



VICTORIAN VILLAS



6<sup>TH</sup> PARKVIEW



AN INTEGRATED TOWNSHIP  
AT YAMUNA EXPRESSWAY



# A FUTURISTIC TOWNSHIP TAKING SHAPE

Firstly I wish to thank you for your interest in one of our flagship projects, Gaur Yamuna City. In today's fast-paced world, time is the greatest luxury. Keeping this thought as our focal point, we created Gaur Yamuna City - which is a complete integrated city where residences and offices, entertainment and leisure, work and home are at one place, leaving ample time for you to build a happier life.

Spread over 101 Hectare(250 acres) of land with will accommodate almost 17,500 families, Gaur Yamuna City will be one of the largest integrated townships in the country. It's strongest suit however, is the location it stands on. Yamuna Expressway is undergoing a rapid transformation, thanks to the upcoming Noida International Airport at Jewar which promises to be the biggest airport in India. The recently opened Eastern Peripheral Expressway is proving to be a boon for NCR region and distances have really shortened. Added to that are new and upcoming centers for business, all of which have made Yamuna Expressway the most prime parcel of real estate in the country.

Gaur Yamuna City is close to my heart and will 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  
**GAURS GROUP**





# WHY YAMUNA EXPRESSWAY

The Yamuna Expressway is a dream location for potential home buyers. Ever since the Noida International Airport has been given the green light, it has experienced a major boom in value. It is giving way to progress, employment and supreme convenience. To sum it all up, the Yamuna Expressway is where the everything of essence is coming together to create the perfect framework for a harmonious life.



APPROVED NOIDA INTERNATIONAL AIRPORT



APPROVED METRO CONNECTIVITY



EASTERN PERIPHERAL EXPRESSWAY



PROPOSED MONO RAIL



PROPOSED ISBT



FREIGHT CORRIDOR BY INDIAN RAILWAY



DELHI - MUMBAI INDUSTRIAL CORRIDOR (DMIC)



BUDDH INTERNATIONAL CIRCUIT



WORLD CLASS UNIVERSITIES



INTERNATIONAL CRICKET STADIUM



HOSPITAL



IT HUB & TECH ZONE



SCHOOL IN VICINITY



PROPOSED NIGHT SAFARI



765 KV POWER STATION



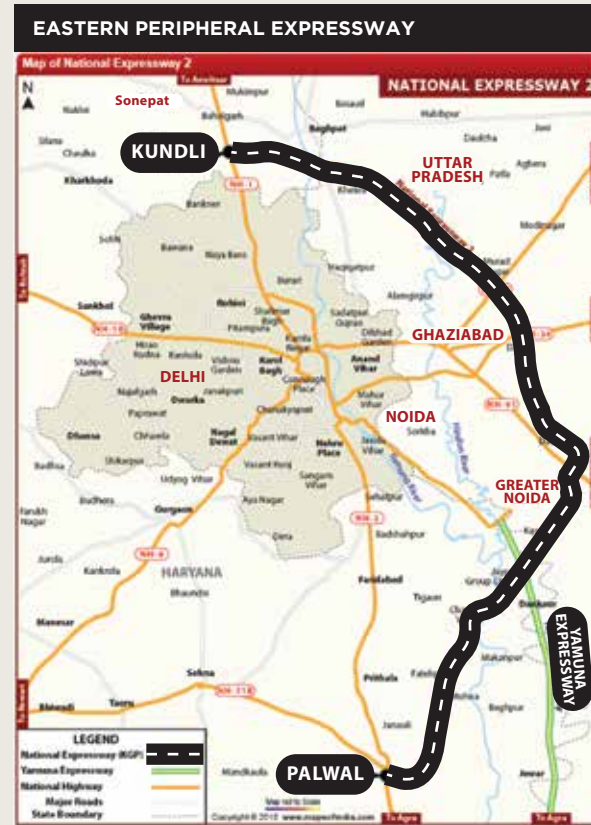
# WINGS TO FLY HIGH

## 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.



# दैनिक जागरण हिन्दुस्तान

## 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	रोजगार	निवेश (कोटी में)
सोसायटी अग्र-नेटा एक्सपोर्ट अग्र एक्सपोर्ट कार्टर	दो बी एकड़	चय तय	चय तय
सूरी फर्टिलिजर कंपनी लिमिटेड	2470 एकड़	--	--
सूरी कोरपोरेट सीएस ई-यूकेएच एसीएल	40 एकड़	चय तय	चय तय
डिन रिजल	चय एकड़	250-30	--
सूरी फर्टिलिजर अंड्रॉयड	150 एकड़	5000	चय तय
सूरी फर्टिलिजर लिमिटेड	50 एकड़	2500	700 से 1300
सूरी फर्टिलिजर लिमिटेड	520 एकड़	--	--
केटास	35 एकड़	500	चय तय
एचसीएल	10 एकड़	600	चय तय
एचसीएल	चय एकड़	--	--

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# हिन्दुस्तान

## हाईटेक सौगात



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# अमर उजाला

## वोल्टास करेगा 250 करोड़ का निवेश

सेक्टर 24ए में जमीन खरीदने पर सहमति

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# THE TIMES OF INDIA

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

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



# NBT नवभारत टाइम्स

## नोएडा-ग्रेनो मेट्रो की राह हुई आसान

केंद्रीय कैबिनेट ने मंजूरी दी, अब मिलेंगे ₹687 करोड़



# THE TIMES OF INDIA

## Jewar airport to have Metro link with Delhi

According to DMRC officials, the proposed link of about 23 km is...





**ACTUAL PICTURES OF SITE, GAUR YAMUNA CITY**



**GRAND ENTRANCE  
TO A DREAM HOME**



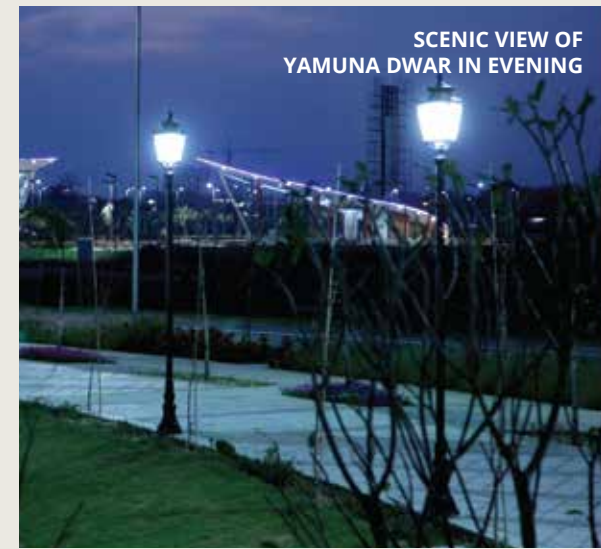
**DAY VIEW OF YAMUNA LAKE**



**NATURE COMES ALIVE  
AT GAUR YAMUNA CITY**



**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**





Artist's Impression

# THE ELEGANCE OF VICTORIAN ERA COMES TO GAUR YAMUNA CITY

A brilliant masterpiece in the world of luxury residences, Victorian Villas holds a mirror to the architecture and lifestyle of a culture that was at the heights of magnificence. The 3 and 5 BHK villas here are designed to make the eyes widen in astonishment and the heart flutter in excitement. Equipped with the entire array of world class luxury amenities, life here will be as luxurious as it'll be beautiful. Every inch of the Victorian Villas exude elegance and bliss, promising to be the perfect abode for you and your family to build a life upon.







VICTORIAN VILLAS



Artist's Impression

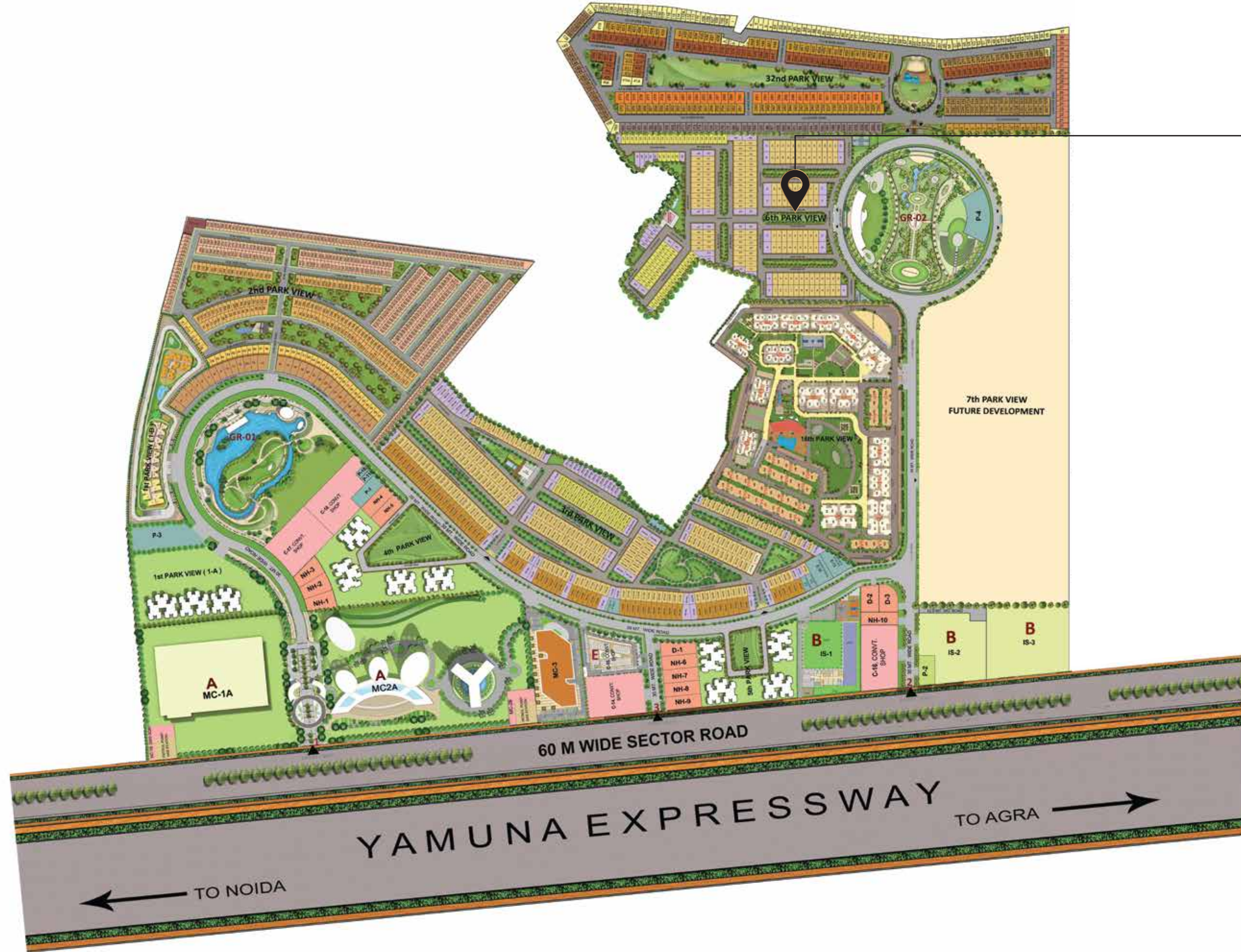
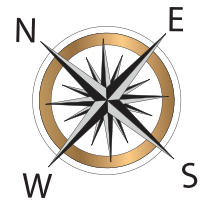
Disclaimer: All images including stock images, colours, pictures and accessories are indicative and used for illustrative purposes only. For the actual project details, please refer to the specifications mentioned in the subsequent pages of this brochure.





**AN INTEGRATED TOWNSHIP  
AT YAMUNA EXPRESSWAY**

**MASTER PLAN**  
101.17 Hectare (250 ACRES) TOWNSHIP



**LEGEND**

- 1. YAMUNA DWAR**
- 2. SANGAM DWAR**
- 3. CAPITOL HILL GATE**

- A. MASTER PLAN COMMERCIAL**
- B. SCHOOL / INSTITUTIONAL  
- EDUCATIONAL PLOTS**
- C. CONVENIENT SHOP**
- D. DISPENSARY**
- E. GYC GALLERIA**
- GR. 01. ECO PARK**  
- LAKE YAMUNA  
- CHILDREN PARK  
- PICNIC SPOT  
- BOATING FACILITIES  
- FOOD COURT  
- LAKE PROMENADE & BIRD WATCHING
- GR. 02. CULTURAL CITY CENTER**  
- OPEN AIR THEATER  
- FOOD COURT  
- CHILDREN PLAY AREA  
- WATER BODY  
- CRICKET GROUND

- FACILITIES**
- TEMPLE PLOT
  - MILK BOOTH
  - CLUB FACILITIES
  - NURSING HOME

Sub Lease Deed of Gaur Yamuna City Pvt. Ltd. vide book No-1, Vol-1 No-13251, Page No-299 to 450, Registration No-11798, SRO-SADAR, Gurgaon/HR/2012/Reg-14222, Page No-85 to 134, Registration No-24475, SRO-SADAR, Gurgaon/HR/2012/Reg-14222, Page No-105 to 107 respectively. Map sanctioned by Gaur Yamuna City Township Project, vide letter Ref. No. TCA/PD-004/2012 dated 31/03/2017. by Yamuna Expressway Industrial Development Authority. All images, perspectives, 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 Authority in person at office address.

Scale: 1:4; mtr: = 10.764 Sq. Ft. 1 acre= 4047 Sq. mtrs. (approx). Terms & Conditions apply.



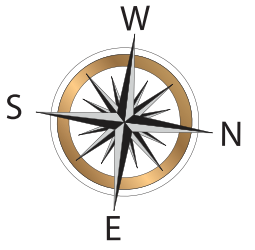


### SITE PLAN

PLOT SIZE	
	<b>PLOT AREA - 16.72 M x 7.50 M</b> 125.40 SQM / 150 SQYD
	<b>PLOT AREA - 14.00 M x 6.24 M</b> 87.36 SQM / 104 SQYD
	<b>OTHER PLOT</b>
	<b>OTHER PLOT</b>
	<b>COMMUNITY HALL / CLUB</b>

Sub Lease Deed of Gaur Realtech Pvt. Ltd vide book No-1, Vol No-13251, Page No-299 to 450, Registration No-11796, SRO S/DAR, Gautambudh Nagar, (U/P) 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 S/DAR, Gautambudh Nagar, (U/P) on 05-10-13 respectively. Map sanctioned of Gaur Yamuna City Township Project, vide letter Ref. No. Y.E./PLANNING/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 acre= 4047 sq. mtrs. (approx.)

\*Terms & Conditions apply.







Artist's Impression

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## UNIT PLAN

PLOT AREA: 87.36 SQ. M (104.5 SQ. YD)



### GROUND FLOOR PLAN

Carpet Area	- 53.83 sq. mtr. (579.40 sq. ft.)
External Wall Area	- 4.70 sq. mtr. COVD. (50.60 sq. ft.)
Verandah	- 13.83 sq. mtr. (149.00 sq. ft.)
<b>Total Area</b>	<b>- 72.36 sq. mtr. (779.00 sq. ft.)</b>
Open Area	- 15.00 sq. mtr. (161.50 sq. ft.)
Total Covered Area of the plot	- 160.60 sq. mtr. (1728.0 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, 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.

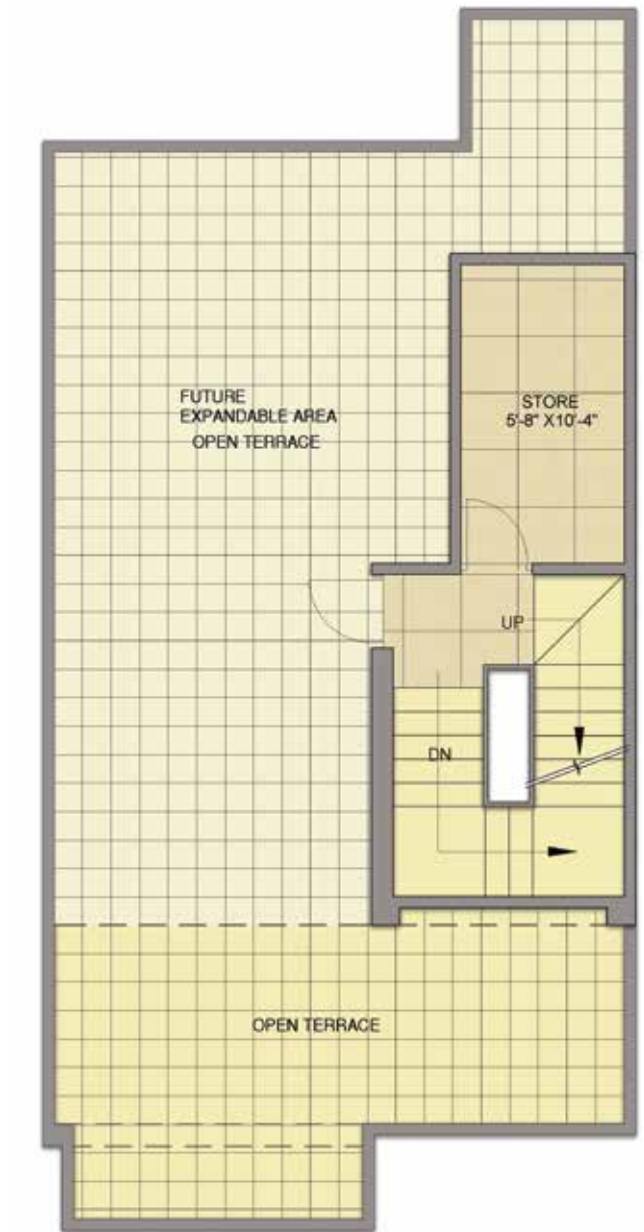


### FIRST FLOOR PLAN

Carpet Area	- 59.45 sq. mtr. (640.0 sq. ft.)
External Wall Area	- 4.25 sq. mtr. (45.75 sq. ft.)
COVD. Balcony	- 8.66 sq. mtr. (93.25 sq. ft.)
<b>Total Area</b>	<b>- 72.36 sq. mtr. (779.0 sq. ft.)</b>

#### 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.



### SECOND FLOOR PLAN

Carpet Area	- 4.16 sq. mtr. (45.00 sq. ft.)
External Wall Area	- 1.10 sq. mtr. (12.00 sq. ft.)
Total Area	- 5.26 sq. mtr. (57.00 sq. ft.)
Mumty Area	- 10.50 sq. mtr. (113.00 sq. ft.)
<b>Open Terrace Area</b>	<b>- 55.43 sq. mtr. (597.0 sq. ft.)</b>





**UNIT PLAN**  
PLOT AREA: 125.40 SQ. M (150 SQ. YD)



**GROUND FLOOR PLAN**

Carpet Area	- 73.28 sq. mtr. (789.00 sq. ft.)
External Wall Area	- 5.00 sq. mtr. COVD. (54.00 sq. ft.)
COVD. Verandah	- 22.89 sq. mtr. (246.00 sq. ft.)
<b>Total Area</b>	<b>- 101.17 sq. mtr. (1089.0 sq. ft.)</b>
Open Area	- 24.23 sq. mtr. (261.00 sq. ft.)
Total Covered Area of the plot	- 236.64 sq. mtr. (2547.0 sq. ft.)

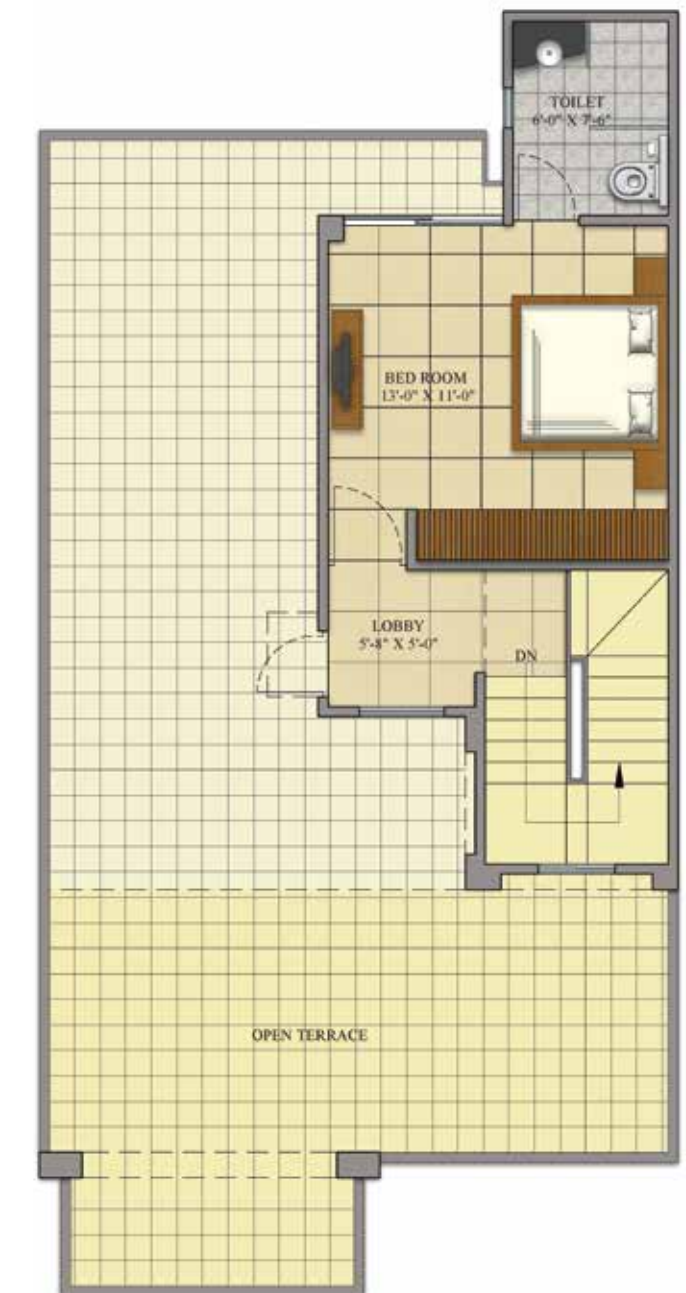
**Disclaimer:**  
Carpet Area(as per RERA guidelines): - The net usable floor area of an apartment, excluding the area covered by the external walls, areas under services shafts, exclusive balcony or verandah area and exclusive open terrace area, but includes the area covered by the internal partition 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, mummies, services area including but not limited to the machine rooms, security/fire control rooms, maintenance offices/stores etc, if provided.  
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**FIRST FLOOR PLAN**

Carpet Area	- 83.65 sq. mtr. (900.00 sq. ft.)
External Wall Area	- 4.98 sq. mtr. (53.60 sq. ft.)
COVD. Balcony	- 12.54 sq. mtr. (135.00 sq. ft.)
<b>Total Area</b>	<b>- 101.17 sq. mtr. (1089.0 sq. ft.)</b>

**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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**SECOND FLOOR PLAN**

Carpet Area	- 22.89 sq. mtr. (246.50 sq. ft.)
External Wall Area	- 2.26 sq. mtr. (24.50 sq. ft.)
<b>Total Area</b>	<b>- 25.15 sq. mtr. (271.00 sq. ft.)</b>
Mumty Area	- 9.15 sq. mtr. (98.00 sq. ft.)
Open Terrace Area	- 65.12 sq. mtr. (701.0 sq. ft.)



## PROJECT SPECIFICATIONS OF VICTORIAN VILLAS (6th 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/lps Flooring (Staircase No. 2)
B) Painting	- Obd Paints
C) Railing	- Ms Railing

#### STAIRCASE (INDEPENDENT FLOORS)

A) External Door	- Obd Paints
B) Painting	- Ms Railing
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) - 1.0 M / 0.5 M - Tiles / Stone - For 4 Seats
B) Depth	
C) Finishes	
D) Jacuzzi	

### 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 VICTORIAN VILLAS (6th PARKVIEW)

### FLOORING

- Vitrified tiles 1000 x 1000 in drawing, bedroom, kitchen and entrance lobby. Make - SARA, sole or equivalent.
- Ceramic tiles 300 x 300 in toilets and balconies. Make - SARA, sole or equivalent.
- Granite stones in staircase.

### WALL & CEILING

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

### TOILETS

- Granite counters / wall mounted wash basins.
- White sanitary ware with wall mounted EWC. Make - Hindware, Perryware, Jhonson or equivalent.
- CP fittings. Make - Jaquar or equivalent.
- Mirror and towel rack
- Ceramic tiles of 300 x 50 on wall up to door height.
- Ceiling exhaust fan in each toilet.

### DOORS & WINDOWS

- Outer door and window aluminum powder coated / UPVC and main entry with wooden laminated door shutters.
- Internal wooden door frames (2400mm HT) made of Marandi 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 points in all bedroom, drawing & dinning area. (Without AC unit)

### ESS:

- 2 NOS of 1000 KVA transformer for 6th PARKVIEW scheme.

### TERRACE

- Finished with ceramic tiles and texture.

### KITCHEN

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

### MISCELLANEOUS

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





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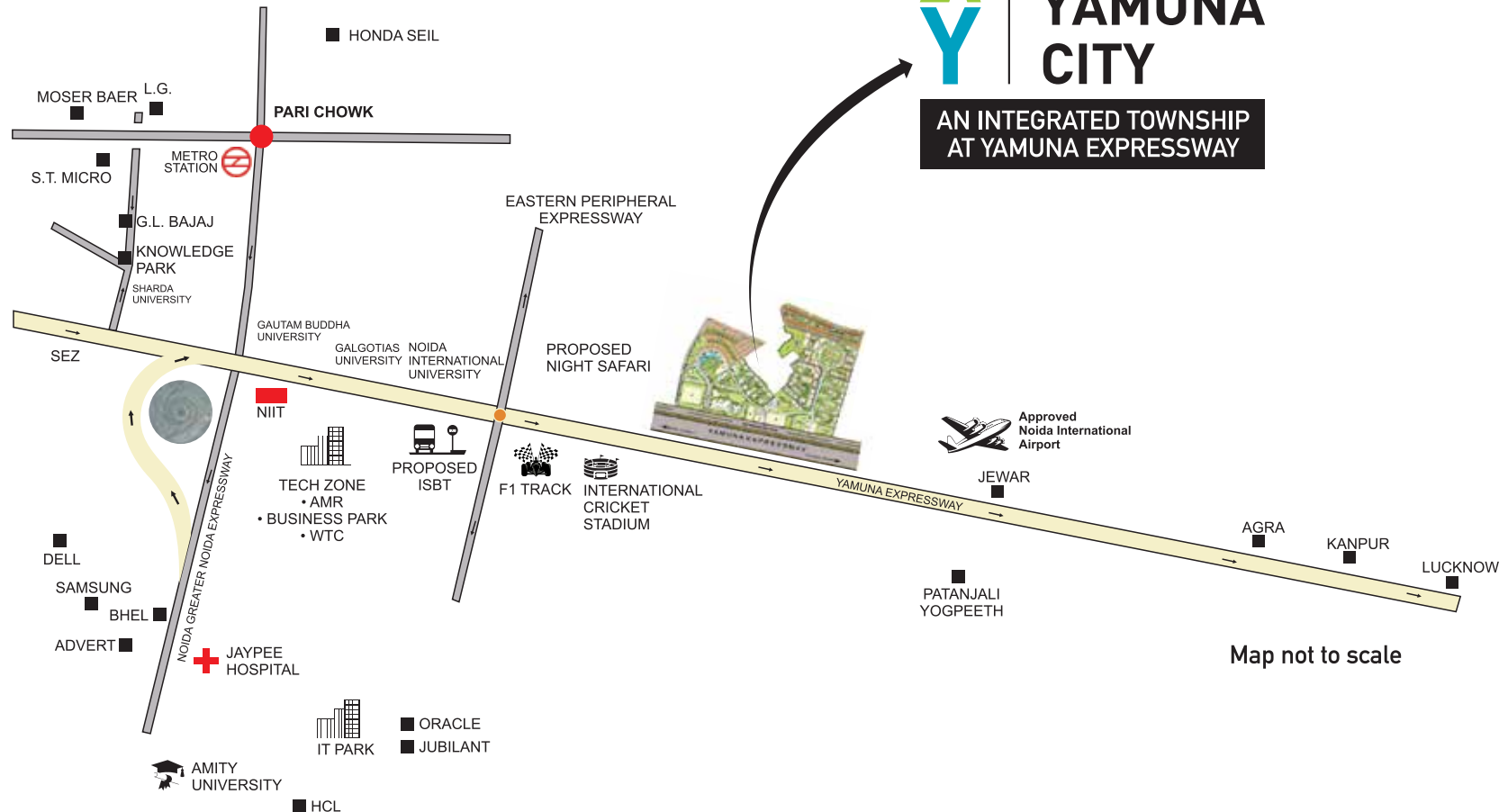
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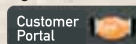
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