



A WORLD OF SHOPPING, RETAIL & BUSINESS



W.E.F. 10TH AUG 2020

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 lakh 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.

LOCATION ADVANTAGES

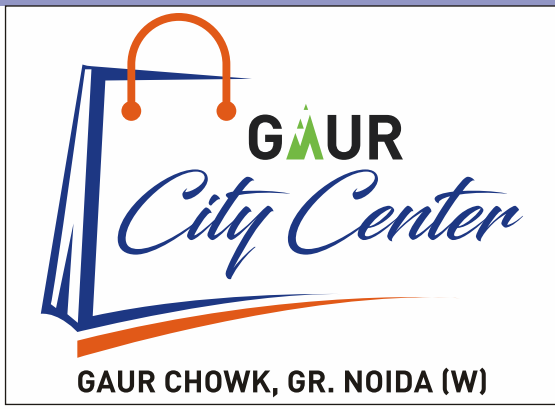


ALL ACTUAL IMAGES





LOWER GROUND FLOOR PLAN



GROUND FLOOR PLAN

PLOT LINE

PLOT LINE

PLOT LINE

PLOT LINE



FIRST FLOOR PLAN

PLOT LINE

PLOT LINE

PLOT LINE

PLOT LINE



SECOND FLOOR PLAN

SPECIFICATIONS OF PROJECT

TOTAL NO. OF SHOPS : 1537 (Approx.)

NO. OF FLOORS : Basement 1+ Lower Ground Floor + Ground Floor + First Floor + Second Floor + 3rd -17th Floors (Offices, Service Apartment and Banquets) etc.

NO. OF SHOPS PER FLOOR : LGF - 460 (Approx.)
Ground Floor - 345 (Approx.)
First Floor - 365 (Approx.)
Second Floor - 365 (Approx.)

NO. OF LIFTS : Separate Lifts - 2 Nos. (8-10 passengers)
For Shopping Area
Specification of Lifts - S.S Finish from inside and outside

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)
LIGHTING : Tube Light / Ceiling Mounted Light Fixture
ESCALATORS : Total 4 Nos. only Escalators on each floor from Lower Ground to 2nd Floor for upward and downward movement
WALLS : Plastered Walls with Tiles finishing up to 4'-0".
ELECTRICITY : Common Area and Corridor Lighting
FIRE FIGHTING : As per Fire NOC

STAIRCASES

FLOORING : Stone 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

SHOPS

FLOORING : RCC Slab - Floor Flooring to be done by Buyer.
walls : Partition Walls with Plaster with Single Coat of OBD Paints
CEILING : Exposed RCC Ceiling (No Furnishing)
DOORS : M.S Rolling Shutters on opening
ELECTRICITY : Dual Meter with Elective Point Cable till Shop
FIRE FIGHTING : As per Fire 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

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

ELECTRICAL PANEL ROOM

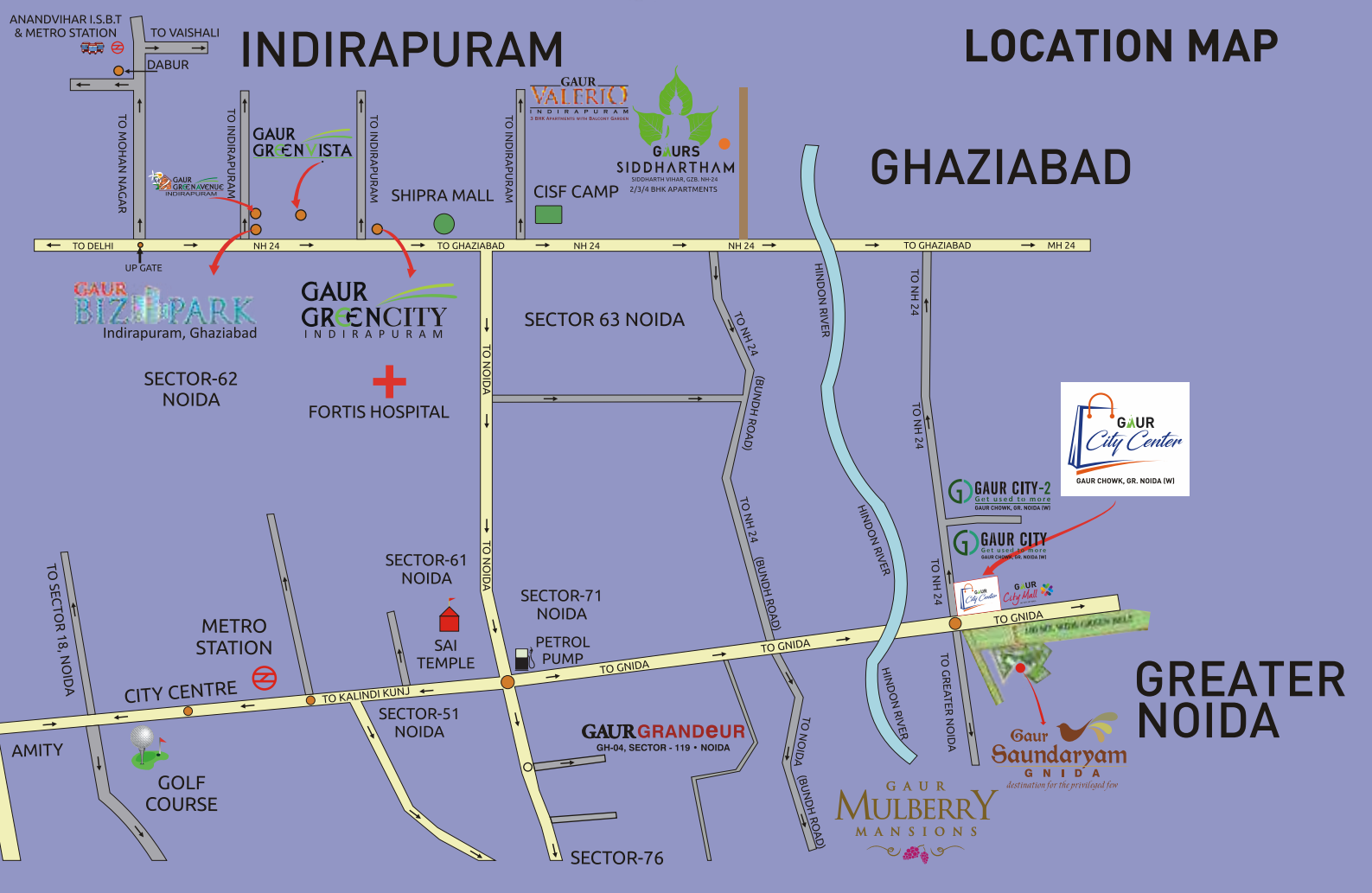
IN BASEMENT : Approx. 230 SQ.M
FLOORING : IPS Flooring
WALLS : OBD Paints

CONFORMING TO THE GREEN BUILDING FEATURES OF INDIAN GREEN BUILDING COUNCIL

- BRAILLE & AUDIO ASSISTANCE LIFTS
- LOW FLOW WATER FIXTURES
- ONSITE WASTE WATER TREATMENT & REUSE
- RESERVED DIFFERENTLY ABLED TOILET & PARKING FOR DIFFERENTLY ABLED
- USE OF HIGH REFLECTANCE MATERIAL ON ROOF SURFACE
- ELECTRICAL CHARGING FACILITY FOR VEHICLES
- ENERGY EFFICIENT LED LIGHTING
- WATER & ENERGY METERING
- RENEWABLE ENERGY THROUGH SOLAR PV
- RAIN WATER HARVESTING
- SOLID WASTE MANAGEMENT
- NO SMOKING COMMON AREA PREMISES
- GLASS - ENERGY EFFICIENT SGU WITH SPECIFIC SHGC VALUE
- LOW VOC INTERIOR PAINTS
- ENERGY EFFICIENT HVAC SYSTEM WITH MECHANICAL FRESH AIR SYSTEM



GAUR CITY (SITE PLAN)



Not as per scale



Gaursons Hi-tech Infrastructure Private Limited
 Corporate Off.: Gaur Biz Park, Plot No. 1, Abhay Kand II, Indirapuram, Ghaziaba, U.P. 201014
 Site Off.: Gaur City, Gaur Chowk, GH-01, Sec-4, Gr. Noida (W)

LOAN AVAILABLE FROM



CONSTRUCTION FINANCE PARTNER



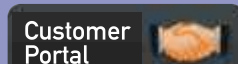
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