



ATS
KABANA HIGH
SECTOR-4, GREATER NOIDA (W)



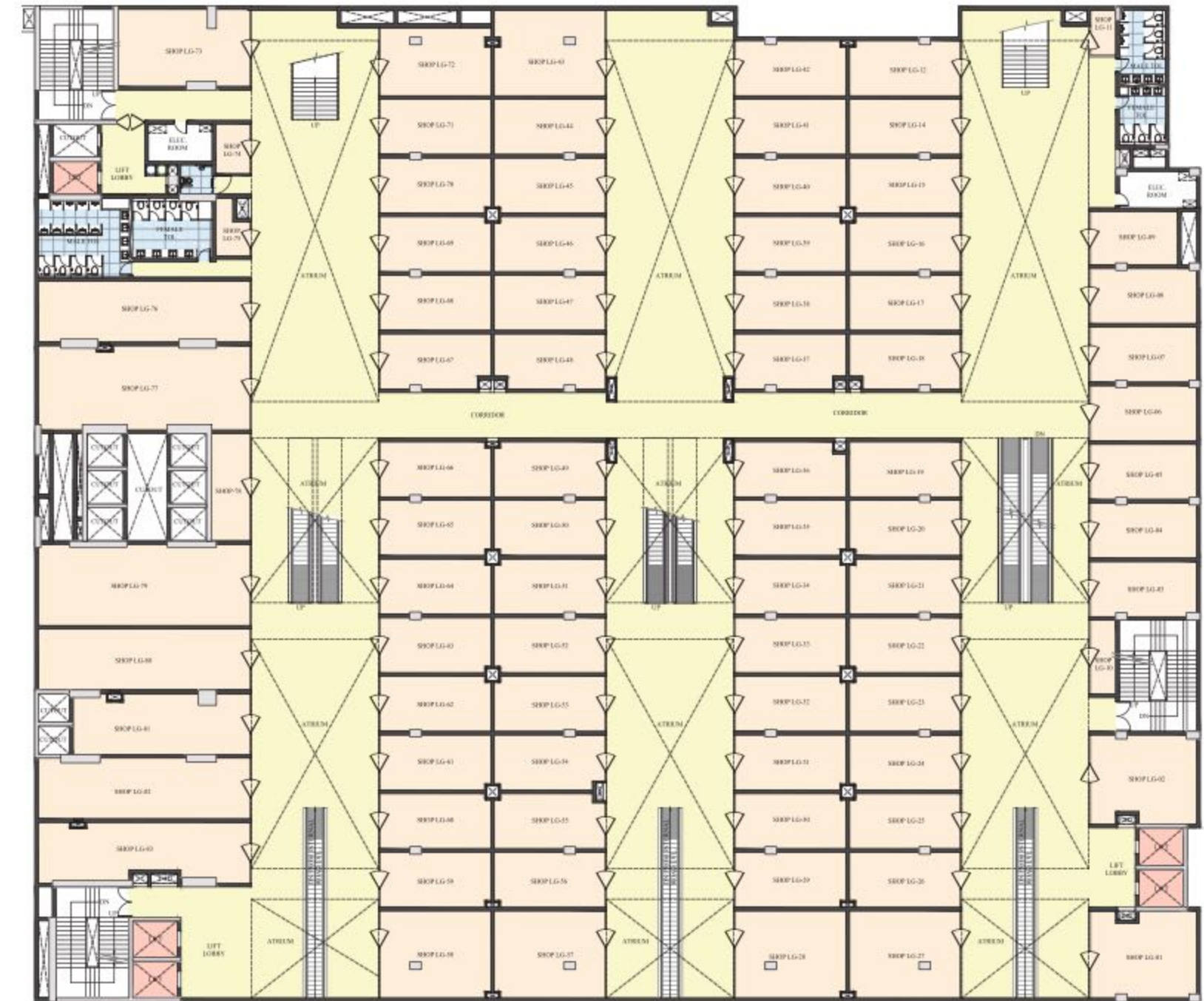
ATS Grand Realtors Pvt. Ltd.
Site Address: Sector 4, Greater Noida (W)
Corporate Office: ATS Tower, Plot No. 16,
Sector 135, Noida. Ph.: 0120-7111500

For more details please call +91 8151 960 000
RERA Registration No.: UPRERAPRJ697894





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



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 nearest possible whole number for ease of calculations
1 sq. m = 10.764 sq. ft.

PROJECT SITE PLAN

PROJECT PLAN - LOWER GROUND FLOOR



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 ±10%
4. While converting millimeters (mm) to feet-inches, inches are rounded off to nearest possible whole number for ease of calculations
1 sq. m = 10.764 sq. ft.

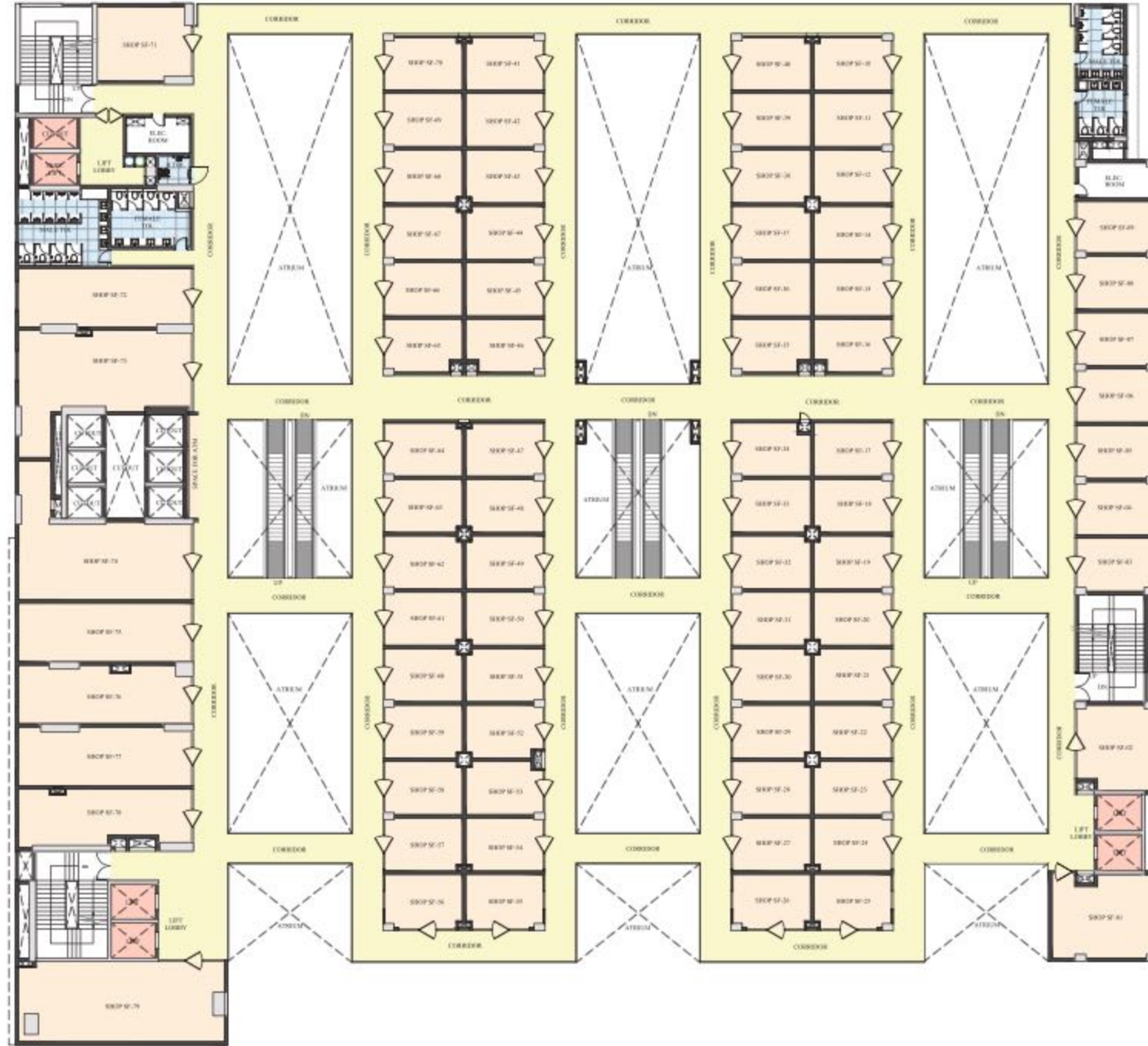
PROJECT PLAN - UPPER GROUND FLOOR



NOTE:

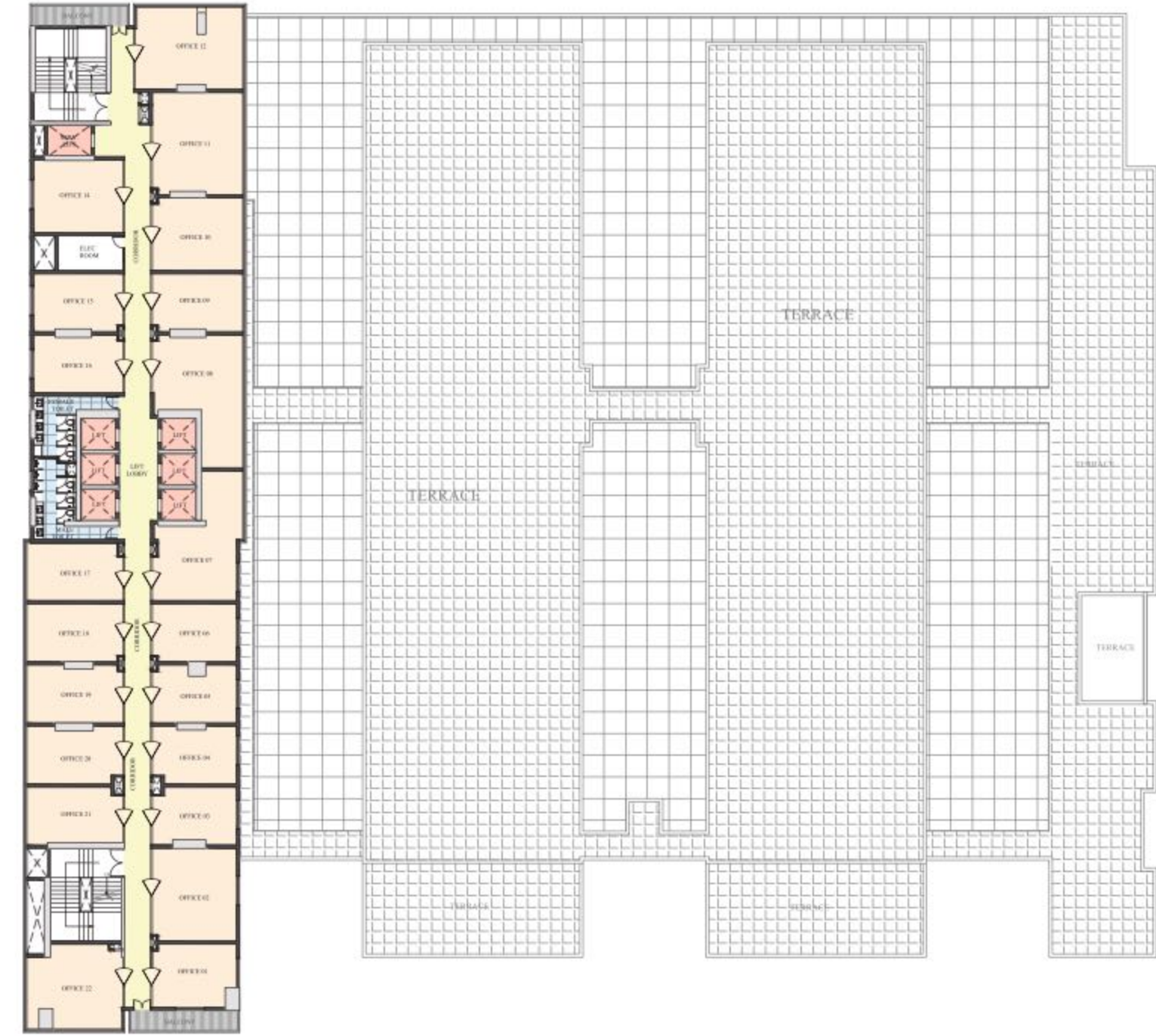
1. The window size/its location in rooms may change because of elevational features
2. The overall layout may vary because of statutory reasons in case required
3. The super area may vary by ±10%
4. While converting millimeters (mm) to feet-inches, inches are rounded off to nearest possible whole number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

PROJECT PLAN - FIRST FLOOR



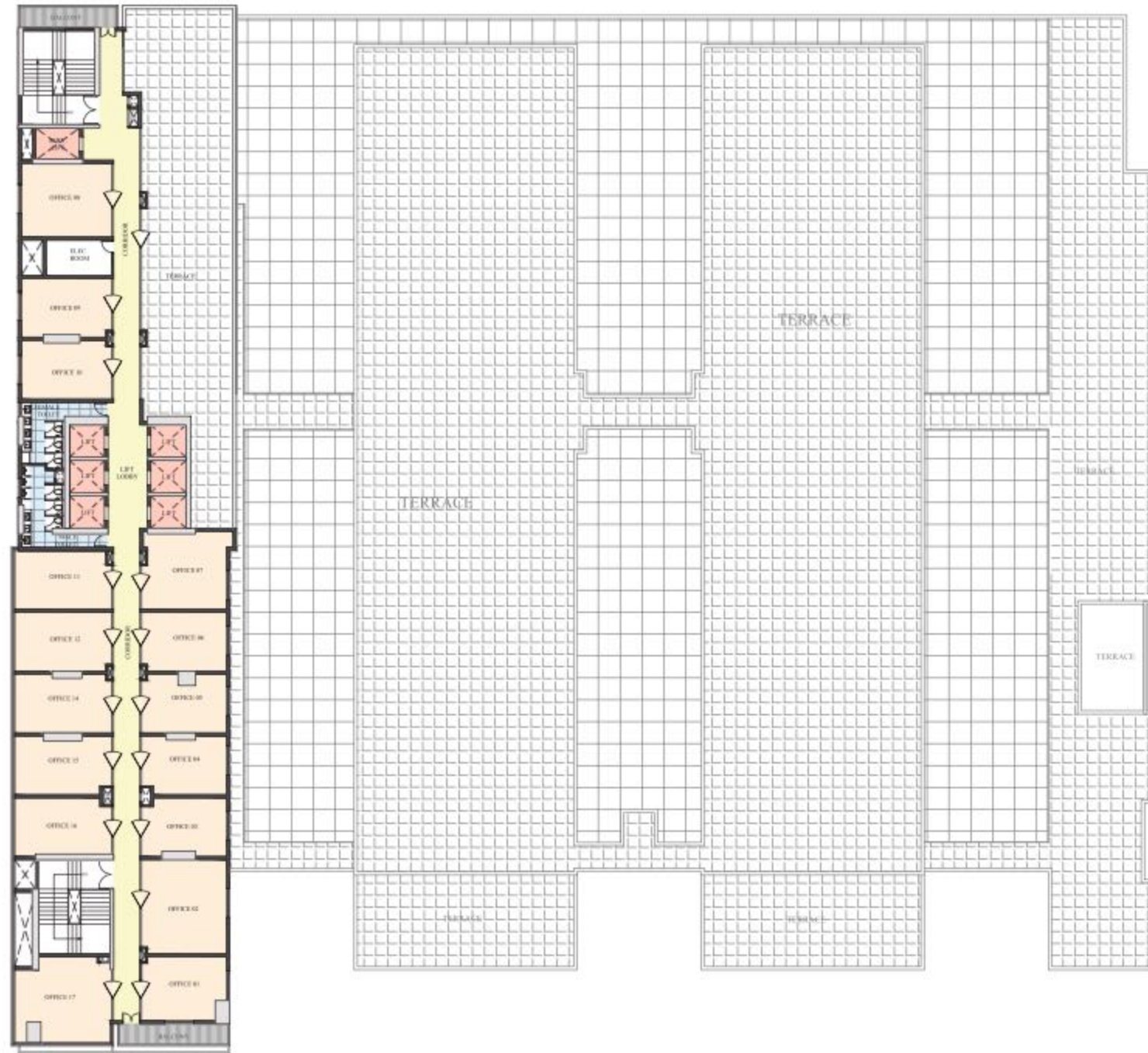
- NOTE
1. The window size/its location in rooms may change because of elevational features
 2. The overall layout may vary because of statutory reasons in case required
 3. The super area may vary by ±10%
 4. While converting millimeters [mm] to feet-inches, inches are rounded off to nearest possible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

PROJECT PLAN - SECOND FLOOR



- 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 ±10%
 4. While converting millimeters [mm] to feet-inches, inches are rounded off to nearest possible whole number for ease of calculations
1 sq. m = 10.764 sq. ft.

PROJECT PLAN - 5TH TO 28TH FLOOR



- 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 nearest possible whole number for ease of calculations
1 sq. m = 10.764 sq. ft.

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	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 selected 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

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 surface 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 selected 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%.

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

Disclaimer: The information available in this advertisement is subject to change without any notice. While every effort has been made to provide the details, particulars, contents and other graphics appearances in this advertisement as updated, correct, complete and accurate, nevertheless, inadvertent errors may occur in the information. Further, our website(s) and other advertising and publicity material include artist's impressions indicating the anticipated impressions of appearance of completed development and do not constitute an offer, an invitation to offer and/or commitment of any nature between us and the recipient. The Developer and its directors, authorized agents and employees makes no warranties or representations whatsoever regarding the quality, contents, completeness, suitability, adequacy, sequence, accuracy or timelines of the information and data, including all implied warranties and conditions of merchantability, fitness for any particular purpose, title and non-infringement. In no event The Developer and its directors, authorized agents and employees shall be liable for any damage including, without limitation to, direct, incidental or consequential damages or loss arising out of this advertisement or with respect to any materials contained in this advertisement. The developer makes no warranty, express or implied, nor assumes any legal liability or responsibility for the accuracy, correctness, completeness or use of any information contained herein, nor represents that its use would not infringe on privately owned rights. The Buyer/Customers will be receiving the property "as is", that is, with all defects which may exist, if any, except as otherwise provided in the real estate Purchase Contract. The Buyer/Customers are required to make independent verification to his/her satisfaction. This information is intended to provide a general understanding of the subject matter and to help you assess whether you need more detailed information. Developer may change, delete, add to, or otherwise amend information contained here as per prevailing government norms without notice. #1sq. mtr. = 10.764sq. ft., 1 sq. mtr. = 119599 sq. yards