A GREAT PLACE TO WORK AND PLAY.

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.: UPRERA10015574
KABANA HIGH –
AT THE HEART OF AN 
UPCOMING BUSINESS HUB.

Kabana High is here to redefine business to newer heights. Located at a fully-fledged and well-connected business zone, Kabana High offers a perfect blend of Grade 'A' office spaces, shops for high street retail, food courts and multiplexes to those who want to redefine their businesses too.

Close to premier residential pockets in Greater Noida (W), Kabana High gives an elaborate frontage for brands, and is surrounded by roads on three sides while facing a 130 m wide road that connects Delhi, Noida and Ghaziabad.

Kabana High.
It’s where business means business.
ATS needs no business cards.

With more than three decades of delivering world-class residential and commercial properties, ATS has made excellence sort of a habit. Kabana High is one such offering from the house of ATS for the business community.

KABANA HIGH – A GIFT TO THE WORLD OF BUSINESS FROM ATS.
KABANA HIGH – NEVER EVER LOW ON POSSIBILITIES.

High Street Shopping
Grade 'A' Office Space
Restaurants & Cafes
World-class Food Courts
Convenient Access
Health Clubs & Spas
Great Connectivity
Cost Effective
Multiplexes
Separate Mall Entry
Dedicated Drop-off Zones
Ample Parking

The image shown is for demonstrative purposes only and is subject to change.
MAKE WORK SOUN DLIKE PLAY.

Kabana High Work Spaces are designed in such a way that it improves the efficiency of the place, and for those who spend their time at work, more productive. Creating an ambience that carries a unique corporate signature, Kabana High gives smartly designed SOHOs, express elevators, 100% power back-up, world-class safety and security systems, cosy lobbies, independent access, communication facilities and a host of other features that make businesses run smoothly and efficiently.
Kabana High Retail Spaces are planned and created to give a shopping experience to the consumers like never before. From high street fashion brands, health clubs and spas, beauty clinics and boutiques to restaurants, bistros and cafes, every aspect of retail is carefully designed to turn Kabana High as the shopping destination in Greater Noida (W).
KABANA HIGH – AT A GLANCE.

In the heart of a full-fledged business zone
Well-connected to Noida, Ghaziabad & Delhi
Facing a 130 m wide road
Close to an upcoming metro station
Modern architecture
Separate entry for mall & dedicated drop-off zone for office goers
Exclusive recreational area for the occupants / members of offices
Food court
Hypermarket
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 ± 10%
4. WHILE CONVERTING MILLIMETERS (MM) TO FEET-INCHES, INCHES ARE ROUNDED OFF TO NEAREST POSSIBLE WHOLE NUMBER FOR EASE OF CALCULATIONS.

# 1 SQ. MTRS = 10.764 SQ. FT.
NOTE:
1. THE WINDOW SIZE/ ITS LOCATION IN ROOMS MAY CHANGE BECAUSE OF ELEVATIONAL FEATURES
2. THE OVERALL LAYOUT MAY VARY BECAUSE OF 3RD PARTY ENGAGING IN PLANS REQUIREMENTS
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.
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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 visitor 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
- Lighting 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

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%.

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
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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.

ABOUT US
Assurance, Transparency and Sincerity spell ATS. A real estate developer of concepts based on consumer insight and architectural delight, the group is responsible for creating some of the most premium residential and commercial spaces primarily in North India. All projects bear testimony to a commitment towards timely delivery and attention to specifics. Quality being a given.