

Map not to scale

2ND PARKVIEW

RESIDENTIAL PLOTS (VILLAS)
Shape Your Dream Villa into Reality

- 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**

For Sales Enquiry Call : 92122 88887 | sms : GYC to 53030 | Rera Reg. No.: UPRERAPRJ4464

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

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



A FUTURISTIC TOWNSHIP TAKING SHAPE

I wish to thank you for showing interest in Gaur Yamuna City, on Yamuna Expressway, one of Gaurs flagship projects. 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 Gaur Yamuna City is the part of the Sports City which is the biggest integrated township in the country. 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 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 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 reduced and one can reach the destination at a faster rate

The Yamuna Expressway has not just saved time but has also 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.

- | | | |
|--|--|--|
|  APPROVED NOIDA INTERNATIONAL AIRPORT |  PROPOSED MONO RAIL |  PROPOSED ISBT |
|  INTERNATIONAL CRICKET STADIUM |  EASTERN PERIPHERAL EXPRESSWAY |  WORLD CLASS UNIVERSITIES |
|  BUDDH INTERNATIONAL CIRCUIT |  FREIGHT CORRIDOR BY INDIAN RAILWAY. |  HOSPITAL |
|  PROPOSED NIGHT SAFARI |  DELHI -MUMBAI INDUSTRIAL CORRIDOR (DMIC) |  TECH ZONE |
|  765 KV POWER STATION | | |

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 residents of Gaur Yamuna City.



EASTERN PERIPHERAL EXPRESSWAY

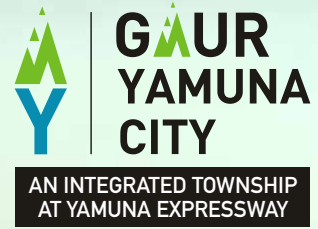


All specifications, images including stock images, colours, pictures and accessories are indicative and used for illustrative purposes only. For the actual project details, pl. refer to the specifications mentioned in the subsequent page of the brochure

| PHASE 1: IN 5 YEARS | FINAL PLAN: 10-15 YEARS |
|---------------------------------|---|
| 1 runway & terminal | 4 runways |
| Area: 1,000 hectare | Area: 3,000 hectare |
| Cost: Rs 10,000 cr | Cost: Rs 15,000-20,000 cr |
| Road, rail & metro connectivity | Capacity: 30-50 million passengers a year |



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2ND PARKVIEW

RESIDENTIAL PLOTS (VILLAS)
Shape Your Dream Villa into Reality

2ND PARKVIEW



ACTUAL PICTURE OF SITE

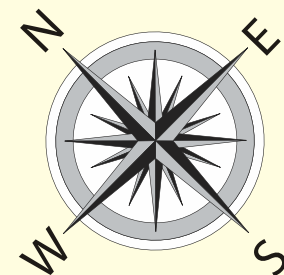
2nd Parkview is a part of the 1012200 sqm. (250 Acres) Gaur Yamuna City and offers residential plots at an affordable price. The plot size starts from 65 sq. mtr and goes up to 347 sq. mtr and promises you high returns due to its prime location. The 2nd Parkview plots are right in front of the lake and with its state of the art infrastructure, this project will be one of its kind. The total no of plots in the project is 611, surrounded by fresh air and lush greens making life more peaceful.

Buying a plot in 2nd Parkview will give you an amazing option of constructing your own villa and for a speedy construction by the experts, Gaur Group can also do the same for you. A fusion of creativity and innovation will define the future of living and further enrich the project and Gaur Yamuna City. With a leading location, lush greens, open areas and facilities like milk booths for 200 sq. mtr each, multi-purpose hall/club of 700 sq. mtr and police chowki, the project will soon be the heart of a new and modern version of NCR. Every detail in 2nd Parkview has been visualized to provide its residents with the most comfortable and elegant lifestyle. 2nd Parkview will be a pioneer of integrated living, inspiring the surroundings with the perfect combination of dynamic experiences, innovation and iconic design.

Sub Lease Deed of Gaur's Realtech Pvt. Ltd vide book No-1, Vol No-13251, Page No-299 to 450, Registration No-11798, SRO-SADAR, Gautambudh Nagar, (UP) on 22-05-13 and second Sub Lease Deed vide book No-1, Vol No-14222, Page No-85 to 134, Registration No-24479, SRO-SADAR, Gautambudh Nagar, (UP) on 05-10-13 respectively. Map sanctioned of Gaur Yamuna City Township Project, vide letter Ref. No. YEA/PLANNING/PP-62/19003/2016 Dated: 31/03/2017 by Yamuna Expressway Industrial Development Authority. All images, perspective, specifications, features, figures are only indicative and not a legal offering. The company reserves the right to modify/amend these without prior notice. All project related sanctions any other statutory compliance can be seen in person at our office.
 1 sq. mtr. = 10.764 sq. ft. 1 acres= 4047 sq. mtrs. (approx) *Terms & Conditions apply.

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

2ND 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. CITY CLUB
 - BANQUET HALL
 - RESTAURANT & BAR
 - GYMNASIUM
 - SPA
 - INDOOR COURTS
 - AUDITORIUM
 - GARDEN
 - GUEST ROOMS
 - LIBRARY
- C. SCHOOL / INSTITUTIONAL
 - EDUCATIONAL PLOTS
- D. ECO PARK
 - LAKE YAMUNA
 - CHILDREN PARK
 - PICNIC SPOT
 - BOATING FACILITIES
 - FOOD COURT
 - LAKE PROMENADE & BIRD WATCHING
- E. CULTURAL CITY CENTRE
 - OPEN AIR THEATRE
 - 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

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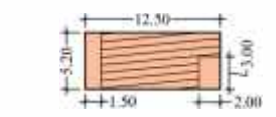
2ND PARKVIEW

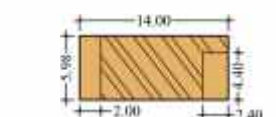
RESIDENTIAL PLOTS (VILLAS)

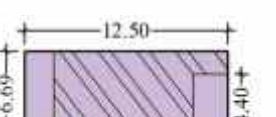
Shape Your Dream Villa into Reality

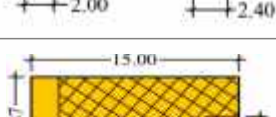
SITE PLAN

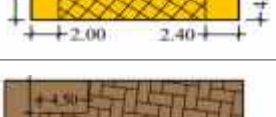
LEGEND

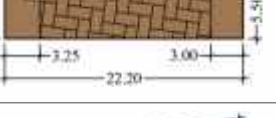
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Plot Size - **5.20 m. x 12.50 m.**
65.00 sq. mt. / 78.00 sq. yd.
- 

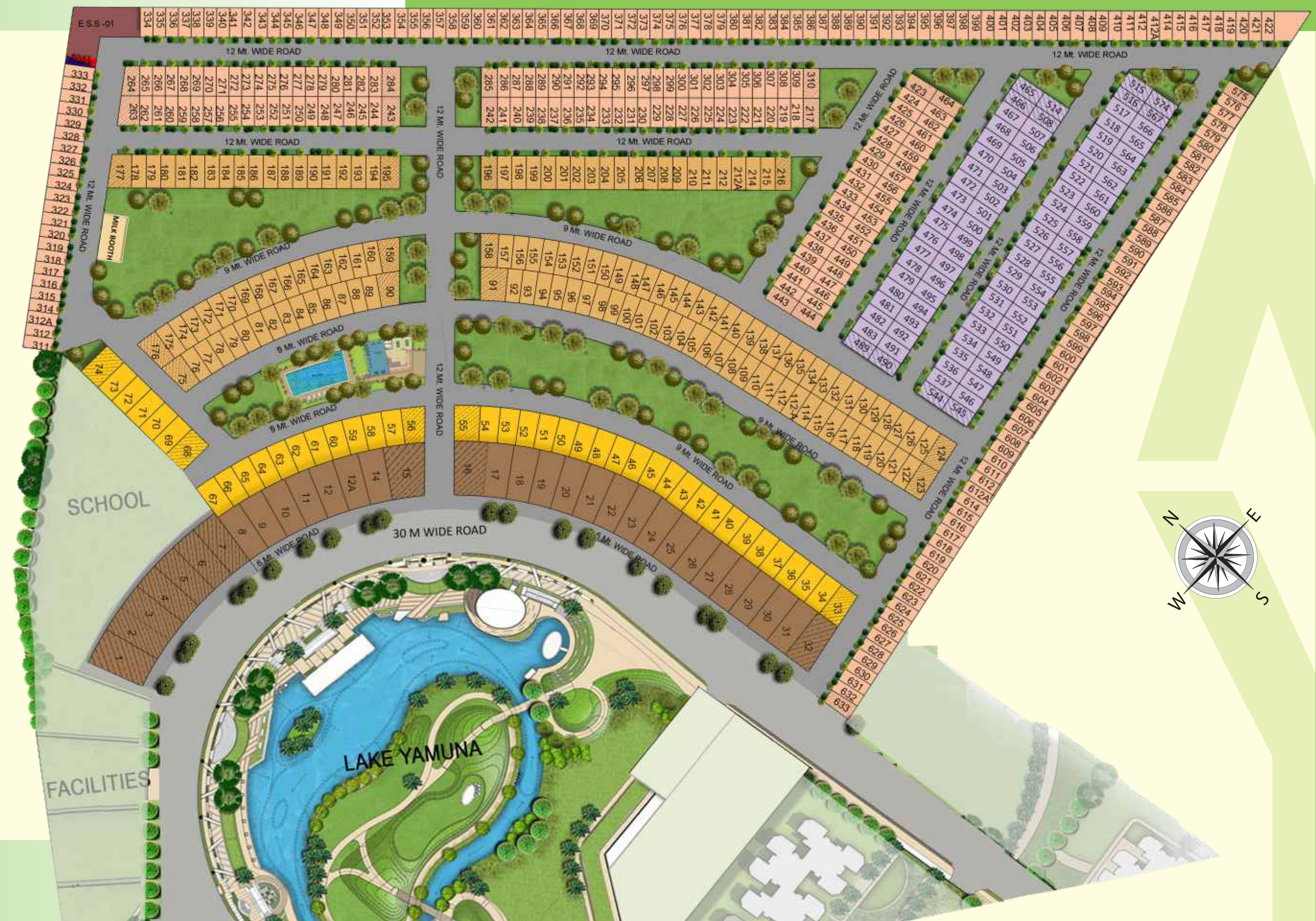
Plot Size - **5.98 m. x 14.00 m.**
83.72 sq. mt. / 100.00 sq. yd.
- 

Plot Size - **6.69 m. x 12.50 m.**
83.63 sq. mt. / 100 sq. yd.
- 

Plot Size - **7.87m. x 15.00 m.**
118.0sq. mt. / 141.00 sq. yd.
- 

Plot Size - **9.87 m. x 22.20 m.**
219.00 sq. mt. / 262.00 sq. yd.
- 

Corner Plots



*Terms & Conditions apply.
1 acre = 4047 sq. mtrs. (approx.)
1 sq. mtr. = 10.764 sq. ft.

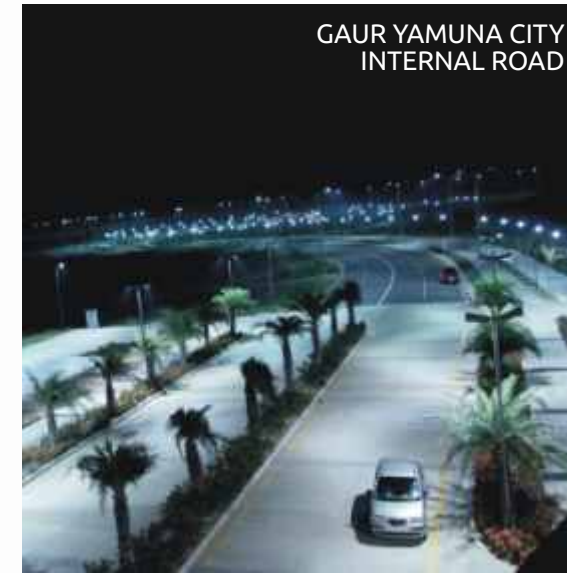
ACTUAL PICTURES OF SITE, GAUR YAMUNA CITY



GRAND ENTRANCE TO A DREAM HOME



DAY VIEW OF YAMUNA LAKE



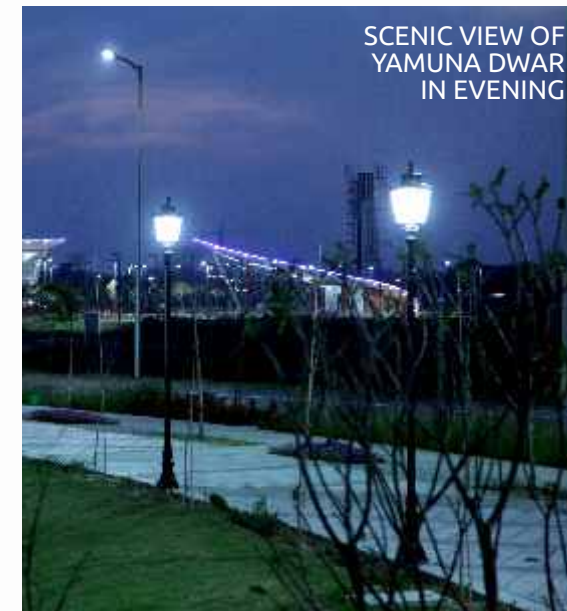
GAUR YAMUNA CITY INTERNAL ROAD



EVENING COME 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

ACTUAL PICTURES OF SITE, GAUR YAMUNA CITY



GRAND ENTRANCE TO A DREAM HOME



DAY VIEW OF YAMUNA LAKE



NATURE COMES ALIVE AT GAUR YAMUNA CITY

LATEST DEVELOPMENT 2ND PARKVIEW



2ND PARKVIEW

RESIDENTIAL PLOTS (VILLAS)
Shape Your Dream Villa into Reality

VILLA NO. 14

Plot Area
Sq. Yd. **262.00**
Sq. Mtr. **219.00**

Total Covered Area
Sq. Mtr. **438.22**
Sq. ft. **4716.96**

Total Open Area
Sq. Mtr. **191.30**
Sq. ft. **2059.13**

The strong interiors of the housing units contain elegant parquet to spacious balconies. Several amenities have been provided by us such as sufficient parking area, 24 hours water supply that ensure a happy living.

Living room - See life thrilling at our living room, one of the most skillful interiors in the whole villa. Meet your friends; spend long weekends with your loved ones.

Other image description - Great architecture with beautifully designed paraquet.



ACTUAL VIEWS OF VILLA

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FULLY CONSTRUCTED LAKE VIEW
VILLA NO 14 - 219.06 sq. mt. (262 sq. yard.)



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SUGGESTED LAYOUT PLAN OF VILLA

GROUND FLOOR PLAN



GROUND FLOOR PLAN

| | | |
|-------------------------------------|---|---|
| Plot Area | - | 118 sq. mtr. (141 sq. yard) |
| Carpet Area | - | 75.65 sq. mtr. |
| (Rooms, Toilet, Kitchen, Staircase) | | |
| Wall Area | - | 5.83 sq. mtr. |
| Covered Varandah Area | - | 21.52 sq. mtr. |
| Total Area | - | 103.00 sq. mtr. - 1108 sq. ft. |
| Total Open Area | - | 15.00 sq. mtr. - 161.45 sq. ft. |
| Total Buildup Area of Plot | - | 217.2 sq. mtr. (2338.0 sq.ft.) |

2ND PARKVIEW

FIRST FLOOR PLAN



FIRST FLOOR PLAN

| | | |
|-------------------------------------|---|--|
| Plot Area | - | 118 sq. mtr. (141 sq. yard) |
| Carpet Area | - | 80.45 sq. mtr. |
| (Rooms, Toilet, Kitchen, Staircase) | | |
| Wall Area | - | 7.68 sq. mtr. |
| Balcony Area | - | 14.78 sq. mtr. |
| Total Area | - | 103.00 sq. mtr. - 1108 sq. ft. |
| Mumty Area | - | 11.3 sq. mtr. (122.0 sqft) |

SUGGESTED LAYOUT PLAN OF VILLA

GROUND FLOOR PLAN



GROUND FLOOR PLAN

| | | |
|-------------------------------------|---|--|
| Plot Area | - | 65 sq. mtr. (78 sq. yard) |
| Carpet Area | - | 41.50 sq. mtr. |
| (Rooms, Toilet, Kitchen, Staircase) | | |
| Wall Area | - | 4.65 sq. mtr. |
| Covered Varandah Area | - | 12.85 sq. mtr. |
| Total Area | - | 59.00 sq. mtr. - 635 sq. ft. |
| Total Open Area | - | 6.0 sq. mtr. - 64.58 sq. ft. |
| Total Buildup Area of Plot | - | 125.43 sq. mtr. (1350.0sq.ft.) |

2ND PARKVIEW

FIRST FLOOR PLAN



FIRST FLOOR PLAN

| | | |
|-------------------------------------|---|--|
| Plot Area | - | 65 sq. mtr. (78 sq. yard) |
| Carpet Area | - | 43.44 sq. mtr. |
| (Rooms, Toilet, Kitchen, Staircase) | | |
| Wall Area | - | 5.04 sq. mtr. |
| Covered Balcony Area | - | 10.52 sq. mtr. |
| Total Area | - | 59.00 sq. mtr. - 635 sq. ft. |
| Mumty Area | - | 7.43 sq. mtr. |

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.

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SUGGESTED LAYOUT PLAN OF VILLA

GROUND FLOOR PLAN



GROUND FLOOR PLAN

| | | |
|-------------------------------------|---|--|
| Plot Area | - | 83.63 sq. mtr. - (100 sq. yard) |
| Carpet Area | - | 50.28 sq. mtr. |
| (Rooms, Toilet, Kitchen, Staircase) | | |
| External Wall Area | - | 3.87 sq. mtr. |
| Covered Varandah Area | - | 16.10 sq. mtr. |
| Total Area | - | 70.25 sq. mtr. - (756 sq. ft.) |
| Total Open Area | - | 13.38 sq. mtr. |
| Total Buildup Area of Plot | - | 154.25 sq. mtr. (1660.0sq.ft.) |

2ND PARKVIEW

FIRST FLOOR PLAN



FIRST FLOOR PLAN

| | | |
|-------------------------------------|---|--|
| Plot Area | - | 83.63 sq. mtr. - (100 sq. yard) |
| Carpet Area | - | 55.03 sq. mtr. |
| (Rooms, Toilet, Kitchen, Staircase) | | |
| Wall Area | - | 3.87 sq. mtr. |
| Covered Balcony Area | - | 11.35 sq. mtr. |
| Total Area | - | 70.25 sq. mtr. - (756 sq. ft.) |
| Mumty Area | - | 13.75 sq. mtr. - (148 sq. ft.) |

SUGGESTED LAYOUT PLAN OF VILLA

GROUND FLOOR PLAN



GROUND FLOOR PLAN

| | | |
|---|---|---------------------------------------|
| Plot Area | - | 219 sq. mtr. - (262 sq. yard) |
| Carpet Area | - | 139.94 sq. mtr. |
| (Rooms, Toilet, Kitchen, Staircase, 2 Lift) | | |
| Wall Area | - | 11.16 sq. mtr. |
| Covered Varandah Area | - | 18.10 sq. mtr. |
| Total Area | - | 169.20 sq. mtr. - 1821 sq. ft. |
| Total Open Area | - | 49.80 sq. mtr. |
| Total Buildup Area of Plot | - | 368.17 sq. mtr. (3963.0 sq.ft.) |

2ND PARKVIEW

FIRST FLOOR PLAN



FIRST FLOOR PLAN

| | | |
|-------------------------------------|---|---------------------------------------|
| Plot Area | - | 219 sq. mtr. - (262 sq. yard) |
| Carpet Area | - | 131.15 sq. mtr. |
| (Rooms, Toilet, Kitchen, Staircase) | | |
| Wall Area | - | 12.60 sq. mtr. |
| Covered Balcony Area | - | 36.40 sq. mtr. |
| Total Area | - | 180.15 sq. mtr. - 1939 sq. ft. |
| Mumty Area | - | 18.82 sq. sq. mtr. (203 sq. ft.) |

Disclaimer:

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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.

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SPECIFICATIONS OF VILLA

FLOORING

- Vitrified tiles 1000*1000mm in drawing room, bedrooms, kitchen, entrance, lobby
- Ceramic tiles 300*300mm 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 with wash basin
- EWC wall mounted
- CP fitting make - Jaquar or equivalent
- Mirror and towel rack
- Ceramic tiles 300*450mm 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 (2100mm HT) made of marandi or equivalent wood with laminated door shutters
- Good quality hardware fittings
- Main entry door frame of (2400mm HT) made of marandi or equivalent wood with laminated door shutter

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 and accessories)

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. as per design
- Balconies with S.S. railing as per design
- 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

TRANSFORMER:

- Maximum capacity of transformer for the project is 2500 KVA

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 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 Gaur Group 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, the Group has moved from strength to strength. 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 and brilliance in all its architectural projects have given the Group the success it deserves. Through the years, more than 35,000 satisfied families have shown their faith and support in all the real estate endeavors of the Gaur Group. 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
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, Gzb.
Gaur High Street (Rajnagar Ext.) Gzb.
Gaur Gravity, Gzb.
Gaur Square, Govindpuram, Gzb.
Gaur City Plaza- Gaur City, Gr. Noida (West)
Gaur Biz Park, Indirapuram
Gaur City Galleria, Gr. Noida (West)



OUR RERA REGISTERED PROJECTS

Gaur Atulyam, Gr. Noida
UPRERAPRJ6838
Gaur Saundaryam, Ph-2, Gr. Noida (West)
UPRERAPRJ6335
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