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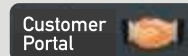
Gaursons Realtech Pvt. Ltd.  
Corp. Office: Gaur Biz Park, Plot No.-1, Abhay Khand II, Indirapuram,  
Ghaziabad 201014

Gaur Yamuna City  
Site Address: Sec-19, Sports City East, Yamuna Expressway,  
Distt. Gautam Buddh Nagar (U.P.)

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# 16<sup>TH</sup> PARKVIEW

2/3/4 BHK APARTMENTS  
& INDEPENDENT FLOORS

at



AN INTEGRATED TOWNSHIP  
AT YAMUNA EXPRESSWAY



ACTUAL SITE PHOTOGRAPHS



INTERNAL ROADS



16TH PARKVIEW APARTMENTS



MORE THAN 9 ACRES OF YAMUNA LAKE





## A FUTURISTIC TOWNSHIP TAKING SHAPE

I wish to thank you for showing interest in Gaur Yamuna City, on Yamuna Expressway, one of Gaurs flagship project. In our 22 years journey with more than 35,000 happy families, we consistently strive to provide you nothing less than excellence!

In today's world time is the luxury. The idea of Gaur Yamuna City conceived keeping an international concept in the mind; to have your workplace within 15 minutes drive from your home. Saving time on travel to work is directly proportional to a happy living with family. Based upon this idea; Gaur Yamuna City on Yamuna Expressway is the right destination which is in proximity to the much awaited upcoming Noida International Airport which will save time for those who travel a lot. The project is also in proximity to various MNCs and is strategically located on one of the fastest growing professional hubs of India. Gaur Yamuna City is one of the milestone projects that is an impeccable blend of nature with modernity. Based upon a theme that pays tribute to the river culture - Life begins at the Yamuna - whose extension is the Gaur Yamuna City.

Spread over a massive 101 Hectare (250 Acres) of lush land and Gaur Yamuna City is the part of the Sports City which is the biggest integrated township in the cuntry. While this is going to accommodate 17,500 families it also offers flats, commercial spaces and plots within the township to build your own villa in your own convenience. When you plan a living in Gaur Yamuna City, we have facilities to fetch you all your daily needs within your reach. The site is well connected distinction that Gaur Yamuna City is all that a property seeker can ever dream of to be real. Starting from its com-mutability to its abundant nature to its state-of-the art living, life flowers at Yamuna.

Gaur Yamuna City is close to my heart and will not surely enchant you with its futuristic charm. We, as a team believe in a policy to consider our customers as 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 that we stand up to all your expectations. As a home buyer, we assure you a very enriching and fruitful investment with Gaurs.

**Manoj Gaur**

MD - Gaurs Group




















# WHY 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 reduce and one can reach the destination at a faster rate.

The Yamuna Expressway has not just saved time but has given al 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.

- |   |  |  |
|---|--|--|
|  <b>APPROVED NOIDA INTERNATIONAL AIRPORT</b> |  <b>PROPOSED MONO RAIL</b>                          |  <b>PROPOSED ISBT</b>                 |
|  <b>INTERNATIONAL CRICKET STADIUM</b>        |  <b>EASTERN PERIPHERAL EXPRESSWAY</b>               |  <b>WORLD CLASS UNIVERSITIES</b>      |
|  <b>BUDDH INTERNATIONAL CIRCUIT</b>        |  <b>FREIGHT CORRIDOR BY INDIAN RAILWAY</b>        |  <b>HOSPITAL</b>                    |
|  <b>PROPOSED NIGHT SAFAERI</b>             |  <b>DELHI - MUMBAI INDUSTRIAL CORRIDOR (DMIC)</b> |  <b>TECH ZONE</b>                   |
|  <b>765 KV POWER STATION</b>               |  <b>SCHOOL IN VICINITY</b>                        |  <b>APPROVED METRO CONNECTIVITY</b> |



# 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.



## EASTERN PERIPHERAL EXPRESSWAY



# THE TIMES OF INDIA

## Cabinet approves ₹330cr for Jewar airport land acquisition

## Will Come Up In 4 Phases Across 3,000 Hectares, Says Govt

Vandana Kector  
@timesgroup.com



"We expect the amount to be credited to the Authority account," YEIDA chief executive officer Arun Vir Singh told TOI.

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# THE TIMES OF INDIA

## Jewar airport to have Metro link with Delhi

Taxes News Network

**Near Delhi:** The proposed airport at Greater Noida will have direct Metro connectivity with the capital. The UP government has told the aviation ministry it will extend the current Greater Noida Metro line to the airport site of Jewar, said aviation secretary R N Choudhary.

This was conveyed to us during a recent meeting with the UP government. The Metro extension is owned by the Rail Chouk in Greater Noida and will be extended from there," Choudhary said.

**Delhi Metro Rail Corp (DMRC) Chief Arun Dayal** said: The proposed link of about 1 km is from Parli Chowk to Yamuna Expressway In-

A photograph showing a large, irregular pile of earth and debris, likely the site of a collapsed structure, with some people visible in the background.

the next stage will involve IIP asking DSMRC to prepare a detailed project report, work out cost of various options like under, over ground or at road level and then sanction the cost estimate. Elevated metro tracks about Rs 300 crore per

According to DMRC officials, the proposed link of about 23 km is from Pari Chowk to YEIDA Sector 20. The DMRC had prepared the alignment, station location and traffic study and had submitted it to the UP government last year.

This authority's chairman, Prabhat Kumar, has recently told TOI the government has earmarked

"In the first phase, we will require 1,000 hectares (2,470 acres) for starting the airport. We are aiming to complete the bidding for this airport by or before 2009 to have phase-I ready by 2011," Kumar, a former chief of Directorate General of Civil Aviation (DGCA), had said.

The new airport will eventually be built in anywhere from 7,500 acres to over 12,000 acres.

The Indira Gandhi International Airport will be operating at capacity within the next 6-7 years and the government wants the second airport to be ready before that to avoid a Shramik-kind of aerial logjam in the national capital.

# ਅਮਰ ਉਜਾਲਾ

यमुना सिटी में रखी पतंजलि  
उद्योग की नींव, भूमिपूजन हुआ

**THE TIMES OF INDIA**

## Expect 150 kmph without a jolt?

[illegible]

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

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ACTUAL PICTURE OF SITE, GAUR YAMUNA CITY



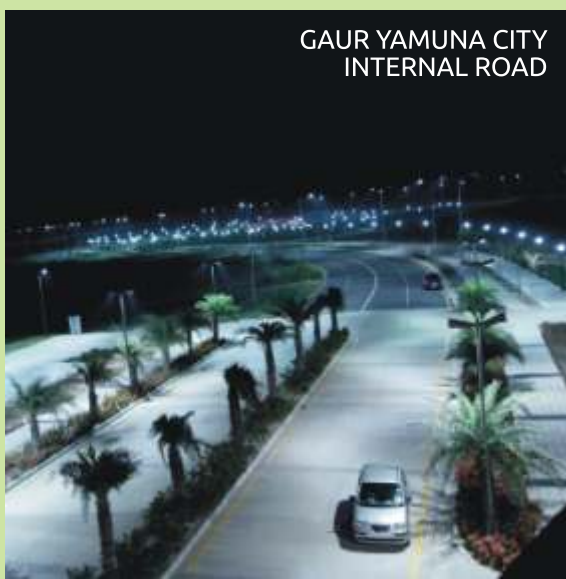
GRAND ENTRANCE  
TO A DREAM HOME



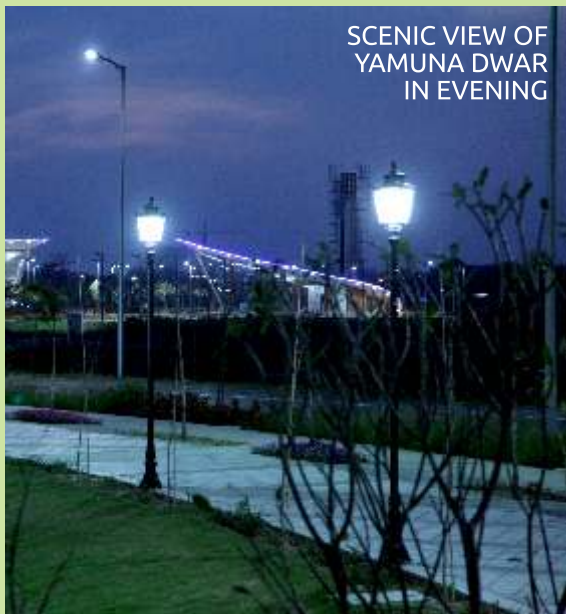
DAY VIEW OF YAMUNA LAKE



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



**16<sup>TH</sup> PARKVIEW**  
2/3/4 BHK APARTMENTS  
& INDEPENDENT FLOORS

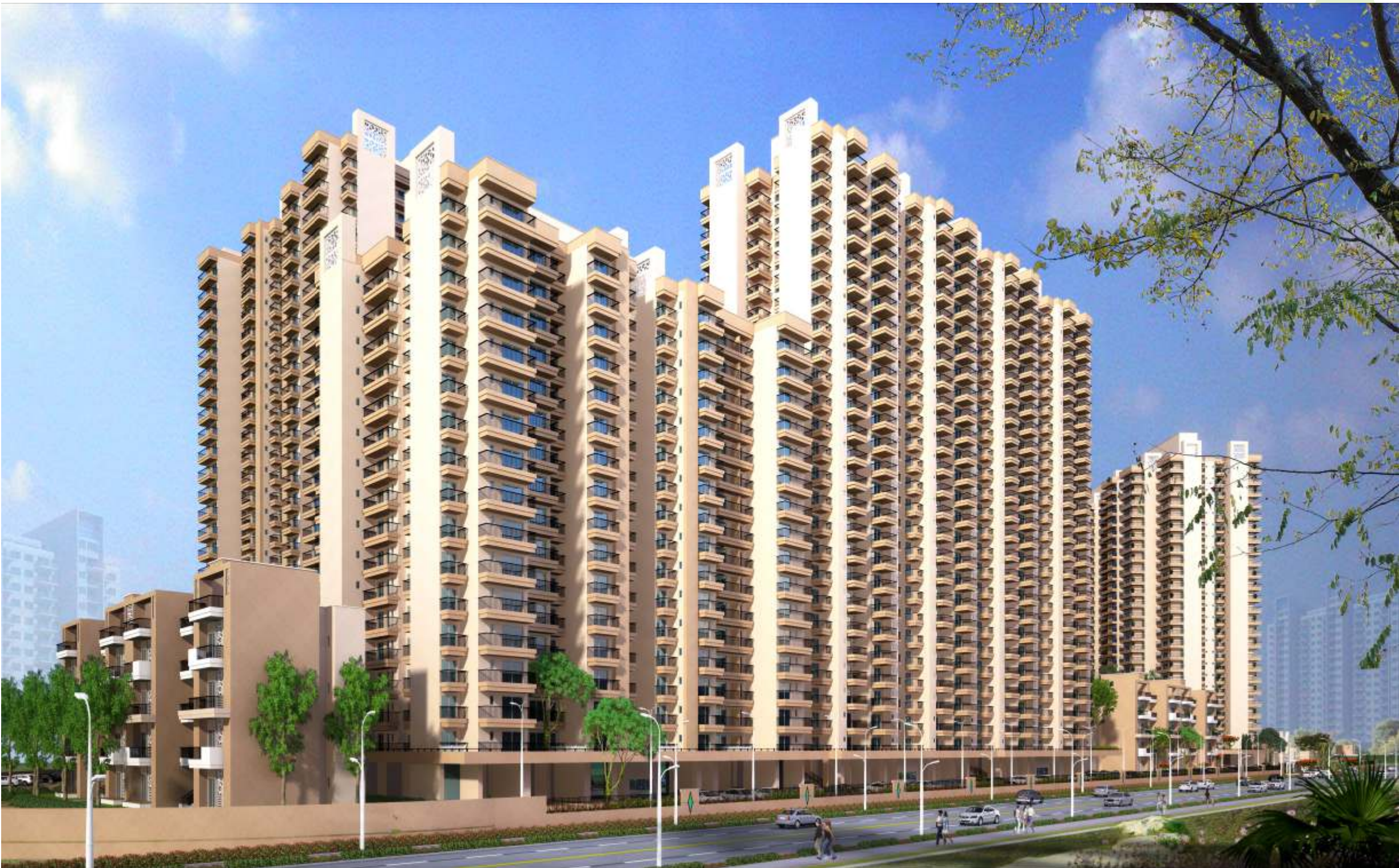
16th Parkview offers spectacular and amazing views and will become the most preferred residential choice in NCR. The development comes with complete health and fitness facilities like tennis court, gymnasium, swimming pool, jacuzzi and various other amazing amenities. The project also offers play area, drop off plaza, water bodies and surrounds you air with 65% open lush greens and open area with affordable pricing, the project also promises high returns in the future due to its amazing location which connects it to the major parts of the city.

The project comprises of low rise 3 BHK apartments and individual floors which will be one of its kind. The project is a part of the integrated township Gaur Yamuna City which is the next best destination of NCR. The project also offers temple with sitting area, play area, aroma garden, landscaped court, feature well and much more.

The Project is wrapped with extravagances turning your lifestyle comfort and flawless. The main idea of 16th Parkview is to offer solaces, exquisitely designed accommodations and freshness of new era.



ARTISTIC IMAGE OF 16 PARKVIEW

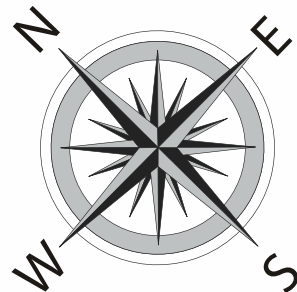






**AN INTEGRATED TOWNSHIP  
AT YAMUNA EXPRESSWAY**

**MASTER PLAN OF GAUR YAMUNA CITY  
101.17 Hectare (250 ACRES) TOWNSHIP**



## 16<sup>TH</sup> PARKVIEW

2/3/4 BHK APARTMENTS  
& INDEPENDENT FLOORS

### LEGEND

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

### A. MASTER PLAN COMMERCIAL

- B. CITY CLUB
- BANQUET HALL
  - RESTAURANT & BAR
  - GYMNASIUM
  - SPA
  - INDOOR COURTS
  - AUDITORIUM
  - GARDEN
  - GUEST ROOMS
  - LIBRARY

### C. SCHOOL / INSTITUTIONAL

- EDUCATION PLOTS

- D. ECO PARK
- YAMUNA LAKE
  - CHILDREN PARK
  - BOATING FACILITIES
  - FOOD COURT
  - LAKE PROMENADE & BIRD WATCHING

- E. CULTURAL CITY CENTRE
- OPEN AIR THEATER
  - FOOD COURT
  - CHILDREN PLAY AREA
  - WATER BODY
  - CRICKET GROUND

- F. FACILITIES
- DISPENSARY
  - TEMPLE PLOT
  - MILK BOOTH
  - CLUB FACILITIES
  - CONVENIENT SHOP
  - NURSING HOME

### G. GYC GALLERIA



# 16<sup>TH</sup> PARKVIEW

2/3/4 BHK APARTMENTS  
& INDEPENDENT FLOORS

## SITE PLAN

Tower	Unit Size
K & L	181.16, 134.70 sq. mtr. (1950, 1450 sq.ft.)
R & S	137.10 sq. mtr. (1475 sq. ft.)
A	127.74 sq. mtr. (1375 sq. ft.)
H & I	117.99 sq. mtr. (1270 sq. ft.)
B, C & D	103.59 sq. mtr. (1115 sq. ft.)
O & Q	99.87 sq. mtr. (1075 sq. ft.)
E, F & G	92.90 sq. mtr. (1000 sq. ft.)

Independent Floors	Unit Size (Sq. Ft.)
V1 - V23	150.52 sq. mtr. (1620* sq. ft.)

\*For Ground Floor, Lawn, Terrace & Basement Area Extra.

### LEGEND

- Entry Gate
- Entrance Plaza
- Water Body
- Feature Well
- Drive Way
- Drop off Plaza
- Pathway / Jogging Track
- Plumeria Court
- Ladies Alcove
- Tensile Shelter with Seating Below
- Play Are
- Basketball Hoop

- Temple Area with Seating
- Swimming Pool
- Kids' Pool
- Jacuzzi
- Amphitheater
- Tennis Court
- Ramp
- Electric Sub-Station
- Sensory Garden-touch-
- Relexory Path
- Sensory Garden
- Cricket Pitch
- Skating Rink





16<sup>TH</sup> PARKVIEW  
2/3/4 BHK APARTMENTS  
& INDEPENDENT FLOORS

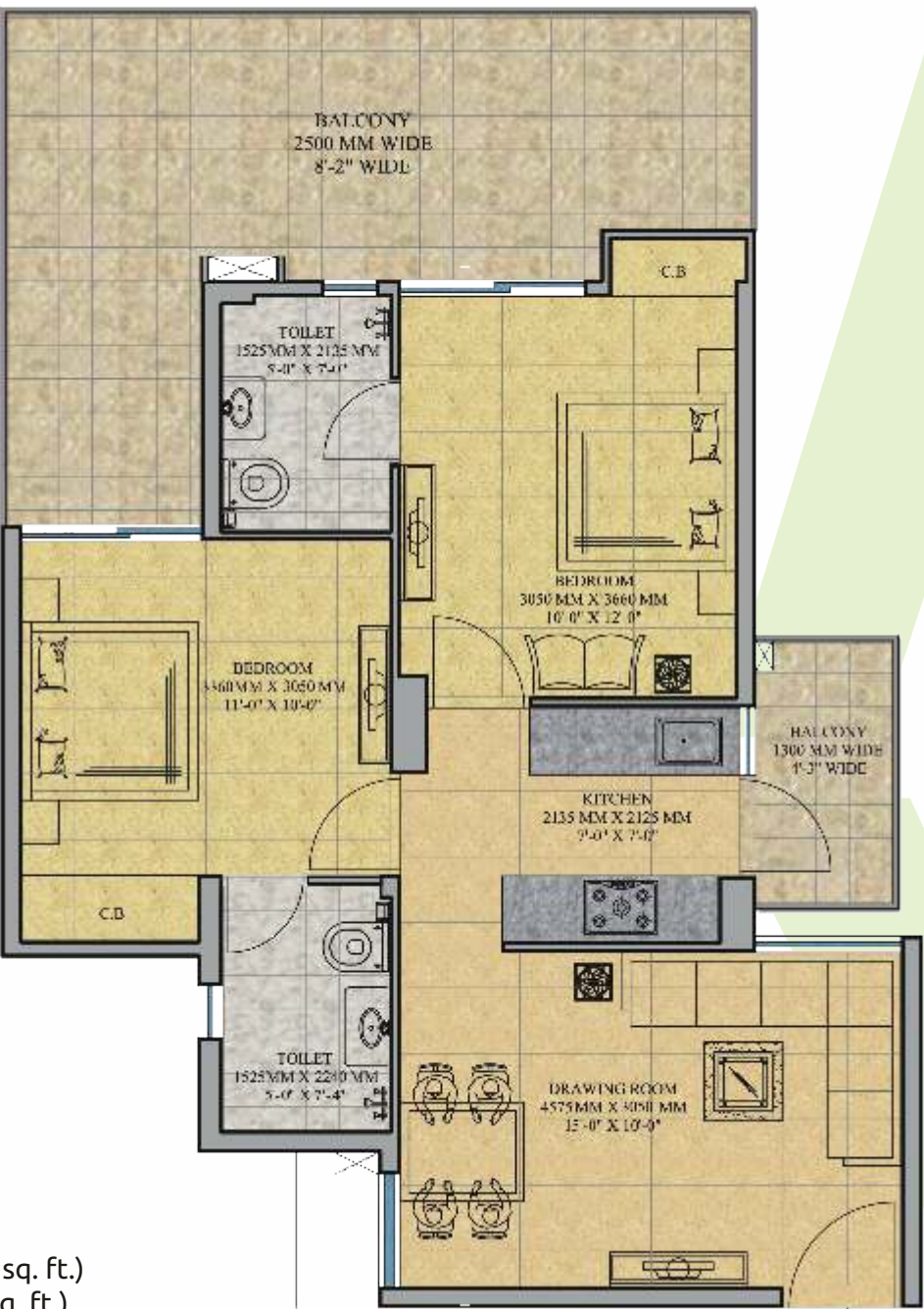


Unit Plan Type	- M3
Tower	- “E, F, G”
Carpet Area	- 51.8 sq. mtr. (557.58 sq. ft.)
External Wall Area	- 6.4 sq. mtr. (69 sq. ft.)
Balcony Area	- 14.94 sq. mtr. (161 sq. ft.)
Common Area	- 19.76 sq. mtr. (212 sq. ft.)
<b>Total Area</b>	<b>- 92.90 sq. mtr. (1000.00 sq. ft.)</b>
(2 Bed Rooms + Drawing / Dining + Kitchen + 2 Toilets + Balconies)	

16<sup>TH</sup> PARKVIEW  
2/3/4 BHK APARTMENTS  
& INDEPENDENT FLOORS



Unit Plan Type	- M2
Tower	- “O, Q”
Carpet Area	- 51.8 sq. mtr. (557.58 sq. ft.)
External Wall Area	- 9.03 sq. mtr. (75.42 sq. ft.)
Balcony Area	- 21.17 sq. mtr. (228 sq. ft.)
Common Area	- 19.87 sq. mtr. (214 sq. ft.)
<b>Total Area</b>	<b>- 99.87 sq. mtr. (1075.00 sq. ft.)</b>
(2 Bed Rooms + Drawing / Dining + Kitchen + 2 Toilets + Balconies)	



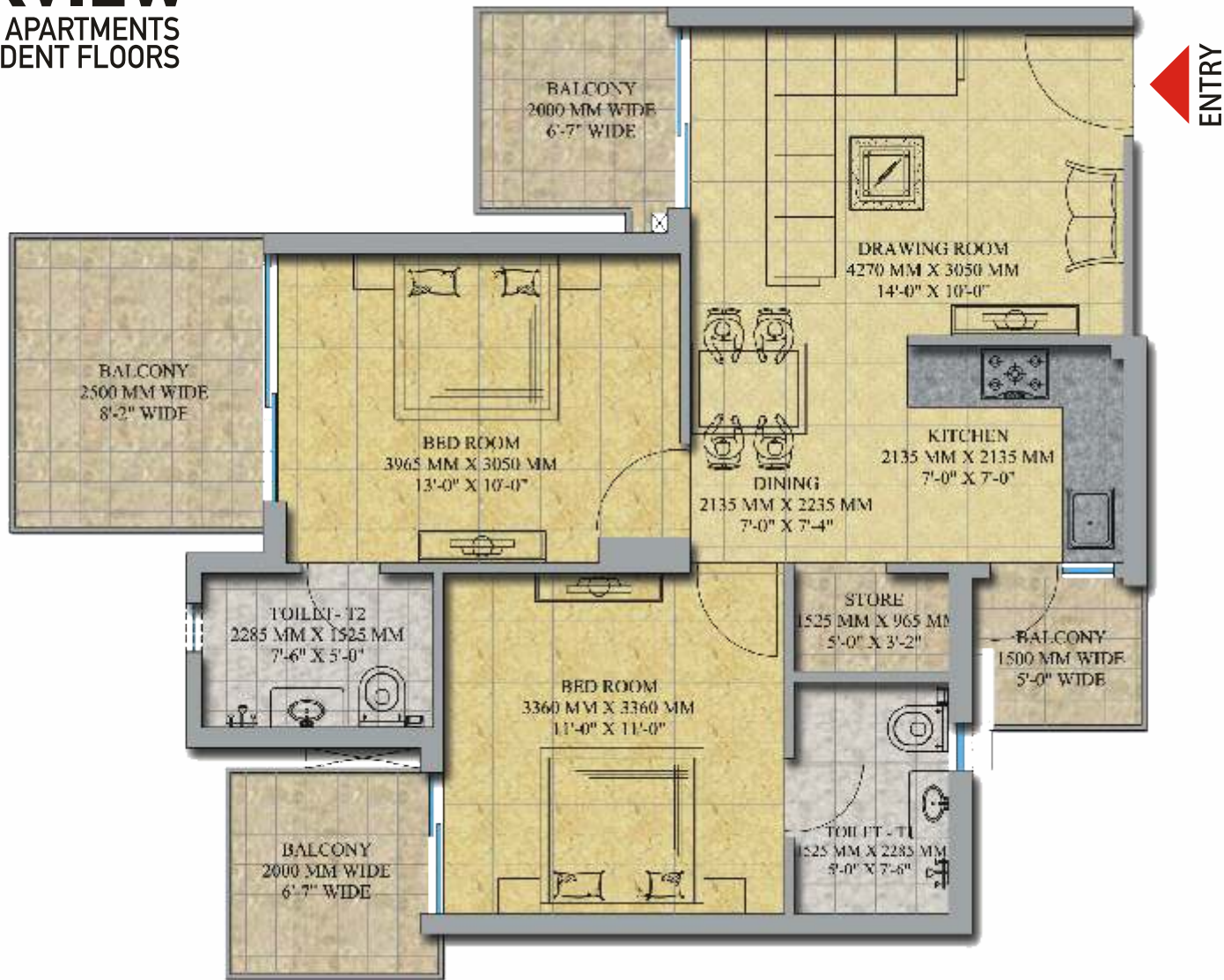
ENTRY

**Disclaimer:**  
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\*\*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, munties, 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.

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16<sup>TH</sup> PARKVIEW  
2/3/4 BHK APARTMENTS  
& INDEPENDENT FLOORS



Unit Plan Type	- M1
Tower	- "B, C, D"
Carpet Area	- 56.13 sq. mtr. (604 sq. ft.)
External Wall Area	- 5.51 sq. mtr. (69 sq. ft.)
Balcony Area	- 18.80 sq. mtr. (202 sq. ft.)
Common Area	- 23.15 sq. mtr. (249 sq. ft.)
<b>Total Area</b>	<b>- 103.59 sq. mtr. (1115.00 sq. ft.)</b>
(2 Bed Rooms + Drawing Room + Dining + Kitchen + Store + 2 Toilets + Balconies)	



16<sup>TH</sup> PARKVIEW  
2/3/4 BHK APARTMENTS  
& INDEPENDENT FLOORS



Unit Plan Type	- S4
Tower	- "H, I"
Carpet Area	- 66.20 sq. mtr. (712 sq. ft.)
External Wall Area	- 6.58 sq. mtr. (70.42 sq. ft.)
Balcony Area	- 20.59 sq. mtr. (222 sq. ft.)
Common Area	- 24.62 sq. mtr. (265 sq. ft.)
<b>Total Area</b>	<b>- 117.99 sq. mtr. (1270.00 sq. ft.)</b>
(2 Bed Rooms + Drawing Room + Dining + Kitchen + Store + 2 Toilets + Study Room + Balconies)	

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16<sup>TH</sup> PARKVIEW  
2/3/4 BHK APARTMENTS  
& INDEPENDENT FLOORS



Unit Plan Type  
Tower  
Carpet Area  
External Wall Area  
Balcony Area  
Common Area  
**Total Area**  
(3 Bed Rooms + Drawing Room + Dining + Kitchen + Store +  
3 Toilets + Balconies)

- S3  
- "A"  
- 73.6 sq. mtr. (792 sq. ft.)  
- 6.36 sq. mtr. (69 sq. ft.)  
- 21.44 sq. mtr. (231 sq. ft.)  
- 26.34 sq. mtr. (283 sq. ft.)  
**- 127.74 sq. mtr. (1375.00 sq. ft.)**



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16<sup>TH</sup> PARKVIEW  
2/3/4 BHK APARTMENTS  
& INDEPENDENT FLOORS



Unit Plan Type  
Tower  
Carpet Area  
External Wall Area  
Balcony Area  
Common Area  
**Total Area**  
(3 Bed Rooms + Drawing Room + Dining + Kitchen + Store +  
3 Toilets + Balconies)

- S1  
- "K, L"  
- 88.6 sq. mtr. (953.69 sq. ft.)  
- 7.36 sq. mtr. (80.31 sq. ft.)  
- 16.57 sq. mtr. (178.00 sq. ft.)  
- 22.17 sq. mtr. (238 sq. ft.)  
**- 134.70 sq. mtr. (1450.00 sq. ft.)**



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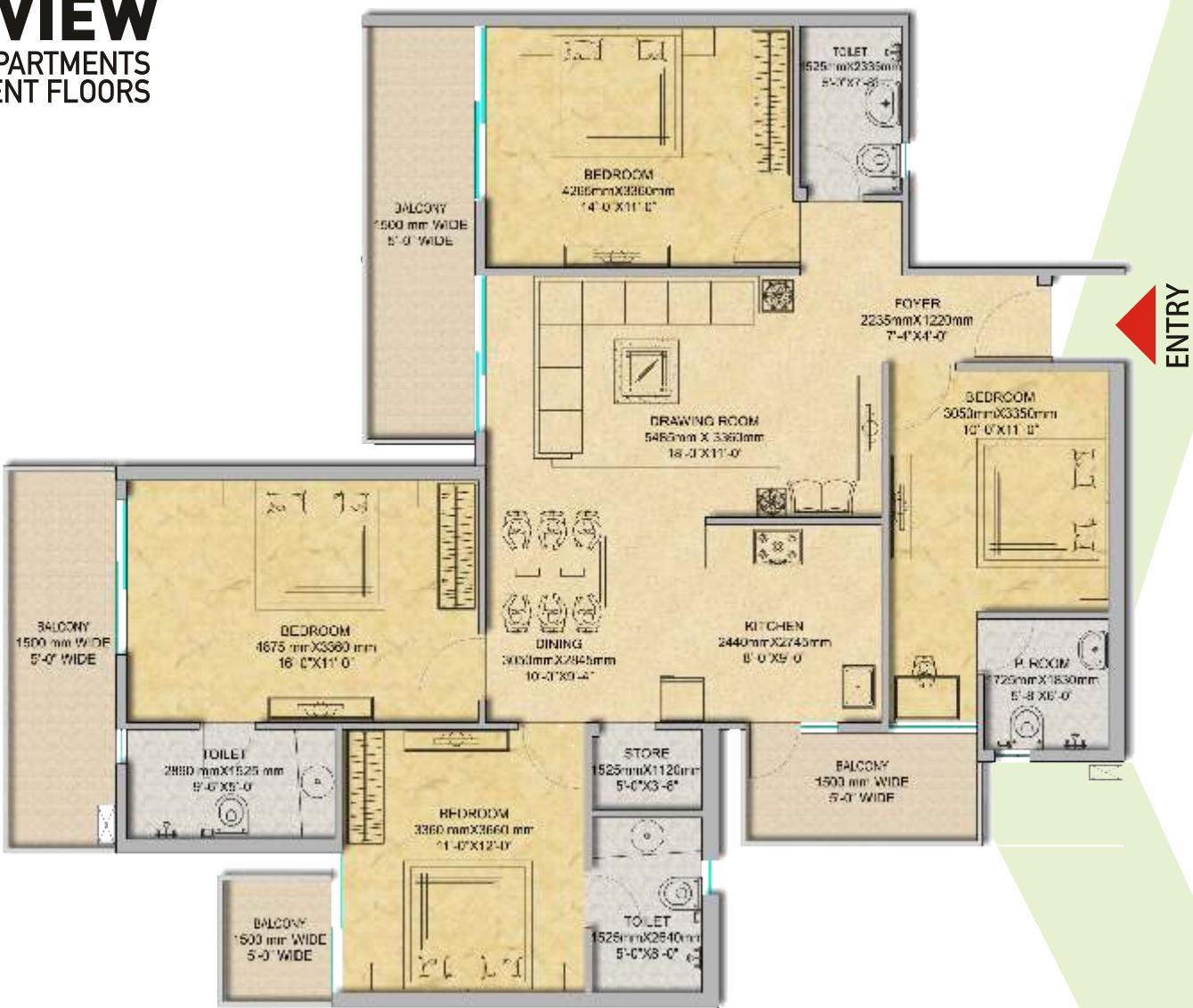
16<sup>TH</sup> PARKVIEW  
2/3/4 BHK APARTMENTS  
& INDEPENDENT FLOORS



Unit Plan Type  
Tower  
Carpet Area  
External Wall Area  
Balcony Area  
Common Area  
**Total Area**  
(3 Bed Rooms + Drawing Room + Dining + Kitchen + Store +  
3 Toilets + Balconies)

- S2
- "R,S"
- 73.6 sq. mtr. (792 sq. ft.)
- 7.07 sq. mtr. (76.10 sq. ft.)
- 29.33 sq. mtr. (316 sq. ft.)
- 26.34 sq. mtr. (291 sq. ft.)
- **137.10 sq. mtr. (1475.00 sq. ft.)**

16<sup>TH</sup> PARKVIEW  
2/3/4 BHK APARTMENTS  
& INDEPENDENT FLOORS



Unit Plan Type  
Tower  
Carpet Area  
External Wall Area  
Balcony Area  
Common Area  
**Total Area**  
(4 Bed Rooms + Drawing Room + Dining + Kitchen + Store +  
4 Toilets + Balconies)

- K
- "K,L"
- 113.7 sq. mtr. (1223.87 sq. ft.)
- 8.4 sq. mtr. (91.13 sq. ft.)
- 24.80 sq. mtr. (267.00 sq. ft.)
- 34.22 sq. mtr. (368 sq. ft.)
- **181.16 sq. mtr. (1950.00 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, munties, 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.

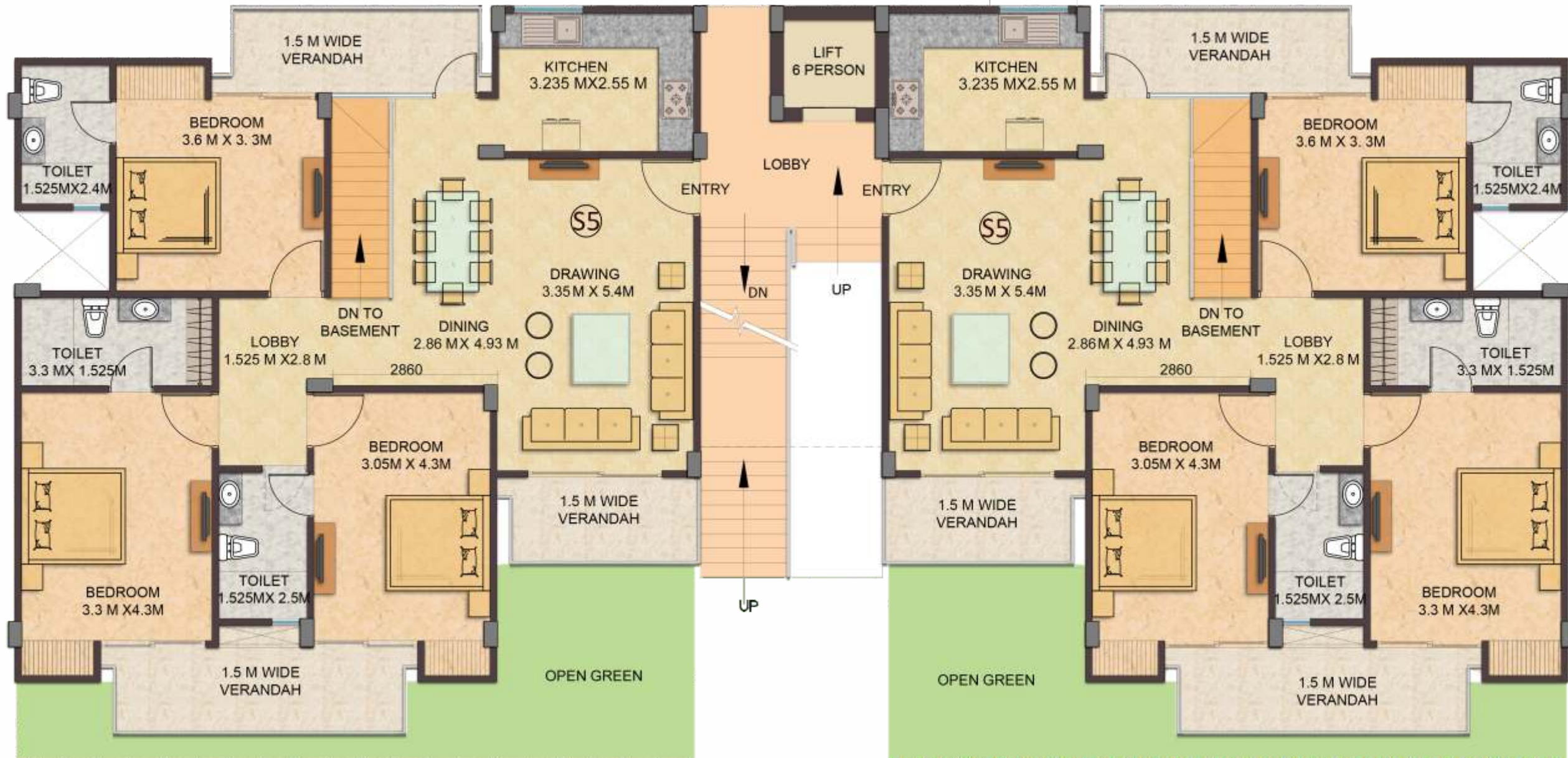
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16<sup>TH</sup> PARKVIEW  
2/3/4 BHK APARTMENTS  
& INDEPENDENT FLOORS

UNIT PLAN TYPE - S5  
GROUND FLOOR PLAN

Carpet Area	- 103.12 sq. mtr. (1110.00 sq. ft.)
External Wall Area	- 6.60 sq. mtr. (71.00 sq. ft.)
Balcony Area	- 18.96 sq. mtr. (204.00 sq. ft.)
Common Area	- 21.84 sq. mtr. (235.00 sq. ft.)
Total Area	- 150.52 sq. mtr. (1620.00 sq. ft.)
Front Green Area	- 19.05 sq. mtr. (205.00 sq. ft.) (Variable)
Basement Area	- 68.20 sq. mtr. (734.00 sq. ft.)



BASEMENT PLAN



Carpet Area	- 103.12 sq. mtr. (1110.00 sq. ft.)
External Wall Area	- 6.60 sq. mtr. (71.00 sq. ft.)
Total Area	- 68.20 sq. mtr. (734.00 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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16<sup>TH</sup>

PARKVIEW

2/3/4 BHK APARTMENTS  
& INDEPENDENT FLOORS



UNIT PLAN TYPE - S5	
FIRST, SECOND & THIRD FLOOR PLAN	
Carpet Area	- 103.12 sq. mtr. (1110.00 sq. ft.)
External Wall Area	- 6.60 sq. mtr. (71.00 sq. ft.)
Balcony Area	- 18.96 sq. mtr. (204.00 sq. ft.)
Common Area	- 21.84 sq. mtr. (235.00 sq. ft.)
Total Area	- 150.52 sq. mtr. (1620.00 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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PROJECT SPECIFICATIONS (16<sup>TH</sup> PARKVIEW)

1. COMMON AREA OF BLOCKS

LIFT LOBBY / CORRIDOR (APARTMENTS)

a)	FLOORING	-	TILES
b)	PAINTING	-	OBD PAINTS
c)	RAILING	-	MS RAILING
d)	LIFT FASCIA	-	TILES
e)	GROUND FLOOR LOBBY AREA	-	500 SQ. FT.
f)	LIGHTING	-	CEILING MOUNTED LIGHT FIXTURE

LIFT LOBBY / CORRIDOR (INDEPENDENT FLOORS)

a)	FLOORING	-	TILES
b)	PAINTING	-	OBD PAINTS
c)	RAILING	-	MS RAILING
d)	LIFT FASCIA	-	TILES
e)	GROUND FLOOR LOBBY AREA	-	70 SQ. FT.
f)	LIGHTING	-	CEILING MOUNTED LIGHT FIXTURE

STAIRCASE (APARTMENTS)

a)	FLOORING	-	MARBLE FLOORING (STAIRCASE NO.1) CONCRETE / IPS FLOORING (STAIRCASE NO. 2)
b)	PAINTING	-	OBD PAINTS
c)	RAILING	-	MS RAILING
d)	LIGHTING	-	CEILING MOUNTED LIGHT FIXTURE

STAIRCASE (INDEPENDENT FLOORS)

a)	EXTERNAL DOOR	-	MARBLE FLOORING
b)	PAINTING	-	OBD PAINTING
c)	LIGHTING	-	CEILING MOUNTED LIGHT FIXTURE

LIFTS (APARTMENTS)

a)	NO. OF LIFTS	-	3 NO LIFT PER BLOCK (1 NO. 13 PASSENGER LIFT) (2 NO. 10 PASSENGER LIFT)
b)	EXTERNAL DOOR	-	MS PAINTED
c)	INTERNAL	-	STAINLESS STEEL FINISHES

1 VISITOR TOILET IN EACH APARTMENT BLOCK (MIN. AREA OF 2.5 SQ. MT.)

a)	FLOORING	-	TILES
b)	PAINTING	-	OBD PAINTS
c)	WALL CLADDING	-	TILES
d)	W.C.	-	EUROPEAN WC
e)	CP FITTINGS	-	CHROME PLATED

TERRACE

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

2. EXTERNAL AREA

a)	HARD LANDSCAPE / ROAD AND PARKING	-	COMBINATION OF TILES / TRIMIX / PAVERS / CURVE STONE / STONE / CHEQUERED TILES
b)	SOFT LANDSCAPE	-	NATURE GRASS LAWN / SHRUBS / PLANT / TREES / ARTIFICIAL GRASS PAD
c)	LIGHTING	-	POLE LIGHT
d)	FIRE FIGHTING	-	AS PER NORMS

e)	BADMINTON COURT	-	2 NO.
f)	TENNIS COURT	-	1 NO.
g)	BASKETBALL COURT	-	1 NO.
h)	CRICKET PITCH	-	1 NO.
3.	BASEMENT AREA		
a)	ROAD AND PARKING	-	TRIMIX CONCRETE FLOORING
b)	LIGHTING	-	CEILING MOUNTED LIGHT FIXTURE
c)	FIRE FIGHTING	-	AS PER NORMS

4. ESS. AND DG (MAXIMUM CAPACITY)

a)	DG	-	4 NOS. 500 KVA
b)	TRANSFORMER	-	4 NOS. 2000 KVA

5. CLUB (1380 SQ. MT.)

a)	FLOORING	-	-MARBLE / TILE FLOORING
b)	PAINTING	-	OBD
c)	RAILING	-	MS RAILING
d)	CEILING	-	PERFORATED GYPSUM TILES / POP CEILING
e)	TABLE TENNIS	-	2 NOS.
f)	POOL TABLE	-	2 NOS.

GYMNASIUM (120 SQ. MT.)

a)	FLOORING	-	VINYL / RUBBER FLOORING
b)	WALL	-	MIRROR / OBD PAINTS
c)	CEILING	-	PERFORATED GYPSUM TILES / POP CEILING
d)	EQUIPMENT	-	TRADE MILL - 4 NOS. CYCLE / BIKE - 4 NOS. MULTI GYM. - 1 NO DUMBBELL WITH RACK - 2 NOS VARIOUS TYPE OF BENCHES - 6 NOS MULTI PRESS - 1 NO

6. SWIMMING POOL

a)	SIZE	-	12 M X 25 M (MAIN POOL) 3.5 M X 5.0 M (KIDS’ POOL)
b)	DEPTH	-	1.0 M / 0.5 M
c)	FINISHES	-	TILES / STONE
d)	JACUZZI	-	FOR 4 SEATS

7. TEMPLE (36 SQ. MT.)

a)	FLOORING	-	TILES AND MARBLE
b)	PAINTING	-	OBD PAINTS
c)	RAILING	-	MS RAILING
d)	CEILING	-	POP PUNNING AND PAINTS

SPECIFICATIONS OF APARTMENTS / INDEPENDENT FLOORS (16<sup>TH</sup> PARKVIEW)

FLOORING

Polished Vitrified tiles single charge 600 x 600 mm in Drawing Room, Kitchen and Bedrooms. Make - SARA, Sole, Spel or Equivalent  
Ceramic Tiles 300 x 300 mm in bathrooms & Balconies. Make - SARA, Sole, Spel, Anmol Range

WALL & CEILING FINISH

POP finish walls  
ceiling with OBD. Make - Berger, Nerolac & Shalimar

KITCHEN

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

TOILETS

Ceramic tiles 300 x 450 mm on walls up to door level  
White sanitary ware with EWC. Make - Hindware, Perryware, Jhonson or Equivalent  
C.P Fitting. Make - Bliss, Panther & Supereme  
Mirrons in all toilets

DOORS & WINDOWS

Outer doors and windows aluminium powder coated / UPVC  
Internal door-frames (2100 mm HT) made of Marandi or Equivalent Wood  
Internal doors made of painted flush shutter. Make - Durian, Rama Ply or Equivalent  
Main entry door frame of (2400 mm HT) Marandi or Equivalent Wood with laminated door shutter  
Good quality hardware fittings

ELECTRICAL

Copper wire in PVC conduits with MCB supported circuits and adequate power & light points in wall & ceiling  
MCB. Make - Legrand, L&T or Equivalent  
Switch & Sockets, Make - Anchor, Honeywell or Equivalent  
Copper Wire. Make - Tycon, Hi age, Corus of Equivalent

TV & TELEPHONE

Intercom with telephone instrument



# SUCCESS FOUNDED ON TRUST

With a proud history of delivering projects on time and as per promised specifications, Gaur Group is a name to reckon with it comes to real estate in the NCR. With a burgeoning list of residential projects encompass high end apartments to highly affordable accommodations occupied by thousands of happy families, the Group is emphasis on customer's trust has become the winning mantra. 'The synonym of trust in reality' that's what Gaurs Group Stands for, setting a strong foundation to every endeavor for building better infrastructure. The future surely belongs to this enter[prising] real estate group.

Founded in the year 1995, the Group has moved from strength to strength. Since the very first year of its inception, it is on journey of architectural excellence and customer satisfaction. This journey has many successful milestones along the way. This multi interest, multi-utility, real estate company is determined to create new architectural marvels in the future. Growth rate, beyond words and beyond all expectation since 1995, thousands of satisfied customers and brilliance in all its architectural projects have given the Group the success it deserves. Through the years, more than 35000 satisfied families have shown their faith and support in all the real estate endeavours of the Gaurs Group. This trust of customers has been the one single factor which has propelled the company to phenomenal heights of consistent growth and development.

**NDTV PROPERTY AWARD 2016**  
BEST TOWNSHIP PROJECT-GAUR CITY



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



**CNBC AWAAZ REAL ESTATE AWARD 2016**  
BEST TOWNSHIP PROJECT-GAUR CITY



**MAGPIE ESTATE AWARDS-2016**  
DEVELOPER OF THE YEAR



## 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. NH-5  
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



## 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, Ghaziabad  
Gaur City Galleria, Gr. Noida (West)



## OUR RERA REGISTERED PROJECTS

Gaur Atulyam, Gr. Noida  
UPRERAPRJ6838  
Gaur Saundaryam, Ph-2, Gr. Noida (West)  
UPRERAPRJ6335  
Gaurs Siddhartham, Siddharth Vihar  
UPRERAPRJ3935  
Gaur Sportswood, Sector-79, Noida  
UPRERAPRJ3528  
2nd Parkview, Yamuna Expressway  
UPRERAPRJ4464  
16th Parkview, Yamuna Expressway  
UPRERAPRJ6801  
32nd Parkview, Yamuna Expressway  
UPRERAPRJ4193  
7th Avenue, Gaur City, Gr. Noida (West)  
UPRERAPRJ6695  
14th Avenue, Gaur City-2, Gr. Noida (West)  
UPRERAPRJ6742  
Gaur Mulberry Mansions, Gr. Noida (West)  
UPRERAPRJ7057, UPRERAPRJ4897  
Gaur City Center, Gr. Noida (West)  
UPRERAPRJ4780  
Gaur City Mall, Gr. Noida (West)  
UPRERAPRJ6934  
Gaur City Arcade Gr. Noida (West)  
UPRERAPRJ10206  
GYC Galleria, Yamuna Expressway  
UPRERAPRJ4602



## GAURS INTERNATIONAL SCHOOL

CBSE Affiliated  
Gaur City-2, Greater Noida (West)