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# GAYATRI AURA

*by*



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*Resort* Style Living



# CORPORATE SYNOPSIS

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## **AURA** a community by **Gayatri & HANS**

Aura is crafted not only keeping in mind the contemporary age but the future lifestyle.

A beautifully planned residential project "Aura" is all about living a resort style life of peace and tranquillity, surrounded with modern amenities and facilities.

The planning has been in such a manner to reflect fineness in every detail.

Strategically located in Sector 1, Greater Noida West, which is the most premium sector and already more than a couple of thousands living in this sector.

The homes in Aura are not just built, but are judiciously fashioned with a vision that is larger than life. With 2BHK and 3BHK flats crafted with optimum open space, contemporary amenities, spaces for both children and elderly and aesthetically appealing infrastructure, the project is perfect for individuals who want to live in a resort.

Confirmed offer of possession by 30st September 2021 of two towers

- Construction in full swing
- Structure complete .
- Internal finishing in full swing .
- Actual sample flat ready for viewing
- Project implemented under direct supervision of RERA authority

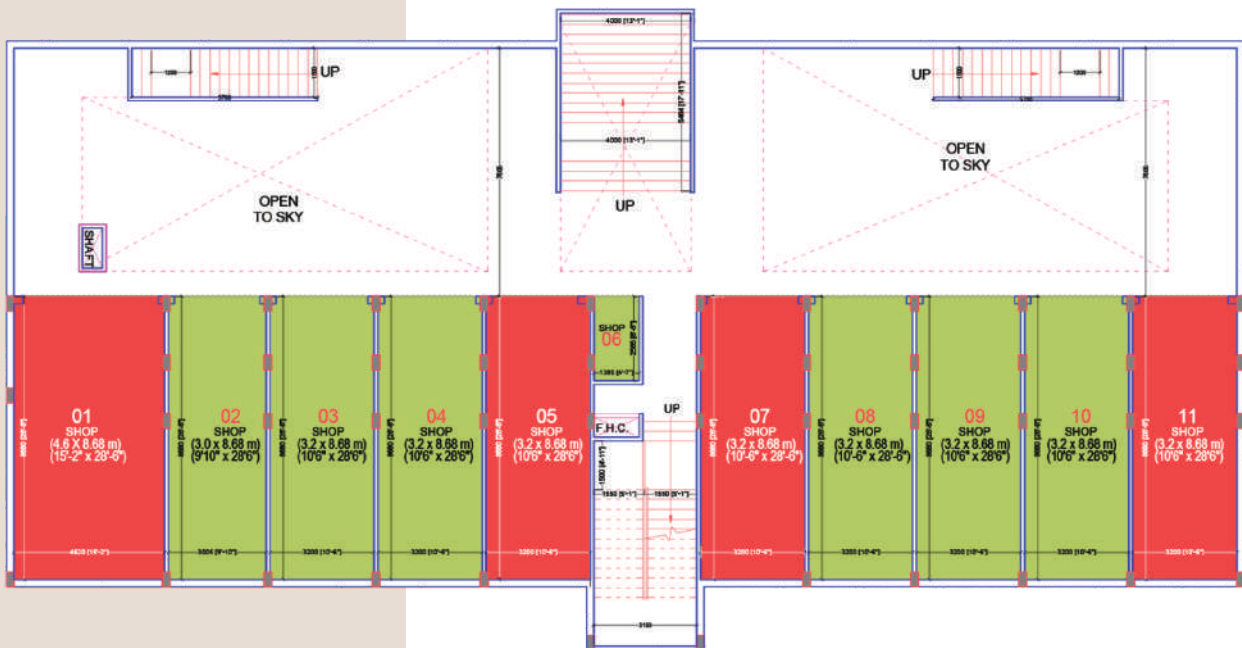


# PROJECT LAYOUT

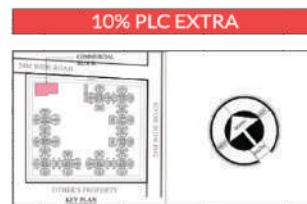


# FLOOR PLAN - COMMERCIAL

## LOWER GROUND FLOOR PLAN

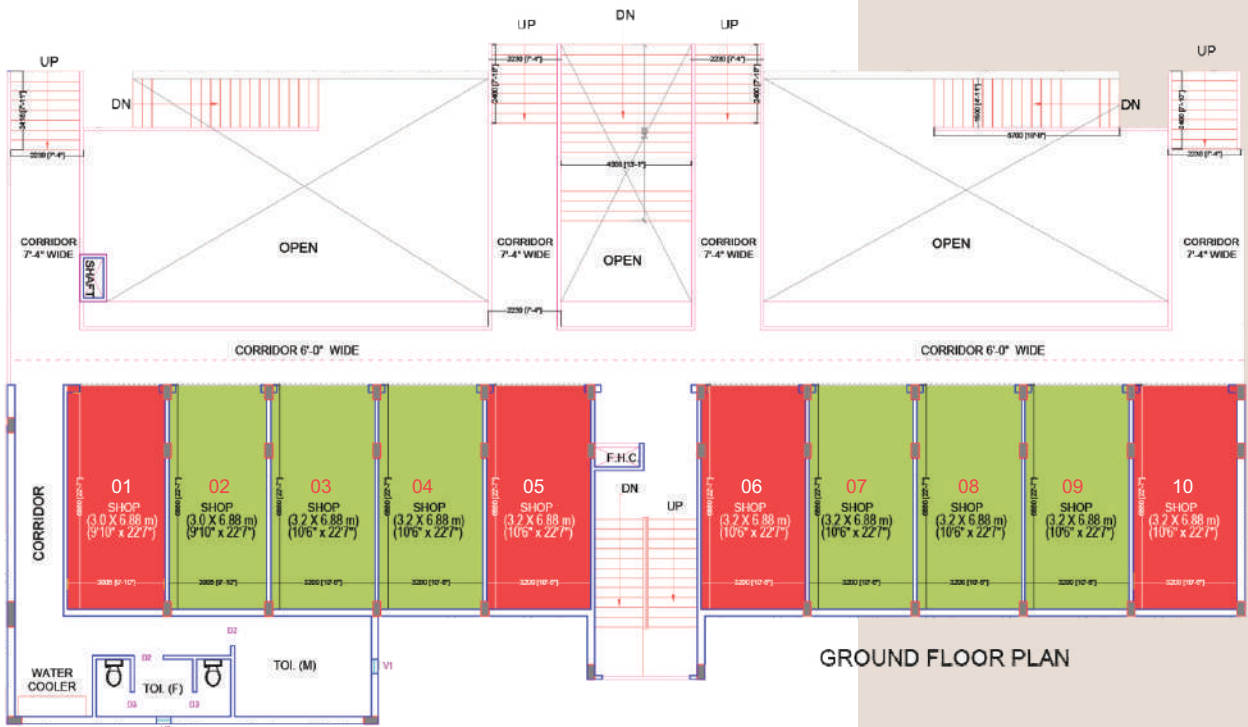


GAYATRI AURA COMMERCIAL LOWER GROUND FLOOR AREA DETAIL				
S.NO.	BUILT UP AREA	CARPET AREA	SALEABLE AREA @100% OF CARPET AREA	ROUND OFF SALEABLE AREA
	SQ.FT	SQ.FT	SQ.FT.	SQ.FT.
1	470.60208	429.81	859.61304	860
2	299.2392	278.14	556.28352	555
3	317.96856	296.33	592.66584	595
4	317.96856	296.44	592.88112	595
5	317.96856	295.36	590.72832	590
6	45.31644	38.54	77.07024	80
7	317.96856	295.69	591.37416	590
8	317.96856	296.44	592.88112	595
9	317.96856	296.33	592.66584	595
10	317.96856	296.33	592.66584	595
11	334.43748	296.98	593.95752	595
<b>TOTAL</b>		<b>3116.39</b>		<b>6245</b>



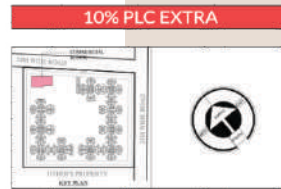
# FLOOR PLAN - COMMERCIAL

## GROUND FLOOR PLAN



GROUND FLOOR PLAN

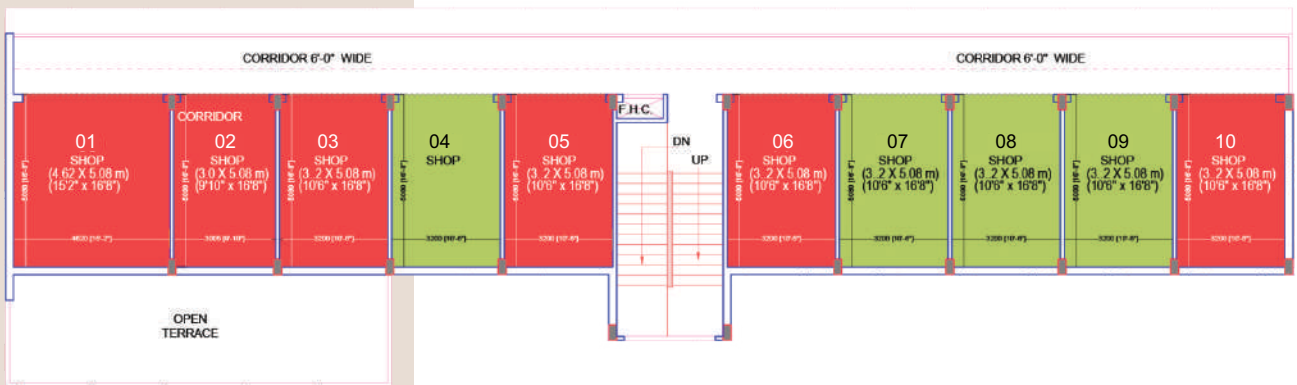
GAYATHRI ALURA COMMERCIAL GROUND FLOOR AREA DETAIL				
S.NO.	BUILT UP AREA	CARPET AREA	SALEABLE AREA @100% OF CARPET AREA	ROUND OFF SALEABLE AREA
	SQ.FT	SQ.FT	SQ.FT.	SQ.FT.
1	243.15876	220.55	441.10872	440
2	238.74552	220.45	440.89344	440
3	253.70748	234.98	469.95624	470
4	253.70748	234.98	469.95624	470
5	253.70748	234.76	469.52568	470
6	253.70748	234.66	469.3104	470
7	253.70748	234.98	469.95624	470
8	253.70748	234.98	469.95624	470
9	253.70748	234.98	469.95624	470
10	266.9472	235.30	470.60208	470
<b>TOTAL</b>		<b>2320.61</b>		<b>4640</b>



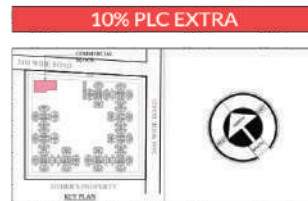
# FLOOR PLAN - COMMERCIAL



## UPPER GROUND FLOOR PLAN



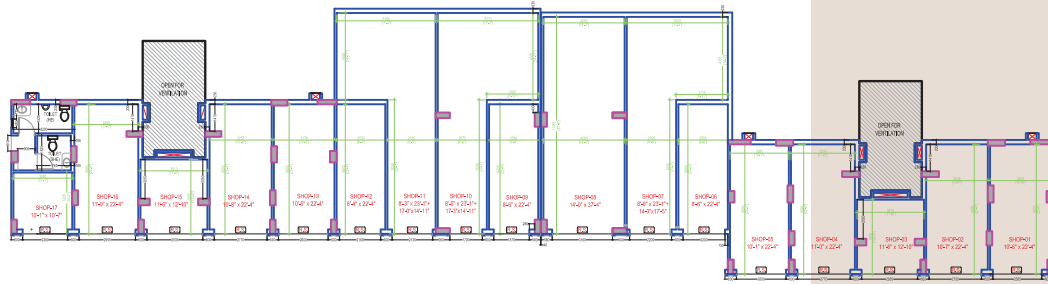
S.NO.	BUILT UP AREA	CARPET AREA	SALEABLE AREA @100% OF CARPET AREA	ROUND OFF SALEABLE AREA
	SQ. FT.	SQ. FT.	SQ. FT.	SQ. FT.
1	280.50884	251.23	502.46352	500
2	178.35948	162.86	325.71894	325
3	189.4464	173.52	347.03136	350
4	189.4464	173.52	347.03136	350
5	189.4464	173.52	347.03136	350
6	189.4464	173.52	347.03136	350
7	189.4464	173.52	347.03136	350
8	189.4464	173.52	347.03136	350
9	189.4464	173.52	347.03136	350
10	199.34928	173.52	347.03136	350
<b>TOTAL</b>		<b>1802.22</b>		<b>3625</b>



# FLOOR PLAN - COMMERCIAL UNDER TOWER A & B

GAYATRI AURA COMMERCIAL						
S.NO.	BUILT UP AREA	BUILT UP AREA	CARPET AREA	CARPET AREA	SALEABLE AREA @20% OF CARPET AREA	ROUND OFF SALEABLE AREA
	SQ.MT	SQ.FT	SQ.MT	SQ.FT	SQ.FT	SQ.FT
1	23.71	255.21	21.07	226.80	453.59	455
2	24.08	259.20	21.68	233.36	466.73	470
3	14.55	156.62	13.12	141.22	282.45	285
4	24.88	267.81	22.10	237.88	475.77	475
5	22.62	243.48	20.52	220.88	441.75	445
6	19.08	205.38	17.55	188.91	377.82	380
7	44.98	484.16	41.19	443.37	886.74	890
8	51.47	554.02	47.77	514.20	1028.39	1030
9	19.03	204.84	17.14	184.49	368.99	370
10	45.36	487.58	41.67	448.54	897.07	900
11	42.53	453.22	41.3	444.55	889.11	890
12	18.43	198.38	17.25	185.68	371.36	375
13	23.15	248.19	20.93	225.29	450.58	450
14	24.23	260.81	21.71	233.69	467.37	470
15	14.32	154.14	13.12	141.22	282.45	285
16	25.32	272.54	22.25	239.50	479.00	480
17	10.68	114.96	9.67	104.09	208.18	210
TOILETS	12.60	133.17				
TOTAL	462.32	4976.41	410.04	4309.58	8827.34	8860

## FLOOR PLAN



COMMERCIAL BLOCK  
AT GROUND FLOOR OF TOWER-A & B



KEY PLAN



NO.	REV.	DATE	DESCRIPTION

PROJECT NO. :-  
GROUP PROJECT AT PLOT NO. 68-11,  
GAYATRI AURA  
SEC-21 GREATER Noida.

PREPARED BY :-  
GAYATRI HOSPITALITY & REALCON LTD.

CHECKED BY :-  
COMMERCIAL BLOCK

DESIGNED BY :-  
SCALE :-

DATE :-  
SHEET NO. :-

TOTAL SHEETS :-

DATE OF ISSUE :-

DATE OF REVISION :-

DATE OF APPROVAL :-

DATE OF CLOSURE :-

DATE OF COMPLETION :-

DATE OF OCCUPANCY :-

DATE OF HANDOVER :-

DATE OF SIGNATURE :-

DATE OF SEALING :-

DATE OF CLOSURE :-

DATE OF APPROVAL :-

DATE OF CLOSURE :-

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# UNIT PLANS



**972 SQ.FT**  
 2 BHK + 2 TOILET  
 SUPER AREA = 972 SQ. FT.  
 CARPET AREA = 558 SQ. FT.  
 (TOWER C&D)



**972 SQ.FT**  
 2 BHK + 2 TOILET + STORE  
 SUPER AREA = 972 SQ. FT.  
 CARPET AREA = 583 SQ. FT.

# UNIT PLANS



## 1240 SQ.FT

3 BHK + 2 TOILETS  
 SUPER AREA = 1240 SQ. FT.  
 CARPET AREA = 720 SQ. FT.  
 (TOWER C&D)



## 1240 SQ.FT

3 BHK + 2 TOILETS  
 SUPER AREA = 1240 SQ. FT.  
 CARPET AREA = 686 SQ. FT.  
 (TOWER A, B, E&F)



# UNIT PLANS



**1340 SQ.FT**  
 3 BHK + 2 TOILET  
 SUPER AREA = 1340 SQ. FT.  
 CARPET AREA = 768 SQ. FT.  
 (TOWER C&D)



**1382 SQ.FT**  
 3 BHK + 2 TOILET (BIG)  
 SUPER AREA = 1382 SQ. FT.  
 CARPET AREA = 819 SQ. FT.



**1560 SQ.FT**  
 3 BHK + 4 TOILET + STUDY  
 SUPER AREA = 1560 SQ. FT.  
 CARPET AREA = 928 SQ. FT.



## LOCATION ADVANTAGES

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- 2 minutes drive to FNG Expressway
- 3 Minutes drive to nearest upcoming hospital Yartharth
- 5 minutes drive to the nearest metro station in Sector 78
- 4 minutes drive to City Center Mall at Kisan Chowk
- 8 minutes drive to NH-24
- 12 Minutes drive to Fortis hospital and upcoming Kailash and medanta Hospital
- Multiple premium schools and offices in close vicinity

## AMENITIES

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- Beautifully planned foyer entrance
- Efficient carpet area
- Wide open balconies
- All the homes receive maximum sunlight
- Grand entrance lobby
- 3 Lifts per tower with 2 being passenger and 1 service lifts
- Aura is located in sector 1 with Low density prominent projects
- Optimum natural light
- Cross ventilation inside each apartment
- Rain water harvesting
- Energy efficient lighting system in common area
- Waste management
- STP for waste water treatment

## BENEFITS OF OUR COMMERCIAL SHOPS

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- All shops are road facing .
- Possession of shops below tower A&B by 30/9/21
- Possession of shops by 30/12/2021 in commercial tower.
- Total 2000 (app)flats will be build within the complex and there will be a ready customer, Out of these 270 flats will be ready for possession by September 2021 and additional 270 flats by March 2022
- No other commercial approved shops at present on the same road
- Ready to move in App 700 flats society within close proximity , with around 500 App families living in it.
- Large space veranda available in front of lower ground floor shops
- Upper ground floor shops have height of 16 feet
- Government approved commercial complex, where in all types of commercial activity are allowed.
- Adequate parking space for shopkeepers and customers

## KEY FEATURES

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- RERA registered project in approx. 9 acre
- World class club with designer pool, Gym , party room , Spa , Grooming centre etc
- Podium project
- Entrance and other outdoor landscaping inspired by “Gardens by the bay” of singapore
- Multiple themed gardens
- 4 acre central park
- All facilities to lead active lifestyle of residents of all ages, be it elders or kids .
- IT enabled Multi layer security.
- All homes ready with Hi speed internet and DTH
- Vastu compliance homes
- World class common facilities and community features
- Excellent landscaping features to provide great outdoor life
- Basketball court
- Jogging track
- Sand pit
- Open air theatre
- Tennis court
- Badminton court
- Swings
- Outdoor seating area with various water bodies and beautifully landscaped themed gardens



# CLUBAURA

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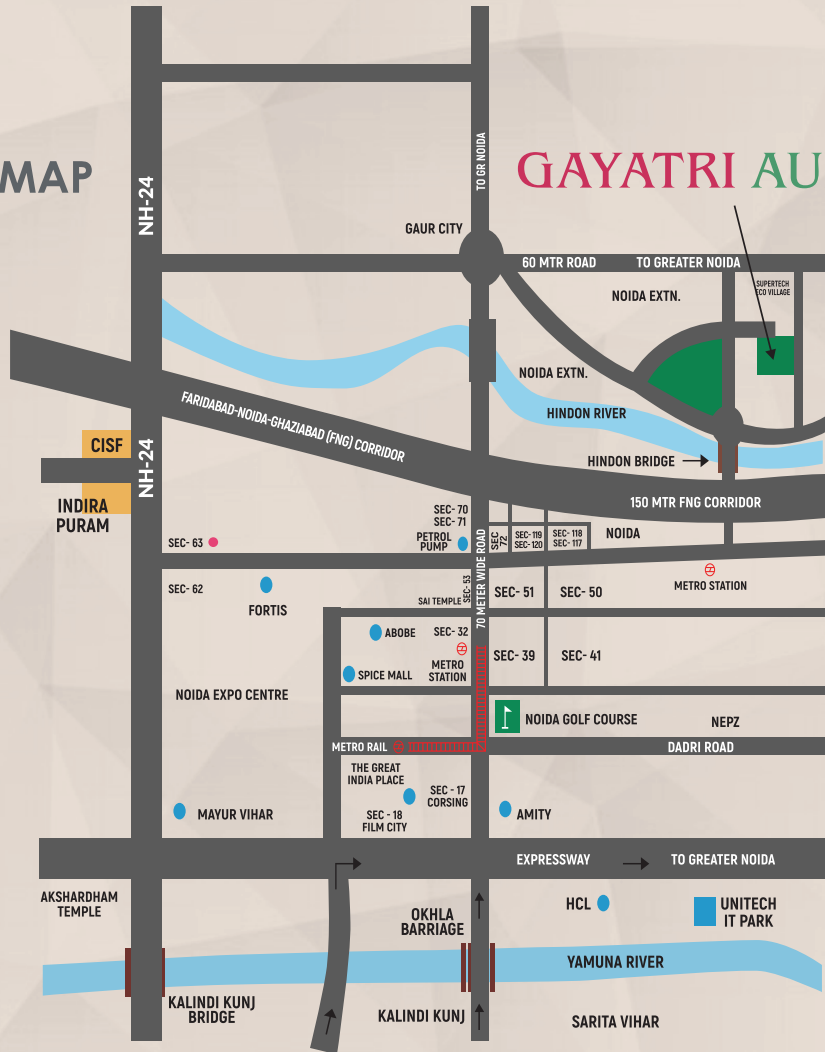


Clubaura is going to be the epicentre of all activities with feature like

- Designer Swimming Pool- To Be Provide With Changing Rooms For Both Males-Females
- Well Equipped world class Gym
- Spa
- Sauna room
- Indoor & Outdoor Games Areas
- Multipurpose Hall
- Restaurant and grooming center
- Table Tennis
- Card room
- Chitchat area
- Yoga room
- Library, music and movie room
- Children's Play Area
- Billiards
- Board games
- Etc

# ROUTE MAP

# GAYATRI AURA



DISCLAIMER : THIS IS AN ARTIST IMPRESSION, NOT TO SCALE.

## GAYATRI GROUP

PLOT NO. GH-11, SECTOR -1, GREATER NOIDA WEST, GREATER NOIDA-201306



+91-8527271717

RERA Registration No: UPRERAPRJ7084

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