



*Tourmaline*  
an **ATS** home  
SECTOR-109 | GURUGRAM

+918586866824



Disclaimer: The images shown are for demonstrative purpose only & don't constitute any legal offering.

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*In the boldness of your aspirations  
lies the secret to a shimmering life.*



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Delhi Border



*Tourmaline*  
Sector 109

Towards IGI Airport »»»

**ATS Kocoon**  
Sector 109, Gurugram

Ansal Plaza  
Columbia Asia Hospital

Dwarka Expressway

Sector 99A, Gurugram

**ATS Triumph**  
Sector 104, Gurugram

Rajiv Chowk

Hero Honda  
Chowk

Sohna-Gurugram Road



**ATS Marigold**

Dwarka Expressway



## *Pivotal Location*

Proximity to Dwarka Expressway connecting Delhi to Gurugram.

Walking distance from proposed commercial belt alongside the NPR

Close to Delhi border

5 km from Dwarka

18 km from International Airport

\*Map not to scale

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# Site Plan



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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.

# Type A

## TYPICAL FLOOR

Total Area: 3150 sq. ft.

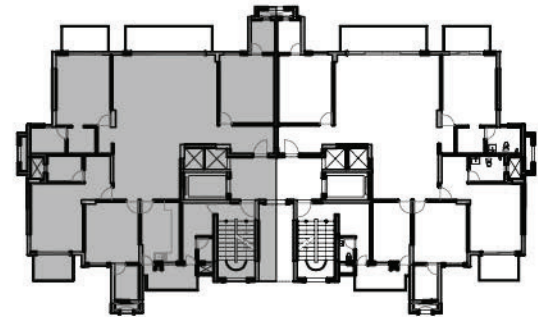
Unit Built up (Unit + Balcony) Area: 2584 sq. ft.

Common Circulation + Services: 566 sq. ft.

Unit Carpet Area: 2094 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. Layout shown is for illustration purposes, for specific unit floor plan please contact sales team.

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# Type B

## TYPICAL FLOOR

Total Area: 2585 sq. ft.

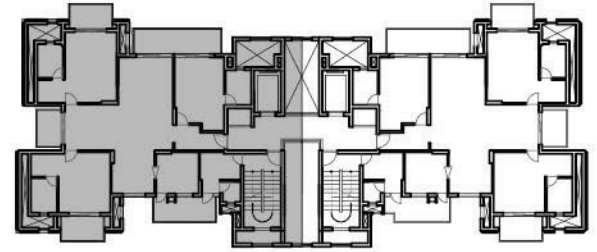
Unit Built up (Unit + Balcony) Area: 2100 sq. ft.

Common Circulation + Services: 485 sq. ft.

Unit Carpet Area: 1558 sq. ft.



KEY PLAN



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# Type C

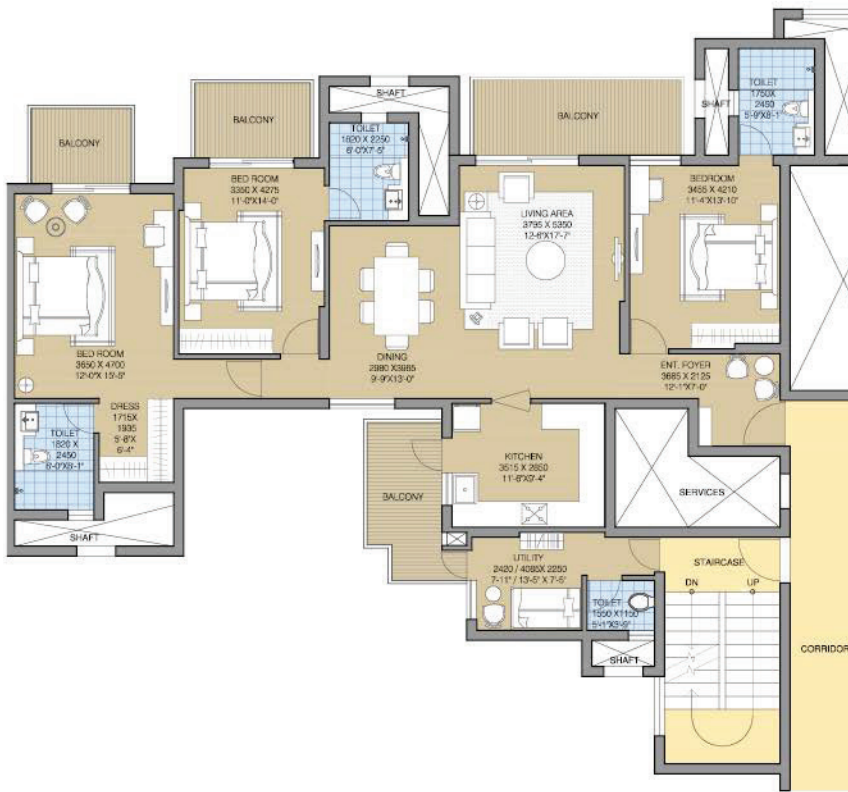
## TYPICAL FLOOR

Total Area: 2150 sq. ft.

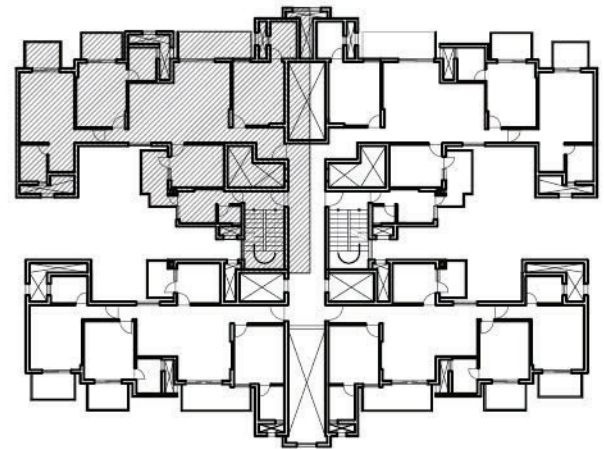
Unit Built up (Unit + Balcony) Area: 1797 sq. ft.

Common Circulation + Services: 353 sq. ft.

Unit Carpet Area: 1347 sq. ft.



KEY PLAN



**NOTE:**

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# Type D

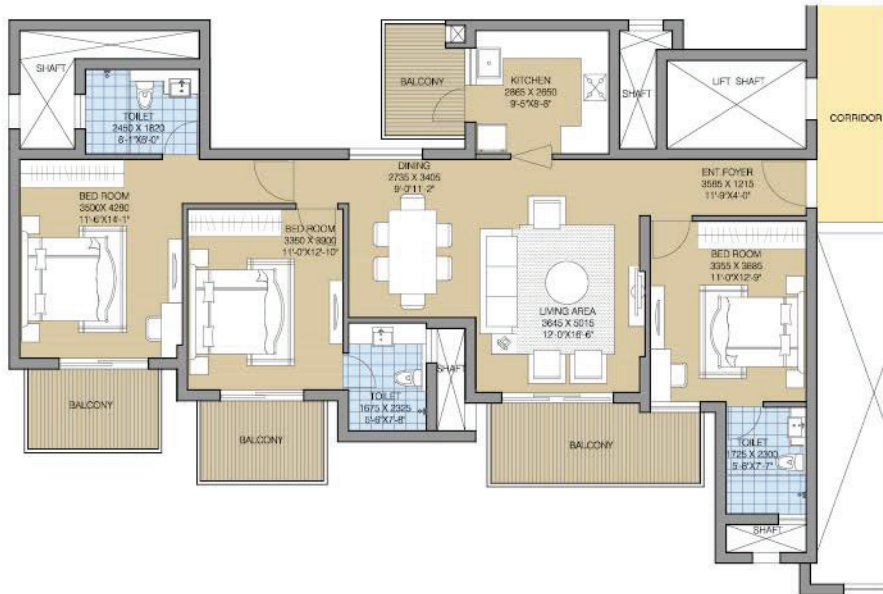
## TYPICAL FLOOR

Total Area: 1750 sq. ft.

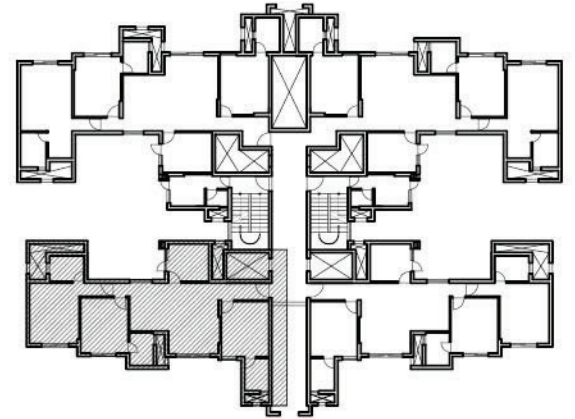
Unit Built up (Unit + Balcony) Area: 1466 sq. ft.

Common Circulation + Services: 284 sq. ft.

Unit Carpet Area: 1064 sq. ft.



KEY PLAN



**NOTE:**

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# Specifications

|                               |  |
|-------------------------------|--|
| FLOORING                      | 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/Marble/Terrazzo flooring. Balconies will be in anti-skid ceramic flooring.  |
| DADO                          | Glazed tiles of required height in toilets & 600 mm height above Kitchen counter slab in appropriate colour & paint.   |
| EXTERIOR                      | Appropriate finish of texture paint of exterior grade water-proof paint.   |
| PAINTING                      | Oil bound distemper of appropriate colour on interior walls & ceilings.  |
| KITCHEN                       | 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.   |
| DOORS & WINDOWS               | 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. |
| PLUMBING                      | As per standard practice, all internal plumbing in GI/CPVC/Composite. All external in CI/UPVC. Automated irrigation system.  |
| TOILET                        | Premium sanitary fixtures, premium chrome plated fittings.   |
| ELECTRICAL                    | 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 MCBs.  |
| HVAC                          | Split units in living room, dining, family room & all bedrooms.  |
| LIFT                          | Lifts to be provided for access to all floors.   |
| GENERATORS                    | Generator to be provided for backup of emergency facilities, i.e. lifts & common areas.  |
| WATER TANKS                   | Underground water tank with pump house for supply of water. Dual plumbing provision for all toilets.   |
| WOOD WORK                     | Modular wardrobes in all bedrooms.   |
| CLUBHOUSE & SPORTS FACILITIES | Clubhouse with swimming pool to be provided with his/her change rooms, well-equipped gym, indoor & outdoor games areas, multipurpose hall and jogging track.   |
| SECURITY & FTTH               | 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 norms.  |



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## ABOUT US

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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## DELIVERED PROJECTS



**ATS GREENS I**

Sector-50, Noida



**ATS GREENS II**

Sector-50, Noida



**ATS VILLAGE**

Noida, Sector 93A, On Expressway



**ATS ONE HAMLET**

Sector 104, Noida



**ATS PARADISO**

Sector Chi-04, Greater Noida



Phase I & II, Indirapuram



Indirapuram, Ghaziabad



Dera Bassi, Punjab



Sector 109, Gurugram



Dera Bassi, Barwala Rd., Punjab



Sector 150, Sports City, Noida Expressway

## ONGOING PROJECTS



Sector-121, Mohali



Sector 124, Noida



Sector 150, Noida



Zeta 1, Greater Noida



Sector 150, Sports City, NOIDA Expressway



Sector 22 D, Yamuna Expressway

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Triumph  
an ATS home

Dwarka Expressway, Sector 104



Tourmaline  
an ATS home

Sector-109, Gurugram



MARIGOLD  
an ATS home

Sector 89 A,  
Dwarka Expressway, Gurugram



Heavenly  
Foothills  
an ATS development

Sahastradhara Road, Dehradun



Pristine II  
an ATS home

Sector 150, Sports City,  
Noida Expressway



ATS GOLF MEADOWS  
DERA BASI  
TOWNSHIP OF CLAYED LUXURY  
LIFESTYLE

Dera Bassi, Punjab



ATS  
bouquet  
a bouquet of luxury

Sector 132, Noida Expressway



PICTURESQUE  
REPRIEVES

Sector-152, Noida Expressway



RHAPSODY  
an ATS home

Sector-1, Greater Noida West



KINGHOOD DRIVE

Sector-152, Noida Expressway



PRAGYA

Gift City - SEZ, Gujarat

## UPCOMING PROJECTS



Sector-152, Noida Expressway



Sector-99A, Dwarka Expressway



Sector-22D, Yamuna Expressway



Sector-152, Noida Expressway

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AL MOND INFRABUILD PRIVATE LIMITED

Site Address: ATS TOURMALINE, Sector 109, Dwarka Expressway, Gurugram

RERA Registration No. 41/2017

Call Us :- 8586866824

Member:  
**CREDAI**