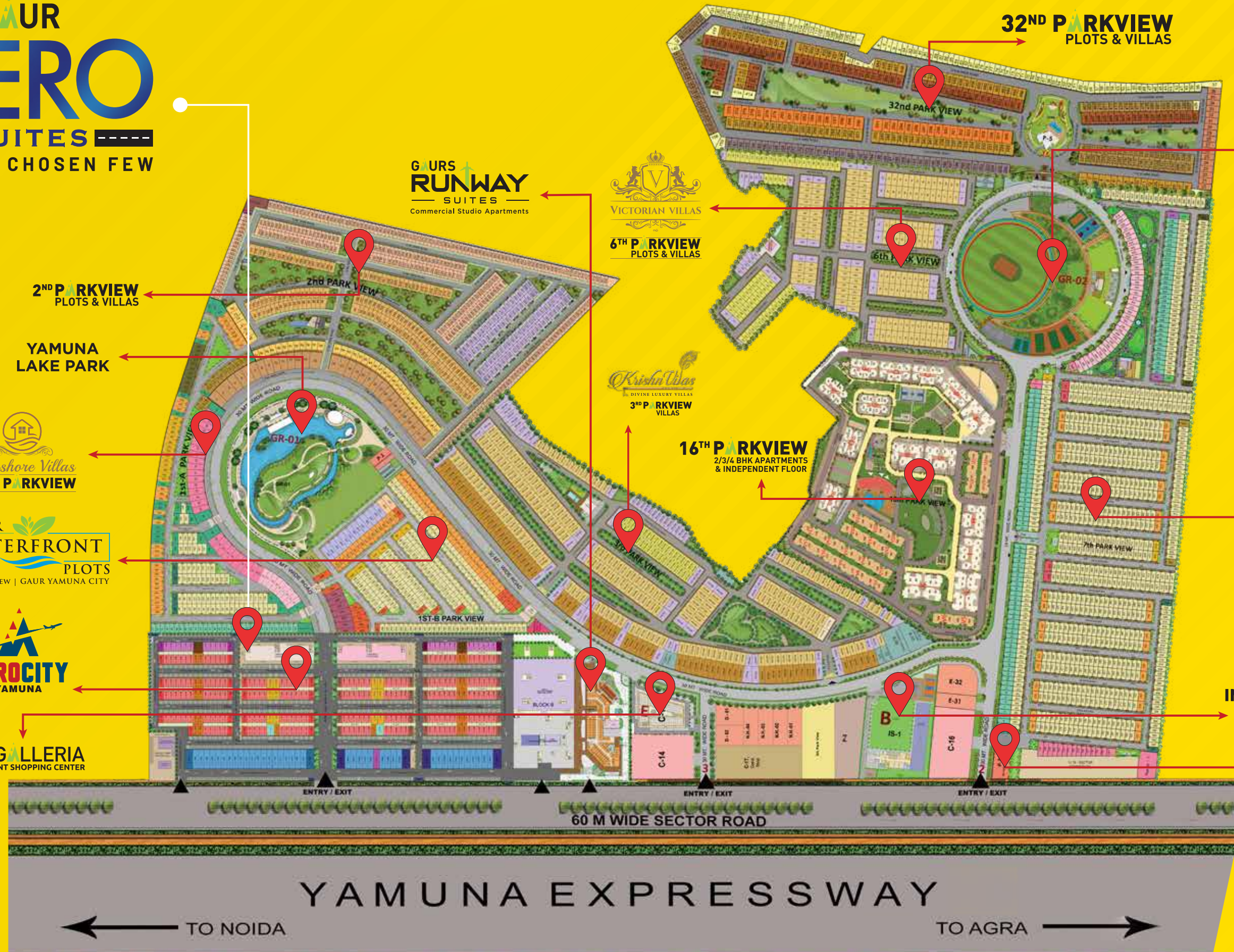
32<sup>ND</sup> PARKVIEW PLOTS & VILLAS

GYC SPORTS PARK

7<sup>TH</sup> PARKVIEW Luxury By Nature



BHAGWAN SHRI KRISHNA MURTI & SHRI RADHA KRISHNA MANDIR



YAMUNA EXPRESSWAY

TO NOIDA

TO AGRA

Gaur Realtech Pvt. Ltd. Sub Lease Deed of: Part 1 Vide Book No-1, Vol No-13251, Page No-289 to 450, Registration / Document No-17798, Sub Registrar Sadar, Gautambudh Nagar, (U.P.) on 05-10-2013, Part 3 Vide Book No-1, Vol No-14828, Page No-227 to 282, Registration / Document No-781, Sub Registrar Sadar, Gautambudh Nagar, (U.P.) on 09-01-2014, Part 4 Vide Book No-18236, Page No-188 to 242, Registration / Document No-20325, Sub Registrar Sadar, Gautambudh Nagar, (U.P.) on 27-06-2014, Part 5 Vide Book No-1 Vol No-18526, Page No-107 to 162, Registration / Document No-25183, Sub Registrar Sadar, Gautambudh Nagar, (U.P.) on 31-07-2014, Project Approval No. 6th Parkview: PLG/16/28/40072/2017/27 Dated 15-11-2017, 2nd & 32nd Parkview: Letter No-YEA/PLG/16/28/40072/2017/27 Dated 14-10-2020 by Yamuna Expressway Industrial Development Authority. 7th Parkview: Letter No-YE/DM/PLG/16/28/40072/2017/27 Dated 14-10-2020 by Yamuna Expressway Industrial Development Authority. All images, perspective, specifications, features, figures, are only indicative and not a legal offering. All project related sanctions any other statutory compliance can be seen in person at our office. 1 sq. mtr.= 10,764 sq. ft., 1 acre=4047 sq. mtr. (approx.) 1 sq. yd. = 0.84 sq. mtr. (approx.)

# SITE PLAN

1<sup>ST</sup>-A PARKVIEW

1<sup>ST</sup>-B PARKVIEW



### LEGEND FOR PHASE - 1 :- PLOT 'S

TYPE - A		TYPE - B		TYPE - C	
<p>TYPE A1</p> <p>PLOT SIZE :- 10.07 X 25M AREA = 251.75 SQM. = 301.09 SOYD.</p>	<p>02</p> <p>TYPE A2</p> <p>PLOT SIZE :- 10.79 X 25M AREA = 269.75 SQM. = 322.62 SOYD.</p>	<p>04</p> <p>TYPE B1</p> <p>PLOT SIZE :- 6.88 M X 12M AREA = 82.32 SQM. = 98.45 SOYD.</p>	<p>18</p> <p>TYPE B5</p> <p>PLOT SIZE :- 6.54 M X 12M AREA = 78.48 SQM. = 93.86 SOYD.</p>	<p>02</p> <p>TYPE C1</p> <p>PLOT SIZE :- 6.50 M X 14.25M AREA = 92.63 SQM. = 110.78 SOYD.</p>	<p>22</p> <p>TYPE C3</p> <p>PLOT SIZE :- 8.25 M X 14.25M AREA = 117.56 SQM. = 140.60 SOYD.</p>
<p>TYPE A3</p> <p>PLOT SIZE :- 7.5 M X 25M AREA = 187.5 SQM. = 224.25 SOYD.</p>	<p>40</p> <p>TYPE A4</p> <p>PLOT SIZE :- 8.0 M X 25M AREA = 200 SQM. = 239.20 SOYD.</p>	<p>193</p> <p>TYPE B3</p> <p>PLOT SIZE :- 6.5 M X 12M AREA = 78 SQM. = 93.29 SOYD.</p>	<p>02</p> <p>TYPE B4</p> <p>PLOT SIZE :- 6.88 M X 12M AREA = 82.32 SQM. = 98.45 SOYD.</p>	<p>04</p> <p>TYPE C2</p> <p>PLOT SIZE :- 6.50 M X 14.25M AREA = 92.63 SQM. = 110.78 SOYD.</p>	<p>02</p> <p>TYPE C4</p> <p>PLOT SIZE :- 10.0 M X 14.25M AREA = 142.5 SQM. = 170.43 SOYD.</p>
<p>TYPE - A, TOTAL PLOTS :- 47</p>		<p>TYPE - B, TOTAL PLOTS :- 256</p>		<p>TYPE - C, TOTAL PLOTS :- 40</p>	
<p>TOTAL NOS. OF ALL SIZE'S FOOT PRINT BASIS PLOTS :- 343 nos.</p>					

Plot Size, Entry and location - As per GYC site plan sanctioned with dimension. Plot Entry marked and plot area detail. Plot set back as per YEIDA Authority norms.

Gaurs Realtech Pvt. Ltd. Sub Lease Deed of: Part 1 Vide Book No-1, Voll No-13251, Page No-289 to 450, Registration / Document No-11798, Sub Registrar Sadar, Gautambudh Nagar, (U.P.) on 22-05-2013. Part 2 Vide Book No-1, Voll No-14222, Page No-85 to 134, Registration / Document No-24479, Sub Registrar Sadar, Gautambudh Nagar, (U.P.) on 05-10-2013. Part 3 Vide Book No-1, Voll No-14828, Page No-227 to 282, Registration / Document No-781, Sub Registrar Sadar, Gautambudh Nagar, (U.P.) on 09-01-2014. Part 4 Vide Book No-18236, Page No-189 to 242, Registration / Document No.-20325, Sub Registrar Sadar, Gautambudh Nagar, (U.P.) on 27.06.2014. Part 5 Vide Book No-1 Voll No- 16526, Page No-107 to 182, Registration / Document No-25183, Sub Registrar Sadar, Gautambudh Nagar, (U.P.) on 31-07-2014. Project Approval No. 8th Parkview: PLG/(BP)-29/40072/2017/27 Dated 15-11-2017. 2nd 8.32nd Parkview: Letter No-YEA/PLG/(BP)-62/19003/2016 Dated 31-03-2017. 3rd & 6th Parkview: Letter No-YEA/PLG/(BP)-62/54470 Dated 10-04-2018. Gaurs Runway Suites: Letter No-YEA/PLG/(BP)-96/79424, Dated 07-02-2019. 7th Parkview: Letter No-YEIDA/PLG/BP-62/901/2020 Dated: 14/10/2020 by Yamuna Expressway Industrial Development Authority. Map sanctioned of Gaurs Yamuna City Township Project, vide letter Ref. No. Y.E.A/PLANNING/BP-62/19003/2016 Dated: 31/03/2017 by Yamuna Expressway Industrial Development Authority.

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# GROUND FLOOR PLAN

## 1ST - A PARKVIEW



--- YAMUNA EXPRESS WAY SIDE ---

# NIA

--- HIGH STREET ---

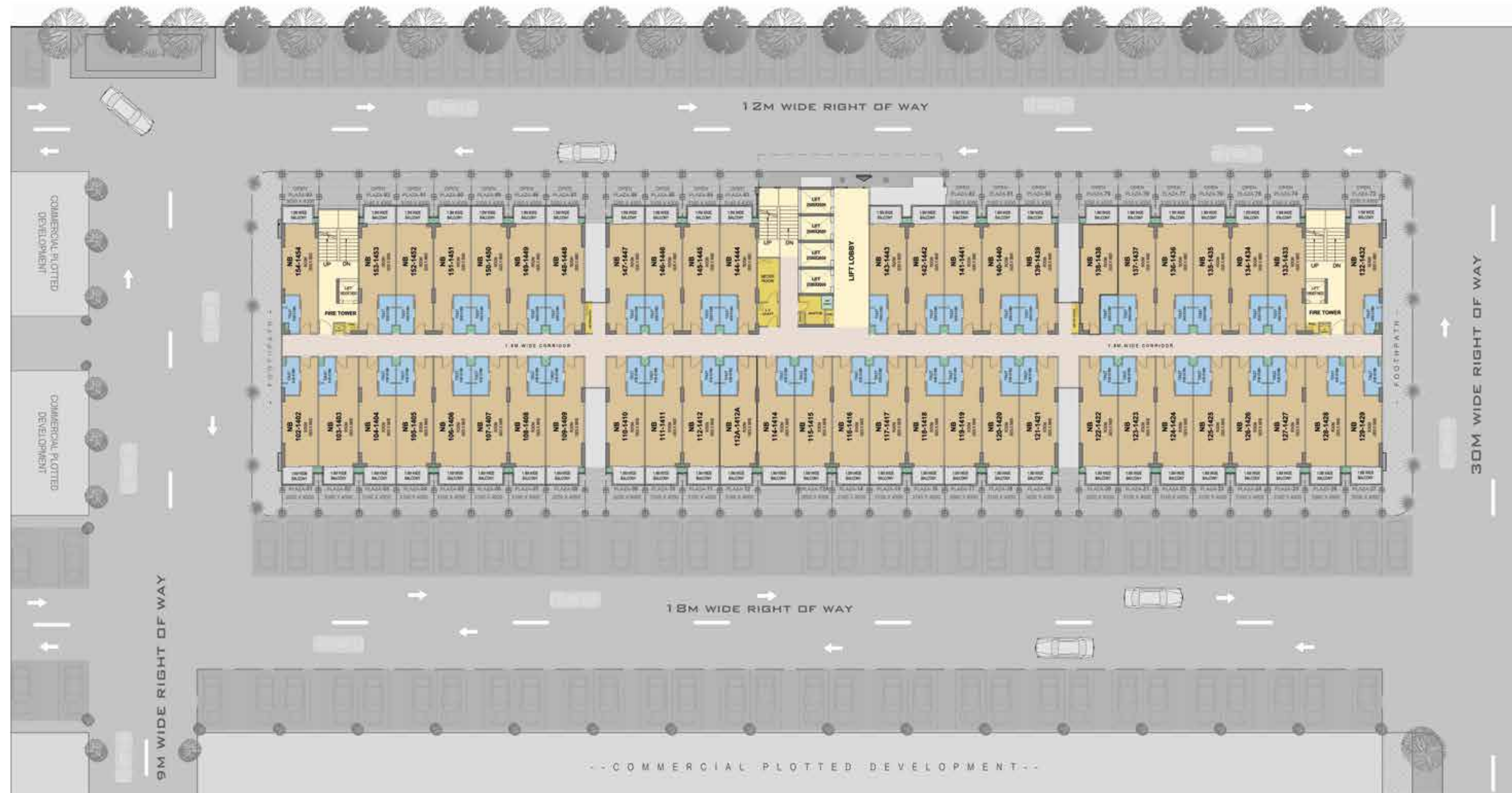
@

GOUR  
**AERO**  
SUITES  
FOR THE CHOSEN FEW



1<sup>ST</sup> TO 12<sup>TH</sup>,  
12<sup>TH</sup> A &  
14<sup>TH</sup>  
TYPICAL  
FLOOR  
PLAN

1ST - A PARKVIEW



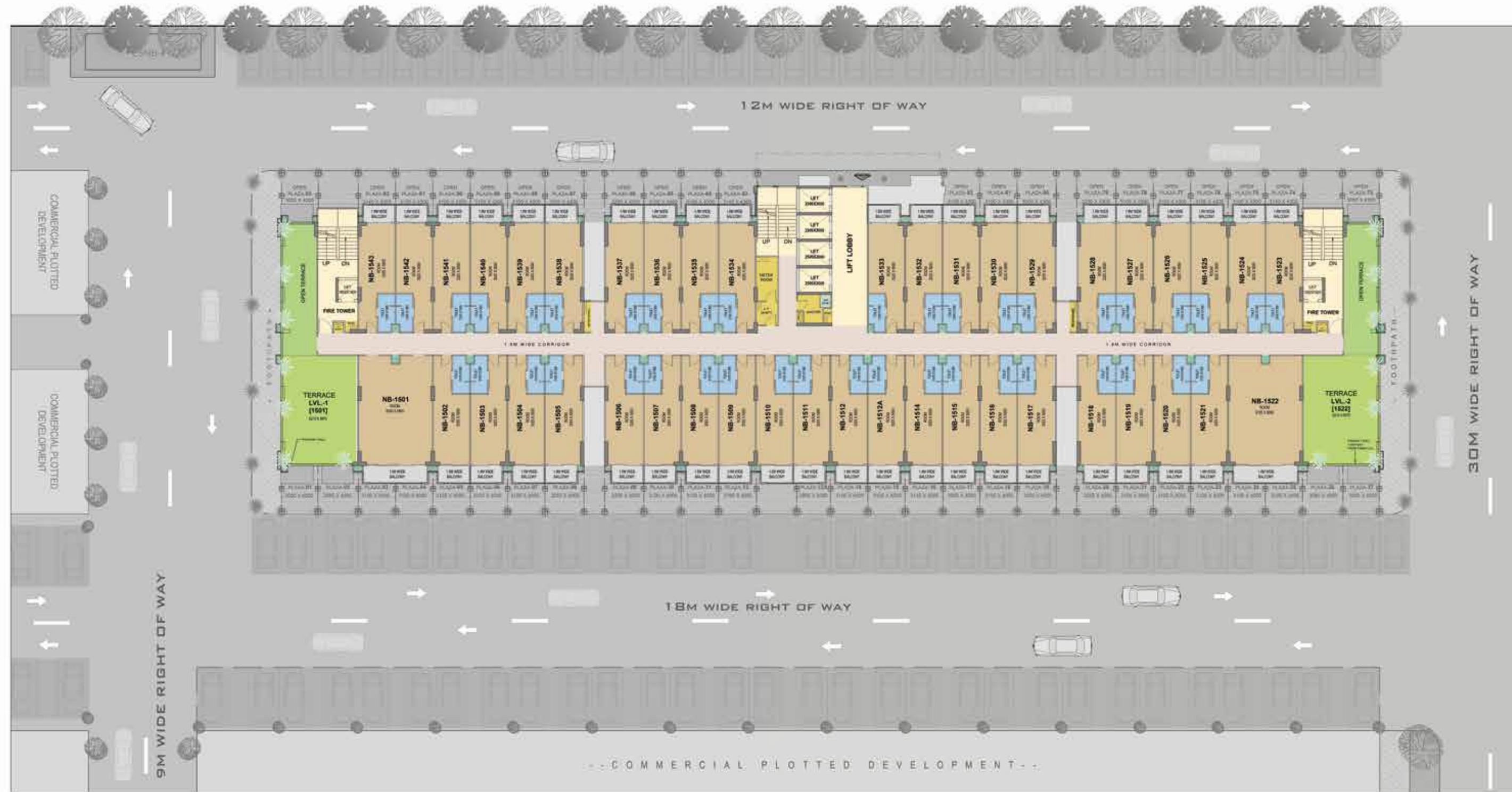
--- COMMERCIAL PLOTTED DEVELOPMENT ---

--- YAMUNA EXPRESS WAY SIDE ---



# 15<sup>TH</sup> FLOOR PLAN

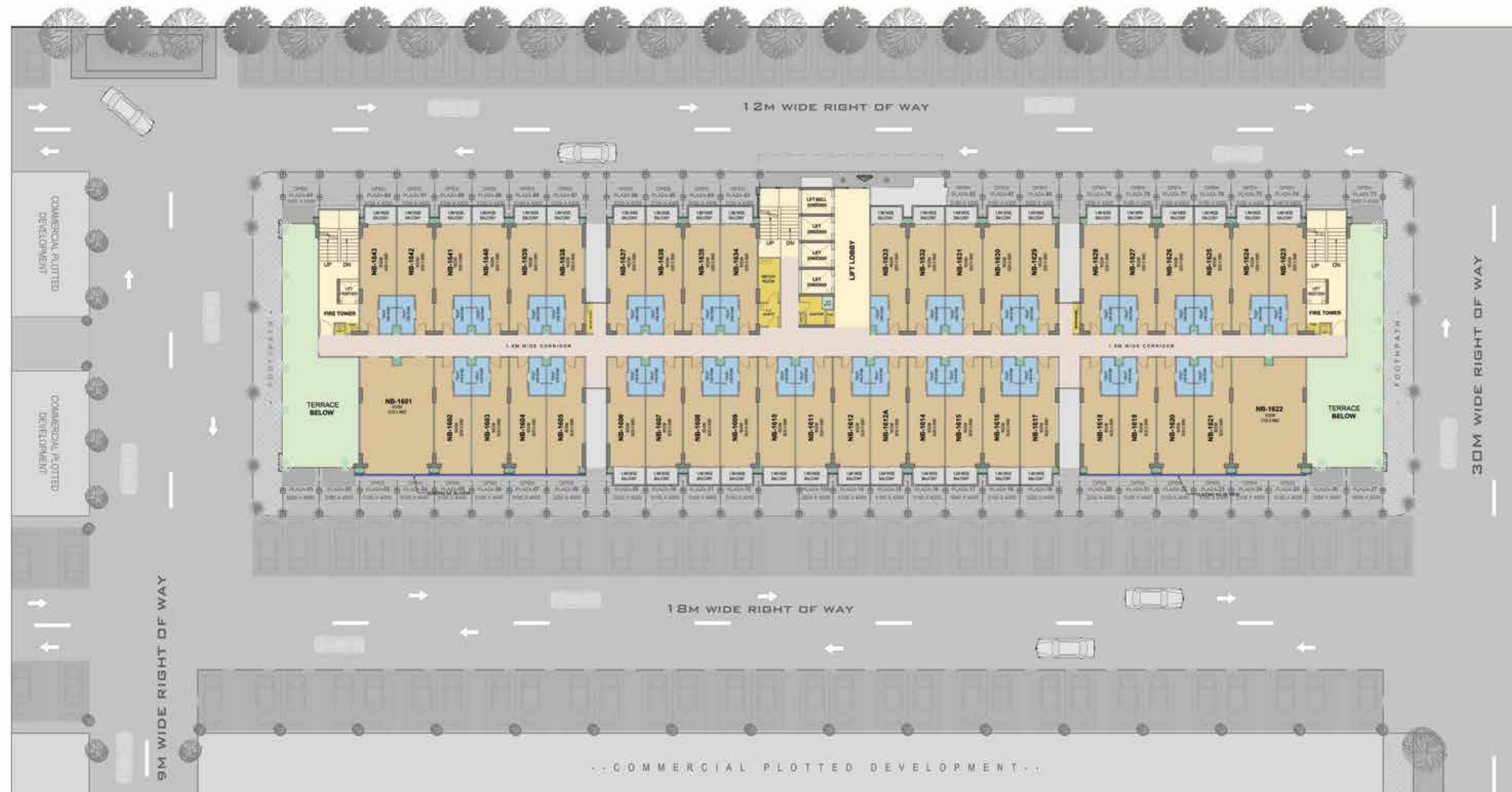
## 1ST - A PARKVIEW





# 16<sup>TH</sup> FLOOR PLAN

## 1ST - A PARKVIEW



YAMUNA EXPRESS WAY SIDE



# 17<sup>TH</sup> FLOOR PLAN

## 1ST - A PARKVIEW



-- YAMUNA EXPRESSWAY SIDE --



# UNIT PLAN

## ONE (1) BEDROOM

TOTAL SALEABLE AREA  
45.06 SQ. MTR. (485 SQ. FT.)



CARPET AREA	26.65 Sq.mtr. (286.86 Sq.ft)
COVERED AREA	28.28 Sq.mtr. (304.41 Sq.ft)
BALCONY AREA	4.12 Sq.mtr. (44.35 Sq.ft)
COMMON AREA (FLOOR)	7.64 Sq. mtr. (82.23 Sq.ft)
<b>TOTAL SALEABLE AREA</b>	<b>45.06 Sq. mtr. (485.0 Sq.ft.)</b>

**Disclaimer:**

Total Area: The total area including 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.

# PROJECT SPECIFICATIONS

## DETAILS

TOTAL NO. OF SUITES	: 800 UNITS
TOTAL NO. OF SHOPS	: 93 SHOPS
NO. OF FLOORS	: Basement level (Services), : Ground floor (Shopping Floor, Restaurants, Suites Reception, Lobby Area etc.) : Service floor (For services). : 1 <sup>st</sup> - 12 <sup>th</sup> - 12 <sup>th</sup> A, 14 <sup>th</sup> Floor (Suites). : 15 <sup>th</sup> Floor (Suites & open terrace). : 16 <sup>th</sup> Floor (Suites) : 17 <sup>th</sup> Floor [Multipurpose Hall & Terrace]

## NO. OF SHOPS & SUITES PER FLOOR

GROUND FLOOR	: 93 Shops
SERVICE FLOOR	: Service floor
1 <sup>st</sup> FLOOR-12 <sup>th</sup> -12 <sup>th</sup> A-14 <sup>th</sup>	: 51 Suites each Floor
(TOTAL NO. OF FLOOR = 14)	: (102-129 & 132-154) (1402-1429 & 1432-1454)
15 <sup>th</sup> FLOOR	: 43 Suites (1501-1543) & open terrace.
16 <sup>th</sup> FLOOR	: 43 Suites (1601-1643)
17 <sup>th</sup> FLOOR	: Hall with Amenities & Terrace

## VITAL PROJECT RELATED INFORMATION

AIR CONDITIONING	: Split AC installation space only for Shops [As its own Requirement] [To be installed by owner] -Window AC will be not allowed in Retail Area, -Split AC in Suites with outdoor unit in balcony. [To be installed by owner]
FLOOR TO FLOOR HEIGHT	: 6300 mm Height for Shops [Ground floor to First floor]. -3750 mm Height for Shops [Ground floor to Service floor]. -2550 mm Height (Floor to Floor) for services (Service floor). -3150 mm Height (Floor to Floor) for Suites.

## LIFTS

LIFTS	: 2 No. Lifts for Fire Tower (for suites/Hall).
LIFTS	: 4 No. Passenger Lift for Suite/Hall.
SPECIFICATION OF LIFTS	: SS Finish from Inside and Outside with M.S. door on Landings. SS door on Entrance lobby.

## LOBBY AND COMMON AREAS

FLOORING	: Granite Flooring / Vitrified Tile Flooring
CEILING	: Exposed RCC with exposed services running below RCC.

PAINTING	: OBD Paints and Exposed Services
RAILING	: M.S Railing as per design.
WALLS	: Plastered Walls with Paint.
ELECTRICITY	: Common Area and Corridor Lighting
FIRE FIGHTING	: As Per Fire NOC
STAIRCASE	: Tile Flooring
LIGHTING	: Tube Light / Ceiling Mounted LED Light Fixture

## BASEMENT AREA

SERVICES	: Trimix Concrete Flooring.
LIGHTING	: Tube Light / Ceiling Mounted LED Light Fixture.
RAMP	: Trimix Concrete Flooring.
FIRE FIGHTING	: As Per Norms.

## 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 Essential Services.
TRANSFORMER	: As Per Load Requirement Single-point Electrical Connection from NPCL/UPPCL

## COMMON TOILET

Male, Female Toilet on Ground floor	
FLOORING	: Antiskid Tile Flooring
PAINTING	: OBD Paints and Exposed Services.
WALL CLADDING	: Tile Dado up to 2100 mm ht.
WC	: European WC
CP FITTING	: Chrome Plated
URINALS	: As Per Selection
WASH BASIN	: As Per Selection

## SHOPS

FLOORING	: RCC Slab- Ready to receive any Flooring by Owner / Buyer.
WALLS shops	: 75 mm thick Dry Wall Partition (Between CEILING : Exposed RCC Ceiling (No Finishing) DOORS : M.S Rolling Shutters on opening the Shop front.
fixed inside of	ELECTRICITY : One DB as per required Load Single point/multi point connection from NPCL/UPPCL
will be Provided.	
FIRE FIGHTING	: As Per Fire NOC

# SPECIFICATIONS OF STUDIO APARTMENTS

## FLOORING

Vitrified tiles (130x800 mm) Flooring.  
Make-SARA, SOLE, SPEL, KAJARIA OR EQUIVALENT.

Ceramic tiles (300x600mm) in balcony area . Make-SARA, SOLE, SPEL, ANMAL RANGE, KAJARIA OR EQUIVALENT.

## WALL & CEILING FINISH

POP Finished Wall with OBD

Ceiling with OBD. Make-BERGER, NEROLAC, SHALIMAR.

## PANTRY

Dry Pantry Platform with Sink on Granite Counter Top, Make-PANTHER, LOTUS OR EQUIVALENT.

600 mm DADO above the Working Top only with Granite.

Woodwork Below the Working Top (non modular type)

## TOILET

Ceramic Tiles (400x800 mm) on Floor.  
Make-SARA, SOLE, SPEL, ANMAL RANGE, KAJARIA OR EQUIVALENT.

Ceramic Tiles (400x800mm) on Wall upto Door Height.

White sanitary ware with wall mounted E.W.C  
Make-HINDWARE, PARRYWARE, JOHNSON OR EQUIVALENT.

C.P Fittings Make-BLISS, PANTHER, JAGUAR OR EQUIVALENT.

## DOORS & WINDOWS

Outer Door and Windows Aluminium Powder Coated/UPVC.

Internal Door Frame (2250 mm) Made of Marandi or Equivalent Wood with Laminated Door Shutter Make-DURIAN, RAMA PLY OR EQUIVALENT.

Main Entry Door Frame (2250mm) Made of Marandi or Equivalent Wood with Laminated Door Shutter Make-DURIAN RAMA PLY OR EQUIVALENT.

Good Quality Hardware Fittings.

## ELECTRICAL

Copper Wire in PVC Conduit with MCB Supported Circuits and Adequate Power and Light Points in Wall and Ceiling.  
MCB Make - LEGRAND, L&T, HAVELLS OR EQUIVALENT.  
Copper Wire Make - TYCON, HI AGE, CORUS OR EQUIVALENT.  
Switch & Sockets Make - ANCHOR, HONEYWELL OR EQUIVALENT.

## TELEPHONE POINT

Intercom with Telephone Instrument.

## BASEMENT AREA

SERVICES	: Trimix Concrete Flooring.
LIGHTING	: Tube Light / Ceiling Mounted LED Light Fixture.
FIRE FIGHTING	: As Per Norms.

## 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 Essential Services.
TRANSFORMER	: As Per Load Requirement : Single-point/multi-point Electrical Connection from NPCL/UPPCL

## STP

CAPACITY (IN BASEMENT) : As Per Requirement

## NOTES

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



# GAURS INTERNATIONAL SCHOOL

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@

GAUR YAMUNA CITY, YAMUNA EXPRESSWAY

## THE RIVER OF KNOWLEDGE FLOWS AGAIN OPERATIONAL 3<sup>RD</sup> SCHOOL AT YAMUNA EXPRESSWAY

After the success of two branches of Gaur International School at Gaur City with 4000+ students, we bring the premier educational institute to Gaur Yamuna City. Equipped with world-class facilities amidst top notch infrastructure and an international curriculum, Gaur International School believes in nurturing your child in every aspect.

### GIS HIGHLIGHTS

- AC Classrooms
- Best Teacher Student Ratio
- Smart Classrooms With Projectors
- Amphitheatre
- Music, Art & Dance Room
- Medical Room
- RFID Enabled ID Cards
- CBSE Based Curriculum
- Cricket Pitch
- Football
- Volley Ball
- GPS Enabled Buses\*

\*Procurig soon



ARTIST'S IMPRESSION



Artist's Impression

# Jai Shri Krishna



YAMUNA EXPRESSWAY

is blessed with India's tallest statue of Lord Shri Krishna standing majestically at 108 feet height atop a grand Temple (Under development)

Scan for video



Actual Image

ADMISSIONS NOW OPEN FOR SESSION 2023-2024

**NURSERY TO 8<sup>TH</sup> STANDARD**

[www.gaurinternationalschool.com](http://www.gaurinternationalschool.com)

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.

# SUCCESS FOUNDED ON TRUST

Trust is the building block of our success



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 relentless 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 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 2018-19**  
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



**TIMES BUSINESS AWARDS 2019**  
BEST REAL ESTATE DEVELOPER OF THE YEAR  
- GAURSONS INDIA



**CNBC AWAAZ REAL ESTATE AWARDS 2017-18**  
BEST RESIDENTIAL PROJECT AFFORDABLE SEGMENT - NATIONAL  
- GAUR CASCADES



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



**NDTV PROPERTY AWARDS 2016-17**  
BUDGET APARTMENT PROJECT OF THE YEAR (2017) TIER 1 CITIES  
- GAUR CASCADES



**NDTV PROPERTY AWARDS 2016-17**  
BEST TOWNSHIP PROJECT  
- GAUR CITY



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

# THE HALLMARKS TO OUR CREDIT

## ONGOING RERA REGISTERED PROJECTS

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

KrishnVilas (3rd Parkview) Gaur Yamuna City  
UPRERAPRJ16103

Gaur Siddhartham, Siddharth Vihar  
UPRERAPRJ3935

Victorian Villas (6th Parkview) Gaur Yamuna City  
UPRERAPRJ15838

16th Parkview Phase-II, Gaur Yamuna City  
UPRERAPRJ6801

7th Parkview, Gaur Yamuna City  
UPRERAPRJ16087

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

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

Gaur City Mall, Office Spaces, Gr. Noida (West)  
UPRERAPRJ6934

Gaur 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 (W) UPRERAPRJ674297

Gaur Lakeshore Villas (1st-A Parkview)  
Gaur Yamuna City UPRERAPRJ574384

Gaur Waterfront Plots (1st-B Parkview)  
Gaur Yamuna City UPRERAPRJ235739

Aerocity Yamuna, Gaur Yamuna City  
UPRERAPRJ42117

The Islands by Gaurs, Gr. Noida  
UPRERAPRJ734569

Gaur Aiocity, Ghaziabad  
UPRERAPRJ663149, UPRERAPRJ941355



## 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 Central Mall, Rajnagar, Ghaziabad  
Gaur High Street (Rajnagar Extn.), Ghaziabad  
Gaur Biz Park, Indirapuram, Ghaziabad  
Gaur Gravity, Ghaziabad

Gaur City Plaza, Greater Noida West  
Gaur City Galleria, Greater Noida West  
Gaur City Arcade, Greater Noida West  
GYC Galleria, Gaur Yamuna City, Yamuna Expressway  
Gaur Atulyam-Gravity, Gr. Noida  
Gaur Saundaryam High-Street, Gr. Noida (W)  
Gaur 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  
Gaur Platinum Towers, Sector-79, Noida



## GAURS INTERNATIONAL SCHOOL

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



## DELIVERED RETAIL PROJECTS

Gaur City Mall, Gaur Chowk, Greater Noida (W)  
Gaur Central Mall, RDC, Raj Nagar, Ghaziabad



**27+** YEARS OF UNFALTERING COMMITMENT | **65+** SUCCESSFULLY DELIVERED PROJECTS | **20000+** UNITS UNDER DEVELOPMENT | **40000+** POSSESSIONS GIVEN (2014-2022) | **65000+** DELIVERED UNITS | **100000+** HAPPY CUSTOMERS | **6000000+** SQUARE METER AREA DEVELOPED



**GOUR**  
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**Location Map**

FOR SALES ENQUIRY CALL:



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 YAMUNA EXPRESSWAY,  
 DIST. GAUTAM BUDDH NAGAR (U.P.)

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

Project Rera Registration No.: **UPRERAPRJ342117** | [www.up-rera.in](http://www.up-rera.in)

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