

7th AVENUE

2/3 BHK APARTMENTS



7TH AVENUE RERA REGN. NO.
UPRERAPRJ6695 • www.up-rera.in

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).

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, 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) • Walking distance from Approved Metro Station at Gaur Chowk



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

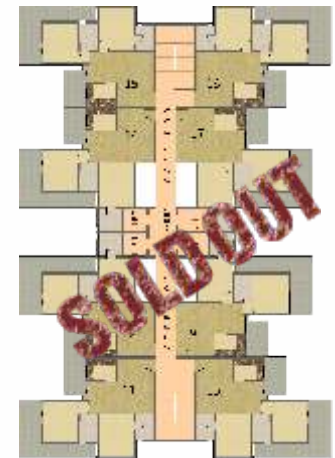
- Operational Gaur City Mall • Operational Gaur City Center
- Operational Multi-level Car Parking for approx 5600 cars
- Upcoming Hospital • Operational Petrol Pump



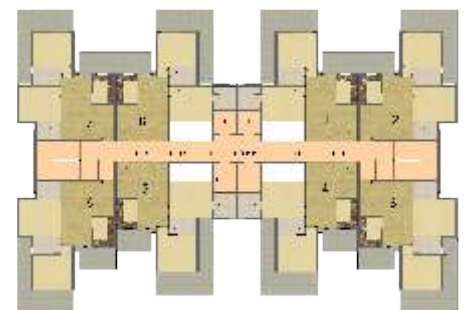
UNIT TYPE-B



Tower-H



Tower-B



Tower-A

Tower - A, B & H

Carpet Area - 57.90 SQ. MT. (623.00 SQ. FT.)

External Wall & Column Area - 5.00 SQ. MT. (54.00 SQ. FT.)

Balcony Area - 22.40 SQ. MT. (241.00 SQ. FT.)

Common Area - 22.93 SQ. MT. (247.00 SQ. FT.)

Total Area - 108.23 SQ. MT.(1165.00 SQ. FT)

• 2 Bedrooms • Drawing/Dining • Kitchen • 2 Toilets • 2 Balconies

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, mummies, services area including but not limited to the machine rooms, security/fire control rooms, maintenance offices/stores etc, if provided.

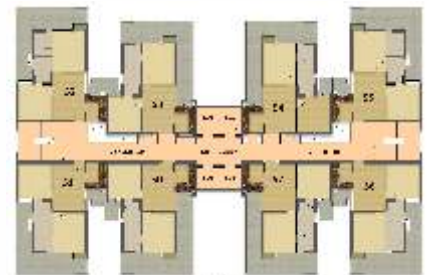
1 Sqm=10.764 sq.ft,304.8mm=1'-0"

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.

UNIT TYPE-C



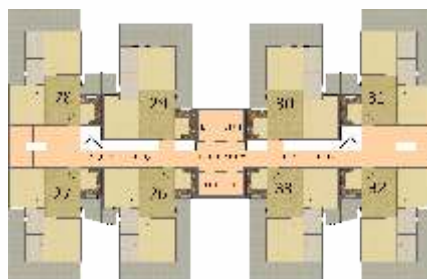
Tower-F



Tower-G



Tower-E



Tower-D



Tower-C

Tower - C, D, E, F & G

Carpet Area - 49.60 SQ. MT. (534.00 SQ. FT.)

External Wall & Column Area - 4.11 SQ. MT. (44.00 SQ. FT.)

Balcony Area - 22.59 SQ. MT. (243.00 SQ. FT.)

Common Area - 23.56 SQ. MT. (245.00 SQ. FT.)

Total Area - 99.86 SQ. MT. (1075.00 SQ. FT.)

• 2 Bedrooms • Drawing/Dining • Kitchen • 2 Toilets • 2 Balconies

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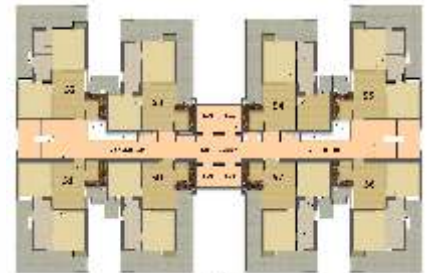
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UNIT TYPE-D



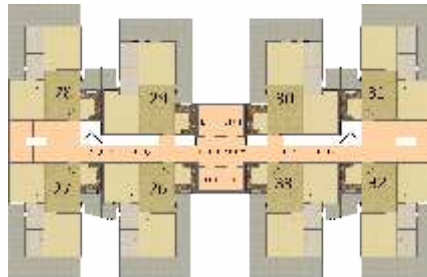
Tower-F



Tower-G



Tower-E



Tower-D



Tower-C

Tower - C, D, E, F & G

Carpet Area - 49.60 SQ. MT. (534.00 SQ. FT.)

External Wall & Column Area - 4.11 SQ. MT. (44.00 SQ. FT.)

Balcony Area - 22.59 SQ. MT. (243.00 SQ. FT.)

Common Area - 23.56 SQ. MT. (245.00 SQ. FT.)

Total Area - 99.86 SQ. MT. (1075.00 SQ. FT.)

• 2 Bedrooms • Drawing/Dining • Kitchen • 2 Toilets • 2 Balconies

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UNIT TYPE-H



Tower K

Tower - K

Carpet Area - 53.04 SQ. MT. (571.00 SQ. FT.)

External Wall & Column Area - 6.00 SQ. MT. (64.00 SQ. FT.)

Balcony Area - 23.65 SQ. MT. (255.00 SQ. FT.)

Common Area - 24.61 SQ. MT. (265.00 SQ. FT.)

Total Area - 107.30 SQ. MT. (1155.00 SQ. FT.)

• 2 Bedrooms • Drawing/Dining • Kitchen • 2 Toilets • 2 Balconies

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DETAIL SPECIFICATIONS OF 7TH AVENUE, GAUR CITY, GREATER NOIDA (W)**1. COMMON AREA IN BLOCK****A. LIFT LOBBY / CORRIDOR**

a)	FLOORING	-	TILES / MARBLE (COMBINATION OF TWO COLOURS)
b)	PAINTING	-	OBD
c)	RAILING	-	MS RAILING
d)	LIFT FASCIA	-	TILES / MARBLE
e)	LIGHTING	-	CEILING MOUNTED LIGHT FIXTURE

B. STAIRCASE

a)	FLOORING	-	MARBLE FLOORING (STAIRCASE-1)
b)	RAILING	-	CONCRETE / IPS FLOORING (STAIRCASE-2)
c)	LIGHTING	-	WALL MOUNTED LIGHT FIXTURE

C. VISITOR TOILET - ONE IN EACH BLOCK

a)	FLOORING	-	VITRIFIED TILES
b)	PAINTING	-	OBD
c)	WALL CLADDING	-	GLAZED / CERAMIC TILES
d)	W.C	-	EUROPEAN TYPE
e)	CP FITTINGS	-	CHROME PLATTED

D. LIFT - 4 LIFTS (TWO - 13 PASSENGERS + TWO - 8 PASSENGERS) EACH BLOCK

a)	EXTERNAL DOOR	-	MS PAINTED
b)	INTERNAL FINISHES	-	STAINLESS STEEL FINISHES

E. TERRACE

a)	FLOORING	-	TILES
b)	PAINTING	-	TEXTURE PAINT
c)	PARAPET	-	RCC / MS RAILING
d)	WATER TANK	-	RCC

2. EXTERNAL AREA**A. LANDSCAPE**

a)	HARD LANDSCAPE / ROAD PARKING	-	TILES / TRIMIX / PAVERS / CURVE STONE / STONE / CHECKERED TILES
b)	SOFT LANDSCAPE	-	NATURAL GRASS / ARTIFICIAL GRASS PAD / GRASS LAWN SHRUBS / PLANTS / TREES
c)	LIGHTING	-	POLE LIGHT
d)	SKATING RINK	-	1 NOS.
e)	KIDS' PLAY AREA	-	1 NOS.

B. BASEMENT AREA B1, B2, B3**C.**

a)	ROAD AND PARKING	-	TRIMIX FLOORING
b)	LIGHTING	-	CEILING MOUNTED LIGHT FIXTURE
c)	FIRE FIGHTING	-	AS PER NORMS

D. ESS

a)	REQUIRED LOAD	-	7510 KVA
b)	APPROVED	-	DG - 75- KVA (2 NOS.), DG - 500 KVA (2 NOS.) TRANSFORMER - 1600 KVA (6 NOS.)

E. COMMUNITY HALL

a)	ENTRANCE LOBBY	-	VITRIFIED TILES / MARBLE FLOORING (COMBINATION OF TWO COLOURS)
b)	GYMNASIUM	-	80 SQ. MTR. (860.80 SQ. FT.)
I.	FLOORING	-	VINYL / RUBBER FLOORING
II.	WALL	-	MIRROR / OBD PAINTS
III.	CEILING	-	PERFORATED GYPSUM TILES
c)	CHANGING ROOM AND SHOWER	-	
d)	PLAY ROOM	-	80 SQ. MTR. (860.80 SQ. FT.)
I.	TABLE TENNIS	-	2 NOS.
II.	POOL TABLE	-	1 NOS.

F. SWIMMING POOL**MAIN SWIMMING POOL**

a)	SIZE	-	25 M X 12 M
b)	DEPTH	-	1.2 M
c)	FINISHES	-	TILES

KIDS' SWIMMING POOL

a)	SIZE	-	6 M X 5 M
b)	DEPTH	-	0.6 M
c)	FINISHES	-	TILES

UNIT SPECIFICATIONS

FLOORING

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

WALLS & CEILING FINISH

- Finished walls & ceiling with OBD in pleasing shades

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 skin moulded door 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

HIGHLIGHTS

- Certified earthquake resistant structure as per IS Codes of practice • Lifts by FUJITECH or equivalent in each block
- 24 hours security with intercom • Parks, children play area, landscaping within the complex
- Plumbing done with CPVC pipes to avoid corrosion • Individual RO for drinking water in each apartment

NOTES

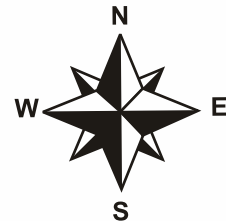
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LEGEND:

- C1- COMMERCIAL
 - C1-A (SHOPS, OFFICE, HOTEL)
 - C1-B MALL, MULTIPLEX , CLUB BANQUETS, OFFICE SUITES, HOTEL)
- C2- COMMERCIAL (GAUR CITY PLAZA)
- IST- INSTITUTIONAL
 - IST-1-A (OFFICE)
 - IST-1-B (PETROL PUMP)
 - IST-2 (TEMPLE)
 - IST-3 (CLUB, COMMUNITY FACILITIES MULTIPURPOSE HALL & INDOOR PLAY AREA)
 - IST-4 (SITTING PAVILION)
- C6- CONVENIENT SHOPPING CENTRE
 - 1.SCHOOL
 - 2. PARKS
 - 3. COMMUNITY HALL
 - 4. NURSERY SCHOOL
 - 5. NURSING HOME
 - 6. SPORTS COMPLEX
 - 7. ELECTRICAL SUB STATION
 - 8. MILK BOOTH
 - 9. DISPENSARY
- P1,P3- PARKING

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2/3 BHK APARTMENTS



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LEGENDS

- TOWER A - 108.23 SQ.MT. (1165 SQ.FT.)
- TOWER B - 108.23 SQ.MT. (1165 SQ.FT.)
- TOWER C - 99.86 SQ.MT. (1075 SQ.FT.)
- TOWER D - 99.86 SQ.MT. (1075 SQ.FT.)
- TOWER E - 99.86 SQ.MT. (1075 SQ.FT.)
- TOWER F - 99.86 SQ.MT. (1075 SQ.FT.)
- TOWER G - 99.86 SQ.MT. (1075 SQ.FT.)
- TOWER H - 108.23 SQ.MT. (1165 SQ.FT.)
- TOWER I - 125.40/134.70 SQ.MT. (1350 SQ.FT. / 1450 SQ.FT.)
- TOWER J - 125.40 SQ.MT. (1350 SQ.FT.)
- TOWER K - 102.70 / 107.30 SQ.MT. (1105/1155 SQ.FT.)
- TOWER L - 110.13 SQ.MT. (1185 SQ.FT.)

- I. ENTRANCE GATE
- II. BASKETBALL COURT
- III. TENNIS COURT WITH SEATING TIER
- IV. PATHWAY/JOGGING TRACK
- V. LANDSCAPED LAWN
- VI. KIDS' PLAY AREA
- VII. SWIMMING POOL
- VIII. KIDS' POOL
- IX. POOL DECK
- X. CHANGING ROOM
- XI. CRICKET PITCH
- XII. AMPHITHEATER
- XIII. CLUB
- XIV. E.S.S.
- XV. EXIT GATE
- XVI. COMMERCIAL - I
(BELOW PODIUM FLOOR)
- XVII. COMMERCIAL - II



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G GAUR CITY
Get used to more
GAUR CHOWK, GR. NOIDA (WEST)

**VISION OF
A SMART CITY
FULFILLED**



GROUP HOUSING



C.B.S.E. AFFILIATED SCHOOL



GAUR CITY MALL



TEMPLES



DAY & NIGHT CRICKET STADIUM



PETROL PUMPS



PARKS



SHOPPING COMPLEXES



MULTI LEVEL CAR PARKING



2017-18 BEST APARTMENT OF THE YEAR-TIER 1 CITIES - **GAUR CASCADES**
2016-17 BEST TOWNSHIP PROJECT - **GAUR CITY**
2015-16 BEST EXECUTION-TRACK RECORD - **GAUR CITY**



2018-19 BEST RESIDENTIAL PROJECT AFFORDABLE SEGMENT-NORTH ZONE - **GAUR CITY-2**
2017-18 BEST RESIDENTIAL PROJECT AFFORDABLE SEGMENT - **GAUR CASCADES**
2016-17 BEST TOWNSHIP PROJECT - **GAUR CITY**



ONGOING RERA REGISTERED PROJECTS

- Gaur Mulberry Mansions, Gr. Noida (West) UPRERAPRJ7057 & UPRERAPRJ4897
- KrishnVilas (3rd Parkview), Gaur Yamuna City UPRERAPRJ16103
- Gaurs Siddhartham, Siddharth Vihar UPRERAPRJ3935
- Victorian Villas (6th Parkview), Gaur Yamuna City UPRERAPRJ15838
- 16th Parkview Phase-II, Gaur Yamuna City UPRERAPRJ6801
- 7th Avenue, Ph-II, Gaur City, Gr. Noida (West) UPRERAPRJ6695
- 14th Avenue, Ph-2, Gaur City-2, Gr. Noida (West) UPRERAPRJ6742
- Gaur City Mall, Office Spaces, Gr. Noida (West) UPRERAPRJ6934
- Gaurs Runway Suites, Gaur Yamuna City UPRERAPRJ351477
- Gaur City Center, Ph-II, Gr. Noida (West) UPRERAPRJ4780
- Gaur World SmartStreet, (Formerly known as Gaur World Street) Gr. Noida (West) UPRERAPRJ674297
- Aerocity Yamuna, Gaur Yamuna City UPRERAPRJ342117
- Gaur Lakeshore Villas (1st-A Parkview) Gaur Yamuna City UPRERAPRJ574384
- Gaur Waterfront Plots (1st-B Parkview) Gaur Yamuna City UPRERAPRJ235739

- 7th Parkview, Gaur Yamuna City UPRERAPRJ16087
- The Islands by Gaurs, Gr. Noida UPRERAPRJ734569

GAURS INTERNATIONAL SCHOOL

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

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)
- GYC Galleria, Gaur Yamuna City
- Gaur City Arcade, 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
- 7th Avenue Ph-1, Gaur City
- 10th Avenue, Gaur City-2
- 11th Avenue, Gaur City-2
- 12th Avenue, Gaur City-2
- 14th Avenue Ph-1, Gaur City-2
- 16th Avenue, Gaur City-2
- Gaur Sportswood, Sector-79, Noida
- Gaur Atulyam, Gr. Noida
- 2nd Parkview, Gaur Yamuna City
- 16th Parkview Phase-1, Gaur Yamuna City
- 32nd Parkview, Gaur Yamuna City
- Gaurs Platinum Towers

9212 333 533

After Sales Customer Care: 1800 180 3052

HOME LOAN PARTNERS



AND MANY MORE

CONSTRUCTION FINANCE PARTNER



Gaursons Hi-Tech Infrastructure Pvt. Ltd.
Corporate Office: Gaur Biz Park, Plot No. 1, Abhay Khand - II, Indirapuram, Ghaziabad - 201014.

RERA REGD. NO. UPRERAPRJ6695

gaursonsindia.com

