





## *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*

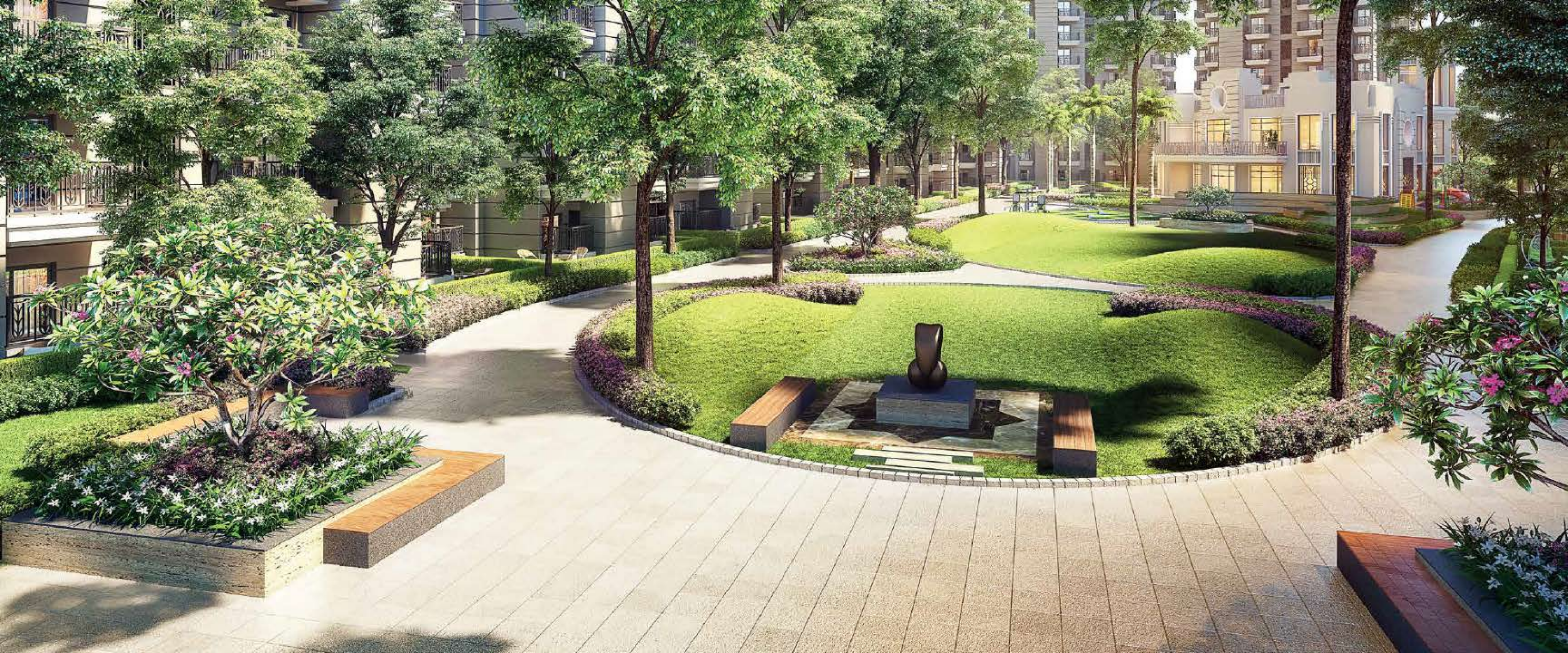
ATS HomeKraft is the aspirational housing venture of ATS and works with the philosophy of building homes that have a high quality quotient. ATS HomeKraft has set high benchmarks in the aspirational housing segment and with its' new project, Floral Pathways, which has been designed by world-renowned architect 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.

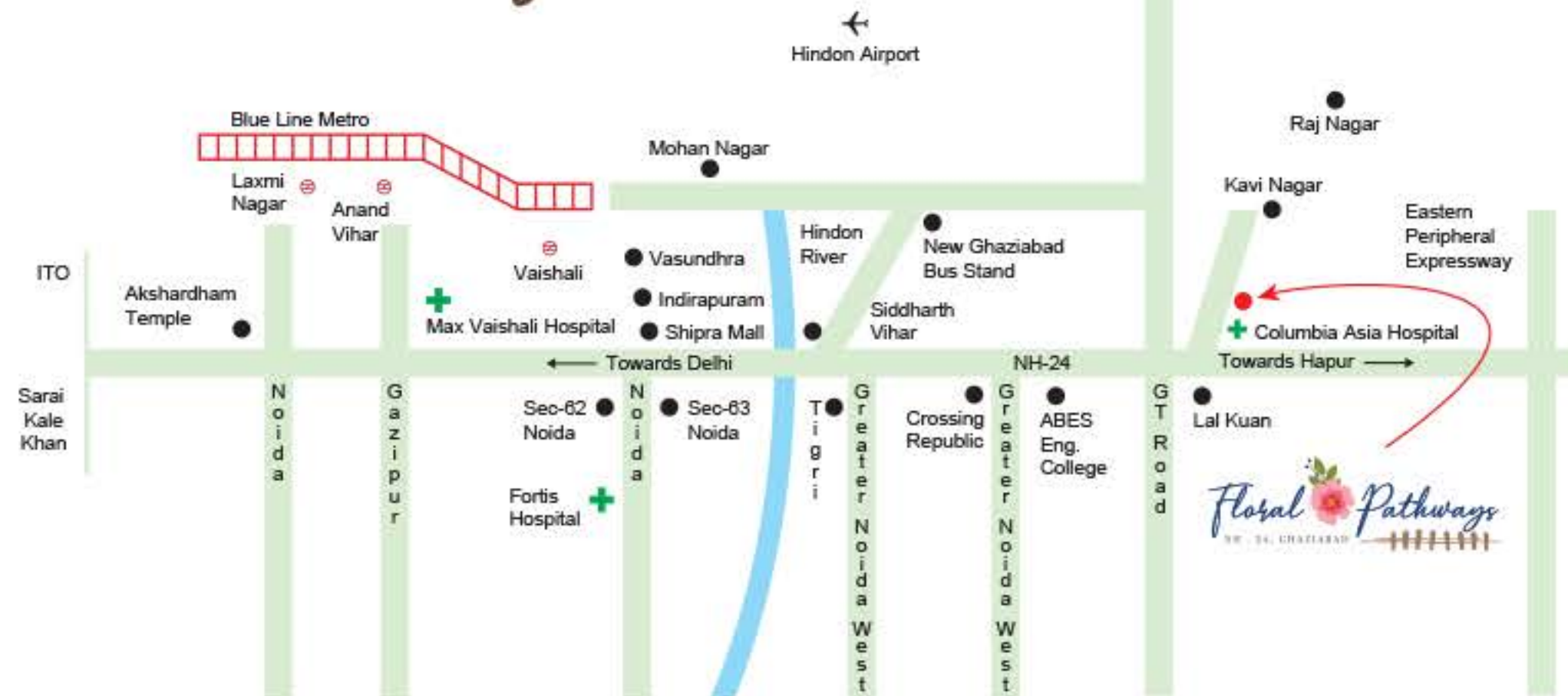


While building your homes we have kept in mind that you are near to all the worldly-needs. Located on NH-24 in Ghaziabad it is in close proximity to prominent schools, educational institutes, hospitals, malls and markets. Live far from the hustle-bustle of the city but close to everything.

## 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...







## 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, recreational 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

<b>FLOORING</b>	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.
<b>DADO</b>	Ceramic tiles of required height in Toilets & 600mm high above Kitchen Counter Slab.
<b>PAINTING</b>	Oil Bound Distemper of appropriate color on internal walls & Ceilings.
<b>RAILINGS</b>	All railings will be in MS as per design of architect.
<b>KITCHEN</b>	All Kitchen Counters in pre-polished Granite/Marble/Engineered Stone.
<b>DOORS &amp; WINDOWS</b>	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.
<b>TOILET</b>	Branded sanitary fixtures, Chrome Plated fittings.
<b>ELECTRICAL</b>	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

<b>EXTERIOR</b>	Appropriate finish of exterior grade paint.
<b>PLUMBING</b>	As per standard practice, all internal plumbing in GI/CPVC/Composite/Equivalent standard.
<b>LIFT</b>	Lifts to be provided for access to all habitable floors.
<b>GENERATORS</b>	Generator to be provided for 100 % backup of Emergency & Safety facilities i.e. Lifts & Common areas with adequate diversity.
<b>CLUBHOUSE &amp; SPORTS FACILITIES</b>	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.
<b>SECURITY &amp; FTTH</b>	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.
<b>STRUCTURE</b>	Earthquake resistance RCC framed structure as per applicable Seismic Zone.



## DELIVERED PROJECTS

### ATS GREENS I

Sector-50, Noida

### ATS GREENS II

Sector-50, Noida

### ATS VILLAGE

Noida, Sector 99A, On Expressway



Sector 104, Noida



Sector CH-04, Greater Noida



Phase I & II, Indrapuram



Indrapuram, 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



GPN 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 80 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. UPRERAPRJ906176



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. UPRERAPRJ607894



Sector-150, Noida  
RERA Reg. No. UPRERAPRJ442430



signature retail by ATS  
NH-24, Ghaziabad  
RERA Reg. No. UPRERAPRJ04685



Sector-4, Greater Noida (W)  
RERA Reg. No. UPRERAPRJ284035



Sector-1, Greater Noida (W)  
RERA Reg. No. UPRERAPRJ180413



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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