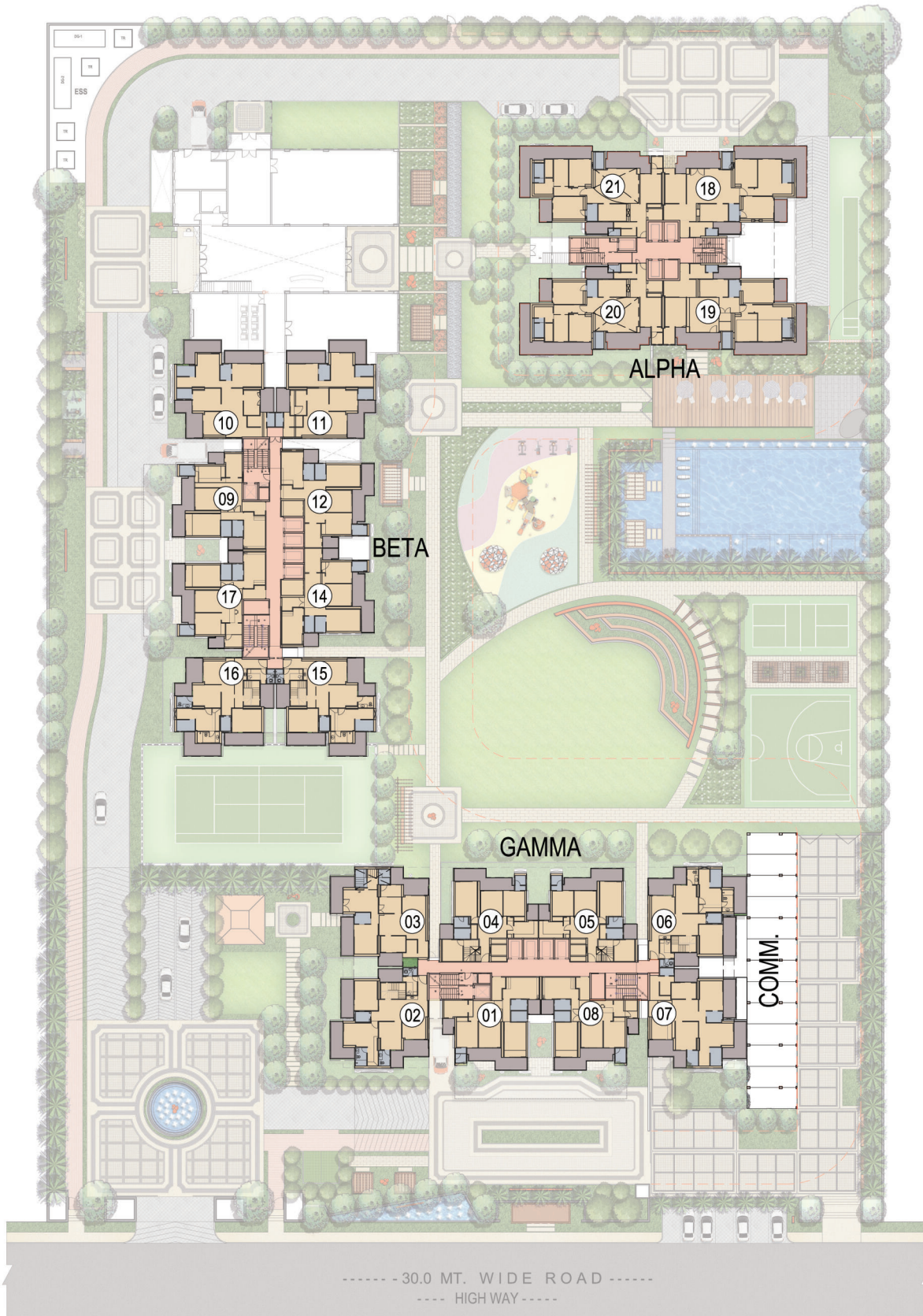


SKA DIVINE





**LEGEND:  
LANDSCAPE ELEMENTS  
RESIDENTIAL AREA**

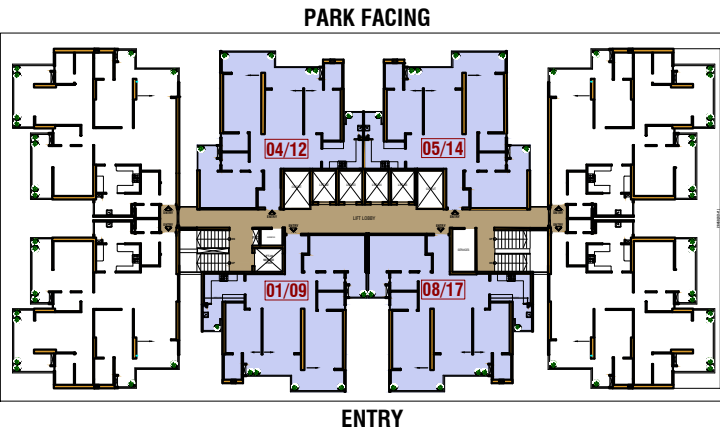
- HOUSING/COMMERCIAL SIGNAGE
- ENTRANCE GATE COMPLEX
- ARRIVAL COURT WITH ACCENT PAVING
- ROUNDBOUNT WITH WATER FEATURE
- CYCLING / JOGGING TRACK
- ORNAMENTAL PALM PLANTATION
- GOLF CART PARKING
- TOWER DROP WITH ACCENT PAVING
- TOWER SIGNAGE WITH PALM TREES IN BACKDROP
- MOON GARDEN WITH SITTING IN GARDEN PAVILIONS
- PATHWAY IN STEPPING STONES TO PRAYER ROOM FLANKED BY ORNAMENTAL TREES

- PRAYER ROOM ENTRANCE COURT
- PRAYER ROOM
- PRAYER LAWN
- LINEAR SITTING IN PALM COURT
- OVER-LOOKING GREENS
- PET PARK
- CRICKET NET PRACTICE
- BANQUET LAWN
- REFLEXOLOGY PATH
- YOGAMEDITATION GARDEN WITH PAVILIONS
- SUNKEN SITTING UNDER PERGOLA IN FRAGRANCE GARDEN
- PATHWAY JOGGING TRACK ALONG CENTRAL GREEN
- POOL WOODEN DECK WITH LOUNGERS UNDER UMBRELLAS
- HEALTH CAFE

- WATER FEATURE WITH NOZZLES AT POOL INFINITY EDGE
- FLOATING PATHWAY IN POOL
- FLOATING CABANAS
- IN-POOL LOUNGERS
- KIDS' POOL
- HALF OLYMPIC SIZE MAIN POOL WITH INFINITY EDGE
- DECORATIVE WATER SPOUTS
- JACUZZI ALCOVES SURROUNDED WITH NOZZLES & GREENS
- FEATURE WALL WITH PALM TREES IN FRONT
- KIDS' PLAY AREA
- SITTING UNDER TRELLIS IN KIDS' PLAY AREA
- OUTDOOR GYM
- COMMUNITY LAWN

- OPEN AIR THEATER
- PATHWAY THROUGH PORTALS
- ELDER SITTING UNDER PERGOLA IN BAMBOO GARDEN
- TENNIS COURT
- SITTING WITH PLANTATION IN BACKDROP
- PICKLEBALL COURT
- PLANTER CUM SEATS UNDER TRELLIS
- HALF BASKET BALL COURT
- BOUNDARY PLANTATION
- SCHOOL BUS WAITING STAND
- TOTEM POLE
- COMMERCIAL PARKING
- COMMERCIAL PLAZA



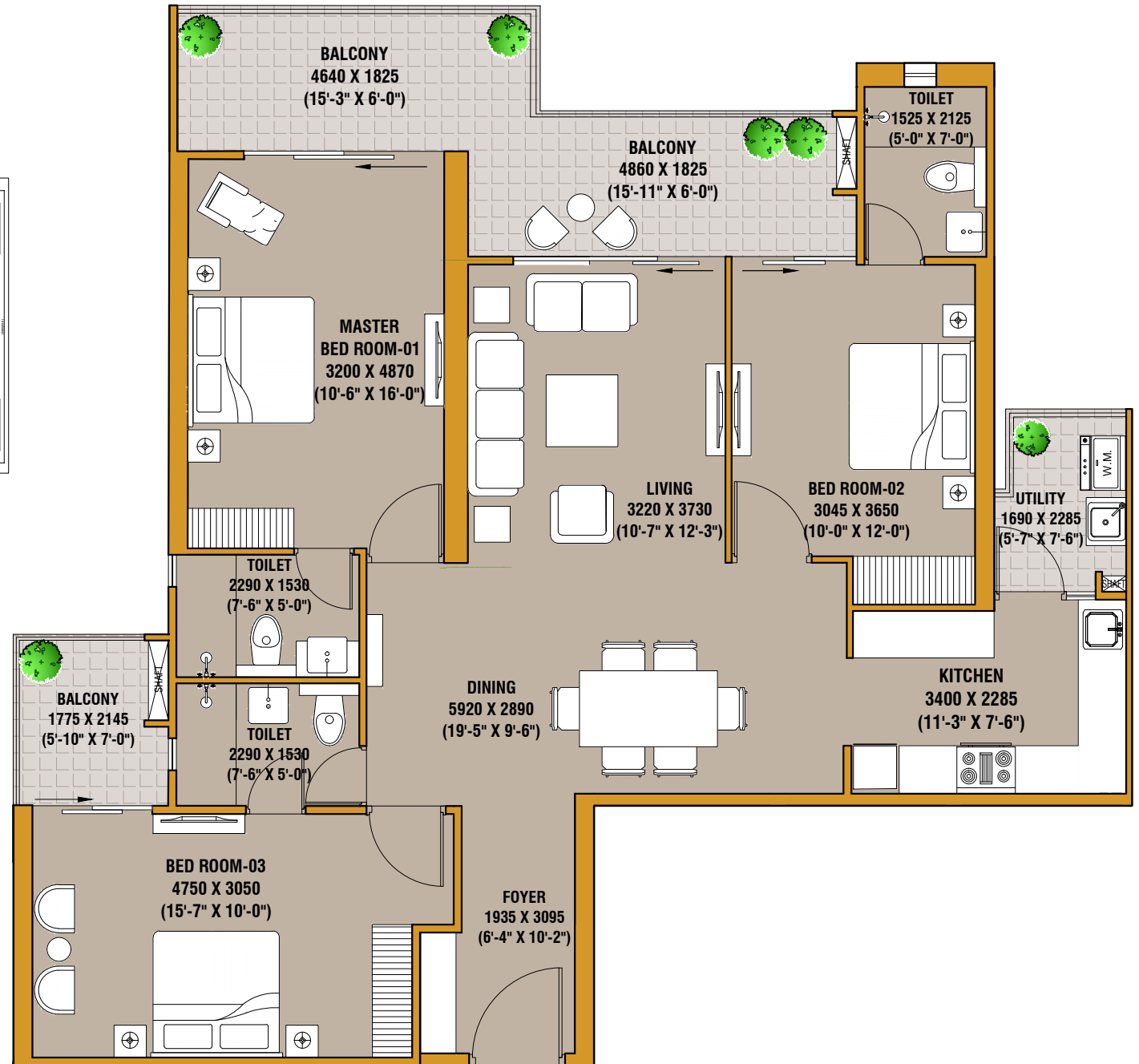


**BETA/GAMMA TOWER**

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

**3 BED ROOM + LIVING ROOM + DINING  
+ KITCHEN + 3 TOILETS + 3 BALCONIES+FOYER**

**CARPET AREA: 99.55 SQ.MT (1071.55 SQ.FT)  
BALCONY AREA: 24.46 SQ.MT (263.28 SQ.FT)  
EXTERNAL WALL AND COLUMN AREA: 7.79 SQ.MT (83.85 SQ.FT)  
TOTAL AREA: 131.80 SQ.MT (1418.69 SQ.FT)  
COMMON AREA - 40.53 SQMT. (436.26 SQFT.)  
**SALEABLE AREA: 172.33 SQ.MT (1855.00 SQ.FT)****

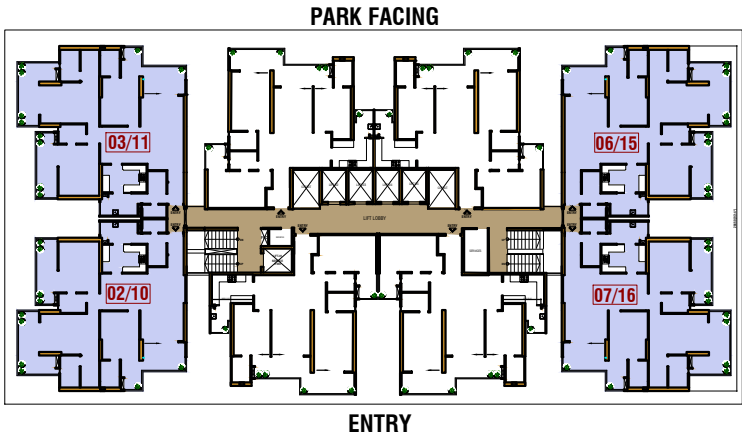


**UNIT TYPE-S1**



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

CARPET AREA: 114.71 SQ.MT (1234.73 SQ.FT)  
 BALCONY AREA: 42.53 SQ.MT (457.79 SQ.FT)  
 EXTERNAL WALL AND COLUMN AREA: 8.76 SQ.MT (94.29 SQ.FT)  
 TOTAL AREA: 166.00 SQ.MT (1786.82 SQ.FT)  
 COMMON AREA - 42.29 SQMT. (455.21 SQFT.)  
**SALEABLE AREA: 208.29 SQ.MT (2242.00 SQ.FT)**



**BETA/GAMMA TOWER**  
 UNIT- (S2)- 02/10, 03/11, 06/15, 07/16

**CORNER UNIT TYPE-S2**



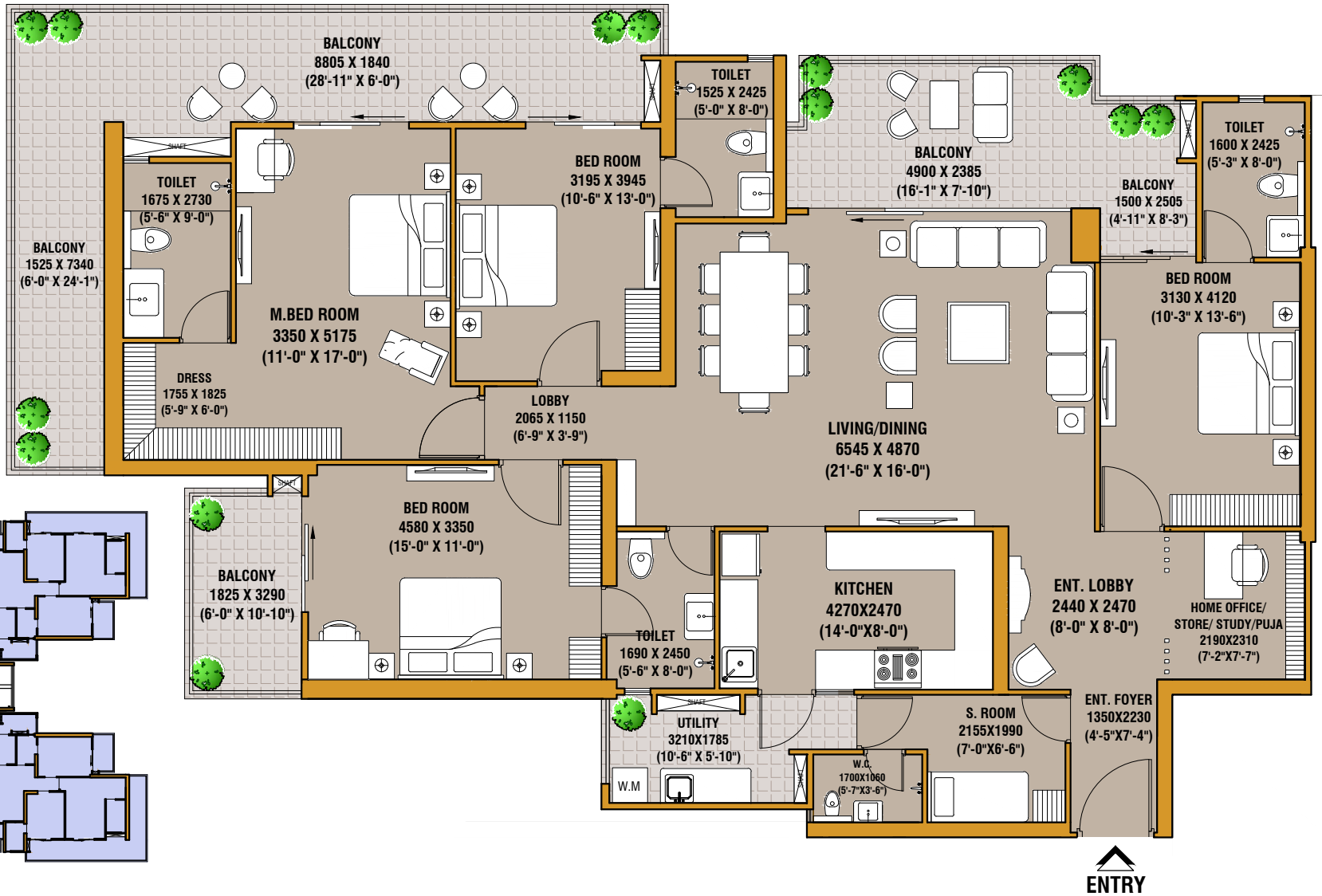
4 BED ROOM + HOME OFFICE +  
LIVING/DINING + KITCHEN+ DRESS  
+ 5 TOILETS + S. ROOM + 4 BALCONIES +FOYER

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

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

**ALPHA TOWER**

UNIT NO:- 18, 19, 20, 21



**UNIT TYPE-S3**

# **SPECIFICATIONS OF FLAT FOR "SKA DIVINE" PROJECT AT PLOT NO. GH-02, SECTOR-1, WAVE CITY , GZB. (UP)**

## **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 collage.

## **FLOORING:**

- Digital vitrified tiles (800 x 1600 mm) in Living, dining, kitchen, Ent. Lobby, bed rooms (Except Master bed room) Wooden Laminated flooring in Master bed room.
- 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 bed rooms.

## **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 power 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 (300x600mm) 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.

#### **ELECTIRCAL:**

- 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 bed room / 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:**

- Rain water Harvesting.
- Efficient low flow plumbing fixtures.
- Reuse of STP water for flushing and landscape to minimize potable or ground water usages.

#### **ENERGY EFFICIENCY:**

- LED based lighting in common areas.
- Online solar system for basement lighting.
- Heat reflective glass in External Doors and windows.

#### **WASTER MANAGEMENT:**

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

#### **EXTERNAL WALL:**

- Texture paint.

## **SKA DIVINE AT SECTOR-1 WAVE CITY, GZB. (UP)**

### **Specification of Project-**

<b>Total No.of Flats</b>	<b>536</b>
<b>No.of Floors</b>	2Basements+Gr. +27 Fl.
<b>No. of Flats per Floor</b>	4 Nos.(ALPHA) 8 Nos. (BETA & GAMMA)
<b>No.of Lifts per Block.</b>	4 Nos. in ALPHA (13 PASSAGENGERS EACH) 5 Nos. in BETA & GAMMA (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- (232.00 sq.mt. / 2497.24 sq.ft.)
  - II. Lower & Upper Basement Lobby Area- (181.00 sq.mt. / 1948.28 sq.ft. each )
  
- b) BETA & GAMMA
  - I. Ground Floor Entrance Lobby Area-(315.00 sq.mt. / 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/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) 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 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**

- 2 nos. Visitors golf cart at entrance gate.
- 15 Visitors Parking for each Block in Basement.
- 2 Disable person parking for each Block in Basement.

**7. Club - Approximate Area- 2285.00 sq.mt. / 24595.74 sq.ft. (Including Party lawn and Terrace) Consist of:**

**A. DOUBLE HEIGHT 23'-0" high (7.20 mt.) 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

**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 No., Bikes-4 No., Benches-4 No., Dumble with Rack-2 Sets, MultiPress-1 No., Leg Press-1 No., Handpress-1 No., Pilate- 1 nos.)

**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 no.
- 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 1.2m
- 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 sq.mt. / 11452.90 sq.ft.(Approx.)
- Depth – 0.30 to 1.2m
- Finishes – Tiles / Stone

**Kids Pool:-**

- Depth – 0.6m
- Finishes – Tiles / Stone

**Out door Jacuzzi.**

- Depth – 0.9 m
- Finishes – Tiles / Stone

**In pool loungers**

- Depth – 0.25 to 0.30 m
- Finishes – Tiles / Stone

**Floating kabanas-**

- Depth – 0.25 to 0.30 m.
- Finishes – Metal

**Water spouts.**

**Pool Deck**

**Changing Room Male/Female - 1 No. Each**

**9. Landscaping** - (Total Area Approx.7070.00 sq.mt. /76101.48 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.)

- Half Basketball Court – 1 No.
- Long tennis Court – 1 No.
- Pickle Ball 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 Nos. & 600 KVA -1 nos.
- Transformers – 1200 KVA-1 nos. - 1000 KVA- 1 nos., 400 KVA- 1 nos.
- Online Solar Power System of 20KW Capacity

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

**12. STP – 350 KLD – 1 Nos.** (In basement)

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

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

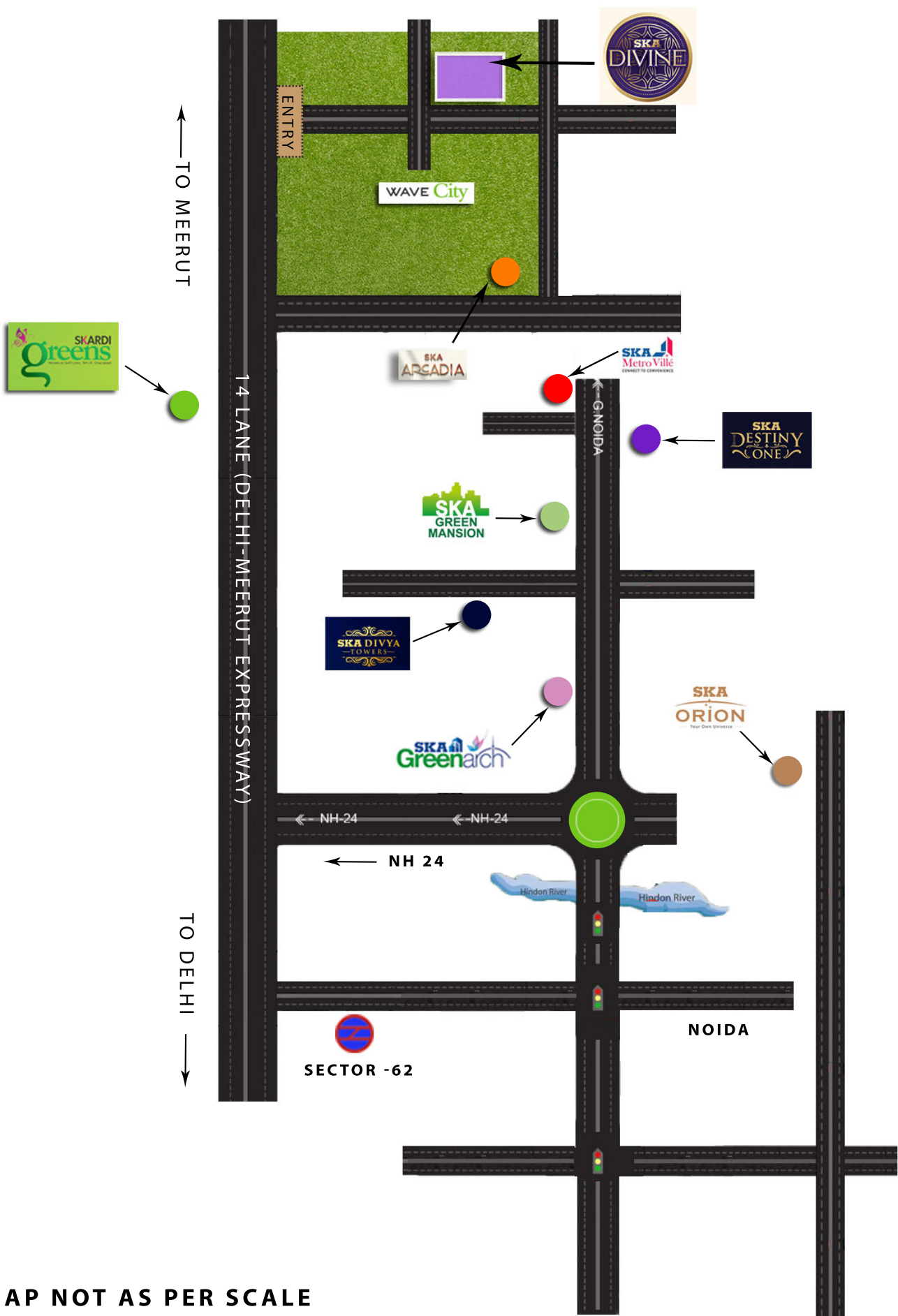
- Flooring – IPS
- Walls – OBD Paint

**15. Tank & Pump Room** (In basement) –approx.380.0 sq.mt./4090.32 sq.ft.)

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

**16. Meditation room & Guest rooms**

Area approx. 165.00 sq.mt./1776.06 sq.ft.)



MAP NOT AS PER SCALE