

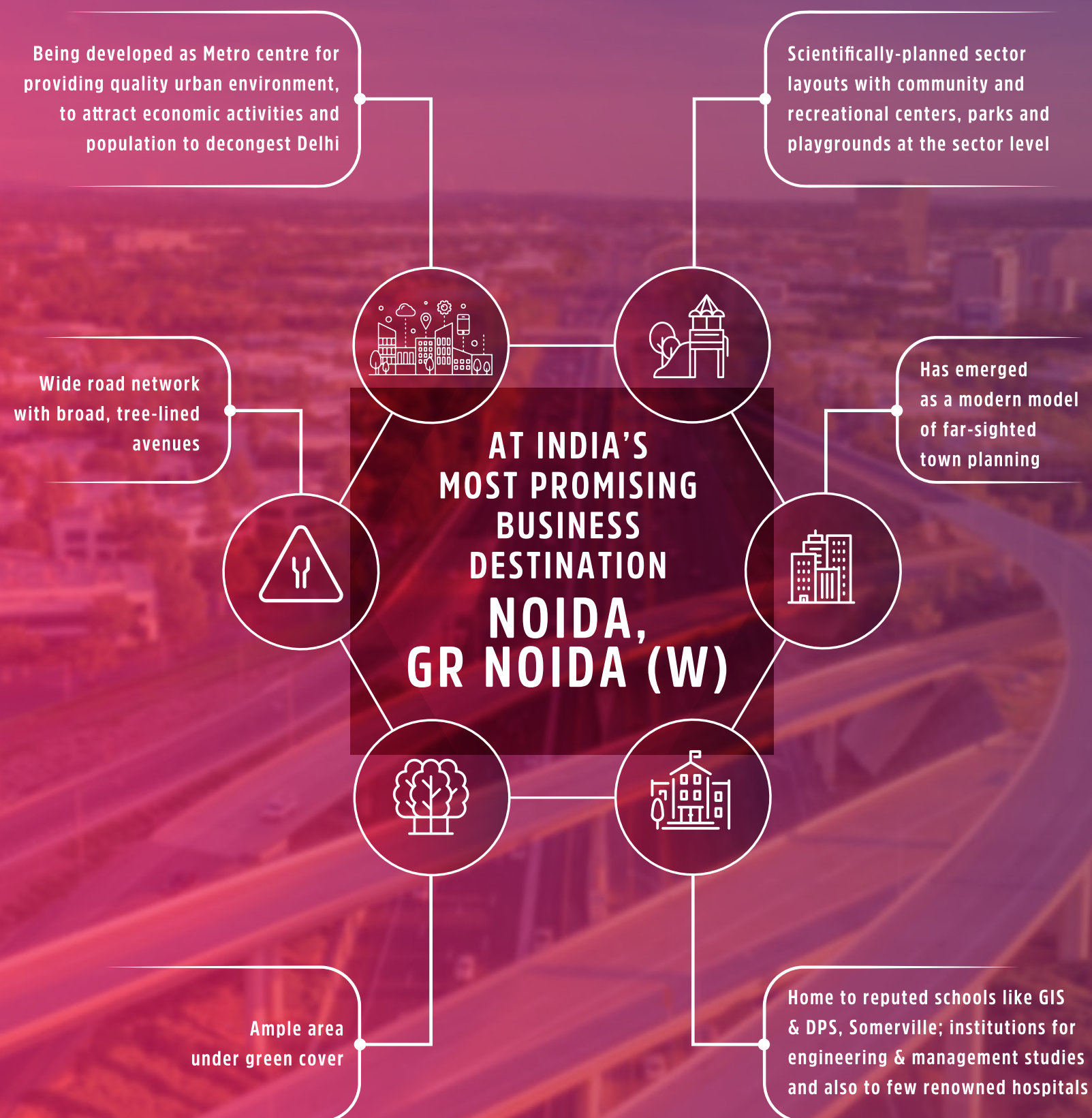
GAUR
WORLD
SMARTSTREET
A LANDMARK OF NEW OPPORTUNITIES
GREATER NOIDA WEST



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



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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.



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)

Approved
Metro
Station

2.5 km
drive from
Gaur Chowk

Right on
130 Meter
wide road project

11 km
from Noida
City Center

Distance are approximate & provided as per google

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* Estimated population in next three years



Actual Image

GOUR **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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Actual Image

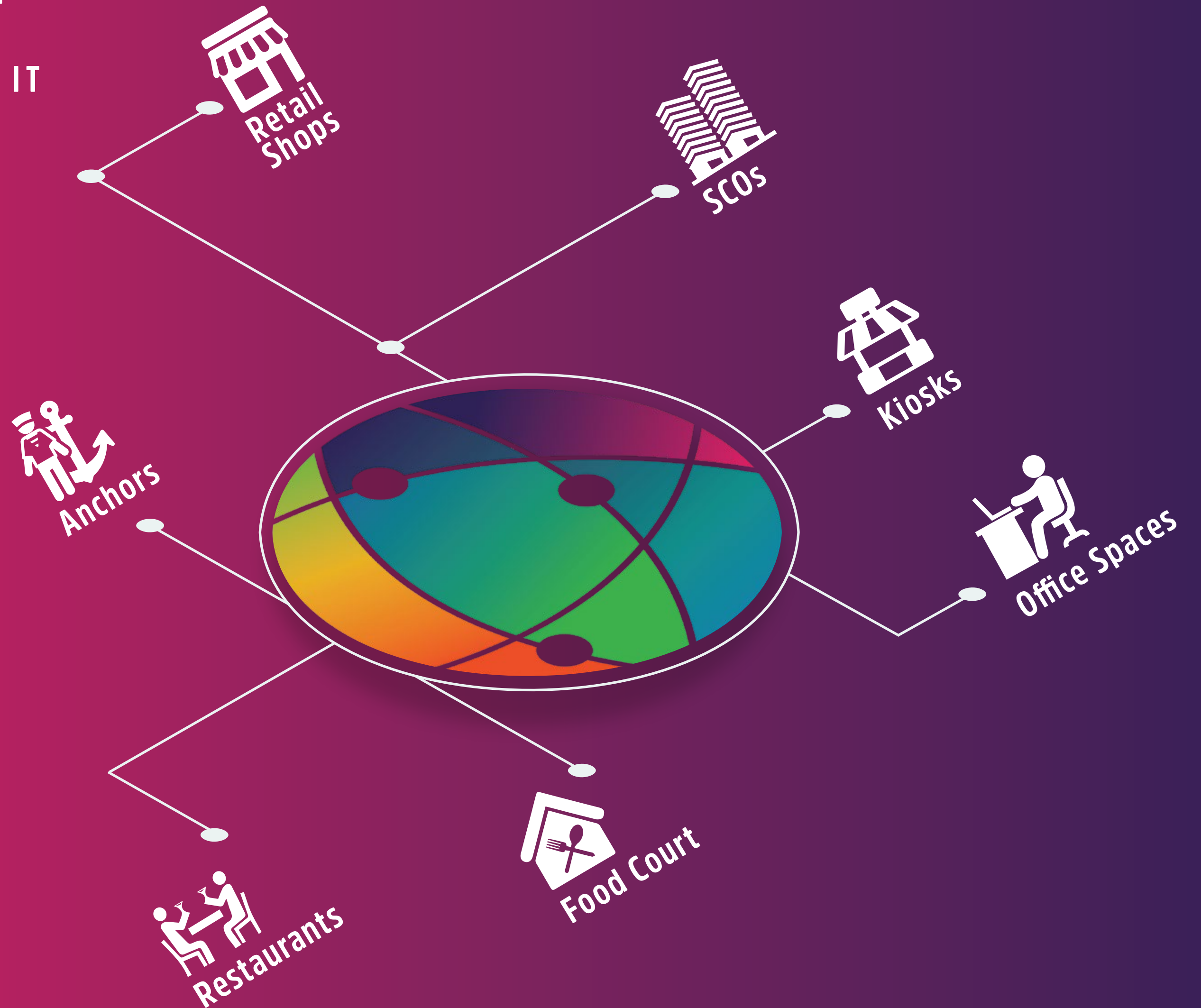
GAUR
WORLD
SMARTSTREET
 A LANDMARK OF NEW OPPORTUNITIES

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



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WHERE THE GRAVITY
OF DETAILING WILL
PULL YOU TOWARDS IT

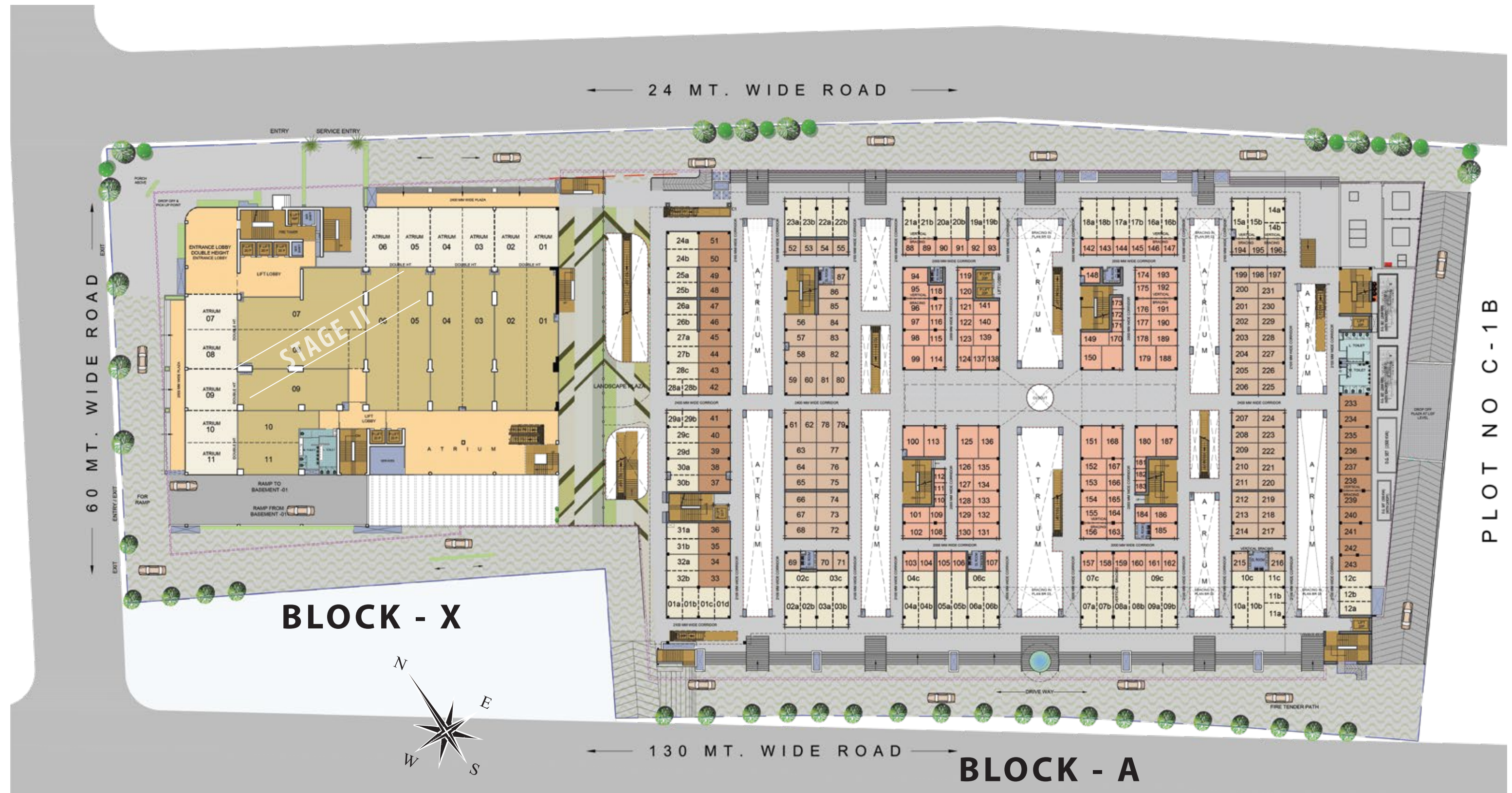


Note: Typical Shops Nos.: X/A LGF XXX | X/A - Block | LGF - Lower Ground Floor | XXX - Shop Number



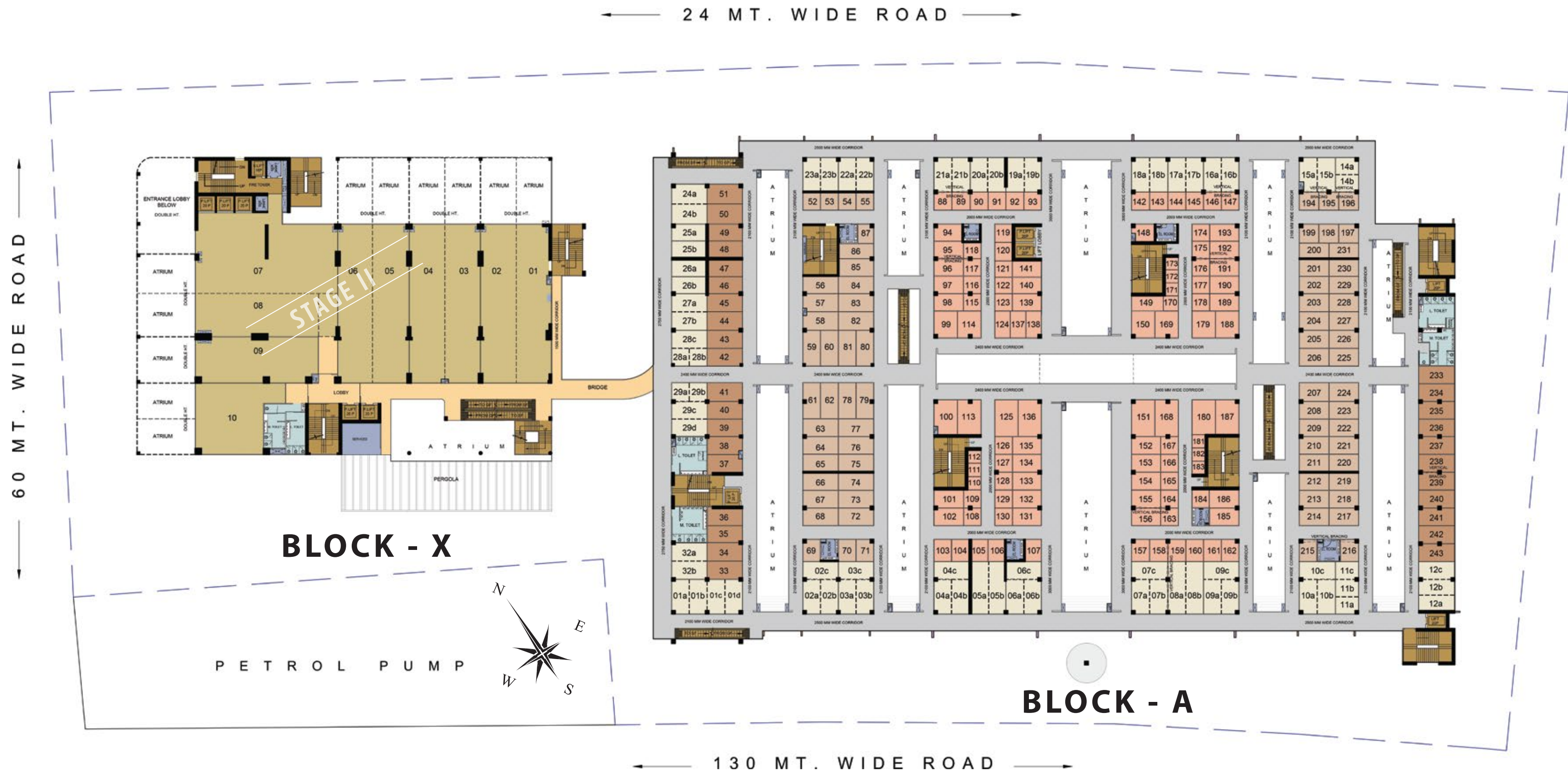
GROUND FLOOR PLAN

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



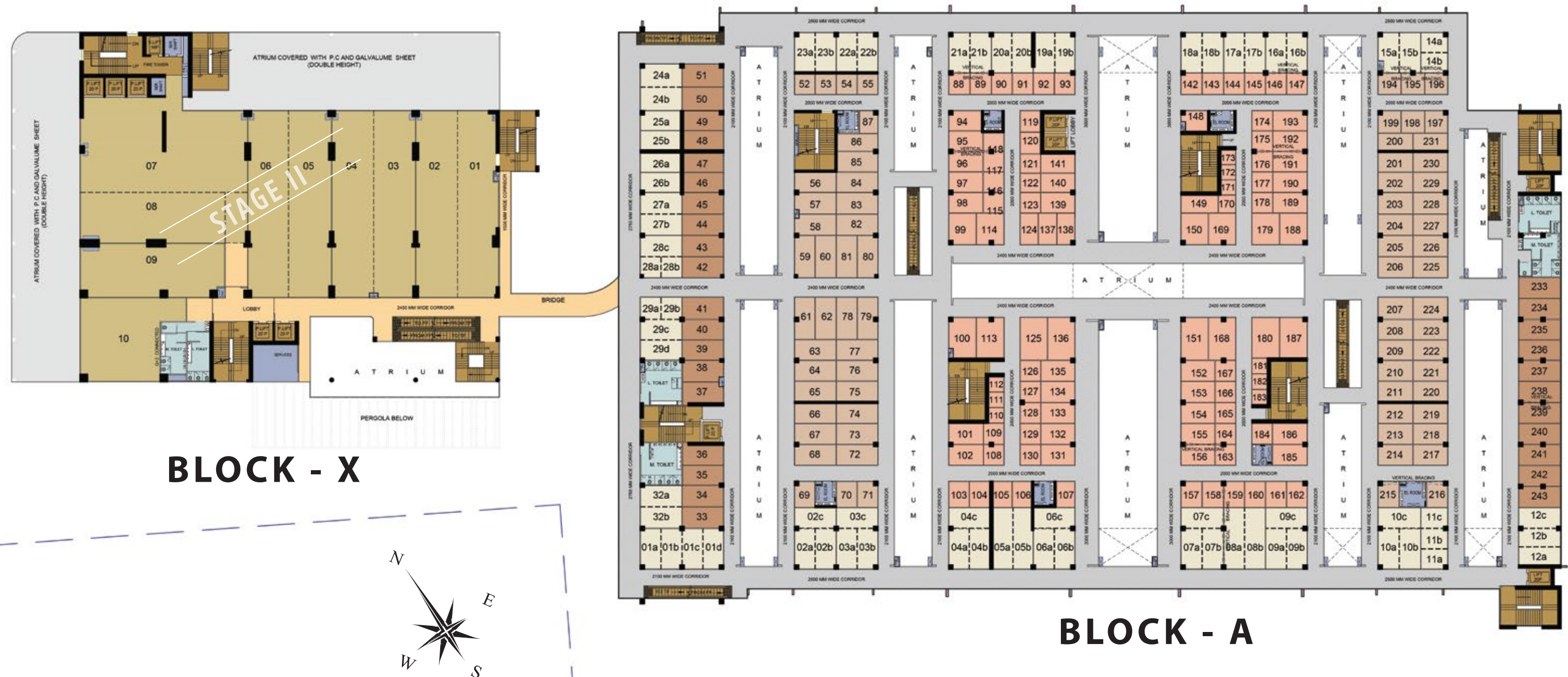
FIRST FLOOR PLAN

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



SECOND FLOOR PLAN

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



THIRD FLOOR PLAN

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



FOURTH FLOOR PLAN

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

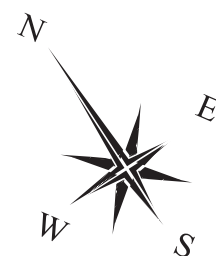


FIFTH FLOOR PLAN

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



BLOCK - X



BLOCK - A

SIXTH FLOOR PLAN

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

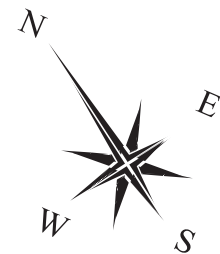


SEVENTH FLOOR PLAN

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



BLOCK - X



BLOCK - A

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.)

EXECUTED BY



JSW SEVERFIELD
STRUCTURES LTD

EXECUTION OF
FAST CONSTRUCTION
BY IMPLEMENTING
LATEST COMPOSITE STEEL
STRUCTURE TECHNOLOGY

ADVANTAGES OF USING STEEL STRUCTURE



ALL WEATHER
PROOF



DESIGN
FREEDOM



SPEEDY
CONSTRUCTION



PEST AND INSECT
RESISTANT



FIRE
RESISTANT



ENERGY
EFFICIENT



STRONG
AND DURABLE

COMMERCIAL DEVELOPMENT @ GAURS

Ever since its inception in 1995, Gaurs 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. Gaurs have delivered 65000+ units across 65+ successful projects with more than 100000 happy customers in the span of 29 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 CITY PLAZA

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
CONVENIENT SHOPPING CENTER

GAUR YAMUNA CITY
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



MY CITY. MY MALL

THE FIRST & THE BIGGEST MALL OF GR. NOIDA (WEST)

- 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



PVR **SHOPPERS STOP** **DECATHLON** **croma** **M&S** **Reliance digital** **TRENDS** **homecentre** **fabindia** **HOME 360**

lifestyle **max** **globus** **MARKET 99** **MINISO** **Hamleys** **TACO BELL** **BURGER KING** **Pizza Hut** **Domino's Pizza** **KFC** **& many more...**

SUCCESS FOUNDED ON TRUST

Ever since its inception in the year 1995, Gaurs 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, Gaurs' stress on customer's trust has become the winning mantra.

The pointed, unnerving focus on creating a better tomorrow has been the driving force at Gaurs. 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 Gaurs.

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		

ONGOING RERA REGISTERED PROJECTS

WEBSITE OF UP RERA: WWW.UP-RERA.IN

Gaur Mulberry Mansions, Gr. Noida (West) UPRERAPRJ7057, UPRERAPRJ4897	The Islands by Gaurs, Greater Noida UPRERAPRJ734569
7th Avenue, Phase-II, Gaur City, Gr. Noida (West) UPRERAPRJ6695	Gaur Aero Mall & Passport Studios by Gaurs, Ghaziabad UPRERAPRJ663149
14th Avenue Phase-II, Gaur City-2, Gr. Noida (West) UPRERAPRJ6742	Gaur Aero Heights, Ghaziabad UPRERAPRJ941355
Gaurs Runway Suites, Gaur Yamuna City UPRERAPRJ351477	Trecento Residences - A by Gaurs, Greater Noida UPRERAPRJ283531
Gaur City Center Ph-II, Gr. Noida (West) UPRERAPRJ4780	

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, Gr. Noida (West) - Gaur City Galleria, Gaur City, Gr. Noida (West) - Gaur City Arcade, Gaur City, Gr. Noida (West) - GYC Galleria, Gaur Yamuna City - Gaur Atulyam-Gravity, Gr. Noida - Gaur Saundaryam High-Street, Gr. Noida (West) - Gaurs Sportswood Arcade, Sec-79, Noida - Gaur City Center Phase-I, Gr. Noida (West) 14th Avenue High Street, Gr. Noida (West) - Gaur World SmartStreet, Gr. Noida (West) - Aerocity Yamuna, Gaur Yamuna City
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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. 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, Gaur Yamuna City 32nd Parkview, Gaur Yamuna City - Gaurs Platinum Towers, Sector-79, Noida - KrishnVilas (3rd Parkview) Gaur Yamuna City - Victorian Villas (6th Parkview), GYC 7th Parkview, Gaur Yamuna City - Gaur Lakeshore Villas (1st-A Parkview), GYC - Gaur Waterfront Plots, (1st-B Parkview), GYC - Gaurs Siddhartham, Siddharth Vihar, Ghaziabad
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DELIVERED RETAIL PROJECTS

- Gaur City Mall, Gr. Noida (West) - Gaur Central Mall, RDC, Raj Nagar, Ghaziabad
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HOTELS

- The Gaurs Sarovar Premiere, Gaur City, Gr. Noida (West) - Radisson, Gr Noida West (Under Development)
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EDUCATION

Gaurs International School - Gaur City-2, Gr. Noida (West) - Junior Wing, Gaur City - 2, Gr. Noida (West)	- Gaur Yamuna City, Yamuna Expressway - Gaurs Siddhartham, Siddharth Vihar, Ghaziabad
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GAUR WORLD SMART STREET

A LANDMARK OF NEW OPPORTUNITIES
(FORMERLY KNOWN AS GAUR WORLD STREET)

SITE ADDRESS:
Plot No. C1-A, Sector-16B,
Gr. Noida (West)

CORPORATE OFFICE: Gaur Biz Park,
Plot No. 1, Abhay Khand II, Indirapuram,
Ghaziabad (U.P.) 201014 India

PROJECT | UP RERA REGN. NO.: **UPRERAPRJ674297**
WEBSITE OF UP RERA: WWW.UP-RERA.IN

PROJECT COLLECTION ACCOUNT NO.: 5645825124
KOTAK MAHINDRA BANK | ADITYA CITY CENTER, INDIRAPURAM, GHAZIABAD

GAURS

your own world

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