



GAUR ātulyam

GH-01, SECTOR-OMICRON 1, GREATER NOIDA



Gaur Atulyam is one of the most sought after residential projects in Greater Noida. With the combination of coveted features and world class amenities, Gaur Atulyam promises to make your living experience a treasure to cherish forever. The apartments, having a size range for 2BHK, 3BHK & 4BHK promises a pleasing life with their ultra modern ambience and lavish facilities. Benefited by the remarkable location advantages with Pari Chowk, the proposed metro station and industrial area in close proximity, Gaur Atulyam is definitely a superior place to live in.

Highlights

- Club with swimming pool and Gym
- Landscaped and Open area
- Earthquake Resistant Structure
- Parking
- Power back-up and water supply
- Close Proximity with Proposed Metro Station
- On 130 mtr. wide road
- Adjacent to 100 mtr. wide Green Belt
- 3 side open plot
- Construction with Aluminium Form Work Technology
- All internal & external walls of R.C.C which gives a good finish and provides more stability to building structure
- No Plaster required as R.C.C construction provides a permanent finish to the building
- Solid waste management system
- Solar light for basement









Specifications of Apartment

FLOORING

- Vitrified tiles 600 x 600 mm in Drawing Room, Kitchen and Bedrooms
- Ceramic tiles 300 x 300 mm in Bathrooms and the Balconies

WALLS AND CEILING FINISH

POP finish walls & ceiling with OBD

KITCHEN

- Granite working top with stainless steel sink
- 2'-0" dado above the working top and 5'-0" from the floor level on remaining walls by ceramic tiles 300x450 mm
- Woodwork below the working top only box with shutter
- Individual RO Unit for drinking water make Ganga/Genx world or equivalent RO capacity 8 Ltr.

TOILETS

- Ceramic tiles 300 x 450 mm on walls up to door level
- White sanitary ware with EWC, CP fittings and mirrors in all toilets

DOORS & WINDOWS

- Outer doors and windows aluminum powder coated/UPVC
- Internal door frames made of Maranti or equivalent wood 90x50 mm
- Internal doors made of painted flush shutter 30 mm
- Main entry door frame of Maranti or equivalent wood with laminated flush shutter 32 mm
- Good quality hardware fittings



ELECTRICAL

 Copper wire in PVC conduits with MCB supported circuits and power and light points in wall & ceiling

TELEPHONE

Intercom Facilities

NOTES:

- 1. The Colour and design of tiles and motifs can be changed without any prior notice.
- 2. Variation in colour and size of vitrified tiles/granite may occur.
- 3. Variation in colour in mica may occur.
- 4. Area in all categories of apartments may vary up to ±3% without any change in the cost. However, in case the variation is beyond ±3%, pro rate charges are applicable.
- 5. The request for any change in construction / specification of any type in the apartment will not be entertained.





Specifications of common area

Total No. of Flats 1480 Nos.

EWS/LIG (Informal Sector) 1 No. (EWS-17 Nos.

LIG-28 Nos. & 50 Nos. Shop Saleable Area 1228.347 sqmt. /

13222.00 sqft.

No. of Floors 2Basements+Stilt/GroundFloor

+19 Floors/14 Floors

No. of Flats per Floor 8

No. of Lifts per Block. 3 (2 No-8 Passenger Lifts & 1

No-13 Passenger lift).

External Door MS Painted.

Internal Car Stainless Steel Wall & Granite

Stone Flooring.

Make Kone/Fujitec/Otis or Equivalent

Speed 1.5m/second

1. Entrance Lobby of Block

a. Ground Floor Entrance Lobby Area-

(65 sq.mt./700 sq.ft.)

b. Lower & Upper Basement Lobby Area-

(48 sq.mt. / 515 sq.ft.)

c. Flooring-Vitrified Tiles

d. Ceiling - POP False Ceiling

e. Painting – OBD

f. Lift Facia – Tiles

g. Lighting - Ceiling Mounted Light Fixtures

h. Door-S.S. Doors

2. Staircase -

a. Flooring - Marble Stone Flooring (Staircase No-1).

Concrete / IPS Flooring (Staircase No.2)

b. Painting - OBD Paint.

c. Railing - MS Railing.

d. Lighting - Ceiling Mounted Light Fixture / Tube Lights

3. Terrace

a. Flooring - Tiles / Trimix Concrete

b. Painting - Texture Paint

c. Parapet - R.C.C/M.S Railing

d. Water Tank - R.C.C

4. Visitor's / Differently Able Toilet-

a. 1 in each Block-2.58 sq.mt./27sq.ft. Approx.

b. Flooring - Tiles

c. Painting - OBD

d. Wall Cladding - Tiles

e. W.C. - European WC

f. CP Fittings - Chrome Plated

5. Basement Area – Lower & Upper Basement.

a. Road & Parking - Trimix Concrete Flooring.

b. Lighting - Ceiling Mounted Light Fixture / Tube Lights

c. Parking size – 13.75 sgmt

6. Visitor Parking-

2 Visitors Parking for each Block

1 Disable person parking for each Block

9

7. Landscaping - (Total Area Approx. 11400 sq.mt./

122700 sq.ft.) which includes:

Hard Landscape/RoadParking-Tiles/Trimix
 Concrete/Pavers/Kerb-Stone/Chequered Tiles

• Soft Landscape :- Natural Grass/Artificial Grass pad/

Grass Lawn/Shrubs/Plants/Trees

• Lighting-Pole Light

Kids Play Area - 1 No.

(Parallel Bars-1 No./ Four Seater Seesaw Hugo-1 No./Triangular Climber Hugo- 1 No./Merry Go Round-1 No./ Fiero A Swing-1 No.)

Cricket pitch-1 No.

• Basketball Court – 1 No.

• Skating Rink-1 No.

• Tennis court – 1 No.

Jogging Track.

Open air theatre with stage and sitting

• Green Lawn

• Pray Hall/Temple - 1 No.

a) SIZE - 36 SQM

b) FLOORING - TILES & MARBLE c) RAILING - MS RAILING

d) CEILING - POPPUNNING & PAINTS

8. ESS & DG (Maximum Capacity).

DG Sets-1000KVA&Transformers - 4000 KVA

Online Solar Power System Of 50 KW Capacity

10. Organic Waste Compost Plant(in basement) –approx.65 sg.mt./700 sq.ft.)

STP - 150 KLD - 2 Nos.(in basement) -approx. 500 sq.mt./5380 sq.ft.)

12. R.W.A Room – (in basement) –approx. 46.5 sq.mt./500 sq.ft.)

Flooring – Vitrified Tiles

• Ceiling – Perforated gypsum false ceiling

Walls – OBD Paint

13. Maintenance Room – (in basement) –approx. 69.8 sq.mt./750 sq.ft.)

Flooring – Vitrified Tiles

• Ceiling – Perforated gypsum false ceiling

Walls – OBD Paint

14. L.T Panel Room - (on stilt) -approx. 83.7 sq.mt./ 900 sq.ft.)

Flooring – IPS

Walls – OBD Paint

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Specifications of club house

Community Hall - Approximate Area - 975.00 sq.mt./ 10500 sq.ft. (i/c club area, swimming pool, kids pool, pool side and pool deck)

a. Hall-1 no.

- Area 150 sq.mt. / 1600sq.ft. (with pantry / kitchen)
- Flooring Vitrified Tiles / Marble Stone
- Ceiling Pop False Ceiling
- Walls OBD Paint

b. Gym-1 No.

- Area 96 sq.mt. / 1030 sq.ft.
- Flooring –Vinyl / Rubber Flooring / Tiles
- Wall Mirror / OBD Paint
- Ceiling Perforated Gypsum Tiles / POP False Celing
- Equipment Treadmill-2 No., Bikes-2 No., Benches-4 No., Dumble with Rack-2 Sets, Multi Press-1 No.)
- c. Changing Room Male/Female 1 No. Each
- d. Swimming Pool & Kids Pool (Approx. Area 279 sq.mt. / 3000sq.ft.)

Swimming Pool :-

- Size 24 m x 11 m(Approx.)
- Depth 1.2m max
- Finishes Tiles / Stone

Kids Pool :-

- Size 5 m x 3 m(Approx.)
- Depth 0.6m max
- Finishes Tiles / Stone

e. Pool Deck.

- f. Table Tennis-1 Nos.
- g. Pool Table-1 No.

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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-58

Gaur Saundryam Phase-1



DELIVERED COMMERCIAL PROJECTS

Gaur Central Mall, RDC, Raj Nagar, Gzb.

Gaur Gravity, Gzb.

Gaur Square, Govindpuram, Gzb.

City Plaza- Gaur City, Gr. Noida (West)

Gaur Biz Park, Indirapuram

Gaur Galleria, Gaur City 2, Greater Noida (West)



DELIVERED TOWNSHIP PROJECTS

Crossings Republik, NH-24
Gaur City, Gr. Noida (West)
Gaur City 2, Greater Noida (West)



ON GOING RESIDENTIAL PROJECTS

Gaur Sportswood, Noida

Gaur Atulyam, Gr. Noida

Gaur Saundaryam Phase-2, Gr. Noida (West)



ON GOING COMMERCIAL PROJECTS

Gaur City Mall, Gr. Noida (West)

Gaur Suites, Gr. Noida (West)

City Galleria, Gr. Noida (West)

Gaur City Center, Gr. Noida (West)



ONGOING TOWNSHIP PROJECTS

Gaur City-2, Gr. Noida (West)
Gaur Yamuna City, Yamuna Expressway

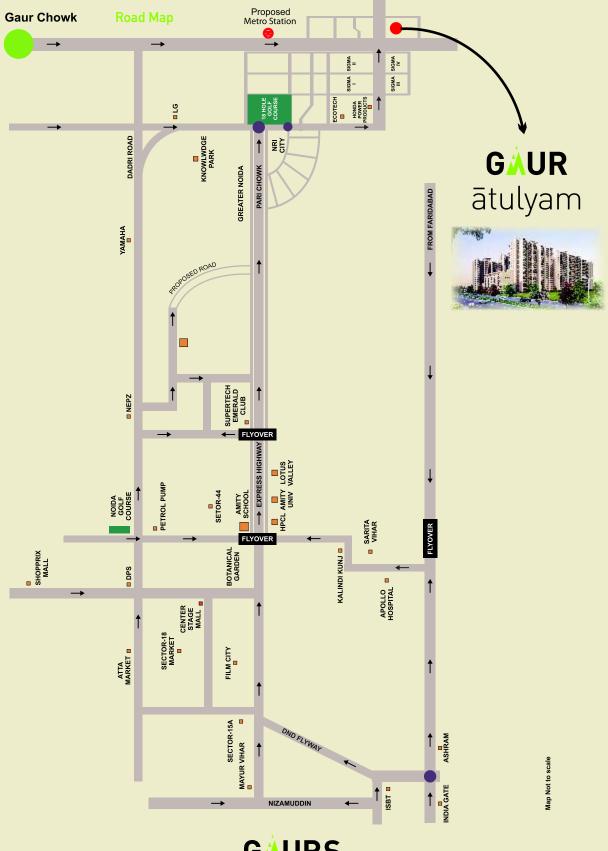


ON GOING MANSIONS

Gaur Mulberry Mansions, Gr. Noida (West)

GAUR atulyam







M/s UP Township Infrastructure Pvt. Ltd.

Corp. Off.: Gaur Biz Park, Plot No.1, Abhay Khand II, Indirapuram, Ghaziabad Tel: 0120 4343 333, Fax: 0120 4167 319, Email: customercare@gaursonsindia.com Call +91 9212 333533 • SMS GAURS to 53030 www.gaursonsindia.com













UNIT PLAN - 4BHK UNIT NO. - 1, 2, 3, 4, 5, 6, 7, 8 **ENTRY**



Tower A Cluster Plan





UNIT PLAN - 2BHK UNIT NO.- 10,11,15,16,19,20,23,24,27,28,31,32,35,36,39,40



Tower B & D Cluster Plan



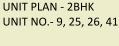
ENTRY

Tower C & E Cluster Plan





BALCONY





Tower B & D Cluster Plan



Tower C & E Cluster Plan



UNIT PLAN - 2BHK UNIT NO.- 12, 14, 17, 18, 21, 22, 29, 30, 33, 34, 37, 38



Tower B & D Cluster Plan



Tower C & E Cluster Plan





UNIT PLAN - 2BHK UNIT NO. - 42,43,44,45,46,47,48,49,50,51,52,53.54,55,56,57



Tower F & G Cluster Plan





UNIT PLAN - 3BHK UNIT NO. - 59,60,63,64,67,68,71,72,75,76,79,80

BLOCK- H, I & J

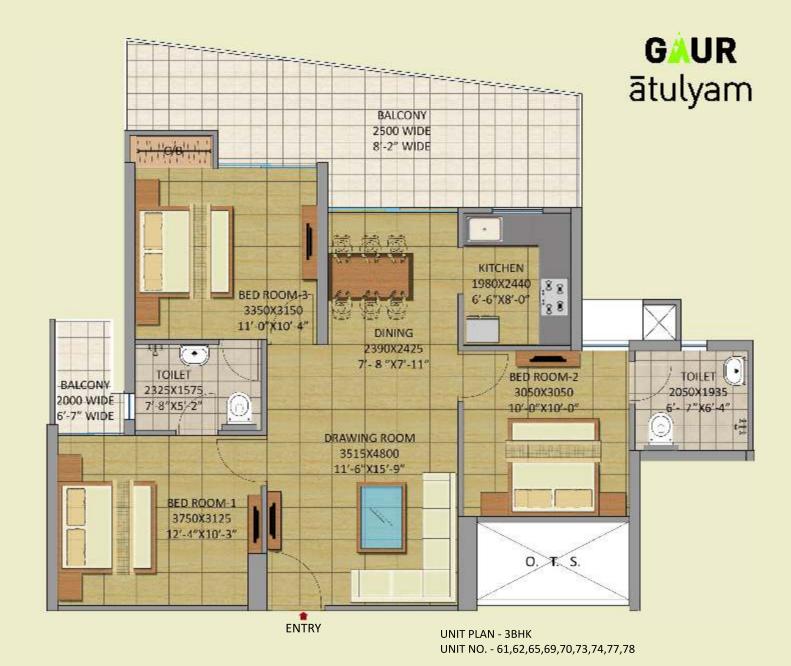
TOTAL AREA = 120.77 SQMT. (1300.00 SQFT.) CARPET AREA = 68.96 SQMT. (742.28 SQFT.) EXTERNAL WALL AREA = 5.16 SQMT. (55.54 SQFT.) BALCONY AREA = 22.22 SQMT. (239.17 SQFT.) COMMON AREA = 24.43 SQMT. (263.00 SQFT.)



Tower H Cluster Plan



Tower J Cluster Plan



BLOCK- H, I & J

TOTAL AREA = 120.77 SQMT. (1300.00 SQFT.)
CARPET AREA = 68.96 SQMT. (742.28 SQFT.)
EXTERNAL WALL AREA = 5.16 SQMT. (55.54 SQFT.)
BALCONY AREA = 22.22 SQMT. (239.17 SQFT.)
COMMON AREA = 24.43 SQMT. (263.00 SQFT.)



Tower H Cluster Plan



Tower J Cluster Plan





UNIT PLAN - 3BHK UNIT NO. - 58, 66, 81



Tower H Cluster Plan

BLOCK- H, I & J

TOTAL AREA = 120.77 SQMT. (1300.00 SQFT.) CARPET AREA = 68.96 SQMT. (742.28 SQFT.) EXTERNAL WALL AREA = 5.16 SQMT. (55.54 SQFT.) BALCONY AREA = 22.22 SQMT. (239.17 SQFT.) COMMON AREA = 24.43 SQMT. (263.00 SQFT.)



Tower J Cluster Plan



_____ TO GAUR CITY

LEGENDS:

ENTRY GATE
FOUNTAIN
ENTRANCE PLAZA
PRAY AREA / TEMPLE
CLUB
SWIMMING POOL

130 M WIDE ROAD

KIDS POOL
OPEN LAWN
O.A.T. WITH SEATING
AND STAGE
PATHWAY/ JOGGING TRACK
TENNIS COURT
KIDS PLAY AREA

SKATING RINK
BASKET BALL COURT
CRICKET PITCH
COMMERCIAL (UB, GF & FF)
INFORMAL UNITS (2ND TO 5TH)

TO GREATER NOIDA ——

All specifications, designs, layout, images, conditions are only indicative and some of these can be changed at the discretion of the builder/architect/authority. These are purely conceptual and constitute no legal offerings.

TOWER C - 1040 SQ. FT. TOWER D - 1040 SQ. FT. TOWER E - 1040 SQ. FT. TOWER F - 955 SQ. FT.

TOWER G - 955 SQ. FT. TOWER H - 1300 SQ. FT.

TOWER A - 1665 SQ. FT. TOWER B - 1040 SQ. FT.

TOWER I - 1300 SQ. FT. TOWER J - 1300 SQ. FT.