

For Booking - 86044-06044



A 101 HECTARES (250 ACRES)  
INTEGRATED TOWNSHIP  
ON YAMUNA EXPRESSWAY

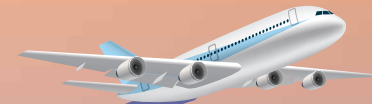


# AEROCITY

## YAMUNA

### COMMERCIAL PLOTS

*A Flourishing Nerve-Centre for  
Businesses on the Rise*

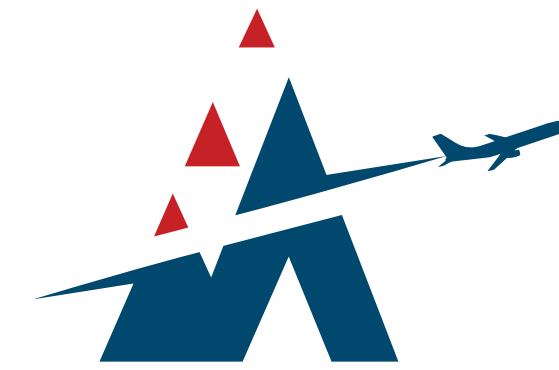




# RISE OF A PERFECT BUSINESS SENSE, FIRST TIME EVER IN DELHI-NCR.

It's a never-before phenomenon for the market of Delhi-NCR to witness the biggest commercial opportunity for a range of businesses. Surrounded with world-class amenities and facilities, the location is blessed with an infrastructure that is a notch higher assuring an unprecedented success and incredible future.

PRESENTING



# AEROCITY YAMUNA

**COMMERCIAL PLOTS**  
GAUR YAMUNA CITY

**IT'S TIME TO CHECK-IN & CLAIM YOUR SPACE**

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





# RISE ABOVE THE ORDINARY AT THE BIGGEST COMMERCIAL HUB.

Aerocity Yamuna is meticulously designed with modern commercial plots, set within the self-sustainable Gaur Yamuna City at the thriving location of Yamuna Expressway. It is the first ever commercial project in India with 100% ground coverage and construction approval of up-to 9 F.A.R (Floor Area Ratio) to elevate your business operations and help you reach new heights of success.

## THE DOUBLE BONANZA

It is a unique opportunity that will raise your success ratio many times higher. Either utilise all floors for your business operations or rent out some of the floors for a regular extra income.



Artist's Impression

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# LET THE SUN RISE ON YOUR BUSINESS

## Huge Catchment Area with Incredible Market Potential

- Gaur Yamuna City is designed for approx 30,000+ estimated population when fully delivered.
- Aimed at catering to nearly 5 lakh+ estimated population in vicinity
- Business-friendly demographics
- Target market with rising purchasing power

## High influx of footfalls due to Upcoming Noida International Airport

- Traffic at Upcoming Noida International Airport is estimated at 12 million passengers per annum in the first phase.
- Expected to go up to 70 million passengers per annum with all phases



Artist's Impression



Artist's Impression



# **YEIDA** **ON-BOARDING** **RISING** **OPPORTUNITIES**

YEIDA (Yamuna Expressway Industrial Development Authority) has the largest industrial land bank in the country which would witness a rapid development. With an estimated area of 2,689 sq. km. under its belt, it is the biggest industrial township project that enjoys superfast connectivity and enviable industrial & infrastructural developments. YEIDA also promises to develop smart villages along the 165 km stretch. It is one of the driving forces behind Noida's overall growth and development. YEIDA's master plan of 2031 predicts extensive real estate development. Today, it has evolved as one of the most vibrant real estate destinations. With a number of ongoing world-class developments and meticulous expansion, it is poised to change the face of Delhi-NCR.

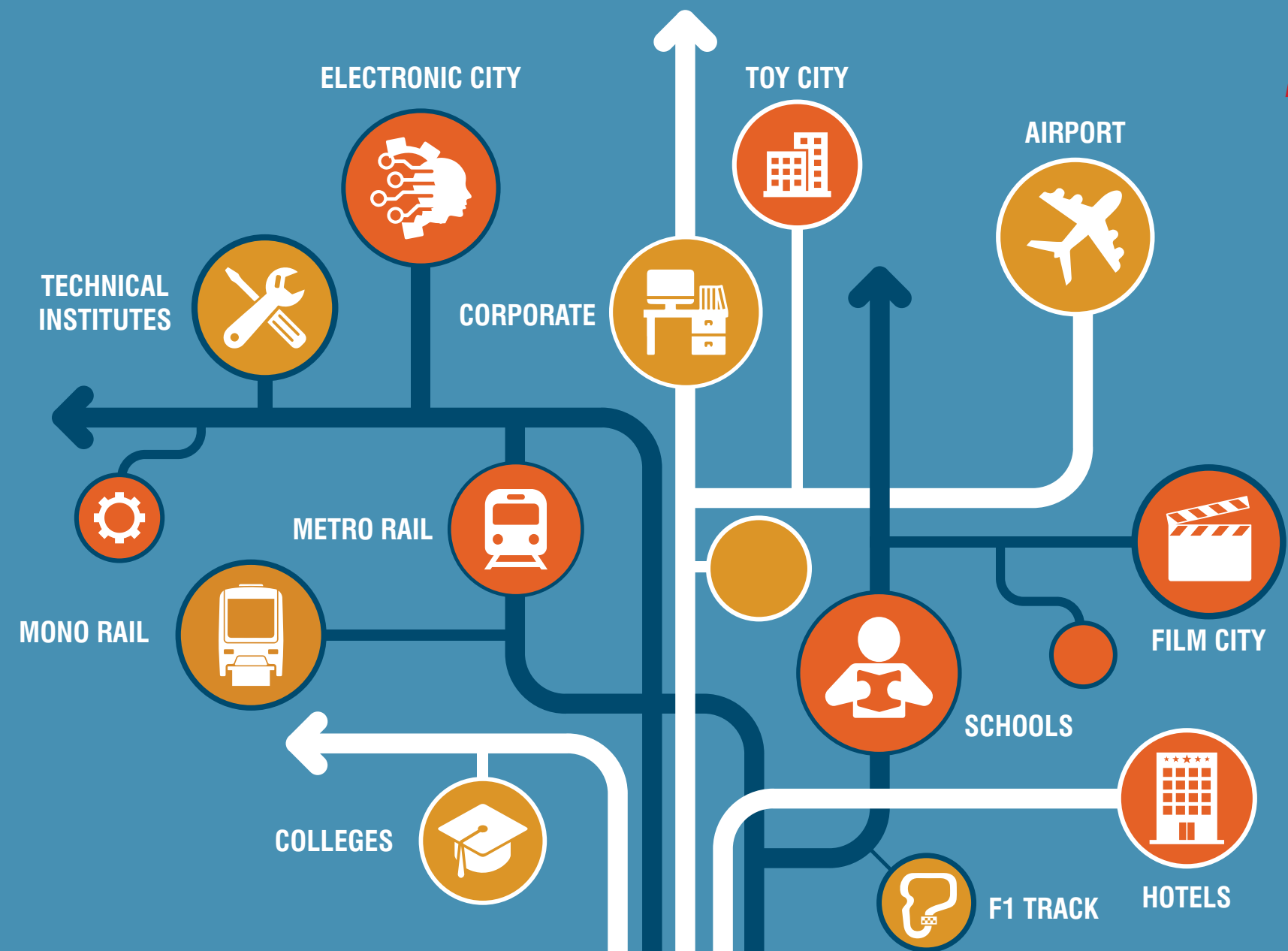




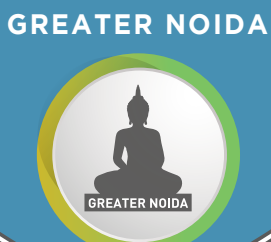
**RISE & LOCATE  
YOUR GOALS**

**Unbeatable Connectivity**

- World class 165 km Yamuna Expressway, India's longest 6 lane controlled access
- Expressway Installed with 'Intelligent Transport' System
- The faster connection between National Capital Region to Agra and Lucknow
- Super connectivity with proposed Metro / Mono Rail projects
- Zip drive to Noida and Gr. Noida in 15-20 minutes
- 1000 acres India's biggest Film City announced
- The only F1 Circuit in the country is here
- Multiple Industrial Hubs being developed such as Textile Zone, Electronic Zone, Toy City, Furniture Park, Heritage Corridor, Aviation Hub & many more.
- Home to the fast developing Noida International Airport
- Proposed Metro Services till Noida Airport Terminal by 2025
- YEIDA region is currently the economic hotspot of the country



DELHI



GREATER NOIDA



JEWAR



NOIDA



GAUR  
YAMUNA  
CITY



MATHURA



AGRA



LUCKNOW



# THE RISE & RISE OF YAMUNA EXPRESSWAY





# RISE OF NEW DESTINATIONS

## Truly World Class

Noida International Airport at Jewar, Yamuna Expressway is poised to be India's largest airport and among the world's largest airports. Only the O'Hare International Airport and the Dallas/Fort Worth International Airport are larger, with eight and seven runways respectively. The airport is giving a major fillip to infrastructure, employment creation, demand for residential, commercial, retail, hospitality, while changing the property market dynamics in the region.



# NOIDA INTERNATIONAL AIRPORT AT JEWAR

- Proposed as a 2-runway airport by 2022-23
- Future expansion into a 7200-acre 6-runway airport
- It will handle 5 million passengers per annum (MPA) initially
- Up-to 60 MPA after its expansion over a period of 30 year

## Major Updates

- January 2020: Land acquisition completed for phase-1 which required 1334 hectares out of 5000 hectares.
- Phase-1 of the airport project to be completed by year 2023.
- 7 October 2020: Final Agreement signed between NIAL (Noida International Airport Limited) and Zurich AIRPORT INTERNATIONAL AG, the Swiss company selected to build NOIDA International Airport.

## Superfast Connectivity

Nodia International Airport at Jewar will be connected to the **Yamuna Expressway**, allowing domestic and international tourists to reach Agra, Mathura and Vrindavan. The six-lane road will provide direct connectivity from the Yamuna Expressway to the site of the airport. Also to be connected to **Delhi Metro via the Noida Metro route** and via the **Delhi - Faridabad - Ballabhgarh - Palwal - Jewar route**.







# RISE OF YOUR BLOCKBUSTER DREAMS

## INDIA'S 'BIGGEST' FILM CITY

The proposed film city will certainly revive the region's fortunes. There will be unprecedented boost to price appreciation and increased infrastructure activity. It will see a spurt in demand for luxury residential, commercial and hospitality segments also, reviving the property market in nearby areas like Noida, Greater Noida and Yamuna Expressway. This film city would not only add a new dimension to the economic base of the region, but also give a major boost to tourism and employment opportunities. Once the construction of India's biggest film city begins, the property market will witness real benefits.

- Proposed over a huge 1,000-acre area in Sector 21, situated along the **Yamuna Expressway**
- 5-6 km approx. from the upcoming **Noida International Airport at Jewar**

## KEY HIGHLIGHTS

- ★ Dedicated Infotainment Zone with all world-class civil, public & technological facilities
- ★ Industrial area (studios, sets) will spread over 780 acres
- ★ The remaining 220 acres for commercial purposes
- ★ Comprising outdoor locations, open grounds, food court (s), a shopping complex (es), a theatre & a film university.
- ★ Proposed as meticulous development of 5 zones
- ★ Government's one-of-the-most ambitious projects
- ★ Massive boost to investment, growth & employment





YAMUNA DWAR - ENTRANCE TO GAUR YAMUNA CITY



ACTUAL IMAGE



ACTUAL IMAGE

KIDS' PARK



ACTUAL IMAGE

GYC GALLERIA SHOPPING COMPLEX



ACTUAL IMAGE



A 101 HECTARES (250 ACRES) INTEGRATED TOWNSHIP ON YAMUNA EXPRESSWAY

## RISE TOGETHER IN A 'COMPLETE CITY'

Gaur Yamuna City is an integrated township, spread over a massive 101 hectares (250 acres) of land. Thoughtfully planned as one-of-the-biggest amalgamations of residential, commercial, retail, recreation and fun, it is a self-sustained, eco-rich world, ready to offer you a lifestyle that you had been waiting for so many years.

Plots, Apartments, Retail Shops, Studio Apartments, Themed Villas, Sports, Recreation & a lot more

### HIGHLIGHTS

- BEAUTIFUL YAMUNA LAKE PARK WITH BOATING FACILITY.
- POSSESSION STARTED & FAMILIES HAVE MOVED IN THE GROUP HOUSING AND VILLA PROJECTS.
- OPERATIONAL GYC GALLERIA CONVENIENT SHOPPING CENTER
- INDIA'S TALLEST STATUE OF LORD KRISHNA STANDING AT 108 FEET TALL ATOP A TEMPLE (UNDER CONSTRUCTION).
- OPERATIONAL GAURS INTERNATIONAL SCHOOL
- MORE THAN 4 KM. ROAD INFRASTRUCTURE IN PLACE.
- RAIN WATER HARVESTING, SEWAGE TREATMENT PLANT AND SOLID WASTE MANAGEMENT SYSTEM
- DEVELOPING CRICKET GROUND, TENNIS, BADMINTON, VOLLEYBALL, BASKETBALL, SKATING RINK, ATHLETIC TRACK & MORE WITHIN THE TOWNSHIP.



ROAD INFRASTRUCTURE

ACTUAL IMAGE

YAMUNA LAKE PARK



ACTUAL IMAGE



ARTIST'S IMPRESSION

108 FEET LORD KRISHNA STATUE AND SHRI RADHA KRISHNA TEMPLE (UNDER CONSTRUCTION)



ACTUAL IMAGE



ARTIST'S IMPRESSION





**A 101 HECTARES (250 ACRES) INTEGRATED TOWNSHIP ON YAMUNA EXPRESSWAY**

# MASTER PLAN

101.17 Hectares (250 ACRES) TOWNSHIP

## LEGEND

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

- A. MASTER PLAN COMMERCIAL**
- GAURS RUNWAY SUITES
  - PETROL PUMP
  - MULTI LEVEL CAR PARKING
  - COMMERCIAL FOOT PRINT

- B. SCHOOL / INSTITUTIONAL**
- EDUCATIONAL PLOTS

- C. CONVENIENT / SECTOR SHOPPING**

- D. DISPENSARY**
- NURSING HOME (NH)

- E. GYC GALLERIA**

- GR-01. ECO PARK**
- LAKE YAMUNA PARK
  - CHILDREN PARK
  - PICNIC SPOT
  - BOATING FACILITIES
  - FOOD COURT
  - LAKE PROMENADE & BIRD WATCHING

- GR-02. RECREATIONAL GREEN AREA (SPORTS PARK)**
- OPEN AIR THEATER
  - CHILDREN PLAY AREA
  - CRICKET GROUND

- FACILITIES**
- RELIGIOUS PLOT
  - MILK BOOTH
  - CLUB FACILITIES

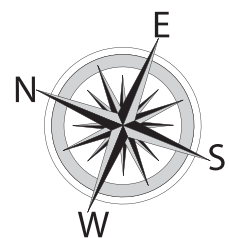


**2<sup>ND</sup> PARKVIEW PLOTS & VILLAS**

**YAMUNA LAKE PARK**



**GYC GALLERIA CONVENIENT SHOPPING CENTER**



**GAUR WATERFRONT PLOTS**  
1st B PARKVIEW | GAUR YAMUNA CITY



**16<sup>TH</sup> PARKVIEW**  
2/3/4 BHK APARTMENTS & INDEPENDENT FLOOR

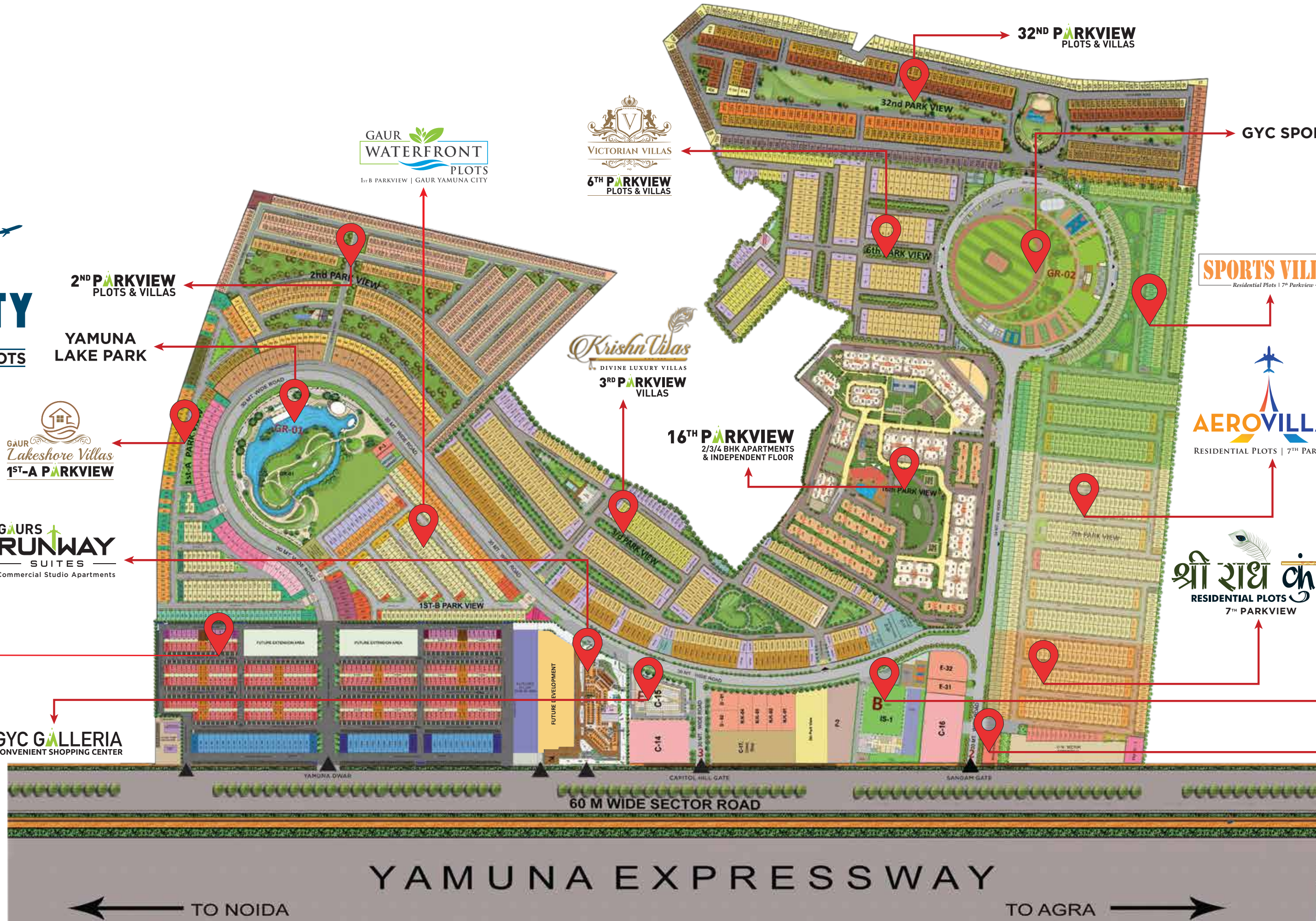
**32<sup>ND</sup> PARKVIEW PLOTS & VILLAS**

**GYC SPORTS PARK**

**SPORTS VILLAS**  
Residential Plots | 7<sup>TH</sup> Parkview



**BHAGWAN SHRI KRISHNA MURTI & SHRI RADHA KRISHNA MANDIR**



**7<sup>TH</sup> PARKVIEW**  
Luxury By Nature

**YAMUNA EXPRESSWAY**

TO NOIDA

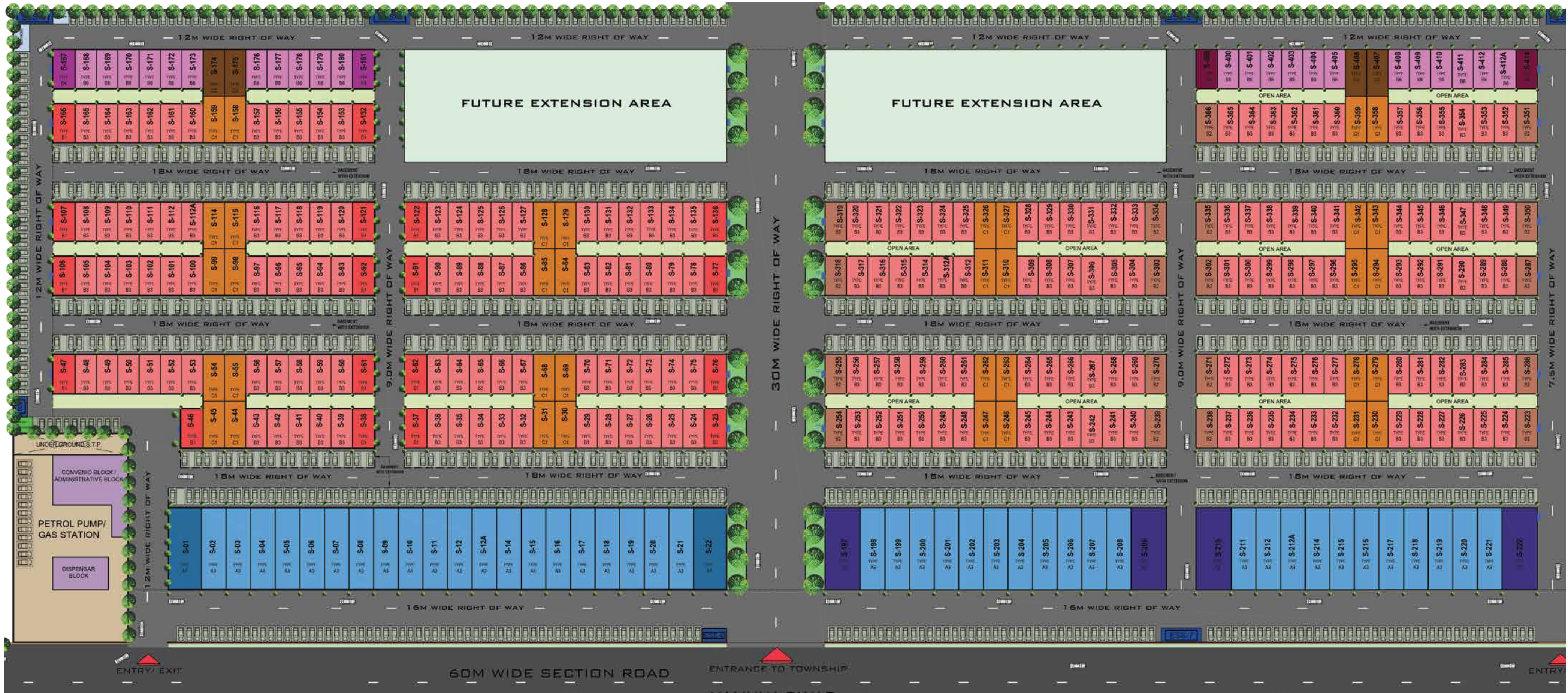
TO AGRA

Gaur Realtech Pvt. Ltd. Sub Lease Deed of: Part 1 Vide Book No-1, Vol II No-13251, Page No-299 to 450, Registration / Document No-11798, Sub Registrar Sadar, Gautambudh Nagar, (UP) on 22-05-2013, Part 2 Vide Book No-1, Vol II No-14222, Page No-85 to 134, Registration / Document No-24479, Sub Registrar Sadar, Gautambudh Nagar, (UP) on 05-10-2013, Part 3 Vide Book No-1, Vol II No-14828, Page No-227 to 282, Registration / Document No-781, Sub Registrar Sadar, Gautambudh Nagar, (UP) on 09-01-2014, Part 4 Vide Book No-16236, Page No-189 to 242, Registration / Document No-20325, Sub Registrar Sadar, Gautambudh Nagar, (UP) on 27-06-2014, Part 5 Vide Book No-1, Vol II No-16526, Page No-107 to 162, Registration / Document No-25183, Sub Registrar Sadar, Gautambudh Nagar, (UP) on 31-07-2014, Project Approval No. 6th Parkview, PCLG(BP)-29/4007/2017/27 Dated 15-11-2017, 2nd 832nd Parkview: Letter No-YEA/PLG(BP)-62/1903/2016 Dated 31-03-2017, 3rd & 6th Parkview: Letter No-YEA/PLG(BP)-62/5470 Dated 10-04-2018, Gaur Runway Suites: Letter No-YEA/PLG(BP)-96/79424 Dated 07-02-2019, 7th Parkview: Letter No-YEA/PLG(BP)-62/901/2020 Dated: 14/10/2020 by Yamuna Expressway Industrial Development Authority, Map sanctioned of Gaur Yamuna City Township Project, Map letter Ref. No. YEA/PLANNING/BP-62/19003/2016 Dated: 31/03/2017. All images, perspective, specifications, features, figures, are only indicative and not a legal offering. 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. mtr. (approx.) 1 sq. yd. = 0.84 sq. mtr. (approx.)



1ST-A PARKVIEW

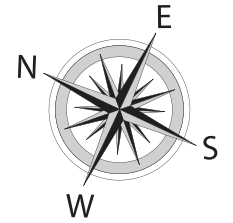
1ST-B PARKVIEW



SITE PLAN

MLCP

Plot Size, Entry and location - As per GYC site plan sanctioned with dimension, Plot Entry marked and plot area detail. Plot set back as per YEIDA Authority norms.



**LEGEND**

	251.75 SQM (301.09 SQYD) Plots	[TYPE - A1]	02
	269.75 SQM (322.6 SQYD) Plots	[TYPE - A2]	04
	187.50 SQM (224.25 SQYD) Plots	[TYPE - A3]	42
	82.32 SQM (98.45 SQYD) Plots	[TYPE - B1]	18
	78.48 SQM (93.86 SQYD) Plots	[TYPE - B2]	18
	78.00 SQM (93.28 SQYD) Plots	[TYPE - B3]	201

	82.32 SQM (98.45 SQYD) Plots	[TYPE - B4]	02
	78.48 SQM (93.86 SQYD) Plots	[TYPE - B5]	02
	78.00 SQM (93.29 SQYD) Plots	[TYPE - B6]	23
	92.63 SQM (110.78 SQYD) Plots	[TYPE - C1]	36
	92.63 SQM (110.78 SQYD) Plots	[TYPE - C2]	04

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# RISE BEYOND EXPECTATIONS



## OUTSTANDING SCOPE FOR 70+ TYPES OF BUSINESSES

RETAIL SHOP	LODGING BOARDING HOUSE	WAREHOUSING
SHOWROOM	VENDING BOOTH	EXHIBITION
PERSONAL SERVICE SHOP	KIOSK	RECREATIONAL CLUB
BAKERY	MILK BOOTH	SWIMMING POOL
CONFECTIONARY	CLINIC AND POLYCLINIC	SOCIO CULTURAL CENTRE
FOOD COURT	CLINICAL LAB	DANCE MUSIC ART CENTRE
CANTEEN	INTERNET CENTRE	YOGA MEDITATION CENTRE
RESTAURANT	FILLING STATION	MUSEUM
OFFICE	COACHING CENTRES	INDOOR STADIUM
MULTIPLEX	TRAINING INSTITUTES	GAMES HALL
DRIVE IN CINEMA	FRUIT AND VEGETABLE MARKET	AMUSEMENT
BANK	INFORMAL COMMERCIAL UNIT	SPECIALISED THEME PARK
HOTEL	PLATFORM	OPEN AIR THEATRE
GUEST HOUSE	MULTI LEVEL PARKING	LIBRARY
SERVICE APARTMENT	TAXI AUTO RICKSHAW STAND	R&D CENTRE
BANQUET HALL	BUS SHELTER	RELIGIOUS CENTRE
BARAT GHAR	TRANSPORT CARGO BOOKING CENTRE	COMMUNITY CENTRE
CONVENTION CENTRE	RESIDENTIAL UNITS (AS PER BUILDING REGULATIONS)	SOCIAL WELFARE CENTRE
AUDITORIUM	SUPPORT FACILITIES	HEALTH CENTRE
ART GALLERY	REPAIR SHOP	FAMILY WELFARE CENTRE
HEALTH CLUB	MOTOR GARAGE AND WORKSHOP	DISPENSARY
GYM	AUTOMOBILE SHOWROOM	NURSING HOME
GUEST HOUSE	SHOWROOM CUM SERVICE CENTRE	

and many more...

\* As per building by laws of YEIDA





# FAQs

## FREQUENTLY ASKED QUESTIONS

### WHY SHOULD ONE INVEST IN GAUR YAMUNA CITY?

- The Infrastructure of the township is completely developed with all the necessary requirements like; roads, electricity, water services etc. in place. One group housing, two plotted and one commercial projects have already been delivered. More than 2000 completion certificates have been received, and almost 100 families have already started living.

### HOW FAR IS THIS PROJECT FROM THE UPCOMING NOIDA INTERNATIONAL AIRPORT & FILMCITY?

- The project is approximately 5-6 kms. from the FilmCity & 12-13 kms. from the upcoming Noida International Airport.

### WHAT IS AEROCITY YAMUNA?

- Aerocity Yamuna is a master commercial in which we have plots (footprint) with 100% Ground Coverage for first time ever in India. It's an opportunity wherein customers can build almost upto 9 times of the plot area. There is no particular height restriction; you have to only follow allowed FAR and bylaws of YEIDA.

### WHAT IS THE ESTIMATED POPULATION OF GAUR YAMUNA CITY?

Total 35000 approx. captive population\*

TYPE	TOTAL UNITS	CAPTIVE POPULATION
RESIDENTIAL PLOTS	4575	20500*
RESIDENTIAL APARTMENTS	3201	14400*

- Apart from this the region has completed/under development projects / villages of Jewar District and other group housing societies nearby. Estimated population would easily be more than 2 lakhs\* in the region.

### IS THERE ANY CONSTRUCTION OR DESIGN LIMITATION?

- We shall share the basic details and bylaws on which plot design can be made. Apart from this, we will also share many possible proposed sample drawings. But all plots (foot prints) are to be approved by YEIDA.

### WHEN CAN ONE DO REGISTRY OF HIS/HER PLOT?

- One can definitely register his/her plot after completing the entire payment. Interestingly and unbelievably, one can do floor wise, and even unit wise registry after making all the payments, sanctioning of building plans & taking completion certificate (if selling unit wise) i.e. constructed area can be sold after taking CC of building.

### CAN THESE PLOTS BE TRANSFERRED AND WHAT ARE THE TRANSFER CHARGES?

- Yes, these plots can be easily transferred. Transfer of plot can be done as per company's policy, or as per the terms & conditions prevailing at the time of sale of plot.

### CAN ONE SELL HIS/HER BUILDING UNIT WISE?

- Yes, one can sell unit wise also after getting mandatory sanctions of the units from YEIDA. As per law, if needed to sell unit wise one might need to get registered with RERA.

### CAN ONE BUILD LOWER GROUND FLOOR ALSO?

- Yes one can definitely build lower ground floor subject to approval of building plans for YEIDA.

### IF ONE WANT TO GET IT CONSTRUCTED FROM GAURS, THEN WHAT WILL BE THE CHARGES?

- Yes, Gaur's can build the structure. Presently, the charges for the same are ₹ 232.25 per sq. mtr. (2500 per sq. ft.) provided Gaur's specifications are followed. Rates will change with any changes in the specifications. And these rates can vary from time to time.

\*Estimated Population

# FAQs

## FREQUENTLY ASKED QUESTIONS

### IS BANK LOAN AVAILABLE ON THIS PROJECT?

- Yes, project is duly approved by YEIDA and bank loan can be avail as per the terms & conditions of the respective bank.

### WHAT IS THE DATE OF POSSESSION OF AEROCITY YAMUNA?

- Aerocity Yamuna's tentative date of possession is January 2022 but going by our delivery record we will strive to give possession before the due date or as per the allotment letter.

### WHY YAMUNA EXPRESSWAY IS SO MUCH IN NEWS?

- Yamuna Expressway promises unprecedented growth, it's a zone, which is 10 times bigger than Noida and has possibilities as a top destination for realty projects, offices of MNC and IT. It is projected as Sheikh Zayed Road of Dubai or Orchard Road of Singapore.

### WHAT ARE THE GROWTH DRIVERS OF YAMUNA EXPRESSWAY?

- Yamuna expressway is already making its new identity on the global stage with Noida International Airport going to be constructed in the area, in addition to this, Big MNC offices, Film City, Toy City, and multi-modal connectivity is being developed.

### WHAT IS AS ON DATE STATUS OF NOIDA INTERNATIONAL AIRPORT?

**Noida International Airport is touted to be Asia's biggest airport.**

- The contract of construction has been awarded to Zurich Airport International Ag, master plan has been submitted to the Ministry of Civil Aviation. Concession agreement between Noida International Airport Limited and Zurich Airport International Ag has been signed. 1st 100% FDI Contract worth Rs. 29,600 crores is signed.
- Project will be spread over 5,000 hectares. The earmarked land for 1st phase of the airport has already been acquired, as per reports construction would start in June 2021 and first flight is planned to take off in June 2023.

### WHAT IS THE LOCATION OF UPCOMING FILM CITY?

- The land earmarked for Film City is in Sector 21 along the Yamuna Expressway. 1,000 acres of land has been identified to develop one of the largest Film City projects of India. Gaur Yamuna City in Sector 19 is approx. 5-6 kms away from this site.

### HOW DOES ONE BENEFIT FROM THE FILM CITY?

**This area will become the most happening spot in the time to come in terms of art and film activities, thus making commercial activity viable for the region. Modern studios can be set up at Aerocity which will complement the Film City operations.**

- Apart from this, the region would also boast of an international electronics city and a global financial hub in the coming years. Financial hub will contribute in major way through Shooting Studio, entertainment zones, amusement parks, retail hubs and many such public friendly zones.

### WHAT ARE THE OTHER LOCATIONAL ADVANTAGES?

- Patanjali Ayurveda has been allocated 455 acres along the Yamuna Expressway for the food park. Out of 455 acres, Patanjali is estimated to invest more than Rs. 6,000 crore in the mega project spread over 91 acres of land. Which would spur investment, generate employment and create new markets thus leading to the overall socio-economic development
- Toy city will be set up on 100 acres in sector 33 of Greater Noida. A land of 100 acres has been provided for the construction out of which 50 acres will be used to build 80 shops. It will create employment opportunities, thus boosting economy.

\*All information above is in reference from newspapers and news portals.





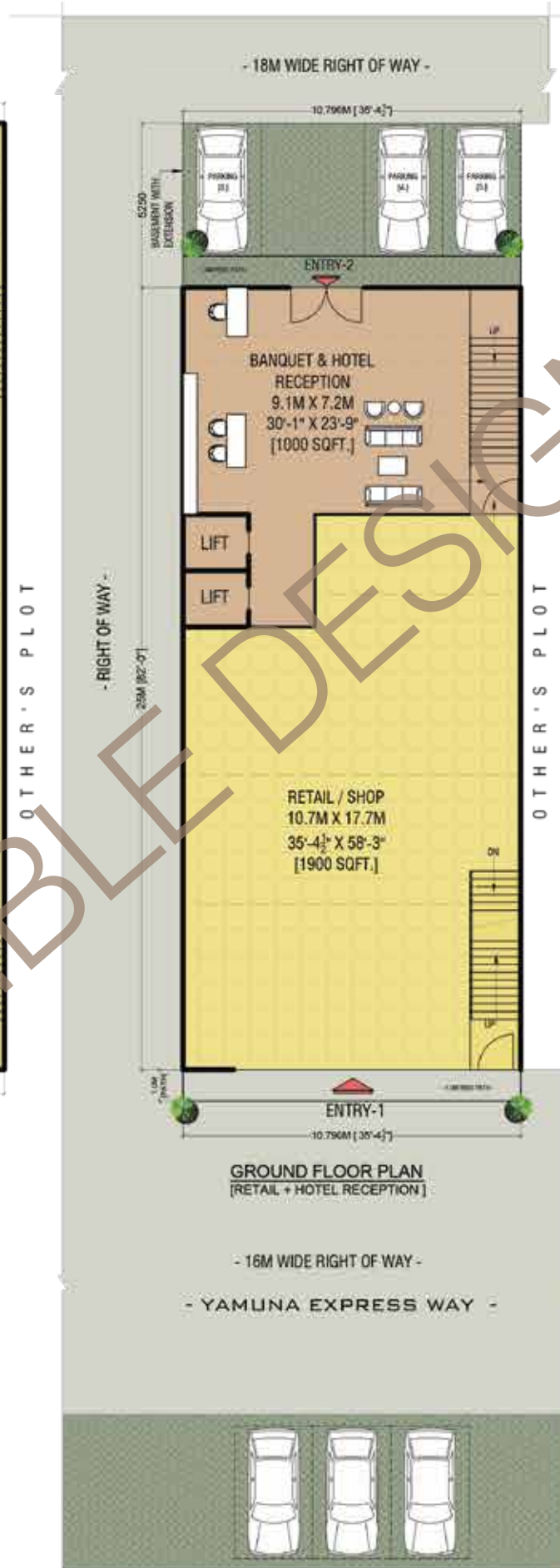
**SUGGESTIVE COMMERCIAL UNITS LAYOUT**

**RETAIL / BANQUET / HOTEL**

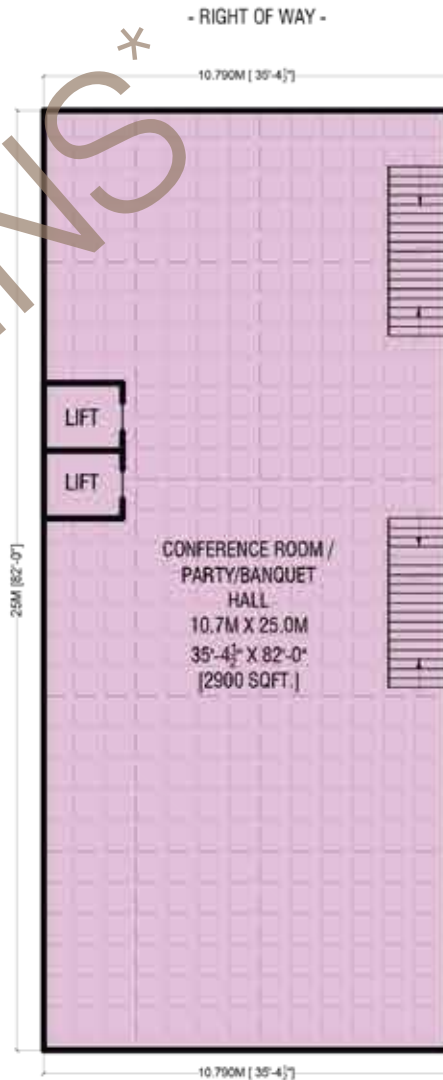
**PLOT SIZE  
10.790 X 25MT (2900 SQFT.)**



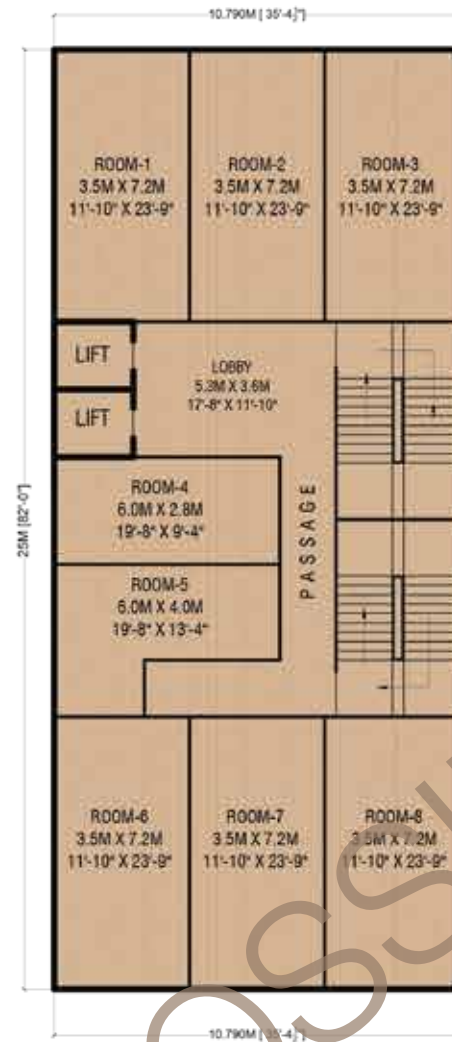
**LOWER GROUND FLOOR PLAN**  
[RETAIL SHOP]



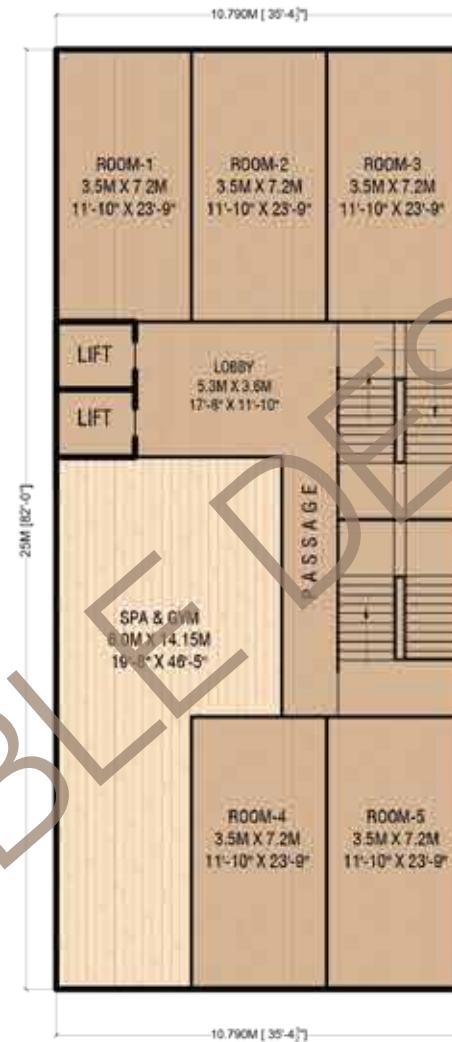
**GROUND FLOOR PLAN**  
[RETAIL + HOTEL RECEPTION]



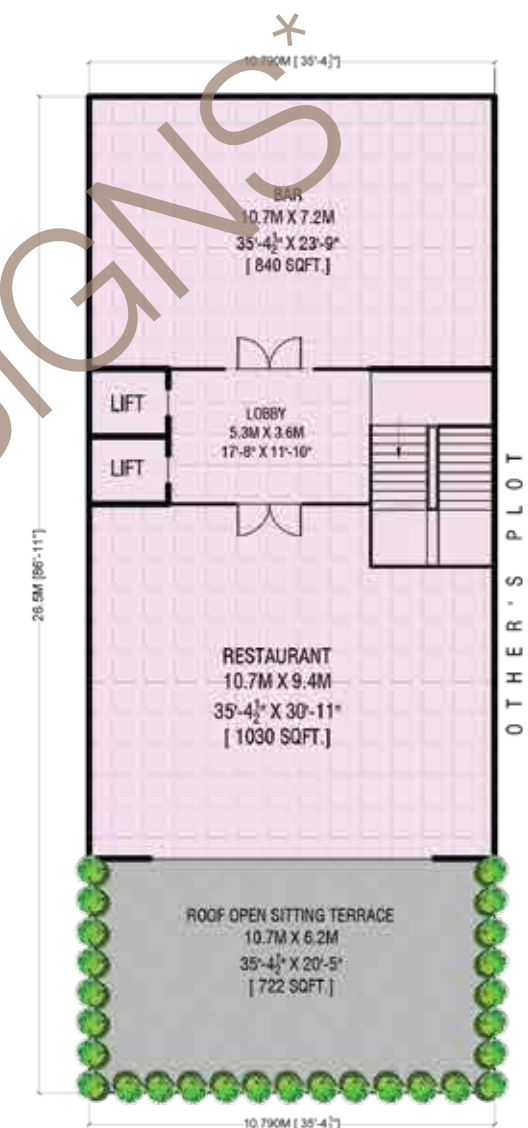
**1ST FLOOR PLAN**  
[PARTY / BANQUET HALL + SERVICE FLOOR ABOVE]



**2ND / 3RD / 4TH / 5TH / 6TH / 7TH / 8TH TYPICAL FLOOR PLAN**  
[HOTEL ROOM = 7 X 8 = 56 ROOMS]



**9TH FLOOR PLAN**  
[SPA & GYM / HOTEL ROOM = 5 ROOMS]



**10TH FLOOR LAYOUT**

\*Proposed layout plan of the plot (foot print). Before construction on the plot, the approval of the final layout plan has to be taken from YEIDA.

Gaur's Realtech Pvt. Ltd. Sub Lease Deed of: Part 1 Vide Book No-1, Vol No-13251, Page No-299 to 450, Registration / Document No-11798, Sub Registrar Sadar, Gautambudh Nagar, (U.P) on 22-05-2013. Part 2 Vide Book No-1, Vol No-14222, Page No-85 to 134, Registration / Document No-24479, Sub Registrar Sadar, Gautambudh Nagar, (U.P) on 05-10-2013. Part 3 Vide Book No-1, Vol No-14828, Page No-227 to 282, Registration / Document No-781, Sub Registrar Sadar, Gautambudh Nagar, (U.P) on 09-01-2014. Part 4 Vide Book No-16236, Page No-189 to 242, Registration / Document No-20325, Sub Registrar Sadar, Gautambudh Nagar, (U.P) on 27-06-2014. Part 5 Vide Book No-1 Vol No-16526, Page No-107 to 162, Registration / Document No-25183, Sub Registrar Sadar, Gautambudh Nagar, (U.P) on 31-07-2014. Project Approval No. 6th Parkview: PLG/BP-29/40072/2017/27 Dated 15-11-2017. 2nd & 3rd Parkview: Letter No-YEA/PLG/BP-162/19003/2016 Dated 31-03-2017. 3rd & 6th Parkview: Letter No-YEA/PLG/BP-62/54470 Dated 10-04-2018. Gaur's Runway Suites: Letter No-YEA/PLG/BP-96/79424 Dated 07-02-2019. 7th Parkview: Letter No-YEDA/PLG/BP-62/901/2020 Dated: 14/10/2020 by Yamuna Expressway Industrial Development Authority. Map sanctioned of Gaur Yamuna City Township Project, vide letter Ref. No.YEA/PLANNING/BP-62/19003/2016 Dated: 31/03/2017. All images, perspective, specifications, features, figures, are only indicative and not a legal offering. 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. mtr. (approx.) 1 sq. yd. = 0.84 sq. mtr. (approx.)

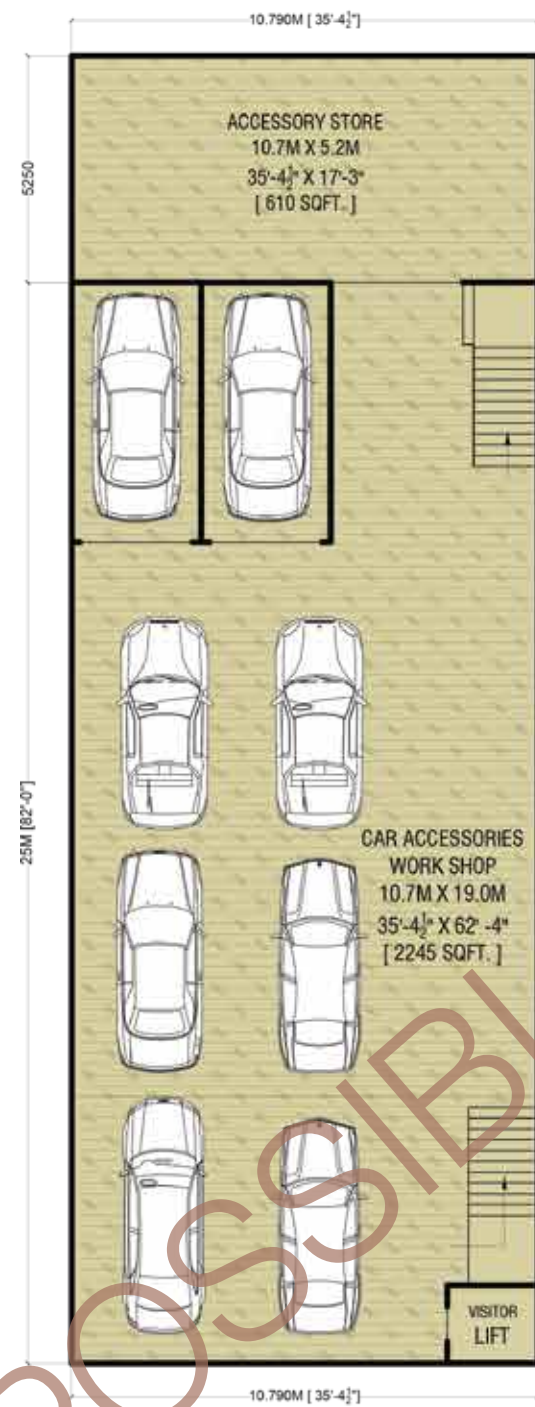




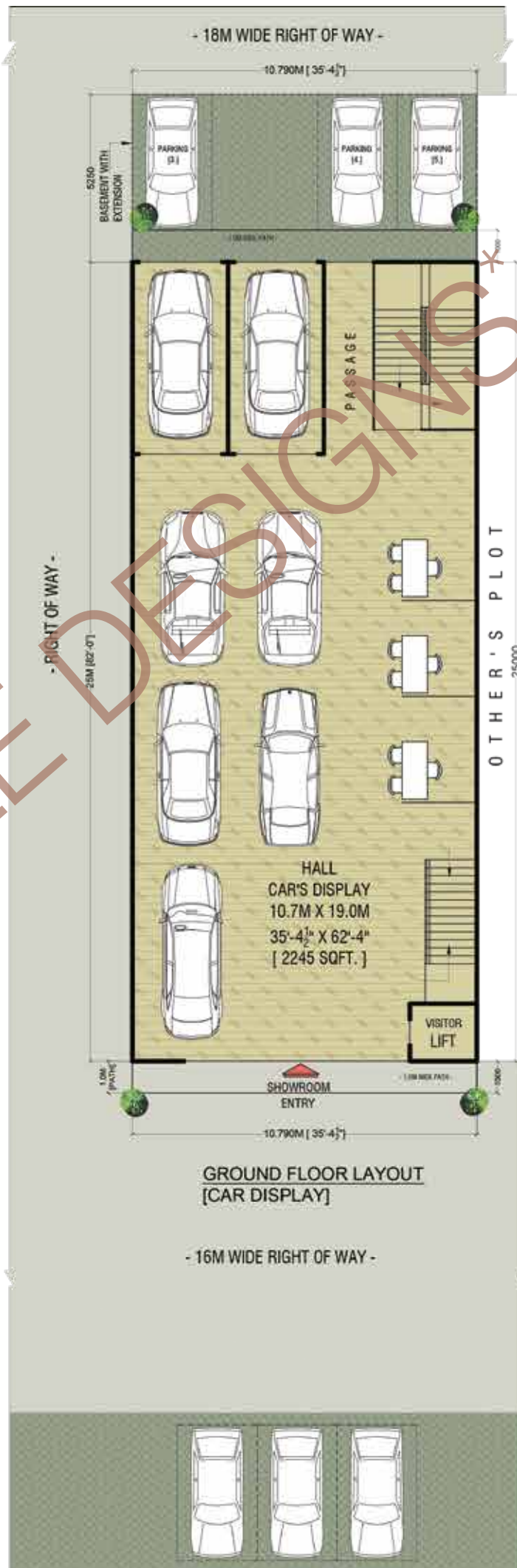
**SUGGESTIVE COMMERCIAL  
UNITS LAYOUT**

**CAR / TWO WHEELER  
OFFICE / SHOWROOM**

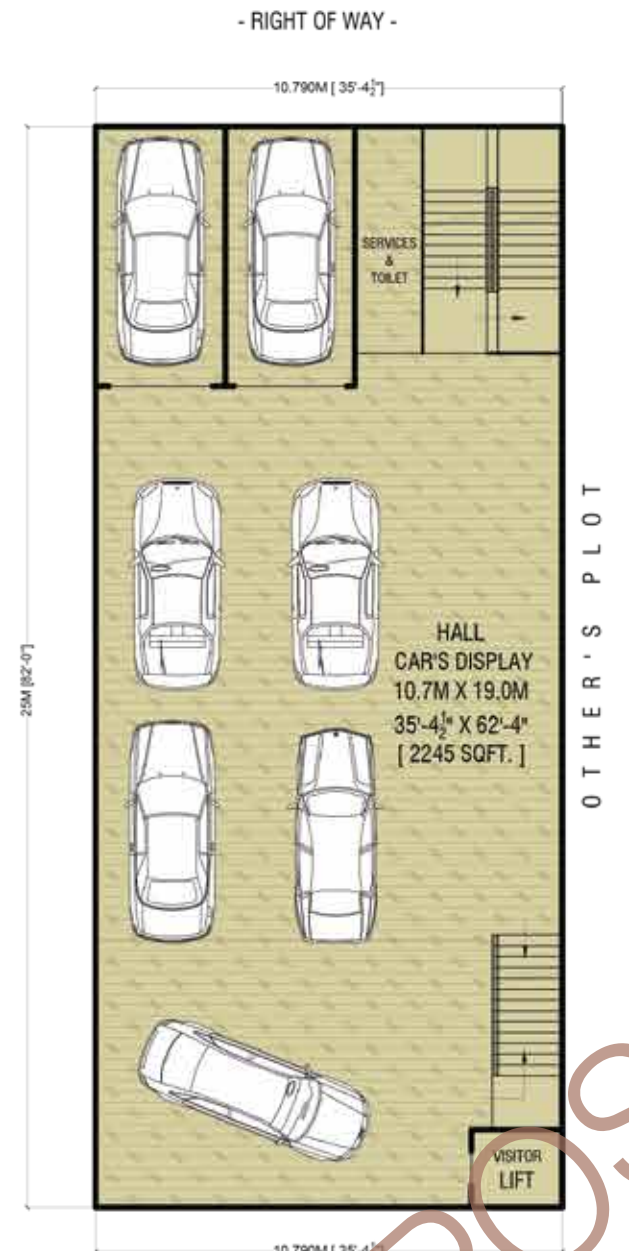
**PLOT SIZE  
10.790 X 25MT (2900 SQFT.)**



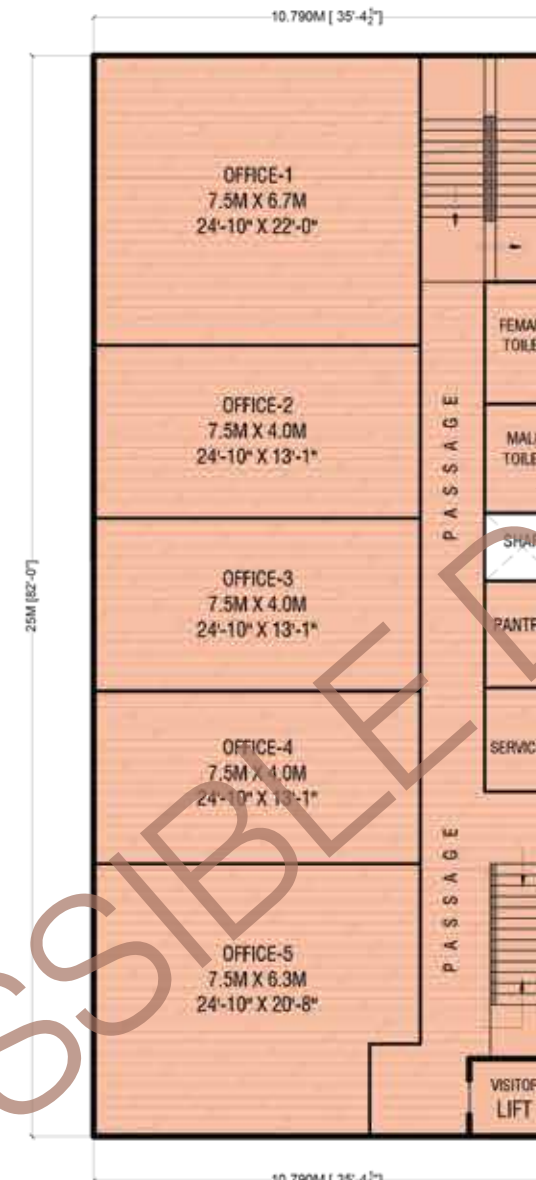
LOWER GROUND FLOOR LAYOUT  
[ CAR ACCESSORIES ]



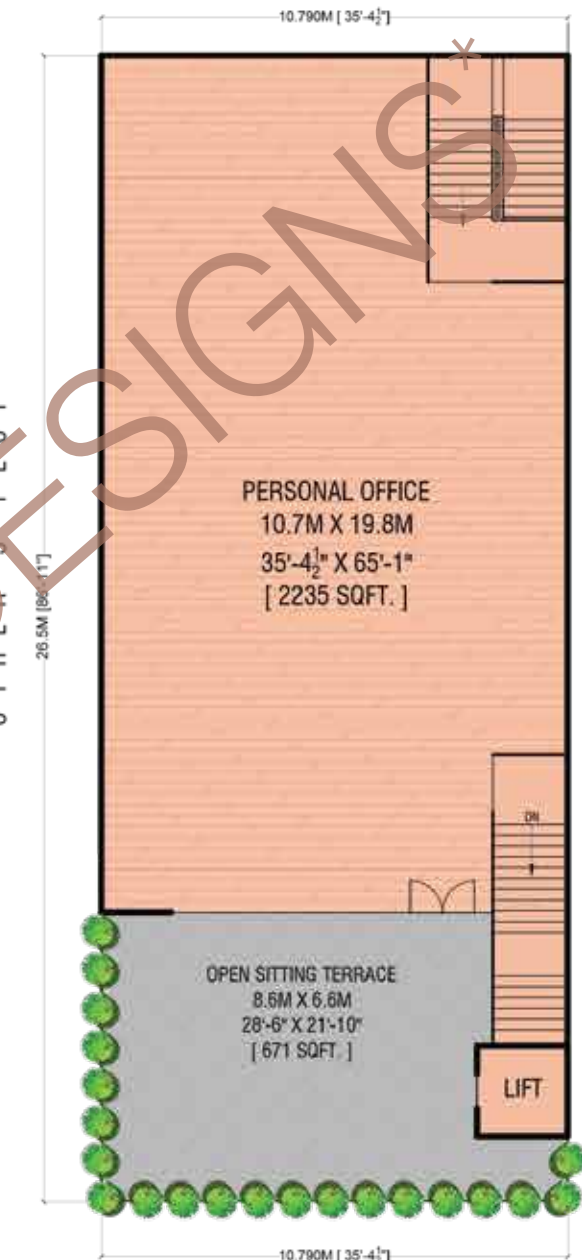
GROUND FLOOR LAYOUT  
[ CAR DISPLAY ]



1ST / 2ND / 3RD / 4TH / 5TH / 6TH  
FLOOR PLAN  
[ CAR DISPLAY ]



7TH / 8TH / 9TH FLOOR PLAN  
[ SMALL OFFICE'S ]



10TH FLOOR  
[ OFFICE BIG HALL ]

\*Proposed layout plan of the plot (foot print). Before construction on the plot, the approval of the final layout plan has to be taken from YEIDA.

Gaur's Realtech Pvt. Ltd. Sub Lease Deed of: Part 1 Vide Book No-1, Vol No-13251, Page No-299 to 450, Registration / Document No-11798, Sub Registrar Sadar, Gautambudh Nagar, (U.P) on 22-05-2013. Part 2 Vide Book No-1, Vol No-14222, Page No-85 to 134, Registration / Document No-24479, Sub Registrar Sadar, Gautambudh Nagar, (U.P) on 05-10-2013. Part 3 Vide Book No-1, Vol No-14828, Page No-227 to 282, Registration / Document No-781, Sub Registrar Sadar, Gautambudh Nagar, (U.P) on 09-01-2014. Part 4 Vide Book No-16236, Page No-189 to 242, Registration / Document No-20325, Sub Registrar Sadar, Gautambudh Nagar, (U.P) on 27-06-2014. Part 5 Vide Book No-1 Vol No-16526, Page No-107 to 162, Registration / Document No-25183, Sub Registrar Sadar, Gautambudh Nagar, (U.P) on 31-07-2014. Project Approval / Document No-20325, PLG / BP / 29 / 40072 / 2017 / 27 Dated 15-11-2017, 2nd & 3rd rd Parkview: Letter No-YEA/PLG / BP / 62 / 19003 / 2016 Dated 31-03-2017. 3rd & 6th Parkview: Letter No-YEA/PLG / BP / 62 / 54470 Dated 10-04-2018. Gaur's Runway Suites: Letter No-YEA/PLG / BP / 62 / 19003 / 2016 Dated 31-03-2017. 7th Parkview: Letter No-YEDA / PLG / BP / 62 / 901 / 2020 Dated: 14/10/2020 by Yamuna Expressway Industrial Development Authority. Map sanctioned of Gaur Yamuna City Township Project, vide letter Ref. No.YEA/PLANNING / BP-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. 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. mtr. (approx.) 1 sq. yd. = 0.84 sq. mtr. (approx.)

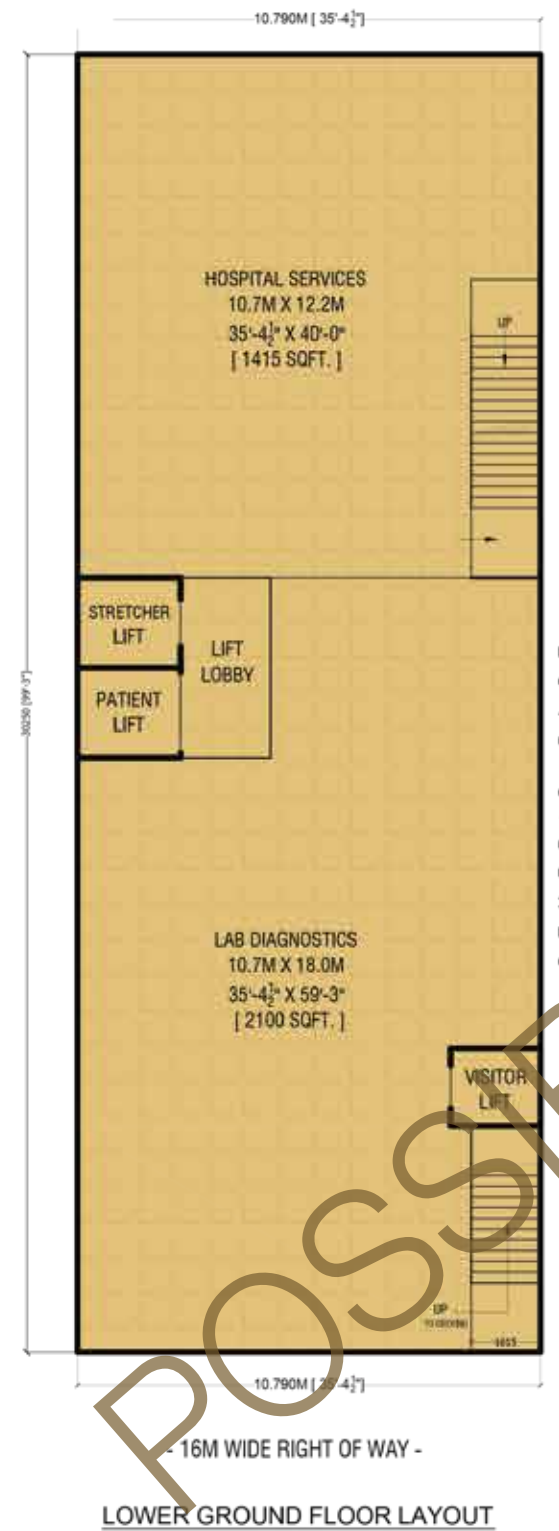




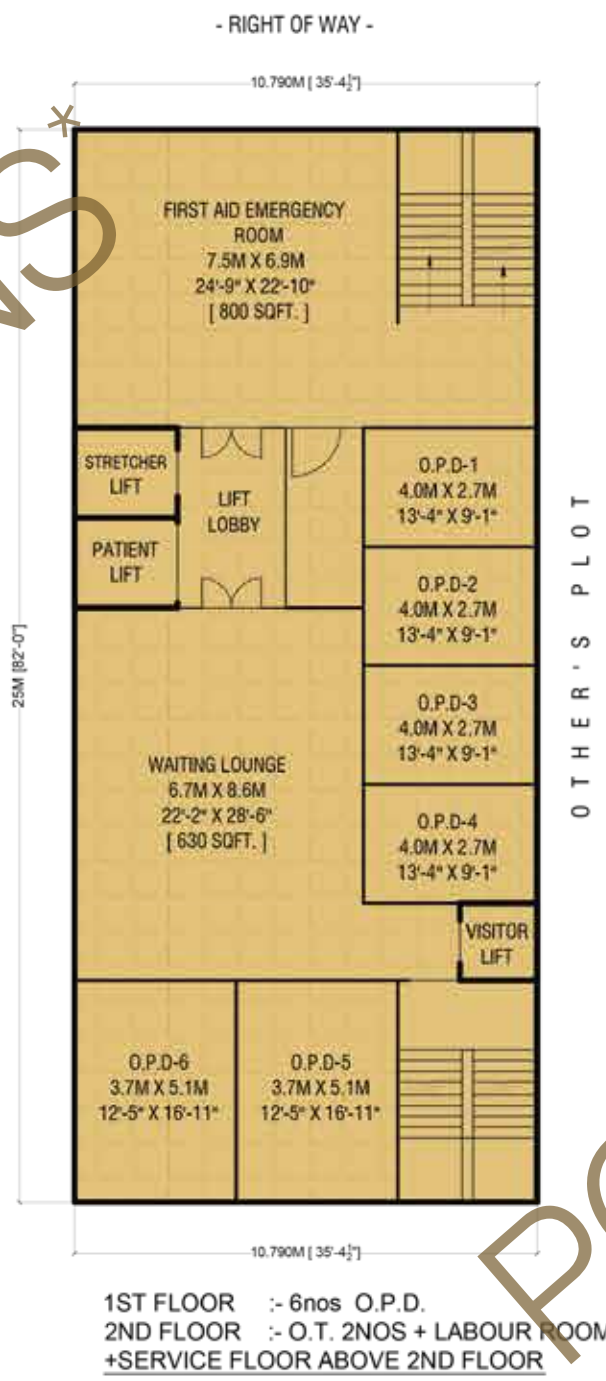
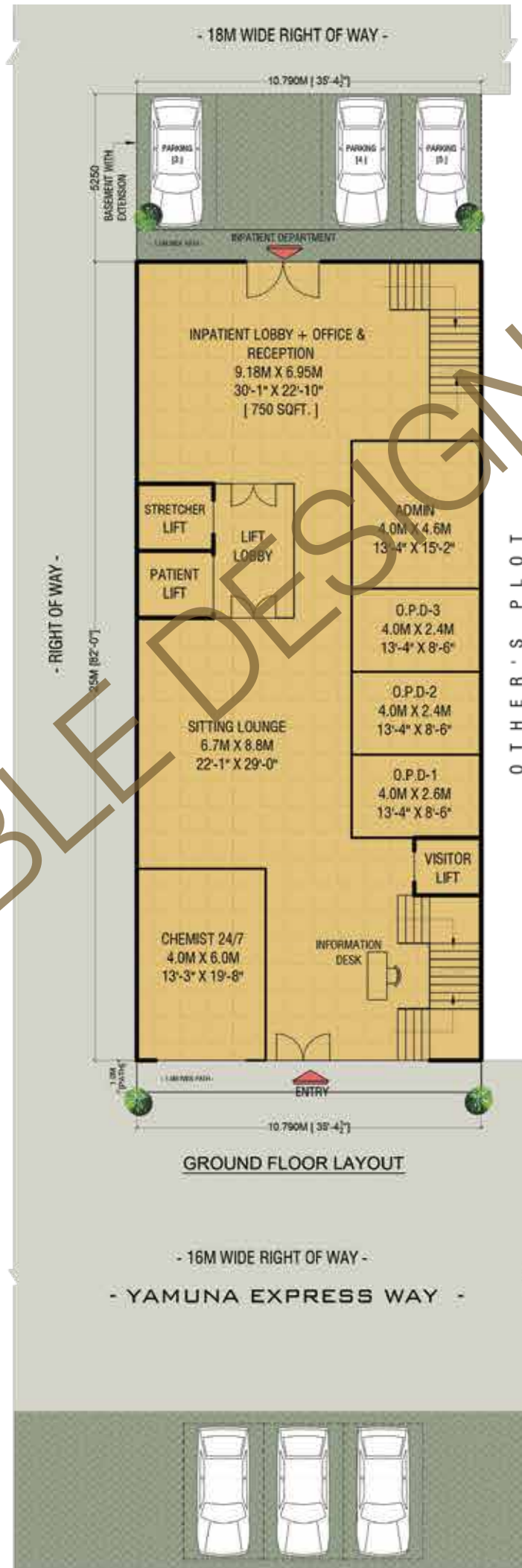
**SUGGESTIVE COMMERCIAL  
UNITS LAYOUT**

**NURSING HOME**

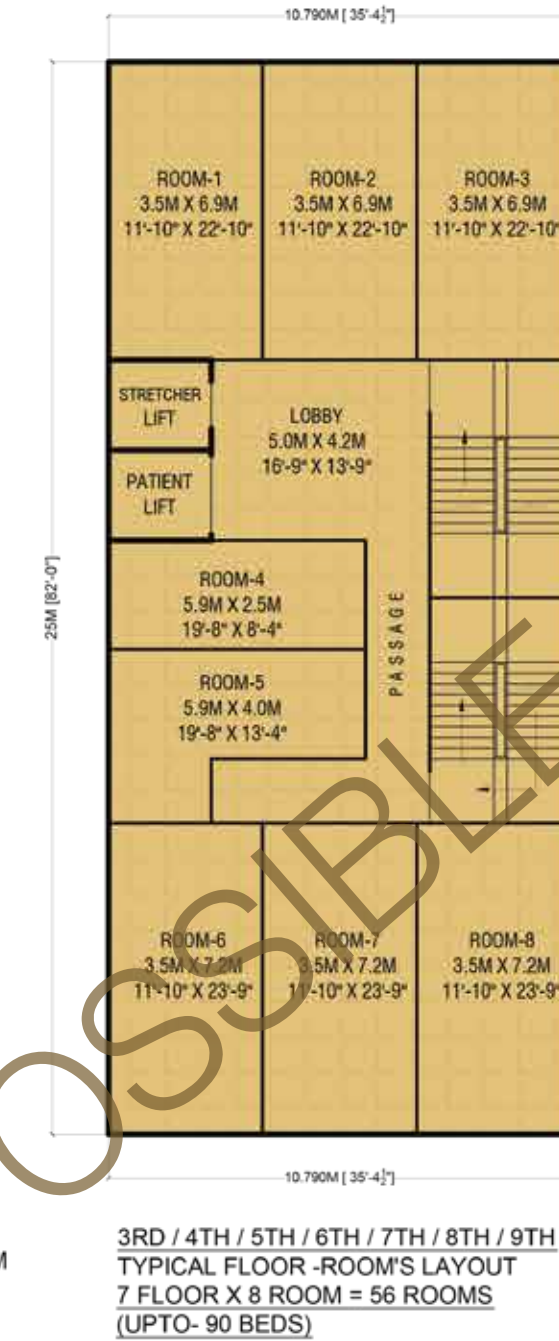
**PLOT SIZE  
10.790 X 25MT (2900 SQFT.)**



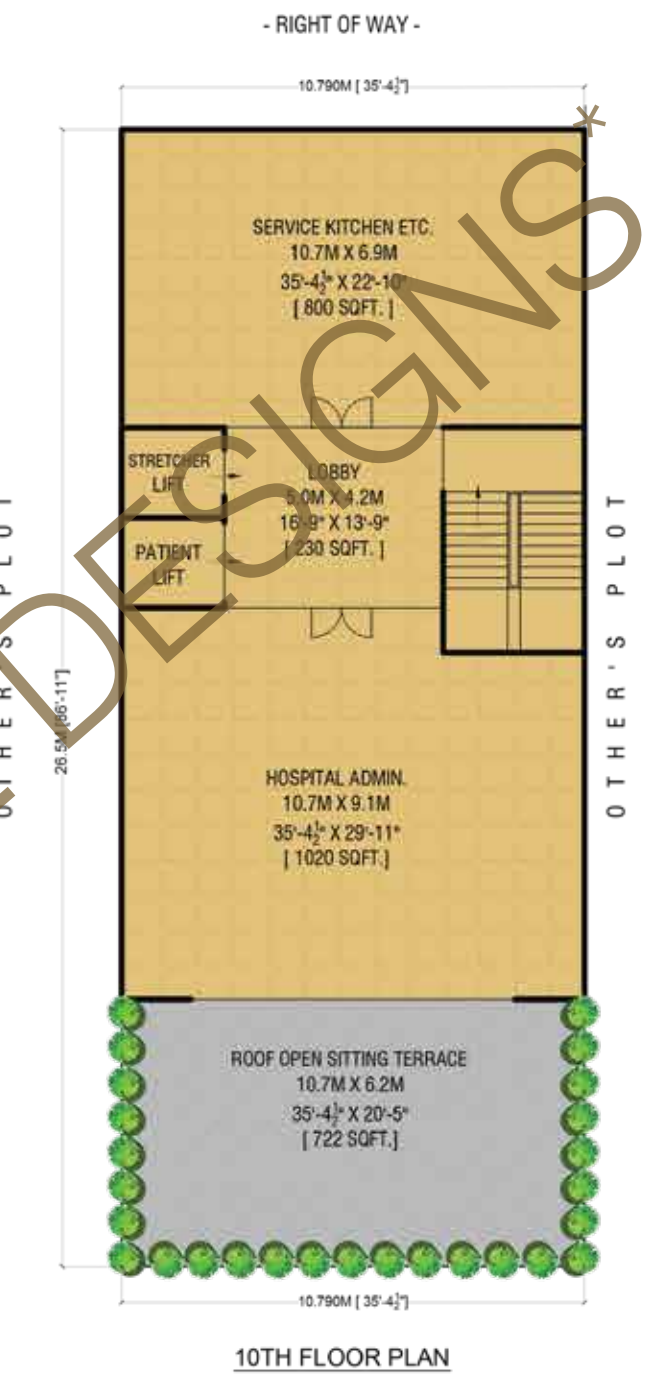
- YAMUNA EXPRESS WAY -



- YAMUNA EXPRESS WAY -



\*Proposed layout plan of the plot (foot print). Before construction on the plot, the approval of the final layout plan has to be taken from YEIDA.



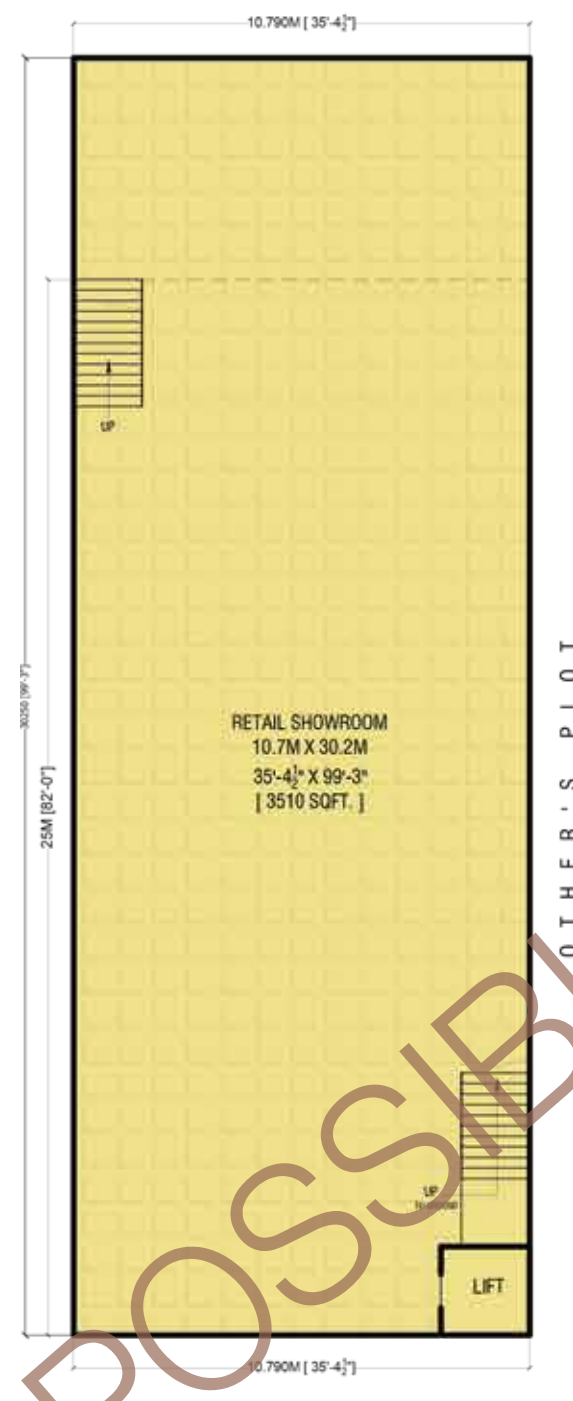
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**SUGGESTIVE COMMERCIAL  
UNITS LAYOUT**

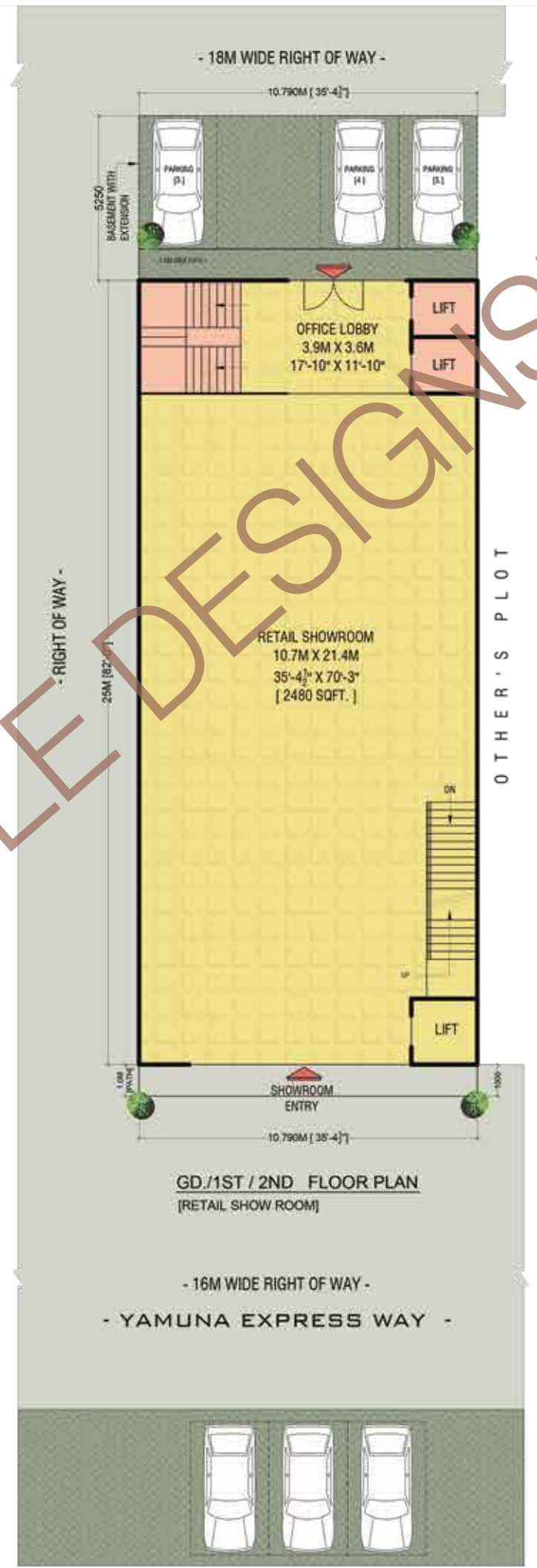
**RETAIL SHOWROOM /  
RESTAURANT / SMALL OFFICE**

**PLOT SIZE**  
**10.790 X 25MT (2900 SQFT.)**



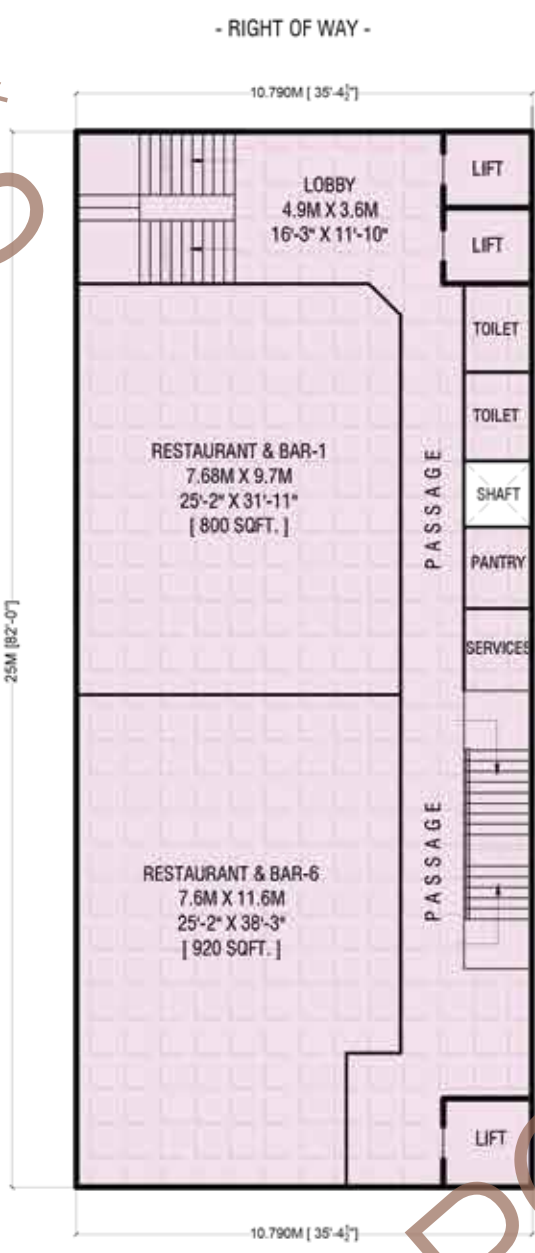
**LOWER GROUND FLOOR LAYOUT**  
**[RETAIL SHOW ROOM]**

- YAMUNA EXPRESS WAY -



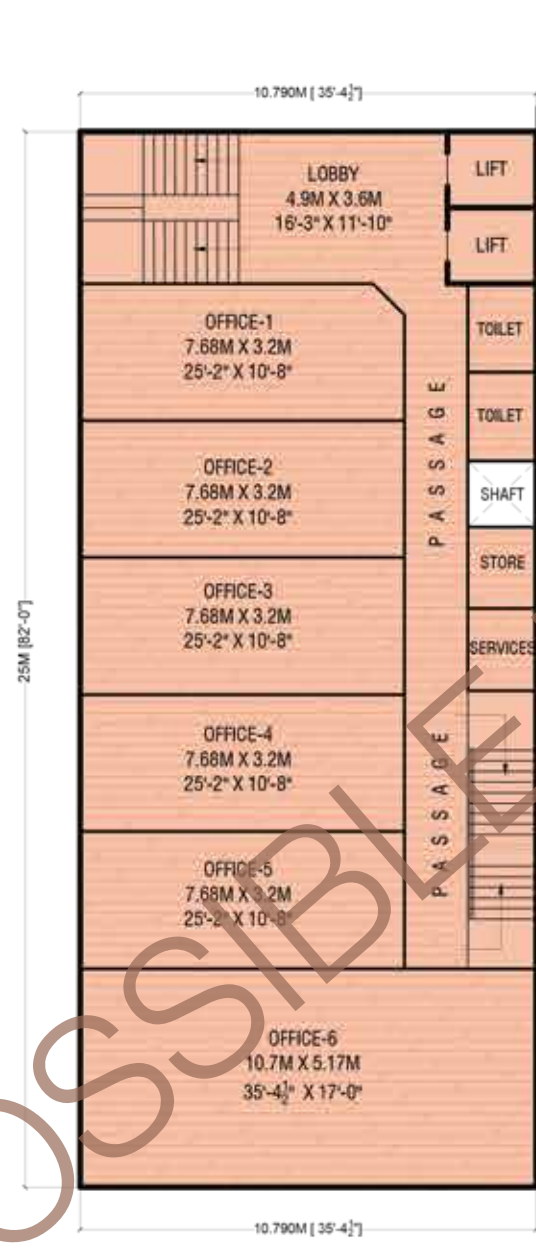
**GD/1ST / 2ND FLOOR PLAN**  
**[RETAIL SHOW ROOM]**

- 16M WIDE RIGHT OF WAY -  
- YAMUNA EXPRESS WAY -

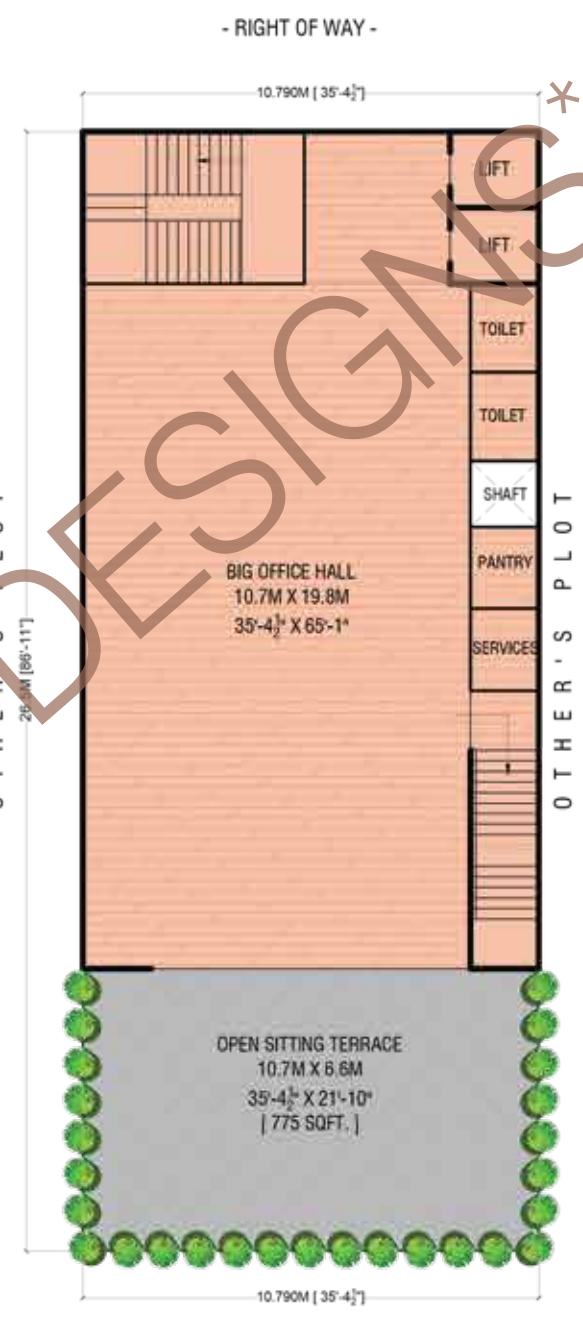


**3RD / 4TH FLOOR TYPICAL**  
**[RESTAURANT'S & BAR]**

- YAMUNA EXPRESS WAY -

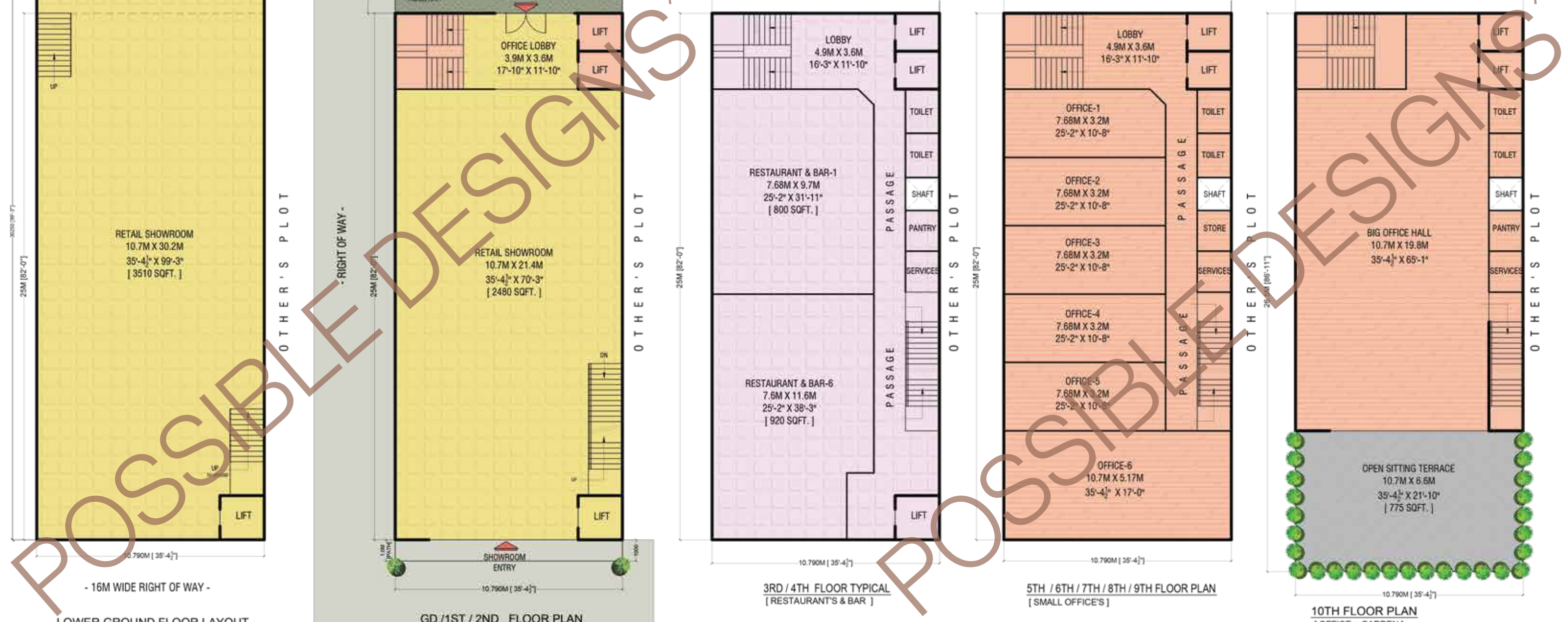


**5TH / 6TH / 7TH / 8TH / 9TH FLOOR PLAN**  
**[SMALL OFFICES]**



**10TH FLOOR PLAN**  
**[OFFICE + GARDEN]**

\*Proposed layout plan of the plot (foot print). Before construction on the plot, the approval of the final layout plan has to be taken from YEIDA.







## PROJECT SPECIFICATIONS

<b>Total Master Commercial Plot Area</b>	<b>119139.00 Sqm.</b> [29.44 Acre]
<b>Total Permissible FAR (@ 4.0)</b> [For master commercial plot]	<b>476556.00 Sqm.</b>
<b>Total Proposed Far</b> [For master commercial plot]	<b>476492.30 Sqm.</b>
<b>Permissible Ground Coverage @ 45% with MLCP</b> [For master commercial plot]	<b>53612.55 Sqm.</b>
<b>Proposed Ground Coverage</b> [For master commercial plot]	<b>53607.55 Sqm.</b>
<b>Proposed Ground coverage/ Building Foot print area</b> [For SCO commercial plot]	<b>38822.70 Sqm.</b>
<b>Proposed FAR For commercial Building</b> [For SCO commercial plot]	<b>313237.27 Sqm.</b>

### TOTAL NO. OF PLOTS WITH DIFFERENT SIZES OF PLOT

No. of 251.75 SQM (301.09 SQYD) Plots	[TYPE - A1]	02
No. of 269.75 SQM (322.6 SQYD) Plots	[TYPE - A2]	04
No. of 187.50 SQM (224.25 SQYD) Plots	[TYPE - A3]	42
No. of 82.32 SQM (98.45 SQYD) Plots	[TYPE - B1]	18
No. of 78.48 SQM (93.86 SQYD) Plots	[TYPE - B2]	18
No. of 78.00 SQM (93.28 SQYD) Plots	[TYPE - B3]	201
No. of 82.32 SQM (98.45 SQYD) Plots	[TYPE - B4]	02
No. of 78.48 SQM (93.86 SQYD) Plots	[TYPE - B5]	02
No. of 78.00 SQM (93.29 SQYD) Plots	[TYPE - B6]	23
No. of 92.63 SQM (110.78 SQYD) Plots	[TYPE - C1]	36
No. of 92.63 SQM (110.78 SQYD) Plots	[TYPE - C2]	04

#### PLOT SIZE, ENTRY AND LOCATION

: As per GYC-Commercial site plan sanctioned with plot dimension, Plot Entry marked and plot area detail. Plot set back as per YEIDA Authority norms.

#### INTERNAL ROADS

: Interlocking tile finished road, street lights as per architecture layout

#### SERVICES

: For plumbing as per detail of services drawings

#### ESS & METER SPACE

- : Meter space for GYC COMMERCIAL
- ESS/CSS as marked in drawing
  - Feeder Pillars Provided as marked in detail
  - DG sets only for common area, street lights & external common services.
  - All External Services like; Electricity, Water, Drainage etc. will be provided in front of plot (foot print) only.

Note:- All the specifications of project are as per sanctioned layout plan by YEIDA.

1 sq. yd. = 0.84 sq. mtr. (approx.)

## PROJECTS @ GAUR YAMUNA CITY

### ONGOING



ACTUAL IMAGE



**3<sup>RD</sup> PARKVIEW**  
PLOTS & VILLAS  
RERA NO: UPRERAPRJ16103



ACTUAL IMAGE



**6<sup>TH</sup> PARKVIEW**  
PLOTS & VILLAS  
RERA NO: UPRERAPRJ15838



ARTIST'S IMPRESSION



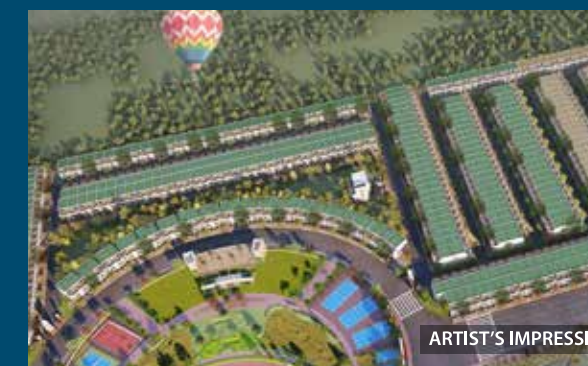
**GAURS RUNWAY**  
SUITES  
Commercial Studio Apartments  
RERA NO: UPRERAPRJ351477



ARTIST'S IMPRESSION



**GAURS RUNWAY**  
SUITES  
Commercial Studio Apartments  
RERA NO: UPRERAPRJ351477



ARTIST'S IMPRESSION



ARTIST'S IMPRESSION



ARTIST'S IMPRESSION



ARTIST'S IMPRESSION



### DELIVERED



ACTUAL IMAGE

**32<sup>ND</sup> PARKVIEW**  
RESIDENTIAL PLOTS (VILLAS)  
RERA NO: UPRERAPRJ4193



ACTUAL IMAGE

**2<sup>ND</sup> PARKVIEW**  
RESIDENTIAL PLOTS (VILLAS)  
RERA NO: UPRERAPRJ4464



ACTUAL IMAGE

**16<sup>TH</sup> PARKVIEW**  
2/3/4 BHK APARTMENTS  
& INDEPENDENT FLOOR  
RERA NO: UPRERAPRJ6801



ACTUAL IMAGE

**GYC GALLERIA**  
CONVENIENT SHOPPING CENTER  
RERA NO: UPRERAPRJ4602



## COMMERCIAL DEVELOPMENT @ GAURS

Ever since its inception in 1995, Gaur have relentlessly pursued excellence, achieving enviable success in every project. The focus of every project has always been architectural excellence and customer satisfaction which should be embedded with transparency and sustainability. Gaur have delivered 50000+ units across 50+ successful projects with more than 100000 happy customers in the span of 25 years of unfaltering commitment. The group has developed almost 35 retail & commercial projects in the NCR region.

**Total No. of Commercial Projects: 35**

**Total Built-up Area of Commercial Projects: 5.0 Lakh sq. mtr. (53 Lakh sq. ft.) approx**



**GAUR CENTRAL**

Shopping Mall  
RDC, Raj Nagar, Ghaziabad



**GAUR CITY PLAZA**

Convenient Shopping Centre  
Gaur City 1, Greater Noida (W)



**GAUR CITY GALLERIA**

GAUR CITY-2  
Convenient Shopping Centre  
Gaur City 2, Greater Noida (W)



**GAUR SPORTSWOOD ARCADE**

Convenient Shopping Centre  
Sector-79, Noida



**GAUR CITY ARCADE**

Convenient Shopping Centre  
Gaur City 2, Gr. Noida (W)



**GYC GALLERIA**

CONVENIENT SHOPPING CENTER  
Gaur Yamuna City, Yamuna Expressway

**GAUR YAMUNA CITY**

A 101 HECTARES (250 ACRES) INTEGRATED TOWNSHIP ON YAMUNA EXPRESSWAY



**GAUR City Center**

Mega Commercial Hub  
Gaur Chowk, Greater Noida (W)



**GAUR RUNWAY SUITES**

Commercial Studio Apartments  
Gaur Yamuna City, Yamuna Expressway

**GAUR YAMUNA CITY**

A 101 HECTARES (250 ACRES) INTEGRATED TOWNSHIP ON YAMUNA EXPRESSWAY



**THE HUB**

YOUR SHOPPING DESTINATION  
Convenient Shopping Centre  
Gaur Yamuna City, Yamuna Expressway

**GAUR YAMUNA CITY**

A 101 HECTARES (250 ACRES) INTEGRATED TOWNSHIP ON YAMUNA EXPRESSWAY

**GAUR City Mall**  
MY CITY. MY MALL



**THE FIRST & THE BIGGEST MALL OF GR. NOIDA (WEST) IS NOW OPEN !!**

- THE BIGGEST 9 SCREEN MULTIPLEX • THE BIGGEST ATRIUM • THE BIGGEST OPEN ARENA
- THE BIGGEST FOOD COURT • THE BIGGEST HYPER MARKET • THE BIGGEST BRANDS IN TOWN
- THE LARGEST MULTI-LEVEL CAR PARKING



BRANDS AT GAUR CITY MALL



The complete list of delivered & ongoing commercial & retail projects is provided in the subsequent pages of the brochure.



THE RIVER OF KNOWLEDGE FLOWS AGAIN

OPERATIONAL 3<sup>RD</sup> SCHOOL AT YAMUNA EXPRESSWAY



ARTIST'S IMPRESSION

ACTUAL IMAGE



# GAURS INTERNATIONAL SCHOOL

तमसो मा ज्योतिर्गमय ।

@

GAUR YAMUNA CITY, YAMUNA EXPRESSWAY

AFTER THE SUCCESS OF TWO BRANCHES OF GAURS INTERNATIONAL SCHOOL AT GAUR CITY WITH 3500+ STUDENTS, WE BRING THE PREMIER EDUCATIONAL INSTITUTE TO GAUR YAMUNA CITY. EQUIPPED WITH WORLD-CLASS FACILITIES AMIDST TOP NOTCH INFRASTRUCTURE AND AN INTERNATIONAL CURRICULUM, GAURS INTERNATIONAL SCHOOL BELIEVES IN NURTURING YOUR CHILD IN EVERY ASPECT.

## HIGHLIGHTS

- AC CLASSROOMS
- BEST TEACHER STUDENT RATIO
- SMART CLASSROOMS WITH PROJECTORS
- AMPHITHEATRE
- MUSIC, ART & DANCE ROOM
- MEDICAL ROOM
- RFID ENABLED ID CARDS
- CBSE BASED CURRICULUM
- CRICKET PITCH
- FOOTBALL
- VOLLEY BALL
- GPS ENABLED BUSES\*

\*PROCURING SOON

ADMISSIONS NOW OPEN FOR SESSION 2022-2023

NURSERY TO 8<sup>TH</sup> STANDARD

[www.gaurinternationalsschool.com](http://www.gaurinternationalsschool.com)



# SUCCESS FOUNDED ON TRUST

Ever since its inception in the year 1995, Gaur's has been revered as an icon of excellence in the world of real estate. With a burgeoning list of residential projects that encompass high end apartments to highly affordable accommodations occupied by thousands of happy families, Gaur's stress on customer's trust has become the winning mantra.

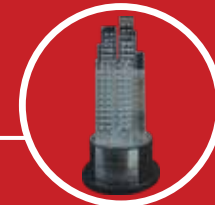
The pointed, unerring focus on creating a better tomorrow has been the driving force at Gaur's. It is our foresight, eye for perfect locations and excellence in execution that has earned us a much-deserved success throughout our long journey. And armed with the confidence and verve to enrich lives, one can safely say that the future belongs to Gaur's.



**SMART CITY EMPOWERING INDIA AWARDS 2019**  
BEST SMART CITY DEVELOPER OF THE YEAR  
- GAURSONS INDIA



**TIMES BUSINESS AWARDS 2019**  
BEST REAL ESTATE DEVELOPER OF THE YEAR  
- GAURSONS INDIA



**PMAY EMPOWERING INDIA AWARDS 2019**  
THE MOST WELL PLANNED UPCOMING PROJECT IN EWS CATEGORY  
- GAURS SIDDHARTHAM



**CNBC AWAAZ REAL ESTATE AWARDS 2018-19**  
BEST RESIDENTIAL PROJECT AFFORDABLE SEGMENT - NORTH ZONE  
- GAUR CITY-2



**CNBC AWAAZ REAL ESTATE AWARDS 2017-18**  
BEST RESIDENTIAL PROJECT AFFORDABLE SEGMENT - NATIONAL  
- GAUR CASCADES



**NDTV PROPERTY AWARDS 2016-17**  
BUDGET APARTMENT PROJECT OF THE YEAR (2017) TIER 1 CITIES  
- GAUR CASCADES



**NDTV PROPERTY AWARDS 2016-17**  
BEST TOWNSHIP PROJECT  
- GAUR CITY



**CNBC AWAAZ REAL ESTATE AWARDS 2016-17**  
BEST TOWNSHIP PROJECT  
- GAUR CITY



**NDTV PROPERTY AWARDS 2015**  
BEST EXECUTION - TRACK RECORD  
- GAUR CITY

## THE HALLMARKS TO OUR CREDIT



### ONGOING RERA REGISTERED PROJECTS

Gaur Mulberry Mansions, Gr. Noida (West)  
UPRERAPRJ7057, UPRERAPRJ4897

3rd Parkview (KrishnVilas) Gaur Yamuna City  
UPRERAPRJ16103

Gaur's Siddhartham, Siddharth Vihar  
UPRERAPRJ3935

Victorian Villas (6th Parkview) Gaur Yamuna City  
UPRERAPRJ15838

16th Parkview Phase-II, Gaur Yamuna City  
UPRERAPRJ6801

7th Avenue, Phase-II, Gaur City, Gr. Noida (West)  
UPRERAPRJ6695

14th Avenue Phase-II, Gaur City-2, Gr. Noida (West)  
UPRERAPRJ6742

Gaur City Mall Ph-II, Gr. Noida (West)  
UPRERAPRJ6934

Gaur's Runway Suites, Gaur Yamuna City  
UPRERAPRJ351477

Gaur City Center Ph-II, Gr. Noida West  
UPRERAPRJ4780

Gaur's Platinum Towers (Gaur Sportswood)  
Sector-79, Noida UPRERAPRJ3528

Aerocity Yamuna, Gaur Yamuna  
PRERAPRJ342117

Gaur World SmartStreet,  
(Formerly known as Gaur World Street)  
Gr. Noida (W) UPRERAPRJ674297

7th Parkview, Gaur Yamuna City  
Sports Villas  
Aero Villas  
Shri Radhey Kunj  
UPRERAPRJ16087

Gaur Lakeshore Villas (1st-A Parkview),  
Gaur Yamuna City UPRERAPRJ574384

Gaur Waterfront Plots, (1st-B (Parkview)),  
Gaur Yamuna City UPRERAPRJ235739



### DELIVERED COMMERCIAL PROJECTS

Gaur Plaza, Shalimar Garden, Ghaziabad

Gaur Residency-Gravity, Chander Nagar, Ghaziabad

Gaur Galaxy-Gravity, Vaishali, Ghaziabad

Gaur Square Govindpuram, Ghaziabad

Gaur Green City-Gravity, Indirapuram, Ghaziabad

Gaur Homes-Gravity, Govindpuram, Ghaziabad

Gaur Heights-Gravity, Vaishali, Ghaziabad

Gaur Ganga-Gravity, Vaishali, Ghaziabad

Gaur Ganga-I-Gravity, Vaishali, Ghaziabad

Gaur Ganga-II-Gravity, Vaishali, Ghaziabad

Gaur Green Vista-Gravity, Indirapuram, Ghaziabad

Gaur Gracious-Gravity, Moradabad

Gaur Global Village-Gravity, NH-24, Ghaziabad

Gaur Grandeur-Gravity, Sector-119, Noida

Gaur Valerio-Gravity, Indirapuram, Ghaziabad

Gaur Cascades-Hi-Street, NH-58, Raj Nagar Extn.

Gaur Biz Park, Indirapuram, Ghaziabad

Gaur Gravity, Ghaziabad

Gaur City Plaza, Greater Noida West

Gaur City Galleria, Greater Noida West

Gaur City Arcade, Greater Noida West

GYC Galleria, Gaur Yamuna City, Yamuna Expressway

Gaur Atulyam-Gravity, Gr. Noida

Gaur Saundaryam High-Street, Gr. Noida (W)

Gaur's Sportswood Arcade, Sec-79, Noida

Gaur City Center Phase-I, Gr. Noida (W)

14th Avenue High Street, Gr. Noida (W)



### GAURS INTERNATIONAL SCHOOL

Gaur City-2, Greater Noida (West)

Junior Wing, Gaur City - 2, Greater Noida (West)

Gaur Yamuna City, Yamuna Expressway

Gaur's Siddhartham, Siddharth Vihar,  
Ghaziabad (Under Development)



### DELIVERED RETAIL PROJECTS

Gaur City Mall, Gaur Chowk, Greater Noida (W)

Gaur Central Mall, RDC, Raj Nagar, Ghaziabad



### HOTELS

The Gaur's Sarovar Portico, Gaur City, Gr. Noida (West)



### 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. Ghaziabad

Gaur Saundaryam, 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

Gaur Sportswood, Sector-79, Noida

Gaur Atulyam, Gr. Noida

14th Avenue, Ph-1, Gaur City-2

7th Avenue, Ph-1, Gaur City

2nd Parkview, Gaur Yamuna City

16th Parkview Phase-1, Gaur Yamuna City

32nd Parkview, Gaur Yamuna City

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Map not to scale

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