



ATS
KABANA HIGH

SECTOR-4, GREATER NOIDA (W)





GRADE 'A' OFFICE SPACES
AND **HIGH-STREET RETAIL**



EXCLUSIVE WAITING LOUNGE
WITH CAFÉ AT THE **ENTRANCE LOBBY**





PRIME SHOPPING AND
ENTERTAINMENT DESTINATION



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ENTERTAINMENT DESTINATION





GRADE 'A' **OFFICE SPACES**



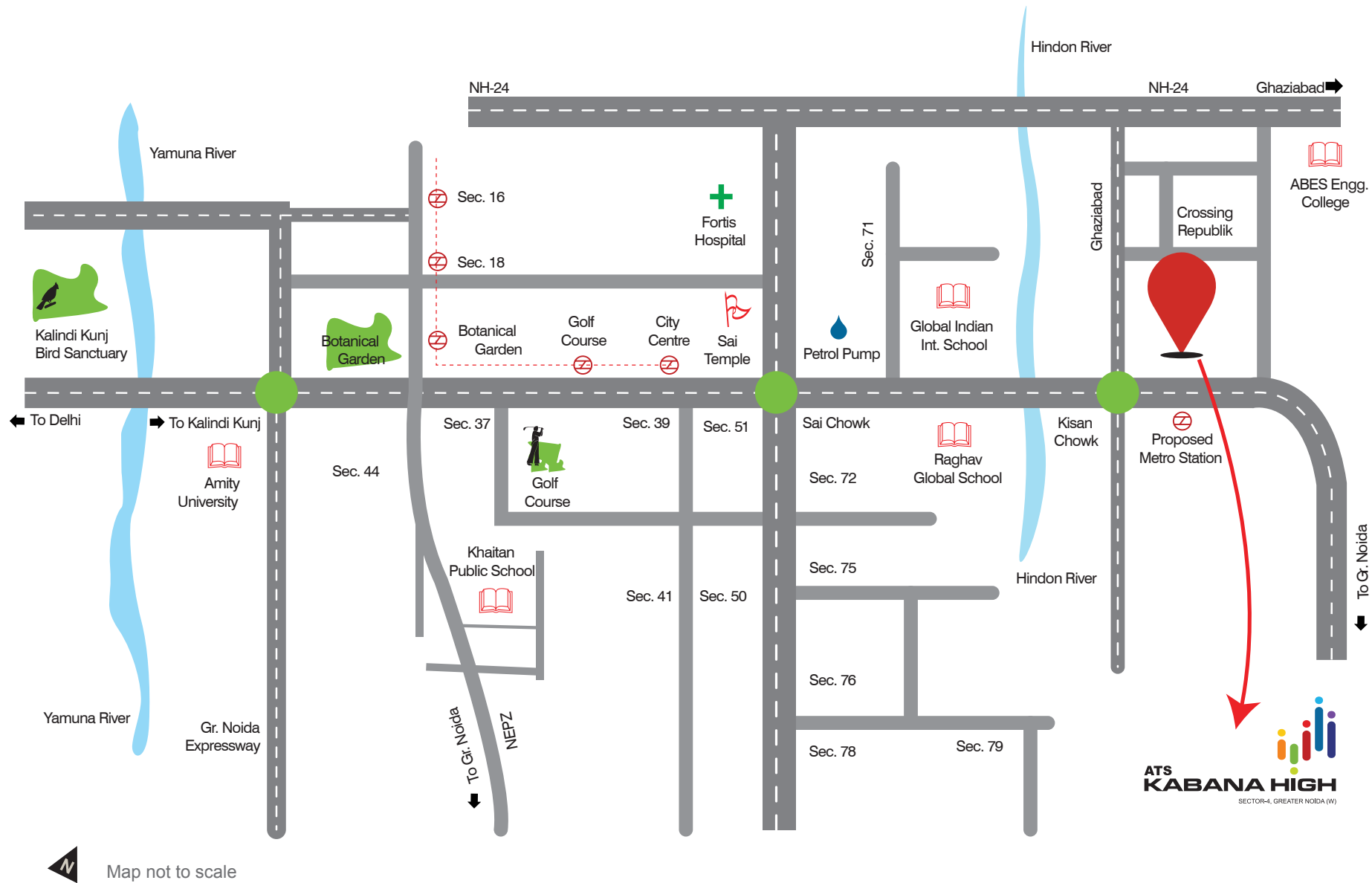
FOOD COURT



ENTERTAINMENT & FUN



UNMATCHED LOCATION. ENDLESS POSSIBILITY.



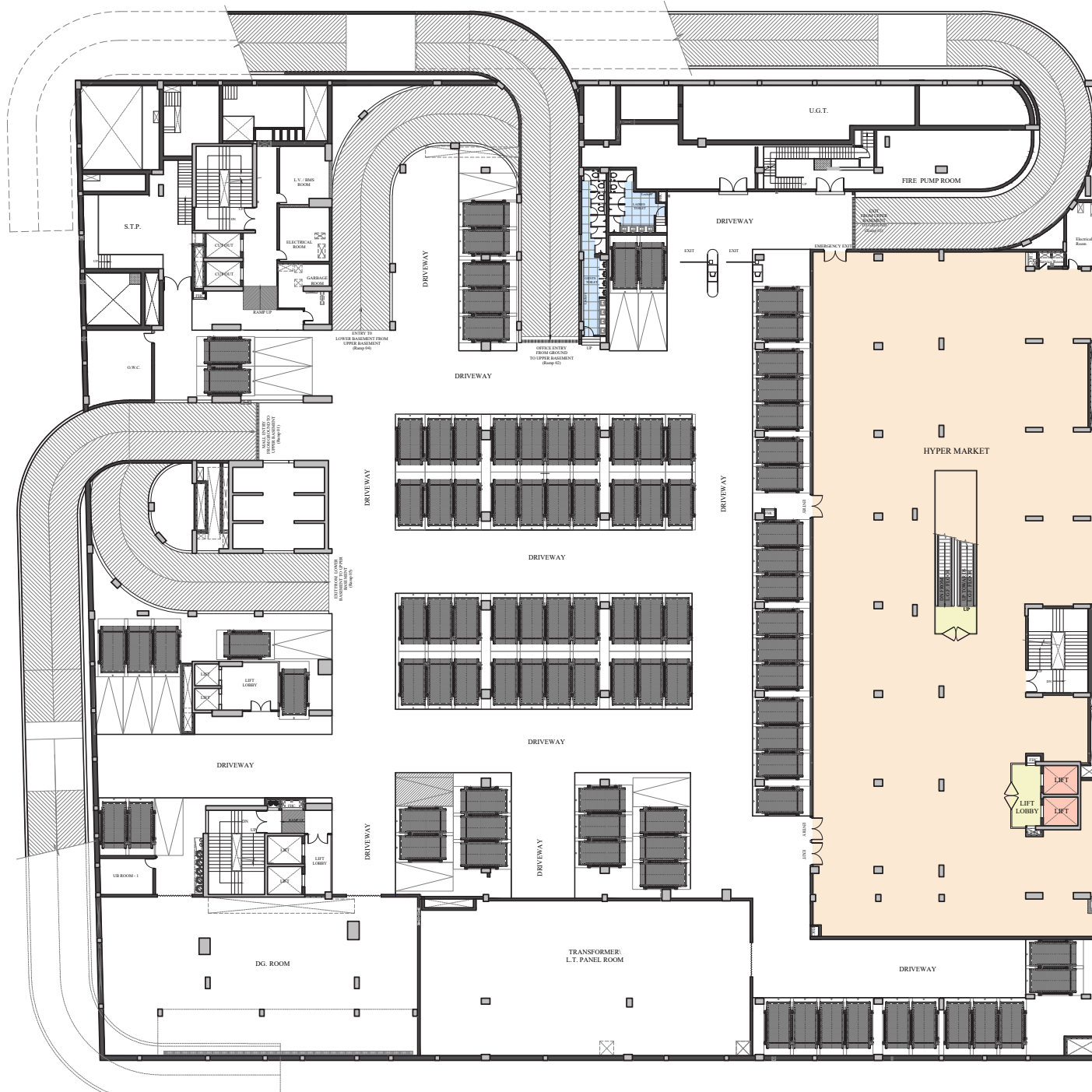
LOCATION MAP



Disclaimer: The Site Plan shown is tentative. The overall layout may vary because of statutory/design reasons.

PROJECT **SITE PLAN**





NOTE:

1. The window size/its location in rooms may change because of elevational features
2. The overall layout may vary because of statutory reasons in case required
3. The super area may vary by $\pm 10\%$
4. While converting millimeters (mm) to feet-inches, inches are rounded off to the nearest possible whole number for ease of calculations
1 sq. m = 10.764 sq. ft.

HYPERMARKET - UPPER BASEMENT LAYOUT



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FLOOR PLAN - LOWER GROUND FLOOR





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FLOOR PLAN - UPPER GROUND FLOOR



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FLOOR PLAN - FIRST FLOOR





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FLOOR PLAN - SECOND FLOOR

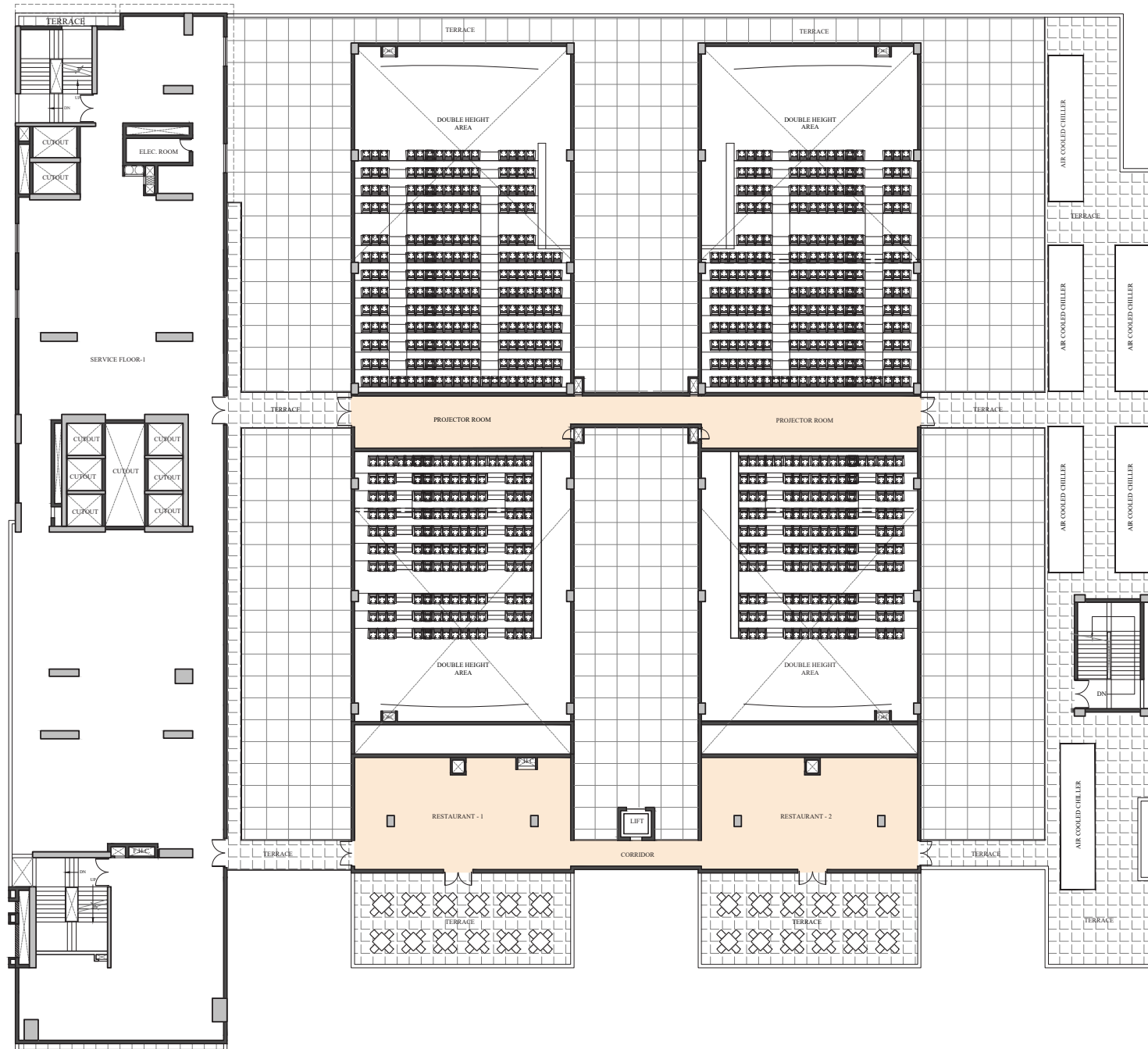


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FLOOR PLAN - THIRD FLOOR





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FLOOR PLAN - FOURTH FLOOR

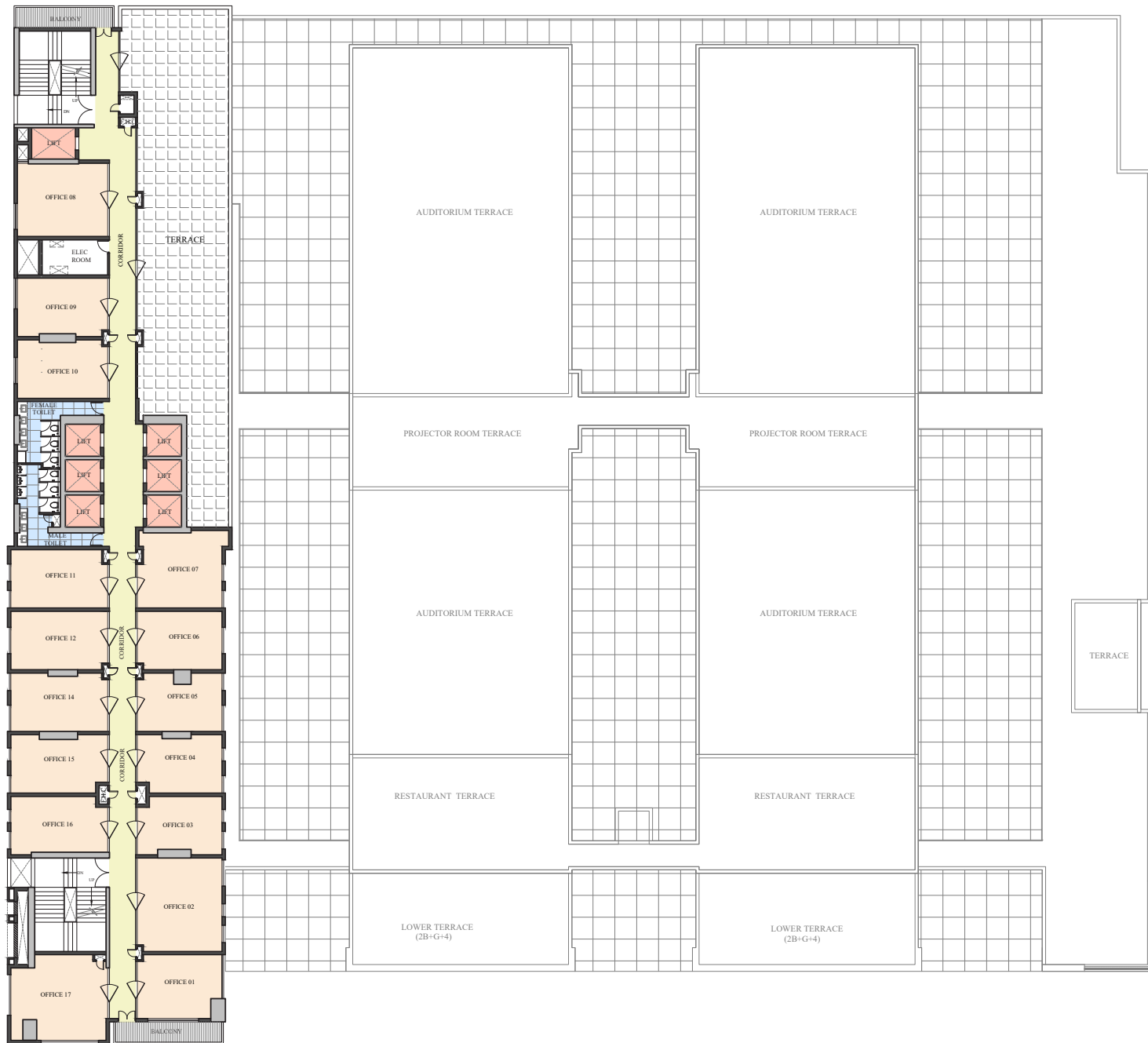


NOTE:

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FLOOR PLAN - 5TH TO 28TH FLOOR





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FLOOR PLAN - 29TH FLOOR

OFFICE SUITES - SPECIFICATIONS

STRUCTURE	RCC slab and column structure with masonry partitions Passenger & Service Elevators and Staircases connecting Office levels
LANDSCAPE	Dedicated drop-off zone and entrance for Office
FINISHES	Lobbies: Combination of Stone/Vitrified tiles and painted surface Basement: Broom finish concrete Tenant Floor Finish: Concrete floor Common Toilets: Finished toilets with modern fittings and fixtures
PARKING	Basement for parking and services Provision of video surveillance
SECURITY	Video Surveillance: Basement parking and at appropriate location on upper floors Manned Security: Boom Barrier at all Vehicular Entry & Exit Points
LIFE SAFETY	Wet Riser/Hose Reels/Sprinklers/Fire Extinguishers: Provided as per norms External Fire Hydrants: Provided as per norms
HVAC	AC System: Chill water supply & return, BTU meter on chargeable basis Ventilation and Exhaust: Provided for common toilets and basements
ELECTRICAL	Distribution: Provision of cable upto tenants' Distribution Board Metering: Tenant load will be metered Lightening Protection & Earthing Pits: Provided Emergency Lighting: Emergency lighting in select common area
DIESEL GENERATORS	100% automatic back-up provided for the lighting, power and AC on chargeable basis with appropriate diversity
COMMUNICATION	Cable TV Connection: Provision for Cable TV Telephone: Provision for voice and data

Disclaimer: ATS reserves its right to change the area and specifications without prior notice. If the area differs at the time of possession, cost would be adjusted upwards or downwards, as the case may be. Variation in area shall not exceed 10%.



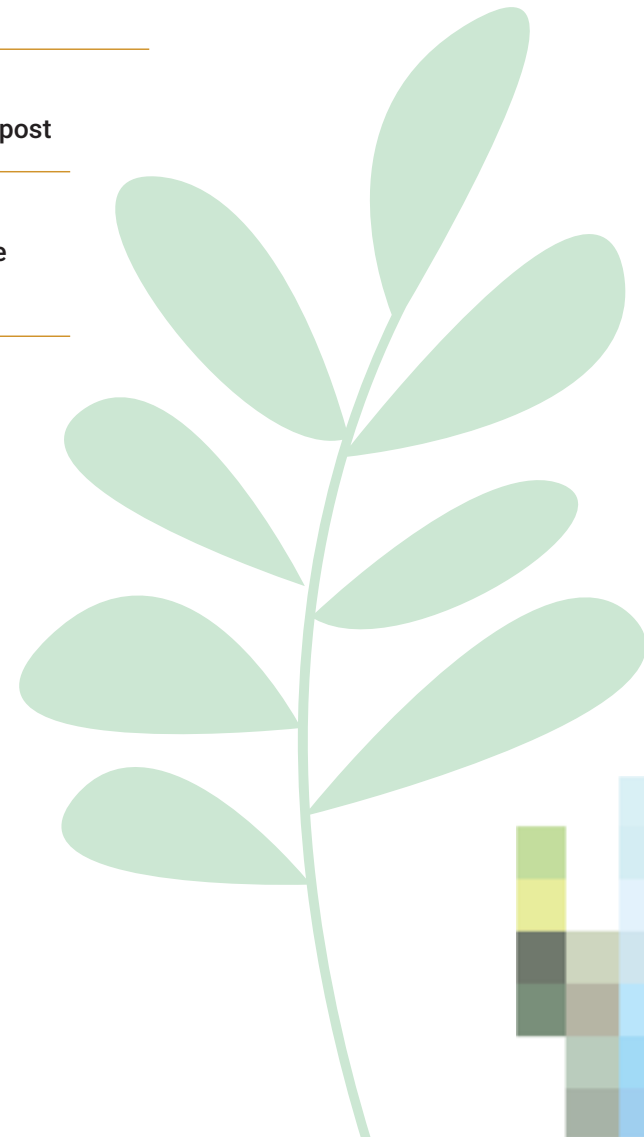
RETAIL - SPECIFICATIONS

RETAIL SHOPS	Large storefronts and glazing areas for Retail units Dedicated signage areas for all units as per design
STRUCTURE	RCC slab and column structure with masonry partitions Escalators and staircases connecting Retail levels
LANDSCAPE	Richly landscaped central plaza with paving and decorative features Pedestrian plaza designed with seating areas and kiosks
FINISHES	Exterior: Combination of Glazed windows, Stone and Painted surfaces Lobbies: Combination of Stone/Vitrified tiles and painted surface Basement: Broom finish concrete Tenant Floor Finish: Concrete floor Common Toilets: Finished toilets with modern fittings and fixtures
PARKING	Basement for parking and services Provision of video surveillance
SECURITY	Video Surveillance: Basement parking and at appropriate location on upper floors Manned Security: Boom Barrier at all Vehicular Entry & Exit Points
LIFE SAFETY	Wet Riser/Hose Reels/Sprinklers/Fire Extinguishers: Provided as per norms External Fire Hydrants: Provided as per norms
HVAC	AC System: Chill water supply & return, BTU meter on chargeable basis Ventilation and Exhaust: Provided for common toilets and basements
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GREEN - SPECIFICATIONS

WATER CONSERVATION	Rainwater harvesting Efficient low-flow plumbing fixtures Reuse of harvested water for Flushing and Landscape to avoid potable or ground water usage
ENERGY EFFICIENCY	Roof with solar reflective material Fly ash bricks for walls LED/CFL-based lighting in common areas
WASTE MANAGEMENT	Multi-coloured bins for waste segregation at source Organic waste composter to convert waste generated on site to compost
ARCHITECTURE	Placement and Sizing of windows to allow daylight Universal accessible designing and lifts with braille, audio assistance and handrails for all floor levels
MATERIAL	Low VOC paints to improve indoor air quality Regional material to reduce emissions from transportation



DELIVERED PROJECTS



ATS GREENS I

Sector 50, Noida



ATS GREENS II

Sector 50, Noida



ATS VILLAGE

Sector 93A, Noida Expressway



ATS ONE HAMLET

Sector 104, Noida



PARADISO

Sector Chi-04, Greater Noida



Phase I & II, Indrapuram



Indrapuram, Ghaziabad



ATS GOLF MEADOWS ATS PRELUDE

Dera Bassi, Punjab



Sector 109,
Dwarka Expressway



Dera Bassi, Barwala Rd., Punjab



CASA ESPAÑA

Phase I
Sector 121, Mohali



Pristine

Sector 150,
Noida Expressway



Heavenly Foothills

Sahastradhara Road, Dehradun



DOLCE

Phase I
Zeta 1, Greater Noida



ATS GOLF MEADOWS LIFESTYLE LUXURY APARTMENTS

Phase I
Dera Bassi, Punjab



PRAGYA

Gift City - SEZ
Gujarat



Sector 132,
Noida Expressway



Triumph

Sector 104,
Dwarka Expressway



Tourmaline

Sector 109,
Dwarka Expressway

ONGOING PROJECTS



Phase II
Sector 121, Mohali
RERA Reg. No. PBRERA-SAS80-PR0086



KNIGHTSBRIDGE
an ATS home
Sector-124, Noida
RERA Reg. No. UPRERAPRJ3574



PRISTINE
Golf Villas
an ATS home
Sector-150, Noida
RERA Reg. No. UPRERAPRJ3796



DOLCE
an ATS home
Phase II
Zeta 1, Greater Noida
RERA Reg. No. UPRERAPRJ3774



Le GRANDIOSE
Sector 150, Noida Expressway
RERA Reg. No. UPRERAPRJ3250



Allure
an ATS home
Sector-22D
Yamuna Expressway
RERA Reg. No. UPRERAPRJ918



RHAPSODY
an ATS home
Sector-1,
Greater Noida West
RERA Reg. No. UPRERAPRJ4115



MARIGOLD
an ATS home
Sector 89A,
Dwarka Expressway
RERA Reg. No. 55/2017



Pristine II
an ATS home
Sector 150,
Noida Expressway
RERA Reg. No. UPRERAPRJ2875



GOLF MEADOWS
LIFESTYLE LUXURY APARTMENTS
Dera Bassi, Punjab
RERA Reg. No. PBRERA-SAS79-PR0007



PICTURESQUE
REPERIEVES
Phase I & II
Sector-152, Noida Expressway
RERA Reg. No. UPRERAPRJ396176



DESTINAIRE
Sector-1, Greater Noida (W)
RERA Reg. No. UPRERAAPRJ417134



KINGHOOD DRIVE
Sector-152, Noida Expressway
RERA Reg. No. UPRERAPRJ2575



KABANA HIGH
Sector-4, Greater Noida (W)
RERA Reg. No. UPRERAAPRJ697894



KHYBER RANGE
Signature retail by ATS
NH-24, GHAZIABAD
RERA Reg. No. UPRERAAPRJ904685

HOMEKRAFT PROJECTS



RERA Reg. No. UPRERAAPRJ442430



RERA Reg. No. UPRERAPRJ183246



RERA Reg. No. UPRERAAPRJ284035



RERA Reg. No. UPRERAPRJ15574



ATS Grand Realtors Pvt. Ltd.

Site Address: Sector 4, Greater Noida (W)

Corporate Office: ATS Tower, Plot No. 16, Sector 135, Noida. Ph.: 0120-7111500

For more details, please call +91 9164 860 888 | **RERA Registration No.:** UPRERAPRJ697894 | www.up-rera.in Member: **CREDAI**

RTGS DETAILS

Company Name	ATS Grand Realtors Private Limited
Account Name	ATS Grand Realtors Private Limited Kabana High Current A/C
Bank Name	Kotak Mahindra Bank

Account Type	Current Account
Account No.	2513283574
IFSC Code	KKBK0000181
Branch Address	Sector 18, Noida

**Construction
Finance Partner**



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