



GAUR AERO HEIGHTS  
RERA NO.: **UPRERAPRJ941355**  
<https://up-rera.in/projects>

GAUR AERO MALL &  
PASSPORT STUDIOS BY GAURS  
RERA NO.: **UPRERAPRJ663149**  
<https://up-rera.in/projects>



A HOMECOMING

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A GIANT LEAP OF PROGRESS

**GAURS**  
your own world

# A SAGA OF EVOLUTION & PROGRESS

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**Gaurs** homecoming at **Ghaziabad** is a personification of the adage, 'Life comes full circle'. We started our eventful journey from this place. The sapling planted by our Founder Shri B L Gaur has bloomed into a sturdy tree and is today one of the forerunners in the Real Estate sector in the Delhi-NCR region. We have delivered over 65+ commercial and residential projects comprising of almost 6.5 million sq. mtr. (65 million sq. ft.) of developed area till date and many more are in various stages of development.

Under the capable leadership of our CMD Mr. Manoj Gaur, the Group has carved a niche for itself in the Residential, Commercial as well as Retail spheres. We are recognized for our excellent construction quality and timely delivery.

The Management's dedication to developing a value driven business ethos which is focused on customer delight has been the driving force behind the

unprecedented success of the Group. Today the group stands for unwavering commitment, reliability and integrity; the support and appreciation of its customers bears ample testimony to this. Our zeal for contributing towards the betterment of society reflects in our approach towards Education under the guidance of Mrs. Manju Gaur. We are involved with numerous activities especially targeted towards the upliftment of the girl child and ensure that we are instrumental in transforming lives.

It is a matter of immense pride and joy for us to return to our roots and contribute manifold to Ghaziabad's progress. All the knowledge and learning that we have acquired during our momentous journey will help us in our vision for this place which has always remained close to our heart.



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

Image for reference only



A full-page background image showing a sunset with a warm orange and yellow sky transitioning into a deep purple and blue twilight. Silhouettes of several birds are captured in flight across the middle of the frame. Below the horizon, the dark silhouettes of trees and a body of water are visible, with the water reflecting the colors of the sky.

# GHAZIABAD

## CRADLE FOR THE GAURS GROUP

### A GLIMPSE INTO ITS HISTORY

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Situated in the fertile plains of Hindon, a tributary of the river Yamuna, Ghaziabad traces its history back to Harappan civilisation. The place has been a witness to the evolution of human civilization and multiple conquests in Indian history.

The origin of present day Ghaziabad traces back to Ghaziuddin Nagar which

was named after Ghaziuddin Feroze Jung, an important general in Mughal Emperor - Aurangzeb's Army.

After India was granted independence by the British, Ghaziabad was a tehsil of Meerut, a city in Uttar Pradesh. In 1976, then Chief Minister Mr. ND Tiwari declared it as a district.

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# GHAZIABAD

## AN INDUSTRIAL CENTRE - THE PROGRESS REPORT

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Ghaziabad was always one of the important industrial centres of Uttar Pradesh, included in the city regions of Delhi (NCR-National Capital Region) and sharing its borders with Noida & Faridabad.

Steel was the first industry to contribute to the economic progress of the city. Apart from Steel, the production units include **Cloth, Transport, Instrumentation, Farm Merchandise, Tobacco Production, Ceramics, Pottery, Industrial Machinery, Equipment, Electrical & Electronic Products.**

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With the spillover effect of industrialisation in Noida & Greater Noida, Ghaziabad rose as a major residential location for IT/ ITEs in early years of 2000. **Land Developers could buy land directly from the farmers and this factor played a huge role in its rapid progress.** Commonwealth Games organized in 2010 also became an additional factor.

Soon the city became a major centre of residential and commercial activities.

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Image for reference only.





# PRESENT DAY **GHAZIABAD** CONTRIBUTING FACTORS A NEW ERA OF PROGRESS

Ghaziabad, one of India's most upcoming Smart Cities, is steadily emerging as the preferred destination for the upwardly mobile who want to enjoy all the perks of urban life without the associated pains. As the established urban centres and

metropolitan cities like Delhi, Mumbai, Kolkata, Chennai are tremendously overcrowded and bursting at the seams, Ghaziabad, with its tremendous development in infrastructure, is emerging as a hot favourite.

Better connectivity through RRTS, Expressways, Metro and development of Hindon Airport have given a major thrust to the growth of Ghaziabad.



## The Eastern Peripheral Expressway (EPE) or Kundli - Ghaziabad - Palwal Expressway

A 135 km long 6-lane wide expressway that starts from the Western Peripheral Expressway at Kundli, Sonipat, passes through

Baghpat, Ghaziabad and Noida districts in UP and Faridabad district in Haryana.

## Metro Connectivity

The first operational metro route - Red line was extended to cater ever growing demand of Ghaziabad. Today, Ghaziabad has following 7

red line metro stations. Shaheed Nagar, Raj Bagh, Major Mohit Sharma, Shyam Park, Mohan Nagar, Arthala and Hindon River.

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# HINDON AIRPORT- A NEW CHAPTER OF PROGRESS

An Indian Airforce base meant to protect Delhi from enemy air strikes, Apart from the military base, Hindon Airport is also developed as a domestic base by Airport Authority of India (AAI) under the regional connectivity scheme, “Ude Desh ka Aam Nagrik”. This step is being taken to reduce the load from IGI - Indira Gandhi at International Airport, Delhi.

Hindon Air Force Station at Ghaziabad, Uttar Pradesh opened up its doors for civil flights which are operated by the Airports Authority of India.

It is close to industrial areas in Ghaziabad. It's proximity to educational

institutions, hotels, malls and multiplexes offer better connectivity to all.

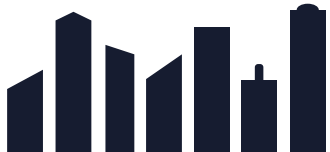
With another International Airport NIA-Noida International Airport at Jewar, this will be connected to the world's aviation network too. The air connectivity will prove to be a major thrust for the economic development of the region.

Apart from these projects, Ghaziabad is setting a good example as far as other facilities are concerned like Proper Garbage Disposal, Increase in Green Cover, Maintenance of Highways and Roads etc which have expedited the rate of progress.



Image for reference only.

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PRESENTING



## GAURS' GRAND RETURN GENESIS OF COLOSSAL PROGRESS

Gaur Airocity Ghaziabad, the grand new township from the group, enjoys one of the best locations due to its close proximity to the Hindon Airport. Incorporating the best advancements in architectural design and technology into the construction, it will ensure that the residents would be able to enjoy total luxury and world class amenities amidst beautiful green surroundings. A boon for the entire family due to its well planned and structured development comprising of Residential Areas, designated Commercial Centres and Social Housing Areas. All aspects of modern living whether civil and constructional, social, cultural or environmental have been meticulously taken care of while planning this project.

The project will have a world-class infrastructure consisting of Well-Constructed Roads, adequate Street Lights, Foolproof Security Systems and Recreation areas. It will have designated Commercial Areas consisting of Shops, Retail Outlets, Restaurants etc which will not be just be convenient but offer immense employment opportunities.

Gaur Airocity Ghaziabad will be the perfect place to live and shop in Ghaziabad, ensuring a hassle free work and family life for all its residents. It consists of the following:



**Gaur Aero Mall** will be a world in itself with top retail outlets. A masterfully created commercial centre that will capture the hearts of visitors and will quickly become a 'happening' location. Conceived with astute planning and boasting of world class amenities, it will set higher standards that will captivate the visitors.




**Passport Studio by Gaur** - A special facility for the convenience of frequent travellers. These well designed Studio Apartments with the modern architecture will reflect our care. We will take the smallest details into consideration as far as our resident's comfort and convenience is concerned, to ensure that they will have a hassle free lifestyle.



We have also earmarked a project **Gaur Aero Heights** under the social housing scheme. Being firm believers in Prime Minister Shri Narendra Modi's vision of 'Housing for All', we have made it a personal mission to provide affordable housing to as many people as possible. These apartments would be one bedroom with all the modern amenities.





**GAUR**   
**AIROCITY**  
GHAZIABAD



SEAMLESS  
CONNECTIVITY  
TO DELHI

Metro Red line  
connects satellite town  
Ghaziabad to Delhi

Close to  
ISBT Bus  
terminal

Proximity to  
6 lane  
elevated road

Easy entry  
from GT Road

Smooth connectivity  
to NH-24, elevated road,  
Delhi-Meerut Expressway

Rajendra Nagar  
Metro station in  
close proximity



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## IMPORTANT DISTANCES (APPROX.)

- DELHI BORDER - 2.7 KM
- GT ROAD - 3 KM
- RAJ BAGH METRO STATION - 3 KM
- SAHIBABAD RAILWAY STATION - 5 KM
- MOHAN NAGAR - 5.5 KM
- NEW BUS STAND GHAZIABAD - 8 KM
- ANAND VIHAR ISBT - 10 KM





COMBINED  
LAYOUT PLAN  
(POCKET- 1,2,3)



POCKET 1



SHIKANDAR PUR ROAD

OPEN LAND

TO HINDON AIRPORT

EXISTING 34.00 MT. WIDE ROAD

TO WAZIRABAD ROAD

EXISTING 24.00 MT. WIDE ROAD

SCHOOL PLOT

POCKET 2



Disclaimer: UP Township Infrastructure Pvt. Ltd. : Sanction Layout Map of Master Plan at Pocket-1 (Proj. Gaur Aero Mall & Passport Studios, UPRERA Registration No. - UPRERAPRJ663149), Pocket-2 (Proj. Gaur Aero Heights, UPRERA Registration No. - UPRERAPRJ941355), & Pocket-3, LAND DEVELOPMENT & GRANTHAM YOJNA (AJANTAPURAM) Loni Road, District – Ghaziabad, U.P. Sanctioned by UP Awaz Vikas Parishad, Uttar Pradesh. Vide Letter No - 943/M.V.N., Dated - 27.04.2022.







Gaur Airocity Ghaziabad will boast a beautiful blend of state-of-the-art architecture and creativity with a focus on sustainability. It will provide a luxurious lifestyle to its residents and all the modern amenities to facilitate comfort and convenience.







Artistic impression

PRESENTING

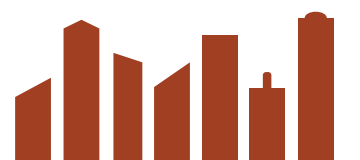


## RETAIL STAR OF THE REGION USHERING A NEW ERA OF PROGRESS

Strategically located at Gaur Airocity Ghaziabad, Gaur Aero Mall is in close proximity to Hindon Airport and is at a walking distance from the main gate of the terminal.

Spread over a huge area, it will have the premier brands of Fashion & Lifestyle, not to mention all the best names in

Restaurants and Fine Dining. An excursion to Gaur Aero Mall would be a fun filled activity for the entire family. A one stop destination for people to gleefully shop at the outlets of premium brands, enjoy the food court experience and try out different cuisines, revel in kids' fun activities, a movie date at the multiplex or simply engage in window shopping.







# The ultimate destination to make progress & prosper

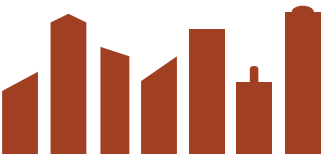
Gaur Aero Mall will become an indispensable part of the uber sophisticated lifestyle. The exquisite features will be loved by customers and visitors and will make it a thriving commercial centre.

## IMPRESSIVE ARCHITECTURE

Structured to withstand all types of weather conditions over years.

## APPEALING INTERIORS

Well designed spaces that will radiate positive vibes and contribute to commercial success.







Images for reference only.



#### AMPLE PARKING SPACE

A vital component in the success of any commercial space to take care of visitors' convenience.

#### 24 HOURS SECURITY

CCTV cameras and security personnel to ensure peace of mind for owners, staff and visitors alike.

#### PROVISION TO COMBINE OUTLETS

To offer more flexibility in terms of floor space and design as well as amenities.





AN EXCITING  
JOURNEY TO PROGRESS  
BEGINS WITH



Images for reference only.





GROUND  
FLOOR PLAN



FIRST  
FLOOR PLAN







Artistic impression

# SPECIFICATIONS

## FLOOR DESCRIPTIONS

TOTAL NO. OF SHOPS	474 (Approx.)
TOTAL NO. OF KIOSKS	101 (Approx.)
TOTAL NOS. OF FLOOR	One Basement Ground Floor First Floor Second Floor

## NO. OF SHOPS PER FLOOR

BASEMENT (L.G.F)	Anchor Retails Hyper Market, Total Hall = 04 (Approx.)
GROUND FLOOR	Total Shops - 360 (Approx.), Total No. of Kiosk - 73 (Approx.)
FIRST FLOOR	Multiplex +2 Banquets with Terrace +Restaurants (08 Nos.) Open Private Courts & Private Terraces, Total Shops – 114 (Approx.) Total No. of Kiosk - 28 (Approx.)

## VITAL PROJECT RELATED INFORMATION

AIR CONDITIONING	Centralised Chilled Water Air-Conditioning for shops, Retails Areas, Anchors etc
CEILING HEIGHT	4.6 m Clear Height under slab for Basement 1 (Parking) 5.75 m (18'-9") approx. Clear Height under slab for Ground Floor & 1st floor.

## COMMON LIFTS AND ESCALATORS

LIFTS	Total 6 Nos.
SPECIFICATION OF LIFTS	SS Finish for Inside and Outside (As per Manufacturer)

ESCALATORS	Total 8 Nos. of Escalators for Basement to Ground & Ground Floor to First Floor for Upward & Downward movement.
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## LOBBY AND COMMON AREAS

FLOORING	Stone flooring/ Tiles Flooring.
CEILING	Exposed RCC Roof with running Services Area.
WALLS & PAINTING	Dry wall Partitions with OBD up to beam bottom.
RAILING	M.S Railing in Internal Area & Glass Railing in External Area
ELECTRICITY	Common Area Electrical works with Corridor Lighting.
FIRE FIGHTING	As per Fire NOC.
STAIRCASE	Stone Flooring/ Tile Flooring.

## COMMON TOILETS

Male, Female and Specially-abled

FLOORING	Tiles Flooring.
PAINTING	OBD Paints
WALL CLADDING	Tiles Cladding on Dado up-to 8'-0" height.
WC	European WC Wall Mounted.
CP FITTING	Chrome Plated.

## SHOPS /FOOD OUTLETS

FLOORING	Finished Concrete flooring.
WALLS	75mm thick dry wall partition (No paints)
CEILING	R.C.C Roof (No Plaster)



DOORS	M.S Rolling Shutters fixed from inside of the shop front.
ELECTRICITY	Metered electricity dual meter with electric point cable till shop.
FIRE FIGHTING	As Per Fire NOC.

## BASEMENT AREA

FLOORING	Trimix Concrete Flooring
LIGHTING	Tube Light/Ceiling Mounted LED Light Fixture.
COMMON PARKING	As per sanction Drawing on paid basis
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	Pole Light

## ESS AND DG (MAX. CAPACITY)

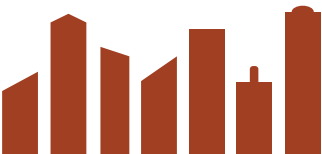
DG SET	Backup for common areas lighting and essential services. Backup also for individual customer on paid basis.
TRANSFORMER	As per Load Requirement.

## STP

CAPACITY (IN BASEMENT)	270 KLD - 01 No. (in Basement)
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## ELECTRICITY PANEL

IN BASEMENT	As per Design. (Area Approx. 130 Sqm).
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Artistic impression

PRESENTING

# PASSPORT

STUDIOS

BY GAURS

If you are someone who lives out of a suitcase, **Passport Studios by Gaur** will be the ideal residential destination for you. It will offer elegantly designed Studio Apartments (one room apartments) with a host of amenities. It will also bring all the other facilities of Gaur Airocity, Ghaziabad to the table and that makes it one of the most comfortable and conveniently located residential location in Ghaziabad.

**Passport Studios by Gaur** is an ultra-modern concept for an unmatched experience of contemporary living. Modishly built, it offers 1 Bedroom studio apartments of 41.81 sq.mt. (450 sqft.) super area. It is a pinnacle of engineering excellence and conceptualising brilliance making it every modern city dweller's dream.

**Passport Studios by Gaur** having all the advantages of its location is one of the most favourable destinations for home buyers and investment opportunities.

## TYPICAL UNIT PLAN



TOTAL SUPER AREA 41.81 SQ.MT. (450 SQFT.)	
CARPET AREA	25.51 sq.mt. (274.56 sqft.)
EXTERNAL WALL AREA	1.23 sq.mt. (13.23 sqft.)
BALCONY AREA	4.12 sq.mt. (44.33 sqft.)
TOTAL COVERED AREA	30.85 sq.mt. (332.11 sqft.)
AVG. CIRCULATION & SERVICE PER UNIT	10.95 sq.mt. (117.87 sqft.)
NET SUPER AREA	41.81 sq.mt. (450 sqft.)

\*Disclaimer: The furniture and accessories shown in the unit plan above are indicative and used for illustrative purposes only.







# SPECIFICATIONS

TOTAL NO. OF UNITS	270 Units (from 3rd to 12th floor)
TOTAL NOS. OF FLOOR	10 (3rd, 4th, 5th, 6th, 7th, 8th, 9th, 10th, 11th, 12th floor)

## NO. OF UNITS PER FLOOR

ALL FLOOR	27 Units each floor
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## VITAL PROJECT RELATED INFORMATION

AIR CONDITIONING	Only Provision of split AC in suites
FLOOR TO FLOOR HEIGHT	3000mm Approx. Floor to Floor (As per Sanction)

## LIFTS

LIFTS	Total 3 Nos. of Lifts shared by Banquet & Community Services + 1 Service Lift
SPECIFICATION OF LIFTS	SS Finish for Inside and Outside.

## LOBBY AND COMMON AREAS

FLOORING	Granite flooring/Vitrified Tiles 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.

FLOORING	Vitrified Tiles Flooring.
WALLS	100MM Block Work with Plastered Surface and OBD.
CEILING	Exposed RCC Ceiling.
DOOR AND WINDOWS	Internal - Marandi Wooden Frame with laminated flush doors. Outer - Aluminium Powder Coated/UPVC.
ELECTRICITY	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 or Equivalent.
FIRE FIGHTING	As per Fire NOC
TOILETS	Ceramic Tiles on Wall & Floors. CP Fittings/White Sanitaryware with wall mounted EWC.



## BASEMENT AREA

ROAD AND PARKING	Trimix Concrete Flooring.
LIGHTING	Tube Light/Ceiling Mounted LED Light Fixture.
COMMON PARKING	As per Drawing. shared with commercial.
RAMP	Trimix Concrete Flooring.
FIRE FIGHTING	As Per Fire NOC.

## LANDSCAPING

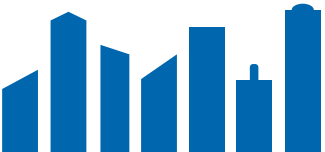
HARD LANDSCAPE	Tiles/Trimix Concrete/Pavers/Kerb Stone/Chequered Tiles.
SOFT LANDSCAPE	Natural Grass/Artificial Grass Pad/Shrubs/Plants/Trees.
LIGHTING	As per Design

## ESS AND DG (MAX. CAPACITY)

DG SET	Backup for common areas lighting and essential services. Backup also for individual customer on paid basis.
TRANSFORMER	As per Load Requirement

## STP

IN BASEMENT	As per Design
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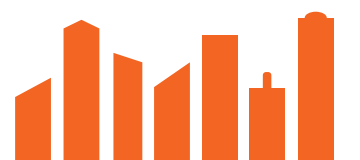
Artistic impression

PRESENTING



Gaur Aero Heights are modern-day affordable residential apartments under PMAY scheme that will cater to the bustling population of Ghaziabad and beyond. These one-bedroom residential units are a part of Gaur Airocity Ghaziabad and are studded with requisite amenities and features.

These 1-bedroom apartments are at a walking distance from the Hindon Airport Civil Terminal and in the midst of already populated region. The proximity to road, rail and metro connectivity; and other important elements like schools, hospitals etc will make Gaur Aero Heights a very comfortable living.





TYPICAL 1<sup>ST</sup>, 11<sup>ND</sup> & 111<sup>RD</sup>  
FLOOR PLAN

GREEN AREA SIDE

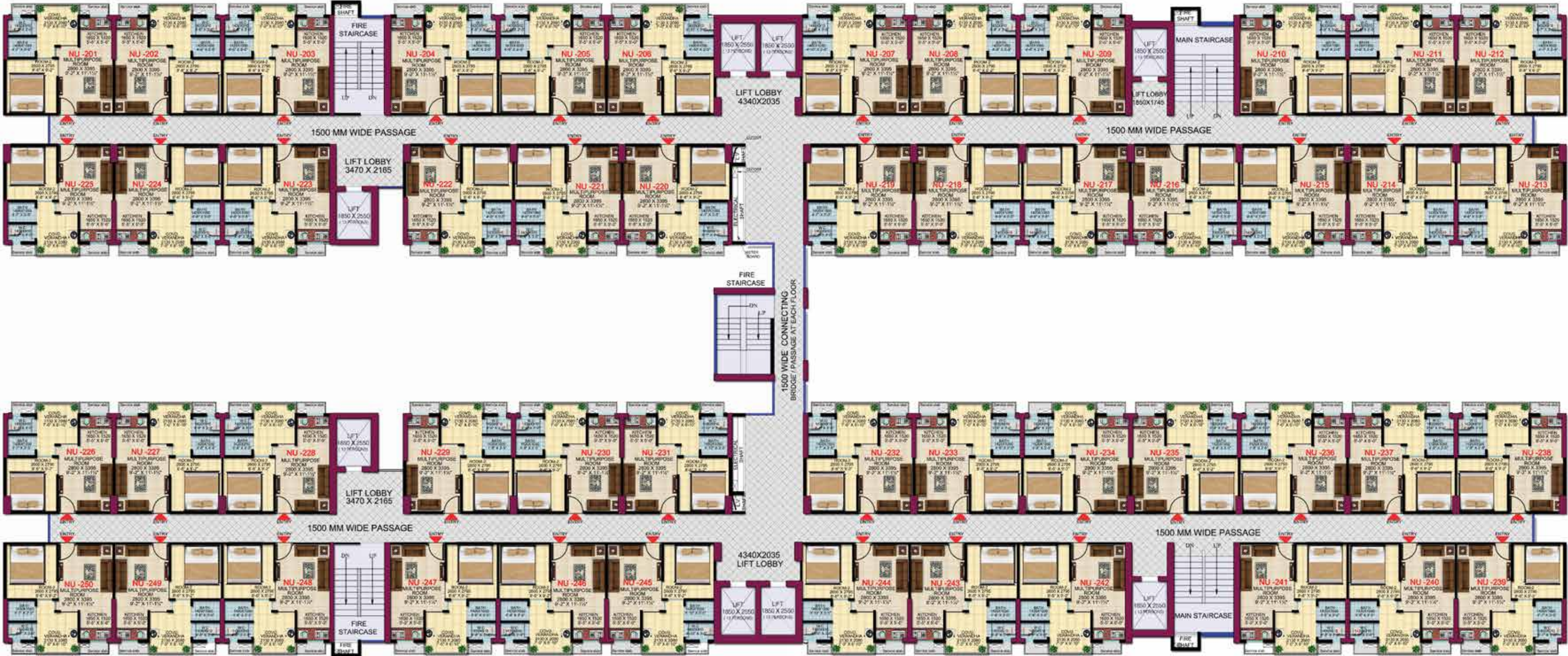


GREEN AREA SIDE

NURSERY/PRIMARY SCHOOL SIDE

24.00 MT. WIDE ROAD

NU- NORMAL UNIT  
(NU-101 TO NU-150)

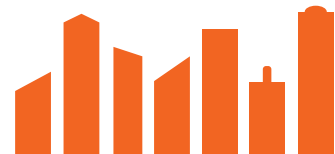




UNIT PLAN 1



UNIT PLAN 1	
CARPET AREA	26.85 sq.mt. (289.01 sqft.)
EXTERNAL WALL AREA	1.58 sq.mt. (17.00 sqft.)
BALCONY & SERVICE SLAB AREA	3.00 sq.mt. (32.92 sqft.)
COVERED AREA	28.84 sq.mt. (310.43 sqft.)
AVG. CIRCULATION AREA PER UNIT	14.04 sq.mt. (151.12 sqft.)
AVG. SERVICE AREA PER UNIT	3.12 sq.mt. (33.58 sqft.)
NET SUPER AREA	48.59 sq.mt. (523.02 sqft.)

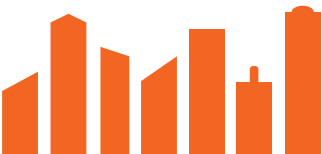




UNIT PLAN 2



UNIT PLAN 2	
CARPET AREA	26.85 sq.mt. (289.01 sqft.)
EXTERNAL WALL AREA	1.99 sq.mt. (21.42 sqft.)
BALCONY & SERVICE SLAB AREA	3.00 sq.mt. (32.92 sqft.)
COVERED AREA	28.84 sq.mt. (310.43 sqft.)
AVG. CIRCULATION AREA PER UNIT	14.04 sq.mt. (151.12 sqft.)
AVG. SERVICE AREA PER UNIT	3.12 sq.mt. (33.58 sqft.)
NET SUPER AREA	49.00 sq.mt. (527.43 sqft.)





# SPECIFICATIONS

CIVIL WORKS	
Superstructure	RCC in fill walls with required thickness using Aluminum shuttering.
Kitchen top	Baroda green stone slab Top
Floor/Wall/Tiles	300X300 MM floor tiles of approved make and wall tiles of 200 X 300 MM
Finishing	Outer finishing with 2 coat of apex weather coat with Birla Putty and internal with 2 coat colour wash distemper.
Door Shutter	30mm thick flush Door shutter ISI mark.
Window Shutter	UPVC two track sliding frames with 5.0 mm clear glass
Water Supply & Sanitary	15/20/25 mm Dia B-class CPVC PIPE with all required fittings ISI Mark. Orrisa pattern W.C.
Electrification	Copper concealed wiring with PVC conduit pipe in slab and roof.
Points	Light points, Fan points with regulator, 5amp plug points & 15 amp power plugs.



Images for reference only.

## SPECIFICATIONS

No. of Units	750* (603+147)
No. of floors	Bas.+ Stilt+ 15th floors

## NO. OF UNITS PER FLOOR

1st Floor	50 nos.
2nd Floor	50 nos.
3rd Floor	50 nos.
4th Floor	50 nos.
5th Floor	50 nos.
6th Floor	50 nos.
7th Floor	50 nos.
8th Floor	50 nos.
9th Floor	50 nos.
10th Floor	50 nos.
11th Floor	50 nos.
12th Floor	50 nos.
13th Floor	50 nos.
14th Floor	50 nos.
15th Floor	50 nos.

## VITAL PROJECT RELATED INFORMATION

Floor to floor height	2800 mm approx.
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## LIFTS AND ESCALATORS

Total numbers of lifts	8. (13 Passengers)
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## LOBBY AND COMMON AREAS

Flooring	Vitrified Tile Flooring
Ceiling	With finished/leveled with birla putty with 2 coat of colour wash distemper.
Painting	2 Coat of colour wash distemper.
Railing	M.S Railing as per design.
Walls	RCC shear wall as per design.
Electricity	As per the specification.
Fire Fighting	As Per Fire NOC

Staircase	Baroda green stone/ kota stone/ tiles
Lighting	Tube Light

## BASEMENT AREA

Driveway and parking	Trimix Concrete Flooring/Pavers
Lighting	Tube Light
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/Shrubs/ Plants/Trees.
Lighting	As Per Design

## ESS AND DG (MAX. CAPACITY)

DG SET	Backup for common areas lighting and essential services. Backup also for individual customer on paid basis.
Transformer	As Per Load requirement.

## STP

Capacity (in basement/LGF)	As Per Requirement
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## FLOORING & WALL TILES

Floor tiles	600 X 600 mm Floor tiles approved
Internal and outer wall finish	Internal with 2 coat colour wash Distemper and outer finishing with 2 coat of apex weather coat
Kitchen top	Cheena Pink Counter Top 2'0 Dado in 300x450mm Wall tiles



## OUTER DOORS & WINDOWS

Outer & Inner Door	As per Passport Studios
Windows	UPVC two track sliding frames with 5.0 mm clear glass.
Ventilator	UPVC single leaf.

## ELECTRICAL

Wiring	Copper concealed wiring with PVC conduit pipe in slab and roof.
Points	Light points, Fan points with regulator, 5 amp plug points & 15 amp power plugs.
Earthling	As per requirement of site.

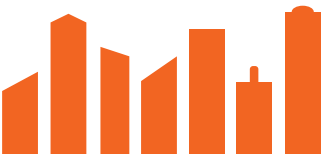
## WATER SUPPLY & SANITARY

PIPE	15/20/25 mm Dia B-class CPVC PIPE with all required fittings ISI Mark.
W.C.	EWC on 1st, 11nd, 11lrd Floor, Orrisa PAN size 580 MM ISI Mark on all above floors. 15 mm dia C.P. brass bib cock from 4th to 15th Floor

## TOILET

Tiles	Ceramic Tiles (300 X 300 mm) on floor of approved make. Ceramic Tiles (300 X 450mm) on wall upto 2100 mm in bath & 900 mm in WC of approved make.
White sanitary ware	EWC/Orrisa pan C.P Fittings Make ISI mark. 15/20/25 mm Dia B- class CPVC pipe with all required fittings ISI Mark.

\*Out of 750 units - 603 units will be allotted by UP Awas Vikas Parishad/UP Govt. Specifications of these 603 units will be as per Govt/UPAVP sanction map.





# A JOURNEY OF 30 YEARS AN ASTOUNDING PROGRESS



**REALTY+ CONCLAVE AND  
EXCELLENCE AWARDS - NORTH 2024**  
BEST SELLING  
PROJECT OF THE YEAR  
- GAUR NYC RESIDENCES

**REALTY+ CONCLAVE AND  
EXCELLENCE AWARDS - NORTH 2024**  
THEMED PROJECT  
OF THE YEAR  
- GAUR NYC RESIDENCES

**REALTY+ EXCELLENCE  
AWARDS NORTH 2023**  
ULTRA LUXURY LIFESTYLE  
PROJECT OF THE YEAR  
- THE ISLANDS BY GAURS

**REALTY+ EXCELLENCE  
AWARDS NORTH 2023**  
EXCELLENCE IN  
DELIVERY  
- GAUR WORLD SMARTSTREET

**REALTY+ EXCELLENCE  
AWARDS NORTH 2022**  
LUXURY PROJECT  
OF THE YEAR  
- THE ISLANDS BY GAURS

**MAPIC INDIA SHOPPING CENTER  
AWARDS 2022**  
BEST MALL FOR LEISURE AND  
ENTERTAINMENT - DELHI NCR  
- GAUR CITY MALL

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

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

**CNBC AWAAZ REAL ESTATE  
AWARDS 2018-19**  
BEST RESIDENTIAL PROJECT  
AFFORDABLE SEGMENT - NORTH ZONE  
- GAUR CITY-2

**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

30+ YEARS OF UNFALTERING COMMITMENT | 70+ SUCCESSFULLY DELIVERED PROJECTS | 45000+ POSSESSIONS GIVEN (2014-2023)  
75000+ DELIVERED UNITS | 100000+ HAPPY CUSTOMERS | 6500000+ SQUARE METER AREA DEVELOPED

# THE HALLMARKS TO OUR CREDIT



## ONGOING RERA REGISTERED PROJECTS

WEBSITE OF UP RERA: [WWW.UP-RERA.IN](http://WWW.UP-RERA.IN)

Gaur Mulberry Mansions, Gr. Noida (West)  
UPRERAPRJ7057, UPRERAPRJ4897  
7th Avenue, Phase-II, Gaur City,  
Gr. Noida (West) UPRERAPRJ6695  
14th Avenue Phase-II, Gaur City-2,  
Gr. Noida (West) UPRERAPRJ6742  
Gaur Runway Suites, Gaur Yamuna City,  
Yamuna Xway UPRERAPRJ351477

Gaur City Center Ph-II,  
Gr. Noida (West) UPRERAPRJ4780  
The Islands by Gaurs,  
Greater Noida UPRERAPRJ734569  
Gaur Aero Mall & Passport Studios by  
Gaurs, Ghaziabad UPRERAPRJ663149  
Gaur Aero Heights,  
Ghaziabad UPRERAPRJ941355

Trecento Residences - A by Gaurs,  
Greater Noida UPRERAPRJ283531  
Gaur NYC Residences, DMXP  
UPRERAPRJ188811/08/2024



## DELIVERED RESIDENTIAL PROJECTS

Gaur Residency, Ghaziabad  
Gaur Galaxy, Ghaziabad  
Gaur Heights, Ghaziabad  
Gaur Ganga, Ghaziabad  
Gaur Ganga 1, Ghaziabad  
Gaur Ganga 2, Ghaziabad  
Gaur Green City, Ghaziabad  
Gaur Green Avenue, Ghaziabad  
Gaur Green Vista, Ghaziabad  
Gaur Valerio, Ghaziabad  
Gaur Homes, Ghaziabad  
Gaur Homes Elegante, Ghaziabad  
Gaur Grandeur, Noida

Gaur Global Village, Ghaziabad  
Gaur Gracious, Moradabad  
Gaur Cascades, Ghaziabad  
Gaur Saundaryam, Gr. Noida (West)  
1st Avenue, Gaur City, Gr. Noida (West)  
4th Avenue, Gaur City, Gr. Noida (West)  
5th Avenue, Gaur City, Gr. Noida (West)  
6th Avenue, Gaur City, Gr. Noida (West)  
10th Avenue, Gaur City-2, Gr. Noida (West)  
11th Avenue, Gaur City-2, Gr. Noida (West)  
12th Avenue, Gaur City-2, Gr. Noida (West)  
16th Avenue, Gaur City-2, Gr. Noida (West)  
Gaur Sportswood, Sector-79, Noida

Gaur Atulyam, Gr. Noida  
14th Avenue, Ph-1, Gaur City-2, Gr. Noida (West)  
7th Avenue, Ph-1, Gaur City, Gr. Noida (West)  
2nd Parkview, Gaur Yamuna City, Yamuna Xway  
16th Parkview, Gaur Yamuna City, Yamuna Xway  
32nd Parkview, Gaur Yamuna City, Yamuna Xway  
Gaurs Platinum Towers, Sector-79, Noida  
KrishnVilas (3rd Parkview) GYC, Yamuna Xway  
Victorian Villas (6th Parkview), GYC, Yamuna Xway  
7th Parkview, Gaur Yamuna City, Yamuna Xway  
Gaur Lakeshore Villas (1st-A Parkview), GYC  
Gaur Waterfront Plots, (1st-B Parkview), GYC  
Gaurs Siddhartham, Siddharth Vihar, Ghaziabad



## DELIVERED COMMERCIAL PROJECTS

Gaur Plaza, Ghaziabad  
Gaur Residency-Gravity, Ghaziabad  
Gaur Galaxy-Gravity, Ghaziabad  
Gaur Square, Ghaziabad  
Gaur Green City-Gravity, Ghaziabad  
Gaur Homes-Gravity, Ghaziabad  
Gaur Heights-Gravity, Ghaziabad  
Gaur Ganga-Gravity, Ghaziabad  
Gaur Ganga-I-Gravity, Ghaziabad  
Gaur Ganga-II-Gravity, Ghaziabad

Gaur Green Vista-Gravity, Ghaziabad  
Gaur Gracious-Gravity, Moradabad  
Gaur Global Village-Gravity, Ghaziabad  
Gaur Grandeur-Gravity, Noida  
Gaur Valerio-Gravity, Ghaziabad  
Gaur Cascades-Hi-Street, Ghaziabad  
Gaur Biz Park, Ghaziabad  
Gaur Gravity, Ghaziabad  
Gaur City Plaza, Gaur City, Gr. Noida (West)  
Gaur City Galleria, Gaur City, Gr. Noida (West)

Gaur City Arcade, Gaur City, Gr. Noida (West)  
GYC Galleria, Gaur Yamuna City, Yamuna Xway  
Gaur Atulyam-Gravity, Gr. Noida  
Gaur Saundaryam High-Street, Gr. Noida (West)  
Gaurs Sportswood Arcade, Noida  
Gaur City Center Phase-I, Gr. Noida (West)  
14th Avenue High Street, Gr. Noida (West)  
Gaur World SmartStreet, Gr. Noida (West)  
Aerocity Yamuna, GYC, Yamuna Xway



## EDUCATION

**Gaurs International School**  
Gaur City-2, Gr. Noida (West)  
Junior Wing, Gaur City - 2, Gr. Noida (West)  
Gaur Yamuna City, Yamuna Expressway  
Gaurs Siddhartham, Siddharth Vihar, Ghaziabad



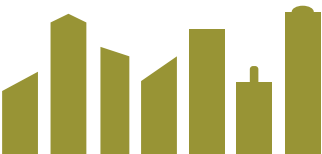
## RETAIL

Gaur City Mall, Gr. Noida (West)  
Gaur Central Mall, Ghaziabad



## HOTELS

The Gaurs Sarovar Premiere, Gaur City,  
Gr. Noida (West)  
Radisson, Gr. Noida West (Under Development)







GAUR AERO HEIGHTS  
RERA NO.: **UPRERAPRJ941355**  
<https://up-rera.in/projects>

GAUR AERO MALL &  
PASSPORT STUDIOS BY GAURS  
RERA NO.: **UPRERAPRJ663149**  
<https://up-rera.in/projects>



**SITE ADDRESS:** Gaur Airocity Ghaziabad,  
Plot No. 1-2-3, Ajantapuram, Loni Road, Next to  
Hindon Airport Civil Terminal, Ghaziabad - 201005

**CORPORATE OFFICE:** Gaur Biz Park,  
Plot No. 1, Abhay Khand II, Indirapuram,  
Ghaziabad (U.P.) 201014 India

THIS PROJECT IS FUNDED BY



### GAUR AERO MALL & PASSPORT STUDIOS BY GAURS

UP TOWNSHIP INFRASTRUCTURE PVT LTD COLLECTION ACCOUNT GAUR AERO MALL (POCKET 1)  
PROJECT COLLECTION ACCOUNT NO.: 777705110822 | ICICI BANK LTD | IFSC CODE: ICIC0000253  
SUPORTECH SHOPPRIX, C-134B, SEC-61, NOIDA, GB NAGAR, UP, INDIA | BRANCH MAIL ID: vivek.k4@icicibank.com

### GAUR AERO HEIGHTS

UP TOWNSHIP INFRASTRUCTURE PVT LTD COLLECTION ACCOUNT GAUR AERO HEIGHTS (POCKET 2)  
PROJECT COLLECTION ACCOUNT NO.: 777705140822 | ICICI BANK LTD | IFSC CODE: ICIC0000253  
SUPORTECH SHOPPRIX, C-134B, SEC-61, NOIDA, GB NAGAR, UP, INDIA | BRANCH MAIL ID: vivek.k4@icicibank.com



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



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