

86044-06044

G AURS
ur own world

7th AVENUE

2/3 BHK APARTMENTS



G GAUR CITY
Get used to more
GREATER NOIDA (WEST)

Be a part of the much awaited towers of the most admired township of Gr. Noida (W)

Gaur City was envisaged by Mr. Manoj Gaur with a concept of walk to school, walk to work and walk to play where each resident will have an access to all important places at a walking distance within the city itself. Today, that dream has taken shape and 95.91 Hectare (237 acres) Integrated Smart City, **Gaur City** and **Gaur City-2** is the first to get completion certificate and the first to give possession in Greater Noida (West).

With a unique blend of excellent location, budget friendly pricing and amazing infrastructure, Gaur City has a lot to offer. The township is Gold Certified by the **Indian Green Building Council (IGBC)** and its master plan has been designed by the renowned Singapore based consultant.



Not only this, the township takes care of all the daily needs of a resident right from grocery stores to vegetable and daily need stores, from crèche/play schools to a successfully running CBSE affiliated Gaurs International School, restaurants, petrol stations, upcoming Gaur City Mall with a 9-screen multiplex, the impressive Shri Radha Krishna Temple and everything else that a resident would need from a modern dwelling.

In terms of connectivity: Sector 32 Noida City Center Metro station is just 7 kms • 9.5 Kms from Delhi Border • 2.5 kms from NH-24 (14-lane work under progress)

TOWNSHIP HIGHLIGHTS

Dedicated sports complex of approx. 72000 sq mtr. (18 acres)

- Day Night Cricket stadium run by Ex- Cricketer Mr. Madan Lal
- Day Night Football field • 400 mts. Racing track • Skating Rink
- Open Gym • Tennis Courts • Volley Ball • Badminton Court

101171 sq. mtr. (25 Acres) Commercial Hub

- Upcoming Gaur City Mall • Upcoming Gaur City Center
- Upcoming Multi-level Car Parking for approx 5600 cars
- Upcoming Hospital • Operational Petrol Pump



SPECIFICATIONS

FLOORING

- Vitrified tiles 2'x2' in Drawing Room, Kitchen and two Bedrooms
- Ceramic tiles in Bathrooms and Balconies

WALLS & CEILING FINISH

- Finished walls & ceiling with OBD in pleasing shades

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
- Woodwork below the working top
- Individual RO unit for drinking water

TOILETS

- Ceramic tiles on walls up to door level
- White sanitary ware with EWC, CP fittings and mirror in all the toilets

DOORS & WINDOWS

- Outer doors & windows aluminium powder coated / UPVC
- Internal door-frames of Maranti or equivalent wood
- Internal door made of painted flush shutters
- Main entry door frame of Maranti or equivalent wood with skin moulded door shutter
- Good quality hardware fittings

ELECTRICAL

- Copper wire in PVC conduits with MCB supported circuits and adequate number of points and light points in ceiling

HIGHLIGHTS

- Certified earthquake resistant structure as per IS Codes of practice
- Lifts by FUJITECH or equivalent in each block
- 24 hours security with intercom
- Parks, children play area, landscaping within the complex
- Plumbing done with CPVC pipes to avoid corrosion
- Individual RO for drinking water in each apartment

NOTES

•The colour and design of the tiles and motifs can be changed without any prior notice • Variation in the 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 $\pm 3\%$ without any change in cost. However, in case the variation is beyond $\pm 3\%$, pro-rata charges are applicable.



**SOLID WASTE
MANAGEMENT SYSTEM**



**SAVING ENERGY
BY USING SOLAR POWER**



**RECYCLING AND TREATING
WASTEWATER THROUGH STP**



**CONSERVATION OF WATER
BY RAINWATER HARVESTING**



2017 BEST APARTMENT OF THE YEAR-TIER 1 CITIES - GAUR CASCADES

2016 BEST TOWNSHIP PROJECT - GAUR CITY

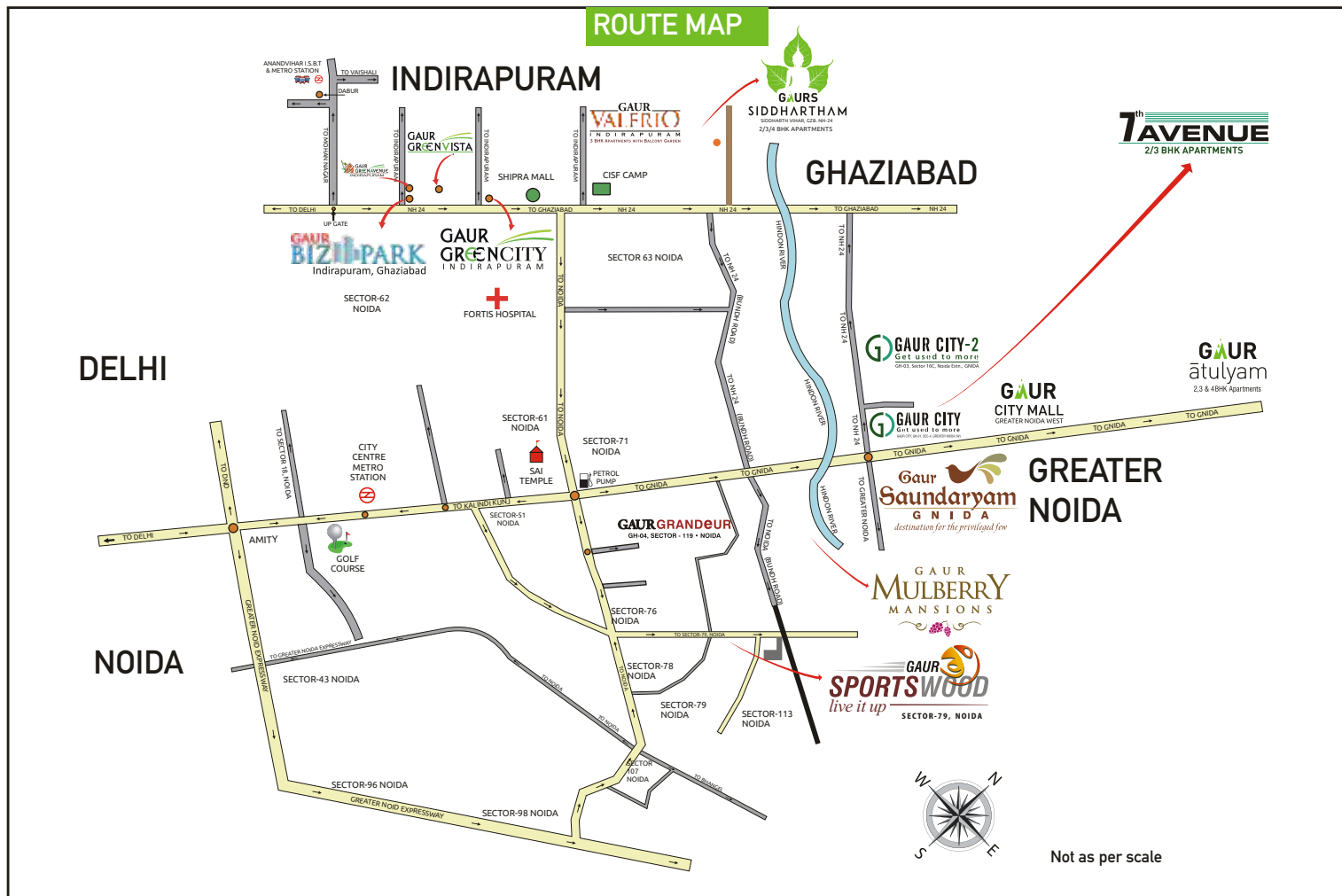
2015 BEST EXECUTION-TRACK RECORD - GAUR CITY



2017-18 BEST RESIDENTIAL PROJECT AFFORDABLE SEGMENT - GAUR CASCADES

2016-17 BEST TOWNSHIP PROJECT - GAUR CITY

ROUTE MAP



ONGOING RERA REGISTERED PROJECTS

Gaur Atulyam, Gr. Noida
UPRERAPRJ6838

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

Gaurs Siddhartham, Siddharth Vihar
UPRERAPRJ3935

Gaur Sportswood, Sector-79, Noida
UPRERAPRJ3528

2nd Parkview, Yamuna Expressway
UPRERAPRJ4464

3rd Parkview, Gaur Yamuna City
UPRERAPRJ16103

6th Parkview, Gaur Yamuna City
UPRERAPRJ15838

7th Parkview, Gaur Yamuna City
UPRERAPRJ16087

16th Parkview, Gaur Yamuna City
UPRERAPRJ6801

32nd Parkview, Gaur Yamuna City
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



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 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. Ghaziabad
- 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



GAURS INTERNATIONAL SCHOOL

- CBSE Affiliated
- Gaur City-2, Greater Noida (West)



DELIVERED COMMERCIAL PROJECTS

- Gaur Central Mall. RDC, Rajnagar, Ghaziabad
- Gaur High Street (Rajnagar Extn.), Ghaziabad
- Gaur Gravity, Ghaziabad
- Gaur Square, Govindpuram, Ghaziabad
- Gaur City Plaza-Gaur City, Gr. Noida (West)
- Gaur Biz Park, Indirapuram
- Gaur City Galleria, Gr. Noida (West)

gaursonsindia.com

86044-06044

After Sales Customer Care: 1800 180 3052

7TH AVENUE RERA REGD. NO.: UPRERAPRJ6695

GAURS
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Gaursons Hi-Tech Infrastructure Pvt. Ltd.
Corporate Office: Gaur Biz Park, Plot No. 1,
Abhay Khand - II, Indirapuram, Ghaziabad - 201014.



23+ YEARS OF UNFLINCHING COMMITMENT

45+ SUCCESSFULLY DELIVERED PROJECTS

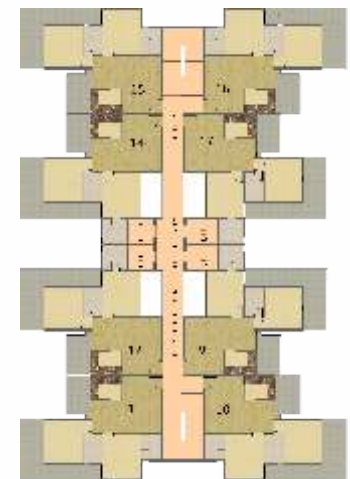
25000+ POSSESSIONS GIVEN (2014-18)

40000+ SUCCESSFULLY DELIVERED UNITS

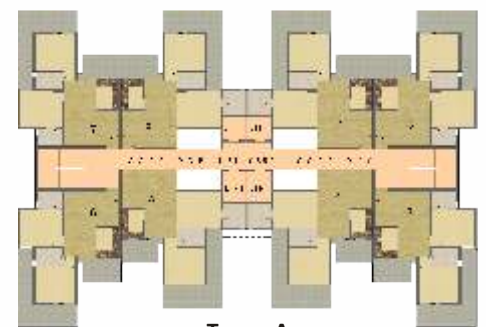
UNIT TYPE-A



Tower-H



Tower-B



Tower-A

Tower - A, B & H

- Carpet Area - 57.90 SQ. MT. (623.00 SQ. FT.)
- External Wall & Column Area - 5.00 SQ. MT. (54.00 SQ. FT.)
- Balcony Area - 22.40 SQ. MT. (241.00 SQ. FT.)
- Common Area - 22.93 SQ. MT. (247.00 SQ. FT.)
- Total Area - 108.23 SQ. MT.(1165.00 SQ. FT)**
- 2 Bedrooms • Drawing/Dining • Kitchen • 2 Toilets • 2 Balconies

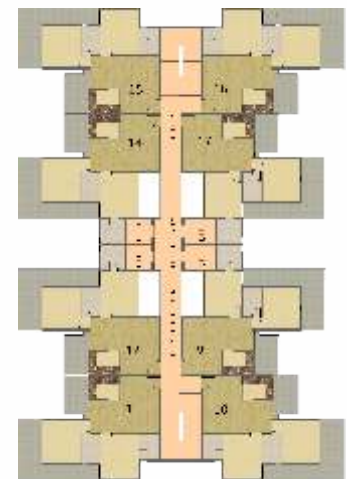
- TOWER-A UNIT NO. (1, 4, 5 & 8)**
- TOWER-B UNIT NO. (9, 12, 14 & 17)**
- TOWER-H UNIT NO. (58, 61, 62 & 65)**

Total Area: The total area loading of other constructed areas including the constructed common areas over the carpet area which is duly mentioned in the lay out plan of the unit
 Carpet Area: The Carpet area means the net usable floor area of an apartment, excluding 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 of the apartment.
 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.

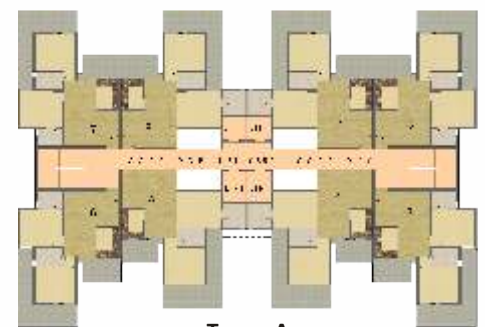
UNIT TYPE-B



Tower-H



Tower-B



Tower-A

Tower - A, B & H

Carpent Area - 57.90 SQ. MT. (623.00 SQ. FT.)

External Wall & Column Area - 5.00 SQ. MT. (54.00 SQ. FT.)

Balcony Area - 22.40 SQ. MT. (241.00 SQ. FT.)

Common Area - 22.93 SQ. MT. (247.00 SQ. FT.)

Total Area - 108.23 SQ. MT.(1165.00 SQ. FT)

• 2 Bedrooms • Drawing/Dining • Kitchen • 2 Toilets • 2 Balconies

TOWER-A UNIT NO. (2, 3, 6 & 7)

TOWER-B UNIT NO. (10, 11, 15 & 16)

TOWER-H UNIT NO. (59, 60, 63 & 64)

Total Area: The total area loading of other constructed areas including the constructed common areas over the carpet area which is duly mentioned in the lay out plan of the unit

Carpent Area: The Carpent area means the net usable floor area of an apartment, excluding 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 of the apartment.

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UNIT TYPE-E



Tower - I & J

Carpet Area - 69.45 SQ. MT. (747.30 SQ. FT.)

External Wall & Column Area - 6.77 SQ. MT. (72.70 SQ. FT.)

Balcony Area - 21.78 SQ. MT. (235.00 SQ. FT.)

Common Area - 27.40 SQ. MT. (295.00 SQ. FT.)

Total Area - 125.40 SQ. MT. (1350.00 SQ. FT.)

• 3 Bedrooms • Drawing/Dining • Kitchen • 2 Toilets • 2 Balconies

TOWER-I UNIT NO. (66, 69, 70 & 73)

TOWER-J UNIT NO. (82, 85, 86 & 89)

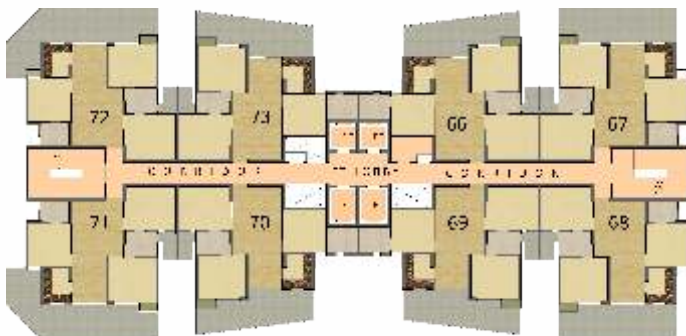
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Carpet Area: The Carpet area means the net usable floor area of an apartment, excluding area covered by the external walls, areas under services shafts, exclusive balcony or verandah area and exclusive open terrace area, but includes the area covered by the internal partition walls of the apartment.

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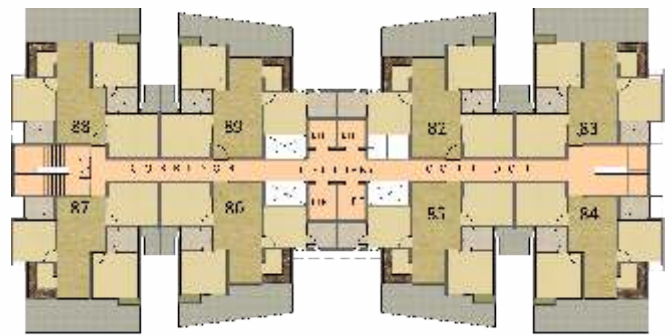
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UNIT TYPE-F



Tower-I



Tower-J

Tower - I & J

Carpet Area - 69.45 SQ. MT. (747.30 SQ. FT.)

External Wall & Column Area - 6.77 SQ. MT. (72.70 SQ. FT.)

Balcony Area - 21.78 SQ. MT. (235.00 SQ. FT.)

Common Area - 27.40 SQ. MT. (295.00 SQ. FT.)

Total Area - 125.40 SQ. MT. (1350.00 SQ. FT.)

• 3 Bedrooms • Drawing/Dining • Kitchen • 2 Toilets • 2 Balconies

TOWER-I UNIT NO. (67 & 68)

TOWER-J UNIT NO. (83, 84, 87 & 88)

Total Area: The total area loading of other constructed areas including the constructed common areas over the carpet area which is duly mentioned in the lay out plan of the unit
Carpet Area: The Carpet area means the net usable floor area of an apartment, excluding 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 of the apartment.

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DETAIL SPECIFICATIONS OF 7TH AVENUE, GAUR CITY, GREATER NOIDA (W)

1. COMMON AREA IN BLOCK

A. LIFT LOBBY / CORRIDOR

- a) FLOORING - TILES / MARBLE (COMBINATION OF TWO COLOURS)
- b) PAINTING - OBD
- c) RAILING - MS RAILING
- d) LIFT FASCIA - TILES / MARBLE
- e) LIGHTING - CEILING MOUNTED LIGHT FIXTURE

B. STAIRCASE

- a) FLOORING - MARBLE FLOORING (STAIRCASE-1)
- b) RAILING - CONCRETE / IPS FLOORING (STAIRCASE-2)
- c) LIGHTING - WALL MOUNTED LIGHT FIXTURE

C. VISITOR TOILET - ONE IN EACH BLOCK

- a) FLOORING - VITRIFIED TILES
- b) PAINTING - OBD
- c) WALL CLADDING - GLAZED / CERAMIC TILES
- d) W.C - EUROPEAN TYPE
- e) CP FITTINGS - CHROME PLATTED

D. LIFT - 4 LIFTS (TWO - 13 PASSENGER + TWO - 8 PASSENGER) EACH BLOCK

- a) EXTERNAL DOOR - MS PAINTED
- b) INTERNAL FINISHES - STAINLESS STEEL FINISHES

E. TERRACE

- a) FLOORING - TILES
- b) PAINTING - TEXTURE PAINT
- c) PARAPET - RCC / MS RAILING
- d) WATER TANK - RCC

2. EXTERNAL AREA

A. LANDSCAPE

- a) HARD LANDSCAPE / ROAD PARKING - TILES / TRIMIX / PAVERS / CURVE STONE / STONE / CHECKERED TILES
- b) SOFT LANDSCAPE - NATURAL GRASS / ARTIFICIAL GRASS PAD / GRASS LAWN SHRUBS / PLANTS / TREES
- c) LIGHTING - POLE LIGHT
- d) SKATING RINK - 1 NOS.
- e) KIDS' PLAY AREA - 1 NOS.

B. BASEMENT AREA B1, B2, B3

- a) ROAD AND PARKING - TRIMIX FLOORING
- b) LIGHTING - CEILING MOUNTED LIGHT FIXTURE
- c) FIRE FIGHTING - AS PER NORMS

D. ESS

- a) REQUIRED LOAD - 7510 KVA
- b) APPROVED - DG - 75- KVA (2 NOS.), DG - 500 KVA (2 NOS.) TRANSFORMER - 1600 KVA (6 NOS.)

E. COMMUNITY HALL

- a) ENTRANCE LOBBY - VITRIFIED TILES / MARBLE FLOORING (COMBINATION OF TWO COLOURS)
- b) GYMNASIUM - 80 SQ. MTR. (860.80 SQ. FT.)
- I. FLOORING - VINYL / RUBBER FLOORING
- II. WALL - MIRROR / OBD PAINTS
- III. CEILING - PERFORATED GYPSUM TILES
- c) CHANGING ROOM AND SHOWER
- d) PLAY ROOM - 80 SQ. MTR. (860.80 SQ. FT.)
- I. TABLE TENNIS - 2 NOS.
- II. POOL TABLE - 1 NOS.

F. SWIMMING POOL

MAIN SWIMMING POOL

- a) SIZE - 25 M X 12 M
- b) DEPTH - 1.2 M
- c) FINISHES - TILES

KIDS' SWIMMING POOL

- a) SIZE - 6 M X 5 M
- b) DEPTH - 0.6 M
- c) FINISHES - TILES



LEGEND:

- C1- COMMERCIAL
 - C1-A (SHOPS, OFFICE, HOTEL)
 - C1-B MALL, MULTIPLEX , CLUB BANQUETS, OFFICE SUITES, HOTEL)
 - C2- COMMERCIAL (GAUR CITY PLAZA)
 - IST- INSTITUTIONAL
 - IST-1-A (OFFICE)
 - IST-1-B (PETROL PUMP)
 - IST-2 (TEMPLE)
 - IST-3 (CLUB, COMMUNITY FACILITIES MULTIPURPOSE HALL & INDOOR PLAY AREA)
 - IST-4 (SITTING PAVILION)
 - C6- CONVENIENT SHOPPING CENTRE
 - 1.SCHOOL
 - 2. PARKS
 - 3. COMMUNITY HALL
 - 4. NURSERY SCHOOL
 - 5. NURSING HOME
 - 6. SPORTS COMPLEX
 - 7. ELECTRICAL SUB STATION
 - 8. MILK BOOTH
 - 9. DISPENSARY
- P1,P3- PARKING

7th AVENUE
2/3 BHK APARTMENTS

