





7TH AVENUE RERA REGN. NO. UPRERAPRJ6695 • www.up-rera.in

30th June 2020





# 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).



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) • Walking distance from Approved Metro Station at Gaur Chowk

#### 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





# **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)

#### Disclaimer

Carpet Area(as per RERA guidelines): - The net usable floor area of an apartment, excluding the area covered by the external walls, areas under services shafts, exclusive balcony or verandah area and exclusive open terrace area, but includes the area covered by the internal partition walls, column & structural walls of the

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# **UNIT TYPE-B**

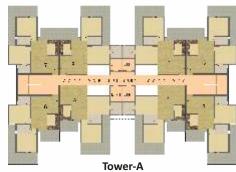




Tower-H



Tower-B



#### 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. (2, 3, 6 & 7) TOWER-B UNIT NO. (10, 11, 15 & 16) TOWER-H UNIT NO. (59, 60, 63 & 64)

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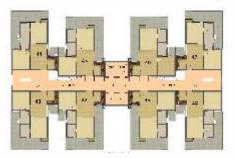
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15gn=10.764 s.gth; 304.8mms1-10°

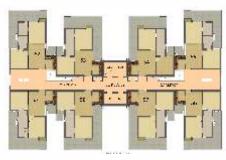


# **UNIT TYPE-C**





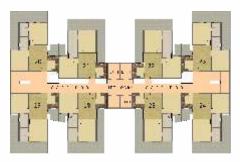
Tower-F



Tower-G



Tower-E



Tower-D Tower-C

Tower - C, D, E, F & G

Carpet Area - 49.60 SQ. MT. (534.00 SQ. FT.)

External Wall & Column Area - 4.11 SQ. MT. (44.00 SQ. FT.)

Balcony Area - 22.59 SQ. MT. (243.00 SQ. FT.)

Common Area - 23.56 SQ. MT. (245.00 SQ. FT.)

Total Area - 99.86 SQ. MT. (1075.00 SQ. FT.)

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

TOWER-C UNIT NO. (19, 20, 23 & 24) TOWER-D UNIT NO. (27, 28, 31 & 32) TOWER-E UNIT NO. (35, 36, 39 & 40) TOWER-F UNIT NO. (43, 44, 47 & 48) TOWER-G UNIT NO. (51, 52, 55 & 56)

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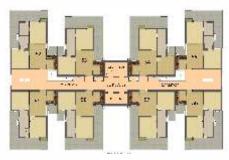


# **UNIT TYPE-D**

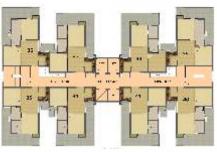




Tower-F



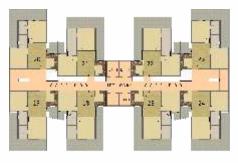
Tower-G



Tower-E

78 E

Tower-D



Tower-C

#### Tower - C, D, E, F & G

Carpet Area - 49.60 SQ. MT. (534.00 SQ. FT.)

External Wall & Column Area - 4.11 SQ. MT. (44.00 SQ. FT.)

Balcony Area - 22.59 SQ. MT. (243.00 SQ. FT.) Common Area - 23.56 SQ. MT. (245.00 SQ. FT.)

Total Area - 99.86 SQ. MT. (1075.00 SQ. FT.)

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

**TOWER-C UNIT NO. (18, 21, 22 & 25)** TOWER-D UNIT NO. (26, 29, 30 & 33) TOWER-E UNIT NO. (34, 37, 38 & 41) TOWER-F UNIT NO. (42, 45, 46 & 49) TOWER-G UNIT NO. (50, 53, 54 & 57)

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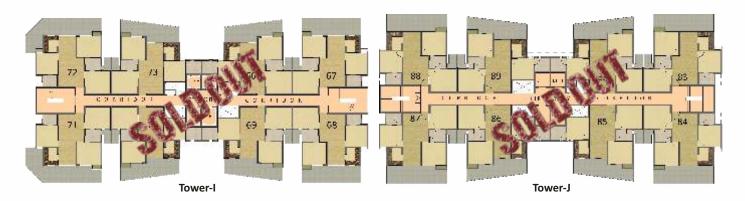
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# **UNIT TYPE-E**



#### **ENTRY**



#### 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)

#### Disclaimer

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# **UNIT TYPE-F**



#### 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)

#### Disclaimer

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15gn=10.764 s.gth; 304.8mms1-10°



# **UNIT TYPE-G**





#### Tower - I

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

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

Balcony Area - 31.08 SQ. MT. (335.00 SQ. FT.)

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

Total Area - 134.70 SQ. MT. (1450.00 SQ. FT.)

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

**TOWER-I UNIT NO. (71 & 72)** 

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# **UNIT TYPE-H**



#### Tower - K

Carpet Area - 53.04 SQ. MT. (571.00 SQ. FT.)

Balcony Area - 23.65 SQ. MT. (255.00 SQ. FT.)

Common Area - 24.61 SQ. MT. (265.00 SQ. FT.)

Total Area - 107.30 SQ. MT. (1155.00 SQ. FT.)

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

**TOWER-K UNIT NO. (90, 93, 94 & 97)** 

#### Disclaimer

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# **UNIT TYPE-I**





#### Tower - K

Carpet Area - 52.68 SQ. MT. (567.00 SQ. FT.)

External Wall & Column Area - 6.12 SQ. MT. (65.85 SQ. FT.)

Balcony Area - 19.70 SQ. MT. (212.00 SQ. FT.)

Common Area - 24.20 SQ. MT. (260.00 SQ. FT.)

Total Area - 102.70 SQ. MT. (1105.00 SQ. FT.)

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

**TOWER-K UNIT NO. (91, 92, 95 & 96)** 

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# **UNIT TYPE-J**







Tower L

#### Tower - L

Carpet Area - 59.83 SQ. MT. (644.00 SQ. FT.)

External Wall & Column Area - 7.93 SQ. MT. (85.00 SQ. FT.)

Balcony Area - 19.24 SQ. MT. (207.00 SQ. FT.)

Common Area - 23.10 SQ. MT. (249.00 SQ. FT.)

Total Area - 110.10 SQ. MT. (1185.00 SQ. FT.)

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

TOWER-L UNIT NO. (98, 99, 100, 101, 102, 103, 104 & 105)

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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

c)

a) FLOORING - MARBLE FLOORING (STAIRCASE-1)
b) RAILING - CONCRETE / IPS FLOORING (STAIRCASE-2)

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 PASSENGERS + TWO - 8 PASSENGERS) 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

C.

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



#### **UNIT 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
- $\bullet \ \text{Plumbing done with CPVC pipes to avoid corrosion} \ \bullet \ \text{Individual RO for drinking water in each apartment}$

#### NOTES





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# **LAYOUT PLAN**

#### **LEGENDS**

TOWER A - 108.23 SQ.MT. (1165 SQ.FT.)

TOWER B - 108.23 SQ.MT. (1165 SQ.FT.)

TOWER C - 99.86 SQ.MT. (1075 SQ.FT.)

TOWER D - 99.86 SQ.MT. (1075 SQ.FT.)

TOWER E - 99.86 SQ.MT. (1075 SQ.FT.)

TOWER F - 99.86 SQ.MT. (1075 SQ.FT.)

TOWER G - 99.86 SQ.MT. (1075 SQ.FT.)

TOWER H - 108.23 SQ.MT. (1165 SQ.FT.)

TOWER I - 125.40/134.70 SQ.MT. (1350 SQ.FT / 1450 SQ.FT.)

TOWER J - 125.40 SQ.MT. (1350 SQ.FT.)

TOWER K - 102.70 / 107.30 SQ.MT. (1105/1155 SQ.FT.)

TOWER L - 110.13 SQ.MT. (1185 SQ.FT.)

- **ENTRANCE GATE** Ι.
- **BASKETBALL COURT** II.
- III. TENNIS COURT WITH SEATING TIER
- PATHWAY/JOGGING TRACK IV.
- V. LANDSCAPED LAWN
- VI. KIDS' PLAY AREA
- VII. **SWIMMING POOL**
- VIII. KIDS' POOL
- IX. **POOL DECK**
- Χ. **CHANGING ROOM**
- XI. CRICKET PITCH
- XII. **AMPHITHEATER**
- XIII. **CLUB**
- XIV. E.S.S.
- XV. **EXIT GATE**



#### Disclaimer

Carpet Area(as per RERA guidelines): - The net usable floor area of an apartment, excluding the area covered by the external walls, areas under services shafts, exclusive balcony or verandah area and exclusive open terrace area, but includes the area covered by the internal partition walls, column & structural walls of the

apartment.
\*\*Total Area: - The carpet area of the said apartment and the entire area enclosed by its periphery walls including area under walls, columns, balconies and lofts etc. and half the area of common walls with other premises/apartments which form integral part of said apartment and common areas shall mean all such parts/areas in the entire said project which the Allottee(s) shall use by sharing with other occupants of the said project including entrance lobby, electrical shafts, fire shafts, plumbing shafts and services ledges on all floors, common corridors, and passages, staircases, staircases, staircases shaft, mumties, services area including but not limited to the machine rooms, security/fire control rooms, maintenance offices/stores etc, if provided. 1 Sqm=10.764 sq.ft,304.8mm=1'-0"

























2017-18 BEST APARTMENT OF THE YEAR-TIER 1 CITIES - GAUR CASCADES

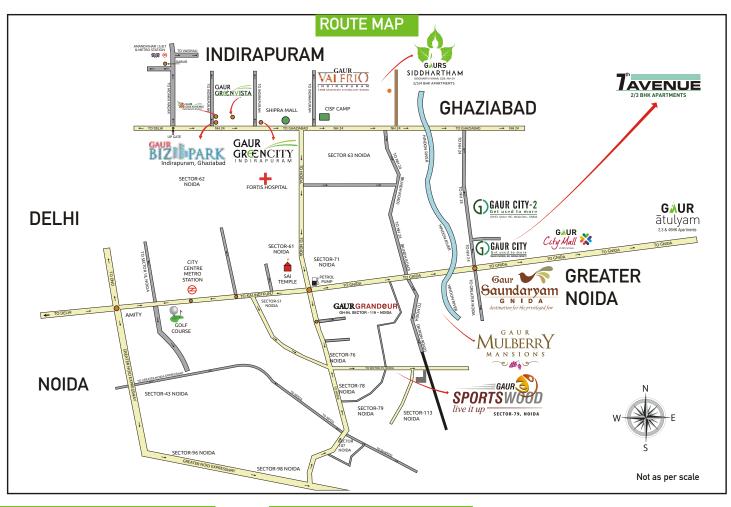
2016-17 BEST TOWNSHIP PROJECT - GAUR CITY

2015-16 BEST EXECUTION-TRACK RECORD - GAUR CITY





2016-17 BEST TOWNSHIP PROJECT - GAUR CITY



#### ONGOING RERA REGISTERED PROJECTS

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

KrishnVilas (3rd Parkview), Gaur Yamuna City UPRERAPRJ16103

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

Gaurs Siddhartham, Siddharth Vihar UPRERAPR 13935

Victorian Villas (6th Parkview), Gaur Yamuna City UPRERAPRJ15838

16th Parkview Phase-2, Gaur Yamuna City UPRERAPRJ6801

7th Avenue, Ph-2, Gaur City, Gr. Noida (West) UPRERAPRJ6695

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

Gaur City Mall, Gr. Noida (West) UPRERAPRJ6934

Gaur City Arcade, Gr. Noida (West)

UPRERAPRJ10206

Gaurs Runway Suites, Gaur Yamuna City UPRERAPRJ351477

Gaur City Center, Gr. Noida (West)

UPRERAPRJ4780 Gaurs Platinum Towers (Gaur Sportswood)

Sector-79, Noida UPRERAPRJ3528 Gaur World SmartStreet, Gr. Noida (West)

UPRERAPRJ674297

#### **GAURS INTERNATIONAL SCHOOL**

Gaur City-2, Greater Noida (West)

Gaur Yamuna City, Yamuna Expressway (Under Construction)

Gaurs Siddhartham, Siddharth Vihar (Under Construction)

#### 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)

GYC Galleria, Gaur Yamuna City

#### 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, Ph-1, Gr. Noida (West)

1st Avenue, Gaur City

4th Avenue, Gaur City

5th Avenue, Gaur City

6th Avenue, Gaur City

7th Avenue Ph-1, Gaur City

10th Avenue, Gaur City-2

11th Avenue, Gaur City-2

12th Avenue, Gaur City-2

14th Avenue Ph-1, Gaur City-2

16th Avenue, Gaur City-2

Gaur Sportswood, Sector-79, Noida

Gaur Atulyam, Gr. Noida

2nd Parkview, Gaur Yamuna City

16th Parkview Phase-1, Gaur Yamuna City

32nd Parkview, Gaur Yamuna City

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