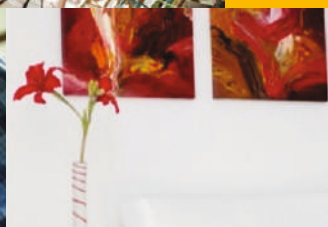




live in the lap of  
nature and luxury



GAUR  
**CASCADES**  
2/3/4 BHK Luxury Homes, Rajnagar Extn., NH-58

**“READY TO MOVE”**





Architect  
Kailash Aggarwal.



a blissful universe amidst nature

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A dazzling star within the cosmos is an apt description of Gaur Cascades. These cozy 2, 3 and 4 BHK apartments come enwrapped in pure luxury. Immaculately planned with modern living demands in mind, each apartment breathes comfort and convenience. The spacious living room adjoining an elegant dining area, casts a spell of grandeur. Also the lavish bedrooms with nature inviting balconies exude a rare class and sophistication. Giving a magnificent treat to all senses is the soothing environ of green landscape, shaded pathways and a calm atmosphere. We are sure that these luxurious homes will lead you to a word of enchanting experiences.

a blissful universe  
amidst nature







a much desired thriving address

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Away from the hectic city life, this impressive complex is situated at Raj Nagar Extension. Raj Nagar Extension is a perfect living destination for people with aspirations for better living, within their budgets. It offers a serene setting for a pollution-free living with its great connectivity to Delhi, Noida and Greater Noida. Along with sound infrastructure, sky high buildings, world class malls & parks, this well planned city harbors the largest Green belt in NCR.

All in all Raj Nagar Extension is a fine living destination where you can find all the luxuries of a city yet be quite distant from its flaws.

a much  
desired thriving  
address



**GAUR**  
**CASCADES**  
2/3/4 BHK Luxury Homes, Rajnagar Extn., NH-58



a world of convenience

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- Possession Started
- Family Started Residing
- Completion certificate obtained by GDA
- IIT certified earthquake resistance building
- No hidden super area, calculation of built-up area is on actual basis to maintain transparency with the customers
- Low density project, i.e. less numbers of families will be residing in huge area
- Separate daily need shopping area
- Futuristic project design with separate service area, entrance lobby for each block, open space & special expandable parking designed to fulfill future requirements
- No Car parking on ground level i.e more space on ground level hence more space for landscaping & safety
- Housing loan facility from leading banks
- Nursery / Primary School within the project ( Provision )
- Two tier 24x7 Security with CCTV camera
- Club with GYM, STEAM, SAUNA, JACUZZI
- Pool Table, Lawn Tennis, Basketball, Table Tennis and Cricket Pitch with net available
- Swimming Pool with separate Kids Pool
- Separate play area for toddlers and Kids
- Temple within the complex
- Individual R. O. unit for drinking water
- Two lifts in each block
- Plumbing done with CPVC pipes or equal to avoid corrosion
- Community hall
- Rain water harvesting

a world of  
convenience



ACTUAL IMAGE



ACTUAL IMAGE



ACTUAL IMAGE

**GAUR  
CASCADES**

2/3/4 BHK Luxury Homes, Rajnagar Extn., NH-58



ACTUAL IMAGE





ACTUAL IMAGE





## DETAIL SPECIFICATION OF GAUR CASCADES (RESIDENTIAL)

### 1. COMMON AREA IN BLOCK

#### A. LIFT LOBBY/CORRIDOR

- a) FLOORING - TILES
- b) PAINTING - OBD
- c) RAILING - MS RAILING
- d) LIFT FASCIA - TILES
- e) GROUND FLOOR LOBBY AREA = 65.0 sqm ( 700 sqft)

#### B. STAIRCASE

- a) FLOORING - MARBLE FLOORING/IPS FLOORING ( STAIRCASE-1 )  
IPS FLOORING ( STAIRCASE-2)
- b) PAINTING - OBD PAINT
- c) RAILING - MS RAILING
- d) LIGHTING - CEILING MOUNTED LIGHT FIXTURE

#### C. VISITOR'S TOILET / HANDICAPED TOILET - ONE IN EACH BLOCK- 2.5 sqm (27 Sqft)

- a) FLOORING - TILES
- b) PAINTING - OBD
- c) WALL CLADDING - TILES
- d) WC - EUROPEAN WC
- e) CP FITTINGS - CHROME PLATTED

#### D. LIFT- 2 LIFTS (TWO-13 PASSENGER)

- a) EXTERNAL DOOR - MS PAINTED DOOR
- b) INTERNAL FINISHES - STAINLESS STEEL FINISHES

#### E. TERRACE

- a) FLOORING - TRIMIX CONCRETE/TILES
- B) PAINTING - TEXTURE PAINT/OBD
- c) PARAPET - RCC
- d) WATER TANK - RCC

### 2. EXTERNAL AREA

#### A. LANDSCAPE

- a) HARD LANDSCAPE - TRIMIX/CLADDING OF TILES & STONES
- b) SOFT LANDSCAPE - NATURAL GRASS/ ARTIFICIAL GRASS PAD/ GRASS LAWN/ SHRUBS/ PLANTS/ TREES
- c) LIGHTING - POLE LIGHT
- d) TENNIS COURT - 1 Nos.
- e) BASKET BALL COURT- 1 Nos.
- f) CRICKET PITCH - 1 Nos.
- g) KID'S PLAY AREA - 1 Nos.

#### B. BASEMENT AREA - LOWER 8. UPPER BASEMENT

- a) ROAD AND PARKING - TRIMIXCONCRETE FLOORING
- b) LIGHTING - CEILING MOUNTED LIGHT FIXTURE
- c) FIRE FIGHTING - AS PER NORMS

#### C. ESS & DG I MAXIMUM CAPACITY)

- a) ESS - {DG 500 KVA (1 No.) 320 KVA- ( 1NO.) & TRANSFORMER -2000KVA (1No)}

#### D. COMMUNITY HALL -

- a) COMMON HALL - 167.20 sqm (1600 Sqft)
  - I. FLOORING - MARBLE/TILES FLOORING
  - II. PAINTING - OBD/TEXTURE
- b) GYMNASIUM - 63.60 sqm (900 Sqft )
  - I. FLOORING - VINYL/RUBBER FLOORING/TILES/STONE
  - II. WALL - MIRROR / OBD PAINTS
  - III. CEILING - POP FALSE CEILING
  - iv. EQUIPMENT - TREAD MILL (3Nos.), BIKES (4N08.). BENCHES (4Nos.), DUMBEL WITH RACK (2SETS), MULTIPRESS (1 Nos.)
- c) SPORTS' LOUNGE - 195.10 Sqm (210Sqft)
  - I. TABLE TENNIS - 2 Nos.
  - II. POOL TABLE - 1 Nos.

#### MAIN SWIMMING POOL

- a) SIZE - 269.20 eqm (2790 sqft)
- b) DEPTH - 1.2 M
- c) FINISHES - TILES/STONE

#### KIDS' SWIMMING POOL

- a) SIZE - 14.80 sqm (160 aqft)
- b) DEPTH - 0.6 M
- c) FINISH - TILES/STONE

#### F. TEMPLE

- a) SIZE - 30 SQM (320 sqft)
- b) FLOORING - TILES 8. MARBLE
- c) RAILING - STONE JALI
- d) CEILING - POP PUNNING & PAINTS

# lavish details for luxury living



# APARTMENT SPECIFICATION

## FLOORING

- Vitrified tiles 2'X2' in Drawing room, Kitchen and Bedrooms
  - Ceramic tiles 1'x1" in bathrooms and balconies

## WALLS & CEILING FINISH

- POP finished walls & ceiling with OBD

## KITCHEN

- Granite working top with double bowl stainless steel sink
- 2'-0" dado above the working top and 4'-6" from the floor level on remaining walls by ceramic tiles
  - Woodwork below the working top
- Individual RO unit for drinking water

## TOILETS

- Ceramic tiles on walls up to door level in wet area and on remaining wall up to 4'-0" height
  - Texture paint up to ceiling / wall
- White sanitary ware with EWC, CP fittings ISI marked and mirrors in all toilets
  - Ceiling exhaust fan in each toilet

## MASTER TOILET

- Granite counter washbasin
  - Wall mounted EWC
- CP fittings (Jaguar or equivalent)
  - Mirror and towel rack
- Ceramic tiles on walls up to door level in wet area and on remaining wall up to 4'-0" height
  - Texture paint up to ceiling
- Shower area separated by fixed glass partition

## DOORS & WINDOWS

- Outer doors & windows aluminium powder coated/UPVC
- Internal Wooden Door Frames made of Maranti or equivalent wood
  - Internal doors with flush shutter
  - Good quality hardware fittings
- One Modular Almirah in Master Bedroom 7'-0" height
  - Main Door laminated Flush Shutter of 8'-0" Height

## ELECTRICAL

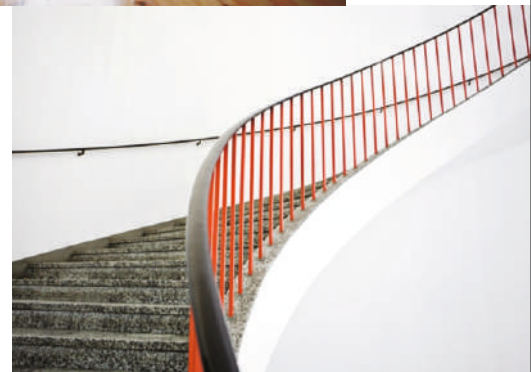
- Copper wire in PVC conduits with MCB supported circuits and adequate power and light points in wall & ceiling.
  - One tube light/CFL light in each room.
  - Conduits for DTH connection without wire.
- Intercom facilities for communication with lobby, main gate and other apartments.
- Nominated split AC points in All bedrooms & Drawing Room.

lavish details  
for luxury living



## 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 +\_3% without any change in cost, however, in case the variation is beyond +\_3% charges are applicable





a fantastic leisure hub



Take a bath in the blue waters of the swimming pool, avail the luxurious facilities like Spa, Sauna, Jacuzzi, indoor and outdoor games, modern gym or meditation at the Club. Whatever be your mode of relaxation, you have it all here at Gaur Cascades.

a fantastic  
leisure hub



**GAUR  
CASCADES**

2/3/4 BHK Luxury Homes, Rajnagar Extn., NH-58

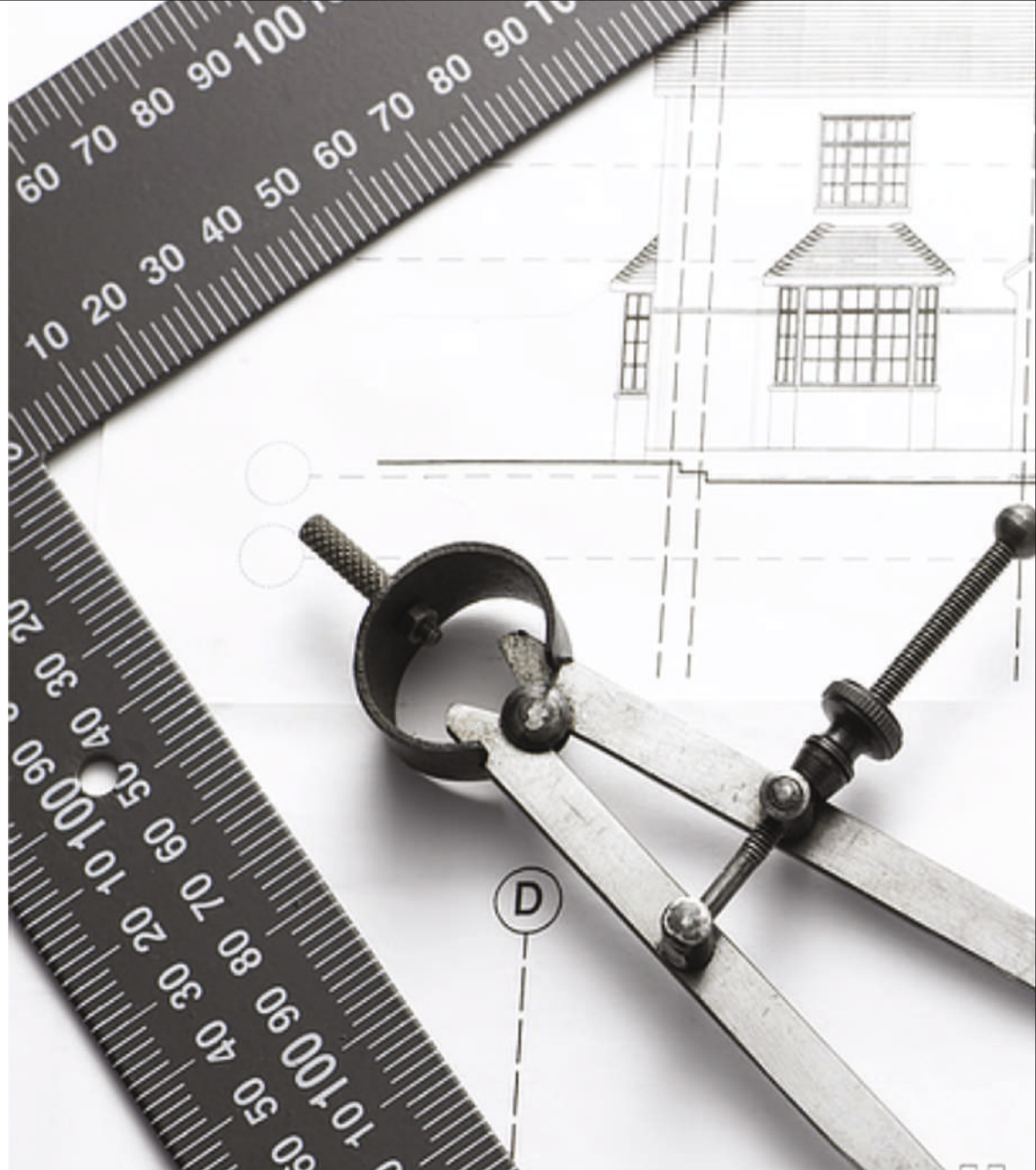


SITE PLAN



- ENTRANCE PLAZA WITH SIGNAGE
- TEMPLE
- FIRE TENDER PATH
- PLAY COURT/PLAY AREA
- PAVILION
- PATHWAY
- OPEN LAWN WITH SEATING
- PAVILION/TENSILE SHELTER
- LAWN MOUND
- CRICKET PITCH
- BASKETBALL COURT
- TENNIS COURT
- AMPHITHEATRE
- MAIN POOL
- KIDS POOL
- TRELLIS
- WOODEN DECK
- FEATURE PLANTER
- PARTY LAWN
- BADMINTON COURT





With a proud history of delivering projects on time and as per promised specifications, Gaursons is a name to reckon with when it comes to real estate in the NCR. With a burgeoning list of residential projects that encompass high end apartments to highly affordable accommodations occupied by thousands of happy families, Gaursons stress on customer's trust has become the winning mantra. Founded in the year 1995, Gaursons India Limited has never looked back. Since the very first year of its inception, it is on a journey of architectural excellence and customer satisfaction. This multi interest, multi-utility, real estate company is determined to create new architectural marvels in the future.

"The synonym of trust in realty" that's what Gaursons India Limited stands for. Setting a strong foundation to every endeavor for building better infrastructure. The future surely belongs to this enterprising real estate group.

a name to  
reckon with



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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. 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

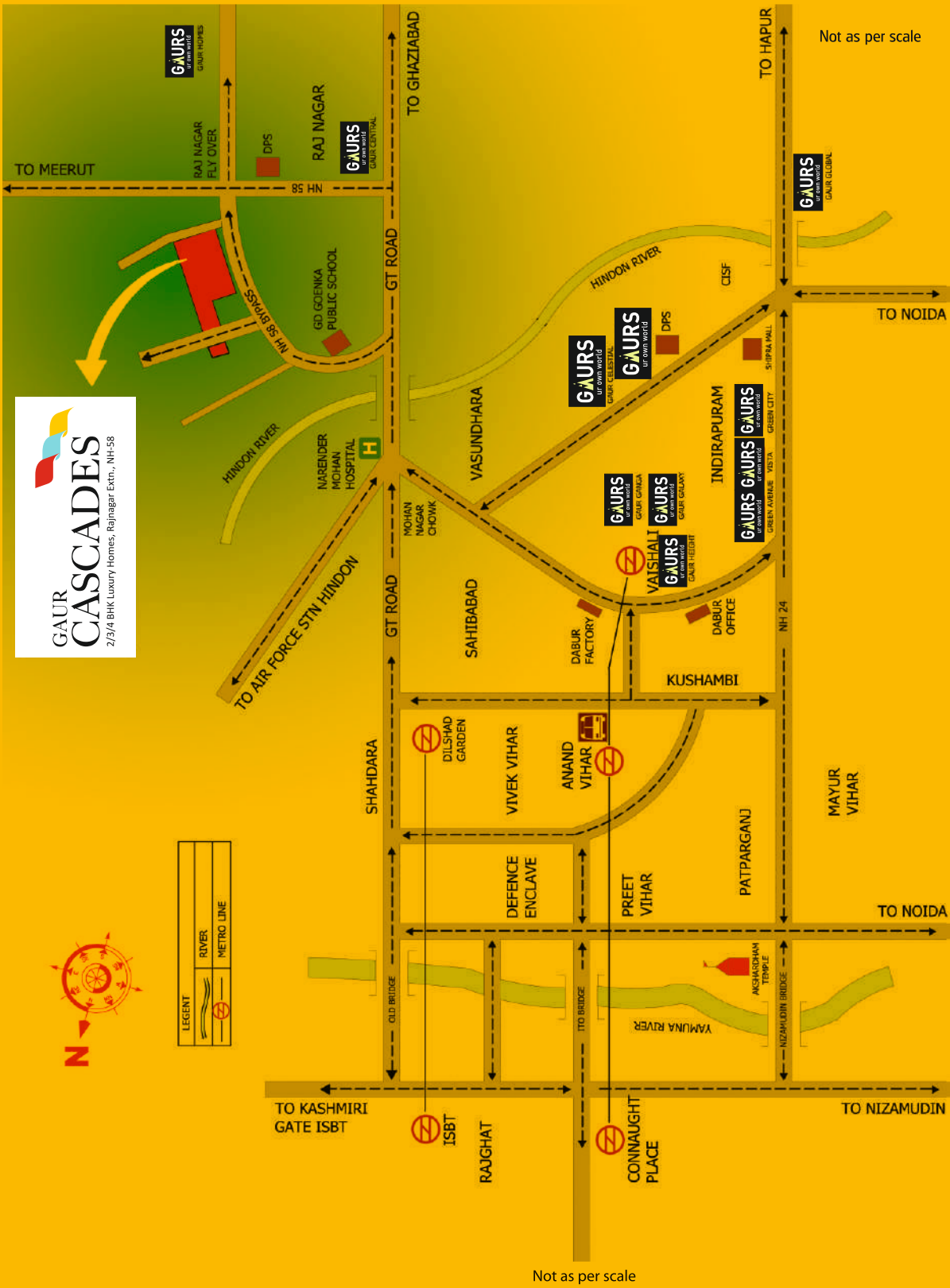


## **ON GOING MANSIONS**

Gaur Mulberry Mansions, Gr. Noida (West)



# LOCATION MAP



LEGEND
RIVER
METRO LINE



## GAURSONS INDIA LIMITED

Corp. Off.: Gaur Biz Park, Plot No. 1, Abhay Khand-II, Indirapuram, Gzb.

SMS Gaur to 53030

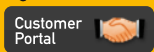
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**UNIT PLAN : KING-I (BLOCK-A, B)**

**TOTAL AREA - 202.10 SQMT. (2175.00 SQFT.)**

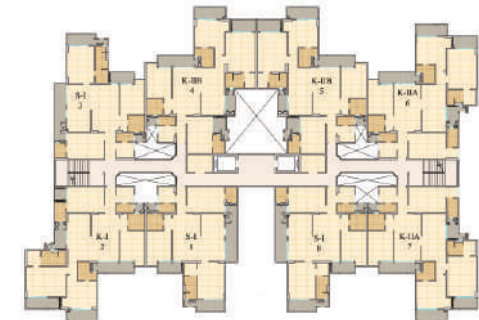
**CARPET AREA - 134.20 SQMT. (1444.00 SQFT.)**

**EXTERNAL WALL AREA - 9.99 SQMT. (107.00 SQFT.)**

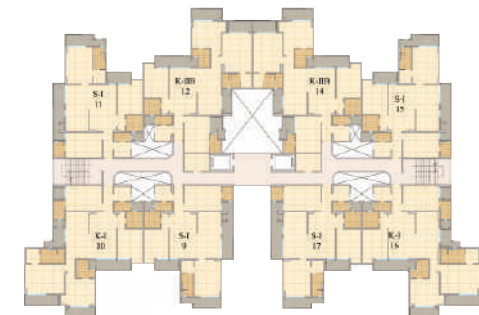
**BALCONY AREA - 25.72 SQMT. (277.00 SQFT.)**

**COMMON AREA - 28.85 SQMT. (311.00 SQFT.)**

**SERVICE AREA - 3.34 SQMT. (36.00 SQFT.)**



**Cluster Plan : Tower - A**



**Cluster Plan : Tower-B**





**UNIT PLAN : KING-II A (BLOCK-A)**

**TOTAL AREA - 195.10 SQMT. (2100.00 SQFT.)**

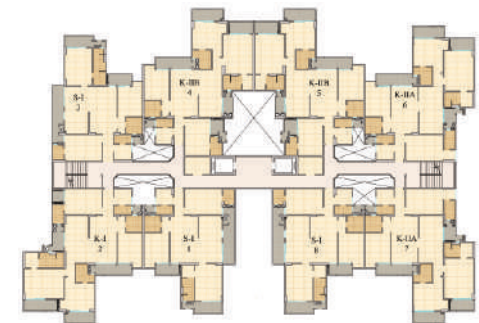
**CARPET AREA - 133.80 SQMT. (1440.00 SQFT.)**

**EXTERNAL WALL AREA - 9.80 SQMT. (106.00 SQFT.)**

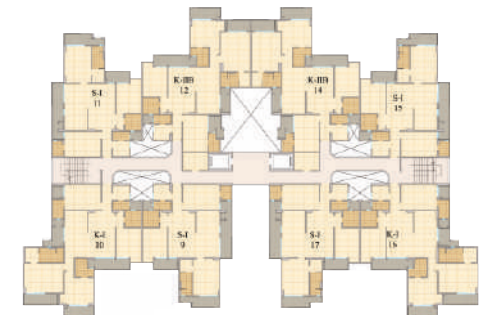
**BALCONY AREA - 20.37 SQMT. (219.00 SQFT.)**

**COMMON AREA - 27.80 SQMT. (300.00 SQFT.)**

**SERVICE AREA - 3.33 SQMT. (35.00 SQFT.)**



**Cluster Plan : Tower - A**



**Cluster Plan : Tower-B**



**UNIT PLAN : KING-II B (BLOCK-A, B)**

**TOTAL AREA - 195.10 SQMT. (2100.00 SQFT.)**

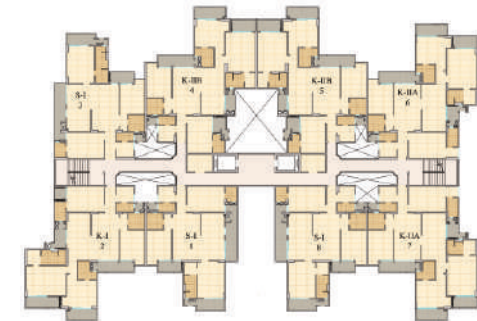
**CARPET AREA - 131.50 SQMT. (1415.00 SQFT.)**

**EXTERNAL WALL AREA - 9.98 SQMT. (108.00 SQFT.)**

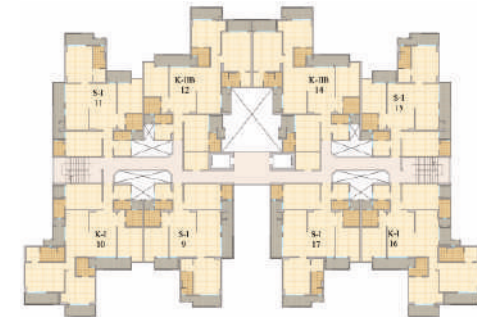
**BALCONY AREA - 22.80 SQMT. (245.00 SQFT.)**

**COMMON AREA - 27.80 SQMT. (300.00 SQFT.)**

**SERVICE AREA - 3.02 SQMT. (32.00 SQFT.)**



**Cluster Plan : Tower - A**



**Cluster Plan : Tower-B**





**TOTAL AREA - 147.25 SQMT. (1585.00 SQFT.)**

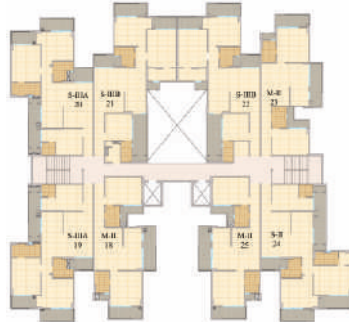
CARPET AREA - 91.75 SQMT. (987.00 SQFT.)

EXTERNAL WALL AREA - 7.38 SQMT. (80.00 SQFT.)

BALCONY AREA - 23.88 SQMT. (257.00 SQFT.)

COMMON AREA - 21.55 SQMT. (232.00 SQFT.)

SERVICE AREA - 2.69 SQMT. (29.00 SQFT.)



Cluster Plan : Tower - C



Cluster Plan : Tower-E



Cluster Plan : Tower - G



**UNIT PLAN : SMART - III A (BLOCK - C, E, G)**  
**TOTAL AREA - 142.14 SQMT. (1530.00 SQFT.)**  
 CARPET AREA - 90.31 SQMT. (972.00 SQFT.)  
 EXTERNAL WALL AREA - 8.26 SQMT. (89.00 SQFT.)  
 BALCONY AREA - 20.94 SQMT. (225.00 SQFT.)  
 COMMON AREA - 19.94 SQMT. (215.00 SQFT.)  
 SERVICE AREA - 2.69 SQMT. (29.00 SQFT.)





Cluster Plan : Tower-C



Cluster Plan : Tower - E



**UNIT PLAN : SMART - III B (BLOCK - C, E, G, H)**  
**TOTAL AREA - 142.14 SQMT. (1530.00 SQFT.)**  
 CARPET AREA - 90.31 SQMT. (972.00 SQFT.)  
 EXTERNAL WALL AREA - 7.80 SQMT. (84.00 SQFT.)  
 BALCONY AREA - 21.49 SQMT. (231.00 SQFT.)  
 COMMON AREA - 19.97 SQMT. (215.00 SQFT.)  
 SERVICE AREA - 2.60 SQMT. (28.00 SQFT.)



Cluster Plan : Tower-G



Cluster Plan : Tower - H

**UNIT PLAN : MAHARAJA -I (BLOCK - D, F)**  
**TOTAL AREA - 110.55 SQMT. (1190.00 SQFT.)**  
 CARPET AREA - 66.00 SQMT. (710.00 SQFT.)  
 EXTERNAL WALL AREA - 5.91 SQMT. (64.00 SQFT.)  
 BALCONY AREA - 16.52 SQMT. (177.00 SQFT.)  
 COMMON AREA - 19.45 SQMT. (210.00 SQFT.)  
 SERVICE AREA - 2.67 SQMT. (29.00 SQFT.)



Cluster Plan : Tower - D

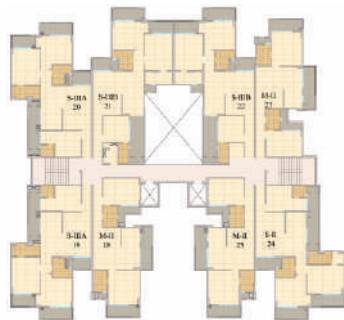


Cluster Plan : Tower - F





**UNIT PLAN : MAHARAJA -II (BLOCK - C, E, G, H)**  
**TOTAL AREA - 109.63 SQMT. (1180.00 SQFT.)**  
 CARPET AREA - 69.95 SQMT. (749.00 SQFT.)  
 EXTERNAL WALL AREA - 6.76 SQMT. (73.00 SQFT.)  
 BALCONY AREA - 16.22 SQMT. (175.00 SQFT.)  
 COMMON AREA - 14.73 SQMT. (158.00 SQFT.)  
 SERVICE AREA - 2.27 SQMT. (25.00 SQFT.)



Cluster Plan : Tower - C



Cluster Plan : Tower - E



Cluster Plan : Tower - G



Cluster Plan : Tower - H



**UNIT PLAN : SMART -I (BLOCK - A, B)**

**TOTAL AREA - 162.58 SQMT. (1750.00 SQFT.)**

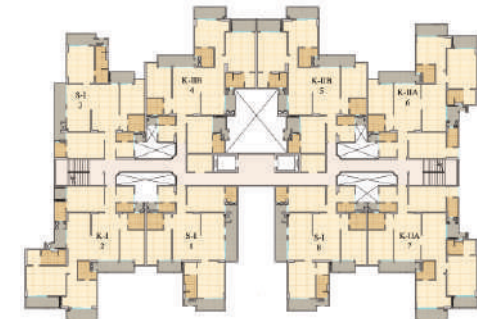
**CARPET AREA - 108.40 SQMT. (1167.00 SQFT.)**

**EXTERNAL WALL AREA - 7.43 SQMT. (80.00 SQFT.)**

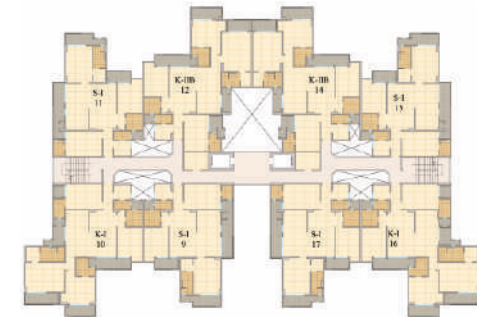
**BALCONY AREA - 19.81 SQMT. (213.00 SQFT.)**

**COMMON AREA - 23.96 SQMT. (258.00 SQFT.)**

**SERVICE AREA - 2.98 SQMT. (32.00 SQFT.)**



**Cluster Plan : Tower - A**



**Cluster Plan : Tower-B**



**UNIT PLAN : SMART -IVA (BLOCK - D, F)**  
**TOTAL AREA - 125.88 SQMT. (1355.00 SQFT.)**  
 CARPET AREA - 75.52 SQMT. (812.00 SQFT.)  
 EXTERNAL WALL AREA - 6.32 SQMT. (69.00 SQFT.)  
 BALCONY AREA - 19.91 SQMT. (214.00 SQFT.)  
 COMMON AREA - 22.48 SQMT. (242.00 SQFT.)  
 SERVICE AREA - 1.65 SQMT. (18.00 SQFT.)



Cluster Plan : Tower - D



Cluster Plan : Tower - F

**UNIT PLAN : SMART -IVB (BLOCK - D, F)**  
**TOTAL AREA - 125.88 SQMT. (1355.00 SQFT.)**  
 CARPET AREA - 75.75 SQMT. (815.00 SQFT.)  
 EXTERNAL WALL AREA - 6.25 SQMT. (68.00 SQFT.)  
 BALCONY AREA - 19.75 SQMT. (212.00 SQFT.)  
 COMMON AREA - 22.48 SQMT. (242.00 SQFT.)  
 SERVICE AREA - 1.65 SQMT. (18.00 SQFT.)



Cluster Plan : Tower - D



Cluster Plan : Tower - F





**UNIT PLAN : MAHARAJA-III (BLOCK - I)**

**TOTAL AREA - 94.760 SQMT. (1020.00 SQFT.)**

CARPET AREA - 58.80 SQMT. (633.00 SQFT.)

EXTERNAL WALL AREA - 5.35 SQMT. (59.00 SQFT.)

BALCONY AREA - 9.17 SQMT. (98.00 SQFT.)

COMMON AREA - 21.44 SQMT. (230.00 SQFT.)



**Cluster Plan : Tower - I**