



GAUR CITY CENTER RERA REGN.NO.:UPRERAPRJ4780

FULLY AC
METRO
OFFICE
SPACES

at

GAUR
CITY
CENTER

GAUR CHOWK, GR. NOIDA (W)



GAUR CITY CENTER - A PART OF NCR'S LARGEST COMMERCIAL HUB

Make the right connection and grow your business with your own office spaces conveniently located at Gaur City Center. Gaur City Center is coming up right at Gaur Chowk, Greater Noida (West) with total floor area of 93294.4 sq. mtr. (1004220.9 sq. ft.) to fulfill your basic needs conveniently. The place will be exquisite in terms of design and architectural innovations and will cater about 5 lacs residents in the catchment area. Gaur City Center is Pre-certified IGBC Green Building project and a part of 101171.0 sq. mtr. (25 acre) commercial hub that includes Gaur City Mall, Multi-level parking for around 5600 cars, an upcoming hospital and already operational petrol pump. Gaur City Mall will be one of the biggest pioneer luxury malls in Greater Noida (West). The mall will have the best international brands and exquisite food outlets to meet all your desires.

LOCATION ADVANTAGES

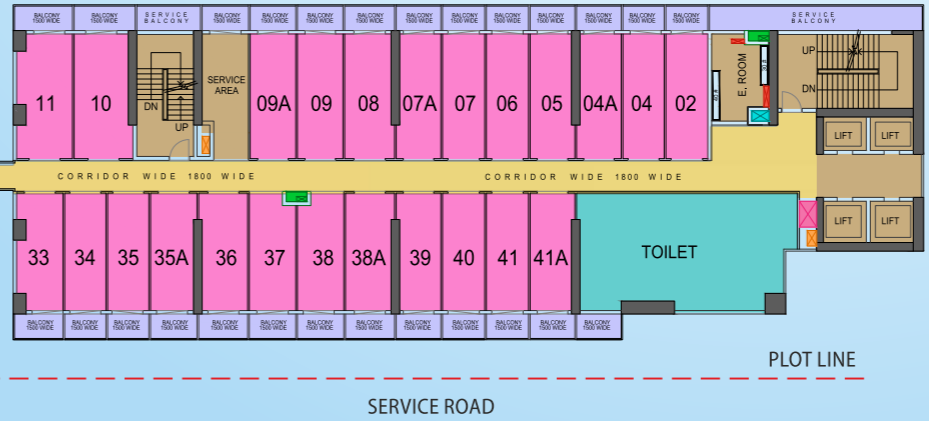


All specifications, images including stock images, colours, pictures and accessories are indicative and used for illustrative purposes only. For the actual project details, please refer to the specifications mentioned in the subsequent page of this brochure.



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LAYOUT PLAN
11TH TO 15TH FLOOR



SPECIFICATIONS

TOTAL NO. OF

METRO OFFICE SPACES : 154

NO. OF FLOORS

: Basement 1 + Lower Ground Floor + Ground Floor + First Floor + Second + Floor + 3RD – 17TH Floors (Offices, Hotel and Banquets) etc.

NO. OF LIFTS

: Separate Lifts – 2 Sets of 3 Lifts each For Office / Chamber & Whole Sale Markets. Specification of Lifts – S.S Finish from inside and outside

STAIRCASES

- FLOORING : Tile Flooring / Concrete Finish
- PAINTING : OBD Paints
- RAILING : MS Railing (As Per Design)
- LIGHTING : Tube light / Ceiling Mounted Light Fixture

COMMON TOILETS

- Male Toilet, Female Toilet on each floor
- FLOORING : Tile Flooring
- PAINTING : OBD Paints
- WALL CLADDING : Tiles till Dado Level
- W.C : European W.C
- CP FITTING : Chrome Plated

BASEMENT AREA

- ROAD AND PARKING : Trimix Concrete Flooring
- LIGHTING : Tube light / Ceiling Mounted Light Fixture
- COMMON PARKING : 15000 SQ.M approx. as per sanction drawing on paid basis
- RAMP : Chequered Tiles / Trimix Concrete Flooring
- DISABLE PARKING : As per norms

CHAMBERS/OFFICES/WHOLE SALE MARKET

- FLOORING : RCC Slab – Floor Flooring to be done by Buyer.
- WALLS : Partition Dry Walls
- CEILING : Exposed RCC Ceiling (No Furnishing)
- DOORS : Aluminium / UPVC with Glass.
- ELECTRICITY : Dual Meter with Electric Point Cable till Shop
- FIRE FIGHTING : As per Fire NOC

LOBBY AND COMMON AREAS

- FLOORING : Tiles / Stone Flooring
- CEILING : Exposed RCC with running Service Area
- PAINTING : OBD Paints
- RAILING : M.S Railing (As Per Design) with Glass on external facade.
- WALLS : Tube light / Ceiling Mounted Light Fixture
- ELECTRICITY : Plastered Walls with Paints.
- FIRE : Common Area and Corridor Lighting
- FIGHTING : As per NOC

LANDSCAPING

- HARD LANDSCAPE : Tiles / Trimix Concrete / Pavers / Kerb Stone / Chequered Tiles
- SOFT LANDSCAPE : Natural Grass / Artificial Grass pad / Shrubs / Plants / Trees
- LIGHTING : Pole Light

ESS AND DG (MAX. CAPACITY)

- DG SETS : As Per Load Requirement
- TRANSFORMER : As Per Load Requirement

STP

- 535 KLD – 1 No. : Approx. 345 SQ.M (IN BASEMENT-1)

ELECTRICAL PANEL ROOM

- IN BASEMENT : Approx. 230 SQ.M
- FLOORING : IPS Flooring
- WALLS : OBD Paints

Dx-water cooled compressor will be installed. Internal Air Handling Unit (AHU) extra as per market rate.

Actual Construction Images



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GAUR CITY SITE PLAN

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 GAUR CHOWK, GR. NOIDA (W)



PROPOSED METRO STATION



LOCATION MAP



Not as per scale



REAL ESTATE | RETAIL | EDUCATION | HOSPITALITY | SPORTS

Gaursons Hi-tech Infrastructure Private Limited.

Site Office: Gaur City, Gaur Chowk, GH-01, Sec-4, Gr. Noida (West)

Corporate Office: Gaur Biz Park, Plot No.-1, Abhay Khand II, Indirapuram, Ghaziabad-201014,

Member of **CREDAI**

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LOAN AVAILABLE FROM :

- pnb Housing** (Ghar Ki Baat)
- ICICI Bank Home Loans** (Khayal aapka)
- CONSTRUCTION FINANCE PARTNER**
- Piramal Capital & Housing Finance**

24+ YEARS OF UNFLINCHING COMMITMENT
25000+ POSSESSIONS GIVEN (2014-18)

45+ SUCCESSFULLY DELIVERED PROJECTS
40000+ SUCCESSFULLY DELIVERED UNITS