

# 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



Iconic Facade



Lush Central Plaza



Modern Fixtures



Security, Backup  
& Connectivity



Grand Shopfronts



Seating & Kiosks



Stylish Entryway



Drop-Off Zones





# 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
- 

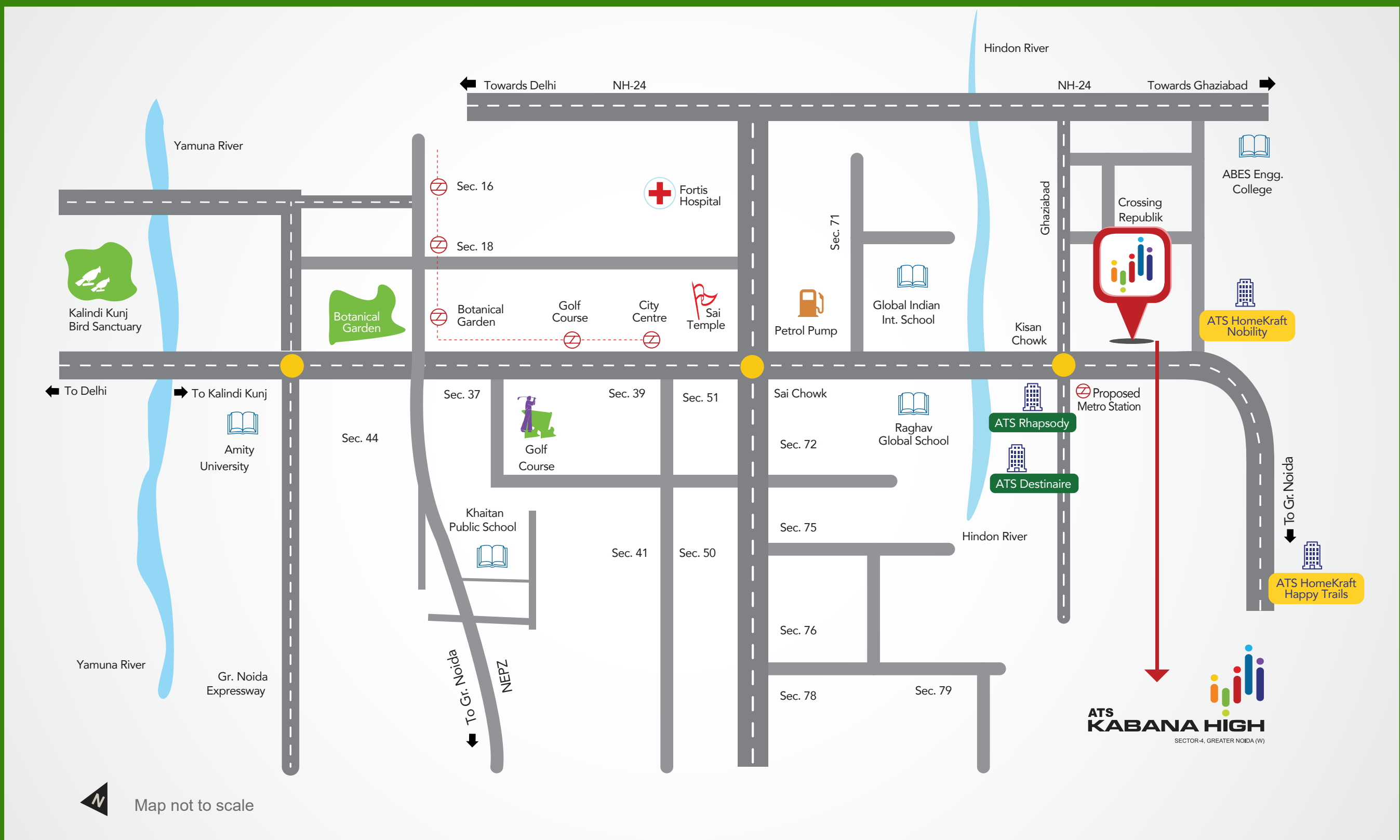
**NH 24**  
5 mins
- 

**Pari Chowk**  
20 mins
- 

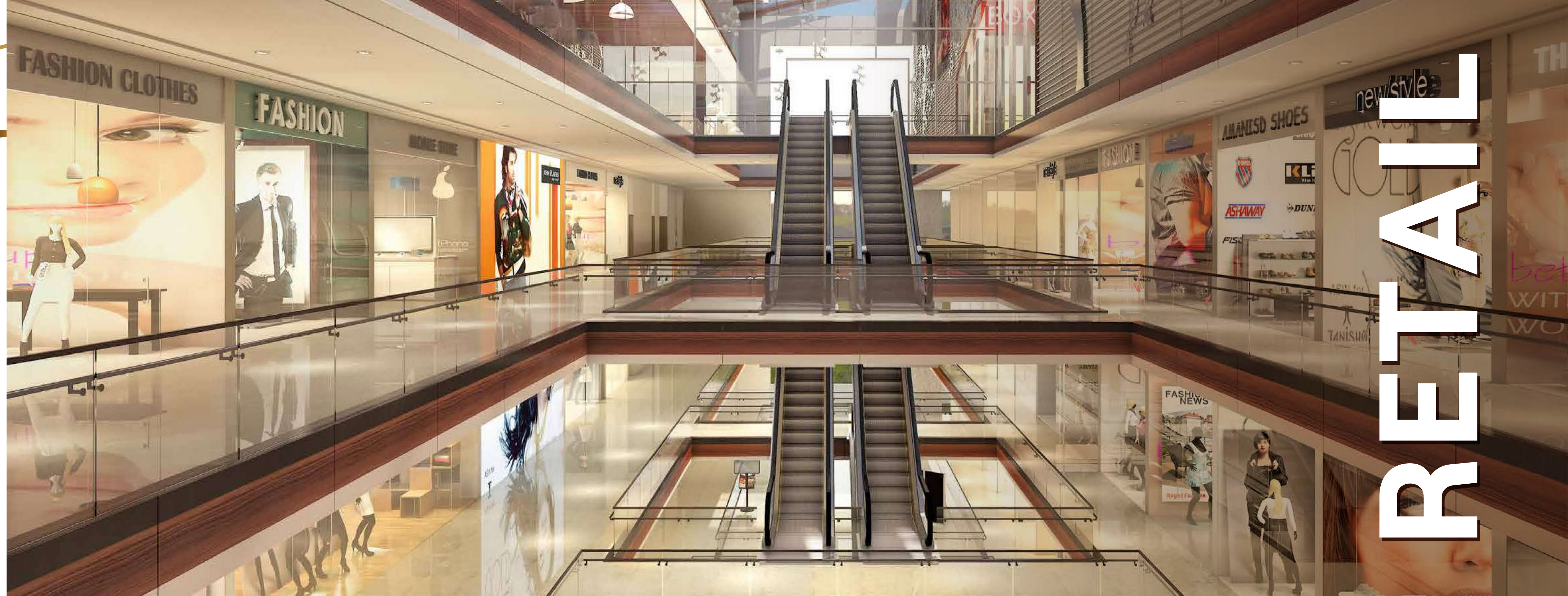
**FNG Expressway & Central Noida** | 5 mins
- 

**Sec 51 Metro Station**  
15 mins
- 

**Delhi**  
20 mins





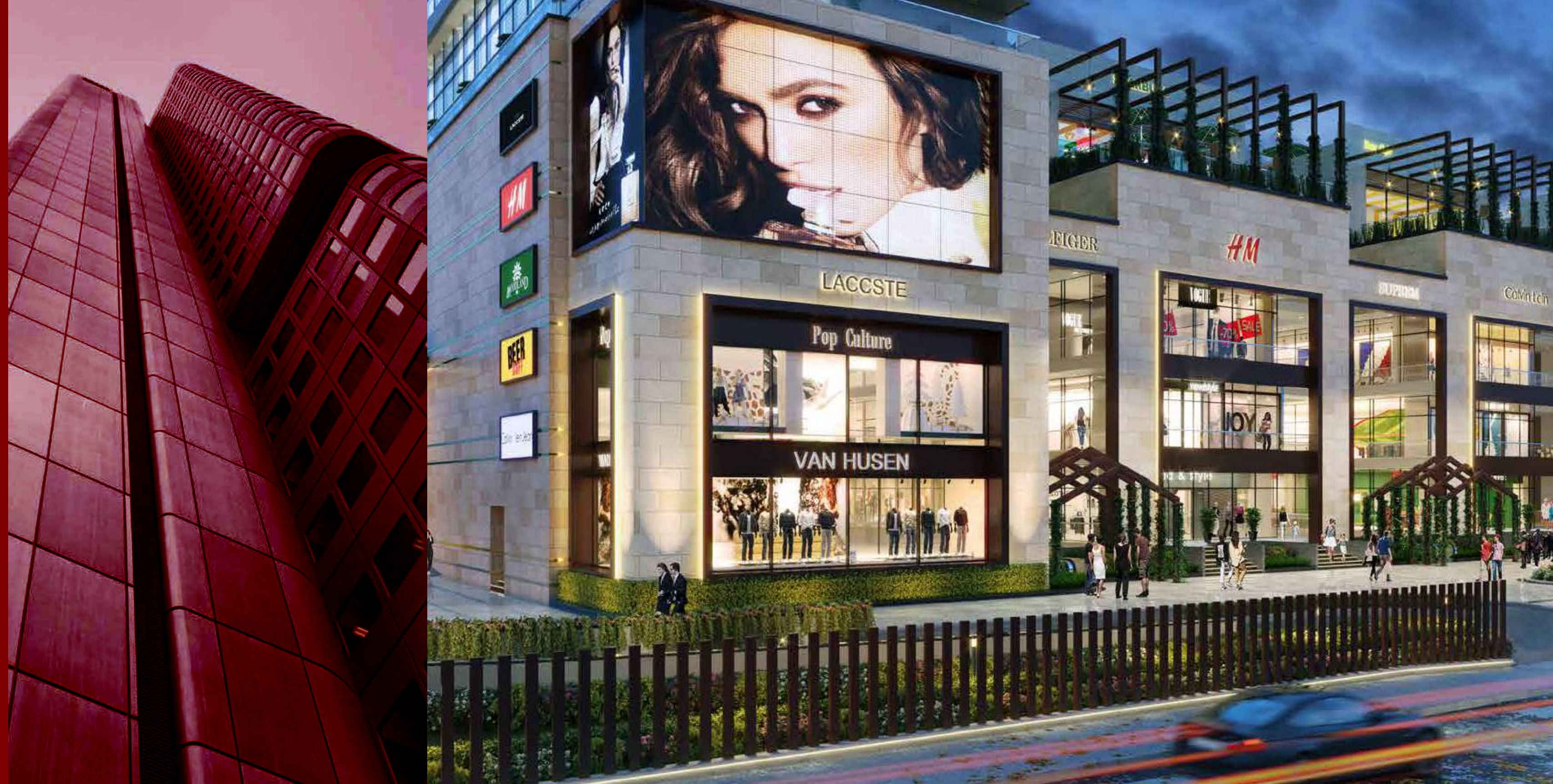


THE



# 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.







Sell better.  
Sell happier.

Welcome to a happy shopping extravaganza at Kabana High. Many world-class retail outlets will bring any brand shoulder to shoulder with the world's best. So, get on board with this new and exciting retail address and get that dose of happiness throughout the day, which will reflect brightly upon your customers.



Large  
Shopfronts



Expansive  
Glass Façade



Atrium  
View Stores



Centrally Air  
Conditioned



# WE OFFER SPACES





# Officially the best way to do business.

Our office spaces are meticulously designed to meet the needs of modern businesses, regardless of size or industry. These architecturally splendid Office Spaces boast visual appeal but are also loaded with an elegant lift lobby, round the clock multi-tier security, parking facilities among other amenities. Our exceptional spaces are crafted to support your success and elevate your work experience.







The happiest  
choices for  
entrepreneurs.

Kabana High gives you the opportunity to see your dreams come true. The customisable spaces make sure that every space is one that gives a higher, better and happier experience every single day. These spaces will make sure that every day becomes yours to conquer.



Grand Entry  
& Reception



Stylish  
Lobbies



Common  
Utilities



High-Speed  
Internet





# MANAGED OFFICES



# You do the business, we do the rest.

An epitome of modern business, our managed offices have been tailored for efficiency. Ensuring privacy and focus for businesses seeking a hassle-free office experience, each space spread across 5 floors is equipped with essential amenities and have a central lobby. There are 3 distinct styles and sizes that cater to each specific business need.







Your business is  
truly our business.

Empower each business and unlock their true potential by moving away from the traditional approach. Out here you don't have to manage it all. Our team of dedicated staffers will manage housekeeping, security, kitchens and other everyday operations to keep the team happy and you happier.



Shared  
Meeting  
Rooms



Shared  
Printing  
Station



Shared  
Pantry  
Services





Giving you the  
best way to work.

Tap into the best way to do business with our most seamless Managed Offices. From housekeeping to security and a small kitchen, operations will now become a breeze. So give that doze of happiness to your business today!



Waiting  
Lounge



High-Speed  
Internet



Common  
Utilities



Security  
Surveillance



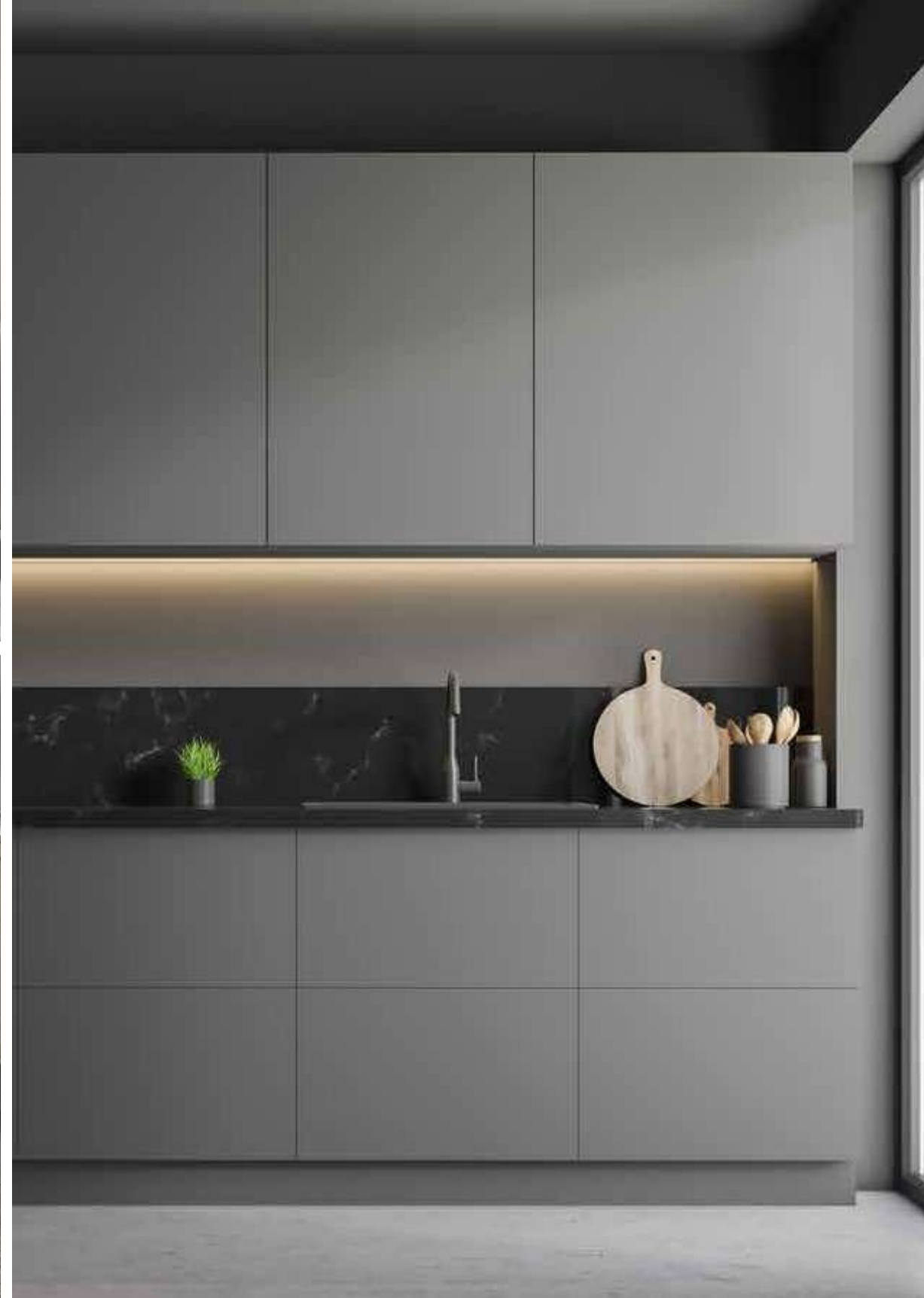


THE  
COLLECTIBLES



# Service Suites that level up your happiness.

Kabana High has many spaces to help you unwind and be on top of your game even when the work ends. The top floors have a series of Service Suites that can accommodate anyone and everyone giving you the feeling of home even while one is far away from it. This means that they can just relax and be one with their thoughts whenever required. These suites also offer a chance to get a happier perspective on things whenever there is a slump.







For that suite  
deal for visitors.

Introducing spacious and well-thought-out interiors of service suites. Offering the best in class experience for business as well as leisure, these service suites are spacious and well-equipped. An adequate space to work, and relax, these spaces also come with a well-equipped kitchenette to prepare those sumptuous meals.



Open  
Kitchenette



Security  
Surveillance

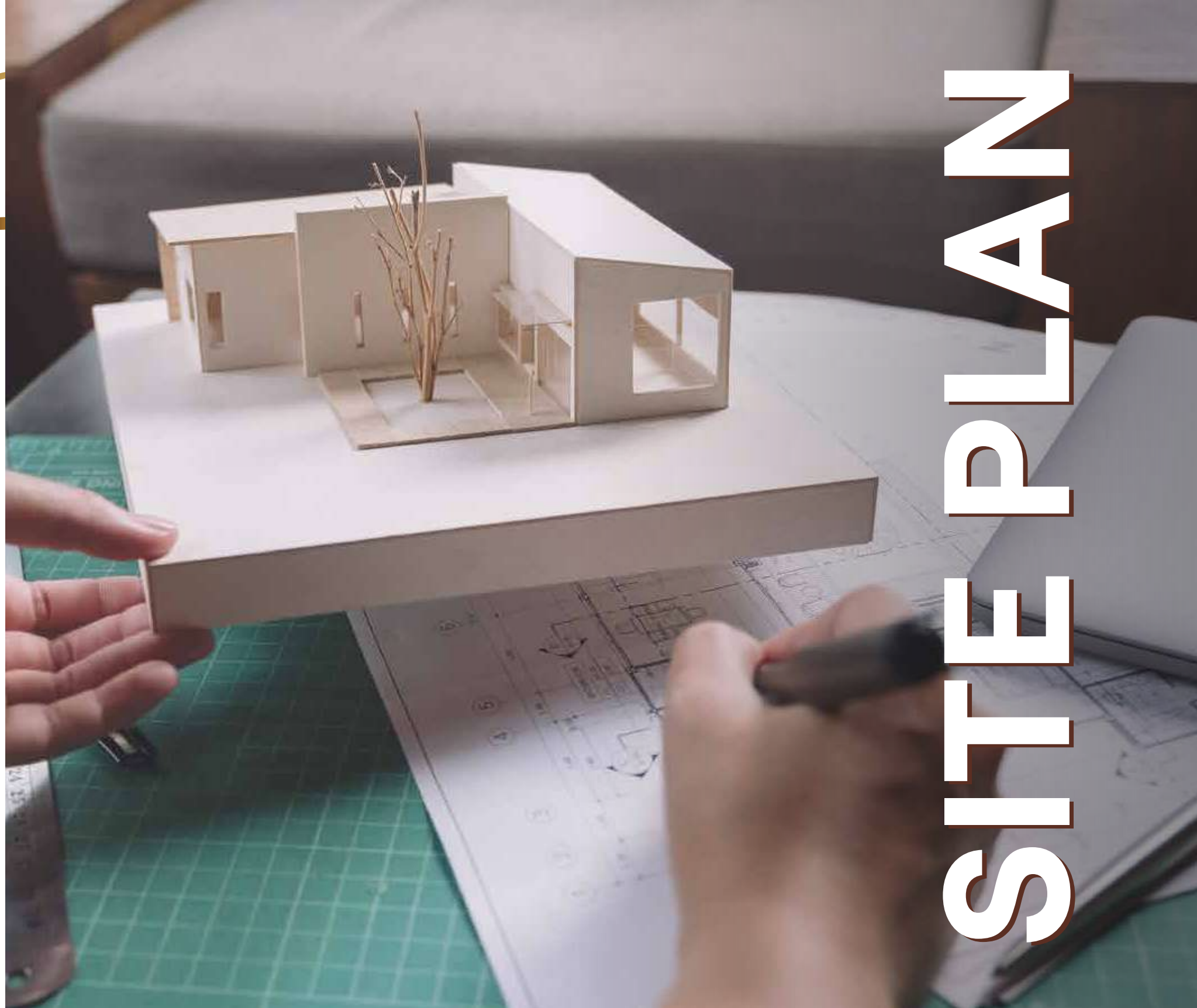


Modular  
Wardrobes



Shared Laundry  
Service





# SITE PLAN



NORTH



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RETAIL FLOOR LAYOUT



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.

Retail

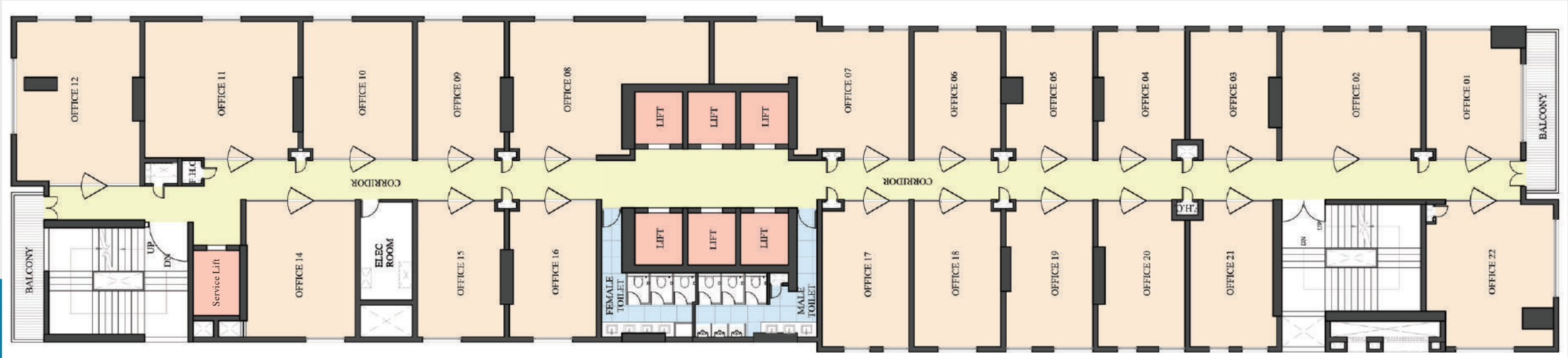
Specifications

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	<b>Exterior:</b> Combination of glazed windows, stone, and painted surfaces <b>Lobbies:</b> Combination of stone/vitrified tiles and painted surfaces <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	Wet Rise/Hose Reels/Sprinklers/ Fire Extinguishers: Provided as per norms External Fire Hydrants: Provided as per norms
HVAC	<b>AC Systems:</b> Provision of Air Conditioning <b>Ventilation and Exhaust:</b> Provided for common toilets and basements
Electrical	<b>Distribution:</b> Provision of cable up to tenants Distribution Board <b>Metering:</b> Tenant load will be metered <b>Lightning Protection &amp; Earthing Pits:</b> Provided <b>Emergency Lighting:</b> 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

Structure	RCC slab column structure with masonry block/partitions
Finishes	<b>Exterior:</b> Combination of glazed windows, stone & painted surfaces <b>Lobbies:</b> Combination of stone / vitrified tiles & painted surfaces <b>Common Toilets:</b> 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

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# Managed Offices

## Specifications

### 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

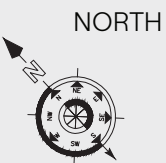
Provision for voice & data

### HVAC

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



## MANAGED OFFICES FLOOR LAYOUT



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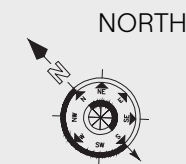


# Room Layouts

## 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

The layout is for representation purposes only.

# Service Suites

## Specifications




























Structure	RCC slab column structure with masonry block/partitions
Finishes	<b>Exterior:</b> Combination of glazed window, stone & painted surfaces <b>Lobbies:</b> 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	<b>AC Systems:</b> Provision of VRF/Split AC systems <b>Ventilation and Exhaust:</b> Provided for common toilets and basements





















Type 3: Premium



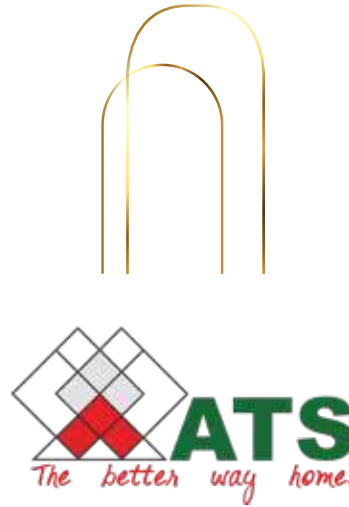
# Delivered Projects

 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
 Sahastradhara 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	 Phase 2 Sector Zeta-1, Greater Noida RERA Reg. No. UPRERAPRJ3774
 Phase 2 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: 9164 860 888.

#### Disclaimer

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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 (m<sup>2</sup>) = 10.764. square feet. 1 square meter (m<sup>2</sup>) = 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.

Banking Partner  
 **HDFC BANK**