



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

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

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 Noida International Airport

- Traffic at 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

YEIDA ON-BOARDING RISING OPPORTUNITIES

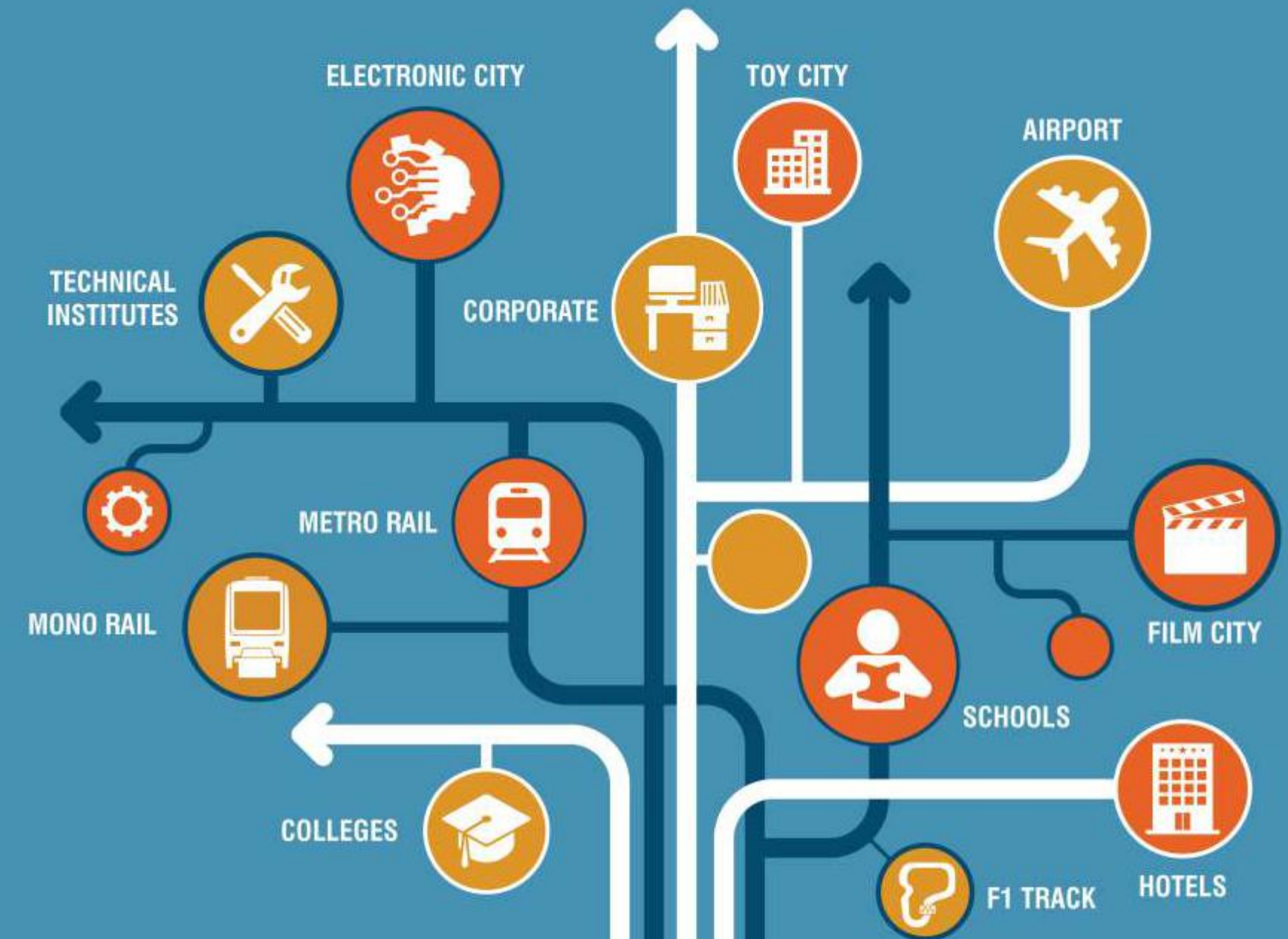
YEIDA (Yamuna Expressway Industrial Development Authority) has the largest industrial land bank in the country which would witness a rapid development. The initial budget set for YEIDA was Rs. 12,500 crore (approx). With an area of 2,689 sq. km. under its belt, it is the biggest industrial township project 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, Electrical Zone, Toy City, Furniture Park, Heritage Corridor, Aviation Hub & many more.
- YEIDA region is currently the economic hotspot of the country
- Home to the fast developing Noida International Airport
- Proposed Metro Services till Noida Airport Terminal by 2025



DELHI



GREATER NOIDA



JEWAR



AGRA



LUCKNOW



NOIDA



GAUR
YAMUNA
CITY



MATHURA

THE RISE & RISE OF YAMUNA EXPRESSWAY





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**
- 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



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.

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

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.
- APPROX. 2000 FLATS READY FOR POSSESSION IN 16TH PARKVIEW
- 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
- 4 KM. ROAD INFRASTRUCTURE IN PLACE.
- 4 VILLA PROJECTS UNDER DEVELOPMENT.
- 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

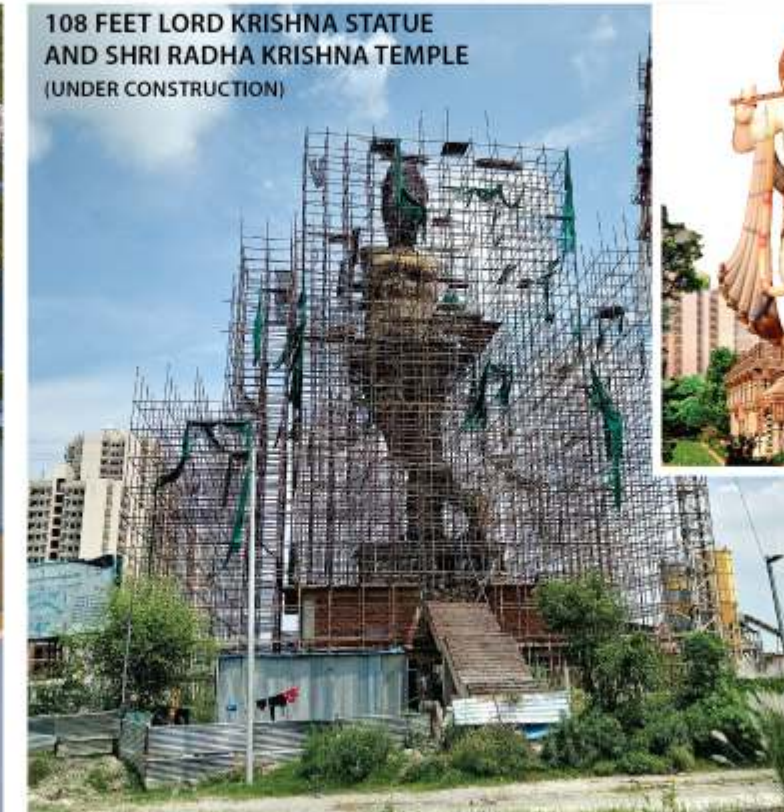


ACTUAL IMAGE



ARTIST'S IMPRESSION

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



ARTIST'S IMPRESSION

ACTUAL IMAGE

G AUR YAMUNA CITY

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

- GAURS RUNWAY SUITES
- THE HUB
- PETROL PUMP
- MULTI LEVEL CAR PARKING
- COMMERCIAL FOOT PRINT

B. SCHOOL / INSTITUTIONAL

- EDUCATIONAL PLOTS

C. CONVENIENT / SECTOR SHOPPING

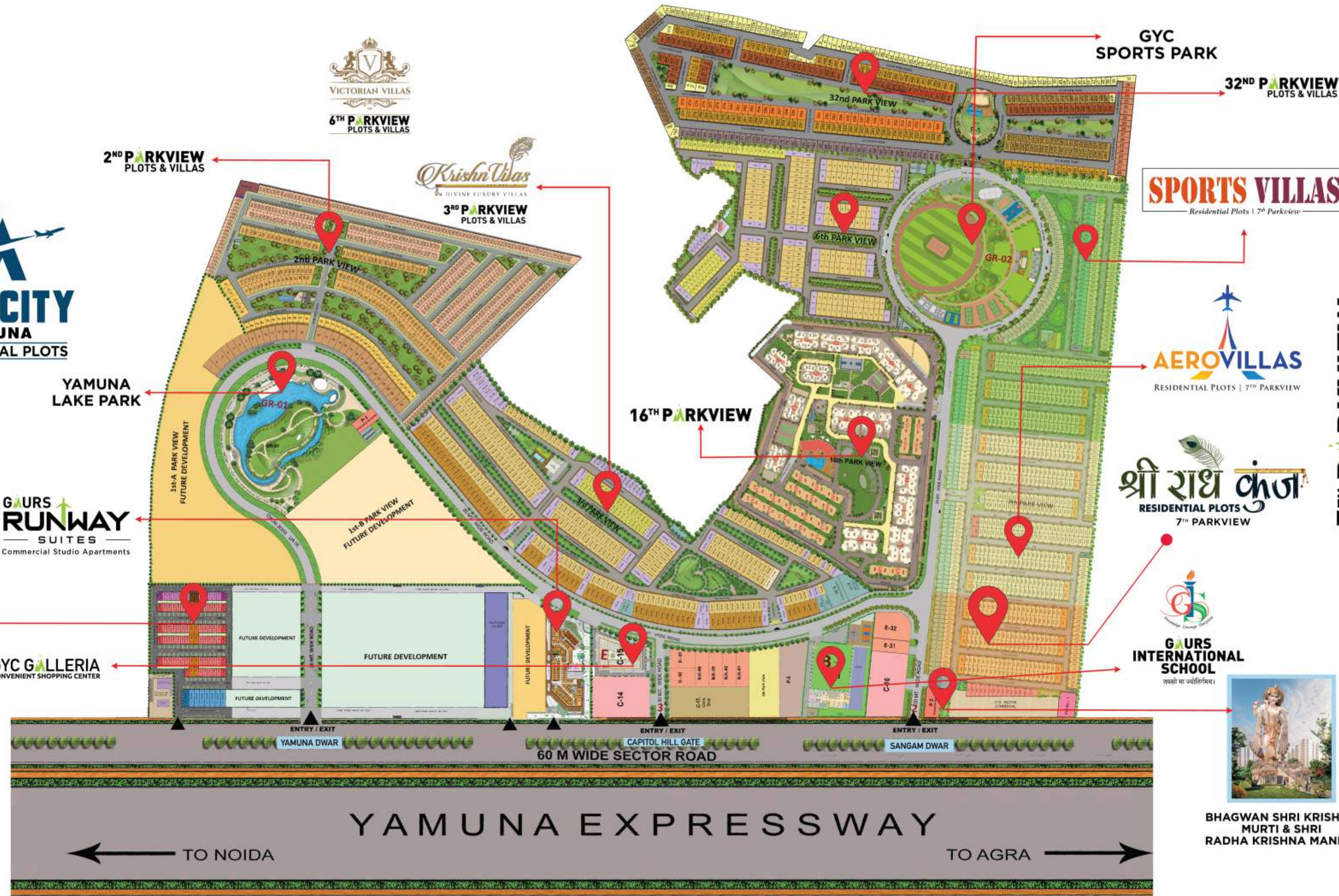
- ### D. DISPENSARY
- NURSING HOME (NH)

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



GYC SPORTS PARK
32ND PARKVIEW PLOTS & VILLAS

SPORTS VILLAS
Residential Plots | 7TH Parkview



BHAGWAN SHRI KRISHNA MURTI & SHRI RADHA KRISHNA MANDIR

7TH PARKVIEW
Luxury By Nature

YAMUNA EXPRESSWAY

TO NOIDA

TO AGRA

Gaur Realty 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/BBP-29/4007/2017/27 Dated 13-11-2017, 2nd & 32nd Parkview: Letter No-YEA/PLG/BBP-62/19003/2016 Dated 31-03-2017, 3rd & 6th Parkview: Letter No-YEA/PLG/BBP-62/54470 Dated 10-04-2018, Gaur Runway Suites: Letter No-YEA/PLG/BBP-96/79424 Dated 07-02-2019, 7th Parkview: Letter No-YEDA/PLG/BBP-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/BBP-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=6047 sq. mtr. (approx.) 1 sq. yd. = 0.84 sq. mtr. (approx.)



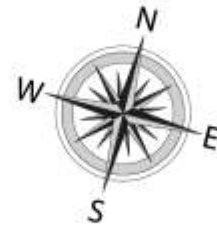
AEROCITY YAMUNA COMMERCIAL PLOTS

SITE PLAN

LEGEND

TOTAL NO. OF PLOTS WITH DIFFERENT TYPES OF PLOT 92

	No. of 251.75 SQ.MT. (301.09 SQ.YD.) Plots	[TYPE - A1]	01
	No. of 187.50 SQ.MT. (224.25 SQ.YD.) Plots	[TYPE - A3]	07
	No. of 82.32 SQ.MT. (98.45 SQ.YD.) Plots	[TYPE - B1]	10
	No. of 78.00 SQ.MT. (93.29 SQ.YD.) Plots	[TYPE - B3]	49
	No. of 82.32 SQ.MT. (98.45 SQ.YD.) Plots	[TYPE - B4]	02
	No. of 78.00 SQ.MT. (93.29 SQ.YD.) Plots	[TYPE - B6]	11
	No. of 92.63 SQ.MT. (110.78 SQ.YD.) Plots	[TYPE - C1]	10
	No. of 92.63 SQ.MT. (110.78 SQ.YD.) Plots	[TYPE - C2]	02



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.

Gaurs Realtech Pvt. Ltd. Sub Lease Deed of:
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 1 sq. mtr. = 10.764 sq. ft. 1 acre = 4047 sq. mtr. (approx.) 1 sq. yd. = 0.84 sq. mtr. (approx.)

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 2-3 kms from the FilmCity & 8-10 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 31000 approx. captive population*

TYPE	TOTAL UNITS	CAPTIVE POPULATION
RESIDENTIAL APARTMENTS & SUITES	3741	17000*
RESIDENTIAL PLOTS	1774	12000*
COMMERCIAL UNITS	243	2000*

- 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 1 lakh of 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. (All plots (foot prints) near to be approved by YEIDA separately).

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. 2-3 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.

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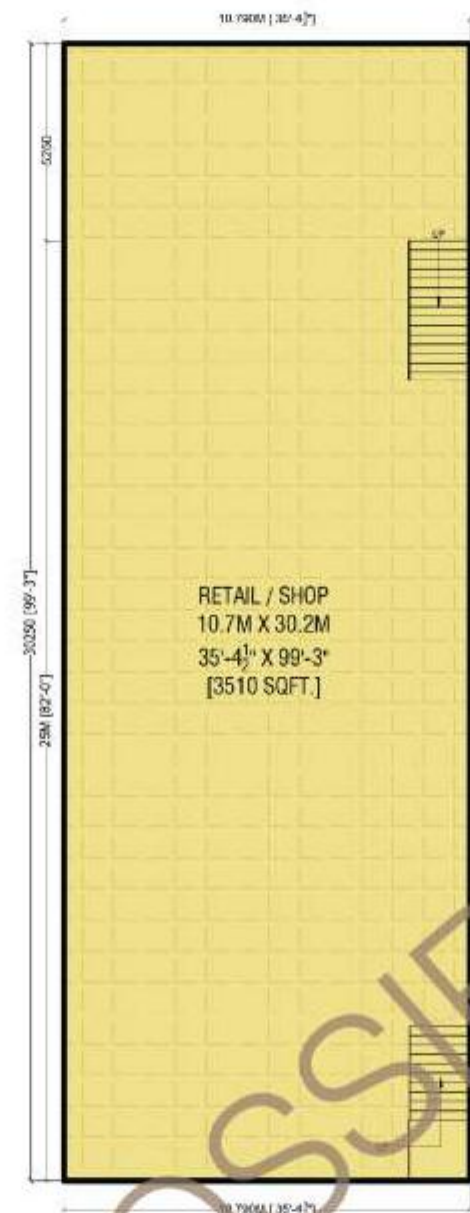


SUGGESTIVE COMMERCIAL UNITS LAYOUT

RETAIL / BANQUET / HOTEL

PLOT SIZE

10.790 X 25MT (2900 SQFT.)



- 16M WIDE RIGHT OF WAY -

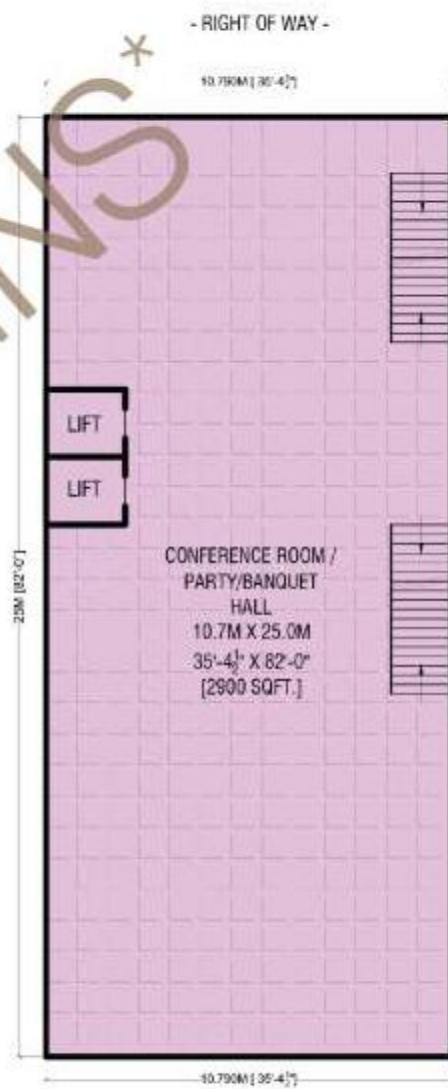
LOWER GROUND FLOOR PLAN
RETAIL SHOP



GROUND FLOOR PLAN
[RETAIL + HOTEL RECEPTION]

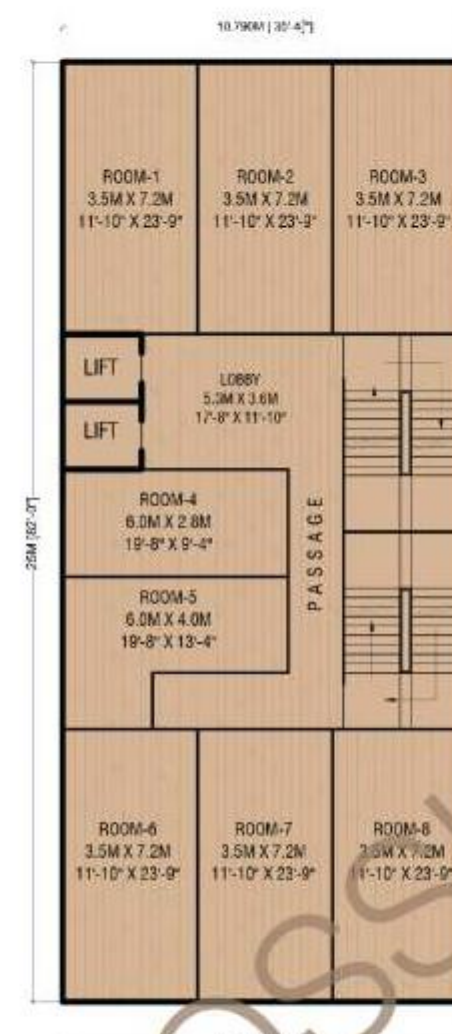
- 16M WIDE RIGHT OF WAY -

- YAMUNA EXPRESS WAY -

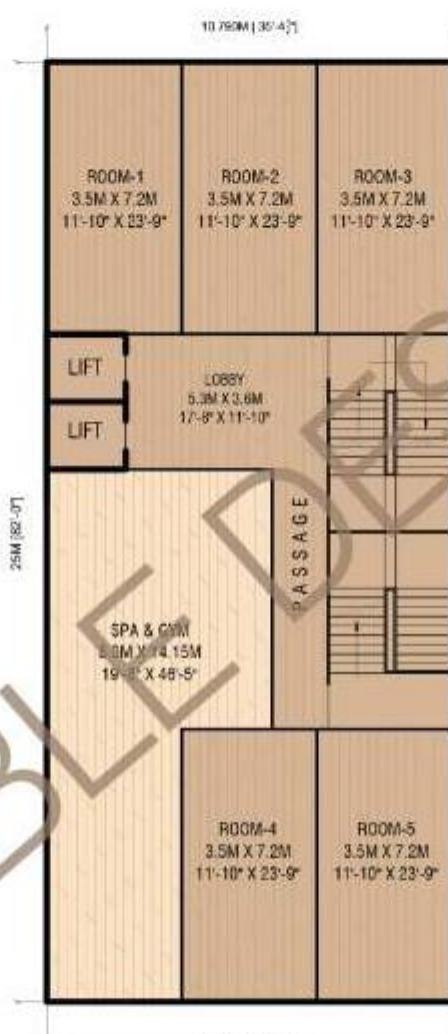


1ST FLOOR PLAN
[PARTY / BANQUET HALL + SERVICE FLOOR ABOVE]

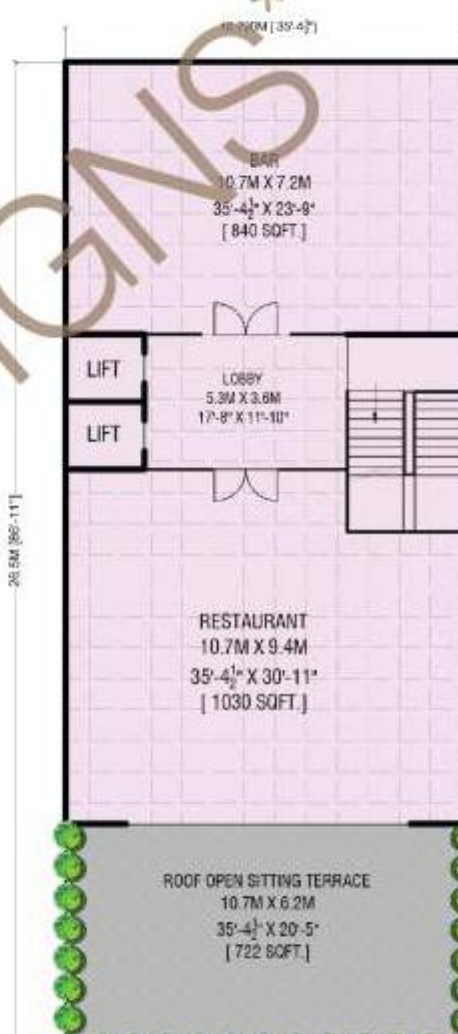
- YAMUNA EXPRESS WAY -



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.

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SUGGESTIVE COMMERCIAL UNITS LAYOUT

RETAIL SHOWROOM / SMALL OFFICE

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



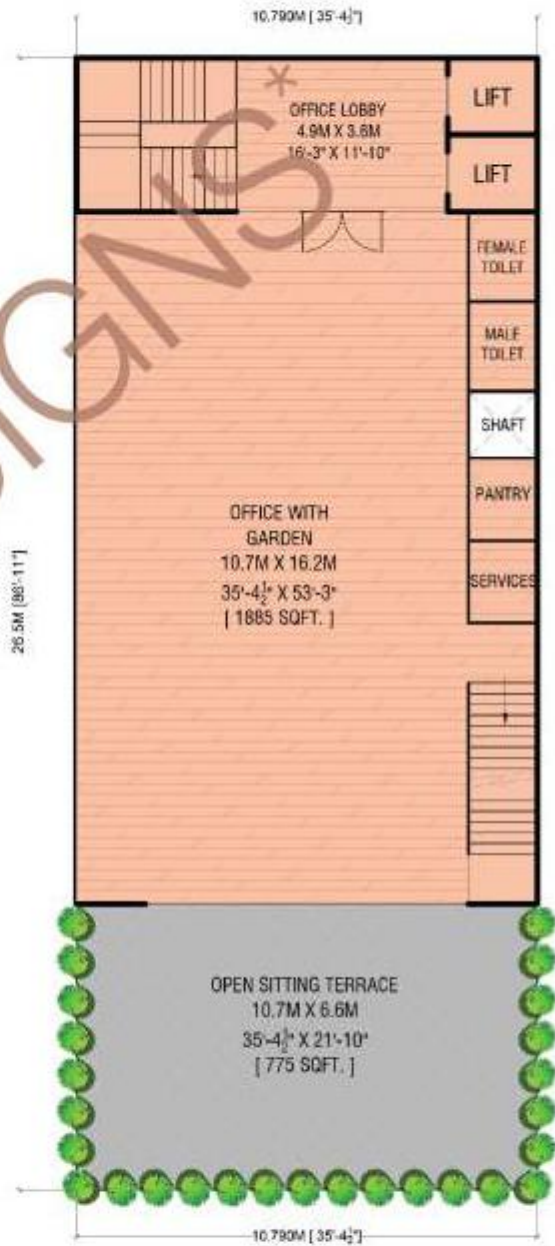
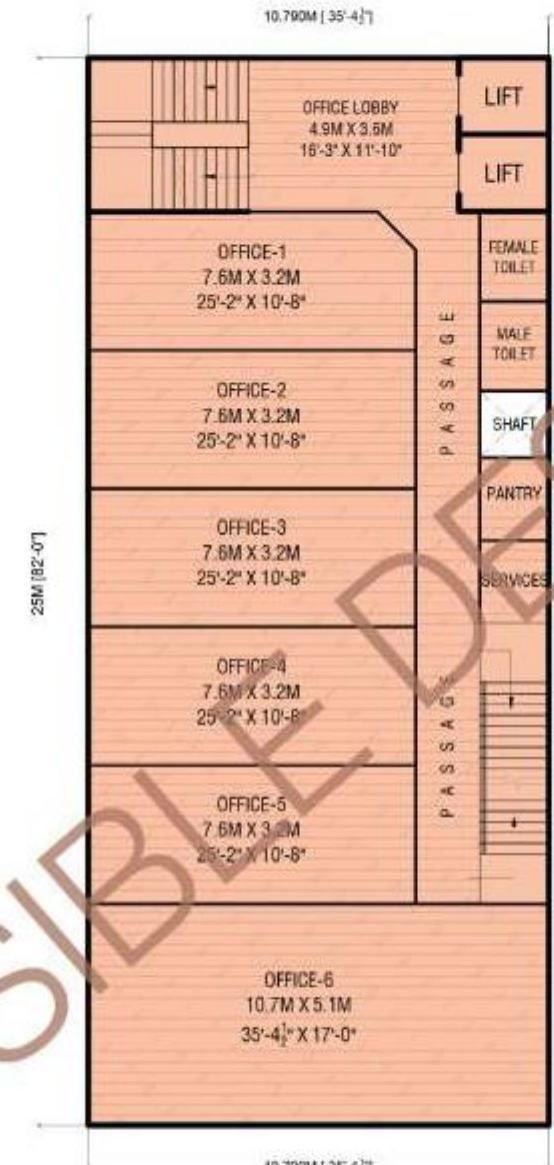
- YAMUNA EXPRESS WAY -



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



- 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.

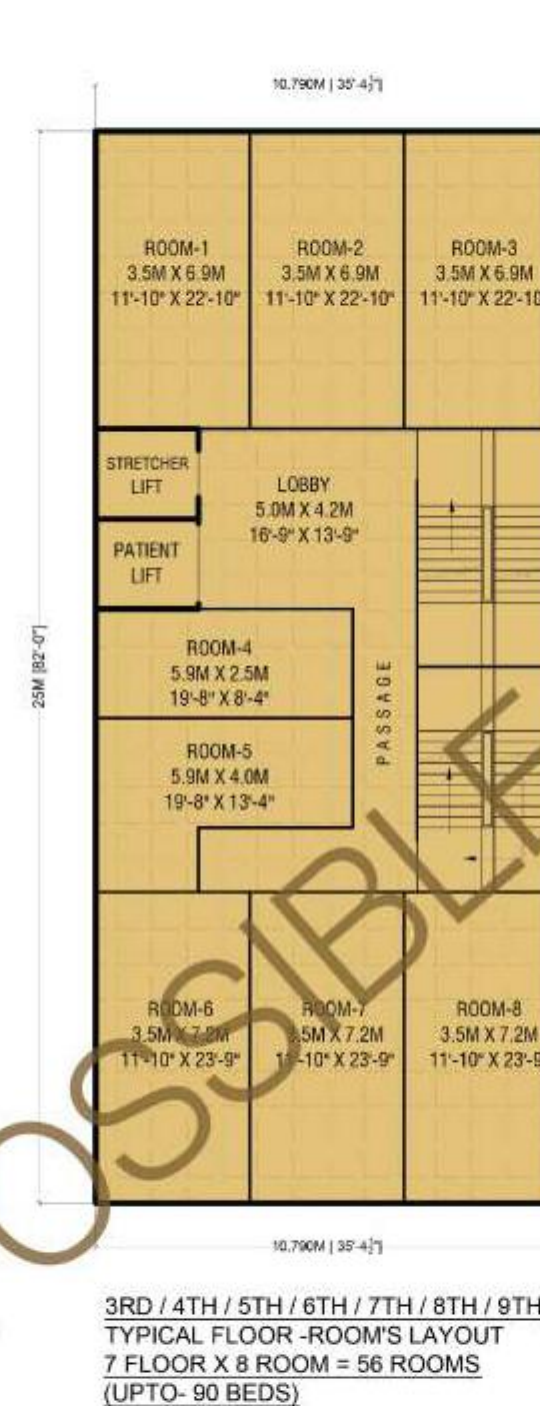
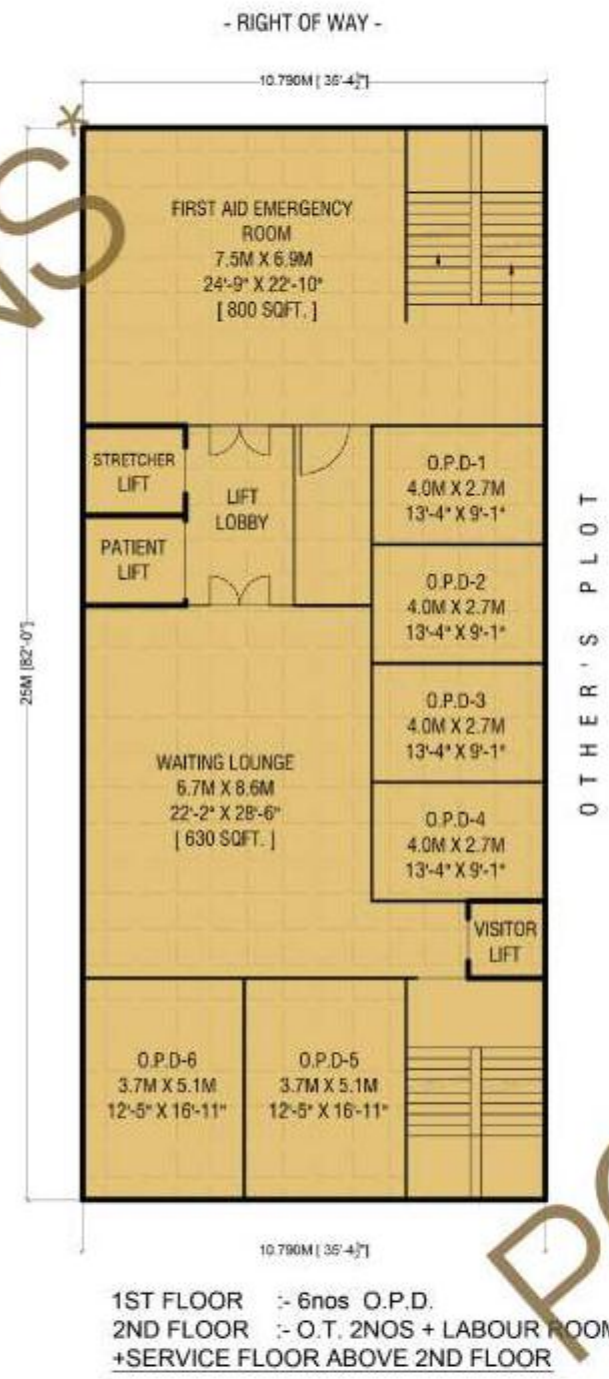
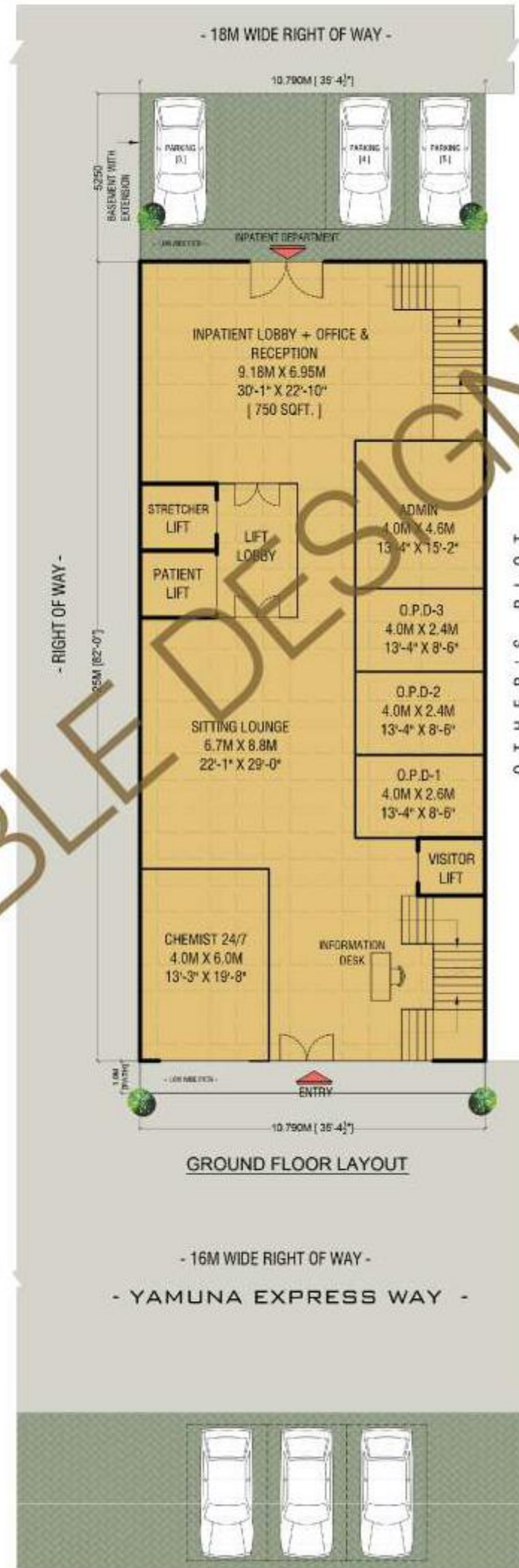
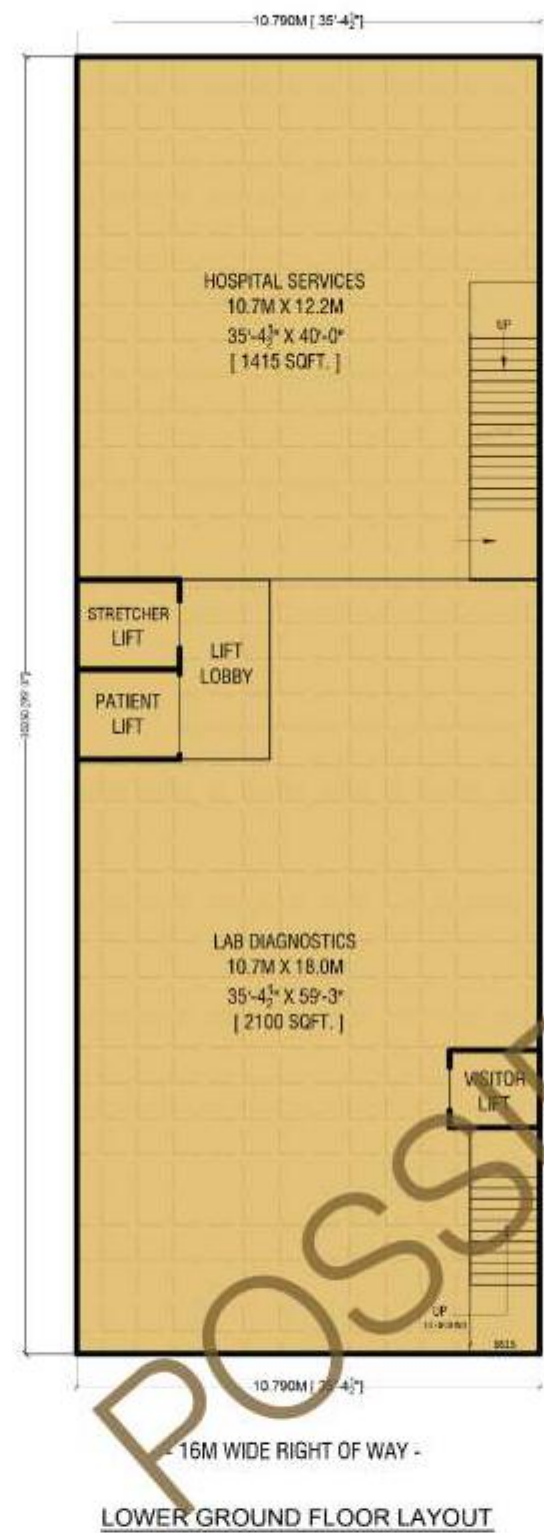
Gaur's Realtech Pvt. Ltd. Sub Lease Deed of: Part 1 Vide Book No-1, Vol No-13251, Page No-299 to 450, Registration / Document No-11798, Sub Registrar Sadar, Gautambudh Nagar, (U.P) on 22-05-2013, Part 2 Vide Book No-1, Vol No-14222, Page No-85 to 134, Registration / Document No-24479, Sub Registrar Sadar, 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-1, Vol No-16226, 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 & 6th Parkview: Letter No-YEA/PLG/BP-62/54470 Dated 10-04-2018, 3rd & 8th Parkview: Letter No-YEA/PLG/BP-62/54470 Dated 10-04-2018, Gaur's Runway Siting: Letter No-YEA/PLG/BP-96/79424 Dated 07-02-2019, 7th Parkview: Letter No-YEIDA/PLG/BP-62/9011/2020 Dated: 14/10/2020 by Yamuna Expressway Industrial Development Authority, Map sanctioned of Gaur Yamuna City Township Project, vide letter Ref. No. YE/AP/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. mt. = 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.)**

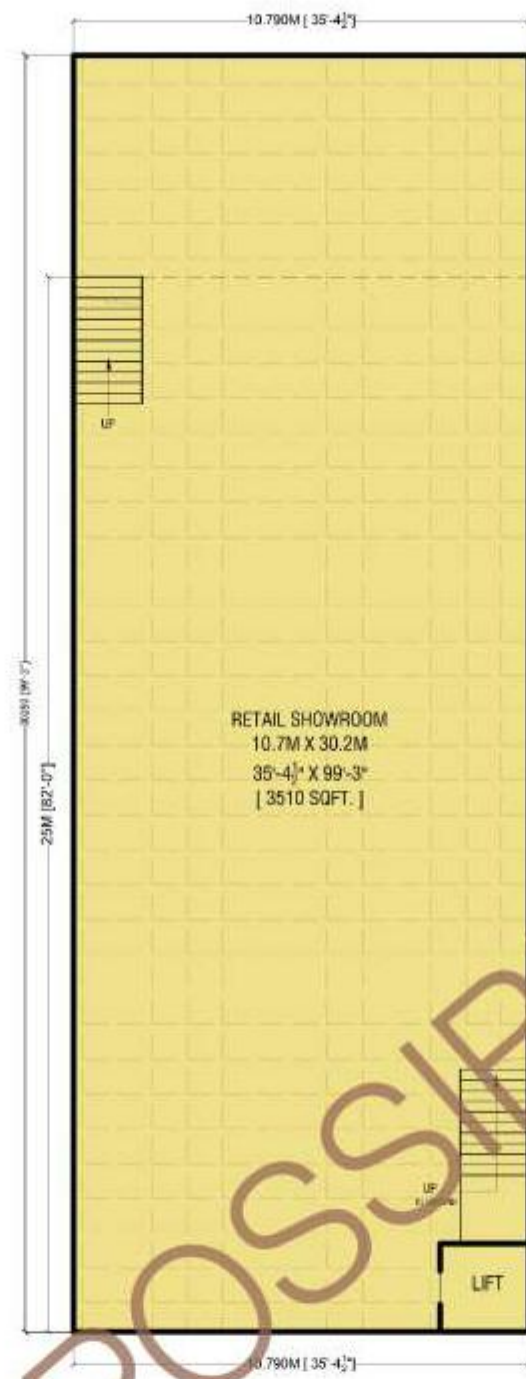


*Proposed layout plan of the plot (foot print). Before construction on the plot, the approval of the final layout plan has to be taken from YEIDA.

Gaurs 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-1, Vol 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: PUG(BP)-29-40072/2017/27 Dated 15-11-2017, 2nd 632nd 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, Gaurs Runway Suites, Letter No-YEA/PLG(BP)-96/79424 Dated 07-02-2019, 7th Parkview: Letter No-YEIDA/PLG(BP)-62/901/2020 Dated: 14/10/2020 by Yamuna Expressway Industrial Development Authority, Map sanctioned of Gaurs 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. mt. = 10.764 sq. ft. 1 acre = 4047 sq. mtr. (approx.) 1 sq. yd. = 0.84 sq. mtr. (approx.)



SUGGESTIVE COMMERCIAL UNITS LAYOUT
RETAIL / RESTAURANT / OFFICE
PLOT SIZE
10.790 X 25MT (2900 SQFT.)



LOWER GROUND FLOOR LAYOUT
 [RETAIL SHOW ROOM]

- YAMUNA EXPRESS WAY -



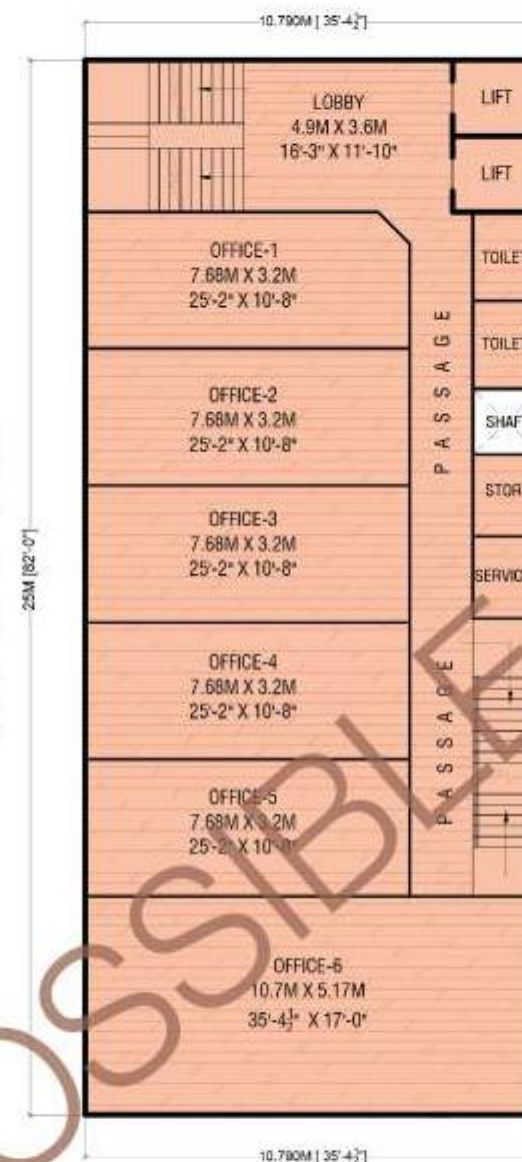
GD/1ST/2ND FLOOR PLAN
 [RETAIL SHOW ROOM]

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



3RD / 4TH FLOOR TYPICAL
 [RESTAURANTS & 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.

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-1, Vol 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: P/G/BP-59-40072/2017/27 Dated 15-11-2017, 2nd & 6th Parkview: Letter No-YEA/PLG/BP-62/54470 Dated 10-04-2018, 3rd & 8th Parkview: Letter No-YEA/PLG/BP-62/54470 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-62/54470 Dated 07-02-2019, 7th Parkview: Letter No-YEIDA/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. mt. = 10.764 sq. ft. 1 acre = 4047 sq. mtr. (approx.) 1 sq. yd. = 0.84 sq. mtr. (approx.)



PROJECT SPECIFICATIONS

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

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]	20
No. of 78.48 SQM (93.86 SQYD) Plots	[TYPE - B2]	20
No. of 78.00 SQM (93.28 SQYD) Plots	[TYPE - B3]	224
No. of 82.32 SQM (98.45 SQYD) Plots	[TYPE - B4]	04
No. of 78.48 SQM (93.86 SQYD) Plots	[TYPE - B5]	04
No. of 78.00 SQM (93.29 SQYD) Plots	[TYPE - B6]	46
No. of 92.63 SQM (110.78 SQYD) Plots	[TYPE - C1]	40
No. of 92.63 SQM (110.78 SQYD) Plots	[TYPE - C2]	08

- 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 as per sanctioned layout plan by YEIDA.

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

PROJECTS @ GAUR YAMUNA CITY

ONGOING



Krishna Villas
3RD PLOTS & VILLAS
RERA NO: UPRERAPR16103



VICTORIAN VILLAS
PLOTS & VILLAS
RERA NO: UPRERAPR15838



GAURS RUNWAY SUITES
Commercial Studio Apartments
RERA NO: UPRERAPR1351477



GAURS RUNWAY SUITES
Commercial Studio Apartments
RERA NO: UPRERAPR1351477



SPORTS VILLAS
Residential Plots & Villas
RERA NO: UPRERAPR16087



श्री राघव विहार
RERA NO: UPRERAPR16087



AEROVILLAS
RERA NO: UPRERAPR16087



AEROCITY YAMUNA
COMMERCIAL PLOTS
RERA NO: UPRERAPR1342117

DELIVERED



3RD PARKVIEW
RESIDENTIAL PLOTS (VILLAS)
RERA NO: UPRERAPR14193



2ND PARKVIEW
RESIDENTIAL PLOTS (VILLAS)
RERA NO: UPRERAPR14464



16TH PARKVIEW
2/3/4 BHK APARTMENTS & INDEPENDENT FLOOR
PHASE-I DELIVERED
RERA NO: UPRERAPR16801



GYC GALLERIA
CONVENIENT SHOPPING CENTER
RERA NO: UPRERAPR14602

HAPPY TO ANNOUNCE 3RD SCHOOL OPENING AT YAMUNA EXPRESSWAY



GAURS INTERNATIONAL SCHOOL

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GAUR YAMUNA CITY, YAMUNA EXPRESSWAY

AFTER THE SUCCESS OF TWO BRANCHES OF GAURS INTERNATIONAL SCHOOL AT GAUR CITY WITH 3200+ 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 STUDENT TEACHER RATIO
- SMART CLASSROOMS WITH PROJECTORS
- AMPHITHEATRE
- MUSIC, ART & DANCE ROOM
- MEDICAL ROOM
- RFID ENABLED ID CARDS
- CBSE BASED CURRICULUM
- CRICKET PITCH
- FOOTBALL GROUND
- VOLLEY BALL COURT
- GPS ENABLED BUSES

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APPROVAL IN PROCESS FOR CLASS 6TH, 7TH & 8TH

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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



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



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



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



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



CNBC AWAAZ REAL ESTATE AWARDS 2017-18
BEST RESIDENTIAL PROJECT AFFORDABLE SEGMENT - NORTH INDIA
- 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



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's 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

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

7th Parkview, Gaur Yamuna City
UPRERAPRJ16087

Aerocity Yamuna, Gaur Yamuna City
UPRERAPRJ342117



GAUR'S INTERNATIONAL SCHOOL

Gaur City-2, Greater Noida (West)

Gaur Yamuna City, Yamuna Expressway

Gaur's 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 (Raj Nagar 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

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

25+
YEARS OF UNFALTERING COMMITMENT

50+
SUCCESSFULLY DELIVERED PROJECTS

20000+
UNITS UNDER DEVELOPMENT

30000+
POSSESSIONS GIVEN (2014-2019)

50000+
DELIVERED UNITS

100000+
HAPPY CUSTOMERS

5500000+
SQUARE METER AREA DEVELOPED



Map not to scale



SITE OFFICE: SEC-19, YAMUNA EXPRESSWAY, DIST. GAUTAM BUDDH NAGAR (U.P.)

CORPORATE OFFICE: GAUR BIZ PARK, PLOT NO-1, ABHAY KHAND II, INDIRAPURAM GHAZIABAD - 201014

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