



A WORLD OF SHOPPING, RETAIL & BUSINESS

GAUR
City Center
GAUR CHOWK, GR. NOIDA (W)

ARTIST'S IMPRESSION





ACTUAL IMAGE

BIGGEST COMMERCIAL DESTINATION IN THE LARGEST INTEGRATED TOWNSHIP



Estimated residents
1.5 Lakhs +



Home to
29000 + Families



Excellent Connectivity:

- Approx 4 Kms from NH-24
- Approx 7 Kms from Sec-71, Noida
- Approx 9.5 Kms from Delhi Border
- Is at a walking distance from approved Metro Station at Gaur Chowk.



ALL ACTUAL IMAGES



GAUR CITY CENTER - A PART OF NCR'S LARGEST COMMERCIAL HUB

Make the right connection and grow your business with your own office spaces conveniently located at Gaur City Center. Gaur City Center is coming up right at Gaur Chowk, Greater Noida (West) with total floor area of 93294.4 sq. mtr. (1004220.9 sq. ft.) to fulfill your basic needs conveniently. The place will be exquisite in terms of design and architectural innovations and will cater about 5 lakh residents in the catchment area. Gaur City Center is Pre-certified IGBC Green Building project and a part of 101171.0 sq. mtr. (25 acre) commercial hub that includes Gaur City Mall, Multi-level parking for around 5600 cars, an upcoming hospital and already operational petrol pump.



ALL ACTUAL IMAGES



LGF

LOWER GROUND
FLOOR PLAN







1

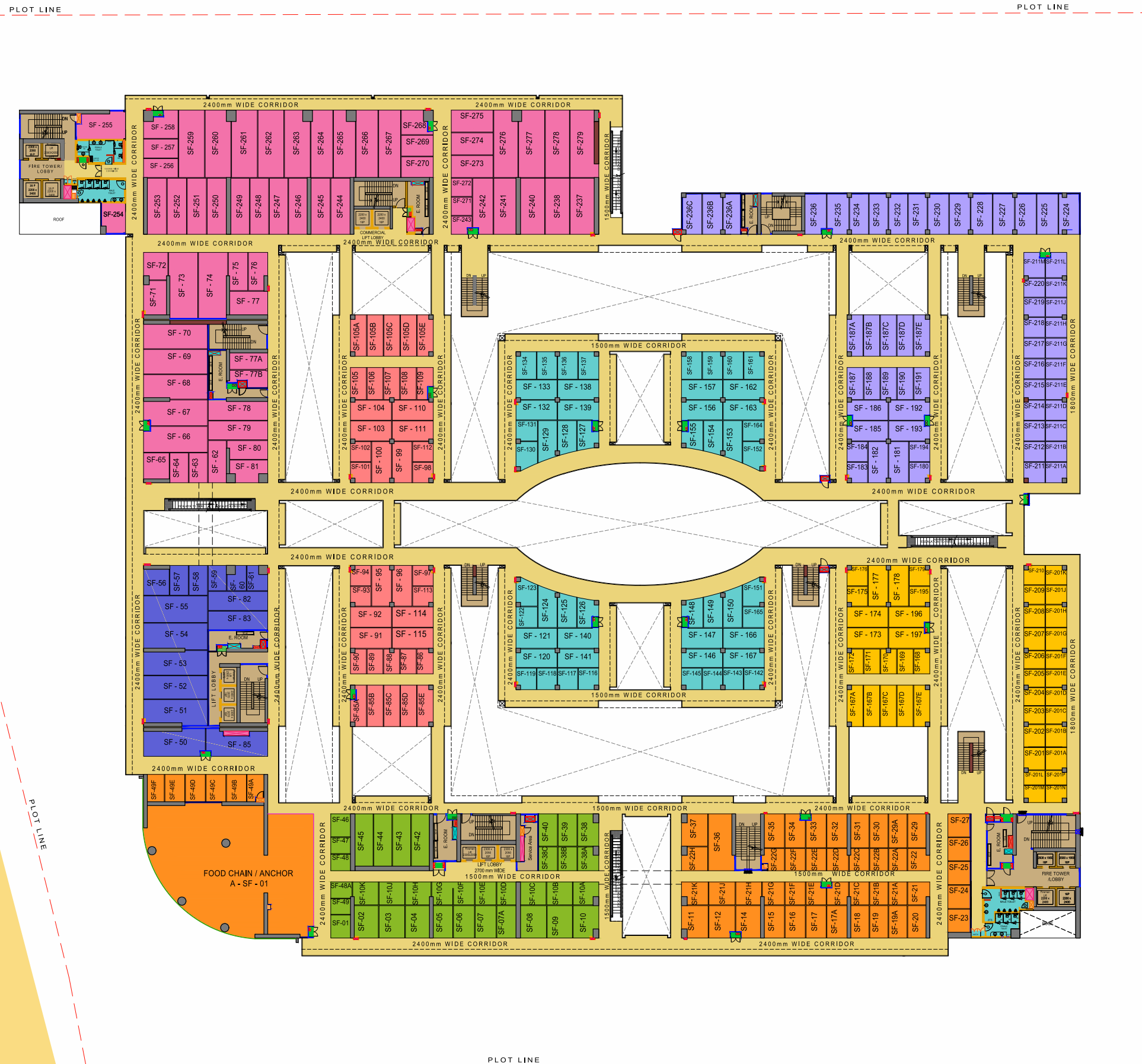
FIRST FLOOR PLAN





2

SECOND FLOOR PLAN





3

THIRD
FLOOR PLAN

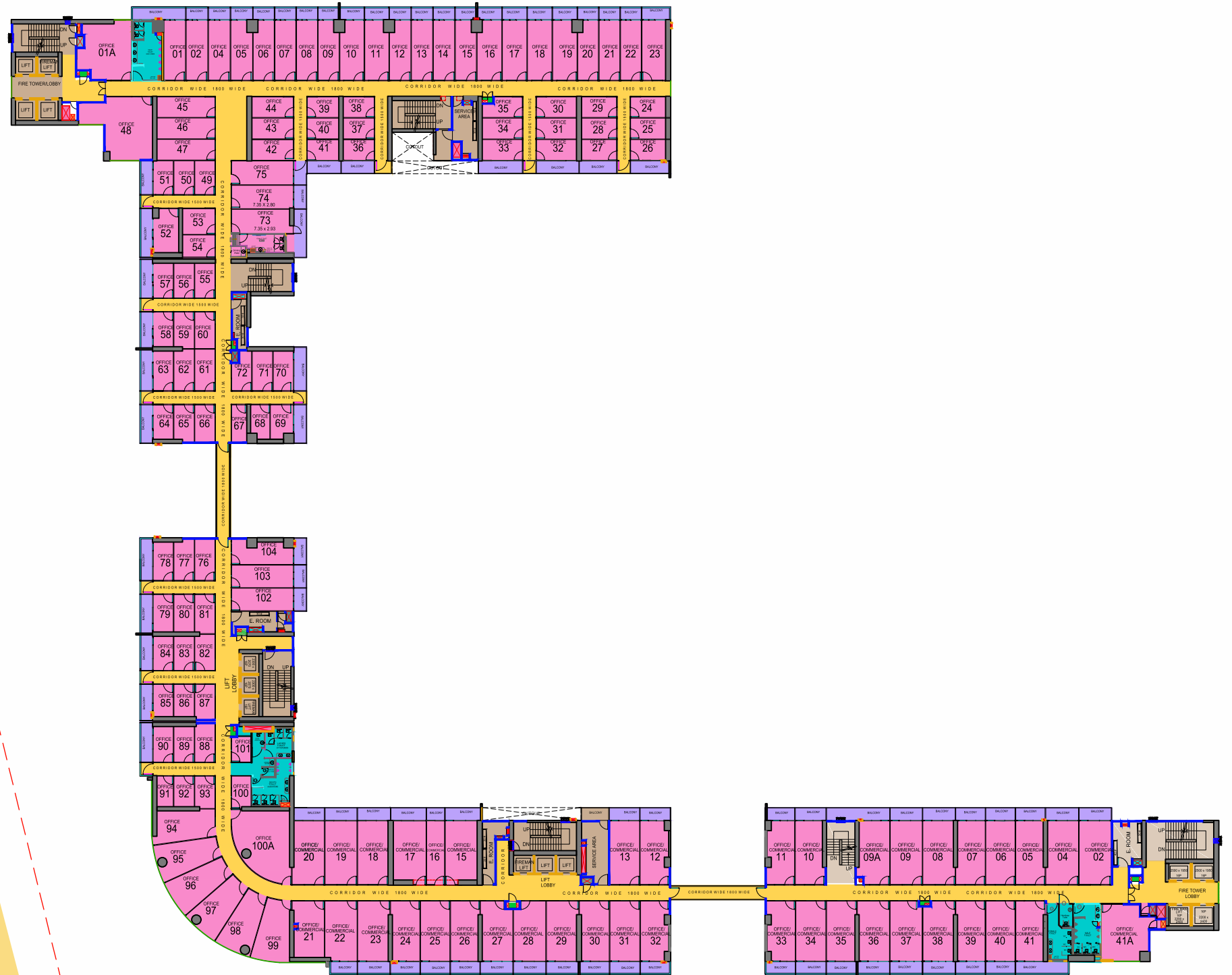


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5

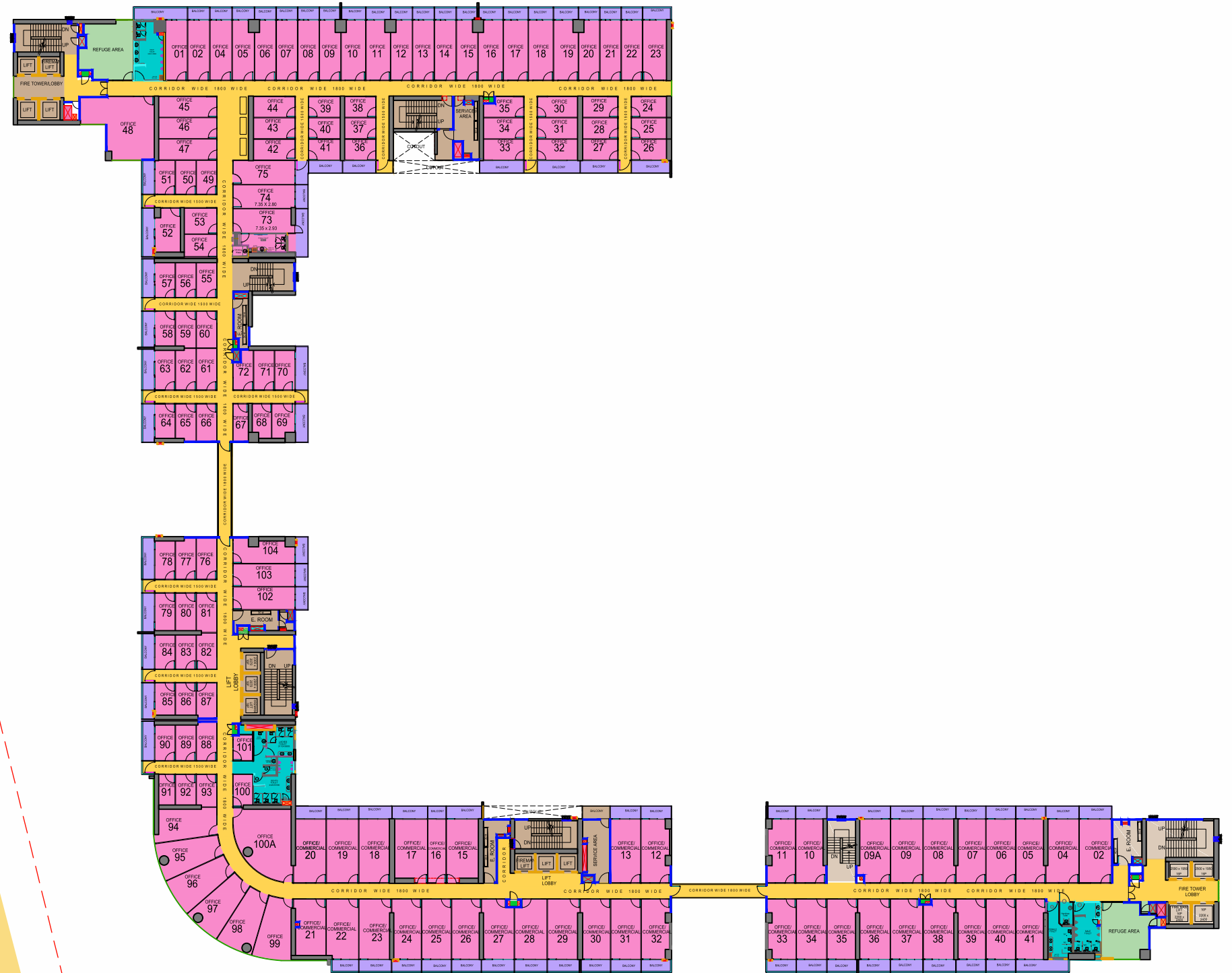
FIFTH
FLOOR PLAN





6 • 7 • 8

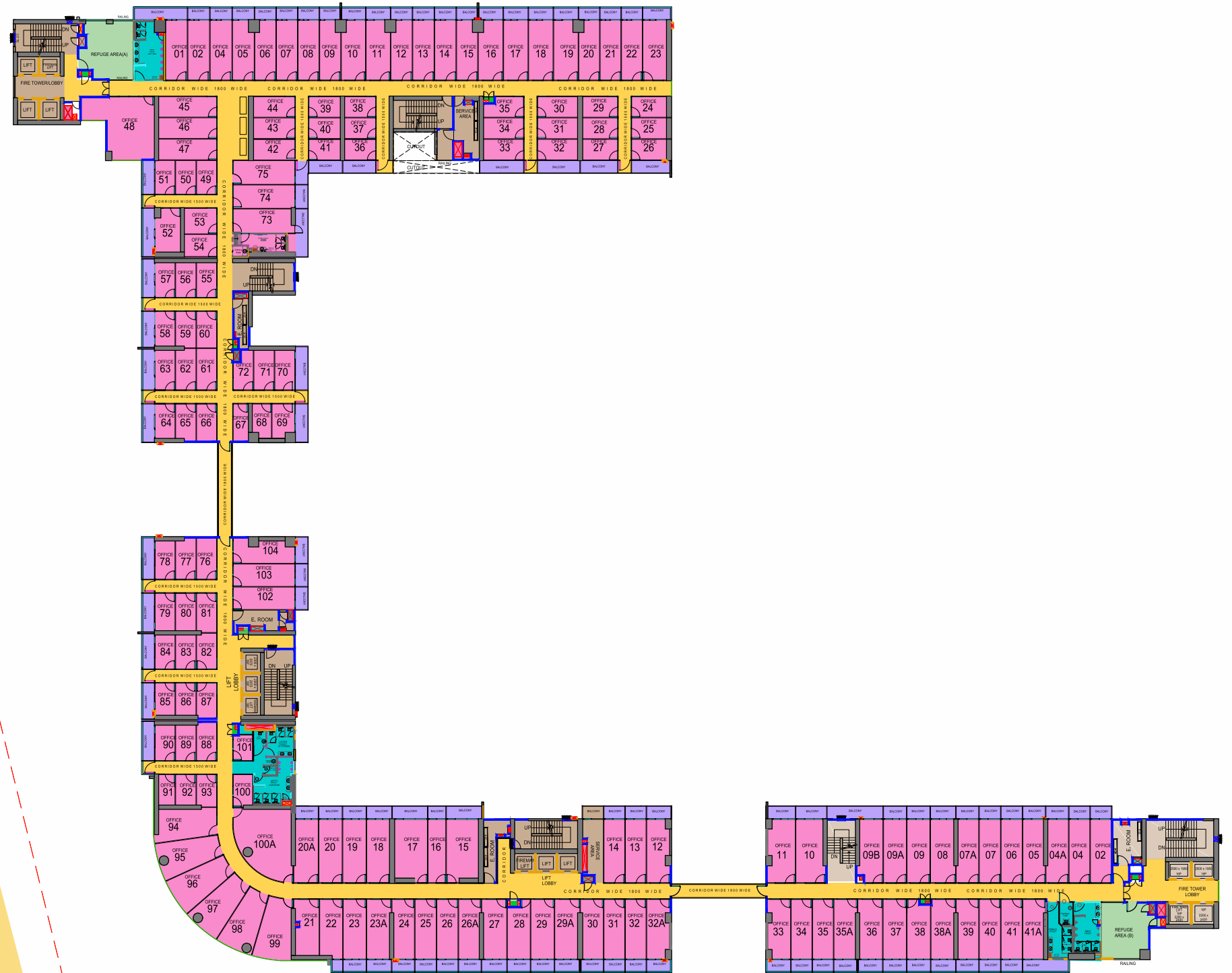
SIXTH, SEVENTH & EIGHTH FLOOR PLAN





9 • 10
11 • 12

NINTH, TENTH, ELEVENTH & TWELVETH
FLOOR PLAN



SPECIFICATIONS OF PROJECT

TOTAL NO. OF SHOPS	2861 (Approx.)	
NO. OF FLOORS	One Basement + LGF + Ground to Twelveth + Thirteenth to Eighteenth Floor (Service Apartment) etc.	
NO. OF SHOPS PER FLOORS		
LGF	460 (Approx.)	
Ground Floor	345 (Approx.)	
First Floor	365 (Approx.)	
Second Floor	365 (Approx.)	
4th-8th Floor	142 (Approx.) Each Floor	
9th-12th Floor	154 (Approx.) Each Floor	
No. Of Lifts	Separated Lift-2 No (8-10 Passengers) For Shopping Area	Separated Lift-2 Sets of 3 Lifts each For Office/Chamber & Wholesale Markets.
SPECIFICATION OF LIFTS	SS Finish From Inside Outside	SS Finish From Inside Outside
	LGF to 3rd Floor	4th to 12th Floor
LOBBY AND COMMON AREAS		
Flooring	Tiles / Stone Flooring	Tiles / Stone Flooring
Ceiling	Exposed RCC With Running Service Area	Exposed RCC With Running Service Area
Painting	OBD Paints	OBD Paints
Railing	M.S. Railing (As Per Design) M.S. Railing (As Per Design) with Glass on external facade	M.S. Railing (As Per Design) M.S. Railing (As Per Design) with Glass on external facade
Lighting	Tube Light / Ceiling Mounted Light Fixture	Tube Light / Ceiling Mounted Light Fixture
Escalators	4 Nos. Only Escalators on Each Floor (LGF to 2nd Floor For Upward & Downward Movement.)	
Walls	Plastered Walls With Tiles Finishing up to 4'-0"	Plastered Walls With Paints
Electricity	Common Area And Corridor Lighting	Tube Light/ Ceiling mounted light fixture (Common Area And Corridor Lighting)
Fire Fighting	As Per Fire NOC	As Per Fire NOC
STAIRCASES		
Flooring	Stone Flooring / Concrete Finish / Tile	Tile Flooring / Concrete Finish
Painting	OBD Paint	OBD Paint
Railing	MS Railing (As Per Design)	MS Railing (As Per Design)
Lighting	Tube Light / Ceiling Mounted Light Fixture	Tube Light / Ceiling Mounted Light Fixture

	LGF to 3rd Floor	4th to 12th Floor
COMMON TOILETS (Male Toilet, Female Toilet On Each Floor)		
Flooring	Tiles Flooring	Tiles Flooring
Painting	OBD Paints	OBD Paints
Wall Cladding	Tiles Till Dado Level	Tiles Till Dado Level
W.C	European W.C	European W.C
CP	Chrome Plated	Chrome Plated
BASEMENT AREA		
Road & Parking	Trimix / Concrete Flooring	Trimix / Concrete Flooring
Lighting	Tube Light / Ceiling Mounted Light Fixture	Tube Light / Ceiling Mounted Light Fixture
Common Parking	15000 sqmt Approx As Per Sanction Drawing On Paid Basis	15000 sqmt Approx As Per Sanction Drawing On Paid Basis
Ramp	Chequered Tiles/ Trimix Concrete Flooring	Chequered Tiles/ Trimix Concrete Flooring
Disable Parking	As Per Norms	As Per Norms
	SHOPS	CHAMBERS/OFFICES/ WHOLESALE MARKET
Flooring	RCC Slab - Floor Flooring To Be Done By Buyer	RCC Slab - Floor Flooring To Be Done By Buyer
Walls	Dry Partition Walls With Plaster With Single Coat of OBD Paints	Partition Dry Walls
Ceiling	Exposed RCC Ceiling (No Furnishing)	Exposed RCC Ceiling (No Furnishing)
Doors	M.S Rolling Shutters On Opening	Aluminium / UPVC with Glass
Electricity	Dual Meter With Electic Point Cable Till Shop	Dual Meter With Electic Point Cable Till Shop
Fire Fighting	As Per Fire NOC	As Per Fire NOC
LANDSCAPING		
Hard Landscape	Tiles/Trimix Concrete/Pavers/Kerb-Stone/Chequered Tiles	Tiles/Trimix Concrete/Pavers/Kerb-Stone/Chequered Tiles
Soft Landscape	Natural Grass/Artificial Grass pad/Shrubs/Plants/Trees	Natural Grass/Artificial Grass pad/Shrubs/Plants/Trees
Lighting	Pole Light	Pole Light
ESS & DG (Maximum Capacity)		
DG Sets & Transformers	As Per Load Requirement	As Per Load Requirement
STP		
350 KLD - 1 No.(In Basement)	Approx. 345 sq.mt	
535 KLD - 1 No.(In Basement-2)		Approx. 345 sq.mt
ELECTRICAL PANEL ROOM (In Basement) approx. 230 sq.mt.		
Walls	IPS Flooring	IPS Flooring
Walls-OBD Paint	OBD Paint	OBD Paint

COMMERCIAL DEVELOPMENT @ GAURS

Ever since its inception in 1995, Gaur's have relentlessly pursued excellence, achieving enviable success in every project. The focus of every project has always been architectural excellence and customer satisfaction which should be embedded with transparency and sustainability. Gaur's have delivered 65000+ units across 65+ successful projects with more than 100000 happy customers in the span of 28 years of unfaltering commitment. The group has developed almost 35 retail & commercial projects in the NCR region.

Total Number of Commercial Projects: **35**

Total Built-up Area of Commercial Projects: **5.0 Lakh Sq.Mtr. (53 Lakh Sq.Ft.)** approx





Shopping Mall
RDC, Raj Nagar, Ghaziabad







Convenient Shopping Centre
Gaur City 1, Greater Noida (W)







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






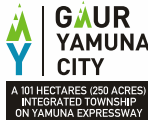

Convenient Shopping Centre
Sector-79, Noida






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






Convenient Shopping Centre
Gaur Yamuna City, Yamuna Expressway



A LANDMARK OF NEW OPPORTUNITIES
GREATER NOIDA (WEST)





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

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







& many more...



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.



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



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



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



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



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



REALTY+ EXCELLENCE AWARDS NORTH 2023
MOST POPULAR MALL
OF THE YEAR
- **GAUR CITY MALL**



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



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



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



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



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



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



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



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

ONGOING RERA REGISTERED PROJECTS

WEBSITE OF UP RERA: 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
- Gaurs 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 byGaurs, Ghaziabad UPRERAPRJ663149
- Gaur Aero Heights,Ghaziabad UPRERAPRJ941355
- Trecento Residences - A by Gaurs, Greater Noida UPRERAPRJ283531

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, Gaur Yamuna City, Yamuna Xway

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) Gaur Yamuna City, Yamuna Xway
- Victorian Villas (6th Parkview), Gaur Yamuna City, 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 RETAIL PROJECTS

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

EDUCATION

- **Gaurs International School**
- Gaur City-2, Gr. Noida (West)
- Junior Wing, Gaur City - 2, Gr. Noida (West)

HOTELS

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

- Gaur Yamuna City, Yamuna Expressway
- Gaurs Siddhartham, Siddharth Vihar, Ghaziabad



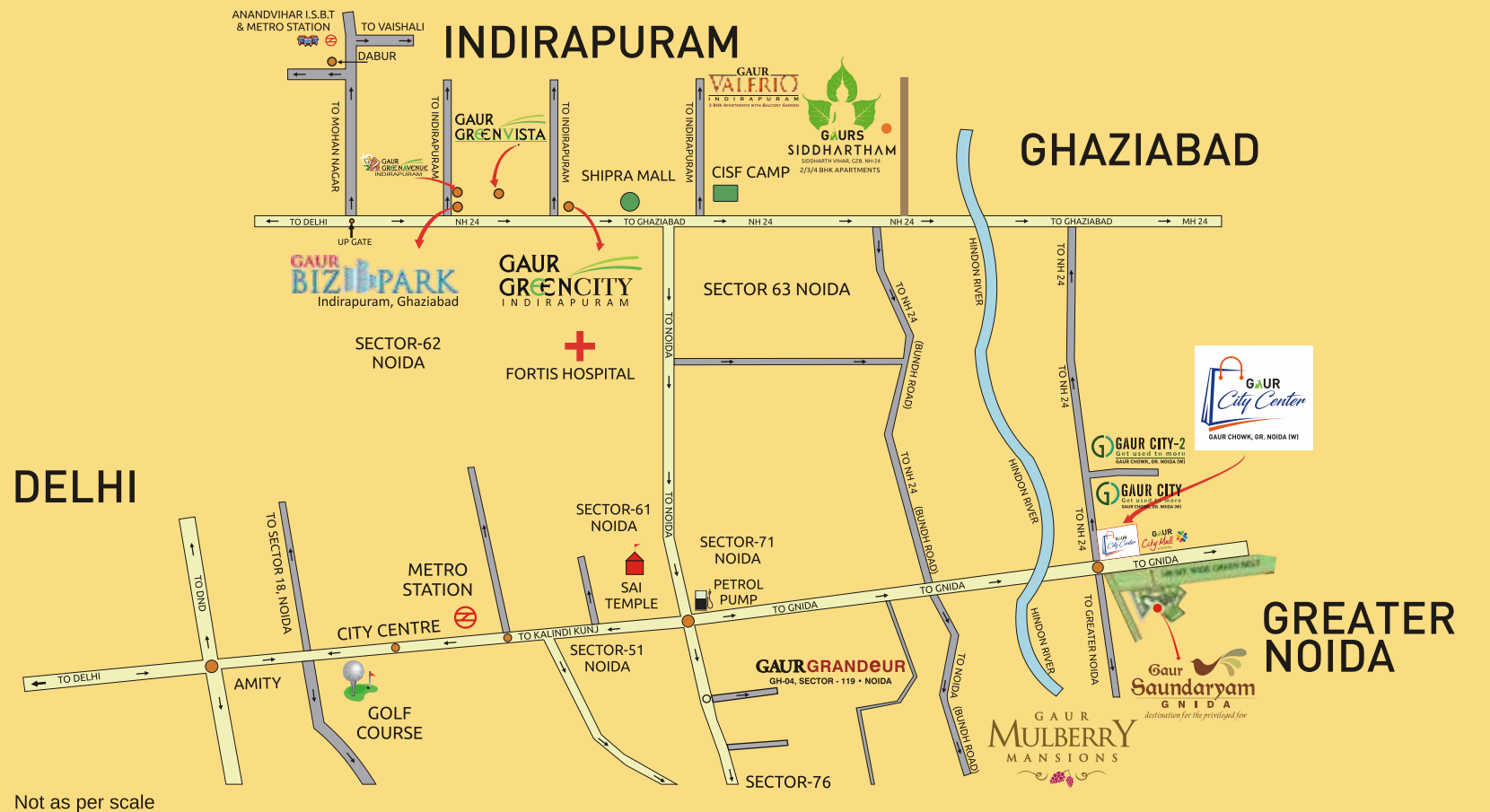
GAUR CITY (SITE PLAN)



RERA NO.:
UPRERAPRJ4780
<https://up-rera.in/projects>



LOCATION MAP



Gaursons Hi-tech Infrastructure Private Limited

Site Off.: Gaur City, Gaur Chowk, GH-01, Sec-4, Gr. Noida (W) | Corporate Off.: Gaur Biz Park, Plot No. 1, Abhay Kand II, Indirapuram, Ghaziabad, U.P. 201014

GAURSONS HITECH INFRASTRUCTURE P LTD ESCROW ACCOUNT

PROJECT COLLECTION ACCOUNT NO.: 1012452504 | KOTAK MAHINDRA BANK LTD | IFSC CODE: KKBK0000958

MUMBAI-NARIMAN POINT | BRANCH MAIL ID: akhil.sharma@kotak.com



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

gaursonsindia.com



AFTER SALES CUSTOMER CARE NO.: 1800 309 3052