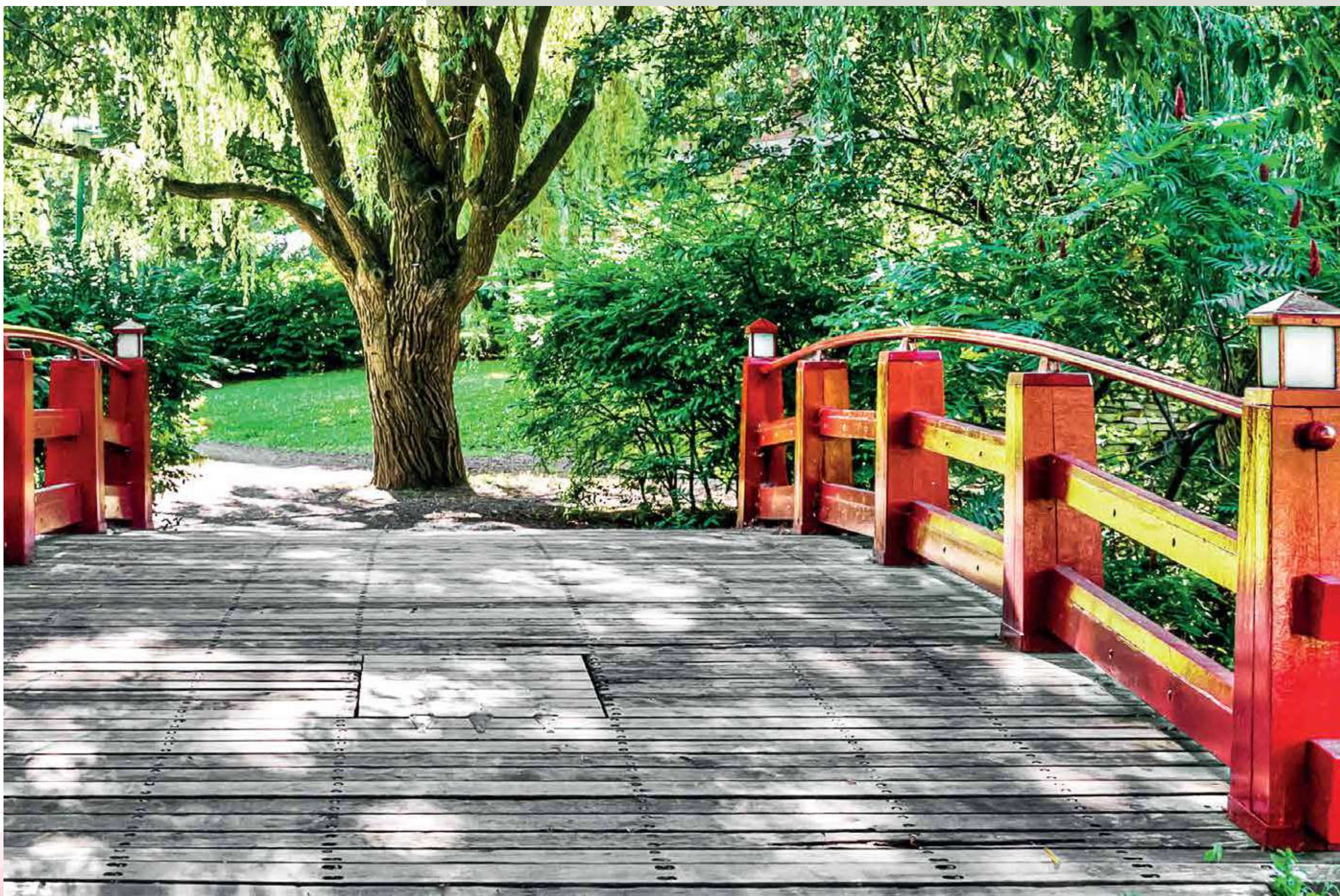






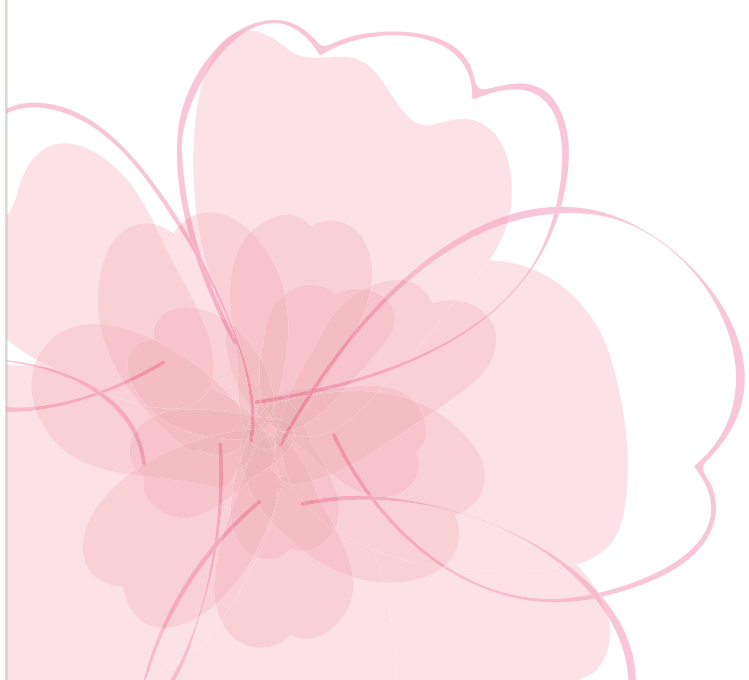
Unfolding the landscape living

Taking the legacy of ATS Advantage forward in Ghaziabad, Floral Pathways is ready to give you an unique living experience with all the luxuries of life at a prominent location. Floral Pathways is not just about the indoors of your home. It's also about the outdoors that make you spend more time outside the walls and amidst nature. Paths that introduce you to different blooms and fragrances with every turn you take. The sweeping curves and pathways within the proposed landscape create seamless transition between the various open spaces and amenities.



ATS HomeKraft - creating unique path

ATS HomeKraft is the aspirational housing venture of ATS and works with the philosophy of building homes that have a high quality quotient. ATS HomeKraft has set high benchmarks in the aspirational housing segment and with its' new project, Floral Pathways, which has been designed by world-renowned architect Hafeez Contractor, it is all set to take aspirational housing to another level. Experience the landscape living with all the modern amenities in these futuristic homes which are aesthetically designed with Art Deco style architecture.

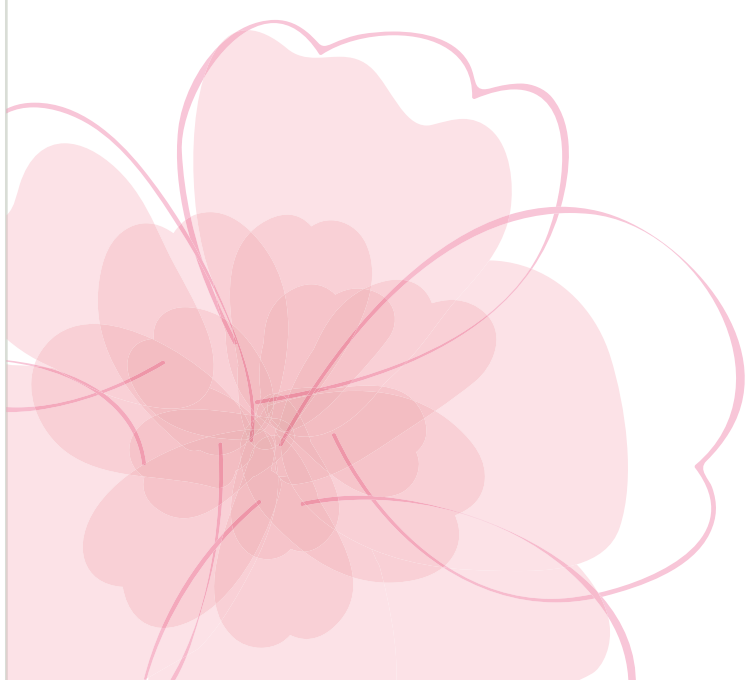




Floral Pathways, as the name suggests, is designed for landscape living with curvilinear paths and variety of flowers along the path for a refreshing experience. Spread in 5.3 acres, Floral Pathways is an upcoming residential project by HomeKraft on NH-24, Ghaziabad.

Paths that encourage you to walk

The 12 towers feature identical homes of 1720 sq. ft. with just 2 apartments on each floor. These 3-bedroom with study homes, come with all modern amenities amidst the verdant greens and flowering trees.

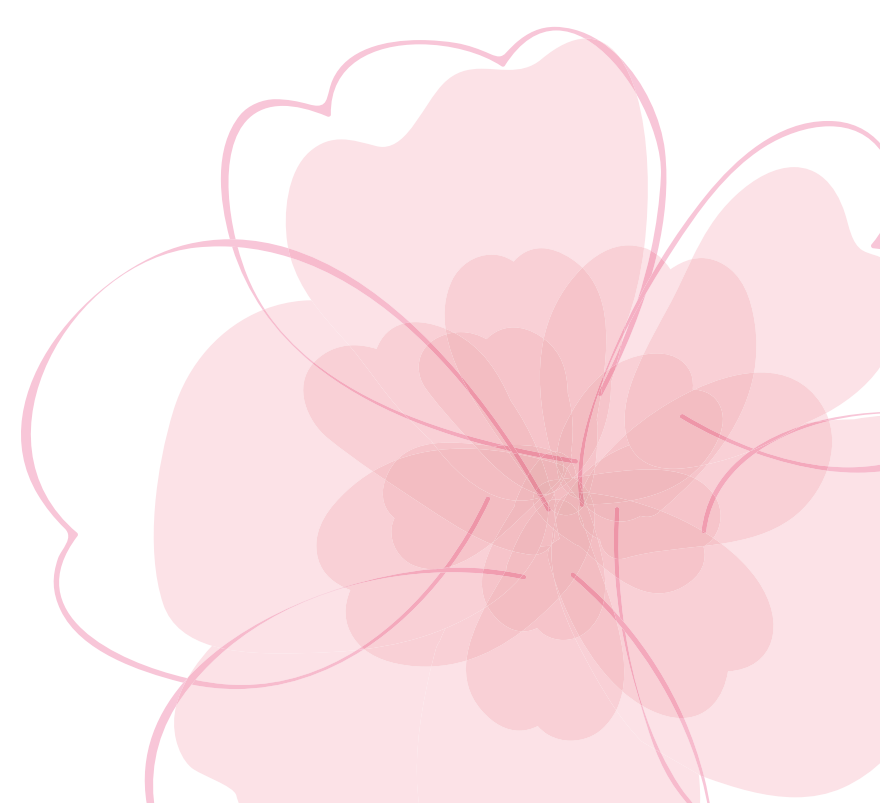






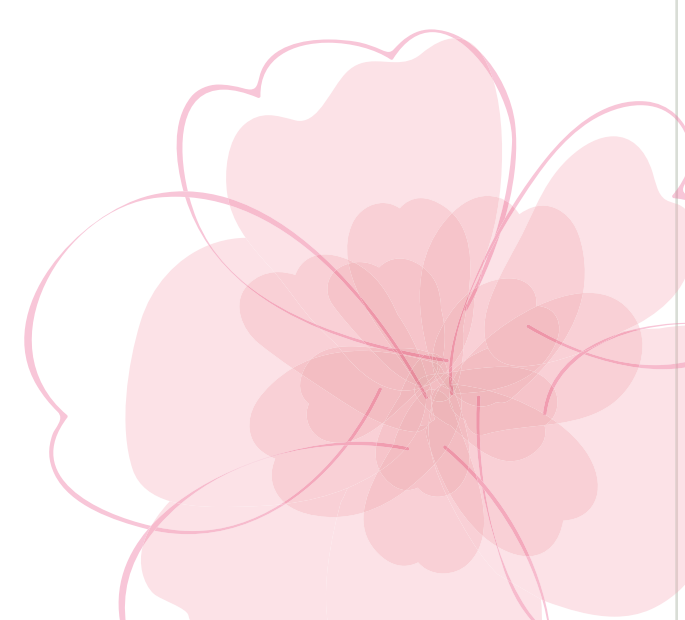
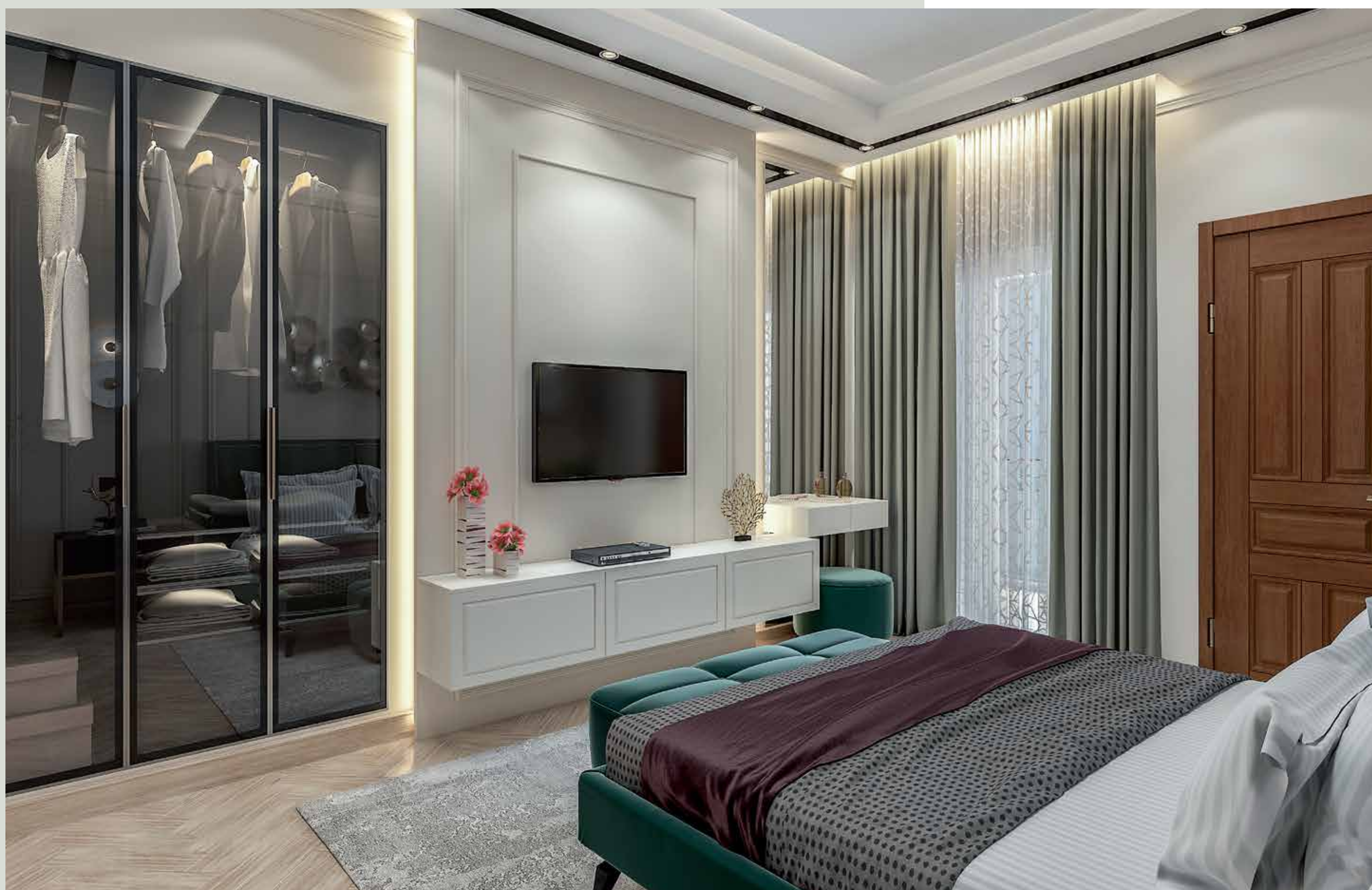
Paths that take you to the desired privacy

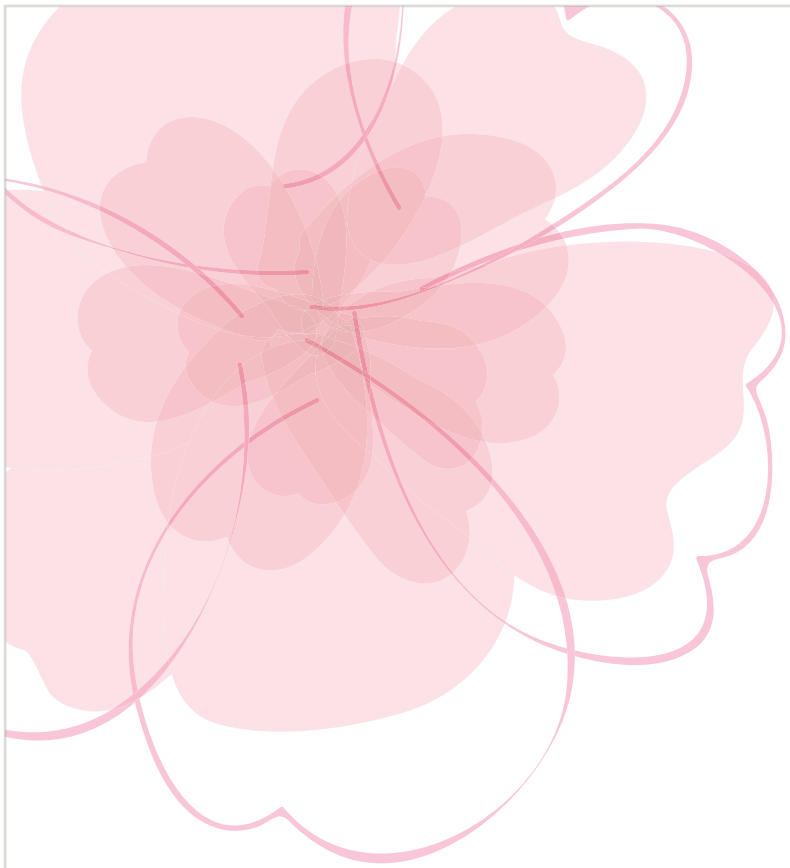
Walk through the gates of Floral Pathways and take any path because all of them lead to the privacy that your heart desires. With just two apartments per floor, your privacy and private space has no infringement. All apartments face the central greens that hold big trees and floral sweeps. Wake up to the different hues and scents of the flowers, every day.



Paths to grand indoors

The indoors of every home in Floral Pathways are as beautiful as the outdoors. Safety of your family is paramount to us which is why there is 24/7 security in every apartment.





While building your homes we have kept in mind
that you are near to all the worldly-needs.
Located on NH-24 in Ghaziabad it is in close
proximity to prominent schools, educational
institutes, hospitals, malls and markets.
Live far from the hustle-bustle of the city but
close to everything.

Paths that lead you to everything

- A 15-minute drive from Delhi
- Adjoining fully inhabited residential area
- Prominent schools, educational institutes in the vicinity
- Adjacent to Columbia Asia hospital
- In close proximity to malls, markets and shopping destinations

Path to take you there...



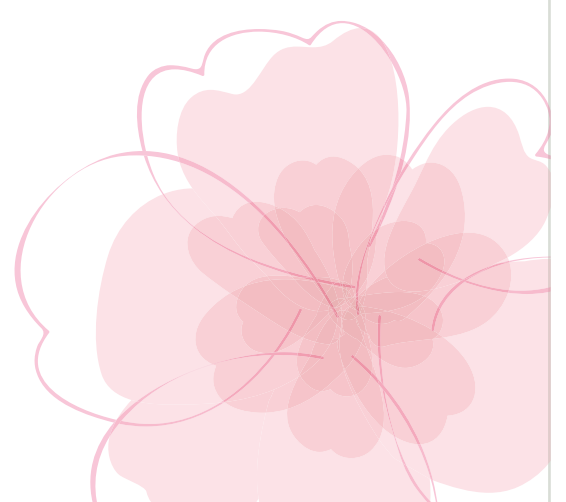
Map not to scale and is for representation purpose only.



*Take the path
up & above*

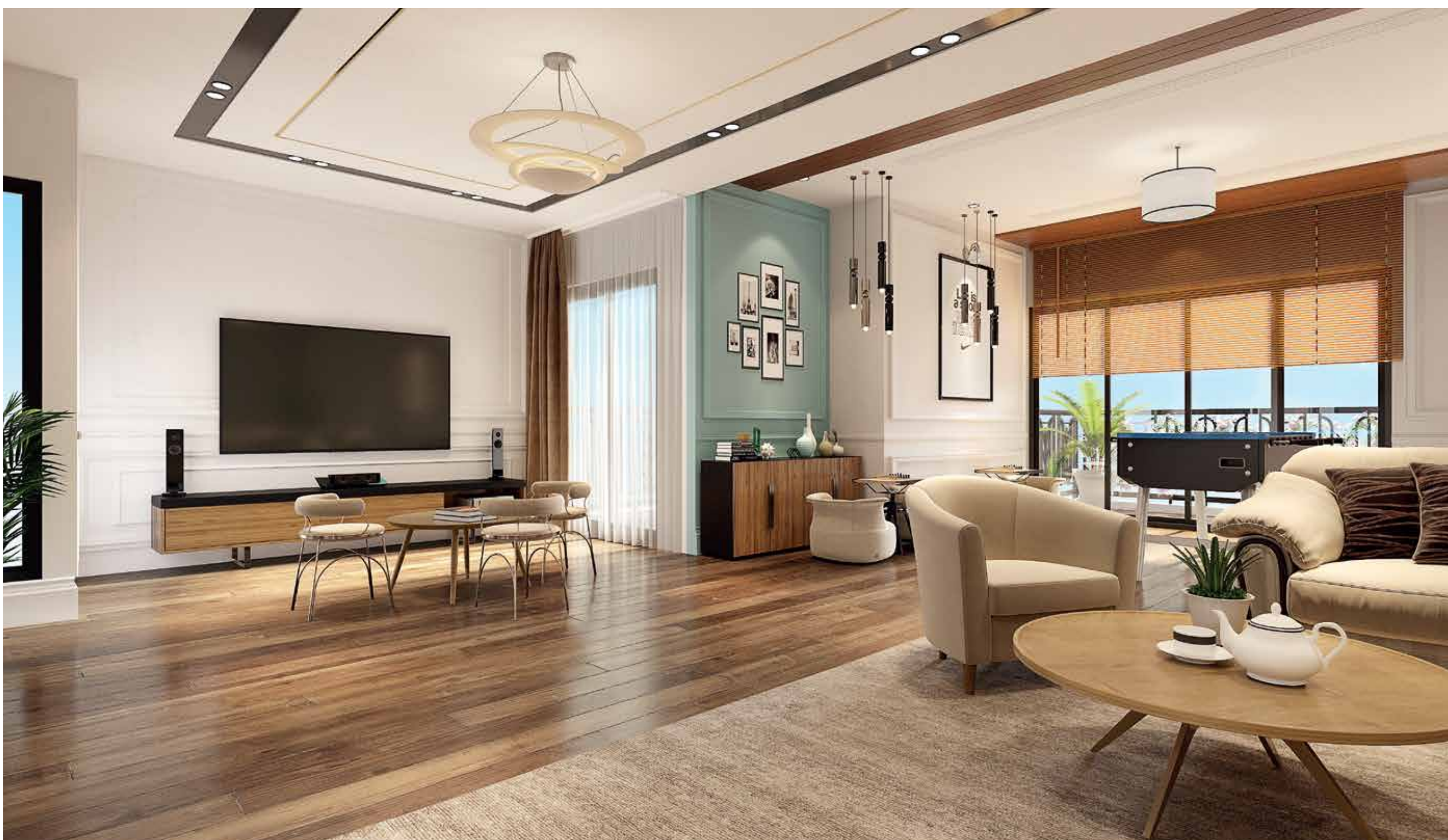
Developed in a sprawling 15,000 sq. ft.
and approx. 300 ft. above the ground,
Up & Above Garden welcomes
you with state-of-the-art amenities,
which match a cosmopolitan lifestyle.

Walking track | Skyplex | Pavilions | Sky gym
Sky gazing deck | Yoga deck

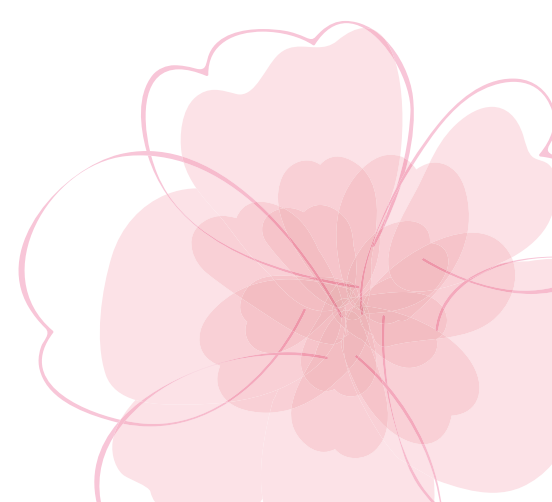


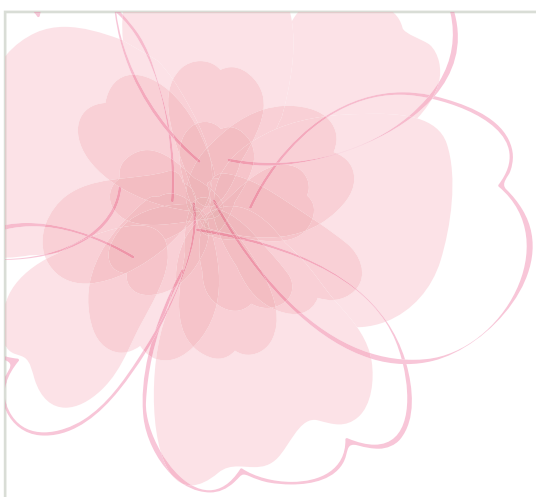
Paths to health & fitness

Spread across 6,000 sq. ft., Up & Above Lounge is the ultimate recreational spot for you.



Outdoor sitting deck | Community library | Billiards table | Card zone | Business centre | Infotainment wall (for live matches or events)





Paths that enclose a grand lifestyle



The landscape living at Floral Pathways is complimented by a host of state-of-the-art amenities, to suit every mood, every need of your family. A central clubhouse, swimming pool, ecreational sports and party hall, there is something for everyone in your family for the lifestyle you so desire.



A Clubhouse with

Community hall | Squash court | Gym | Indoor sports room | Sculpture Court | Swimming Pool | Skating Rink
Amphitheatre Multi-Purpose court | Yoga Court | Kid’s Play Area | Jogging Track

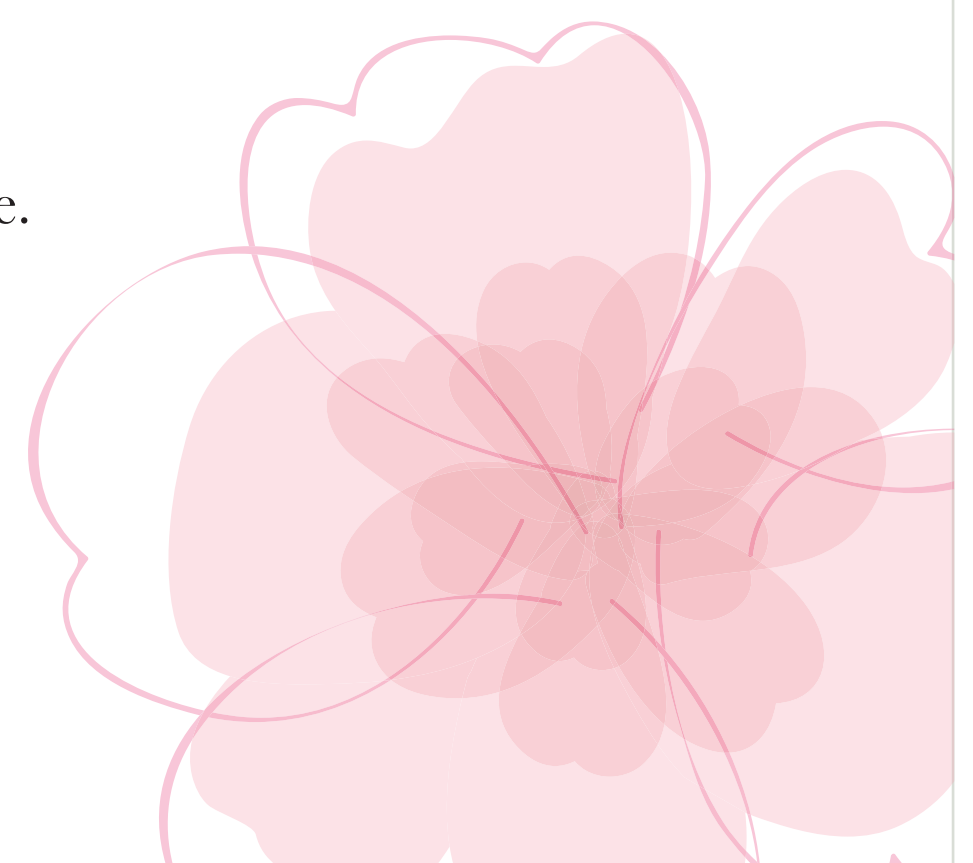


Take the paths to posh shopping

Next to Floral Pathways is the finest high-street lifestyle destination – Khyber Range.

Spread across 3 acres, it is home to everything, right from luxury haute couture to sprawling fashion labels, fine-dining restaurants to snug cafes, a 6-screen multiplex to suburban hypermarkets, etc.

Welcome to a world of lavish indulgences, at Khyber Range.





Legends

- | | |
|--------------------|-------------------------|
| 1. Entrance | 11. Swimming Pool |
| 2. Sit-out Courts | 12. Sculpture Point |
| 3. Sculpture Court | 13. Club Building |
| 4. Lawn | 14. Skating Rink |
| 5. Fitness Court | 15. Multi-purpose Court |
| 6. Yoga Court | 16. Jogging Track |
| 7. Amphitheatre | 17. Multi-purpose Lawn |
| 8. Kid's Play Area | 18. Drop-off Area |
| 9. Pool Deck | 19. Parking |
| 10. Kid's Pool | 20. Electrical Services |

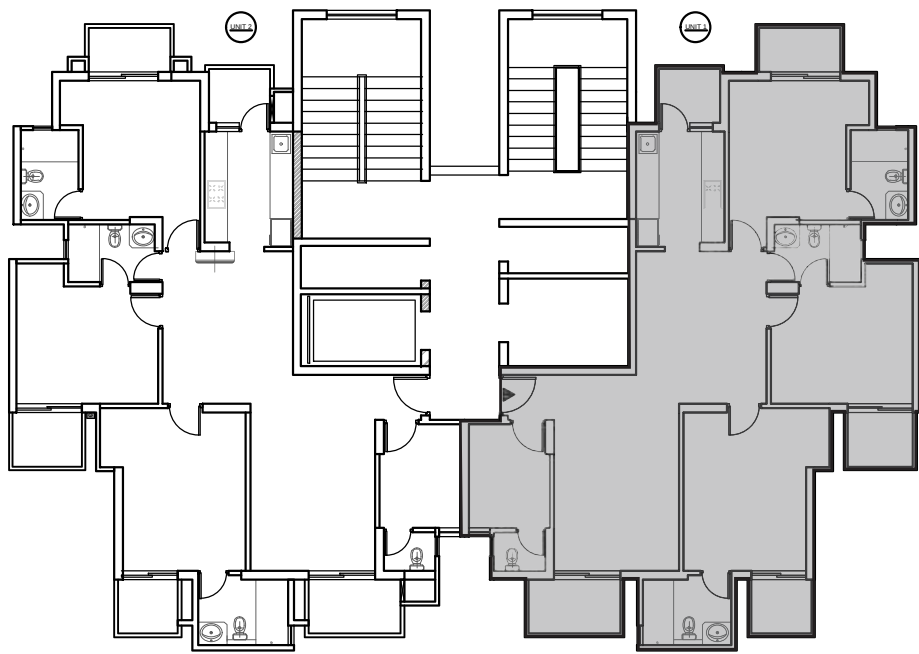
Disclaimer: The site plan shown is tentative. The overall layout may vary because of statutory/design reasons.

Isometric View



Typical Unit Plan

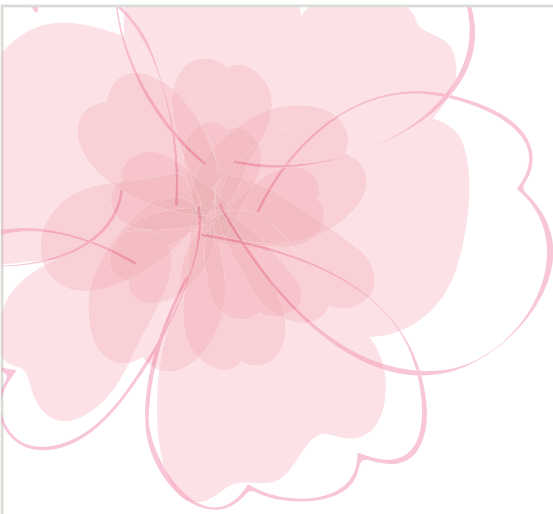
KEY PLAN



Saleable Area: 159.79 Sq.M.
123.75 Sq. M. (Built-up Area) + 36.04 Sq. M. (Common Circulation + Services)
Carpet Area: 97.30 Sq. M.

Saleable Area: 1720 Sq.Ft.
1332 Sq. Ft. (Built-up Area) + 388.00 Sq. Ft. (Common Circulation + Services)
Carpet Area: 1047 Sq. Ft.

- Note:**
1. # 1sqm = 10.764 sqft.
 2. The Window size/its location may change because of elevation features.
 3. Overall layout may vary because of statutory reasons in case required.
 4. Column location & sizes may vary as/structure.
 5. Layout shown is for illustration purpose, For specific unit floor plan please contact sales.
 6. 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 details/specifications/elevations mentioned.



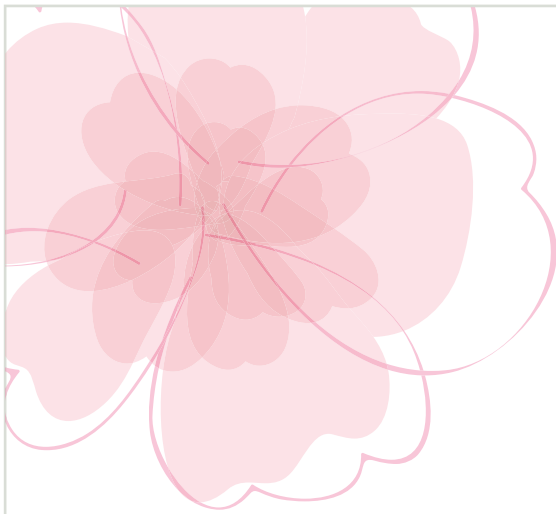
APARTMENT SPECIFICATIONS

FLOORING	Vitrified tiles flooring in living, dining & lobby; Laminated Wooden /vitrified tile flooring in bedrooms. Vitrified tiles in kitchen, ceramic tiles in toilets. Balconies will be in anti-skid ceramic flooring.
DADO	Ceramic tiles of required height in Toilets & 600mm high above Kitchen Counter Slab.
PAINTING	Oil Bound Distemper of appropriate color on internal walls & Ceilings.
RAILINGS	All railings will be in MS as per design of architect.
KITCHEN	All Kitchen Counters in pre-polished Granite/Marble/Engineered Stone.
DOORS & WINDOWS	Flush/Engineered doors-polished/enamel painted/laminated; Stainless steel/Brass finished hardware fittings for main door & aluminium powder coated hardware fitting and locks of branded makes. External Door Frames & window panels of aluminium or UPVC sections.
TOILET	Branded sanitary fixtures, Chrome Plated fittings.
ELECTRICAL	All electrical wiring in concealed conduits; provision for adequate light & power points. Telephone & T.V. outlets in Living and Master bedroom; molded modular plastic switches & protective MCB’s.

PROJECT LEVEL SPECIFICATIONS

EXTERIOR	Appropriate finish of exterior grade paint.
PLUMBING	As per standard practice, all internal plumbing in GI/CPVC/Composite/Equivalent standard.
LIFT	Lifts to be provided for access to all habitable floors.
GENERATORS	Generator to be provided for 100 % backup of Emergency & Safety facilities i.e. Lifts & Common areas with adequate diversity.
CLUBHOUSE & SPORTS FACILITIES	Clubhouse with swimming pool to be provided with his/her change rooms, well equipped gym, indoor & outdoor games areas, multi-purpose hall and jogging track.
SECURITY & FTTH	Provision for Optical fiber network; Video surveillance system, Perimeter Security and Entrance lobby Security with CCTV cameras; Fire prevention, suppression, Detection & alarm system as per fire norms.
STRUCTURE	Earthquake resistance RCC framed structure as per applicable Seismic Zone.

Note: Company 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%.



DELIVERED PROJECTS

ATS GREENS I

Sector-50, Noida

ATS GREENS II

Sector-50, Noida

ATS VILLAGE

Noida, Sector 93A, On Expressway



Sector 104, Noida



Sector Chi-04, Greater Noida



Phase I & II, Indirapuram



Indirapuram, Ghaziabad



Dera Bassi, Punjab



Sector 109, Gurugram



Dera Bassi, Barwala Rd., Punjab



Phase I
Sector-121, Mohali



Sector 150, Sports City,
Noida Expressway



Sahastradhara Road,
Dehradun



Phase I
Zeta 1, Greater Noida



Phase I
Dera Bassi, Punjab



Dwarka Expressway,
Sector-104



Sector 132, Noida Expressway
RERA Reg. No. UPRERAPRJ2612



Sector-109, Gurugram
RERA Reg. No. 41/2017



Gift City-SEZ, Gujarat
PBRERA-SAS79-PR0007

ONGOING PROJECTS



Mohali

RERA Reg. No. PBRERA-SAS80-PR0086



Sector 124, Noida

RERA Reg. No. UPRERAPRJ3574



Sector 150, Noida

RERA Reg. No. UPRERAPRJ3796



Phase II
Zeta 1, Greater Noida

RERA Reg. No. UPRERAPRJ3774



Sector 150, Sports City,
NOIDA Expressway

RERA Reg. No. UPRERAPRJ3250



Sector 22 D, Yamuna Expressway

RERA Reg. No. UPRERAPRJ918



Sector 89 A,

Dwarka Expressway, Gurugram
RERA Reg. No. 55/2017



Sector 150, Sports City,
Noida Expressway

RERA Reg. No. UPRERAPRJ2875



Dera Bassi, Punjab

PBRERA-SAS79-PR0007



Phase I,
Sector-152, Noida Expressway

RERA Reg. No. UPRERAPRJ631



Phase II,
Sector-152, Noida Expressway,

RERA Reg. No. UPRERAPRJ396176



Sector-152, Noida Expressway

RERA Reg. No. UPRERAPRJ2575



Sector-1, Greater Noida

RERA Reg. No. UPRERAPRJ4115



Sector-152, Noida Expressway



Sector 10, Greater Noida West

RERA Reg. No. UPRERAPRJ15574



Sector-4, Greater Noida (W)

RERA Reg. No. UPRERAPRJ697894



Sector-150, Noida

RERA Reg. No. UPRERAPRJ442430



NH-24, Ghaziabad

RERA Reg. No. UPRERAPRJ904685



Sector-4, Greater Noida (W)

RERA Reg. No. UPRERAPRJ284035



Sector-1, Greater Noida (W)

RERA Reg. No. UPRERAPRJ417134



Sector-99A, Gurugram

RERA Reg. No. 06/2018



Sector-150, Noida

RERA Reg. No. UPRERAPRJ180413



Site Office: NH 24, Near Columbia Asia Hospital, Ghaziabad, UP 201 002
Corporate Office: ATS Tower, Plot No. 16, Sector 135, Noida. Tel: 0120-711 1500

For enquiry, call: 901999 0099

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