



250 ACRES OF
INTEGRATED
TOWNSHIP ON
YAMUNA
EXPRESSWAY



A FUTURISTIC TOWNSHIP TAKING SHAPE

I wish to thank you for showing interest in Gaur Yamuna City, on Yamuna Expressway, one of Gaursons' flagship projects. In our 21 years journey with over 40,000 happy families, we consistently strive to provide you nothing less than excellence!

In today's world time is 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 many big MNCs and other corporates. The township is strategically located on one of the fastest-growing professional hubs of India and is just opposite to the Buddha International Circuit (BIC). 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 Gaur Yamuna City.

Spread over a massive 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 over 20,000 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 commutability 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 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 Gaursons.

Manoj Gaur
MD - Gaursons Group

WHY YAMUNA EXPRESSWAY ?

Yamuna Expressway is fast emerging as the next development hub. With an ever increasing interest from the government and private sector, this belt is witnessing huge investments beneficial to the region.

On the anvil are an ISBT, monorail, metro connectivity, a bird sanctuary and a night safari park besides this International Airport at Jewar. The renowned F1 race track has already put India on the map of world racing. On the educational front institutions like Galgotia University, Gautam Budhh University and Noida International University are already present in this region. Apart from this, two more universities are coming up in the near future. Numerous IT based companies like Wipro, NIIT and Stellar have already established offices on Yamuna Expressway. Yamuna Expressway is also one of the most planned destinations with future ready infrastructure and also boasts of a green belt on both the sides.



**PROPOSED
JEWAR
AIRPORT**



**PROPOSED
MONO RAIL**



**PROPOSED
ISBT**



**INTERNATIONAL
CRICKET
STADIUM**



**EASTERN
PERIPHERAL
EXPRESSWAY**



**WORLD
CLASS
UNIVERSITIES**



**BUDDHA
INTERNATIONAL
CIRCUIT**



**FREIGHT
CORRIDOR BY
INDIAN RAILWAY.**



HOSPITAL



**PROPOSED
NIGHT
SAFARI**



**DELHI -MUMBAI
INDUSTRIAL
CORRIDOR (DMIC)**



TECH ZONE



**765 KV
POWER
STATION**



GREAT CONNECTIVITY
TO NOIDA & DELHI



IT'S TIME TO FLY WITH JEWAR INTERNATIONAL AIRPORT

Airport has always been a matter of trouble for the people living in Noida, Greater Noida and Yamuna Expressway. But with the proposed Jewar International Airport, it will be very convenient for them to access the airport facility.

Since Gaur Yamuna City is in close proximity to the proposed Jewar International Airport, life will be more than easier for the people residing in this township. With all the modern amenities, proposed Jewar International Airport will be an icing on the cake for the residents of Gaur Yamuna City.

YAMUNA EXPRESSWAY





**GAUR
YAMUNA
CITY**

250 ACRE OF INTREGATED TOWNSHIP



ACTUAL IMAGE OF GAUR YAMUNA CITY

WHY GAUR YAMUNA CITY ?

With a coveted holistic living to offer, there is no doubt that Gaur Yamuna City is all that a property seeker can ever dream of to be real.

One of the best integrated townships in the country, GYC is planned for over 17,500 units including 2/3/4 BHK homes, plots, villas and commercial spaces. The township is strategically located on one of the fastest-growing professional hubs of India and is just opposite to the Buddha International Circuit (BIC) - F1 Track. The integrated township is a part of the Sports City, India's only integrated sports city located on Yamuna Expressway. The site is well connected to the heart of Greater Noida, Noida and Delhi.

The company is a founding member of IGBC (Indian Green Building Council) and committed to develop Gaur Yamuna City also as a Gold Rated Green Building Project. It has a number of landscaped parks and internal roads for cycling and other on-road sports activities. With more to offer GYC also includes facilities like an international school, hospital, clubhouses , religious building, institutes, swimming pools, skating rinks and moreover around 65% of expansive greens including Yamuna lake.



Integrated township spread over approx. 250 Acres of land



Approx. 65% (162.5 Acres) of the integrated township has been kept open



Master planning by RSP, Singapore



Well landscaped township



Maintenance by facility management company



Swimming pool, radiant club featured with reading room, cafe, gym, sauna, Jacuzzi, billiard, TT, card table, common hall for gathering, ample amount of kids play area



Facilities for hospital



Banquet halls with guest room facility



Play school, creche and senior secondary school facilities



Outdoor sports facilities like football, cricket, badminton and lawn tennis



Service apartments and office spaces



Restaurants, malls and multiplexes, large landscaped parks



Rain water harvesting, Sewage Treatment Plant and Wi-Fi enabled township

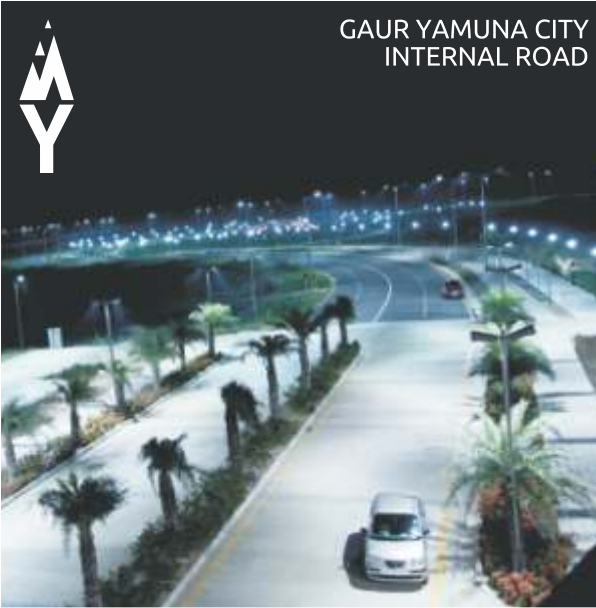


Beautifully designed gated complex



Founding member of Indian Green Building Council

ACTUAL IMAGES OF GAUR YAMUNA CITY



GAUR YAMUNA CITY
INTERNAL ROAD



SCENIC VIEW OF
YAMUNA DWAR
IN EVENING



EVENING COMES ALIVE AT YAMUNA LAKE



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



GRAND ENTRANCE
TO A DREAM HOME



DAY VIEW OF YAMUNA LAKE



ACTUAL IMAGES OF GAUR YAMUNA CITY
FLORA & FAUNA AT ITS
BLUSHING BEST IN
GAUR YAMUNA CITY



9 ACRES OF YAMUNA LAKE & BEAUTIFUL LANDSCAPE AT GAUR YAMUNA CITY
ACTUAL IMAGES

SOCIAL INFRASTRUCTURE IN GAUR YAMUNA CITY



EDUCATION

In a country like India education is a much needed affair. Providing encouragement to this major necessity Gaur Yamuna City is bringing up several plots of schools to meet various educational requirements of the region. Under this mission there are several plots of nursery schools, crèches and integrated schools (senior secondary school+ primary+ nursery) Planned inside the township.

HEALTHCARE

It aims to meet all the healthcare needs of the township population with the focus on nearby locals as well, by making available to them essential primary healthcare services and reducing their out of pocket expenses for treatment. For this, Gaur Yamuna City has several plots dedicated for nursing homes and dispensaries to meet all the health needs of the locals.



COMMUNITY CENTRE

The presence of a community centre not only makes living easier but also living much approachable. Keeping this in mind Gaur Yamuna City has plots for community centres and numerous milk booths in the vicinity.





RELIGIOUS BUILDINGS

The integrated township with a holistic approach also looks after the spiritual health of its residents. Towards this end it has facilities for religious buildings inside its premises.



SPORTS

Sports has always been an important part of our life. It helps us get better physically, emotionally and mentally and therefore, we at Gaur Yamuna City are providing various sports facilities. Our clubhouse contains an Olympic sized swimming pool along with a cycling/running track encircled by greenery.

SHOPPING & ENTERTAINMENT

Gaur Yamuna City caters to all the commercial needs of its more than 75,000 residents through its proposed Master Plan Commercial Areas & Convenient Shopping Areas including GYC Galleria. The township has a lake and parks which can provide you a good leisure time. Our daily routine needs change every now and then but with the busy life, it is next to impossible to plan something good. The proposed Night Safari in the vicinity will offer a venue for a good outing. Also, with Jaypee Sports City and Buddha International Circuit F1 track nearby, it's quite easy for the residents to have a delightful time.



Disclaimer : All the plots and infrastructure facilities would be developed either by the developer or by the agency or person who purchases the plot from the developer. Pre-dominant land use of the activity is defined in the master plan which would be developed as per building regulation.

MASTER PLAN OF GAUR YAMUNA CITY 250 ACRES TOWNSHIP



**GAUR
YAMUNA
CITY**

250 ACRES OF INTEGRATED TOWNSHIP

LEGEND

1. YAMUNA DWAR
2. SANGAM DWAR
3. DOON GATE
4. 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 - 10 NOS

D. SPORTS PARK

- OUTDOOR SPORTS ACTIVITY

- FOOTBALL FIELD

- RUNNING TRACK

- INTERNATIONAL STANDARD SIZE

SWIMMING POOL

E. ECO PARK

- LAKE YAMUNA

- CHILDREN PARK

- PICNIC SPOT

- BOATING FACILITIES

- FOOD COURT

- LAKE PROMENADE & BIRD WATCHING

F. CULTURAL CITY CENTER

- OPEN AIR THEATRE

- FOOD COURT

- CHILDREN PLAY AREA

- WATER BODY

- CRICKET PITCH

G. FACILITIES

- DISPENSARY - 5 NO.S

- TEMPLE PLOT - 2 NO.S

- (STATUE OF LORD KRISHNA)

- MILK BOOTH - 10 NO.S

- CLUB FACILITIES - 4 NO.S

- CONVENIENT SHOPS - 5 NO.S

- NURSING HOME - 10 NO.S

H. GYC GALLERIA



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← TO NOIDA

YAMUNA



32ND PARKVIEW
VILLAS / PLOTS



G AUR
YAMUNA
CITY

2ND PARKVIEW
VILLAS / PLOTS



G AUR
YAMUNA
CITY

16TH PARKVIEW
INDEPENDENT FLOORS / APARTMENTS



G AUR
YAMUNA
CITY

GYC GALLERIA
COMMERCIAL SHOPS



G AUR
YAMUNA
CITY

60 M WIDE SECTOR ROAD

YUNA EXPRESSWAY

TO AGRA →

3D View



GAUR
YAMUNA
CITY

250 ACRES OF INTEGRATED TOWNSHIP



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2ND PARKVIEW VILLAS / PLOTS

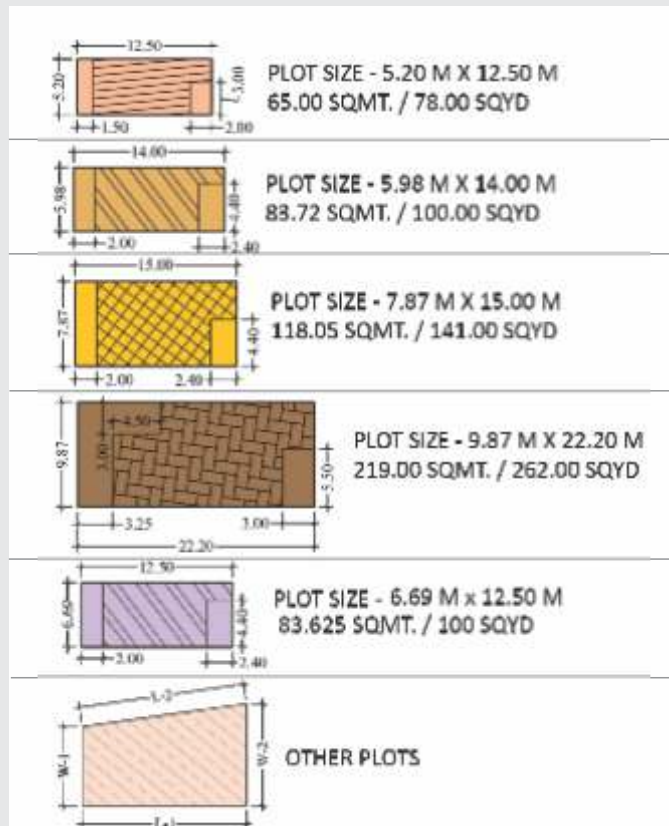


GAUR YAMUNA CITY

SITE PLAN OF 2ND PARKVIEW (VILLAS/PLOTS)

2nd Park View offers plots & villas at Gaur Yamuna City. It provides premium residential plots & villas with state-of-the-art infrastructure in a secured integrated township. The 2nd Park View is situated on the grand Yamuna Expressway, which provides you the freedom to build your own dream home. This locality promises you with high returns because of its location which is in the soon to become heart throb of NCR surrounded by large lush and open areas.

LEGEND



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2ND PARKVIEW VILLAS / PLOTS



GAUR YAMUNA CITY

The strong interiors of the housing units' contain elegant parquet to spacious balconies. Several amenities have been provided by us such as ample parking area, 24 hours power & water backup and for safety security guards, Day-And-Night water supply that ensures a happy living.

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.

VILLA NO. 14

Plot Area

Sq. Yd. **262.00**

Sq. Mtr. **219.00**

Total Covered Area

Sq. Mtr. **463.90**

Sq. ft. **4994**

Total Open (Area Including Terrace Area)

Sq. Mtr. **135.85**

Sq. ft. **1461**



ACTUAL VIEWS OF VILLA



2ND PARKVIEW
VILLAS / PLOTS

LAKE VIEW VILLAS



GAUR
YAMUNA
CITY

PLOT AREA - 100 Sq. Yd. (83.625 Sq. Mt.)
TOTAL COVERED AREA - 1660 Sq. Ft. (154.25 Sq. Mt.)



GROUND FLOOR PLAN



FIRST FLOOR PLAN

DISCLAIMER : F.A.R AND GROUND COVERAGE WILL BE AS PER FINAL MASTER PLANS SUBMITTED TO AUTHORITY. PLOT AREA IN TERMS OF LENGTH AND WIDTH MAY VARY AS PER ACTUAL DIMENSION AT SITE

2ND PARKVIEW
VILLAS / PLOTS

LAKE VIEW VILLAS



GAUR
YAMUNA
CITY

PLOT AREA- 141.00 Sq. Yd. (118.05 Sq. Mt.)
TOTAL COVERED AREA -2338 Sq. Ft. (217.2 Sq. Mt.)



GROUND FLOOR PLAN



FIRST FLOOR PLAN

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2ND PARKVIEW
VILLAS / PLOTS

LAKE VIEW VILLAS



GAUR
YAMUNA
CITY

PLOT AREA- 78.00 Sq. Yd. (65.00 Sq. Mt.)
TOTAL COVERED AREA - 1350 Sq. Ft. (125.42 Sq. Mt.)



GROUND FLOOR PLAN



FIRST FLOOR PLAN

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SPECIFICATIONS OF VILLA (2nd Parkview & 32nd Parkview)

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 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 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)

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

32ND PARKVIEW

PLOT / VILLAS



GUR YAMUNA CITY

SITE PLAN OF 32nd PARKVIEW (PLOTS)

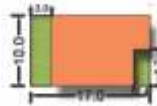
The 32nd Park View is situated in GYC at Yamuna Expressway, which provides you the freedom to build your own dream home. 32nd Park View offers plots at Gaur Yamuna City. It provides premium residential plots with state-of-the-art infrastructure in a secured integrated township. This locality promises you with high returns because of its location which is in the soon to become heart throb of NCR surrounded by large lush and open areas.



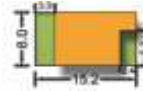
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CORNER PLOTS

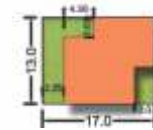
PLOT SIZE



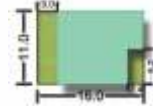
Plot Size - **10.00 x 17.00** mtr.
170.00 sq. mt. / **203** sq. yd.



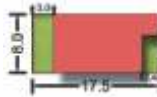
Plot Size - **8.00 x 15.20** mtr.
121.60 sq. mt. / **145** sq. yd.



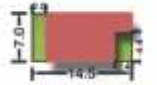
Corner Plot Size - **13.00 x 17.00** mtr.
221.00 sq. mt. / **264** sq. yd.



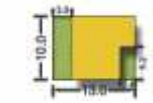
Corner Plot Size - **11.00 x 16.00** mtr.
176.00 sq. mt. / **210** sq. yd.



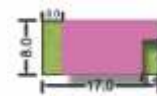
Plot Size - **8.00 x 17.50** mtr.
140.00 sq. mt. / **167** sq. yd.



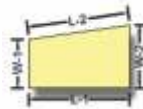
Plot Size - **7.00 x 14.50** mtr.
101.50 sq. mt. / **121** sq. yd.



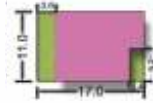
Corner Plot Size - **10.00 x 13.00** mtr.
130.00 sq. mt. / **155** sq. yd.



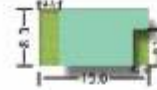
Plot Size - **8.00 x 17.00** mtr.
136.00 sq. mt. / **163** sq. yd.



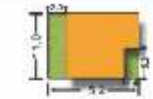
Other Plot Size



Corner Plot Size - **11.00 x 17.00** mtr.
187.00 sq. mt. / **224** sq. yd.



Plot Size - **8.00 x 16.00** mtr.
128.00 sq. mt. / **153** sq. yd.



Corner Plot Size - **11.00 x 15.20** mtr.
167.20 sq. mtr. / **200** sq. yd.



32ND PARKVIEW

PLOT / VILLAS



GAUR YAMUNA CITY

GREEN VILLAS

PLOT AREA - 101.5 SQ.MT.

GROUND FLOOR AREA - 88.25 SQ. MT.

FIRST FLOOR AREA - 88.25 SQ. MT.

MUMTY AREA - 13.3 SQ. MT.

TOTAL COVERED AREA - 187.80 SQ. MT. (2021.0 SQ. FT.)

OPEN AREA - 13.25 SQ. MT. (142.62 SQ.FT.)



GROUND FLOOR PLAN



FIRST FLOOR PLAN

32ND PARKVIEW
PLOT / VILLAS

GREEN VILLAS

PLOT AREA - 121.6 SQ.MT.
GROUND FLOOR AREA - 102.0 SQ. MT.
FIRST FLOOR AREA - 102.0 SQ. MT.
MUMTY AREA - 12.5 SQ. MT.

TOTAL COVERED AREA - 216.50 SQ. MT. (2330 SQ. FT.)
OPEN AREA - 19.60 SQ. MT. (210.97 SQ.FT.)



GAUR
YAMUNA
CITY



GROUND FLOOR PLAN



FIRST FLOOR PLAN

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32ND PARKVIEW
PLOT / VILLAS



GAUR
YAMUNA
CITY

GREEN VILLAS

PLOT AREA - 128.0 SQ.MT.

GROUND FLOOR AREA - 108.50 SQ. MT.

FIRST FLOOR AREA - 108.50 SQ. MT.

MUMTY AREA - 13.40 SQ. MT.

TOTAL COVERED AREA - 230.40 SQ. MT. (2480 SQ. FT.)

OPEN AREA - 19.50 SQ. MT. (209.89 SQ. FT.)



32ND PARKVIEW

PLOT / VILLAS

GREEN VILLAS

PLOT AREA - 136 SQ.MT.

GROUND FLOOR AREA - 105.25 SQ. MT.

FIRST FLOOR AREA - 105.25 SQ. MT.

MUMTY AREA - 12.5 SQ. MT.

TOTAL COVERED AREA - 223.00 SQ. MT. (2400 SQ. FT.)

OPEN AREA - 30.75 SQ. MT. (330.99 SQ.FT.)



GAUR YAMUNA CITY



GROUND FLOOR PLAN



FIRST FLOOR PLAN

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32ND PARKVIEW
GREEN VILLAS



GAUR
YAMUNA
CITY

GREEN VILLAS

PLOT AREA - 140.0 SQ.MT.

GROUND FLOOR AREA - 109.30 SQ. MT.

FIRST FLOOR AREA - 109.30 SQ. MT.

MUMTY AREA - 13.40 SQ. MT.

TOTAL COVERED AREA - 232.00 SQ. MT. (2497 SQ. FT.)

OPEN AREA - 30.70 SQ. MT. (310.45 SQ.FT.)



GROUND FLOOR PLAN



FIRST FLOOR PLAN

32ND PARKVIEW
PLOT / VILLAS

GREEN VILLAS



GAUR
YAMUNA
CITY

PLOT AREA - 170 SQ.MT.

GROUND FLOOR AREA - 144.80 SQ. MT.

FIRST FLOOR AREA - 144.80 SQ. MT.

MUMTY AREA - 14.5 SQ. MT.

TOTAL COVERED AREA - 304.10 SQ. MT. (3273 SQ. FT.)

OPEN AREA - 25.2 SQ. MT. (271.25 SQ.FT.)



GROUND FLOOR PLAN



FIRST FLOOR PLAN

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16TH PARKVIEW

INDEPENDENT FLOORS / APARTMENTS



GAUR YAMUNA CITY

16th Park View offers 2/3/4 BHK at Gaur Yamuna City. It provides premium residential flats and low rise independent floors with state-of-the-art infrastructure in a secured integrated township. It provides you a highly commutable locality near to the proposed Jewar Airport. This locality promises you with high returns because of its location which is in the soon to become heart throb of NCR surrounded by around 65% of lush and open area.



ARTISTIC IMAGE OF 16TH PARKVIEW



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16TH PARKVIEW

INDEPENDENT FLOORS / APARTMENTS



GAUR
YAMUNA
CITY

SITE PLAN OF 16th PARKVIEW (APARTMENTS)

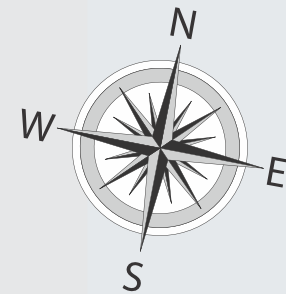
Tower	Unit Size
K & L	181.16, 134.70 sq. mtr. (1950, 1450 sq.ft.)
R & S	137.10 sq. mtr. (1475 sq. ft.)
A	127.74 sq. mtr. (1375 sq. ft.)
H & I	117.99 sq. mtr. (1270 sq. ft.)
B, C & D	103.59 sq. mtr. (1115 sq. ft.)
O & Q	99.87 sq. mtr. (1075 sq. ft.)
E, F & G	92.90 sq. mtr. (1000 sq. ft.)

Independent Floors	Unit Size (Sq. Ft.)
V1 - V23	150.52 sq. mtr. (1620* sq. ft.)

*For Ground Floor, Lawn & Terrace Area Extra.

LEGEND

Entry Gate	Temple Area With Seating
Entrance Plaza	Swimming Pool
Water Body	Kids Pool
Feature Wall, Gate	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-small-
Basketball Hoop	Aroma Garden
Landscaped Court	Skating Rink
	Cricket Pitch



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16TH PARKVIEW
APARTMENTS



GAUR
YAMUNA
CITY



Unit Plan Type - M3

Tower

- "E, F, G"

Total Area

- **92.90 sq. mtr. (1000.00 sq. ft.)**

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.)

(2 Bed Rooms + Drawing / Dining + Kitchen + 2 Toilets + Balconies)

Disclaimer: the total area of the apartment is the area after loading of other constructed areas including the constructed common area or the carpet area, the carpet area means the net useable floor area of an apartment, excluding the area covered by the external walls, area in the service shaft exclusive balcony and veranda area an exclusive open terrace area, but including the area covered by the internal partition walls of the apartments

16TH PARKVIEW
APARTMENTS



GAUR
YAMUNA
CITY



Unit Plan Type	- M2
Tower	- "O, Q"
Total Area	- 99.87 sq. mtr. (1075.00 sq. ft.)
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.)
(2 Bed Rooms + Drawing Room / Dining + Kitchen + 2 Toilets + Balconies)	



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16TH PARKVIEW
APARTMENTS



GAUR
YAMUNA
CITY



Unit Plan Type	- M1
Tower	- "B, C, D"
Total Area	- 103.59 sq. mtr. (1115.00 sq. ft.)
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.)
(2 Bed Rooms + Drawing Room + Dining + Kitchen + Store +2 Toilets + Balconies)	

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16TH PARKVIEW APARTMENTS



GAUR
YAMUNA
CITY



Unit Plan Type

- S4

Tower

- "H, I"

Total Area

- **117.99 sq. mtr. (1270.00 sq. ft.)**

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.)

**(2 Bed Rooms + Drawing Room + Dining + Kitchen + Store +2 Toilets +
Study Room + Balconies)**

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16TH PARKVIEW
APARTMENTS



GAUR
YAMUNA
CITY



Unit Plan Type	- S3
Tower	- "A"
Total Area	- 127.74 sq. mtr. (1375.00 sq. ft.)
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.)
(3 Bed Rooms + Drawing Room + Dining + Kitchen + Store + 3 Toilets + Balconies)	

Disclaimer: the total area of the apartment is the area after loading of other constructed areas including the constructed common area or the carpet area, the carpet area means the net useable floor area of an apartment, excluding the area covered by the external walls, area in the service shaft exclusive balcony and veranda area an exclusive open terrace area, but including the area covered by the internal partition walls of the apartments

16TH PARKVIEW
APARTMENTS



GAUR
YAMUNA
CITY



Unit Plan Type	- S1
Tower	- "K, L"
Total Area	- 134.70 sq. mtr. (1450.00 sq. ft.)
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.)
(3 Bed Rooms + Drawing Room + Dining + Kitchen + Store + 3 Toilets + Balconies)	

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16TH PARKVIEW
APARTMENTS



GAUR
YAMUNA
CITY



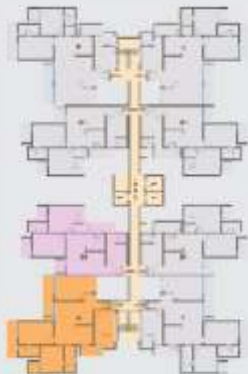
Unit Plan Type	- S2
Tower	- "R, S"
Total Area	- 137.10 sq. mtr. (1475.00 sq. ft.)
Carpet Area	- 73.6 sq. mtr. (792 sq. ft.)
External Wall Area	- 7.07sq. mtr. (76.10 sq. ft.)
Balcony Area	- 29.33 sq. mtr. (316 sq. ft.)
Common Area	- 27.10 sq. mtr. (291 sq. ft.)
(3 Bed Rooms + Drawing Room + Dining + Kitchen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

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16TH PARKVIEW
APARTMENTS



GAUR
YAMUNA
CITY



Unit Plan Type	- K
Tower	- "K, L"
Total Area	- 181.16 sq. mtr. (1950.00 sq. ft.)
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.)
(4 Bed Rooms + Drawing Room + Dining + Kitchen + Store + 4 Toilets + Balconies)	

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16TH PARKVIEW

INDEPENDENT FLOORS / APARTMENTS



GAUR YAMUNA CITY

INDEPENDENT FLOORS

Luxurious living finds yet another destination at **Independent floors** in GYC. Located on 250 Acres of sprawling green meadow it offers unmatched living in a serene destination. These homes mirror the taste of affluent class and include an array of space options among which independent floors are one of the major attractions for the grand life it portray with absolute panache.



All images, 3D perspective images, specifications, features, figures are only indicative and not a legal offering. The company reserves the right to modify/amend these without prior notice.

ARTISTIC IMAGE OF 16TH PARKVIEW



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16TH PARKVIEW
INDEPENDENT FLOORS



GAUR
YAMUNA
CITY

UNIT PLAN TYPE - S5

GROUND FLOOR PLAN

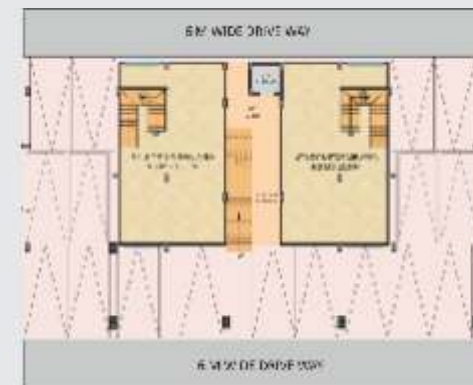
Carpet Area	- 103.12 sq. mtr. (1110.00 sq. ft.)
External Wall Area	- 6.60 sq. mtr. (71.00 sq. ft.)
Balcony Area	- 18.96 sq. mtr. (204.00 sq. ft.)
Common Area	- 21.84 sq. mtr. (235.00 sq. ft.)
Total Area	- 150.52 sq. mtr. (1620.00 sq. ft.)
Front Green Area	- 19.05 sq. mtr. (205.00 sq. ft.) (variable)
Basement Area	- 68.20 sq. mtr. (734.00 sq. ft.)



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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.)

Disclaimer: the total area of the apartment is the area after loading of other constructed areas including the constructed common area or the carpet area, the carpet area means the net useable floor area of an apartment, excluding the area covered by the external walls, area in the service shaft exclusive balcony and veranda area an exclusive open terrace area, but including the area covered by the internal partition walls of the apartments

16TH PARKVIEW
INDEPENDENT FLOORS



GAUR
YAMUNA
CITY

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.)
Total Area	- 150.52 sq. mtr. (1620.00 sq. ft.)



Disclaimer: the total area of the apartment is the area after loading of other constructed areas including the constructed common area or the carpet area, the carpet area means the net useable floor area of an apartment, excluding the area covered by the external walls, area in the service shaft exclusive balcony and veranda area an exclusive open terrace area, but including the area covered by the internal partition walls of the apartments



Disclaimer: the total area of the apartment is the area after loading of other constructed areas including the constructed common area or the carpet area, the carpet area means the net useable floor area of an apartment, excluding the area covered by the external walls, area in the service shaft exclusive balcony and veranda area an exclusive open terrace area, but including the area covered by the internal partition walls of the apartments

PROJECT SPECIFICATIONS (16th PARKVIEW)

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

VISITOR TOILET ONE IN EACH BLOCK (MIN. AREA OF 2.5 SQ M)

- a) FLOORING : TILES
- b) PAINTING : OBD PAINTS
- c) WALL CLADDING : TILES
- d) W.C : EUROPEAN W.C
- e) CP FITTINGS : CHROME PLATED

LIFTS(APARTMENTS)

- a) NO. OF LIFTS : 2 NO., (1 NO. -13 PASSENGER),
(1 NO. -10 PASSENGER)
LIFT PER BLOCK

- 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

TERRACE

- a) FLOORING : TILES/TRIMIX CONCRETE
- b) PAINTING : TEXTURE PAINT/OBD PAINTS
- c) PARAPET : RCC/ MS RAILING
- d) WATER TANK : RCC

EXTERNAL AREA

- a) HARD LANDSCAPE/ : COMBINATION OF TILES/

ROAD AND PARKING

- b) SOFT LANDSCAPE

- 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.

BASEMENT AREA

- a) ROAD AND PARKING : TRIMIX CONCRETE FLOORING
- b) LIGHTING : CEILING MOUNTED LIGHT
FIXTURE

- c) FIRE FIGHTING : AS PER NORMS

ESS AND DG (MAXIMUM CAPACITY)

- a) DG : 4 NOS. 500 KVA
- b) TRANSFORMER : 4 NOS. 2000 KVA

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 : 2NOS
- f) POOL TABLE : 2NOS

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

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

TEMPLE (36 SQ.M)

- a) FLOORING : TILES AND MARBLE
- b) PAINTING : OBD PAINTS
- c) RAILING : MS RAILING
- d) CEILING : POP PUNNING AND PAINTS

- TRIMIX/ PAVERS/ CURVE
STONE/ STONE/ CHEQUERED
TILES

- : NATURAL GRASS LAWN/
SHRUBS/ PLANTS/ TREES
/ ARTIFICIAL GRASS PAD

SPECIFICATIONS OF APARTMENTS/ INDEPENDENT FLOORS (16th 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.

WALLS & 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.
- 600 mm 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 Maranti or Equivalent Wood.
- Internal doors made of painted flush shutter. Make - Durian, Rama Ply or Equivalent.
- Main entry door frame of (2400 mm HT) Maranti 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.

NOTES

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

MODERN CONSTRUCTION TECHNOLOGIES FOR A BETTER LIVING EXPERIENCE

Construction Technology is going to be built by using the advanced construction technology that is **“Aluminium Formwork”** Construction Technique. This technology involves no use of bricks and can cast whole slab, beam, column at one go making the unit a composite structure. Though this technology is expansive than the normal, there are some unparalleled benefits of it-

- One of the best construction technologies in the world
- Better Space Utilization
- Better furniture layouts as columns are minimum and shear walls are maximum
- Better earthquake resistance of building
- Fast Speed of Construction
- Reduce waste during construction
- No use of Timber for shuttering
- Eliminates the need of brickwork, external and internal plaster
- Better finish of walls and ceilings
- High quality concrete finish, means no further plastering required
- Monolithic construction with very less joints in comparison of conventional construction systems
- Better durability of buildings
- Recyclability reduces pressure on scarce natural resources



GYC GALLERIA COMMERCIAL SHOPS



GYUR YAMUNA CITY

It is an integral part of the Gaur Yamuna City which caters to all the commercial needs of more than 17,500 Families . Its ground floor , first floor and second floor and second floor are under construction with almost all your shopping amenities. Shop size in City Galleria starts from 191 Sq Ft. This is located next to the Group housing facilities. Location wise also it has an easy access from sector road and Yamuna Expressway





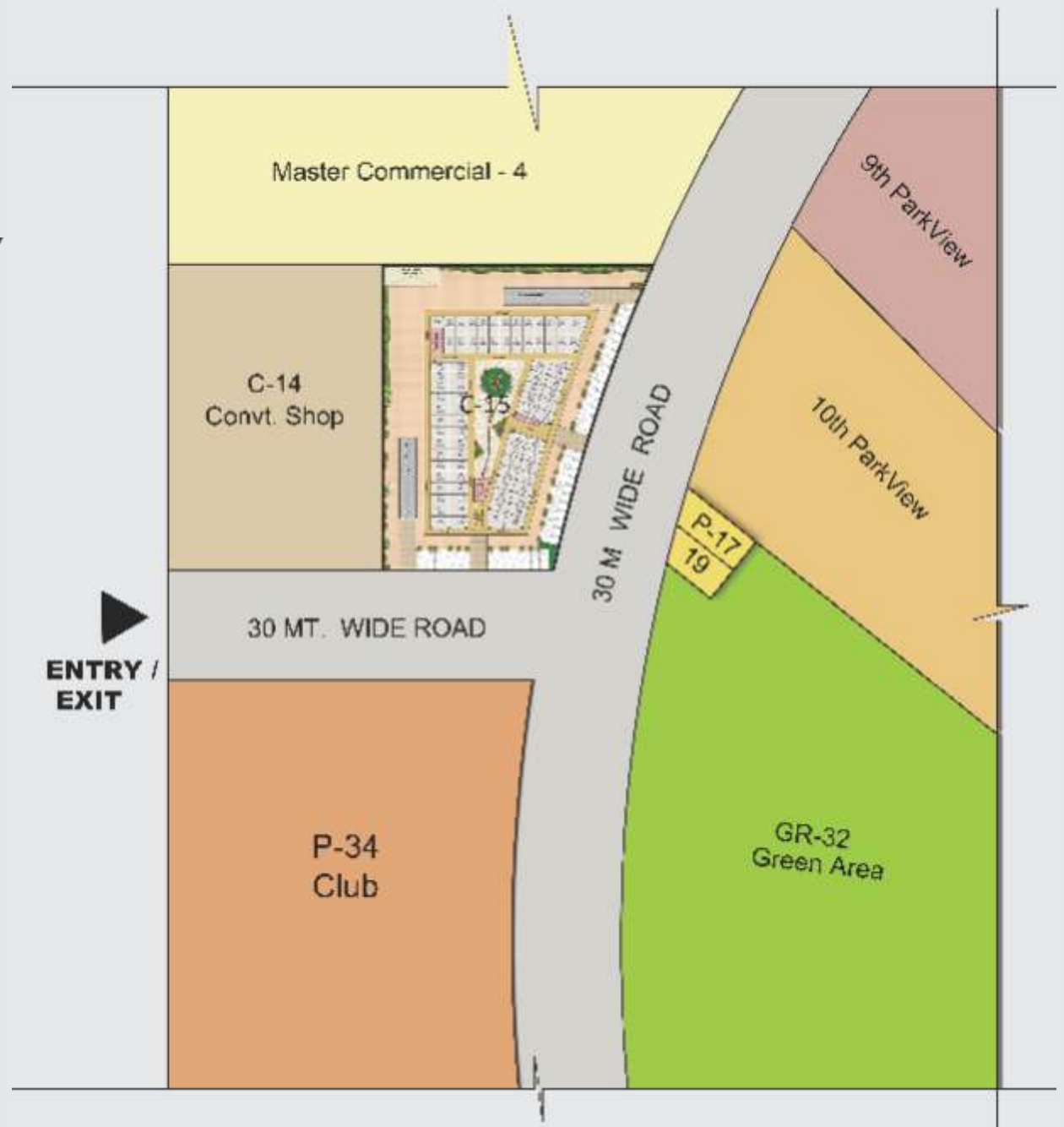
ARTISTIC IMAGES OF GYC GALLERIA

GYC GALLERIA
COMMERCIAL SHOPS



GAUR
YAMUNA
CITY

LOCATION PLAN
C-15, GAUR YAMUNA CITY



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GYC GALLERIA
COMMERCIAL SHOPS



G AUR
YAMUNA
CITY

GROUND FLOOR PLAN



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GYC GALLERIA
COMMERCIAL SHOPS



G AUR
YAMUNA
CITY

FIRST FLOOR PLAN



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COMMERCIAL SHOPS



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SECOND FLOOR PLAN

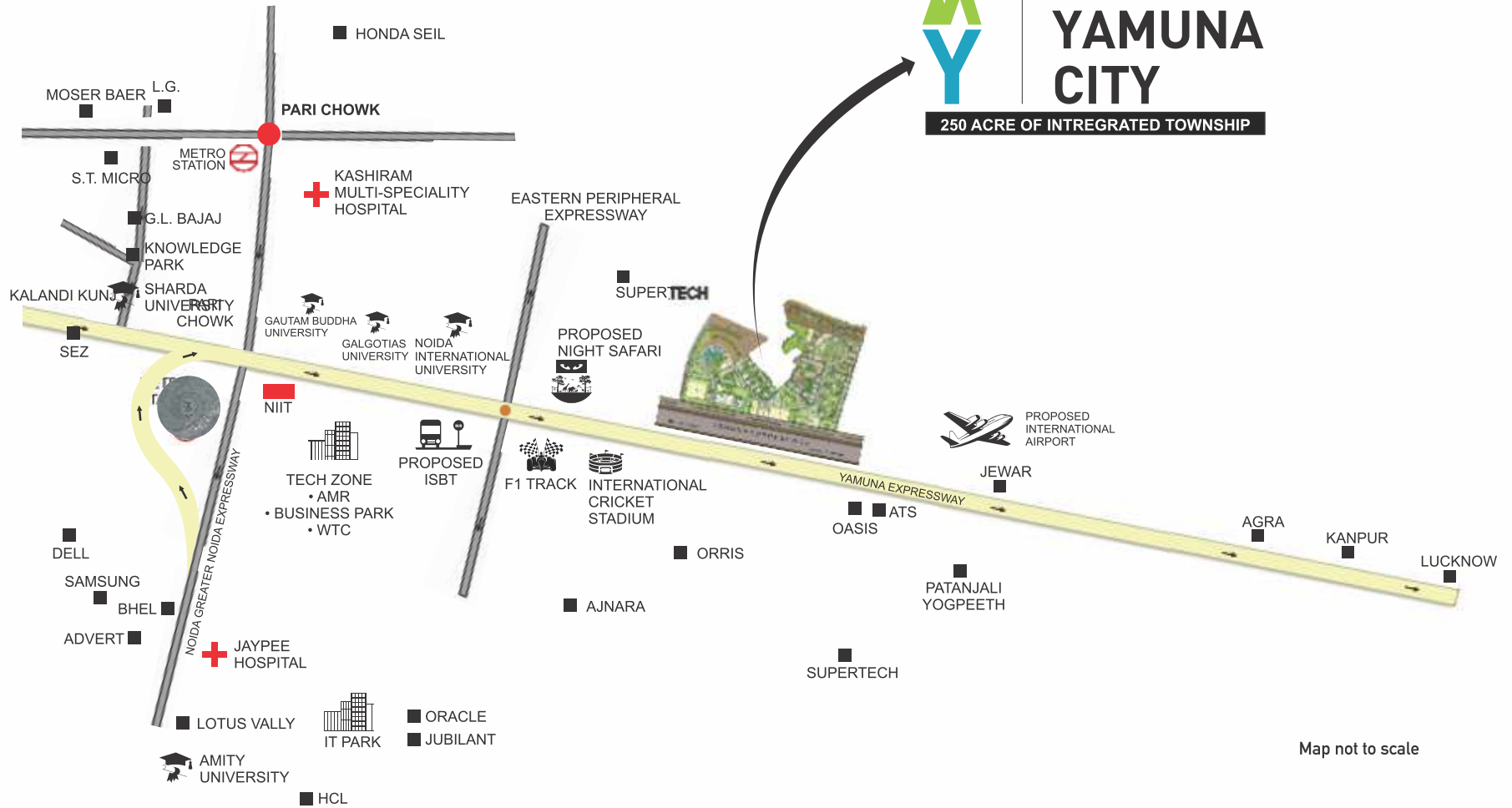


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Gaur Yamuna City

250 ACRE OF INTEGRATED TOWNSHIP



Map not to scale

Master Plan by **RSP** SINGAPORE
 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**

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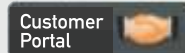
sms : GYC to 53030

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

Site Office:
GAUR YAMUNA CITY
 Sec-19, Sports City East, Yamuna Expressway,
 Distt. Gautambudh Nagar (U.P)



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Sub Lease Deed of Gaursons 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 vide letter no PLNG/BP-29/892 Dated 25-03-14 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.)