



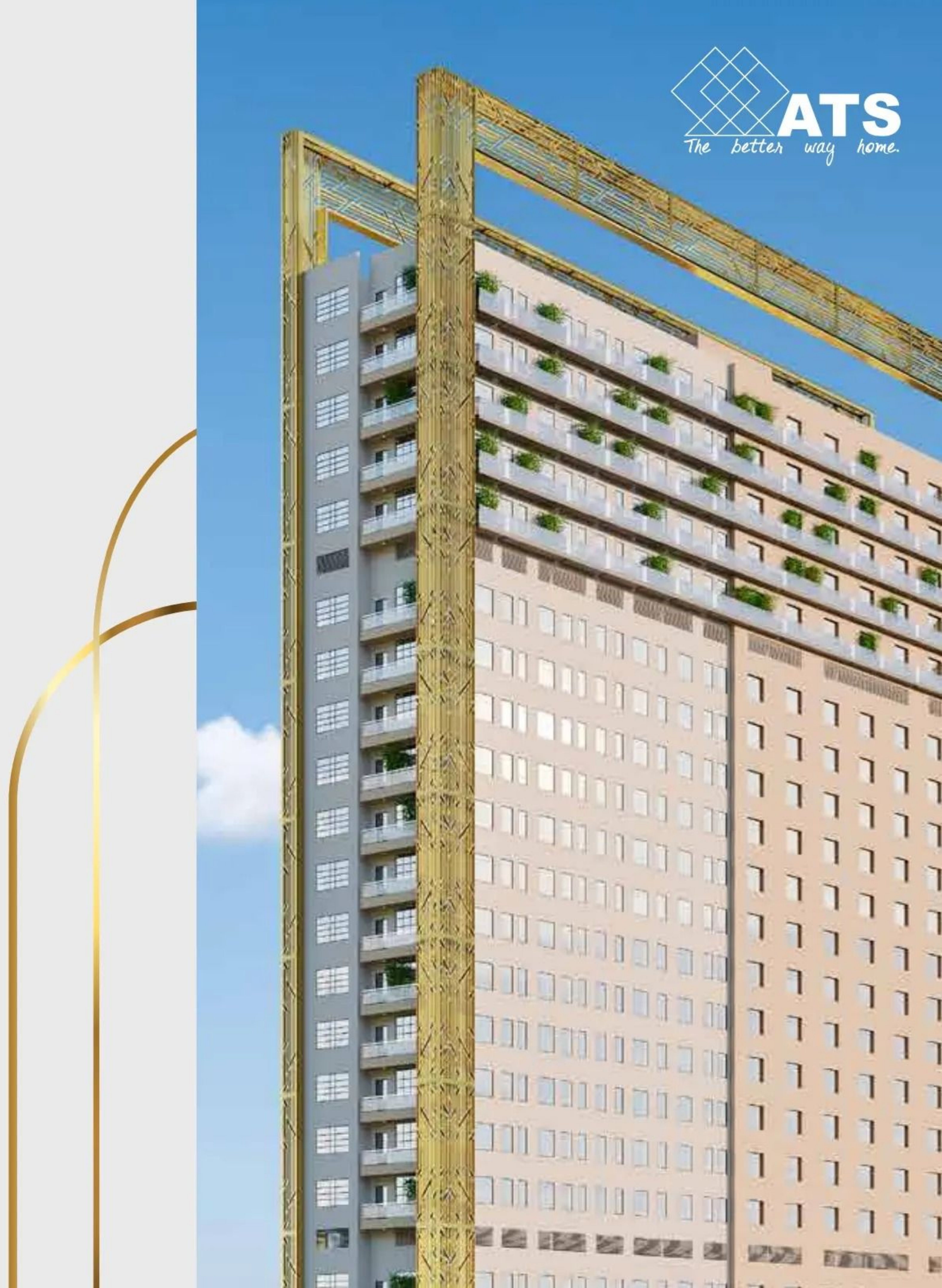
TAKING YOU A LEVEL UP

RETAIL
OFFICE SPACES
MANAGED OFFICES
SERVICE SUITES



**ATS
KABANA HIGH**

SECTOR-4, GREATER NOIDA (W)



The pursuit of success and happiness.

Kabana High is our interpretation of an ideal commercial space. This 30 storied structure on 2.5 acres features a shopping destination and other exciting business opportunities. It offers work-life balance and many convenient shopping options. A landmark in Greater Noida West, this beacon of opportunity promises to elevate every aspect of your life every day.



Introducing Kabana High: Your Success Roadmap

Kabana High is an unmatched combination of retail, office spaces, managed offices and service suites. This breathtaking structure will make life more convenient for the entire region every single day. It has been crafted to ensure that every enterprise thrives and every customer is delighted.



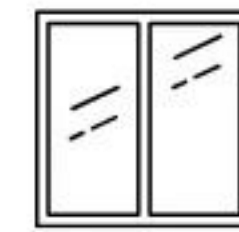
Enhancing your experience & smiles.



IGBC Rated Green Building



Grand Shopfronts



Iconic Facade



Seating & Kiosks



Lush Central Plaza



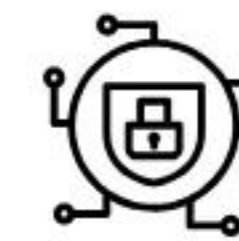
Stylish Entryway



Modern Fixtures



Drop-Off Zones



Security, Backup & Connectivity



Location

Making business trips happier.

Kabana High is conveniently accessible through well-connected arterial roads and metro routes that cater to the demands of at least 2 lakh families.



Proposed Kisan Chowk Metro Station | 2 mins



NH 24 | 5 mins



Pari Chowk | 20 mins



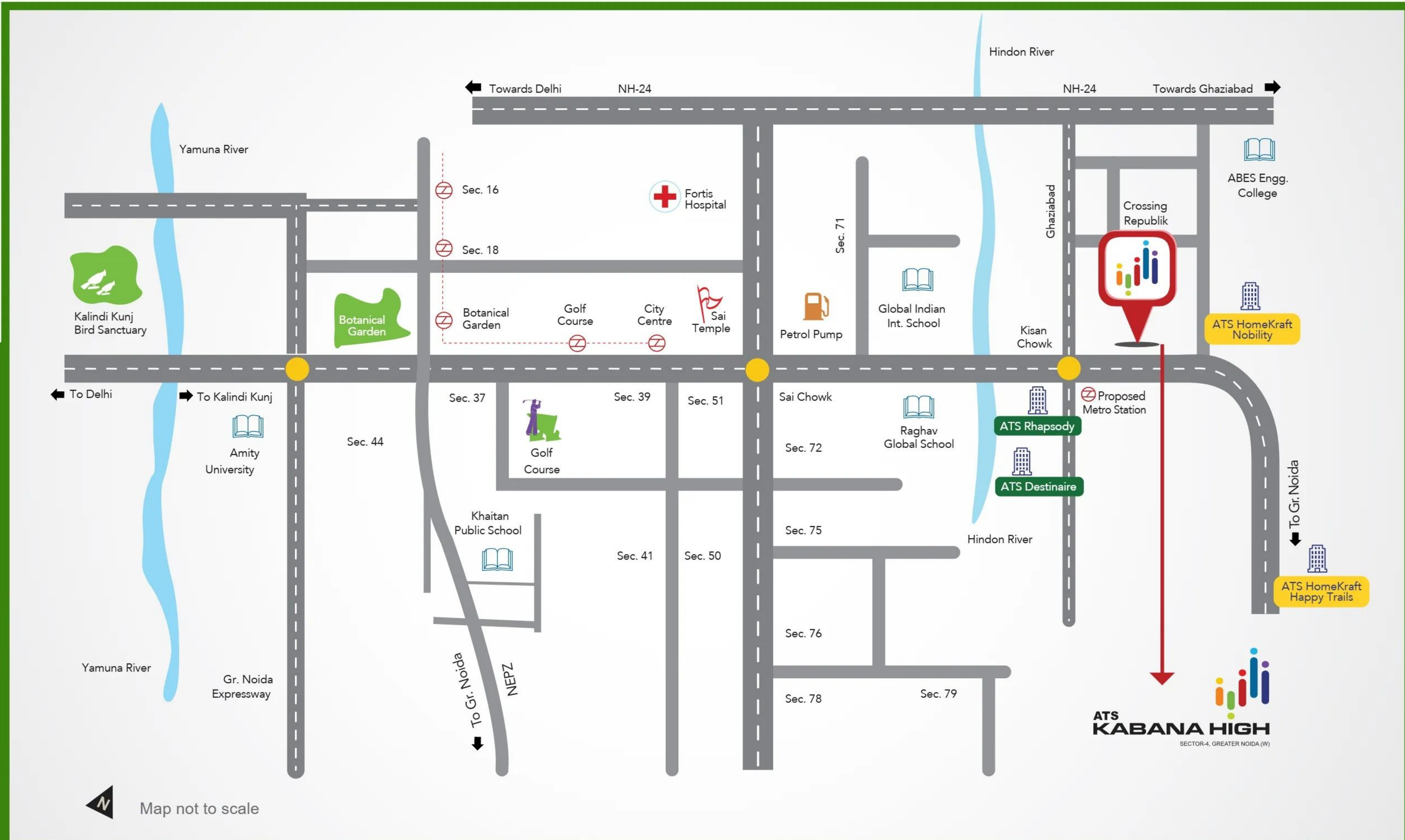
FNG Expressway & Central Noida | 5 mins



Sec 51 Metro Station | 15 mins



Delhi | 20 mins





PLATE

FASHION CLOTHES

FASHION

WOMEN'S

NEW FASHION

NEW FASHION

NEW FASHION

FASHION

AMANISD SHOES

new style

ASHAWAY

DUN

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FASHION NEWS

Rough Fashion

TANISHA

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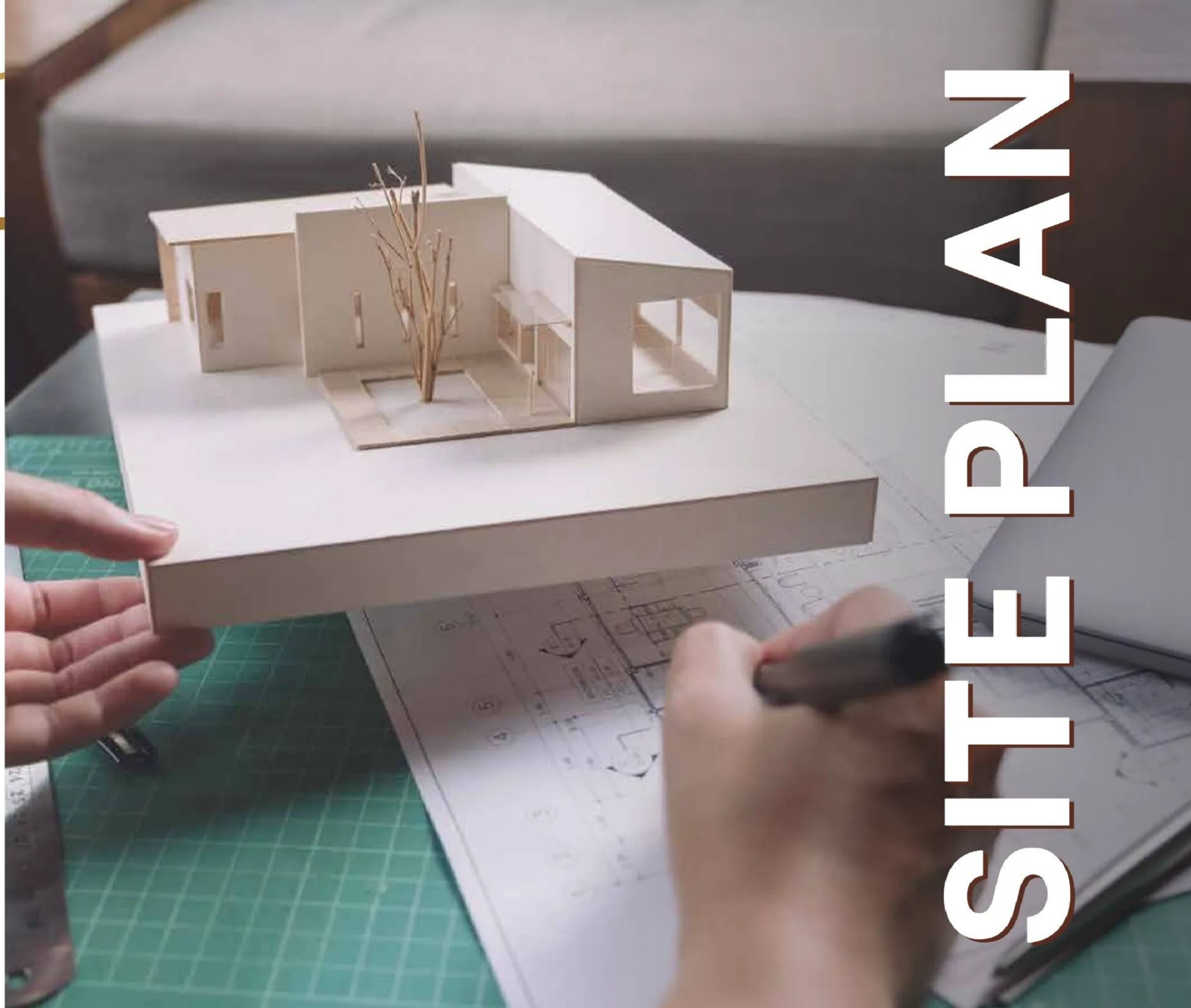
Happiness from the word go.

The moment you enter Kabana High, you're welcomed by five dynamic floors of retail shops, creating a vibrant hub of commerce. This landmark structure offers the ideal blend of work and leisure. Its thoughtfully designed L-shaped retail space is a haven for commercial retailers. Whether you want to shop, dine, or be entertained, Kabana High provides the perfect setting to indulge, even during a busy week.





SERVICES SUITES



SITE PLAN



NORTH



This document is for informational purposes only and does not constitute an offer or contract. All project details including prices, floor plans, amenities, features, specifications and dimensions, are subject to change prior notice. The images, rendering and illustrations used are artistic images for representational purposes only and may not accurately reflect the final product. Prospective buyers are advised to make their own independent inquiries to verify all details before making any decision to purchase, the developer reserves the right to make modifications, changes or alterations to the design, layout and specifications of the project as deemed necessary. Terms and conditions apply.

RETAIL FLOOR LAYOUT



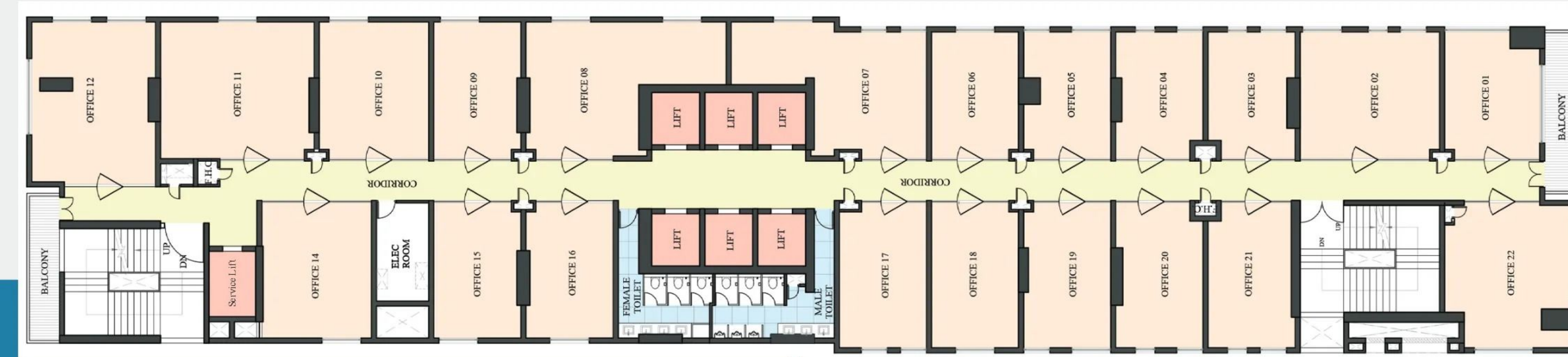
Retail

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 connected 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 surfaces 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 Rise/Hose Reels/Sprinklers/ Fire Extinguishers: Provided as per norms External Fire Hydrants: Provided as per norms
HVAC	AC Systems: Provision of Air Conditioning Ventilation and Exhaust: Provided for common toilets and basements
Electrical	Distribution: Provision of cable up to tenants Distribution Board Metering: Tenant load will be metered Lightning 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 a chargeable basis will appropriate diversity
Communication	Provision for voice and data

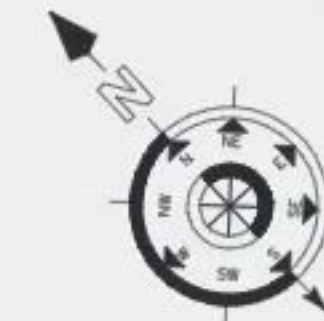
Office Spaces

Specifications



OFFICE SPACES FLOOR LAYOUT

NORTH



Structure	RCC slab column structure with masonry block/partitions
Finishes	Exterior: Combination of glazed windows, stone & painted surfaces Lobbies: Combination of stone / vitrified tiles & painted surfaces Common Toilets: Finished toilet with modern fitting & fixtures
Parking	Basement for parking & services, provision of video surveillance
Security	Video Surveillance in basement parking & at appropriate locations on upper floors
Life Safety	As per building norms
Emergency Lighting	In selected common areas
Diesel Generators	100% power backup on a chargeable basis with appropriate diversity
Communication	Provision for voice & data
HVAC	Provision of Water-cooled chilled water AC system

The overall layout may vary because of the statutory reasons in case required. The company/ architect reserves the right to add/ delete any details/ specifications/ elevations as required by the company and authorities. The saleable Area is tentative and is subject to change due to modifications asked for by approving authorities from time to time till an occupancy certificate is obtained. Written dimensions may be followed.

Managed Offices

Specifications



MANAGED OFFICES FLOOR LAYOUT



Structure

RCC slab column structure with masonry block/partitions

Finishes

Exterior: Combination of glazed windows, stone & painted surfaces
Lobbies: Combination of stone / vitrified tiles & painted surfaces
Common Toilets: Finished toilet with modern fitting & fixtures
Interior: Modular office furniture & furnishings as per layout

Parking

Basement for parking & services, provision of video surveillance

Security

Video Surveillance in basement parking & at appropriate locations on upper floors

Life Safety

As per building norms

Emergency Lighting

In selected common areas

Diesel Generators

100% power backup on a chargeable basis with appropriate diversity

Communication

Provision for voice & data

HVAC

AC Systems: Provision of VRF/Split AC systems
Ventilation and Exhaust: Provided for common toilets and basements

Room Layouts

Service Suites



SERVICE SUITES FLOOR LAYOUT



Type 1: Presidential

The layout is for representation purposes only.

The overall layout may vary because of the statutory reasons in case required. The company/ architect reserves the right to add/ delete any details/ specifications/ elevations as required by the company and authorities. The saleable Area is tentative and is subject to change due to modifications asked for by approving authorities from time to time till an occupancy certificate is obtained. Written dimensions may be followed.

Room Layouts

Service Suites



Type 2: Luxury






























Type 3: Premium

Service Suites


















Specifications

Structure	RCC slab column structure with masonry block/partitions
Finishes	Exterior: Combination of glazed window, stone & painted surfaces Lobbies: Combination of stone/vitrified tiles & painted surfaces
Parking	Basement for parking & services, provision of video surveillance
Security	Video surveillance at basement parking & common lobby areas
Life Safety	As per building norms
Emergency lighting	In selected common areas
Diesel Generators	100% power backup on a chargeable basis with appropriate diversity
Communication	FTTH
HVAC	AC Systems: Provision of VRF/Split AC systems Ventilation and Exhaust: Provided for common toilets and basements

Delivered Projects

 Sector-93 A, Noida	 Sector-50, Noida	 Sector-93 A, Noida	 Sector-104, Noida	 Sector-22 D, Yamuna Expressway RERA Reg. No. UPRERAPRJ918	 Sector-132, Noida RERA Reg. No. UPRERAPRJ2612
 Sector Chi-4, Greater Noida	 Phase I & II, Ghaziabad	 Ghaziabad	 Dera Bassi, Punjab	 Sector-150, Noida RERA Reg. No. UPRERAPRJ442430	 Sector-109, Gurugram RERA Reg. No. 41/2017
 Sector-109, Gurugram	 Dera Bassi, Punjab	 Phase I, Sector-121, Mohali	 Sector-150, Noida RERA Reg. No. UPRERAPRJ2875	 Sector-4, Greater Noida (W) RERA Reg. No. UPRERAPRJ284035	 Gift City-SEZ, Gujarat
 Sahasradhara Road, Dehradun	 Sector Zeta-1, Greater Noida RERA Reg. No. UPRERAPRJ3774	 Phase I Dera Bassi, Punjab	 Sector-104, Gurugram	 Sector-10, Greater Noida (W) RERA Reg. No. UPRERAPRJ15574	 RERA Reg. No. RC/REP/HARERA/GGM/606/338/2022/81
 Phase II, Sector 121, Mohali RERA Reg. No. PBRERA-SAS80-PR0086	 Sector-89 A, Gurugram RERA Reg. No. 55/2017	 Sector-150, Noida RERA Reg. No. UPRERAPRJ3250			

Ongoing Projects

 Sector-150, Noida RERA Reg. No. UPRERAPRJ14316	 Sector-124, Noida RERA Reg. No. UPRERAPRJ3574	 Sector-150, Noida RERA Reg. No. UPRERAPRJ3796	 Sector Zeta-1, Greater Noida RERA Reg. No. UPRERAPRJ3774
 Dera Bassi, Punjab RERA Reg. No. PBRERA-SAS79-PR0007	 SECTOR 150, NOIDA RERA Reg. No. UPRERAPRJ183246	 Sector-1, Greater Noida RERA Reg. No. UPRERAPRJ4115	 Phase I, Sector-152, Noida RERA Reg. No. UPRERAPRJ631
 Phase II, Sector-152, Noida RERA Reg. No. UPRERAPRJ396176	 Sector-152, Noida RERA Reg. No. UPRERAPRJ2575	 Sector-152, Noida	 NH-24, Ghaziabad RERA Reg. No. UPRERAPRJ904685
 Sector-4, Greater Noida (W) RERA Reg. No. UPRERAPRJ697894	 Sector-99A, Gurugram RERA Reg. No. 06/2018	 NH-24, Ghaziabad RERA Reg. No. UPRERAPRJ750395	 Sector-1, Greater Noida (W) RERA Reg. No. UPRERAPRJ417134
 Sector-150, Noida RERA Reg. No. UPRERAPRJ180413	 Sector-105, Gurugram RERA Reg. No. RC/REP/HARERA/GGM/862/594/2024/89		



ATS Grand Realtors Private Limited | CIN No. U45309DL2016PTC298247



Site Office: Kabana High, Plot No. C-01, Sector 04, Greater Noida West,
Noida, Uttar Pradesh-201318

Corporate Office: ATS Tower, 4th Floor, Plot no.16, Sec. 135, Noida-201305

Registered Office: 711/92, Deepali, Nehru Place, New Delhi- 110019

Call: 8826622433

Disclaimer

All information, images and visuals, drawings, plans or sketches shown in the brochure are only an architect's impression, for representational/illustrative purposes only and not to scale.

It is hereby clarified to our customers that –

1. All retail and office space units / floors will be delivered unfurnished, while the managed office and service suite units / floors may be delivered furnished.
2. Representations of furnishings, decor, and interior elements shown in this brochure are for reference and visualization purposes only and may not be reflective of the actual units as delivered.
3. All dimensions mentioned in the drawings provided here or otherwise by the Projects' sales office may vary/ differ as compared to original unit.
4. All specifications of the Project (as indicated) have been duly filed with Uttar Pradesh Real Estate Regulatory Authority.
5. The extent/ number/ variety of the equipment/ appliances are indicative and subject to change at sole discretion of the Promoter and shall be as per applicable law.
6. All taxes and statutory charges extra shall be as per applicable laws.

The Promoter is under no obligation to provide any interior works, furniture, items, electronics goods, amenities, accessories, etc, as displayed herein under the Brochure as the same does not form a part of the specifications or deliverables offered by the Promoter and the depictions shown herein are purely only to illustrate/ indicate possible layouts or design ideas. Nothing contained herein intends to constitute a legal offer and does not form a part of any legally binding agreement and/ or commitment of any nature. The Promoter makes no representation or warranty for the accuracy or completeness of the information provided. The Promoter makes no representations or warranties regarding the accuracy or completeness of the information shown/ provided herein under the Brochure. Customers are advised and requested to independently verify all the details, including area, amenities, services, terms of sales and payments and other relevant terms with the sales team of the Project/ Promoter before concluding any purchase decision/s. For reference purposes, the conversion scale: 1 square meter(m²) = 10.764. square feet. 1 square meter (m²) = 1.19599 square yards

RERA Registration No.: UPRERAPRJ697894

RERA Website: <https://up-rera.in>

Promoter: ATS Grand Realtors Private Limited

Project Name: 'Kabana High'

Building Plan Approval Memo No.: (BP)-4224/ FTS-757 dated 21.01.2019 | **Project Area:** 2.5 acres at Sector 4, Greater Noida (W), Uttar Pradesh.