

SKA DESTINY ONE

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PRASU DEVELOPERS LLP

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MEMBER OF



HOME LOAN
PARTNER



PROJECT CONSULTANTS



SCAN
HERE FOR
BROCHURE



WHERE YOUR FUTURE FINDS A HOME



ENTER THE WORLD OF UBER LUXURY



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 Group project is a testament to our commitment to quality, environmental stewardship, and social responsibility, enhancing the lives of our customers and the wider community.



ONE-STOP
DESTINATION FOR
A WHOLESOME
LIFESTYLE

6 ACRES (APPROX.)

3 TOWERS

34 STOREYS

645 UNITS

SKA Destiny One offers luxurious 3 & 4 BHK apartments across 6 acres, with excellent amenities and conveniences for a comfortable, lavish lifestyle. It's a paradise blending luxury and convenience.

STUNNING FEATURES OF SKA DESTINY ONE



Diverse Pool



Virtual Golf



Spa & Jacuzzi



Yoga, Aerobics &
Meditation Room



Indoor & Outdoor
Sports Zone



Electric Vehicle
Charging Unit



AV Room
(Miniplex)



Solar System For
Basement Lighting



Floor to Floor
Height (11' & 12' Feet)





WELCOME TO SKA DESTINY ONE

Dive into an aquatic wonderland at our exquisite pool complex, where every splash is an adventure. From the serene allure of the swimming pool to the playful delights of the kids pool and the thrilling waves of the wave pool, experience blissful relaxation and excitement in one place. Marvel at the infinity edge blending seamlessly with the horizon, while the submerged lounge area beckons you to unwind in luxury. Glide effortlessly through the water on our floating seating pods or bask in the sun on the pool deck's inviting sunbeds. Discover a harmonious fusion of leisure and luxury where every pool is a gateway to unforgettable experiences.

A man with dark hair, wearing a light green button-down shirt and white trousers, is sitting on a blue cushion and playing an acoustic guitar. He is smiling and looking towards a young girl with long, wavy brown hair. The girl is wearing a bright pink, short-sleeved dress with a buttoned placket and is looking back at the man. They are positioned in front of a large window with white vertical blinds. To the left, a wooden table holds a basket of oranges. The scene is brightly lit, suggesting a sunny day.

ALL YOU NEED FOR AN ELITE ESCAPE

Live where life is built around luxury and comfort. A hub of recreation, socializing, relaxation and entertainment, where luxury and community spirit converge to create an unparalleled living experience.



Club Lounge



Yoga & Meditation Room



Gym



Double Height Entrance Lobby Of Club

An aerial architectural rendering of a modern residential complex. Three tall, beige-colored towers with blue-tiled roofs and decorative top sections are the central focus. The towers are surrounded by lush green landscaping, including lawns, trees, and a winding path. A multi-lane road with traffic is visible on the left side of the image. The overall scene is set in a city environment with other buildings visible in the background.

LIVE IN A WORLD OF POSSIBILITIES

Greater Noida is a city of opportunities but without compromising on the quality of life you deserve. SKA Destiny One is designed to be an exception. Overlooking 6 acres of pristine greenery right in the heart of the city, it promises elevated living in premium luxurious apartments, supplemented by a magnificent clubhouse with soulful entertainment and much more.

A wide-angle architectural rendering of a modern residential complex. On the right, a tall, multi-story apartment building with a light beige facade and numerous balconies stands prominently. The balconies have dark railings and some have potted plants. In the foreground and middle ground, a lush green garden is filled with various trees, including palm trees and large leafy trees. A central feature is a circular fountain with water spraying upwards from a tiered, stone-like base. To the left of the fountain, a person is standing near a circular structure made of dark, curved metal frames. In the background, a playground with colorful equipment is visible. The sky is bright blue with scattered white clouds, and the sun is shining from behind the trees on the left, creating a warm, golden glow. The overall atmosphere is one of a peaceful, green urban environment.

LIFE NESTLED IN THE LAP OF NATURE

Considering the surrounding urban agglomeration, Greater Noida city can easily be envisaged as lung space for the region as it is planned and developed with a marked difference in greenery and openness to provide relief from the urban sprawl for sustainable growth coupled with state-of-the-art infrastructure facilities, ensuring better quality of life with more eco-friendly and pollution free environment outside.

EMBRACE NATURE FOR A SERENE LIFESTYLE

Wrapped in natural beauty, SKA Destiny One gives you the space to breathe and reconnect but with the convenience of cosmopolitan living. Ensnared along a 15 mtr. green belt within the community with shaded tree-lined avenues, beautiful gardens, all blending into the verdant landscape, creating a green oasis for residents to enjoy, and all this can be experienced while remaining within the main city.





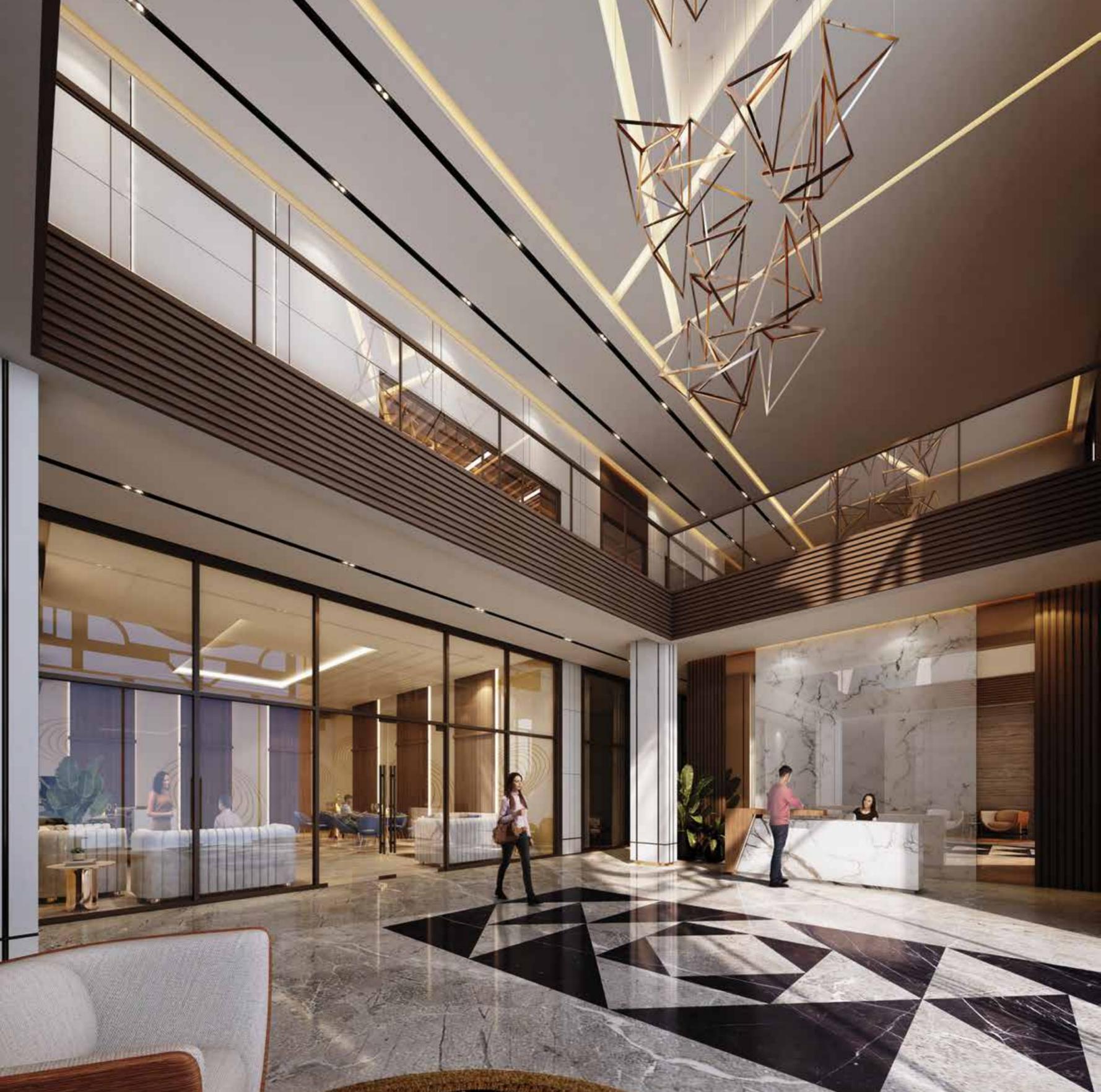
A SYMPHONY OF OPULENCE

The community at SKA Destiny One is united in their desire to enjoy the best of nature without losing out on the perks of a metropolitan city. Here, you do not need to step out of the gates to live your life to the fullest. Everything within the ecosystem is easily accessible by foot.



LIVE A HARMONIOUS LIFE

Discover a community where unity, diversity, and a shared vision converge to create a living experience that transcends boundaries with a homogeneous lifestyle. Choose a neighborhood that helps you maintain your work-life, social-life & family-time balanced and fruitful.



ELEGANCE BEGINS JUST AT THE ARRIVAL

Welcome to a residence that makes a statement from the moment you arrive. Our grand entrance with double height, sets the tone for a living experience that exudes grandeur. It is more than an entrance; it's a meticulously crafted five-star experience, where every step echoes the epitome of opulence and refinement.



STEP INTO OPULENT GRANDEUR

Step into luxury at SKA Destiny One's stunning arrival court. With accent paving and a mesmerizing water feature roundabout, your entrance is set for sophistication and tranquility. Admire the tower drop signage wall with its palm backdrop, symbolizing exclusivity and grandeur. Experience luxury living from the moment you arrive with 6 mtr. wide driveway, peripheral pathway and green strip. Join us at SKA Destiny One for an exceptional lifestyle where every detail exceeds expectations.

DISCOVER A WORLD OF EXTRAVAGANZA

Within SKA Destiny One, you'll find a resident-exclusive clubhouse Club Social with a variety of recreational facilities, banquets, cafes, magnificent club lounge with double height club entrance lobby. For proper rejuvenation there's a jacuzzi, swimming pool, wave pool, gym, yoga/meditation center. For entertainment there is a library, sports area, kids play area, miniplex, name it and you have it.





LET YOUR PARTIES BE THE TALK OF THE TOWN

Celebrations at SKA Destiny One will be blissful moments where every occasion will scale up to a magnificent event in the grand banquet hall with pre-function area, a special green room and all the latest facilities to make your experience an unforgettable one. From weddings to corporate events, create wonderful memories in a space where elegance meets versatility.



FUN IS NEVER
ENDING HERE



Experience the thrill of competition at our Table Tennis Area, Virtual Golf Room or Billiards and Card rooms. Whether you're a pool shark, a card aficionado, a golf connoisseur or a TT expert, our meticulously maintained tables and spacious settings cater to all levels of play. Join us for endless entertainment and camaraderie at SKA Destiny One's ultimate gaming retreat, ensuring fun for all ages.

A photograph of a library with a wall of dark grey bookshelves filled with books. A yellow armchair with black legs is positioned in the foreground on the right. A brass-colored hanging lamp with a glass globe is suspended above the chair. The scene is dimly lit, with the lamp providing a warm glow.

UNWIND WITH A LITERARY ESCAPE

For those who seek solace in the world of books, our library is a sanctuary of knowledge and tranquility. Immerse yourself in captivating stories, expand your horizons, or simply find a quiet corner to unwind in this literary escape within your own community.

GET READY FOR A CINEMATIC RETREAT

Experience entertainment like never before in our exclusive AV Room (miniplex). Whether it's a family movie night or a private screening with friends, our miniplex offers the luxury of a cinematic retreat within the comforts of your residential enclave.





IMMERSE YOURSELF IN DYNAMIC ACTIVITY WONDERLAND!

Discover specialized activity rooms at SKA Destiny One designed to inspire young minds. Explore the Early Years room for safe, stimulating play, and learning. Dance to your own beat in our energetic Dance room. Unleash musical talent in our Music room. Our versatile Multi-purpose room caters to various activities. Join us in cultivating a love for learning and expression in every child.



INDULGE IN LUXURIES FOR LIFE

Pamper yourself at our Salon, where skilled stylists and beauticians offer a range of premium services tailored to your needs. Further unwind in our Spa with massage, jacuzzi, steam and sauna rooms, where experts take care of your health to melt away stress and tension. At SKA Destiny One, your well-being is our priority. Join us for the ultimate escape from everyday life.

OASIS OF COMFORT AND RENEWAL

Refresh and recharge at SKA Destiny One's Changing Rooms and Washrooms. Designed for your comfort, our facilities provide everything you need for a seamless experience. From spacious lockers to modern washrooms, indulge in convenience and pristine cleanliness to elevate your daily routine.





A PARTY SPOT WITH CULINARY HAVEN WITHIN

Celebrate special occasions at our Community Hall while savoring the delightful aromas and flavors of the pantry. Whether it's a birthday party or an anniversary celebration, our community hall is a chic haven for memorable moments within your residential haven.



PROPEL YOUR TRIUMPH

At SKA Destiny One, we prioritize your business needs. Our Conference Room offers cutting-edge amenities for impactful meetings and presentations, while our Business Center provides efficient workspaces and dedicated support. Experience seamless professionalism with us.



OUTDOOR HAVENS FOR SERENE SOULS

Escape to nature at SKA Destiny One's outdoor spaces. Relax in the Fragrance Garden's seating pods or in the general seating alcoves, unwind by the reflexology path garden, or find tranquility under the Pergola in the Plumeria Garden. Enjoy unique seating like pebble beds and floating columns. Discover peaceful community gatherings in the Community Lawn. Cherish friendly conversation with your ladies gang at ladies seating alcove or chill with your elderly group at the elders covered seating area. Experience nature's beauty at SKA Destiny One.



GATHER FOR ENCHANTING EVENINGS

Welcome to SKA Destiny One's Multipurpose Lawn, where comfort and charm await. Sink into our sunken seating area amidst lush greenery, where laughter and conversation flow freely around a crackling fireplace. Whether you're hosting an intimate gathering or seeking a quiet moment of reflection, our lawn sets the stage for unforgettable moments under the stars. Join us and elevate your outdoor experience at SKA Destiny One.



MAKE TIME FOR LIFE

In this busy life, halt and give yourself the time to reconnect with your inner self at our dedicated yoga, aerobics and meditation room or yoga / meditation garden mound with dense vegetation that will help you reunite with nature and yourself, bringing your body, mind and soul together for a holistic well-being.



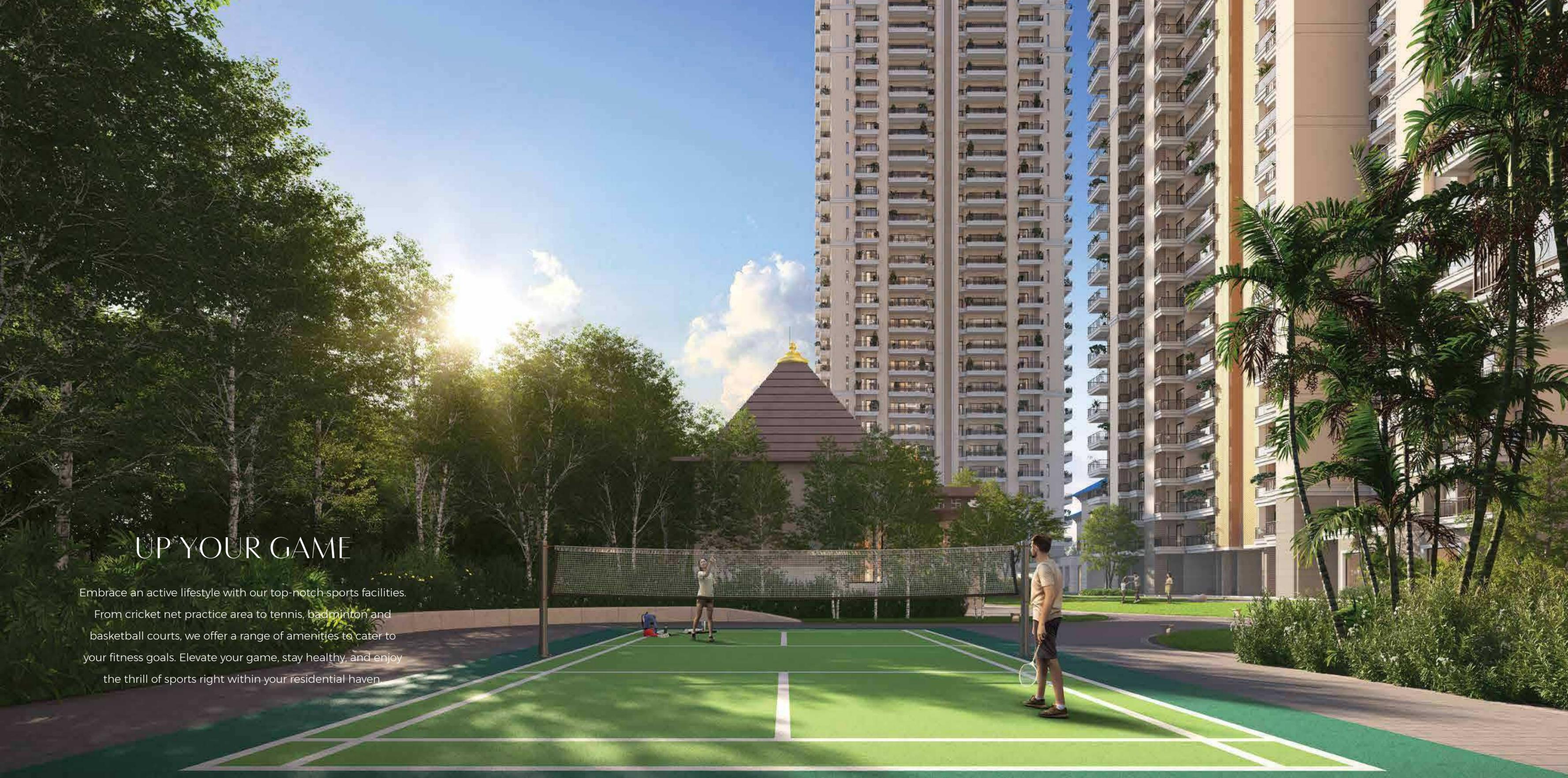
UNLEASH YOUR FITNESS JOURNEY

Meet your fitness goal at the full-fledged gym which has been fitted with everything you need or sweat it out in the fresh air at our open gym for an invigorating workout amidst nature or even just take a run on the meandering pathway / jogging track, there's everything you need to stay fit.

A SPACE FOR YOUR FURRY FAMILY MEMBER

Step into our pet-welcoming neighborhood, where your four-legged companions discover their sanctuary. Our pet park guarantees that your furry friends get their own space to have fun. Because home is where your entire family lives happily ever after.





UP YOUR GAME

Embrace an active lifestyle with our top-notch sports facilities.

From cricket net practice area to tennis, badminton and basketball courts, we offer a range of amenities to cater to your fitness goals. Elevate your game, stay healthy, and enjoy the thrill of sports right within your residential haven.



LIFE IS PLAYFUL FOR OUR BUDDING CHAMPS

Our young residents have an exclusive kids' play area. A toddlers or tot lot zone with indoor and outdoor games to themselves, where something exciting is always on the agenda, be it wall climbing, hopscotch or floor chess.

A TRANQUIL TEMPLE RETREAT

Discover serenity within our community with a beautifully crafted temple. Whether seeking moments of reflection or participating in community gatherings, this sacred space provides residents with a spiritual haven at their doorstep.





YOUR OUTDOOR CINEMA ESCAPE

Experience the magic of cinema under the stars at our open air theatre. Gather with loved ones for unforgettable movie nights, surrounded by the gentle breeze and soft glow of moonlight.

Escape into captivating stories, making every moment a celebration of cinematic bliss.



EVERY STEP IS A PEACEFUL STROLL

Escape the hustle and bustle with our commitment to non-vehicular movement at the ground floor, coupled with convenient basement parking that sets the stage for a tranquil and inclusive community lifestyle. As our groundbreaking design ensures that the ground floor is a haven for non-vehicular movement, creating a serene environment for everyone, from the youngest to the wisest.



BE AT COMPLETE PEACE OF MIND

Feel safe with our advanced security setup, incorporating a video phone at the main door, an optical fiber network, and CCTV surveillance covering boundary entrance lobbies and the main gate. Our fire safety system meets all norms, and our 3-tier security, complete with CCTV cameras at the main gate, lobby, and front gate, ensures your safety and tranquility.

FORTIFYING DREAMS WITH EARTHQUAKE RESILIENT BRILLIANCE

SKA Destiny One stands firm on the principles of safety and resilience. Our earthquake-resistant frame structure, fortified with shear walls, ensures utmost protection in the face of seismic activity. Crafted with precision using international construction technology, and meticulously designed by experienced structural engineers, our building exemplifies steadfastness and peace of mind. With every wall made of RCC, devoid of traditional brickwork and plaster, we guarantee not just luxury, but unwavering security for you and your loved ones.

Choose SKA Destiny One for a home built to withstand the test of time and nature's forces.





ELEVATE YOUR LIVING EXPERIENCE

Welcome to a residence where every ascent is a testament to modern comfort and sophistication. Each tower block features 4 to 6 lifts, guaranteeing a seamless and efficient transit experience for every resident. Our high-speed elevators boast of a state-of-the-art Programmable Logic Controller (PLC) automatic system, incorporating advanced grouping technology, ensuring not just swift vertical movement but a harmonious synchronization of lifts, optimizing wait times and enhancing the overall efficiency of your journey through our meticulously designed living spaces.

BUILDING A GREEN AND THRIVING TOMORROW

SKA Destiny One has been designed as a sustainable alternative to conventional urban luxury living, as much thought has gone into building an environmentally responsible community. Conscious efforts are made everyday to prevent energy waste.

Towards this goal, energy-efficient lighting in common areas, online solar system for basement lighting and apartments with proper scope for cross ventilation and natural lighting has been incorporated. Double-glazed windows in every apartment are installed for heat resistance.





NURTURING NATURE WITH ECO-INNOVATIONS

SKA Group is fully committed to environment-friendly living in our community. At SKA Destiny One sustainability meets modern comfort. Our green building specifications, including rainwater harvesting, low-flow plumbing, and STE water reuse to minimize environmental impact. With IGBC-compliant heat-reflective glass, we prioritize energy efficiency. Here, you will also find multi-color bins for waste segregation at source as well as organic waste composter on site for composting to ensure maximum waste management. Join us in building a greener future without compromising on luxury.



DRIVE INTO A SUSTAINABLE FUTURE WITH EASE

Embark on a future-ready living experience with our commitment to sustainability and convenience. Our residence proudly introduces Electric Vehicle Charging Stations, empowering residents to embrace eco-friendly transportation within the comforts of home.



ENTER A REALM WHERE OPULENCE KNOWS NO BOUNDS

Indulge in the epitome of luxury living with our uber 3 and 4 BHK residences, each sprawling across 3000 sq. ft. and more.

With floor-to-floor height soaring to 11 feet for our Beta and Gamma Towers and an even more extravagant 12 feet for our lavish Alpha Tower, every corner radiates sophistication, offering a lifestyle that transcends the ordinary.

AN EXCLUSIVE HAVEN FOR PERSONAL GATHERINGS

Our lavish dining and living deck redefine the art of entertaining. Spanning in an expansive area with soaring height, this carefully designed space offers the perfect backdrop for memorable moments. Welcome to a residence where your personal space is a stage for extraordinary experiences.



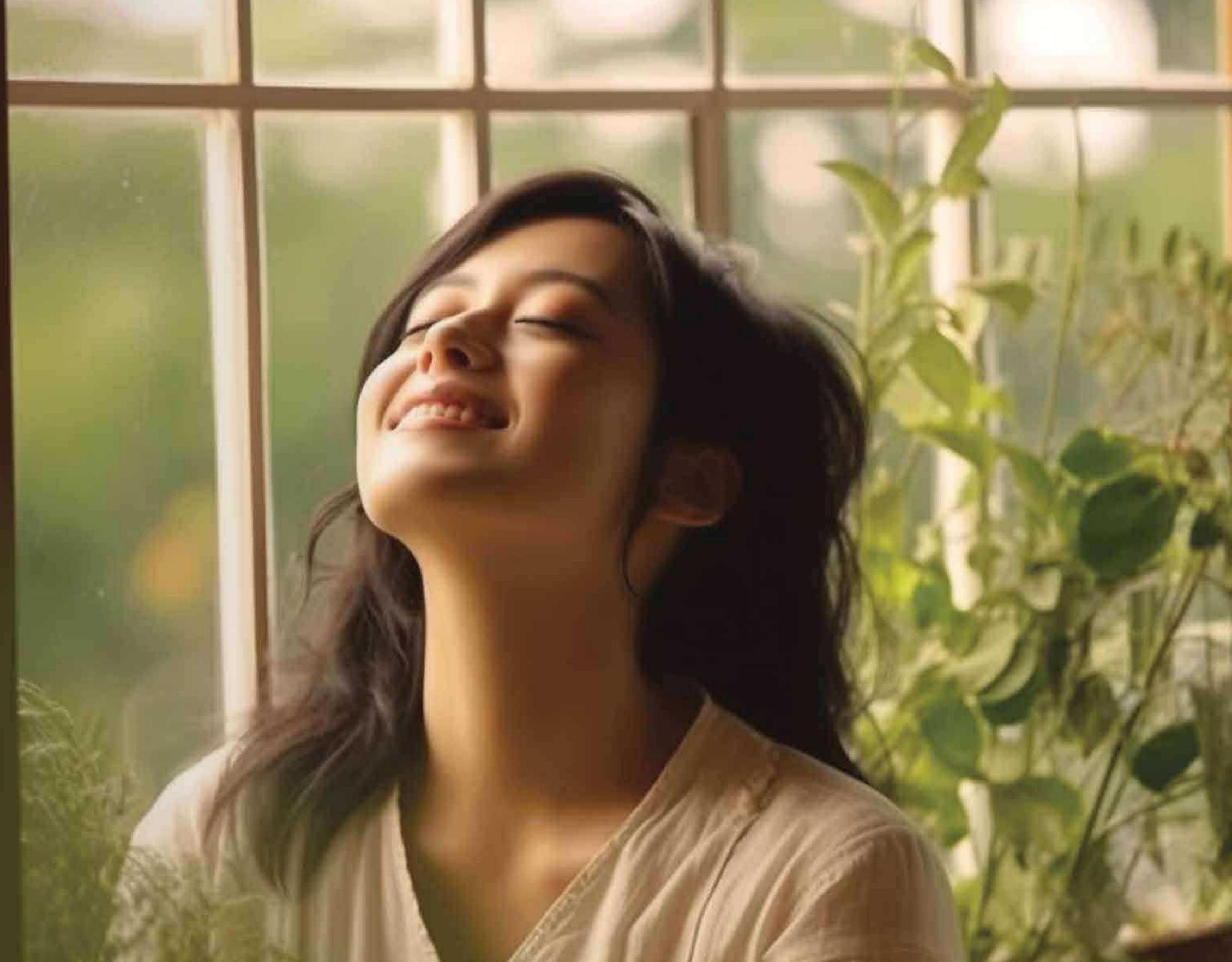
TAKING GRAND LIVING A NOTCH HIGHER

Step onto the huge and spacious balcony to indulge in memorable get togethers under the open sky. Whether it's a family dinner or an intimate gathering with friends, our living and dining deck provides an opulent setting for creating cherished memories.



A BREATH OF FRESH LIVING

Experience living spaces that breathe with vitality, where thoughtful design meets unparalleled comfort. Our apartments are bathed in natural light, courtesy to good quality, heat-resistant, large glass windows that enhance both the efficacy of air conditioning and the overall ambience. The distinctive advantage of having only three towers ensures that 90% of our units are corner apartments, allowing for refreshing cross ventilation and presenting a unique panorama with dual-side, open road-facing balconies. Revel in a residence where every room is bathed in the gentle glow of natural light, creating an environment that effortlessly combines comfort and sophistication.





LIVE AT THE EPICENTER OF EVERYTHING

Greater Noida, strategically located near Noida, Delhi and Ghaziabad, has emerged as a shining star in the landscape of the National Capital Region with all the major upcoming developments surrounding the area. It is indeed the most well-planned and green city in India for which it has significantly piqued the interest of potential buyers, investors and developers. In today's fast-paced world, convenience and time are valued over everything else. At SKA Destiny One, individuals residing will enjoy exceptional connectivity. Located at Greater Noida Zeta 1, this uber luxury project is within 4 Kms of the most developed areas of Gr. Noida. Experience the epitome of convenience and luxury at Ska Destiny One, situated near esteemed universities, top-tier schools, corporate institutions, sports facilities, vibrant multiplexes, luxurious shopping complexes, and renowned hospitals just moments away.

LOCATION MAP



 EXISTING METRO LINE
 PROPOSED METRO LINE



SCAN
HERE FOR
LOCATION

Map not to scale

SCHOOLS

Jesus & Mary Convent School	03 Min
Aster Public School	03 Min
Ryan International School	05 Min
DPS World School	08 Min
Cambridge School	09 Min
Somerville School	09 Min

UNIVERSITIES

Sharda University	10 Min
Bennet University	15 Min
Shiv Nadar University	20 Min
Noida International University	20 Min
Galgotias University	22 Min
Amity University	25 Min

SHOPPING

Omaxe Connaught Place	02 Min
Grand Venice Mall	10 Min
Ansal Plaza	10 Min
Omaxe TDI Center	10 Min

CONNECTIVITY

Greater Noida Authority Metro Station	02 min
Delta 1 Metro Station	03 Min
Noida-Greater Noida Expressway	08 Min
Yamuna Expressway	10 Min
Eastern Peripheral Expressway	15 Min
Noida International Airport, Jewar	30 Min

HOSPITALS

Green City Hospital	05 Min
Kailash Hospital	08 Min
Fortis Hospital	10 Min
Yatharth Super Speciality Hospital	10 Min
Sharda Hospital	10 Min
Apollo Cradle & Children Hospital	11 Min

MULTIPLEXES

INOX Omaxe Connaught Place	02 Min
PVR Ansal Plaza	10 Min
CINEPOLIS Grand Venice Mall	10 Min
PVR Inox Mall	10 Min

SITE MAP | STILT LEVEL



LEGEND

CLUB ACTIVITIES / STILT AREA

CLUB ENTRANCE LOBBY DOUBLE HEIGHT
 CONFERENCE ROOM
 BUSINESS CENTRE
 TEEANAGER ZONE WITH GAMING AREA
 TODDLER ZONE
 EARLY YEAR / DANCE / MUSIC / ACTIVITY ROOM
 LOUNGE
 AV ROOM (MINIPIXEL)
 BILLIARDS ROOM

CARD ROOM & LIBRARY
 VIRTUAL GOLF ROOM
 GYM
 YOGA / AEROBICS / MEDITATION ROOM
 MULTIPURPOSE TERRACE
 BANQUET HALL WITH PRE-FUNCTION AREA
 PARTY LAWN
 SALOON
 SPA WITH MASSAGE ROOM / JACUZZI
 CHANGING ROOM / WASHROOMS
 ELEVATOR

INDOOR TOT LOT / PLAY AREA
 HOPSCOTCH & FLOOR CHESS AREA
 OPEN GYM
 LADIES SEATING ALCOVE
 TABLE TENNIS AREA
 SEATING ALCOVES
 ELDERS COVERED SEATING AREA

LEGEND

LANDSCAPE ELEMENTS

RESIDENTIAL AREA

ENTRANCE GATE COMPLEX
 ARRIVAL COURT WITH ACCENT PAVING
 ROUNDABOUT WITH WATER FEATURE
 TOWER DROP SIGNAGE WALL WITH PALM BACKDROP
 6 M WIDE DRIVEWAY WITH PERIPHERAL PATHWAY AND GREEN STRIP
 PET PARK
 SECONDARY GATE
 MEANDERING PATHWAY / JOGGING TRACK

BASKETBALL COURT
 MOUND WITH DENSE VEGETATION
 YOGA / MEDITATION GARDEN
 GAZEBO
 PRAY AREA
 BADMINTON COURT
 REFLEXOLOGY PATH
 MULTIPURPOSE LAWN SUNKEN SEATING WITH FIREPLACE
 SEATING PODS IN FRAGRANCE GARDEN
 FLOATING COLUMNS
 COMMUNITY LAWN
 PEBBLE SEATING IN GRAVEL BED

OPEN AIR THEATRE
 PERGOLA COVERED SEATING IN PLUMERIA GARDEN
 CURVILINEAR POOL DECK WITH SUNBEDS
 POOL LOUNGERS
 SUBMERGED LOUNGER AREA
 WAVE POOL
 INFINITY EDGE SWIMMING POOL
 KIDS POOL
 FLOATING SEATING PODS
 KIDS PLAY AREA
 WALL CLIMBING
 CRICKET NET PRACTICE

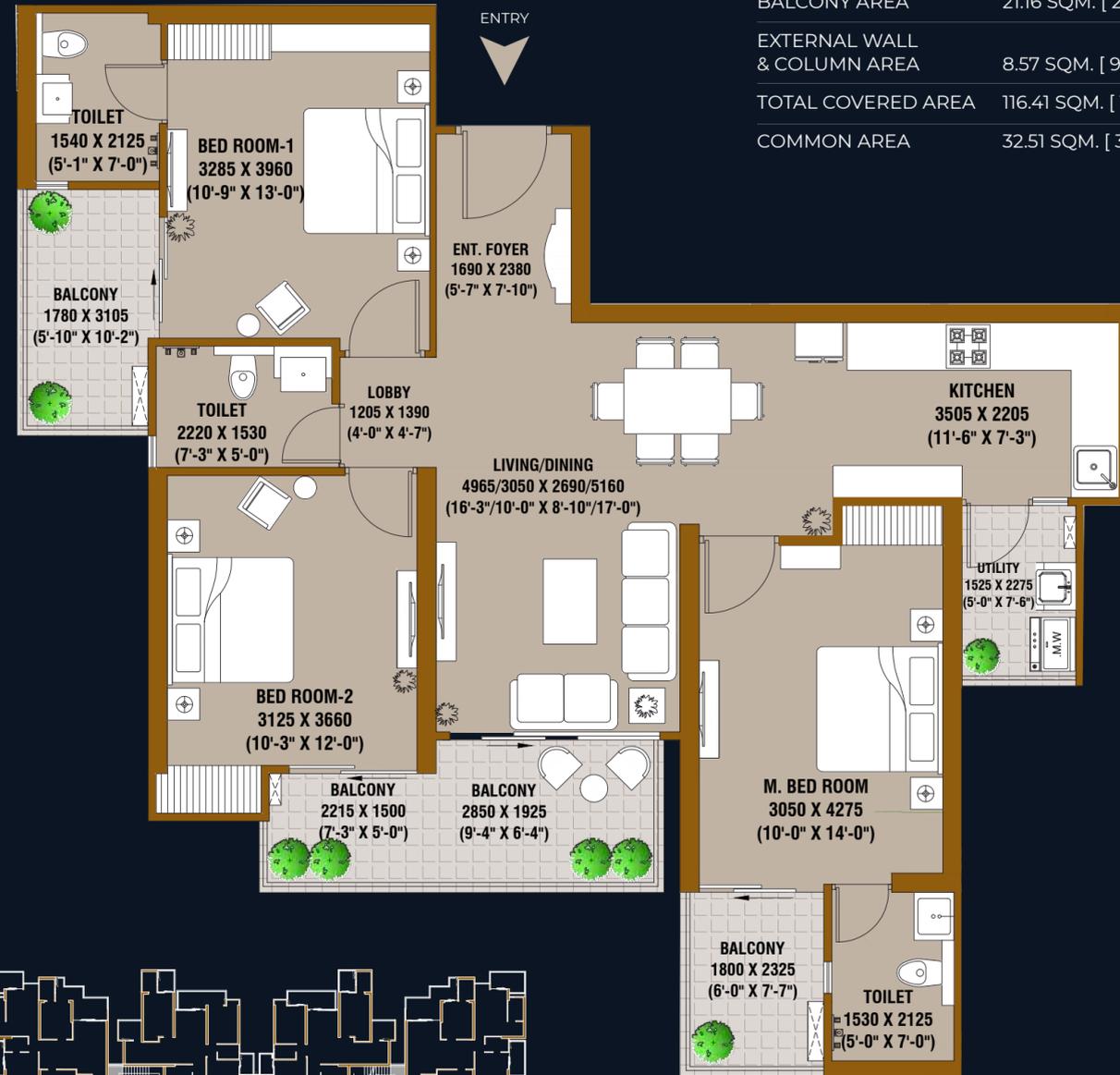
SITE MAP | ROOF LEVEL



UNIT PLAN S1

3 BEDROOM + LIVING / DINING + KITCHEN + 3 TOILETS + 4 BALCONIES

CARPET AREA	86.68 SQM. [933.02 SQ. FT.]
BALCONY AREA	21.16 SQM. [227.77 SQ. FT.]
EXTERNAL WALL & COLUMN AREA	8.57 SQM. [92.25 SQ. FT.]
TOTAL COVERED AREA	116.41 SQM. [1253.04 SQ. FT.]
COMMON AREA	32.51 SQM. [349.94 SQ. FT.]

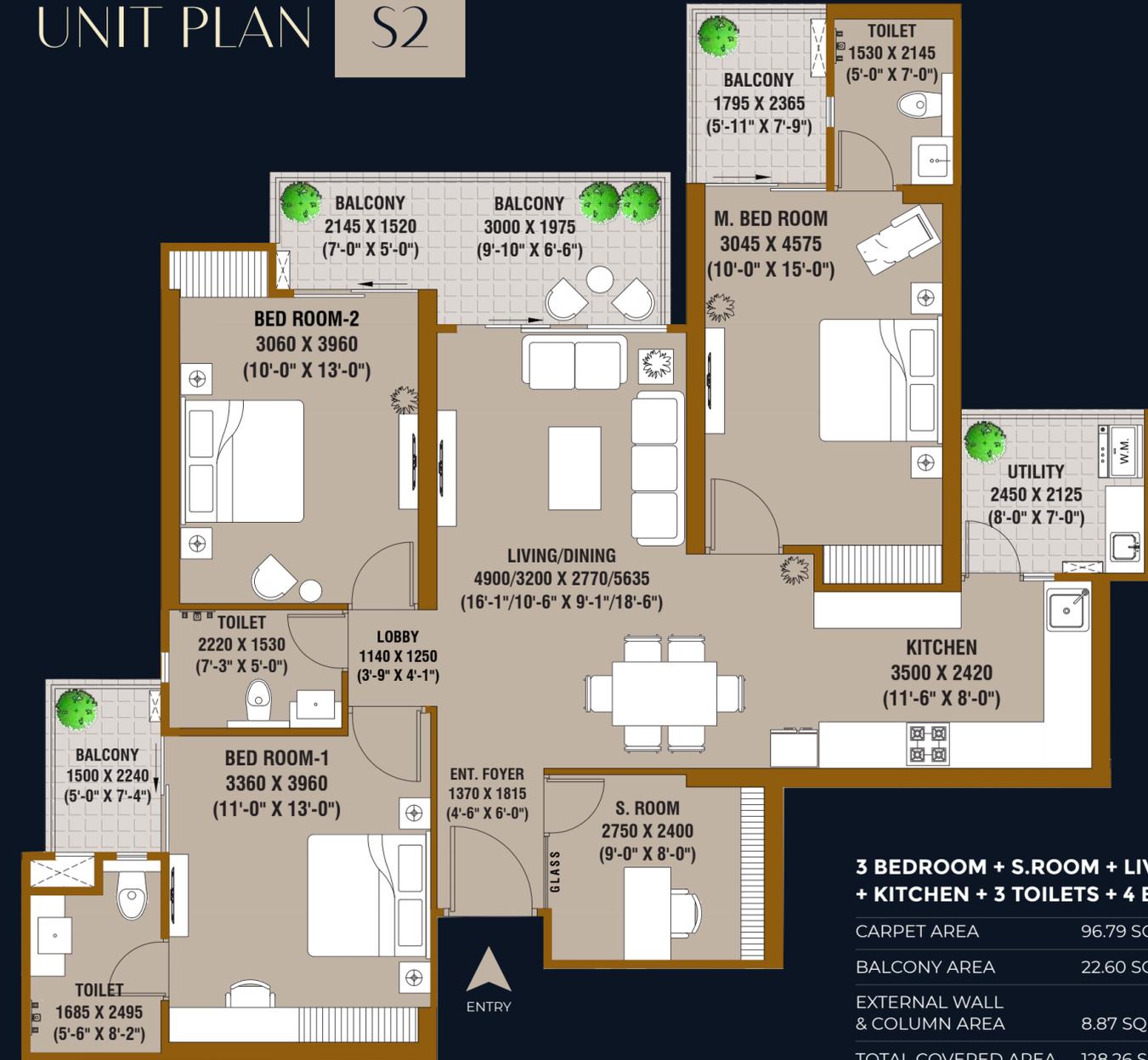


CLUSTER PLAN
BETA / GAMMA TOWER
UNIT- 08/17, 09/18

UNIT PLAN S2

3 BEDROOM + S.ROOM + LIVING / DINING + KITCHEN + 3 TOILETS + 4 BALCONIES

CARPET AREA	96.79 SQM. [1041.85 SQ. FT.]
BALCONY AREA	22.60 SQM. [243.27 SQ. FT.]
EXTERNAL WALL & COLUMN AREA	8.87 SQMT. [95.48 SQ. FT.]
TOTAL COVERED AREA	128.26 SQM. [1380.60 SQ. FT.]
COMMON AREA	34.97 SQM. [376.42 SQ. FT.]



CLUSTER PLAN
BETA / GAMMA TOWER
UNIT- 05/14, 12/21

APARTMENT SPECIFICATIONS

FLOOR TO FLOOR HEIGHT

- ALPHA - 3.60 MT. (12' Feet)
- BETA & GAMMA - 3.30 MT. (11' Feet)

STRUCTURE

Earthquake-resistant frame structure with shear walls. 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 college.

FLOORING

- Digital vitrified tiles (800 x 1600 mm) in Living, Dining, Kitchen, Ent. Lobby, Bedrooms (Except Master Bedroom). Wooden Laminated flooring in Master Bedroom.
- Ceramic tiles (300 x 300 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 a storage capacity of 6 ltrs.
- Ceramic tiles on 600 mm dado above the working platform and 1450 mm from the floor on the remaining walls.
- One extra stainless steel sink in the service balcony.

DOOR AND WINDOWS

- Outer doors and window UPVC / aluminum power coated of 2400 mm height.
- Internal wooden frames made of Marandi or equivalent wood.
- 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 countertop wash basin.
- Mirror and Towel Rack.
- Wall Tiles (300x600 mm) up to ceiling height.
- Somany, Hindware, Supreme, Jaguar or equivalent CP fittings.

OTHER TOILETS

- Plumbing done with prince / astral or equivalent CPVC / PVC pipe.
- Ceramic sanitary ware.
- Wall tiles (300 x 600 mm) up to ceiling height.
- Somany, Hindware, Supreme, Jaguar or equivalent CP fittings.

ELECTRICAL

- Adequate light & power points in wall & ceiling.
- ISI marked copper wire in PVC conduits with MCB.
- Modular switches and conduits for DTH connection.
- Intercom facilities for communication with the lobby, main gate and other apartments.
- Only provisions of split AC points in all bedrooms, living room.

RAILINGS

- MS / RCC Railing in balconies.

SAFETY AND SECURITY

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

GREEN BUILDING SPECIFICATION, WATER CONSERVATION

- Rainwater Harvesting.
- Efficient low flow plumbing fixtures.
- Reuse of STP water for flushing and landscape to minimize potable or groundwater usage.
- Heat reflective glass in external doors and windows as per IGBC norms.

ENERGY EFFICIENCY

- LED based lighting in common areas.
- Online solar system for basement lighting.

WASTE MANAGEMENT

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

SPECIFICATION OF PROJECT

Total No. of Flats	645
No. of Floors	2 Basements + Stilt + 35 Fl. (13th. Fl. not considered)
No. of Flats per Floor	4 Nos. (ALPHA) 8 Nos. (BETA & GAMMA)
No. of Lifts per Block	4 Nos. in ALPHA (10 & 13 PASSAGENGERS EACH) 6 Nos. in BETA & GAMMA (10 & 13 PASSAGENGERS EACH)
	External Door- MS Painted
	Internal Car-Stainless Steel Wall & Granite Stone Flooring
	Speed – 2m/second

1. ENTRANCE LOBBY OF BLOCKS

a) Alpha

- I. Ground Floor Entrance Lobby Area- 210.00 sq. mt. / 2260.44 sq. ft.)
- II. Lower & Upper Basement Lobby Area- (178.00 sq. mt. / 1916.00 sq. ft. each)

b) Beta & Gamma

- I. Ground Floor Entrance Lobby Area- (280.00 sq. mt. / 3013.92 sq. ft.)
- II. Lower & Upper Basement Lobby Area- (249.00 sq. mt. / 2680.23 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

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 / Tube Lights

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 ABLED TOILET

- a) One in each block
- b) Flooring - Tiles
- c) Painting - OBD
- d) Wall Cladding - Tiles

- e) W.C. - European W.C.
- 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 sq. mt. (2.50 X 5.50 MT.)
- d. Back-to-back Parking – Small – 22.50 sq. mt. (2.50 x 9.00 MT.)
Large- 27.50 sq. mt. (2.50 x 11.0 MT.)

6. VISITOR PARKING (SURFACE)

- 6 Visitors Parking for each Block
- 1 Differently Abled person parking for each Block

7. CLUB - Approximate Area- 2030.00 sq. mt. / 21850.92 sq.ft. (including party lawn and terrace) Consists of:

A. Double Height Reception Lobby

- Flooring – Vitrified Tiles / Marble Stone
- Ceiling – Pop False Ceiling / Grid False Ceiling
- Walls – Plastic Paint / Wallpaper

B. Lounge

- Flooring – Vitrified Tiles / Marble Stone
- Ceiling – Pop False Ceiling / Grid False Ceiling
- Walls – Plastic Paint / Wallpaper

C. AV Room

- Flooring – Vitrified Tiles / Marble Stone
- Ceiling – Pop False Ceiling / Grid False Ceiling
- Walls – Plastic Paint / Wallpaper

D. Community Hall with pantry & male/female toilet and party lawn

- Flooring – Vitrified Tiles / Marble Stone
- Ceiling – Pop False Ceiling / Grid False Ceiling
- Walls – Plastic Paint / Wallpaper

E. Gym - 1 No.

- Flooring – Vinyl / Rubber Flooring
- Wall – Mirror / Plastic Paint / Wallpaper
- 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.

F. Virtual Golf Room

- Flooring – Vitrified Tiles / Marble Stone
- Ceiling – Pop False Ceiling / Grid False Ceiling
- Walls – Plastic Paint / Wallpaper

G. Billiards / Pool Room

- Flooring – Vitrified Tiles / Marble Stone
- Ceiling – Pop False Ceiling / Grid False Ceiling
- Walls – Plastic Paint / Wallpaper
- Equipment – Pool Table – 1 No.

H. Teenager Zone with Gaming Area

- Flooring – Vitrified Tiles / Marble Stone
- Ceiling – Pop False Ceiling / Grid False Ceiling
- Walls – Plastic Paint / Wallpaper

I. Toddler Zone

- Flooring – Vitrified Tiles / Marble Stone
- Ceiling – Pop False Ceiling / Grid False Ceiling
- Walls – Plastic Paint / Wallpaper

J. Card Room / Library

- Flooring – Vitrified Tiles / Marble Stone
- Ceiling – Pop False Ceiling / Grid False Ceiling
- Walls – Plastic Paint / Wallpaper

K. Business Centre

- Flooring – Vitrified Tiles / Marble Stone
- Ceiling – Pop False Ceiling / Grid False Ceiling
- Walls – Plastic Paint / Wallpaper

L. Conference Room

- Flooring – Vitrified Tiles / Marble Stone
- Ceiling – Pop False Ceiling / Grid False Ceiling
- Walls – Plastic Paint / Wallpaper

M. Early Year / Dance / Music / Activity Room

- Flooring – Vitrified Tiles / Marble Stone
- Ceiling – Pop False Ceiling / Grid False Ceiling
- Walls – Plastic Paint / Wallpaper

N. Yoga and Aerobics Room

- Flooring – Wooden Laminated Flooring
- Ceiling – Pop False Ceiling / Grid False Ceiling
- Walls – Plastic Paint / Wallpaper

O. Saloon

- Flooring – Vitrified Tiles / Marble Stone
- Ceiling – Pop False Ceiling / Grid False Ceiling
- Walls – Plastic Paint / Wallpaper

P. Spa Includes

- Massage rooms
- Jacuzzi room
- Reception area
- Waiting area
- Steam room
- Sauna room
- Flooring – Vitrified Tiles / Marble Stone
- Ceiling – Pop False Ceiling / Grid False Ceiling
- Walls – Plastic Paint / Wallpaper

Q. Male and Female Toilets

- Flooring – Vitrified Tiles / Marble Stone
- Ceiling – Pop False Ceiling / Grid False Ceiling
- Walls – Plastic Paint / Wallpaper

R. Multipurpose Terrace

S. Elevator

8. SWIMMING POOL

- Area – 747.00 sq. mt. / 8040.70 sq. ft. (approx.)
- Depth – 0.30 to 1.2m
- Finishes – Tiles / Stone

Kids Pool

- Depth – 0.6 m
- Finishes – Tiles / Stone

Wave Pool

- Depth – 0.60 to 1.2 m
- Finishes – Tiles / Stone

Infinity Edge

- Depth – 1.2 m
- Finishes – Tiles / Stone

Submerged Lounge Area

- Depth – 0.30 m
- Finishes – Tiles / Stone

Floating Seating Pods

- Finishes – Tiles / Stone

Pool Deck with Sunbeds

- Changing Room Male / Female - 1 No. Each

9. LANDSCAPING INCLUDING STILT AREA

- (Total Area Approx. 12280.00 sq. mt. / 132181.91 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. / Fierro A Swing- 1 No.)
- Badminton Court- 1 No.
- Basketball Court– 1 No.
- Cricket Practice Pitch– 1 No.

- Jogging Track
- Open Air Theatre
- Table Tennis- 02 Nos.
- Yoga / Meditation Corner
- Gazebo
- Pet Park
- Reflexology Path
- Sunken Seating With Fire Place
- Community Lawn
- Elders Covered Seating Area
- Seating Alcove
- Ladies Seating Alcove
- Open Gym
- Hopscotch and Floor Chess Area

10. ESS & DG (Maximum Capacity)

- DG Sets – 750 KVA- 2 Nos. & 600 KVA-1 No.
- Transformers – 1600 KVA- 1 No.- 1000 KVA- 1 No., 400 KVA- 1 No.
- Online Solar Power System of 30 KW Capacity

11. ORGANIC WASTE COMPOST PLANT (In basement)

12. STP – 444 KLD- 1 NO. (In basement)

13. RWA ROOM / MAINTENANCE ROOM / MAINT. STORE / MISC. STORE / LANDSCAPE STORE (In basement)

- Flooring– IPS
- Walls– OBD Paint

14. L.T. PANEL ROOM (In basement)

- Flooring – IPS
- Walls – OBD Paint

15. TANK & PUMP ROOM (In basement)

- approx. 420.0 sq. mt. / 4520. 88 sq. ft.
- Hydro Pneumatic Pump for Domestic Water Supply- 1 No.- 150 LPM
- Hydro Pneumatic Pump for Recycle Water Supply- 1 No.- 100 LPM
- Fire Pump as per Fire Norms

16. MEDITATION ROOM

- approx. 45.00 sq. mt. / 484.38 sq. ft.
- Flooring- Tiles and Marble Floors
- Walls– OBD Paint

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.



OUR PROJECTS. OUR PRIDE.

DELIVERED

**SKA
GREEN
MANSION**

Greater Noida, West

Handover 6 Months
Before Time

SKARDI
building a new world

NH-24, Ghaziabad

Handover 1 Year
Before Time

**SKA
Greenarch**

Greater Noida, West

Handover 15 Months
Before RERA Date

**SKA
Metro Villé**
CONNECT TO CONVENIENCE
PHASE 1 & 2

Greater Noida

Handover 24 Months
Before RERA Date

ONGOING

**SKA DIVYA
TOWERS**

Greater Noida, West

**SKA
ORION**
YOUR OWN UNIVERSE

Sector- 143B, Noida

**SKA
ARCADIA**
SIGNATURE HIGH-STREET

Wave City, NH- 24, Ghaziabad

Construction ahead of RERA schedule



BEFRIEND NATURE IGBC PRE-CERTIFIED

SKA Destiny One is an IGBC Gold Pre-certified project which aims to promote green living. The residents here will enjoy a quality lifestyle with optimal use of natural resources. SKA Destiny One is built on the principles of reduction, reuse and recycling of natural resources. Our Construction procedure emphasizes on planning, designing and developing homes with ample daylight and fresh air.

Treatment (sewage treatment plant) and use of wastewater for landscaping and flushing purposes.

Thermal insulation of terraces to reduce heat effect on top floor.

Use of special glass in outer doors and windows to reduce heat effects in the flats.

Rainwater harvesting for recharging the underground water.

Utilization of solar energy.

Provision of charging of electric vehicles.

Effective garbage disposal system.

ALUMINIUM FORMWORK INTERNATIONAL CONSTRUCTION TECHNOLOGY

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 few joints in comparison to conventional construction systems.

Better durability of buildings.



SKA Group has been an evergreen presence at the forefront of Delhi NCR's real estate market for over 2 decades. It has uplifted the construction of luxury residences that provide the highest quality of life.

To achieve this, we have been continually redefining what the 'best' is – always looking at the horizon for new opportunities to improve how people live, work, rest and play.

Founded by Shri Sanjay Sharma, SKA Group was formed with a view to reinventing the concept of housing societies in Delhi NCR.

Known for the right vision and high professionalism, the developer has delivered best-in-class landmark projects for customers and won the trust of many clients by delivering developments on time.

SKA Group has an unparalleled scale of delivery and an unmatched track record of customer-centric service excellence in the entire Delhi NCR. Known for our futuristic vision and high professionalism, developing best-in-class landmark projects for our customers, we have won the trust of many clients by delivering all projects in a timely manner.

At SKA Group, we take pride in our uncompromising integrity in customer engagement and quality assurance, making it our core mission to provide real-estate development services of the highest caliber. The company has created exceptional living spaces for the new global Indians. Today, SKA Group is one of the reputed real estate companies in Delhi NCR, with 5.5+ million square feet of space already completed and 3 million+ square feet under construction.

THE FOUNDERS OF TOMORROW'S URBAN LANDSCAPE



MR. SANJAY SHARMA

A seasoned professional with over four decades of experience in construction and engineering. After completing B.Tech and M.Tech from Delhi College of Engineering, Mr. Sharma opted to enhance his managerial skills and pursued MBA from IIM, Mumbai (formerly NITIE). He began his career with CPWD and MES, and had also worked with Indian Railways as Dy. Chief Engineer. After serving in the government sector, he entered the private sector by joining Gaursons India Pvt. Ltd. as Director (Planning & Coordination). Under his leadership, Gaursons completed more than 20 residential projects. Soon he ventured into entrepreneurship and started the development of real estate projects at Ghaziabad, Noida and Greater Noida under the brand SKA. All projects under the helm of Mr. Sharma were delivered within or before the stipulated time. He currently spearheads the operations for SKA Group which includes construction, sales and marketing divisions.



MR. L N JHA

A dynamic professional and a qualified chartered accountant having experience of more than three decades in banking and financial institutions, Mr. Jha was in professional CA practice for about 16 years. He has worked as CFO of Gaursons Group from 2005 till 2016. During his tenure as CFO, Gaursons Group emerged as one of the best and most renowned developers of NCR and completed more than 20 projects. Later he started his journey as an entrepreneur and started SKA Group. Due to his immense knowledge and experience in accounting and finance, he currently heads the finance, accounts and administration divisions in SKA Group.

