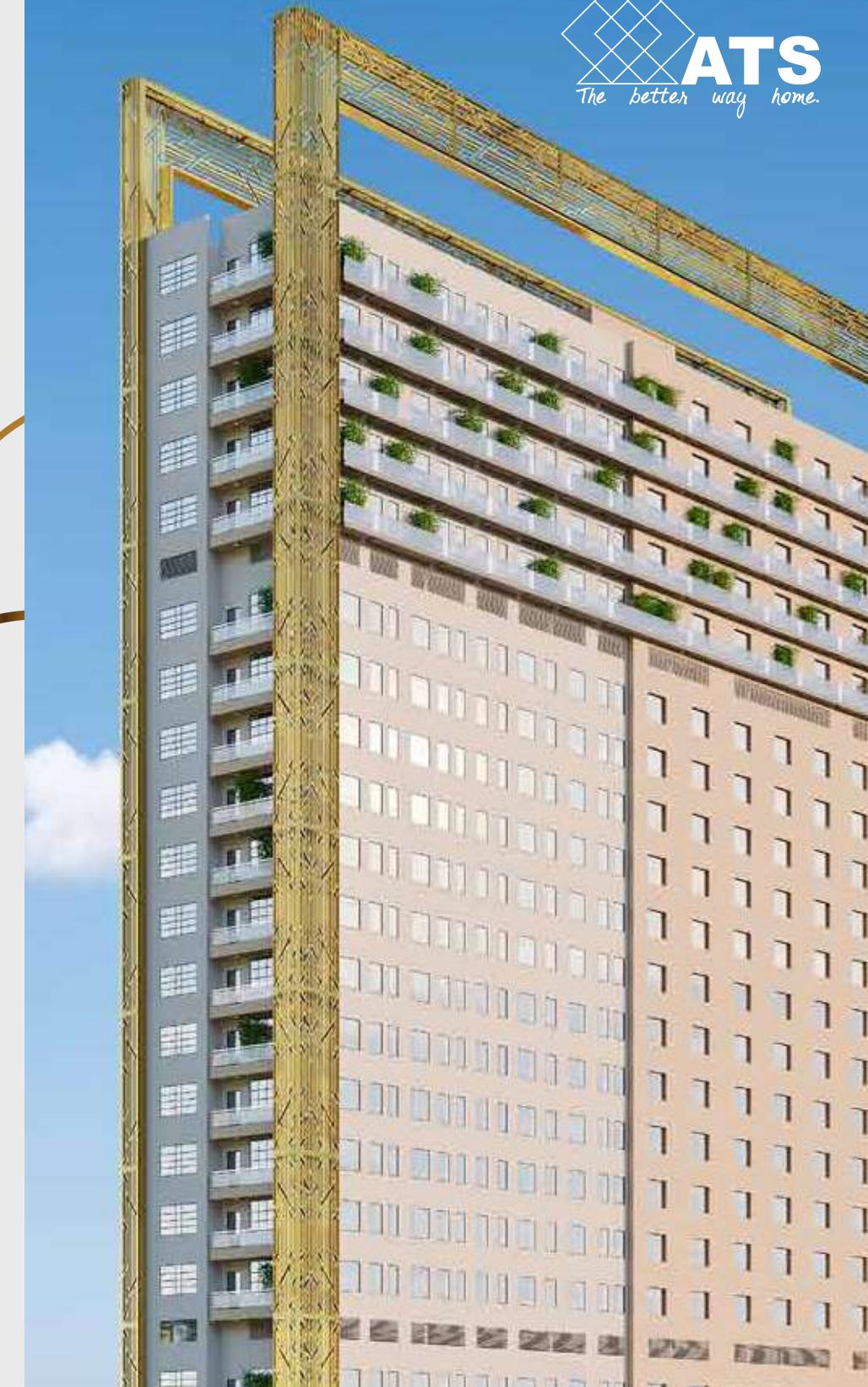




TAKING YOU A LEVEL UP

RETAIL
OFFICE SPACES
MANAGED OFFICES
SERVICE SUITES



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

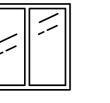
Kabana High is an unmatched combination of retail, office spaces, managed offices and service suites. This breathtaking structure will make life more convenient for the entire region every single day. It has been crafted to ensure that every enterprise thrives and every customer is delighted.



Enhancing your experience & smiles.



IGBC Rated Green Building



Iconic Facade



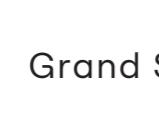
Lush Central Plaza



Modern Fixtures



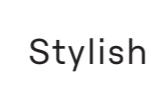
Security, Backup
& Connectivity



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



ssway &
oida | 5 mins



Metro Station





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 Facade



Atrium
View Stores



Centrally Air
Conditioned



OPEN

Officially the best way to do business.

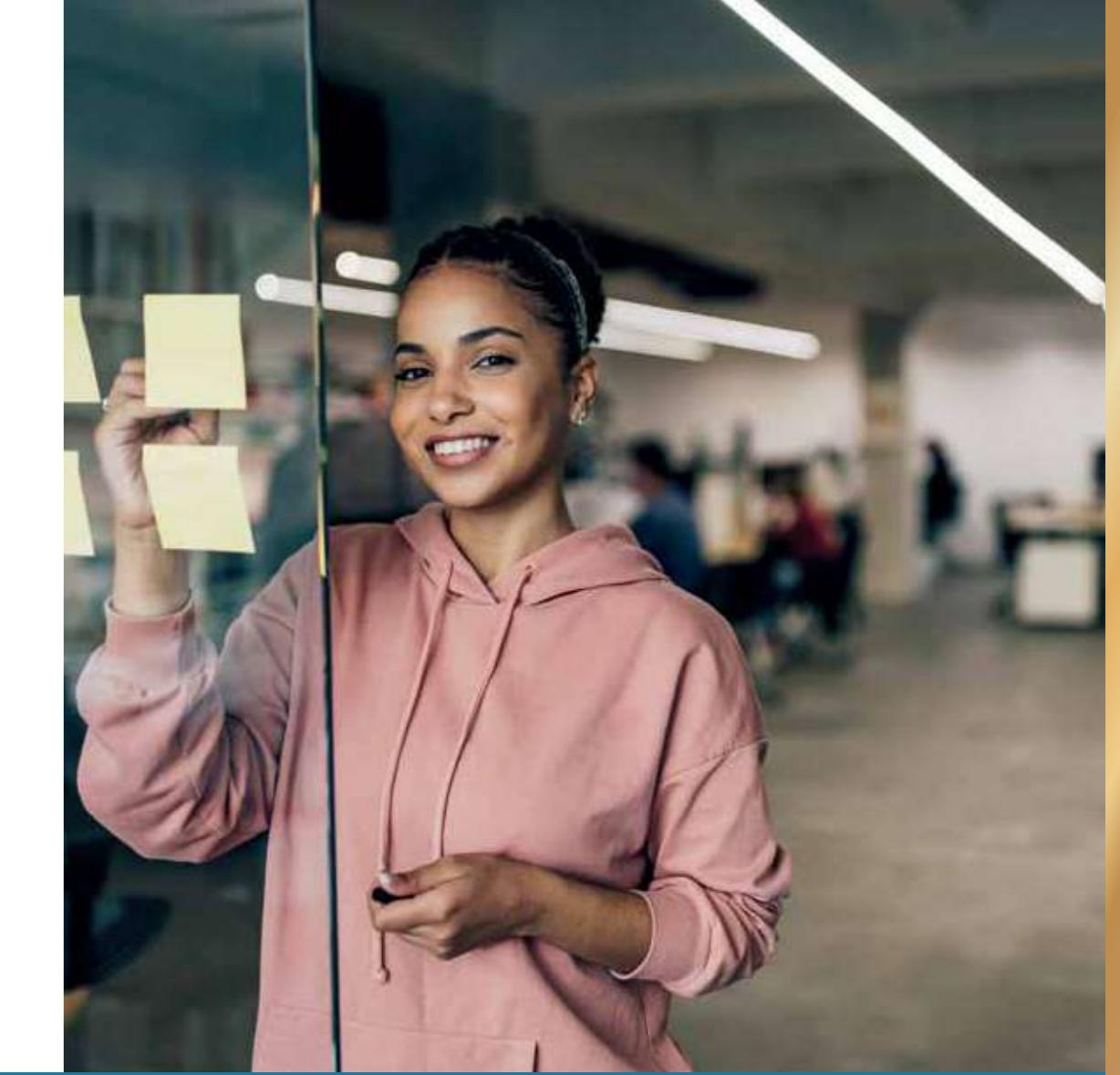
Our office spaces are meticulously designed to meet the needs of modern businesses, regardless of size or industry. These architecturally splendid Office Spaces boast visual appeal but are also loaded with an elegant lift lobby, round the clock multi-tier security, parking facilities among other amenities.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

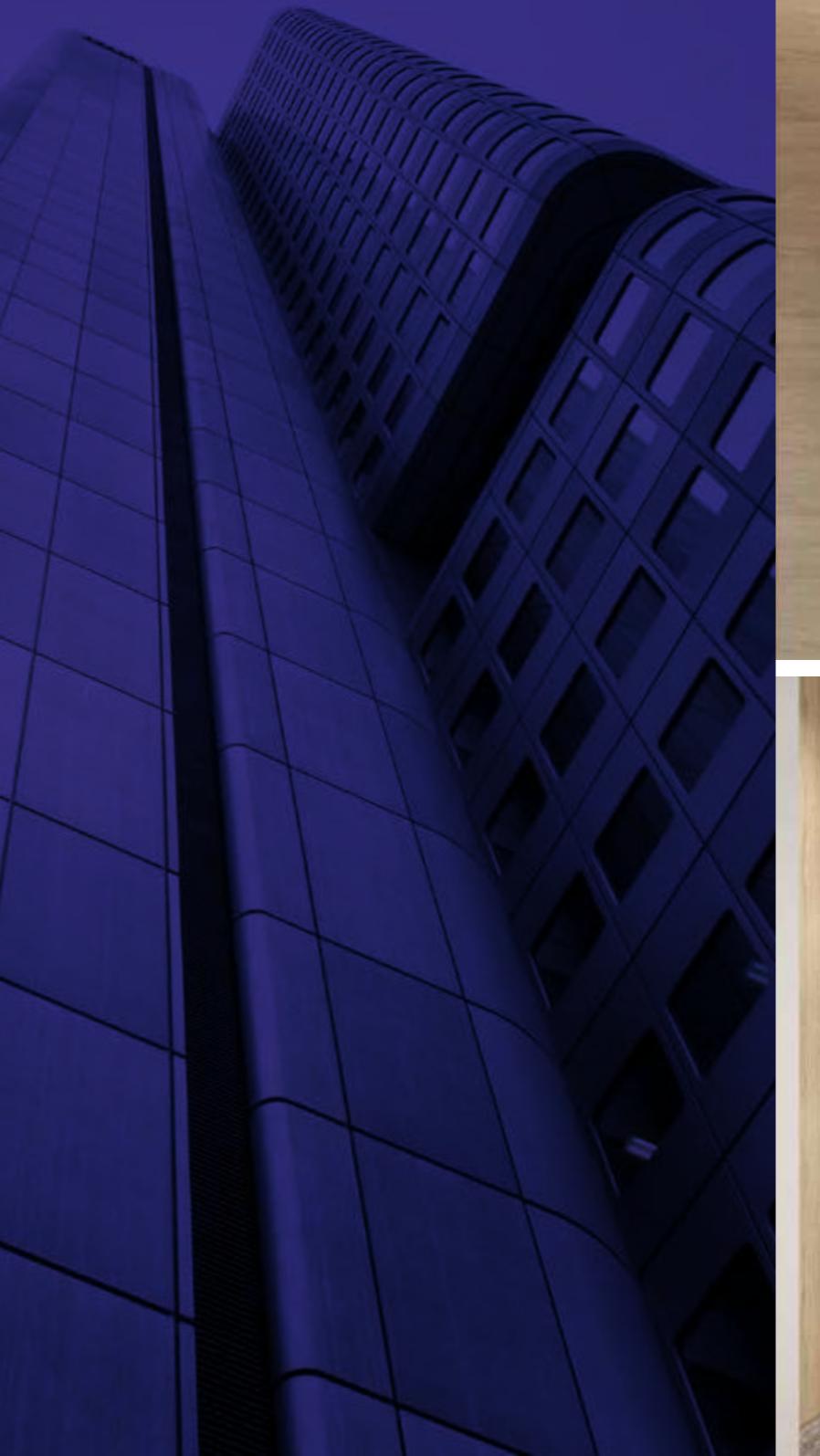
High-Speed
Internet



ED W S G E M A N A Z I E M O

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 dose of happiness to your business today!



Waiting
Lounge



High-Speed
Internet



Common
Utilities



Security
Surveillance

புது
விவர
நடந
நாள்



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

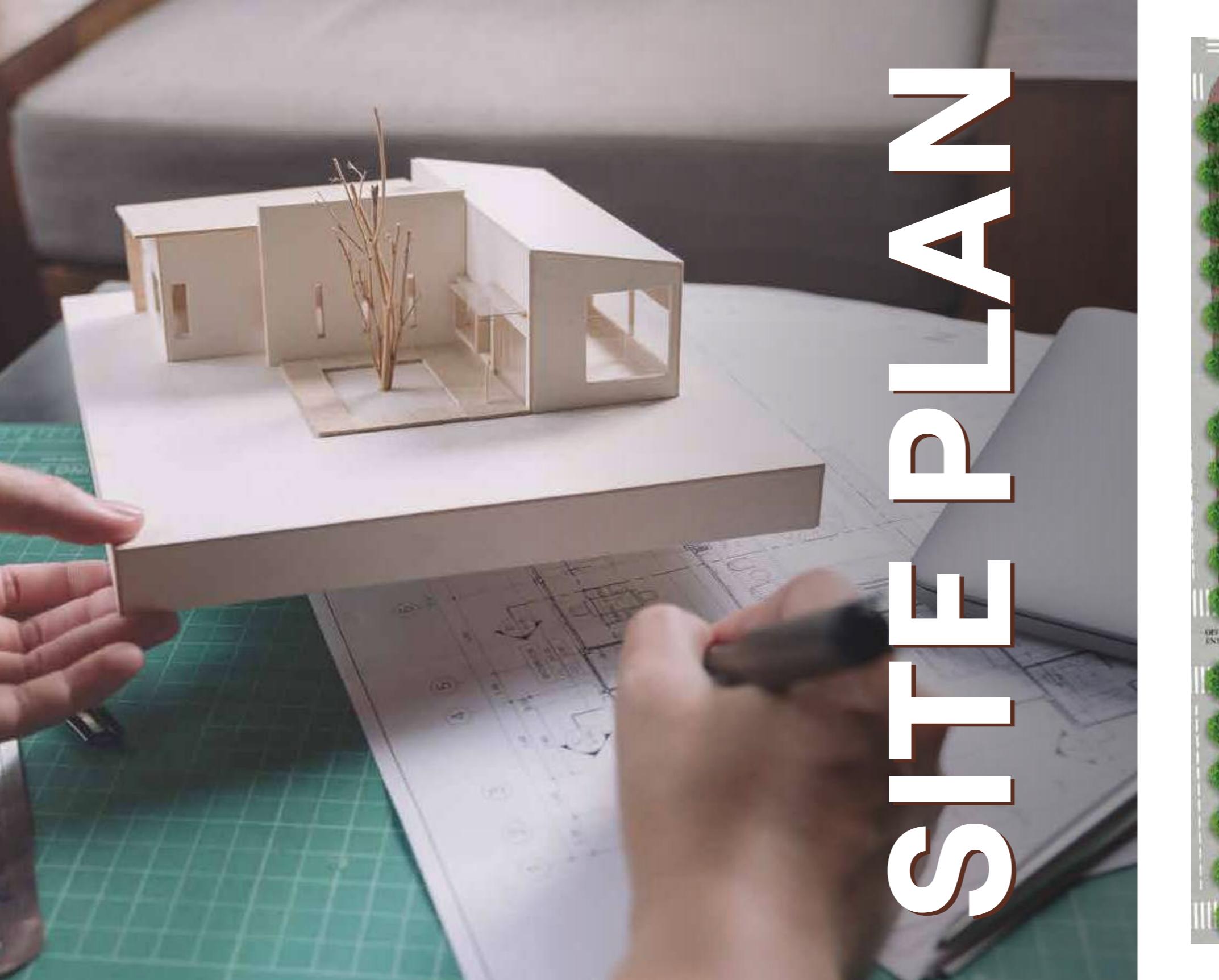


Modular
Wardrobes



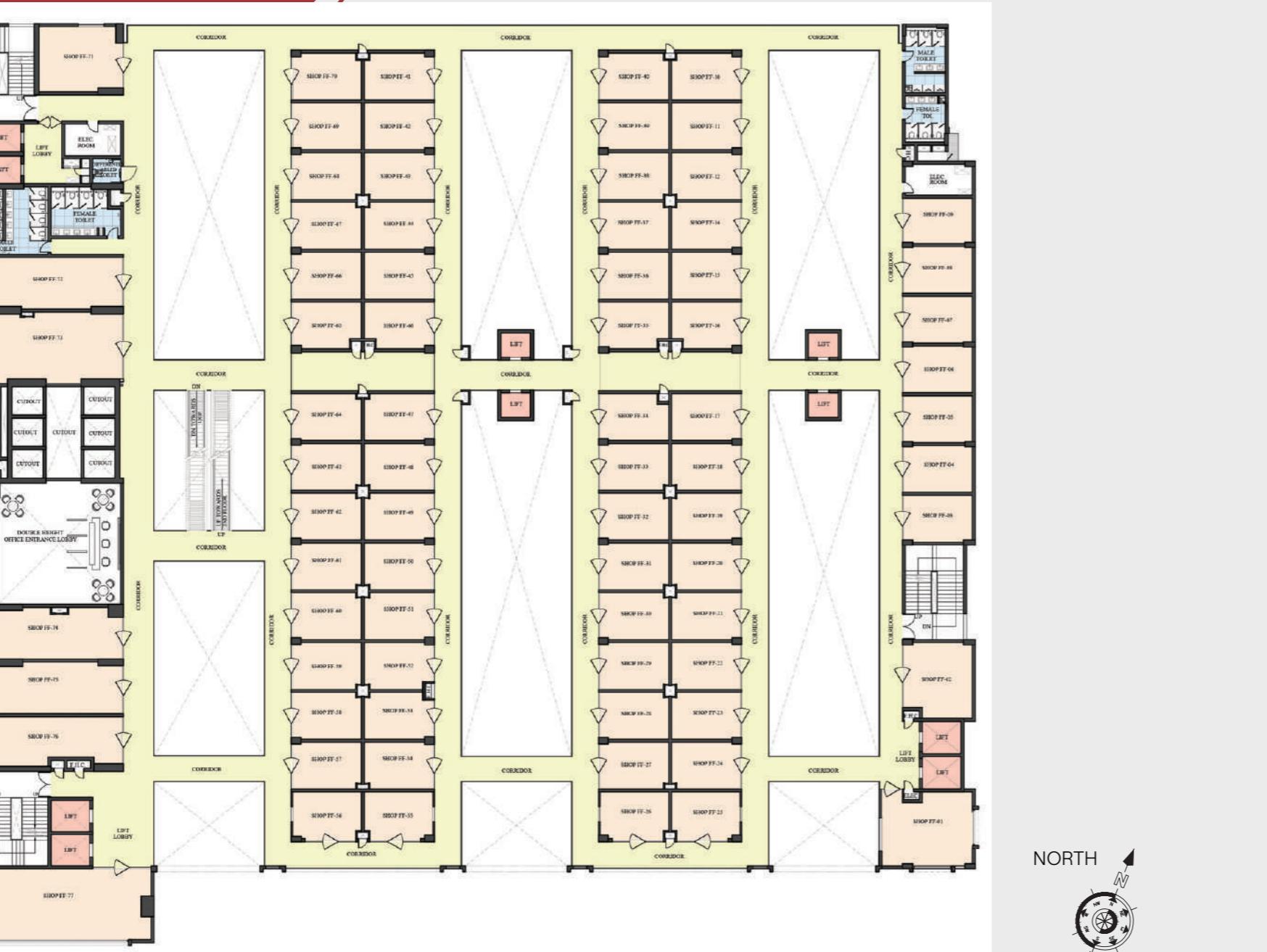
Shared Laundry
Service

Site Plan



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 to notice. The images, renderings and illustrations used are artistic images for representation 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



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

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 locations 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 areas

Diesel Generators

100% automatic back-up provided for the lighting, power and A/C on a chargeable basis will appropriate diversity

Communication

Provision for voice and data

Office Spaces

Specifications



OFFICE SPACES FLOOR LAYOUT

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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

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

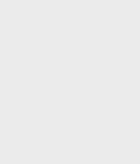
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Room Layouts

Service Suites



SERVICE SUITES FLOOR LAYOUT



Type 1: Presidential

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Room Layouts

Service Suites



Type 2: Luxury

The layout is for representation purposes only.

Service Suites

Specifications



Type 3: Premium

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

ATS GREENS I Sector-93 A, Noida  Sector Chi-4, Greater Noida	ATS GREENS II Sector-50, Noida  Phase I & II, Ghaziabad	ATS VILLAGE Sector-93 A, Noida  Ghaziabad	ATS ONE HAMLET Sector-104, Noida  Dera Bassi, Punjab	Allure Sector-22 D, Yamuna Expressway RERA Reg. No. UPRERAPRJ918	ATS bouquet Sector-132, Noida RERA Reg. No. UPRERAPRJ2612
KOON Sector-109, Gurugram 	ATS VALLEY SCHOOL Dera Bassi, Punjab 	CASA ESPAÑA Phase I, Sector-121, Mohali 	Pristine II Sector-150, Noida RERA Reg. No. UPRERAPRJ2875	Nobility Sector-4, Greater Noida (W) RERA Reg. No. UPRERAPRJ284035	PRAGYA Gift City-SEZ, Gujarat 
Heavenly Foothills Sahastradhara Road, Dehradun 	DOLCE Sector Zeta-1, Greater Noida RERA Reg. No. UPRERAPRJ3774	ATS GOLF MEADOWS Phase I Dera Bassi, Punjab 	Triumph Sector-104, Gurugram RERA Reg. No. UPRERAPRJ15574	HAPPY TRAILS Sector-10, Greater Noida (W) RERA Reg. No. UPRERAPRJ15574	BONHEUR AVENUE RERA Reg. No. RC/REP/HARERA/GGM/606/338/2022/81
CASA ESPAÑA Phase II, Sector 121, Mohali RERA Reg. No. PBRERA-SAS80-PRO086	MARIGOLD Sector-89 A, Gurugram RERA Reg. No. 55/2017	ATS Le GRANDIOSE Phase 1 Sector-150, Noida RERA Reg. No. UPRERAPRJ3250	Le GRANDIOSE Sector-150, Noida RERA Reg. No. UPRERAPRJ180413	kingston Health Sector-150, Noida RERA Reg. No. UPRERAPRJ180413	SANCTUARY 105 Sector-105, Gurugram RERA Reg. No. RC/REP/HARERA/GGM/862/594/2024/89

Ongoing Projects

ATS Le GRANDIOSE Phase 2 Sector-150, Noida RERA Reg. No. UPRERAPRJ14316	KNIGHTSBRIDGE Sector-124, Noida RERA Reg. No. UPRERAPRJ3574	PRISTINE Golf Villas Sector-150, Noida RERA Reg. No. UPRERAPRJ3796	DOLCE Sector Zeta-1, Greater Noida RERA Reg. No. UPRERAPRJ73
ATS GOLF MEADOWS LIFESTYLE Phase 2 Dera Bassi, Punjab RERA Reg. No. PBRERA-SAS79-PRO007	PIOUS ORCHARDS SECTOR 150, NOIDA Sector-1, Greater Noida RERA Reg. No. UPRERAPRJ4115	RHAPSODY Sector-1, Greater Noida RERA Reg. No. UPRERAPRJ183246	PICTURESQUE REPRIEVES Phase I, Sector-52, Noida RERA Reg. No. UPRERAPRJ3
PICTURESQUE REPRIEVES Phase II, Sector-152, Noida RERA Reg. No. UPRERAPRJ2575	KINGHOOD DRIVE Sector-152, Noida RERA Reg. No. UPRERAPRJ2575	ATS KABANA HIGH Sector- 4, Greater Noida (W) RERA Reg. No. UPRERAPRJ697894	Floral Pathways NH-24, Ghaziabad RERA Reg. No. UPRERAPRJ750395
PICTURESQUE REPRIEVES Phase II, Sector-152, Noida RERA Reg. No. UPRERAPRJ2575	GRANDSTAND Sector-99A, Gurugram RERA Reg. No. 06/2018	ATS DESTINARE Sector-4, Greater Noida (W) RERA Reg. No. UPRERAPRJ74174	



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

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

Banking Partner



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.