

TAKING YOUR  
**LIFESTYLE**  
TO **NEW HEIGHTS.**



**GAURS**   
**RUNWAY**  
— SUITES —  
Commercial Studio Apartments

@

 | **GAUR**  
**YAMUNA**  
**CITY**

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

NEAR UPCOMING NOIDA  
INTERNATIONAL AIRPORT



THE WORLD  
HAS CHECKED-IN  
AT NOIDA.

India's first city to have a  
**MOBILE OPEN  
EXCHANGE (MOX)**

**WORLD TRADE CENTRE**  
is investing  
**21 BILLION DOLLARS**  
spread across 42 acres

**INFOSYS,**  
India's second largest software firm to invest  
**Rs. 750 CRORES**  
in the first phase

The biggest  
**PAYTM** campus  
spread across 10 acres to provide  
**15000**  
employments

Noida Is  
Booming with more  
**MNC'S, START  
UP'S & PSU'S**

**PATANJALI'S**  
**Rs. 6,000-CRORES**  
food park coming up in  
**455 ACRES.**

World's largest mobile  
factory set up by  
**SAMSUNG**  
in Noida



**NOIDA  
INTERNATIONAL AIRPORT**  
India's Largest Airport being built with an investment of  
**Rs. 29,500 CRORES**  
approx by Zurich Airport International AG



**FILM CITY**  
India's Largest Film City  
project developing over an area of  
**1000 acres**

**VIVO,**  
a leading mobile manufacturer has taken  
169 acres of land and will invest  
**Rs. 3500 CRORES**  
creating  
**25,000 JOBS**

India's Biggest  
**SMARTPHONE  
MANUFACTURING  
HUB.**

India's Fourth Largest  
**IT-BPO  
DESTINATION.**

## THE THRUST BEHIND NOIDA'S BOOST.



**YEIDA** stands for Yamuna Expressway Industrial Development Authority and today has the largest industrial landbank in the country which would see rapid development. The initial budget set for YEIDA was Rs. 12,500 crore approximately. With an area of 2,689 sq km under its belt, it is the biggest industrial township project that covers connectivity, industrial development, and infrastructure development.

YEIDA also promises to develop smart villages along the 165 km stretch. It is one of the driving forces behind Noida's growth and development.

**YEIDA's** master plan of 2031 predicts rapid and extensive real estate development.

Yamuna Expressway is the **MOST MODERN INFRASTRUCTURE** development that connects Delhi/Noida/Gr. Noida with Western UP/Agra and Lucknow.

It's a 165 km long 6-lane Expressway surrounded by **1,187 VILLAGES** comprising Of **6 DISTRICTS**

The traveling time between **AGRA & DELHI** that stretches 211 km has come down to approx. 150 minutes & just 90 minutes from Greater Noida.

The U.P. government has declared Yamuna Expressway belt as an **ELECTRONICS MANUFACTURING ZONE**

The U.P. government has appointed Yamuna Expressway as the nodal agency of the project and YEIDA has already identified **5,000 HECTARES** for this purpose.

## NOIDA IS CRUISING WITH EASE & ACCESSIBILITY.

### AIRPORT'S EFFECT ON THE REGION. (1)

- Jewar will likely to serve as major logistics and travel hub for various manufacturing and export centers as soon as the airport becomes operational.
- Like other major infrastructure projects that benefit real estate markets, the Noida International Airport, too, will change the property market dynamics in Noida and the adjoining areas making Noida International Airport the biggest job creator.

### EASTERN PERIPHERAL EXPRESSWAY: (2)

- a 135 km long, six-lane expressway intersects and passes through Yamuna Expressway.
- Eastern Peripheral Expressway is expected to divert more than 50,000 trucks away from Delhi and reduce air pollution in Delhi by 27%.
- It was inaugurated on 27 May 2018 by Prime Minister Narendra Modi.
- EPE to be connected with the airport.

### THE METRO LINK: (3)

- A direct metro line to connect Jewar Airport with Delhi's Indira Gandhi International Airport.
- Greater Noida metro line will also intersect the proposed line.

### THE RAPID RAIL LINK: (4)

- Rapid Rail Transit System (RRTS) will connect Sarai Kale Khan Bus transit and the airport.



1) <https://www.hindustantimes.com/noida/noida-builders-entrepreneurs-upbeat-about-jewar-airport-nod/story-CDhKCx54fOYN50Y2euqmTN.html> - Hindustan Times - 23 Apr 2018

2) EPE Inauguration News: <https://www.indiatoday.in/education-today/gk-current-affairs/story/eastern-peripheral-expressway-inaugurated-by-pm-modi-is-likely-to-decrease-delhi-pollution-by-27-per-cent-1243728>  
India Today - 28.05.2018

3) Metro connectivity between IGI and Jewar- <https://indianexpress.com/article/cities/delhi/yamuna-authority-plan-elevated-road-rapid-rail-options-to-link-new-jewar-airport-5230849/>  
Indian Express 19.03.2019

4) <https://timesofindia.indiatimes.com/city/delhi/jewar-airport-to-have-2-train-links-with-delhi/articleshow/63888923.cms>  
Times of India 24.04.2018

# WHY YAMUNA EXPRESSWAY

The Yamuna Expressway is a dream location for potential home buyers. It is one of the longest controlled-access expressways in India and directly connects Greater Noida to Agra which has enhanced the realty prospects of neighbouring regions as well. Ever since the Noida International Airport has been given the green light; it has experienced a major boom in value. It is giving way to progress, employment and supreme convenience. Eastern Peripheral Expressway that passes through Yamuna Expressway will benefit those travelling from Noida, Greater Noida and Gaur Yamuna City.

Yamuna Expressway is well connected to various amenities in the vicinity like hotels, schools, hospitals etc. Future developments on Yamuna Expressway include metro line expansion, construction of IT Hub, proposed monorail and ISBT etc. F1 Track at Buddh International Circuit is yet another attractive feature of Yamuna Expressway. The UP Government has declared Yamuna Expressway as an electronics manufacturing hub as well. To sum it all up, the Yamuna Expressway is where everything of essence is coming together to create the perfect framework for a harmonious life.



Hindustan Times 22nd October 2020



Hindustan Times 8th October 2020



YAMUNA DWAR - ENTRANCE TO GAUR YAMUNA CITY



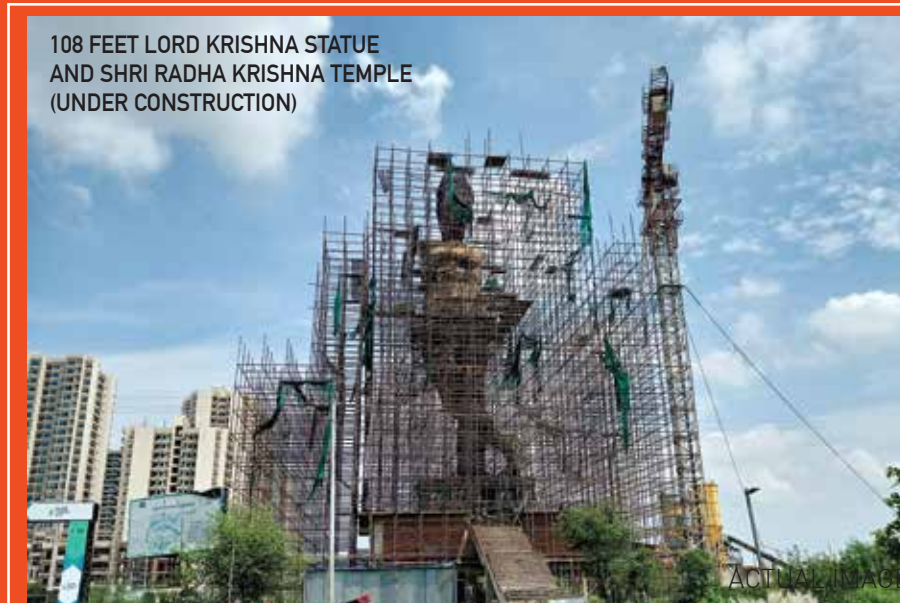
# GAUR YAMUNA CITY

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

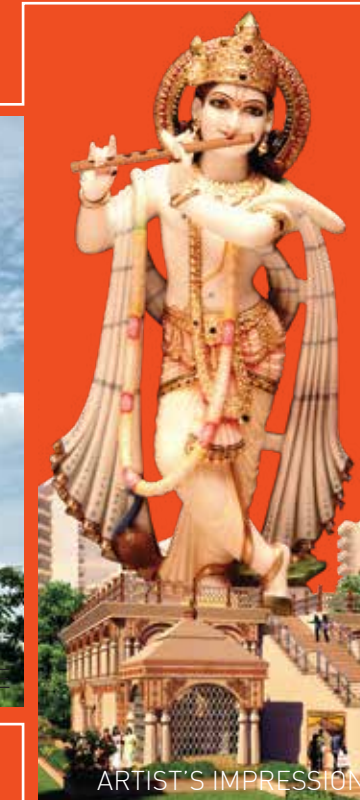
## DESTINATION NEXT

Gaur Yamuna City (GYC) is an integrated township sprawled over a massive 101 hectares (250 acres). It is situated on the Yamuna Expressway, which is a 6 lane (extendable to 8 lanes), 165 km. long access-controlled highway connecting GYC to Noida, Greater Noida and Delhi. A well-planned highway with flyovers and interjections enabling clutter-free traffic. Proposed metro will further enhance its connectivity to the DMRC network.

Gaur Yamuna City offers Plots, Apartments, Retail Shops, Studio Apartments, Themed Villas, Sports and a lot more.



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



ARTIST'S IMPRESSION



ROAD INFRASTRUCTURE



ARTIST'S IMPRESSION

## HIGHLIGHTS

- ★ APPROX. 36421 SQ. MTR. (9 ACRES) OF YAMUNA LAKE PARK WITH BOATING FACILITY.
- ★ MASTER PLANNING BY RSP, SINGAPORE.
- ★ APPROX. 3000 FLATS READY FOR POSSESSION IN 16TH PARKVIEW.
- ★ GYC GALLERIA CONVENIENT SHOPPING CENTER (OPENING SOON).
- ★ INDIA'S TALLEST STATUE OF LORD KRISHNA STANDING AT 108 FEET TALL ATOP A TEMPLE (UNDER CONSTRUCTION).
- ★ GAURS INTERNATIONAL SCHOOL (UNDER CONSTRUCTION).
- ★ 4 KM. ROAD INFRASTRUCTURE IN PLACE.
- ★ 4 VILLA PROJECTS UNDER DEVELOPMENT.
- ★ UNDER CONSTRUCTION NURSERY SCHOOL IN 16TH PARKVIEW.
- ★ RAIN WATER HARVESTING, SEWAGE TREATMENT PLANT AND SOLID WASTE MANAGEMENT SYSTEM.

## EARMARKED FACILITY PLOTS

- (AS PER MASTER PLAN)
- ★ PETROL PUMP
  - ★ CULTURAL CITY CENTRE
  - ★ MILK BOOTH & CONVENIENT SHOPS
  - ★ HOSPITAL / NURSING HOMES / DISPENSARY
  - ★ CRECHE & PLAY SCHOOL
  - ★ COMMERCIAL BUILDINGS

YAMUNA LAKE PARK



16TH PARKVIEW



GYC GALLERIA (SHOPPING COMPLEX)



ACTUAL IMAGES

— INTRODUCING —

# GAURS RUNWAY

— SUITES —

Commercial Studio Apartments

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GAUR  
YAMUNA  
CITY

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



THE HIGHEST ALTITUDE OF  
CONTEMPORARY LIVING.

WELCOME ON BOARD.  
WE ARE ENROUTE TO  
MODERN LIVING.



ARTIST'S IMPRESSION

Disclaimer: 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.

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A 101 HECTARES (250 ACRES)  
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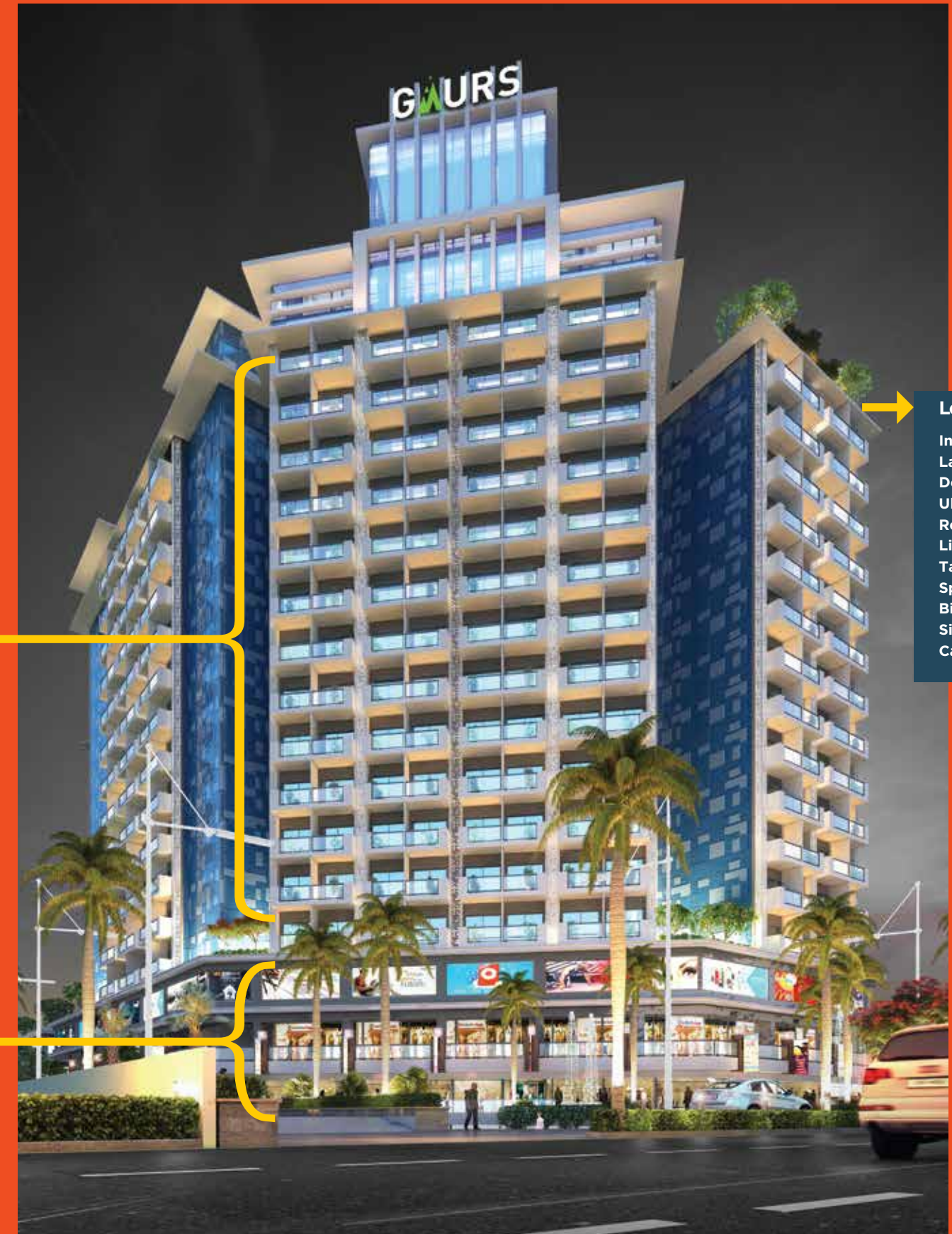
## ULTIMATE LOUNGE FOR LEISURE

Gaurs Runway Suites is an ultra-modern concept for an unmatched experience of contemporary living. Modishly built, it has commercial spaces up to the third floor followed by multi-level car parking and the rest of the tower has commercial studio apartments. It offers 1 BHK commercial studio apartments of 42.73 sq. mtr. (460 sq. ft.). It is a pinnacle of engineering excellence and conceptualising brilliance making it every modern city dweller's dream.

It forms part of the most coveted Gaur Yamuna City, an integrated township that has world-class amenities for an exclusive lifestyle. GYC is spread across a massive 101 Hectares (250 acres) and advantageously situated on the 6 lane Yamuna Expressway making it easily accessible and affluently convenient. Gaurs Runway Suites, having all the advantages of its location and the unique amalgamation of commercial and retail is one of the most favourable destinations for home buyers and investment opportunities.

**GAURS  
RUNWAY**  
SUITES  
Commercial Studio Apartments

**COMMERCIAL  
SHOPS**



### Level 12 A Terrace

- Infinity Pool
- Landscape Party Terrace
- Double Height Party Hall
- Ultra Modern Gymnasium
- Restaurant
- Library
- Table Tennis
- Spa
- Billiards Room
- Sitting Room
- Card Room

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**GURS**  
**RUNWAY**  
— SUITES —  
Commercial Studio Apartments

**THE PLUSH FACE OF  
CONTEMPORARY LIVING  
TO TAKE YOU ON A  
MEMORABLE JOURNEY.**



ARTIST'S IMPRESSION

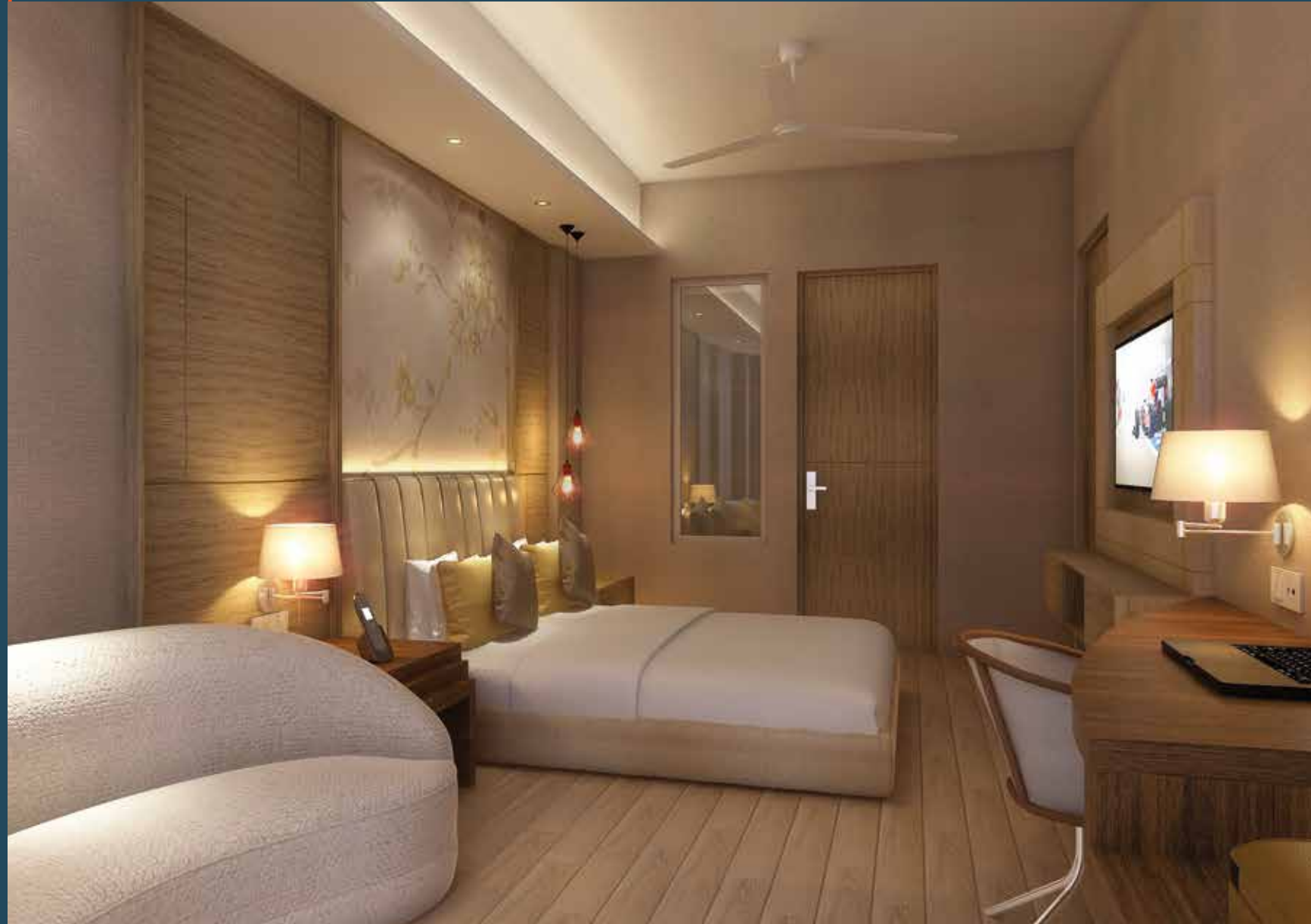
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**WHEN IMMACULATE DESIGNS ARE MET WITH FINE CRAFTSMANSHIP, YOU ARE IN FOR A MEMORABLE EXPERIENCE.**

Actual Images of Sample Apartments.

Meticulously designed to match the modish you.



Actual Images of Sample Apartments.



Contemporary designed to unwind the urban you.

Protean designed to comfort the ultra-modern you.



# AMENITIES



## INFINITY POOL

For those who live on the edge, we present to you our magnificent infinity pool that goes beyond the convention.



## GYM

Build up your lifestyle in every sphere.

## PARTY HALL

Limitless fun comes to life every day.





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

# MASTER PLAN

- LEGEND**  
 1. YAMUNA DWAR  
 2. SANGAM DWAR  
 3. CAPITOL HILL GATE

- A. MASTER PLAN COMMERCIAL**  
 - RUNWAY SUITES  
 - THE HUB  
 - PETROL PUMP  
 - MULTI LEVEL CAR PARKING  
 - COMMERCIAL

- B. SCHOOL / INSTITUTIONAL**  
 - EDUCATIONAL PLOTS

- C. CONVENIENT / SECTOR SHOPPING**

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

- E. GYC GALLERIA**

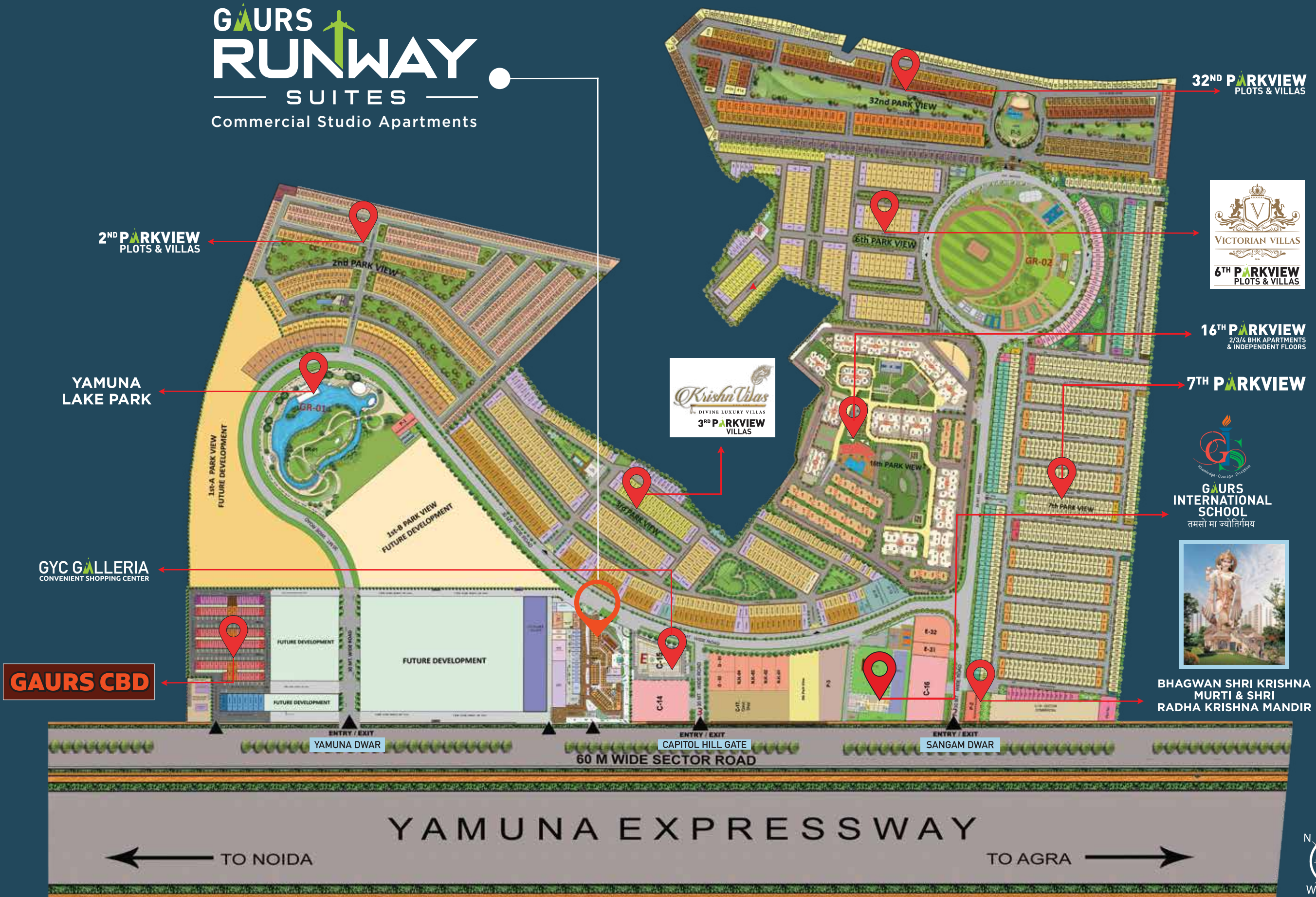
- GR-01. ECO PARK**  
 - YAMUNA LAKE PARK  
 - CHILDREN PARK  
 - PICNIC SPOT  
 - BOATING FACILITIES  
 - FOOD COURT  
 - LAKE PROMENADE & BIRD WATCHING

- GR-02. CULTURAL CITY CENTER**  
 - OPEN AIR THEATER  
 - OUTDOOR SPORTS FACILITIES  
 - CHILDREN PLAY AREA  
 - CRICKET GROUND

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

## GAURS RUNWAY SUITES

Commercial Studio Apartments



Gaur Realty Pvt. Ltd. Sub. Lease Deed of Part 1 Vide Book No. 1, Vol. No. 13251, Page No. 209 to 450, Registration / Document No. 11798, Sub-Register Sagar, Gautambudh Nagar, (U.P.) on 22.05.2013, Part 2 Vide Book No. 1, Vol. No. 14232, Page No. 95 to 134, Registration / Document No. 24479, Sub-Register Sagar, Gautambudh Nagar, (U.P.) on 10.10.2013, Part 3 Vide Book No. 1, Vol. No. 4828, Page No. 277 to 283, Registration / Document No. 2727, Sub-Register Sagar, Gautambudh Nagar, (U.P.) on 09.01.2014, Part 4 Vide Book No. 1, Vol. No. 6236, Page No. 189 to 242, Registration / Document No. 20924, Sub-Register Sagar, Gautambudh Nagar, (U.P.) on 27.06.2014, Part 5 Vide Book No. 1, Vol. No. 1074, Page No. 1074, Registration / Document No. 24183, Sub-Register Sagar, Gautambudh Nagar, (U.P.) on 31.07.2014, Project Approval No. 54h Parkview-1/5/889/29/607/2017/27 Dated 02.02.2017, Part 6 Vide Book No. 1, Vol. No. 13251, Page No. 209 to 450, Registration / Document No. 11798, Sub-Register Sagar, Gautambudh Nagar, (U.P.) on 22.05.2013, Part 7 Vide Book No. 1, Vol. No. 14232, Page No. 95 to 134, Registration / Document No. 24479, Sub-Register Sagar, Gautambudh Nagar, (U.P.) on 10.10.2013, Part 8 Vide Book No. 1, Vol. No. 4828, Page No. 277 to 283, Registration / Document No. 2727, Sub-Register Sagar, Gautambudh Nagar, (U.P.) on 09.01.2014, Part 9 Vide Book No. 1, Vol. No. 6236, Page No. 189 to 242, Registration / Document No. 20924, Sub-Register Sagar, Gautambudh Nagar, (U.P.) on 27.06.2014, Part 10 Vide Book No. 1, Vol. No. 1074, Page No. 1074, Registration / Document No. 24183, Sub-Register Sagar, Gautambudh Nagar, (U.P.) on 31.07.2014, Project Approval No. 54h Dated 07.02.2017, 7th Parkview, Letter No. T/DA/P/GRBP-02/9301/2020 Dated 14.10.2020, Yamuna Expressway Industrial Development Authority Map sanctioned of Gaur Yamuna City Township Project, vide Letter Ref. No. T/EA/PLANNING/02/19003/2016 Dated 31/03/2017, by Yamuna Expressway Industrial Development Authority.

# TYPICAL FLOOR PLAN (1<sup>ST</sup> - 11<sup>TH</sup> FLOOR)



YAMUNA EXPRESSWAY

Gaurs Realtech Pvt. Ltd. Sub Lease Deed of Part 1 Vide Book No-1, Vol 1 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 1 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 1 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-1, Vol 1 No-16526, Page No-107 to 162, Registration / Document No-25183, Sub Registrar Sadar, Gautambudh Nagar, (UP) on 31-07-2014, Project Approval No-16th Parkview, P/GI(BP) 29/40072/2017/27 Dated 15-11-2017, 2nd & 3rd Parkview, YEA/PLG(BP) 62/19003/2018 Dated 31-03-2017, 3rd & 6th Parkview, YEA/PLG(BP) 62/54470 Dated 10-04-2018, Gaurs Runway Suites, YEA/PLG(BP) 96/79424 Dated 07-02-2019. Map Sanctioned of Gaurs Yamuna City Township Project, vide letter Ref. No. YEA/ANNING/BO-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. mt. = 10.764 sq. ft. 1 acre = 4047 sq. mt. (approx.)

# CLUB FLOOR (12A)



YAMUNA EXPRESSWAY

Gurs Realtech Pvt. Ltd. Sub Lease Deed of Part 1 Vide Book No. 1, Vol. No. 14222, Page No. 85 to 134, Registration / Document No. 24479, Sub Registrar, Sadar, Guntambudh Nagar, (UP) on 05/01/2019, 14222, Page No. 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

# UNIT PLAN ONE (1) BEDROOM

**TOTAL SUPER AREA**  
**42.73 SQ. MTR.**  
**(460 SQ. FT.)**



CARPET AREA	26.95 sq.mtr. (290.08 sq.ft)
EXTERNAL WALL AREA	1.33 sq.mtr. (14.32 sq.ft)
BALCONY AREA	4.12 sq.mtr. (44.35 sq.ft)
TOTAL COVERED AREA	32.40 sq.mtr. (348.75 sq.ft)
AVG. CIRCULATION AREA PER UNIT	8.38 sq. mtr. (90.25 sq.ft)
AVG. SERVICE AREA PER UNIT	1.95 sq. mtr. (21.00 sq.ft)
<b>NET SUPER AREA</b>	<b>42.73 SQ. MTR. (460 SQ. FT.)</b>

**Disclaimer:**

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 a unit, 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 of the apartment.  
 1 Sqm=10.764 sq. ft., 304.8mm=1'-0".  
 All Specification, designs, layout, images, conditions are only indicative and some of these can be changed at the discretion of the builder, these are purely conceptual and constitute no legal offerings.  
 •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 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% charges are applicable.

# SPECIFICATIONS OF COMMERCIAL STUDIO APARTMENTS

## FLOORING

Vitrified tiles (130x800 mm) Flooring. Make-SARA, SOLE, SPEL, KAJARIA OR EQUIVALENT.

Ceramic tiles (300x600mm) in balcony area . Make-SARA, SOLE, SPEL, ANMAL RANGE, KAJARIA OR EQUIVALENT.

## WALL & CEILING FINISH

POP Finished Wall with OBD

Ceiling with OBD. Make-BERGER, NEROLAC, SHALIMAR.

## PANTRY

Dry Pantry Platform with Sink on Granite Counter Top, Make-PANTHER, LOTUS OR EQUIVALENT.

600 mm DADO above the Working Top only with Granite.

Woodwork Below the Working Top (non modular type)

## TOILET

Ceramic Tiles (400x800 mm) on Floor. Make-SARA, SOLE, SPEL, ANMAL RANGE, KAJARIA OR EQUIVALENT.

Ceramic Tiles (400x800mm) on Wall upto Door Height. Make-SARA, SOLE, SPEL, ANMAL RANGE, KAJARIA OR EQUIVALENT.

White sanitary ware with wall mounted E.W.C Make-HINDWARE, PARRYWARE, JOHNSON OR EQUIVALENT.

C.P Fittings Make-BLISS, PANTHER, JAGUAR OR EQUIVALENT.

## DOORS & WINDOWS

Outer Door and Windows Aluminium Powder Coated/UPVC.

Internal Door Frame (2250 mm) Made of Marandi or Equivalent Wood with Laminated Door Shutter Make-DURIAN, RAMA PLY OR EQUIVALENT.

Main Entry Door Frame (2250mm) Made of Marandi or Equivalent Wood with Laminated Door Shutter Make-DURIAN RAMA PLY OR EQUIVALENT.

Good Quality Hardware Fittings.

## ELECTRICAL

Copper Wire in PVC Conduit with MCB Supported Circuits and Adequate Power and Light Points in Wall and Ceiling.

MCB Make - LEGRAND, L&T, HAVELLS OR EQUIVALENT.

Copper Wire Make - TYCON, HI AGE, CORUS OR EQUIVALENT.

Switch & Sockets Make - ANCHOR, HONEYWELL OR EQUIVALENT.

## TELEPHONE POINT

Intercom with Telephone Instrument.

## NOTES

- The colour and design of tiles can be changed without any prior notice.
- Variation in the colour and size of the vitrified tiles/granite may occur.
- Variation in colour in mica can occur.
- Area in all categories of apartments can vary upto +- 3%without any change in cost.
- However, in case the variation is beyond +- 3%, pro rata charges are applicable.

# SPECIFICATIONS OF PROJECT

## DETAILS OF GAURS RUNWAY SUITES

TOTAL NO. OF SUITES	828 Units
NO. OF FLOORS	Ground Floor (Suites & Landscape terrace). 1st- 11th Floor (Suites). 12th Floor (Suites & services). 12A Floor (Suites, Club, Infinity Pool & Landscape Party Terrace).

ELECTRICITY	Common Area and Corridor Lighting
FIRE FIGHTING	As Per Fire NOC
STAIRCASE LIGHTING	Granite / Tile Flooring Tube Light / Ceiling Mounted LED Light Fixture

## NO. OF UNITS PER FLOOR

GROUND FLOOR	62 Suites (G-01 to G62) & Landscape Terrace of 1347 sq. mtr. (14500 sq.ft.) Appx.
1ST FLOOR-11TH FLOOR	62 Suites each Floor (101-162), (1101-1162)
12TH FLOOR	56 Suites (1201-1262) & Pool Service Area.
12A FLOOR	28 Suites (12A01-12A28), GYM, SPA, Infinity Pool, Billiards Room, Cards Room, Library, Restaurant, Sports Room, Landscape Party Terrace, Banquets, Kitchen etc.

## BASEMENT AREA

ROAD AND PARKING LIGHTING	VDF Trimix Concrete Flooring / Pavers Tube Light / Ceiling Mounted LED Light Fixture
COMMON PARKING RAMP	As Per Drawings Trimix Concrete Flooring
FIRE FIGHTING	As Per Fire NOC

## VITAL PROJECT RELATED INFORMATION

AIR CONDITIONING FLOOR TO FLOOR HEIGHT	Provision of Split AC in Suites. 3150 mm for Suites.
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## LIFTS AND ESCALATORS

SEPARATE LIFTS	4 Nos. Passenger Lift & 2 Service Lift for Suite / Club and Fire Escape.
SPECIFICATION OF LIFTS	SS Finish from Inside and Outside

## LOBBY AND COMMON AREAS

FLOORING	Granite Flooring / Vitrified Tile Flooring
CEILING	Exposed RCC with running Services
PAINTING	OBD Paints and Exposed Services.
RAILING	M.S Railing with S.S Hand Rails.
WALLS	Plastered Walls with Tile, Dado upto 4'-0" with Paint Above

## LANDSCAPING

HARD LANDSCAPE	Tiles / Trimix Concrete / Pavers / Kerb Stone / Chequered Tiles.
SOFT LANDSCAPE	Natural Grass / Artificial Grass Pad / Shrubs / Plants / Trees.
LIGHTING	As Per Design

## ESS AND DG (MAX. CAPACITY)

DG SET TRANSFORMER	As per Load Requirement As Per Load Requirement Multi-point Electrical Connection Directly from NPCL by the Buyer.
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## STP

CAPACITY (IN BASEMENT / LGF)	As Per Requirement
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## DETAILS OF FLOOR GAURS RUNWAY SUITES

AS PER BROCHURE/ SANCTION	12 A Floor	12th Floor	11th Floor	10th Floor	9th Floor	8th Floor	7th Floor	6th Floor	5th Floor	4th Floor	3rd Floor	2nd Floor	1st Floor	Ground Floor
AS PER RERA	15th Floor	14th Floor	13th Floor	12th Floor	11th Floor	10th Floor	9th Floor	8th Floor	7th Floor	6th Floor	5th Floor	4th Floor	3rd Floor	2nd Floor



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\*PROCURING SOON

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BEST TOWNSHIP PROJECT  
- GAUR CITY



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

Gaur Siddhartham, Siddharth Vihar  
UPRERAPRJ3935

2nd Parkview, Gaur Yamuna City  
UPRERAPRJ4464

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

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 City Mall, Gr. Noida (West)  
UPRERAPRJ6934

Gaur City Arcade, Gr. Noida (West)  
UPRERAPRJ10206

GYC Galleria, Gaur Yamuna City  
UPRERAPRJ4602

GAURS Runway Suites, Gaur Yamuna City  
UPRERAPRJ351477

Gaur City Center, Gr. Noida (West)  
UPRERAPRJ4780

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

7th Parkview, Gaur Yamuna City  
UPRERAPRJ16087



## GAURS INTERNATIONAL SCHOOL

Gaur City-2, Greater Noida (West)

Gaur Yamuna City, Yamuna Expressway

Gaur Siddhartham, Siddharth Vihar



## DELIVERED RETAIL PROJECTS

Gaur City Mall, Gaur Chowk Greater Noida (W)

Gaur Central Mall, RDC, Raj Nagar, Ghaziabad



## 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

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, Yamuna Expressway

16th Parkview, Ph-1, Gaur Yamuna City

32nd Parkview, Gaur Yamuna City



## DELIVERED COMMERCIAL PROJECTS

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

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# GAURS RUNWAY

SUITES

Commercial Studio Apartments

## Location Map



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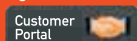
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