



LIFE SPREADS ITS WINGS

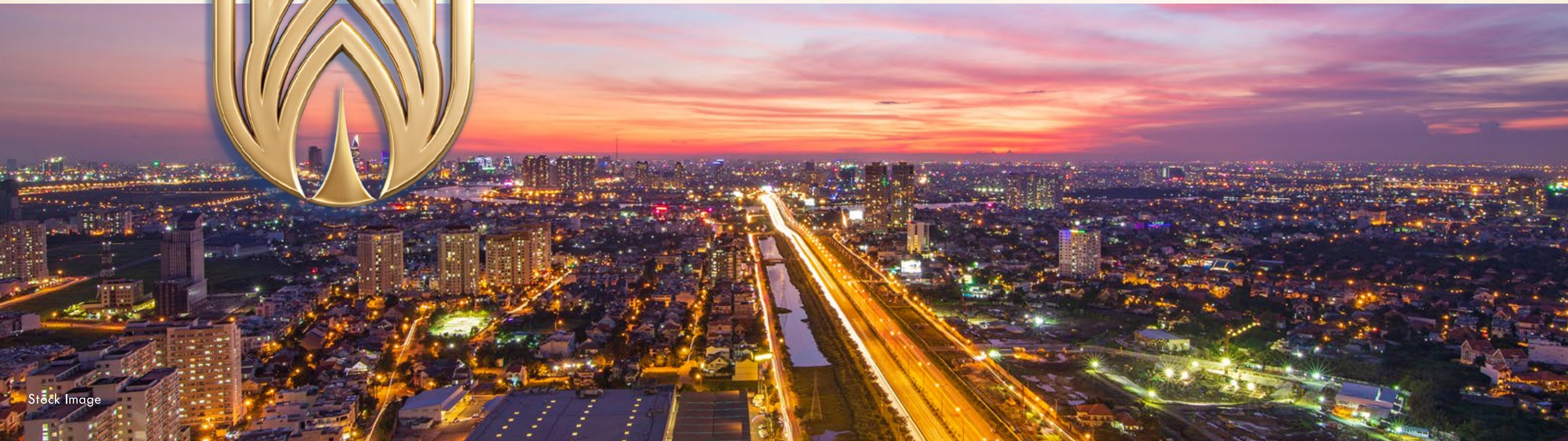


GAUR
ALARIS

Sector-22D, Yamuna Expressway



WHEN A CITY FINDS ITS WINGS



EVERY GREAT TRANSFORMATION BEGINS WITH MOVEMENT.

Movement toward ACCESS

Movement toward OPPORTUNITY

Movement toward CONNECTION

Movement toward THE FUTURE ITSELF

And sometimes—

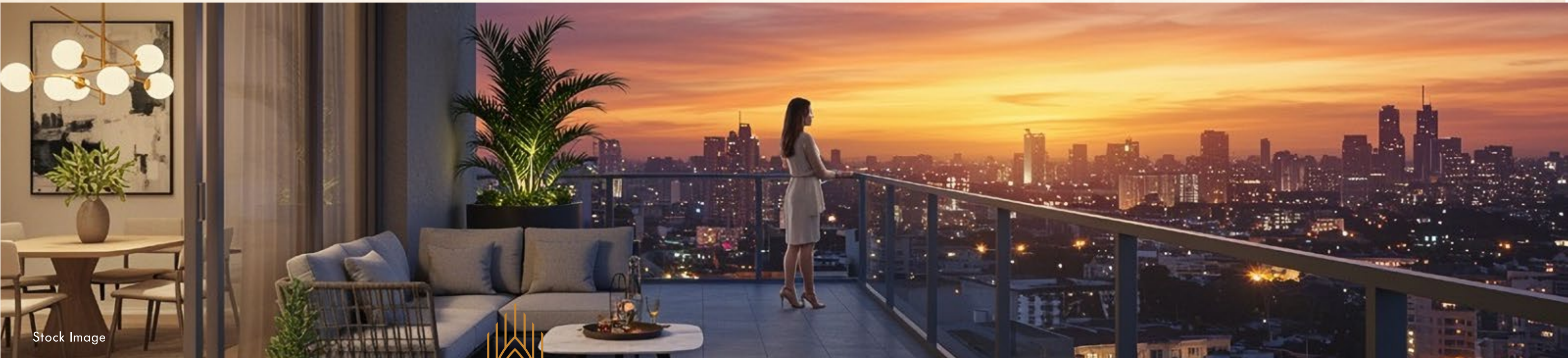
Movement begins quietly.

like WINGS PREPARING TO OPEN.



Stock Image





Stock Image



FREEDOM IS RARELY ABOUT ESCAPE.

It is about **DIRECTION**.

The freedom **TO MOVE FASTER**

TO ARRIVE sooner

To connect **GLOBALLY**

To belong where **GROWTH** is unfolding

ACROSS NCR, A NEW DIRECTION IS BECOMING VISIBLE.



Not announced loudly.
But built deliberately.
Expressways.
Infrastructure corridors.
Institutional investment.
Aviation-led expansion.
Together shaping
the next chapter of the region.

THE YAMUNA EXPRESSWAY STORY



THE EXPRESSWAY OF UNSTOPPABLE GROWTH

The **165-Km-Long Expressway** seamlessly connects the NCR region to Agra

Home to **India's Largest** International Airport - Noida International Airport

Upcoming public and private developments are shaping a **thriving economic ecosystem**

Enabling **seamless connectivity** for People, Businesses, and Investments

NOIDA INTERNATIONAL AIRPORT

India's first
airport developed
with 100% foreign
direct investment

Planned
among the world's
largest aviation hubs
at full build-out

Spread across
1,300+ hectares

India's largest
Airport

Being developed by
Zurich Airport
International AG,
Switzerland's Globally
respected airport
infrastructure specialist



Noida Airport Gets Into Flight Mode Today

Farmers Who Gave Land To Meet Yogi In Lucknow; 20 Women From Jewar On Spl Flight

Continued from P1

IndiGo 68:2770 is scheduled to land at 8:05am after departing from Chaudhary Charan Singh International Airport at 7:05am. The inaugural service is sold out. Union civil aviation minister Kishore Chaudhary, Noida, govt officials and representatives of Noida International Airport will receive the inaugural flight. UP assembly speaker Satish Mahana, along with ministers and senior officials, are expected to be among the first passengers arriving from Lucknow. But the emotional centrepiece will be the special farmers' flight. Organised with the help of Jewar MLA Dharendra Singh, the service will also have 20 women boarding the flight. "The passengers will include farmers who surrendered their land for the airport and others displaced by the acquisition for associated projects. After reaching Lucknow at 9:30am, they are scheduled to meet chief minister Yogi Adityanath and convey their gratitude for the project before returning to Noida later in the day," an official said.

Singh described the day as "historical" for Jewar and UP. "The very farmers who once cultivated these lands will now undertake their first air journey from the international airport built on them. It is a moment of pride not only for Jewar but for the entire nation," he added. The special service will depart just ahead of the airport's first scheduled commercial outbound flight to Bengaluru at 8:35am. Shailendra Bhatia, nodal officer of NIAL, UP govt's special purpose vehicle for the airport, said all preparations for the launch are complete. "We are ready to welcome the inaugural flight and passengers," he said. For its opening day, the airport has put in place extensive security and emergency-response arrangements in line with Bureau of Civil Aviation Security protocols. The facility will be protected by a multi-layered security system, AI-enabled surveillance and nearly 1,000 CISF personnel.



JEWAR MLA DHIRENDRA SINGH SAYS
The very farmers who once cultivated these lands will now undertake their first air journey from the international airport built on them. It is a moment of pride not only for Jewar but for the entire nation

A dedicated airport police station has also become operational. The airport and runway are under CCTV surveillance with facial-recognition capabilities, behaviour analysis and automated alerts for suspicious activity. Dog squads, firefighting units, medical emergency teams

and quick-response teams have also been deployed. The airport, inaugurated by PM Narendra Modi on March 28, is expected to serve passengers from Noida, Greater Noida, Ghaziabad, Meerut, and other western UP districts as well as east Delhi and parts of Haryana and Uttarakhand. Akasa Air is scheduled to begin services from Bengaluru and New Mumbai to Noida on Tuesday.

Airport lifts Yamuna City into fast lane of growth

Shafaq Aam
@timesofindia.com

Noida: Long before the first commercial flight touches down at Noida International Airport Monday, the project has already altered the landscape around it. What was once largely an agrarian belt along Yamuna Expressway is rapidly evolving into a high-investment corridor — drawing industries, urban infrastructure, logistics hubs and tourism projects to position Yamuna City as one of north India's most ambitious growth centres. "The airport has accelerated development across the region and established Yamuna City as an emerging hub for manufacturing, logistics and industry. Several projects are at different stages of planning and execution and are expected to generate substantial employment and economic activity," said RK Singh, CEO of Yamuna Authority.

The numbers reflect the momentum. The Authority has allotted 3,375 industrial plots so far. Lease deeds have been executed for 2,466 plots and possession handed over for 1,765 of them. Building plans have been approved for 734 units, construction is underway on 314 and 60 units have already been completed, with 33 already operational, according to data till March 11. In industrial parks alone, 1,122 plots have been allotted. Among the operational units are MSME, handicrafts, toy-manufacturing, apparel and medical-device enterprises.

Hub for healthcare

Among flagship projects in the area is the medical dis-

vice park in Sector 28, planned as north India's first dedicated medical-equipment manufacturing cluster. Spread across more than 350 acres, the project aims to reduce manufacturing costs and strengthen domestic production capabilities. The Centre has approved a grant of ₹100 crore for common infrastructure, including a central warehouse, convention and exhibition centre, centre of excellence, and skill-development and incubation facilities. Of the 203 plots carved out within the park, 123 have been allotted. Building plans for 33 units have been approved and 21 have already received completion certificates.

Entertainment economy

Film City in Sector 21 is another marquee project linked to the airport-led growth story. Panned over nearly 1,000 acres, the project is being billed as a global destination for film production, media and entertainment. It will house studios, post-production facilities, animation and visual-effects infrastructure, alongside tourism and cultural attractions. Keyview Bhutani Film City Pvt Ltd — a consortium of filmmaker Boney Kapoor and the Bhutani Group — has been selected to develop the project.

Urban centres beyond Noida

The airport's influence is also spreading beyond Gautam Budh Nagar. YEIDA is planning major urban centres in Aligarh, Hathras and Agra to accommodate future population and industrial growth.

In Aligarh, the proposed Tapal-Rajma urban centre

will involve acquisition of around 1,450 hectares and include a multi-modal logistics park. YEIDA has earmarked ₹2,056 crore for land-acquisition compensation and is currently conducting a social impact assessment. In Hathras, a master plan for 2021 is being readied to guide urban expansion. The district's strategic rail and road connectivity is expected to support industrial growth linked to the airport corridor.

For Agra, YEIDA has engaged the School of Planning and Architecture to ensure the proposed urban centre complies with Taj trapezium zone regulations while enabling sustainable development over 10,000-12,000 hectares.

Supporting infra

As economic activity expands, supporting infrastructure is also being planned. A regional transport office has been proposed in Sector 33 to provide vehicle-registration and licensing services locally. YEIDA has also approved a traffic park and training centre in Jewar in partnership with Honda India Foundation.

Meanwhile, a proposed Heritage City in Mathura aims to strengthen cultural and spiritual tourism through riverfront development, ashrams, handicraft markets and exhibition facilities.

Together, these projects underscore how the airport has become more than a transport facility. As commercial flights begin on Monday, Noida International Airport is increasingly being seen as the engine driving a new economic geography across western UP.

NCR TAKES OFF AGAIN:
NOIDA INTERNATIONAL AIRPORT
OPENS A NEW GATEWAY TO
GROWTH

Noida International Airport has begun commercial flight operations today, marking an important milestone for the region. The first flight from Lucknow has taken off, opening a new phase of connectivity for Jewar, Delhi-NCR, and nearby cities. This launch is expected to improve travel access and support fresh economic activity across the region.

RAIL CONNECTIVITY POWERING TRADE, MOBILITY & PROGRESS

**Noida Metro Aqua Line
Extension (Approved)**

**Regional Rapid Transit
System (RTTS) – 72 km
Corridor (Proposed)**

**Dedicated
Rail Link Projects**

**Delhi-Varanasi
High-Speed
Rail Corridor (Planned)**

**Multimodal
Logistics Park (MMLP)**
Proposed Boraki Railway Station
strengthening the last-mile

**Dedicated Freight Corridor (DFC)
Integration**



CONNECTIVITY THAT ACCELERATES GROWTH

74+ km Link Expressway (Proposed)

Planned to connect the Ganga Expressway with the Yamuna Expressway, strengthening cross-corridor access across Uttar Pradesh.

Eastern Peripheral Expressway (EPE)

Enables faster regional connectivity to Delhi, Meerut and the upcoming Noida International Airport.

Dedicated Service Lanes

Planned along the Yamuna Expressway to streamline traffic movement towards Noida International Airport and adjoining developments.





Stock Image

THE CORRIDOR RISING WITH INFRASTRUCTURE MOMENTUM

Industrial, Logistics &
Institutional Expansion



Stock Image

A MULTI-SECTOR ECONOMIC ENGINE IS TAKING SHAPE

MANUFACTURING & INDUSTRIAL ECOSYSTEMS

- Apparel & Textile Park
- Toy Manufacturing Cluster
- Electronics & Advanced Manufacturing Zones
- Semiconductor & Electronics Cluster
- MSME Park

LOGISTICS & SUPPLY CHAIN INFRASTRUCTURE

- Logistics & Warehousing Hubs
- Multimodal Logistics Park

KNOWLEDGE, DATA & INSTITUTIONAL FRAMEWORK

- Educational & Institutional Clusters
- Data Center Park

MEDIA & CREATIVE ECONOMY

- International Film City



Stock Image

ENABLING THE NEXT WAVE OF ECONOMIC MOMENTUM

- Medical Device Park
- Electronics & Advanced Manufacturing Zones
- Semiconductor & Electronics Cluster

SUSTAINABILITY & FUTURE MOBILITY

- EV Charging Infrastructure Hub

NEXT-GENERATION URBAN FRAMEWORK

- Raya Urban Centre (Master Plan 2031)
- Aerotropolis Development Zone
- Olympic-Level Sports City

REGIONAL ECONOMIC IMPACT

- Employment Expansion
- Population-Led Consumption Growth
- Retail & Commercial Expansion

THE INDUSTRIAL ECOSYSTEM IS NOW ENTERING ITS DELIVERY PHASE

Current Status of Industrial Parks Along the Yamuna Expressway

(As of January 2026)



3113 Industrial Parks

have been allotted in the YEIDA region.

**Apparel Park | Electronics & Semiconductor Cluster | Renewable Energy Hubs
MSME Park | Toy Park | Fintech Hub | Medical Device Park | Logistics Hub | Olympic Park**

MULTIPLE INDUSTRIAL CLUSTERS ARE DRIVING THE NEXT WAVE OF JOB CREATION

Latest Updates on the Rising Employment Opportunities



Stock Image

 **300,000 jobs**
at Apparel Park

 **90,000 jobs**
at Electronics & Semiconductor Cluster

 **25,000 jobs**
at Medical Devices Park

 **70,000 jobs**
at Other Logistics & Distribution Jobs

 **30,000 jobs**
at Toy Park in the Region

 **15,000 jobs**
at Renewable Energy Hubs

 **18,000 jobs**
at Automotive & Tractor Hub

 **80,000 jobs**
at MSME & ODOP Industrial Units

APPROX. 1,80,000 JOBS GENERATED AS INDUSTRY GIANTS INVEST IN THE REGION



Vivo Mobile India Pvt Ltd

Establishing a large smartphone manufacturing hub in Sector 24/24A.



Bikanerwala Foods Pvt Ltd

Operating a food processing and snacks manufacturing unit.



Minda Corporation Ltd

Setting up an automotive wiring harness and components manufacturing unit in Sector 10.



Polynomous Industries

Developing a polymer compounds manufacturing facility in Sector 10.



RPSG Group (Solar Hub)

Planning a 3 GW integrated solar cell and ecosystem hub with a 60 MW captive solar + storage plant in Sector 8D.



SAEL Solar P6 Pvt. Ltd.

Building an 8.5 GW Solar cell and module manufacturing plant across 200 acres in the solar hub area.



Integrated Batteries India

Establishing a 4 GW solar cell manufacturing unit on 25 acres as part of the growing renewables cluster.



Foxconn/HCL JV (India Chip Pvt Ltd)

Setting up a €3,706 cr semiconductor manufacturing facility in Sector 28.



New Holland Agriculture

Planning a 5,000 cr tractor manufacturing plant.



Escorts Kubota Limited

Allocated 190 acres for a 4,500 cr tractor and commercial equipment manufacturing hub.



Sonalika Tractors

Establishing a tractor manufacturing unit.



Patanjali

Holding land for a large Food and Herbal Park.



A VISION AHEAD OF ITS TIME.



101 HECTARES (250 ACRES) INTEGRATED TOWNSHIP

When the region was still taking shape, Gaur's invested in a long-term vision to create an integrated destination, built around tomorrow's infrastructure and opportunities.



A LEGACY OF UNRIVALLED LUXURY

3

decades of
commitment

75+

delivered
projects

45,000+

possessions given
(2014-2025)

75,000+

units delivered

3 Lakh+

satisfied customers

100 Million+

sq. ft. delivered.

At Gaur Group, we create homes where thoughtful design, enduring quality and refined living come together to enrich everyday life

RETAIL



EDUCATION



HOSPITALITY



ENERGY



SPORTS



FINANCE



MEDIA



THE NEXT LANDMARK TAKES SHAPE.

The journey of thoughtful development continues. A new destination is set to bring together architecture, landscape and lifestyle in perfect harmony.





WHERE
LIFE SPREADS
ITS WINGS.

PRESENTING



GAUR
ALARIS



INSPIRED BY NATURE'S MOST MAGNIFICENT DISPLAY.

The graceful spread of India's national bird, the peacock—inspires every aspect of Gaur Alaris, from the masterplan and landscape to the movement of pathways and open spaces. Flowing forms, layered greens and radiating experiences come together to create a destination where design isn't applied; it's experienced.



Disclaimer: The image used is an artistic impression of Gaur Alaris (Phase 1) and is intended solely for illustrative purposes. Phase 2 is proposed to be developed at a later stage. The actual development may vary. Nothing contained in this image shall be construed as a binding commitment for the final development of the project.

Artist's Impression



DESIGNED
TO BECOME
A NEW BENCHMARK.

Crafted with a vision to create more than a residence, Gaur Alaris brings together architecture, nature and lifestyle in perfect harmony—setting a new benchmark for the future of luxury living.

**11.8 ACRES OF PLANNED
DEVELOPMENT**

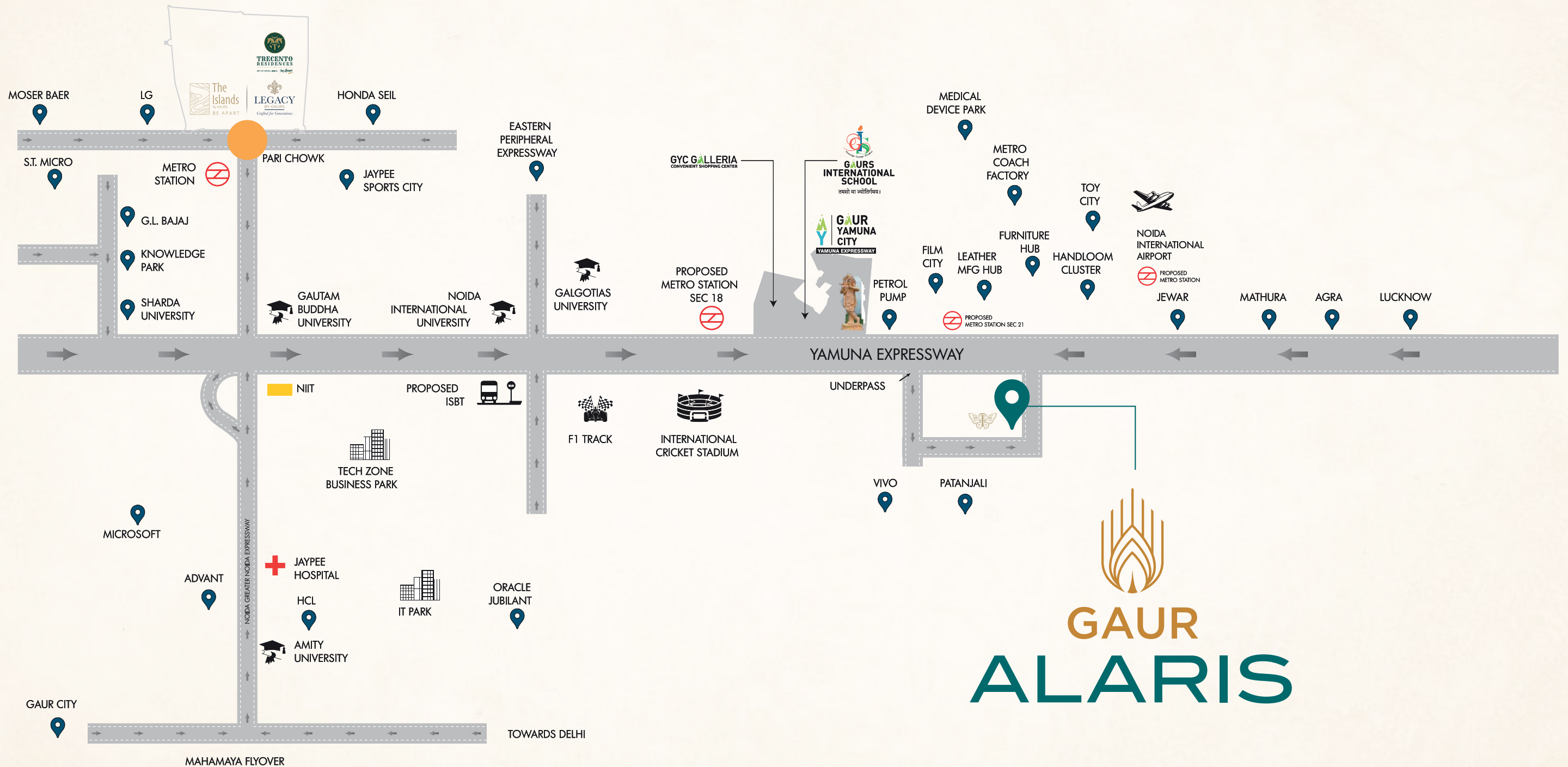
1950 & 1550 SQ. FT.

8 TOWERS (PHASE 1) 34 STOREY

ART DECO ARCHITECTURE

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Artist's Impression



WHERE PLANS OF A FEATHER COME TOGETHER.

Some locations offer convenience.
Others create advantage.



World's tallest Lord
Shri Krishna Murti

3
Kms

3
Kms



Gaurs International
School



Upcoming mall,
Gaur Yamuna City

3
Kms

10
Kms



Eastern Peripheral
Expressway



Noida International
Airport (Jewar)

16
Kms

18
Kms



Noida-Greater
Noida Expressway





A VISION SHAPED BY TIMELESS DESIGN

Inspired by the enduring elegance of Art Deco architecture, Gaur Alaris is envisioned as a landmark where bold proportions, refined detailing and timeless design come together to create an iconic identity.



Artist's Impression

SHAPED BY GLOBALLY RESPECTED DESIGN EXPERTISE



Growing in character and distinction through the contribution of internationally recognised consultants, the development reflects a thoughtful coming together of architecture, landscape, structure, and lifestyle planning.

A collaborative vision designed to shape a refined residential environment for the future.

Project Architect

Hafeez Contractor

Club & Interior Architect

OchreInk

Landscape Architect

SCI (Site Concepts International), **Singapore**

Structural Consultant

R D Consultant

MEP Consultant

Paradise Consultant



THE ENDURING LEGACY OF HAFEEZ CONTRACTOR

Widely regarded as one of India's most influential architects and a Padma Bhushan awardee, Hafeez Contractor has shaped some of the country's most recognisable urban landmarks through a design philosophy that brings together scale, clarity, and lasting relevance.

His work reflects a distinctive balance of innovation, functionality, and architectural presence across residential, institutional, and large-format urban developments.

SIGNATURE WORKS

- DY Patil Sports Stadium
- Lavasa City
- Turbhe Railway Station

Project Architect
Hafeez Contractor



SHAPING LANDSCAPES ACROSS GLOBAL DESTINATIONS

Under the leadership of Clint Owen, Site Concepts International (SCI) has established a strong reputation for delivering thoughtful and context-driven landscape environments across Asia and international destinations.

With active projects spanning multiple countries, the studio is recognised for creating site-responsive landscape strategies that enhance movement, openness, and experiential quality within large-scale developments — making SCI a trusted partner for leading developers and architects across the region.

SIGNATURE WORKS

- Cap Ternay Resort & Spa
- Embarcadero Park
- Hsinchu Hsinpu Eco Community
- Pantai Sentral Park

Design Director

Clint Owen
Site Concepts International (SCI)



CRAFTING SPACES THAT FEEL INTUITIVE AND DISTINCTIVE THE DESIGN APPROACH OF STUDIO DESIGNSCAPE

A motivated Architect who heads a creative design team and has a high degree of professional competence. With an experience of 24 years in Architecture and Interiors. Her forte lies in design conceptualization and design development. Has an eye for detail and believes in perfecting the art of design.

To her credit lies India's first LEED Platinum Rated building, apart from 3 other LEED Platinum Rated and 4 LEED Gold Rated buildings.

Has won several design competitions.
Won National Level Design Award Best Retail Interior, WADE ASIA.

Studio Designscape was founded to create and build dreams and visions of clients with a touch of elegance and style, without compromising on functionality.

Clubhouse Interior Designer
Mona Arora
Studio Designscape



8 ACRES OF PEACOCK-INSPIRED
LANDSCAPE GREENS
WHERE BEAUTY UNFURLS.

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Stock Image

AQUA ZONE

- Splash Pad Kids Pool
- Jacuzzi Bubble Pool
- Leisure Pool
- Pool Promenade Plaza
- Lazy Pool
- Lap Pool
- Pool Deck
- Pool Feather Pavilion



Stock Image



Artist's Impression



Stock Image

SERENITY ZONE

- Butterfly Garden
- Lotus Garden
- Plumeria Garden
- Lily Garden
- Flower Garden
- Monsoon Bloom Garden
- Bio Swale Garden
- Nest Pavilion Garden
- Focal Promenade Plaza
- Monsoon Dance Deck

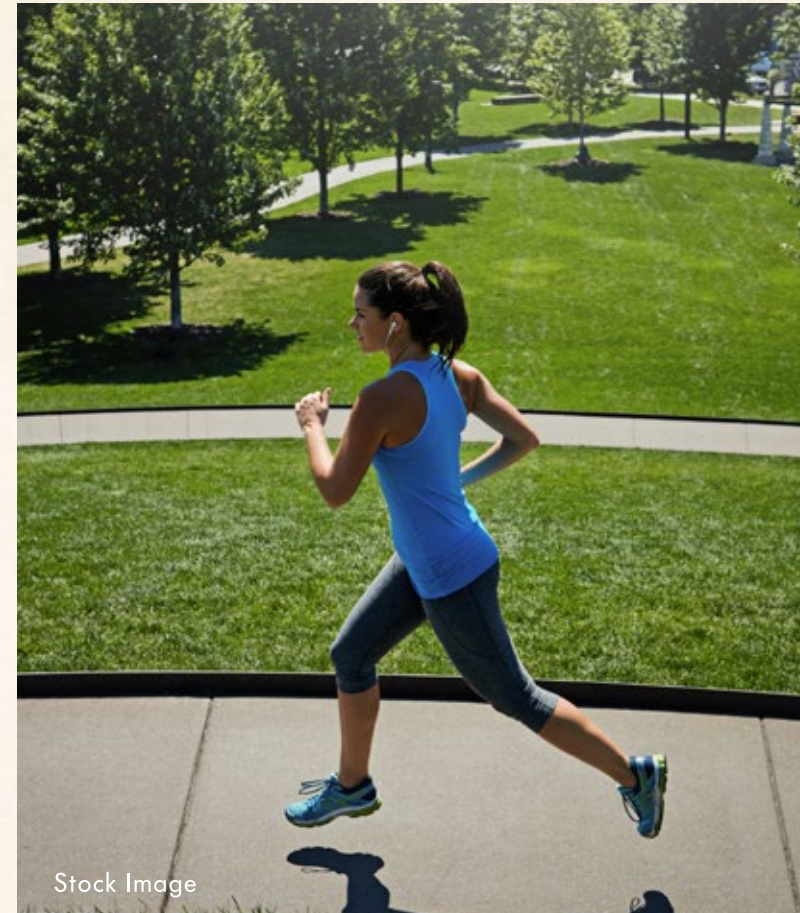
- Monsoon Pavilions
- Cloud Mist Walk
- Feather Awakening Plaza
- Meditation Walk
- Senior Citizens Walk
- Connecting Walkways
- Feather Trail Promenade
- Nature Trail
- Silent Groove Trail
- Nimbus Deck Plaza
- Drizzle Deck Corner



Stock Image



Artist's Impression



SPORTS ZONE

- Multi-purpose Play Court
- Cricket Pitch
- Rainbow Play Court
- Fitness Station
- Jogging Track
- Skating Rink
- Raindrop Play Zone
- Pickle Ball Court
- Family Picnic Lawn



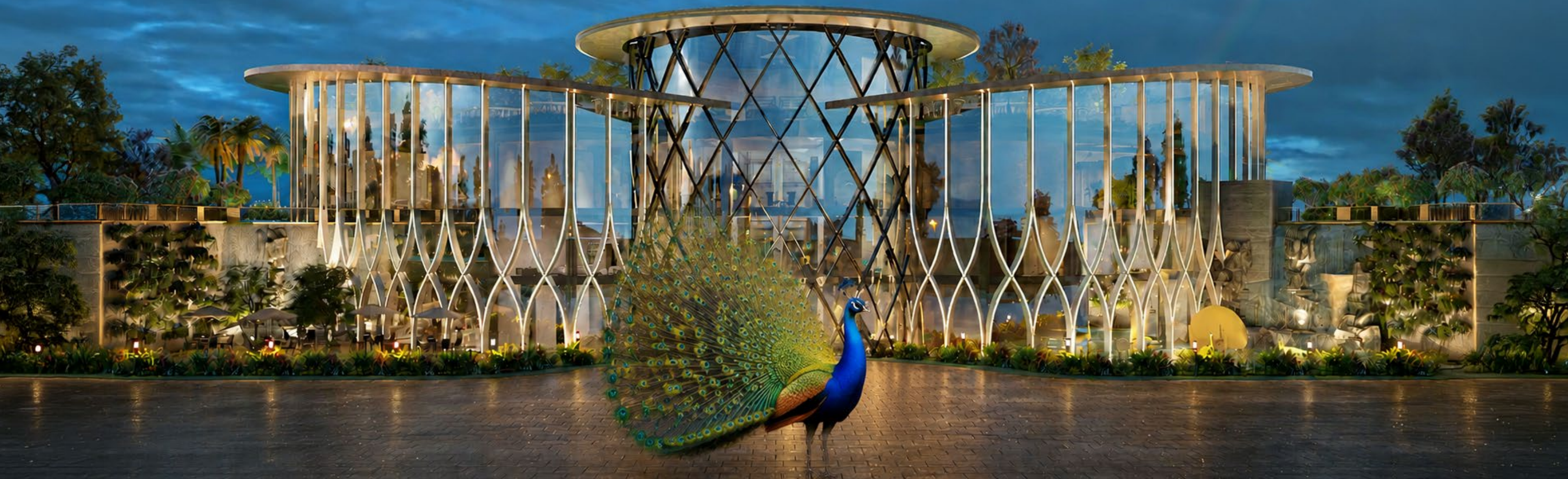
SOCIAL ZONE

- Celebration Activity Lawn
- Barbecue Pavilion
- Rain Amphitheater
- Senior Citizens Pavilion
- Pet Park
- Prayer Hall
- Paved Activity plaza





WHERE LEISURE
SPREADS ITS WINGS
100,000 SQ.FT. OF GRANDEUR



1,00,000 SQ.FT.* (9290 SQ.MT.) CLUBHOUSE (85,000 SQ.FT. BUA + 15,000 SQ.FT. TERRACE AREA)



ONE CLUB. FIVE DISTINCT EXPERIENCES.

Across five levels and five distinct zones, Club Regalia transforms everyday leisure into a journey of discovery, connection and wellbeing.

- Approx. 1,00,000 Sq. Ft. Clubhouse
- One of Yamuna Expressway's Largest
- 5 Levels of Experiences
- Designed for Every Generation



Artist's Impression



Artist's Impression



Artist's Impression

WELLNESS ZONE

- Heated Pool
- Ice/Cold Bath
- Male & Female Wellness Lounge (Spa)
- Salon
- Gymnasium, Kicking & Boxing Room
- Yoga/Aerobics/Zumba/Pilates Room

SPORTS ZONE

- 2 Badminton Courts
- Smash Cricket
- 2 Squash Courts
- Viewing Gallery
- Pickleball Courts





Artist's Impression

ENTERTAINMENT ZONE



Stock Image



Artist's Impression

- Arcade Junction
- Bowling Alley
- Air Hockey
- Foosball Table
- Basketball Table
- Virtual Game Simulator
- Karaoke Room
- Billiards Room
- Card Room
- Carrom Room
- Mini Theater
- Music Room



Artist's Impression



Artist's Impression

SOCIAL ZONE

- Banquet Hall
- Pre-function Area
- Banquet Spill-over Lawn
- Party Hall
- Restaurant
- Creche
- Business Centre (Work Station)



Artist's Impression



Artist's Impression

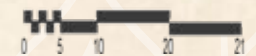
TERRACE AMENITY ZONE

- Sky Veranda
- Sky Breeze Pavilion
- Horizon Viewing Deck
- Terrace Lawn



Artist's Impression

SITE MASTER PLAN



TWO
LANDSCAPES.
ONE RARE
VIEW.

At Gaur Alaris, select residences enjoy the privilege of looking upon two signature landscapes, creating an everyday experience that's as rare as it is breathtaking.





PRICE LIST
&
PAYMENT PLAN

PRICE LIST

BASIC SALES PRICE

₹8,499 PER SQ FT

INR Per Sq. Ft

FLOOR	PLC	VIEW	PLC
1st - 5th	750	LANDSCAPE	225
6th - 10th	700		
11th - 15th	600	PARK FACING	225
16th - 20th	500		
21st - 25th	400	45 MTR. ROAD	400
26th - 30th	300		
31st - 33rd	200	CORNER PLC	150
Top Floor	-		

ADDITIONAL CHARGES	INR
Car Parking (Two)	7,00,000
Club Membership	4,45,000
Electricity Infra Charges	1,25,000
Power Backup	1,00,000

IFMS: INR 50 per Sq. Ft. | Maintenance: INR 3.75 per Sq. Ft. + GST

1 year advance maintenance to be payable at the time of possession

Disclaimer: GST as applicable. | The above-mentioned prices are at the sole discretion of management and can be changed at any time. | ECPA is allocated along with a particular apartment and will be calculated @ 3,999 per Sq. Ft.

PAYMENT PLAN

CONSTRUCTION LINKED PLAN (CLP)	
On Booking	10%
Within 45 Days from the date of booking	10%
On Start of Excavation	5%
On Start of Rafting	5%
On Start of Basement	5%
On Completion of Ground Floor	5%
On Casting of 2nd Floor Slab	5%
On Casting of 6th Floor Slab	5%
On Casting of 10th Floor Slab	5%
On Casting of 14th Floor Slab	5%
On Casting of 18th Floor Slab	5%
On Casting of 22nd Floor Slab	5%
On Casting of 26th Floor Slab	5%
On Casting of 30th Floor Slab	5%
On Casting of Top Floor Slab	5%
On Completion of Exterior Plaster/ Primer	5%
On offer of Possession	10%

RERA NO.: UPRERAPRJ950965/07/2026
<https://up-rera.in/projects>



COLLECTION ACCOUNT DETAILS:

NAME: GAURSONS INDIA PVT LTD COLLECTION
A/C- GAUR ALARIS (PHASE 1)

PROJECT COLLECTION ACCOUNT NO.: 57500001944130

BANK NAME: HDFC BANK LIMITED | **IFSC CODE:** HDFC0002649

BANK ADDRESS: C/25, STELLAR IT PARK, SECTOR - 62,
GREATER NOIDA, UTTAR PRADESH, 201306 | **LAUNCH DATE:** 28-07-26



GAUR
ALARIS

THANK YOU