



Map not to scale

Krishn Vilas
DIVINE LUXURY VILLAS

G AUR
YAMUNA
CITY
AN INTEGRATED TOWNSHIP
AT YAMUNA EXPRESSWAY

Krishn Vilas
DIVINE LUXURY VILLAS

3rd Parkview RERA REG NO: UPRERAPRJ16103



Gaursons Realtech Pvt. Ltd.
Corp. Office: Gaur Biz Park, Plot No.-1, Abhay Khand II, Indirapuram,
Ghaziabad 201014

Gaur Yamuna City
Site Address: Sec-19, Sports City East, Yamuna Expressway,
Distt. Gautam Buddh Nagar (U.P.)

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Disclaimer: All Specifications, drawings, forms, images, illustrations are only indicative and these are purely conceptual and constitute no legal offerings. (sq.ft. = 10.764 sq.ft.)

NOTES: * The colour and design of the tiles can be changed without any prior notice. * Variation in the colour and size of finished tiles/glass may occur. * Variation in water or other services may occur. * There is a 3% charge for transportation. * There is a 3% charge for delivery. * There is a 3% charge for handling. * There is a 3% charge for handling. * There is a 3% charge for handling.



Krishn Vilas

DIVINE LUXURY VILLAS

KrishnVilas, the luxury villas will surely take you back to the golden age of Lord Krishna, where music and art charmed the world, where culture and devotion cleansed the soul. These 3, 4 and 5 bedrooms luxury villas are peaceful yet lively. These delightful independent villas are located at Yamuna Expressway within the integrated township - Gaur Yamuna City. Yamuna Expressway is the hottest real estate destination due to the upcoming Noida International Airport. The airport will not only give a push to Yamuna Expressway but is also attracting business investment from national as well as international players. KrishnVilas is true luxury soaked in the theme of Lord Krishna.



Artist's Impression

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Artist's Impression



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Night View

Artist's Impression



Amphitheatre

Artist's Impression

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Krishn Vilas
DIVINE LUXURY VILLAS

Club Vrindavan

Artist's Impression

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Living Room

Artist's Impression



Master Bedroom

Artist's Impression

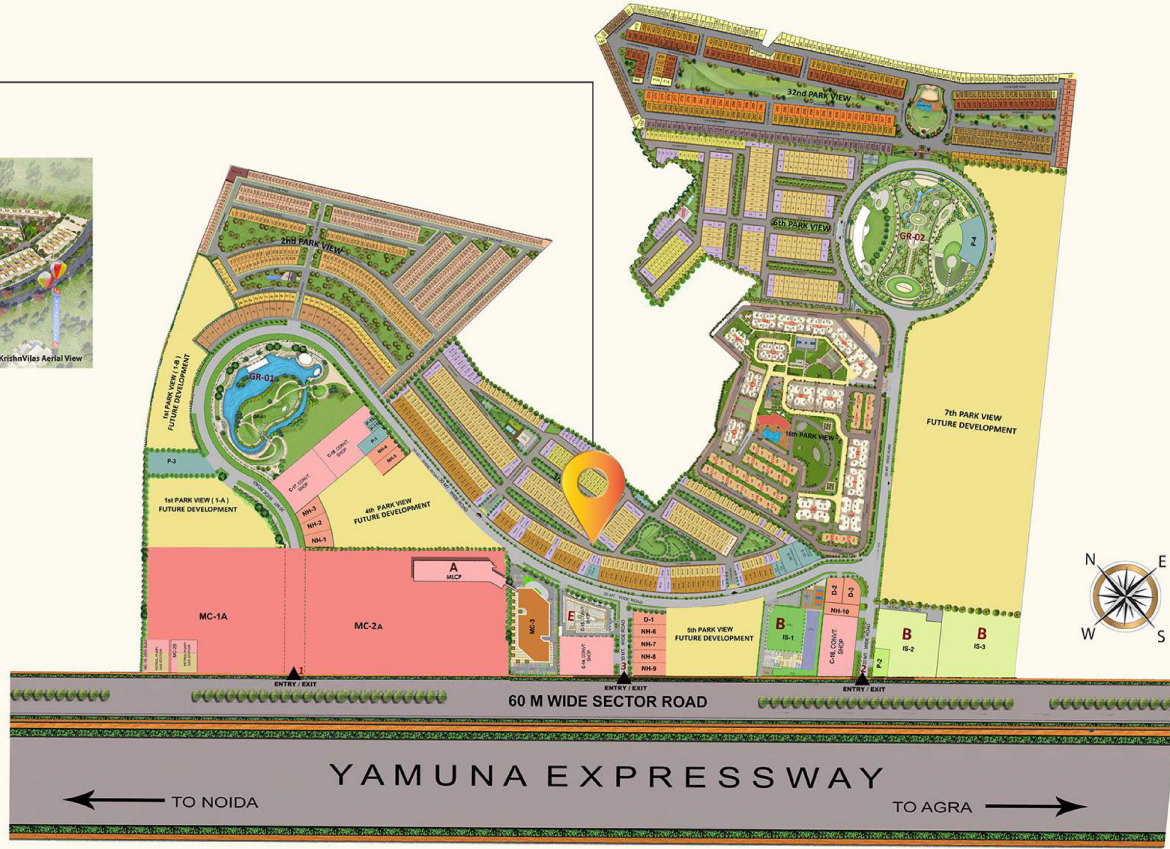


Bedroom

Artist's Impression

Krishn Vilas

DIVINE LUXURY VILLAS



LEGEND

1. YAMUNA DWAR
 2. SANGAM DWAR
 3. CAPITOL HILL GATE
-
- A. MASTER PLAN COMMERCIAL
 - B. SCHOOL / INSTITUTIONAL
- EDUCATIONAL PLOTS
 - C. CONVENIENT SHOP
 - D. DISPENSARY
 - E. GYC GALLERIA
 - GR. 01. ECO PARK
- LAKE YAMUNA
- CHILDREN PARK
- PICNIC SPOT
- BOATING FACILITIES
- FOOD COURT
- LAKE PROMENADE & BIRD WATCHING
 - GR. 02. CULTURAL CITY CENTER
- OPEN AIR THEATER
- FOOD COURT
- CHILDREN PLAY AREA
- WATER BODY
- CRICKET GROUND
- FACILITIES
- TEMPLE PLOT
 - MILK BOOTH
 - CLUB FACILITIES
 - NURSING HOME



Sub License Deed of Government/Registered Plot, L.R. No. 1181/2011, Page No. 299 to 405, Registration No. 11916, 2005/2006, Co-ownership Rights, ERF No. 22 of 13 and proposed Sub Sector Deed code books No. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 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992, 993, 994, 995, 996, 997, 998, 999, 1000.

GAUR YAMUNA CITY
AN INTEGRATED TOWNSHIP AT YAMUNA EXPRESSWAY
MASTER PLAN
101.17 Hectare (250 ACRES) TOWNSHIP

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Plot Area

**170.4 SQM.
(203 SQ.YD.)**

- 5 BEDROOMS + 5 TOILETS + 1 DRESSING
- 1 STUDY/ROOM WITH TOILET
- 1 OFFICE/ROOM WITH TOILET
- DRAWING/DINING WITH KITCHEN
- PUJA ROOM
- STORE
- FAMILY LOUNGE
- UTILITY
- COVERED VERANDA
- BALCONIES + LAWN + OPEN TERRACE
- PROVISION FOR LIFT



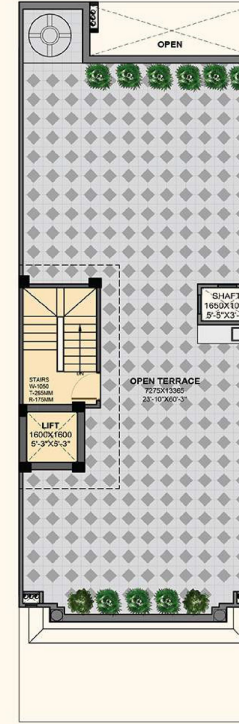
GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



TERRACE FLOOR

TOTAL COVERED AREA OF THE PLOT - 439.14 SQM. (4727.0 SQFT.)

GROUND FLOOR
CARPET AREA - 62.05 SQM. (668.00 SQFT.)
COVERED VERANDAH - 71.12 SQM. (765.50 SQFT.)
EXTERNAL WALL AREA - 6.09 SQM. (65.50 SQFT.)
OPEN AREA - 31.14 SQM. (335.18 SQFT.)
TOTAL AREA - 139.26 SQM. (1499.0 SQFT.)

FIRST FLOOR -
CARPET AREA - 118.40 SQM. (1274.50 SQFT.)
EXTERNAL WALL AREA - 6.55 SQM. (70.50 SQFT.)
EXTERNAL WALL AREA - 14.31 SQM. (154.00 SQFT.)
TOTAL AREA - 139.26 SQM. (1499.0 SQFT.)

SECOND FLOOR -
CARPET AREA - 118.40 SQM. (1274.50 SQFT.)
EXTERNAL WALL AREA - 6.55 SQM. (70.50 SQFT.)
BALCONY AREA - 13.47 SQM. (145.00 SQFT.)
TOTAL AREA - 138.42 SQM. (1490.0 SQFT.)

TERRACE FLOOR -
MUMTY AREA - 22.20 SQM. (239.0 SQFT.)



Disclaimer:
Total Area: The total area including 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 constitute no legal offering.
The colour and design of the tiles can be changed without any prior notice. • Variation in the colour and size of verified 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.

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Plot Area

**125.4 SQM.
(150 SQ.YD.)**

- 4 BEDROOMS + 4 TOILETS + 3 DRESSINGS
- 1 OFFICE/ROOM WITH TOILET
- 1 OFFICE/ROOM
- DRAWING/DINING WITH KITCHEN
- STORE
- LOBBY WITH PUJA
- COVERED VERANDA
- BALCONIES + LAWN + OPEN TERRACE



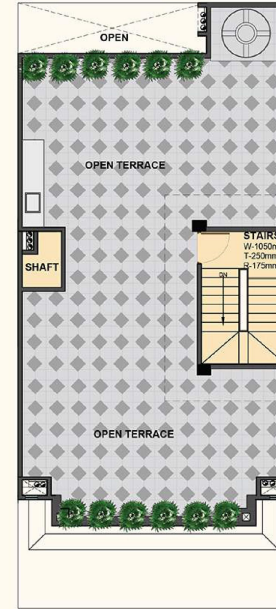
GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



TERRACE FLOOR

**TOTAL COVERED AREA OF THE PLOT -
331.28 SQM. (3566.0 SQFT.)**

GROUND FLOOR -
CARPET AREA - 48.63 SQM. (523.50 SQFT.)
COVERED VERANDA - 51.61 SQM. (555.50 SQFT.)
EXTERNAL WALL AREA - 4.09 SQM. (44.00 SQFT.)
OPEN AREA - 21.07 SQM. (226.80 SQFT.)
TOTAL AREA - 104.33 SQM. (1123.0 SQFT.)

FIRST FLOOR -
CARPET AREA - 84.12 SQM. (905.50 SQFT.)
EXTERNAL WALL AREA - 5.62 SQM. (60.50 SQFT.)
BALCONY AREA - 14.59 SQM. (157.00 SQFT.)
TOTAL AREA - 104.33 SQM. (1123.0 SQFT.)

SECOND FLOOR -
CARPET AREA - 84.12 SQM. (905.50 SQFT.)
EXTERNAL WALL AREA - 5.62 SQM. (60.50 SQFT.)
BALCONY AREA - 13.28 SQM. (143.00 SQFT.)
TOTAL AREA - 103.02 SQM. (1109.0 SQFT.)

TERRACE FLOOR -
MUMTY AREA - 19.60 SQM. (211.0 SQFT.)



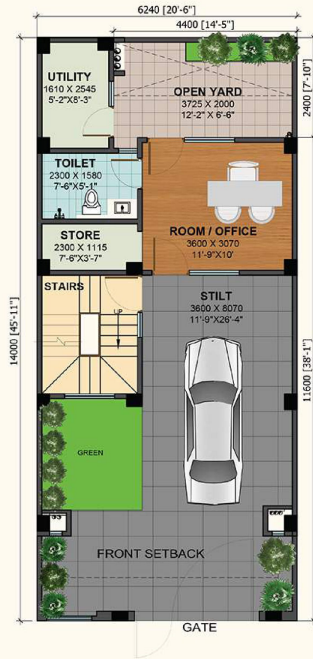
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Carpet Area: The Carpet area means the net usable floor area of a unit, excluding the area covered by the external walls, areas under service shafts, exclusive balcony or verandah area and exclusive open terrace area, but includes the area covered by the internal partition walls of the apartment.
1 Sqm=10.764 sq. ft., 304.8mm=1'-0"
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• 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.

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Plot Area

**87.36 SQM.
(105 SQ.YD.)**

- 3 BEDROOMS + 3 TOILETS + 3 DRESSINGS
- 1 OFFICE/ROOM WITH TOILET
- UTILITY
- STORE
- DRAWING/DINING WITH KITCHEN
- PUJA ROOM
- LOBBY
- COVERED VERANDA
- BALCONIES + LAWN + OPEN TERRACE



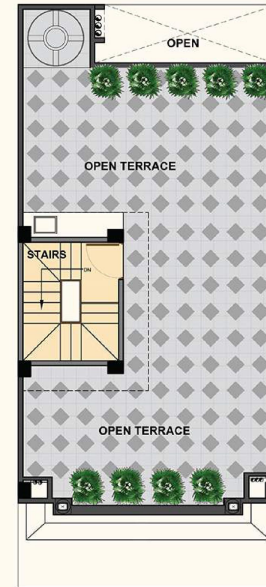
GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



TERRACE FLOOR

TOTAL COVERED AREA OF THE PLOT - 231.22 SQM. (2489.0 SQFT.)

GROUND FLOOR -
 CARPET AREA - 28.89 SQM. (311.00 SQFT.)
 COVID VERANDAH - 40.41 SQM. (435.00 SQFT.)
 EXTERNAL WALL AREA - 3.53 SQM. (38.00 SQFT.)
 OPEN AREA - 14.53 SQM. (156.34 SQFT.)
TOTAL AREA - 72.83 SQM. (784.0 SQFT.)

FIRST FLOOR -
 CARPET AREA - 58.67 SQM. (631.50 SQFT.)
 EXTERNAL WALL AREA - 4.87 SQM. (52.50 SQFT.)
 BALCONY AREA - 9.29 SQM. (100.00 SQFT.)
TOTAL AREA - 72.83 SQM. (784.0 SQFT.)

SECOND FLOOR -
 CARPET AREA - 58.67 SQM. (631.50 SQFT.)
 EXTERNAL WALL AREA - 4.87 SQM. (52.50 SQFT.)
 BALCONY AREA - 8.73 SQM. (94.00 SQFT.)
TOTAL AREA - 72.27 SQM. (778.0 SQFT.)

TERRACE FLOOR -
 MUMTY AREA - 13.29 SQM. (143.0 SQFT.)



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 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.
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Disclaimer:
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Krishn Vilas
DIVINE LUXURY VILLAS

Jai Shri Krishna

*Under Construction 108 ft. Tall Statue
of Lord Shri Krishna and A Grand Temple at*

**GURU
YAMUNA
CITY**
AN INTEGRATED TOWNSHIP
AT YAMUNA EXPRESSWAY



Artist's Impression

KRISHNVILAS SPECIFICATIONS

FLOORING - STILT FLOOR	600 x 600 vitrified tile finish in parking.
	Vitrified 600 x 600 tiles in rooms.
	Ceramic tiles in toilet, store and servant room.
FLOORING - UPPER GROUND FLOOR	Front lawn - colored pavers or grass pavers or grass lawn.
	Vitrified 600 x 600 tiles in drawing, dining and kitchen with design.
	Wooden finished tile flooring in bedrooms and dress.
FLOORING - FIRST FLOOR	Ceramic tiles in toilets and balconies.
	Vitrified 600 x 600 tiles in lobby.
	Wooden finished tile flooring in Master and other bedrooms and dress.
FLOORING - TERRACE FLOOR	Ceramic 300 x 300 tiles.
	Ceramic tiles in toilets, store and balconies.
WALL & CEILING FINISH	POP/Gypsum Plaster finished walls with O.B.D paint.
KITCHEN	2'-0" dado above the working top and 4'-6" from the finished floor level on remaining walls by ceramic tiles.
	Kitchen with Accessories.(Woodwork below the working top)
	Kitchen granite counter top.
TOILETS	Individual RO unit for drinking water.
	Granite counter washbasin.
	Wall mounted EWC.
DOORS & WINDOWS	CP fitting (Good Quality).
	Ceramic tiles on wall up to 7'-0" height.
	Exhaust fan in each toilet.
ELECTRICAL	External Main door: Wooden paneled finished door.
	External doors and windows: Aluminum/UPVC with glass.
	Internal Doors: laminated Flush door with wooden frame.
ELEVATION	Good quality hardware fittings.
	Copper wire in PVC conduits with MCB supported circuits and distribution boards
	Adequate power and light points in wall and ceilings
BOUNDARY WALL & GATE	One tube light/CFL light and ceiling fan in each room
	One tube light/CFL light and concealed LED panel in drawing room.
BOUNDARY WALL & GATE	Intercom facilities for communication with lobby, main gate and other Villas at one point.
	M.S railing as per design.
BOUNDARY WALL & GATE	Colored paint scheme with moldings as detail.
	5'-0" high boundary wall with M.S Main gate as design.

