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@

GAUR YAMUNA CITY

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

NEAR UPCOMING NOIDA INTERNATIONAL AIRPORT

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GAUR YAMUNA CITY

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

A FUTURISTIC TOWNSHIP TAKING SHAPE

The business house of Gaurs is an entity today that carries immense weightage in the spheres of not only real estate, but also in education, retail, hospitality and more. We began our journey in the year 1995 and today, 25 years later, this journey of humble beginnings has reached staggering new heights. The Gaurs Group and the driving forces behind it are the proud pioneers of 50+ projects delivered (commercial and residential) totalling almost 5.1 million sq. mtr. We have delivered 50000+ property units out of which almost 30000+ have been delivered in just the last 5 years.

In today's fast-paced world, time is the greatest luxury. Keeping this thought as our focal point, we created Gaur Yamuna City - which is a complete integrated city where residences and offices, entertainment and leisure, work and home are at one place, leaving ample time for you to build a happier life.

Spread over 101 Hectares (250 acres) of land and providing homes to thousands of families, Gaur Yamuna City will be one of the largest integrated townships in the country. Its strongest suit however, is the location it stands on. Yamuna Expressway is undergoing a rapid transformation, thanks to the upcoming Noida International Airport at Jewar which promises to be the biggest airport in India. The recently opened Eastern Peripheral Expressway is proving to be a boon for NCR region and distances have really shortened between cities. Added to that are new and upcoming centers for business, all of which have made Yamuna Expressway the most prime parcel of real estate in the country.

Gaur Yamuna City is close to my heart and will surely enchant you with its futuristic charm. We at Gaurs, believe in the policy of considering our customers to be our brand ambassadors. Being in a position where I am responsible to deliver people's dream abodes, I relentlessly make sure along with my team to stand up to all your expectations. As a home buyer, we assure you a very enriching and fruitful investment with Gaurs.

MANOJ GAUR
Managing Director
GAURS GROUP

NEWS ON YAMUNA EXPRESSWAY



THE TIMES OF INDIA

TIMES CITY

Jewar airport gets green nod, only MHA clearance remains

Wildlife Rehab Plan Key Because of The Site's Biodiversity

Shalabh@timesgroup.com

APPROVALS NEEDED FOR GREENFIELD AIRPORTS

Environment management plan Drainage, waste management, water management, air pollution, noise pollution	**Forest conservation plan** Number of trees notified under forest to be uprooted not applicable in Jewar project
Wildlife conservation plan Ecology, animals, birds, trees and plants	**Coastal regulation plan** Not applicable for project

Road ahead for Jewar

- Ministry of home affairs will examine credentials of stakeholders involved in project, including directors/promoters
- MHA will also look into purpose and implication of security equipment required for construction

Greater Noida: The Jewar international airport project has received the first of the two central statutory clearances needed for construction work to start.

The approval from the Union environment ministry means the project now only needs security clearance from the Union home ministry (MHA) for the selected concessionaire, Zurich AG, to begin work on the construction of the airport, which will have two runways, is complete.

Officials said the environment ministry gave its approval after reviewing the response of the Yamuna Expressway Industrial Development Authority (YEIDA), the agency piloting the airport project, to concerns about its environment management and wildlife restoration plans. The project's proponent — the director of UP's civil aviation department Surendra Singh — had on January 30 given a presentation before the ministry's expert appraisal committee in New Delhi.

The presentation was based on specific plans pertaining to the rehabilitation of wildlife at the biodiversity-rich precincts of the Jewar airport site that are home to Sarus cranes and blackbucks. The ministry wanted to examine the steps the UP government was taking to conserve the flora and fauna there. Dhanesari, one of the wetlands that is expected to get Ramsar status soon, is also in the vicinity of the airport site.

Concerns were also raised about the number of mature trees that will have to be uprooted. YEIDA talked excerpts from the report prepared by the Dehradun-based Wildlife Institute of India and highlighted the conservation plan. YEIDA was also asked to increase the number of bakul and arjun trees during afforestation activity in Jewar. Consequently, a suggestion to plant more trees around the airport site was given. YEIDA has also made provisions to earmark 188.4 hectares as 'green belt' around the airport.

The environment management plan that was evaluated by the ministry also comprised maintaining the drainage system of the project to avoid flooding, management of construction waste and debris, water management, and air and noise pollution mitigation.

YEIDA CEO Arun Vir Singh said, "It is positive news for the entire Gautam Budh Nagar and only security clearance is pending now."

With the latest development, the ball is now in the court of the home ministry. The ministry will assess the airport project on security and intelligence parameters before giving approval, officials said.

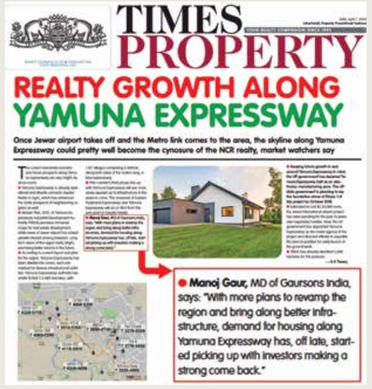


अमर उजाला

आज उड़ान — अंधेरे और प्रतिकूलताओं चुनौतियों के लिए सतत प्रयास रोचक — दिल्ली-एनसीआर

यमुना सिटी में रखी पतंजलि उद्योग की नींव, भूमिपूजन हुआ

सेक्टर-24 में आयोजित कार्यक्रम में बाबा रामदेव, यूपी के मुख्यमंत्री के सीईओ रहे मौजूद



TIMES PROPERTY

REALTY GROWTH ALONG YAMUNA EXPRESSWAY

Once Jewar airport takes off and the Metro link comes to the area, the skyline along Yamuna Expressway could pretty well become the cynosure of the NCR realty, market watchers say

Manoj Gaur, MD of Gaursons India, says: "With more plans to revamp the region and bring along better infrastructure, demand for housing along Yamuna Expressway has, off late, started picking up with investors making a strong come back."



WHY YAMUNA EXPRESSWAY

GAUR YAMUNA CITY

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

The Yamuna Expressway is a fast emerging as the next development hub. It is a 503 km long controlled-access expressway which connects Greater Noida, Agra and Lucknow. The time taken to travel the distance between the cities has reduced and one can reach the destination at a faster rate.

The Yamuna Expressway has not just saved time but has given a lot of facilities which were the exigency that time. With the approved Noida International Airport, people living in many cities of western UP will save approximately 2 hours of travelling time to Delhi airport. The airport will increase the density of the area which will make the place more advantageous for the home buyers. Apart from this, the airport will bring out many jobs which will result in more employment which will grow the market eventually.

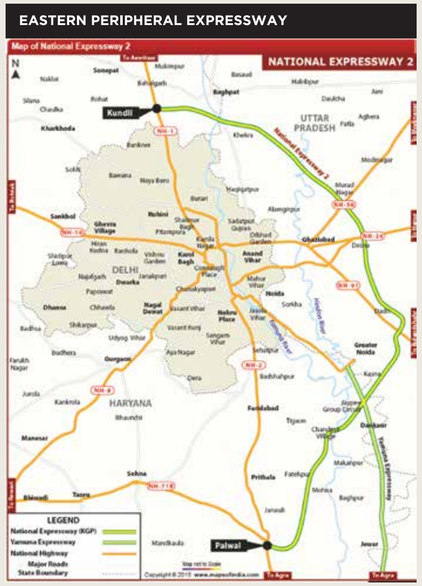
WINGS TO FLY HIGH

APPROVED NOIDA INTERNATIONAL AIRPORT

A big leap towards the advancement of Delhi/NCR, Western U.P. and the Nation

Commuting to Airport has always been a matter of trouble for the people living in Noida, Greater Noida and Yamuna Expressway. But with the approved Noida International Airport, it will be very convenient for them to access the airport facilities.

Since Gaur Yamuna City is in close proximity to the approved Noida International Airport, life will be more than easy for the people residing in this township. With all the modern amenities, Noida International Airport will be an icing on the cake for the residents of Gaur Yamuna City.





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NOIDA & GHAZIABAD

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Jewar international airport project gets ₹900-cr push

FINANCIAL BOOST Noida and G Noida authorities have released ₹750 crore and ₹137 cr, respectively



hindustantimes
NOIDA & GHAZIABAD

₹6.8k-cr budget for Metro lines to link G Noida, Jewar airport

CONNECTIVITY One will be a direct line to airport, the other will have 25 stations spread across city

FAST-TRACK TO JEWAR

This project will branch out from the existing Knowledge Park-II station on the Aqua Line and terminate at the Jewar airport

35.64km Length of each Metro Link from Greater Noida's Knowledge Park-II to Jewar airport

110kmph Speed of Airport Express line

₹6,869cr Budget for both lines

82,000 Estimated daily ridership on the Metro Lines



THE TIMES OF INDIA

Plots to push small biz around airport, focus on textiles

BOOST FOR HANDICRAFTS

WHERE | Sector 29, 2km from Jewar airport (direct access from Yamuna expressway)

WHAT WILL IT HAVE | Apparel, MSME, handicraft park

To be built on: 1,000 acres

Application date: Feb 10 to March 31

Plots: 1,000 (300sqm to 40,000sqm)

Rate: ₹4,000 to ₹6,770 per sqm

LESS PAPERWORK

- Number of forms reduced from 7 to 3
- One has to produce only financial statement, net worth and liquidity certificate
- For startups, only applicant's educational qualification and funding structure needed



हिन्दुस्तान

लाइटिक सौगात

135 km Greenfield Expressway

यमुना सिटी में वीवो समेत 4 कंपनियों को मिली जमीन

■ प्रमुख संवाददाता, ग्रेनो

मोबाइल बनाने वाली कंपनी वीवो समेत चार कंपनियों को यमुना सिटी में गुरुवार को जमीन आवंटित कर दी गई। इससे यहां करीब 30 हजार लोगों को रोजगार मिलेगा। यहीं, वीवो के लिए काम करने वाली 10 कंपोनेंट कंपनियों को भी यहां जल्द जमीन आवंटित की जाएगी। यमुना अथॉरिटी के सीईओ डॉ. अरुणवीर सिंह ने बताया कि वीवो को यमुना सिटी के सेक्टर-24 में 169 एकड़ जमीन आवंटित की गई है। कंपनी ने यहां 3935 करोड़ रुपये का निवेश किया है। एमओयू में कंपनी की ओर से दावा किया गया है कि यह मार्च 2019 तक निर्माण पूरा कर यूनिट को चालू कर देगी। निर्माण के लिए पहले से बने रहे सड़कों को यहां फिट किया जाएगा। निवेशक अधिक समय नहीं लगेगा। इसके आकाश गुरुवार को डी एमदी एंड टी, राज कॉरपोरेशन

अलॉटमेंट लेटर सौंपते अधिकारी

और केशरवानी ग्राउंटेट लिमिटेड को भी जमीन आवंटित की गई। इनमें केसरवानी को 1.25 एकड़ व अन्य दोनों कंपनियों को पांच-पांच एकड़ जमीन दी गई है। चारों कंपनियों ने कुल 4314 करोड़ रुपये का निवेश किया है। रोजगार के लिहाज से यह बड़ा कदम है। मार्च से यहां लोगों को रोजगार मिलने लगेगा। किले के काम से कम 30 प्रतिशत युवाओं को रोजगार देने अनिवार्य किया गया है। 30 प्रतिशत में ग्रामीण व शहरी सभी लोग शामिल हैं।



दैनिक जागरण

यमुना प्राधिकरण क्षेत्र में अरबों रुपये के मिले निवेश के प्रस्ताव

उद्योग से लेकर संस्थागत क्षेत्र में — बड़े पैमाने पर होगा रोजगार सृजन

डेवलपर	कंपनी कहां भूमि	टोकन	रिहेत
सोमानी आम्रपाली एसोसिएट्स आदित्य एसोसिएट्स आम्रपाली	दो सौ एकड़	पांच हजार	पांच हजार
सहारा मार्केट डेवलपमेंट कारपोरेशन लिमिटेड	2470 एकड़	-	-
मुक्ता कंस्ट्रक्शन प्रा.लि. मैनचेस्टर कंस्ट्रक्शन	40 एकड़	पांच हजार	चार सौ
जिम जिम	पांच एकड़	250-10	
टेक्नो ड्रामेटिक्स इंफ्रा टेक	150 एकड़	5000	दस हजार
सुपरटेक मोबिलाइट लिमि एस स्काईस्क्रेपर्स इंडियाज्ञ एंड रियल इस्टेटिक्स	80 एकड़	2500	700 से 1200
सीलस इस्टेटिक्स आम्रपाली एंड रियल इस्टेटिक्स	520 एकड़	-	-
सेलास	35 एकड़	500	चार सौ
लोधेलेर	10 एकड़	600	तीन सौ
जीएल बिल्डे	पचास एकड़	-	-

हवाई अड्डे के पास आवंटित होगी जमीन

प्राधिकरण विशेष प्रयोजनों को लेकर समयसमय में ट्रांसिटमाण को औद्योगिक भूखंड योजना हवाई सपाटा आवंटित करता है। प्राधिकरण के यहां जमीन आवंटन होगा। जिन योजनों में जमीन आवंटन होगा, वह हवाईअड्डा लेकर हवाई अड्डों से नजदीक है। इसका सीधा फायदा निवेशकों को मिलेगा। इन्हें बेहतर कनेक्टिविटी मिलेगी।

डा. अरुणवीर सिंह, सीईओ यमुना प्राधिकरण



hindustantimes
noida

IN JEWAR, YAMUNA E-WAY AREA

Airport attracted ₹11,325 cr worth of investments this yr

- A developer firm for the Jewar airport is likely to be finalised by the end of November.

Vinod Rajput

GREATER NOIDA: The Noida International Greenfield Airport, scheduled to come up in Jewar along the 165km Yamuna Expressway, continues to be a draw for investment in the industrial town. According to Greater Noida Authority, as work on the airport is picking up pace, investors from the within country and abroad are lining up to buy land to set up units in the city, which is spread over 28,000 hectares.

According to the authority, Jewar had received an investment of ₹225 crore in financial year 2017-18 with 12 industrial units setting up their base here.

In the 2018-19 final, after the UP government got crucial approvals for the airport project, number of investors increased to 18 (in 2017-18 it was 6). These 12 investors invested ₹1,278.32 crore in various industrial projects to be set up in the area.

In the current financial year (2018-2019), Greater Noida has received ₹11,325 crore in investments with 3 big firms investing in industrial units. It was in this year when the UP government acquired more than 80% of the land for the first phase of the airport's development.

Greater Noida has world class infrastructure with Metro connectivity, eastern peripheral expressway, rail network. In addition to these, the Delhi Mumbai industrial corridor and airport connectivity are on their way to become a reality in a few years in the region. Owing to these factors, big international investors are vocally investing in this city and also in the Yamuna Expressway area. We visited China in September this year and continues to be in investment in the region. In addition, a delegation from China visited Greater Noida on November 7 and gave a positive feedback on our industrial schemes," said Narendra Bhooshan, CEO of the Greater Noida authority.

This delegation came to Greater Noida after visiting Israel and Singapore. The delegation was accompanied by international food managers and financial advisors.

"These advisors give strategic financial assistance for big industrial development projects. The biggest achievement for us is that international advisors and fund managers are encouraging industrialists to invest in Greater Noida and Yamuna Expressway area," said Bhooshan.

In view of the demands for industrial land from investors, the authority had decided to buy 1,000 acres of agricultural land from farmers of its villages so that it can provide industrial plots to investors and attract business in its future. "Given the airport connectivity, the demand for industrial plots will increase, so we need to provide them industrial plots. On this 1,000 acres of land, the authority will develop industrial areas and plots through schemes," said Bhooshan.



THE TIMES OF INDIA

Jewar airport: Govt, Zurich officials meet

Shalabh@timesgroup.com

Noida: Representatives of Zurich AG, the agency likely to build the Jewar airport, met government officials in Lucknow on Tuesday to discuss the master plan in detail. The highest bidder for the airport project, senior executives of Zurich had flown in from Switzerland for the meeting.

The meeting, which began in the afternoon at Lok Bhavan, continued till late into the evening. The principal secretary to the chief minister, SP Goyal, also attended the session. "The two sides sat together to understand each other's expectations and takeaways from the project. The background of aviation industry players, who have been operating in the country, was also discussed," said an official who attended the meet.

Discussions were also held on the design of runways and airfield pavement. How Zurich AG is planning to handle maintenance and overhaul of aircraft was another topic that was discussed. They also took stock

AN OFFICIAL SAYS

The background of aviation industry players, who have been operating in the country, was also discussed

of infrastructure projects that would boost connectivity to the airport from nearby districts.

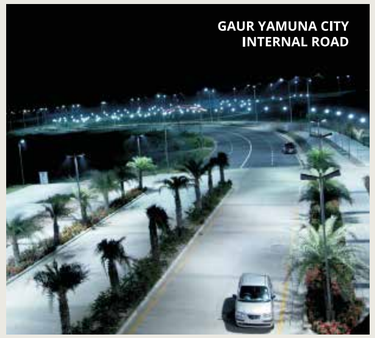
Apart from the four senior Zurich representatives, those who attended the meet included officials of the Yamuna Expressway Industrial Development Authority, executives of private consultant Pricewaterhouse Coopers and members of the chief minister's office.

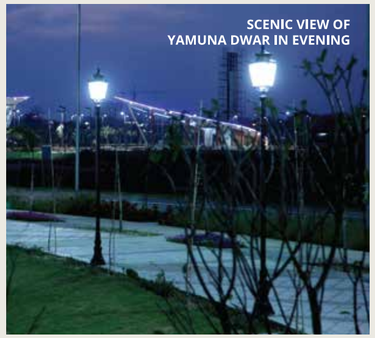
ACTUAL IMAGES OF SITE, GAUR YAMUNA CITY


GRAND ENTRANCE
TO A DREAM HOME


DAY VIEW OF YAMUNA LAKE


NATURE COMES ALIVE
AT GAUR YAMUNA CITY


GAUR YAMUNA CITY
INTERNAL ROAD


SCENIC VIEW OF
YAMUNA DWAR IN EVENING


EVENING COME ALIVE
AT YAMUNA LAKE


GLITTERING GAUR YAMUNA CITY WITH ITS BEAUTIFUL LAMP POSTS
AROUND THE TOWNSHIP

LATEST DEVELOPMENT AT GAUR YAMUNA CITY































Artist's Impression

THE ELEGANCE OF VICTORIAN ERA COMES TO GAUR YAMUNA CITY

A brilliant masterpiece in the world of luxury residences, Victorian Villas holds a mirror to the architecture and lifestyle of a culture that was at the heights of magnificence. The 3 and 5 BHK villas here are designed to make the eyes widen in astonishment and the heart flutter in excitement. Equipped with the entire array of would class luxury amenities, life here will be as luxurious as it'll be beautiful. Every inch of the Victorian Villas exude elegance and bliss, promising to be the perfect abode for you and your family to build a life upon.

VICTORIAN VILLAS

Disclaimer:
All images including stock images, colours, pictures and accessories are indicative and used for illustrative purposes only. For the actual project details, please refer to the specifications mentioned in the subsequent pages of this brochure.



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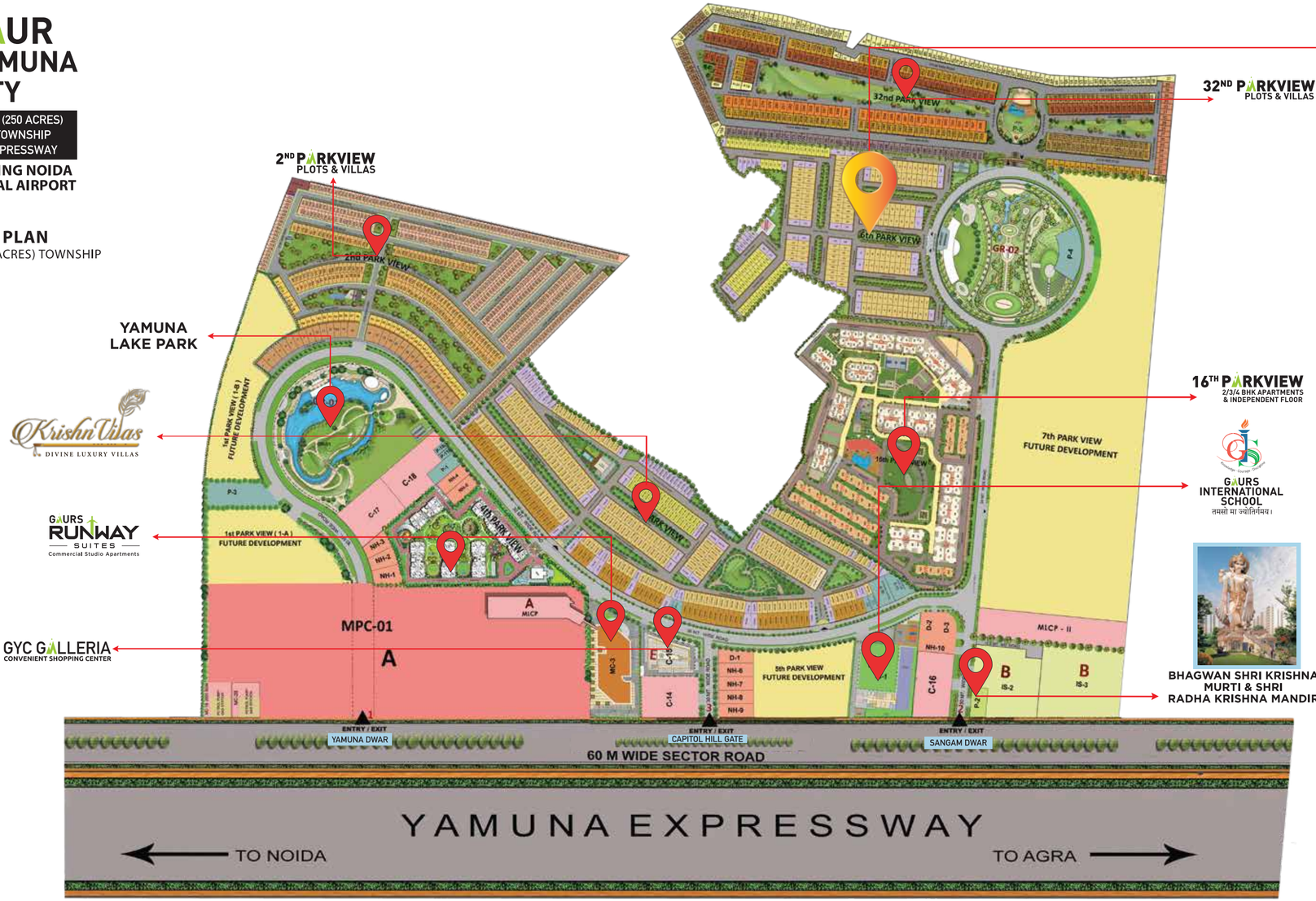
GAUR YAMUNA CITY

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

NEAR UPCOMING NOIDA INTERNATIONAL AIRPORT

MASTER PLAN

101.17 Hectare (250 ACRES) TOWNSHIP



VICTORIAN VILLAS

6TH PARKVIEW PLOTS & VILLAS

LEGEND

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

A. MASTER PLAN COMMERCIAL
- RUNWAY SUITES
- THE HUB
- PETROL PUMP
- MULTI LEVEL CAR PARKING
- COMMERCIAL

B. SCHOOL / INSTITUTIONAL
- EDUCATIONAL PLOTS

C. CONVENIENT SHOP / SECTOR COMMERCIAL

D. DISPENSARY

E. GYC GALLERIA

GR-01. ECO PARK
- LAKE YAMUNA
- CHILDREN PARK
- PICNIC SPOT
- BOATING FACILITIES
- FOOD COURT
- LAKE PROMENADE & BIRD WATCHING

GR-02. CULTURAL CITY CENTER
- OPEN AIR THEATER
- FOOD COURT
- CHILDREN PLAY AREA
- WATER BODY
- CRICKET GROUND

FACILITIES
- RELIGIOUS PLOT
- MILK BOOTH
- COMMUNITY CENTER / CLUB FACILITIES

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Gaurs Realtech Pvt. Ltd. Sub Lease Deed of:
Part 1 Vide Book No-1, Vol 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, Vol 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, Vol 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-1 6236, Page No-1891 to 242, Registration / Document No. 20325, Sub Registrar Sadar, Gautambudh Nagar, (U.P.) on 30-12-2014, Part 5 Vide Book No-1, Vol No-15, Page No-1 to 48, Registration / Document No-1453, Sub Registrar Sadar, Gautambudh Nagar, (U.P.) on 16-01-2015, Part 6 Vide Book No-1, Vol No-15, Page No-49 to 98, Registration / Document No-1454, Sub Registrar Sadar, Gautambudh Nagar, (U.P.) on 16-01-2015, Part 7 Vide Book No-1, Vol No-15, Page No-99 to 148, Registration / Document No-1455, Sub Registrar Sadar, Gautambudh Nagar, (U.P.) on 16-01-2015, Part 8 Vide Book No-1, Vol No-15, Page No-149 to

GAUR YAMUNA CITY

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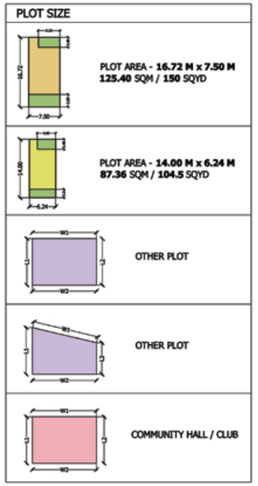
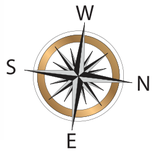
VICTORIAN VILLAS

SITE PLAN







Sub Lease Deed of Gaurs Realtech Pvt. Ltd vide book No-1, Vol No-13251, Page No-299 to 450, Registration No-11798, SRO-SADAR, Gautambudh Nagar, (U.P) on 22-05-13 and second Sub Lease Deed vide book No-1, Vol No-14222, Page No-85 to 134, Registration No-24479, SRO-SADAR, Gautambudh Nagar, (U.P) on 05-10/13 respectively. Map sanctioned of Gaur Yamuna City Township Project, vide letter Ref. No. YE.A/PLANNING/BP-62/19903/2016 Dated: 31/03/2017. by Yamuna Expressway Industrial Development Authority. All images, perspective, specifications, features, figures are only indicative and not a legal offering. The company reserves the right to modify/amend these without prior notice. 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. mtrs. (approx.)


VICTORIAN VILLAS
GAUR YAMUNA CITY
A 101 HECTARES (250 ACRES) INTEGRATED TOWNSHIP ON YAMUNA EXPRESSWAY
Artist's Impression
Disclaimer:
All images including stock images, colours, pictures and accessories are indicative and used for illustrative purposes only. For the actual project details, please refer to the specifications mentioned in the subsequent pages of this brochure.

VICTORIAN VILLAS

SUGGESTED UNIT PLAN
PLOT AREA:
87.36 SQ. MTR.
(104.5 SQ. YD.)



Total Covered Area of the plot
160.60 sq. mtr. (1728.0 sq. ft.)

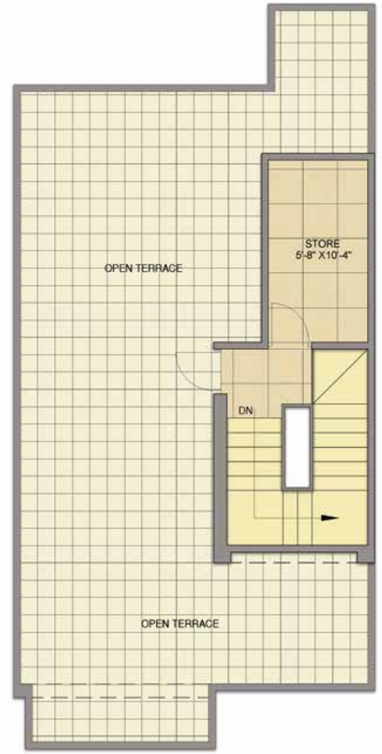
GROUND FLOOR PLAN

Carpet Area	- 53.83 sq. mtr. (579.40 sq. ft.)
External Wall Area	- 4.70 sq. mtr. (50.60 sq. ft.)
Covd. Verandah	- 13.83 sq. mtr. (149.00 sq. ft.)
Total Area	**- 72.36 sq. mtr. (779.00 sq. ft.)**
Open Area	- 15.00 sq. mtr. (161.50 sq. ft.)



FIRST FLOOR PLAN

Carpet Area	- 59.45 sq. mtr. (640.0 sq. ft.)
External Wall Area	- 4.25 sq. mtr. (45.75 sq. ft.)
Balcony Area	- 8.66 sq. mtr. (93.25 sq. ft.)
Total Area	**- 72.36 sq. mtr. (779.0 sq. ft.)**



SECOND FLOOR PLAN

Carpet Area	- 4.16 sq. mtr. (44.00 sq. ft.)
External Wall Area	- 1.10 sq. mtr. (12.00 sq. ft.)
Total Area	- 5.26 sq. mtr. (56.00 sq. ft.)
Mumty Area	- 10.62 sq. mtr. (114.00 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 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.

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.
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VICTORIAN VILLAS

SUGGESTED UNIT PLAN
PLOT AREA:
125.40 SQ. MTR.
(1350.00 SQ. FT.)



Total Covered Area of the plot
236.64 sq. mtr. (2547.0 sq. ft.)

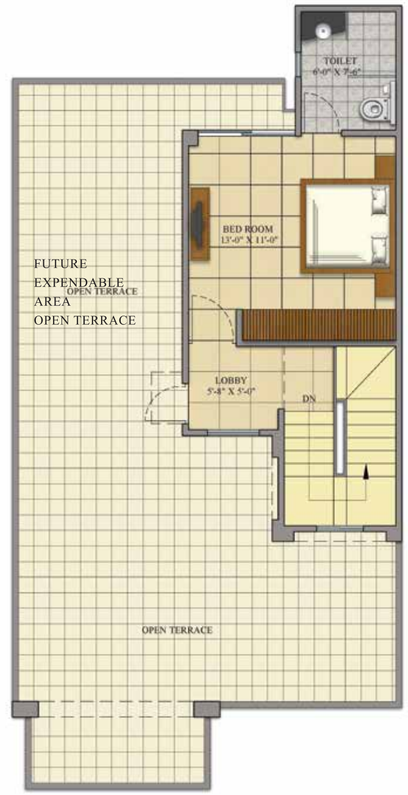
GROUND FLOOR PLAN

Carpet Area	- 68.70 sq. mtr. (739.50 sq. ft.)
External Wall Area	- 5.26 sq. mtr. COVD. (56.60 sq. ft.)
COVD. Verandah	- 27.21 sq. mtr. (292.90 sq. ft.)
Total Area	**- 101.17 sq. mtr. (1089.0 sq. ft.)**
Open Area	- 24.23 sq. mtr. (261.00 sq. ft.)



FIRST FLOOR PLAN

Carpet Area	- 83.65 sq. mtr. (900.40 sq. ft.)
External Wall Area	- 4.98 sq. mtr. (53.60 sq. ft.)
Balcony Area	- 12.54 sq. mtr. (135.00 sq. ft.)
Total Area	**- 101.17 sq. mtr. (1089.0 sq. ft.)**



SECOND FLOOR PLAN

Carpet Area	- 22.89 sq. mtr. (246.50 sq. ft.)
External Wall Area	- 2.26 sq. mtr. (24.50 sq. ft.)
Total Area	**- 25.15 sq. mtr. (271.00 sq. ft.)**
Mumty Area	- 9.15 sq. mtr. (98.00 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.
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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.

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VICTORIAN VILLAS

VICTORIAN VILLAS (6th PARKVIEW) SPECIFICATIONS

FLOORING
- Vitrified tiles 1000 x 1000 in drawing, bedroom, kitchen and entrance lobby. Make – SARA, sole or equivalent.
- Ceramic tiles 300 x 300 in toilets and balconies. Make – SARA, sole or equivalent.
- Granite stones in staircase.

WALL & CEILING
- POP / gypsum plaster finished walls with OBD.
- False ceiling in drawing room & bedrooms.

TOILETS
- Granite counters / wall mounted wash basins.
- White sanitary ware with wall mounted EWC. Make – Hindware, Perryware, Jhonson or equivalent.
- CP fittings. Make – Jaquar or equivalent.
- Mirror and towel rack
- Ceramic tiles of 300 x 450 on wall up to door height.
- Ceiling exhaust fan in each toilet.

DOORS & WINDOWS
- Outer door and window aluminum powder coated / UPVC and main entry with wooden laminated door shutters.
- Internal wooden door frames (2400mm HT / P.Room as per site) made of Marandi or equivalent wood with laminated door shutters.
- Good quality hardware fittings.

ELECTRICAL
- Copper wire in PVC conduits with MCB supported circuits and adequate power and light points in wall and ceilings
- One tube light / CFL light in each room.
- Conduits of DTH connection without wire.
- Only provision of split AC points in all bedroom, drawing & dinning area. (Without AC unit)

ESS:
- 2 NOS of 1000 KVA transformer for 6th PARKVIEW scheme.

TERRACE
- Finished with ceramic tiles and texture paint on parapet wall.

KITCHEN
- Individual RO unit in kitchen for drinking water. Make – Gen-X World, Ganga or equivalent.
- Granite Counter top with stainless steel sink. Make – Panther, Lotus or equivalent.
- Wood work below the working top (Non-Modular) with accessories.
- 600 mm dado above the working top and 1450 mm from the floor level on the remaining walls by ceramic tiles.

MISCELLANEOUS
- Main gate and boundary grills of stainless steel.
- Balconies with stainless steel railing.
- Boundary wall of plot.

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

PROJECT SPECIFICATIONS

Total Site Area	:	65799.10 sq. mtr. (16.25 Acre)
Plot Area	:	33166.87 sq. mtr. + 500 sq.mtr. (Club)
TOTAL	:	33666.87 sq. mtr.
Green Area	:	8938.46 sq. mtr.
Road Area	:	22543.78 sq. mtr.
Milk & Vegetable Booth Area	:	400 sq. mtr.
Total No. of Villas	:	273 nos.
No. of 150 Sq. Yard Villas	:	157 nos.
No. of 105 Sq. Yard Villas	:	66 nos.
No. of Variant Size Villas	:	50 nos.
No. of Floors in a Villa	:	Ground + First + Second
Parking	:	Provision for parking in 150 sq. yard villas on ground floor as sanction drawing.

Entrance Gateway (2 nos.)
- 6m wide opening with M.S gate
- Guard room on either side of the entrance porch
  a) Flooring - Granite stone as design
  b) Internal walls - beige tiles till ceiling ht. from FFL
  c) External walls - paint over plaster
  d) Doors & windows – Upvc / Aluminium frame with glass
- GRC Jalli backdrop along planter as gateway design
- Entrance porch- Flooring Pattern in granite stone & sandstone

Entrance from 18m wide road
- Gateway Entrance road flooring - pattern in granite stone & sandstone
- Road treatment - interlocking tiles on sand base/concrete flooring

Internal Roads (9m &12m wide)
- Flagstone pattern paving with coloured strips/concrete flooring

Green Areas
- Exclusive Yoga Park with a hard paved footpath.
- Children's park- Soft & Hard paved areas as design including
  a) Kids' Play area (open) - Artificial grass
  b) All in on swing (1no.) over sand base
  c) Merry go round (1no.), parallel bars- (2no.), seesaw (2no.)
  d) Low height seating for kids' activity
- Other greens- landscaped with hard and soft paved areas along with variety of sporting and recreational facilities-
  a) Jogging track- earthen finish
  b) Badminton court - (2no.) - with trimix flooring
  c) Open gym equiments –(5no.) as detail.
  d) Seesaw - 4nos., Merry go round - 2nos., parallel bars - 2nos.
  e) Green lawn with seating

Club (Land Area - 500 sq. mtr.)
- Multipurpose Hall (First floor)
  a) Covered Area- 86 Sqm. (approx.)
  b) Flooring- Vitrified Tiles
  c) Ceiling- POP finished with paint
  d) Walls- Paint over Plaster
  e) Male & female toilet with changing rooms.
- Multipurpose Hall/Gymnasium (Second floor)
  a) Area- 86 Sqm. (approx.)
  b) Flooring- Vitrified Tiles
  c) Ceiling- POP finished with paint
  d) Walls- Paint over Plaster
  e) Equipments- Treadmill-1no. , Bikes-1no. , Dumble with rack-1set, Leg press-1no. , Hand press-1no.
  f) Changing Room- Male & Female.
  g) Table tennis table-1no.
  h) Pool Table-1no.
- Parking provision & male & female toilets+changing rm. (Stilt/ground floor)
- Swimming Pool (main + kids')
  a) Main pool Size- 12m x 7m
  b) Main pool depth- 1.1m (max.)
  c) Kids' pool size- 3m x 5m
  d) Kids' pool depth- 0.75m (max.)
  e) Finishes- Tiles
  f) Pool deck area- finished with tile flooring
- Club Green
  a) Open Party area outside Hall- Natural grass/ Shrubs/ Plants
  b) OAT or Yoga Area with a stage
  c) Lighting- Street Light poles
- Parking- Paved (As sanction drawing.
- Staircase- stone flooring as selection & railing as design.

ESS
- Compact Sub Stations - 2000 KVA
- Feeder Pillars Provided

UGT area & Service Areas - with sewerage & drainage Sumps.

Knowledge · Courage · Discipline

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- SCIENCE LAB
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Artist's Impression

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GAUR YAMUNA CITY

IS BLESSED WITH INDIA'S TALLEST STATUE OF LORD SHRI KRISHNA STANDING MAJESTICALLY AT 135 FEET ATOP A GRAND TEMPLE (UNDER CONSTRUCTION)



Artist's Impression

GAURS your own world | CELEBRATING 25 YEARS OF SUCCESS 1995-2020

Success, Found on Trust

Founded in the year 1995, we have established ourselves as one of the leading real estate developers in india. Ever since our inception, the company has steadily become a byword for excellence in engineering, innovation and business ethos. Today, 25 years later, this journey of humble beginnings has reached staggering new heights.

Gaurs group and the driving forces behind it are the proud pioneers of 50+ projects delivered (commercial and residential) totaling to almost 5.1 million square meters and have delivered 50000+ property units on time. Today, our group has a plethora of prestigious projects to our name in residential, commercial and retail verticals in the areas of delhi ncr, u.p and beyond. it only goes to show that, for us and our team, sky is the only limit.



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



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



CNBC AWAAZ REAL ESTATE AWARDS 2017
BEST RESIDENTIAL PROJECT
AFFORDABLE SEGMENT - National
- GAUR CASCADES



CNBC AWAAZ REAL ESTATE AWARDS 2017
BEST RESIDENTIAL PROJECT
AFFORDABLE SEGMENT - North India
- GAUR CASCADES



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



NDTV PROPERTY AWARDS 2016
BEST TOWNSHIP PROJECT
- GAUR CITY



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



NDTV PROPERTY AWARDS 2015
BEST EXECUTION-TRACK RECORD
- GAUR CITY

ONGOING RERA REGISTERED PROJECTS

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

KrishnVilas (3rd Parkview), Gaur Yamuna City
UPRERAPRJ16103

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

Gaurs Siddhartham, Siddharth Vihar
UPRERAPRJ3935

2nd Parkview, Gaur Yamuna City
UPRERAPRJ4464

Victorian Villas (6th Parkview), Gaur Yamuna City
UPRERAPRJ15838

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 City Center, Gr. Noida (West)
UPRERAPRJ4780

Gaur City Mall, Gr. Noida (West)
UPRERAPRJ6934

Gaur City Arcade, Gr. Noida (West)
UPRERAPRJ10206

GYC Galleria, Gaur Yamuna City
UPRERAPRJ4602

Gaurs Runway Suites, Gaur Yamuna City
UPRERAPRJ351477

Gaurs Platinum Towers (Gaur Spoortswood), Sector-79, Noida UPRERAPRJ3528

Gaur World Street, Gr. Noida (West)
UPRERAPRJ674297

Gaur Castlevania (4th Parkview), Gaur Yamuna City
UPRERAPRJ538911

GAURS INTERNATIONAL SCHOOL

Gaur City-2, Greater Noida (West)
Gaur Yamuna City, Yamuna Expressway
Gaurs Siddhartham, Siddharth Vihar

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
Gaur Sportswood, Sector-79, Noida
Gaur Atulyam, Gr. Noida

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)



Traffic Planning by epc

Structural Consultants Optimum Design Consulting Engineers, VMS

Landscape Architect OASIS Designs Inc

Green Building Godrej

E.I.A by Environmental & Technical Research Centre

Vertical Circulation by Matrix

H.V.A.C by cespl

VICTORIAN VILLAS

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