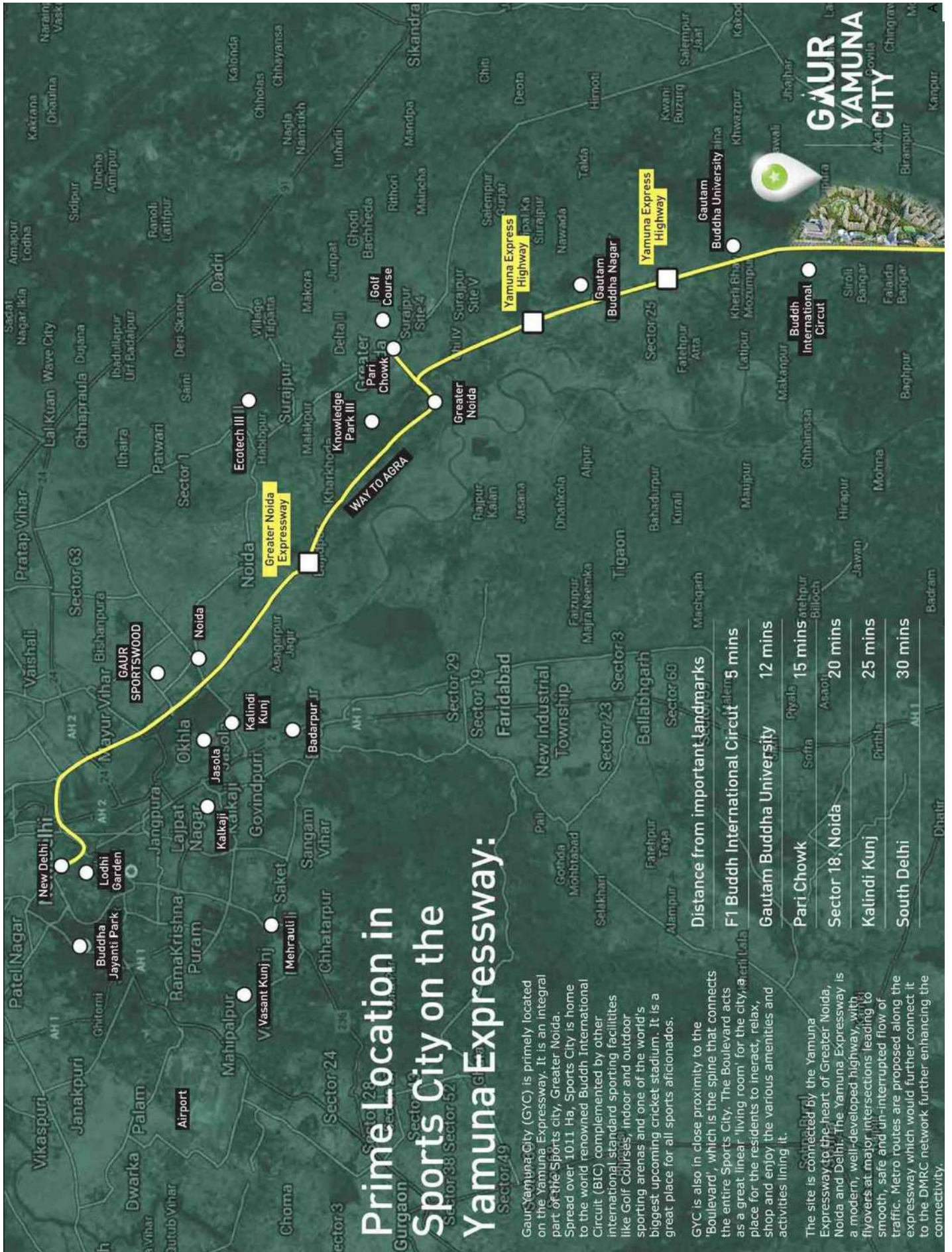


GAUR
YAMUNA
CITY
SHOPPING ARCADE & SERVICE APARTMENT

GAURS





Prime Location in Sports City on the Yamuna Expressway:

Gaur Yamuna City (GYC) is primarily located on the Yamuna Expressway. It is an integral part of the Sports City, Greater Noida. Spread over 1011 Ha, Sports City is home to the world renowned Buddh International Circuit (BIC) complemented by other international standard sporting facilities like Golf Courses, indoor and outdoor sporting arenas and one of the world's biggest upcoming cricket stadium. It is a great place for all sports aficionados.

GYC is also in close proximity to the 'Boulevard', which is the spine that connects the entire Sports City. The Boulevard acts as a great linear 'living room' for the city, a place for the residents to interact, relax, shop and enjoy the various amenities and activities lining it.

The site is connected by the Yamuna Expressway to the heart of Greater Noida, Noida and Delhi. The Yamuna Expressway is a modern, well-developed highway, with flyovers at major intersections leading to smooth, safe and uninterrupted flow of traffic. Metro routes are proposed along the expressway which would further connect it to the DMRC network further enhancing the connectivity.

Distance from important landmarks

F1 Buddh International Circuit	5 mins
Gautam Buddha University	12 mins
Pari Chowk	15 mins
Sector 18, Noida	20 mins
Kalindi Kunj	25 mins
South Delhi	30 mins



PROJECT: GAUR YAMUNA CITY
SERVICE APARTMENTS

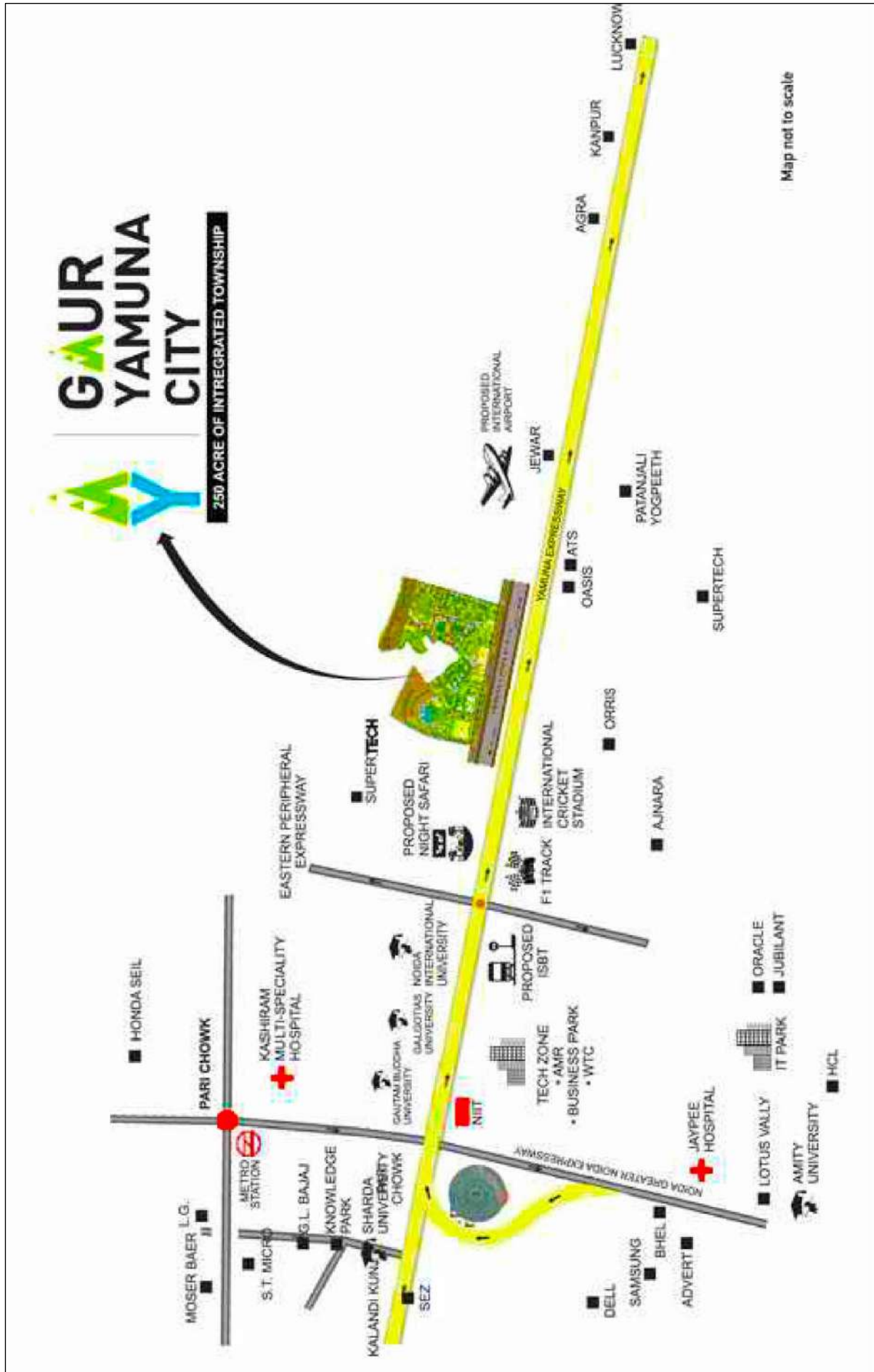
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KEY PLAN

ARCHITECTS:
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250 ACRE OF INTEGRATED TOWNSHIP



Map not to scale



PROJECT: **GAUR YAMUNA CITY**
SERVICE APARTMENTS

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LOCATION PLAN

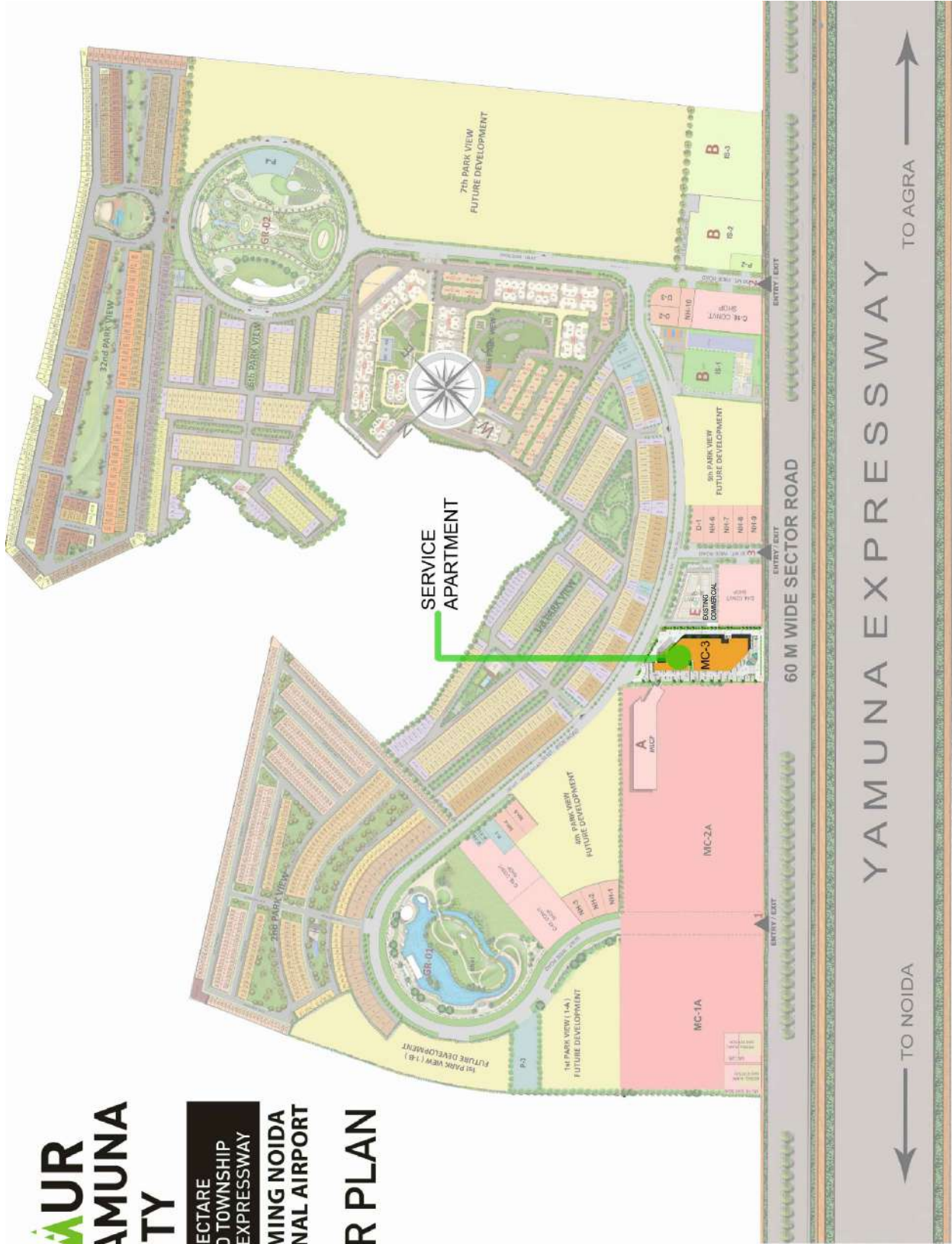
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**A 101 HECTARE
INTEGRATED TOWNSHIP
ON YAMUNA EXPRESSWAY
NEAR UPCOMING NOIDA
INTERNATIONAL AIRPORT**

MASTER PLAN

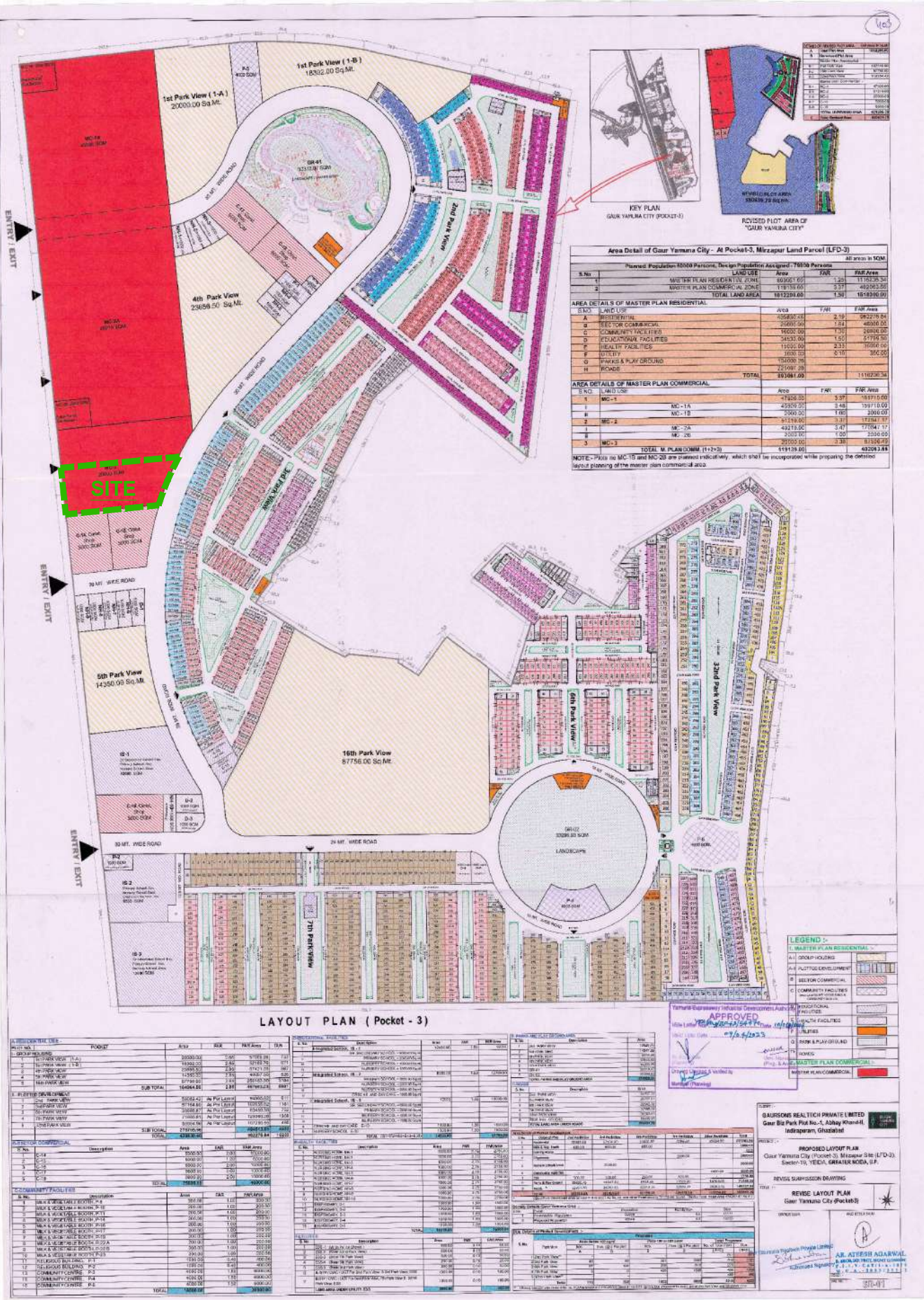
SITE PLAN



PROJECT: **GAUR YAMUNA CITY**
SERVICE APARTMENTS

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Area Detail of Gaur Yamuna City - At Pocket-3, Mirzapur Land Parcel (LFD-3)

Planned Population: 8000 Persons, Design Population Assigned: 78100 Persons

S.No.	LAND USE	Area	FAR	FAR Area
1	MASTER PLAN RESIDENTIAL ZONE	60,805.67	1.25	11,101.25,341
2	MASTER PLAN COMMERCIAL ZONE	118,100.00	0.37	43,697.00
	TOTAL LAND AREA	178,905.67	1.86	154,798.34

AREA DETAILS OF MASTER PLAN RESIDENTIAL				
S.No.	LAND USE	Area	FAR	FAR Area
1	RESIDENTIAL	45,843.50	2.50	11,460.875
2	SECTOR COMMERCIAL	2,500.00	1.50	3,750.00
3	COMMUNITY FACILITIES	1,000.00	1.50	1,500.00
4	EDUCATIONAL FACILITIES	2,432.00	1.50	3,648.00
5	HEALTH FACILITIES	1,500.00	2.33	3,487.50
6	UTILITY	1,000.00	0.50	500.00
7	PAVEMENT & PLAY GROUNDS	15,000.00	1.00	15,000.00
8	ROADS	22,000.00	1.00	22,000.00
	TOTAL	91,275.50		111,626.34

AREA DETAILS OF MASTER PLAN COMMERCIAL				
S.No.	LAND USE	Area	FAR	FAR Area
1	MC-1A	4,500.00	3.48	15,660.00
2	MC-1B	3,000.00	1.60	4,800.00
3	MC-2A	4,012.00	3.47	13,921.64
4	MC-2B	3,000.00	1.00	3,000.00
	TOTAL M. PLAN COMM. (1+2+3+4)	14,512.00		47,381.64

NOTE: MC-1B and MC-2B are planned indicatively, which shall be incorporated while preparing the detailed layout plan of the master plan commercial zone.

LAYOUT PLAN (Pocket - 3)

LEGEND

- RESIDENTIAL
 - GROUP HOUSING
 - FLAT DEVELOPMENT
- SECTOR COMMERCIAL
- COMMUNITY FACILITIES
 - EDUCATIONAL FACILITIES
 - HEALTH FACILITIES
 - UTILITIES
 - PAVEMENT & PLAY GROUNDS
 - ROADS
- MASTER PLAN COMMERCIAL

RESIDENTIAL USES

POCKET	Area	FAR	FAR Area	FAR
1st Park View (1-A)	20000.00	2.50	50000.00	1.81
1st Park View (1-B)	18802.00	2.50	47005.00	1.81
4th Park View	23658.50	2.50	59146.25	1.81
5th Park View	14350.00	2.50	35875.00	1.81
16th Park View	87756.00	2.50	219390.00	1.81
SUB TOTAL	105546.50	2.50	264316.25	1.81

COMMUNITY FACILITIES

S.No.	Description	Area	FAR	FAR Area
1	WALK & CYCLE BOOTH	300.00	1.00	300.00
2	WALK & CYCLE BOOTH	300.00	1.00	300.00
3	WALK & CYCLE BOOTH	300.00	1.00	300.00
4	WALK & CYCLE BOOTH	300.00	1.00	300.00
5	WALK & CYCLE BOOTH	300.00	1.00	300.00
6	WALK & CYCLE BOOTH	300.00	1.00	300.00
7	WALK & CYCLE BOOTH	300.00	1.00	300.00
8	WALK & CYCLE BOOTH	300.00	1.00	300.00
9	WALK & CYCLE BOOTH	300.00	1.00	300.00
10	WALK & CYCLE BOOTH	300.00	1.00	300.00
11	WALK & CYCLE BOOTH	300.00	1.00	300.00
12	WALK & CYCLE BOOTH	300.00	1.00	300.00
13	WALK & CYCLE BOOTH	300.00	1.00	300.00
14	WALK & CYCLE BOOTH	300.00	1.00	300.00
15	WALK & CYCLE BOOTH	300.00	1.00	300.00
16	WALK & CYCLE BOOTH	300.00	1.00	300.00
TOTAL	4800.00	1.00	4800.00	1.81

COMMERCIAL USES

S.No.	Description	Area	FAR	FAR Area
1	MC-1A	4,500.00	3.48	15,660.00
2	MC-1B	3,000.00	1.60	4,800.00
3	MC-2A	4,012.00	3.47	13,921.64
4	MC-2B	3,000.00	1.00	3,000.00
TOTAL	14,512.00		47,381.64	1.81

APPROVED

07/04/2023

GAUR YAMUNA CITY

PROJECT: PROPOSED LAYOUT PLAN
Gaur Yamuna City (Pocket-3), Mirzapur Site (LFD-3), Sector-10, YEIDA, GHAZIABAD, U.P.

REVISOR: SAHISHRUTI DEWARI

TITLE: REVISED LAYOUT PLAN
Gaur Yamuna City (Pocket-3)

ARCHITECTS: **ATWIN**
ISO 9001 - 2008 CERTIFIED



SHOPPING **A**RCADE

&

SERVICE **A**PARTMENT



PROJECT: **GAUR YAMUNA CITY**
SERVICE APARTMENTS

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SERVICE APARTMENT AERIAL VIEW

ARCHITECTS:
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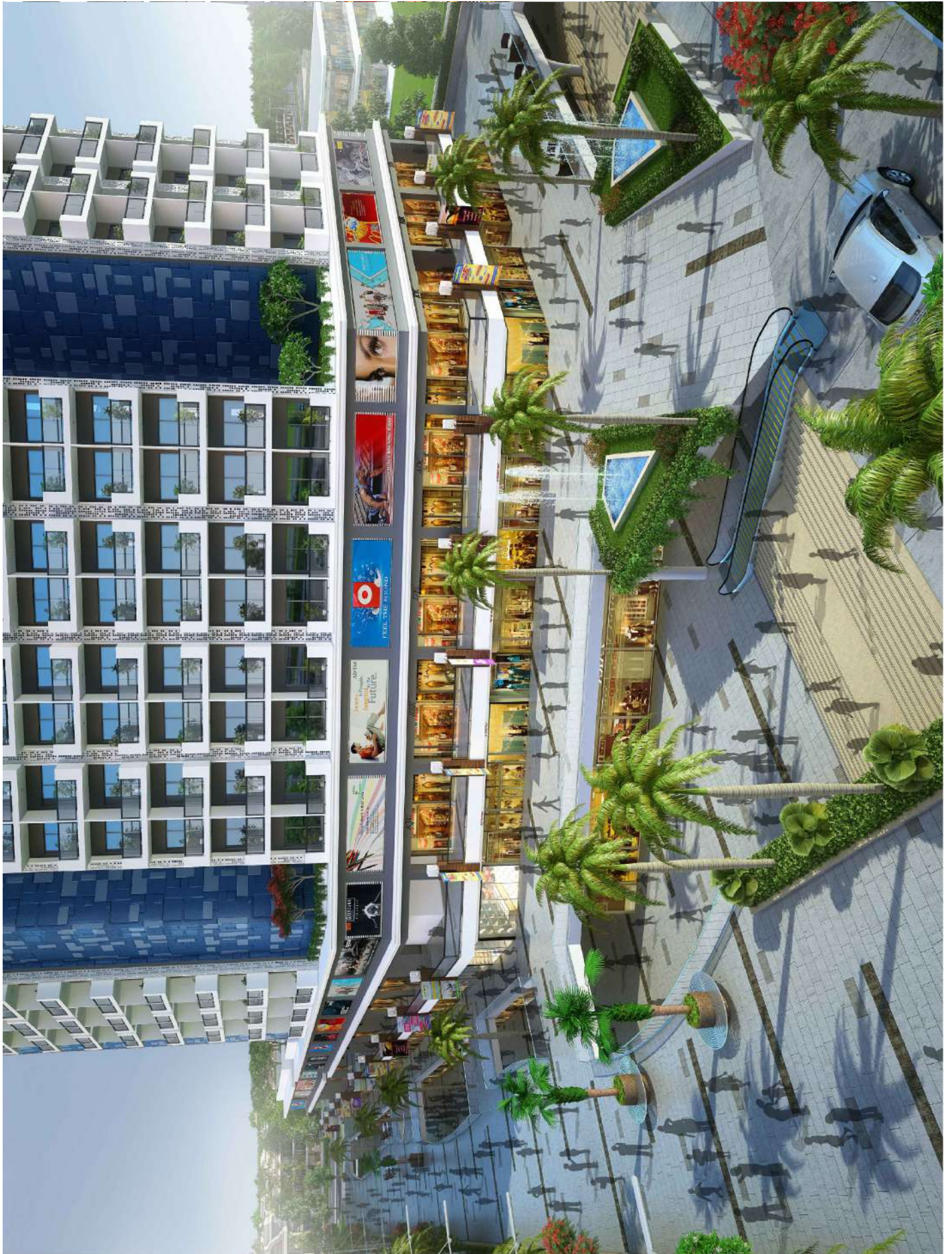


PROJECT: **GAUR YAMUNA CITY**
SERVICE APARTMENTS

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SERVICE APARTMENT NIGHT VIEW

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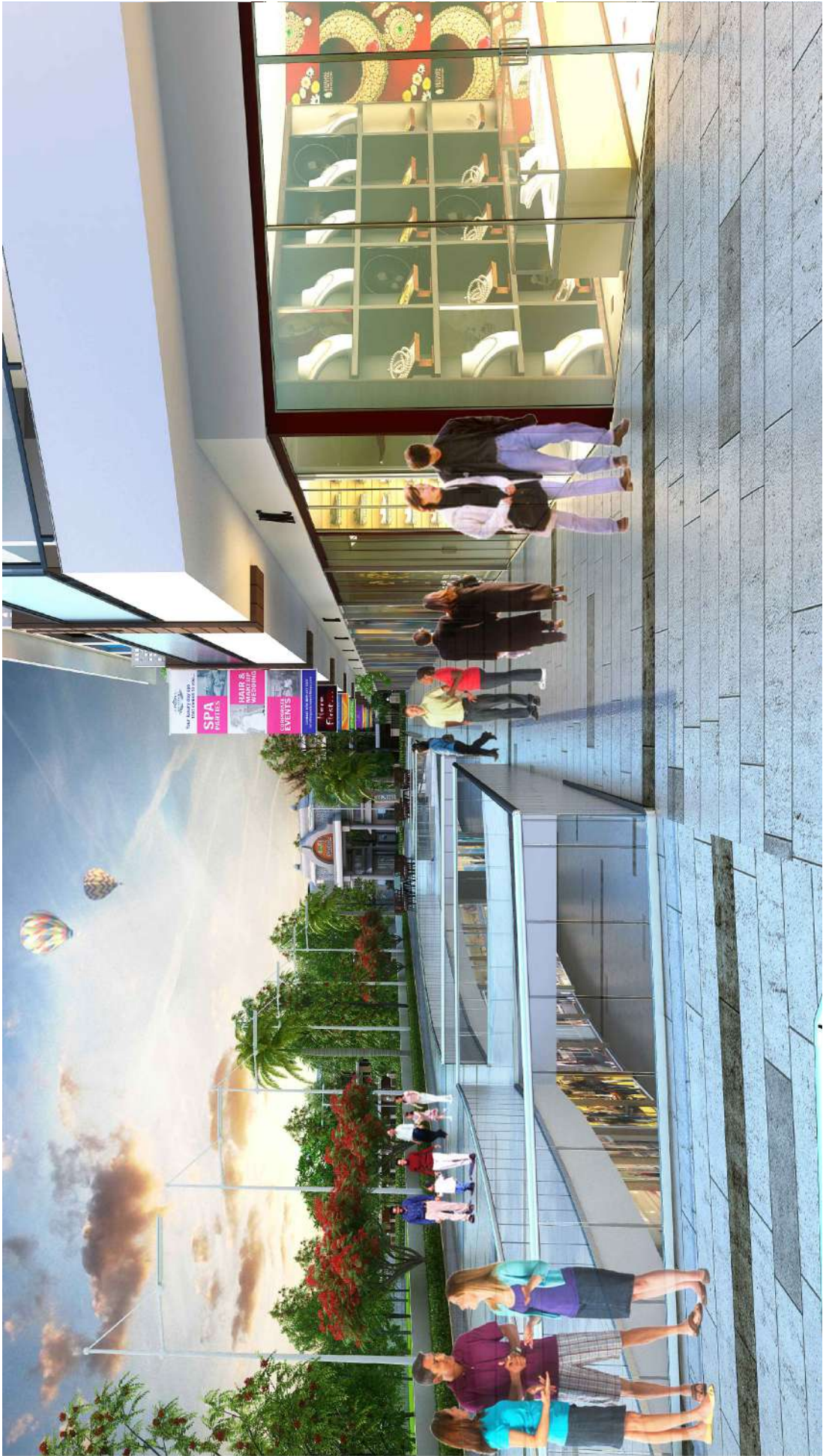


PROJECT: **GAUR YAMUNA CITY**
SERVICE APARTMENTS

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PLAZA AERIAL VIEW

ARCHITECTS:
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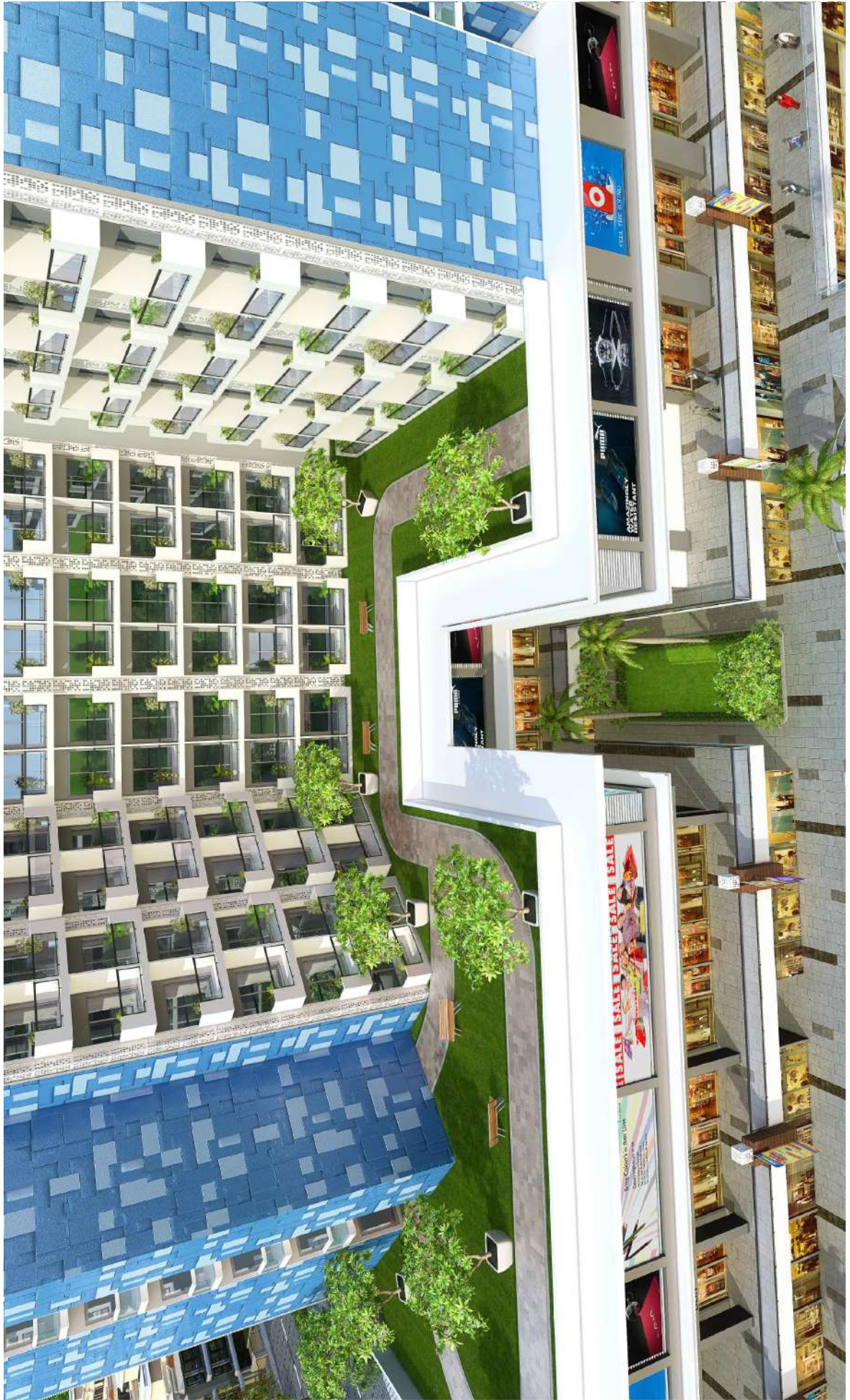


PROJECT: **GAUR YAMUNA CITY**
SERVICE APARTMENTS

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PLAZA VIEW

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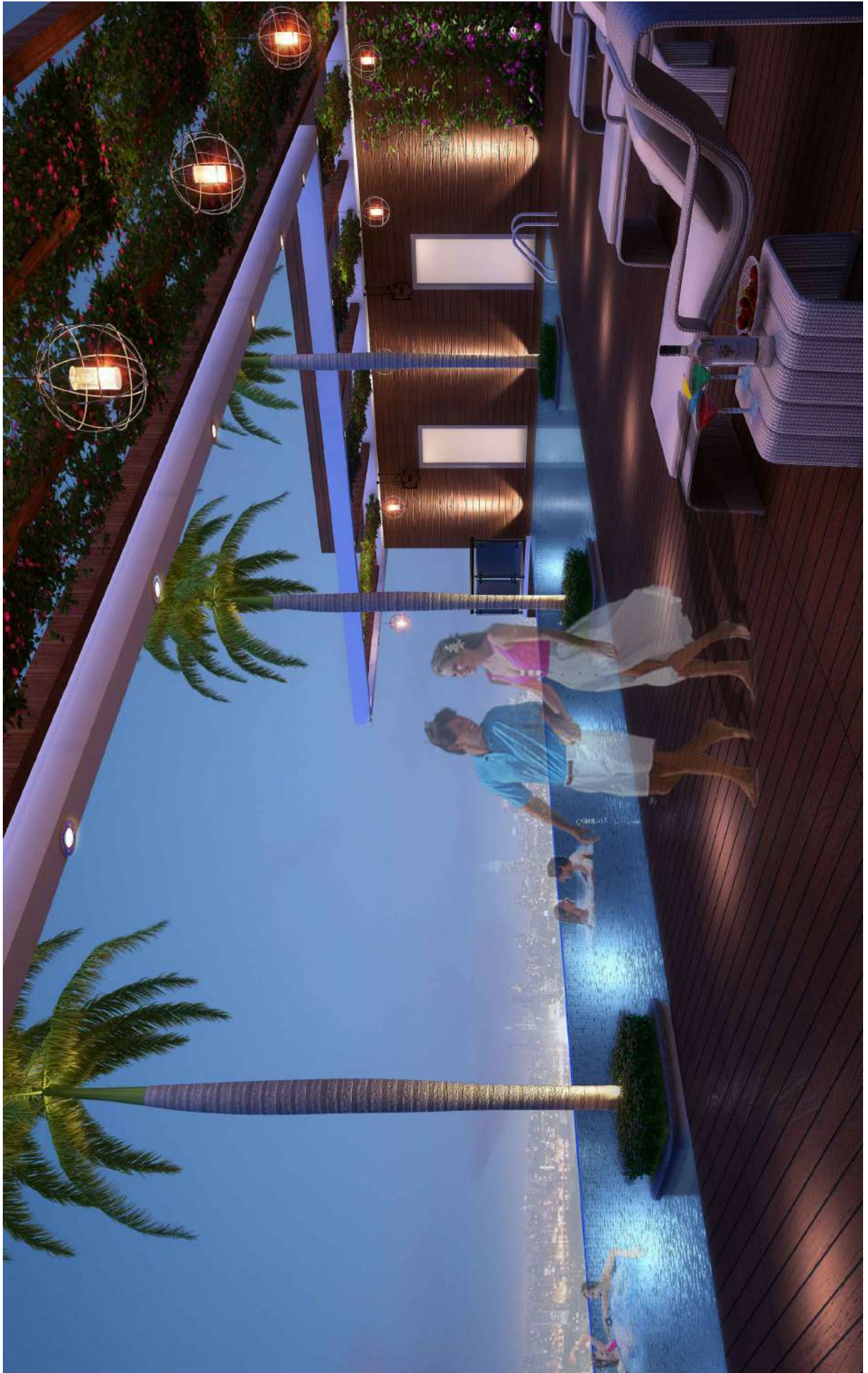
**GAUR
YAMUNA
CITY**

PROJECT: **GAUR YAMUNA CITY**
SERVICE APARTMENTS

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LANDSCAPE TERRACE VIEW-1

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PROJECT: **GAUR YAMUNA CITY**
SERVICE APARTMENTS

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POOL VIEW

ARCHITECTS:
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KEY HIGHLIGHTS OF PROPOSED PROJECT

Proposed mixed use development spread over 2.71 acres . It has dedicated zones for Studio apartments retail,restaurant,libraray,party hall,landscape party lawn swimming pool,Billiards room, table tennis room,GYM,parking at basement & 3 lvls. of podium.Internal connectivity with adjacent MLCP.

Located within the commercial belt of GAUR YAMUNA CITY a township spread over 250 acres land which include world class facilities such as luxury villas,school,cricket ground,landscape water body,petrol pumps, group housing,health facilities, MLCP & dedicated spaces for future commercial development and other utilities .

Total area of 4.5 lac sq.ft spread over 18 levels offering unmatched shopping area,entertaimnet & luxury living.



Floor wise Description

Lower ground floor	Retail , parking& services
1st Podium floor	Retail , parking& services
2nd Podium floor	Retail , parking& services
3rd Podium floor	Parking

AREA SYNOPSIS

SHOPS

- TOTAL SALABLE AREA COVERED(SHOP) = 6965 SQ.M(75000SQ.FT)
- TOTAL SALABLE SUPER AREA ON (60:40)= 1,25,000 SQ.FT (spread over LG/G/1st)

SERVICE APARTMENT

- TOTAL NO. OF UNITS=828
- AVG. SALABLE AREA=350sq.ft(covd+balcony)
- AVG. SUPER AREA SALABLE=460sq.ft

TOTAL BUILT UP AREA DETAIL

• PARKING AREA(MLCP+BASEMENT+G+I+II RAMP+SERVICES AREA+CORES)	=3,30,300SQ.FT
• SHOPS(common corridor +cores)	=1,00,000 SQ.FT
• UNITS (B.U.A+CLUB)	=3,35,000 SQ.FT
• BALCONY AREA	=48000 SQ.FT

SUPER AREA CALCULATION OF UNITS

- TOTAL NO. OF UNITS = 828 UNITS
- COVD. AREA EACH UNIT = 28.28SQ.M(305SQ.FT)
- BALCONY AREA = 4.12SQ.M(45SQ.FT)
- TOTAL AREA = 32.4SQ.M SQ.FT(350SQ.FT)

CIRCULATION AREA

- SAME FLOOR CIRCULATION+SERVICE AREA = 34+478=512SQ.M(5511 SQ.FT)
- TOTAL NO. OF UNIT = 62
- AVG. CIRCULATION AREA PER UNIT = 88 SQ.FT

OTHER AREA

- BASEMENT SERVICE AREA = 325SQ.M($\frac{1}{2}$ of 650 sq.m partially shared by shops)
- 1st PODIUM(reception+core) = 230 SQ.M(2475SQ.FT)
- CLUB AREA ON 12th A FLOOR(including pool)=985 SQ.M(10600 SQ.FT)
- TOTAL = 1540SQ.M(16576SQ.FT)
- TOTAL NO. OF UNITS = 828
- AVG. CONSUMPTION OF AREA = 20SQ.FT
- HENCE NET SUPER AREA= 350+88+20 = **458 SQ.FT**
OR **460SQ.FT**(W/O PARKING)



PROJECT: GAUR YAMUNA CITY
SERVICE APARTMENTS

PROJECT AREA DETAIL

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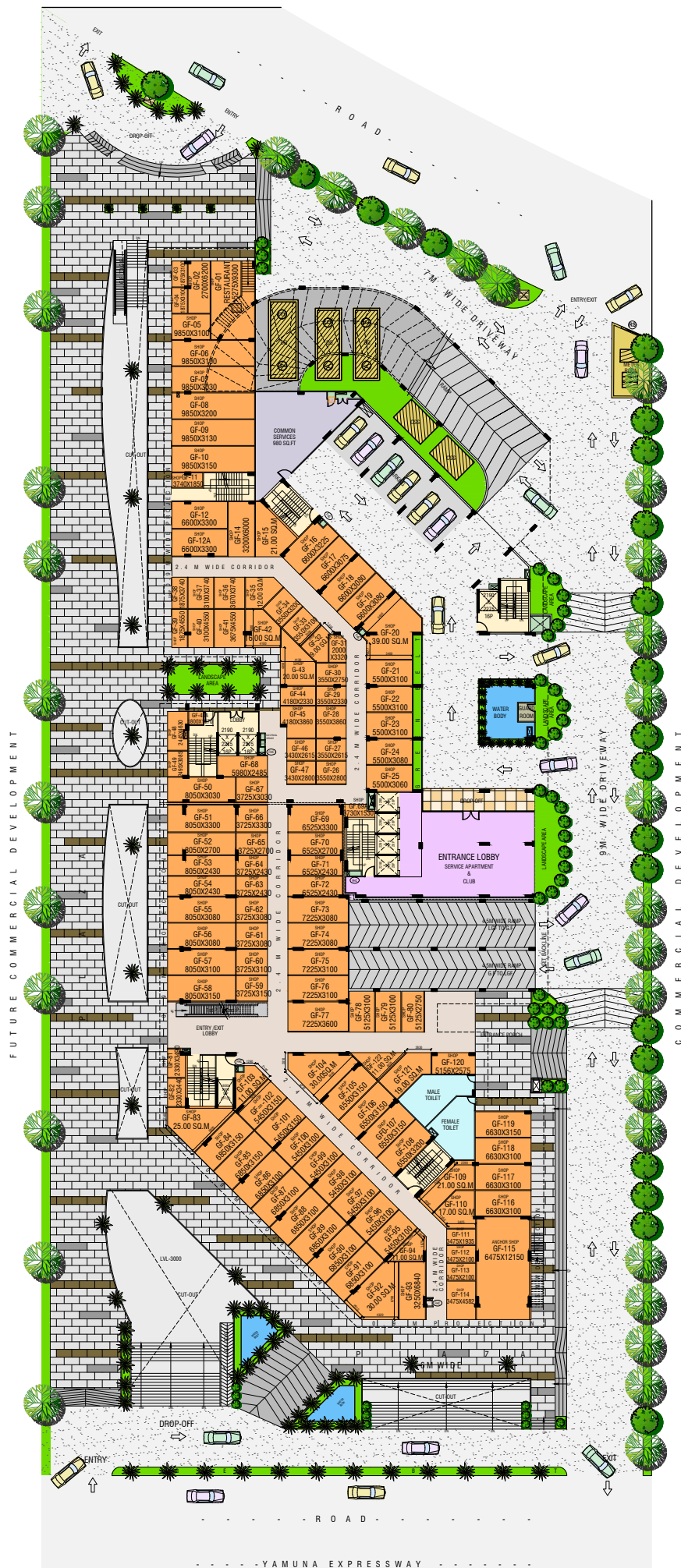
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Floor wise Description

Ground floor	62 service apartments(G-01 to G62) & landscape terrace of 14500 sq.ft
1st floor-11th floor	62 service apartments each floor (101-162) (1101-1162)
12th floor	56 service apartments (1201-1262) & pool service area
12th A floor	28 service apartments(12A01-12A28) ,GYM,SPA, swimming pool, billiards room, cards room, library, restaurant, sports room, landscape party terrace .

Total no. of service apartments- 828 units



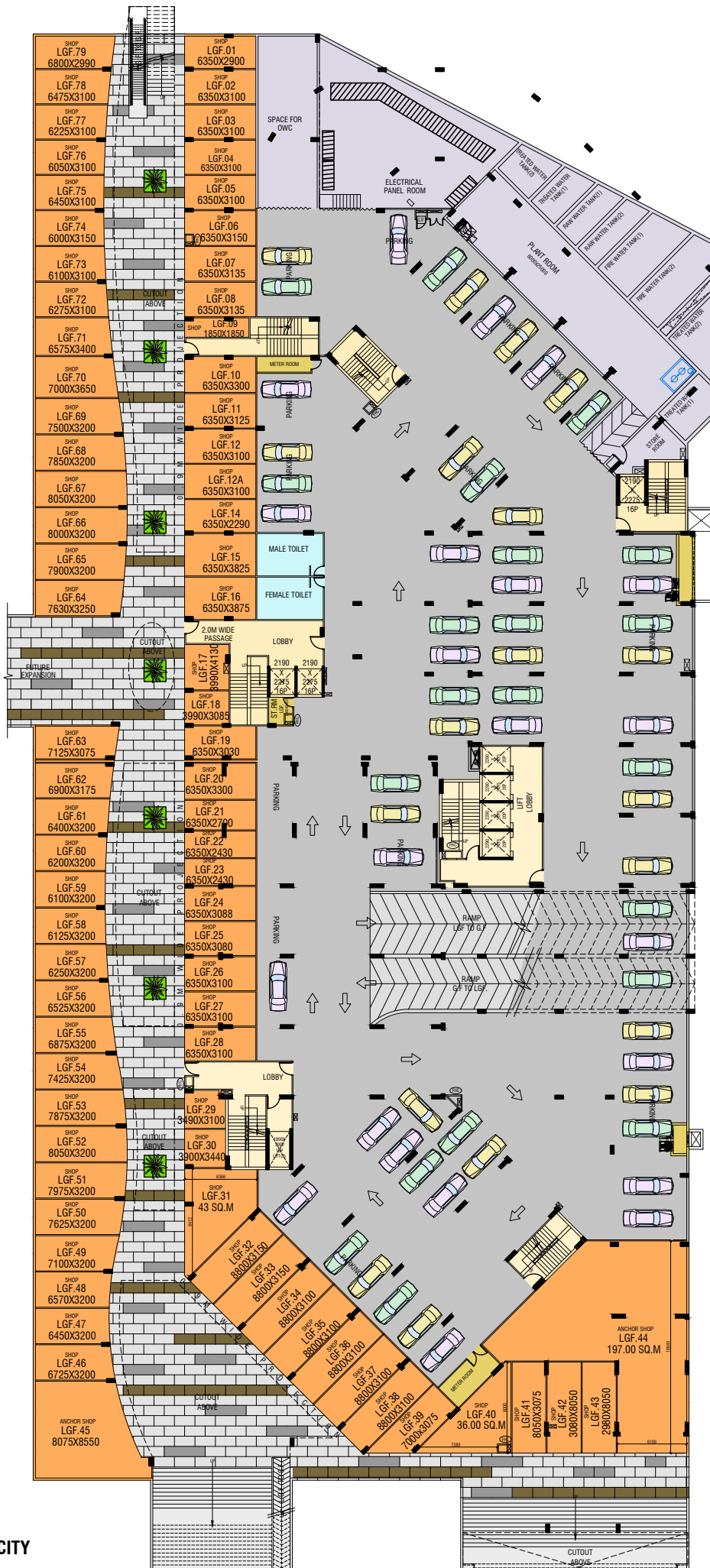


PROJECT: GAUR YAMUNA CITY
SERVICE APARTMENTS

SITE PLAN



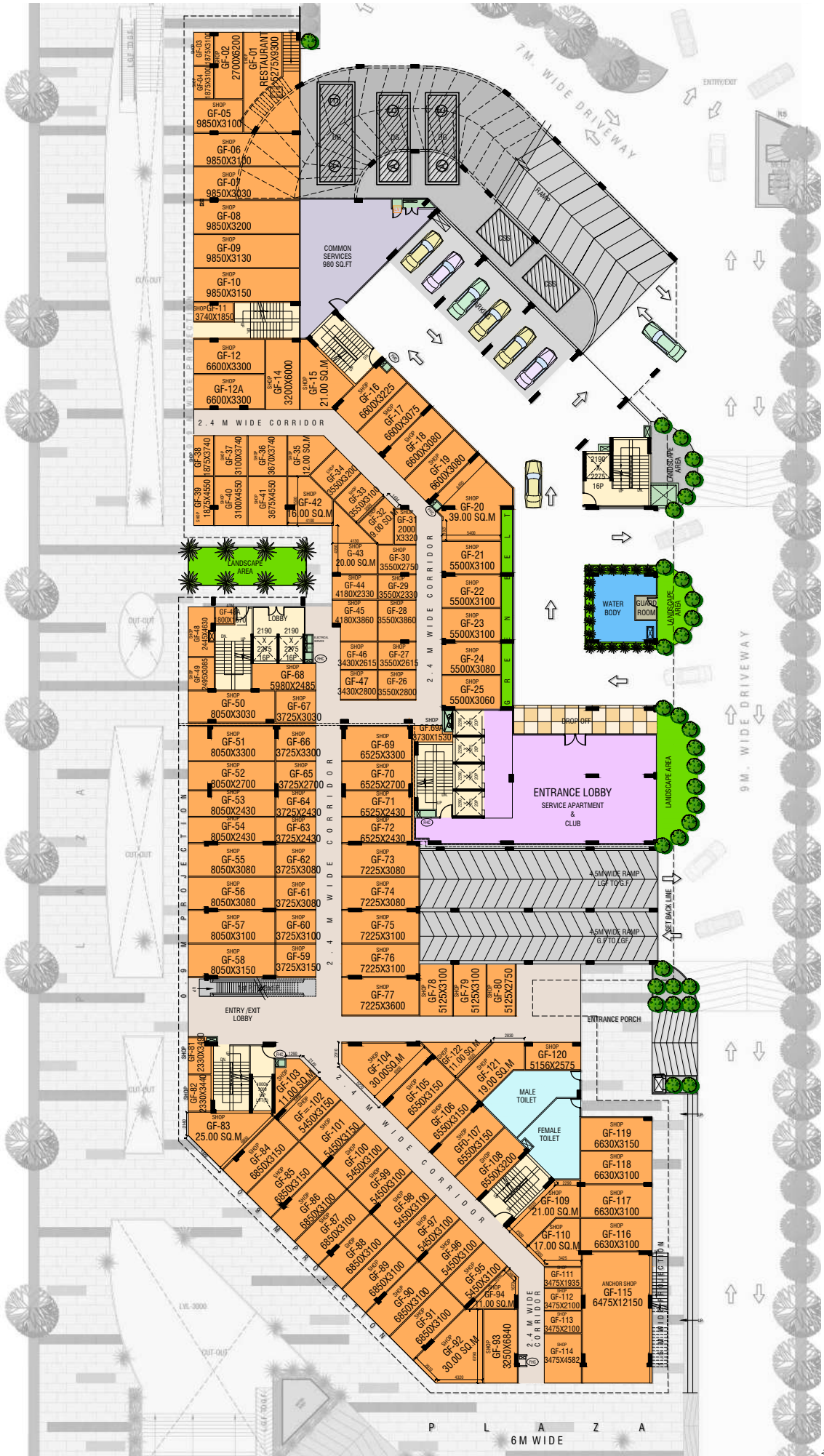
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 All Shape sizes mentioned are covered area size.



LOWER GROUND FLOOR PLAN (BASEMENT FLOOR PLAN)

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FUTURE COMMERCIAL DEVELOPMENT



PROJECT: GAUR YAMUNA CITY
SERVICE APARTMENTS

1st PODIUM FLOOR PLAN

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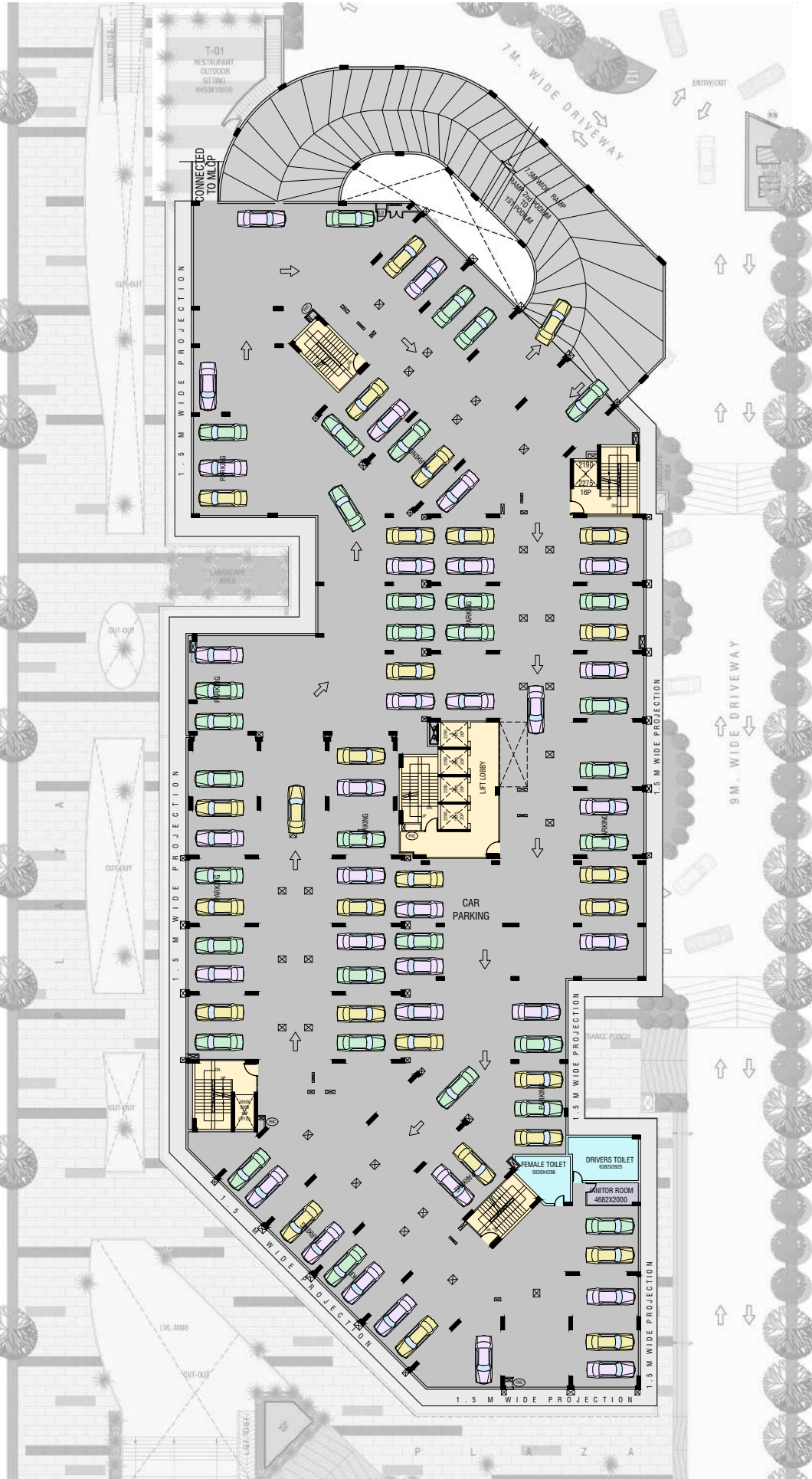
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2nd PODIUM FLOOR PLAN



FUTURE COMMERCIAL DEVELOPMENT



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3rd PODIUM FLOOR PLAN



FUTURE COMMERCIAL DEVELOPMENT



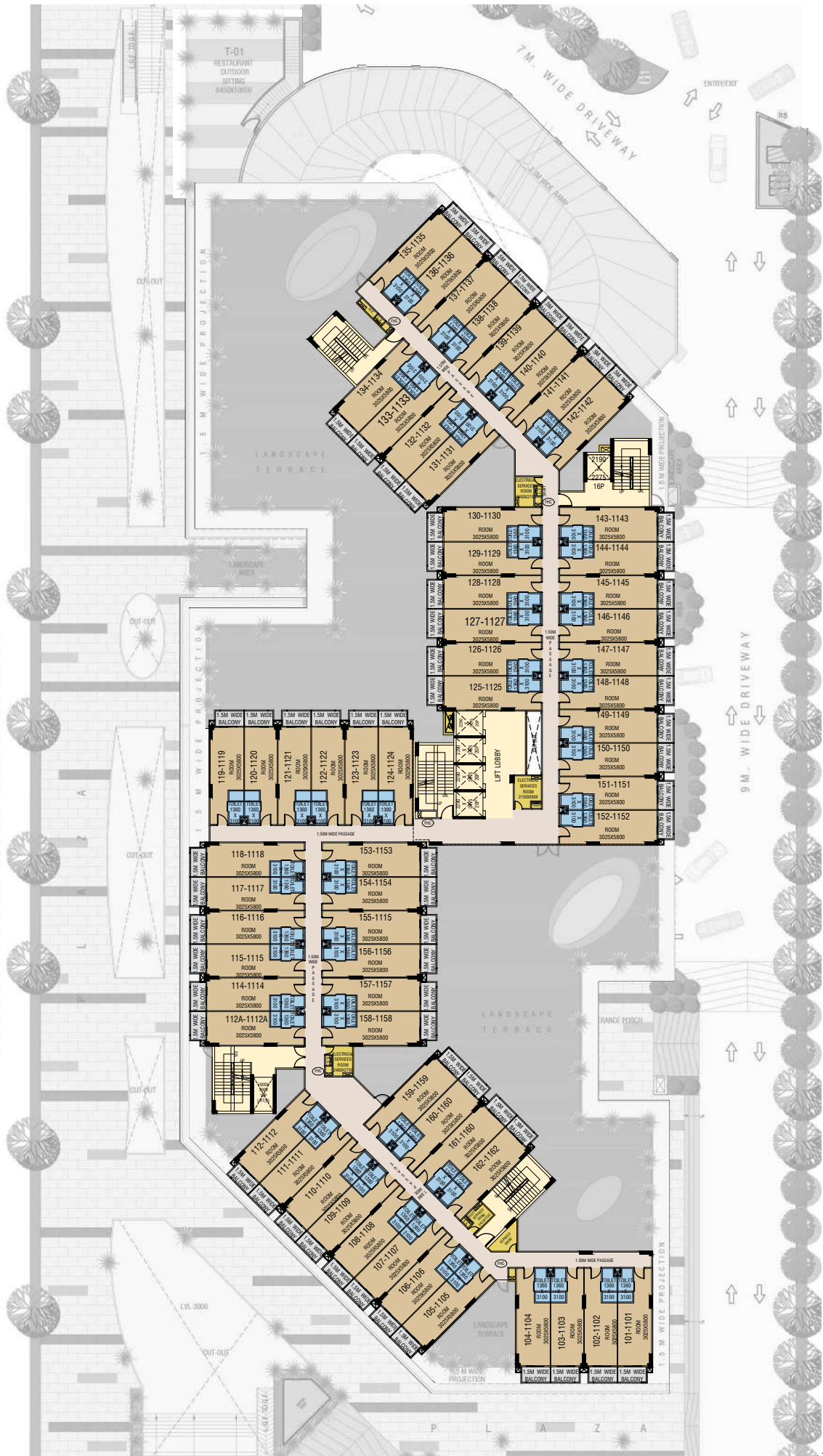
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GROUND FLOOR PLAN(G01-G62) TOTAL UNITS=62



FUTURE COMMERCIAL DEVELOPMENT



PROJECT: **GAUR YAMUNA CITY**
SERVICE APARTMENTS

TYPICAL FLOOR PLAN

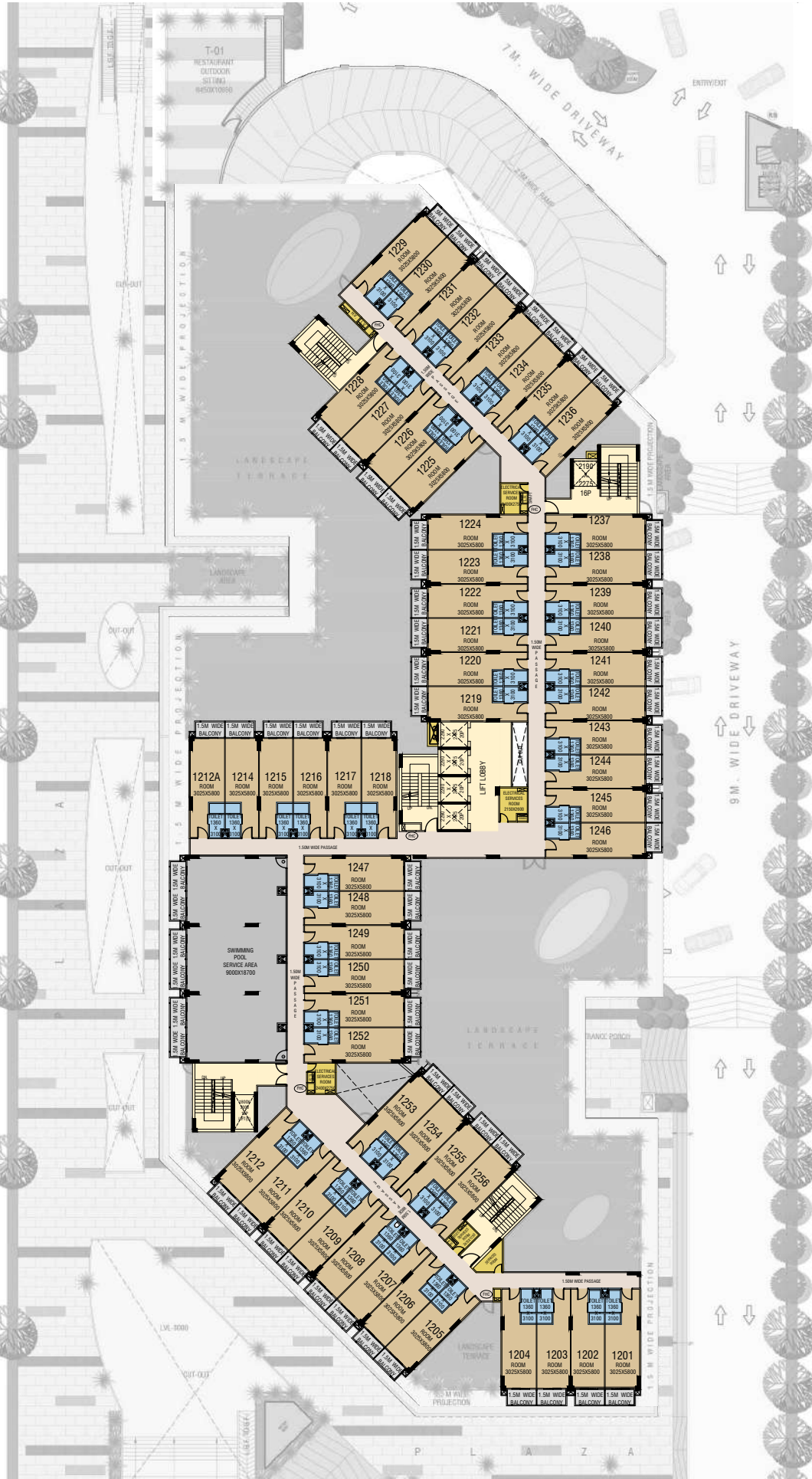
FROM 1st FLOOR (101-162) TO 11th FLOOR (1101-1162)
TOTAL UNITS EACH FLOOR = 62 UNITS
TOTAL TYPICAL FLOOR UNITS (62X11) = 682 UNITS



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FUTURE COMMERCIAL DEVELOPMENT



PROJECT: **GAUR YAMUNA CITY**
SERVICE APARTMENTS

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12th FLOOR PLAN(1201-1256) TOTAL UNITS=56



FUTURE COMMERCIAL DEVELOPMENT

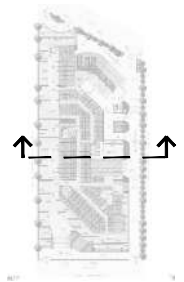


PROJECT: **GAUR YAMUNA CITY**
SERVICE APARTMENTS

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12th A FLOOR PLAN(12A01-12A28) TOTAL UNITS=28





BUILDING SECTION

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TYPICAL **U**NITS

1BHK & 2BHK UNIT



GAUR YAMUNA CITY
SERVICE APARTMENTS **1BHK**

2BHK

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PROJECT: **GAUR YAMUNA CITY**
SERVICE APARTMENTS

INTERIOR DESIGNER :
ARCHITECT CONSULTANTS



TYPICAL UNIT 1BHK & 2BHK PLAN

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