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GAUR

NYC

RESIDENCES

THE QUINTESSENTIAL LIFE

**GAURS**  
your own world

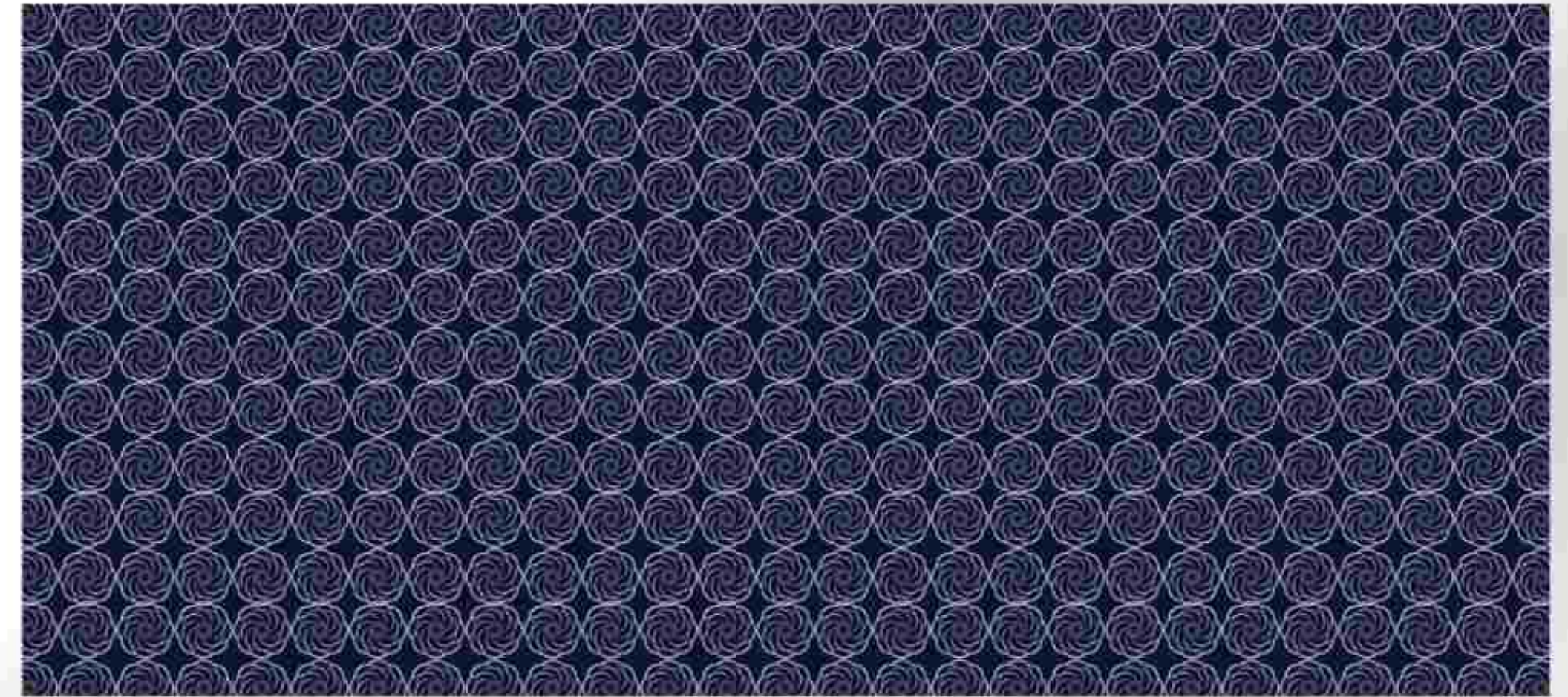


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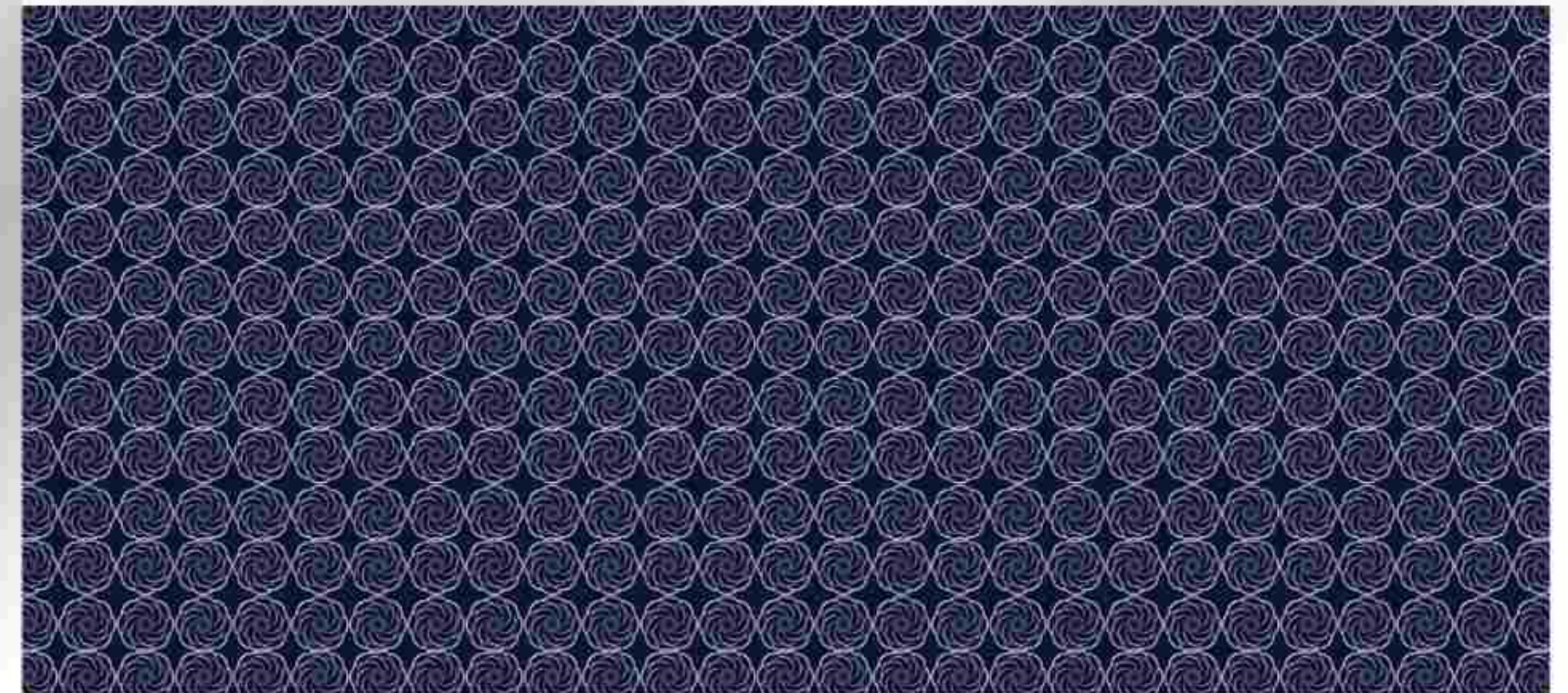
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RERA REGISTRATION

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



# THE QUINTESSENTIAL LIFE





# AN ADDRESS INSPIRED BY THE ARCHITECTURAL AUDACITY OF MANHATTAN

**A City Ahead of Time.** A name that conjures images of towering ambition, relentless energy, and a spirit that never sleeps. It's a city where dreams take flight, where possibilities soar above the concrete canyons, and every corner whispers tales of untold success.







## SOMEWHERE BETWEEN LIVING AND DREAMING, THERE'S CENTRAL PARK

For over 170 years, Central Park has served as New York City's surreal green heart, a sanctuary for residents and visitors alike. It has witnessed love stories unfold on its winding paths, artistic inspiration bloom under its ancient trees, and countless moments of peace and contemplation. It is a microcosm of nature's resilience, a testament to the human spirit's desire for connection and escape.



WELCOME TO A PLACE THAT REDEFINES  
THE PARAMETERS OF LUXURY

And it is from this very spirit that our **exceptional residences draw its inspiration**. We envision a haven that captures  
the essence of Central Park – a private oasis to nurture your well-being and cultivate cherished memories.



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THE QUINTESSENTIAL LIFE





THE QUINTESSENTIAL LIFE  
WAVE CITY • DELHI-MEERUT EXPRESSWAY

# 4 BHK LUXURY RESIDENCES



Artistic Impression





## A LIFE EXQUISITELY CRAFTED TO CAPTIVATE EVERY SENSE

Discover your dream address at **Gaur NYC Residences**, inviting you to experience a resort lifestyle that's one with nature, yet brimming with luxury. With sweeping panoramic vistas greeting you from every angle, our architectural marvel proudly captures the essence of New York's iconic skyline. Sun-kissed interiors beckon you to relax and rejuvenate, creating a haven where every moment is infused with tranquility and sophistication.





MAP NOT TO SCALE



**GAUR  
NYC  
RESIDENCES**  
THE QUINTESSENTIAL LIFE



AT NCR'S BEST  
NEIGHBOURHOOD ON THE  
HIGHWAY OF PROGRESS

**Live at the centre of connectivity.** Everything you desire is here. Gaur NYC Residences benefits from excellent connectivity and accessibility, encompassing well-developed roads, and convenient access to all major landmarks. Enjoy reduced commuting time to all the major landmarks of Delhi and significant areas in the neighbourhood. Signal free corridors from Pragati Maidan and Sarai Kale Khan, also makes travelling easy and efficient.

**Right on Delhi - Meerut Expressway | Very close to Eastern Peripheral Expressway | Seamless connectivity to Delhi, Noida, Meerut, Hapur and beyond | Conveniently connected to 3 airports - Indira Gandhi International Airport, Hindon Airport Civil Terminal, and upcoming Noida International Airport**

**Schools** - Gaur International School, Ryan International School, BPS, Gurukul, St. Xavier's High School, Khaitan World School and many more...

**Colleges** - AKGEC, ABES, IMS, IMT, Amity University and many more...

**Hospitals** - Manipal Hospital, Sarvodaya Hospital, Yashoda Hospital and many more...

**Shopping Malls** - Gaur City Mall, Gaur Central RDC, North India Mall and many more...



WELCOME TO EXTRAVAGANT ZONES WITH  
HOST OF AMENITIES CURATED TO PAMPER  
YOUR EXTRAORDINARY CHOICES



CENTRAL PARK  
THE LANDSCAPE



CLUB  
MADISON  
THE CLUB HOUSE





# CENTRAL PARK

THE LANDSCAPE

THERE IS NO GREATER LUXURY  
THAN LIVING AMIDST NATURE

Central Park, a bustling area of Manhattan where many exotic narratives and fondest of bonds are nurtured. Our landscapes are reminiscent of the Park's charm, paving a way to an ambience where rare luxury intertwined with nature's bliss.

## AQUA



- Family Pool
- Shallow Pool
- Kids Pool
- Lap Pool
- Party Pool
- Koi Pond

## SOCIAL



- Prayer Hall (Temple)
- Reflexology Path
- Deck
- OAT/Stepped Seating
- Pet Area

## KIDS



- Totlot Area
- Preteen Area

## SPORTS



- Lawn Tennis Court
- Cricket Pitch
- Mini Football
- Jogging Track
- Open Badminton Court - Lower Level
- Basketball Court
- Putting Golf

## ZEN



- Miyawaki Forest
- Lawn
- Tree Court
- Senior Citizen Sitout
- Therapeutic Garden
- Hedge Garden with Sitout





THE CLUB HOUSE

## COMPOSE YOUR PERFECT DAY WITH COUNTLESS MELODIES OF LUXURY

For your exclusive choices, here's a clubhouse that offers you an ocean of merriments.  
Embrace the rarest form of luxury as you enjoy the finest of amenities in our clubhouse.

### AQUA



Indoor Heated Pool

### KIDS



Pre Teen Play Area  
Gaming Lounge  
- Pool Table  
- Bowling Alley  
- Foosball Table  
- Air Hockey Table

### SOCIAL



Audio Visual Room (Theatre)  
with Lobby  
Karaoke Room  
Music Room  
Arts Room  
Small Community Hall  
(Party Hall) - 2 No's  
Senior Citizen Room  
- Card Room  
Rooms  
Community Hall (Restaurant)  
Community Hall with Lobby  
(Party Hall)  
Office  
- Co-Working Area  
- Meeting Room  
- Business Center

### WELLNESS



State Of The Art Gymnasium  
- Calisthenics  
- Pilates  
Kick Boxing  
Spa & Changing Room  
Yoga Room

### SPORTS



Badminton Court- 1 No  
Squash Court- 1 No  
Golf Simulator





# MASTER PLAN



## LEGEND:

- A. ENTRANCE**
  - 1. ENTRANCE PLAZA
  - 2. ENTRY & EXIT RAMPS
  - 3. COMMERCIAL DROP OFF
  - 4. COMMUNITY BUILDING (CLUB) DROP OFF
  - 5. COMMUNITY HALL (PARTY HALL) DROP OFF
  - 6. GOLF CART
  - 7. SCHOOL BUS WAITING ROOM
  - 8. GUARD ROOM
- B. SWIMMING POOL**
  - 9. KIDS POOL
  - 10. FAMILY POOL
  - 11. SHALLOW POOL
  - 12. DECK
  - 14. TOILET & CHANGING ROOM
  - 15. LAP POOL
  - 16. VIEWING DECK
  - 17. KOI POND
  - 18. PARTY POOL
- C. CENTRAL PARK LANDSCAPE**
  - 19. MIYAWAKI FOREST
  - 20. CRICKET PITCH
  - 21. PET AREA
  - 22. PRAYER HALL (TEMPLE)
  - 23. REFLEXOLOGY PATH
  - 24. LAWN
  - 25. OAT/ STEPPED SEATING
  - 26. TREE COURT
  - 27. TOTLOT
  - 28. PRETEEN
  - 29. LAWN TENNIS COURT
  - 30. BASKETBALL COURT
  - 31. SITOUT
  - 32. OPEN BADMINTON COURT - LOWER LEVEL
  - 33. MINI FOOTBALL
  - 34. HEDGE GARDEN WITH SITOUT
  - 35. THERAPEUTIC GARDEN
  - 36. JOGGING TRACK
  - 37. SENIOR CITIZEN SITOUT
  - 38. SCULPTURE GARDEN
- D. PUTTING GOLF**





# TYPICAL FLOOR PLAN

TOWER:  
GAUR NYC EMPIRE | UNIT - 01

2B + CLUB ON GROUND, 1<sup>ST</sup> AND 2<sup>ND</sup> FLOOR  
WITH COMMERCIAL AREA ON GROUND &  
1<sup>ST</sup> FLOOR + 28 FLOORS INCLUDING 1 SERVICE FLOOR.

4<sup>TH</sup> TO 12<sup>TH</sup>, 14<sup>TH</sup>, 15<sup>TH</sup>–26<sup>TH</sup> FLOOR

- FOYER + LIVING/DINING & LOUNGE +
- 4 BEDROOMS + PUJA + KITCHEN WITH UTILITY +
- 4 TOILETS + 1 POWDER TOILET + 2 BIG BALCONIES + STORE + WC



## AREA DETAILS

RERA CARPET AREA	=	193.10 SQ.MT./ 2078 SQ.FT.
COVERED AREA	=	207.00 SQ.MT./ 2228 SQ.FT.
BALCONY AREA	=	122.6 SQ.MT./ 1320 SQ.FT.
COMMON AREA (FLOOR)	=	49.91 SQ.MT./ 537 SQ.FT.
TOTAL AREA	=	464.52 SQ.MT./ 5000 SQ.FT.



Disclaimer: The total area loading of other constructed areas including the constructed common areas over the RERA carpet area which is duly mentioned in the layout plan of the respective apartment Carpet Area. The RERA carpet area means 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 of the apartment. Unit No. 13, 14 and 13th Floor has been omitted from the list. Scales for conversions, Area 1:1000 Sq.mt. = 10,764 Sq.ft., Dimension 304.8 mm=1.0 Foot.





# TYPICAL FLOOR PLAN

TOWER:  
GAUR NYC EMPIRE | UNIT - 02

2B + CLUB ON GROUND, 1<sup>ST</sup> AND 2<sup>ND</sup> FLOOR  
WITH COMMERCIAL AREA ON GROUND &  
1<sup>ST</sup> FLOOR + 28 FLOORS INCLUDING 1 SERVICE FLOOR.

4<sup>TH</sup> TO 12<sup>TH</sup>, 14<sup>TH</sup>, 15<sup>TH</sup> - 26<sup>TH</sup> FLOOR

FOYER + LIVING/DINING & LOUNGE +  
4 BEDROOMS + PUJA + KITCHEN WITH UTILITY +  
4 TOILETS + 1 POWDER TOILET + 2 BIG BALCONIES + STORE + WC



## AREA DETAILS

RERA CARPET AREA	=	193.10 SQ.MT./ 2078 SQ.FT.
COVERED AREA	=	207.00 SQ.MT./ 2228 SQ.FT.
BALCONY AREA	=	122.6 SQ.MT./ 1320 SQ.FT.
COMMON AREA (FLOOR)	=	49.91 SQ.MT./ 537 SQ.FT.
TOTAL AREA	=	464.52 SQ.MT./ 5000 SQ.FT.



Disclaimer : The total area loading of other constructed areas including the constructed common areas over the RERA carpet area which is duly mentioned in the layout plan of the respective apartment Carpet Area. The RERA carpet area means the net usable floor area of a 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 of the apartment. Unit No. 13, 14 and 13th Floor has been omitted from the list. Scales for conversions, Area 1,000 Sq.mt. = 10,764 Sq.ft., Dimension 304.8 mm=1.0 Foot.





# TYPICAL FLOOR PLAN

TOWER:  
ASTOR AND BARCLAY | UNIT - 03 & 07

2B + DOUBLE HEIGHT  
ENTRANCE LOBBY AT STILT + 32 FLOORS

1<sup>ST</sup> TO 12<sup>TH</sup>, 14<sup>TH</sup>, 15<sup>TH</sup> FLOOR &  
18<sup>TH</sup> TO 23<sup>RD</sup> & 26<sup>TH</sup> TO 33<sup>RD</sup> FLOOR

FOYER + LIVING & DINING + 4 BEDROOMS +  
PUJA + KITCHEN WITH UTILITY BALCONY + 4 TOILETS +  
1 POWDER TOILET + 2 BIG BALCONIES + 1 BALCONY + STORE + WC



## AREA DETAILS

RERA CARPET AREA = 154.02 SQ.MT./ 1658 SQ.FT.  
COVERED AREA = 166.41 SQ.MT./ 1791 SQ.FT.  
BALCONY AREA = 55.17 SQ.MT./ 594 SQ.FT.  
COMMON AREA (FLOOR) = 54.70 SQ.MT./ 589 SQ.FT.  
TOTAL AREA = 312.62 SQ.MT./ 3365 SQ.FT.



Disclaimer: The total area including of other constructed areas including the constructed common areas over the RERA carpet area which is duly mentioned in the layout plan of the respective apartment Carpet Area. The RERA carpet area means the net usable floor area of a 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 of the apartment. Unit No. 13, 14 and 13th Floor has been omitted from the list. Scales for conversion, Area 1,000 Sq.mt. = 10,764 Sq.ft., Dimension 304.8 mm=1.0 Foot.





# TYPICAL FLOOR PLAN

TOWER:  
ASTOR AND BARCLAY | UNIT - 04 & 08

2B + DOUBLE HEIGHT  
ENTRANCE LOBBY AT STILT + 32 FLOORS

1<sup>ST</sup> TO 12<sup>TH</sup>, 14<sup>TH</sup>, 15<sup>TH</sup> TO 33<sup>RD</sup> FLOOR

FOYER + LIVING & DINING + 4 BEDROOMS +  
PUJA + KITCHEN WITH UTILITY BALCONY + 4 TOILETS +  
1 POWDER TOILET + 2 BIG BALCONIES + 1 BALCONY + STORE + WC



## AREA DETAILS

RERA CARPET AREA	= 154.02 SQ.MT./ 1658 SQ.FT.
COVERED AREA	= 166.41 SQ.MT./ 1791 SQ.FT.
BALCONY AREA	= 55.17 SQ.MT./ 594 SQ.FT.
COMMON AREA (FLOOR)	= 54.70 SQ.MT./ 589 SQ.FT.
TOTAL AREA	= 312.62 SQ.MT./ 3365 SQ.FT.



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## TYPICAL FLOOR PLAN

TOWER:  
ASTOR AND BARCLAY | UNIT - 05 & 09

2B + DOUBLE HEIGHT  
ENTRANCE LOBBY AT STILT + 32 FLOORS

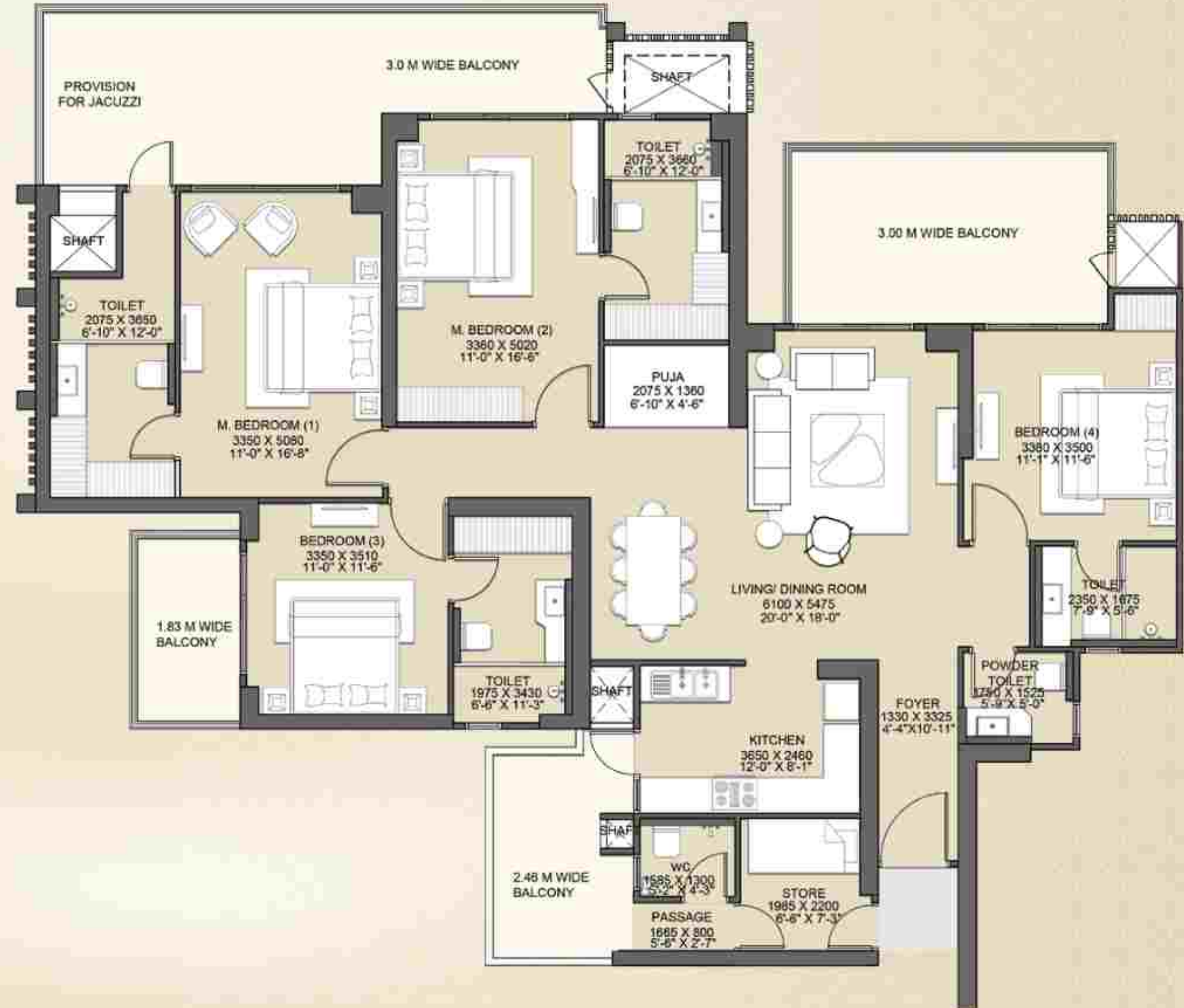
1<sup>ST</sup> TO 12<sup>TH</sup>, 14<sup>TH</sup>, 15<sup>TH</sup> FLOOR &  
18<sup>TH</sup> TO 23<sup>RD</sup> & 26<sup>TH</sup> TO 33<sup>RD</sup> FLOOR

FOYER + LIVING & DINING + 4 BEDROOMS +  
PUJA + KITCHEN WITH UTILITY BALCONY + 4 TOILETS +  
1 POWDER TOILET + 2 BIG BALCONIES + 1 BALCONY + STORE + WC



### AREA DETAILS

RERA CARPET AREA	= 154.02 SQ.MT./ 1658 SQ.FT.
COVERED AREA	= 166.41 SQ.MT./ 1791 SQ.FT.
BALCONY AREA	= 55.17 SQ.MT./ 594 SQ.FT.
COMMON AREA (FLOOR)	= 54.70 SQ.MT./ 589 SQ.FT.
TOTAL AREA	= 312.62 SQ.MT./ 3365 SQ.FT.



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## TYPICAL FLOOR PLAN

TOWER:  
ASTOR AND BARCLAY | UNIT - 06 & 10

2B + DOUBLE HEIGHT  
ENTRANCE LOBBY AT STILT + 32 FLOORS

1<sup>ST</sup> TO 12<sup>TH</sup>, 14<sup>TH</sup>, 15<sup>TH</sup> TO 33<sup>RD</sup> FLOOR

FOYER + LIVING & DINING + 4 BEDROOMS +  
PUJA + KITCHEN WITH UTILITY BALCONY + 4 TOILETS +  
1 POWDER TOILET + 2 BIG BALCONIES + 1 BALCONY + STORE + WC



### AREA DETAILS

RERA CARPET AREA	= 154.02 SQ.MT./ 1658 SQ.FT.
COVERED AREA	= 166.41 SQ.MT./ 1791 SQ.FT.
BALCONY AREA	= 55.17 SQ.MT./ 594 SQ.FT.
COMMON AREA (FLOOR)	= 54.70 SQ.MT./ 589 SQ.FT.
TOTAL AREA	= 312.62 SQ.MT./ 3365 SQ.FT.



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# TYPICAL FLOOR PLAN

TOWER:  
BLOOMBERG, CHRYSLER & HUDSON  
UNIT - 11, 17 & 21

2B + DOUBLE HEIGHT  
ENTRANCE LOBBY AT STILT + 32 FLOORS

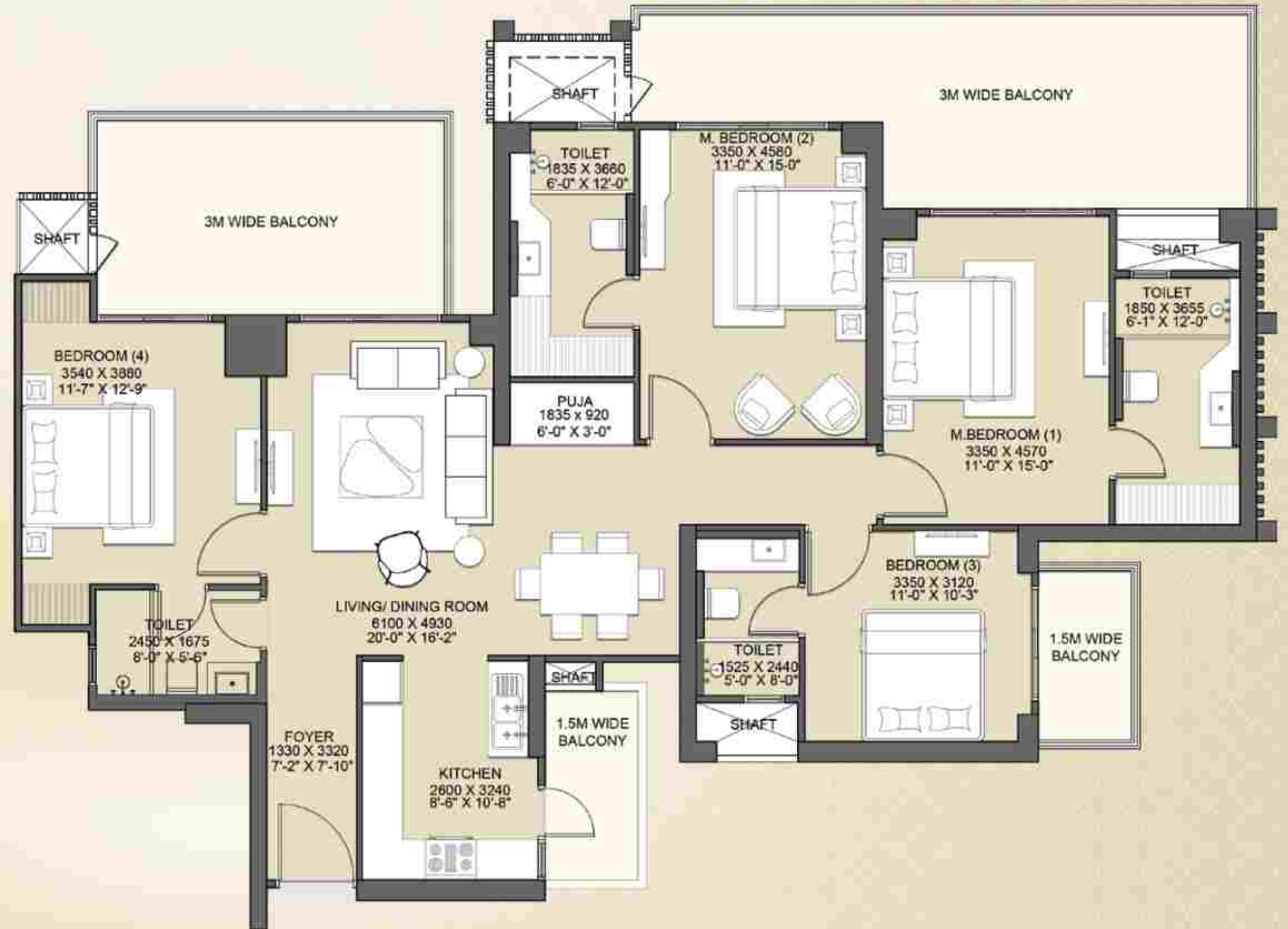
1<sup>ST</sup> TO 12<sup>TH</sup>, 14<sup>TH</sup>, 15<sup>TH</sup> FLOOR &  
18<sup>TH</sup> TO 23<sup>RD</sup> & 26<sup>TH</sup> TO 33<sup>RD</sup> FLOOR

FOYER + LIVING & DINING + 4 BEDROOMS +  
PUJA + KITCHEN WITH UTILITY BALCONY +  
4 TOILETS + 2 BIG BALCONIES + 1 BALCONY



## AREA DETAILS

RERA CARPET AREA	=	123.20 SQ.MT./ 1326 SQ.FT.
COVERED AREA	=	135.57 SQ.MT./ 1459 SQ.FT.
BALCONY AREA	=	47.45 SQ.MT./ 511 SQ.FT.
COMMON AREA (FLOOR)	=	45.83 SQ.MT./ 493 SQ.FT.
TOTAL AREA	=	258.27 SQ.MT./ 2780 SQ.FT.



Disclaimer: The total area loading of other constructed areas including the constructed common areas over the RERA carpet area which is duly mentioned in the layout plan of the respective apartment Carpet Area. The RERA carpet area means 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 of the apartment. Unit No. 13, 14 and 13th Floor has been omitted from the list. Scales for conversion, Area 1:1000 Sq.mt. = 10,764 Sq.ft., Dimension 304.8 mm=1.0 Foot.





# TYPICAL FLOOR PLAN

TOWER:  
BLOOMBERG, CHRYSLER & HUDSON  
UNIT - 12, 18 & 22

2B + DOUBLE HEIGHT  
ENTRANCE LOBBY AT STILT + 32 FLOORS

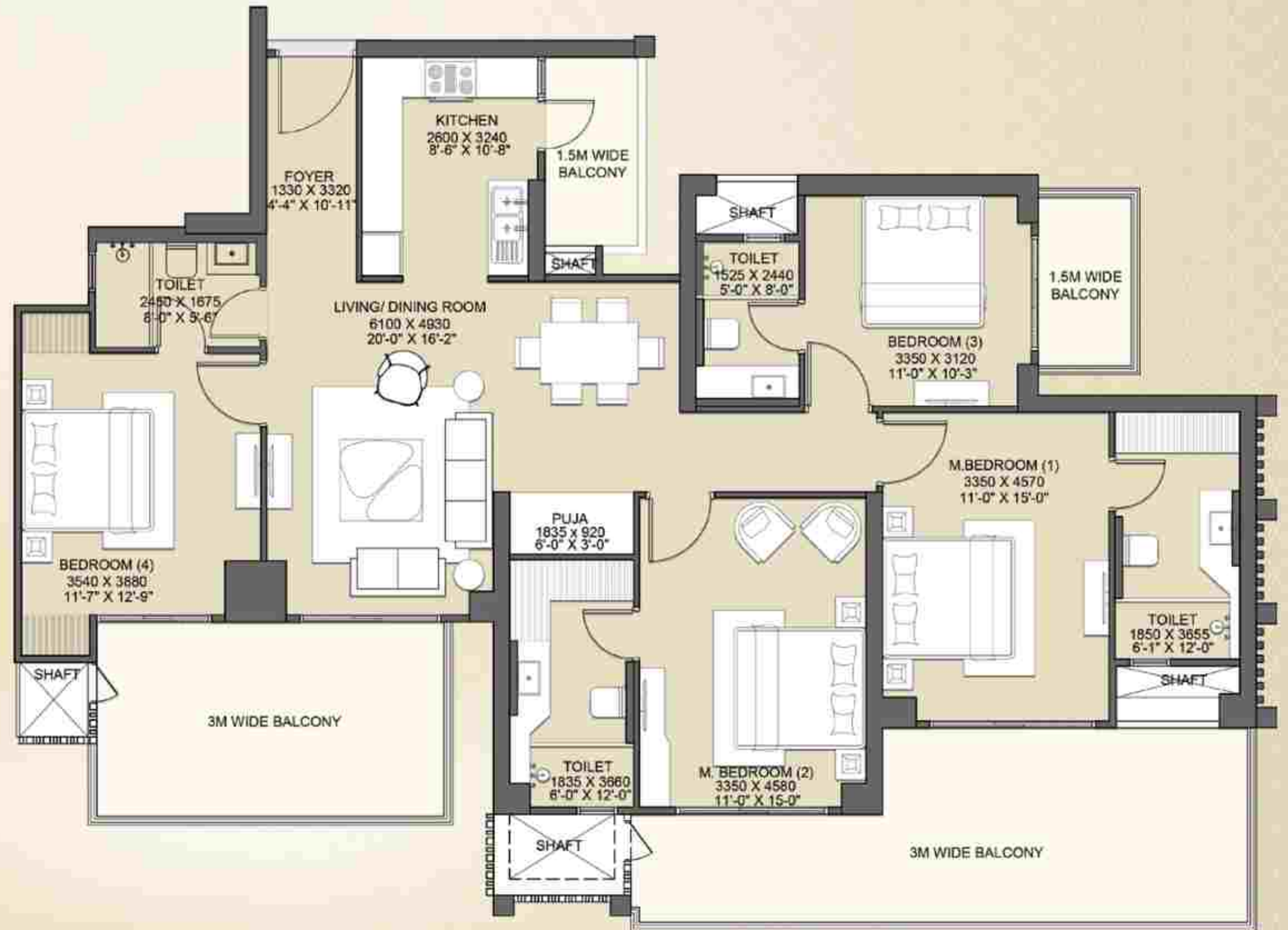
1<sup>ST</sup> TO 12<sup>TH</sup>, 14<sup>TH</sup>, 15<sup>TH</sup> TO 33<sup>RD</sup> FLOOR

FOYER + LIVING & DINING + 4 BEDROOMS +  
PUJA + KITCHEN WITH UTILITY BALCONY +  
4 TOILETS + 2 BIG BALCONIES + 1 BALCONY



## AREA DETAILS

RERA CARPET AREA	= 123.20 SQ.MT./ 1326 SQ.FT.
COVERED AREA	= 135.57 SQ.MT./ 1459 SQ.FT.
BALCONY AREA	= 47.45 SQ.MT./ 511 SQ.FT.
COMMON AREA (FLOOR)	= 45.83 SQ.MT./ 493 SQ.FT.
TOTAL AREA	= 258.27 SQ.MT./ 2780 SQ.FT.



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# TYPICAL FLOOR PLAN

TOWER:  
BLOOMBERG, CHRYSLER & HUDSON  
UNIT - 15, 19 & 23

2B + DOUBLE HEIGHT  
ENTRANCE LOBBY AT STILT + 32 FLOORS

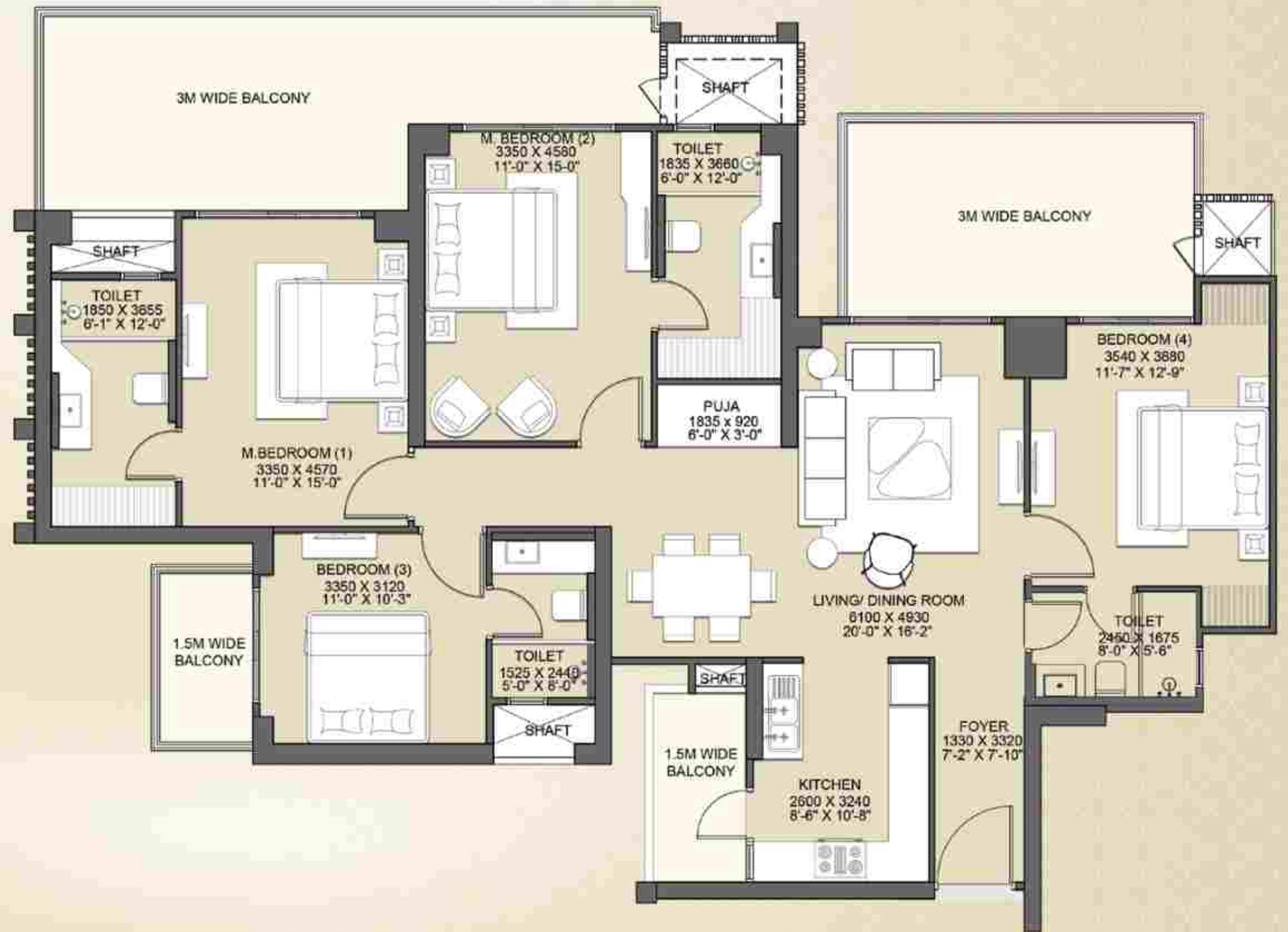
1<sup>ST</sup> TO 12<sup>TH</sup>, 14<sup>TH</sup>, 15<sup>TH</sup> FLOOR &  
18<sup>TH</sup> TO 23<sup>RD</sup> & 26<sup>TH</sup> TO 33<sup>RD</sup> FLOOR

FOYER + LIVING & DINING + 4 BEDROOMS +  
PUJA + KITCHEN WITH UTILITY BALCONY +  
4 TOILETS + 2 BIG BALCONIES + 1 BALCONY



## AREA DETAILS

RERA CARPET AREA	=	123.20 SQ.MT./ 1326 SQ.FT.
COVERED AREA	=	135.57 SQ.MT./ 1459 SQ.FT.
BALCONY AREA	=	47.45 SQ.MT./ 511 SQ.FT.
COMMON AREA (FLOOR)	=	45.83 SQ.MT./ 493 SQ.FT.
TOTAL AREA	=	258.27 SQ.MT./ 2780 SQ.FT.



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# TYPICAL FLOOR PLAN

TOWER:  
 BLOOMBERG, CHRYSLER & HUDSON  
 UNIT - 16, 20 & 24

2B + DOUBLE HEIGHT  
 ENTRANCE LOBBY AT STILT + 32 FLOORS

1<sup>ST</sup> TO 12<sup>TH</sup>, 14<sup>TH</sup>, 15<sup>TH</sup> TO 33<sup>RD</sup> FLOOR

FOYER + LIVING & DINING + 4 BEDROOMS +  
 PUJA + KITCHEN WITH UTILITY BALCONY +  
 4 TOILETS + 2 BIG BALCONIES + 1 BALCONY



## AREA DETAILS

RERA CARPET AREA	= 123.20 SQ.MT./ 1326 SQ.FT.
COVERED AREA	= 135.57 SQ.MT./ 1459 SQ.FT.
BALCONY AREA	= 47.45 SQ.MT./ 511 SQ.FT.
COMMON AREA (FLOOR)	= 45.83 SQ.MT./ 493 SQ.FT.
TOTAL AREA	= 258.27 SQ.MT./ 2780 SQ.FT.



Disclaimer: The total area loading of other constructed areas including the constructed common areas over the RERA carpet area which is duly mentioned in the layout plan of the respective apartment Carpet Area. The RERA carpet area means the net usable floor area of a 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 of the apartment. Unit No. 13, 14 and 13th Floor has been omitted from the list. Scales for conversion, Area 1,000 Sq.mt. = 10,764 Sq.ft., Dimension 304.8 mm=1.0 Foot.





# TYPICAL FLOOR PLAN

TOWER:  
LEONARD, LEXINGTON, LIBERTY & REGIS  
UNIT - 25, 29, 33 & 37

2B + DOUBLE HEIGHT  
ENTRANCE LOBBY AT STILT + 33 FLOORS

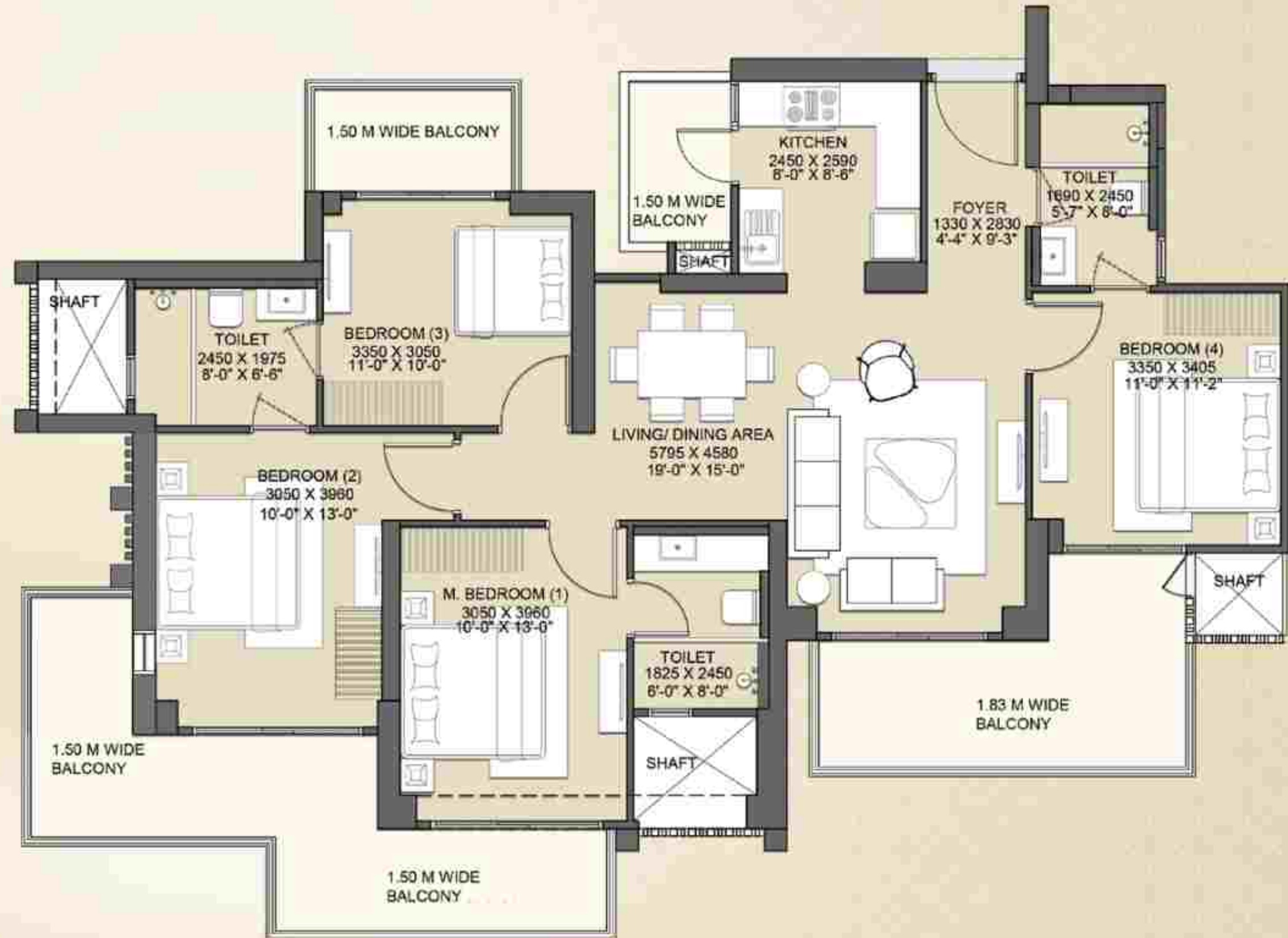
1<sup>ST</sup> TO 12<sup>TH</sup>, 14<sup>TH</sup>, 15<sup>TH</sup> FLOOR &  
18<sup>TH</sup> TO 23<sup>RD</sup> & 26<sup>TH</sup> TO 32<sup>ND</sup> FLOOR

FOYER + LIVING & DINING +  
4 BEDROOMS + KITCHEN WITH UTILITY BALCONY +  
3 TOILETS + 2 BIG BALCONIES + 1 BALCONY



## AREA DETAILS

RERA CARPET AREA	= 98.68 SQ.MT./ 1062 SQ.FT.
COVERED AREA	= 109.05 SQ.MT./ 1174 SQ.FT.
BALCONY AREA	= 36.31 SQ.MT./ 390 SQ.FT.
COMMON AREA (FLOOR)	= 47.41 SQ.MT./ 510 SQ.FT.
TOTAL AREA	= 205.32 SQ.MT./ 2210 SQ.FT.



Disclaimer: The total area loading of other constructed areas including the constructed common areas over the RERA carpet area which is duly mentioned in the layout plan of the respective apartment. Carpet Area: The RERA carpet area means the net usable floor area of a 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 of the apartment. Unit No. 13, 14 and 13th Floor has been omitted from the list. Scales for conversion, Area 1,000 Sq.mt. = 10,764 Sq.ft., Dimension 304.8 mm=1.0 Foot.





## TYPICAL FLOOR PLAN

TOWER:  
LEONARD, LEXINGTON, LIBERTY & REGIS  
UNIT - 26, 30, 34 & 38

2B + DOUBLE HEIGHT  
ENTRANCE LOBBY AT STILT + 33 FLOORS

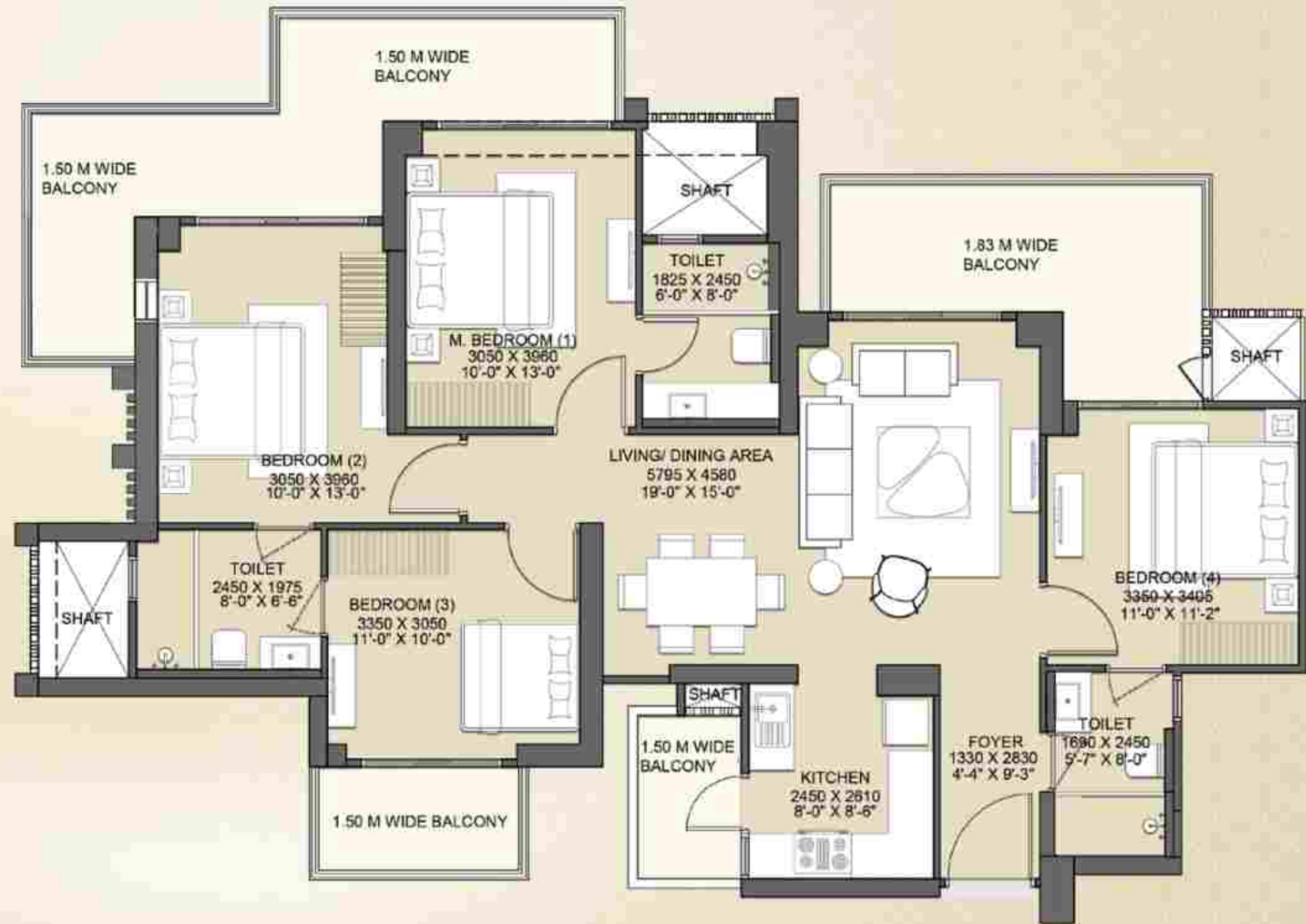
1<sup>ST</sup> TO 12<sup>TH</sup>, 14<sup>TH</sup>, 15<sup>TH</sup> TO 34<sup>TH</sup> FLOOR

FOYER + LIVING & DINING +  
4 BEDROOMS + KITCHEN WITH UTILITY BALCONY +  
3 TOILETS + 2 BIG BALCONIES + 1 BALCONY



### AREA DETAILS

RERA CARPET AREA	= 98.68 SQ.MT./ 1062 SQ.FT.
COVERED AREA	= 109.05 SQ.MT./ 1174 SQ.FT.
BALCONY AREA	= 36.31 SQ.MT./ 390 SQ.FT.
COMMON AREA (FLOOR)	= 47.41 SQ.MT./ 510 SQ.FT.
TOTAL AREA	= 205.32 SQ.MT./ 2210 SQ.FT.



Disclaimer: The total area loading of other constructed areas including the constructed common areas over the RERA carpet area which is duly mentioned in the layout plan of the respective apartment Carpet Area. The RERA carpet area means the net usable floor area of a 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 of the apartment. Unit No. 13, 14 and 13th Floor has been omitted from the list. Scales for conversions, Area 1,000 Sq.mt. = 10,764 Sq.ft., Dimension 304.8 mm=1.0 Foot.





# TYPICAL FLOOR PLAN

TOWER:  
LEONARD, LEXINGTON, LIBERTY & REGIS  
UNIT - 27, 31, 35 & 39

2B + DOUBLE HEIGHT  
ENTRANCE LOBBY AT STILT + 33 FLOORS

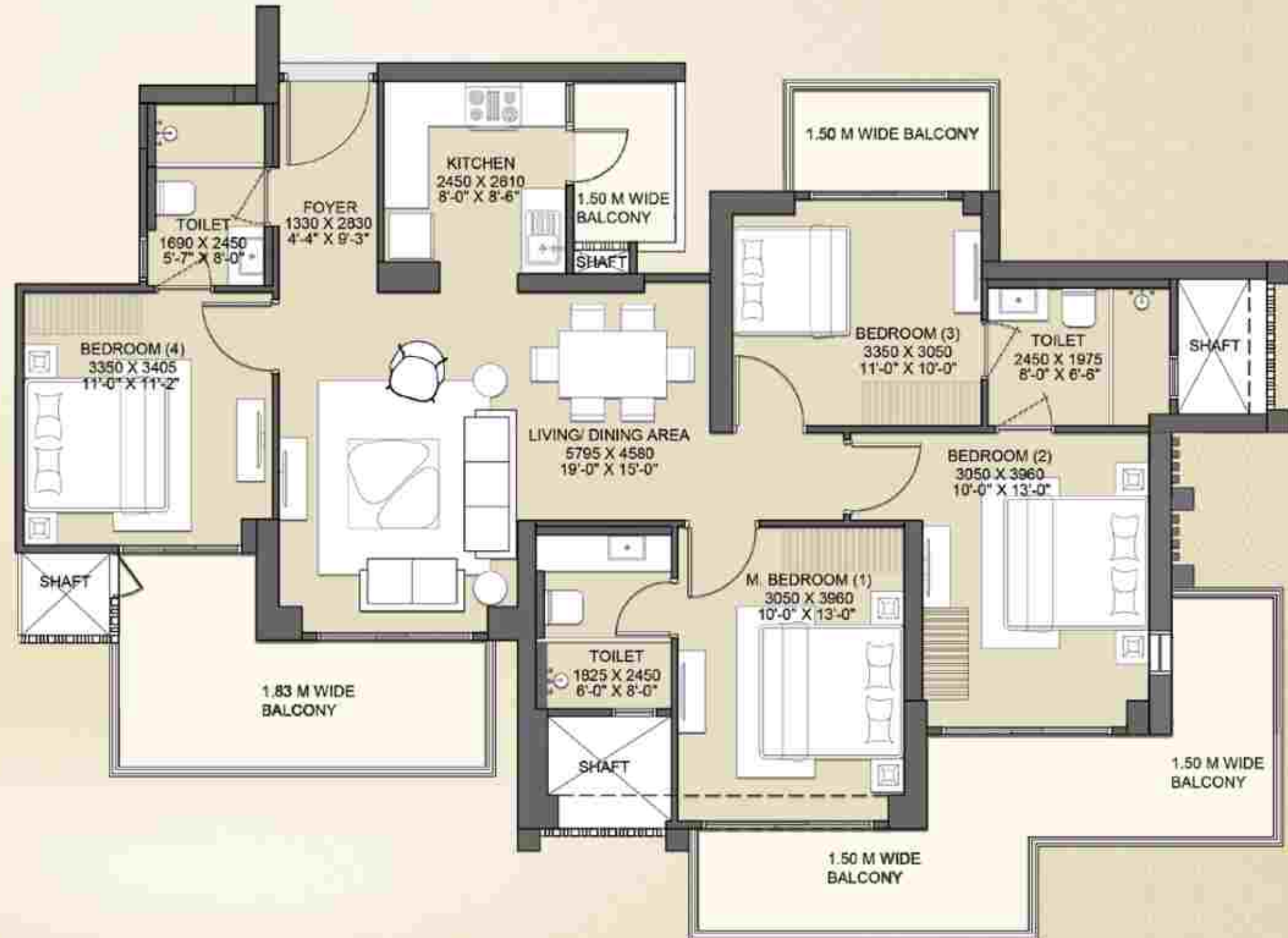
1<sup>ST</sup> TO 12<sup>TH</sup>, 14<sup>TH</sup>, 15<sup>TH</sup> FLOOR &  
18<sup>TH</sup> TO 23<sup>RD</sup> & 26<sup>TH</sup> TO 32<sup>ND</sup> FLOOR

FOYER + LIVING & DINING +  
4 BEDROOMS + KITCHEN WITH UTILITY BALCONY +  
3 TOILETS + 2 BIG BALCONIES + 1 BALCONY



## AREA DETAILS

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## TYPICAL FLOOR PLAN

TOWER:  
LEONARD, LEXINGTON, LIBERTY & REGIS  
UNIT - 28, 32, 36 & 40

2B + DOUBLE HEIGHT  
ENTRANCE LOBBY AT STILT + 33 FLOORS

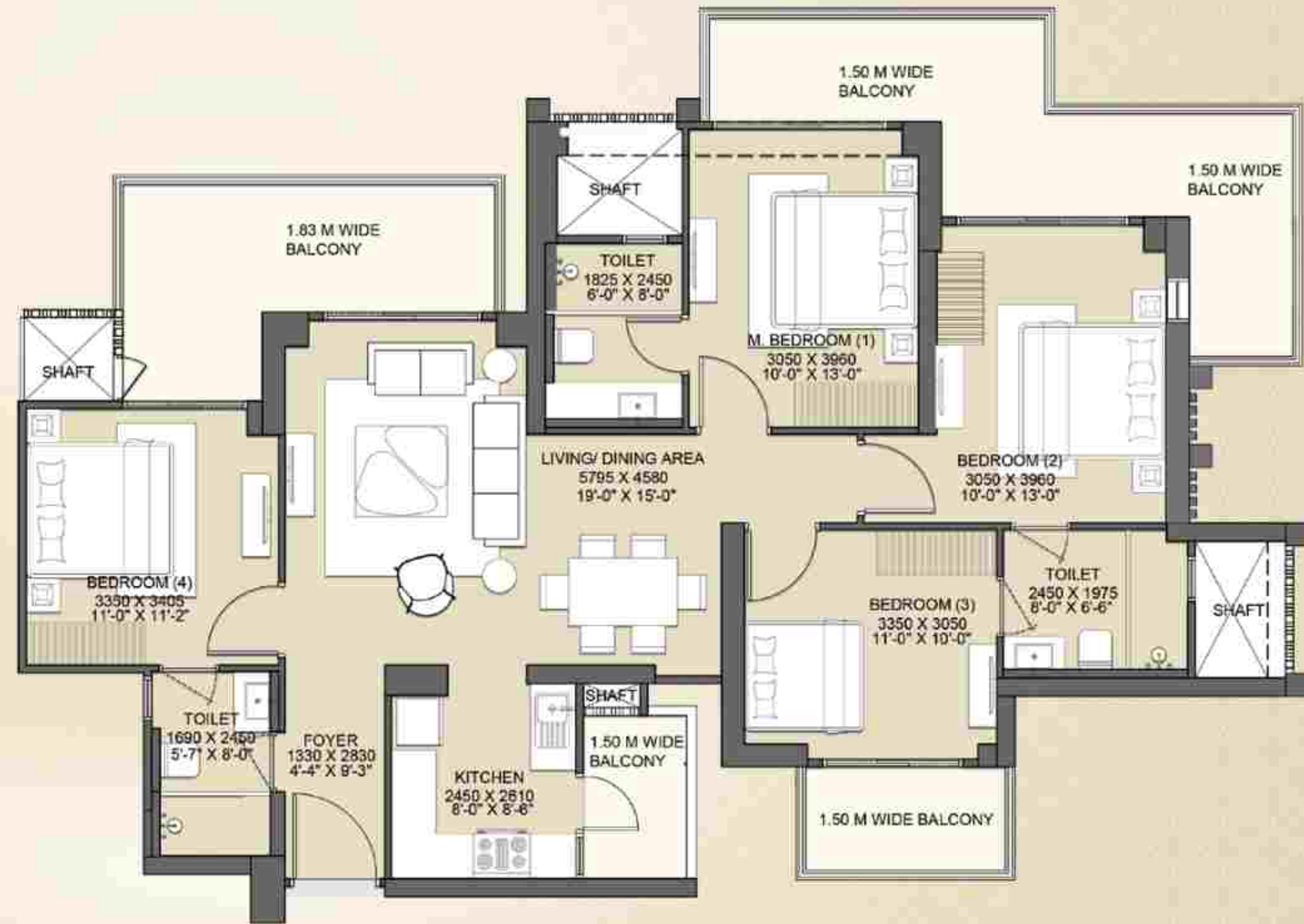
1<sup>ST</sup> TO 12<sup>TH</sup>, 14<sup>TH</sup>, 15<sup>TH</sup> TO 34<sup>TH</sup> FLOOR

FOYER + LIVING & DINING +  
4 BEDROOMS + KITCHEN WITH UTILITY BALCONY +  
3 TOILETS + 2 BIG BALCONIES + 1 BALCONY



### AREA DETAILS

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## GAUR NYC RESIDENCES

### DETAILS OF GROUP HOUSING

Total Number of Units	1216
Total Number of Towers	Ten (10) - Gaur NYC Empire, Astor, Barclay, Bloomberg, Chrysler, Hudson, Leonard, Lexington, Liberty, Regis
Floor to Floor Height	Gaur NYC Empire (3.90 Mtr), All other towers (3.6 Mtr)

**Community Facility:** Club on ground, first and second floor of Tower Gaur NYC Empire is having lobby, waiting lounge, rooms, office (co-working spaces, business center) gymnasium, squash court, badminton court, yoga room, senior citizen room, indoor heated pool, community hall, audio visual room, art, music and karaoke room, golf simulator, preteen play area, landscaped garden along with swimming pool.

**Note:** All the above said Community Facilities will be shared between all towers.  
Habitat Floor at 30th & 31st floor of Gaur NYC Empire tower is dedicated for the exclusive use of Gaur NYC Empire residents only.

### SPECIFICATIONS

<b>FLOORING:</b>	
Living	- Tile Flooring
Dining	- Tile Flooring
Kitchen	- Tile Flooring
All Bedrooms	- Laminated Wooden flooring
Toilets	- Tile Flooring
W.C.	- Tile Flooring

<b>WIRING &amp; SWITCHES:</b>	
Wiring	- Fire Retardant copper wiring in concealed PVC conduits
Switches	- Modular switches & sockets
TV Points	- In Living/Dining and all Bed Rooms

<b>AC:</b>	
Split ACs	- 1.5T each in Bedrooms, Living/Dining only

<b>KITCHEN:</b>	
Counter	- Kitchen Counter with Stainless Steel Sink Fitted with R.O./Hob/Chimney (Indian brand) with Exhaust Pipe
Wood Work	- Kitchen Cabinet
Wall Tile	- Ceramic Tiles up to 2ft. above working Counter

<b>ELECTRICAL FITTINGS:</b>	
Exhaust Fan	- In Kitchen & Toilets
Light Fixture	- False ceiling light in Living/Dining Room and All Bedrooms.

Wardrobe	- One wardrobe in each Bed Rooms
Wall Tile	- Ceramic Tiles in Toilets

<b>DOORS &amp; WINDOWS:</b>	
External	- uPVC Sliding or Openable Doors & Windows
Internal	- Flush Door fixed in hardwood or Engineered wood Door frame

<b>WALL FINISH:</b>	
External	- Texture Paint
Internal	- All internal walls of the Room & Living/Dining with OBD Paint

<b>SECURITY:</b>	
Internal	- Electronic Door Lock

<b>SANITARY WORK:</b>	
Internal Piping	- CPVC Pipes & Fittings
Fitting in toilets	- All Taps and fitting in Chrome Finish; Wash Basins and W/C in White Shade





**RERA NO.:**

**| <https://up-rera.in/projects>**

**GAURSONS HI-TECH INFRASTRUCTURE PRIVATE LIMITED**

SITE ADDRESS: PLOT NO. GH-06, SECTOR-03, WAVE CITY, NH-9 (NH-24)  
DELHI-MEERUT EXPRESSWAY, GHAZIABAD (U.P.)

[www.gaursonsindia.com](http://www.gaursonsindia.com)



Corporate Office: Gaur Biz Park, Plot No.-1, Abhay Khand-II, Indirapuram, Ghaziabad - 201010 (U.P.) India

**AFTER SALES CUSTOMER CARE 1800 309 3052**