

RERA NO.: UPRERAPRJ188811/08/2024
<https://up-rera.in/projects>



GAURS
your own world



MASTER PLAN



LEGEND:

A. ENTRANCE

1. ENTRANCE PLAZA
2. ENTRY & EXIT RAMPS
3. COMMERCIAL DROP OFF
4. COMMUNITY BUILDING (CLUB) DROP OFF
5. COMMUNITY HALL (PARTY HALL) DROP OFF
6. GOLF CART
7. SCHOOL BUS WAITING ROOM
8. GUARD ROOM

B. SWIMMING POOL

9. KIDS POOL
10. FAMILY POOL
11. SHALLOW POOL
12. DECK
14. TOILET & CHANGING ROOM
15. LAP POOL
16. VIEWING DECK
17. KOI POND
18. PARTY POOL

C. CENTRAL PARK LANDSCAPE

19. MIYAWAKI FOREST
20. CRICKET PITCH
21. PET AREA
22. PRAYER HALL (TEMPLE)
23. REFELEXOLOGY PATH
24. LAWN
25. OAT/ STEPPED SEATING
26. TREE COURT
27. TOTLOT
28. PRETEEN
29. LAWN TENNIS COURT
30. BASKETBALL COURT
31. SITOUT
32. OPEN BADMINTON COURT - LOWER LEVEL
33. MINI FOOTBALL
34. HEDGE GARDEN WITH SITOUT
35. THERAPEUTIC GARDEN
36. JOGGING TRACK
37. SENIOR CITIZEN SITOUT
38. SCULPTURE GARDEN

D. PUTTING GOLF



TYPICAL FLOOR PLAN

TOWER:
GAUR NYC EMPIRE | UNIT - 01

2B + CLUB ON GROUND, 1ST AND 2ND FLOOR
WITH COMMERCIAL AREA ON GROUND &
1ST FLOOR + 28 FLOORS INCLUDING 1 SERVICE FLOOR

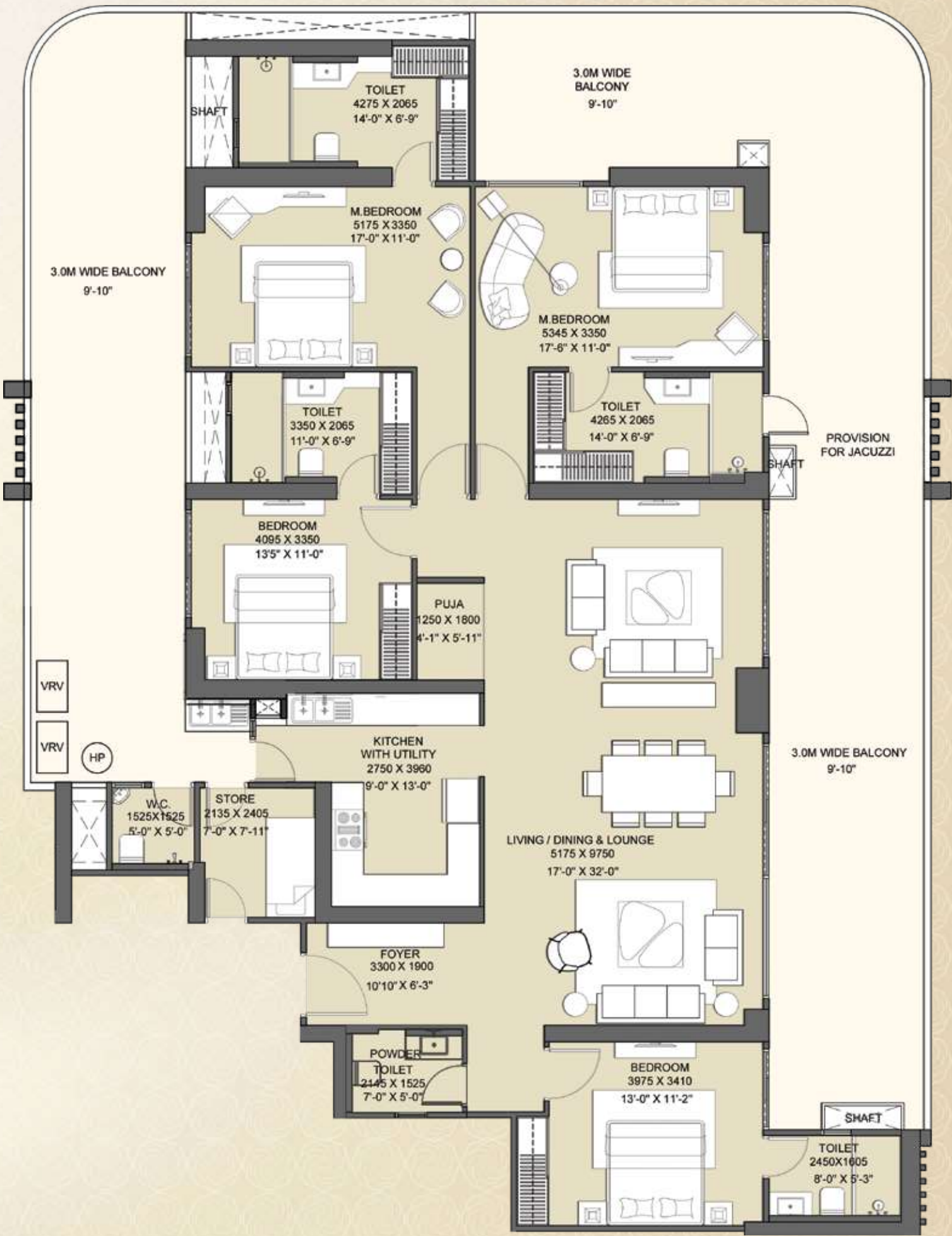
4TH TO 12TH, 14TH, 15TH–26TH FLOOR

- FOYER + LIVING/DINING & LOUNGE +
- 4 BEDROOMS + PUJA + KITCHEN WITH UTILITY +
- 4 TOILETS + 1 POWDER TOILET + 2 BIG BALCONIES + STORE + WC



AREA DETAILS

| | |
|---------------------|------------------------------|
| RERA CARPET AREA | = 193.10 SQ.MT./ 2078 SQ.FT. |
| COVERED AREA | = 207.00 SQ.MT./ 2228 SQ.FT. |
| BALCONY AREA | = 122.6 SQ.MT./ 1320 SQ.FT. |
| COMMON AREA (FLOOR) | = 49.91 SQ.MT./ 537 SQ.FT. |
| TOTAL AREA | = 464.52 SQ.MT./ 5000 SQ.FT. |



Disclaimer : The total area loading of other constructed areas including the constructed common areas over the RERA carpet area which is duly mentioned in the layout plan of the respective apartment.
Carpet Area : The RERA carpet area means the net usable floor area of a apartment, 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. Unit No. 13, 14 and 13th Floor has been omitted from the list. Scales for conversions, Area 1.000 Sq.mt. = 10.764 Sq.ft., Dimension 304.8 mm=1.0 Foot.



TYPICAL FLOOR PLAN

TOWER:
GAUR NYC EMPIRE | UNIT - 02

2B + CLUB ON GROUND, 1ST AND 2ND FLOOR
WITH COMMERCIAL AREA ON GROUND &
1ST FLOOR + 28 FLOORS INCLUDING 1 SERVICE FLOOR

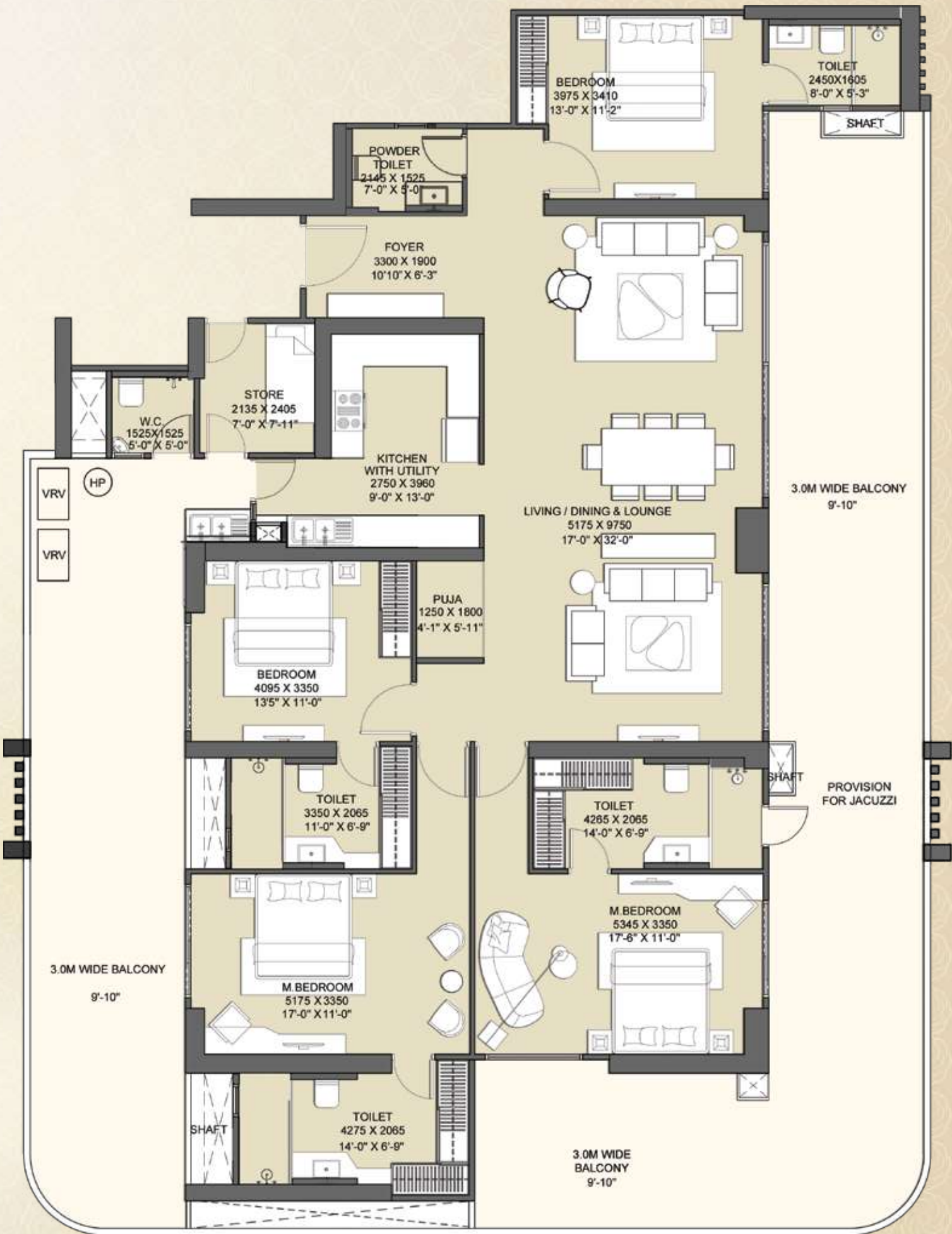
4TH TO 12TH, 14TH, 15TH–26TH FLOOR

- FOYER + LIVING/DINING & LOUNGE +
- 4 BEDROOMS + PUJA + KITCHEN WITH UTILITY +
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TYPICAL FLOOR PLAN

TOWER:
ASTOR AND BARCLAY | UNIT - 03 & 07

2B + DOUBLE HEIGHT
ENTRANCE LOBBY AT STILT + 32 FLOORS

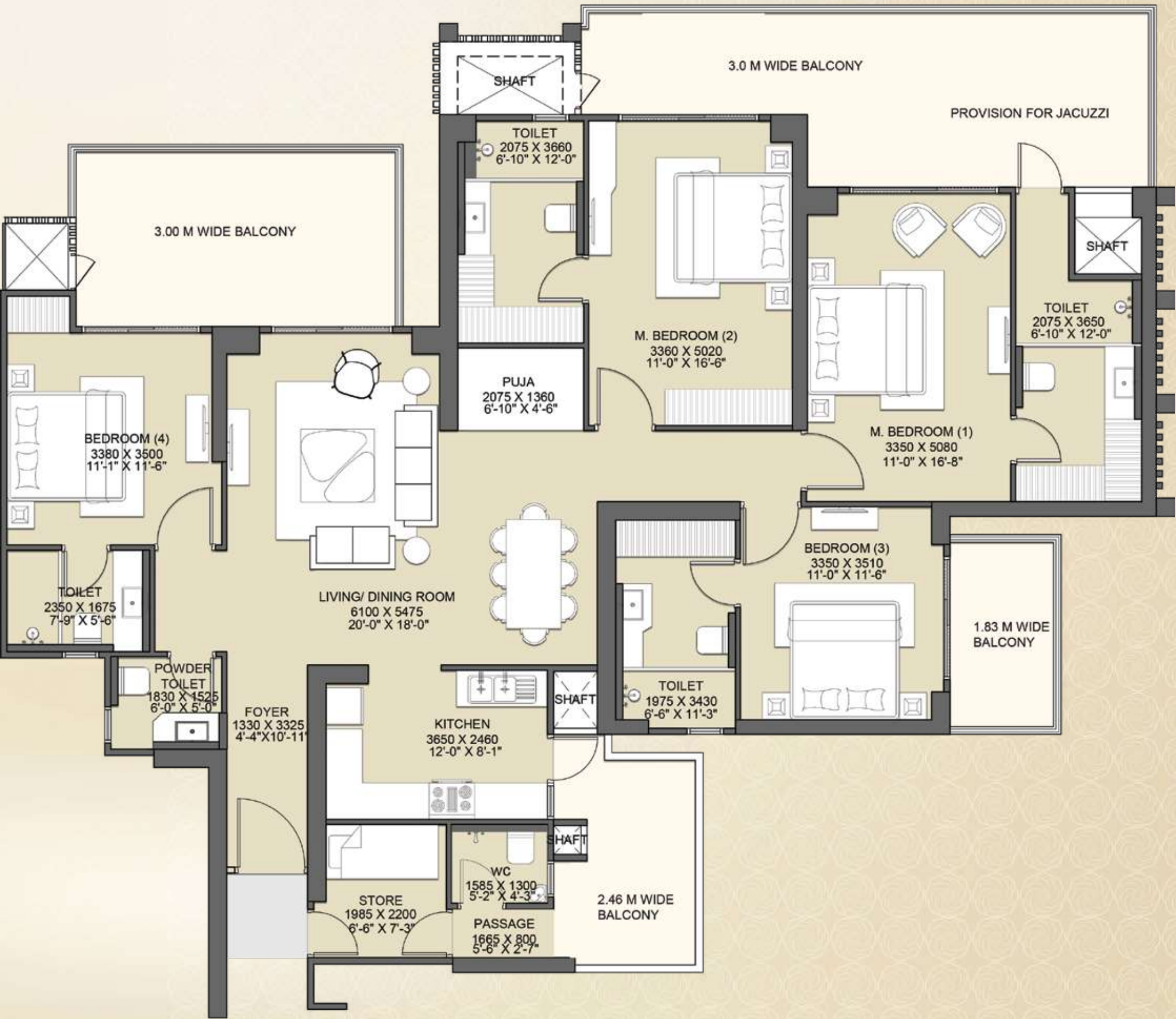
1ST TO 12TH, 14TH, 15TH FLOOR &
18TH TO 23RD & 26TH TO 33RD FLOOR

FOYER + LIVING & DINING + 4 BEDROOMS +
PUJA + KITCHEN WITH UTILITY BALCONY + 4 TOILETS +
1 POWDER TOILET + 2 BIG BALCONIES + 1 BALCONY + STORE + WC



AREA DETAILS

| | |
|---------------------|------------------------------|
| RERA CARPET AREA | = 154.02 SQ.MT./ 1658 SQ.FT. |
| COVERED AREA | = 166.41 SQ.MT./ 1791 SQ.FT. |
| BALCONY AREA | = 55.17 SQ.MT./ 594 SQ.FT. |
| COMMON AREA (FLOOR) | = 54.70 SQ.MT./ 589 SQ.FT. |
| TOTAL AREA | = 312.62 SQ.MT./ 3365 SQ.FT. |



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TYPICAL FLOOR PLAN

TOWER:
ASTOR AND BARCLAY | UNIT - 04 & 08

2B + DOUBLE HEIGHT
ENTRANCE LOBBY AT STILT + 32 FLOORS

1ST TO 12TH, 14TH, 15TH TO 33RD FLOOR

FOYER + LIVING & DINING + 4 BEDROOMS +
PUJA + KITCHEN WITH UTILITY BALCONY + 4 TOILETS +
1 POWDER TOILET + 2 BIG BALCONIES + 1 BALCONY + STORE + WC



AREA DETAILS

| | |
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| RERA CARPET AREA | = 154.02 SQ.MT./ 1658 SQ.FT. |
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TYPICAL FLOOR PLAN

TOWER:
ASTOR AND BARCLAY | UNIT - 05 & 09

2B + DOUBLE HEIGHT
ENTRANCE LOBBY AT STILT + 32 FLOORS

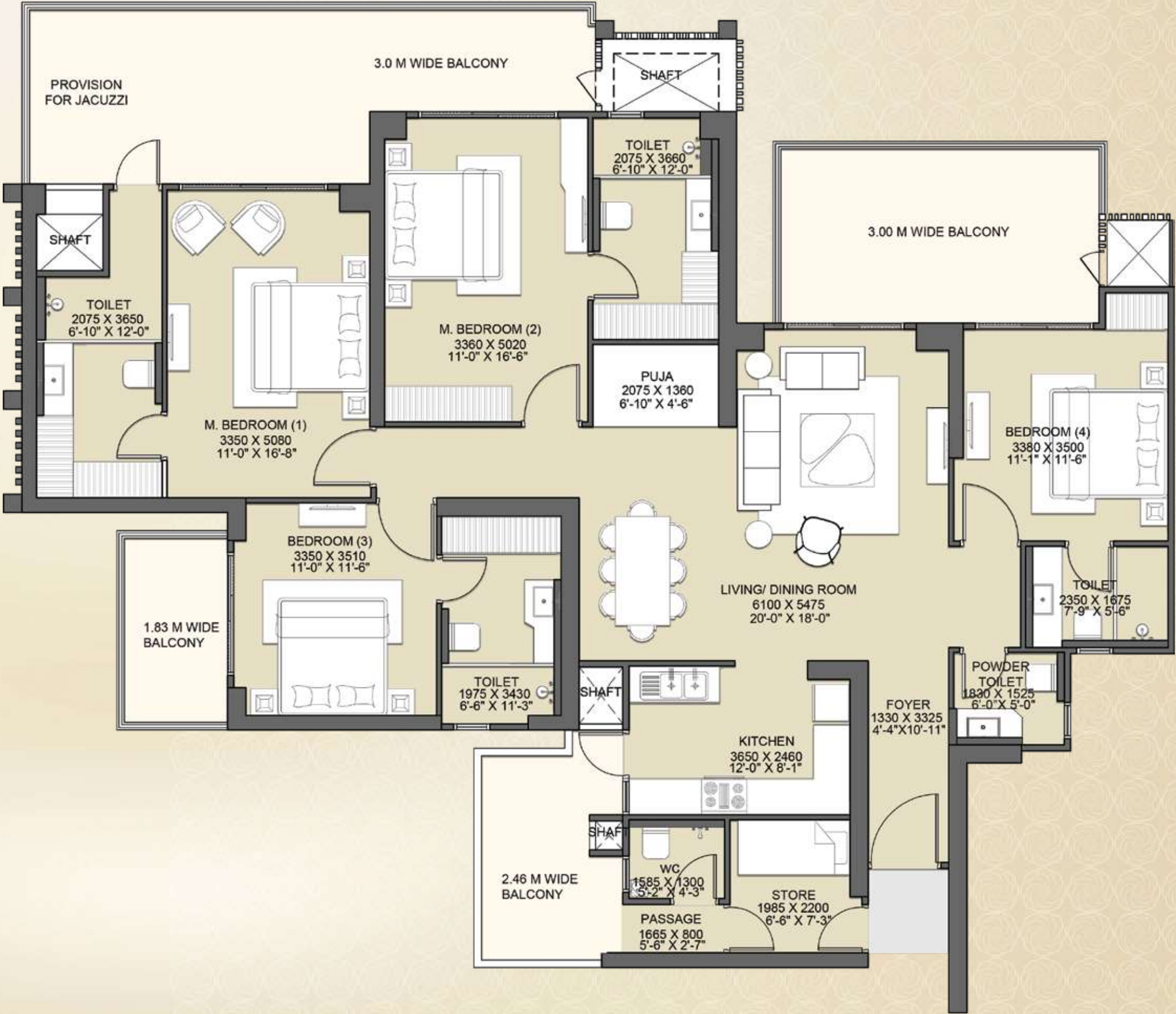
1ST TO 12TH, 14TH, 15TH FLOOR &
18TH TO 23RD & 26TH TO 33RD FLOOR

FOYER + LIVING & DINING + 4 BEDROOMS +
PUJA + KITCHEN WITH UTILITY BALCONY + 4 TOILETS +
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AREA DETAILS

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TYPICAL FLOOR PLAN

TOWER:
ASTOR AND BARCLAY | UNIT - 06 & 10

2B + DOUBLE HEIGHT
ENTRANCE LOBBY AT STILT + 32 FLOORS

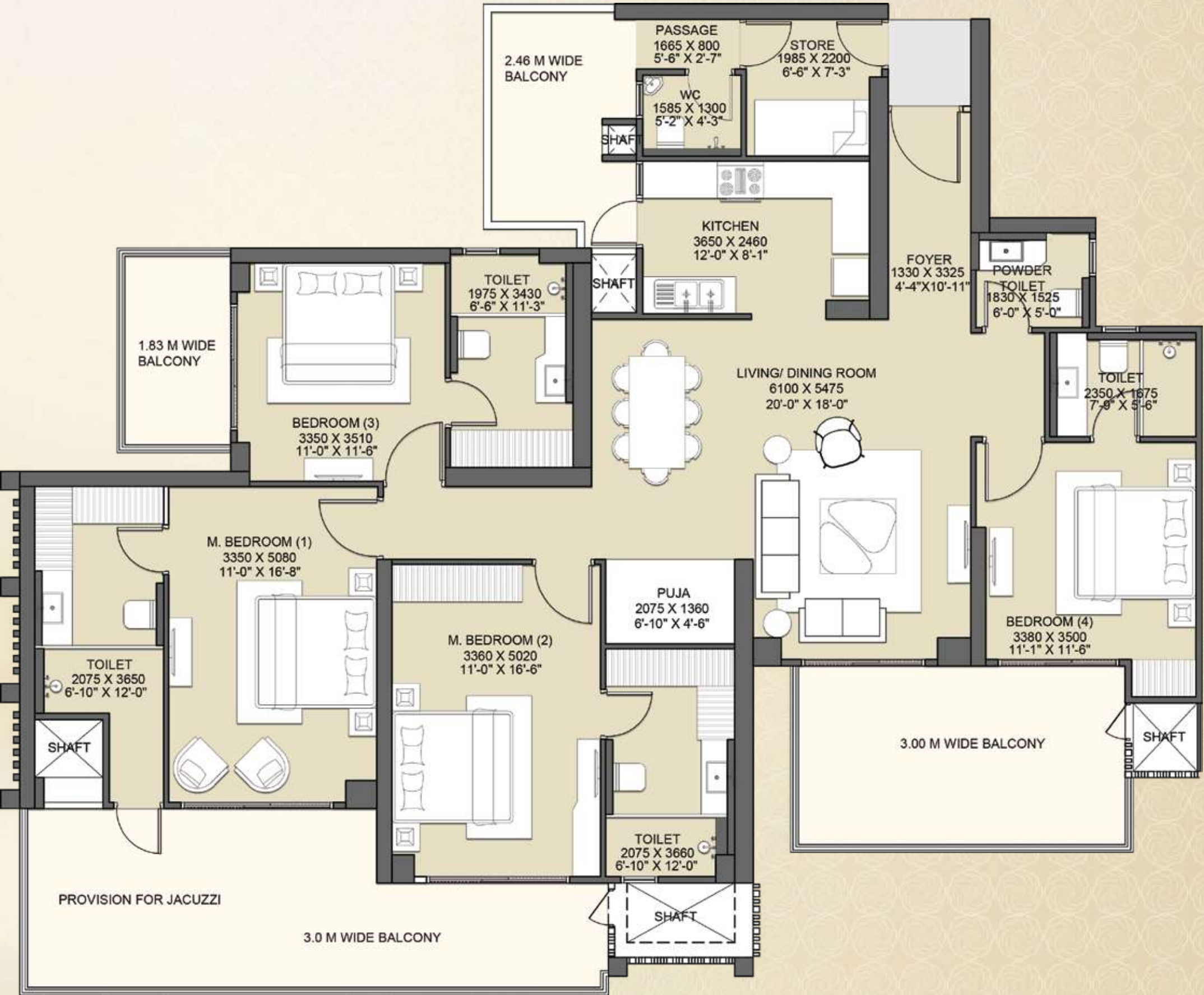
1ST TO 12TH, 14TH, 15TH TO 33RD FLOOR

FOYER + LIVING & DINING + 4 BEDROOMS +
PUJA + KITCHEN WITH UTILITY BALCONY + 4 TOILETS +
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AREA DETAILS

| | |
|---------------------|------------------------------|
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| BALCONY AREA | = 55.17 SQ.MT./ 594 SQ.FT. |
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TYPICAL FLOOR PLAN

TOWER:
BLOOMBERG , CHRYSLER & HUDSON
UNIT - 11, 17 & 21

2B + DOUBLE HEIGHT
ENTRANCE LOBBY AT STILT + 32 FLOORS

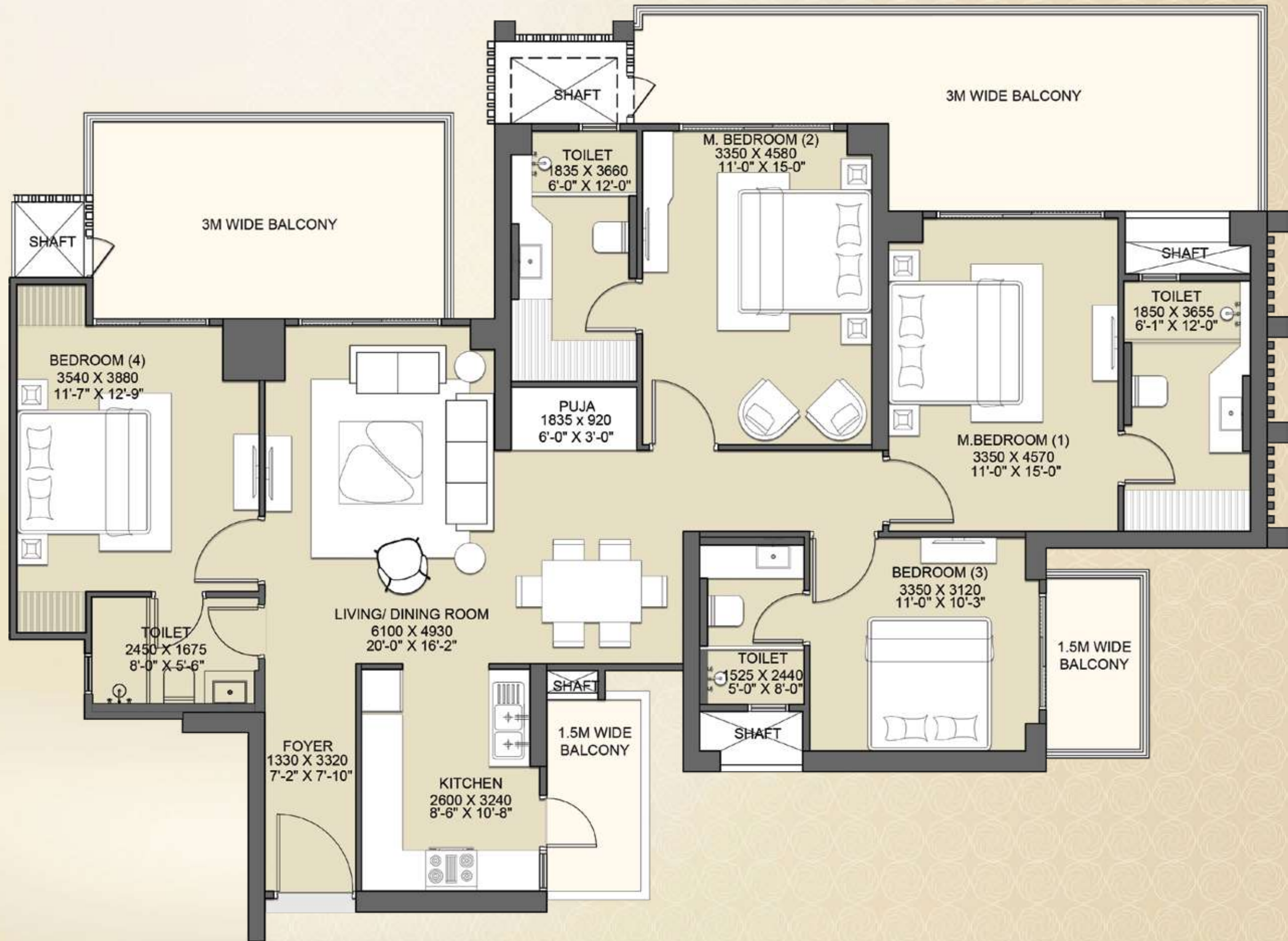
1ST TO 12TH, 14TH, 15TH FLOOR &
18TH TO 23RD & 26TH TO 33RD FLOOR

FOYER + LIVING & DINING + 4 BEDROOMS +
PUJA + KITCHEN WITH UTILITY BALCONY +
4 TOILETS + 2 BIG BALCONIES + 1 BALCONY



AREA DETAILS

| | |
|---------------------|------------------------------|
| RERA CARPET AREA | = 123.20 SQ.MT./ 1326 SQ.FT. |
| COVERED AREA | = 135.57 SQ.MT./ 1459 SQ.FT. |
| BALCONY AREA | = 47.45 SQ.MT./ 511 SQ.FT. |
| COMMON AREA (FLOOR) | = 45.83 SQ.MT./ 493 SQ.FT. |
| TOTAL AREA | = 258.27 SQ.MT./ 2780 SQ.FT. |



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TYPICAL FLOOR PLAN

TOWER:
BLOOMBERG , CHRYSLER & HUDSON
UNIT - 12, 18 & 22

2B + DOUBLE HEIGHT
ENTRANCE LOBBY AT STILT + 32 FLOORS

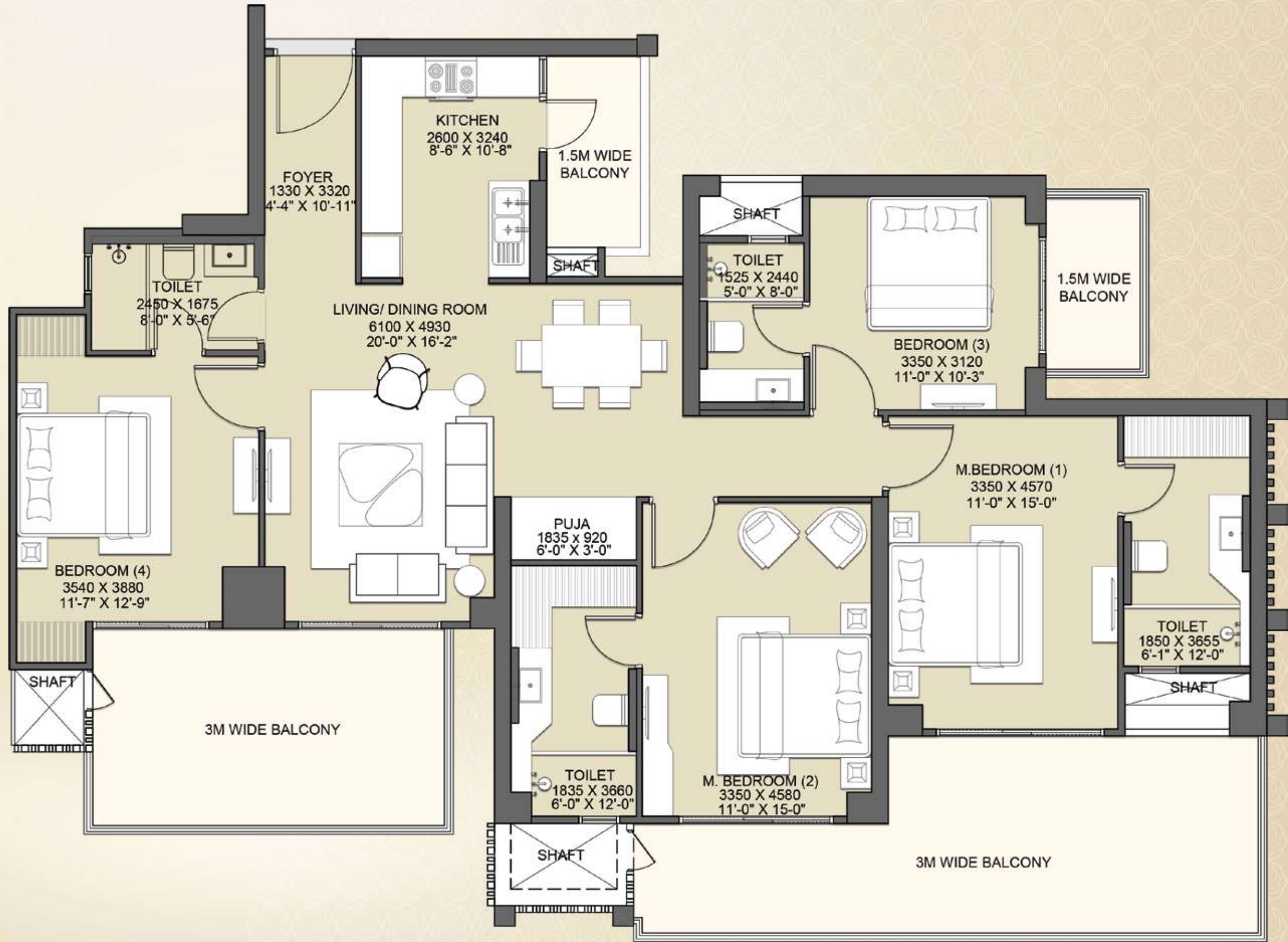
1ST TO 12TH, 14TH, 15TH TO 33RD FLOOR

FOYER + LIVING & DINING + 4 BEDROOMS +
PUJA + KITCHEN WITH UTILITY BALCONY +
4 TOILETS + 2 BIG BALCONIES + 1 BALCONY



AREA DETAILS

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|---------------------|------------------------------|
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TYPICAL FLOOR PLAN

TOWER:
BLOOMBERG , CHRYSLER & HUDSON
UNIT - 15, 19 & 23

2B + DOUBLE HEIGHT
ENTRANCE LOBBY AT STILT + 32 FLOORS

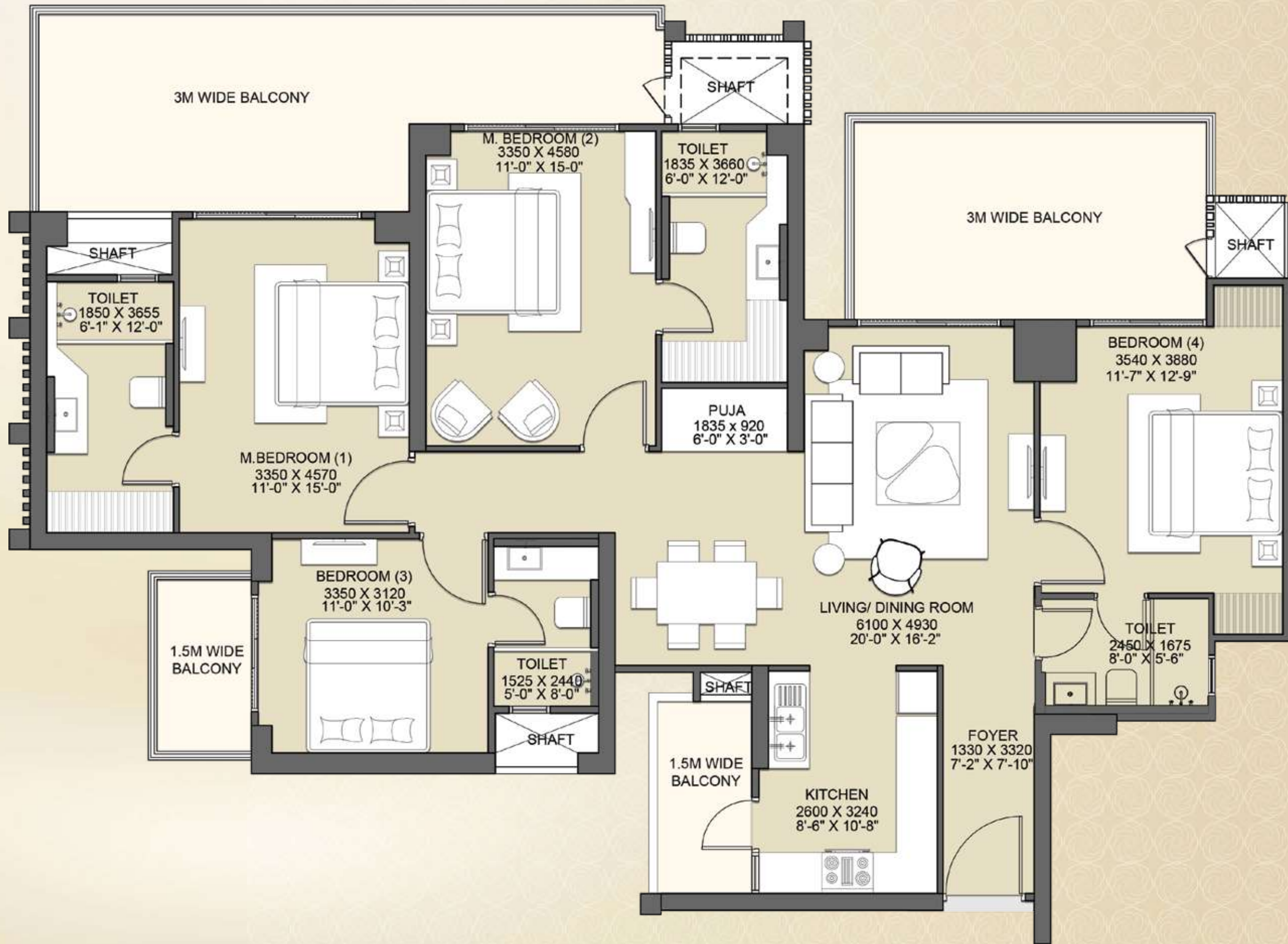
1ST TO 12TH, 14TH, 15TH FLOOR &
18TH TO 23RD & 26TH TO 33RD FLOOR

FOYER + LIVING & DINING + 4 BEDROOMS +
PUJA + KITCHEN WITH UTILITY BALCONY +
4 TOILETS + 2 BIG BALCONIES + 1 BALCONY



AREA DETAILS

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|---------------------|------------------------------|
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TYPICAL FLOOR PLAN

TOWER:
BLOOMBERG , CHRYSLER & HUDSON
UNIT - 16, 20 & 24

2B + DOUBLE HEIGHT
ENTRANCE LOBBY AT STILT + 32 FLOORS

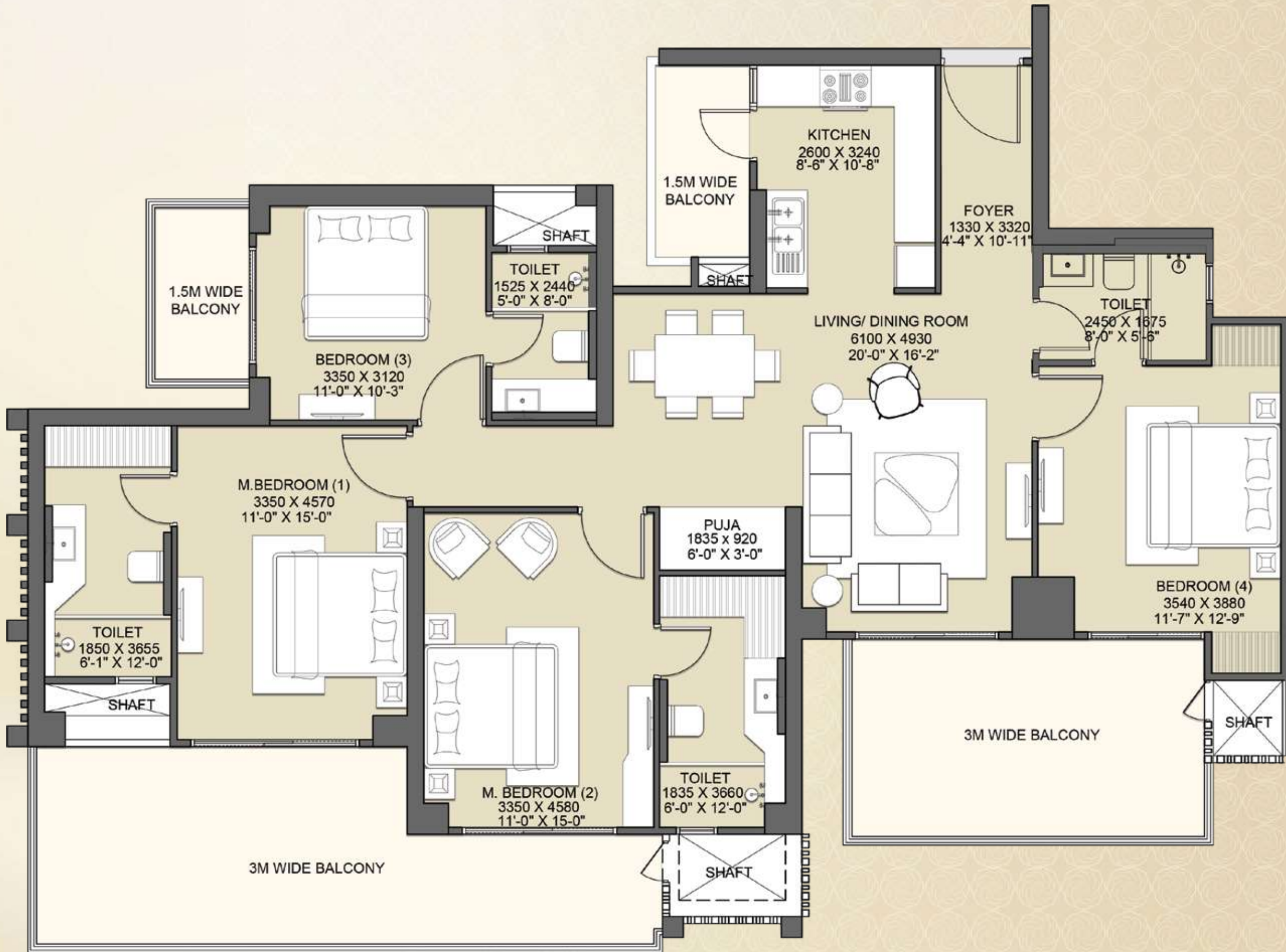
1ST TO 12TH, 14TH, 15TH TO 33RD FLOOR

FOYER + LIVING & DINING + 4 BEDROOMS +
PUJA + KITCHEN WITH UTILITY BALCONY +
4 TOILETS + 2 BIG BALCONIES + 1 BALCONY



AREA DETAILS

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TYPICAL FLOOR PLAN

TOWER:
LEONARD, LEXINGTON, LIBERTY & REGIS
UNIT - 25, 29, 33 & 37

2B + DOUBLE HEIGHT
ENTRANCE LOBBY AT STILT + 33 FLOORS

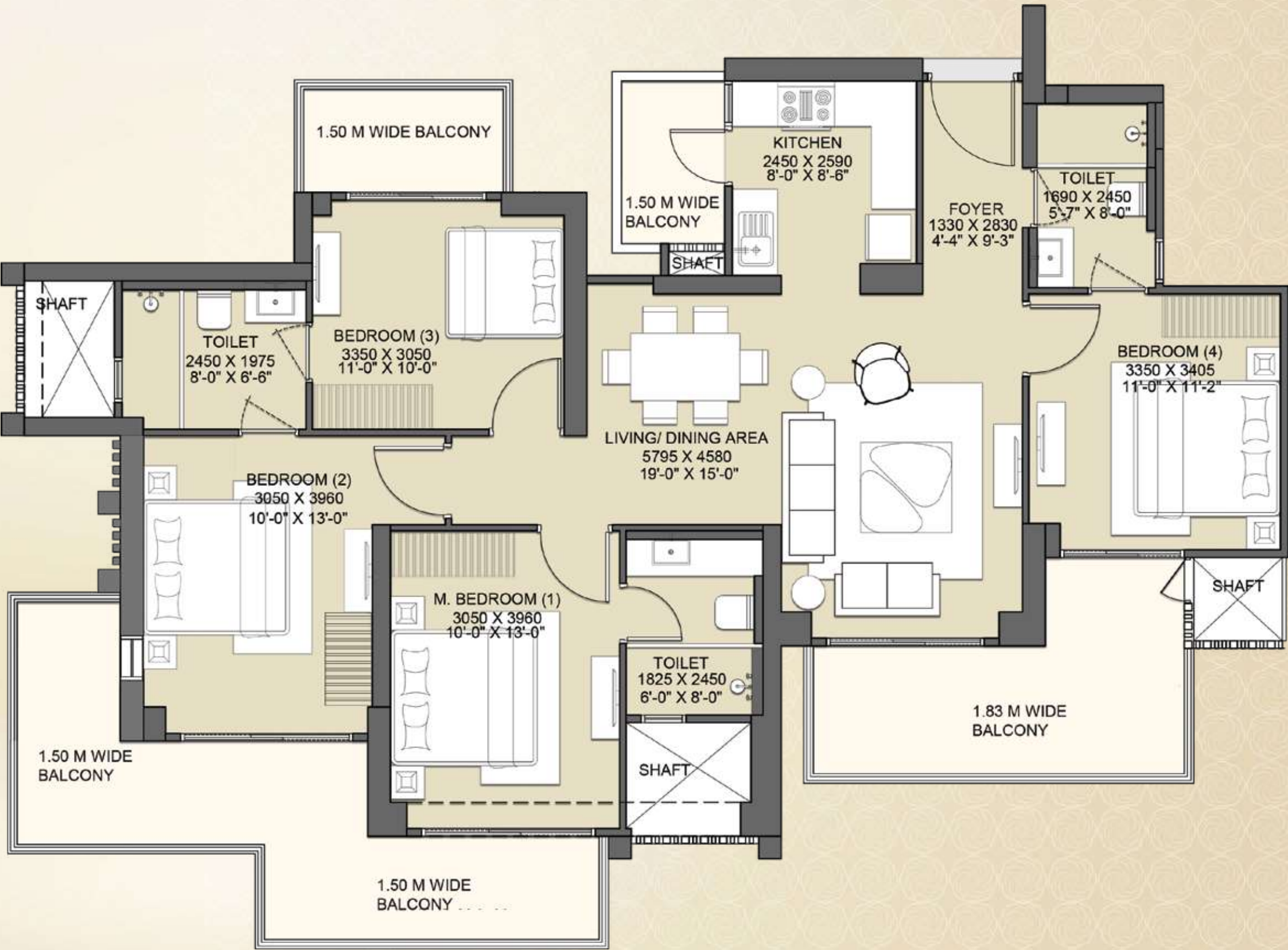
1ST TO 12TH, 14TH, 15TH FLOOR &
18TH TO 23RD & 26TH TO 32ND FLOOR

FOYER + LIVING & DINING +
4 BEDROOMS + KITCHEN WITH UTILITY BALCONY +
3 TOILETS + 2 BIG BALCONIES + 1 BALCONY



AREA DETAILS

| | |
|---------------------|------------------------------|
| RERA CARPET AREA | = 98.68 SQ.MT./ 1062 SQ.FT. |
| COVERED AREA | = 109.05 SQ.MT./ 1174 SQ.FT. |
| BALCONY AREA | = 36.31 SQ.MT./ 390 SQ.FT. |
| COMMON AREA (FLOOR) | = 47.41 SQ.MT./ 510 SQ.FT. |
| TOTAL AREA | = 205.32 SQ.MT./ 2210 SQ.FT. |



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TYPICAL FLOOR PLAN

TOWER:
LEONARD, LEXINGTON, LIBERTY & REGIS
UNIT - 26, 30, 34 & 38

2B + DOUBLE HEIGHT
ENTRANCE LOBBY AT STILT + 33 FLOORS

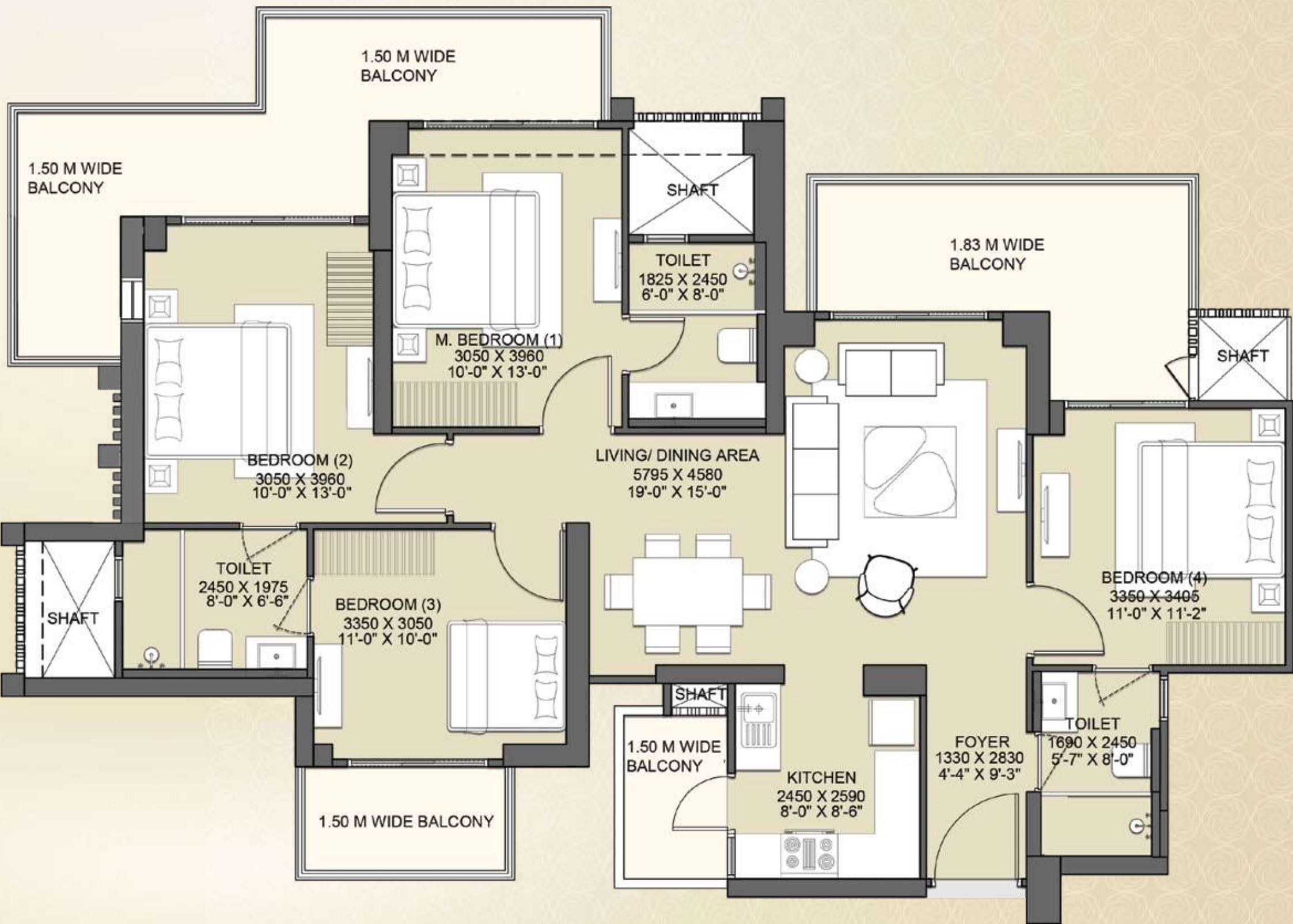
1ST TO 12TH, 14TH, 15TH TO 34TH FLOOR

FOYER + LIVING & DINING +
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AREA DETAILS

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|---------------------|------------------------------|
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TYPICAL FLOOR PLAN

TOWER:
LEONARD, LEXINGTON, LIBERTY & REGIS
UNIT - 27, 31, 35 & 39

2B + DOUBLE HEIGHT
ENTRANCE LOBBY AT STILT + 33 FLOORS

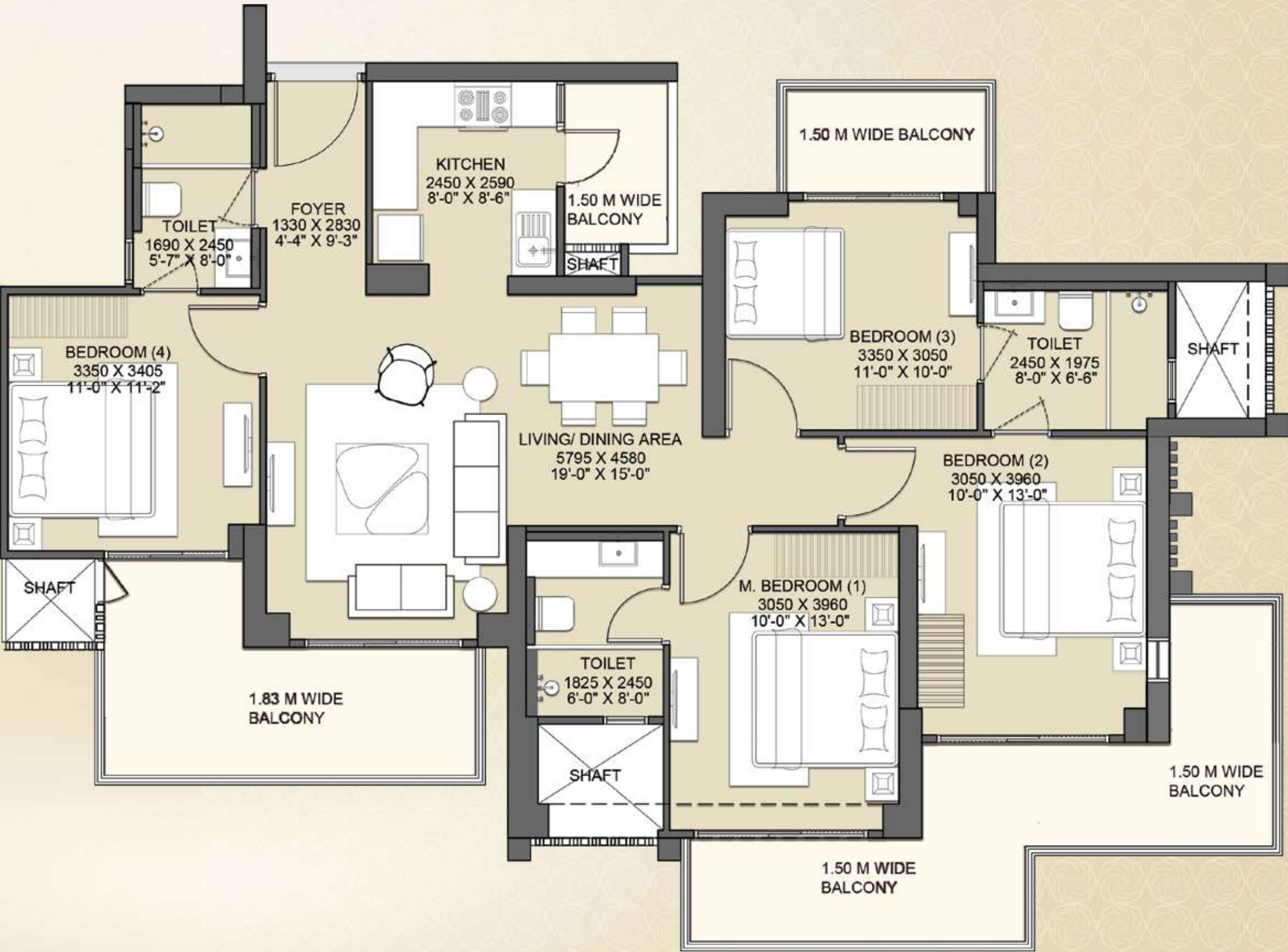
1ST TO 12TH, 14TH, 15TH FLOOR &
18TH TO 23RD & 26TH TO 32ND FLOOR

FOYER + LIVING & DINING +
4 BEDROOMS + KITCHEN WITH UTILITY BALCONY +
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AREA DETAILS

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|---------------------|------------------------------|
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TYPICAL FLOOR PLAN

TOWER:
LEONARD, LEXINGTON, LIBERTY & REGIS
UNIT - 28, 32, 36 & 40

2B + DOUBLE HEIGHT
ENTRANCE LOBBY AT STILT + 33 FLOORS

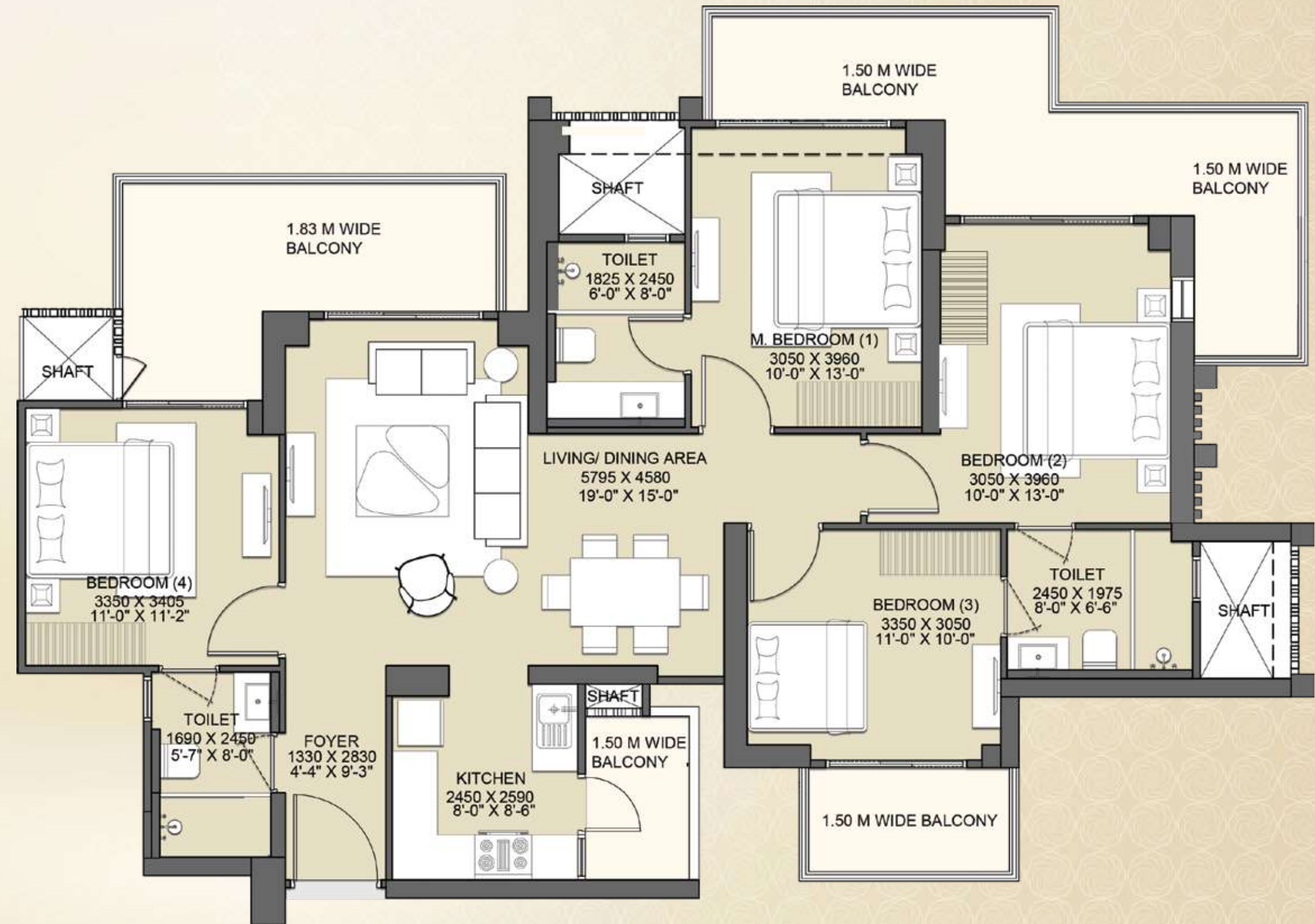
1ST TO 12TH, 14TH, 15TH TO 34TH FLOOR

FOYER + LIVING & DINING +
4 BEDROOMS + KITCHEN WITH UTILITY BALCONY +
3 TOILETS + 2 BIG BALCONIES + 1 BALCONY



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