

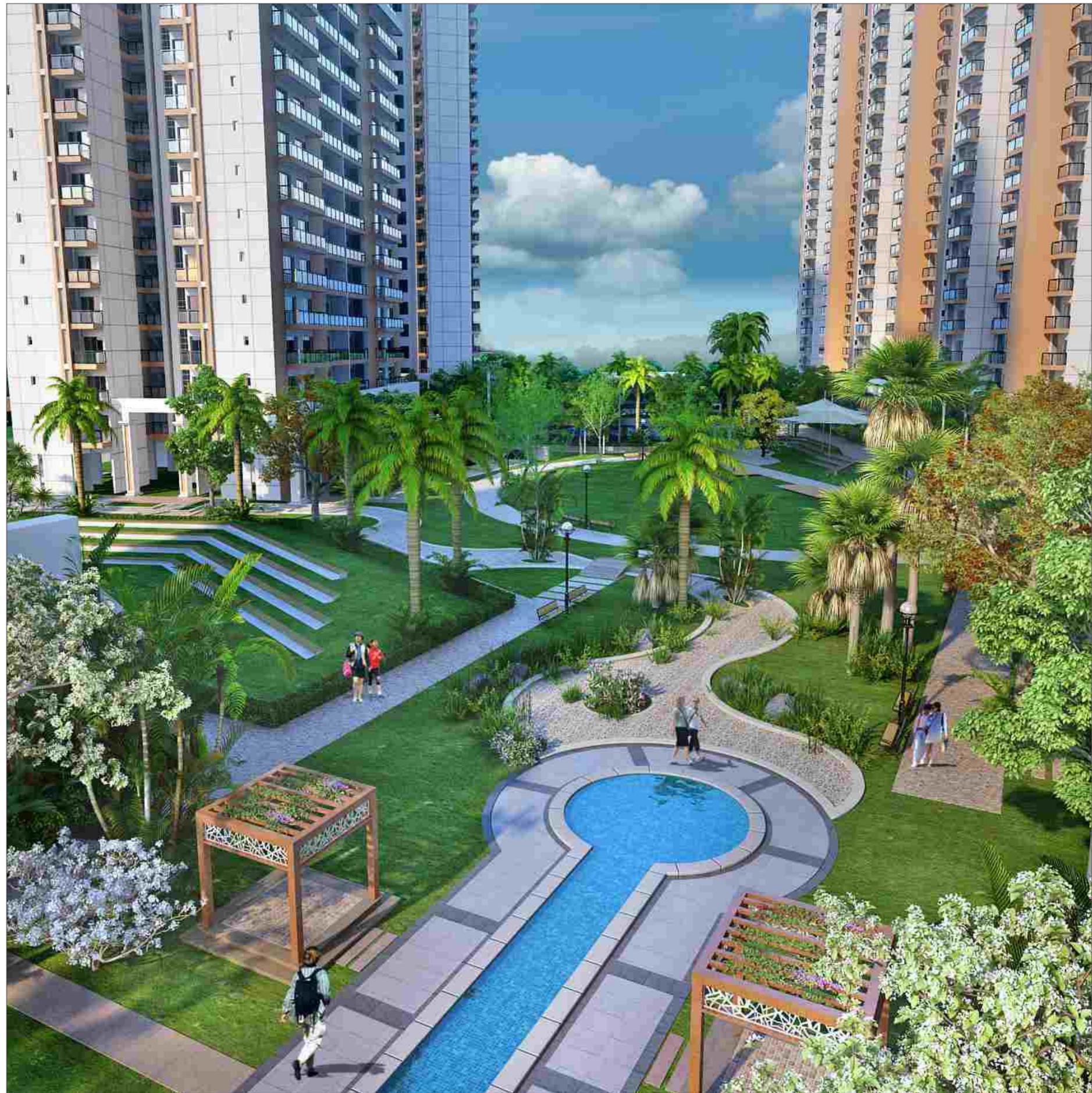
G A U R S
ur own world



live it up

GAUR 
SPORTSWOOD
live it up

IN SPORTS CITY, SEC-79, NOIDA



a realm of **new way living**



Get the lifestyle that others covet. Live in Gaur Sportswood, a residential paradise. Complete with lots of greenery, amusements and latest amenities, it is a place where you will discover life in its different hues. Here the spacious apartments are well equipped to embrace all your dreams. The soothing green landscapes, well planted pathways and jogging tracks will make you feel closer to nature. **So come home to a clean, green and carefree living.**

GAUR 
SPORTSWOOD
live it up
IN SPORTS CITY, SEC-79, NOIDA



a privileged **location to live at**

Sited at Sector 79 Noida, Gaur Sportswood, an outstanding residential project has spectacular apartments. This low-density project maintains a wide expanse of greenery along with 45m wide road, facing 35m wide Green Belt as per the master plan of Noida Authority. The site is well-connected by various modes of transportation and walking distance from upcoming metro station in sector -78, Noida. With high-end specifications & supreme quality of constructions, the place is considered as one of the adored location for home that provides both luxury and comfort.

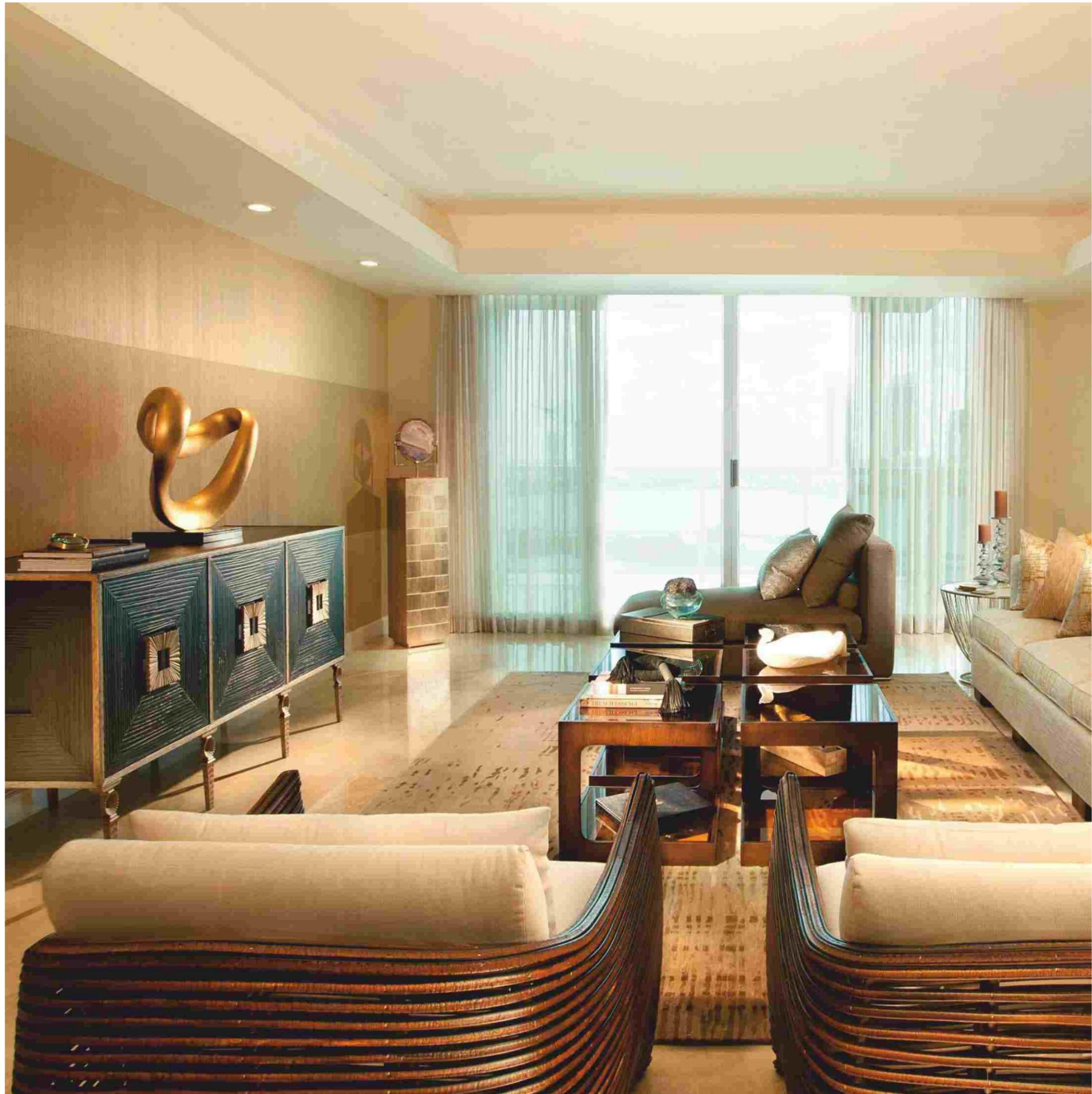




luxuriate in the **unending range of comforts**



- 3BHK + Servant Room & 4BHK
- Lavish residential project (A part of Sports City Noida)
- Low density project maintaining a wide Expanse of Greenery
- Approx. 2787 sq. mtr. (30000 sq. ft.) Club
- Two level Basement Parking with extra height to accommodate mechanical parking for future requirements
- Each building with double height entrance lobby
- Apartments designed with extra floor to floor height 3.35 mtr. (11 ft.)
- All apartment have 2.44 mtr. (8 ft.). door height for the Grand Impression
- Residential project along with 45m wide road, facing 35m wide Green Belt as per master plan of Noida Authority
- Walking distance from upcoming metro station in sector -78, Noida
- Temple within the complex
- Three tier 24X7 Security with CCTV camera, video phone in each apartment
- High speed elevators in each block
- Plumbing done with CPVC pipes to avoid corrosion
- Convenient Shopping plaza within Complex
- Rainwater Harvesting
- Lavish landscape



FLOORING

- Vitrified tiles (600x1200) in Drawing, Dining, Kitchen & Entrance Lobby
- Vitrified tiles (600x600) in all Bedrooms
- Ceramic tiles in Toilets and Balconies

WALLS & CEILING FINISH

- POP/Gypsum Plaster finished walls & ceiling with OBD
- 2'-0" dado above the working top and 4'-6" from the floor level on remaining walls by ceramic tiles

KITCHEN

- Individual RO unit in Kitchen for drinking water
- Wood work in Kitchen with Accessories

TOILETS

- Granite counter washbasin in Master Bedroom Toilet
- Wall mounted EWC
- White sanitary ware
- CP fittings (Jaquar or Marc or equivalent standard)
- Mirror and towel rack
- Ceramic tiles on walls up to Ceiling in wet area and on remaining wall up to 4'-0" height
- Shower area separated by fixed glass partition in master bedroom
- Ceiling exhaust fan in each toilet

extraordinary combination of **design & details**

DOORS & WINDOWS

- Outer doors & windows aluminium powder coated/UPVC
- Internal Wooden Door Frames made of Meranti or equivalent wood
- Good quality hardware fittings
- One Almirah in all Bedrooms
- All Doors laminated Flush Shutter of 8'-0" Height

ELECTRICAL

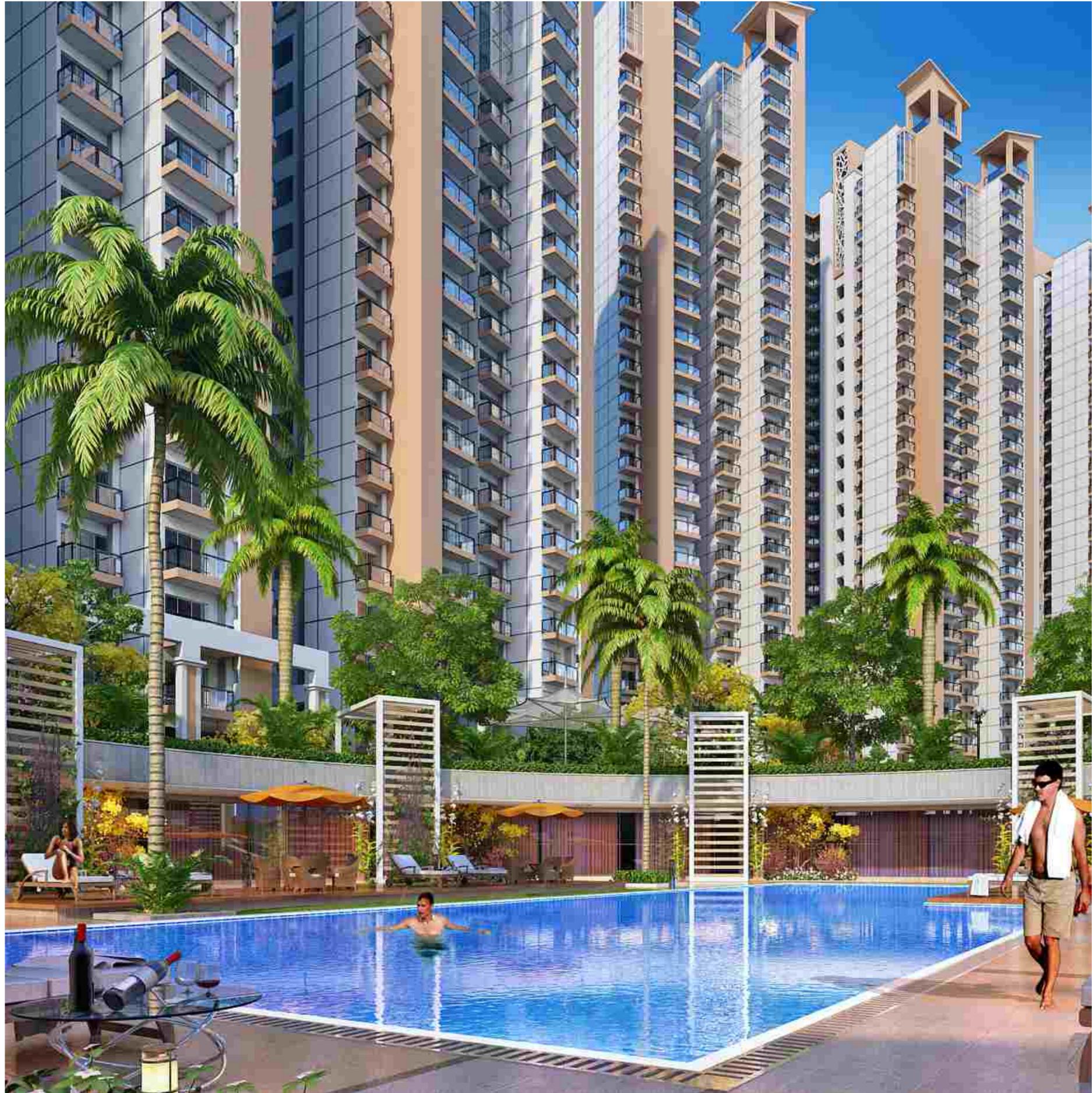
- Copper wire in PVC conduits with MCB supported circuits and adequate power and light points in wall & ceiling
- One tube light/CFL light in each room
- Conduits for DTH connection without wire
- Intercom facilities for communication with lobby, main gate and other apartments
- Provision only for split AC points in All Bedrooms, Drawing & Dining area
- Video door phone in Main door

All Specification, designs, layout, images, conditions are only indicative and some of these can be changed at the discretion of the builder, these are purely conceptual and constitute no legal offerings. 1sq.mt. = 10.764 sq.ft.



NOTES

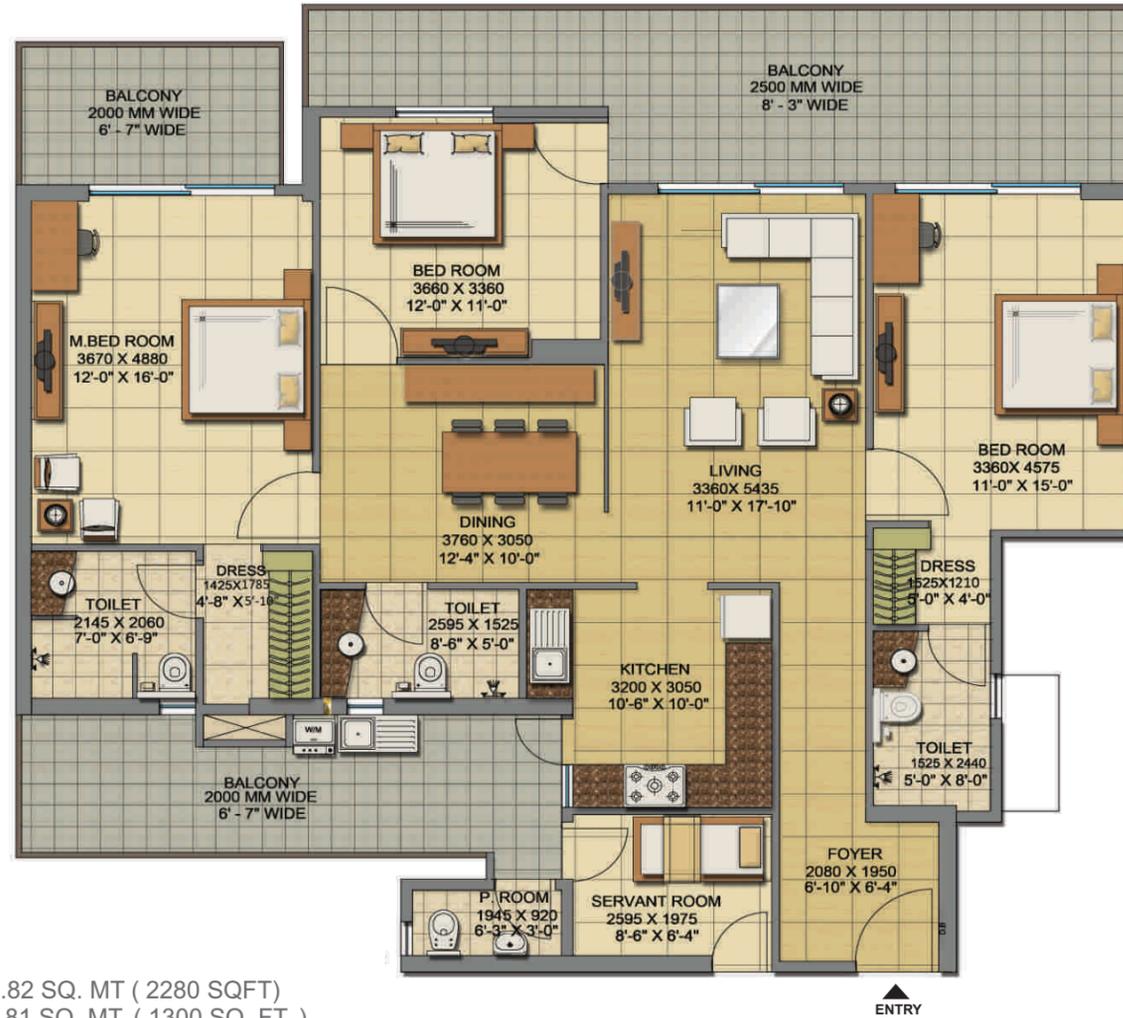
• The colour and design of the tiles can be changed without any prior notice. • Variation in the colour and size of vitrified tiles/granite may occur. • Variation in colour in mica may occur. • Area in all categories of apartments may vary up to $\pm 3\%$ without any change in cost. • However, in case the variation is beyond $\pm 3\%$ charges are applicable.





club house to discover **life in different hues**

Access amusement after routine, refreshment after work and fun-filled gossip with friends after formal conversation. Our Clubhouse is the ideal place to relax after a day of routine and slog. Now you can choose from an array of recreational activities we have selected just for you. Complete with indoor and outdoor games and sports like swimming, snooker, chess, carrom, badminton, table tennis, squash etc., lovers of sports will be thoroughly satisfied here. For fitness enthusiasts, Gaur Sportswood has fitness options like yoga and gym. Our state-of-the-art gymnasium is equipped with modern exercising equipment for achieving a fitter you. And seekers of ideal pleasure can dine in the restaurant or can laze in the cozy lounge area. The warmly glowing modern chandelier and classy furniture in the banquet hall is ideal for a family get together.



UNIT TYPE - S1

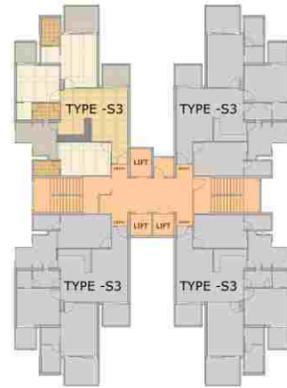
TOTAL AREA	- 211.82 SQ. MT (2280 SQFT)
CARPET AREA	- 120.81 SQ. MT. (1300 SQ. FT.)
EXTERNAL WALLS & COLUMNS AREA	- 8.55 SQ. MT. (92.00 SQ. FT.)
BALCONY AREA	- 44.60 SQ. MT (480.00 SQ. FT.)
COMMON AREA	- 37.86 SQ. MT (408.00 SQ. FT.)
- 3 BEDROOM	
- LIVING /DINING	
- KITCHEN	
- 2 DRESSING	
- 3 TOILETS	
- POWDER ROOM	
- SERVANT	
- FOYER	
- BALCONIES	



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 a unit, excluding the 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".

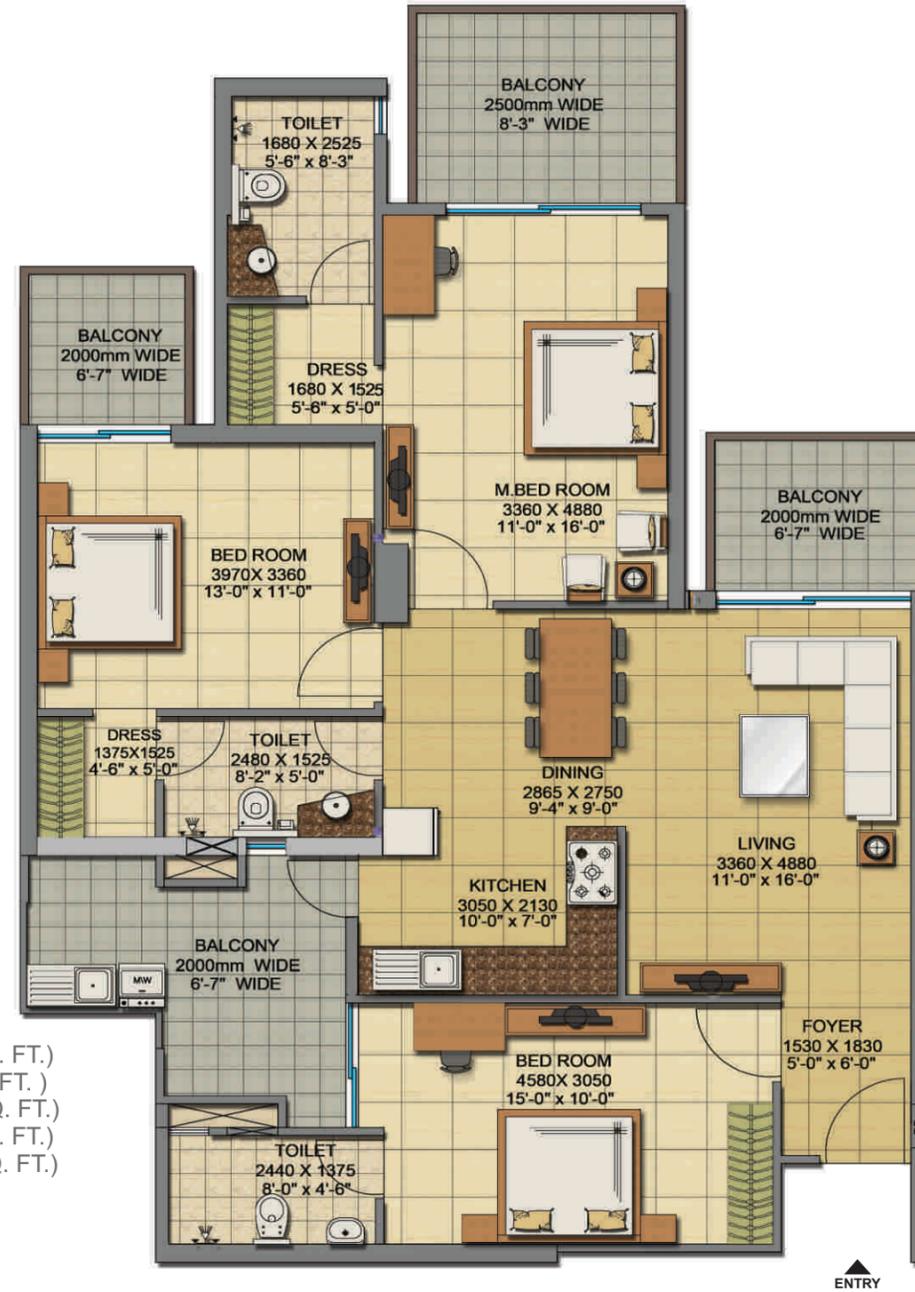
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TOWERS-G,J

UNIT TYPE - S3

TOTAL AREA	- 171.87 SQ. MT (1850 SQ. FT.)
CARPET AREA	- 97.47 SQ. MT. (1049 SQ. FT.)
EXTERNAL WALLS & COLUMNS AREA	- 10.13 SQ. MT. (109.00 SQ. FT.)
BALCONY AREA	- 27.10 SQ. MT (292.00 SQ. FT.)
COMMON AREA	- 37.17 SQ. MT (400.00 SQ. FT.)
- 3 BEDROOM	
- LIVING /DINING	
- KITCHEN	
- 2 DRESSING	
- 3 TOILETS	
- FOYER	
- BALCONIES	



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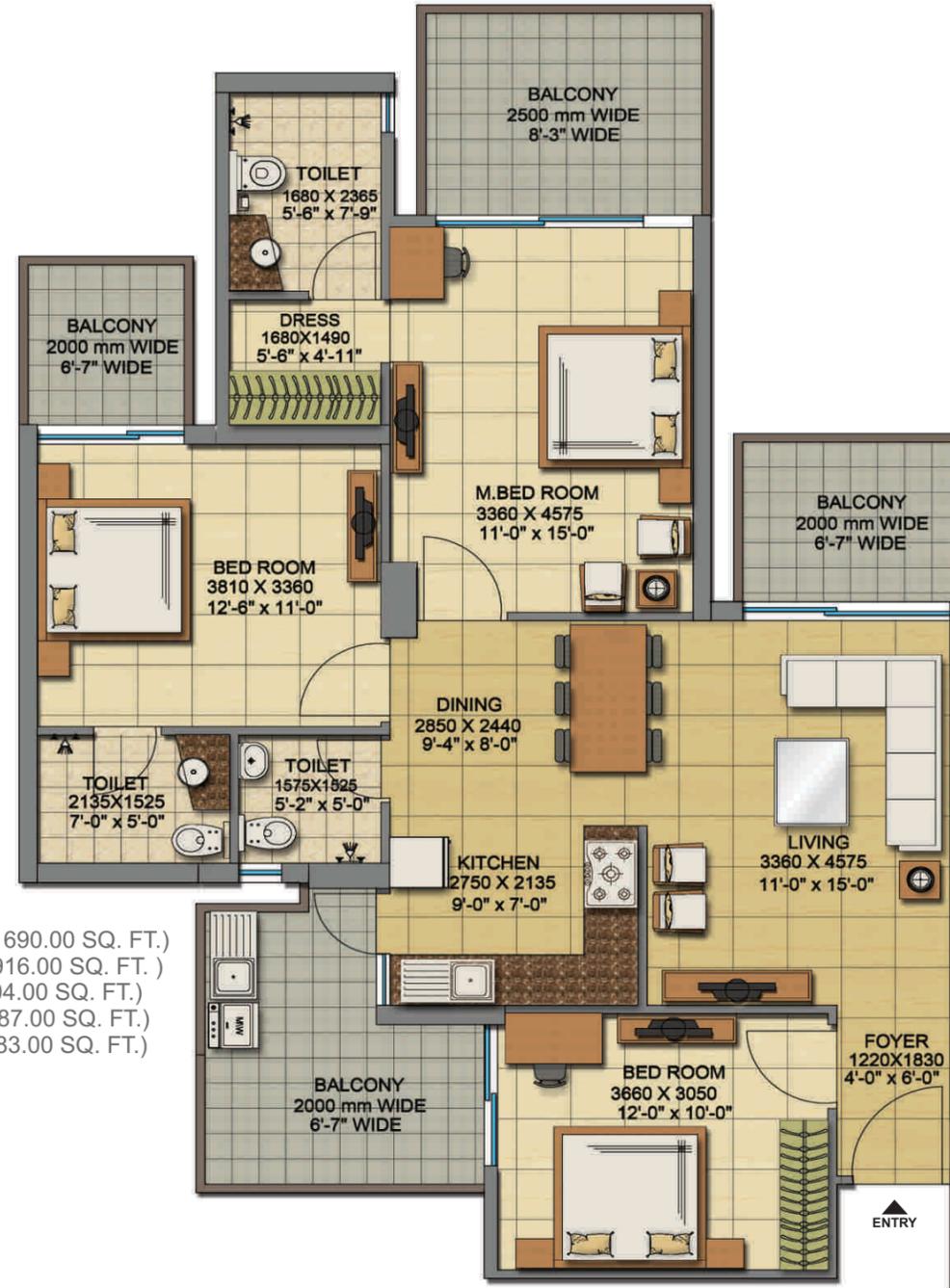
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TOWERS-D,E,F

UNIT TYPE - S4

TOTAL AREA	- 157.00 SQ. MT (1690.00 SQ. FT.)
CARPET AREA	- 85.10 SQ. MT. (916.00 SQ. FT.)
EXTERNAL WALLS & COLUMNS AREA	- 9.65 SQ. MT. (104.00 SQ. FT.)
BALCONY AREA	- 26.67 SQ. MT (287.00 SQ. FT.)
COMMON AREA	- 35.58 SQ. MT (383.00 SQ. FT.)
- 3 BEDROOM	
- LIVING /DINING	
- KITCHEN	
- 1 DRESSING	
- 3 TOILETS	
- FOYER	
- BALCONIES	



Disclaimer:

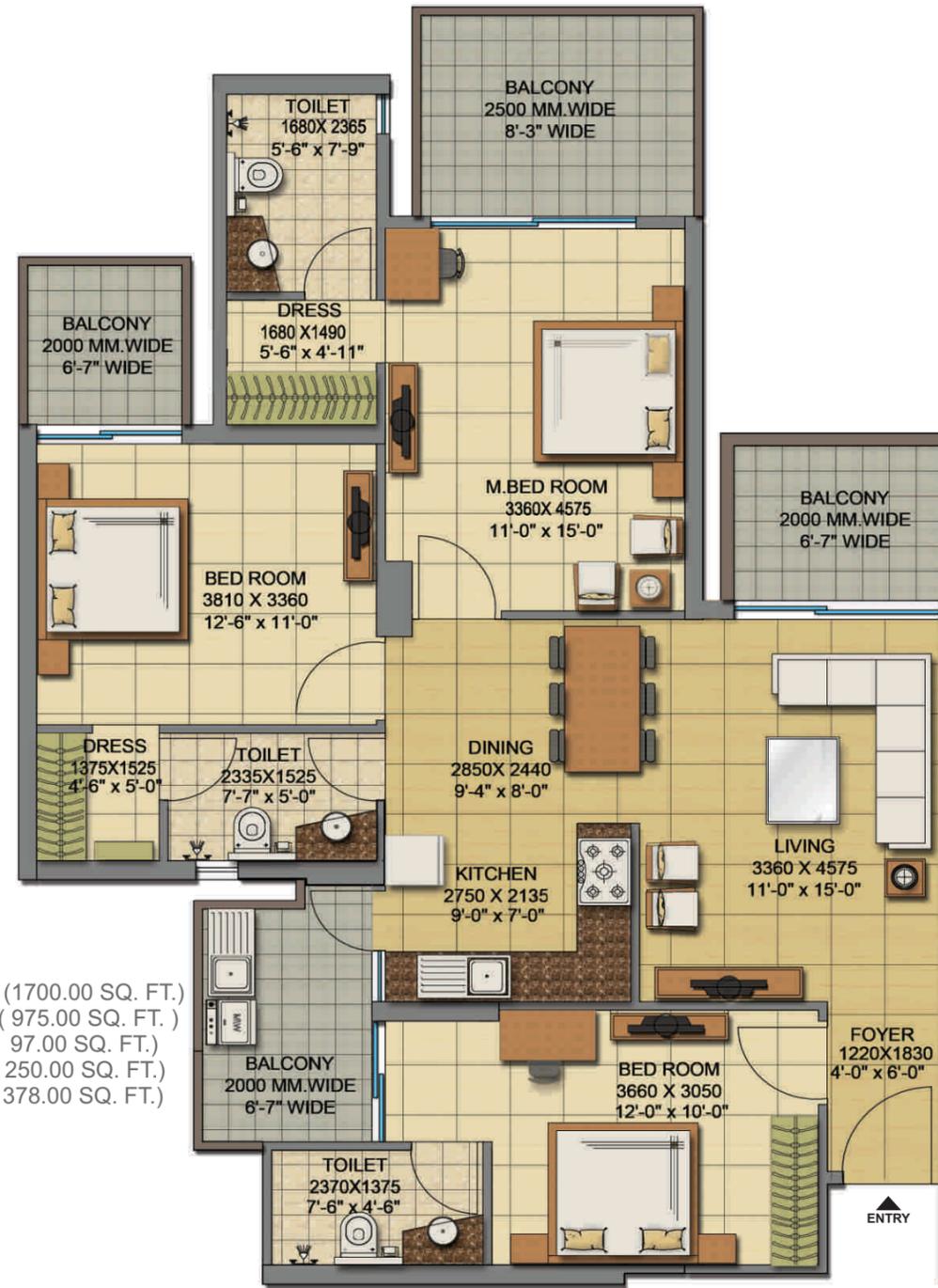
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Carpet Area: The Carpet area means the net usable floor area of a unit, excluding the area covered by the external walls, areas under services shafts, exclusive balcony or verandah area and exclusive open terrace area, but includes the area covered by the internal partition walls of the apartment. 1 Sqm=10.764 sq. ft., 304.8mm= 1'-0".

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UNIT TYPE - S5

- | | |
|-------------------------------|------------------------------------|
| TOTAL AREA | - 157.93 SQ. MT (1700.00 SQ. FT.) |
| CARPET AREA | - 90.60 SQ. MT. (975.00 SQ. FT.) |
| EXTERNAL WALLS & COLUMNS AREA | - 8.98 SQ. MT. (97.00 SQ. FT.) |
| BALCONY AREA | - 23.23 SQ. MT (250.00 SQ. FT.) |
| COMMON AREA | - 35.12 SQ. MT (378.00 SQ. FT.) |
| - 3 BEDROOM | |
| - LIVING /DINING | |
| - KITCHEN | |
| - 2 DRESSING | |
| - 3 TOILETS | |
| - FOYER | |
| - BALCONIES | |



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IN SPORTS CITY, SEC-79, NOIDA

SITE PLAN

SPORTS WOOD ARCADE COMMERCIAL



LEGEND

- ENTRY GATE
- ENTRANCE PLAZA
- 6M WIDE ROAD
- DROP OFF PLAZA
- WATER BODY
- FEATURE WALL
- LANDSCAPE LAWN
- PATHWAY/JOGGING TRACK
- AMPHITHEATRE
- PLAY AREA/
CHILDREN'S PLAY AREA/ TODDLER'S
- THEME GARDEN
- SITTING PAVILION
- SENIOR CITIZEN SIT OUT
- DRY STEAM GARDEN
- YOGA COURT
- STEPPED SITTING AREA
- SIT OUT AREA
- LADIES ALCOVE
- TENSILE SHELTER WITH SEATING BELOW
- SKATING RINK
- TENNIS COURT
- BASKET BALL COURT
- TEMPLE AREA
- E.S.S
- COMMERCIAL
- CLUB
- CLUB DROP OFF PLAZA
- SWIMMING POOL
- KIDS POOL
- JACUZZI
- WOODEN DECK
- BANQUET/PARTY HALL
- BANQUET SPILLOVER -PARTY LAWN
- BADMINTON COURT

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IN SPORTS CITY, SEC-79, NOIDA

PROJECT SPECIFICATIONS

TOTAL NO. OF FLATS : 800

NO. OF FLOORS : 2Basements+Stilt+20/27FLOORS*
 NO. OF FLATS PER FLOOR : 1&4
 NO. OF LIFTS PER BLOCK : 3 (2 NO-10 PASSENGER LIFTS & 1 NO- 13 PASSENGER LIFT)

SPECIFICATION OF LIFTS :

EXTERNAL DOOR- IN BOTH BASEMENT & STILT FLOOR HAVE STAINLESS STEEL MIRROR & TYPICAL FLOOR HAVE MS PAINTED.
 INTERNAL CAR-STAINLESS STEEL WALL & GRANITE STONE FLOORING.

ENTRANCE LOBBY OF BLOCK

GROUND FLOOR ENTRANCE LOBBY AREA : (235 SQ.MT. / 2529 SQ.FT.)
 LOWER & UPPER BASEMENT LOBBY AREA : (75 SQ.MT. / 807 SQ.FT.)
 FLOORING - : VITRIFIED TILES
 CEILING : POP FALSE CEILING
 PAINTING : OBD
 LIFT FASCIA : TILES
 LIGHTING : CEILING MOUNTED LIGHT FIXTURES
 DOOR - : S.S DOORS

STAIRCASE

a) FLOORING : MARBLE STONE FLOORING (STAIRCASE NO. 1&2)
 b) PAINTING : OBD PAINTS
 c) RAILING : MS RAILING
 d) LIGHTING : CEILING MOUNTED LIGHT FIXTURE/ TUBE LIGHT

TERRACE

a) FLOORING : TILES/TRIMIX CONCRETE
 b) PAINTING : TEXTURE PAINT
 c) PARAPET : R.C.C/ M.S RAILING
 d) WATER TANK : R.C.C

VISITOR 'S / DIFFERENTLY ABLE TOILET-

a) 1 IN EACH BLOCK : 3.25SQ. MT/35 SQ. FT. APPROX.
 b) FLOORING : TILES
 c) PAINTING : OBD
 d) WALL CLADDING : TILES
 e) W.C : EUROPEAN W.C
 f) CP FITTINGS : CHROME PLATED

BASEMENT AREA - LOWER & UPPER BASEMENT.

a) ROAD AND PARKING : TRIMIX CONCRETE FLOORING
 b) LIGHTING : CEILING MOUNTED LIGHT FIXTURE/ TUBE LIGHT
 c) PARKING SIZE : 13.75 SQMT
 d) RAMP : CHEQUERED TILES

VISITOR PARKING-

3 VISITORS PARKING FOR EACH BLOCK
 1 DISABLE PERSON PARKING FOR EACH BLOCK

CLUB - APPROXIMATE AREA- 2602 SQ.MT. / 28000 SQ.FT. CONSIST OF:

a) **COMMUNITY HALL WITH KITCHEN & MALE FEMALE TOILET - 1 NO.**

AREA – 269.41 SQ.MT. / 2900 SQ.FT.
 FLOORING – VITRIFIED TILES / MARBLE STONE
 CEILING – POP FALSE CEILING
 WALLS – OBD PAINT / WALL PAPERS / WOODEN PANELING

b) **GYM & YOGA - 1 NO.**

AREA – 400 SQ.MT. / 4300 SQ.FT.
 FLOORING – VINYL / RUBBER FLOORING
 WALL – MIRROR / OBD PAINT
 CEILING – PERFORATED GYPSUM TILES / POP FALSE CELLING
 EQUIPMENTS :- TREADMILL – 4 NOS. / DRIVE SYSTEM – 2 NOS. / COMMERCIAL SPINER

BMX – 3 NOS. / WATER ROWER BEECH ROWING MACHINE – 1 NO. / MULTI PRESS 1 NO./ LEG EXTENSION – 1 NO. / LAT PULLDOWN & SEATED ROW – 1 NO. / CABLE CROSSOVER – 1 NO. / POWER CENTER COMBO BENCH – 2 NO / DUMBBELL RACK – 1 NO / ROUND DUMBBLES / WEIGHT PLATES / RODS

c) **Changing Room With Steam & Sauna Male/Female - 1 No. Each**

AREA – 103 SQ.MT. / 1100 SQ.FT.
 FLOORING – VITRIFIED TILES
 WALLS – TILES & OBD PAINT
 CEILING – POP & GRID FALSE CEILING

D) **LOBBY AREA**

AREA – 139.35 SQ.MT. / 1500 SQ.FT.
 FLOORING – VITRIFIED TILES
 WALLS – TILES & OBD PAINT
 CEILING – POP & GRID FALSE CEILING

E) **SQUAST COURT (AREA APPROX – 60 SQ.MT / 645 SQ.FT.) – 1 NO.**

F) **INDOOR GAMES & KIDS PLAY AREA – 339 SQ.MT. / 3650 SQ.FT.**
 FLOORING – VITRIFIED TILES
 WALLS – WALL PAPERS & OBD PAINT
 CEILING – POP FALSE CEILING
 EQUIPMENT – POOL TABLE – 1NO. / BILLIARD TABLE – 1 NO. / TABLE TENNIS – 2 NOS. / CARROM TABLE – 1 NOS. / CHESS TABLE - 2 NOS.

g) **Badminton Court - 1 No.**

Area – 157.93 sq.mt. / 1700 sq.ft.
 Flooring – Vinyl Flooring & Vitrified Tiles
 Walls – OBD Paint
 Ceiling – Paint

h) **Restaurant Area – 95 sq.mt. / 1022 sq.ft.**

SWIMMING POOL, KIDS POOL, DECK & SPILL OVER PART LAWN

AREA – 800 SQ.MT. / 8611 SQ.FT.

SWIMMING POOL :-

a) SIZE : 12 M X 24.0 M
 b) DEPTH : 1.2 M
 c) FINISHES : TILES/ STONE

KIDS POOL:-

a) SIZE : 2.7 M X 9.0 M
 b) DEPTH : 0.6 M
 c) FINISHES : TILES/ STONE

LANDSCAPING AT PODIUM – (Total Area Approx. 16200 sq.mt. / 174376 SQ.FT.) which includes

1. Hard Landscape - Tiles/Trimix Concrete/Pavers/Kerb-Stone/Chequered Tiles
2. Soft Landscape :- Natural Grass / Artificial Grasspad / GrassLawn/Shrubs/Plants/Trees
- 3 Lighting - Pole Light
- 4 Kids Play Area- 2 Nos.

4 KIDS & TODDLER PLAY AREA- 1 NO.
 EQUIPMENTS :- TRIANGULAR CLIMBER – 1 NO. / STEPPING STONE – 1 NO. / 4 SEATER SEE SAW – 1 NO. / 2 SEATER SEE SAW – 1 NO. / MERRY GO ROUND – 1 NO. / PARALLEL BARS – 1 NO. / FIERO A SWING – 1 NO. / MERRY GO HIP HOP – 1 NO. ESPIRIT X MULTI PLAY STATION – 1 NO / HUGO MPS MULTI PLAY STATION – 1 NO

5. BASKET BALL COURT – 1 NO.
 6. TENNIS COURT – 1 NOS.
 7. SKATING RINK - 1 NO.
 8. JOGGING TRACK.
 9. PRAY HALL - 1 NO.
 10. REFLEXOLOGY PATH.
 11. AMPHITHEATRE (OAT)
 12. GREEN LAWN

ESS AND DG (MAXIMUM CAPACITY)

a) DG SETS : 750 KVA - 6 Nos.
 b) TRANSFORMER : 2000 KVA 4 NOS.
 c) SOLAR PLANT : 65KW FOR COMMON LIGHT OF BASEMENTS.

ORGANIC WASTE COMPOST PLANT (IN UPPER BASEMENT) – APPROX. 75 SQ.MT./807 SQ.FT.)

STP – 150 KLD – 2 NOS. (IN LOWER BASEMENT) – APPROX. 350 SQ.MT./3767 SQ.FT.)

R.W.A ROOM - (on UPPER BASEMENT) – approx. 85 sq.mt./915 sq.ft.)a)

a) FLOORING : VITRIFIED TILES
 b) CEILING : PERFORATED GYPSUM FALSE CELING
 c) WALLS : OBD PAINT

MAINTENANCE ROOM - (on first basement) – approx. 87 sq.mt./936.46 sq.ft.)

a) FLOORING : VITRIFIED TILES
 b) CEILING : PAINTED OBD
 c) WALLS : OBD PAINT

L.T PANEL ROOM (IN UPPER BASEMENT) – APPROX. 110 SQ.MT./1184 SQ.FT.)

a) FLOORING : IPS
 b) WALLS : OBD PAINT



Gaurs 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, Gaurs is a name to reckon with when it comes to real estate in the NCR. With a burgeoning list of residential projects, Gaurs 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 Gaurs.

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.

Growth rate, beyond works and beyond all expectations

Gaurs 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.

GAURSONS GROUP, a Founding Member, IGBC (Indian Green Building Council), aims to promote green homes to the occupants where they could live with quality lifestyle and optimal usage of resources. The Group aspires to achieve Green Building Rating to provide eco-friendly habitat, enabling people to live in sustainable and healthy surroundings by integrating development with the micro-environment.

GAURSONS strongly believes in making of sustainable places based on the principles of Reduction, Recycling and Reuse of resources. Construction of Green Homes emphasize on planning, designing and developing habitat to gain ample daylight and fresh air; use of highly efficient materials and strategies for optimum energy and water consumption; recharging of aquifers through rain water harvesting; utilization of solar based energy; installation of in-situ waste convertors and water treatment plants; use of low VOC materials for healthy indoor environment.

The features incorporated in design and construction of the green homes projects by GAURS provide benefits to the occupants including better connectivity to the basic amenities, walk-able spaces, extra parking space for visitors inside the boundary, provision of charging for electrical vehicles and much more to improve public health and reduce green house emissions even using innovative design processes.

eco-friendly
to the core



The Group is using Korean Construction technology which is rated as one of the best in the world. This helps in speedy workmanship and maintains top quality standards which strengthens the structure and makes it earthquake resistant. Technology of this standard plays major role in timely delivery.

korean construction
technology



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 Saundaryam Phase -1 Gr. Noida (West)



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 PROJECTS

Crossings Republik, NH-24
Gaur City, Gr. Noida (West)
Gaur City -2 . Gr. Noida (West)



ON GOING RESIDENTIAL PROJECTS

Gaur Sportswood, Noida
Gaur Atulyam, Gr. Noida
Gaur Saundaryam, 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

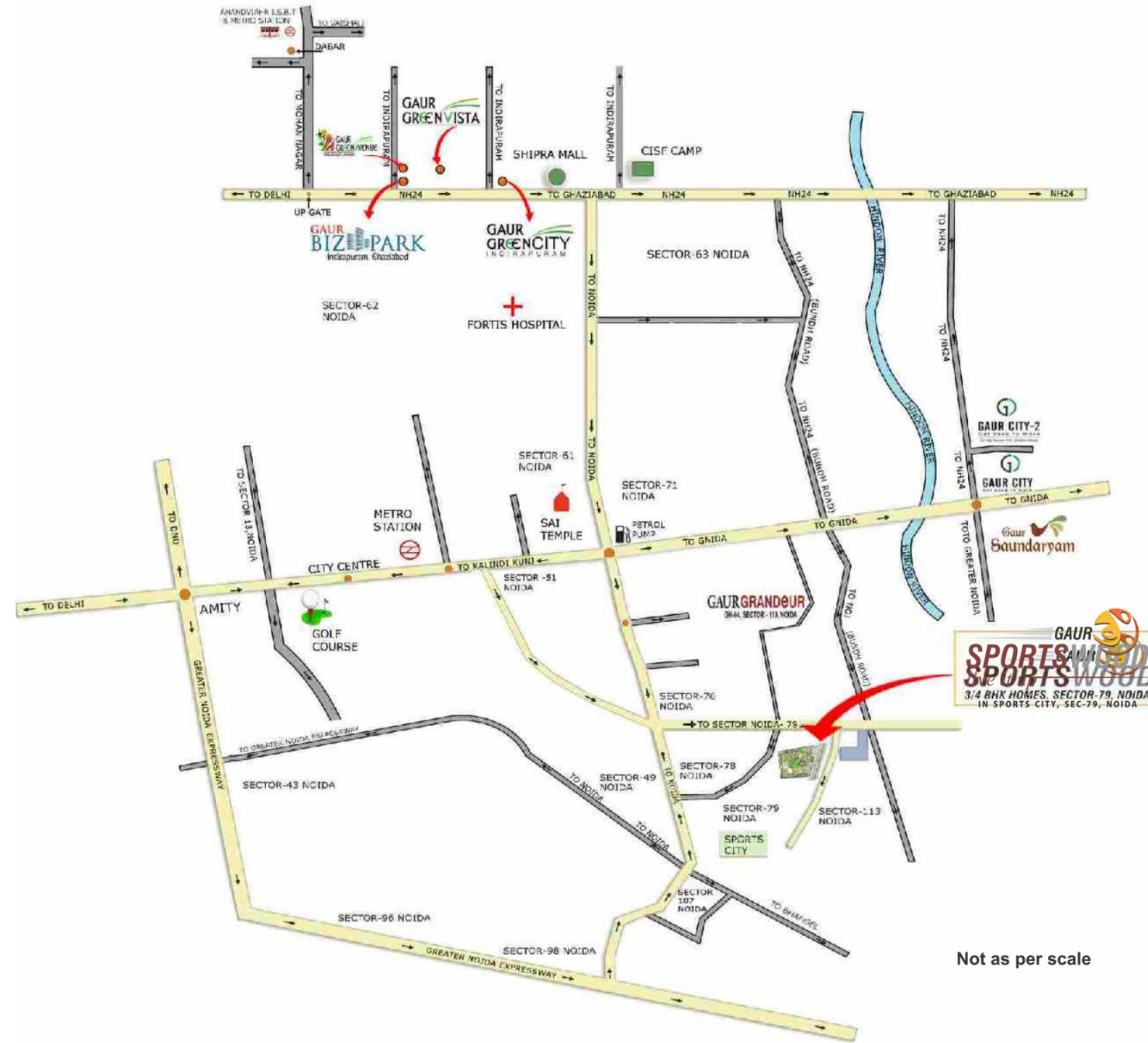
Gaur City-2, Gr. Noida (West)
Gaur Yamuna City, Yamuna Expressway



ON GOING MANSIONS

Gaur Mulberry Mansions, Gr. Noida (West)

location map



Not as per scale

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THANK YOU

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