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RERA REG NO.
UPRERAPRJ556045/10/2024
www.up-rera.in

SKA DIVINE

Site Office: Plot No- G.H-2, Sector-1,
Wave City, Ghaziabad

PROJECT CONSULTANTS



MORTGAGED BY



HOME LOAN PARTNER



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Mobile Brochure



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Location





our vision. your trust.

MISSION

Quality, Commitment, Integrity and Innovation are the four pillars that establish our mission. At SKA, we strive hard to redefine excellence in the NCR Real Estate Sector. We are dedicated to elevating client experiences, fostering community growth and creating distinguished landmarks.

VISION

Our vision is to 'Build a Better Tomorrow' by redefining the landscape of Real Estate in the NCR. Our aim is to set new benchmarks for innovation, sustainability and customer satisfaction. We envision a future where every SKA project is a testament to our commitment to quality, environmental stewardship and social responsibility. Enhancing the lives of our customers and the wider community.





BREATHE IN THE CALM OF NATURE
WHERE EVERY MOMENT FEELS ALIVE.

STEP AWAY FROM CHAOS
AND FIND THE LIFE WHERE
PEACE BEGINS.



WELCOME
TO



05
ACRES
(APPROX.)

03
TOWERS

27
STOREYS

536
UNITS



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EVERY DETAIL SPEAKS OF EXCLUSIVITY



**Air-conditioned
Apartments**

(Every room features its own AC)



**Floor to Floor Height-
11*12 Ft.**



**Surrounded by
Lush Greenery**



**Elegant Woodwork
Throughout**

(One cupboard in each bedroom)



**Double Height of
Tower Lobby & Club**

(23 ft.)



**Diverse
Pool**



**Separate Sports
Arena**



**Dedicated EV
Charging**



A FUTURE OF BLISSFUL LIVING

SKA Divine, nestled in Wave City, Delhi Meerut expressway, offers a perfect fusion of world-class amenities and peaceful surroundings, setting the stage for an unparalleled lifestyle. Wave City, North India's first Hi-tech City, spans 4,200 acres, featuring 1,470 acres of lush greenery and integrating cutting-edge technology with luxurious living. Equipped with smart systems like a Central Command Centre, Smart Electric Grid, and Intelligent Traffic Management, Wave City ensures a sustainable, connected, and secure environment. Strategically located near Akshardham Temple, Noida (Sector- 62), and major expressways, it offers seamless connectivity while maintaining a serene, green setting, striking the perfect balance between modernity and tranquility.



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THE WELCOME YOU DESERVE

At SKA Divine, every entry is a moment of grandeur. The majestic entrance sets the tone for your experience, welcoming you with elegance and style. Enjoy a luxurious, air-conditioned bus stand waiting area that makes your arrival as special as your destination. No more stressful waits, only comfort and ease from the moment you arrive.

Teenager Room

Miniplex

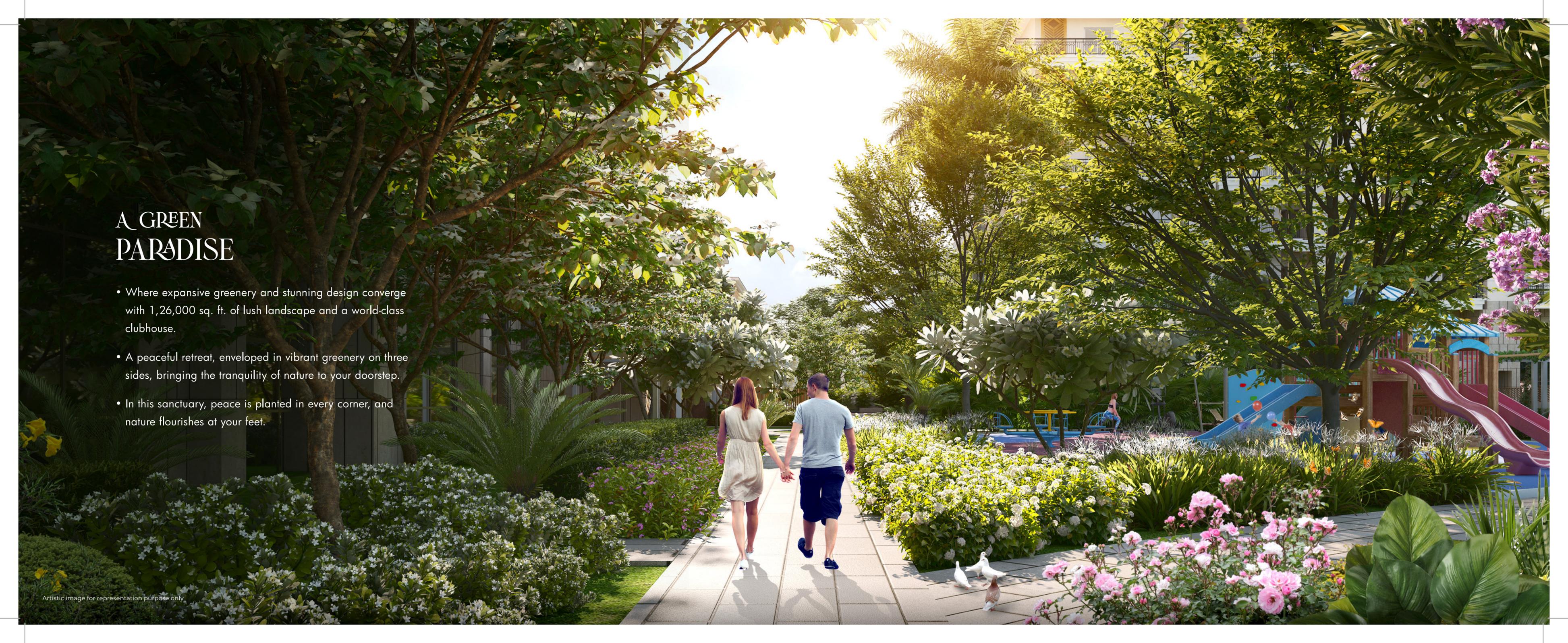
Spa

Sports Arena

SKA SOCIAL

A GREEN PARADISE

- Where expansive greenery and stunning design converge with 1,26,000 sq. ft. of lush landscape and a world-class clubhouse.
- A peaceful retreat, enveloped in vibrant greenery on three sides, bringing the tranquility of nature to your doorstep.
- In this sanctuary, peace is planted in every corner, and nature flourishes at your feet.





SPACE WITH GRANDEUR

Experience the opulence of 23 ft. double-height ceilings, where every detail, from the tower lobby to the club, exudes timeless elegance.

SKA Social Club Amenities

Double Height Ceiling throughout (23 ft.)

Enjoy Cinematic Moments at Miniplex

Community Hall with Pre-function and Party Lawn

Meet Your Fitness Goals at The Gym

Connect with Friends at Teenager Room

Cherish Joyful Playtime at Toddler Zone

Build Success at The Business Center

Swing, Strike and Play at Indoor Sports Arena (Basement)

Refresh Your Spirit at Spa

Drift into Calm at All-weather Indoor Pool

Dive into Serenity at Infinity Edge Swimming Pool

Guest Rooms For Your Guests

SLIDES, SWINGS, AND SMILES EVERYWHERE

A magical space crafted for pure childhood joy where every moment is a treasure. Watch as your children's imaginations soar, with a floating tree house that lets them experience adventure and fun, just like in their wildest dreams. A place where every corner invites them to explore, laugh, and create memories.



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YOUR ALL-IN-ONE FITNESS DESTINATION

Whether you're focusing on mental clarity or physical fitness, recharge both body and mind in a tranquil, unified space.

- Cardio Area
- Weight Training Area
- Pilates Area
- Yoga and Aerobics Area



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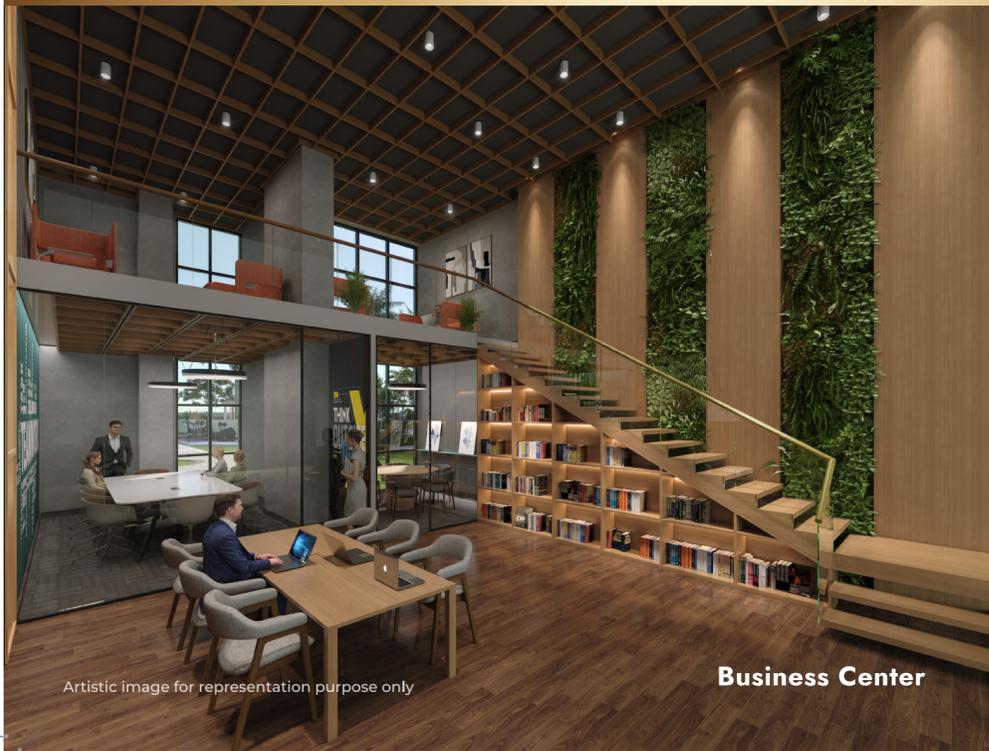
Tower Lobby



All-Weather Indoor Swimming Pool



Banquet Hall



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Business Center



Golf Simulator



Lounge of Music



Indoor Badminton Court

LANDSCAPE ELEMENTS THAT DEFINE BEAUTY AND BALANCE

Landscape Elements

Rejoice in Cheerful Moments at Kids Play Area

Bounce, Dribble And Dominate at Half Basketball Court

Swing Your Game at Full Size Tennis Court

Join The Fun at Pickleball Court

Field Your Dreams at Cricket Practice Pitch

Energize Your Journey at Jogging Track

Enjoy Community Function With Nature at Amphitheatre

Discover Tranquil Steps at Reflexology Park

Revel in Open Space Joy at Community Lawn

Get Fit Together at Open Gym

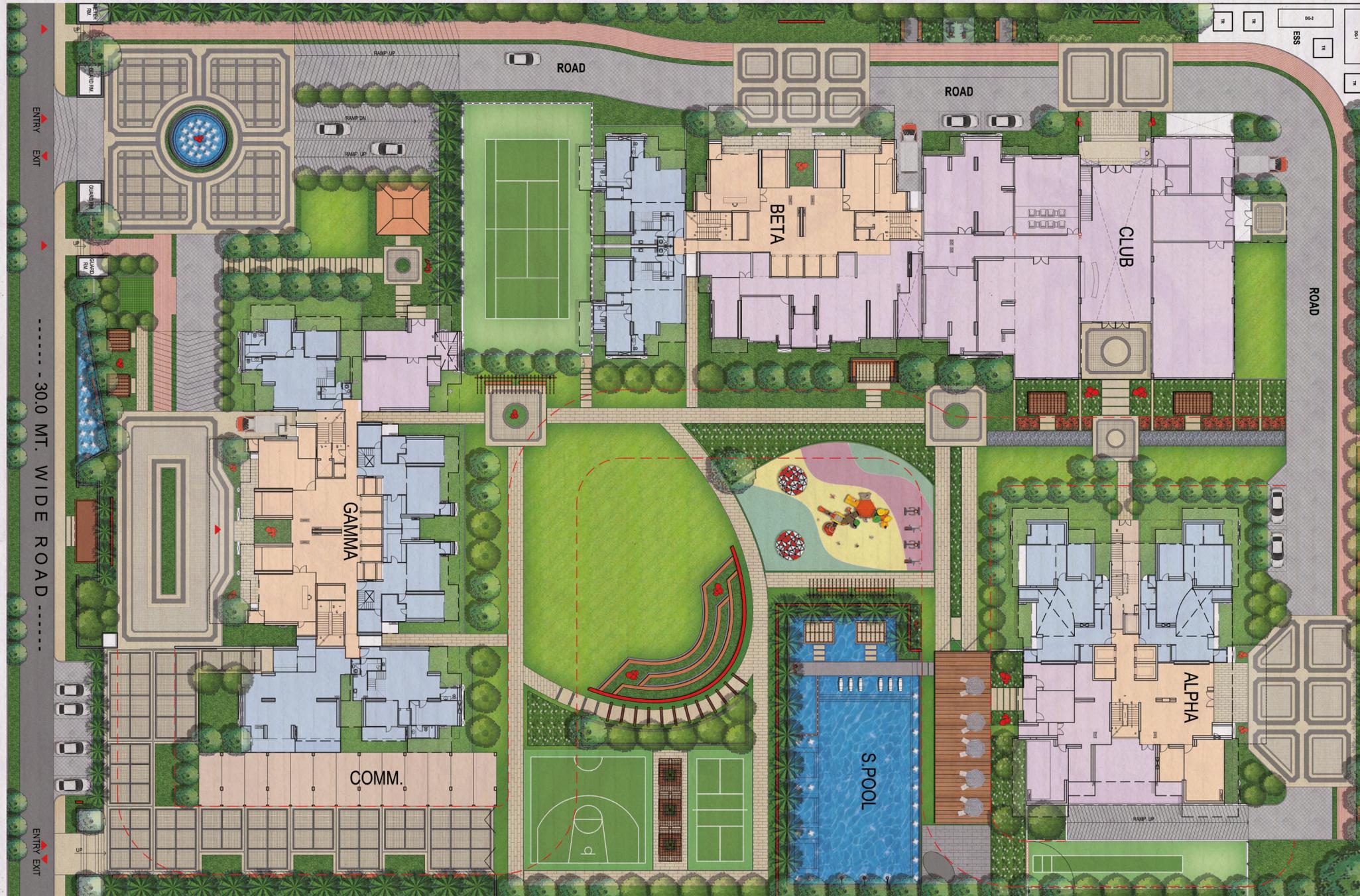
Let Furry Friends Unite at Pet Park

Prayer Hall

School Bus Waiting Area



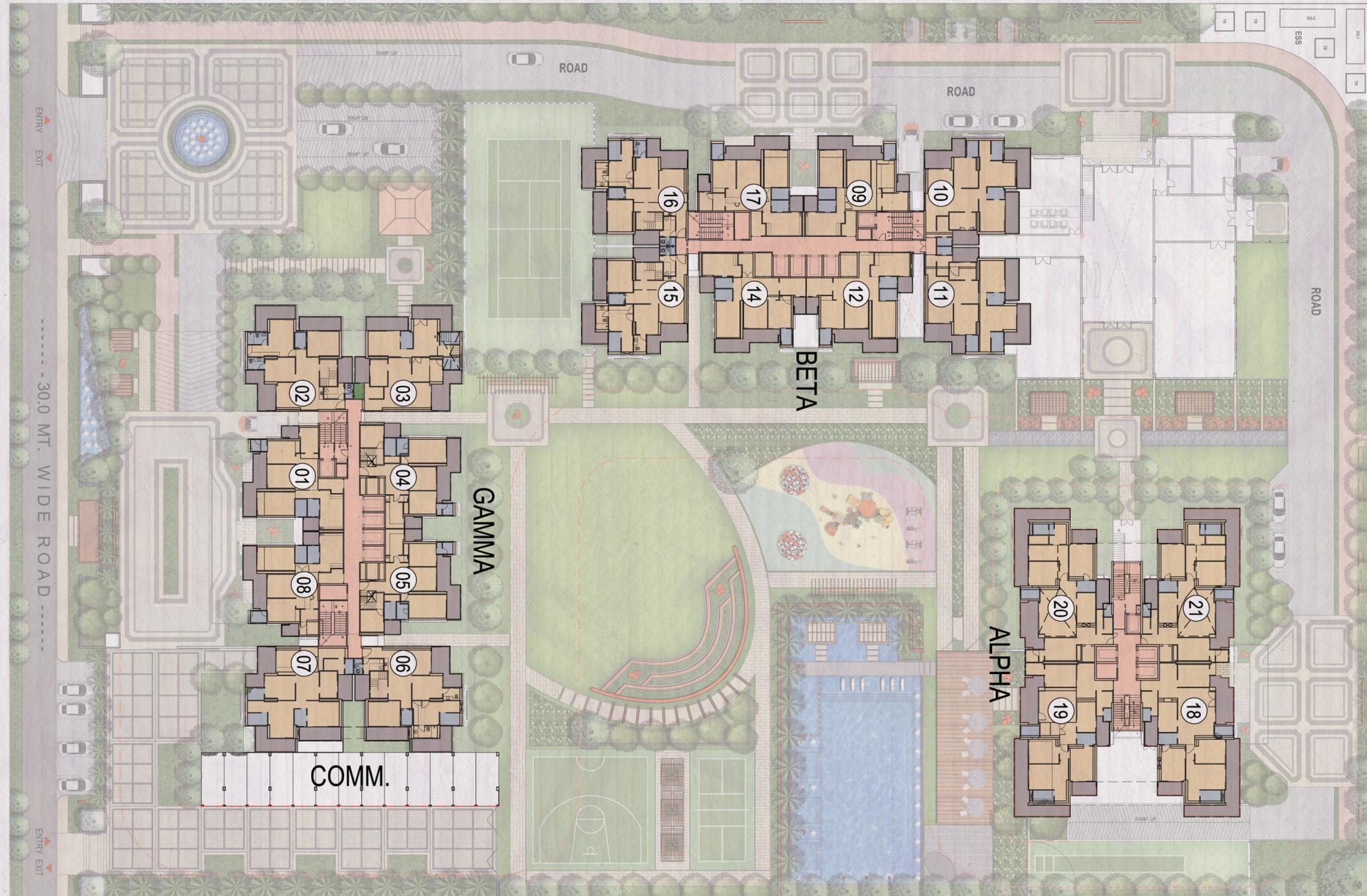
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SITE MAP (STILT LEVEL)

LEGEND

- | | |
|--|--|
| Entrance Gate Complex | Floating Pathway In Pool |
| Arrival Court With Accent Paving | Floating Cabanas |
| Roundabout With Water Feature | In-pool Loungers |
| Cycling/Jogging Track | Kids' Pool |
| Stepping Stone Walkway | Half Olympic Size Main Pool With Infinity Edge |
| Golf Cart Parking | Decorative Water Spouts |
| Tower Drop With Accent Paving | Jacuzzi Alcoves Surrounded With Nozzles & Greens |
| Tower Signage With Palm Trees In Backdrop | Feature Wall With Palm Trees In Front |
| Moon Garden With Seating In Garden Pavilions | Kids' Play Area |
| Pathway In Stepping Stones To Prayer Room | Seating Under Trellis In Kids Play Area |
| Prayer Room Entrance Court | Outdoor Gym |
| Prayer Room | Community Lawn |
| Prayer Lawn | Open Air Theater |
| Linear Seating In Palm Court Over-looking Greens | Pathway Through Portals |
| Pet Park | Elder Seating Under Pergola In Bamboo Garden |
| Cricket Net Practice | Lawn Tennis Court |
| Banquet Lawn | Seating With Plantation In Backdrop |
| Reflexology Path | Pickleball Court |
| Yoga/Meditation Garden With Pavilions | Planter Cum Seats Under Trellis |
| Sunken Seating Under Pergola In Fragrance Garden | Half Basketball Court |
| Pathway/Jogging Track Along Central Green | Boundary Plantation |
| Pool With Wooden Deck & Underwater Loungers | School Bus Waiting Stand |
| Health Cafe | Commercial Plaza |
| Water Feature With Nozzles At Pool Infinity Edge | Indoor Sports Arena |



SITE MAP (ROOF LEVEL)



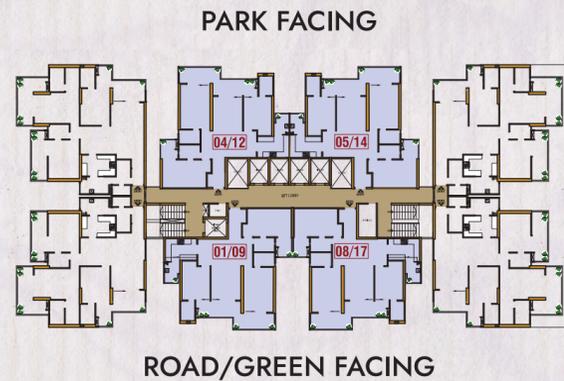
UNIT PLAN | S1

1855.00 SQ. FT.

3 BEDROOMS + LIVING ROOM + DINING
+ KITCHEN + 3 TOILETS + 3 BALCONIES + FOYER

CARPET AREA:	99.55 SQM (1071.55 SQ. FT.)
BALCONY AREA:	24.46 SQM (263.28 SQ. FT.)
EXTERNAL WALL AND COLUMN AREA:	7.79 SQM (83.85 SQ. FT.)
TOTAL AREA:	131.80 SQM (1418.69 SQ. FT.)
COMMON AREA:	40.53 SQM (436.26 SQ. FT.)

SALEABLE AREA: 172.33 SQM (1855.00 SQ. FT.)



BETA/GAMMA TOWER

UNIT- (S1)-01/09, 08/17, 04/12, 05/14



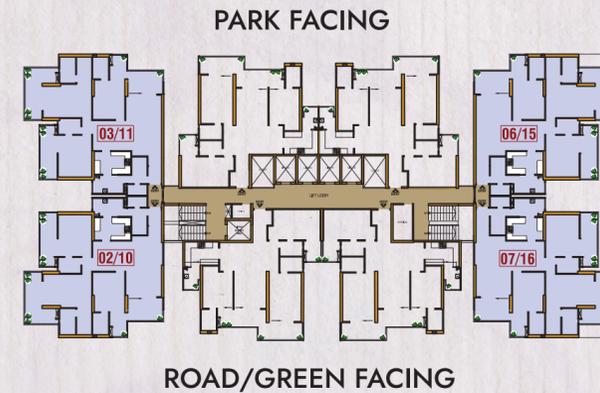
UNIT PLAN | S2

2242.00 SQ. FT.

3 BEDROOMS + LIVING ROOM + DINING
+ KITCHEN+ DRESS + 4 TOILETS
+ S. ROOM + 4 BALCONIES + FOYER

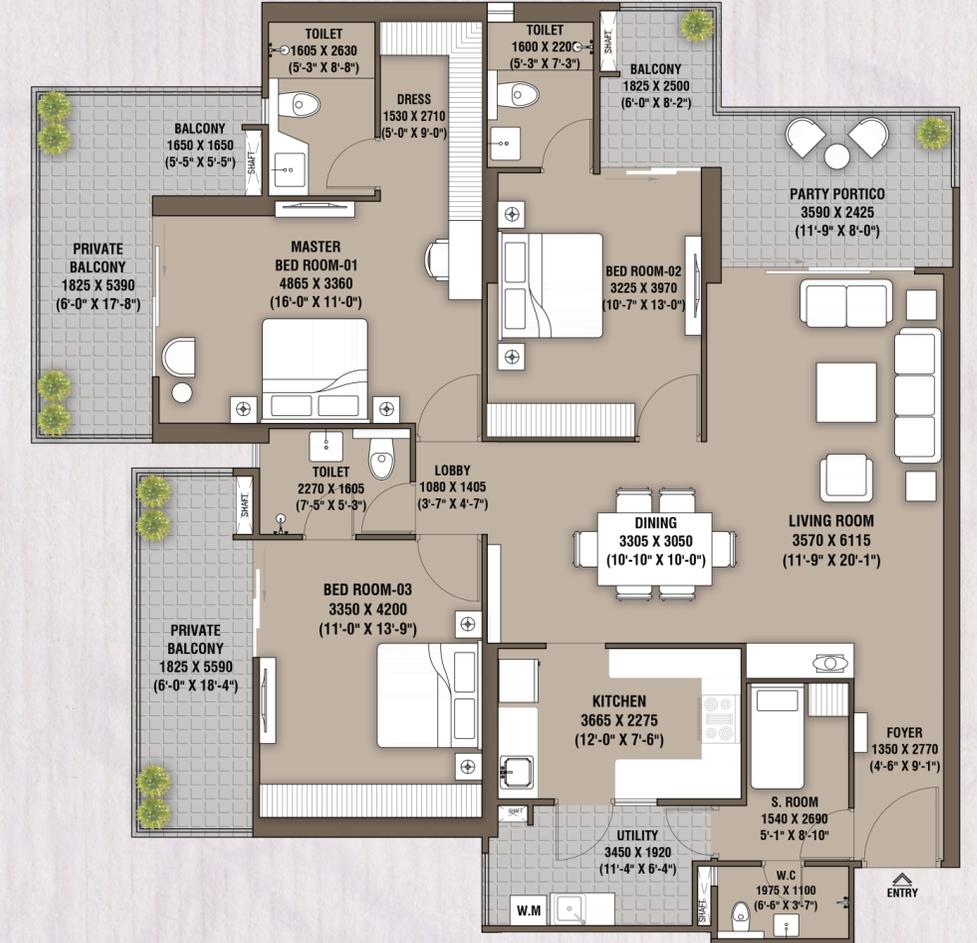
CARPET AREA:	114.71 SQM (1234.73 SQ. FT.)
BALCONY AREA:	42.53 SQM (457.79 SQ. FT.)
EXTERNAL WALL AND COLUMN AREA:	8.76 SQM (94.29 SQ. FT.)
TOTAL AREA:	166.00 SQM (1786.82 SQ. FT.)
COMMON AREA:	42.29 SQM (455.21 SQ. FT.)

SALEABLE AREA: 208.29 SQM (2242.00 SQ. FT.)



BETA/GAMMA TOWER

UNIT- (S2)- 02/10, 03/11, 06/15, 07/16



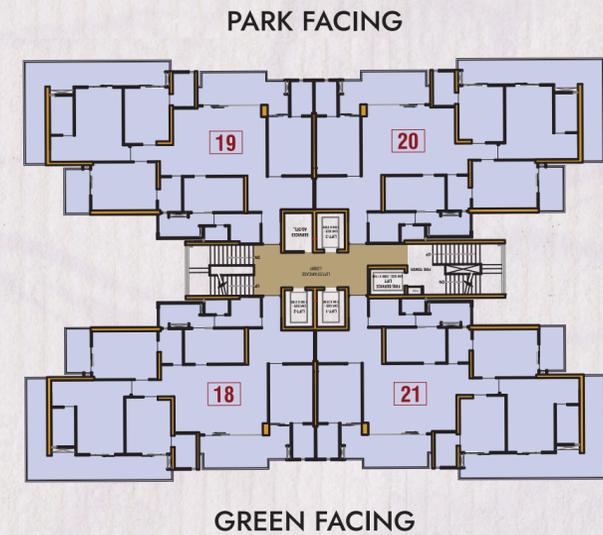
UNIT PLAN S3

2962.00 SQ. FT.

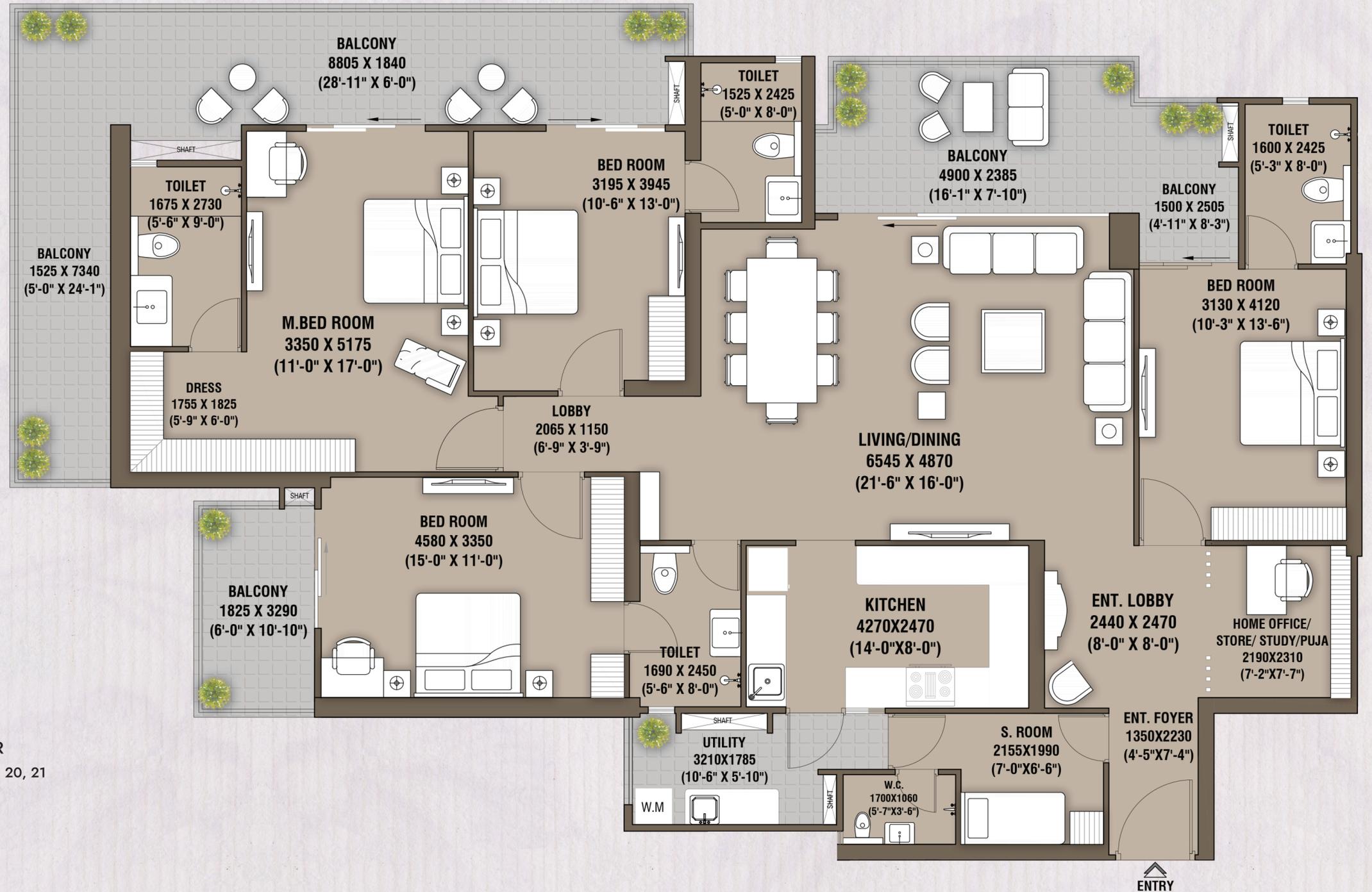
4 BEDROOMS + HOME OFFICE +
LIVING/DINING + KITCHEN+ DRESS
+ 5 TOILETS + S. ROOM + 4 BALCONIES + FOYER

CARPET AREA:	151.40 SQM (1629.67 SQ. FT.)
BALCONY AREA:	54.50 SQM (586.64 SQ. FT.)
EXTERNAL WALL AND COLUMN AREA:	9.86 SQM (106.13 SQ. FT.)
TOTAL AREA:	215.76 SQM (2322.44 SQ. FT.)
COMMON AREA:	59.42 SQM (639.60 SQ. FT.)

SALEABLE AREA: 275.18 SQM (2962.00 SQ.FT.)



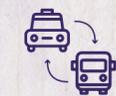
ALPHA TOWER
UNIT NO.: 18, 19, 20, 21



Disclaimer: If required, minor additions or alterations can be done in the project satisfying RERA act. | All sizes in feet/inches are approximate | Conversion factor: 1 Sqm. = 10.764 Sq. Ft. 1000 mm = 3.28 Ft.



THE CITY'S CORE, RIGHT WHERE YOU WANT TO BE



TRANSPORT

Delhi-Meerut Expressway	02 Mins	Ghaziabad Railway Station	20 Mins
Eastern Peripheral Expressway	06 Mins	Shaheed Sthal Metro Station	20 Mins
Noida Sec- 62	20 Mins	Akshardham	35 Mins

Nearby Upcoming Jewar Airport



SCHOOLS

- DPS School
- Ryan International School
- St. Xavier's High School
- Hi-Tech World School



HOSPITALS

- Manipal Hospital
- Yashoda Hospital
- Sarvodaya Hospital
- Santosh Multispecialist Hospital



COLLEGES

- Hi-Tech Institute of Engineering & Technology
- IMS Ghaziabad (University Courses Campus) ABES Engineering College



SHOPPING MALLS

- SKA Arcadia
- The Opulent Mall
- Gaur City Mall



APARTMENT SPECIFICATIONS

FLOOR TO FLOOR HEIGHT

ALPHA- 3.60 MT. (12'-0")

BETA & GAMMA – 3.30 MT. (11'-0")

STRUCTURE

Earthquake-resistant frame structure with shear walls, and all internal and external walls are of RCC (no brickwork and plaster) using international construction technology designed by experienced structural engineers and proof-checked by reputed engineering colleges.

FLOORING

- Digital vitrified tiles (800 x 1600 mm) in Living, Dining, Kitchen, Ent. Lobby, Bedrooms (Except Master Bedroom) Wooden Laminated Flooring in the Master Bedroom
- Ceramic tiles (600 x 600 mm) in toilets & balconies

WALLS, CEILINGS & WOODWORK

- False ceiling in corners of Living room
- POP/Gypsum plaster finish walls with Plastic paint in pleasing shades
- Wardrobe (laminated particle boards) one in all bedrooms

KITCHEN

- Modular kitchen with accessories and granite working top along with stainless steel sink
- Individual RO water unit 1 no. having storage capacity of 6 ltrs
- Ceramic tiles on 600 mm dado above working platform and 1450 mm from floor on remaining walls
- One extra stainless steel sink in service balcony

DOOR AND WINDOWS

- Outer doors and window UPVC/Aluminum powder coated of 2400 mm height
- Internal wooden frames made of WPC/Hard wood/Engineering wood door frame
- All door shutters are laminated flush shutters of 2400 mm height

MASTER TOILET

- Plumbing done with Prince/Astral or equivalent CPVC/PVC pipe
- Wall-mounted EWC
- Granite/Nano tile full body counter top wash basin/vanity wash basin
- Shower area separated by fixed glass partition
- Mirror and Towel Rack
- Wall Tiles (300x600 mm) up to ceiling height
- Somany, Hindware, Supreme, Jaquar or equivalent CP fittings

OTHER TOILETS

- Plumbing done with Prince/Astral or equivalent CPVC/PVC pipe
- Ceramic Sanitaryware
- Wall Tiles (300 x 600 mm) up to ceiling height
- Somany, Hindware, Supreme, Jaquar or equivalent CP fittings

ELECTRICAL

- Adequate light & power points in wall & ceiling
- ISI mark, fire retardant copper wire in PVC conduits with MCB
- Modular switches, Conduits for DTH connection
- Intercom facilities for communication with lobby, main gate and other apartments

AC

- Split AC- One 1.5 T (3-star rating) in each bedroom/living/dining area

RAILINGS

- MS/RCC Railing in Balconies

SAFETY AND SECURITY

- Electronic door lock on main entrance door
- Video phone on main door
- Provision of optical fiber network, video surveillance system with CCTV cameras on boundary entrance lobbies and main gate
- Fire prevention, suppression, detection and alarm system as per fire norms

WATER CONSERVATION

- Rainwater Harvesting
- Efficient low-flow plumbing fixtures
- Reuse of STP water for flushing and landscaping to minimize potable or ground water usage

ENERGY EFFICIENCY

- LED-based lighting in common areas
- Online solar system for basement lighting
- Heat-reflective glass in external doors and windows

WASTE MANAGEMENT

- Multi-color bins for waste segregation at source
- Organic waste composter on site for composting

EXTERNAL WALL

- Texture paint

Total No. of Flats	536
No. of Floors	2 Basements + G + 27 FL
No. of Flats per Floor	4 Nos.(ALPHA) 8 Nos. (BETA & GAMMA)
No. of Lifts per Block.	4 Nos. in ALPHA (13 Passengers Each) 5 Nos. in BETA & GAMMA (13 Passengers Each) External Door- MS Painted Lift Interior Car Stainless Steel Wall & Granite Stone Flooring Speed— 2 m/second

1. Entrance Lobby Of Blocks

- a) ALPHA
- I. Ground Floor Entrance Lobby Area- (232.00 sqm/2497.24 sq. ft.)
- II. Lower & Upper Basement Lobby Area- (181.00 sqm/1948.28 sq. ft. each)

b) Beta & Gamma

- I. Ground Floor Entrance Lobby Area- (315.00 sqm/3390.66 sq. ft.)
- II. Lower & Upper Basement Lobby Area- (260.00 sq.mt. / 2798.64 sq.ft. each)

- c) Flooring— Marble/Vitrified Tiles
- d) Ceiling- POP False Ceiling/Grid False Ceiling
- e) Painting— Plastic Paint
- f) Lift Facia— Stone/Tiles
- g) Lighting— Ceiling Mounted Light Fixtures
- h) Door— S.S Doors/Aluminium Doors

2. Staircase

- a) Flooring- Marble Stone Flooring (Staircase No. 1)
Concrete/IPS Flooring (Staircase No. 2)
- b) Painting- OBD Paint
- c) Railing- MS Railing
- d) Lighting- Ceiling Mounted Light Fixture/Tubelights

3. Terrace

- a) Flooring— Tiles/Trimix Concrete
- b) Painting— Texture Paint
- c) Parapet— R.C.C/M.S Railing
- d) Water Tank— R.C.C

4. Visitor's/Differently Able Toilet

- a) One for each block
- b) Flooring- Tiles
- c) Painting- OBD
- d) Wall Cladding- Tiles
- e) W.C.- European WC
- f) CP Fittings- Chrome Plated

5. Basement Area— Lower & Upper Basement

- a) Road & Parking- Trimix Concrete Flooring
- b) Lighting- Ceiling Mounted Light Fixture
- c) Normal Parking Size— 13.75 sqm (2.50 X 5.50 mtr.)
- d) Back-to-Back Parking — Small— 22.50 sqm (2.50 x 9.00 mtr.)
Large- 27.50 sqm (2.50 x 11.0 mtr.)

6. Visitors Parking

- 2 Nos. Visitors Golf Cart at Entrance Gate
- 15 Visitors Parking for each Block in Basement
- 2 Differently Abled Person Parking for each Block in Basement

7. Club - Club- Approximate Area- 2821.00 sqm = 30365.24 sq. ft. (Including Party lawn and Terrace). Consists of:

A. Double Height 23'-0" high (7.20 mtr.) Reception Lobby

- Flooring— Vitrified Tiles/Marble Stone
- Ceiling— Pop False Ceiling/Grid False Ceiling
- Walls— OBD Paint/Wall Paper

B. AV Room

- Flooring — Vitrified Tiles / Marble Stone
- Ceiling— Pop False Ceiling/Grid False Ceiling
- Walls— OBD Paint/Wall Paper

C. Community Hall with Pantry & Male/Female Toilet and Party Lawn

- Flooring— Vitrified Tiles/Marble Stone
- Ceiling— Pop False Ceiling/Grid False Ceiling
- Walls— OBD Paint/Wall Paper

SPECIFICATIONS OF PROJECT



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D. Gym- 1 No.

- (I) Cardio Area
- (II) Weight Training Area
- (III) Pilates Area
- (IV) Yoga and Aerobics Area
- Flooring— Vinyl/Rubber Flooring
- Wall— Mirror/OBD Paint/Wall Paper
- Ceiling— Perforated Gypsum Tiles/POP False ceiling
- Equipment- Treadmill- 4 Nos., Bikes-4 Nos., Benches- 4 Nos., Dumble with Rack- 2 Sets, MultiPress- 1 No., Leg Press- 1 No., Handpress- 1 No., Pilate- 1 No.)

E. Teenager Room

- (I) Virtual Golf Area
- (II) Pool Table
- (III) Gaming Zone
- Flooring— Vitrified Tiles/Marble Stone
- Ceiling— Pop False Ceiling/Grid False Ceiling
- Walls— OBD Paint/Wall Paper

F. Toddler Zone

- Flooring— Vitrified Tiles/Marble Stone
- Ceiling— Pop False Ceiling/Grid False Ceiling
- Walls— OBD Paint/Wall Paper

G. Business Centre

- Flooring— Vitrified Tiles/Marble Stone
- Ceiling— Pop False Ceiling/Grid False Ceiling
- Walls— OBD Paint/Wall Paper

H. Indoor Sports Area (Basement)

- Covered Badminton Court- 1 No.
- Squash Court— 1 No.
- Boxing/Wrestling Area- 1 No.
- TT Table- 2 Nos.
- Multi-activity Area

I. SPA Includes:

- Reception Area
- Massage Room
- Steam Room
- Sauna Room
- Flooring— Vitrified Tiles/Marble Stone
- Ceiling— Pop False Ceiling/Grid False Ceiling
- Walls— OBD Paint/Wall Paper

J. Indoor All Weather Pool

- Depth— 0.30 to 1.2 mtr.
- Finishes— Tiles/Stone

K. Male and Female Toilets

- Flooring— Vitrified Tiles/Marble Stone
- Ceiling— Pop False Ceiling/Grid False Ceiling
- Walls— OBD Paint/Wall Paper

8. Swimming Pool with Infinity Edge:

- Area— 1064.00 sqm/11452.90 sq. ft. (approx.)
- Depth— 0.30 to 1.2 mtr.
- Finishes— Tiles/Stone

• Kids Pool:-

- Depth— 0.6 mtr.
- Finishes— Tiles/Stone

• Outdoor Jacuzzi

- Depth— 0.9 mtr.
- Finishes— Tiles/Stone

• In-pool Loungers

- Depth— 0.25 to 0.30 mtr.
- Finishes— Tiles/Stone

• Floating Kabanas-

- Depth— 0.25 to 0.30 mtr.
- Finishes— Metal

• Water Spouts

• Pool Deck

- Changing Room Male/Female- 1 No. each

9. **Landscaping-** (Total Approximate Area- 7801.00 sqm = 83969.96 sq. ft.) which includes:

- Hard Landscape— Driveway/Tiles/Trimix Concrete/Pavers/Kerb-Stone/Chequered Tiles
- Soft Landscape- Natural Grass/Artificial Grass Pad/Grass Lawn/Shrubs/Plants/Trees
- Lighting- Pole Light
- Kids Play Area- 1 No. (Toddler Multi-play Station- 1 No./Parallel Bars- 1 No./Four Seater Seesaw Hugo- 1 No./Triangular Climber Hugo- 1 No./Merry Go Round- 1 No./Sitting Pods Hugo- 1 No./Fiero-A-Swing- 1 No.)
- Half Basketball Court— 1 No.
- Long Tennis Court— 1 No.
- Pickleball Court— 1 No.
- Cricket Practice Pitch— 1 No.
- Jogging Track
- Open Air Theatre
- Reflexology Path
- Community Lawn
- Open Gym
- Pet Park

10. **ESS & DG (Maximum Capacity)**

- DG Sets— 750 KVA- 1 No. & 600 KVA- 1 No.
- Transformers— 1200 KVA- 1 No. to 1000 KVA- 1 No.
- Online Solar Power System of 20 kW Capacity

11. **Organic Waste Compost Plant** (in basement)

12. **STP— 350 KLD— 1 No.** (in basement)

13. **R.W.A Room/Maintenance Room/ Maint. Store/MISC. Store/Landscape Store** (in basement)

14. **L.T Panel Room-** (in basement)

- Flooring— IPS
- Walls— OBD Paint

15. **Tank & Pump Room** (in basement) approx. 380.0 sqm/4090.32 sq. ft.

- Hydro Pneumatic Pump for Domestic Water Supply- 1 No.- 150 LPM
- Hydro Pneumatic Pump to Recycle Water Supply- 1 No.- 100 LPM
- Fire Pump as per Fire Norms

16. **Meditation Room & Guest Rooms**

Area approx. 165.00 sqm/1776.06 sq. ft.



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T3 ASSURANCE

TIMELY DELIVERY

TRANSPARENCY

TECHNOLOGY

Timely Delivery: Our pledge to timely delivery reflects our deep respect for our clients' time and investments. SKA is committed to meticulous planning and execution, guaranteeing that projects progress without delay, thereby ensuring that your dream home becomes a reality sooner than anticipated.

Transparency: At SKA, transparency forms the foundation of every interaction. We prioritize clear, honest communication, ensuring all stakeholders are informed and engaged throughout the development journey. Our approach demystifies the real estate process, fostering trust and confidence among our valued clients.

Technology: Innovation drives our vision at SKA. We integrate advanced construction methodologies, including the renowned international technology of Aluminium formwork, to enhance durability and efficiency. Our commitment to cutting-edge technology ensures each SKA residence is built to the highest standards of quality and sustainability, setting a new benchmark for modern living.

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OUR PROJECTS. OUR PRIDE.

DELIVERED



Greater Noida, West
Handover 6 Months Before Time



NH-24, Ghaziabad
Handover 1 Year Before Time



Greater Noida, West
Handover 15 Months Before RERA Date



Greater Noida
Handover 24 Months Before RERA Date



Greater Noida
Handover 6 Months Before RERA Date

ONGOING



Sector- 143B, Noida



Wave City, Delhi
Meerut Expressway.



Sector- Zeta 1
Greater Noida

ALUMINIUM FORMWORK INTERNATIONAL CONSTRUCTION TECHNOLOGY

Modern technology for a pompous lifestyle

- One of the best construction technologies in the world.
- Better Space Utilization.
- Better furniture layouts with minimum columns and maximum shear walls.
- Better earthquake resistance of buildings.
- Fast speed of construction.
- Reduces waste during construction.
- Minimum use of timber for shuttering.
- Eliminates the need for brickwork, external and internal plaster.
- Better finish of walls and ceiling.
- High quality concrete finish. No further plastering required.
- Monolithic construction with very less joints in comparison to conventional construction systems.
- Better durability of buildings.

