



GIVE YOUR **BUSINESS**
THE **NEW WINGS**
TO **FLY**.



G A U R S
RUNWAY
— SUITES —
Commercial Studio Apartments



G A U R
YAMUNA
CITY

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

THE THRUST BEHIND NOIDA'S BOOST.

YEIDA stands for Yamuna Expressway Industrial Development Authority and today has the largest industrial landbank in the country which would see rapid development. The initial budget set for YEIDA was Rs. 12,500 crore approximately.

With an area of 2,689 sq km under its belt, it is the biggest industrial township project that covers connectivity, industrial development, and infrastructure development.

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

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

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

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

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

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

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.

THE WORLD HAS CHECKED-IN AT NOIDA.

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

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

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

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

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

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

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

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

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

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



NOIDA IS CRUISING WITH EASE & ACCESIBILITY.

AIRPORT'S EFFECT ON THE REGION. (1)

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

EASTERN PERIPHERAL EXPRESSWAY: (2)

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

THE METRO LINK: (3)

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

THE RAPID RAIL LINK: (4)

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

- 1) <https://www.hindustantimes.com/noida/noida-builders-entrepreneurs-upbeat-about-jewar-airport-nod/story-CDhKCx54fOYN50Y2euqmTN.html> - Hindustan Times - 23 Apr 2018
- 2) EPE Inauguration News: <https://www.indiatoday.in/education-today/gk-current-affairs/story/eastern-peripheral-expressway-inaugurated-by-pm-modi-is-likely-to-decrease-delhi-pollution-by-27-per-cent-1243728> India Today - 28.05.2018
- 3) Metro connectivity between IGI and Jewar- <https://indianexpress.com/article/cities/delhi/yamuna-authority-plan-elevated-road-rapid-rail-options-to-link-new-jewar-airport-5230849/> Indian Express 19.03.2019
- 4) <https://timesofindia.indiatimes.com/city/delhi/jewar-airport-to-have-2-train-links-with-delhi/articleshow/63888923.cms> Times of India 24.04.2018

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WHY YAMUNA EXPRESSWAY

The Yamuna Expressway is a dream location for potential home buyers. 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. 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.



WHY AN AIRPORT IN JEWAR?

- The whole northern belt was dependent on IGI for flights. This will reduce travel time massively.
- Not only will IGI get some relaxation but also the people in neighbouring cities will have a new airport.



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

DESTINATION NEXT

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

Gaur Yamuna City offers Plots, Apartments, Retail Shops, Studio Apartments, Themed Villas, Sports and a lot more.

16TH PARKVIEW



ARTIST'S IMPRESSION



GYC GALLERIA (SHOPPING COMPLEX)

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



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.
- ✦ THOUSANDS OF FAMILIES HAVE TAKEN POSSESSION AND RESIDING WITHIN THE TOWNSHIP.
- ✦ 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.

EARMARKED FACILITY PLOTS

(AS PER MASTER PLAN)

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

YAMUNA LAKE PARK



ROAD INFRASTRUCTURE



GAURS INTERNATIONAL SCHOOL



— P R E S E N T I N G —



@

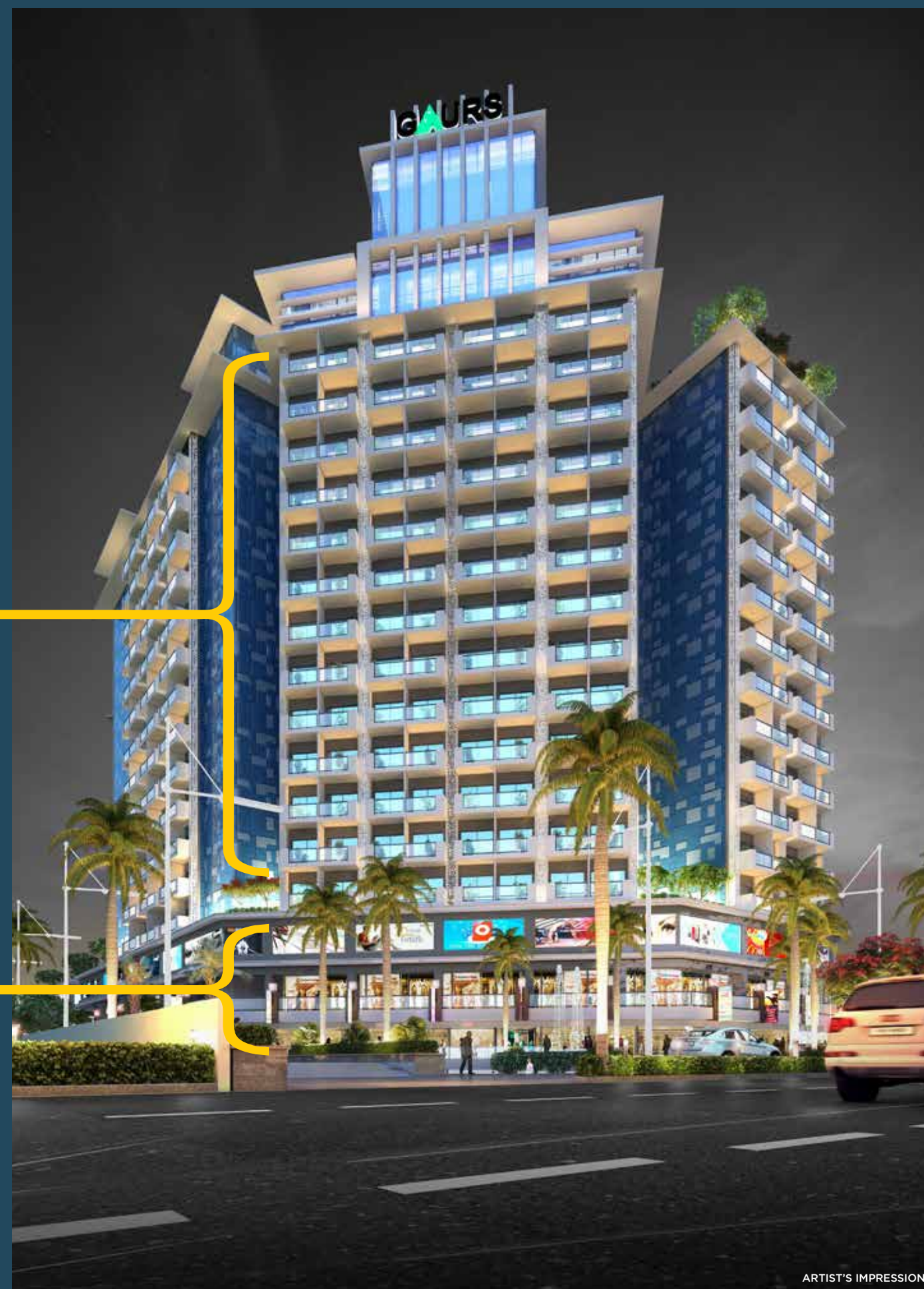
**GAURS
RUNWAY**
— SUITES —
Commercial Studio Apartments

ULTIMATE SHOPPING FOR LEISURE.

The Hub at Gaur Runway Suites will offer a plethora of shopping, entertainment and luxury activities. Part of a 10.11 hectares (25 acres) commercial hub and spread across a considerable 1.09 hectares (2.71 acres), it has dedicated zones for retail, entertainment and recreation. With exquisite architecture and remarkable location, The Hub will offer best in class retail and shopping experience, thoughtful amenities and services. The Hub will provide a shopping experience like never before.

Situated at Gaur Yamuna City, which will be home to thousands of families on completion and will offer luxury villas , apartments, shopping complexes, lake with boating facilities, schools, play grounds, landscaped areas, petrol pumps, multi level car parking and health facilities; it is one of the most sought after investment destinations of Yamuna Expressway.

COMMERCIAL
RUNWAY
SUITES



ARTIST'S IMPRESSION

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THE GATEWAY
TO A GREAT
SHOPPING EXPERIENCE



ARTIST'S IMPRESSION



ARTIST'S IMPRESSION



IMAGE FOR PRESENTATION PURPOSE ONLY



ARTIST'S IMPRESSION

Sprawling over a wide expanse, The Hub will be a host to a plethora of necessary and luxury brand shops. Embellished with meticulous designs and state of the art infrastructure, it is the absolute embodiment of exorbitance. Embark into this world of happiness, the ultimate destination of a great shopping experience.

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at
GAURS RUNWAY
 SUITES
 Commercial Studio Apartments

IDEAL FOR

- Retail Store
- Grocery Store
- Convenience Store
- Super Markets
- Fashion Store
- Garment Store
- Interiors Store
- Gift Store
- Boutiques
- Restaurants and Cafe
- Food Courts
- Salon and Spa
- Fun Zones
- Gaming Arcade
- Kids Play Area
- Electronic Store
- Mobile Store
- and many more.



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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 PRINTS / AEROCITY

B. SCHOOL / INSTITUTIONAL

- EDUCATIONAL PLOTS

C. CONVENIENT / SECTOR SHOPPING

- SHOPPING

D. DISPENSARY

- NURSING HOME (NH)

E. GYC GALLERIA

GR-01. ECO PARK

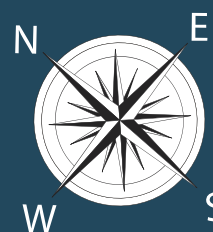
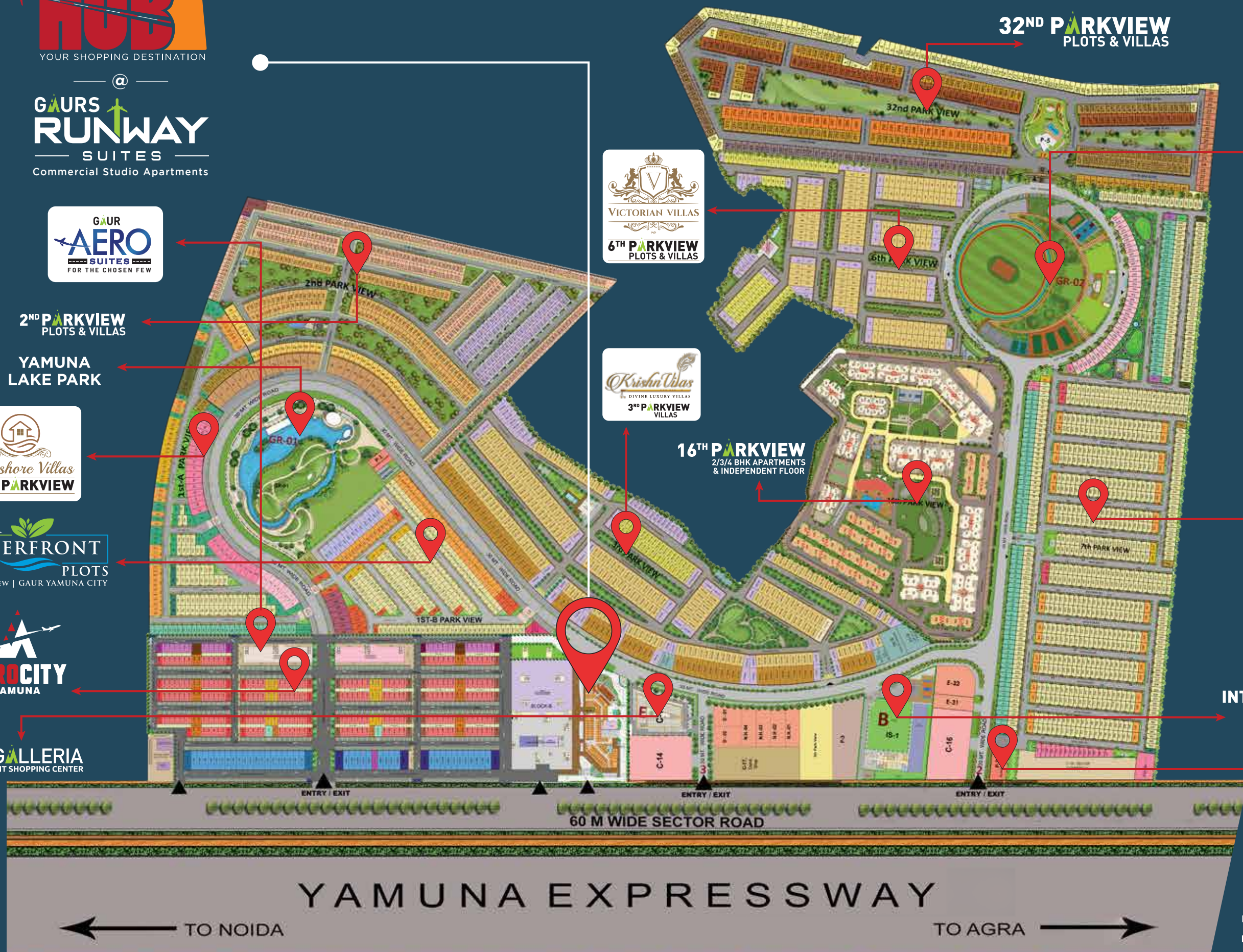
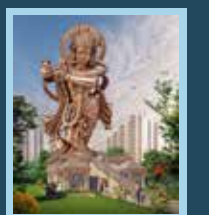
- LAKE YAMUNA
- CHILDREN PARK
- PICNIC SPOT
- BOATING FACILITIES
- FOOD COURT
- LAKE PROMENADE & BIRD WATCHING

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



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-16th Parkview: PLG/(BP)-29/40072/2017/27 Dated 15-11-2017, 2nd & 32nd Parkview: YEA/PLG/(BP)-62/19003/2016 Dated 31-03-2017, 3rd & 6th Parkview: YEA/PLG/(BP)-62/54470 Dated 10-04-2018, Gaurs Runway Suites: YEA/PLG/(BP)-96/79424 Dated 07-02-2019
Map Sanctioned of Gaur Yamuna City Township Project, vide letter Ref. No. YEA/PLANNING/BO-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.)

BASEMENT FLOOR PLAN*



YAMUNA EXPRESSWAY

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GROUND FLOOR / 1ST PODIUM FLOOR PLAN



EXISTING COMMERCIAL BUILDING



FUTURE COMMERCIAL DEVELOPMENT

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1ST FLOOR / 2ND PODIUM FLOOR PLAN



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2ND FLOOR / 3RD PODIUM FLOOR PLAN



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THE GATEWAY
TO A GREAT
SHOPPING EXPERIENCE



ALL ACTUAL
IMAGES

SPECIFICATIONS



DETAILS OF THE HUB

TOTAL NO. OF SHOPS	608 SHOPS & 15 KIOSK
NO. OF FLOORS	Basement Lvl. (Shopping Floor & Services). Ground floor (Shopping Floor, Restaurant, Suite Reception, Lobby Area). First floor (Shopping Floor). Second floor (Shopping Floor).



NO. OF SHOPS PER FLOOR

BASEMENT	83 Shops
GROUND FLOOR	161 Shops & 3 KIOSK
FIRST FLOOR	152 Shops & 10 KIOSK
SECOND FLOOR	212 Shops & 2 KIOSK
	Total No. of Shops - 608 Units. Total No. of Kiosk - 15 Units.



VITAL PROJECT RELATED INFORMATION

AIR CONDITIONING	DX System of Air Conditioning for Shops, No Split AC/Window AC will allowed in Retail Area.
FLOOR HEIGHT	4100 mm Height (Floor to Floor) for Shops (Basement). 4000 mm Height (Floor to Floor) for Shops (GD.FL. & 1 ST Floor). 3800 mm Height (Floor to Floor) for (2 ND Floor) Shops.



LIFTS AND ESCALATORS

SEPARATE LIFTS	2 No. Lifts + [2 Escalator Ground floor to Basement Floor] + [2 Escalator Ground floor to First floor] + [2 Escalator First Floor to Second floor] for shopping Area.
SPECIFICATION OF LIFTS	SS Finish from Inside & Outside.



LOBBY AND COMMON AREAS

FLOORING	Granite Flooring / Vitrified Tile Flooring
CEILING	Exposed RCC with running Services
PAINTING	OBD Paints and Exposed Services.
RAILING	M.S Railing with S.S Hand Rails.
ESCALATORS	Total 1 Nos. Escalators for Upward Movement
WALLS	Plastered Walls with Vitrified 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



COMMON TOILETS - Male, Female Toilets on Basement Lvl., GR.FL., 1ST FLOOR, 2ND FLOOR)



FLOORING	Antiskid Tile Flooring
PAINTING	OBD Paints and Exposed Services.
WALL CLADDING	Tile Dado Upto 2400 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	75 mm thick Dry Wall Partition
CEILING	Exposed RCC Ceiling (No Finishing)
DOORS	M.S Rolling Shutters on opening fixed inside of the shop front.
ELECTRICITY	One DB as per required Load will be Provided Separate Meter for Power Backup Main Electrical connections from NPCL Directly by Buyer.
FIRE FIGHTING	As Per Fire NOC



BASEMENT AREA



ROAD AND SERVICES	VDF Trimix Concrete Flooring
LIGHTING	Tube Light / Ceiling Mounted LED Light Fixture
COMMON PARKING	As Per Drawings
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



DG SET	As per Load Requirement (For Essential Services)
TRANSFORMER	Dual meter with Electric Point Cable in each unit.



STP



CAPACITY (IN BASEMENT)	As Per Requirement
------------------------	--------------------

SUCCESS FOUNDED ON TRUST

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

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

AWARDS & ACCOLADES

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

DELIVERED COMMERCIAL PROJECTS

Gaur Central Mall, RDC, Rajnagar, Ghaziabad
Gaur High Street (Rajnagar Extn.), Ghaziabad
Gaur Gravity, Ghaziabad
Gaur Square, Govindpuram, Ghaziabad
Gaur City Plaza-Gaur City, Gr. Noida (West)
Gaur Biz Park, Indirapuram
Gaur City Galleria, Gr. Noida (West)
Gaur City Arcade, Gr. Noida (West)
Gaur City Mall, Office Spaces, Gr. Noida (West)
GYC Galleria, Gaur Yamuna City

ONGOING RERA REGISTERED COMMERCIAL PROJECTS

Gaur City Center, Ph-II, Gr. Noida (West)
UPRERAPRJ4780
Aerocity Yamuna, Gaur Yamuna City
UPRERAPRJ342117
Gaur World SmartStreet,
(Formerly known as Gaur World Street)
Gr. Noida (West)
UPRERAPRJ674297
Gaur Runway Suites, Gaur Yamuna City
UPRERAPRJ35147
Gaur Aero Mall, Ghaziabad
UPRERAPRJ663149
Gaur Aero Suites, Gaur Yamuna City
UPRERAPRJ342117

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

THE GAURS SAROVAR PREMIERE

Gaur City, Gr. Noida West

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

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

Rera No.:
UPRERAPRJ351477
<https://up-rera.in/projects>



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DIST. GAUTAM BUDDH NAGAR (U.P.)**

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INDIRAPURAM GHAZIABAD - 201014**

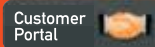
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PROJECT COLLECTION ACCOUNT NO.: 001472500000042 | YES BANK LTD | IFSC CODE: YESB00000014
Plot No. 38, Block H 1 A, Sector 6, 3, Noida, UTTAR PRADESH | BRANCH MAIL ID: vaibhav.agarwal@yesbank.in

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