

AN ABODE OF PEACEFUL LIFE



**G A U R S**  
**SIDDHARTHAM**

2 & 3 BHK APARTMENTS  
SIDDHARTH VIHAR, NH-24, GZB.



“What you think, you become.  
What you feel, you attract.  
What you imagine, you create.”



Vibrant Surroundings  
with a Promising Future



**GAURS**  
**SIDDHARTHAM**  
2 & 3 BHK APARTMENTS  
SIDDHARTH VIHAR, NH-24, GZB.

Gaurs Siddhartham, a world in itself. Home surrounded by lush greens, the amalgamation of finest amenities and ample space between each towers isn't just a home, it's a lifetime experience. The design makes optimum use of natural resources and enhances the living experience for its residents in every way.

Right next to Indirapuram, it offers a great connectivity to each and every part of NCR. The handpicked location will provide you with a serene lifestyle and a turmoil free life.





In close proximity to Indirapuram  
and 16 Lane NH-24 (NH-9)

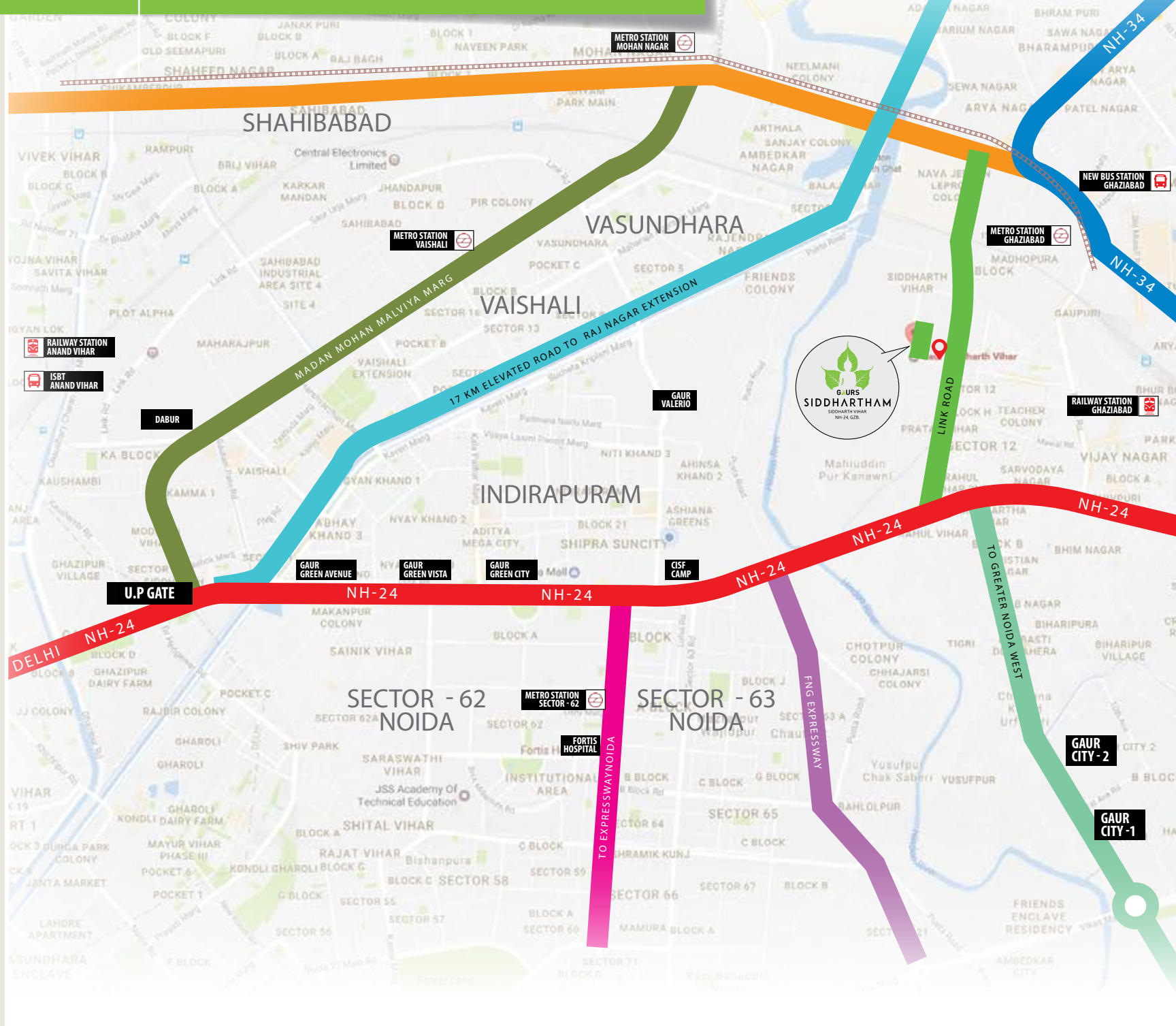
The 16 lane development on the NH-24 (NH-9) will make your commutation smoother, better and faster. The NHAI has proposed to convert the existing stretch of NH-24 (NH-9) on Delhi side to 16 lanes. Now enjoy the hustle free life at Gaur Siddhartham and travel without getting stuck.



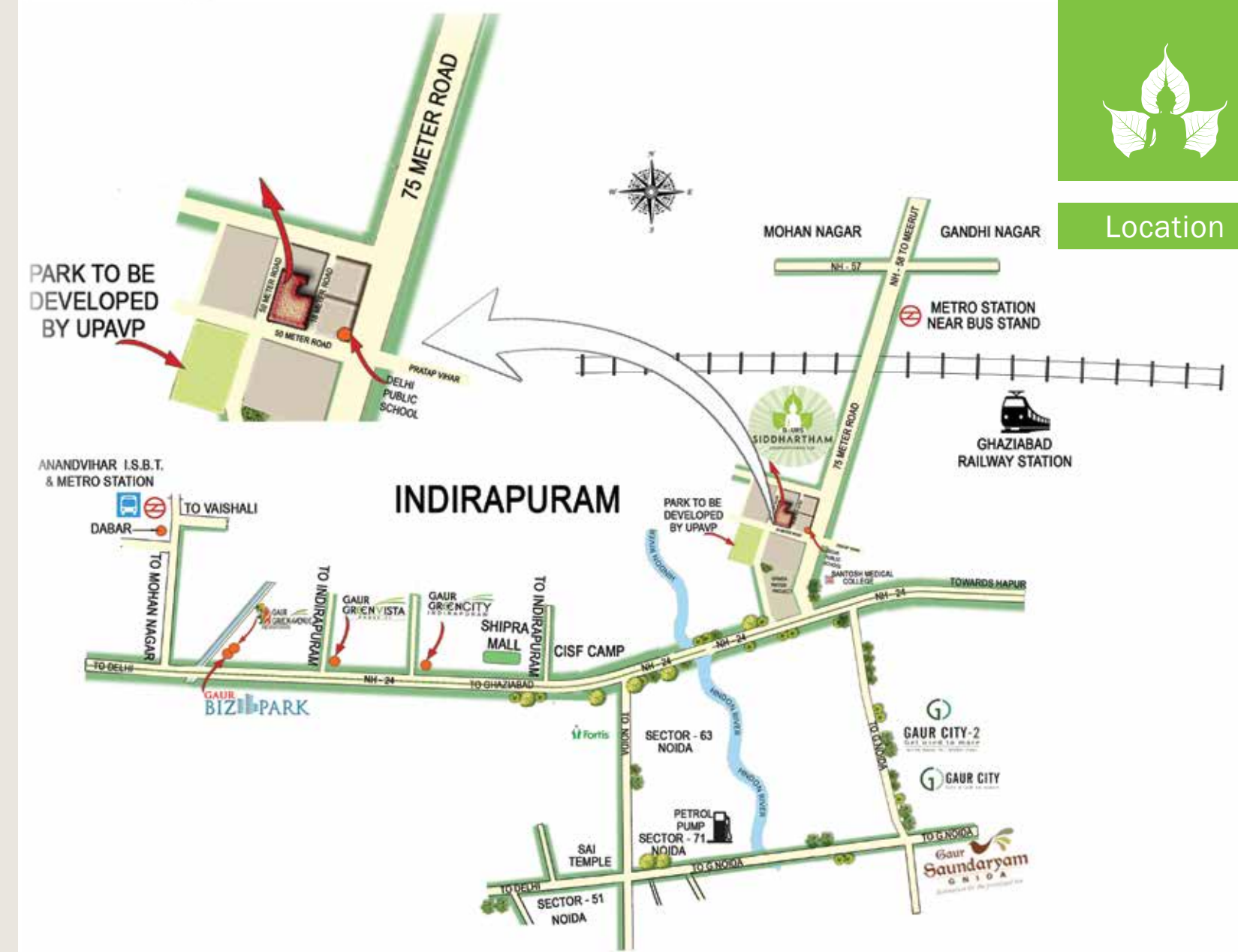




Right around the corner,  
Near everywhere you want to be



Location



### Location Advantages

- Situated at Siddharth Vihar next to Indirapuram
- Corner plot with 50 meters of two side wide roads and ease of connectivity
- Well connected to Main NH-24 (NH-9). Approved 16 lane Expressway
- 2 minutes drive from the proposed metro station (New bus stand, Ghaziabad)
- 5 minutes drive from Ghaziabad Railway Station
- Hospitals and Education institutions in close proximity
- Land allotted by Awaz Vikas Parishad





## City Outside, Tranquillity Inside



The project not only keeps you connected to almost all the places in NCR via NH-24 (NH-9) (close proximity) but also provides you with a calm and a mellow environment within the lines. The project is a fusion of great connectivity and harmonious surroundings giving you the best of both the worlds.





Find Your Freedom,  
Without Leaving Home.



At Gaur Siddhartham, we are changing the definition of freedom. End your search of freedom outside and discover it within the boundaries. Get the lifestyle you deserve and the lifestyle you desire at Gaur Siddhartham.





Peace  
begins with a prayer



The society has a temple in the vicinity built with scientific planning. The temple is built according to Vaastu to spread positive vibes within the area. Now sit inside the temple in front of God's idols and connect with them whenever you want.





Epicenter of luxury and convenience.



The club is all set to enhance the lifestyle of the residents of Gaur Siddhartham with its wide range of offerings which will help one to relax and rejuvenate. The club consists of all the modern amenities like Gym, Table Tennis, Carrom, Pool Table, Swimming Pool, Kids Pool, Play Area, Basket Ball Court, Badminton Court, Jogging Track and many more.





## Layout Plan

### Legend

- ENTRY/EXIT GATE
- ENTRANCE PLAZA
- TOWER DROP-OFF
- JOGGING TRACK
- SURFACE PARKING
- CLUB DROP-OFF
- REFLEXOLOGY PATH
- LANDSCAPE-HARD/GREEN
- WATER POND
- SITTING AREA
- CRICKET PITCH
- HALF BASKETBALL COURT
- OPEN BADMINTON COURT
- CLUB PARTY LAWN
- MAIN SWIMMING POOL
- KIDS POOL
- POOL DECK
- OPEN AIR THEATER (O.A.T.)
- FEATURE WALL BEHIND STAGE
- KIDS PLAY AREA
- SKATING RINK
- YOGA/MEDITATION GARDEN

- BLOCK HEIGHT  
A,B,C,D,G,H & I - 2B+S+32  
E & F - 2B+S+33  
13TH FLOOR NOT COUNTED



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Unit Plan

TYPE - M2 A [BLOCK- G, H, I]

2 BEDROOM+ DRAWING ROOM/DINING+ KITCHEN + 2 TOILET + 2 BALCONY  
TOTAL AREA = 87.80 SQ. MT. (945.00 SQ. FT.) • CARPET AREA = 48.50 SQ. MT. (522.00 SQ. FT.)  
BALCONY AREA = 13.75 SQ. MT. (148.00 SQ. FT.) • COMMON AREA = 20.10 SQ. M. (216.00 SQ. FT.)  
EXTERNAL WALLS & RCC COLUMNS AREA = 5.45 SQ. MT. (59.00 SQ. FT.)



CLUSTER PLAN  
BLOCK- G, H, I



Unit Plan

TYPE- M2 B - [BLOCK- G, H, I]

2 BEDROOM+ DRAWING ROOM/DINING+ KITCHEN + 2 TOILET + 2 BALCONY  
TOTAL AREA = 88.73 SQ. MT. (955.00 SQ. FT.) • CARPET AREA = 48.50 SQ. MT. (522.00 SQ. FT.)  
BALCONY AREA = 14.68 SQ. MT. (158.00 SQ. FT.) COMMON AREA = 20.38 SQ. MT. (219.00 SQ. FT.)  
EXTERNAL WALLS & RCC COLUMNS AREA = 5.17 SQ. MT. (56.00 SQ. FT.)



CLUSTER PLAN  
BLOCK- G, H, I



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Unit Plan

TYPE- M1 A [BLOCK-A & B]

2 BEDROOM+ DRAWING ROOM/DINING+ KITCHEN + 2 TOILET + 2 BALCONY  
TOTAL AREA = 98.00 SQ. MT. (1055.00 SQ. FT.) • CARPET AREA = 57.14 SQ. MT. (615.00 SQ. FT.)  
BALCONY AREA = 14.59 SQ. MT. (157.00 SQ. FT.) • COMMON AREA = 20.55 SQ. MT. (221.00 SQ. FT.)  
EXTERNAL WALLS & RCC COLUMNS AREA = 5.72 SQ. MT. (62.00 SQ. FT.)



CLUSTER PLAN  
BLOCK- A & B



Unit Plan

TYPE- M1 B [BLOCK-A & B]

2 BEDROOM+ DRAWING ROOM/DINING+ KITCHEN + 2 TOILET + 2 BALCONY  
TOTAL AREA = 98.00 SQ. MT. (1055.00 SQ. FT.) • CARPET AREA = 57.14 SQ. MT. (615.00 SQ. FT.)  
BALCONY AREA = 14.59 SQ. MT. (157.00 SQ. FT.) • COMMON AREA = 20.55 SQ. MT. (221.00 SQ. FT.)  
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CLUSTER PLAN  
BLOCK- A & B



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### Unit Plan

### TYPE- M1 C [BLOCK-A & B]

2 BEDROOM+ DRAWING ROOM/DINING+ KITCHEN + 2 TOILET + 2 BALCONY  
 TOTAL AREA = 98.00 SQ. MT. (1055.00 SQ. FT.) • CARPET AREA = 57.14 SQ. MT. (615.00 SQ. FT.)  
 BALCONY AREA = 14.59 SQ. MT. (157.00 SQ. FT.) • COMMON AREA = 20.55 SQ. MT. (221.00 SQ. FT.)  
 EXTERNAL WALLS & RCC COLUMNS AREA = 5.72 SQ. MT. (62.00 SQ. FT.)



CLUSTER PLAN  
BLOCK- A & B



### Unit Plan

### TYPE- S1 A [BLOCK- C,D,E & F]

ENTRY + 3 BEDROOM+ DRAWING ROOM/DINING+ KITCHEN + 2 TOILET + 2 BALCONY  
 TOTAL AREA = 110.10 SQ. MT. (1185.00 SQ. FT.) • CARPET AREA = 59.83 SQ. MT. (644.00 SQ. FT.)  
 BALCONY AREA = 19.24 SQ. MT. (207.00 SQ. FT.) • COMMON AREA = 23.10 SQ. MT. (249.00 SQ. FT.)  
 EXTERNAL WALLS & RCC COLUMNS AREA = 7.93 SQ. MT. (85.00 SQ. FT.)



CLUSTER PLAN  
BLOCK - C & D



CLUSTER PLAN  
BLOCK - E & F

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## Unit Plan

### TYPE- S1 B [BLOCK- C & D]

3 BEDROOM+ DRAWING ROOM/DINING+ KITCHEN + 2 TOILET + 2 BALCONY

TOTAL AREA = 111.00 SQ. MT. (1195.00 SQ. FT.) • CARPET AREA = 59.83 SQ. MT. (644.00 SQ. FT.)

BALCONY AREA = 20.16 SQ. MT. (217.00 SQ. FT.) • COMMON AREA = 22.81. SQ. MT. (246.00 SQ. FT.)

EXTERNAL WALLS & RCC COLUMNS AREA = 8.20 SQ. MT. (88.00 SQ. FT.)



CLUSTER PLAN  
BLOCK - C & D



# Unit Specifications



## FLOORING

- Vitrified tiles 600x600 mm in Drawing Room, Kitchen and Bedrooms
- Ceramic tiles 300x300 mm in Bathrooms and the Balconies

## WALL & 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 300x450 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 300x450 mm on walls up to door level
- White sanitary ware with EWC, CP fittings and mirrors in all toilets

## DOORS AND WINDOWS

- Outer doors and windows aluminium 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.

## TV & TELEPHONE

- Intercom Facilities

## NOTE:

- The Colour and design of tiles and motifs can be changed without any prior notice.
- Variation in 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%, pro rata charges are applicable.
- The request for any change in construction/specification of any type in the apartment will not be entertained

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# Project's Specifications

**Total No. of Blocks** 9 (A,B,C,D,E,F,G,H,I)

**Total No. of Flats** Residential-2492 Units  
EWS/LIG - 450 Units

**No. of Floors** TOTAL = 2942 Units  
Residential-  
2/3 Basements+Stilt+32/33 Floors  
(13 Floor Number Not Counted)  
EWS/LIG-  
1 Basement+Stilt+19/20 Floors  
(13 Floor Number Not Counted)

**No. of Flats Per Floor Per Block/ Tower** Residential-8/12 Nos.  
EWS/LIG - 25 Nos.

**No. of Lifts Per Block.** • Block – A,B,E,F,G,H,I – 3 Nos.  
(2Nos -8 Passenger Lifts & 1 No-13 Passenger lift)

• Block – C,D – 4 Nos.  
(3Nos -8 Passenger Lifts & 1 No-13 Passenger lift)

Specifications of Lift

- External Door- MS Painted.
- Internal Car-Stainless Steel Wall & Granite Stone Flooring.
- Make – Kone/Fujitec/Otis or Equivalent
- Speed – 1.5 to 1.75m/second

## Entrance Lobby Of Block

- a. Ground Floor Entrance Lobby Area-(120 sq.mt. / 1291 sq.ft.)
- b. Lower & Upper Basement Lobby Area- (65 sq.mt. / 700 sq.ft.)
- c. Flooring-Vitrified Tiles
- d. Ceiling - POP False Ceiling
- e. Painting – OBD
- f. Lift Facia – Tiles
- g. Lighting – Ceiling Mounted Light Fixtures
- h. Lobby Main Door – S.S Doors

## Staircase -

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

## Terrace

- a. Flooring – Tiles / Trimix Concrete
- b. Parapet – R.C.C / M.S Railing
- c. Water Tank – R.C.C

## Visitor's / Differently Able Toilet-

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

## Basement Area – Lower & Upper Basement.

- a. Road & Parking - Trimix Concrete Flooring / Tile
- b. Lighting - Ceiling Mounted Light Fixture / Tube Lights
- c. Parking size – 13.75 sqmt

## Visitor Parking-

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

## Club - Approximate Area- 850.00 sq.mt./ 9150sq.ft.consist of:-

- a. **Community HallWith kitchen & male female toilet - 1 no.**
  - Area – 425 sq.mt. / 4575sq.ft.
  - Flooring – Vitrified Tiles / Marble Stone
  - Ceiling – Pop False Ceiling
  - Walls – OBD Paint
- b. **Gym-1 No.**
  - Area – 205 sq.mt. / 2200 sq.ft.
  - Flooring –Vinyl / Rubber Flooring
  - Wall – Mirror / OBD Paint
  - Ceiling – Perforated Gypsum Tiles / POP False Celing
  - Equipment - Treadmill-3 No., Bikes-3 No., Benches-4 No., Dumble with Rack-2 Sets, MultiPress-1 No., Leg Press-1 No., Handpress-1 No.)
- c. **Changing Room Male/Female -1 No. Each**
- d. **Table Tennis- 2 Nos.**
- e. **Pool Table-1 No.**
- f. **Carrom& Chess Table – 1 No. each**
- g. Swimming Pool & Kids Pool - (Approx. Area - 550 sq.mt. / 5920 sq.ft.)

## Swimming Pool :-

- Size – 12m x 24m ( Approx )
- Depth – 1.2m (Max.)
- Finishes – Tiles / Stone

## Kids Pool :-

- Size – 4m x 7m ( Approx )
- Depth – 0.6m
- Finishes – Tiles / Stone
- Pool Deck

## ESS & DG (Maximum Capacity).

- DG Sets-2800 KVA
- Transformers-4000 KVA
- Online Solar Power System of 45KW Capacity (Total capacity not Tower wise)

## Landscaping-

(Total Area Approx. 7787.03 sq.mt. /83819sq.ft.)as/sanction drawing which includes:

- Hard Landscape–Driveway / 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. Open - Trimix Concrete Flooring / Rubber Flooring
- (Toddler Multi Play Station-1 No./Parallel Bars-1 No./ Four Seater Seesaw Hugo-1 No./Triangular Climber Hugo- 1 No./Merry Go Round-1 No./Sitting Pods Hugo-1 No./ Fiero A Swing- 1 No.)
- Badminton Court- 1 No.- Trimix Flooring
- Half Basketball Court – 1 No.- Trimix Flooring
- Skating Rink-1 No.- Trimix Flooring
- Jogging Track.- Trimix Flooring
- Open Air Amphitheatre (OAT)
- Green Lawn

**Organic Waste Compost Plant** (In First Basement) –approx.200 sq.mt./2150sq.ft.)

**STP – 150 KLD** 2 Nos.(In Second basement) –approx. 500 sq.mt./5380sq.ft.)

**R.W.A Room** (In First Basement) –approx. 46.5 sq.mt./500sq.ft.)

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

**Maintenance Room** (In First Basement) –approx. 69.8 sq.mt./750sq.ft.)

**Flooring** Vitrified Tiles

**Walls** OBD Paint

**LT Panel Room -** (In First Basement) –approx. 83.7 sq.mt./ 900 sq.ft.)

- Flooring – IPS
- Walls – OBD Paint

Other items specification, not mentioned above, is as per Developers/Architects direction.

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**NDTV PROPERTY AWARD 2015**  
BEST EXECUTION-TRACK RECORD- GAUR CITY

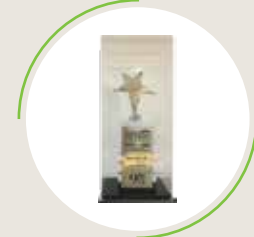


**NDTV PROPERTY AWARD 2016**  
BEST TOWNSHIP PROJECT-GAUR CITY

**CNBC AWAZ REAL ESTATE AWARD 2016**  
BEST TOWNSHIP PROJECT-GAUR CITY



**MAGPIE ESTATE AWARDS-2016**  
DEVELOPER OF THE YEAR



**5-OBSERVER'S DAWN AWARD 2016**  
TRUSTED BUILDER OF THE YEAR



Gaur stands for "The synonym of trust in realty", a fact that thousands of its customers would vouch for. With a proud history of delivering projects on time and as per promised specifications, Gaur is a name to reckon with when it comes to real estate in the NCR. With a burgeoning list of residential projects, Gaur has been involved in providing living spaces ranging from high end apartments to highly affordable accommodations to thousands of families today. The company has been incessantly delivering projects on time and with committed specifications along with stressing on the customer's trust which has become the winning mantra for Gaur.

### Foundation

Gaursons India Limited foundation was laid in the year 1995 and since then the company has never looked back. Since its very first year, the company has been busy creating spaces that surpass international quality, architectural excellence and customer satisfaction. This journey has witnessed many successful milestones along the way. Some of them include providing dream homes to the discerning few and building remarkable infrastructure in the major parts of the NCR.

Gaur has been earning laurels through satisfying thousands of customers and crafting brilliance with its architectural projects, ever since its inception in 1995. The trust of the customers has been one of the phenomenal factors in taking the group to new heights of consistent growth and development.



### 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 Ph-1, Crossings Republik  
Gaur Gracious, Moradabad



### 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



### DELIVERED TOWNSHIP PROJECT

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



### ONGOING RESIDENTIAL PROJECTS

Gaur Cascades, Raj Nagar Extn. NH-58  
Gaur Sportswood, Noida  
Gaur Atulyam, Gr. Noida  
Gaur Saundaryam, Gr. Noida (West)



### ONGOING COMMERCIAL PROJECTS

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

