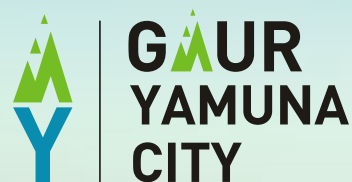


# 32<sup>ND</sup> PARKVIEW

RESIDENTIAL PLOTS (VILLAS)  
Shape Your Dream Villa into Reality  
at



AN INTEGRATED TOWNSHIP  
AT YAMUNA EXPRESSWAY



ACTUAL PROJECT PHOTOGRAPHS







## A FUTURISTIC TOWNSHIP TAKING SHAPE

I wish to thank you for showing interest in Gaur Yamuna City, on Yamuna Expressway, one of Gaur's flagship projects. In our 23 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 Gaur Yamuna City is one of the biggest integrated township. While this is going to accommodate approx. 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 to the heart of Greater Noida, Noida and Delhi. With a coveted holistic living to offer there is no dubious 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 Gaur's.
















Manoj Gaur  
Managing Director  
**G AURS 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 reduced and one can reach the destination at a faster rate.

The Yamuna Expressway has not just saved time but has given a 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>APPROVED METRO CONNECTIVITY</b>                 |  <b>EASTERN PERIPHERAL EXPRESSWAY</b> |  <b>FREIGHT CORRIDOR BY INDIAN RAILWAY</b> |
|  <b>DELHI - MUMBAI INDUSTRIAL CORRIDOR (DMIC)</b> |  <b>BUDDH INTERNATIONAL CIRCUIT</b> |  <b>WORLD CLASS UNIVERSITIES</b>         |
|  <b>INTERNATIONAL CRICKET STADIUM</b>             |  <b>HOSPITAL</b>                    |  <b>TECH ZONE</b>                        |
|  <b>SCHOOL IN VICINITY</b>                        |  <b>PROPOSED NIGHT SAFARI</b>       |  <b>765 KV POWER STATION</b>             |



# WINGS TO FLY HIGH

## 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 residing of Gaur Yamuna City.



EASTERN PERIPHERAL EXPRESSWAY



दैनिक भास्कर  
SUNDAY  
12 JANUARY 2018

एनसीआर

### ग्रेटर नोएडा से जेवर एयरपोर्ट तक जमीन पर नहीं एलिवेटेड ट्रैक पर दौड़ेगी मेट्रो, ग्रीन बेल्ट के ऊपर बनेगा पूरा ट्रैक, कमेटी ने दी मंजूरी

यमूना एक्सप्रेसवे पर बनेगा एयरपोर्ट

ग्रेटर नोएडा से जेवर एयरपोर्ट तक जमीन पर नहीं एलिवेटेड ट्रैक पर दौड़ेगी मेट्रो, ग्रीन बेल्ट के ऊपर बनेगा पूरा ट्रैक, कमेटी ने दी मंजूरी

यमूना एक्सप्रेसवे पर बनेगा एयरपोर्ट

अमर उजाला

### वोल्टास करेगा 250 करोड़ का निवेश

सेक्टर 24ए में जमीन खरीदने पर सहमति

अमर उजाला न्यूज

वोल्टास के बॉस ने कहा कि वोल्टास 250 करोड़ का निवेश करेगा और 250 करोड़ का निवेश करेगा। वोल्टास 250 करोड़ का निवेश करेगा और 250 करोड़ का निवेश करेगा।

BUDDHA INTERNATIONAL CIRCUIT - F1 TRACK

hindustantimes

### Jewar airport gets aviation ministry nod

अवतार नोडा: Ministry of civil aviation has given its nod to the project, paving the way for Yamuna Expressway authority to build the Jewar International Airport. The project is being implemented in four phases across 3,000 hectares. The airport will be the second one after IGI (above) in NCR. YEIDA has earmarked 8 villages (right) for land acquisition for the first phase of the project. The proposal will be forwarded to the GB Nagar district administration.

दैनिक जागरण

### यमुना प्राधिकरण क्षेत्र में अरबों रुपये के मिले निवेश के प्रस्ताव

उद्योग से लेकर संस्थागत क्षेत्र में बड़े पैमाने पर होगा रोजगार सृजन

कंपनी	मांगी गई भूमि (करोड़ वर्ग मी.)	रोजगार	निवेश (करोड़ ₹)
सोमवटी अग्र-नोएडा एक्सप्रेसवे डेवलपर्स लिमिटेड	दो बी एकड़	पांच लाख	पांच हजार
कटी बार्टन होटलिंग कम्पनी लिमिटेड	2470 एकड़	-	-
यूके कोरपोरेट वॉटर मैनेजमेंट एंटरप्राइजेस	40 एकड़	पांच हजार	चार सौ
ग्रिम लिमिटेड	पांच एकड़	250-300	-
इलेक्ट्रिक इन्फ्रास्ट्रक्चर्स ऑफ इंडिया	150 एकड़	5000	दस हजार
यूनिफाइड इन्फ्रास्ट्रक्चर्स एंड सर्विसेस लिमिटेड	50 एकड़	2500	700 से 1200
इंडियन इन्फ्रास्ट्रक्चर्स एंड सर्विसेस लिमिटेड	520 एकड़	-	-
वैद्युत	35 एकड़	500	चार सौ
सौर	10 एकड़	600	तीन सौ
जोएल विमि	पांच सौ एकड़	-	-

यमुना प्राधिकरण क्षेत्र में निवेश के कई प्रस्ताव आ चुके हैं। निवेश से औद्योगिक संस्थापना को प्रोत्साहित होगा। निवेश के अंतर में बढ़ेगी।

यमुना प्राधिकरण क्षेत्र में निवेश के कई प्रस्ताव आ चुके हैं। निवेश से औद्योगिक संस्थापना को प्रोत्साहित होगा। निवेश के अंतर में बढ़ेगी।



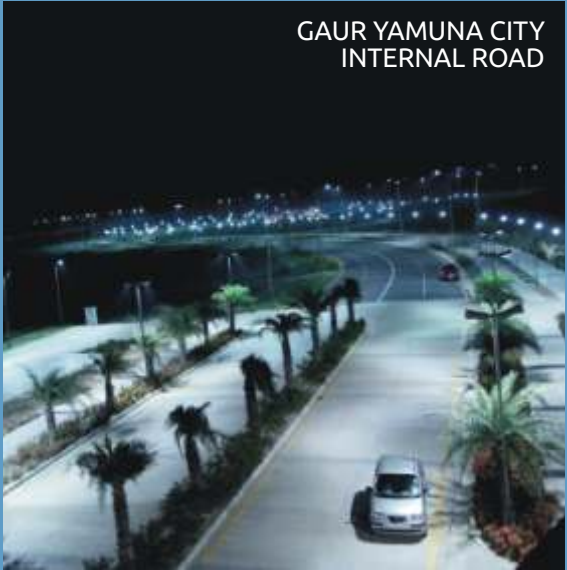
ACTUAL IMAGES OF GAUR YAMUNA CITY



GRAND ENTRANCE  
TO A DREAM HOME



DAY VIEW OF YAMUNA LAKE



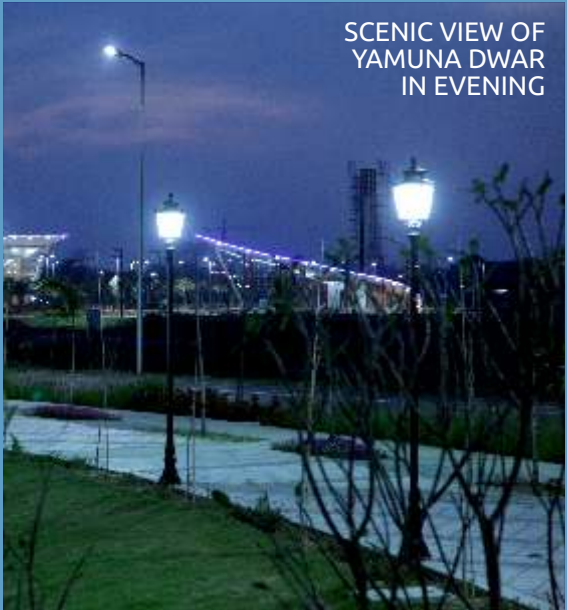
GAUR YAMUNA CITY  
INTERNAL ROAD



EVENING COMES ALIVE AT YAMUNA LAKE



NATURE COMES ALIVE AT  
GAUR YAMUNA CITY



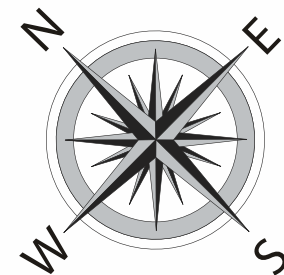
SCENIC VIEW OF  
YAMUNA DWAR  
IN EVENING



GLITTERING GAUR YAMUNA CITY WITH ITS BEAUTIFUL LAMP POSTS AROUND THE TOWNSHIP



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



## 32<sup>ND</sup> PARKVIEW RESIDENTIAL PLOTS (VILLAS) Shape Your Dream Villa into Reality

### LEGEND

1. YAMUNA DWAR
2. SANGAM DWAR
3. CAPITOL HILL GATE
- A. MASTER PLAN COMMERCIAL
- B. SCHOOL / INSTITUTIONAL  
- EDUCATIONAL PLOTS
- C. ECO PARK  
- LAKE YAMUNA  
- CHILDREN PARK  
- PICNIC SPOT  
- BOATING FACILITIES  
- FOOD COURT  
- LAKE PROMENADE & BIRD WATCHING
- D. CULTURAL CITY CENTRE  
- OPEN AIR THEATRE  
- FOOD COURT  
- CHILDREN PLAY AREA  
- WATER BODY  
- CRICKET GROUND
- E. FACILITIES  
- DISPENSARY  
- TEMPLE PLOT  
- MILK BOOTH  
- CLUB FACILITIES  
- CONVENIENT SHOP  
- NURSING HOME
- F. GYC GALLERIA





ACTUAL IMAGE OF GAUR YAMUNA CITY

# 32<sup>ND</sup> PARKVIEW

32nd Parkview is a part of Gaur Yamuna City offers which premium residential plots and world class infrastructures with a minimum plot size of 91.1 sq. mtr. (981 sq. ft.) and maximum of 220.7 sq. mtr. (2376 sq. ft.). A blessed life begins at 32nd Parkview at an affordable price along with promising high returns. The township offers ready to build plots and also offers amenities like club house, garden, swimming pool, badminton court and gymnasium.

Owning your dream plot in 32nd Parkview will be a lifetime opportunity one should not afford to miss. These 488 plots will offer lush green surroundings, fresh air and a new wave of living. With all the modern yet affordable facilities, one would lead a dreamy lifestyle in 32nd Parkview. Bringing together the finest of the details of life, 32nd Parkview offers a luxurious and comfortable living experience to nurture the mind, body and spirit.







32<sup>ND</sup> PARKVIEW

PLOT AREA	-	101.50	SQ. MTR.	(1092.54	SQ. FT.)
GROUND FLOOR PLAN					
CARPET AREA	-	65.61	SQ. MTR.	(706.21	SQ. FT.)
EXTERNAL WALL AREA	-	5.44	SQ. MTR.	(58.55	SQ. FT.)
COVD. VERANDAH AREA	-	17.2	SQ. MTR.	(185.14	SQ. FT.)
TOTAL AREA	-	88.25	SQ. MTR.	(949.90	SQ. FT.)
OPEN AREA	-	13.25	SQ. MTR.	(142.64	SQ. FT.)
TOTAL COVERED AREA ON PLOT - 187.80 SQ. MTR. (2021.0 SQ. FT.)					



GROUND FLOOR PLAN

SUGGESTED LAYOUT PLAN OF VILLA

PLOT AREA	-	101.50	SQ. MTR.	(1092.54	SQ. FT.)
FIRST FLOOR PLAN					
CARPET AREA	-	71.08	SQ. MTR.	(765.10	SQ. FT.)
EXTERNAL WALL AREA	-	4.37	SQ. MTR.	(47.03	SQ. FT.)
COVD. BALCONY	-	12.80	SQ. MTR.	(137.77	SQ. FT.)
TOTAL AREA	-	88.25	SQ. MTR.	(949.90	SQ. FT.)
MUMTY AREA	-	11.3	SQ.MTR.	(121.20	SQ. FT.)



FIRST FLOOR PLAN

SUGGESTED LAYOUT PLAN OF VILLA

PLOT AREA	-	121.6	SQ. MTR.	(1308.9	SQ. FT.)
GROUND FLOOR PLAN					
CARPET AREA	-	70.28	SQ. MTR.	(756.49	SQ. FT.)
EXTERNAL WALL AREA	-	4.60	SQ. MTR.	(49.50	SQ. FT.)
COVD. VERANDAH AREA	-	27.12	SQ. MTR.	(291.91	SQ. FT.)
TOTAL AREA	-	102	SQ. MTR.	(1098.0	SQ. FT.)
OPEN AREA	-	19.60	SQ. MTR.	(210.9	SQ. FT.)
TOTAL COVERED AREA ON PLOT - 216.50 SQ. MTR. (2330.0 SQ. FT.)					



GROUND FLOOR PLAN

32<sup>ND</sup> PARKVIEW

PLOT AREA	-	121.6	SQ. MTR.	(1308.9	SQ. FT.)
FIRST FLOOR PLAN					
CARPET AREA	-	80.20	SQ. MTR.	(863.27	SQ. FT.)
EXTERNAL WALL AREA	-	4.60	SQ. MTR.	(49.51	SQ. FT.)
COVD. VERANDAH AREA	-	17.20	SQ. MTR.	(185.22	SQ. FT.)
TOTAL AREA	-	102	SQ. MTR.	(1098.0	SQ. FT.)
MUMTY AREA	-	12.50	SQ. MTR.	(134.0	SQ. FT.)



FIRST FLOOR PLAN

**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.

**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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32<sup>ND</sup> PARKVIEW

PLOT AREA	- 128	SQ. MTR.	(1377.79	SQ. FT.)
GROUND FLOOR PLAN				
CARPET AREA	- 76.38	SQ. MTR.	(822.15	SQ. FT.)
EXTERNAL WALL AREA	- 4.89	SQ. MTR.	(52.63	SQ. FT.)
COVD. VERANDAH AREA	- 27.23	SQ. MTR.	(293.11	SQ. FT.)
TOTAL AREA	- 108.50	SQ. MTR.	(1167.89	SQ. FT.)
OPEN AREA	- 19.50	SQ. MTR.	(209.90	SQ. FT.)
TOTAL COVERED AREA ON PLOT -	230.4	SQ. MTR.	(2480	SQ. FT.)



GROUND FLOOR PLAN

SUGGESTED LAYOUT PLAN OF VILLA

PLOT AREA	- 128	SQ. MTR.	(1377.79	SQ. FT.)
FIRST FLOOR PLAN				
CARPET AREA	- 86.74	SQ. MTR.	(933.66	SQ. FT.)
EXTERNAL WALL AREA	- 4.56	SQ. MTR.	(49.10	SQ. FT.)
COVD. BALCONY	- 17.20	SQ. MTR.	(185.13	SQ. FT.)
TOTAL AREA	- 108.50	SQ. MTR.	(1167.89	SQ. FT.)
MUMTY AREA	- 13.4	SQ. MTR.	(144.22	SQ. FT.)



FIRST FLOOR PLAN

SUGGESTED LAYOUT PLAN OF VILLA

PLOT AREA	- 136	SQ. MTR.	(1463.9	SQ. FT.)
GROUND FLOOR PLAN				
CARPET AREA	- 75.25	SQ. MTR.	(810.0	SQ. FT.)
EXTERNAL WALL AREA	- 4.70	SQ. MTR.	(50.59	SQ. FT.)
COVD. VERANDAH AREA	- 25.30	SQ. MTR.	(272.32	SQ. FT.)
TOTAL AREA	- 105.25	SQ. MTR.	(1132.91	SQ. FT.)
OPEN AREA	- 30.75	SQ. MTR.	(330.99	SQ. FT.)
TOTAL COVERED AREA ON PLOT -	223	SQ. MTR.	(2400	SQ. FT.)



GROUND FLOOR PLAN

32<sup>ND</sup> PARKVIEW

PLOT AREA	- 136	SQ. MTR.	(1463.9	SQ. FT.)
FIRST FLOOR PLAN				
CARPET AREA	- 83.60	SQ. MTR.	(899.87	SQ. FT.)
EXTERNAL WALL AREA	- 4.45	SQ. MTR.	(47.90	SQ. FT.)
COVD. VERANDAH AREA	- 17.20	SQ. MTR.	(185.14	SQ. FT.)
TOTAL AREA	- 105.25	SQ. MTR.	(1132.91	SQ. FT.)
MUMTY AREA	- 12.5	SQ. MTR.	(134.18	SQ. FT.)



FIRST FLOOR PLAN

**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.

**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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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.



32<sup>ND</sup> PARKVIEW

PLOT AREA	- 140.0	SQ. MTR.	(1506.96	SQ. FT.)
GROUND FLOOR PLAN				
CARPET AREA	- 77.57	SQ. MTR.	(834.96	SQ. FT.)
EXTERNAL WALL AREA	- 5.17	SQ. MTR.	(55.65	SQ. FT.)
COVD. VERANDAH AREA	- 26.56	SQ. MTR.	(285.89	SQ. FT.)
TOTAL AREA	- 109.30	SQ. MTR.	(1176.50	SQ. FT.)
OPEN AREA	- 30.70	SQ. MTR.	(330.46	SQ. FT.)
TOTAL COVERED AREA ON PLOT -	232.0	SQ. MTR.	(2497.0	SQ. FT.)



GROUND FLOOR PLAN

SUGGESTED LAYOUT PLAN OF VILLA

PLOT AREA	- 140.0	SQ. MTR.	(1506.96	SQ. FT.)
FIRST FLOOR PLAN				
CARPET AREA	- 87.49	SQ. MTR.	(941.74	SQ. FT.)
EXTERNAL WALL AREA	- 4.61	SQ. MTR.	(49.62	SQ. FT.)
COVD. BALCONY	- 17.20	SQ. MTR.	(185.14	SQ. FT.)
TOTAL AREA	- 109.30	SQ. MTR.	(1176.50	SQ. FT.)
MUMTY AREA	- 13.4	SQ. MTR.	(144.0	SQ. FT.)



FIRST FLOOR PLAN

SUGGESTED LAYOUT PLAN OF VILLA

PLOT AREA	- 170.0	SQ. MTR.	(1829.88	SQ. FT.)
GROUND FLOOR PLAN				
CARPET AREA	- 104.70	SQ. MTR.	(1126.99	SQ. FT.)
EXTERNAL WALL AREA	- 8.68	SQ. MTR.	(93.43	SQ. FT.)
COVD. VERANDAH AREA	- 31.42	SQ. MTR.	(338.2	SQ. FT.)
TOTAL AREA	- 144.8	SQ. MTR.	(1558.62	SQ. FT.)
OPEN AREA	- 25.2	SQ. MTR.	(271.26	SQ. FT.)
TOTAL COVERED AREA ON PLOT -	304.10	SQ. MTR.	(3273.0	SQ. FT.)



GROUND FLOOR PLAN

32<sup>ND</sup> PARKVIEW

PLOT AREA	- 170.0	SQ. MTR.	(1829.88	SQ. FT.)
FIRST FLOOR PLAN				
CARPET AREA	- 114.75	SQ. MTR.	(1235.17	SQ. FT.)
EXTERNAL WALL AREA	- 8.45	SQ. MTR.	(90.95	SQ. FT.)
COVD. VERANDAH AREA	- 21.60	SQ. MTR.	(232.50	SQ. FT.)
TOTAL AREA	- 144.8	SQ. MTR.	(1558.62	SQ. FT.)
MUMTY AREA	- 14.5	SQ. MTR.	(155.76	SQ. FT.)



FIRST FLOOR PLAN

**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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## SPECIFICATIONS OF VILLA

### FLOORING

- Vitrified tiles 1000x1000mm in drawing room, bedrooms, kitchen, entrance, lobby
- Ceramic tiles 300x300mm in toilets and balconies
- Granite stone in stairs with S.S. railing

### WALL & CEILING

- POP/gypsum plaster finished walls with OBD
- False ceiling in drawing room & bedrooms

### TOILETS

- Granite counters wash basin
- EWC wall mounted
- CP fitting make - Jaquar or equivalent
- Mirror and towel rack
- Ceramic tiles 300x450mm on wall up to door height
- Ceiling exhaust fan in each toilet

### DOORS & WINDOWS

- Outer door and window aluminium powder coated /UPVC
- Internal wooden door frames (2400mm HT) made of maranti or equivalent wood with laminated door shutters
- Good quality hardware fittings

### ELECTRICAL

- Copper wire in PVC conduits with MCB supported circuits and adequate power and light points in wall and ceilings
- One tube light / CFL light in each room
- Conduits of DTH connection without wire
- Only provision of split AC point in all bedroom, Drawing and Dining area. (without AC unit)
- Transformer - 3000 KVA.

### TERRACE

- Finished with ceramic tiles & texture

### KITCHEN

- Individual RO unit in kitchen for drinking water
- Wood work in kitchen with accessories
- 600mm dado above the working top and 1450mm from the floor level on remaining walls by ceramic tiles

### MISCELLANEOUS

- Main gate and boundary grills of S.S.
- Balconies with S.S. railing
- Boundary wall of plot

#### NOTE:

- The color of design of the tiles can be changed without any prior notice
- Variation in the color and size of vitrified tiles /granite may occur



Success  
founded on trust

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

Founded in the year 1995, Gaursons India Pvt. Ltd. (previously known as Gaursons India Ltd.) has never looked back. Since the very first year of its inception, it is on a journey of architectural excellence and customer satisfaction. This journey has had 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 of Gaurs and brilliance in all their architectural projects have given the group the success it deserves. Through the years, customers have shown their faith and support in all the real estate endeavors of the Gaurs. This trust of customers has been the one single factor which has propelled the company to phenomenal heights of consistent growth and development.



#### 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



#### DELIVERED RESIDENTIAL PROJECTS

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  
Gaur City Galleria, Gr. Noida (West)



#### GAURS INTERNATIONAL SCHOOL

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



#### RERA REGISTERED PROJECTS

Gaur Atulyam, Gr. Noida  
UPRERAPRJ6838  
Gaur Saundaryam Phase-2, Gr. Noida (W)  
UPRERAPRJ6335



#### RERA REGISTERED PROJECTS

Gaur 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



#### NDTV PROPERTY AWARDS

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



#### CNBC REAL ESTATE AWARDS

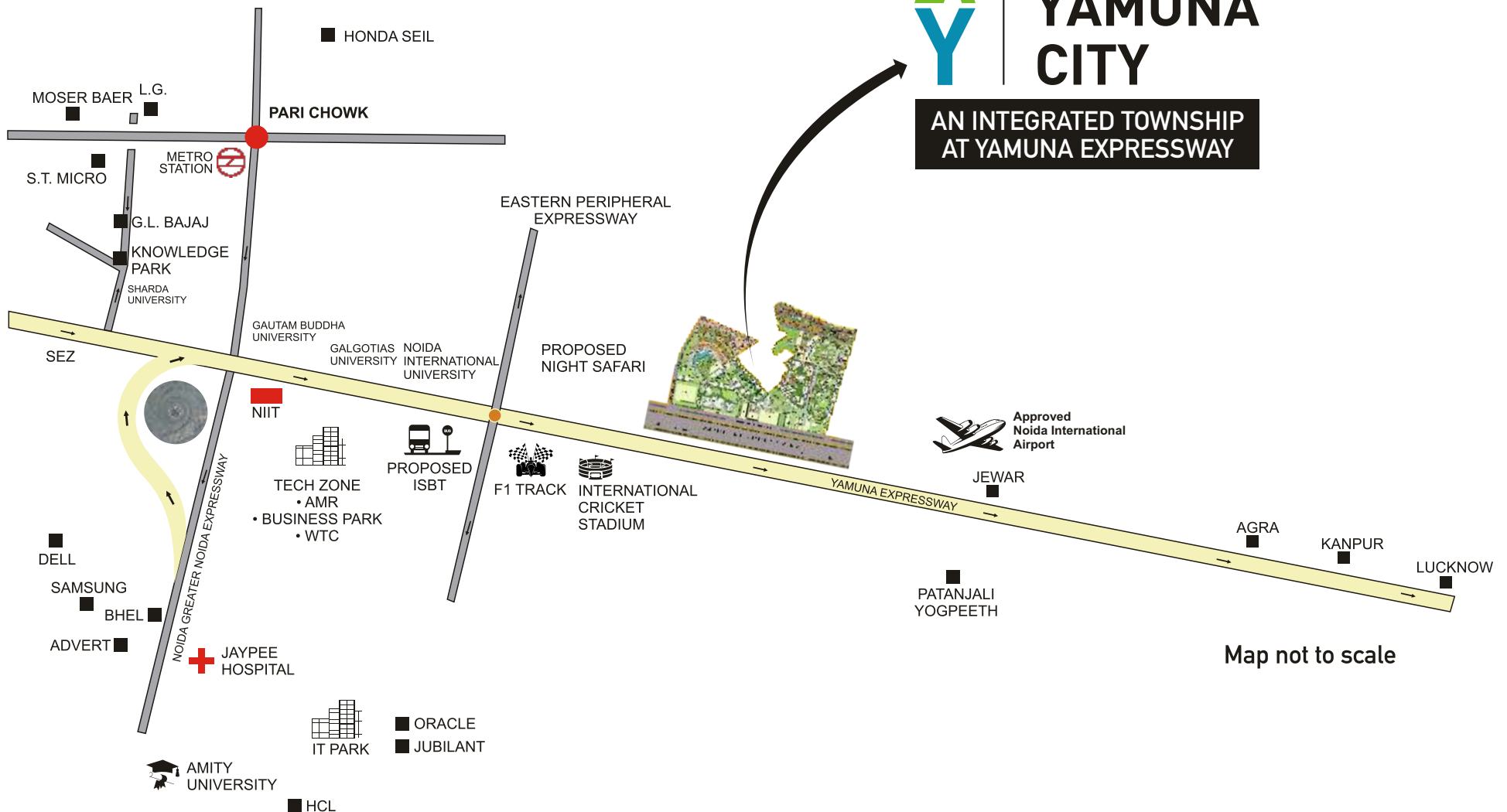
**2017-18** BEST RESIDENTIAL PROJECT AFFORDABLE SEGMENT-GAUR CASCADES  
**2016-17** BEST TOWNSHIP PROJECT-GAUR CITY





# Gaur YAMUNA CITY

AN INTEGRATED TOWNSHIP  
AT YAMUNA EXPRESSWAY



Map not to scale

Team of Architects  
Headed by  
AR. Kailash Aggarwal

Traffic Planning by  
**epc**

Structural Consultants  
**OPTIMUM DESIGN**  
CONSULTING ENGINEERS

**VMS**

Landscape Architect  
**OASIS**  
DESIGNS INC

Green Building  
**Godrej**

E.I.A by  
Environmental &  
Technical Research Centre

Vertical Circulation by  
**MATRIX**

H.V.A.C by  
**cespl**

This Project is mortgaged with ART Affordable Housing Finance (India) Limited  
(Formerly known as Art Affordable Housing Finance (India) Limited)



For Sales Enquiry **Call : 92122 88887** | **sms : GYC to 53030** | **32ND PARKVIEW RERA REGN. NO.: UPRERAPRJ4193**

**Gaursons Realtech Pvt. Ltd.**

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Ghaziabad 201014

**Gaur Yamuna City**

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

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