



ATS GOLF MEADOWS

Lifestyle

Luxurious apartments for distinctive living



Site Off.: ATS Golf Meadows Prelude, Barwaia Road, Dera Bassi.
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DERA BASSI

Disclaimer: The renderings and photographs shown are for demonstrative purposes only and may not reflect the final product. The promoters reserve the right to make additions and alterations, as necessary from time to time.



Think Big Think Ahead

Chandigarh is among India's most picturesque cities.

People love it for its planned layout, beautiful gardens, open spaces and its uncluttered yet ultramodern lifestyle. But we're going one step further in reflecting the splendour of this model city in our upcoming township, which is replete with all modern amenities.

ATS Golf Meadows is a new development at Dera Bassi, just 9 kms from Chandigarh border.

With a proposed site of 300 acres, Golf Meadows takes the best aspects of Chandigarh and recreates them in a grand township that is beautifully laid out around a golf facility.

ATS GOLF
MEADOWS
DERA BASSI



OVERVIEW

Miles Ahead in Luxury

ATS Golf Meadows will be a large, self-contained cosmopolitan township. Designed by the world renowned Architect Oru Bose of Bose International, Florida, it is well-planned and being built with the uncompromising construction standards that we're known for. Our township will offer its residents a variety of housing options. These range from luxurious and spacious villas and independent floors to modern Mediterranean styled apartments.

The township will also have the latest in modern amenities like a 5 star hotel with large banquet halls, school, hospital, shopping facility, retail park, luxurious clubhouses, golf and other sports facilities.





PREMIUM APARTMENTS

Presenting ATS Lifestyle

ATS Lifestyle is our latest residential community project coming up in the ATS Golf Meadows township. It follows in the footsteps of its successful neighbour ATS Golf Meadows Prelude, which was completely sold out even before its completion.

Spread over 26 acres, ATS Lifestyle will have 14 towers consisting of 1040 homes designed in the Mediterranean style by the renowned Architect Oru Bose of Bose International, Florida. The project is being built according to the well known ATS construction standards and aesthetics, and will offer its residents generous space, well maintained green areas and its own recreational facilities like a swimming pool and clubhouse.

Apart from these, ATS Lifestyle has the natural advantage of being situated within a mega township with complete infrastructural support and facilities like a 5 star hotel, school, shopping facility, hospital and a golf course.





MASTER PLAN



LEGEND

1. Hotel
2. Hospital
3. Retail
4. Office
5. Lifestyle
6. Prelude
7. ATS Valley School
8. Flagship Club
9. Independent Floors & Apartments
10. Golf Course
11. Meadows 1
12. Meadows 2
13. Meadows 3

The plan shown is for demonstrative purposes only and is subject to change.



SITE PLAN





LOCATION

The Address of a Better Lifestyle

Situated at Dera Bassi and only 9 kms from

Chandigarh border, ATS Lifestyle is a short drive from the city limits of Chandigarh.

The project has excellent connectivity by road, rail and air, and the project is ideally located to benefit from Chandigarh's expansion.

- 10 minutes from Chandigarh Airport
- 15 minutes from Chandigarh Railway Station
- 5 minutes from Paras Down Town
- 5 minutes from Bharti Walmart Store





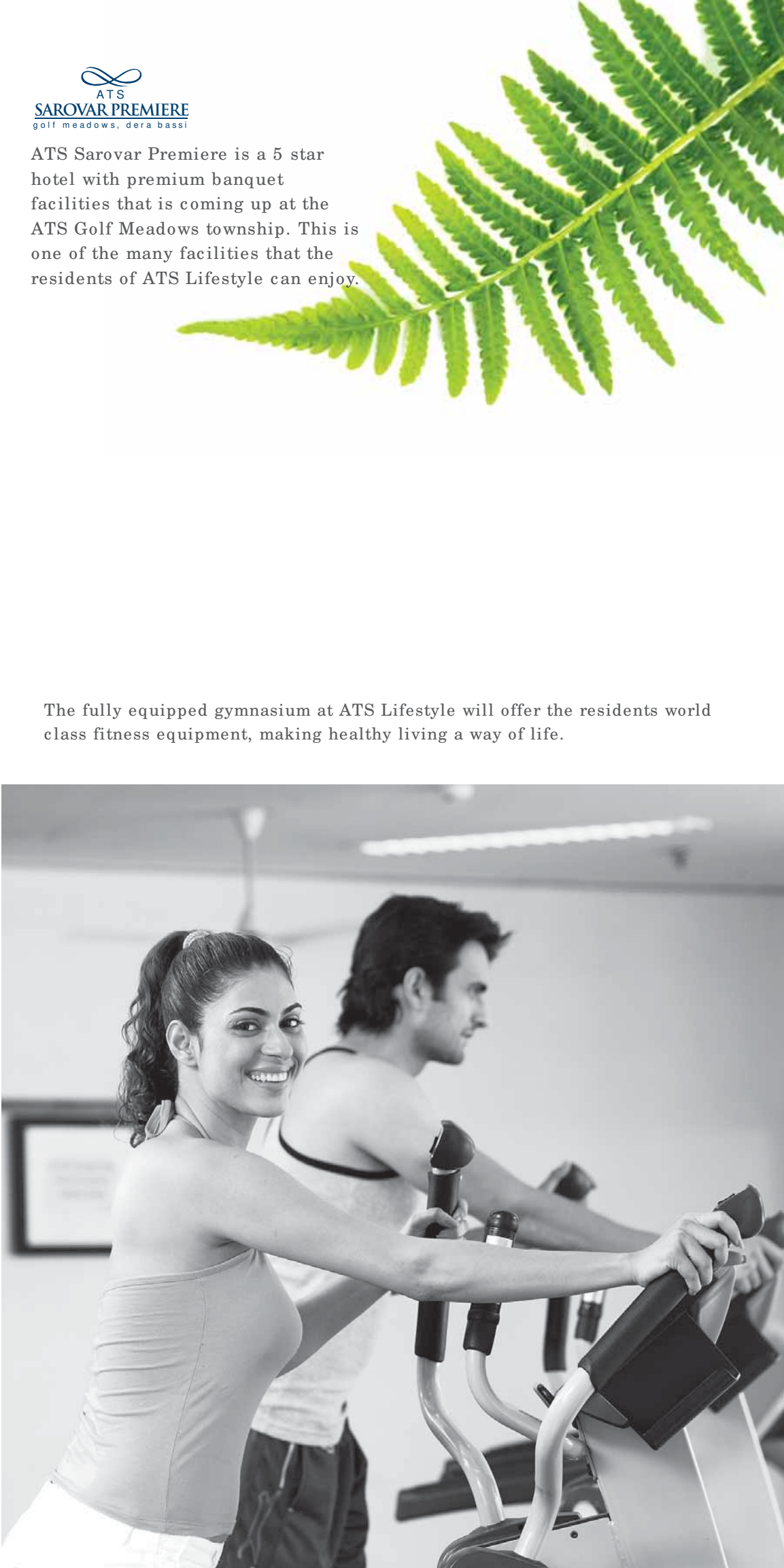
AMENITIES

All That You Want

ATS Lifestyle is replete with all the amenities that people have come to expect from an ATS property. The project will have a clubhouse, a magnificent swimming pool, a jogging track, children's play areas, sport facilities like a badminton and a basketball court along with a well equipped gym. And all these will be set in lush green surroundings and beautifully landscaped lawns. Additionally, residents will only have to step out of the gates to enjoy world class facilities of the Golf Meadows township - like ATS Sarovar Premiere, the 5 star hotel with premium banquet facilities, ATS Valley School which is managed by Learn Today - the learning division of the India Today Group, golf course, hospital, shopping facility and sports clubs.



A shopping facility being built at the township will cater to every need of the residents.



ATS
SAROVAR PREMIERE
golf meadows, dera bassi

ATS Sarovar Premiere is a 5 star hotel with premium banquet facilities that is coming up at the ATS Golf Meadows township. This is one of the many facilities that the residents of ATS Lifestyle can enjoy.

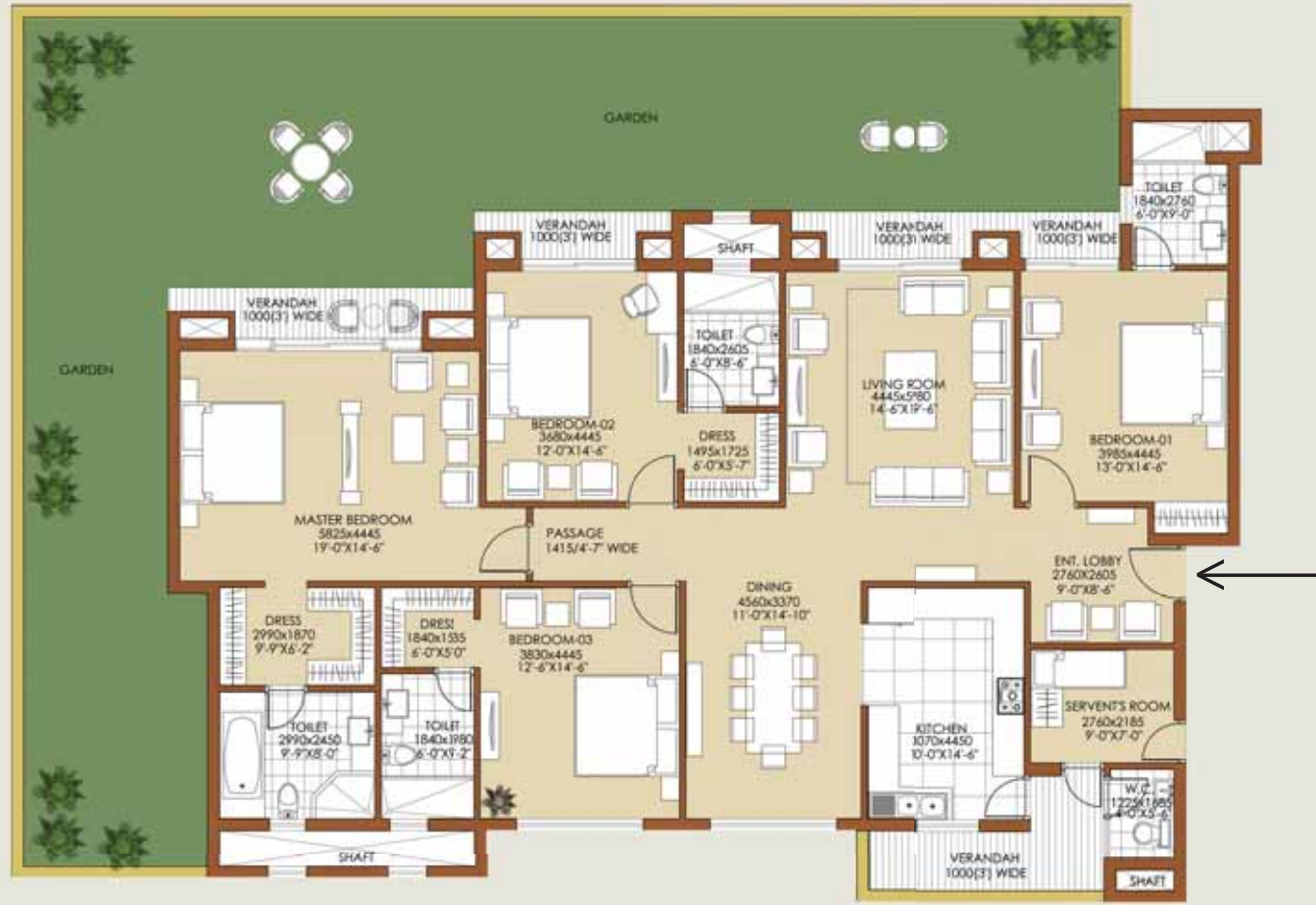
The fully equipped gymnasium at ATS Lifestyle will offer the residents world class fitness equipment, making healthy living a way of life.



The ATS Valley School is a KG to class 12 school situated within the ATS Golf Meadows premises. It is managed by Learn Today – the learning division of India Today Group, promoters of Vasant Valley School, New Delhi. The school will commence its first session in April 2012.

Lifestyle Spaces

Ground Floor Plan A



Key Plan - Ground Floor



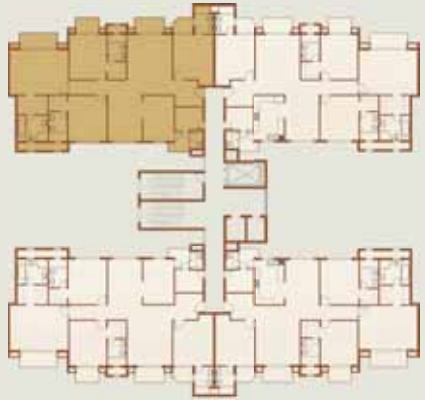
Ground Floor - Type A
(Area - 2950 sq.ft.)

2523 sq.ft. (Built up area)

427 sq.ft. (Common circulation + Services)

Typical Floor Plan A

Key Plan - Typical Floor



Typical Floor - Type A

(Area - 2950 sq.ft.)

2523 sq.ft. (Built up area)

427 sq.ft. (Common circulation + Services)

Note: Saleable area is tentative and is subject to change due to modifications asked for by approving authorities from time to time till occupancy certificate is obtained. Architect reserves the right to add/delete any detail/specification/elevation mentioned if so warranted by circumstances.

Lifestyle Spaces

Ground Floor Plan B



Key Plan - Ground Floor



Ground Floor - Type B

(Area - 2300 sq.ft.)

1943 sq.ft. (Built up area)

357 sq.ft. (Common circulation + Services)

Typical Floor Plan B

Key Plan - Typical Floor



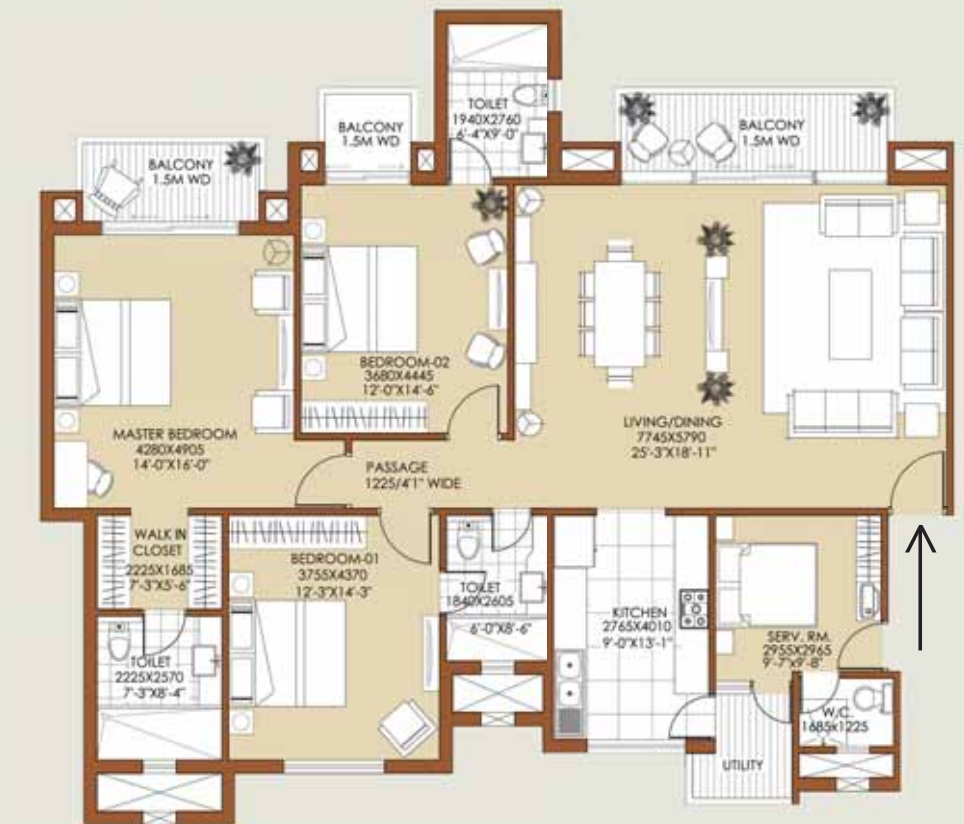
Typical Floor - Type B

(Area - 2300 sq.ft.)

1943 sq.ft. (Built up area)

357 sq.ft. (Common circulation + Services)

Note: Saleable area is tentative and is subject to change due to modifications asked for by approving authorities from time to time till occupancy certificate is obtained. Architect reserves the right to add/delete any detail/specification/elevation mentioned if so warranted by circumstances.

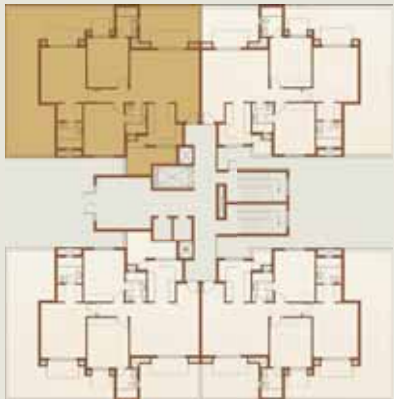


Lifestyle Spaces

Ground Floor Plan C



Key Plan - Ground Floor



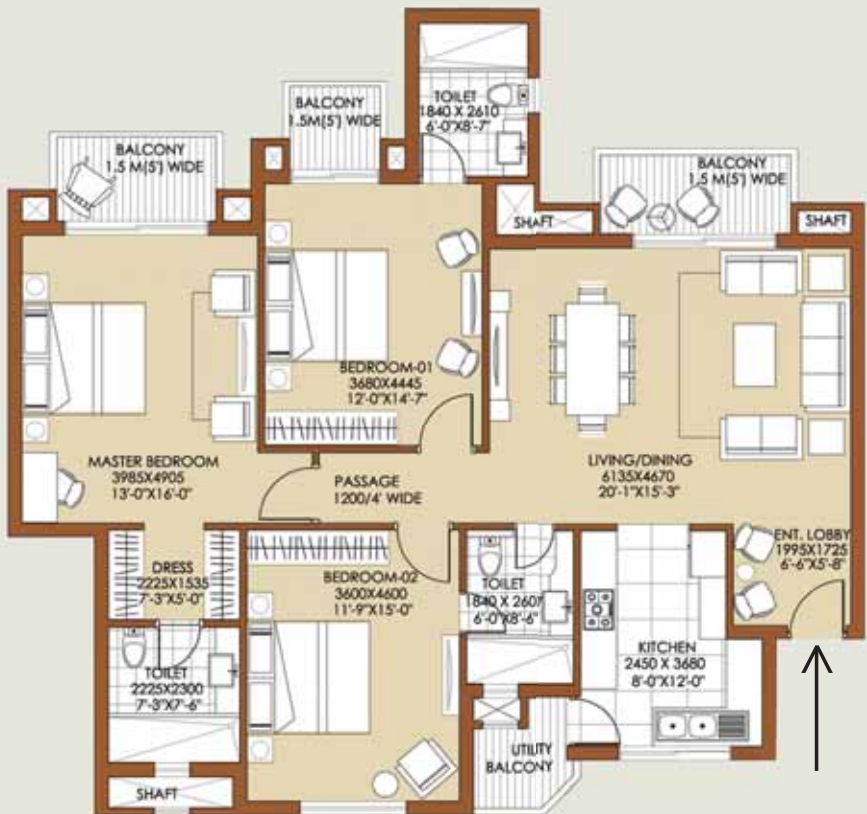
Ground Floor - Type C
(Area - 1900 sq.ft.)
1607 sq.ft. (Built up area)
293 sq.ft. (Common circulation + Services)

Typical Floor Plan C

Key Plan - Typical Floor



Typical Floor - Type C
(Area - 1900 sq.ft.)
1607 sq.ft. (Built up area)
293 sq.ft. (Common circulation + Services)



Specifications

FLOORING	Marble/ vitrified tiles flooring in living, dining & lobby; wooden/ vitrified tiles flooring in bedrooms; vitrified tiles in kitchen, utility & servant room and ceramic tiles in toilets. Staircase & landings to be in Kota/ Terrazzo flooring. Balconies will be in anti-skid ceramic flooring.
DADO	Glazed tiles of required height in toilets & 600mm height above kitchen counter slab in appropriate colour & paint.
EXTERIOR	Appropriate finish of texture paint of exterior grade water proof paint.
RAILINGS	All railings will be in MS as per design of the architect.
PAINTING	Oil bound distemper of appropriate colour on interior walls & ceilings.
KITCHEN	All kitchen counters in pre-polished granite/ marble stone, electrical points for kitchen chimney & hob, washing machine & fridge to be provided. Kitchen will be provided with modular cabinets of appropriate finish.
DOORS & WINDOWS	Flush doors - polished/enamel painted; stainless steel/ brass finished hardware fittings for main door & aluminium powder coated hardware fitting and locks of branded make. Door frames & window panels of seasoned hardwood/aluminium/ UPVC sections.
PLUMBING	All hardware in powder coated aluminium. Size and section as per design of the architect.
TOILET	As per standard practice, all internal plumbing in GI/CPVC/Composite. All external in CI/UPVC. Automated irrigation system.
ELECTRICAL	Premium sanitary fixtures and premium chrome plated fittings.
LIFT	All electrical wiring in concealed conduits; provision for adequate light & power points. Telephone & T.V. Outlets in drawing, dining and all bedroom; moulded modular plastic switches & protective MCBs.
GENERATORS	Lifts to be provided for access to all floors. Finishing as per fire safety norms requirement.
WATER TANKS	Generator to be provided for backup of emergency facilities i.e. lifts & common areas.
CLUBHOUSE & SPORTS FACILITIES	Underground water tank with pump house for uninterrupted supply of water. Dual plumbing provision for all toilets.
ENVIRONMENT FRIENDLY	Clubhouse with swimming pool to be provided with changing rooms, well equipped gym, indoor & outdoor games areas, multi-purpose hall and jogging track.
STRUCTURE	As per MoEF requirements.
SECURITY & FTTH	Earthquake resistant RCC framed structure as per applicable seismic zone.
	Provision for optical fibre network; vedio surveillance system, perimeter security and entrance lobby security with CCTV cameras; fire prevention, suppression, detection & alarm system as per fire safety norms.

Note: Saleable area is tentative and is subject to change due to modifications asked for by approving authorities from time to time till occupancy certificate is obtained. Architect reserves the right to add/delete any detail/specification/elevation mentioned if so warranted by circumstances.

(Note : 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 INFRASTRUCTURE

A History of Setting New Standards

We began operations over a decade ago with the

motto of professional integrity, transparency

and an uncompromising insistence on quality.

Setting new benchmarks with the creation of

ATS Greens I, ATS Greens II and ATS Village

in Noida, we strove on with ATS Paradiso in

Greater Noida,

ATS Advantage in Indirapuram and ATS Golf

Meadows Prelude in Dera Bassi.

The reason for our success is simple.

We believe that great homes are only made

when superb construction is combined with

well-planned and thought-out spaces that are

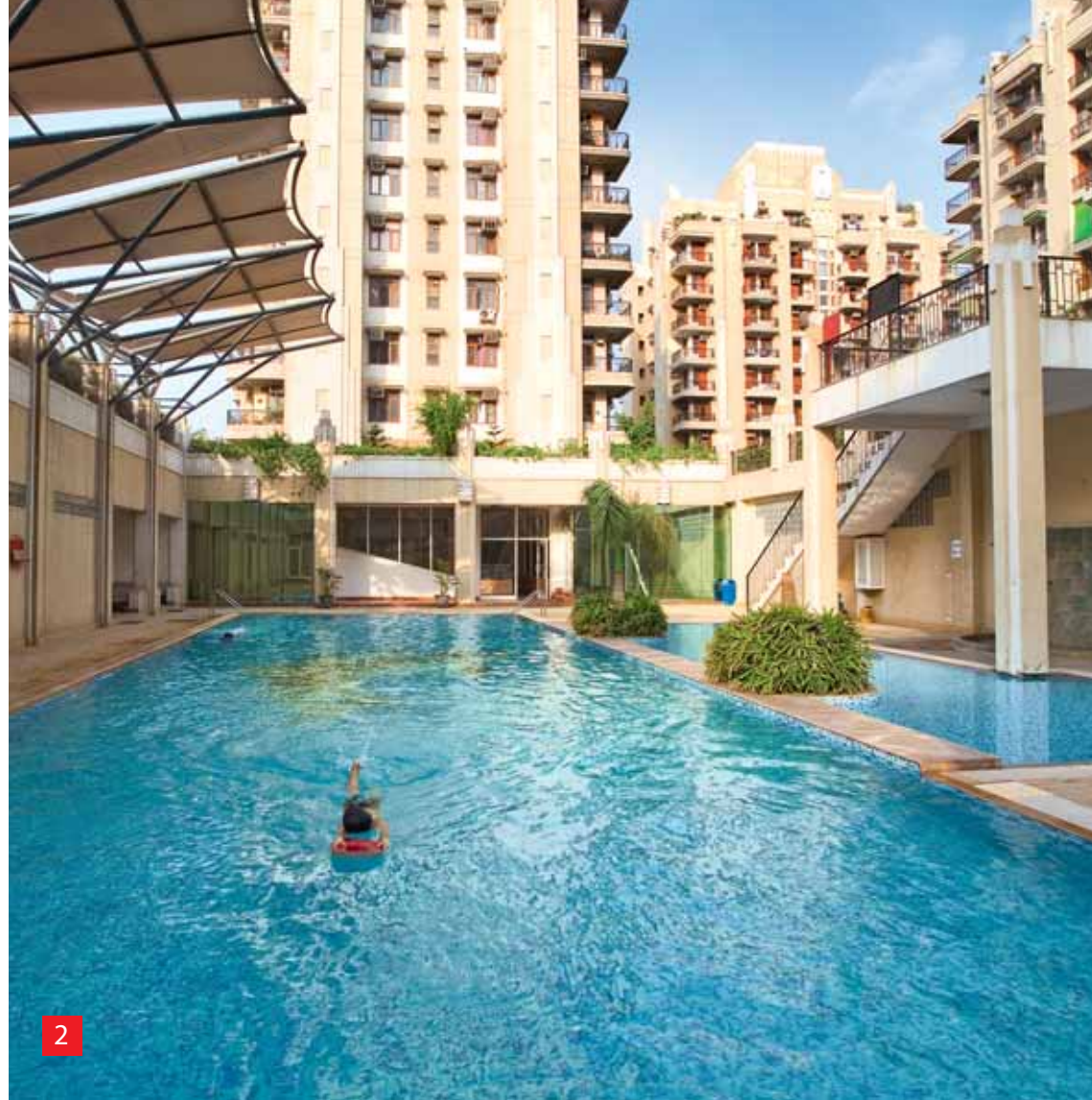
designed keeping you in mind. And at ATS,

great is the only way we know.





1



2



3

3. ATS Village at Sector 93, Noida was completed in 2006, a year ahead of schedule. This beautiful property has apartments, villas and penthouses spread over an area of 22 acres. Its stunning swimming pool and sprawling clubhouse made this the most talked about property in the area.
4. ATS Paradiso, located at Sector Chi 4, Greater Noida has plush apartments and villas spread over 32 acres. This property gave grandeur a new dimension in Greater Noida. With a private pool for penthouses, it offers a life of indulgence and luxury.
5. ATS Golf Meadows Prelude is a gated residential community spread over 14 acres of lush green spaces within the larger ATS Golf Meadows Township in Dera Bassi. Apart from a sparkling swimming pool, a clubhouse and a well equipped gym, residents will also have access to all the educational, health, recreational and other amenities that this township has to offer.

1. ATS Greens I, located at Sector 50, Noida is spread over approximately 3 acres. It was our first residential project and with it, Noida saw a new marvel of design and community living. It was a landmark project that set new benchmarks in the NCR region.
2. ATS Greens II, located at Sector 50, Noida is spread over 4 acres. It was completed in 2004. With modern amenities like a clubhouse, swimming pool, squash and badminton courts, a dedicated playpen and lush gardens, it broke the myth of apartments being just isolations in concrete jungle.



4



5



Interiors that add to the happiness of living together.

Beautiful swimming pools, a hallmark of all ATS properties.

