

Map not to scale

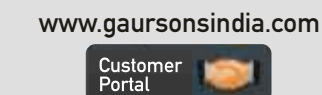
- Team of Architects Headed by AR. Kailash Aggarwal
- Traffic Planning by **epc**
- Structural Consultants **OPTIMUM DESIGN CONSULTING ENGINEERS** **VMS**
- Landscape Architect **OASIS DESIGNS INC**
- Green Building **Godrej**
- E.I.A by Environmental & Technical Research Centre
- Vertical Circulation by **MATRIX**
- H.V.A.C by **cespl**

For Sales Enquiry Call : 92122 88887 | sms : GYC to 53030 | Rera Reg. No.: UPRERAPRJ6801

**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.)

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# 16<sup>TH</sup> PARKVIEW

2/3/4 BHK APARTMENTS & INDEPENDENT FLOORS



## 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 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 Gaur's.














Manoj Gaur  
MD - Gaur's 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



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# 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 flats in 16th Parkview come in difference sizes: 2 BHK, 3 BHK & 4 BHK with a state of the art infrastructure. Apart from this, the project also 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 flat sizes offered by 16th Parkview range from 92.9 sq. mtr (1000 sq. ft) to 181.16 sq. mtr. (1950 sq. ft). The project also offers temple with sitting area, play area, aroma garden, landscaped court, feature wall and much more.

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



ARTISTIC IMAGE OF 16 PARKVIEW



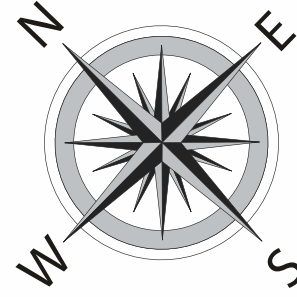
Sub Lease Deed of Gaur's Realtech Pvt. Ltd. vide book No-1, Vol No-13251, Page No-299 to 450, Registration No-11798, SRO-SADAR, Gautambudh Nagar, (U.P) on 22-05-13 and second Sub Lease Deed vide book No-1, Vol No-14222, Page No-85 to 134, Registration No-24479, SRO-SADAR, Gautambudh Nagar, (U.P) on 05-10-13 respectively. Map sanctioned of Gaur Yamuna City Township Project, vide letter Ref. No. YE/A/P/ANNING/BR-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.



**GAUR  
YAMUNA  
CITY**

**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. 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 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

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# 16<sup>TH</sup> PARKVIEW

## 2/3/4 BHK APARTMENTS & INDEPENDENT FLOORS

### SITE PLAN

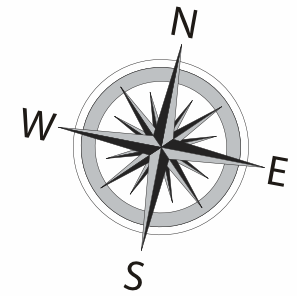
Tower	Unit Size
K & L	181.16, 134.70 sq. mtr. (1950, 1450 sq.ft.)
R & S	137.10 sq. mtr. (1475 sq. ft.)
A	127.74 sq. mtr. (1375 sq. ft.)
H & I	117.99 sq. mtr. (1270 sq. ft.)
B, C & D	103.59 sq. mtr. (1115 sq. ft.)
O & Q	99.87 sq. mtr. (1075 sq. ft.)
E, F & G	92.90 sq. mtr. (1000 sq. ft.)

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                         | Temple Area With Seating |
| Entrance Plaza                     | Swimming Pool            |
| Water Body                         | Kids Pool                |
| Feature Wall                       | Jacuzzi                  |
| Drive Way                          | Amphitheater             |
| Drop Off Plaza                     | Tennis Court             |
| Pathway/jogging Track              | Ramp                     |
| Plumeria Court                     | Ess                      |
| Ladies Alcove                      | Sensory Garden-touch-    |
| Tensile Shelter With Seating Below | Relexory Path            |
| Play Area                          | Sensory Garden           |
| Basketball Hoop                    | Aroma Garden             |
| Landscaped Court                   | Cricket Pitch            |
|                                    | Skirting Rink            |



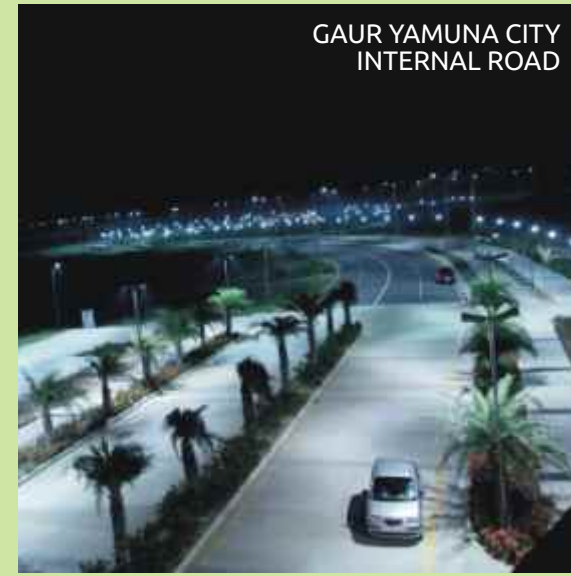
ACTUAL PICTURE OF SITE, GAUR YAMUNA CITY



GRAND ENTRANCE TO A DREAM HOME



DAY VIEW OF YAMUNA LAKE



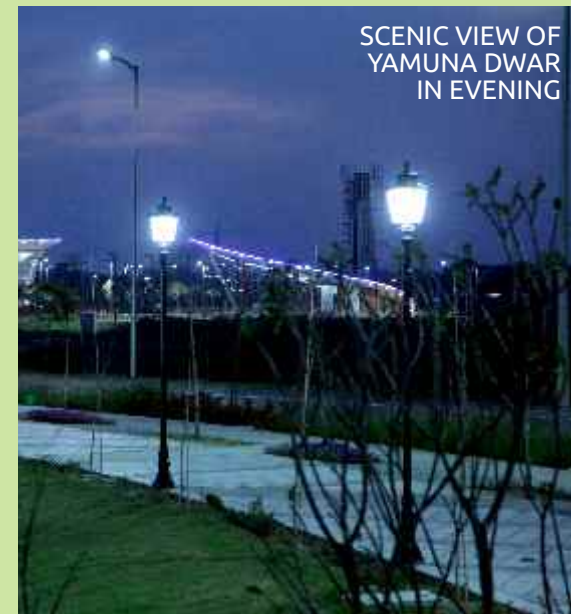
GAUR YAMUNA CITY INTERNAL ROAD



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



# 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.)
  - **Total Area - 92.90 sq. mtr. (1000.00 sq. ft.)**
- (2 Bed Rooms + Drawing / Dining + Kitchen + 2 Toilets + Balconies)

**Disclaimer:**  
Carpet Area (as per RERA guidelines): - The net usable floor area of an apartment, excluding the area covered by the external walls, areas under services shafts, exclusive balcony or verandah area and exclusive open terrace area, but includes the area covered by the internal partition walls, column & structural walls of the apartment.  
\*\*Total Area : - The carpet area of the said apartment and the entire area enclosed by its periphery walls including area under walls, columns, balconies and lifts 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.

# 16<sup>TH</sup> PARKVIEW

2/3/4 BHK APARTMENTS  
& INDEPENDENT FLOORS



- Unit Plan Type  
Tower
- M2
  - "O, Q"
  - Carpet Area - 51.8 sq. mtr. (557.58 sq. ft.)
  - External Wall Area - 7.03 sq. mtr. (75.42 sq. ft.)
  - Balcony Area - 21.17 sq. mtr. (228 sq. ft.)
  - Common Area - 19.87 sq. mtr. (214 sq. ft.)
  - **Total Area - 99.87 sq. mtr. (1075.00 sq. ft.)**
- (2 Bed Rooms + Drawing Room / Dining + Kitchen + 2 Toilets + Balconies)

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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 - 5.51sq. mtr. (69 sq. ft.)  
Balcony Area - 18.80 sq. mtr. (202 sq. ft.)  
Common Area - 23.15 sq. mtr. (249 sq. ft.)  
**Total Area - 103.59 sq. mtr. (1115.00 sq. ft.)**  
(2 Bed Rooms + Drawing Room + Dining + Kitchen + Store + 2 Toilets + Balconies)

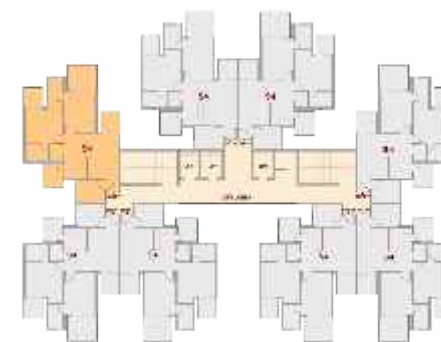


# 16<sup>TH</sup> PARKVIEW

2/3/4 BHK APARTMENTS  
& INDEPENDENT FLOORS



Unit Plan Type - S4  
Tower - "H, I"  
Carpet Area - 66.20 sq. mtr. (712.58 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.)  
**Total Area - 117.99 sq. mtr. (1270.00 sq. ft.)**  
(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	- S3
Tower	- "A"
Carpet Area	- 73.6 sq. mtr. (792 sq. ft.)
External Wall Area	- 6.36 sq. mtr. (69 sq. ft.)
Balcony Area	- 21.44 sq. mtr. (231 sq. ft.)
Common Area	- 26.34 sq. mtr. (283 sq. ft.)
<b>Total Area</b>	<b>- 127.74 sq. mtr. (1375.00 sq. ft.)</b>
(3 Bed Rooms + Drawing Room + Dining + Kitchen + Store + 3 Toilets + Balconies)	

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# 16<sup>TH</sup> PARKVIEW

2/3/4 BHK APARTMENTS  
& INDEPENDENT FLOORS



Unit Plan Type	- S1
Tower	- "K, L"
Carpet Area	- 88.6 sq. mtr. (953.69 sq. ft.)
External Wall Area	- 7.36 sq. mtr. (80.31 sq. ft.)
Balcony Area	- 16.57 sq. mtr. (178.00 sq. ft.)
Common Area	- 22.17 sq. mtr. (238.00 sq. ft.)
<b>Total Area</b>	<b>- 134.70 sq. mtr. (1450.00 sq. ft.)</b>
(3 Bed Rooms + Drawing Room + Dining + Kitchen + Store + 3 Toilets + Balconies)	

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2/3/4 BHK APARTMENTS  
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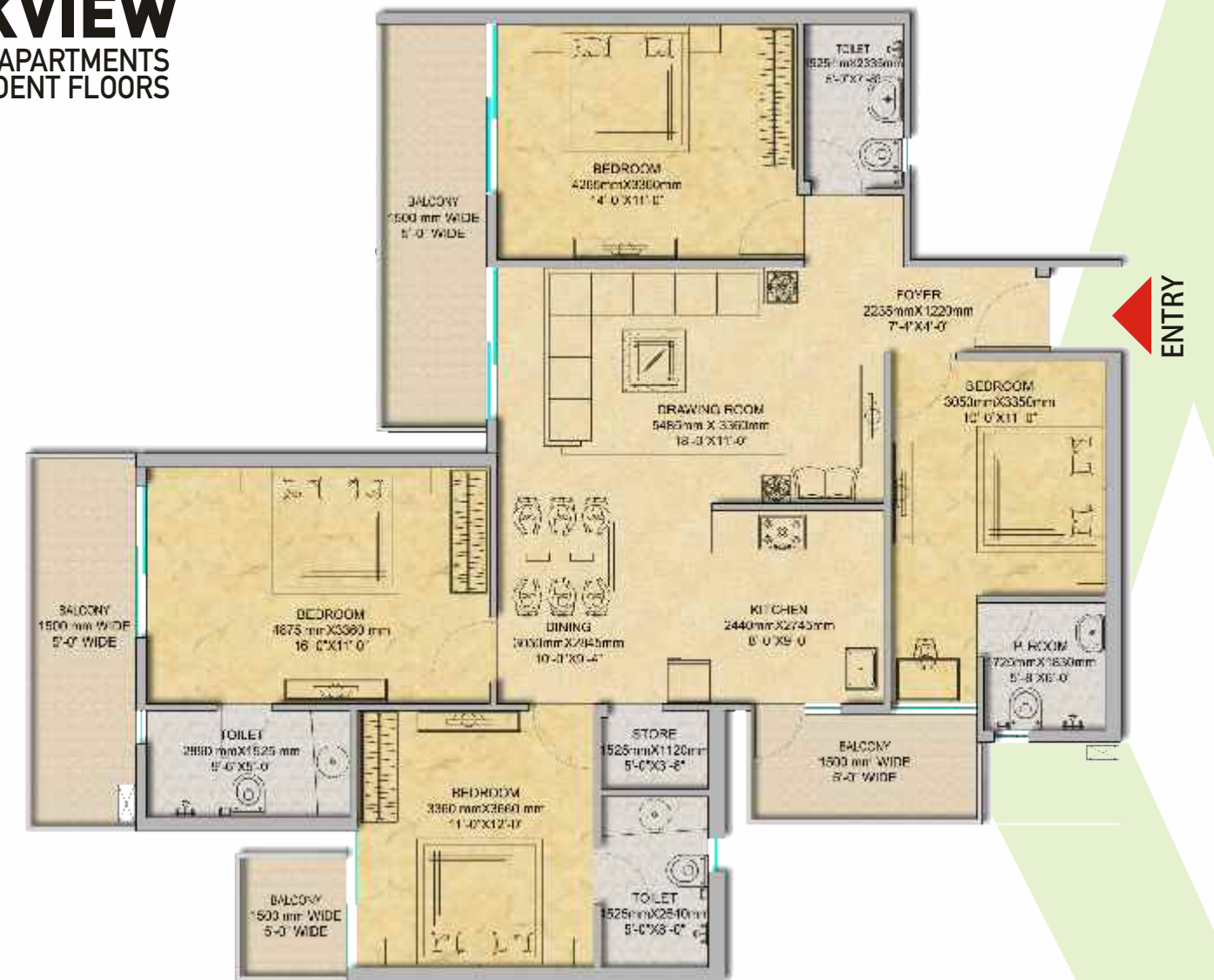


Unit Plan Type	- S2
Tower	- "R, S"
Carpet Area	- 73.6 sq. mtr. (792 sq. ft.)
External Wall Area	- 7.07sq. mtr. (76.10 sq. ft.)
Balcony Area	- 29.33 sq. mtr. (316 sq. ft.)
Common Area	- 27.10 sq. mtr. (291 sq. ft.)
<b>Total Area</b>	<b>- 137.10 sq. mtr. (1475.00 sq. ft.)</b>
(3 Bed Rooms + Drawing Room + Dining + Kitchen + Store + 3 Toilets + Balconies)	

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# 16<sup>TH</sup> PARKVIEW

2/3/4 BHK APARTMENTS  
& INDEPENDENT FLOORS



Unit Plan Type	- K
Tower	- "K, L"
Carpet Area	- 113.7 sq. mtr. (1223.87 sq. ft.)
External Wall Area	- 8.4 sq. mtr. (91.13 sq. ft.)
Balcony Area	- 24.80 sq. mtr. (267.00 sq. ft.)
Common Area	- 34.22 sq. mtr. (368 sq. ft.)
<b>Total Area</b>	<b>- 181.16 sq. mtr. (1950.00 sq. ft.)</b>
(4 Bed Rooms + Drawing Room + Dining + Kitchen + Store + 4 Toilets + Balconies)	

**Disclaimer:**  
Carpet Area(as per RERA guidelines): - The net usable floor area of an apartment, excluding the area covered by the external walls, areas under services shafts, exclusive balcony or verandah area and exclusive open terrace area, but includes the area covered by the internal partition walls, column & structural walls of the apartment.  
\*\*Total Area : - The carpet area of the said apartment and the entire area enclosed by its periphery walls including area under walls, columns, balconies and lifts 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.

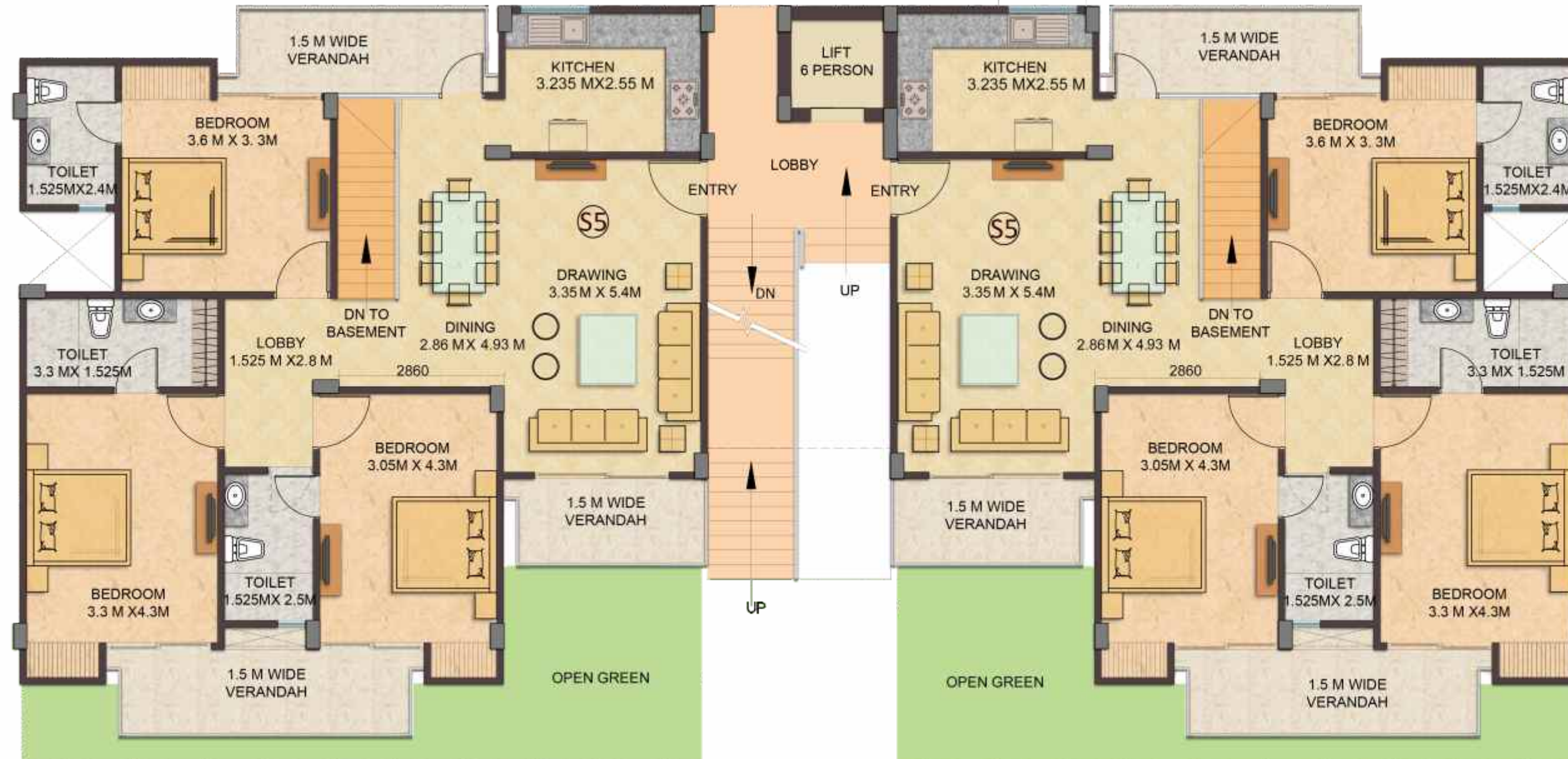
# 16<sup>TH</sup> PARKVIEW

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 - 65.10 sq. mtr. (700.00 sq. ft.)
- External Wall Area - 3.10 sq. mtr. (34.00 sq. ft.)
- Total Area - 68.20 sq. mtr. (734.00 sq. ft.)**

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 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.

# 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.)
<b>Total Area</b>	<b>- 150.52 sq. mtr. (1620.00 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"

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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) FLOORING - MARBLE FLOORING
- b) PAINTING - OBD PAINTS
- c) RAILING - MS RAILING
- d) 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

#### LIFTS (INDEPENDENT FLOORS )

- a) NO. OF LIFTS - 1 NO. (6 PASSENGER LIFT PER BLOCK)
- b) EXTERNAL DOOR - MS PAINTED
- c) INTERNAL - STAINLESS STEEL FINISHES

#### 1 VISITOR TOILET IN EACH APARTMENT BLOCKS (MIN. AREA OF 2.5 SQ M)

- 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- NATURAL GRASS LAWN/ SHRUBS/ PLANTS/  
TREES/ ARTIFICIAL GRASS PAD
- c) LIGHTING - POLE LIGHT
- d) FIRE FIGHTING - AS PER NORMS
- e) BADMINTON COURT - 2 NO
- f) TENNIS COURT - 2 NO
- g) BASKET BALL 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 M)

- a) FLOORING - MARBLE/ TILES 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.M)

- 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. M)

- 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

600mm 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 & Supreme

Mirrors 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 or 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 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