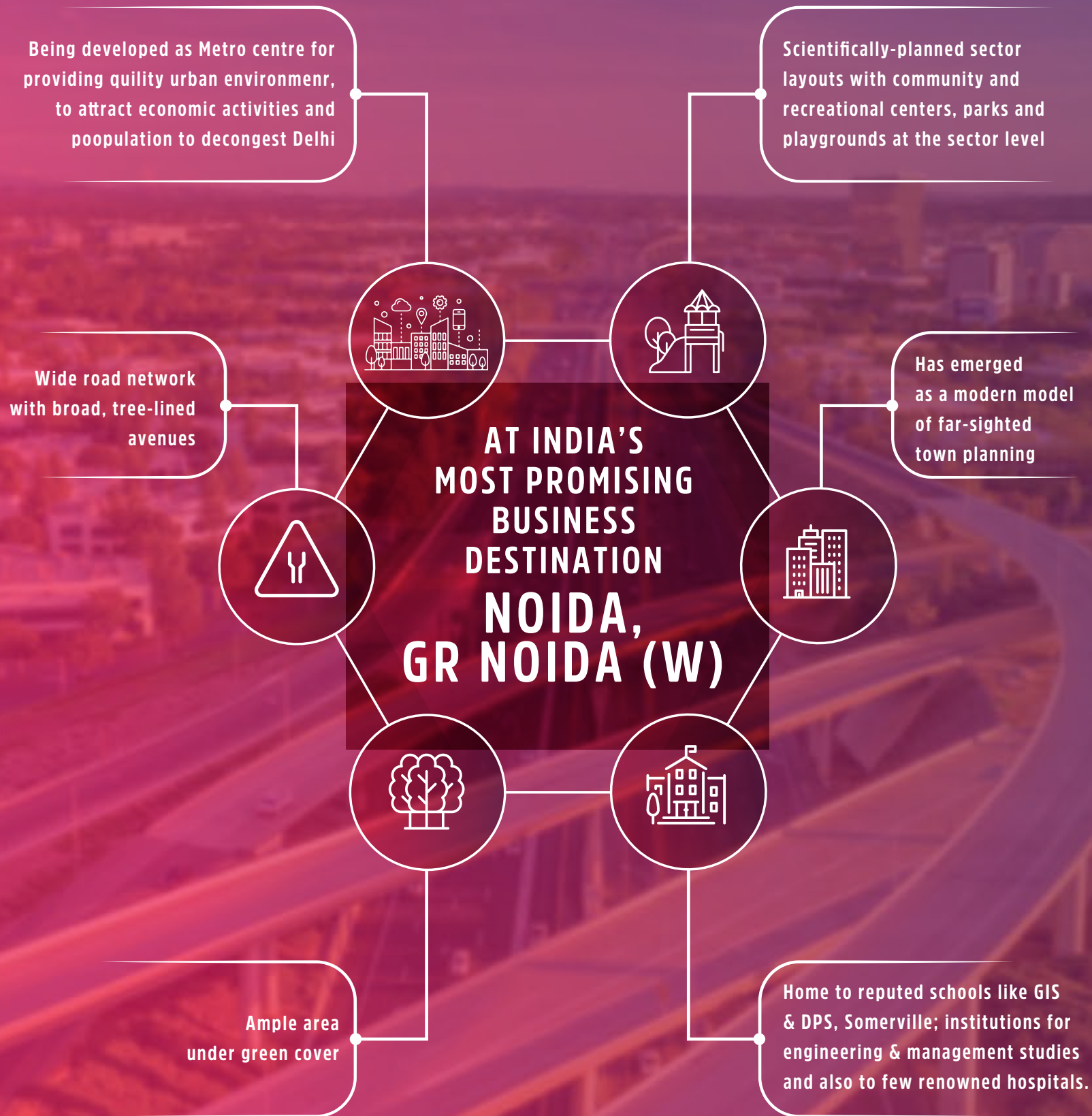


**GMAUR**  
**WORLD**  
**SMARTSTREET**  
A LANDMARK OF NEW OPPORTUNITIES

Have you ever imagined a world that revolves around you? A world with skies to match your ambition and grounds to complement your speed. A world that is full of infinite possibilities and yet within your grasp. Where every day starts with a new opportunity packed with fun and entertainment to take you on a memorable journey.

## **WELCOME TO AN AMAZING WORLD...**

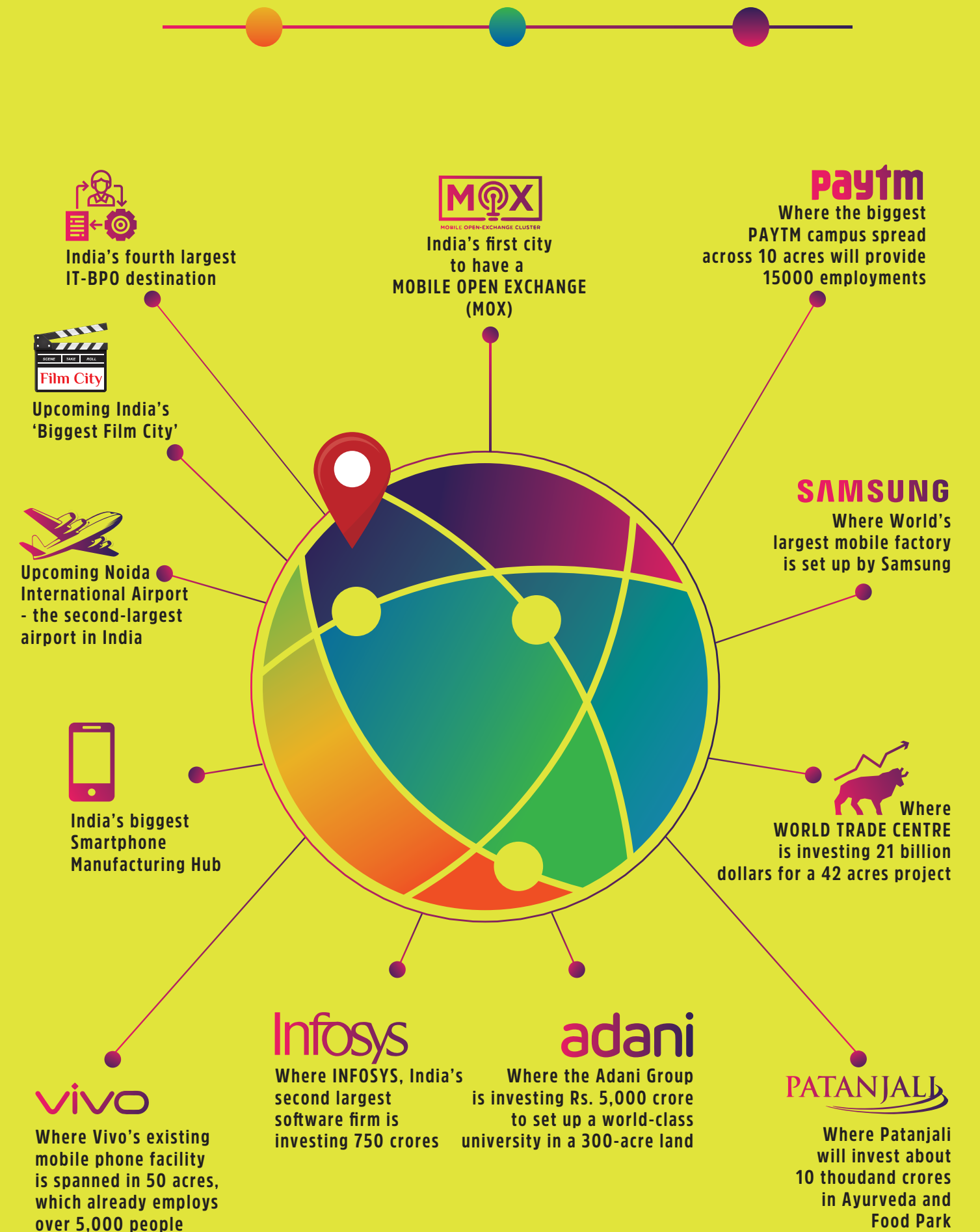
*The image/images used above is for illustrative purposes only. All images including stock images, colours, pictures and accessories are indicative and used for illustrative purposes only. For the actual project details, please refer to the specifications mentioned in the subsequent pages of this brochure.*



Disclaimer: All information above is in reference from newspapers and news portals.

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## WHERE THE WORLD HAS ARRIVED



Disclaimer: All information above is in reference from newspapers and news portals.

Gaur  
**WORLD**  
SMARTSTREET  
A LANDMARK OF NEW OPPORTUNITIES

Gaur World SmartStreet is poised to be one of the greatest retail and commercial hub in Greater Noida West. Located just 2.5 km from Gaur Chowk, this teeming hub is home to a massive emporium exclusively for retail brands, shopping complexes, kiosks, food courts and office spaces; where brands and businesses will find opportunities that can lead to unprecedented success.



Artistic Impression

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## LOCATION MAP



GREAT BUSINESSES ARE SEAMLESSLY CONNECTED TO THE WORLD

## LOCATION ADVANTAGES

**5 Lakh Residents\***  
in the neighbourhood  
ensuring heavy footfall

**7 km**  
from NH-9  
(NH-24)

**2.5 km**  
drive from  
Gaur Chowk

Proposed  
**Metro  
Station**

Right on  
**130 Meter**  
wide road project

**11 km**  
from Noida  
City Center

Distance are approximate & provided as per google

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Disclaimer: All information above is in reference from newspapers and news portals.

\* Estimated population in next three years



Artistic Impression

**G AUR**  
**WORLD**  
**SMARTSTREET**  
 A LANDMARK OF NEW OPPORTUNITIES

WHERE EVERYTHING COMES UNDER  
**ONE ROOF**

We bring you a new world order of doing business in the most profitable way. Gaur World Smartstreet is a unique amalgamation of commercial and retail to churn out business opportunities as never before. Intelligently located near the prime location of Gaur Chowk, surrounded by several group housing projects and close to 5 lakh residents in the vicinity to provide you with a readymade clientele for unprecedented success.

EXCLUSIVE RESIDENTIAL DEVELOPMENT  
 IN VICINITY ENSURING  
**MAXIMUM FOOTFALL**

LOCATED AROUND LEADING BUSINESS  
 CENTRES AND RESIDENTIAL TO GATHER  
**MAXIMUM EYEBALLS**



Artistic Impression

SPREAD OVER A BUILT-UP AREA OF  
**1.1 LAKH SQ.MT.**  
**(12 LAKH SQ. FT.)**

A VIBRANT AND UPSCALE DESTINATION  
**SHOPPING AND  
 BUSINESS CENTER**

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Artistic Impression

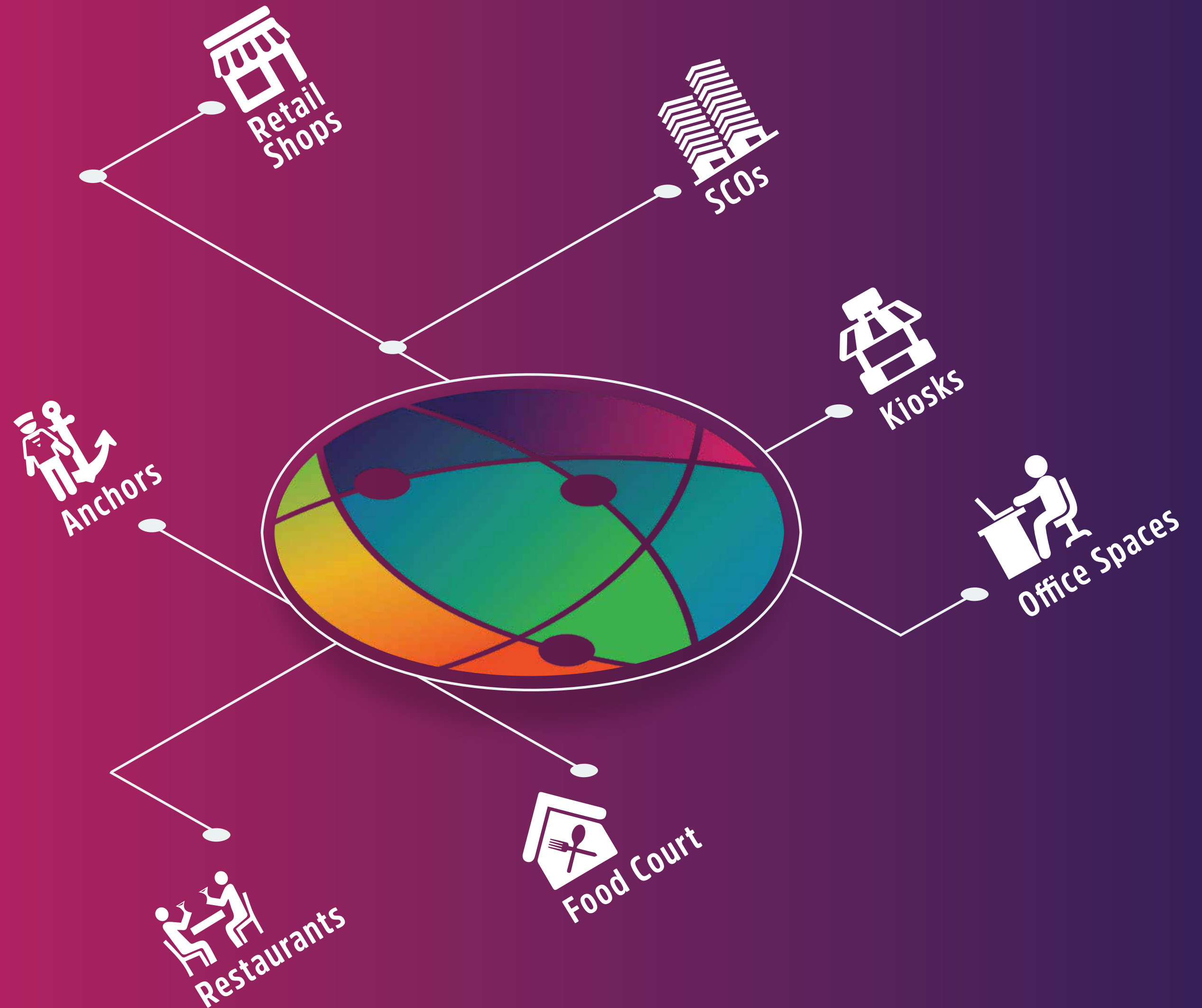
**G AUR**  
**WORLD**  
**SMARTSTREET**  
A LANDMARK OF NEW OPPORTUNITIES

ONE-STOP DESTINATION,  
WHERE YOU  
**SHOP, DINE, MEET,**  
**CELEBRATE**  
AND CREATE MEMORIES



The image/images used above is for illustrative purposes only. All images including stock images, colours, pictures and accessories are indicative and used for illustrative purposes only. For the actual project details, please refer to the specifications mentioned in the subsequent pages of this brochure.

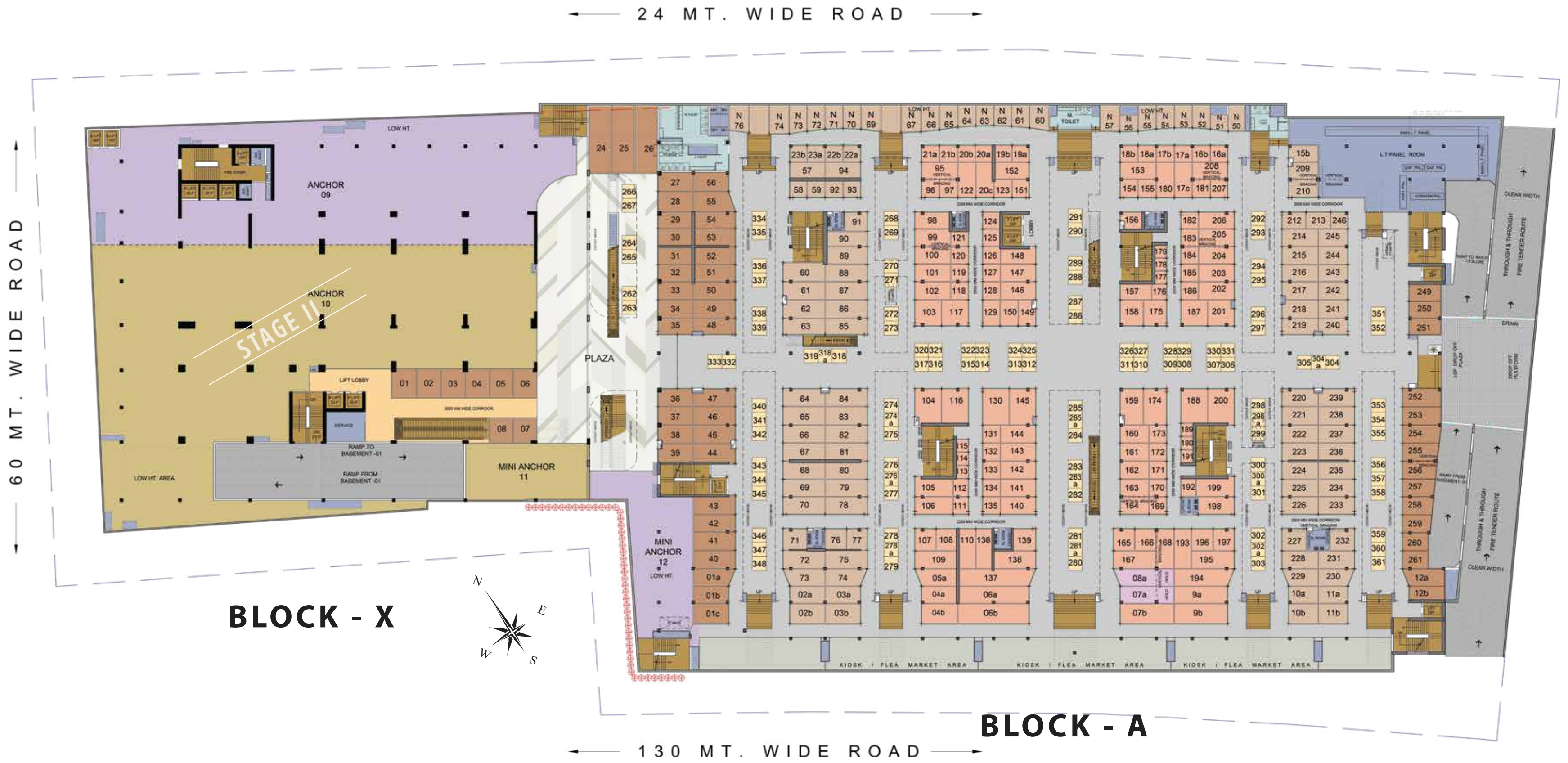
WHERE THE GRAVITY  
OF DETAILING WILL  
PULL YOU TOWARDS IT





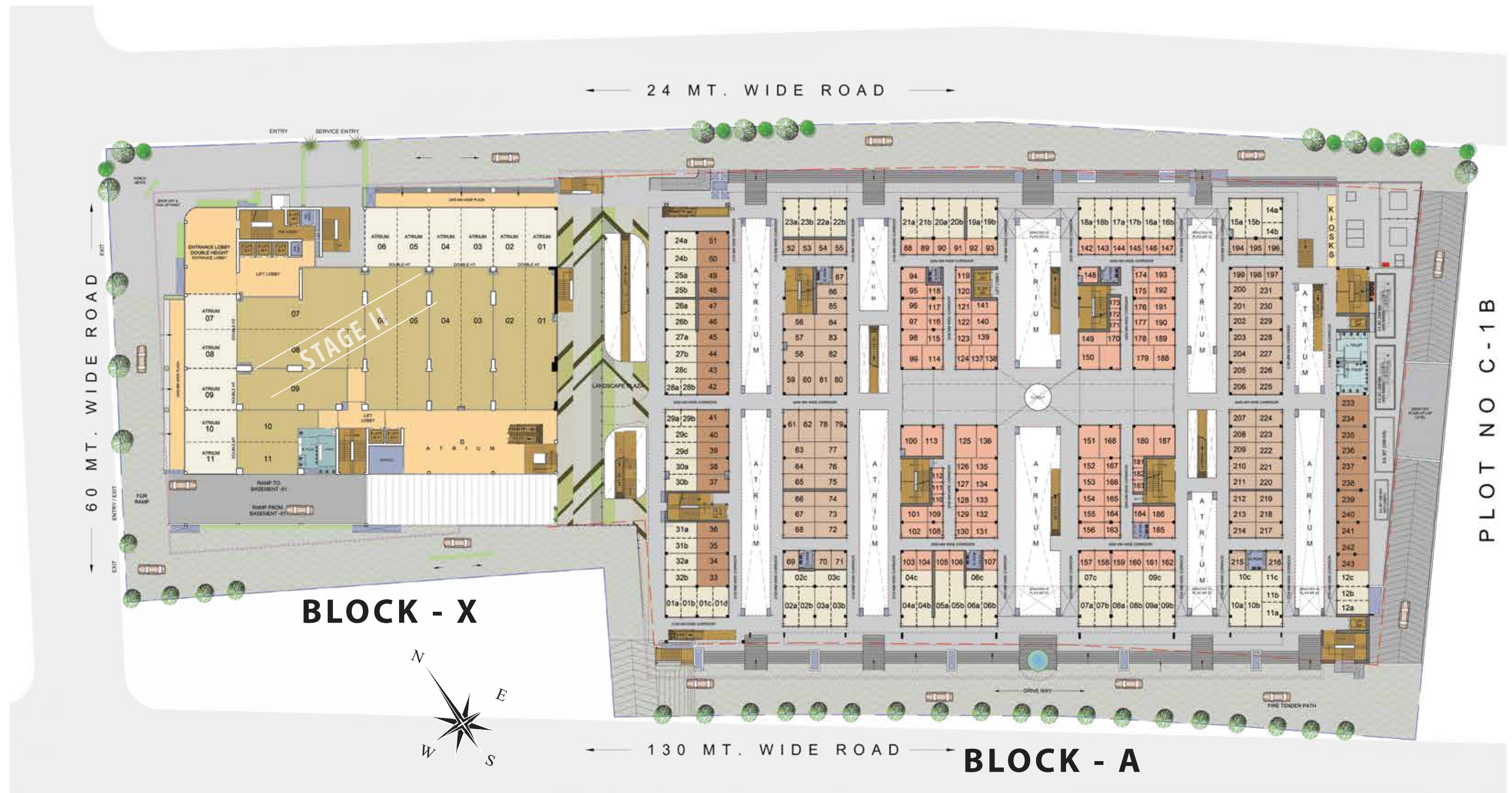
# LOWER GROUND FLOOR PLAN

Note: Typical Shops Nos.: X/A LGF XXX | X/A - Block | LGF - Lower Ground Floor | XXX - Shop Number



# GROUND FLOOR PLAN

Note: Typical Shops Nos.: X/A GF XXX | X/A - Block | GF - Ground Floor | XXX - Shop Number



# FIRST FLOOR PLAN

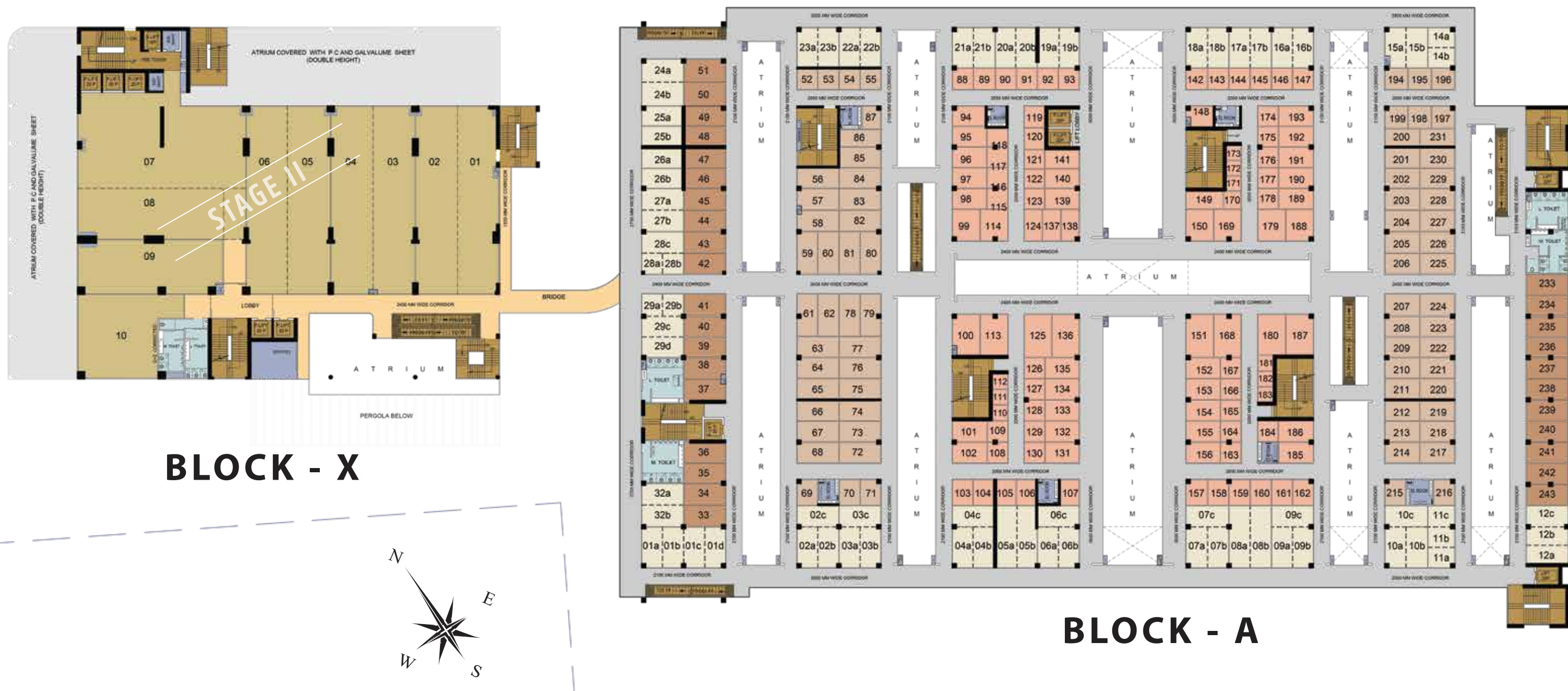
Note: Typical Shops Nos.: X/A FF XXX | X/A - Block | FF - First Floor | XXX - Shop Number

← 24 MT. WIDE ROAD →



# SECOND FLOOR PLAN

Note: Typical Shops Nos.: X/A SF XXX | X/A - Block | SF - Second Floor | XXX - Shop Number



**BLOCK - X**

**BLOCK - A**

# THIRD FLOOR PLAN

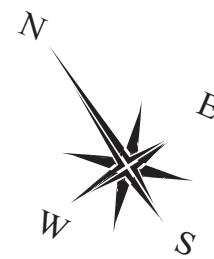
Note: Typical Shops Nos.: X/A TF XXX | X/A - Block | TF - Third Floor | XXX - Shop Number



**BLOCK - X**



**BLOCK - A**



# FOURTH FLOOR PLAN

Note: Typical Shops Nos.: X/A FOF XXX | X/A - Block | FOF - Fourth Floor | XXX - Shop Number



**BLOCK - X**

**BLOCK - A**

# FIFTH FLOOR PLAN

Note: Typical Shops Nos.: X/A FIF XXX | X/A - Block | FIF - Fifth Floor | XXX - Shop Number



# SIXTH FLOOR PLAN

Note: Typical Shops Nos.: X/A SIF XXX | X/A - Block | SIF - Sixth Floor | XXX - Shop Number



**BLOCK - X**

**BLOCK - A**





# SEVENTH FLOOR PLAN

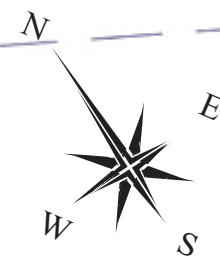
Note: Typical Shops Nos.: X/A SEV XXX | X/A - Block | SEV - Seventh Floor | XXX - Shop Number



**BLOCK - X**



**BLOCK - A**



**FOOD CHANGE.**

— THE SMART FOOD COURT —

# SPECIFICATIONS

FLOOR DESCRIPTIONS	
TOTAL NO. OF SHOPS	2461 approx.
NO. OF FLOORS	Two Basements (Parking & Services) Lower Ground Floor to Fourth Floor (Shopping / Restaurants / Retail) Fifth Floor to Seventh Floor (Shopping / Food Courts / Retail / Office)
NO. OF SHOPS PER FLOOR	
LOWER GROUND FLOOR	302 Shops, Kiosk - 109 No (Approx.)
GROUND FLOOR	286 Shops (Approx.)
FIRST FLOOR	282 Shops (Approx.)
SECOND FLOOR	282 Shops (Approx.)
THIRD FLOOR	278 Shops (Approx.)
FOURTH FLOOR	278 Shops (Approx.)
FIFTH FLOOR	215 Shops (Approx.)
SIXTH FLOOR	215 Shops (Approx.)
SEVENTH FLOOR	163 Shops (Approx.)
VITAL INFORMATION	
AIR CONDITIONING	DX water cooled compressor will be installed. Air-conditioning unit for shops, retail areas, offices etc. will be charged extra as per market rate.
CEILING HEIGHT	4.6 m Clear Height under slab for Basement 1 & 2 (Parking) 4.3 m (14' - 0" approx.) Clear Height under slab for Lower Ground Floor To Seventh Floor
LIFTS AND ESCALATORS	
SEPARATE LIFTS	5 No. of lifts for Shopping Area (Make Otis / Fujitec / Kone / Equivalent)
SPECIFICATION OF LIFTS	SS Finish from Inside and Outside (as per manufacturer)
ESCALATORS	2 Nos. of Escalators catering from B2 to B1 & B1 to LGF 2 Nos. of Escalators from LGF to GF 5 Nos. of Escalator from Ground Floor to Seventh Floor for Upward & Downward Movement at each floor. (Make: Otis / Fujitec / Kone / Equivalent)
LOBBY AND COMMON AREAS	
FLOORING	Granite Flooring / Tile
CEILING	Exposed DECK sheet with running Service Area
WALLS & PAINTING	Dry wall painting partitions with Granite & Tile finishing up to 4'0" and balance area OBD upto beam bottom / false ceiling which ever is lower (Make: ICI Dulux / Asian / Berger or Equivalent Quality)
RAILING	M.S Railing in Internal Area & Glass Railing in External Area
ELECTRICITY	Common Area Electrical works with Corridor Lighting
FIRE FIGHTING	As per NOC
STAIRCASE	Granite Flooring / Tile
COMMON TOILETS (Male, Female and Specially-abled)	
FLOORING	Anti-Skid Tile Flooring
PAINTING	OBD Paints
WALL CLADDING	Tile Cladding on Dado upto 8' - 0" height
WC	European WC Wall Mounted
CP FITTING	Chrome Plated

SHOPS / OFFICES / FOOD OUTLETS	
FLOORING	Concrete floor laid on deck sheet - ready to receive any flooring by owner/buyer
WALLS	75 mm thick Dry Wall Partition (No paints)
CEILING	Steel structure with deck sheet
DOORS	M.S Rolling Shutters fixed from inside of shop front
ELECTRICITY	(Metered electricity with cable tap off provided as per load sheet at one point) with DG backup
FIRE FIGHTING	As Per Fire NOC
BASEMENT AREA	
FLOORING	Finishing (Concrete)
LIGHTING	Tube Light / Ceiling Mounted LED Light Fixture
COMMON PARKING	As per Drawings
RAMP	Trimix Concrete Flooring
LANDSCAPING	
HARD LANDSCAPE	Tiles / Trimix Concrete / Pavers / Kerb Stone / Chequered Tiles
SOFT LANDSCAPE	Natural Grass / Artificial Grass Pad / Shrubs / Plants / Trees
LIGHTING	As per Design
ESS AND DG (MAX CAPACITY)	
DG SET	As Per Load Requirement (for common areas and common essential services)
TRANSFORMER	As Per Load Requirement
STP	
CAPACITY (IN BASEMENT)	As per Design (Area Approx. 350 sq.m.)
ELECTRICITY PANEL	
CAPACITY (IN BASEMENT)	As per Design (Area Approx. 370 sq.m.)

## CONFORMING TO THE GREEN BUILDING FEATURES OF INDIAN GREEN BUILDING COUNCIL

- BRAILLE & AUDIO ASSISTANCE LIFTS
- LOW FLOW WATER FIXTURES
- ONSITE WASTE WATER TREATMENT & REUSE
- RESERVED TOILET & PARKING FOR DIFFERENTLY ABLED
- USE OF HIGH REFLECTANCE MATERIAL ON ROOF SURFACE
- ELECTRICAL CHARGING FACILITY FOR VEHICLES
- ENERGY EFFICIENT LED LIGHTING
- WATER & ENERGY METERING
- RAIN WATER HARVESTING
- SOLID WASTE MANAGEMENT
- NO SMOKING COMMON AREA PREMISES
- GLASS - ENERGY EFFICIENT SGU WITH
- SPECIFIC SHGC VALUE
- LOW VOC INTERIOR PAINTS



# COMMERCIAL DEVELOPMENT @ GAURS

Ever since its inception in 1995, Gaur have relentlessly pursued excellence, achieving enviable success in every project. The focus of every project has always been architectural excellence and customer satisfaction which should be embedded with transparency and sustainability. Gaur have delivered 50000+ units across 50+ successful projects with more than 100000 happy customers in the span of 26 years of unfaltering commitment. The group has developed almost 35 retail & commercial projects in the NCR region.

Total No. of Commercial Projects: **35**

Total Built-up Area of Commercial Projects: **5.0 Lakh sq. mtr. (53 Lakh sq. ft.)** approx



**GAUR CENTRAL**

Shopping Mall  
RDC, Raj Nagar, Ghaziabad



**GAUR CITYPLAZA**

Convenient Shopping Centre  
Gaur City 1, Greater Noida (W)



**GAUR CITY GALLERIA**  
GAUR CITY-2

Convenient Shopping Centre  
Gaur City 2, Greater Noida (W)



**GAUR SPORTSWOOD ARCADE**  
SECTOR - 79, NOIDA

Convenient Shopping Centre  
Sector-79, Noida



**GAUR CITY ARCADE**  
GAUR CITY-2, GR. NOIDA (W)

Convenient Shopping Centre  
Gaur City 2, Gr. Noida (W)



**GYC GALLERIA** | **GAUR YAMUNA CITY**  
CONVENIENT SHOPPING CENTER | A 101 HECTARES (250 ACRES) INTEGRATED TOWNSHIP ON YAMUNA EXPRESSWAY

Convenient Shopping Centre  
Gaur Yamuna City, Yamuna Expressway



GAUR CHOWK, GR. NOIDA (W)

A WORLD OF SHOPPING RETAIL & BUSINESS



THE FIRST & THE BIGGEST MALL OF GR. NOIDA (WEST) IS NOW OPEN !!

- THE BIGGEST 9 SCREEN MULTIPLEX • THE BIGGEST ATRIUM • THE BIGGEST OPEN ARENA
- THE BIGGEST FOOD COURT • THE BIGGEST HYPER MARKET • THE BIGGEST BRANDS IN TOWN
- THE LARGEST MULTI-LEVEL CAR PARKING



# SUCCESS FOUNDED ON TRUST

Ever since its inception in the year 1995, Gaur's has been revered as an icon of excellence in the world of real estate. With a burgeoning list of residential projects that encompass high end apartments to highly affordable accommodations occupied by thousands of happy families, Gaur's stress on customer's trust has become the winning mantra.

The pointed, unerring focus on creating a better tomorrow has been the driving force at Gaur's. It is our foresight, eye for perfect locations and excellence in execution that has earned us a much-deserved success throughout our long journey. And armed with the confidence and verve to enrich lives, one can safely say that the future belongs to Gaur's.



**SMART CITY EMPOWERING INDIA AWARDS 2019**  
BEST SMART CITY DEVELOPER OF THE YEAR - GAURSONS INDIA



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



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



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



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



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

## ONGOING RERA REGISTERED PROJECTS

- Gaur Mulberry Mansions, Gr. Noida (West)  
UPRERAPRJ7057, UPRERAPRJ4897
- KrishnVilas (3rd Parkview)  
Gaur Yamuna City: UPRERAPRJ16103
- Gaur Siddhartham, Siddharth Vihar  
UPRERAPRJ3935
- Victorian Villas (6th Parkview)  
Gaur Yamuna City: UPRERAPRJ15838
- 16th Parkview Phase-II,  
Gaur Yamuna City: UPRERAPRJ6801
- 7th Avenue, Phase-II, Gaur City,  
Gr. Noida (West): UPRERAPRJ6695
- 14th Avenue Phase-II, Gaur City-2,  
Gr. Noida (West): UPRERAPRJ6742
- Gaur City Mall, Gr. Noida (West)  
UPRERAPRJ6934
- Gaur's Runway Suites, Gaur Yamuna City  
UPRERAPRJ351477

- Gaur City Center Ph-II, Gr. Noida (West)  
UPRERAPRJ4780
- Gaur's Platinum Towers (Gaur Sportswood)  
Sector-79, Noida: UPRERAPRJ3528
- Gaur World SmartStreet,  
(Formerly known as Gaur World Street)  
Gr. Noida (W): UPRERAPRJ674297
- Aerocity Yamuna, Gaur Yamuna City  
UPRERAPRJ342117
- 7th Parkview, Gaur Yamuna City  
Sports Villas  
Aero Villas  
Shri Radhey Kunj  
UPRERAPRJ16087
- Gaur Lakeshore Villas (1st-A Parkview)  
Gaur Yamuna City: UPRERAPRJ574384
- Gaur Waterfront Plots (1st-B Parkview)  
Gaur Yamuna City: UPRERAPRJ235739

## DELIVERED COMMERCIAL PROJECTS

- Gaur Plaza, Shalimar Garden, Ghaziabad
- Gaur Residency-Gravity, Chander Nagar, Ghaziabad
- Gaur Galaxy-Gravity, Vaishali, Ghaziabad
- Gaur Square Govindpuram, Ghaziabad
- Gaur Green City-Gravity, Indirapuram, Ghaziabad
- Gaur Homes-Gravity, Govindpuram, Ghaziabad
- Gaur Heights-Gravity, Vaishali, Ghaziabad
- Gaur Ganga-Gravity, Vaishali, Ghaziabad
- Gaur Ganga-I-Gravity, Vaishali, Ghaziabad
- Gaur Ganga-II-Gravity, Vaishali, Ghaziabad
- Gaur Green Vista-Gravity, Indirapuram, Ghaziabad
- Gaur Gracious-Gravity, Moradabad
- Gaur Global Village-Gravity, NH-24, Ghaziabad
- Gaur Grandeur-Gravity, Sector-119, Noida
- Gaur Valerio-Gravity, Indirapuram, Ghaziabad
- Gaur Cascades-Hi-Street, NH-58, Raj Nagar Extn.
- Gaur Biz Park, Indirapuram, Ghaziabad
- Gaur Gravity, Indirapuram, Ghaziabad
- Gaur City Plaza, Gaur City, Greater Noida West
- Gaur City Galleria, Gaur City, Greater Noida West
- Gaur City Arcade, Gaur City, Greater Noida West
- GYC Galleria, Gaur Yamuna City, Yamuna Expressway
- Gaur Atulyam-Gravity, Gr. Noida
- Gaur Saundaryam High-Street, Gr. Noida (W)
- Gaur's Sportswood Arcade, Sec-79, Noida
- Gaur City Center Phase-I, Gr. Noida (W)
- 14th Avenue High Street, Gr. Noida (W)

## 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. Ghaziabad
- Gaur Saundaryam, Gr. Noida (West)
- 1st Avenue, Gaur City
- 4th Avenue, Gaur City
- 5th Avenue, Gaur City
- 6th Avenue, Gaur City
- 10th Avenue, Gaur City-2
- 11th Avenue, Gaur City-2
- 12th Avenue, Gaur City-2
- 16th Avenue, Gaur City-2
- Gaur Sportswood, Sector-79, Noida
- Gaur Atulyam, Gr. Noida
- 14th Avenue, Ph-1, Gaur City-2
- 7th Avenue, Ph-1, Gaur City
- 2nd Parkview, Gaur Yamuna City
- 16th Parkview Phase-1, Gaur Yamuna City
- 32nd Parkview, Gaur Yamuna City

## EDUCATION

- Gaur's International School**  
Gaur City-2, Greater Noida (West)  
Junior Wing, Gaur City - 2, Greater Noida (West)  
Gaur Yamuna City, Yamuna Expressway  
Gaur's Siddhartham, Siddharth Vihar, Ghaziabad  
(Under Development)

## RETAIL

- Gaur City Mall, Greater Noida (West)  
Gaur Central Mal, RDC, Raj Nagar, Ghaziabad

## HOTELS

- The Gaur's Sarovar Portico, Gaur City,  
Greater Noida (West)



**GAUR**  
**WORLD**  
**SMARTSTREET**  
 A LANDMARK OF NEW OPPORTUNITIES  
 (FORMELY KNOWN AS GAUR WORLD STREET)

**GAURS**  
 your own world

REAL ESTATE | RETAIL | EDUCATION | HOTELS | SPORTS | INFRASTRUCTURE | MEDIA | CONTACTING | ENERGY

Site Office: Plot No. C1-A, Sector-16B, Greater Noida (W)  
 Corporate Office: Gaur Biz Park, Plot No.-1 Abhay Khand II, Indirapuram Ghaziabad-201014

GAUR WORLD SMARTSTREET (FORMELY KNOWN AS GAUR WORLD STREET) RERA REGISTRATION NUMBER: UPRERAPRJ674297 | www.up-rera.in

 [gaursonsindia.com](http://gaursonsindia.com)



Member of  
**CREDAI**



**26** YEARS OF UNFALTERING COMMITMENT | **50 +** SUCCESSFULLY DELIVERED PROJECTS | **35000 +** POSSESSIONS GIVEN (2014-20) | **50000 +** SUCCESSFULLY DELIVERED UNITS

After-Sales Customer Care Service Number: 1800 180 3052