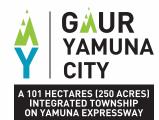


AFTER SALES CUSTOMER CARE 1800 180 3052

GAURS | REAL ESTATE | RETAIL | EDUCATION | HOTELS | SPORTS | INFRASTRUCTURE | MEDIA | CONTRACTING | ENERGY









RERA REGN NO. UPRERAPRJ235739



A BED OF ROSES

CARPET

OF GREENS







# REALITY FOR THE FEW

### Introducing



# Ultra-premium plots overlooking a panoramic water-body

Acres of scenic vistas, landscaped parks, relaxed environs and salubrious climate, Waterfront Plots is meticulously planned to offer you complete respite from the hustle and bustle of city life as you delve into the serene beauty of nature. It is undoubtedly a blessed eco-system that will work its magic on you and your loved ones to explore an invigorating lifestyle amidst a plethora of exhilarating activities.

#### 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.

# AWAKEN TO BREATHTAKING LAKE-SIDE **LUXURY**

Get mesmerized by the enchanting Yamuna Lake, acres of vistas and an abundance of nature. Where fresh breeze invigorates your senses & calms your mind, melodic birds chirping awakens you every morning; where each day is filled with exhilarating joy or just pure relaxation.



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



# THE HEARTBEAT 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. Come and be a part of this privileged community where life will be a celebration. **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.



# STEP INTO YOUR WORLD OF LEISURE 8 RECREATION

A pampering retreat that will ensure that residents' leisurely moments are enriched by timeless memories



Swimming Pool



Gymnasium

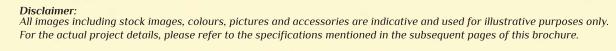


Multipurpose Hall



Open Party Area

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









#### SITE PLAN

AREA CHART					
Sr. No.	Description	In Sq. M.	In Acres		
01	Total Plot Area	40059.50	9.90		

LEGEND				
PLOT SIZES				
16500	103.95 SQ. MTR.(124 SQ. YD.)			
14000	88.20 SQ. MTR.(105 SQ. YD.)			
24000	205.22 SQ. MTR.(245 SQ. YD.)			
22500	168.75 SQ. MTR.(202 SQ. YD.)			
14000	130.20 SQ. MTR.(156 SQ. YD.)			
22500	198.10 SQ. MTR.(237 SQ. YD.)			
L-2 L-1	OTHER PLOT			

NOTE:- ALL DIMENSIONS ARE IN MM.

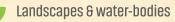


## GAUR **YAMUNA** CITY

# So fascinating that it can fit only in your imagination

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.

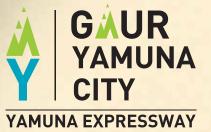
Lake park with boating facility



Blessed with India's tallest statue of lord Shri Krishna standing majestically at 108 feet height atop a grand temple (under construction)







# A city that never ceases to bedazzle your senses

- 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).

#### Disclaime

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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

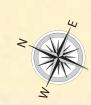
- LAKE YAMUNA PARK
- CHILDREN PARK
- PICNIC SPOT
- BOATING FACILITIES
- FOOD COURT
- LAKE PROMENADE 8
  BIRD WATCHING

#### GR-02. RECREATIONAL GREEN AREA (SPORTS PARK)

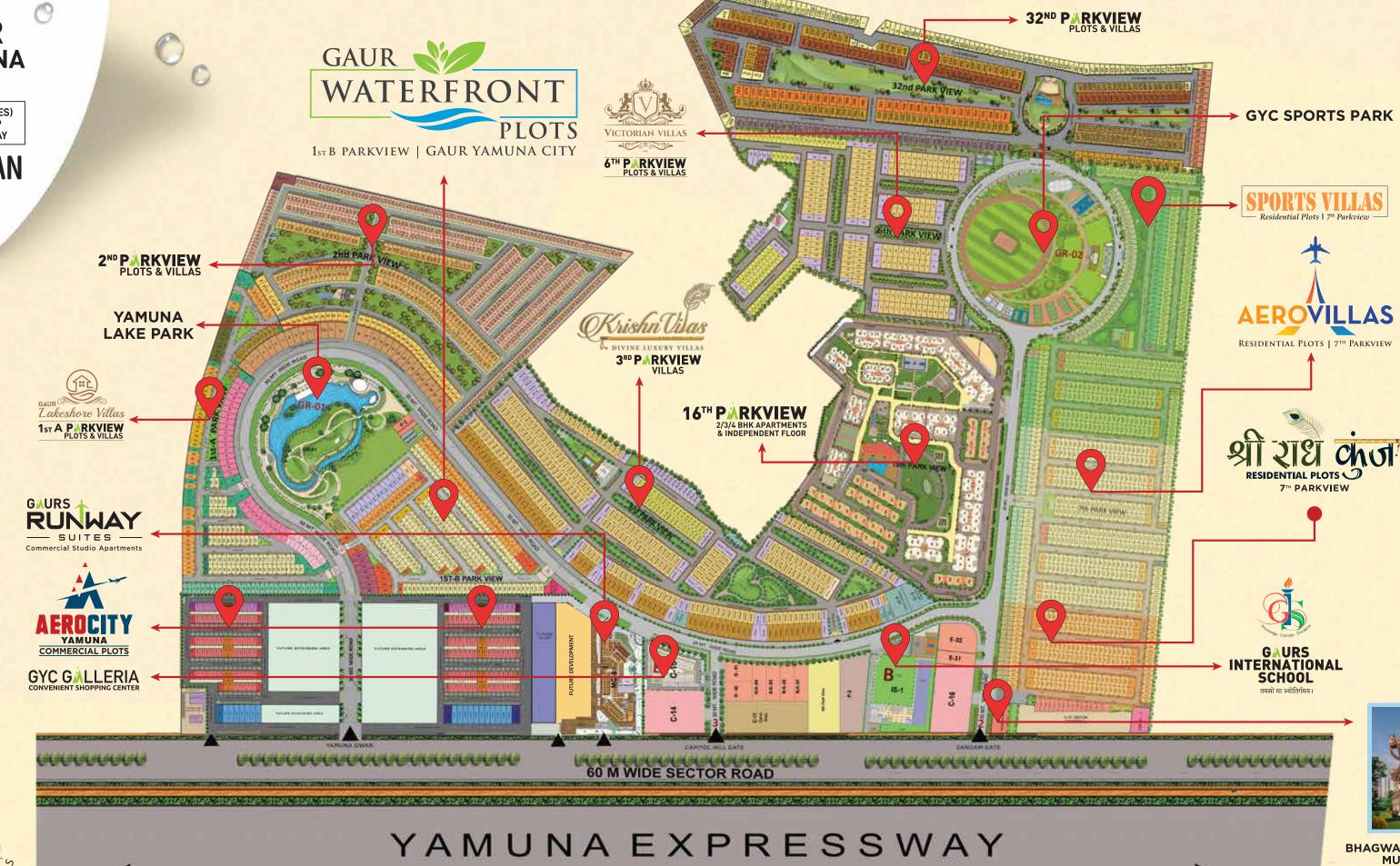
- OPEN AIR THEATER
- CHILDREN PLAY AREA
- CRICKET GROUND

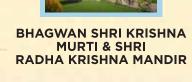
#### **FACILITIES**

- RELIGIOUS PLOT
- MILK BOOTH
- CLUB FACILITIES



TO NOIDA





TO AGRA

### YAMUNA EXPRESSWAY A billion-dollar location for generations



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.

#### **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



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



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.

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

#### **Project Specifications (1st B Parkview)**

Total Site Area	40059.50 Sqm.	(9.90 Acre)
Plotted Area	26188.57 Sqm.	[ 65.37%]
Green Area	948.71 Sqm.	[ 2.37 % ]
Road Area	11716.28 Sqm.	[29.25%]
ESS /CSS	5.94 Sqm.	[0.01%]
Community Hall / Club Area	800 Sqm.	[2.0 %]
Milk booth Area	400 Sqm.	[1.0%]

Total No. of Plots: 254

Plot Size, Entry and location - As per GYC 1<sup>ST</sup> B 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**

#### 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 8 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
- Entrance Gate [Entry part] Flooring Pattern in granite stone 8 sandstone / paver block as detail.
- Internal Roads (9m wide right of way 812m wide right of way):- Interlocking tile/VDF finished road with walking path 8 street light as per architecture layout.
- **GREEN AREAS:**
  - a) Landscape features

Under ground water tank 8 pump room
As per services drawing.

#### **ESS/CSS & METER ROOM**

- i. Meter room for 1st-B PARK VIEW
- ii. ESS/CSS as marked in drawing / capacity as per detail
- iii. Feeder Pillars Provided as detail enclosed by green strip
- iv. DG sets only for common area street lights 8 external common services.

#### Club Specifications for 1st A & 1st B

#### Club (Land Area-800 Sqm.)

- Multipurpose Hall (Ground floor)
  - a) Covered Area 139.36 sq. mtr. / 1500 sqft. (approx)
  - b) Flooring Vitrified Tiles
  - c) Ceiling POP finished with paint
  - d) Walls Paint over Plaster
  - e) Male & female toilet.
- Indoor play area + Gym (on First floor)
  - a) Area 139.36 sq. mtr. / 1500 Sqft.. (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.
  - Equipments Treadmill 1 No., Bikes 1 Nos., Benches 1 No., Dumbbells with rack - 2 set.

#### Pool (Main)

- a) Pool Area- 800 sq. ft. ( with independent standalone filter system)
- b) Pool depth 1.1 mtr. (max.)
- c) Finishes-Tiles
- d) Pool deck area finished with tile flooring
- e) Changing Room Male & Female with shower & w.c.

#### Club Green

- a) Open Party area outside Hall- Natural grass/ Shrubs/Plants
- b) Lighting- Street Light polesParking- Paved (As sanction drawing.)

#### Staircase

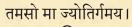
Stone flooring as selection & railing as design



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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 BELEIVES IN NURTURING YOUR CHILD IN EVERY ASPECT.

#### HIGHLIGHTS

#### EXISTING

AC Classrooms | Best Teacher Student Ratio | Smart Classrooms With Projectors Medical Room | Music, Art & Dance Room | RFID Enabled | D Cards | CBSE Based Curriculum | Football Ground | Basket Ball | Cricket

#### PROPOSED

Auditorium I Amphitheatre I GPS Enabled AC Buses I Computer & Science Lab State-Of-The-Art Library | Badminton Court I Table Tennis I Lawn Tennis

#### **ADMISSIONS NOW OPEN FOR SESSION 2021-2022**

NURSERY TO 5<sup>TH</sup> STANDARD

APPROVAL IN PROCESS FOR CLASS 6<sup>TH</sup>, 7<sup>TH</sup> & 8<sup>TH</sup> 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.



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



**PMAY EMPOWERING INDIA AWARDS 2019** 

THE MOST WELL PLANNED UPCOMING PROJECT IN EWS CATEGORY





CNBC AWAAZ REAL ESTATE **AWARDS 2018-19** 

**BEST RESIDENTIAL PROJECT** AFFORDABLE SEGMENT-NORTH ZONE

**GAUR CITY-2** 



CNBC AWAAZ REAL ESTATE **AWARDS 2018-19** 

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** 



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

#### THE HALLMARKS TO OUR CREDIT



#### ONGOING RERA REGISTERED PROJECTS

Gaur Mulberry Mansions, Gr. Noida (West) UPRERAPR]7057, UPRERAPR14897

KrishnVilas (3rd Parkview) Gaur Yamuna City UPRERAPR]16103 Gaurs Siddhartham, Siddharth Vihar

Ghaziahad UPRERAPRI3935 Victorian Villas (6th Parkview) Gaur Yamuna City UPRERAPR]15838

16th Parkview Phase-II, Gaur Yamuna City UPRERAPRJ6801

7th Avenue, Phase-II, Gaur City, Gr. Noida (West) UPRERAPRI6695

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

#### **DELIVERED COMMERCIAL PROJECTS**

Gaur Plaza, Shalimar Garden, Ghaziabad Gaur Residency-Gravity, Chander Nagar Ghaziahad

Gaur Galaxy-Gravity, Vaishali, Ghaziabad Gaur Square Govindpuram, Ghaziabad

Gaur Green City-Gravity, Indirapuram,

Gaur Homes-Gravity, Govindpuram,

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, Gaur Gracious-Gravity, Moradabad

Gaur Global Village-Gravity, NH-24,

Gaur Grandeur-Gravity, Sector-119, Noida Gaur Valerio-Gravity, Indirapuram, Ghaziabad

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 Homes Elegante, Govindpuram

Gaur Saundaryam, Gr. Noida (West)

Gaur Global Village, Crossings Republik

Gaur Cascades, Raj Nagar Extn. Ghaziabad

Gaur Grandeur, Noida

1st Avenue, Gaur City

4th Avenue, Gaur City

5th Avenue, Gaur City

6th Avenue, Gaur City

10th Avenue, Gaur City-2

Gaur Gracious, Moradabad

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

7th Parkview, Gaur Yamuna City Sports Villas Aero Villas

#### Shri Radhev Kuni UPRERAPRJ16087

Gaur Lakeshore Villas (1st-A Parkview) Gaur Yamuna City UPRERAPRJ574384

Gaur Waterfront Plots, (1st-B Parkview), Gaur Yamuna City UPRERAPRJ235739

11th Avenue, Gaur City-2

12th Avenue, Gaur City-2

16th Avenue, Gaur City-2

Gaur Atulvam, Gr. Noida

7th Avenue, Ph-1, Gaur City

2nd Parkview, Gaur Yamuna City

32nd Parkview, Gaur Yamuna City

Gaur Cascades-Hi-Street, NH-58, Raj

Gaur Central Mall, Rajnagar, Ghaziabad Gaur High Street (Rajnagar Extn.), Ghaziabad

> Gaur Biz Park, Indirapuram, Ghaziabad Gaur Gravity, Indirapuram, Ghaziabad Gaur City Plaza, Gaur City, Greater

> > Gaur City Galleria, Gaur City, Greater

Gaur City Arcade, Gaur City, Greater 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 Sportswood, Sector-79, Noida 14th Avenue, Ph-1, Gaur City-2 16th Parkview Phase-1, Gaur Yamuna City



#### **EDUCATION**

#### Gaurs International School

Gaur City-2, Greater 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

26

YEARS OF UNFALTERING

50+

SUCCESSEULLY DELIVERED PROJECTS 20000+

UNDER DEVELOPMENT

35000+ POSSESSIONS GIVEN (2014-2020) 50000+

DELIVERED

100000+ HAPPY

CUSTOMERS

6000000+ SOLIARE METER

AREA DEVELOPED