



G A U R S
RUNWAY
SUITES
Commercial Studio Apartments

Location Map

Map not to scale

RERA REGN. NO.:
UPRERAPRJ351477

FOR SALES
ENQUIRY CALL: **70266 17617**



SITE OFFICE:
SEC-19, SPORTS CITY EAST,
YAMUNA EXPRESSWAY,
DISTT. GAUTAM BUDDH NAGAR (U.P.)

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

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TO **FLY.**



YOUR SHOPPING DESTINATION

G A U R S
RUNWAY
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Commercial Studio Apartments



RERA REGN. NO.: UPRERAPRJ351477

G A U R
YAMUNA
CITY

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

NEAR UPCOMING NOIDA
INTERNATIONAL AIRPORT

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.

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

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

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

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

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.

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

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

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

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

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

NOIDA IS BOOMING WITH MORE MNC'S, START UP'S & PSU'S

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.**



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 Jewar Int. Airport, too, will change the property market dynamics in Noida and the adjoining areas making Jewar Int. 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.

WHY YAMUNA EXPRESSWAY

The Yamuna Expressway is a dream location for potential home buyers. 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. 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.



WHY AN AIRPORT IN JEWAR?

- The whole northern belt was dependent on IGI for flights. This will reduce travel time massively.
- Not only will IGI get some relaxation but also the people in neighbouring cities will have a new airport.
- According to PWC, the international airport at Jewar will handle 37 domestic & 31 international flights with around 10 crore passengers in the future.

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) <https://timesofindia.indiatimes.com/city/delhi/direct-link-between-igi-and-jewar-airport/articleshow/62319392.cms> Times of India 01.01.2018

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

Disclaimer:

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YAMUNA DWAR - ENTRANCE TO GAUR YAMUNA CITY



16TH PARKVIEW



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



**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 is one of the biggest amalgamations of residential, commercial and retail outlets making it the talk of the town. With the basic civic infrastructure of the highest standards, it also possesses state-of-the-art amusement and recreational activities. The entire township is thoughtfully planned to give an exemplary experience. It offers Retail Shops, Apartments, Studio Apartments, Themed Villas, Plots, Sports and a lot more.

GYC GALLERIA (SHOPPING COMPLEX)



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

EVENING COMES ALIVE AT YAMUNA LAKE



32ND PARKVIEW ENTRANCE GATE



16TH PARKVIEW



—INTRODUCING—



@

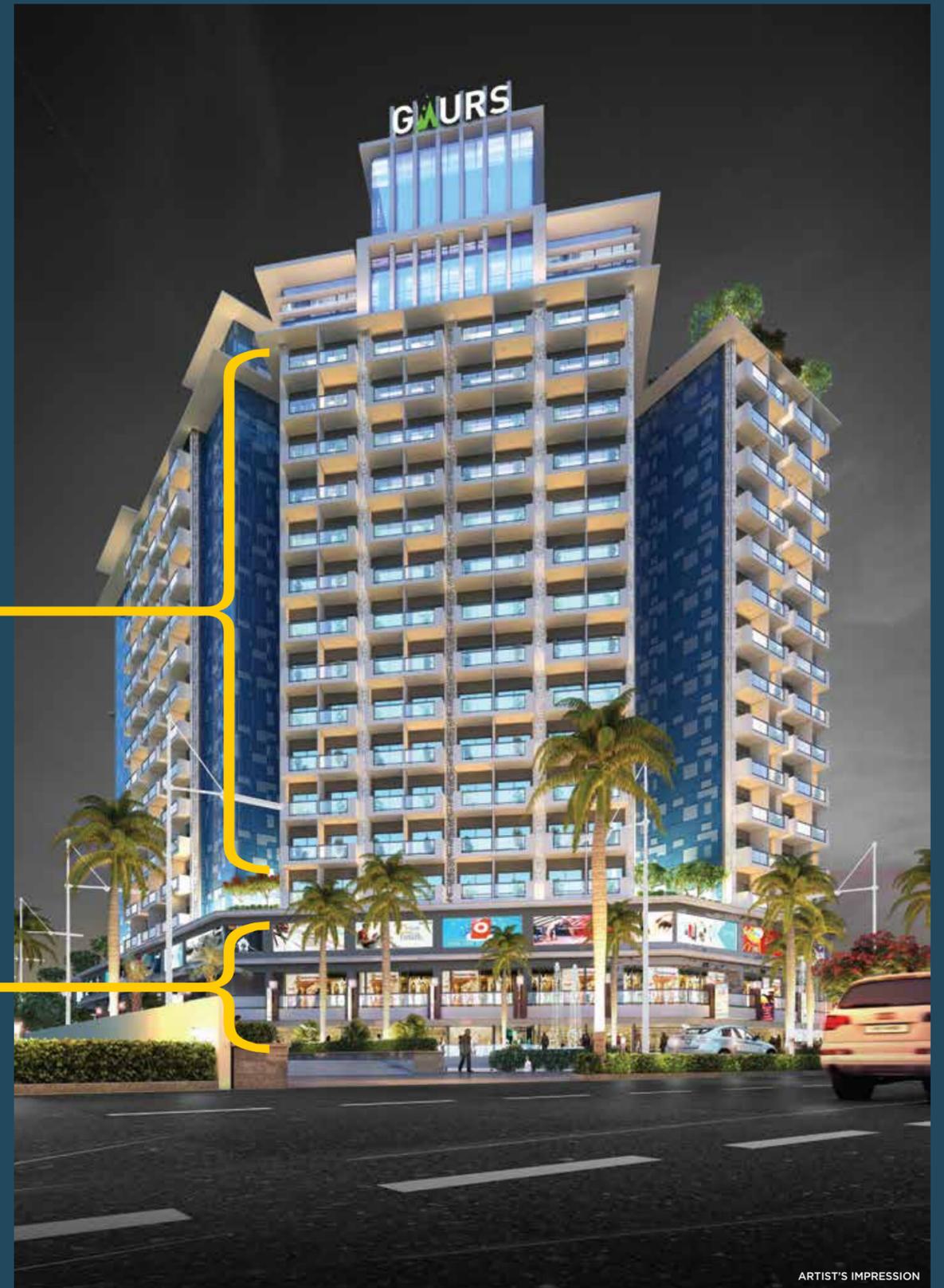


ULTIMATE SHOPPING FOR LEISURE.

The Hub at Gaur Runway Suites will offer a plethora of shopping, entertainment and luxury activities. Part of a 10.11 hectares (25 acres) commercial hub and spread across a considerable 1.09 hectares (2.71 acres), it has dedicated zones for retail, entertainment and recreation. With exquisite architecture and remarkable location, The Hub will offer best in class retail and shopping experience, thoughtful amenities and services. The Hub will provide a shopping experience like never before.

Situated at Gaur Yamuna City, which will be home to thousands of families on completion and will offer luxury villas, apartments, shopping complexes, lake with boating facilities, schools, play grounds, landscaped areas, petrol pumps, multi level car parking and health facilities; it is one of the most sought after investment destinations of Yamuna Expressway.

COMMERCIAL
RUNWAY
SUITES



ARTIST'S IMPRESSION

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THE GATEWAY TO A GREAT SHOPPING EXPERIENCE



Sprawling over a wide expanse, The Hub will be a host to a plethora of necessary and luxury brand shops. Embellished with meticulous designs and state of the art infrastructure, it is the absolute embodiment of exorbitance. Embark into this world of happiness, the ultimate destination of a great shopping experience.



at
G A U R S
R U N W A Y
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IDEAL FOR

- Retail Store
- Grocery Store
- Convenience Store
- Super Markets
- Fashion Store
- Garment Store
- Interiors Store
- Gift Store
- Boutiques
- Restaurants and Cafe
- Food Courts
- Salon and Spa
- Fun Zones
- Gaming Arcade
- Kids Play Area
- Electronic Store
- Mobile Store
and many more.



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

MASTER PLAN

101.17 Hectare (250 ACRES) TOWNSHIP

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

- RELIGIOUS BUILDING
- MILK BOOTH
- CLUB FACILITIES
- NURSING HOME



GAURS RUNWAY SUITES Commercial Studio Apartments



Sub Lease Deed of Gaursons Realtech Pvt. Ltd vide book No-1, Voll No-13251, Page No-299 to 450, Registration No-11798, SRO-SADAR, Gautambudh Nagar, (U.P) on 22-05-13 and second Sub Lease Deed vide book No-1, Voll No-14222, Page No-85 to 134, Registration No-24479, SRO-SADAR, Gautambudh Nagar, (U.P) on 05-10/13 respectively. Map sanctioned of Gaur Yamuna City Township Project, vide letter Ref. No. Y.E.A/PLANNING/BP-62/19003/2016 Dated: 31/03/2017. by Yamuna Expressway Industrial Development Authority. 1 sq. mtr. = 10.764 sq. ft. 1 acre= 4047 sq. mtrs. (approx.)

LOWER GROUND FLOOR PLAN*



YAMUNA EXPRESSWAY



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 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.

GROUND FLOOR PLAN*



YAMUNA EXPRESSWAY



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FIRST FLOOR PLAN*



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SPECIFICATIONS

DETAILS OF THE HUB

TOTAL NO. OF SHOPS	282 SHOPS & 4 KIOSK
NO. OF FLOORS	Lower Ground (Shopping Floor, Parking & Services). Ground Floor (Shopping Floor, Restaurant, Suite Reception, Lobby Area & Parking). First Floor (Shopping Floor & Parking)

VITAL PROJECT RELATED INFORMATION

AIR CONDITIONING	DX System of Air Conditioning for Shops, No Split AC / Window AC will be allowed in Retail Area, Split AC in Suites.
FLOOR TO FLOOR HEIGHT	4100 mm Height for Shops (LGF). 4000 mm Height for Shops (Ground & 1st Floor) 3800 mm Height for Parking (3rd Podium Floor)

LIFTS AND ESCALATORS

SEPARATE LIFTS	2 No. Lifts + Escalators for Shopping Area
SEPARATE LIFTS	4 No. 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.
ESCALATORS	Total 1 Nos. Escalators for Upward Movement Plastered Walls with Vitrified Tile dado upto 4"-0" with Paint Above
WALLS	Common Area and Corridor Lighting
ELECTRICITY	As Per Fire NOC
FIRE FIGHTING	Granite / Tile Flooring
STAIRCASE	Tube Light / Ceiling Mounted
LIGHTING	LED Light Fixture

COMMON TOILETS - Male, Female Toilets on LGF, 1st Podium & 2nd Podium

FLOORING	Antiskid Tile Flooring
PAINTING	OBD Paints and Exposed Services.
WALL CLADDING	Tile Dado Upto 2400 mm ht.
WC	European WC
CP FITTING	Chrome Plated
URINALS	As Per Selection
WASH BASIN	As Per Selection

SHOPS

FLOORING	RCC Slab- Ready to receive any Flooring by Owner / Buyer.
WALLS	75 mm thick Dry Wall Partition
CEILING	Exposed RCC Ceiling (No Finishing)
DOORS	M.S Rolling Shutters on opening fixed inside of the shop front.
ELECTRICITY	One DB as per required Load will be Provided Separate Meter for Power Backup Main Electrical Connections from NPCL Directly by Buyer.
FIRE FIGHTING	As Per Fire NOC

BASEMENT AREA

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

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

STP

CAPACITY (IN BASEMENT / LGF)	As Per Requirement
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*DETAILS OF FLOOR		
AS PER BROCHURE	AS PER SANCTION	AS PER RERA
1st Floor	2nd Podium	1st Floor
Ground Floor	1st Podium	Ground Floor
Lower Ground Floor	Lower Ground Floor	Basement Floor

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 accommodations occupied by thousands of happy families, Gaur's stress on customer's trust has become the winning mantra.

The pointed, unnerving 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.

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

CNBC REAL ESTATE AWARDS 2017-18
BEST RESIDENTIAL PROJECT
AFFORDABLE SEGMENT - North India
- GAUR CASCADES

NDTV PROPERTY AWARDS 2017
BUDGET APARTMENT
PROJECT OF THE YEAR (2017)
TIER 1 CITIES
- GAUR CASCADES

NDTV PROPERTY AWARDS 2016
BEST TOWNSHIP PROJECT
- GAUR CITY

CNBC AWAAZ REAL ESTATE AWARDS 2016
BEST TOWNSHIP PROJECT
- GAUR CITY

NDTV PROPERTY AWARDS 2015
BEST EXECUTION-TRACK RECORD
- GAUR CITY

ONGOING RERA REGISTERED COMMERCIAL PROJECTS

Gaur City Center, Gr. Noida (West)
UPRERAPRJ4780
Gaur City Mall, Gr. Noida (West)
UPRERAPRJ6934
Gaur City Arcade, Gr. Noida (West)
UPRERAPRJ10206
GYC Galleria, Gaur Yamuna City
UPRERAPRJ4602

DELIVERED COMMERCIAL PROJECTS

Gaur Central Mall. RDC, Rajnagar, Ghaziabad
Gaur High Street (Rajnagar Extn.), Ghaziabad
Gaur Gravity, Ghaziabad
Gaur Square, Govindpuram, Ghaziabad
Gaur City Plaza-Gaur City, Gr. Noida (West)
Gaur Biz Park, Indrapuram
Gaur City Galleria, Gr. Noida (West)

GAURS INTERNATIONAL SCHOOL

Gaur City-2, Greater Noida (West)
Gaur Yamuna City, Yamuna Expressway

24+
YEARS OF UNFALTERING
COMMITMENT

45+
SUCCESSFULLY
DELIVERED PROJECTS

20000+
UNITS
UNDER DEVELOPMENT

25000+
POSSESSIONS
GIVEN (2014-2018)

40000+
DELIVERED
UNITS

100000+
HAPPY
CUSTOMERS

5100000+
SQUARE METER
AREA DEVELOPED