

YCM

WALL ROCK
DEVELOPERS LLP



YAMUNA CITY MALL

At

GAUR YAMUNA CITY, YAMUNA EXPRESSWAY



RERA NO.
UPRERAPRJ892259
www.up-rera.in

"YOUR GROWTH IS OUR ACHIEVEMENT"

YCM



Yamuna City Mall will be an integrated hub for business and entertainment with a classic and lavish theme. This location is reasonably priced, spacious and purely elegant in encompassing 5000 meter of land, This project is strategically located on the 60 meter facing to Yamuna expressway. The mall will have modern facade with enough branding space provided to all prospective retailers. This mall have the first Multiplex in the region. It is the perfect investment destination which will result in high returns.



Disclaimer: 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.





Multiplex



Entertainment
Zone



Super Market



Disclaimer: 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.



Project Highlights

- ❖ First multiplex in Yamuna City region
- ❖ Earthquake resistant and Wi-Fi enabled building
- ❖ Two side open corner plot
- ❖ Well connected with Yamuna Expressway
- ❖ 10 minute drive from the upcoming Noida International Airport, Jewar, UP
- ❖ 3 minute drive from the upcoming Film City
- ❖ Strategically located on 60 meter wide road facing to Yamuna Expressway
- ❖ Fully Paid Land
- ❖ Comprises of both the escalators as well as lift
- ❖ Surrounded by density of 35000+ population
- ❖ An integral part of 250 acre Gaur Yamuna City
- ❖ 1000 families are living in the radius of 500mtr



108 Ft Tall Statue of Lord Krishna
(Under Development)



Approved Noida International Airport at Jewar



Near by Global Schools & University



Cozy Cafeteria



Fashion Stores



Family Stores

WHY YAMUNA EXPRESSWAY

The Yamuna Expressway is a fast emerging as the next development hub. It is a 503km long controlled-access expressway which connects Greater Noida, Agra and Lucknow. The time taken to travel the distance between the cities has reduced and one can reach the destination at a faster rate. The Yamuna Expressway has not just saved time but has given a lot of facilities which were the exigency that time. With the approved Noida International Airport, people living in many cities of western UP will save approximately 2 hours of traveling time to Delhi airport. The Airport will increase the density of the area which will make the place more advantageous for the home buyers. Apart from this, the Airport will bring out many jobs which will result in more employment which will grow the market eventually.



APPROVED NOIDA
INTERNATIONAL AIRPORT



APPROVED METRO
CONNECTIVITY



EASTERN PERIPHERAL
EXPRESSWAY



PROPOSED
MONO RAIL



PROPOSED
ISBT



MUMBAI FREIGHT CORRIDOR
BY INDIAN RAILWAY



DELHI - MUMBAI
EXPRESSWAY



BUDDH
INTERNATIONAL CIRCUIT



WORLD CLASS
UNIVERSITIES



CRICKET
STADIUM



HOSPITALS



IT HUB



SCHOOL IN
VICINITY



PROPOSED
FILM CITY

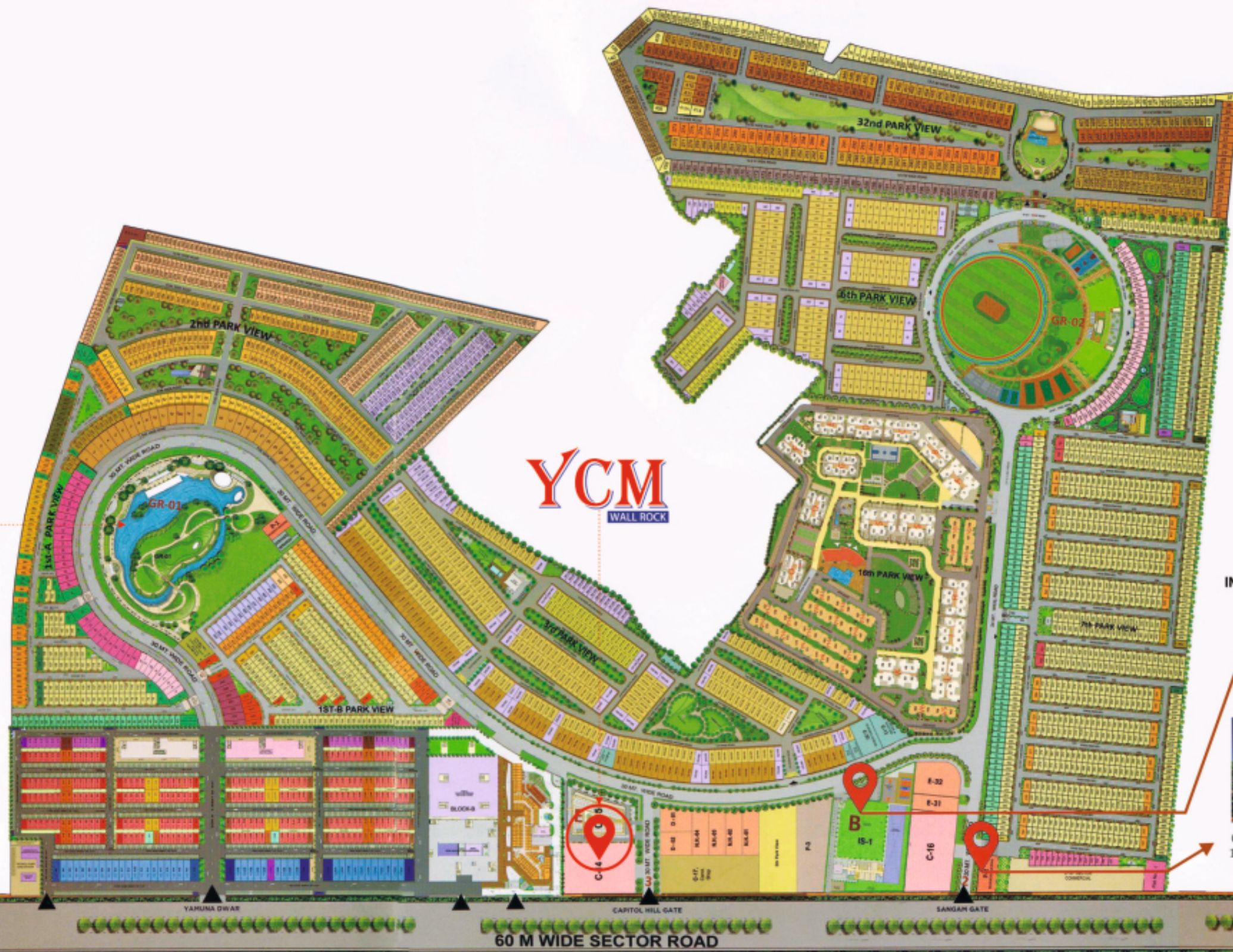


765 KV
POWER STATION

GAUR YAMUNA CITY



Yamuna
Lake Park



◀◀ TO NOIDA

YAMUNA EXPRESSWAY

TO AGRA ▶▶

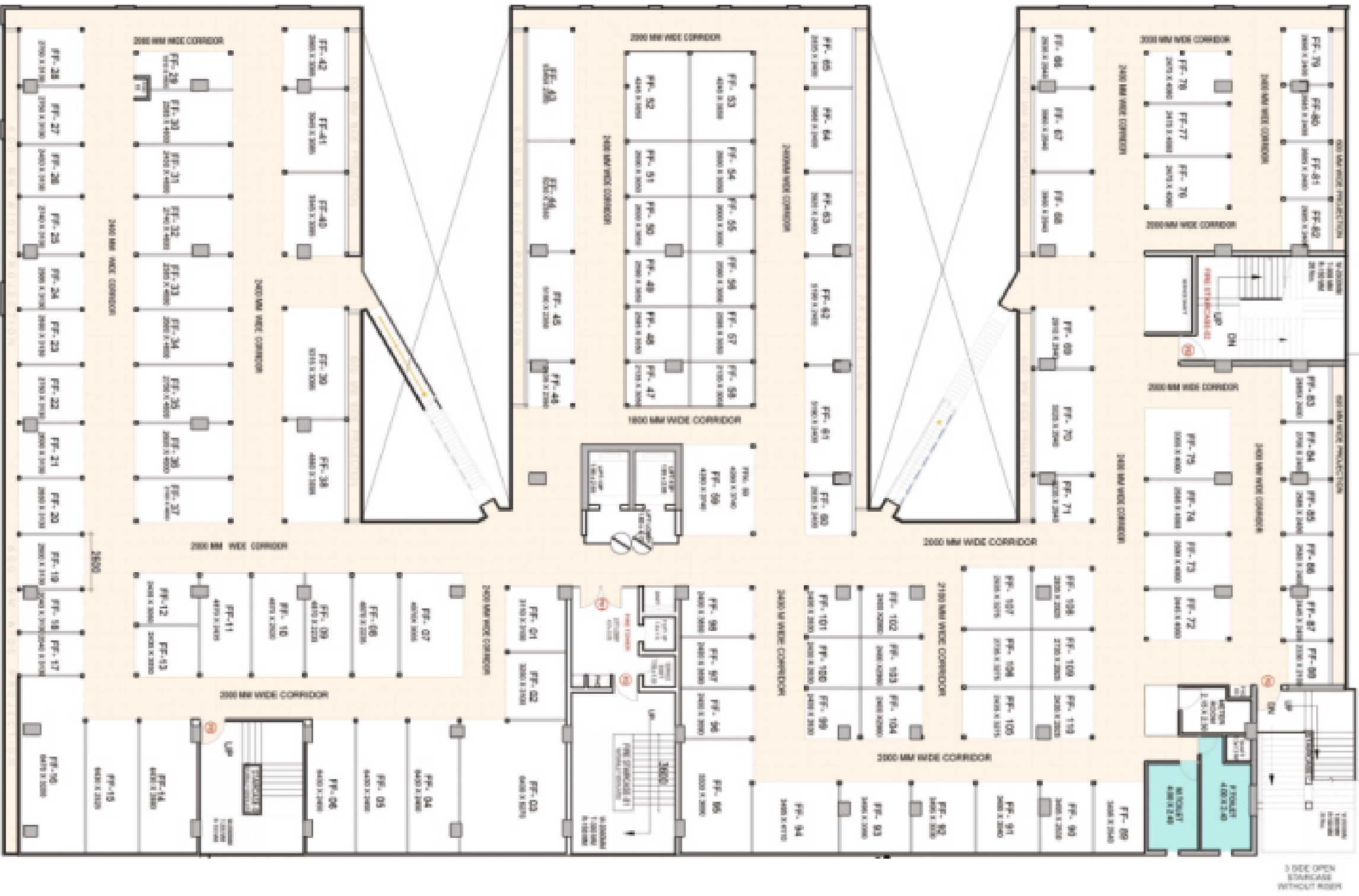
Lower G Floor







Upper G Floor



First Floor



Disclaimer: 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.

Second Floor



Third Floor



PROJECT SPECIFICATIONS

DETAILS

Total No. of Shops	560
No. of Floors	Basement (Parking), Lower Ground, Upper Ground, First, Second, Third and Fourth Floor

NO. OF SHOPS PER FLOOR

Basement	Parking
Lower Ground Floor	Shops-155, Kiosk-12, Display Unit-8 No. (Approx)
Ground Floor	Shops-107, Kiosk-2 No. (Approx)
First Floor	Shops-110 No. (Approx)
Second Floor	Shops-47, Kiosk-8, Cinema-2 Screen No. (Approx)
Third Floor	Shops-55, Kiosk-2, Cinema-2 Screen No. (Approx)
Fourth Floor	Shops-50, Entertainment Zone-2 No. (Approx)

VITAL PROJECT RELATED INFORMATION

Air Conditioning	DX Cooling System
Ceiling Height	13'-9" Height (Finished Floor to Finished Floor) for basement stack parking
	12'-0" Height (Finished Floor to Finished Floor) for LGF
	14'-9" Height (Finished Floor to Finished Floor) for Shopping UGF
	13'-7" Height (Finished Floor to Finished Floor) for Shopping First Floor
	14'-8" Height (Finished Floor to Finished Floor) for Food Court & Cinema Second Floor
	14'-8" Height (Finished Floor to Finished Floor) for Food Court & Cinema Third Floor
	12'-4" Height (Finished Floor to Finished Floor) for Kiosk & Entertainment Zone Floor

BASEMENT AREA

Road & Parking	VDF Trimix Concrete Flooring
Lighting	Tube Light / Ceiling Mounted LED Light Fixture
Common Parking	As Per Drawings
Ramp	Chequered Tiles / Trimix Concrete Flooring

LIFT AND ESCLATORS

Separate Lift	2 No. For Shopping Area, Cinema & Food Court (Make: Otis/Schindler/Thyssen Krupp/Kone/Equivalent)
Separate Lift	2 No. For Fire (Make: Otis/Schindler/Thyssen Krupp/Kone/Equivalent)
Escalator	10 No. For Shopping Area, Cinema & Food court (Make: Otis/Schindler/Thyssen Krupp/Kone/Equivalent)

LOBBY AND COMMON AREAS

Flooring	Granite Flooring / Tiles (Shivakashi/Sadarali/Black / Steel Grey / Equivalent)
Ceiling	Designed False Ceiling with lighting.
Painting	OBD Paints (Make: ICI dulux / Asian / Burger or equivalent Quaity) and Exposed Services.
Railling	Railing with Glass/ SS Tube/ MS Tube
Escalators	Total 4 Nos Escalators on each floor Upper ground to 2nd floor for upward and downward movement (Make: Otis / Schindler / Thyssen Krupp / Kone / Equivalent)
Walls	Plastered Walls with grenite up to 4'-0" As Per Design
Electricity	Common Area and Corridor Lighting
Fire Fighting	As Per Fire NOC
Staircase	Granite Flooring / Tiles(Shivakashi / Sadarali/Black / Steel Grey / Equivalent)
Lighting	Tube Light/Ceiling Mounted LED Light Fixture

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 Requirment
Transformer	As per Load Requirment

COMMON TOILET

Male and Female Toilet on each floor	
Flooring	Granite Flooring / Tiles (Shivakashi / Sadarali / Black / Steel Grey / Equivalent)
Painting	OBD Paints (Make: ICI dulux / Asian / Burger or equivalent Quaity) and Exposed Services.
Wall Cladding	Granite/Tiles Dedo (Sadarali / Black / Steel Grey / Equivalent)
WC	European WC / Floor / Wall Mounted
CP Fitting	Chrome Plated

SHOPS

Flooring	RCC Slab-Ready to receive any flooring by Owner / Buyer.
Wall	75 mm thick Dry Wall / Brickwork (Fly Ash Brick),Single coat of White Cement Paint
Ceiling	Exopsed RCC Ceiling (No. Furnishing)
Doors & Windows	M.S. Rolling Shutters on opening fixed inside of the shop front.
Electricity	Single Point Distribution for main electrical connection up to shops.
Fire Fighting	As Per Fire NOC.

HALL & FOOD COURT

Flooring	RCC Slab- Ready to receive any flooring by Owner / Buyer.
Wall	75 mm thick Dry Wall / Brickwork (Fly Ash Brick),Single coat of White Cement Paint.
Ceiling	Exopsed RCC Ceiling (No. Furnishing)
Doors & Windows	UPVC, Wooden door (All External Doors)
Electricity	Single Point Distribution for main electrical connection up to hall.
Fire Fighting	As Per Fire NOC.

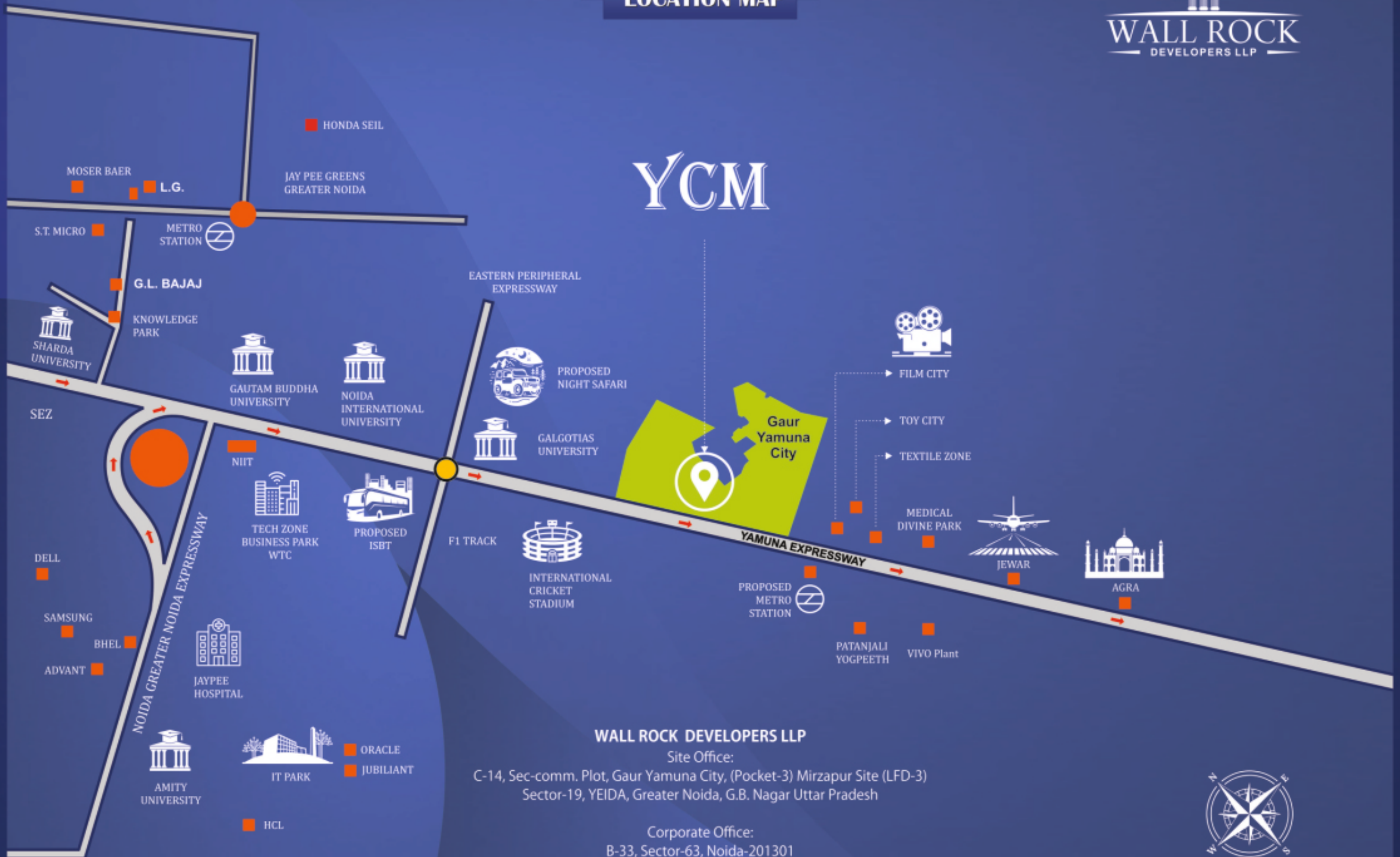
Successful Project that delivered on time!

Aishwaryam
2/3 BHK Luxurious Apartments at G. Noida (West)

and
G
GAUR CITY-2
Get used to more
Greater Noida (West)



LOCATION MAP



WALL ROCK DEVELOPERS LLP

Site Office:

C-14, Sec-comm. Plot, Gaur Yamuna City, (Pocket-3) Mirzapur Site (LFD-3)
Sector-19, YEIDA, Greater Noida, G.B. Nagar Uttar Pradesh

Corporate Office:

B-33, Sector-63, Noida-201301

Customer Care No.: 0120 - 4967534 E-mail: cc@wallrock.co.in



Map not to scale