

RERA NO.: UPRERAPRJ188811/08/2024
<https://up-rera.in/projects>



GAURS
your own world

Call Us For Free Site Visit: 87 99 7234 77

Where life is an
abundance of luxury

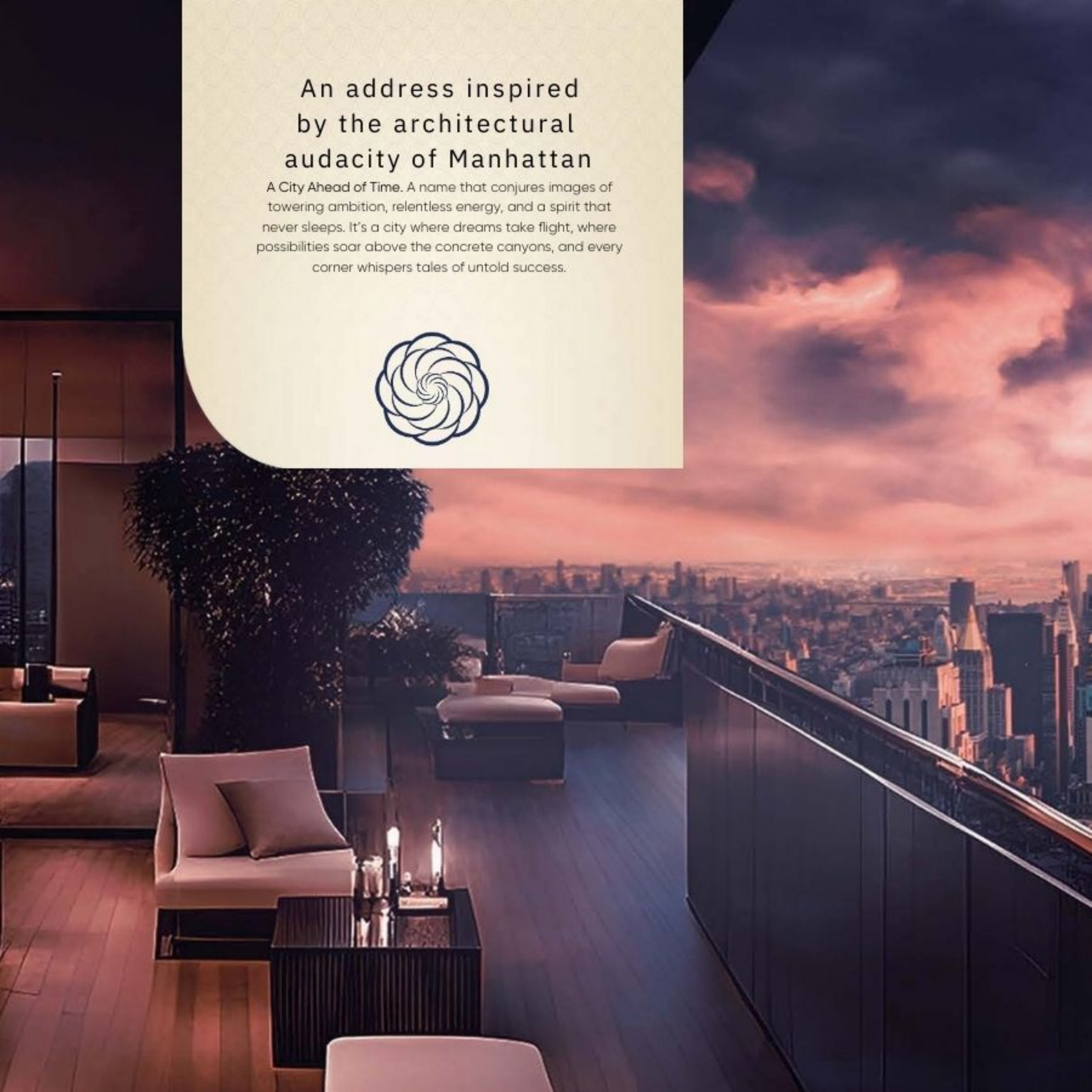




That Paints
Your Every Choice
with Grandeur

An address inspired by the architectural audacity of Manhattan

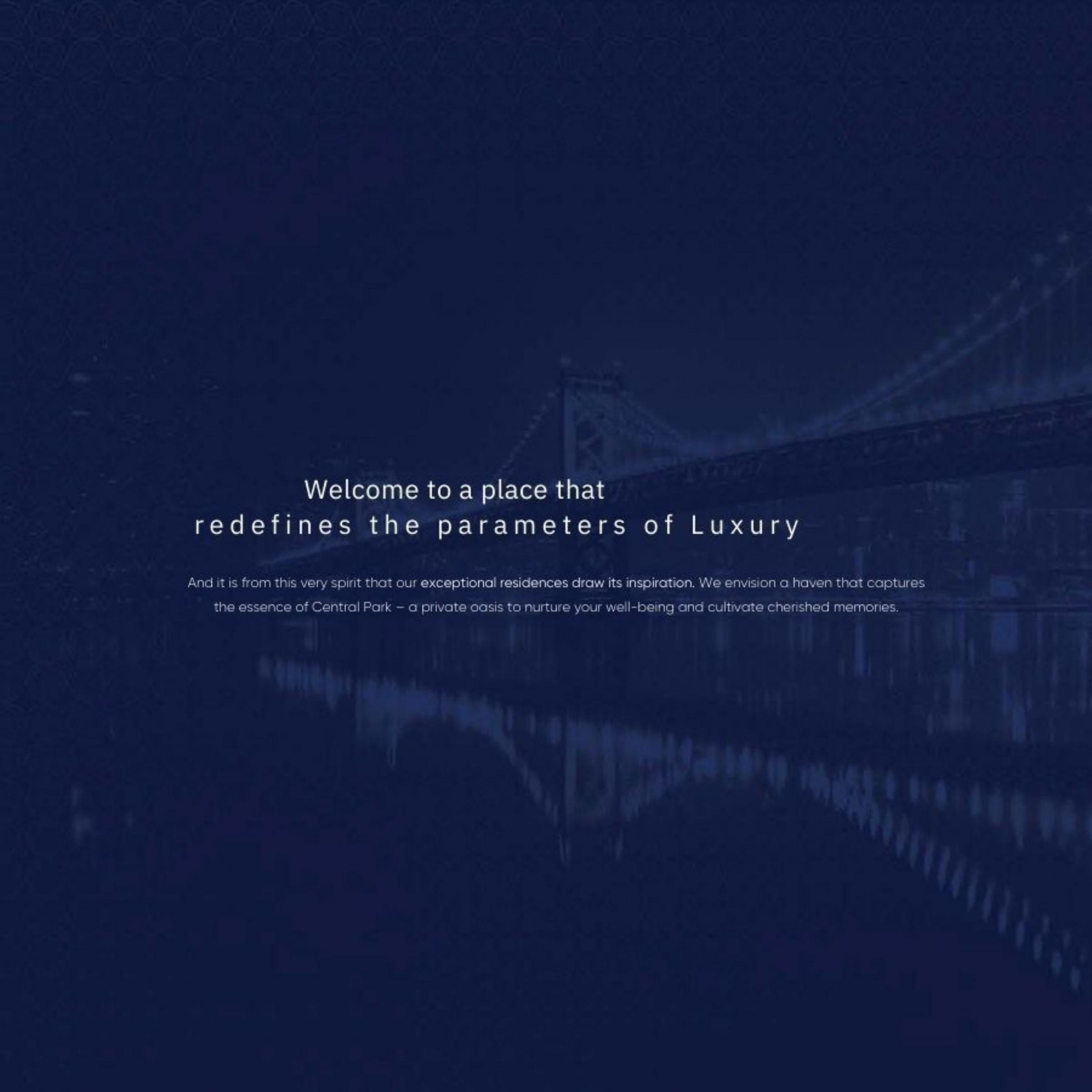
A City Ahead of Time. A name that conjures images of towering ambition, relentless energy, and a spirit that never sleeps. It's a city where dreams take flight, where possibilities soar above the concrete canyons, and every corner whispers tales of untold success.





Somewhere between Living and Dreaming, There's Central Park

For over 170 years, Central Park has served as New York City's surreal green heart, a sanctuary for residents and visitors alike. It has witnessed love stories unfold on its winding paths, artistic inspiration bloom under its ancient trees, and countless moments of peace and contemplation. It is a microcosm of nature's resilience, a testament to the human spirit's desire for connection and escape.



Welcome to a place that
redefines the parameters of Luxury

And it is from this very spirit that our exceptional residences draw its inspiration. We envision a haven that captures the essence of Central Park – a private oasis to nurture your well-being and cultivate cherished memories.



GAUR
NYC
RESIDENCES

THE QUINTESSENTIAL LIFE

4 BHK Globally Inspired
Luxury Residences





The Perfect Life Now Has an Address

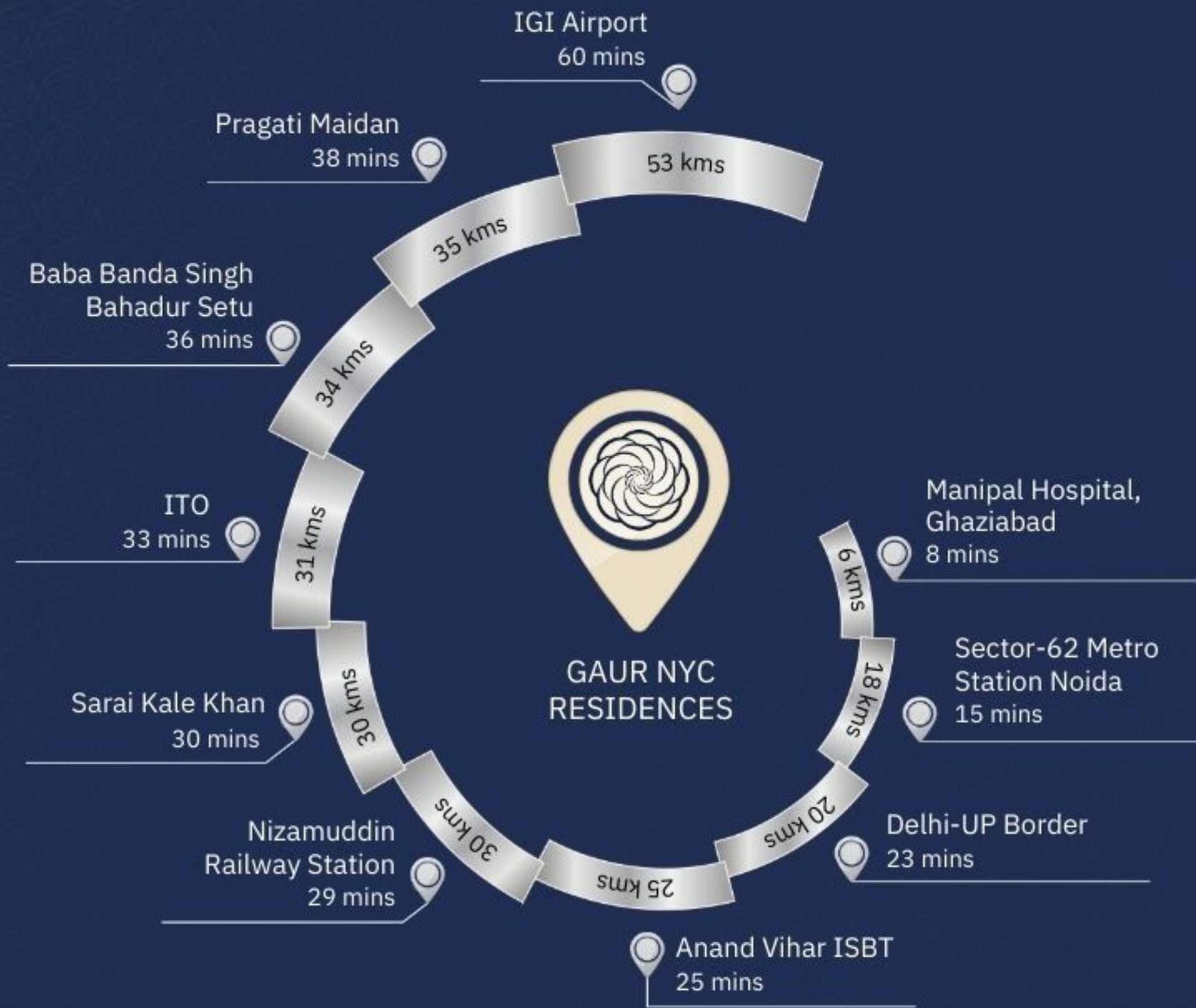
Welcome to Gaur NYC Residences.

Be greeted by a world brimming with exclusivity the moment you step in. Get ready for an experience that's draped in sophistication and knows exactly how to make your everyday class apart. Nestled at Delhi-Meerut Expressway, the new hotspot of Delhi NCR, the striking design with its

possibilities within this exclusive address.



MAP NOT TO SCALE





ENTER A WORLD
OF COMFORT AND LUXURY

A life Exquisitely crafted to captivate every sense

Discover your dream address at Gaur NYC Residences,
inviting you to experience a resort lifestyle that's one
with nature, yet brimming with luxury. With sweeping
panoramic vistas greeting you from every angle, our
architectural marvel proudly captures the essence of New

and rejuvenate, creating a haven where every moment is
infused with tranquility and sophistication.





Your Gateway to Quintessential Life

The awe and bliss starts to soothe you from the moment you step inside. Gaur NYC Residences welcomes you with a vehicle-free zone, making your arrivals a grand one. Leave the stress of parking and immerse yourself in a world of refined living. This thoughtfully designed space prioritises pedestrian comfort and fosters a sense of community.



Where Sophistication Sets the Stage for Luxury Living

From the moment you step inside, you're enveloped in an atmosphere of refined opulence and timeless beauty. As you gaze upon the double height lobby and intricate architectural details, you can't help but feel a sense of awe and wonder at the sheer magnificence of it all. Each tower is equipped with dedicated 4 High-speed elevators (3 for residences and 1 for service) which whisk you away effortlessly, minimising wait times and maximising anticipation.









WHERE LIFE EMBRACES
COMFORTABLE LIVING





Where you enjoy the city's pace peacefully

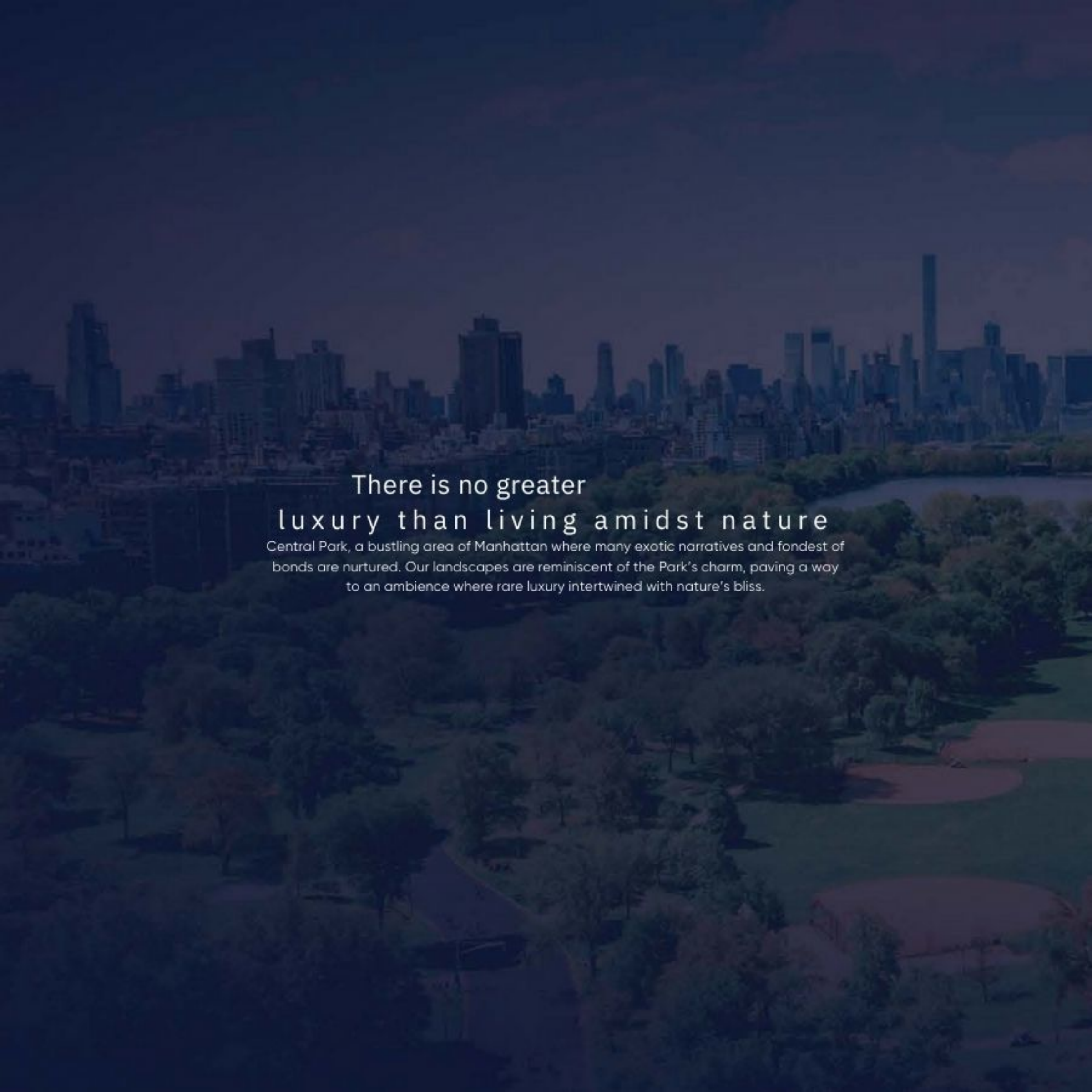
Here's to an extension of your soul, a place to reconnect with yourself and the world around you. At Gaur NYC Residences, every home is equipped with balconies overlooking breathtaking vistas. Enjoy uninterrupted views, capture the city's pulse amid serene nature with a hot cup in your hand and fulfilment in your heart.



Where you turn every meal into a masterpiece

Good food has the power to uplift moods and bring families together, and at Gaur NYC Residences you experience this and beyond. Ample workspace, adorned with exquisite finishes, allows your creativity to flourish, making cooking a delightful experience. Indulge in the joy of cooking and creating memorable moments with your loved ones.

Welcome to Extravagant Zones with Host of Amenities
Curated to Pamper
your extraordinary choices



There is no greater
luxury than living amidst nature

Central Park, a bustling area of Manhattan where many exotic narratives and fondest of bonds are nurtured. Our landscapes are reminiscent of the Park's charm, paving a way to an ambience where rare luxury intertwined with nature's bliss.



An ode to

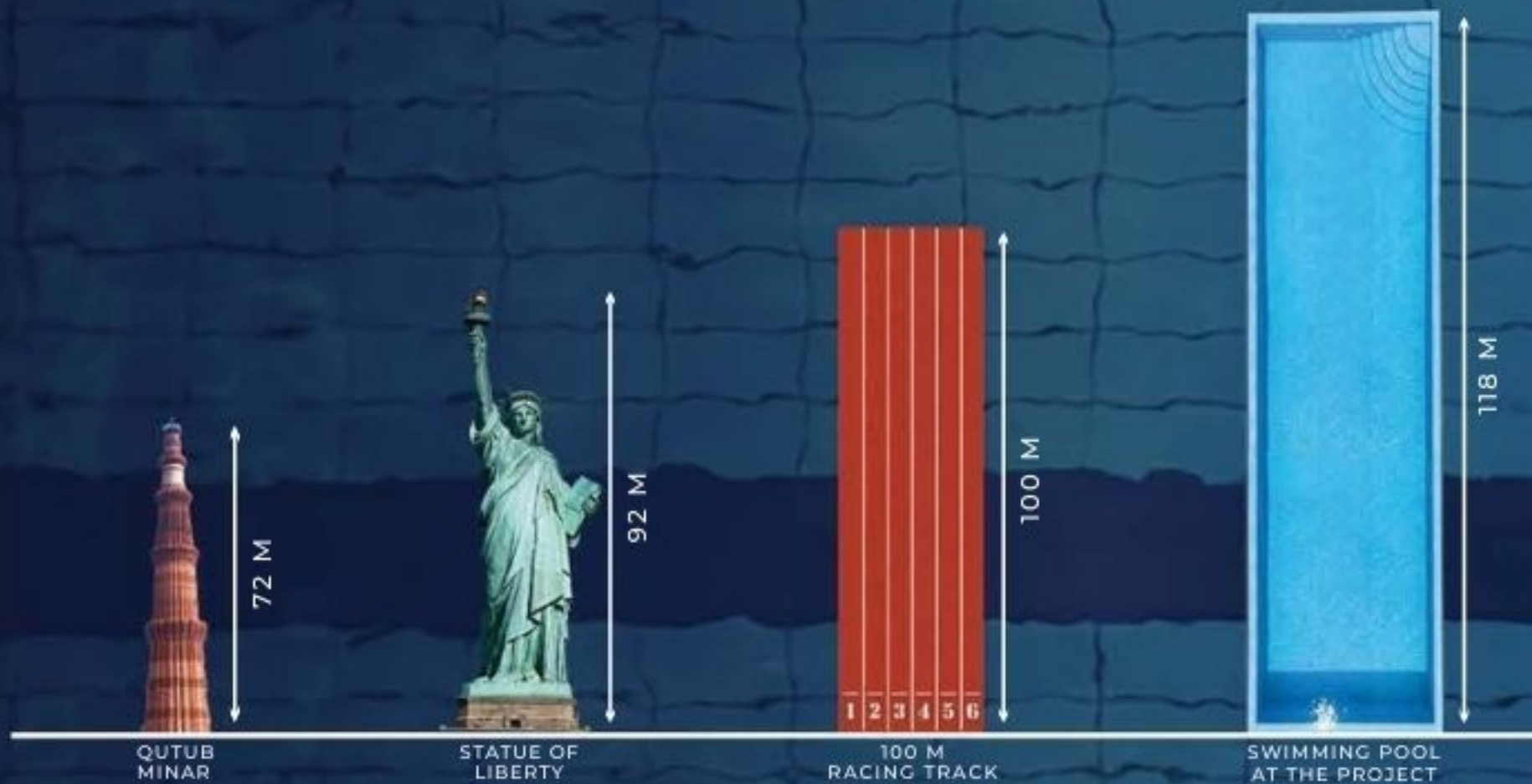


CENTRAL PARK

Sculpted keeping in mind the allure of New York, Gaur NYC Residences personify splendour. The lavish landscapes, lush greenery and expansive spaces ensure that there's room for everything except boredom.



HIT THE LONGEST LAP OF
YOUR LIFE HERE



DO MORE THAN JUST
**SWIMMING AT A
MASSIVE 118 METER POOL**
(MORE THAN TWICE OF OLYMPICS SIZE)



Family Pool | Kids Pool | Shallow Pool

Dive into the Deep End of Luxury

Discover 118-metre swimming pool, longer than even Olympic size pool. Let history be the testament, no one has ever

designed for every age group and for your unique mood.

Large Family pool with decks for fun family retreat

Low depth shallow pool for little ones ensuring safe and enjoyable water play

Segregated Party pool for festive aquatic celebrations

Let Nature, Nurture your bo





CENTRAL PARK
the landscape

Where else will you immerse yourself
in the oasis of tranquillity

A Clubhouse where time becomes timeless and joy endless.

For your exclusive choices, here's a clubhouse that offers you an ocean of merriments. Embrace the rarest form of luxury as you enjoy the finest of amenities in our clubhouse, experience levels of leisure and recreation at a clubhouse inspired by Madison Square.

Just like Madison Square Garden electrifies crowds, our clubhouse pulsates with life.



Dive into
grandeur all year



No Limits, Ju





CLUB
MADISON

t h e c l u b h o u s e

Compose your perfect day with
countless melodies of luxury





MASTER PLAN



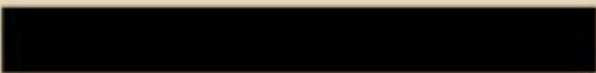
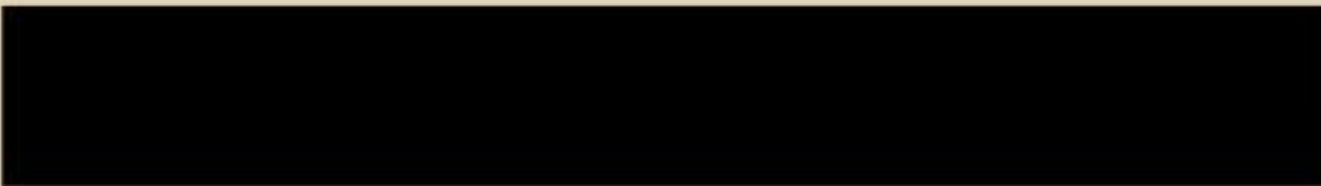


TYPICAL FLOOR PLAN

TOWER:

GAUR NYC EMPIRE | UNIT - 01

~~2 Basement + CLUB ON GROUND, 1st and 2nd FLOOR~~
WITH COMMERCIAL AREA ON GROUND &
1st FLOOR + 28 FLOORS INCLUDING 1 SERVICE FLOOR



RERA CARPET AREA = 193.10 SQ.MT./ 2078 SQ.FT.
COVERED AREA = BALCONY 207.00 SQ.MT./ 2228 SQ.FT.
AREA = COMMON AREA 122.6 SQ.MT./ 1320 SQ.FT.
(FLOOR) = TOTAL AREA = 49.91 SQ.MT./ 537 SQ.FT.
464.52 SQ.MT./ 5000 SQ.FT.

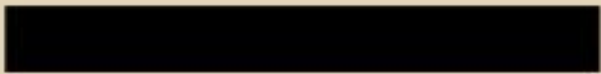
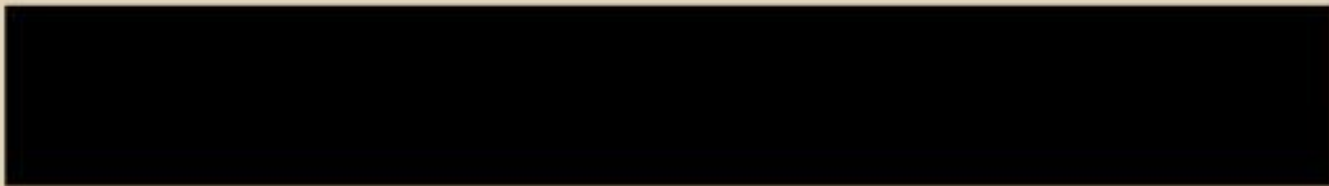


TYPICAL FLOOR PLAN

TOWER:

GAUR NYC EMPIRE | UNIT - 02

~~2 Basement + CLUB ON GROUND, 1st and 2nd FLOOR~~
WITH COMMERCIAL AREA ON GROUND &
1st FLOOR + 28 FLOORS INCLUDING 1 SERVICE FLOOR



RERA CARPET AREA = 193.10 SQ.MT./ 2078 SQ.FT.
COVERED AREA = BALCONY 207.00 SQ.MT./ 2228 SQ.FT.
AREA = COMMON AREA 122.6 SQ.MT./ 1320 SQ.FT.
(FLOOR) = TOTAL AREA = 49.91 SQ.MT./ 537 SQ.FT.
464.52 SQ.MT./ 5000 SQ.FT.



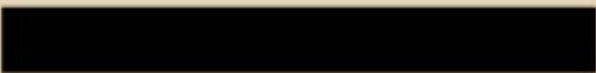
TYPICAL FLOOR PLAN

TOWER:

ASTOR AND BARCLAY | UNIT - 03 & 07

~~2 Basement + DOUBLE HEIGHT~~

ENTRANCE LOBBY AT STILT + 32 FLOORS



RERA CARPET AREA = 154.02 SQ.MT./ 1658 SQ.FT.

COVERED AREA = BALCONY 166.41 SQ.MT./ 1791 SQ.FT.

AREA = COMMON AREA 55.17 SQ.MT./ 594 SQ.FT.

(FLOOR) = TOTAL AREA = 54.70 SQ.MT./ 589 SQ.FT.

312.62 SQ.MT./ 3365 SQ.FT.



BEDROOM
3380 X 3500
11'-1" X 11'-11"

TOILET
2350 X 1675
7'-9" X 5'-6"



TYPICAL FLOOR PLAN

TOWER:

ASTOR AND BARCLAY | UNIT - 04 & 08

2 Basement + DOUBLE HEIGHT

ENTRANCE LOBBY AT STILT + 32 FLOORS



RERA CARPET AREA = 154.02 SQ.MT./ 1658 SQ.FT.

COVERED AREA = BALCONY 166.41 SQ.MT./ 1791 SQ.FT.

AREA = COMMON AREA 55.17 SQ.MT./ 594 SQ.FT.

(FLOOR) = TOTAL AREA = 54.70 SQ.MT./ 589 SQ.FT.

312.62 SQ.MT./ 3365 SQ.FT.





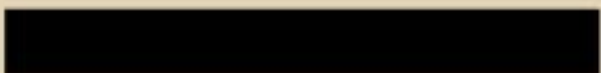
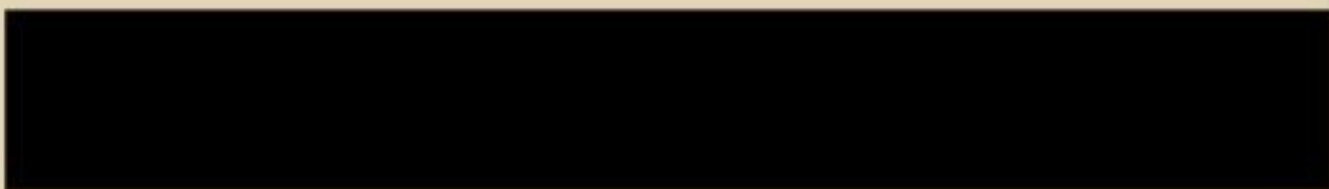
TYPICAL FLOOR PLAN

TOWER:

ASTOR AND BARCLAY | UNIT - 05 & 09

2 Basement + DOUBLE HEIGHT

ENTRANCE LOBBY AT STILT + 32 FLOORS



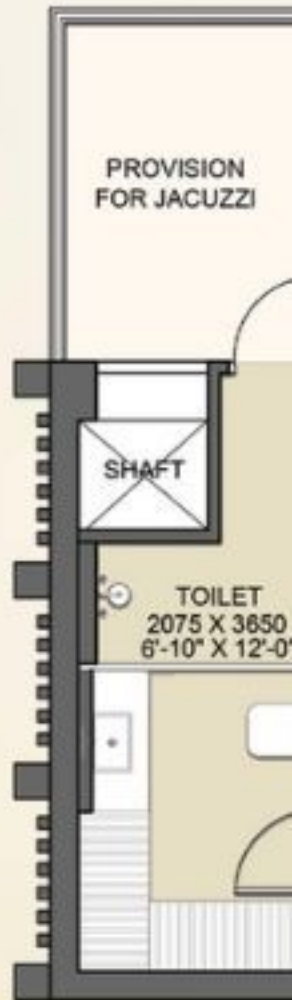
RERA CARPET AREA = 154.02 SQ.MT./ 1658 SQ.FT.

COVERED AREA = BALCONY 166.41 SQ.MT./ 1791 SQ.FT.

AREA = COMMON AREA 55.17 SQ.MT./ 594 SQ.FT.

(FLOOR) = TOTAL AREA = 54.70 SQ.MT./ 589 SQ.FT.

312.62 SQ.MT./ 3365 SQ.FT.





TYPICAL FLOOR PLAN

TOWER:

ASTOR AND BARCLAY | UNIT - 06 & 10

~~2 Basement + DOUBLE HEIGHT~~

ENTRANCE LOBBY AT STILT + 32 FLOORS



RERA CARPET AREA = 154.02 SQ.MT./ 1658 SQ.FT.

COVERED AREA = BALCONY 166.41 SQ.MT./ 1791 SQ.FT.

AREA = COMMON AREA 55.17 SQ.MT./ 594 SQ.FT.

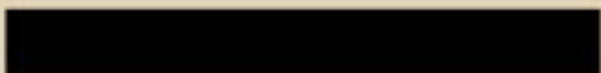
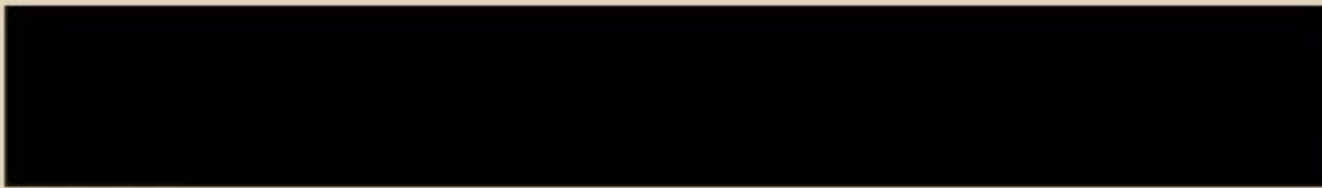
(FLOOR) = TOTAL AREA = 54.70 SQ.MT./ 589 SQ.FT.
312.62 SQ.MT./ 3365 SQ.FT.



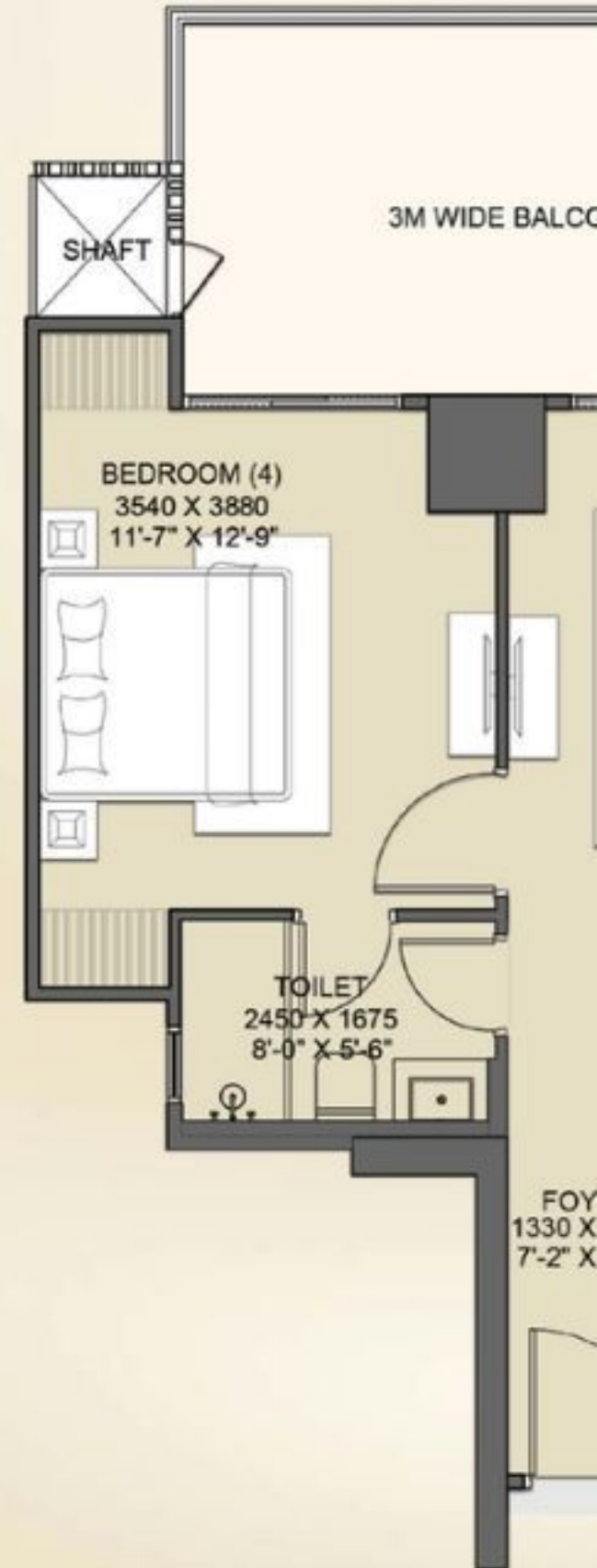


TYPICAL FLOOR PLAN

TOWER:
 BLOOMBERG , CHRYSLER & HUDSON
 UNIT - 11, 17 & 21
 2 Basement + DOUBLE HEIGHT
 ENTRANCE LOBBY AT STILT + 32 FLOORS



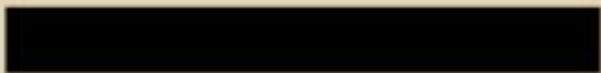
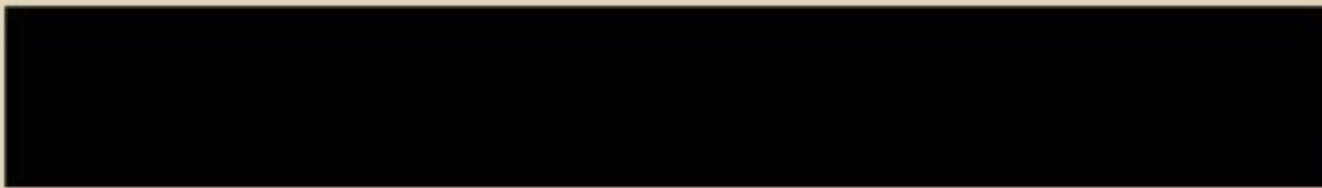
RERA CARPET AREA = 123.20 SQ.MT./ 1326 SQ.FT.
 COVERED AREA = BALCONY 135.57 SQ.MT./ 1459 SQ.FT.
 AREA = COMMON AREA 47.45 SQ.MT./ 511 SQ.FT.
 (FLOOR) = TOTAL AREA = 45.83 SQ.MT./ 493 SQ.FT.
 258.27 SQ.MT./ 2780 SQ.FT.



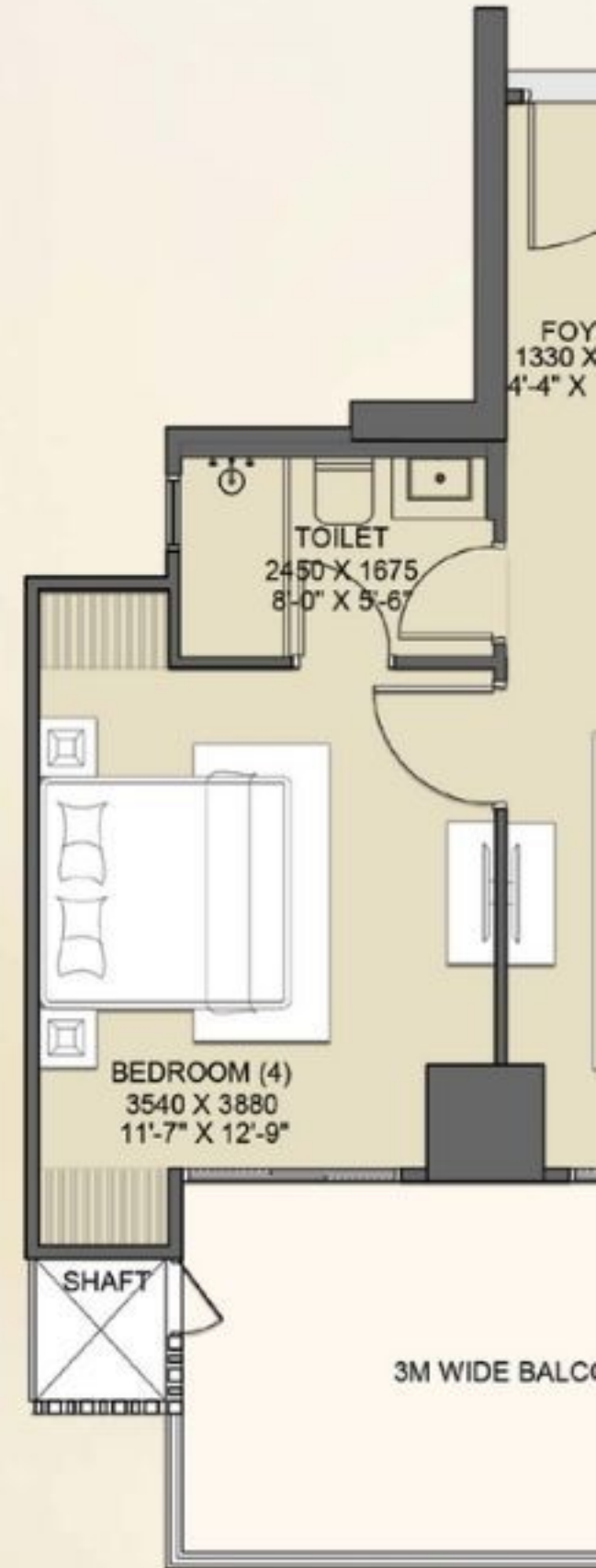


TYPICAL FLOOR PLAN

TOWER:
BLOOMBERG , CHRYSLER & HUDSON
UNIT - 12, 18 & 22
2 Basement + DOUBLE HEIGHT
ENTRANCE LOBBY AT STILT + 32 FLOORS



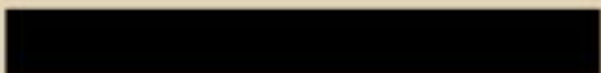
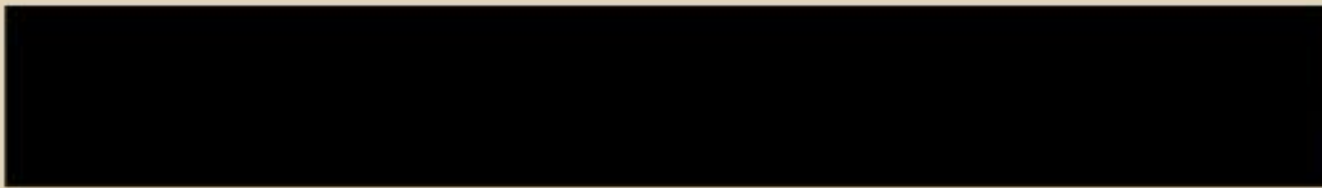
RERA CARPET AREA = 123.20 SQ.MT./ 1326 SQ.FT.
COVERED AREA = BALCONY 135.57 SQ.MT./ 1459 SQ.FT.
AREA = COMMON AREA 47.45 SQ.MT./ 511 SQ.FT.
(FLOOR) = TOTAL AREA = 45.83 SQ.MT./ 493 SQ.FT.
258.27 SQ.MT./ 2780 SQ.FT.





TYPICAL FLOOR PLAN

TOWER:
BLOOMBERG , CHRYSLER & HUDSON
UNIT - 15, 19 & 23
2 Basement + DOUBLE HEIGHT
ENTRANCE LOBBY AT STILT + 32 FLOORS



RERA CARPET AREA = 123.20 SQ.MT./ 1326 SQ.FT.
COVERED AREA = BALCONY 135.57 SQ.MT./ 1459 SQ.FT.
AREA = COMMON AREA 47.45 SQ.MT./ 511 SQ.FT.
(FLOOR) = TOTAL AREA = 45.83 SQ.MT./ 493 SQ.FT.
258.27 SQ.MT./ 2780 SQ.FT.





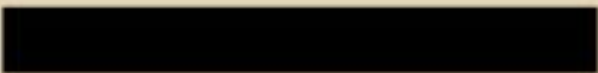
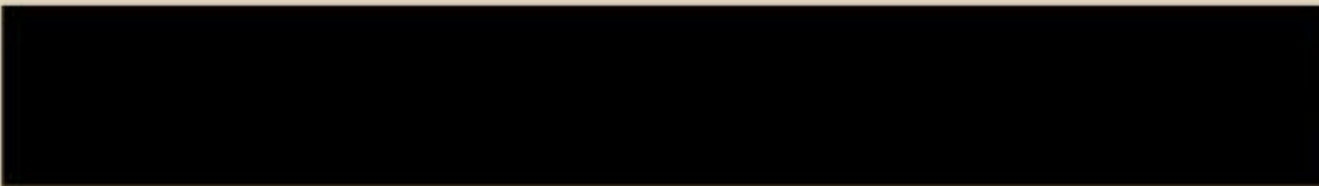
TYPICAL FLOOR PLAN

TOWER:

BLOOMBERG , CHRYSLER & HUDSON
UNIT - 16, 20 & 24

2 Basement + DOUBLE HEIGHT

ENTRANCE LOBBY AT STILT + 32 FLOORS



RERA CARPET AREA = 123.20 SQ.MT./ 1326 SQ.FT.

COVERED AREA = BALCONY 135.57 SQ.MT./ 1459 SQ.FT.

AREA = COMMON AREA 47.45 SQ.MT./ 511 SQ.FT.

(FLOOR) = TOTAL AREA = 45.83 SQ.MT./ 493 SQ.FT.

258.27 SQ.MT./ 2780 SQ.FT.





TYPICAL FLOOR PLAN

TOWER:

LEONARD, LEXINGTON, LIBERTY & REGIS
UNIT - 25, 29, 33 & 37

2 Basement + DOUBLE HEIGHT

ENTRANCE LOBBY AT STILT + 33 FLOORS



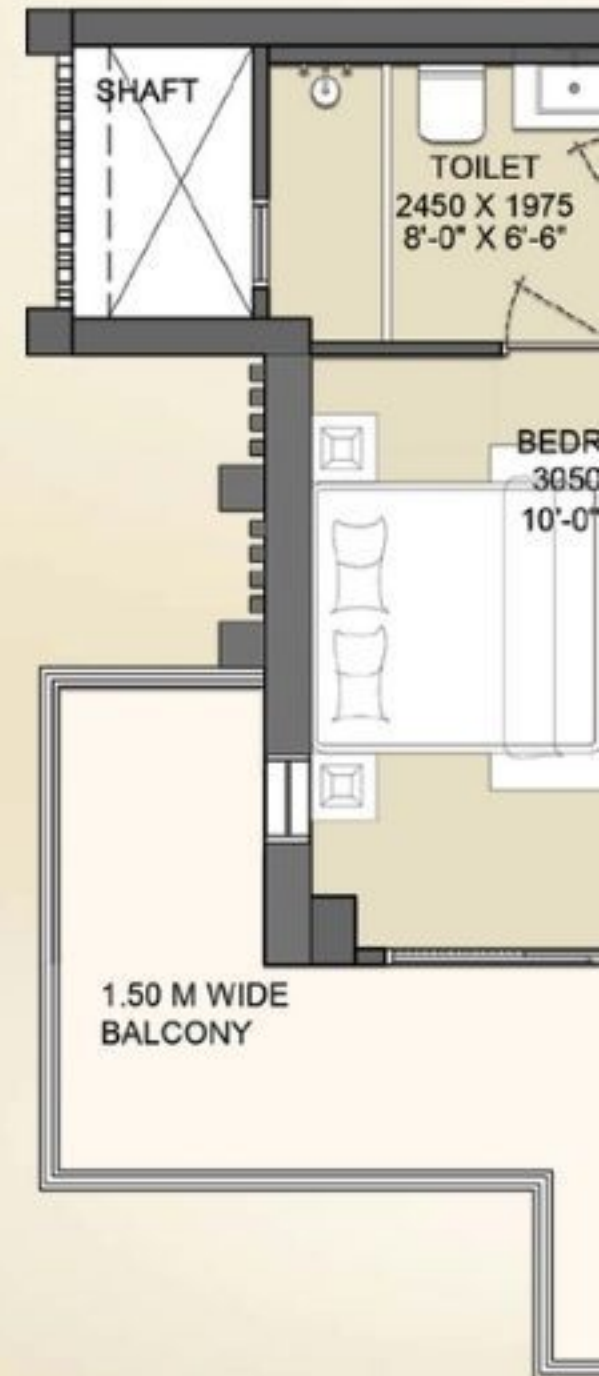
RERA CARPET AREA = 98.68 SQ.MT./ 1062 SQ.FT.

COVERED AREA = BALCONY 109.05 SQ.MT./ 1174 SQ.FT.

AREA = COMMON AREA 36.31 SQ.MT./ 390 SQ.FT.

(FLOOR) = TOTAL AREA = 47.41 SQ.MT./ 510 SQ.FT.

205.32 SQ.MT./ 2210 SQ.FT.





TYPICAL FLOOR PLAN

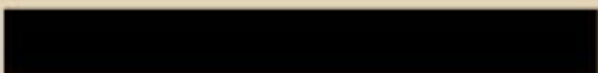
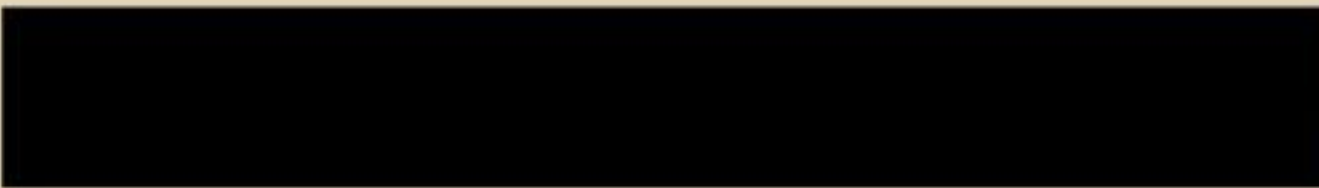
TOWER:

LEONARD, LEXINGTON, LIBERTY & REGIS

UNIT - 26, 30, 34 & 38

2 Basement + DOUBLE HEIGHT

ENTRANCE LOBBY AT STILT + 33 FLOORS



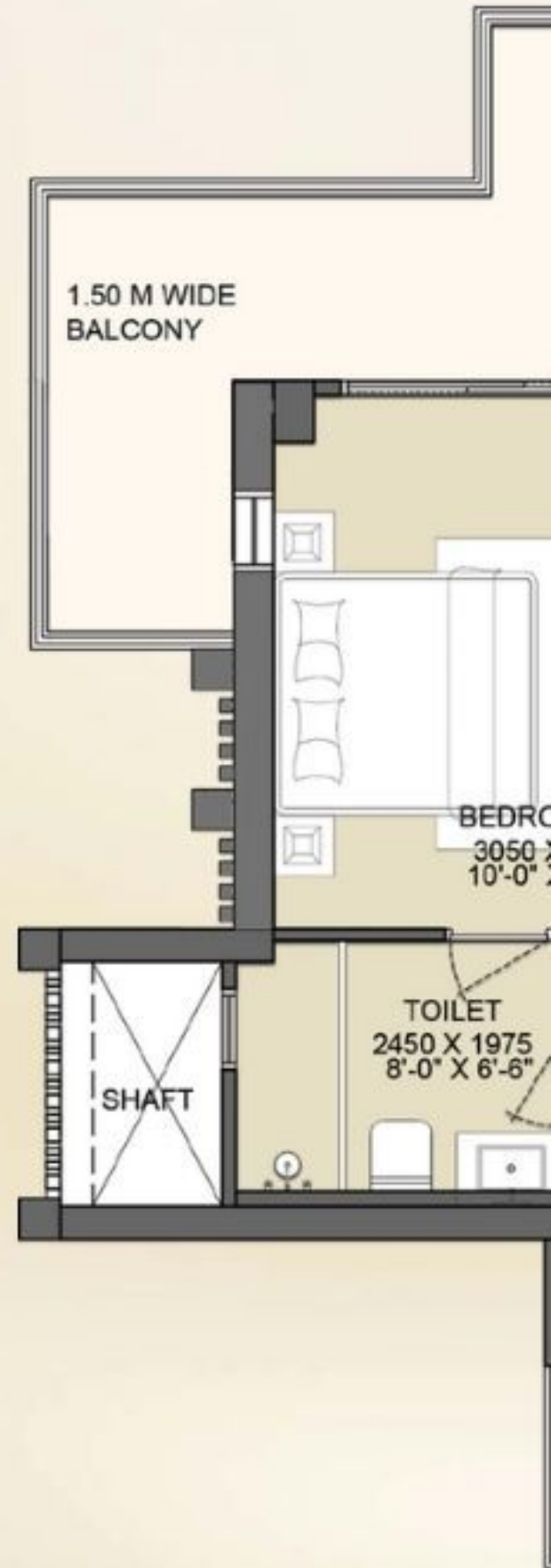
RERA CARPET AREA = 98.68 SQ.MT./ 1062 SQ.FT.

COVERED AREA = BALCONY 109.05 SQ.MT./ 1174 SQ.FT.

AREA = COMMON AREA 36.31 SQ.MT./ 390 SQ.FT.

(FLOOR) = TOTAL AREA = 47.41 SQ.MT./ 510 SQ.FT.

205.32 SQ.MT./ 2210 SQ.FT.





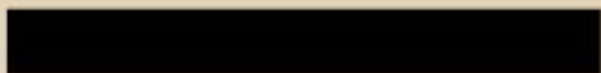
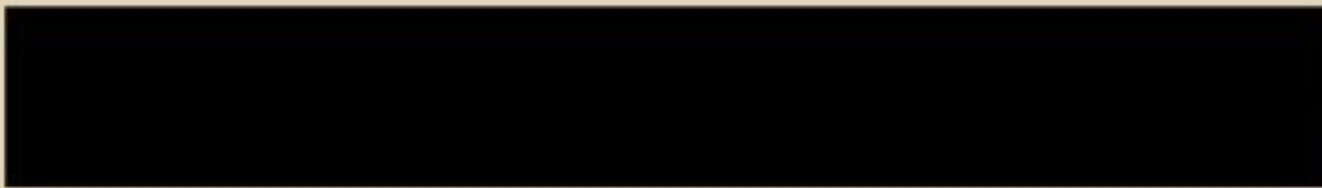
TYPICAL FLOOR PLAN

TOWER:

LEONARD, LEXINGTON, LIBERTY & REGIS
UNIT - 27, 31, 35 & 39

2 Basement + DOUBLE HEIGHT

ENTRANCE LOBBY AT STILT + 33 FLOORS



RERA CARPET AREA = 98.68 SQ.MT./ 1062 SQ.FT.

COVERED AREA = BALCONY 109.05 SQ.MT./ 1174 SQ.FT.

AREA = COMMON AREA 36.31 SQ.MT./ 390 SQ.FT.

(FLOOR) = TOTAL AREA = 47.41 SQ.MT./ 510 SQ.FT.

205.32 SQ.MT./ 2210 SQ.FT.





TYPICAL FLOOR PLAN

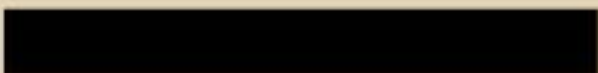
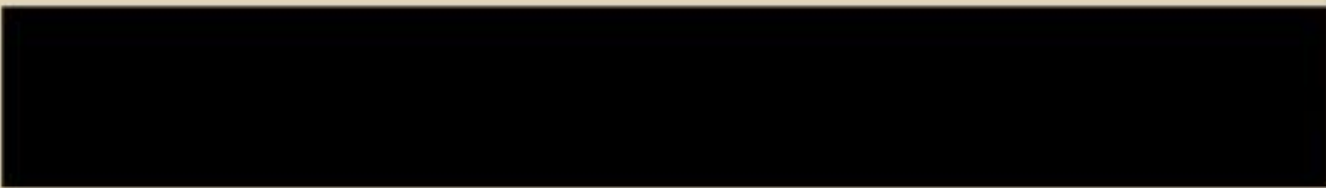
TOWER:

LEONARD, LEXINGTON, LIBERTY & REGIS

UNIT - 28, 32, 36 & 40

2 Basement + DOUBLE HEIGHT

ENTRANCE LOBBY AT STILT + 33 FLOORS



RERA CARPET AREA = 98.68 SQ.MT./ 1062 SQ.FT.

COVERED AREA = BALCONY 109.05 SQ.MT./ 1174 SQ.FT.

AREA = COMMON AREA 36.31 SQ.MT./ 390 SQ.FT.

(FLOOR) = TOTAL AREA = 47.41 SQ.MT./ 510 SQ.FT.

205.32 SQ.MT./ 2210 SQ.FT.



GAUR NYC RESIDENCES

DETAILS OF GROUP HOUSING

Total Number of Units	1216
Total Number of Towers	Ten (10) - Gaur NYC Empire, Astor, Barclay, Bloomberg, Chrysler, Hudson, Leonard, Lexington, Liberty, Regis
Floor to Floor Height	Gaur NYC Empire (3.90 Mtr), All other towers (3.6 Mtr)

Community Facility: Club on ground, first and second floor of Tower Gaur NYC Empire is having lobby, waiting lounge, rooms, office (co-working spaces, business center) gymnasium, squash court, badminton court, yoga room, senior citizen room, indoor heated pool, community hall, audio visual room, art, music and karaoke room, golf simulator, preteen play area, landscaped garden along with swimming pool.

Note: All the above said Community Facilities will be shared between all towers.

Habitat Floor at 30th & 31st floor of Gaur NYC Empire tower is dedicated for the exclusive use of Gaur NYC Empire residents only.

SPECIFICATIONS

FLOORING:

Living	-	Tile Flooring	Tile Flooring	Tile
Dining	-	Flooring	Laminated	
Kitchen	-	Wooden flooring	Tile	
All Bedrooms	-	Flooring	Tile Flooring	
Toilets	-			
W.C.	-			

WIRING & SWITCHES:

Wiring	-	Fire Retardant copper wiring in concealed PVC conduits
Switches	-	Modular switches & sockets
TV Points	-	In Living/Dining and all Bed Rooms

Creating Masterpieces with Intention and heart

At Gaur, luxury isn't built with bricks, it's crafted with stories and this has stayed the same since our inception in the year 1995.

Gaur has been revered as an icon of excellence in the world of real estate because we don't just create spaces, we craft experiences. Each landmark is a refined brushstroke in our ongoing quest to elevate the art of living, from high-end apartments to highly a ordable accommodations occupied by thousands of happy and flourishing families.

Life in a Gaur home is an exceptional life, woven with countless memories. For us, your trust and happiness is our winning mantra. Our dedicated craftsmen, chosen for their unwavering commitment to excellence, pour their passion into every detail to surpass your every expectation.

Welcome to a world beyond the ordinary, where luxury is not just a label, but a legacy. Welcome to Gaur.



**IGBC PRECERTIFIED
GOLD BUILDING**



The Project has been mortgaged to
Standard Chartered Capital Limited
and Standard Chartered Bank.

AWARDS & ACCOLADES



REALTY+ EXCELLENCE AWARDS NORTH 2023
ULTRA LUXURY LIFESTYLE PROJECT OF THE YEAR
- THE ISLANDS BY GAURS



REALTY+ EXCELLENCE AWARDS NORTH 2023
MOST POPULAR MALL OF THE YEAR
- GAUR CITY MALL



REALTY+ EXCELLENCE AWARDS NORTH 2023
EXCELLENCE IN DELIVERY
- GAUR WORLD SMARTSTREET



REALTY+ EXCELLENCE AWARDS 2022
LUXURY PROJECT OF THE YEAR
- THE ISLANDS BY GAURS



MAPIC INDIA SHOPPING CENTER AWARDS 2022
BEST MALL FOR LEISURE AND ENTERTAINMENT - DELHI NCR
- GAUR CITY MALL



SMART CITY EMPOWERING INDIA AWARDS 2020
BEST SMART CITY DEVELOPER OF THE YEAR
- GAURSONS INDIA



PMAY EMPOWERING INDIA AWARDS 2019
THE MOST WELL PLANNED UPCOMING PROJECT IN EWS CATEGORY
- GAURS SIDDHARTHAM



CNBC AWAAZ REAL ESTATE AWARDS 2018-19
BEST RESIDENTIAL PROJECT AFFORDABLE SEGMENT - NORTH ZONE
- GAUR CITY-2



TIMES BUSINESS AWARDS 2019
BEST REAL ESTATE DEVELOPER OF THE YEAR
- GAURSONS INDIA



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



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



NDTV PROPERTY AWARDS 2016-17
BUDGET APARTMENT PROJECT OF THE YEAR (2017) TIER 1 CITIES
- GAUR CASCADES



NDTV PROPERTY AWARDS 2016-17
BEST TOWNSHIP PROJECT
- GAUR CITY



CNBC AWAAZ REAL ESTATE AWARDS 2016-17
BEST TOWNSHIP PROJECT
- GAUR CITY



RERA NO.: UPRERAPRJ188811/08/2024

<https://up-rera.in/projects>



GAURSONS HI-TECH INFRASTRUCTURE PRIVATE LIMITED
SITE ADDRESS: PLOT NO. GH-06, SECTOR-03, WAVE CITY, NH-9 (NH-24)
DELHI-MEERUT EXPRESSWAY, GHAZIABAD (U.P.)

03.09.2024/UK/TK

Call Us For Free Site Visit: 87 99 7234 77