

ATS  
KOCON

The logo features the word "KOCON" in a stylized, outlined font. The letter "O" is replaced by a green circle, and the letter "C" is replaced by a red circle. Above the "KOCON" text, the letters "ATS" are positioned, with a thin, curved line arching over them.



# Homes that people love to live in



**F**or over 12 years, ATS has earned a reputation by building contemporary homes that are thoughtfully designed, meticulously executed and nestled in prime locations. Building our foundation on the simple principles of professional integrity, transparency and uncompromising insistence on quality has paid rich dividends, and earned us the goodwill and trust of our patrons.

Our projects incorporate the best in design and construction standards, a combination that attracts the best resident profile. Time and again, ATS properties have become local landmarks and reference points by which other developments are measured and judged.

Today, we are known not only for the high quality of our residential housing, but also for our customer centric approach. ATS residents swear by their homes and have become our biggest brand ambassadors.





# The hub of good living



**T**oday when Gurgaon is poised for its next phase of growth, ATS brings you Kocoon - a superb opportunity to own an ATS property at the prime location of Sector 109, right on the 150m Dwarka-Manesar Expressway, the upcoming residential hub of Gurgaon.

Developed in collaboration with Chintels Group, ATS Kocoon is a gated residential project of 444 homes, designed by the renowned architect Hafeez Contractor. Spread lavishly across 11 acres (approx.), it will be the new glorious chapter in the Gurgaon success story.

Offering you a choice of three different types of beautifully designed apartments and penthouses, ATS Kocoon will have the perfect urban home for you.

Every one of the 444 homes will be a testimony to the high construction and design standards that have become the hallmarks of ATS properties.

Apart from fine residential units, ATS Kocoon will be home to a host of modern amenities, complementing the contemporary lifestyle that Gurgaon's ultra-urban landscape has come to represent.





Neighbourhood  
is just like  
home,  
only larger



## SITE PLAN



Home  
is Where  
you  
want your  
heart  
to be



## LOCATION

Located in Sector 109 of Gurgaon on the 150m Dwarka-Manesar Expressway, ATS Kocoon will connect the prime locations of Delhi with those of Gurgaon. Being just 3 km from the Delhi border and approx. 5 km from the Sector 21 Metro Station (Dwarka), living at ATS Kocoon would mean less time commuting and more time for the things you love.

Located close to the Delhi International Airport and the proposed Diplomatic Enclave, ATS Kocoon will become one of the most sought after properties in the NCR region.



0 km from Delhi border



Very close to Dwarka-Manesar Expressway which will connect Dwarka to Gurgaon



A stone's throw from the proposed Metro line



Walking distance from the commercial belt alongside the NPR



3 km from Dwarka



5 km from International Airport



Home is  
where everything  
is within yelling  
distance



## AMENITIES

Reflecting Gurgaon's contemporary urban lifestyle, ATS Kocoon will be home to a host of modern amenities that will complement your refined taste.

ATS Kocoon will have its own clubhouse with a stunning swimming pool – a prominent feature that's become an added attraction of every ATS property. An impressive jogging track and Squash, Tennis & Badminton courts will keep you busy in the morning, after office and on the weekends.

ATS Kocoon will also have a shopping facility that will cater for daily domestic requirements, and also have other conveniences like a laundry and hair stylist.

24/7 security, power and water backup, along with the thoughtful inclusion of a playschool add to the charm of ATS Kocoon.



Clubhouse with Gym



Swimming Pool



Squash



Tennis



Badminton



Shopping Facility



Jogging Track

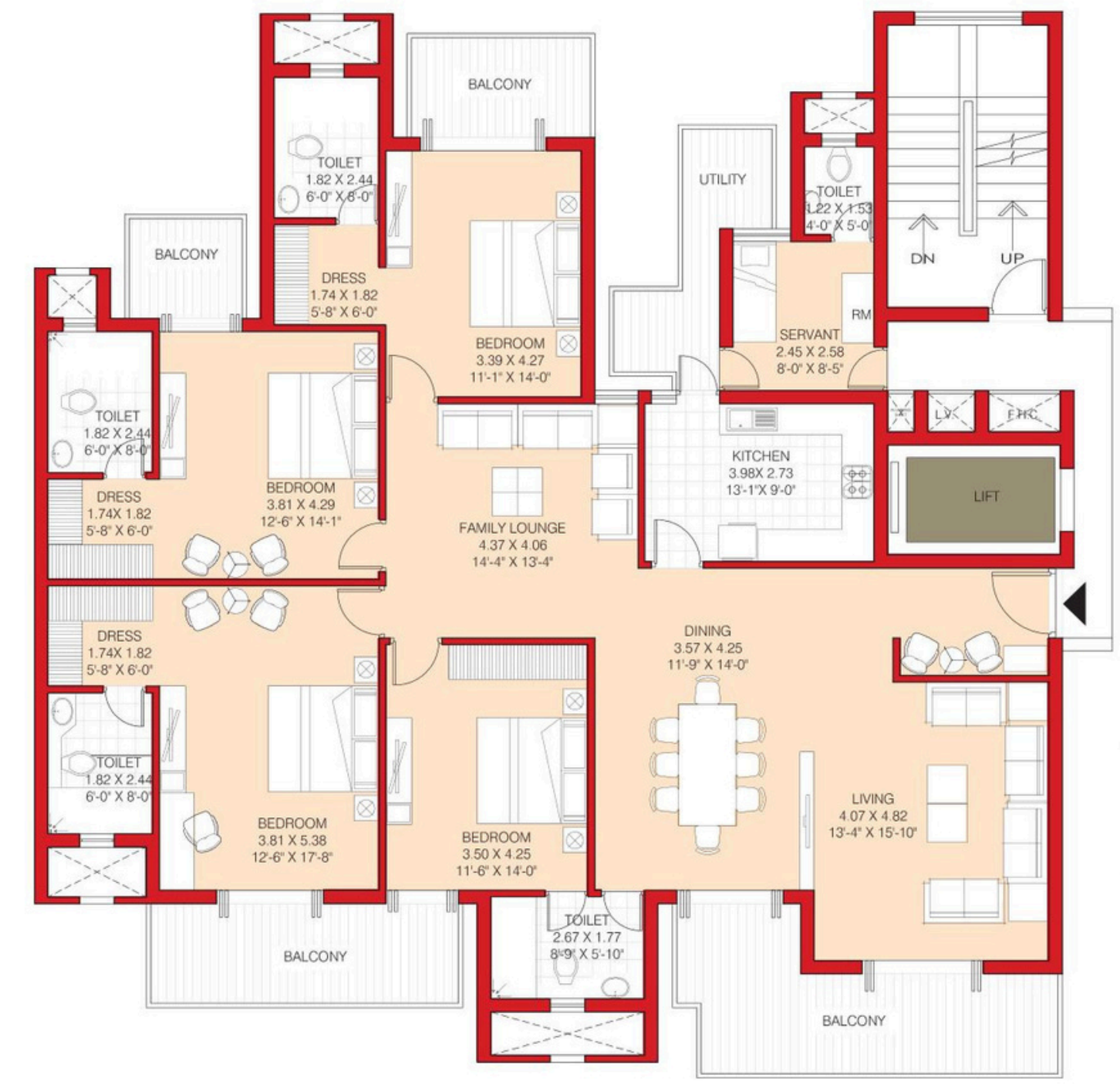
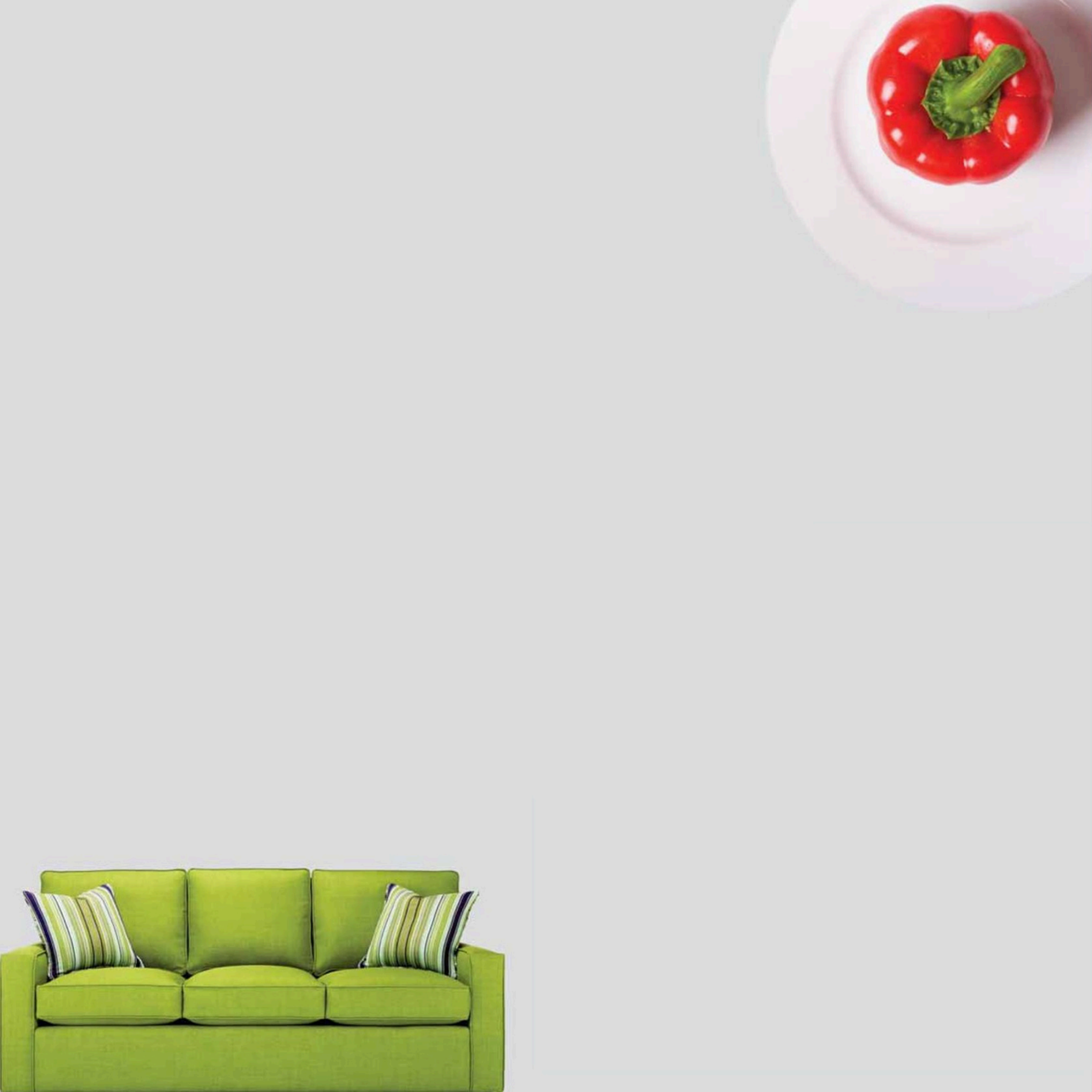


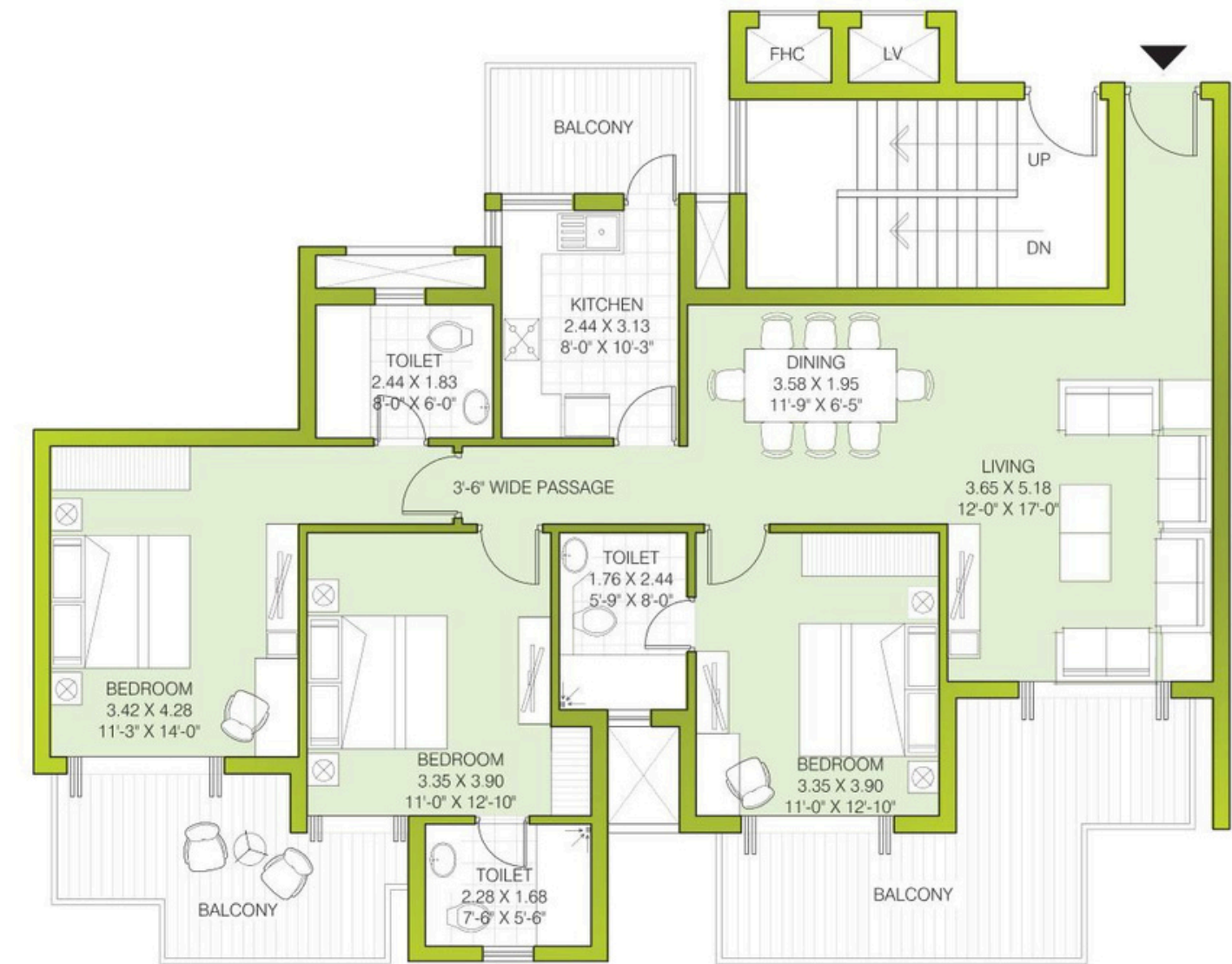
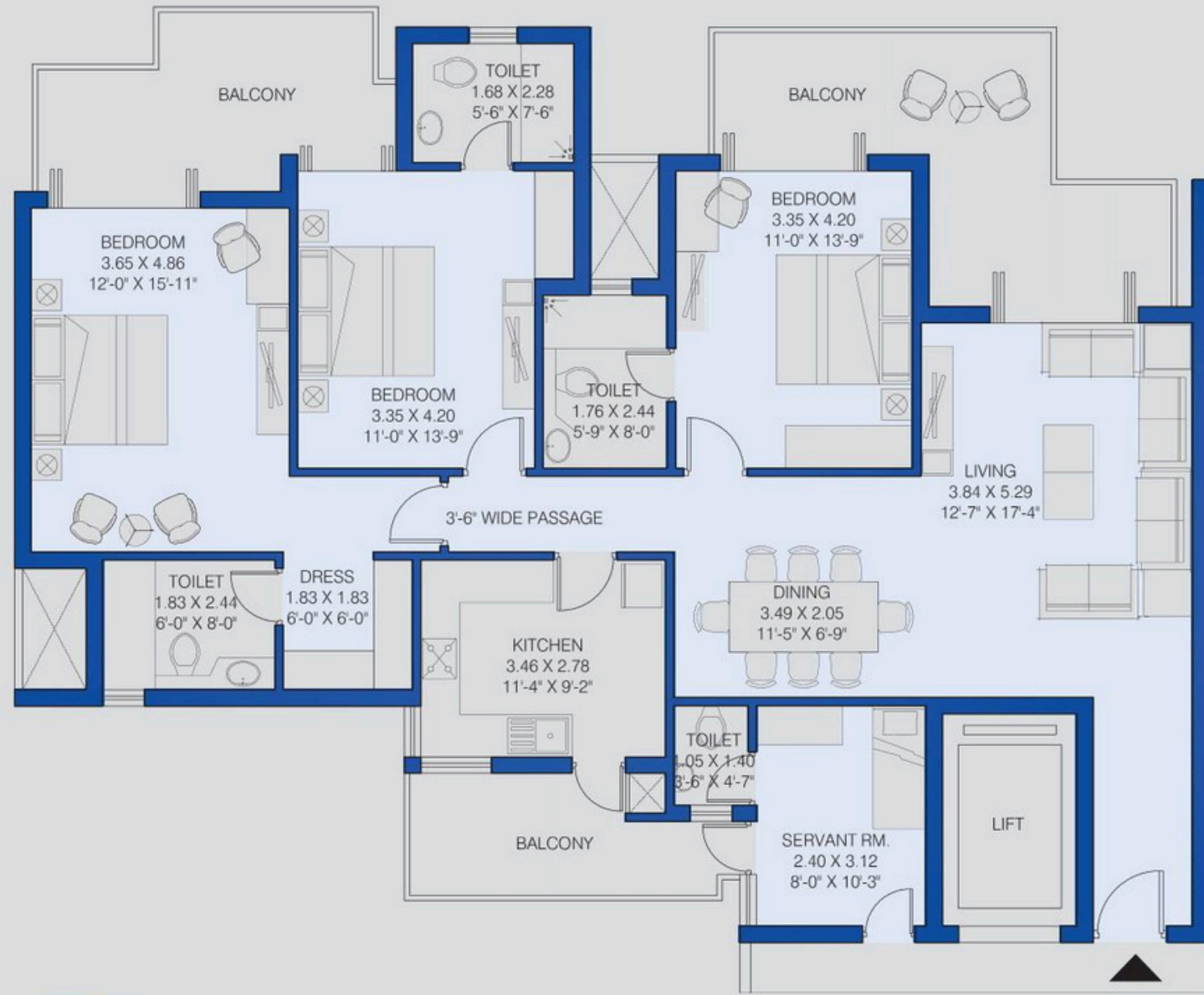
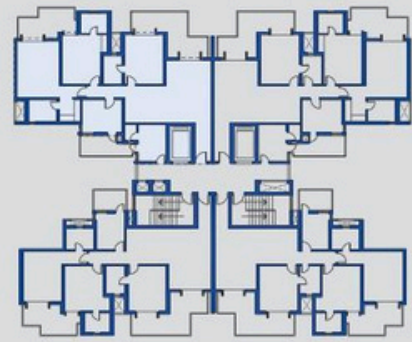
24 Hour Security



FTTH







# Walls and beams, and hopes and dreams



## 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 interior walls & Ceilings.
<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 makes. Door frames & Window Panels of Seasoned Hardwood/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. Automated irrigation system.
<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. Telephone & T.V. outlets in Drawing, Dining and all bedroom; moulded modular plastic switches & protective MCB's.
<b>LIFT</b>	Lifts to be provided for access to all floors. Finishing as per Fire 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 his/ her change rooms, well equipped Gym, indoor & Outdoor games areas, Multi-purpose Hall and Jogging track.
<b>ENVIRONMENT FRIENDLY</b>	As per MoEF requirements
<b>STRUCTURE</b>	Earthquake resistance RCC framed structure as per applicable Seismic Zone.
<b>SECURITY &amp; FTTH</b>	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 norms.

(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%.)



There's no  
formula for  
happiness,  
just a knack that some  
people have



## MAKING GREAT HOMES

**V**ery few companies have established a name for themselves so early on in their history. We started operations more than a decade ago, building our foundation on the principles of professional integrity, transparency and an uncompromising insistence on quality. The rewards, we are happy to say, have been extraordinary.

Our very first project, ATS Greens I in Noida created new benchmarks in quality homes. This landmark project changed people's perception about gated residential communities and set new standards for others in NCR.

Determined to outdo ourselves, we have raised the quality bar with each subsequent project. As a result, our homes attract the best resident profile – likeminded people with refined taste and lifestyle, who go on to become friends rather than mere neighbours.

Today, as ATS is poised to bring its brand of quality housing to Gurgaon and other major cities, our motto remains simple - build great homes in great locations, and build them as places we would love to live in ourselves.





### ATS Greens I

ATS Greens I, located in Sector 50 of Noida was our first residential project. It created waves for its marvellous design and changed forever people's perceptions about gated community living. Spread across 3 acres (approx.), it was a landmark project that set new benchmarks in the NCR region.



### ATS Greens II

ATS Greens II in Sector 50 of Noida was completed in 2004. Spread over 4 acres, and equipped with modern amenities like a clubhouse, swimming pool, squash and badminton courts, a dedicated children's play area and lush gardens - it broke the myth of apartments being isolations in a concrete jungle.



### ATS Village

ATS Village in Sector 93, Noida, was completed in 2006, a year ahead of schedule. This beautiful gated community of apartments, penthouses and villas is spread across 22 acres. Its stunning swimming pool and sprawling clubhouse made it the most talked about property in the area.



**ATS Paradiso** ATS Paradiso, located in Sector Chi 4 of Greater Noida has plush apartments and magnificent villas amidst beautifully landscaped greens. With a private pool for penthouses, it offers a life of indulgence and luxury. Lavishly spread across 32 acres, Paradiso gave grandeur a new dimension in Greater Noida.



**ATS Golf Meadows Prelude** ATS Golf Meadows Prelude is a gated residential community spread over 14 acres of lush green spaces within the ATS Golf Meadows Township in Dera Bassi. Apart from an exclusive clubhouse equipped with a swimming pool and a world class gym, it will have access to all the educational, health, recreational and other amenities that the township has to offer.



### ATS Advantage

ATS Advantage, a gated community spread across 24 acres, is located in Indirapuram, one of the most rapidly developing areas of NCR. Designed by Hafeez Contractor, each tower at ATS Advantage is built for contemporary living and offers every aspect of the urban lifestyle.





### ATS Golf Meadows

ATS Golf Meadows is a grand residential township coming up at Dera Bassi, just 12 km from Chandigarh. Magnificently spread over 300 acres, Golf Meadows takes the best aspects of Chandigarh and recreates them in this beautifully designed township laid around an equally breathtaking golf facility.



**ATS One Hamlet** Situated in Sector 104, Noida, ATS One Hamlet will be a premium gated residential community of impressive flats and penthouses. Designed for an exquisite lifestyle, it will have a sparkling swimming pool, an exclusive clubhouse, a jogging track and all other amenities which add a touch of elegance and style that one aspires for.



Jointly Developed By

