

Rera No.:

UPRERAPRJ574384

https://up-rera.in/projects



A TREAT FOR LUXURY SEEKERS







1st-A Parkvier

dictions

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For the actual project details, please refer to the specifications mentioned in the subsequent pages of this brochure.

IN THE CROWN OF GYC

Explore the grand world of 1st Parkview in the heart of Gaur Yamuna City.

The plotted development is poised to amaze its residents by enriching their lifestyle and transforming the landscape of GYC to the next-level. Enjoying township's most loved location, it is surrounded by a broad gamut of ultra-modern facilities. Relish the best of modern comforts while sitting in the lap of nature. Come and be a part of this privileged community where life will be a celebration.



LAKE-SIDE LUXURY,

STRETCHED GREENS, UNBOUND NATURE

When you look around your dream oasis, you will be mesmerized by the enchanting Yamuna Lake, acres of lush greenery and an abundance of privileges. Beautiful lawns entice you to take a walk around where you feel a sense of peace, pride, privacy and pampering - where you see your loved ones living in luxury surrounded by a bountiful world.

- 1 Lake park with boating facility
- fact Landscapes & water-bodies
- Blessed with India's tallest statue of Lord Shri Krishna standing majestically at 108 feet height atop a grand Temple (under construction)

PAMPER YOUR MIND, BODY AND SOUL with the most modern fitness, recreational and

fun facilities.

The most modern Club House would be the perfect place to unwind for you and your family. The soothing ambiance will give you the perfect rejuvenation warped in luxury. The multi-purpose gym would be a great option to achieve a fit body. It will be an absolute haven for the health and fitness enthusiasts with all the latest training equipment.



Swimming Pool



Gymnasium



Multipurpose Hall



Open Party Area



Indoor Play Area: Table Tennis, Pool, Chess / Carrom, Foosball.

CLUB BUILDING ELEVATION

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SITE PLAN

LEGEND				
PLOT SIZES				
15000	94.50 SQ. MTR.(113 SQ. YD.)			
14000	88.20 SQ. MTR.(105 SQ. YD.)			
16500 00 9	103.95 SQ. MTR.(124 SQ. YD.)			
16500	104.03 SQ. MTR.(124 SQ. YD.)			
22500	153.07 SQ. MTR.(183 SQ. YD.)			
22500	182.81 SQ. MTR.(219 SQ. YD.)			
L-1	OTHER PLOT AREA			
16500	105.23 SQ. MTR.(126 SQ. YD.)			
14000	102.20 SQ. MTR.(122 SQ. YD.)			
14000	91.80 SQ. MTR.(110 SQ. YD.)			

NOTE:- ALL DIMENSIONS ARE IN MM.

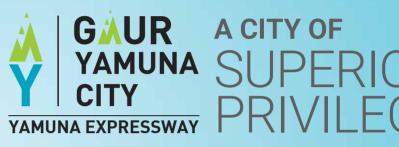
Gaurs Realtech Pvt. Ltd. Sub Lease Deed of: Part 1 Vide Book No-1, Voll No-13251, Page No-299 to 450, Registration / Document No-11798, Sub Registrar Sadar, Gautambudh Nagar, (U.P.) on 22-05-2013. Part 2 Vide Book No-1, Voll No-14222, Page No-85 to 134, Registration / Document No-24479, Sub Registrar 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-16236, 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 162, Registration / Document No-25183, Sub Registrar Sadar, Gautambudh Nagar, (U.P.) on 31-07-2014. Project Approval No. 6th Parkview: PLG/(BP)-29/40072/2017/27 Dated 15-11-2017, 2nd & 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-YEA/PLG/BP-62/901/2020 Dated: 14/10/2020. by Yamuna Expressway Industrial Development Authority. 1st A Parkview, a part of revised layout plan of Gaur Yamuna City sanctioned vide YEIDA Letter no YEA/PLG/BP-62/901/2020 Dated: 14/10/2020. Map sanctioned of Gaur 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. 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.)



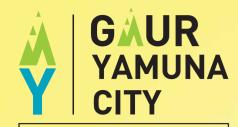
A SELF-SUSTAINED, ECO-RICH WORLD

Gaur Yamuna City is an integrated township, spread over a massive 101 hectares (250 acres) of land. Thoughtfully planned as one-of-the-biggest amalgamations of residential, commercial, retail, recreation and fun, it is meticulously planned to offer you a lifestyle that you had been waiting for so many years.





- 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).



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

MASTER PLAN

LEGEND

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

A. MASTER PLAN COMMERCIAL

- GAURS RUNWAY SUITES
- THE HUB
- PETROL PUMP
- MULTI LEVEL CAR PARKING
- COMMERCIAL FOOT PRINT

B. SCHOOL / INSTITUTIONAL

- EDUCATIONAL PLOTS

C. CONVENIENT / SECTOR SHOPPING

D. DISPENSARY

- NURSING HOME (NH)

E. GYC GALLERIA

GR-01. ECO PARK

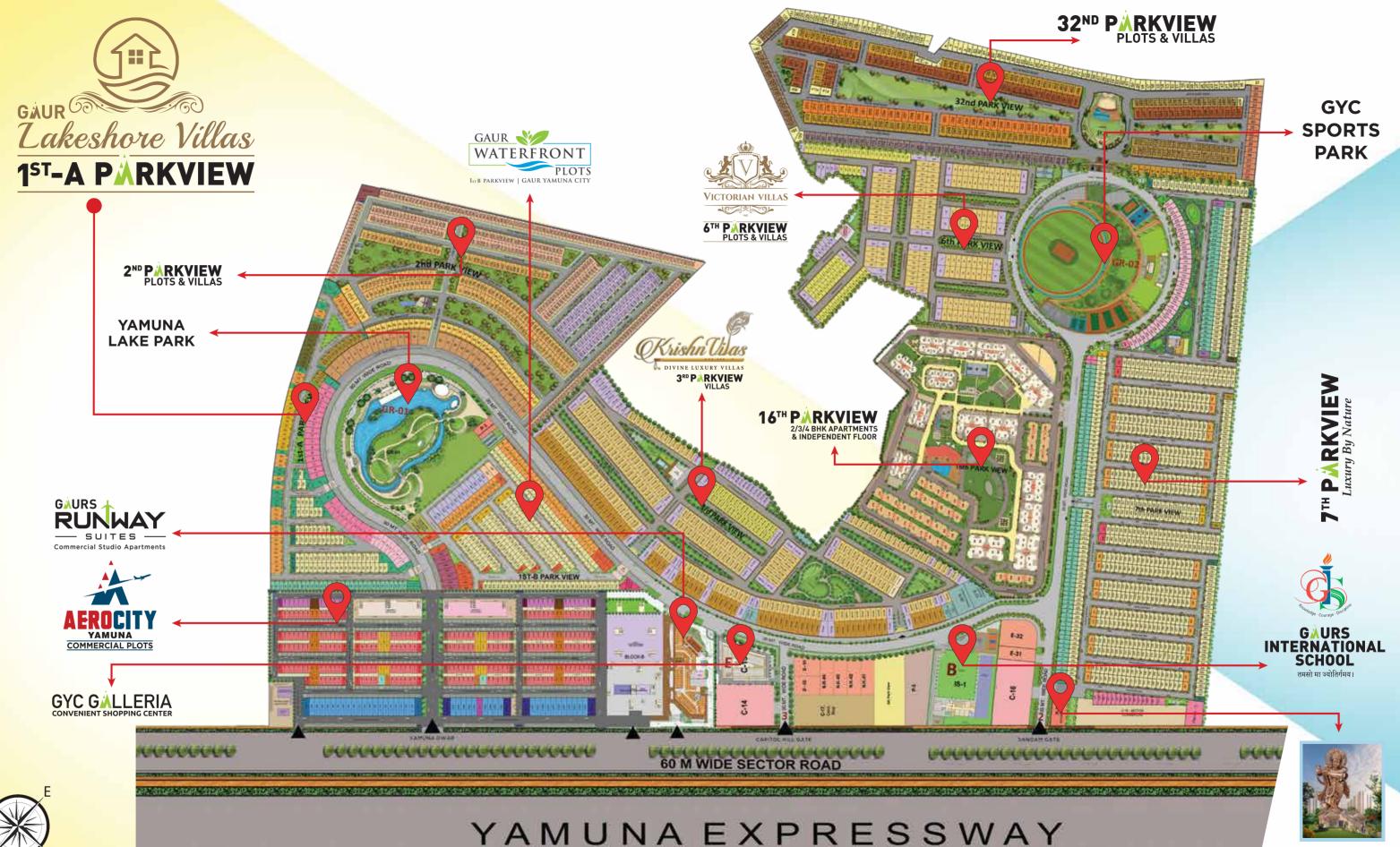
- LAKE YAMUNA
- CHILDREN PARK
 PICNIC SPOT
- BOATING FACILITIES
- FOOD COURT
- LAKE PROMENADE & BIRD WATCHING

GR-02. RECREATIONAL GREEN AREA (SPORTS PARK)

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

FACILITIES

- RELIGIOUS PLOT
- MILK BOOTH
- CLUB FACILITIES



TO NOIDA

TO AGRA -

BHAGWAN SHRI KRISHNA MURTI & SHRI RADHA KRISHNA MANDIR

YAMUNA EXPRESSWAY WHERE THE FUTURE BELONGS

Welcome to NCR's one of the most flourishing real estate destinations. With a number of ongoing world-class developments and meticulous expansion, it is rapidly changing the face of entire Delhi-NCR.

- World-class 165 km Yamuna Expressway
- India's longest 6-lane controlled-access expressway
- Robust Infrastructure
- Superfast Connectivity
- Close to Noida International Airport
- Upcoming 1000-acre Film City
- Proposed Metro Connectivity
- Intersects with Eastern Peripheral Expressway
- Next to Delhi Mumbai Industrial Coridor (DMIC)

- Buddh International F1 Circuit
- A large number of IT & ITES companies
- Wider roads with huge scope for expansion
- Massive Industrial Projects planned by Government - Textile City, Electronic Manufacturing Zone, Toy City, Heritage Corridor, Logistics Hub, Metro Coach Manufacturing, Aviation & Transport Hub & more.
- Major Industrial Investment in the region from - Patanjali, Adani, Vivo, Microsoft, Infosys & many other.



INDIA'S BIGGEST (UPCOMING) 1000 ACRES FILM CITY

Dedicated Infotainment
Zone with all world-class
civil, public & technological
facilities.

Industrial area (studios, sets) will spread over 780 acres

The remaining 220 acres for commercial purposes

Proposed as meticulous development of 5 zones

UPCOMING NOIDA INTERNATIONAL AIRPORT AT JEWAR

- Proposed as a 5-runway airport.
- · Proposed to handle 5 million passengers per annum (MPA) initially.
- Asia's Largest & World's 4th Largest Airport.
- Upto 60 MPA after its expansion over a period of 30 year

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All information above is in reference from newspapers and news portals.

PROJECT SPECIFICATIONS

Total Site Area	:	42302.00 Sqm.	(10.45 Acre
Plotted Area	:	27871.45 Sqm.	[65.89%]
Green Area	:	3142.11 Sqm.	[7.43 %]
Road Area	:	11283.85 Sqm.	[26.67%]
ESS/CSS	:	4.59 Sqm.	[0.01%]

Total No. of Plots : 248

Plot Size, Entry and location - As per GYC-1st-A PARK VIEW site plan sanctioned with plot dimension, Plot Entry marked and plot area detail. Plot set back as per YEIDA Authority norms.

ENTRANCE GATEWAY FOR 1st A PARK VIEW

GATE - 1

- 6.5m wide opening with M.S gate as detail and design.
- ☐ Guard room + Toilet's for guard on ENTRY GATE-1, as per detail.
 - Flooring Granite stone/ Tile
 - Internal walls Beige tiles till 2.4m from FFL
 - External walls Paint over plaster
 - Doors & windows UPVC / Aluminium frame with glass
- Guard room top structure elements as detail and design.
- Entrance Gate [Entry part] Flooring Pattern in granite stone / sandstone / paver block as detail.

GATE - 2

- € 6.5m wide opening with M.S gate as detail and design.
- Guard room on ENTRY GATE 2, as per detail.
 - Flooring Granite stone/Tile
 - Internal walls Beige tiles till 2.4m from FFL
 - External walls Paint over plaster
 - Doors & windows UPVC / Aluminium frame with glass
- Guard room top structure elements as detail and design.
- Entrance Gate (Entry Part) Flooring Pattern in granite stone / sandstone/paver as detail.

Internal Roads (9m wide right of way &12m wide right of way): Interlocking tile / concrete finished road with walking path & street light as per architecture layout.

GREEN AREAS

- 1 YOGA AREA Exclusive Yoga Park with a hard paved footpath
- COMMUNITY AREA- Soft & Hard paved as per detail & design.
 - · Kids' Play Area.
 - Open Gym Equipment- 4 nos.
 - · Seesaw-2 Nos., Merry Go Round 1 Nos., Parallel Bars - 1 nos.

- Seating 4 no. bench
- Landscape features

Under Ground Water Tank & Pump Room for 1st A Park View

As per services drawing.

ESS/CSS & Meter Room

- Meter room for 1st A PARK VIEW
- ESS/CSS as marked in drawing / capacity as per detail
- Feeder Pillars Provided In Green strips enclosed by green strip
- DG sets only for common area street lights & external common services.

CLUB SPECIFICATIONS FOR 1st-A & 1st-B

CLUB LAND AREA: 800 SO.MTR.

- i. Multipurpose Hall (Ground floor)
 - a) Covered Area 139 sq. mtr. / 1500 Sq. ft. (approx.)
 - b) Flooring Vitrified Tiles
 - c) Ceiling POP finished with paint
 - d) Walls Paint over Plaster
 - e) Male & female toilet.
- ii. Indoor Play Area + Gym (on First Floor)
 - a) Area 139 sq. mtr. / 1500 Sq. ft. (approx.)
 - b) Flooring Vitrified Tiles
 - c) Ceiling POP finished with paint
 - d) Walls Paint over Plaster
 - e) Table tennis Table 1 No.

 - f) Pool Table 1 No.
 - g) Chess Carrom Board 1 No.
 - h) Foosball table 1 No
 - i) Equipments: Treadmill 1 No., Bikes 1 Nos., Benches 1 No., Dumbbells with Rack - 2 Set.

館 iii. Swimming Pool (Main)

- a) Pool Area of 800 sq. ft. (approx) (with independent standalone filter system)
- b) Pool Depth 1.1m (max.)
- c) Finishes Tiles
- d) Pool Deck Area-finished with tile flooring
- e) Changing Room Male & Female with shower & w.c.

iv. Club Green

- a) Open Party area outside Hall Natural Grass/Shrubs/Plants
- b) Lighting Street Light poles

Parking - Paved (As sanction drawing.)

v. Staircase

Stone flooring as selection & railing as design.



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GAUR YAMUNA CITY, YAMUNA EXPRESSWAY

AFTER THE SUCCESS OF TWO BRANCHES OF GAURS INTERNATIONAL SCHOOL AT GAUR CITY WITH 3500+ STUDENTS, WE BRING THE PREMIER EDUCATIONAL INSTITUTE TO GAUR YAMUNA CITY. EQUIPPED WITH WORLD-CLASS FACILITIES AMIDST TOP NOTCH INFRASTRUCTURE AND AN INTERNATIONAL CURRICULUM, GAURS INTERNATIONAL SCHOOL BELIEVES IN NURTURING YOUR CHILD IN EVERY ASPECT.

HIGHLIGHTS

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

ADMISSIONS NOW OPEN FOR SESSION 2022-2023

NURSERY TO 8TH STANDARD

www.gaursinternationalschool.com

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.



REALTY+ CONCLAVE AND EXCELLENCE AWARDS - NORTH 2024

BEST SELLING PROJECT OF THE YEAR - GAUR NYC RESIDENCES



THEMED PROJECT OF THE YEAR - GAUR NYC RESIDENCES



REALTY+ EXCELLENCE **AWARDS NORTH 2023**

ULTRA LUXURY LIFESTYLE 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



REALTY+ EXCELLENCE AWARDS NORTH 2023

EXCELLENCE IN **DELIVERY**





SMART CITY EMPOWERING INDIA AWARDS 2020

BEST SMART CITY DEVELOPER OF THE YEAR -GAURSONS INDIA



REALTY+ EXCELLENCE

AWARDS NORTH 2022

LUXURY PROJECT

OF THE YEAR

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

THE HALLMARKS TO OUR CREDIT



ONGOING RERA REGISTERED PROJECTS

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

KrishnVilas (3rd Parkview) Gaur Yamuna City UPRERAPRJ16103

Gaurs Siddhartham, Siddharth Vihar Ghaziabad 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 Ph-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

Aerocity Yamuna, Gaur Yamuna City UPRERAPRJ342117

Gaur World SmartStreet, (Formerly known as Gaur World Street) Gr. Noida (W) UPRERAPRJ674297

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 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



DELIVERED COMMERCIAL PROJECTS

Gaur Plaza, Shalimar Garden, Ghaziabad Gaur Residency-Gravity, Chander Nagar, Ghaziabad Gaur Biz Park, Indirapuram, 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 Gravity, Indirapuram, 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 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)

Gaur Cascades-Hi-Street, NH-58, Raj Nagar Extn.



EDUCATION

Gaurs International School

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



RETAIL

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



HOTELS

The Gaurs Sarovar Portico, Gaur City, Gr. Noida West

30+

YEARS OF UNFALTERING COMMITMENT

Gaur Valerio-Gravity, Indirapuram, Ghaziabad

70+ SUCCESSFULLY

POSSESSIONS DELIVERED PROJECTS GIVEN (2014-2023)

75000+

DELIVERED UNITS

100000+

HAPPY CUSTOMERS 6500000+ SQUARE METER

AREA DEVELOPED



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













