



**ATS ESTATES PRIVATE LIMITED**

Site Office: ATS Golf Meadows Lifestyle, NH-22, Chandigarh (Dera Bassi), Ph: +91 83070 33631  
RERA Registration No.: PBRERA-SAS79-PR0007

Member:  
**CREDAI**



**ATS**  
**GOLF MEADOWS**  
DERA BASSI  
LIFESTYLE  LUXURY APARTMENTS 

ATS GOLF MEADOWS



## A Curated Luxury at the Gateway to Chandigarh.

Welcome to Golf Meadows Lifestyle, the ultra luxurious apartments, located at the Gateway to Chandigarh, Dera Bassi. Designed and planned for the utmost comfort and serenity for its residents, the Golf Meadows Lifestyle is a modern day homage to the visionary architecture of Chandigarh.

ATS Lifestyle features spacious living spaces in premium finishes along with the comfort and convenience of shopping, world-class leisure and recreational amenities set against the luxurious backdrop of the private 9-hole golf course in vicinity.



\* Map not to scale

## LIFESTYLE



## LIVE IN STYLE

Elegance, space and comfort define the beautifully created Mediterranean-inspired homes at Lifestyle.

Rich details of wooden and vitrified flooring, enameled flush doors, high ceilings, expansive layouts finished exquisitely to welcome you into an oasis of true comfort.

Featuring expansive bedrooms and living rooms that lead into spacious private balconies along with thoughtfully designed bathrooms with premium flooring and fixtures, Lifestyle epitomises everything that your lifestyle demands.

Disclaimer: The image shown is for demonstrative purpose only and is subject to change.



# LEISURE & RECREATION

Bask in the king-size space for leisure at the Clubhouse.

The exclusive Clubhouse at ATS Lifestyle features a magnificent Pool, Gymnasium, Squash and Tennis Courts, Table Tennis, Billiards, meditation and Yoga rooms, community gathering Halls and Wi-Fi connectivity.



## Other amenities (Golf Meadows)

- Office complex designed with international business standards
- Recreation and Sports Arcades
- Prestigious Private School
- Golf Course
- Multi-Speciality Hospital
- Convenience Shopping

Disclaimer: The image shown is for demonstrative purpose.

# ATS LIFESTYLE

## Site Plan

Tower No. 1 to 7



Tower No. 8 to 17  
(13 no. is omitted)



## Typical Floor Unit - Type A

Total Area = 2950 Sq. Ft.  
 2523 Sq. Ft. (Built up Area)+427 Sq. Ft. (Common Circulation + Services)  
 Carpet Area = 2130 Sq. Ft.



Key Plan



- 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. Currently, no columns are shown in the plan which will be incorporated as per structure.
  4. Each tower and apartment might have slight deviation to the layout, size and type and the picture herein depicts only typical floor plan, it is therefore recommended to verify the layout, size and type of your apartment prior to submission of application for Allotment of Apartment.

## Typical Floor Unit - Type C

Total Area = 1900 Sq. Ft.  
 1607 Sq. Ft. (Built up Area)+293 Sq. Ft. (Common Circulation + Services)  
 Carpet Area = 1311 Sq. Ft.



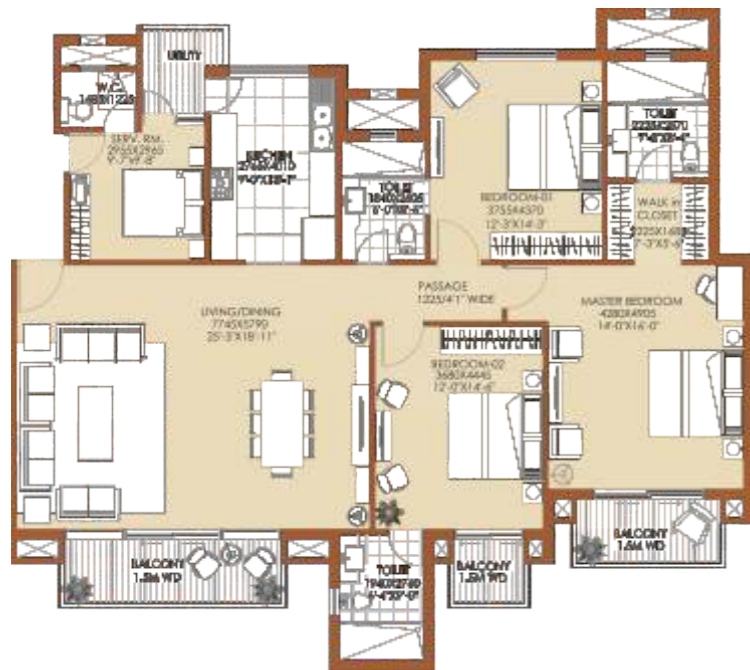
Key Plan



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## Typical Floor Unit - Type B

Total Area = 2300 Sq. Ft.  
 1943 Sq. Ft. (Built up Area)+357 Sq. Ft. (Common Circulation + Services)  
 Carpet Area = 1607 Sq. Ft.



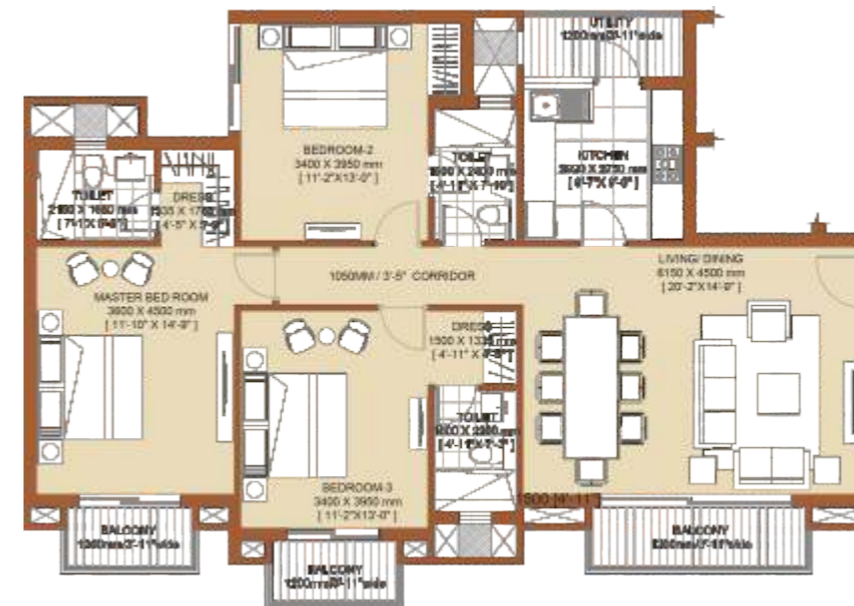
Key Plan



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## Typical Floor Unit - Type D

Total Area = 1650 Sq. Ft.  
 1393 Sq. Ft. (Built up Area)+257 Sq. Ft. (Common Circulation + Services)  
 Carpet Area = 1114 Sq. Ft.



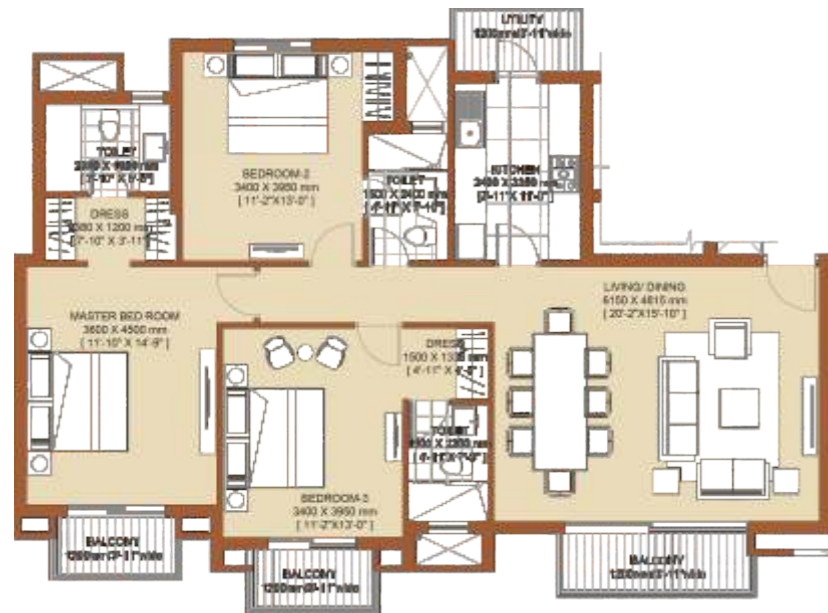
Key Plan



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  2. The overall layout may vary because of statutory reasons in case required.
  3. Currently, no columns are shown in the plan which will be incorporated as per structure.
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## Typical Floor Unit - Type D'

Total Area = 1685 Sq. Ft.  
 1428 Sq. Ft. (Built up Area) + 257 Sq. Ft. (Common Circulation + Services)  
 Carpet Area = 1152 Sq. Ft.



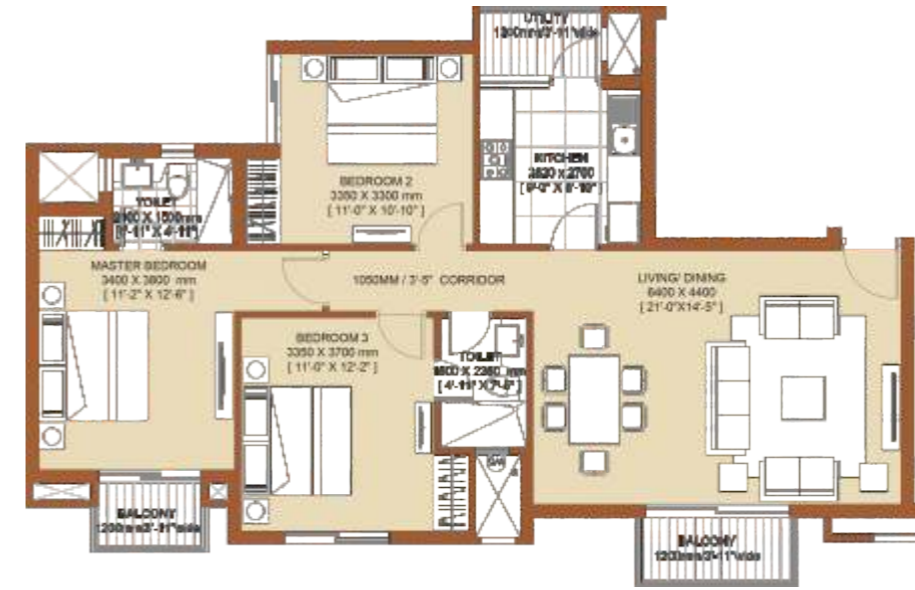
Key Plan



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## Typical Floor Unit - Type E'

Total Area = 1370 Sq. Ft.  
 1160 Sq. Ft. (Built up Area) + 210 Sq. Ft. (Common Circulation + Services)  
 Carpet Area = 955 Sq. Ft.



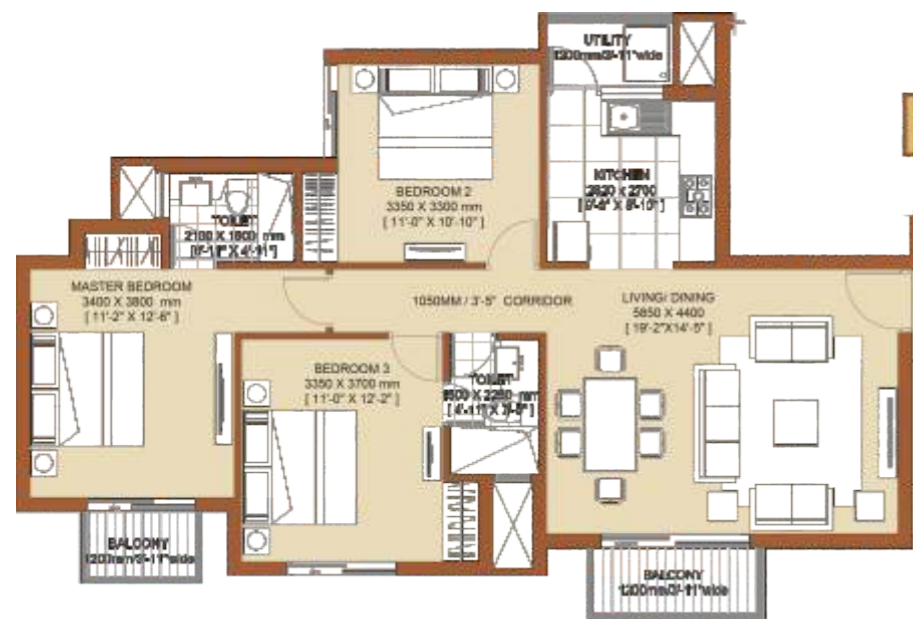
Key Plan



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## Typical Floor Unit - Type E

Total Area = 1350 Sq. Ft.  
 1140 Sq. Ft. (Built up Area) + 210 Sq. Ft. (Common Circulation + Services)  
 Carpet Area = 935 Sq. Ft.



Key Plan



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# SPECIFICATIONS

<b>FLOORING</b>	Marble/vitrified tiles flooring in living, dining & lobby; wooden/vitrified tiles flooring in bedrooms; vitrified tiles in kitchen; utility, servant room and toilets in ceramic tiles. Staircase & landings to be in Kota/Terrazzo flooring. Balconies will be in anti-skid ceramic flooring .
<b>DADO</b>	Glazed tiles of required heights in toilets & 600 mm height above kitchen counter slab in appropriate colour & paint.
<b>EXTERIOR</b>	Appropriate finish of texture paint of exterior grade water-proof paint.
<b>RAILINGS</b>	All railings will be in MS as per design of the architect.
<b>KITCHEN</b>	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.
<b>DOORS &amp; WINDOWS</b>	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 aluminium/UPVC sections. All hardware in powder coated aluminium. Size and section as per design of the architect.
<b>PLUMBING</b>	As per standard practice, all internal plumbing in GI/CPVC/Composite. All external in CI/UPVC.
<b>TOILET</b>	Premium sanitary fixtures and premium chrome plated fittings.
<b>ELECTRICAL</b>	All electrical wiring in concealed conduits; provision for adequate light & power points. Telephone & T.V. Outlets in drawing, dining and all bedrooms; moulded modular plastic switches & protective MVBs.
<b>LIFT</b>	Lift to be provided for access to all floors. Finishing as per fire safety norms requirement.
<b>GENERATORS</b>	Generator to be provided for backup of emergency facilities, i.e. lifts & common areas.
<b>WATER TANKS</b>	Underground water tank with pump house for uninterrupted supply of water. Dual plumbing provision for all toilets.
<b>CLUBHOUSE &amp; SPORTS FACILITIES</b>	Clubhouse with swimming pool to be provided with changing rooms, well-equipped gym, indoor & outdoor games areas, multi-purpose hall and jogging track.
<b>STRUCTURE</b>	Earthquake-resistant RCC framed structure as per applicable seismic zone.
<b>SECURITY &amp; FTTH</b>	Provision for optical fibre network; video surveillance system, perimeter security and entrance lobby security with CCTV cameras; fire prevention, suppression, detection & alarm system as per fire safety norms.

Disclaimer : ATS reserves its right to change area & specifications without any prior notice.

# Explore Learn Lead



## ATS VALLEY SCHOOL

ATS Golf Meadows, Dera Bassi - Barwala Rd, Punjab 140507  
Ph: +91 8591334466, Website: atsvalley.edu.in





## ATS VALLEY SCHOOL

Located in Dera Bassi, ATS Valley School is a co-educational school set up by ATS Education Trust. Spread over a 6-acre campus, the school is an integral part of ATS Golf Meadows. The building of the school has been designed keeping its vision in mind and this, along with excellent infrastructure and facilities, will support the implementation of a progressive curriculum.





One of the fastest growing schools in the tri-city, ATS Valley School offers excellent experiential education from Foundation (2.5 years) to Class 9. Recognised by the CBSE, the school has an extensive academic programme dovetailed with an intensive and practical co-curricular programme.

Children learn sports, theatre, dance, music, stitching, paper-recycling, chess, calligraphy, cooking, gardening and a host of other life skills. At our school, we walk the talk when we say that an education at ATS Valley will make our children future ready. Come feel the difference!



## ABOUT ATS

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.



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# ATS GOLF MEADOWS

SITE PLAN  
(Group of development)



- |                        |                      |                     |
|------------------------|----------------------|---------------------|
| 1. Proposed Hotel      | 7. ATS Valley School | 12. Meadows 2 Ext.  |
| 2. Proposed Hospital   | 8. Proposed Club     | 12a. Meadows 3      |
| 3. Retail              | 9. Golf Course       | 13. Meadows 4       |
| 4. Proposed Apartments | 10. Meadows 1        | 13a. Meadows 4 Ext. |
| 5. Lifestyle           | 11. Meadows 1 Ext.   |                     |
| 6. Prelude             | 11a. Meadows 2       |                     |

Note: The site plan shown is tentative. The overall layout may vary because of statutory/design reasons. For updated layout plan, please contact sales team. All developments are proposed and subject to change as per market dynamics.

## DELIVERED PROJECTS



**ATS GREENS I**

Sector-50, Noida



**ATS GREENS II**

Sector-50, Noida



**ATS VILLAGE**

Sector 93A, Noida Expressway



**ATS ONE HAMLET**

Sector 104, Noida



**PARADISE**

Sector Chi-04, Greater Noida



**Indirapuram**

Phase I & II, Indirapuram



**Indirapuram**

Indirapuram, Ghaziabad



**ATS GOLF MEADOWS PRELUDE**

Dera Bassi, Punjab



**KOON**

Sector-109, Gurgaon



**ATS VALLEY SCHOOL**

Dera Bassi, Barwala Rd., Punjab



**Pristine**

Sector 150, Sports City, Noida Expressway

## ONGOING PROJECTS



**CASA ESPAÑA**

Mohali, Sector 121



**KNIGHTSBRIDGE**

Sector-124, Noida

RERA Reg. No. UPRERAPRJ3794



**PRISTINE Golf Villas**

Sector-150, Noida

RERA Reg. No. UPRERAPRJ3796



**DOLCE**

Zeta 1, Greater Noida

RERA Reg. No. UPRERAPRJ3774



**Le GRANDIOSE**

Sector 150, Sports City, Noida Expressway

RERA Reg. No. UPRERAPRJ3250



**Allure**

Sector-22D Yamuna Expressway

RERA Reg. No. UPRERAPRJ918



**Triumph**

Dwarka Expressway Sector 104

RERA Reg. No. OC Applied



**Tourmaline**

Sector-109, Gurgaon

RERA Reg. No. 41/2017



**MARIGOLD**

Sector-89A, Dwarka Expressway, Gurgaon

RERA Reg. No. 55/2017



**Heavenly Foothills**

Sahastradhara Road, Dehradun



**ATS bouquet**

Sector 132, Noida Expressway

RERA Reg. No. UPRERAPRJ2612



**PICTURESQUE REPRIEVES**

Sector 152, Noida Expressway

RERA Reg. No. UPRERAPRJ631



**Pristine II**

Sector 150, Sports City Noida Expressway

RERA Reg. No. UPRERAPRJ2875



**ATS GOLF MEADOWS LIFESTYLE LUXURY APARTMENTS**

Dera Bassi, Punjab

RERA Reg. No. PBRERA-SAS79-PR0007



**PRAGYA**

Sector 132, Noida Expressway

RERA Reg. No. UPRERAPRJ2612



**CLUB AUGUSTUS**

Sector 152, Noida Expressway

## UPCOMING PROJECTS



Sector 152, Noida Expressway



Sector 22D, Yamuna Expressway