











Be a part of the much awaited towers of the most admired township of Gr. Noida (W)

Gaur City was envisaged by Mr. Manoj Gaur with a concept of walk to school, walk to work and walk to play where each resident will have an access to all important places at a walking distance within the city itself. Today, that dream has taken shape and 95.91 Hectare (237 acres) Integrated Smart City, **Gaur City** and **Gaur City-2** is the first to get completion certificate and the first to give possession in Greater Noida (West).

With a unique blend of excellent location, budget friendly pricing and amazing infrastructure, Gaur City has a lot to offer. The township is Gold Certified by the **Indian Green Building Council (IGBC)** and its master plan has been designed by the renowned Singapore based consultant.



Not only this, the township takes care of all the daily needs of a resident right from grocery stores to vegetable and daily need stores, from crèche/play schools to a successfully running CBSE affiliated Gaurs International School, restaurants, petrol stations, upcoming Gaur City Mall with a 9-screen multiplex, the impressive Shri Radha Krishna Temple and everything else that a resident would need from a modern dwelling.

In terms of connectivity: Sector 32 Noida City Center Metro station is just 7 kms • 9.5 Kms from Delhi Border • 2.5 kms from NH-24 (14-lane work under progress)

— TOWNSHIP HIGHLIGHTS –

Dedicated sports complex of approx.72000 sq mtr. (18 acres)

- Day Night Cricket stadium run by Ex- Cricketer Mr. Madan Lal
- Day Night Football field 400 mts. Racing track Skating Rink
- Open Gym Tennis Courts Volley Ball Badminton Court
- 101171 sq. mtr. (25 Acres) Commercial Hub
- Upcoming Gaur City Mall Upcoming Gaur City Center
- Upcoming Multi-level Car Parking for approx 5600 cars
- Upcoming Hospital Operational Petrol Pump



All specifications, images including stock images, colour, pictures and accessories are indicative and used for illustrative purposes only. For the actual project details, pl. refer to the specifications mentioned in the subsequent page of the brochure.



Specifications

FLOORING

- Vitrified tiles 2'x2' in Drawing Room, Kitchen and Bedrooms
- Ceramic tiles in Bathrooms and Balconies

WALLS & CEILING FINISH

• POP finished walls & ceiling with OBD

KITCHEN

- Granite working top with stainless steel sink
- 2'-0"dado above the working top and 5'-0"from the floor level on remaining walls by ceramic tiles
- Woodwork below the working top
- Individual RO unit for drinking water

TOILETS

- Ceramic tiles on walls up to door level
- White sanitary ware with EWC, CP fittings and mirror in all the toilets

DOORS & WINDOWS

- Outer doors & windows aluminium powder coated / UPVC
- Internal door-frames of Maranti or equivalent wood
- Internal door made of painted flush shutters
- Main entry door frame of Maranti or equivalent wood with laminated flush shutter
- Good quality hardware fittings

ELECTRICAL

 Copper wire in PVC conduits with MCB Supported circuits and adequate number of points and light points in ceiling

TV / TELEPHONE

- Intercom Facilities
- Conduits Provision for DTH connection

NOTES

- The colour and design of the tiles and motifs 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 very up to <u>+</u> 3% without any change in cost. However, in case the variation is beyond <u>+</u> 3%, pro-rata charges are applicable.



PROJECT SPECIFICATIONS

4808

Total No. of Flats No. of Floors

No. of Flats per Block No. of Lifts per Block 2/3/4 Basements+Stilt+Podium Flat+23/24/25/27/29 Floors* 4/7/8/12/13/14 3 (1 No-8 Passenger Lifts & 2 No-13 Passenger Lift) / (3 No. 13 Passenger Lift*) External Door-MS Painted. Internal Car-Stainless Steel Walls & Granite Stone Flooring.

1. Entrance Lobby of Block

- a. Stilt Floor Entrance Lobby Area 80 sq. mt. (861 sq. ft.)
- b. Lower & Upper Basement Lobby Area 45 sq. mt. (484 sq. ft.)
- c. Flooring-Vitrified Tiles
- d. Ceiling POP False Ceiling / Grid False Ceiling
- e. Painting OBD
- f. Lift Fascia Tiles
- g. Lighting Ceiling Mounted Light Fixtures
- h. Door S.S Doors at Stilt floor lobby and
- Aluminium doors for basement lobbies 2. Staircase
 - a. Flooring Marble Stone Flooring (Staircase No-1) Concrete / IPS Flooring (Staircase No-2)
 - b. Painting OBD
 - c. Railing MS Railing
 - d. Lighting Ceiling Mounted Light Fixture

3. Terrace

- a. Flooring Tiles / Trimix Concrete
- b. Painting Texture Paint
- c. Parapet R.C.C / M.S Railing
- d. Water Tank R.C.C

4. Visitor's / Differently Able Toilet

- a. 1 in each Block-4 sq. mt. / 43 sq. ft. Approx.
- b. Flooring Tiles
- c. Painting OBD
- d. Wall Cladding Tiles
- e. W.C. European WC
- f. CP Fittings Chrome Plated *Block T, U, V have 2 No. Basement for Residential Parking, 1 No Basement for Commercial Parking, 8 No of Floors for School, Hospital, Commercial, Multipurpose Hall, College, Restaurant and Services, 26 No. of Floors for Apartments

5. Basement Area - Lower & Upper Basement

- a. Road & Parking Trimix Concrete Flooring
- b. Lighting Ceiling Mounted Light Fixture
- c. Parking size 13.75 sq. mt. (Max)
- 6. Visitor Parking
 - 2 Visitors Parking for each Block
 - 1 Disable person parking for each Block
- 7. Swimming Pool
 - a. Swimming Pool & Kids' Pool (Approx. Area - 519 sq. mt. / 5586 sq. ft.)
 - Swimming Pool:-
 - Size 18 mtr. x 27 mtr.
 - Depth 1.2 mtr.
 - Finishes Tile / Stone

- Kids' Pool:-
- Size 3 mtr. x 11 mtr.
- Depth 0.6 mtr.
- Finishes Tiles / Stone
- b. Changing Room Male / Female 1 No. Each
- c. Pool Deck

8. Landscaping at Podium - (Total Area Approx. 18000 sq. mt. / 193752 sq. ft.) which includes:

- Hard Landscape / Road Parking Tiles / Trimix Concrete / Pavers / Kerb-Stone / Chequered Tiles
- Soft Landscape:- Natural Grass / Artificial Grass Pad / Grass Lawn / Shrubs / Plants / Trees
- Lighting Pole Light
- Kids' Play Area 2 Nos. (Toddler Multi Play Station - 1 No. / Paraller Bars - 1 No. / Four Seater Seesaw Hugo - 1 No. / Triangular Climber Hugo - 1 No. / Merry Go Round - 1 No. / Sitting Pods Hugo - 1 No. / Fiero A Swing - 1 No.) in each play area.
- Badminton Court 1No.
- Basketball Court 1 No.
- Cricket Pitch 1 No.
- Jogging Track
- Tennis Court 2 No.
- Open Gym
- Gazibos
- Amphitheater
- Green Lawn
- 9. ESS & DG (Maximum Capacity)
 - DG Sets 500 KVA 8 Nos.
 - Transformers 2000 KVA 8 Nos.
 - Solar Plant 55 KW for Common Light of Basement
- 10. Organic Waste Compost Plant (in Basement) approx. (200 sq. mt. / 2150 sq. ft.)
- 11. STP 150 KLD 5 Nos. (in Second Basement) approx area of all STPs (1000 sq. mt. / 1076 sq. ft.)
- 12. R.W.A Room (on Stilt) approx (53.8 sq. mt. / 579 sq. ft.)
 - Flooring Vitrified Tiles
 - Ceiling Perforated Gypsum False Ceiling
 - Walls OBD Paint
- 13. Maintenance Room (on first basement) approx. (87 sq. mt. / 936.46 sq. ft.)
 - Flooring Vitrified Tiles
 - Ceiling Painted OBD
 - Walls OBD Paint
- 14 L.T Panels Room (on first basement) approx. (100 sq. mt. /
 - **1076.4 sq. ft.)** • Flooring - IPS
 - Walls OBD Paint





2 BEDROOMS + DRAWING / DINING + KITCHEN + 1 TOILET + POWDER ROOM + BALCONIES

Disclaimer

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TOTAL AREA = 91.50 SQ. MT. (985 SQ. FT.)

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TOTAL AREA = 91.97 SQ. MT. (990 SQ. FT.)

2 BEDROOMS + DRAWING / DINING + KITCHEN + 2 TOILETS + BALCONIES

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2 BEDROOMS + DRAWING / DINING + KITCHEN + 2 TOILETS + BALCONIES

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UNIT PLAN (TOWER - C & H)

CARPET AREA = 57.10 SQ. MT. (614 SQ. FT.) BALCONY AREA = 14.72 SQ. MT. (159 SQ. FT.) COMMON AREA = 19.50 SQ. MT. (210 SQ. FT.) EXTERNAL WALLS & RCC COLUMNS AREA = 5.30 SQ. MT. (57 SQ. FT.) **TOTAL AREA = 96.62 SQ. MT. (1040 SQ. FT.)**

2 BEDROOMS + DRAWING / DINING + KITCHEN + 2 TOILETS + BALCONIES

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1 2017/11/11/14 3017/24-301 Applicable:





3 BEDROOMS + DRAWING / DINING + KITCHEN + 2 TOILETS + POWDER ROOM + STORE + BALCONIES + FOYER

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UNIT PLAN (TOWER - V)

CARPET AREA = 22.52 SQ. MT. (242.40 SQ. FT.) BALCONY AREA = 6.84 SQ. MT. (73.60 SQ. FT.) COMMON AREA = 10.00 SQ. MT. (107.64 SQ. FT.) EXTERNAL WALLS & RCC COLUMNS AREA = 2.44 SQ. MT. (26.36 SQ. FT.) TOTAL AREA = 41.80 SQ. MT. (450 SQ. FT.)

1 BEDROOM + KITCHEN + 1 TOILET + TERRACE



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UNIT PLAN (TOWER - U & V)

CARPET AREA = 28.12 SQ. MT. (302.69 SQ. FT.) BALCONY AREA = 5.61 SQ. MT. (60.38 SQ. FT.) COMMON AREA = 12.42 SQ. MT. (133.68 SQ. FT.) EXTERNAL WALLS & RCC COLUMNS AREA = 3.09 SQ. MT. (33.25 SQ. FT.) TOTAL AREA = 49.24 SQ. MT. (530 SQ. FT.)

1 BEDROOM + LIVING ROOM + KITCHEN + 1 TOILET + TERRACE

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ENTRY



UNIT PLAN (TOWER - V)

CARPET AREA = 42.76 SQ. MT. (460.25 SQ. FT.) BALCONY AREA = 5.61 SQ. MT. (60.38 SQ. FT.) COMMON AREA = 17.21 SQ. MT. (184.24 SQ. FT.) EXTERNAL WALLS & RCC COLUMNS AREA = 3.63 SQ. MT. (40.13 SQ. FT.) TOTAL AREA = 69.21 SQ. MT. (745 SQ. FT.)

Tower - V

2 BEDROOMS + LIVING ROOM + KITCHEN + 2 TOILETS + TERRACE

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ENTRY



Tower - O



UNIT PLAN (TOWER - O, P, Q & R)

CARPET AREA = 59.80 SQ. MT. (644 SQ. FT.) BALCONY AREA = 19.55 SQ. MT. (210 SQ. FT.) COMMON AREA = 22.95 SQ. MT. (247 SQ. FT.) EXTERNAL WALLS & RCC COLUMNS AREA = 6.86 SQ. MT. (74 SQ. FT.) TOTAL AREA = 109.16 SQ. MT. (1175 SQ. FT.)

Tower - P, Q & R

3 BEDROOMS + DRAWING / DINING + KITCHEN + 2 TOILETS + BALCONIES

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UNIT PLAN (TOWER - O) - (10125 & 10126)

CARPET AREA = 60.75 SQ. MT. (654 SQ. FT.) BALCONY AREA = 19.55 SQ. MT. (210 SQ. FT.) COMMON AREA = 22.94 SQ. MT. (247 SQ. FT.) EXTERNAL WALLS & RCC COLUMNS AREA = 6.86 SQ. MT. (74 SQ. FT.) TOTAL AREA = 110.10 SQ. MT. (1185 SQ. FT.)

3 BEDROOMS + DRAWING / DINING + KITCHEN + 2 TOILETS + BALCONIES



Tower - O

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MASTER PLAN



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- TOWER C 96.62 SQ. MT. (1040 SQ. FT.) TOWER - D - 79.43 SQ. MT. (855 SQ. FT.) TOWER - E - 88.72/120.77 SQ. MT. (955/1300 SQ. FT.)
- TOWER F 88.72 SQ. MT. (955 SQ. FT.)
- TOWER G 120.77 SQ. MT. (1300 SQ. FT.)

- II. OPEN GYMNASIUM
- III. SWIMMING POOL
- IV. KIDS' POOL
- V. OPEN AIR THEATRE
- VI. PATHWAY / JOGGING TRACK

- TOWER H 96.62 SQ. MT. (1040 SQ. FT.)
- TOWER I 127.27 SQ. MT. (1370 SQ. FT.)
- TOWER J 91.97/96.62/120.77 SQ. MT. (990/1040/1300 SQ. FT.)
- TOWER K 91.97/96.62/120.77 SQ. MT. (990/1040/1300 SQ. FT.)
- TOWER L 91.50 SQ. MT. (985 SQ. FT.)
- TOWER M 88.72 SQ. MT.(955 SQ. FT.)
- TOWER N 79.43 SQ. MT. (855 SQ. FT.)
- TOWER O 109.16/110.09 SQ. MT. (1175/1185 SQ. FT.)
- TOWER P 109.16 SQ. MT. (1175 SQ. FT.)
- TOWER Q 109.16 SQ. MT. (1175 SQ. FT.)
- TOWER R 109.16 SQ. MT. (1175 SQ. FT.)
- TOWER T NURSING HOME, COLLEGE, COMMERCIAL, SCHOOL
- TOWER U 49.23 SQ. MT. (530 SQ. FT.)
- TOWER V 41.80/49.23/69.21 SQ. MT. (450/530/745 SQ. FT.)

Disclaimer:

Carpet Area(as per RERA guidelines): - The net usable floor area of an apartment, 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, column & structural walls of the apartment. **Total Area : - The carpet area of the said apartment and the entire area enclosed by its periphery walls including area under walls, columns, balconies and lofts etc. and half the area of common walls with other premises/apartments which form integral part of said apartment and common areas shall mean all such

**Total Area : - The carpet area of the said apartment and the entire area enclosed by its periphery walls including area under walls, columns, balconies and lofts etc. and half the area of common walls with other premises/apartments which form integral part of said apartment and common areas shall mean all such parts/areas in the entire said project which the Allottee(s) shall use by sharing with other occupants of the said project including entrance lobby, electrical shafts, fire shafts, plumbing shafts and services ledges on all floors, common corridors, and passages, staircases, staircase shaft, mumties, services area including but not limited to the machine rooms, security/fire control rooms, maintenance offices/stores etc, if provided.

1 Sqm=10.764 sq.ft,304.8mm=1'-0"

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 a colour in mica may occur. Area in all categories of apartments may vary upto +3% without any change in cost. However, in case the variation is beyond + charges are applicable.

- VII. BADMINTON COURT
- **VIII. TENNIS COURT**
- IX. BASKETBALL COURT
- X. CRICKET PITCH
- XI. KIDS' PLAY
- XII. COMMERCIAL, NURSING HOME, SCHOOL, COLLEGE, APARTMENTS, COMMUNITY HALL

XIII. ESS



ONGOING RERA REGISTERED PROJECTS

Gaur Atulyam, Gr. Noida UPRERAPRJ6838

Gaur Saundaryam, Ph-2, Gr. Noida (West) UPRERAPRJ6335

Gaurs Siddhartham, Siddharth Vihar UPRERAPRJ3935

Gaur Sportswood, Sector-79, Noida UPRERAPRJ3528

2nd Parkview, Gaur Yamuna City UPRERAPRJ4464

3rd Parkview, Gaur Yamuna City UPRERAPRJ16103

6th Parkview, Gaur Yamuna City UPRERAPRJ15838

7th Parkview, Gaur Yamuna City UPRERAPRJ16087

16th Parkview, Gaur Yamuna City UPRERAPRJ6801

32nd Parkview, Gaur Yamuna City UPRERAPRJ4193

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

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

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

Gaur City Center, Gr. Noida (West) UPRERAPRJ4780

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Gaur City Mall, Gr. Noida (West) UPRERAPRJ6934

Gaur City Arcade, Gr. Noida (West) UPRERAPRJ10206 GYC Galleria, Gaur Yamuna City UPRERAPRJ4602

GAURS INTERNATIONAL SCHOOL

CBSE Affiliated Gaur City-2, Greater Noida (West)

DELIVERED COMMERCIAL PROJECTS

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G

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)

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, Ph-1, 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

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2017 BEST APARTMENT OF THE YEAR-TIER 1 CITIES - GAUR CASCADES 2016 BEST TOWNSHIP PROJECT - GAUR CITY 2015 BEST EXECUTION-TRACK RECORD - GAUR CITY



2017-18 BEST RESIDENTIAL PROJECT AFFORDABLE SEGMENT - GAUR CASCADES **2016-17** BEST TOWNSHIP PROJECT - GAUR CITY