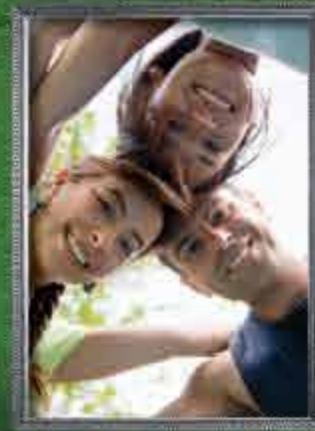
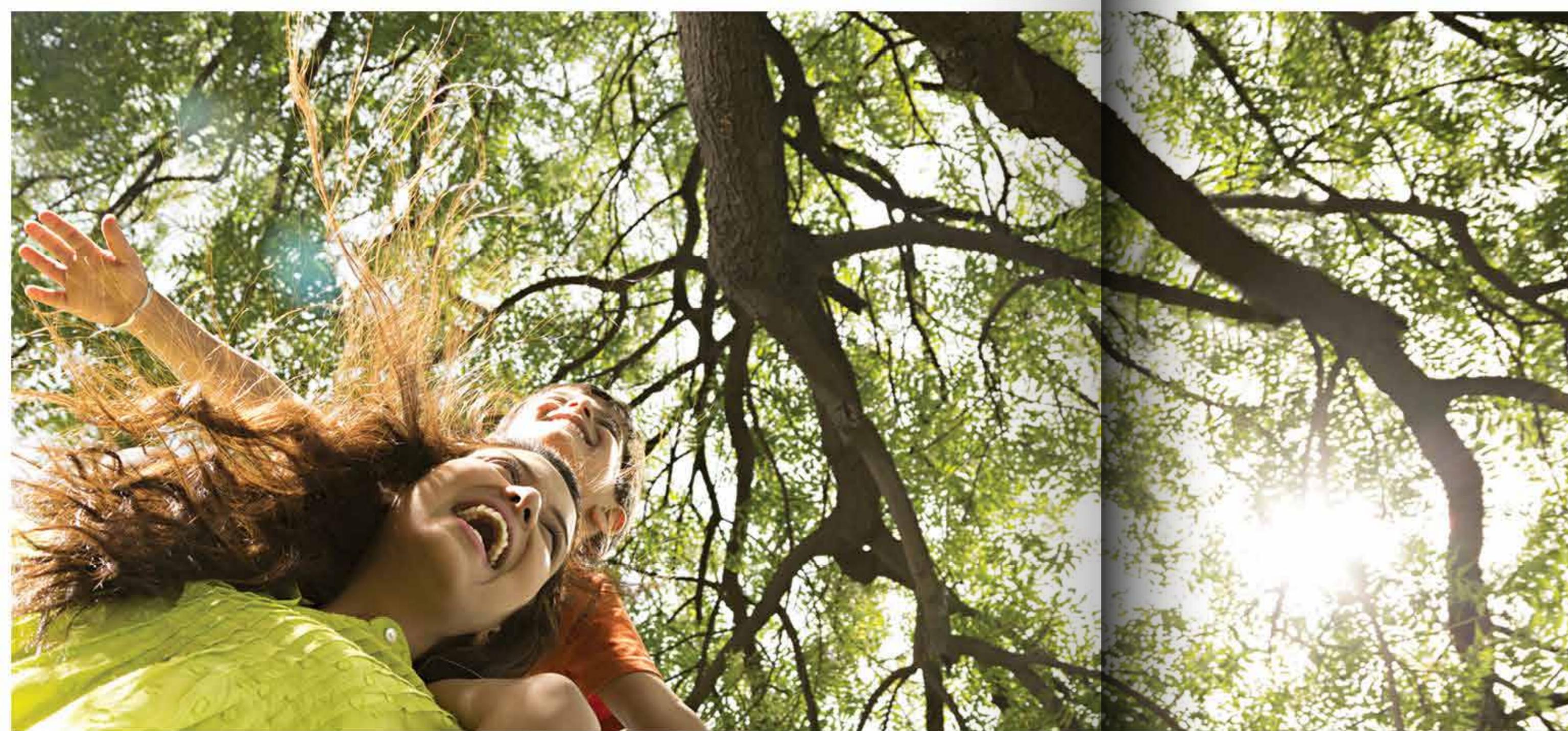


*Le* GRANDIOSE  
— an **ATS** home —

SECTOR 150, NOIDA EXPRESSWAY

# Joie de Vivre





*The Family that*  
**PLAYS TOGETHER**  
**STAYS TOGETHER**

— ∞ —

Play is the glue that binds families together. ATS Le Grandiose with its low density layout and vast sprawling greens, offers a perennial celebration of togetherness.



# Grandiose DESIGN

Le Grandiose towers in Neo-classical  
Spanish-style architecture deliver  
timeless aesthetics.



*Your*  
COMMUNITY  
AFFECTS YOUR WELLNESS

Sharing common experiences with like-minded people builds a happy life. ATS has always attracted a loyal following of families who choose ATS homes as much for the superior lifestyle as for their friends next door. ATS Le Grandiose is a community of residents with shared values who thrive collectively in a vibrant setting.



NOIDA

# Location

## RECREATION HUB

Located a few minutes from ATS Pristine, ATS Le Grandiose stands at the heart of Delhi/NCR's acclaimed Sports City. A planned sports complex, 5 minutes from proposed Metro and right off the Noida Expressway. Residents have easy access to educational and commercial hubs in addition to pro sports facilities such as the international Cricket Stadium, Hockey Stadium, Tennis Center, Swimming Academy, and the world-famous F1 Formula Track. The area also features Financial and Entertainment Centers, Hospitals and Office complexes.

● **ATS GREENS I & II**  
SECTOR 116, NOIDA

● **ATS ONE HAMLET**  
SECTOR 104, NOIDA

● **ATS VILLAGE**  
SECTOR 93, NOIDA

● **ATS CORPORATE OFFICE**  
SECTOR 135, NOIDA

● **ATS DOLCE**  
ZETA I OF NOIDA  
PARI CHOWK

GREATER  
NOIDA

● **ATS PARADISO**  
GH I V, E II NOIDA

YAMUNA EXPRESSWAY

NOIDA - GREATER NOIDA EXPRESSWAY

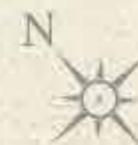
● **ATS PRISTINE**  
SECTOR 150, NOIDA

● **ATS ALLURE**  
YAMUNA EXPRESSWAY

*Le* GRANDIOSE

an **ATS** home

SECTOR 150, NOIDA



# Nature REFLECTED

Complementing the essence of its neighbour ATS Pristine, ATS Le Grandiose is an ultra-green development. Each home is designed for maximum exposure to expansive green outdoors. Indoors, the open interiors bathe in natural sun-light and generous balconies overlook beautiful landscaping.



# Joyful LIVING

Constructed with eco-friendly choices in energy and water efficient appliances as well as in earthy tones of vitrified tiles in the kitchen and bathrooms, each home features soothing marble finishes in the living areas. Whether you plant your bare feet on the tiled flooring or step outside, Le Grandiose is designed to restore the spirit





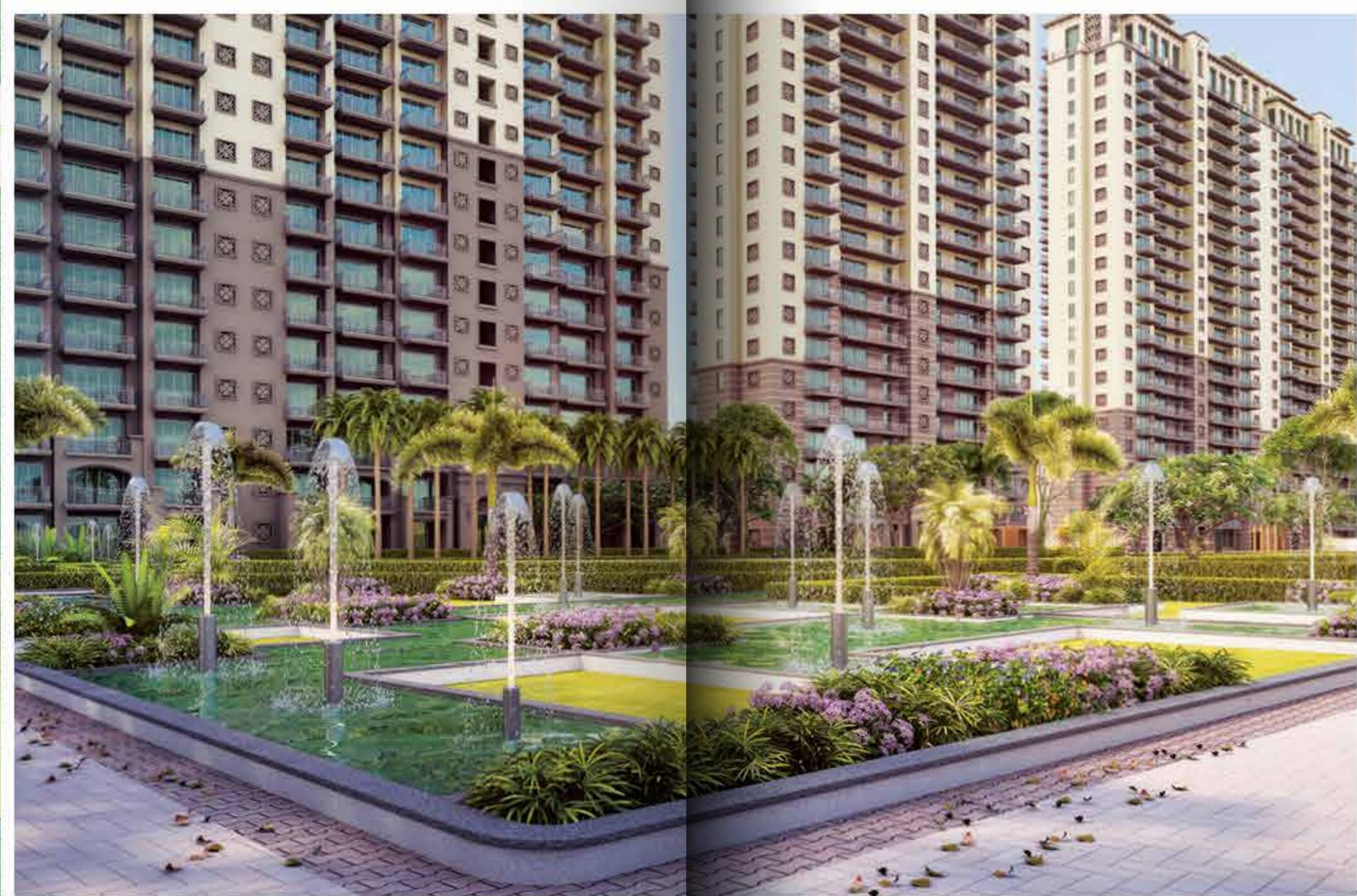
FUTURE DEVELOPMENT

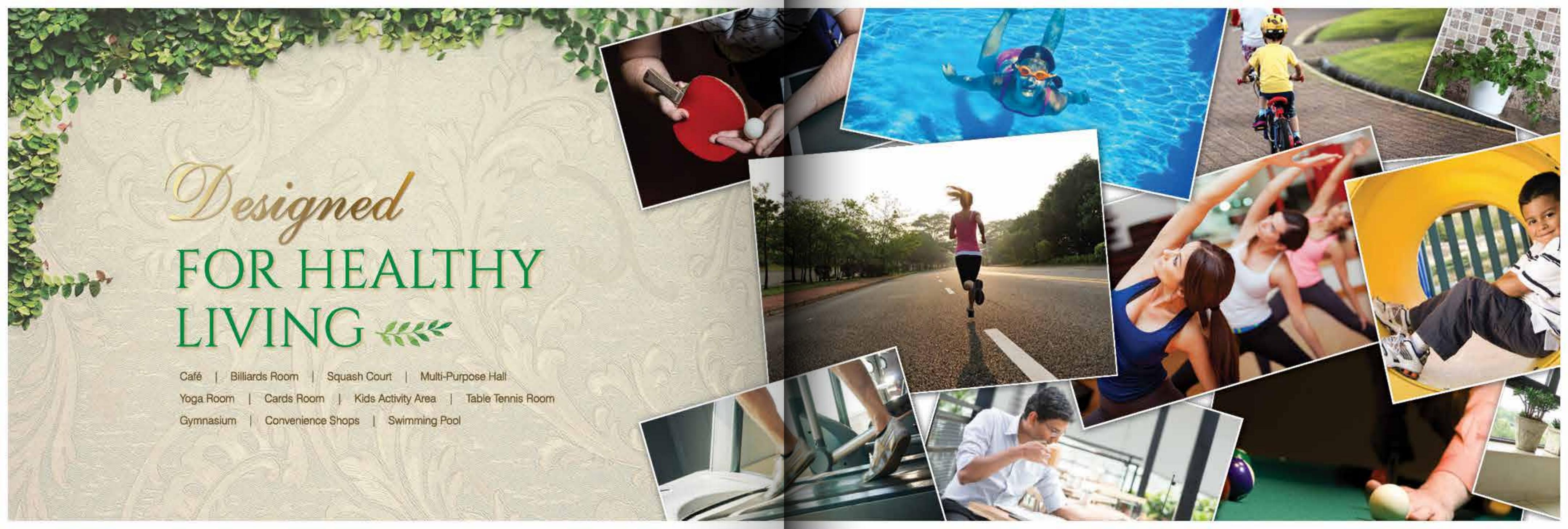
# The GRAND LANDSCAPE

A multiple lane road wraps around  
 ATS Le Grandiose giving easy accessibility to Noida  
 Expressway. A Golf Course on the periphery of the project  
 serves as a resplendent backyard for play and leisure.

Note : this site plan shown is tentative, the overall layout may vary because of statutory / design reasons, scale : 1 sq. m = 10.76 sq. ft.







*Designed*  
FOR HEALTHY  
LIVING

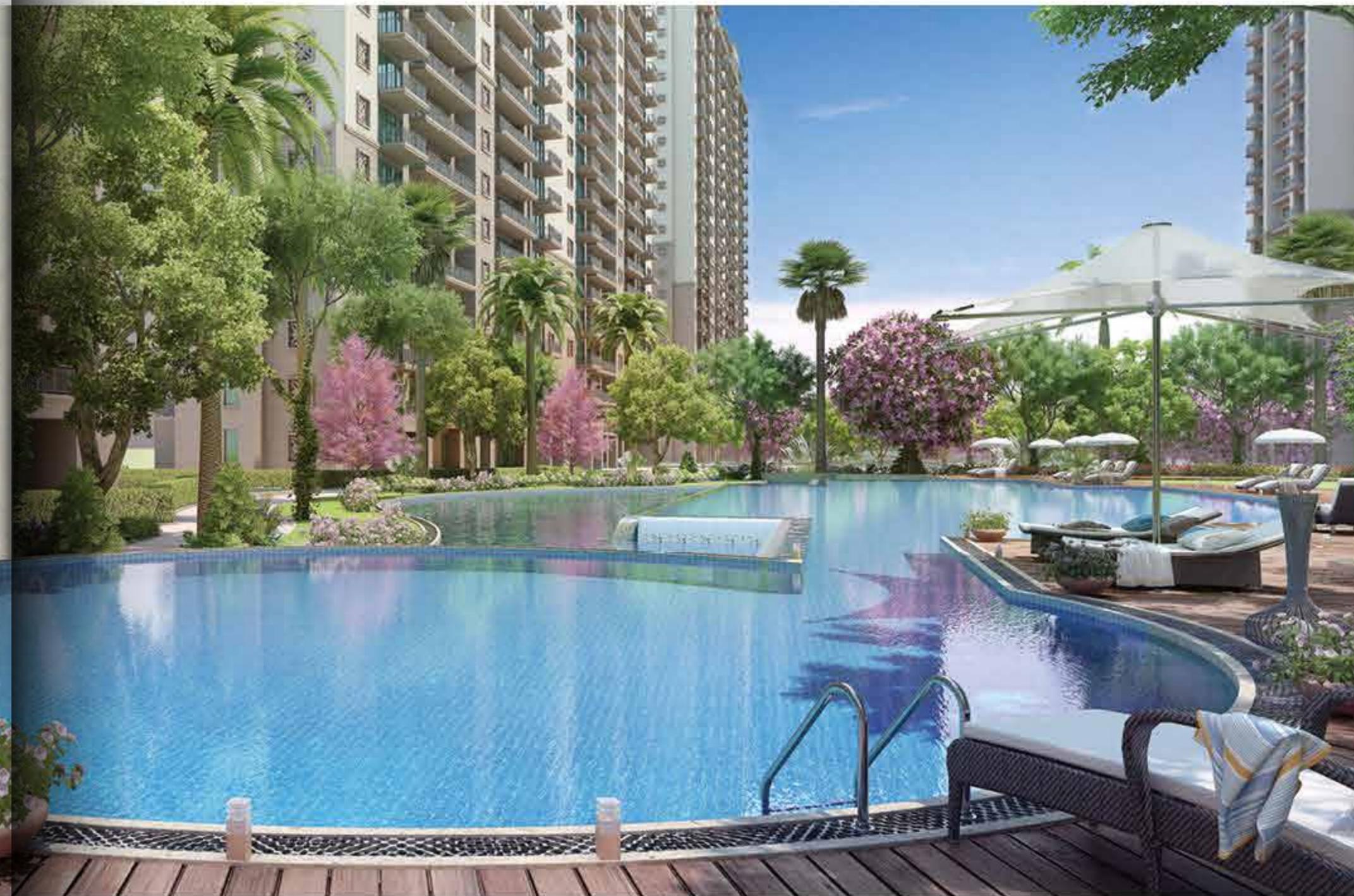
Café | Billiards Room | Squash Court | Multi-Purpose Hall

Yoga Room | Cards Room | Kids Activity Area | Table Tennis Room

Gymnasium | Convenience Shops | Swimming Pool

# BODY MIND SPIRIT

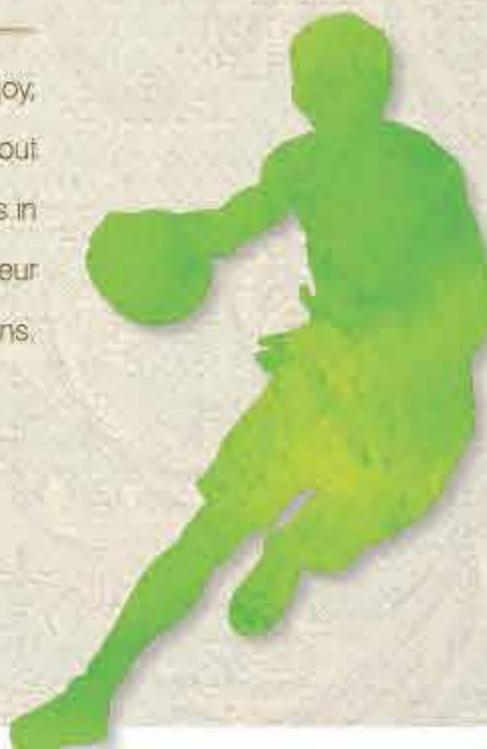
Living in environs that connect you with nature does wonders for your well-being. A rejuvenated mind motivates the physical body, improving overall health. Le Grandiose offers a harmonious balance of the Mind, Body and Spirit in beautiful water bodies, luxurious landscaping and generous outdoors to envelop you into serenity.





# *Exercise* IS PURE THERAPY

No matter what form of exercise you enjoy,  
Le Grandiose offers breathtaking workout  
facilities both within the complex as well as in  
the sports city, offering a plethora of amateur  
and pro options.

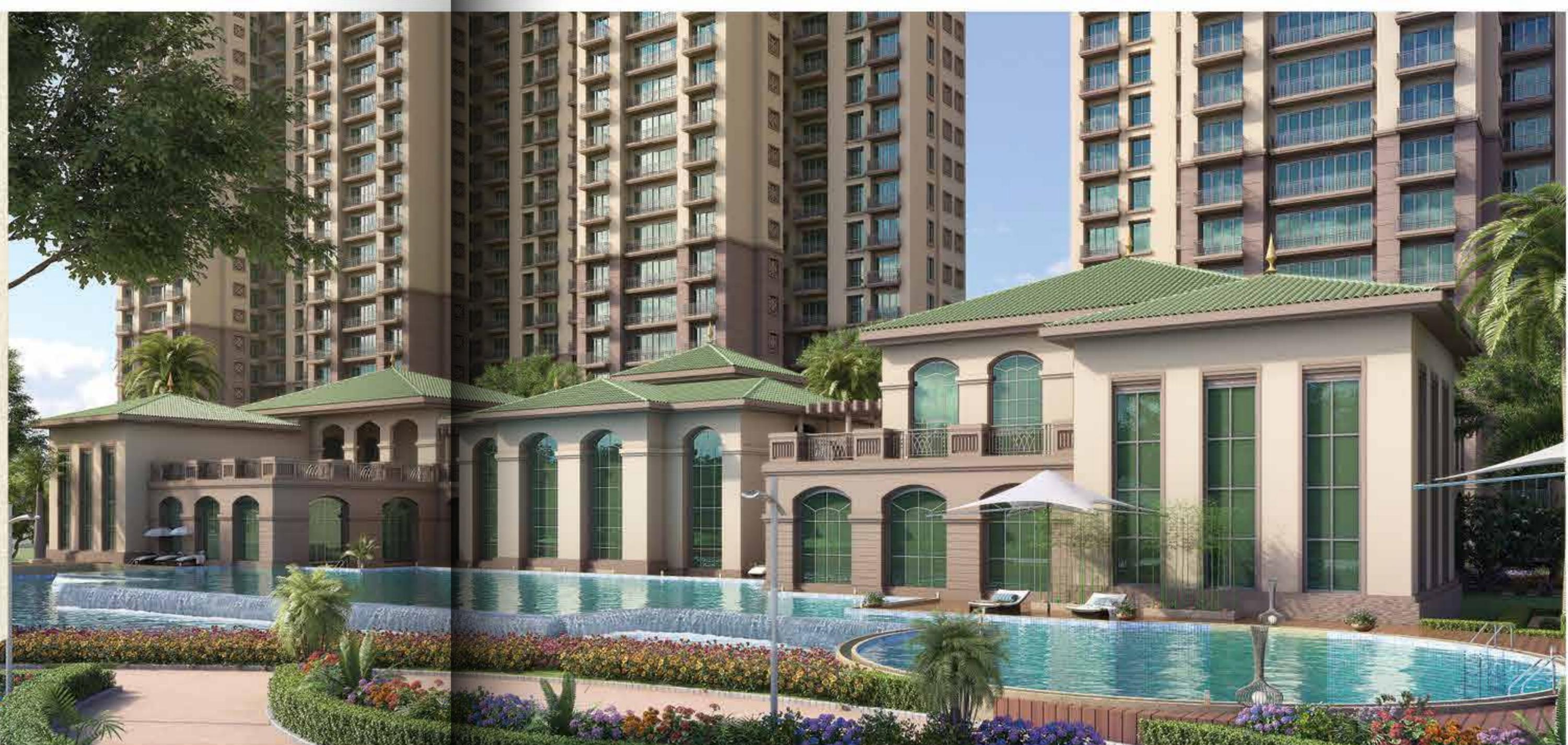
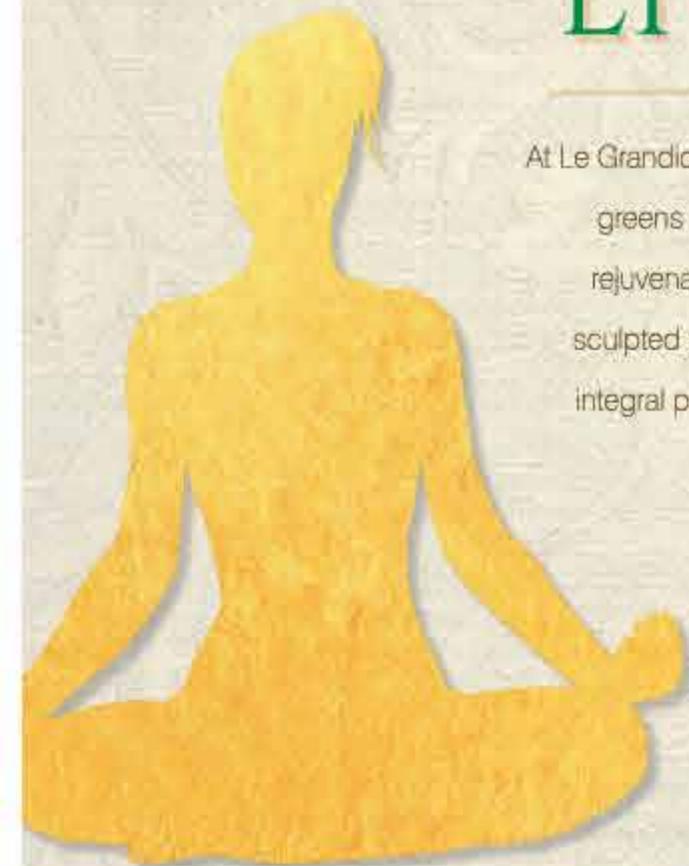




# WHOLESOME LIVING

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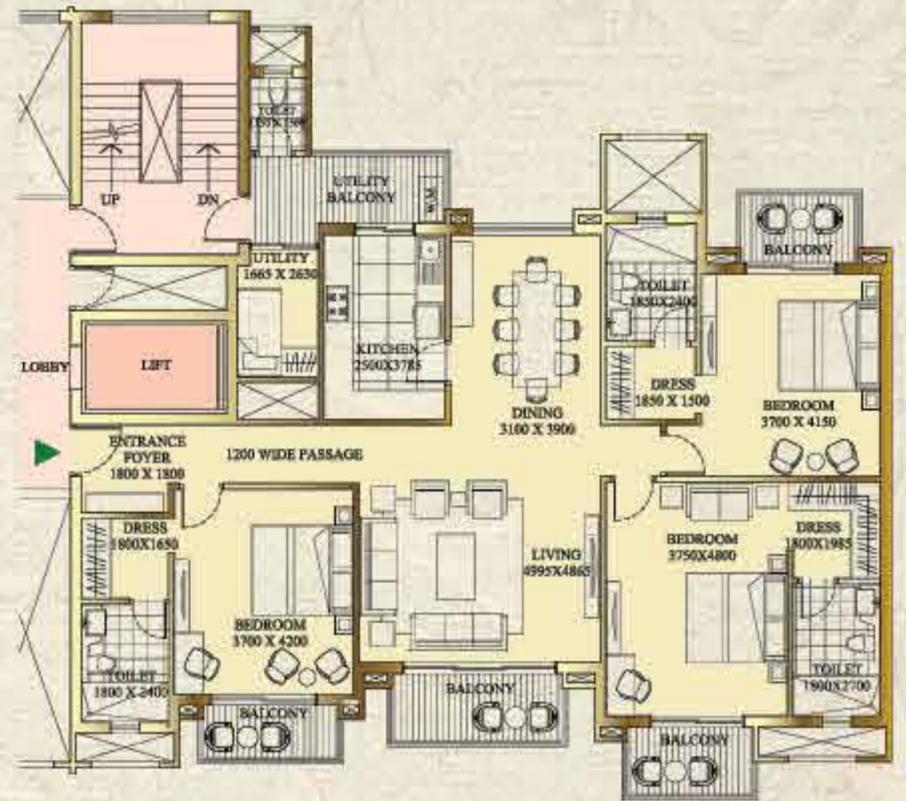
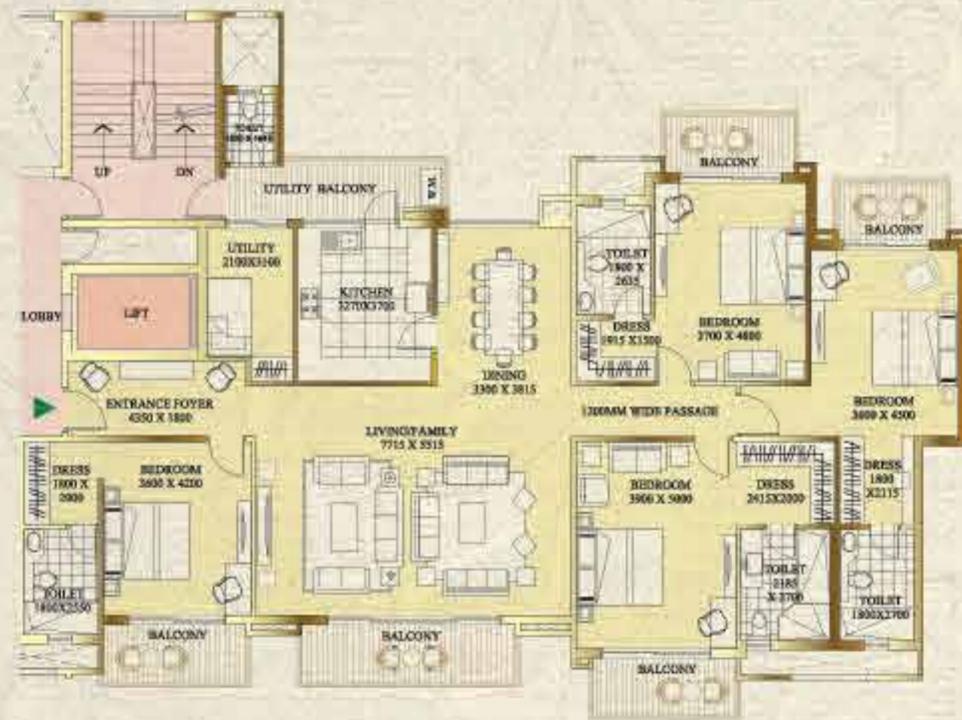
At Le Grandiose you dwell amid verdant greens that root you into a state of rejuvenation. The project has been sculpted to make outdoor leisure an integral part of the living experience.





# 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 ceramic tiles in toilets, staircase & landings to be in kota/ terrazzo flooring. Balconies will be in Anti-skid Ceramic Flooring.
<b>Dado</b>	Glazed tiles of required height in toilets & 600mm 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>Painting</b>	Oil bound distemper of appropriate colour on Internal walls & ceilings
<b>Kitchen</b>	All kitchen counters in pre-polished granite/ marble stone, electrical points to be provided for kitchen chimney & hob, washing machine and refrigerator. 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 and locks of branded makes. Door frames and window panels of seasoned hardwood/ aluminium/ UPVC sections.
<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, Premium Chrome Plated fittings.
<b>Electrical</b>	All electrical wiring in concealed conduits; provision for adequate light & power points. TV outlets in drawing, dining and all bedroom; Intercom facility; moulded modular plastic switches & protective MCB's.
<b>Lift</b>	Lifts to be provided for access to all floors
<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 and 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 his/ her change 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; Fifth Provisions for Optical fibre network</b>	Video surveillance system, perimeter security and entrance lobby security with CCTV cameras; fire prevention, suppression, detection & alarm system as per fire norms.



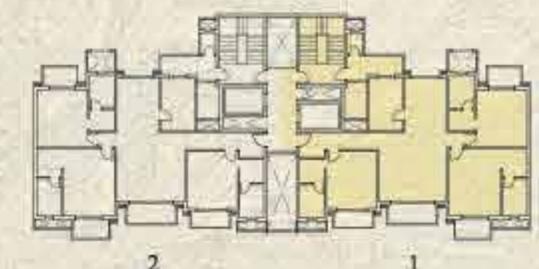
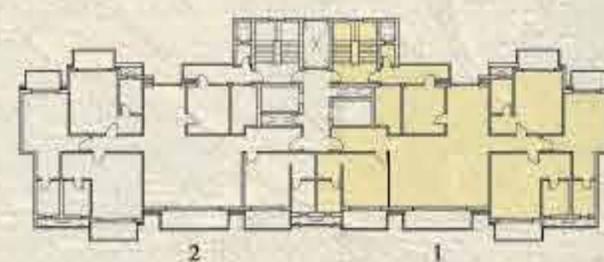
# PLAN A

**Super Area : 3200 Sq.ft.**

2752 sq.ft (Built-up Area) + 448 sq.ft (Common Circulation + Services)

- NOTE:
1. THE WINDOW SIZE/ITS LOCATION IN ROOMS MAY CHANGE BECAUSE OF EL/ELEVATIONAL FEATURES.
  2. THE OVERALL LAYOUT MAY VARY BECAUSE OF STATUTORY REASONS IN CASE REQUIRED.
  3. THE SUPER AREA MAY VARY BY ± 10%.
  4. CURRENTLY NO COLUMNS ARE SHOWN IN THE PLAN WHICH WILL BE INCORPORATED AS STRUCTURE.
  5. WHILE CONVERTING MILLIMETERS/MM TO FEET-INCHES, INCHES ARE ROUNDED OFF TO NEAREST POSSIBLE WHOLE NUMBER FOR EASE OF CALCULATIONS.

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



# PLAN B

**Super Area : 2300 Sq.ft.**

1925 sq.ft (Built-up Area) + 375 sq.ft (Common Circulation + Services)

- NOTE:
1. THE WINDOW SIZE/ITS LOCATION IN ROOMS MAY CHANGE BECAUSE OF EL/ELEVATIONAL FEATURES.
  2. THE OVERALL LAYOUT MAY VARY BECAUSE OF STATUTORY REASONS IN CASE REQUIRED.
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# PLAN C

**Super Area : 2000 Sq.ft.**

1675 sq.ft (Built-up Area) + 325 sq.ft (Common Circulation + Services)

NOTE:

1. THE WINDOW SIZE/ITS LOCATION IN ROOMS MAY CHANGE BECAUSE OF ELECTRICAL FEATURES.
2. THE OVERALL LAYOUT MAY VARY BECAUSE OF STATUTORY REASONS IN CASE REQUIRED.
3. THE SUPER AREA MAY VARY BY ± 10%.
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# PLAN D

**Super Area : 1625 Sq.ft.**

1311 sq.ft (Built-up Area) + 314 sq.ft (Common Circulation + Services)

NOTE:

1. THE WINDOW SIZE/ITS LOCATION IN ROOMS MAY CHANGE BECAUSE OF ELECTRICAL FEATURES.
2. THE OVERALL LAYOUT MAY VARY BECAUSE OF STATUTORY REASONS IN CASE REQUIRED.
3. THE SUPER AREA MAY VARY BY ± 10%.
4. CURRENTLY NO COLUMNS ARE SHOWN IN THE PLAN WHICH WILL BE INCORPORATED AS STRUCTURE.
5. WHILE CONVERTING MILLIMETERS/MM TO FEET-INCHES, INCHES ARE ROUNDED OFF TO NEAREST POSSIBLE WHOLE NUMBER FOR EASE OF CALCULATIONS.



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

# WELCOME TO THE **ATS** FAMILY

In 1998, ATS began building homes on their foundation of some core ethical values- Assurance, Transparency, Sincerity and deep respect for Nature. We partnered with visionary architects who designed beautiful light-filled homes framed with expansive green outdoors. We have always held ourselves to the highest standards of quality in construction, management and maintenance of our properties, ensuring that we create not just homes but deliver complete lifestyles of comfort, joy and serenity to our residents. Our singular focus is to build our clients' dream homes that surpass their expectations. Today, to our immense pride, ATS is counted among the most respected developers in India. ATS Greens I, ATS Greens II and ATS Village in Noida were some of our early projects followed by ATS Paradiso, ATS Prelude, ATS Advantage Phase I, ATS One Hamlet, ATS Lifestyle Phase I, ATS Lifestyle Phase II, Golf Meadows Township, ATS Advantage Phase II, ATS Haciendas, ATS Kocoon, ATS Pristine, ATS Triumph, ATS Casa Espana, ATS Heavenly Foothills, ATS Tourmaline, ATS Allure, ATS Dolce, ATS Tangerine and ATS Marigold.

In creating "the better way home" for our customers, ATS has been rewarded with unflinching loyalty, with residents often claiming that "once you have lived in an ATS home you cannot live anywhere else again." Superb construction, exceptional design, lush green landscaped outdoors, timeless architecture, world-class amenities and well-maintained facilities are the hallmark of ATS properties today. We have thoroughly enjoyed this journey and we remain steadfast in our commitment to building homes that make our customers comfortable and our country proud.

It is with great pleasure that we welcome you into the ATS family at ATS Le Grandiose.

*Join the proud family of over 20,000 **ATS** Residents.*



**ATS GREENS I**  
Noida

**ATS GREENS II**  
Noida

**ATS VILLAGE**  
Noida

**ATS PARADISO**  
Greater Noida

**ATS PRELUDE**  
Dera Bassi

**ATS ADVANTAGE PHASE I**  
Indrapuram



**ATS ONE HAMLET**  
Noida

**ATS LIFESTYLE PHASE I**  
Dera Bassi

**ATS LIFESTYLE PHASE II**  
Dera Bassi

**ATS GOLF MEADOWS**  
Dera Bassi

**ATS VALLEY SCHOOL**  
Dera Bassi

**ATS ADVANTAGE PHASE II**  
Indrapuram



**ATS KOCOON**  
Gurgaon

**ATS HACIENDAS**  
Indrapuram

**ATS TRIUMPH**  
Gurgaon

**ATS PRISTINE**  
Noida

**ATS CASA ESPAÑA**  
Mohali

**ATS TOURMALINE**  
Gurgaon



**ATS MARIGOLD**  
Gurgaon

**ATS HEAVENLY FOOTHILLS**  
Dehradun

**ATS DOLCE**  
Greater Noida

**ATS ALLURE**  
Yamuna Expressway

**ATS TANGERINE**  
Gurgaon



*Together is a wonderful  
place to be!*





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