

ā

**G A URS**  
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

- Fully operational ultra modern club
- Landscaped and Open area
- Earthquake Resistant Structure
- Basement Parking
- Power back-up and water supply
- 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



**G**  **AUR**  
ātulyam



## 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 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 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



## Specifications of Project

Total No. of Flats	1464 Nos.
EWS/LIG (Informal Sector)	1 No. (EWS-16 Nos. LIG-25 Nos. & 79 Nos. Shop Saleable Area 1658.00 sqmt. / 17842.00 sqft.
No. of Floors	2Basements+Stilt/GroundFloor +19 Floors/12 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
  - a. Ground Floor Entrance Lobby Area-  
(65 sq.mt. /700 sq.ft.)
  - b. Lower & Upper Basement Lobby Area-  
(48 sq.mt. /515 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. Door – S.S. Doors
2. 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
3. Terrace
  - a. Flooring – Tiles / Trimix Concrete
  - b. Painting – Texture Paint
  - c. Parapet – R.C.C / M.S Railing
  - d. Water Tank – R.C.C
4. Visitor's / Differently Able Toilet-
  - a. 1 in each Block-2.58 sq.mt./27sq.ft. Approx.
  - b. Flooring - Tiles
  - c. Painting - OBD
  - d. Wall Cladding - Tiles
  - e. W.C. - European WC
  - f. CP Fittings - Chrome Plated
5. Basement Area – Lower & Upper Basement.
  - a. Road & Parking - Trimix Concrete Flooring.
  - b. Lighting - Ceiling Mounted Light Fixture / Tube Lights
  - c. 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/RoadParking-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.

a) SIZE	-	36 SQM
b) FLOORING	-	TILES & MARBLE
c) RAILING	-	MS RAILING
d) CEILING	-	POP PUNNING & PAINTS
8. ESS & DG (Maximum Capacity).
  - DG Sets-2000 KVA&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

## 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.

a





## 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 Platinum, Noida  
Gaur Atulyam, Gr. Noida  
Gaur Saundryam 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)

**G**  **AUR**  
ātulyam

**G**  **AUR**  
ātulyam



Map Not to scale

# GAURS

ur own world

M/s UP Township Infrastructure Pvt. Ltd.  
 Corp. Off.: Gaur Biz Park, Plot No.1, Abhay Khand II, Indirapuram, Ghaziabad  
 Call +91 9212 333533 • SMS GAURS to 53030  
[www.gaursonindia.com](http://www.gaursonindia.com)



[www.gaursonindia.com](http://www.gaursonindia.com)  
 Customer Portal  
 Payment Gateway for existing customers



[www.facebook.com/GaursonsIndiaLimited](https://www.facebook.com/GaursonsIndiaLimited)  
[www.twitter.com/gaursons\\_india](https://www.twitter.com/gaursons_india)

Download the Gaursons Mobile App  
 Available on the

MANSIONS | RESIDENTIAL | TOWNSHIP | COMMERCIALS | HOSPITALITY | EDUCATION



BLOCK -A  
 CARPET AREA = 87.76 SQMT. (944.64 SQFT.)  
 EXTERNAL WALL AREA = 9.17 SQMT. (98.70. SQFT.)  
 BALCONY AREA = 29.13 SQMT. (313.55 SQFT.)  
 COMMON AREA = 28.62 SQMT. (308.00 SQFT.)  
 TOTAL AREA =154.68 SQMT. (1665.00 SQFT.)



UNIT PLAN - 4BHK  
 UNIT NO. - 1, 2, 3, 4, 5, 6, 7, 8



Tower A Cluster Plan

Disclaimer: Total Area: The total area loading 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 an apartment, excluding 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"

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 a colour in mica may occur.  
 Area in all categories of apartments may vary upto +3% without any change in cost. However, in case the variation is beyond + charges are applicable.



BLOCK - B, C, D & E  
 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.)  
 TOTAL AREA = 96.62 SQMT. ( 1040.00 SQFT.)

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

Disclaimer: Total Area: The total area loading 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 an apartment, excluding 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"

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 a colour in mica may occur.  
 Area in all categories of apartments may vary upto +3% without any change in cost. However, in case the variation is beyond + charges are applicable.



BLOCK - B, C, D & E  
 CARPET AREA = 56.95 SQMT. (613.00 SQFT.)  
 EXTERNAL WALL AREA = 5.46SQMT. (58.77 SQFT.)  
 BALCONY AREA = 14.70 SQMT. (158.23 SQFT.)  
 COMMON AREA = 19.51 SQMT. (210.00SQFT.)  
 TOTAL AREA = 96.62 SQMT. (1040.00 SQFT.)

ENTRY

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



Tower B & D Cluster Plan



Tower C & E Cluster Plan

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 an apartment, excluding 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"

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 a colour in mica may occur. Area in all categories of apartments may vary upto +3% without any change in cost. However, in case the variation is beyond + charges are applicable.



BLOCK - B, C, D & E  
 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.)  
 TOTAL AREA = 96.62 SQMT. (1040.00 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

Disclaimer: Total Area: The total area loading 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 an apartment, excluding 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"

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 a colour in mica may occur.  
 Area in all categories of apartments may vary upto +3% without any change in cost. However, in case the variation is beyond + charges are applicable.



BLOCK- F & G  
 CARPET AREA = 48.41 SQMT. (521.08 SQFT.)  
 EXTERNAL WALL AREA = 5.32 SQMT. (57.26 SQFT.)  
 BALCONY AREA = 15.20 SQMT. (163.61 SQFT.)  
 COMMON AREA = 19.79 SQMT. (213.00 SQFT.)  
 TOTAL AREA - 88.72 SQMT. (955.00 SQFT.)

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

Disclaimer: Total Area: The total area loading 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 an apartment, excluding 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"

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 a colour in mica may occur. Area in all categories of apartments may vary upto +3% without any change in cost. However, in case the variation is beyond + charges are applicable.



UNIT PLAN - 3BHK

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

BLOCK- H, I & J

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.)

TOTAL AREA = 120.77 SQMT. ( 1300.00 SQFT.)



Tower H Cluster Plan



Tower J Cluster Plan

Disclaimer: Total Area: The total area loading 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 an apartment, excluding 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"

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 a colour in mica may occur.  
Area in all categories of apartments may vary upto +3% without any change in cost. However, in case the variation is beyond + charges are applicable.



ENTRY

UNIT PLAN - 3BHK

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



Tower H Cluster Plan

BLOCK- H, I & J

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.)

TOTAL AREA = 120.77 SQMT. ( 1300.00 SQFT.)



Tower J Cluster Plan

Disclaimer: Total Area: The total area loading 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 an apartment, excluding 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"

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 a colour in mica may occur.  
Area in all categories of apartments may vary upto +3% without any change in cost. However, in case the variation is beyond + charges are applicable.



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

BLOCK- H, I & J  
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.)  
TOTAL AREA = 120.77 SQMT. ( 1300.00 SQFT.)



Tower H Cluster Plan



Tower J Cluster Plan

Disclaimer: Total Area: The total area loading 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 an apartment, excluding 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"

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 a colour in mica may occur.  
Area in all categories of apartments may vary upto +3% without any change in cost. However, in case the variation is beyond + charges are applicable.



# Site Plan



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.

Sub-lease deed of plot no-GH-01A, Sec-Omicron-1, Gr.Noida-area-3278080 sq. metre, M/s UP Township Infrastructure Pvt. Ltd videbook no-1 Vol no-15818, page no-193 to 206 & registration no-14316 dt 02.05.2014 in the office of SRO-SADAR (G.B.Nagar), map sanctioned vide letter BP-3232/HH/Fs-6115 dated 23.07.1014 by GNIDA. The details of the approval including building plans approved from authority can be checked in our corporate office during office hours. All images, perspective, specifications, features, figures are only indicative and not a legal offering.