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G^AUR ātulyam

GH-01, SECTOR-OMICRON 1, GREATER NOIDA



Gaur Atulyam is one of the most sought after residential projects in Greater Noida. With the combination of coveted features and world class amenities, Gaur Atulyam promises to make your living experience a treasure to cherish forever. The apartments, having a size range for 2BHK, 3BHK & 4BHK promises a pleasing life with their ultra modern ambience and lavish facilities. Benefited by the remarkable location advantages with Pari Chowk, the proposed metro station and industrial area in close proximity, Gaur Atulyam is definitely a superior place to live in.

Highlights

- Club with swimming pool and Gym
- Landscaped and Open area
- Earthquake Resistant Structure
- Spacious parking with Security
- Power back-up and water supply
- Close Proximity with Proposed Metro Station
- On 130 mtr. wide road
- Adjacent to 100 mtr. wide Green Belt
- 3 side open plot
- Construction with Aluminium Form Work Technology
- All internal & external walls of R.C.C which gives a good finish and provides more stability to building structure
- No Plaster required as R.C.C construction provides a permanent finish to the building
- Solid waste management system
- Solar light for basement



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Specifications of Apartment

FLOORING

- Vitrified tiles 600 x 600 mm in Drawing Room, Kitchen and Bedrooms
- Ceramic tiles 300 x 300 mm in Bathrooms and the Balconies

WALLS AND CEILING FINISH

- POP finish walls & ceiling with OBD

KITCHEN

- Granite working top with stainless steel sink
- 2'-0" dado above the working top and 5'-0" from the floor level on remaining walls by ceramic tiles 1300x450 mm
- Woodwork below the working top only box with shutter
- Individual RO Unit for drinking water make Ganga/Genx world or equivalent RO capacity 8 Ltr.

TOILETS

- Ceramic tiles 300 x 450 mm on walls up to door level
- White sanitary ware with EWC, CP fittings and mirrors in all toilets

DOORS & WINDOWS

- Outer doors and windows aluminum powder coated/UPVC
- Internal door frames made of Maranti or equivalent wood 90x50 mm
- Internal doors made of painted flush shutter 30 mm
- Main entry door frame of Maranti or equivalent wood with laminated flush shutter 32 mm
- Good quality hardware fittings

ELECTRICAL

- Copper wire in PVC conduits with MCB supported circuits and power and light points in wall & ceiling

TELEPHONE

- Intercom Facilities

NOTES:

1. The Colour and design of tiles and motifs can be changed without any prior notice.
2. Variation in colour and size of vitrified tiles/granite may occur.
3. Variation in colour in mica may occur.
4. Area in all categories of apartments may vary up to $\pm 3\%$ without any change in the cost. However, in case the variation is beyond $\pm 3\%$, pro rate charges are applicable.
5. The request for any change in construction / specification of any type in the apartment will not be entertained.



Specifications of common area

Total No. of Flats	1480 Nos.
EWS/LIG (Informal Sector)	1 No. (EWS-17 Nos. LIG-28 Nos. & 50 Nos. Shop Saleable Area 1228.347 sqmt. / 13222.00 sqft.
No. of Floors	2 Basements+Stilt/Ground Floor +19 Floors/14 Floors
No. of Flats per Floor	8
No. of Lifts per Block.	3 (2 No-8 Passenger Lifts & 1 No-13 Passenger lift).
External Door	MS Painted.
Internal Car	Stainless Steel Wall & Granite Stone Flooring.
Make	Kone/Fujitec/Otis or Equivalent
Speed	1.5m/second

1. Entrance Lobby of Block

- Ground Floor Entrance Lobby Area-
(65 sq.mt./700 sq.ft.)
- Lower & Upper Basement Lobby Area-
(48 sq.mt./515 sq.ft.)
- Flooring-Vitrified Tiles
- Ceiling - POP False Ceiling
- Painting - OBD
- Lift Facia - Tiles
- Lighting - Ceiling Mounted Light Fixtures
- Door - S.S. Doors

2. Staircase -

- Flooring - Marble Stone Flooring (Staircase No-1).
Concrete / IPS Flooring (Staircase No.2)
- Painting - OBD Paint.
- Railing - MS Railing.
- Lighting - Ceiling Mounted Light Fixture / Tube Lights

3. Terrace

- Flooring - Tiles / Trimix Concrete
- Painting - Texture Paint
- Parapet - R.C.C / M.S Railing
- Water Tank - R.C.C

4. Visitor's / Differently Able Toilet-

- 1 in each Block-2.58 sq.mt./27sq.ft. Approx.
- Flooring - Tiles
- Painting - OBD
- Wall Cladding - Tiles
- W.C. - European WC
- CP Fittings - Chrome Plated

5. Basement Area - Lower & Upper Basement.

- Road & Parking - Trimix Concrete Flooring.
- Lighting - Ceiling Mounted Light Fixture / Tube Lights
- Parking size - 13.75 sqmt

6. Visitor Parking-

- 2 Visitors Parking for each Block
- 1 Disable person parking for each Block



7. Landscaping - (Total Area Approx. 11400 sq.mt./ 122700 sq.ft.) which includes:

- Hard Landscape/Road Parking-Tiles/Trimix Concrete/Pavers/Kerb-Stone/Chequered Tiles
- Soft Landscape :- Natural Grass/Artificial Grass pad/ Grass Lawn/Shrubs/Plants/Trees
- Lighting-Pole Light
- Kids Play Area- 1 No.

(Parallel Bars-1 No./ Four Seater Seesaw Hugo-1 No./Triangular Climber Hugo- 1 No./Merry Go Round-1 No./ Fiero A Swing- 1 No.)

- Cricket pitch- 1 No.
- Basketball Court - 1 No.
- Skating Rink-1 No.
- Tennis court - 1 No.
- Jogging Track.
- Open air theatre with stage and sitting
- Green Lawn
- Pray Hall/ Temple - 1 No.

- SIZE - 36 SQM
- FLOORING - TILES & MARBLE
- RAILING - MS RAILING
- CEILING - POP PUNNING & PAINTS

8. ESS & DG (Maximum Capacity).

- DG Sets-1000KVA&Transformers - 4000 KVA

9. Online Solar Power System Of 50 KW Capacity

10. Organic Waste Compost Plant(in basement) -approx.65 sq.mt./700 sq.ft.)

11. STP - 150 KLD - 2 Nos.(in basement) -approx. 500 sq.mt./5380 sq.ft.)

12. R.W.A Room - (in basement) -approx. 46.5 sq.mt./500 sq.ft.)

- Flooring - Vitrified Tiles
- Ceiling - Perforated gypsum false ceiling
- Walls - OBD Paint

13. Maintenance Room - (in basement) -approx. 69.8 sq.mt./750 sq.ft.)

- Flooring - Vitrified Tiles
- Ceiling - Perforated gypsum false ceiling
- Walls - OBD Paint

14. L.T Panel Room - (on stilt) -approx. 83.7 sq.mt./ 900 sq.ft.)

- Flooring - IPS
- Walls - OBD Paint

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Specifications of club house

Community Hall - Approximate Area- 975.00 sq.mt./ 10500 sq.ft. (i/c club area, swimming pool, kids pool, pool side and pool deck)

a. Hall- 1 no.

- Area – 150 sq.mt. / 1600sq.ft. (with pantry / kitchen)
- Flooring – Vitrified Tiles / Marble Stone
- Ceiling – Pop False Ceiling
- Walls – OBD Paint

b. Gym-1 No.

- Area – 96 sq.mt. / 1030 sq.ft.
- Flooring –Vinyl / Rubber Flooring / Tiles
- Wall – Mirror / OBD Paint
- Ceiling – Perforated Gypsum Tiles / POP False Celing
- Equipment - Treadmill-2 No., Bikes-2 No., Benches-4 No., Dumble with Rack-2 Sets, Multi Press-1 No.)

c. Changing Room Male/Female - 1 No. Each

d. Swimming Pool & Kids Pool - (Approx. Area - 279 sq.mt. / 3000sq.ft.)

Swimming Pool :-

- Size – 24 m x 11 m(Approx.)
- Depth – 1.2m max
- Finishes – Tiles / Stone

Kids Pool :-

- Size – 5 m x 3 m(Approx.)
- Depth – 0.6m max
- Finishes – Tiles / Stone

e. Pool Deck.

f. Table Tennis- 1 Nos.

g. Pool Table-1 No.

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DELIVERED RESIDENTIAL PROJECTS

Gaur Residency, Chander Nagar
Gaur Galaxy, Vaishali
Gaur Heights, Vaishali
Gaur Ganga, Vaishali
Gaur Ganga 1, Vaishali
Gaur Ganga 2, Vaishali
Gaur Green City, Indirapuram
Gaur Green Avenue, Indirapuram
Gaur Green Vista, Indirapuram
Gaur Valerio, Indirapuram
Gaur Homes, Govindpuram
Gaur Homes Elegante, Govindpuram
Gaur Grandeur, Noida
Gaur Global Village, Crossings Republik
Gaur Gracious, Moradabad
Gaur Cascades, Raj Nagar Extn. NH-58
Gaur Saundryam Phase-1



DELIVERED COMMERCIAL PROJECTS

Gaur Central Mall, RDC, Raj Nagar, Gzb.
Gaur Gravity, Gzb.
Gaur Square, Govindpuram, Gzb.
City Plaza- Gaur City, Gr. Noida (West)
Gaur Biz Park, Indirapuram
Gaur Galleria, Gaur City 2, Greater Noida (West)



DELIVERED TOWNSHIP PROJECTS

Crossings Republik, NH-24
Gaur City, Gr. Noida (West)
Gaur City 2, Greater Noida (West)



ON GOING RESIDENTIAL PROJECTS

Gaur Sportswood, Noida
Gaur Atulyam, Gr. Noida
Gaur Saundaryam Phase-2, Gr. Noida (West)



ON GOING COMMERCIAL PROJECTS

Gaur City Mall, Gr. Noida (West)
Gaur Suites, Gr. Noida (West)
City Galleria, Gr. Noida (West)
Gaur City Center, Gr. Noida (West)



ONGOING TOWNSHIP PROJECTS

Gaur City-2, Gr. Noida (West)
Gaur Yamuna City, Yamuna Expressway



ON GOING MANSIONS

Gaur Mulberry Mansions, Gr. Noida (West)

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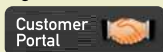
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Tower A Cluster Plan



UNIT PLAN - 2BHK

UNIT NO. - 10,11,15,16,19,20,23,24,27,28,31,32,35,36,39,40



Tower B & D Cluster Plan



Tower C & E Cluster Plan



ENTRY

UNIT PLAN - 2BHK
UNIT NO. - 9, 25, 26, 41



Tower B & D Cluster Plan



Tower C & E Cluster Plan



BLOCK - B, C, D & E

TOTAL AREA = 96.62 SQMT. (1040.00 SQFT.)
CARPET AREA = 56.95 SQMT. (613.00 SQFT.)
EXTERNAL WALL AREA = 5.46 SQMT. (58.77 SQFT.)
BALCONY AREA = 14.70 SQMT. (158.23 SQFT.)
COMMON AREA = 19.51 SQMT. (210.00 SQFT.)

UNIT PLAN - 2BHK

UNIT NO.- 12, 14, 17, 18, 21, 22, 29, 30, 33, 34, 37, 38



Tower B & D Cluster Plan



Tower C & E Cluster Plan



UNIT PLAN - 2BHK

UNIT NO. - 42,43,44,45,46,47,48,49,50,51,52,53,54,55,56,57



Tower F & G Cluster Plan



UNIT PLAN - 3BHK

UNIT NO. - 59,60,63,64,67,68,71,72,75,76,79,80

BLOCK- H, I & J

TOTAL AREA = 120.77 SQMT. (1300.00 SQFT.)

CARPET AREA = 68.96 SQMT. (742.28 SQFT.)

EXTERNAL WALL AREA = 5.16 SQMT. (55.54 SQFT.)

BALCONY AREA = 22.22 SQMT. (239.17 SQFT.)

COMMON AREA = 24.43 SQMT. (263.00 SQFT.)



Tower H Cluster Plan



Tower J Cluster Plan



UNIT PLAN - 3BHK

UNIT NO. - 61,62,65,69,70,73,74,77,78



Tower H Cluster Plan

BLOCK- H, I & J

TOTAL AREA = 120.77 SQMT. (1300.00 SQFT.)

CARPET AREA = 68.96 SQMT. (742.28 SQFT.)

EXTERNAL WALL AREA = 5.16 SQMT. (55.54 SQFT.)

BALCONY AREA = 22.22 SQMT. (239.17 SQFT.)

COMMON AREA = 24.43 SQMT. (263.00 SQFT.)



Tower J Cluster Plan



UNIT PLAN - 3BHK
UNIT NO. - 58, 66, 81

BLOCK- H, I & J

TOTAL AREA = 120.77 SQMT. (1300.00 SQFT.)
CARPET AREA = 68.96 SQMT. (742.28 SQFT.)
EXTERNAL WALL AREA = 5.16 SQMT. (55.54 SQFT.)
BALCONY AREA = 22.22 SQMT. (239.17 SQFT.)
COMMON AREA = 24.43 SQMT. (263.00 SQFT.)



Tower H Cluster Plan



Tower J Cluster Plan

Site Plan

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60.0 M WIDE ROAD

24.0 M WIDE ROAD

130 M WIDE ROAD

TO GAUR CITY

TO GREATER NOIDA

- LEGENDS :**
- ENTRY GATE
 - FOUNTAIN
 - ENTRANCE PLAZA
 - PRAY AREA / TEMPLE
 - CLUB
 - SWIMMING POOL

- KIDS POOL
- OPEN LAWN
- O.A.T. WITH SEATING AND STAGE
- PATHWAY/ JOGGING TRACK
- TENNIS COURT
- KIDS PLAY AREA

- SKATING RINK
- BASKET BALL COURT
- CRICKET PITCH
- COMMERCIAL (UB, GF & FF)
- INFORMAL UNITS (2ND TO 5TH)

- TOWER A - 1665 SQ. FT.
- TOWER B - 1040 SQ. FT.
- TOWER C - 1040 SQ. FT.
- TOWER D - 1040 SQ. FT.
- TOWER E - 1040 SQ. FT.
- TOWER F - 955 SQ. FT.
- TOWER G - 955 SQ. FT.
- TOWER H - 1300 SQ. FT.
- TOWER I - 1300 SQ. FT.
- TOWER J - 1300 SQ. FT.

All specifications, designs, layout, images, conditions are only indicative and some of these can be changed at the discretion of the builder/architect/authority. These are purely conceptual and constitute no legal offerings.