



# ATS KABANA HIGH

Call : +91 9810118351

# LOCATION OF SITE:

PLOT NO. – C-01,  
SECTOR -04, GREATER NOIDA,  
UTTAR PRADESH



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# LOCATION OF SITE:



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# SITE PLAN:

PLOT AREA  
= 10,000 SQ.MT.

TOTAL SALEABLE AREA  
= 5,00,050 SQ.FT.



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GREEN BELT

## VIEWS:

NO. OF FLOOR = 2 NOS. BASEMENT+ LOWER GROUND FLOOR+UPPER GROUND FLOOR + 1<sup>ST</sup> TO 29<sup>TH</sup> FLOOR

- HYPERMARKET IS AT UPPER BASEMENT LVL.
- RETAIL SHOPS FROM LOWER GROUND FLOOR TO 2<sup>ND</sup> FLOOR
- RETAIL SHOPS, FOOD-COURT & CINEMA AT 3<sup>RD</sup> FLOOR LVL.
- RESTAURANTS / PUB AT 4<sup>TH</sup> FLOOR LVL.
- OFFICES FROM 5<sup>TH</sup> TO 29<sup>TH</sup> FLOOR LVL.



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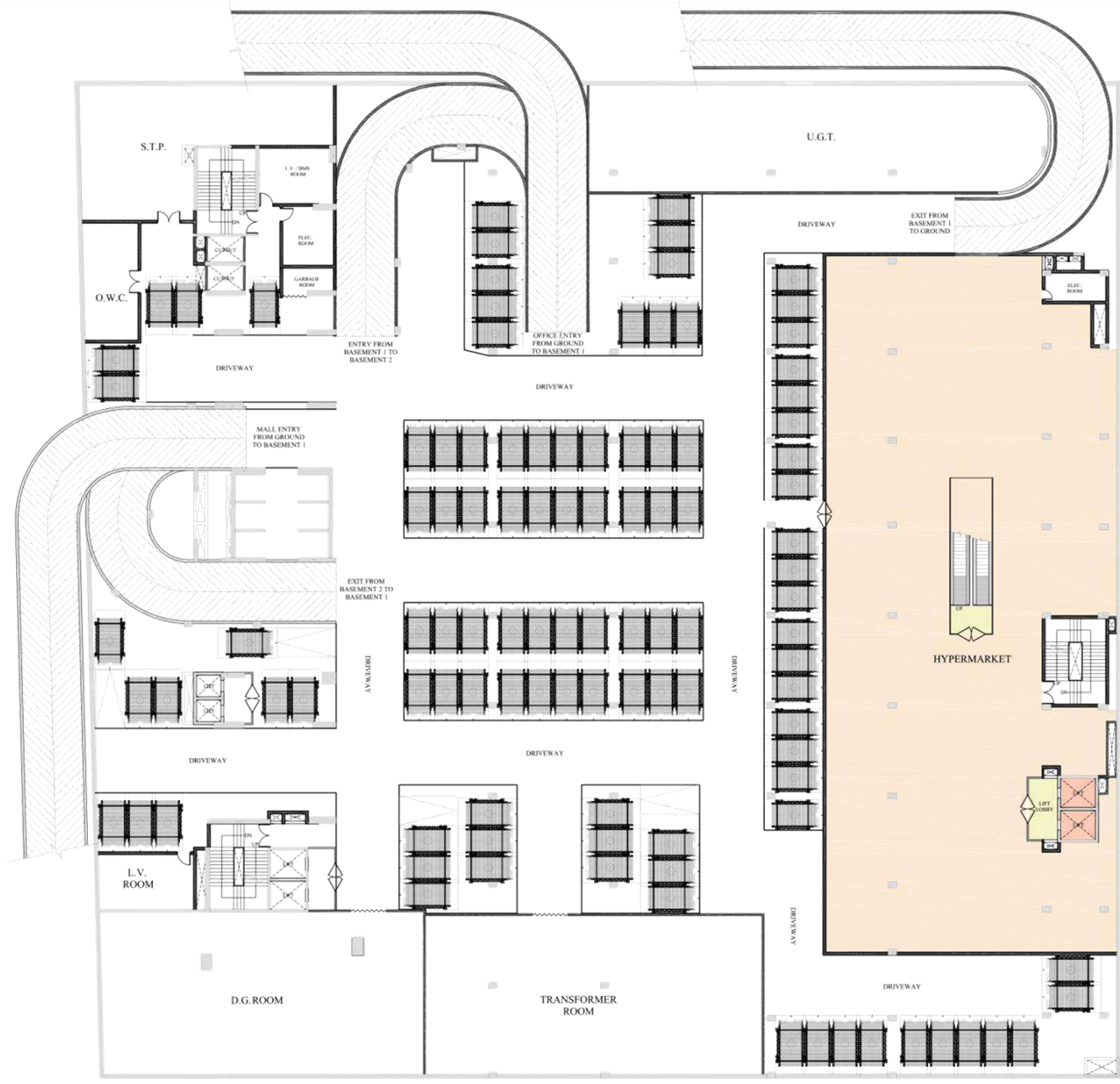
ROAD SIDE EVENING VIEW

VIEWS:



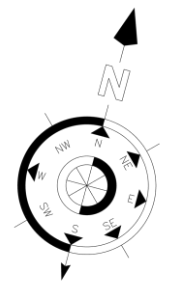
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# UPPER BASEMENT PLAN:



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HYPER MARKET  
SALEABLE AREA = 18936 SQ.FT.

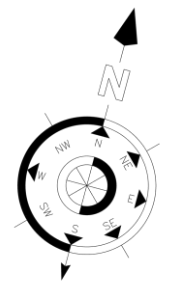


# LOWER GROUND FLOOR PLAN:



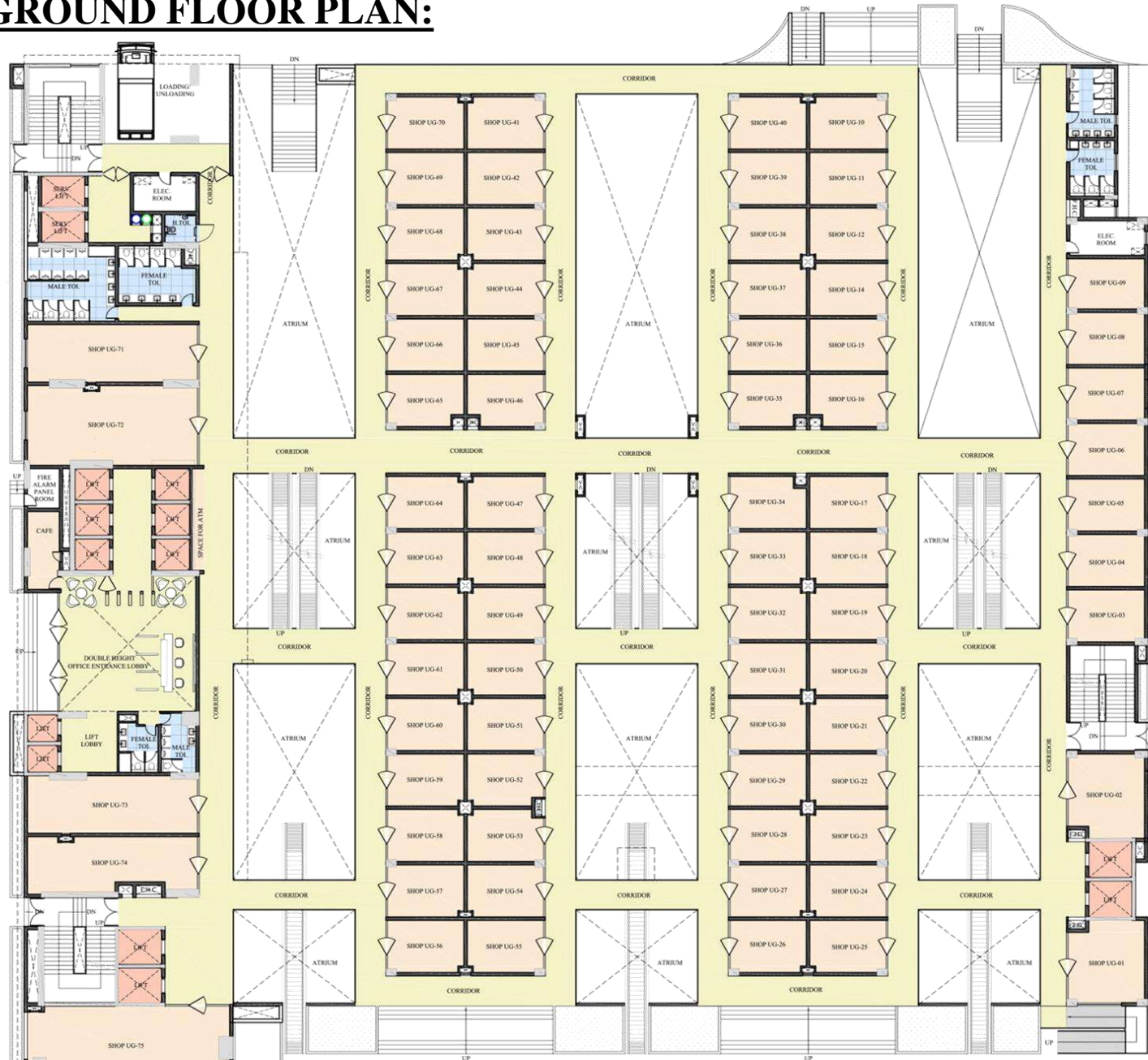
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NUMBER OF SHOPS = 82  
SALEABLE AREA = 47692 SQ.FT.





# UPPER GROUND FLOOR PLAN:



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NUMBER OF SHOPS = 74  
SALEABLE AREA = 32177 SQ.FT.

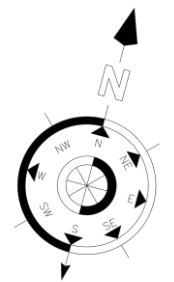


# FIRST FLOOR PLAN:

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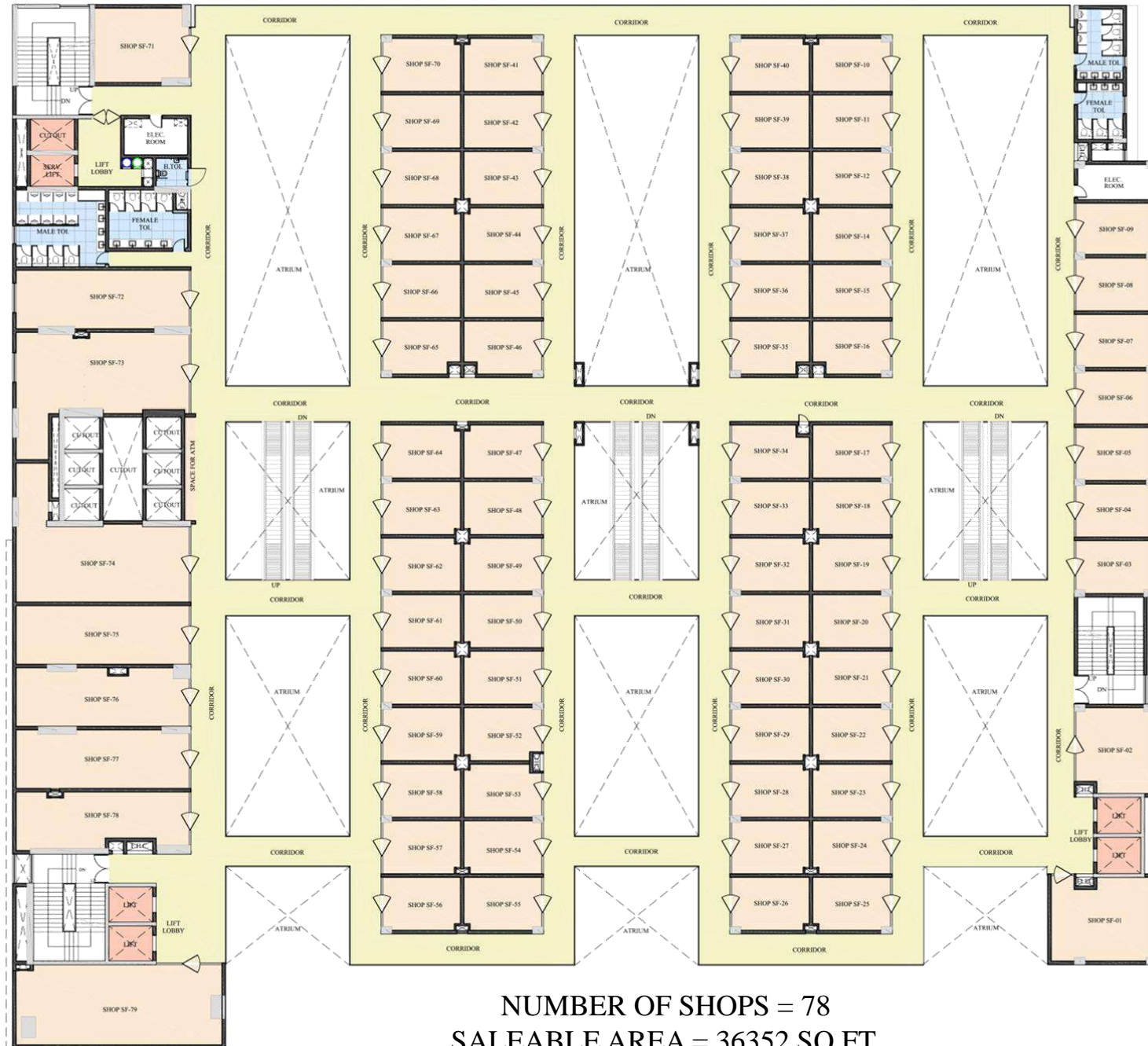


NUMBER OF SHOPS = 76  
SALABLE AREA = 34306 SQ.FT.

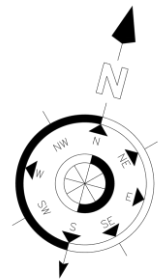


# SECOND FLOOR PLAN:

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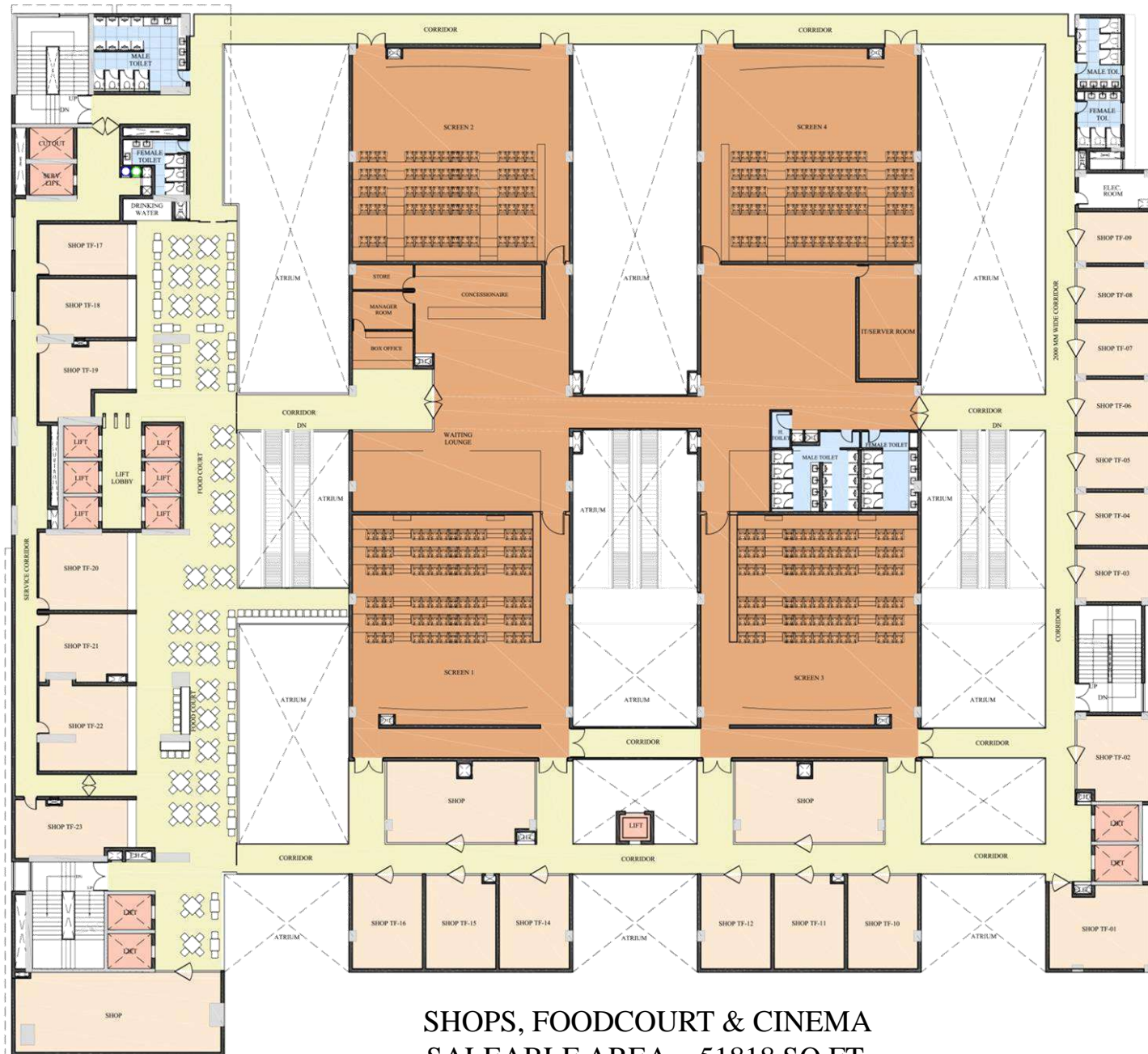


NUMBER OF SHOPS = 78  
SALEABLE AREA = 36352 SQ.FT.

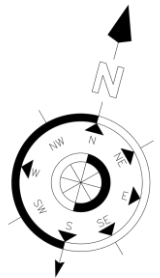


# THIRD FLOOR PLAN:

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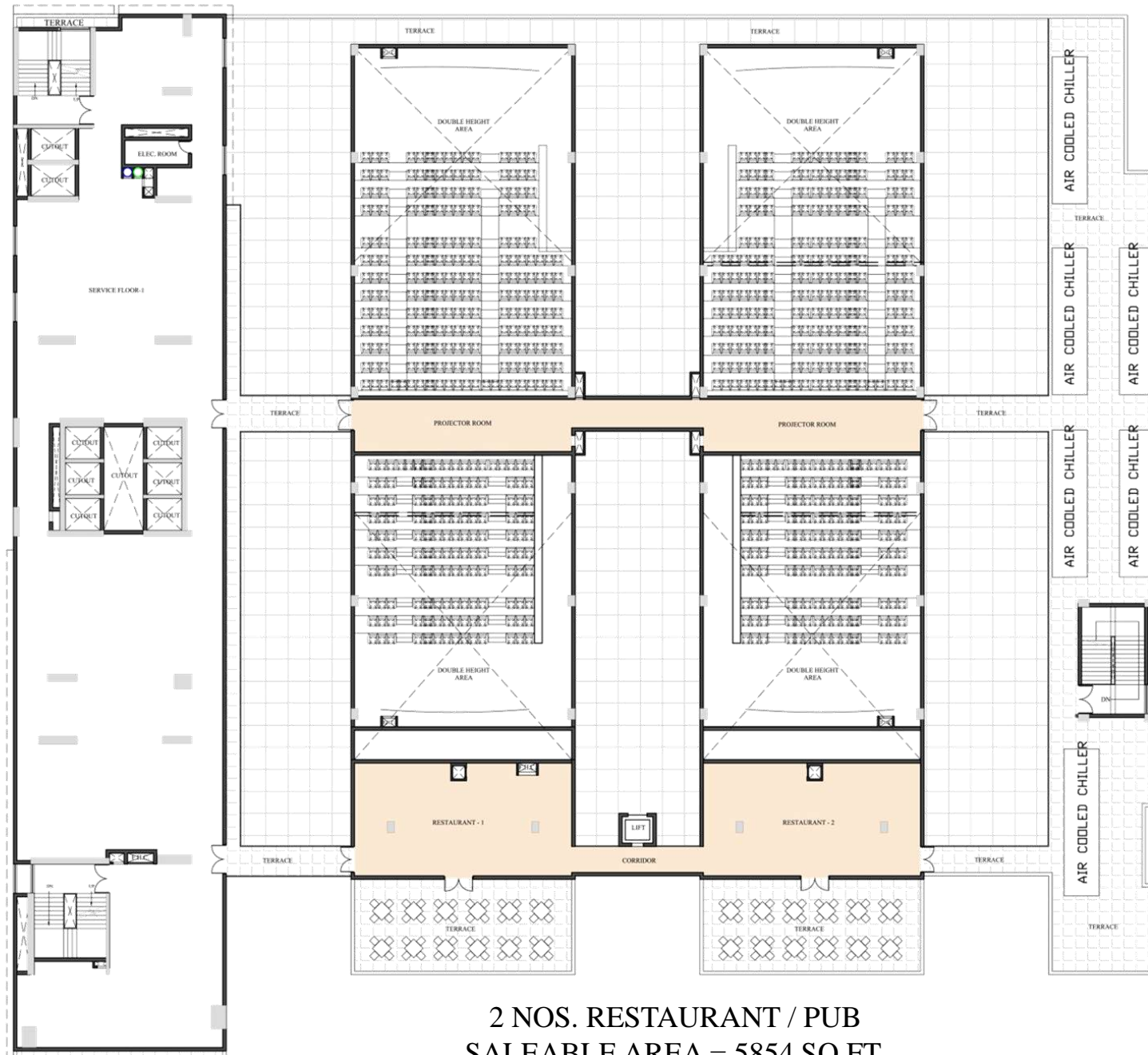


SHOPS, FOODCOURT & CINEMA  
SALEABLE AREA = 51818 SQ.FT.

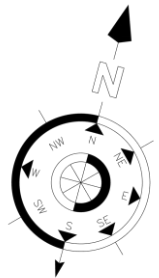


# FOURTH FLOOR PLAN:

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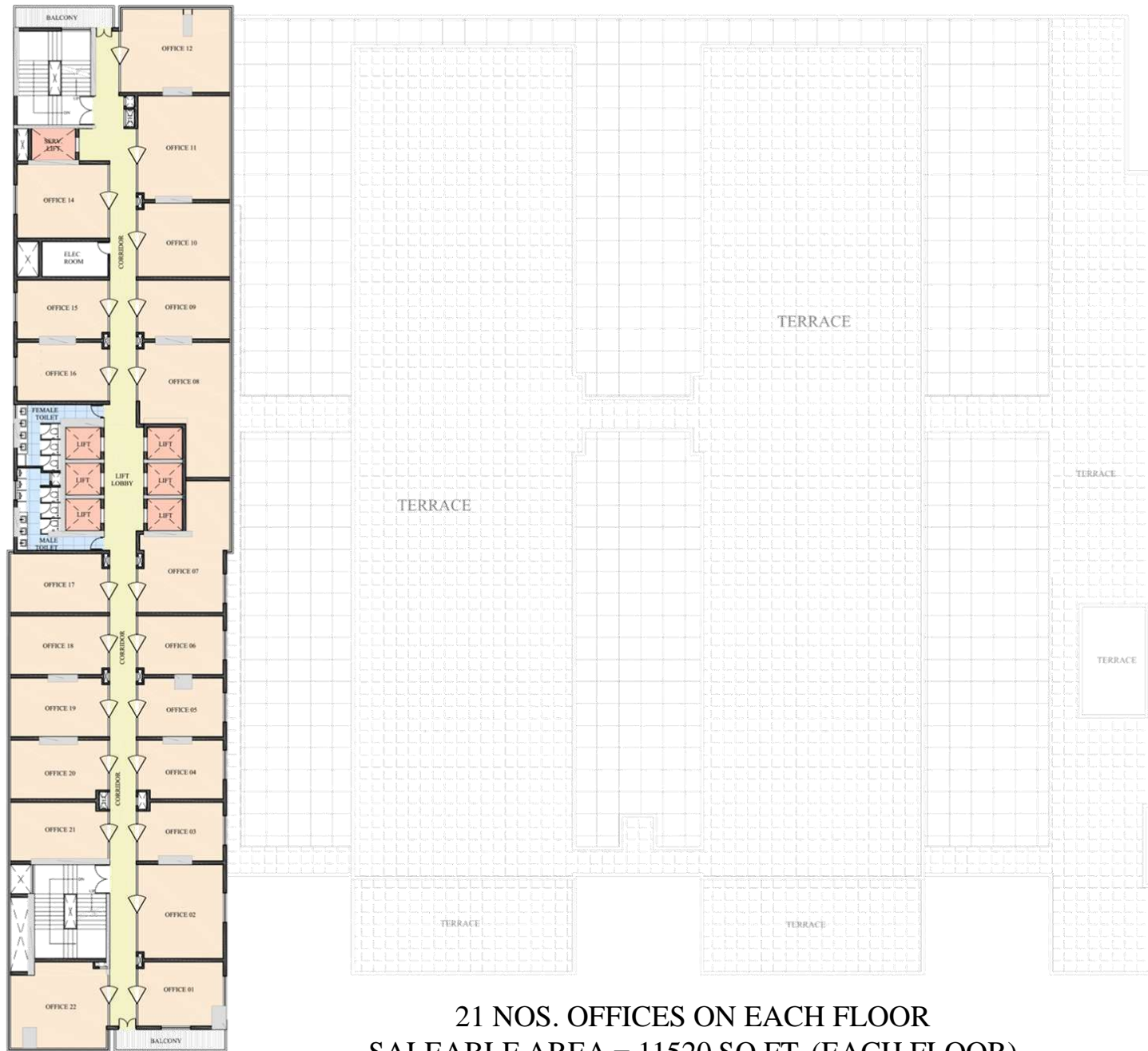


2 NOS. RESTAURANT / PUB  
SALEABLE AREA = 5854 SQ.FT.



# 5<sup>TH</sup> TO 28<sup>TH</sup> FLOOR PLAN:

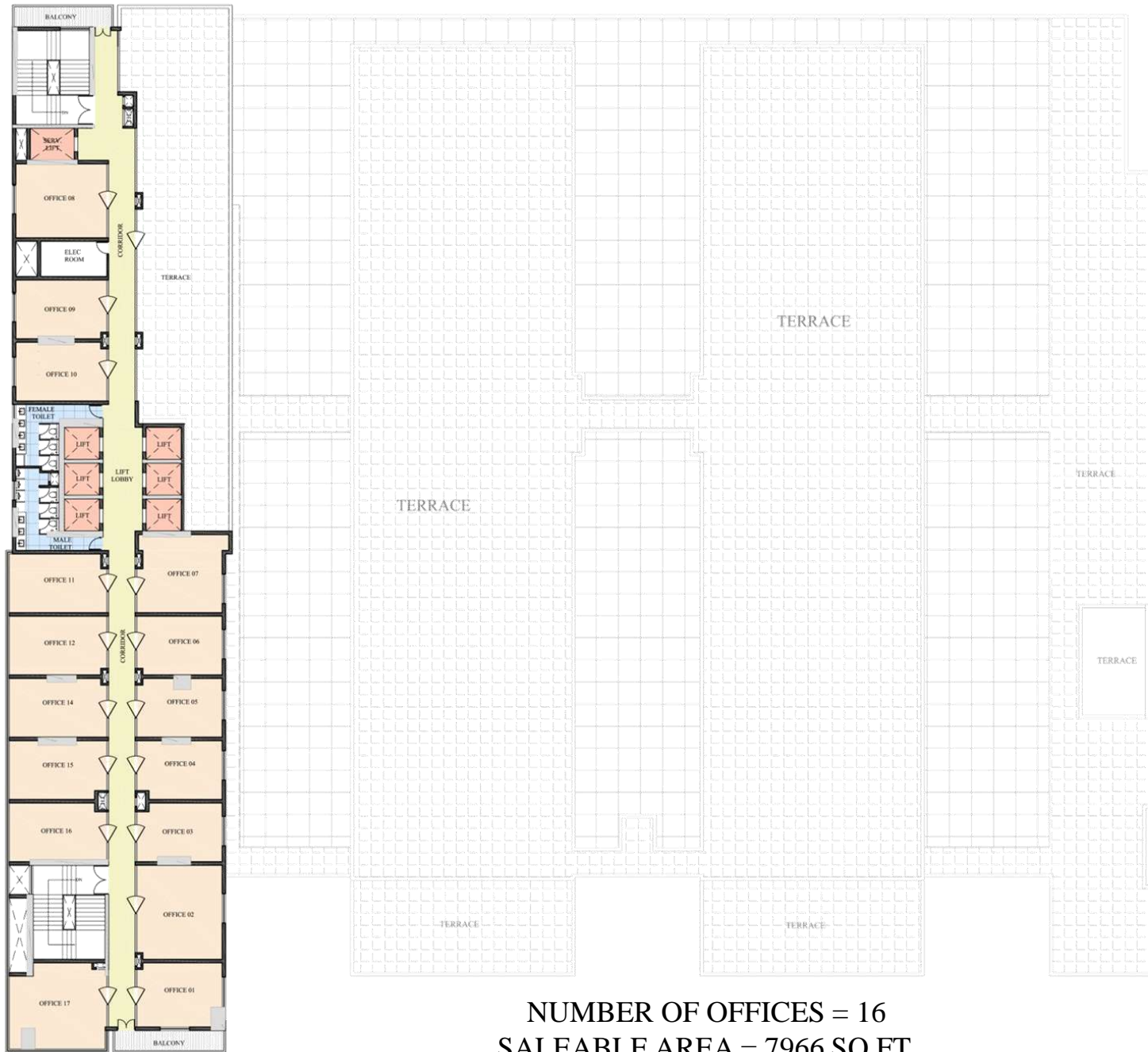
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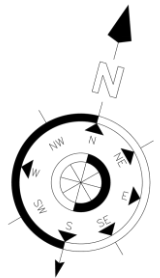
21 NOS. OFFICES ON EACH FLOOR  
SALEABLE AREA = 11520 SQ.FT. (EACH FLOOR)

# 29<sup>TH</sup> FLOOR PLAN:

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NUMBER OF OFFICES = 16  
SALEABLE AREA = 7966 SQ.FT.



VIEWS:



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ROAD SIDE EVENING VIEW

VIEWS:



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ROAD SIDE DAY VIEW

VIEWS:



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VIEWS:



RENDERROAD.COM

SHOP CLOSE-UP VIEW

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VIEWS:



RENDERROAD.COM

SHOP CLOSE-UP VIEW

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IEWS:



SHOP CLOSE-UP VIEW

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## ATS KABANA HIGH

### 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 Backup 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%)**



## ATS KABANA HIGH

### Office Suites

#### 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 Backup 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

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