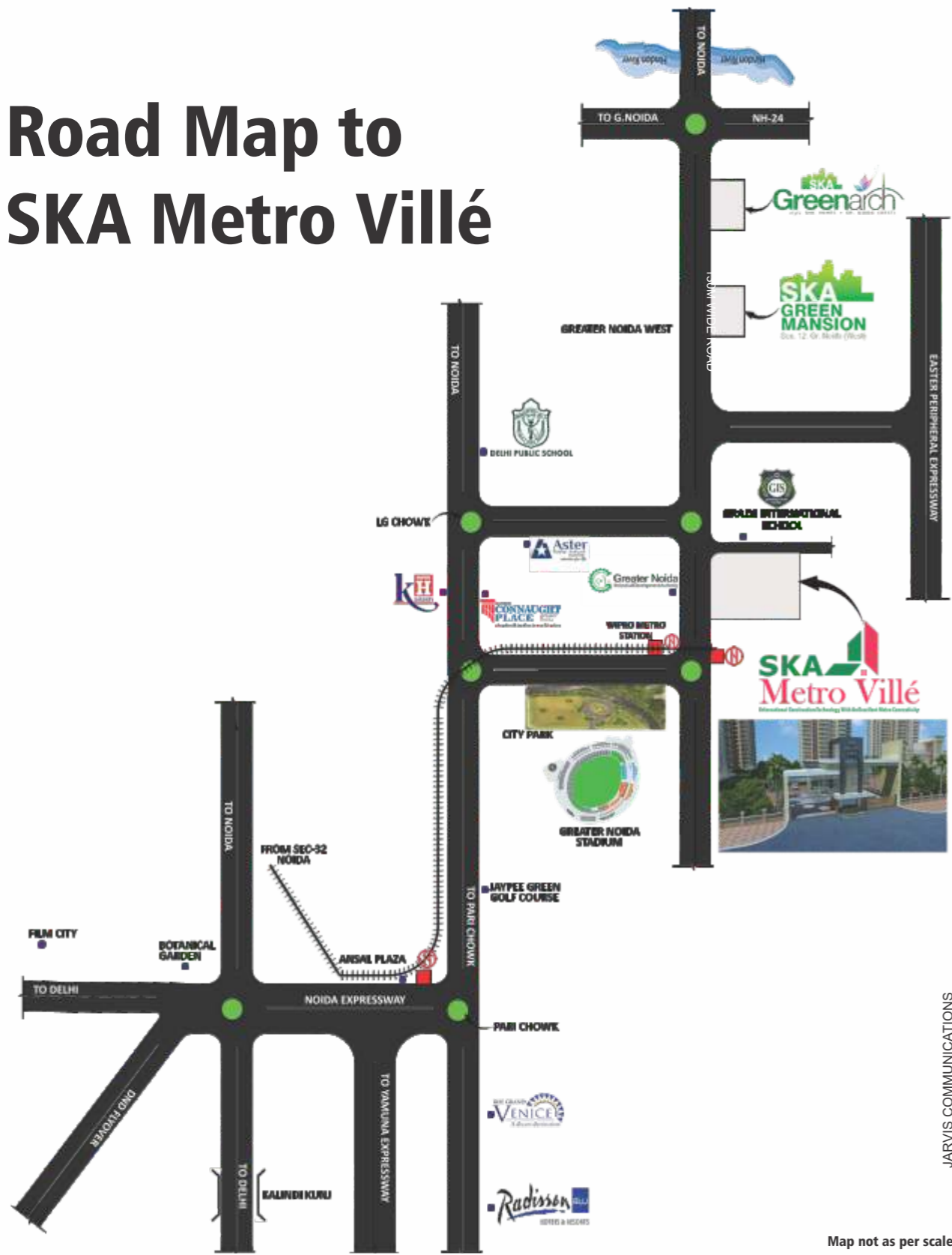


Road Map to SKA Metro Villé



JARVIS COMMUNICATIONS

Map not as per scale

RERA No. UPRERAPRJ16460

www.up-rera.in

Member of **CREDAI**

in collaboration with the following technical consultants:

E.I.A by	Green Building	Vertical Circulation by	Services by	Landscape by
				
Structural Consultant, WMS Consultants Pvt. Ltd. Mumbai		MATRIX	cespl	

M/S KAMROOP INFRABUILD PVT. LTD.

Site Office: Plot No. - GH-1B(3), Sector-ETA-II, Greater Noida (UP)

Registered Office: The Corenthum Tower, A-134, 3rd Floor, Sector-62, Noida (UP)

SKA Metro Villé

International Construction Technology With An Excellent Metro Connectivity

Live a Luxurious Lifestyle With an Excellent Metro Connectivity...
Your Property, Our Priority...



Artistic View of Building

ABOUT US

SKA Metro Villé is the newest and luxurious residential group housing society project in Greater Noida by **SKA Group**, which was started in the year 2012 by **Shri Sanjay Sharma**, (BE, Mtech, MBA EX IRSE, Indian Railways), Ex Director (Planning & Co-Ordination), Gaursons India Pvt. Ltd. alongwith **Mr. L.N Jha**, Qualified CA who worked as CFO, Gaursons India Pvt. Ltd. **SKA Group** has successfully completed two group housing projects called **SKA GREEN MANSION** in Greater Noida (W) and **SKARDI Greens** in Ghaziabad on NH-24 well before its stipulated time and excellent quality. Beside this ongoing project of **Greenarch** at Greater Noida West is being constructed with it's complete sincerity, dedication and absolute commitment coupled with timely delivery , ensuring adherence to all statutory regulations and guidelines.

ABOUT THE PROJECT

For this project land has been taken on lease from **Greater Noida Industrial Development Authority**. Total area of land is **20073.90 sq.mt.** Total unit in the project will be **1062** comprising of 3/4/5 room apartments. There are **four towers**. The **two towers** having 536 flats have been launched which is likely to be completed by December, 2021. The remaining **two towers** will also be completed by May, 2024. This project will also have convenient shopping areas within the complex.

HIGHLIGHTS

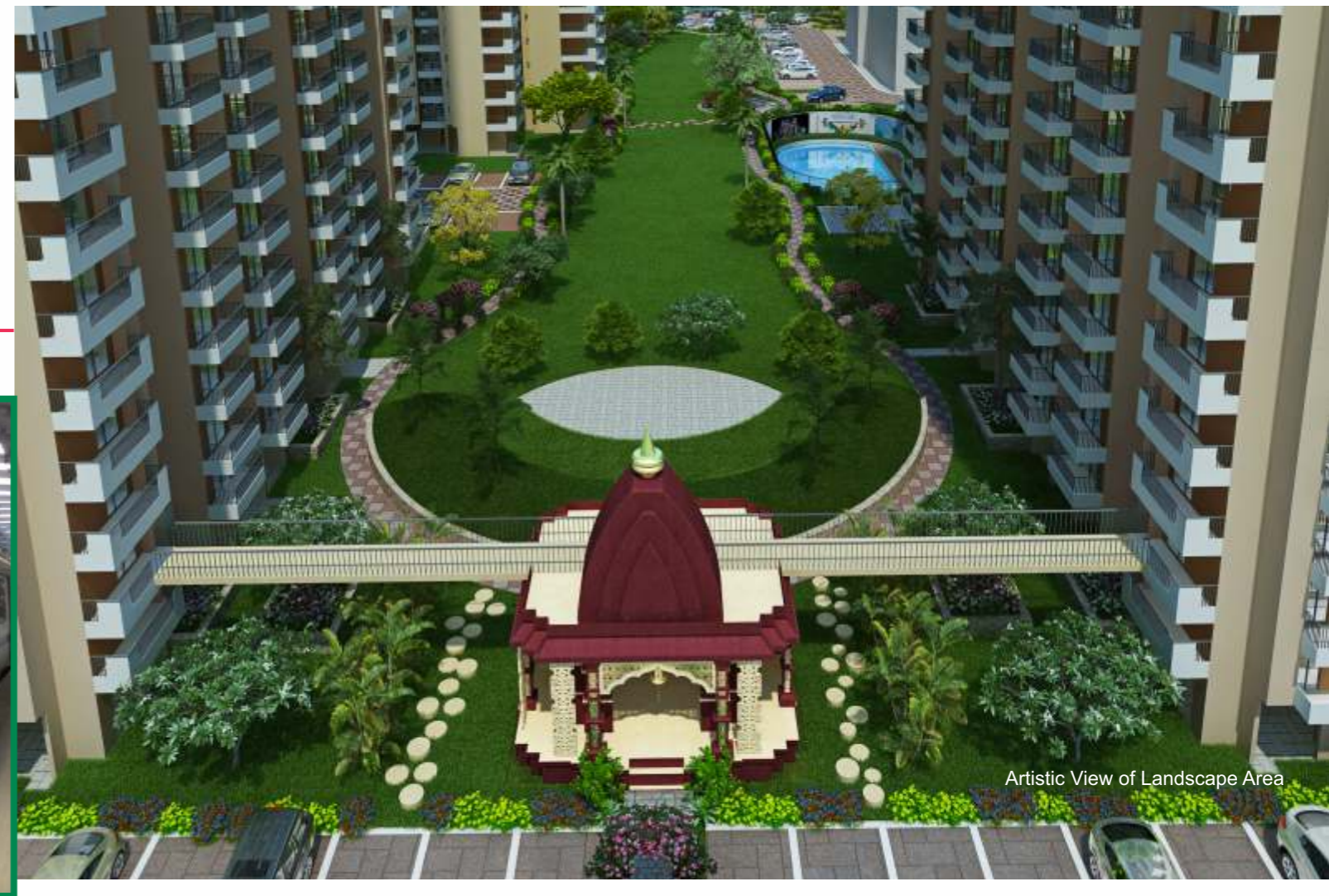
- **RERA** Registered Project
- **IGBC** pre certified Gold Rating Project
- Land allocated by **Greater Noida Authority**
- Walking distance from **Metro Station**
- 5-10 minutes drive from **Well Established Schools, Hospitals and Malls**
- **Entrance Lobby** for each Block
- **In house Club**-Swimming Pool & Kid's Pool, Gym, Pool Table, Table Tennis, Reception and Changing Rooms
- **Sports facility** include Skating Rink, Kids Play Area, Cricket Pitch, Badminton Court, Half Basketball Court, Jogging Track, Amphitheater, Play Areas
- Two Tier **24*7 Security** with CCTV Camera
- **Four Lift** in each Block
- **Convenient Shopping Areas** within the Complex
- **International Construction Technology** of Aluminum Form Work

PRIME CONNECTIVITY

- **WALKING DISTANCE FROM METRO STATION**
- **WELL CONNECTIVITY TO DELHI & NOIDA**
- **LOCATED ON NOIDA, GREATER NOIDA 130 MTR WIDE LINK ROAD.**
- **LOCATED NEAR GREATER NOIDA AND YAMUNA EXPRESSWAY.**
- **CENTRALIZED LOCATION NEAR EASTERN PERIPHERAL EXPRESSWAY.**



Artistic View of Entrance Gate



Artistic View of Landscape Area

OUR DELIVERED PROJECTS



OUR ONGOING PROJECT



Features that Promise TO MAKE YOUR LIFE EASY



Ultra Luxurious Specs Adding The Glitz To Your Lifestyle

STRUCTURE

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

FLOORING

- Digital vitrified tiles (600 x 600 mm) in drawing, dining, kitchen, bed room & entrance lobby.
- Ceramic tiles in (300 x 300 mm) toilets & balconies.

WALLS & CEILING

- False ceiling in corners of drawing room.
- POP/Gypsum plaster finish walls with OBD in pleasing shades.

KITCHEN

- Semi modular kitchen under the granite working top complete with stainless steel sink.
- Individual RO water unit 1 No. having storage capacity 8 ltr.
- Ceramic tiles on 600 mm dado above working platform and 1450 mm from floor on remaining walls.

TOILETS

- Plumbing done with prince/astral/or equivalent CPVC/PVC pipe.
- Ceramic sanitary ware.
- Wall tiles (300 x 450 mm) up to 7'0" ht.
- Jaquar or equivalent C.P fitting.

DOOR & WINDOW

- Outer doors and window aluminum power coated/UPVC of 7'0" ht.
- Internal door shutter (ISI water proof flush door) is enamel painted with Maranti wood frame of 2300mm height.
- Main door shutter is laminated flush shutter with Maranti wood floor frame of 2300mm height.

ELECTRICAL

- Adequate light & power points in wall & ceiling.
- ISI marked copper wire in PVC conduits with MCB. Modular switches. Conduits for DTH connection without wire.
- Intercom facilities for communication with lobby, main gate and other apartments.
- Only provisions of split AC points in all bedrooms, drawing room.

NOTE

- The colour and design of tiles can be changed without any prior notice.
- Variation in colour and size of vitrified tiles/granite may occur.
- Variation in colour of mica may occur.
- Area in all categories of apartment may vary upto +-3% without any change in cost. However, in case the variations beyond +- 3% charges are applicable.

SITE LAYOUT



LEGEND

- ENTRY/EXIT GATE
- CLUB DROP OFF
- WELCOME GREENS
- CLUB BUILDING
- SWIMMING POOL WITH KID'S POOL
- POOL DECK
- CHILL OUT SPACE WITH SEATING
- WALKWAY/JOGGERS TRAIL
- CENTRAL LAWN/GREEN LAWN
- ELDERLY SEATING AREA
- MOUND WITH SCULPTURE
- TOWER ENTRY PERGOLA
- STEPPING STONE PATHWAY
- PLAY AREA
- TULSI VATIKA
- HALF BASKETBALL COURT
- BADMINTON COURT
- CRICKET PITCH
- SKATING RINK
- BLOCK ENTRANCE LOBBY
- AMPHITHEATER/YOGA AREA
- CHILDREN'S PLAY AREA
- FLORAL GATE
- LADIES GET TOGETHER ZONE
- LOCAL SHOPPING COMPLEX
- ESS & METER ROOM
- BASEMENT RAMP ENTRY/RAMP EXIT

PROJECT'S SPECIFICATION

Total No. of Flats **1062**

No.of Floors 2Basements+Stilt+27/31/32 Floors

No. of Flats per Floor 8 Nos. (Orchid & Tulip), 10 Nos.(Aster & Zinnia)

No.of Lifts per Block 4 (3 No-8 Passenger Lifts & 1 No-13 Passenger Fire/Service Lift

External Door- MS Painted.

Internal Car-Stainless Steel Wall & Granite Stone Flooring.

Speed – 1.5m/second

1.Entrance Lobby Of Blocks

a) Aster/Zinnia Block

- Ground Floor Entrance Lobby Area-(119 sq.mt. /1280 sq.ft.)
- Lower & Upper Basement Lobby Area-(73 sq.mt. /785 sq.ft.)

b) Orchid/Tulip Block

- Ground Floor Entrance Lobby Area-(140 sq.mt. /1506 sq.ft.)
- Lower & Upper Basement Lobby Area-(110 sq.mt. /1183 sq.ft.)

c) Flooring - Vitrified Tiles

d) Ceiling - POP False Ceiling / Grid False Ceiling

e) Painting – OBD

f) Lift Facia – 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 Able Toilet

a) Aster/Zinnia – 2 in each block- 7 sqmt/75 sqft approx

b) Orchid/Tulip – 2 in each block- 4.2 sqmt/45 sqft approx

c) Flooring - Tiles

d) Painting - OBD

e) Wall Cladding - Tiles

f) W.C. - European WC

g) CP Fittings - Chrome Plated

5. Basement Area – Lower & Upper Basement

a) Road & Parking - Trimix Concrete Flooring

b) Lighting - Ceiling Mounted Light Fixture

c) Parking size – 13.75 sq.mt.

6. Visitor Parking

a) 2 Visitors Parking for each Block

b) 1 Differently abled person parking for each Block

7. Club - Approximate Area- 1425 sq.mt. / 15330 sq.ft. Consist of:-

a) Reception Lobby (Ground floor & Basement floor)

• Area – 150 sq.mt./1615 sq.ft.

• Flooring – Vitrified Tiles / Marble Stone

• Ceiling – Pop False Ceiling / Grid False Ceiling

• Walls – OBD Paint / Wall Paper

b) Community Hall With Pantry & male/female toilet - 1 no.

• Area – 270 sq.mt. / 2905 sq.ft.

• Flooring – Vitrified Tiles / Marble Stone

• Ceiling – Pop False Ceiling / Grid False Ceiling

• Walls – OBD Paint / Wall Paper

c) Gym - 1 No.

• Area – 191 sq.mt. / 2055 sq.ft.

• Flooring – Vinyl / Rubber Flooring

• Wall – Mirror / OBD Paint / Wall Paper

• Ceiling – Perforated Gypsum Tiles / POP False ceiling

• Equipment - Treadmill-4 No. Bikes-4 No. Benches-4 No.

Dumble with Rack-2 Sets, MultiPress-1 No. Leg Press-1 No.

Handpress-1 No.)

d) Billiards & Table Tennis Room

• Area – 106 sq.mt. / 1140 sq.ft.

• Flooring – Vitrified Tiles / Marble Stone

• Ceiling – Pop False Ceiling / Grid False Ceiling

• Walls – OBD Paint / Wall Paper

Equipment –:

• Billiard Table – 1 No.

• T.T Table – 1 No.

e) Changing Room Male/Female - 1 No. Each

f) Swimming Pool & Kids Pool - (Approx. Area - 235 sq.mt. / 2528 sq.ft.)

Swimming Pool:-

• Area – 220 sq.mt. / 2367 sq.ft. (Approx.)

• Depth – 1.2m

• Finishes – Tiles / Stone

Kids Pool:-

• Area – 15 sq.mt. / 161 sq.ft. (Approx.)

• Depth – 0.6m

• Finishes – Tiles / Stone

g) Pool Deck

8. Landscaping-(Total Area Approx.7675 sq.mt./82583sq.ft.)

• 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- 1 No./ Triangular Climber- 1 No./Merry Go Round- 1 No./ Swing- 1 No.)

• Badminton Court- 2 No.

• Half Basketball Court – 1 No.

• Cricket Practice Pitch – 1 No.

• Skating Rink - 1 No.

• Jogging Track.

• Pray Hall - 1 No.

• Amphitheater / Yoga Area

• Green Lawn

9. ESS & DG (Maximum Capacity)

• DG Sets - 500KVA - 3 Nos.

• Transformers - 1250 KVA - 2 Nos.

• Online Solar Power System of 30KW Capacity

10.Organic Waste Compost Plant (in basement) 189 sq.mt./ 2033 sq.ft.)

11. STP – 150 KLD – 2 Nos. (in basement) 419 sq.mt./ 4508 sq.ft.)

12. R.W.A Room/Maintenance Room/Maintenance Store/Misc Store/ Landscape Store– (in basement) –approx.1100 sq.mt./11836 sq.ft.)

• Flooring – IPS

• Walls – OBD Paint

13. L.T Panel Room - (in basement) –approx. 270 sq.mt./2905 sq.ft.)

• Flooring – IPS

• Walls – OBD Paint

14. Tank & Pump Room (in basement) –approx.555 sq.mt./5971 sq.ft.)

• Hydro Pneumatic Pump for domestic Water Supply - 1No-350 LPM

• Hydro Pneumatic Pump for Recycle Water Supply - No-150 LPM

• Fire Pump as per Fire Norms

15. Common hall & pray room–approx.75 sq.mt./807 sq.ft.)

• Flooring- Tiles and Marble floors

• Ceiling – POP Falls Ceiling

• Walls – OBD Paint



Raising the Living Standards WITH CERTIFICATION BY IGBC

SKA Metrovillé is an IGBC Gold Pre-certified project which aims to promote green homes to the occupants, where they could live with quality lifestyle and optimal use of sacred natural resources. The concept of green building based on the principles of reduction, recycling and reuse of resources. Construction of green homes emphasizes on planning, designing and developing habitat to ample day light and fresh air.

It Includes -

- Treatment (sewage treatment plant) and use of waste water in landscaping and flushing purpose.
- 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.
- Rain water harvesting for recharging the underground water.
- Utilization of solar energy.
- Provision of charging of electrical vehicle.
- Effective garbage disposal system.



Artistic view of Kid's Play Area



Artistic view of Club Entrance

Modern Technologies INTERNATIONAL CONSTRUCTION TECHNOLOGY OF ALUMINUM FORM WORK

Modern Technologies FOR A BETTER LIVING EXPERIENCE:

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



Our Floor Plans
WE'VE GOT A PLAN FOR YOUR NEW HOME



CARPET AREA	=	48.72 sq.m.
BALCONY AREA	=	12.06 sq.m.
EXTERNAL WALL & COLUMN AREA	=	4.92 sq.m.
TOTAL COVERED AREA	=	65.70 sq.m.
COMMON AREA	=	19.73 sq.m.
TOTAL AREA	=	85.43sq.m. (920 sq.ft.)



CARPET AREA	=	54.34 sq.m.
BALCONY AREA	=	13.30 sq.m.
EXTERNAL WALL & COLUMN AREA	=	4.34 sq.m.
TOTAL COVERED AREA	=	71.98 sq.m.
COMMON AREA	=	21.62 sq.m.
TOTAL AREA	=	93.60 sq.m. (1005 sq.ft.)



CARPET AREA	=	59.84 sq.m.
BALCONY AREA	=	18.31 sq.m.
EXTERNAL WALL & COLUMN AREA	=	5.17 sq.m.
TOTAL COVERED AREA	=	83.32 sq.m.
COMMON AREA	=	25.03 sq.m.
TOTAL AREA	=	108.35 sq.m. (1165 sq.ft.)



TYPE - M-1
 UNIT 1,10 (ASTER TOWER) | UNIT 11,21 (ZINNIA TOWER)



TYPE - M-2
 UNIT - 4, 5, 6, 7 (ASTER TOWER) | UNIT - 15, 16, 17, 18 (ZINNIA TOWER)



TYPE - S-1
 UNIT - 2, 3, 8, 9 (ASTER TOWER) | UNIT - 12, 14, 19, 20 (ZINNIA TOWER)

Our Floor Plans
WE'VE GOT A PLAN FOR YOUR NEW HOME



TYPE -S-2
 4 ROOM + DINING + KITCHEN +
 3 TOILET + 3 BALCONY

CARPET AREA = 70.36 sq.m.
 BALCONY AREA = 18.45 sq.m.
 EXTERNAL WALL &
 COLUMN AREA = 5.91sq.m.
 TOTAL COVERED AREA = 94.72 sq.m.
 COMMON AREA = 25.10 sq.m.
 TOTAL AREA = 119.82 sq.m. (1285 sq.ft.)



ORCHID TOWER / TULIP TOWER
TYPE - S-2
UNIT- 22, 23, 24, 27, 28, 29
(TULIP TOWER)
UNIT - 30, 31, 32, 35, 36, 37
(ORCHID TOWER)



TYPE -S-3
 5 ROOM + DINING + KITCHEN + 4
 TOILET+ 3 BALCONY

CARPET AREA = 91.60 sq.m.
 BALCONY AREA = 23.87 sq.m.
 EXTERNAL WALL &
 COLUMN AREA = 7.29 sq.m.
 TOTAL COVERED AREA = 122.76 sq.m.
 COMMON AREA = 32.55 sq.m.
 TOTAL AREA = 155.31 sq.m. (1670 sq.ft.)



ORCHID TOWER / TULIP TOWER
TYPE - S-3
UNIT- 25, 26, (TULIP TOWER)
UNIT - 33, 34, (ORCHID TOWER)