



A GREAT PLACE TO WORK AND PLAY.



**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 8151 960 000  
RERA Registration No.: UPRERAPRJ15574



**ATS  
KABANA HIGH**

SECTOR-4, GREATER NOIDA (W)

## KABANA HIGH – AT THE HEART OF AN UPCOMING BUSINESS HUB.

Kabana High is here to redefine business to newer heights. Located at a fully-fledged and well-connected business zone, Kabana High offers a perfect blend of Grade 'A' office spaces, shops for high street retail, food courts and multiplexes to those who want to redefine their businesses too.

Close to premier residential pockets in Greater Noida (W), Kabana High gives an elaborate frontage for brands, and is surrounded by roads on three sides while facing a 130 m wide road that connects Delhi, Noida and Ghaziabad.

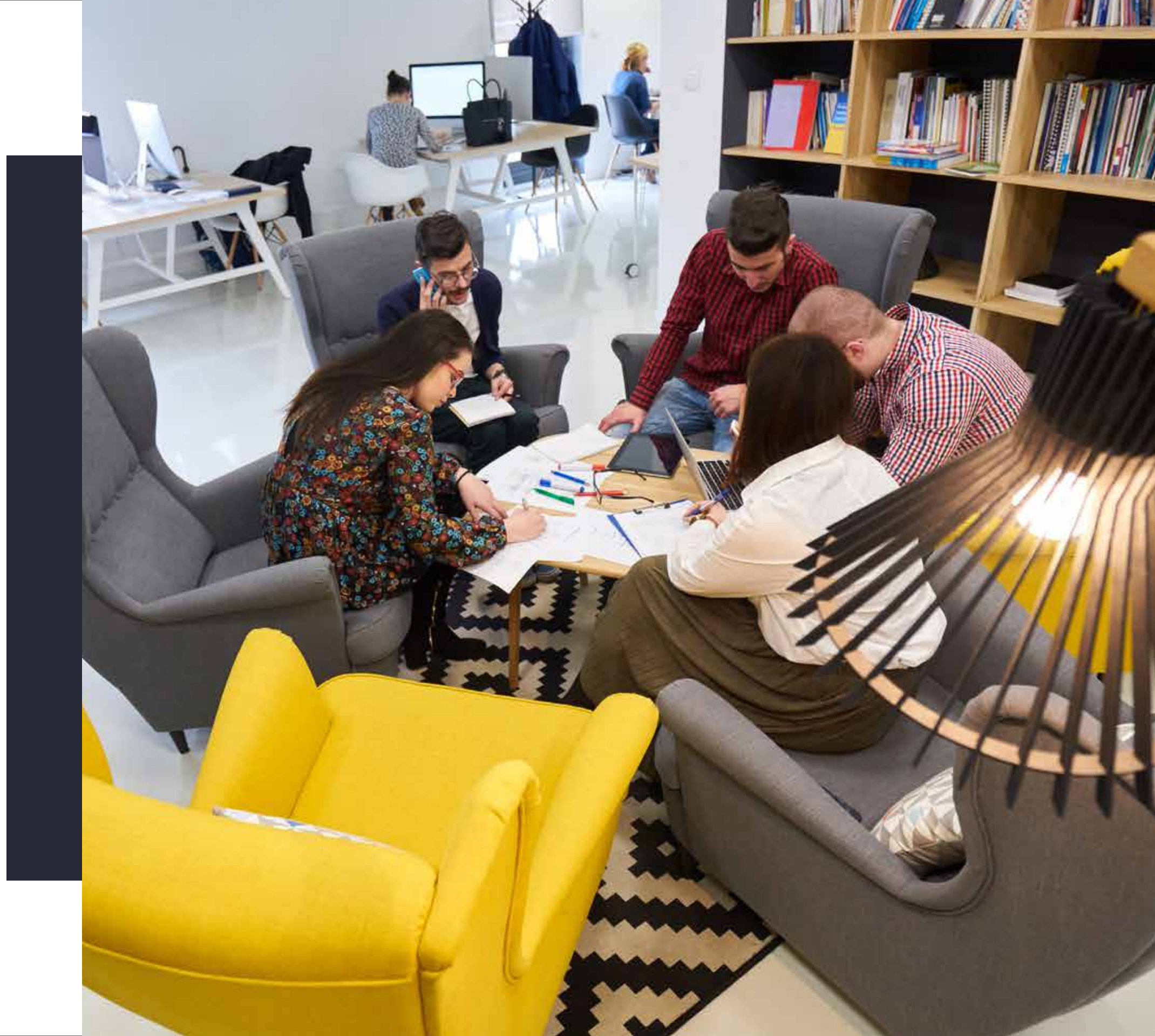
**Kabana High.**

**It's where business means business.**



The image shown is for demonstrative purpose only and is subject to change





## KABANA HIGH – A GIFT TO THE WORLD OF BUSINESS FROM ATS.

### **ATS needs no business cards.**

With more than three decades of delivering world-class residential and commercial properties, ATS has made excellence, sort of a habit. Kabana High is one such offering from the house of ATS for the business community.

KABANA HIGH –  
NEVER EVER LOW  
ON POSSIBILITIES.

- High Street Shopping
- Grade 'A' Office Space
- Restaurants & Cafes
- World-class Food Courts
- Convenient Access
- Health Clubs & Spas
- Great Connectivity
- Cost Effective
- Multiplexes
- Separate Mall Entry
- Dedicated Drop-off Zones
- Ample Parking



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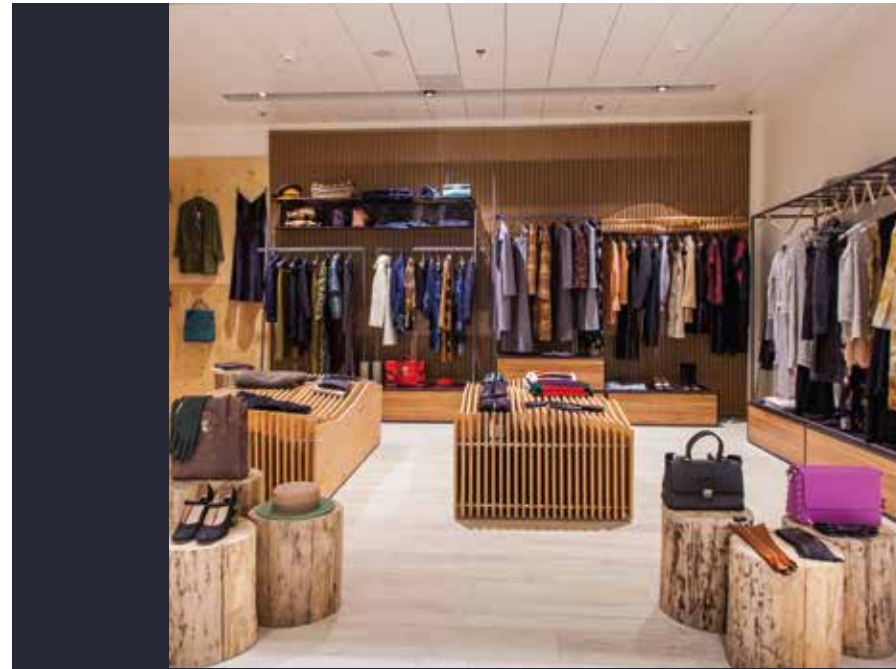


## MAKE WORK SOUND LIKE PLAY.

Kabana High Work Spaces are designed in such a way that it improves the efficiency of the place, and for those who spend their time at work, more productive. Creating an ambience that carries a unique corporate signature, Kabana High gives smartly designed SOHOs, express elevators, 100% power back-up, world-class safety and security systems, cosy lobbies, independent access, communication facilities and a host of other features that make businesses run smoothly and efficiently.



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## RETAIL THERAPY AT ITS PRESCRIBED BEST.

Kabana High Retail Spaces are planned and created to give a shopping experience to the consumers like never before. From high street fashion brands, health clubs and spas, beauty clinics and boutiques to restaurants, bistros and cafes, every aspect of retail is carefully designed to turn Kabana High as the shopping destination in Greater Noida (W).

## KABANA HIGH – AT A GLANCE.

In the heart of a full-fledged business zone

Well-connected to Noida, Ghaziabad & Delhi

Facing a 130 m wide road

Close to an upcoming metro station

Modern architecture

Separate entry for mall & dedicated drop-off zone  
for office goers

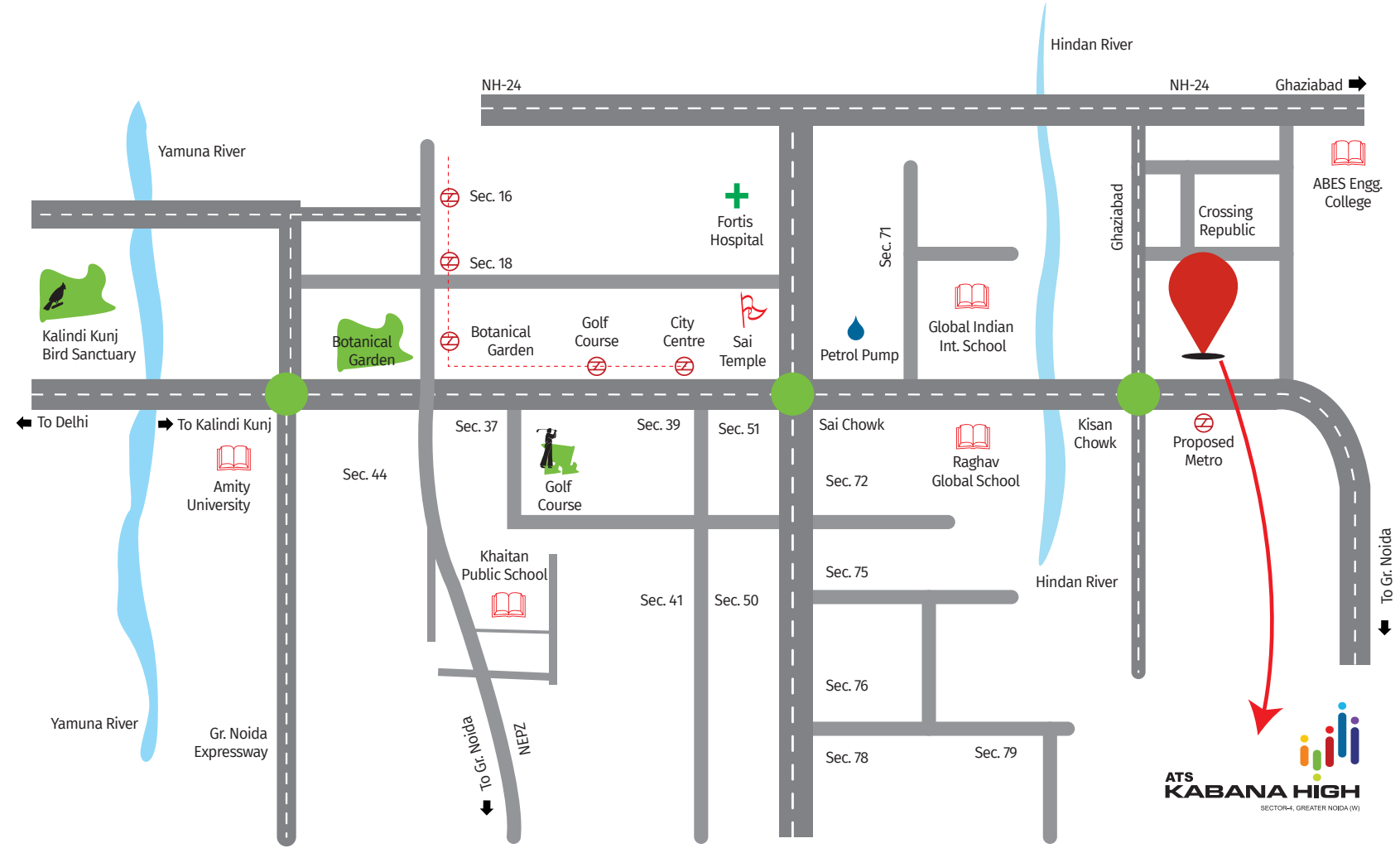
Exclusive recreational area for the occupants /  
members of offices

Food court

Hypermarket



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**ATS KABANA HIGH**  
SECTOR-4, GREATER NOIDA (VI)

**N** Map not to scale

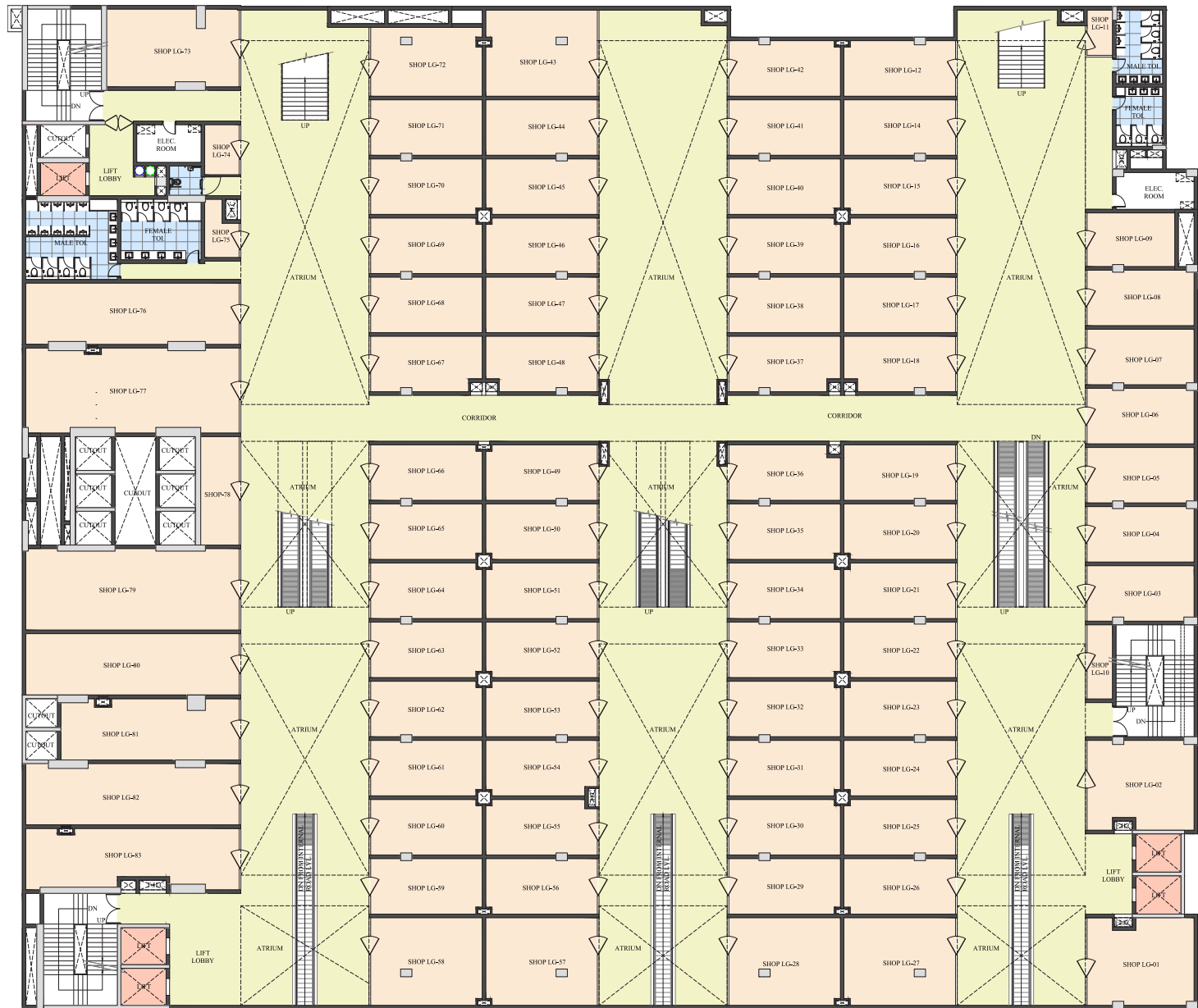


Disclaimer: The Site Plan shown is tentative. The overall layout may vary because of statutory/design reasons.

PROJECT LOCATION

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 FEETS-INCHES, INCHES ARE ROUNDED OFF TO NEAREST POSSIBLE WHOLE NUMBER FOR EASE OF CALCULATIONS.  
# 1 SQ.MTRS = 10.764 SQ. FT.

PROJECT PLAN - LOWER GROUND FLOOR



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PROJECT PLAN - UPPER GROUND FLOOR



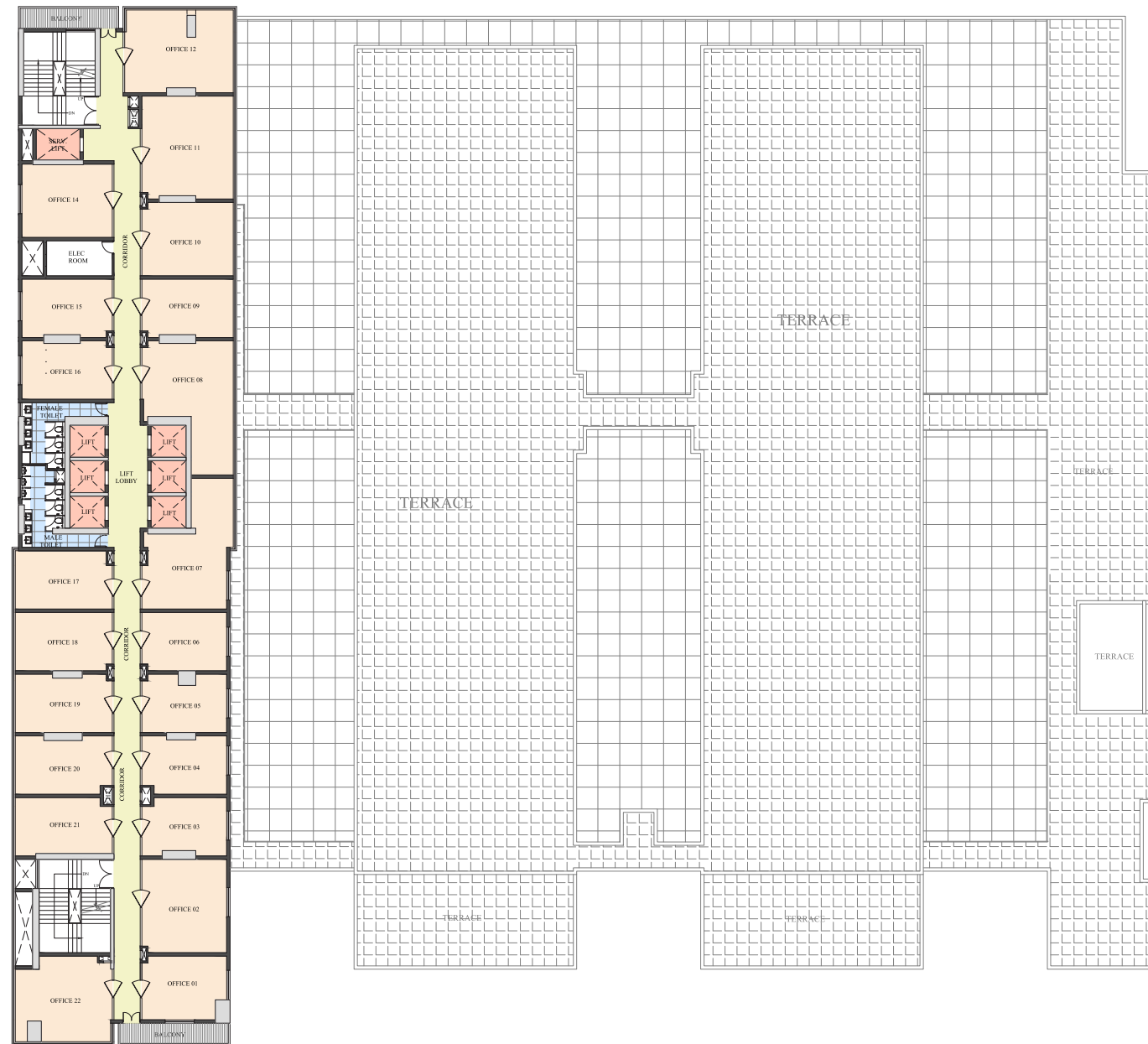
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PROJECT PLAN - FIRST FLOOR



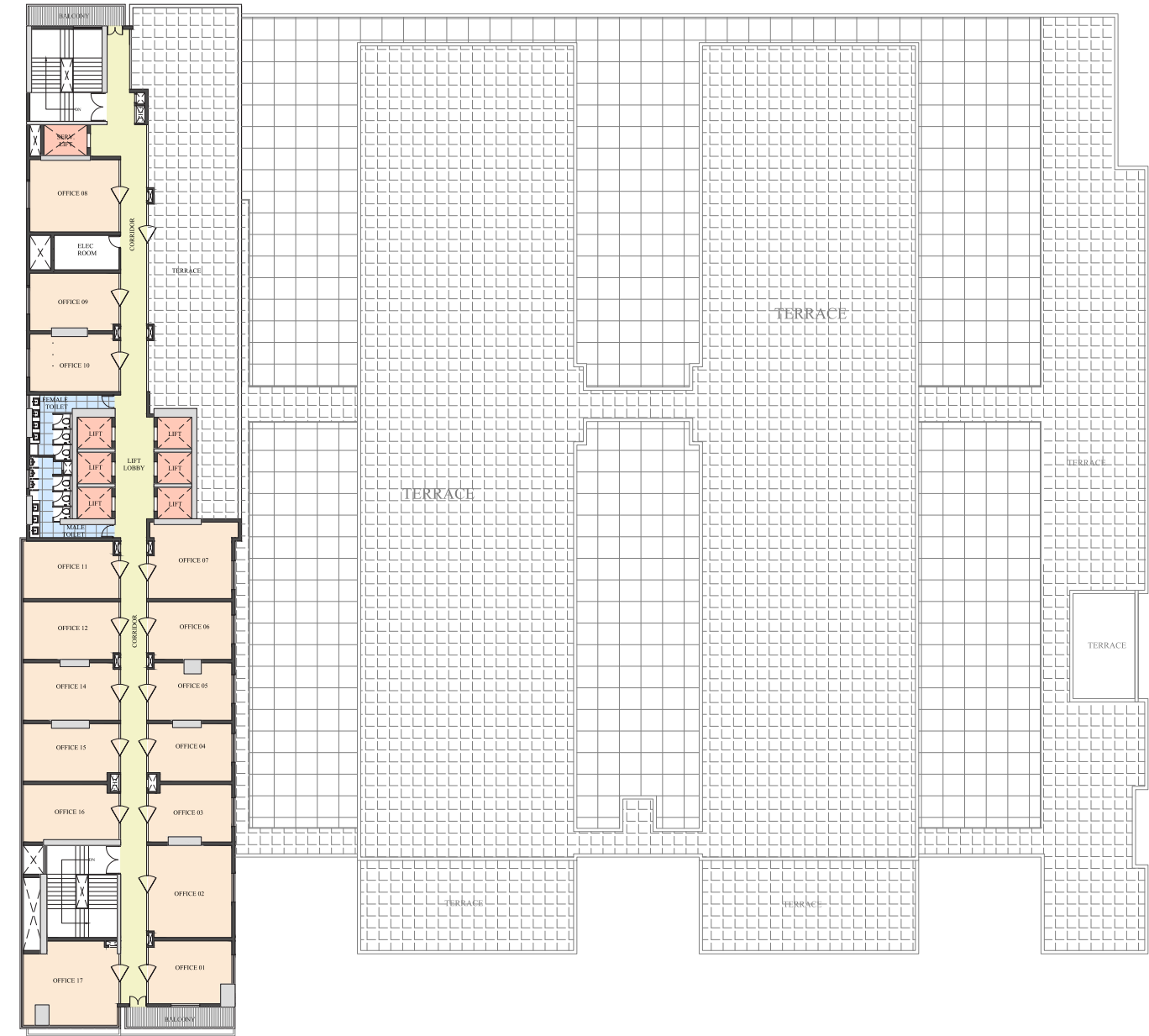
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PROJECT PLAN - SECOND FLOOR



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## OFFICE SUITES - SPECIFICATIONS

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

WATER CONSERVATION	Rain water 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-colored 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.

## ABOUT US

Assurance, Transparency and Sincerity spell ATS. A real estate developer of concepts based on consumer insight and architectural delight, the group is responsible for creating some of the most premium residential and commercial spaces primarily in North India. All projects bear testimony to a commitment towards timely delivery and attention to specifics. Quality being a given.



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DELIVERED PROJECTS



ATS GREENS I

Sector-50, Noida



ATS GREENS II

Sector-50, Noida



ATS VILLAGE

Noida, Sector 93A, On Expressway



ATS ONE HAMLET

Sector 104, Noida



PARADISO

Sector Chi-04, Greater Noida



ATS

Phase I & II, Indrapuram



ATS

Indrapuram, Ghaziabad



ATS GOLF MEADOWS

Dera Bassi, Punjab



ATS KOON

Sector 109, Gurugram



ATS VALLEY SCHOOL

Dera Bassi, Barwala Rd., Punjab



Pristine

Sector 150, Sports City, Noida Expressway



ATS DOLCE

Zeta 1, Greater Noida

ONGOING PROJECTS



CASA ESPAÑA

Sector-121, Mohali

RERA Reg. No. PBRERA-SAS80-PR0086



ATS

Sector 124, Noida

RERA Reg. No. UPRERAPRJ3574



PRISTINE Golf Villas

Sector 150, Noida

RERA Reg. No. UPRERAPRJ3796



ATS DOLCE

Zeta 1, Greater Noida

RERA Reg. No. UPRERAPRJ3774



ATS Le GRANDIOSE

Sector 150, Sports City, NOIDA Expressway

RERA Reg. No. UPRERAPRJ3250



Allure

Sector 22 D, Yamuna Expressway

RERA Reg. No. UPRERAPRJ918



Triumph

Sector-104, Dwarka Expressway, Gurugram

RERA Reg. No. OC Applied



Faurline

Sector-109, Gurugram

RERA Reg. No. 41/2017



MARIGOLD

Sector 89 A, Dwarka Expressway, Gurugram

RERA Reg. No. 55/2017



Heavenly Foothills

Sahastradhara Road, Dehradun



Pristine II

Sector 150, Sports City, Noida Expressway

RERA Reg. No. UPRERAPRJ2875



ATS GOLF MEADOWS

Dera Bassi, Punjab

PBRERA-SAS79-PR0007



ATS bouquet

Sector 132, Noida Expressway

RERA Reg. No. UPRERAPRJ2612



PICTURESQUE REPRIEVES PHASE I

Sector-152, Noida Expressway

RERA Reg. No. UPRERAPRJ631



PICTURESQUE REPRIEVES PHASE II

Sector-152, Noida Expressway

RERA Reg. No. UPRERAPRJ396176



RHAPSODY

Sector-1, Greater Noida

RERA Reg. No. UPRERAPRJ4115



KINGHOOD DRIVE

Sector-152, Noida Expressway

RERA Reg. No. UPRERAPRJ2575



PRAGYA

Gift City - SEZ, Gujarat



ATS AUGUSTUS

Sector-152, Noida Expressway



ATS KABANA HIGH

SECTOR-4, GREATER NOIDA (W)

RERA Reg. No. UPRERAPRJ697894

UPCOMING PROJECTS



Sector-152, Noida Expressway



SECTOR-22D, Yamuna Expressway



Grandstand

Sector 99A, Gurugram

RERA Reg. No. 06/2018



Knightsbridge

Sector-124, Noida



KHYBER RANGE

signature retail by ATS

NH-24, Ghaziabad