

WELCOME TO A WORLD
OF DIVINE **BLISS**



Live a luxurious lifestyle in a sanctuary where nature, peace, tranquility, and opulence are in harmony.



Timeless elegance meets nature's

TRANQUILITY

5 ACRES

(Approx.)



3 TOWERS



27 STOREYS



536 UNITS



1,26,000 SQ.FT.

Club, Landscaping &
Swimming Pool



3, 3+ BHK & 4+ BHK

Luxury Apartments

A sanctuary of boundless **LUXURY**

SKA Divine is a harmonious blend of luxury and serenity, nestled amidst expansive lush greenery. Spanning across a vast landscape, this prestigious development offers an array of spacious 3, 3+ BHK & 4+ BHK luxury apartments, thoughtfully designed to cater to the needs of discerning modern families. With world-class amenities and impeccable connectivity to every key destination across Delhi NCR, SKA Divine promises an elevated lifestyle, where elegance, convenience, and comfort converge in one of the region's most coveted addresses.

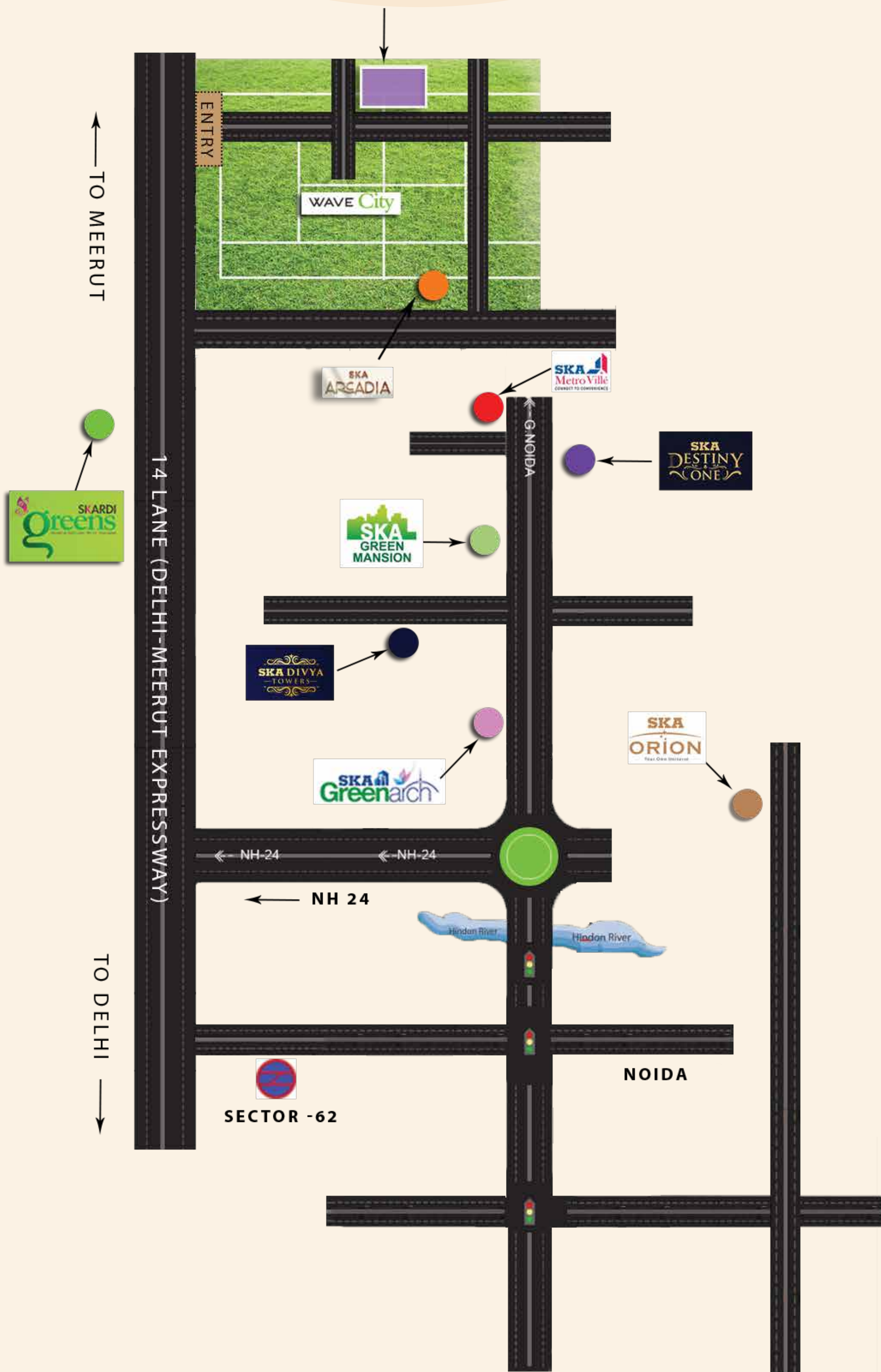


A Future of blissful LIVING

Wave City, a pre-certified platinum-rated green township, is the first operational Hi-tech City in North India. Spanning over 4,200 acres, it seamlessly blends modern technology with luxury living.

With 1,470 acres dedicated to lush greenery, it offers an unparalleled lifestyle that combines comfort, nature, and convenience. Wave City features smart systems such as a Central Command Centre, Smart Electric Grid, Intelligent Traffic Management, and more, ensuring a sustainable and futuristic living environment. It offers exceptional location advantages, with close proximity to key landmarks such as the Akshardham Temple, Noida (Sector-62), and major expressways. SKA Divine, located in Wave City, boasts of a sprawling landscape spread over 1,26,000 sq. ft., offering full-fledged amenities and world-class facilities. This project is designed to be a sanctuary where residents feel truly at peace, surrounded by nature and luxury, creating a serene living experience unlike any other.

LOCATION MAP



LOCATION ADVANTAGES

TRANSPORT

Nearby Upcoming Jewar Airport

Eastern Peripheral Expressway 06 Mins

Noida Sec- 62 15 Mins

Ghaziabad Railway Station 20 Mins

Shaheed Sthal Metro Station 20 Mins

Akshardham 30 Mins

SCHOOLS

DPS School

Ryan International School

St. Xavier's High School

Hi-Tech World School

HOSPITALS

Manipal Hospital

Yashoda Hospital

Sarvodaya Hospital

COLLEGES

Hi-Tech Institute of Engineering & Technology

IMS Ghaziabad (University Courses Campus)

ABES Engineering College

SHOPPING MALLS

The Opulent Mall-

Gaur City Mall-

STUNNING FEATURES



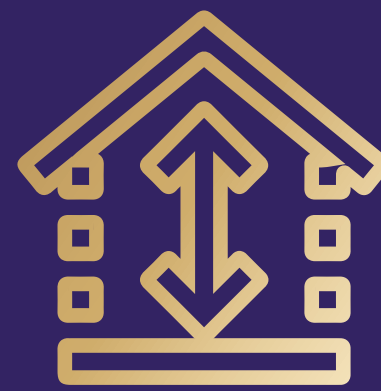
**Surrounded by
lush greenery**



Diverse Pool



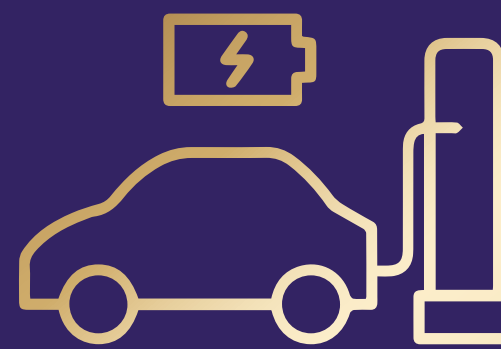
**Separate Sports
Arena**



**Floor to floor Height-
11*12 ft.**



**Elegant
woodwork throughout**
(One cupboard in each bedroom)



**Dedicated EV
charging**



Air Conditioned Apartments
(Every room features its own AC)



SWIM ANYTIME, NO MATTER THE WEATHER

- Kids Pool
- Outdoor Jacuzzi
- In pool Loungers
- Floating Cabana
- Water Spouts
- Pool Deck
- Changing Room Male/Female
- **All Weather Pool**

THE ULTIMATE SPORTS DESTINATION

- Covered Badminton Court
- Squash Court
- Boxing / Wrestling Area
- TT Table
- Multi-activity Area



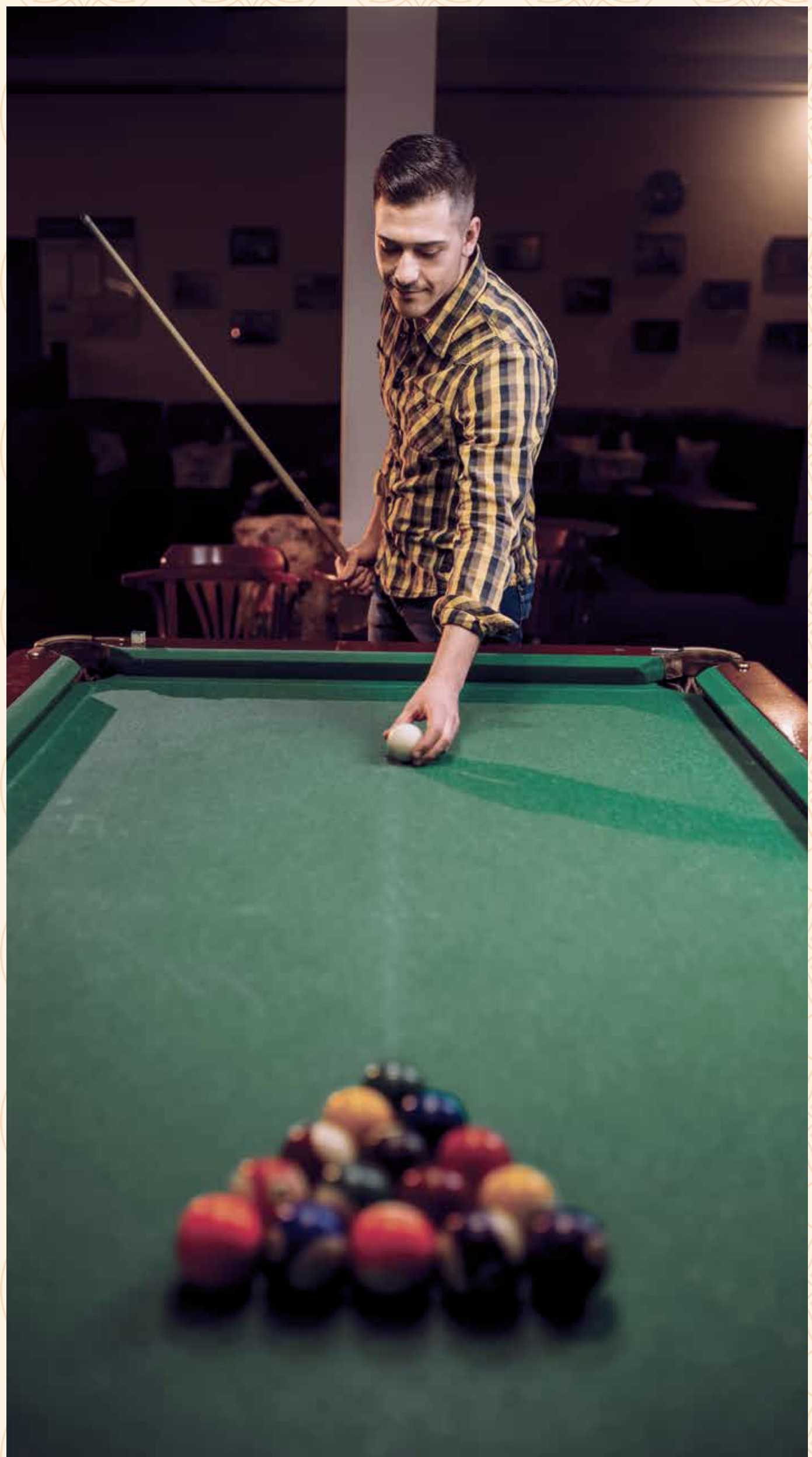


TRANSFORM YOUR STRESS INTO SERENITY AT SPA

- Reception Area
- Massage Room
- Steam Room
- Sauna Room

HANGOUT FOR NEXT-GEN PLAYERS

- Teenager Room
- Virtual Golf Area
- Pool Table
- Gaming Zone





YOUR ALL-IN-ONE FITNESS DESTINATION

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



The Perfect blend of RITUAL AND REST

Welcome to a sanctuary within your society, where guests enjoy serene stays in our guest house, blending comfort and relaxation. Our community hall serves as a sacred space for residents to host divine celebrations and spiritual gatherings, nurturing both soul and community spirit.





Enjoy a lifestyle
truly majestic at our
SKA SOCIAL CLUB

SKA Social Club Amenities

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 Area (Basement)



Refresh Your Spirit At Spa



Drift Into Calm At All-weather Pool (Indoor)



Dive Into Serenity At Infinity Edge Swimming Pool



Guest House For Your Guests

Surround yourself with
peaceful greenery for a sense of
RENEWAL



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 Pickle Ball 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



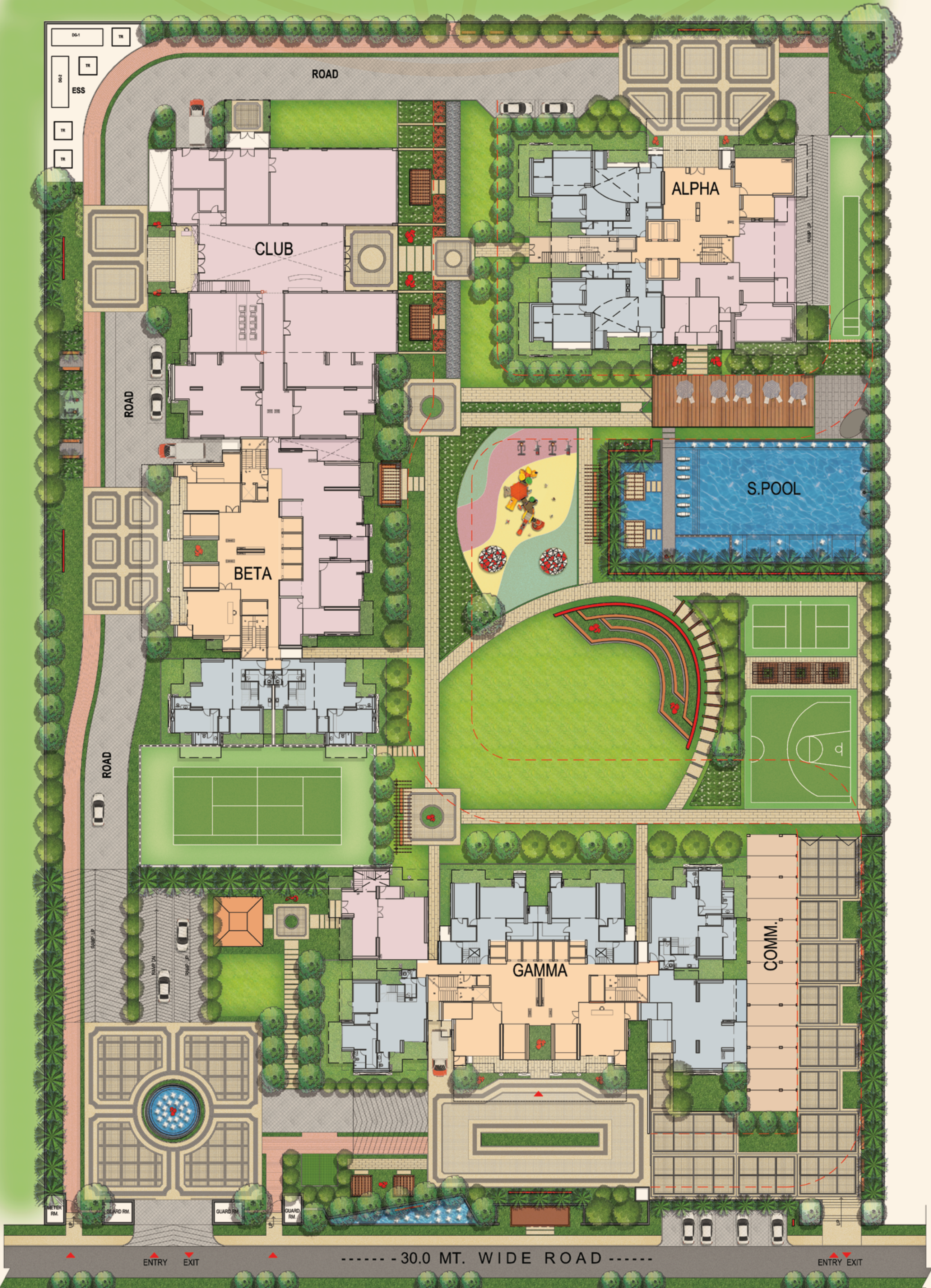
Prayer Hall



School Bus Waiting Area

SITE MAP

(STILT LEVEL)



LEGEND

Landscape Elements Residential Area

Entrance Gate Complex

Arrival Court With Accent Paving

Roundabout With Water Feature

Cycling/jogging Track

Stepping stone walkway

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

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

Yoga/meditation Garden With Pavilions

Sunken Sitting Under Pergola In Fragrance Garden

Pathway/jogging Track Along Central Green

Pool With Wooden Deck & Under Water Loungers

Health Cafe

Water Feature With Nozzles At Pool Infinity Edge



LEGEND

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

Lawn Tennis Court

Sitting With Plantation In Backdrop

Pickleball Court

Planter Cum Seats Under Trellis

Half Basket Ball Court

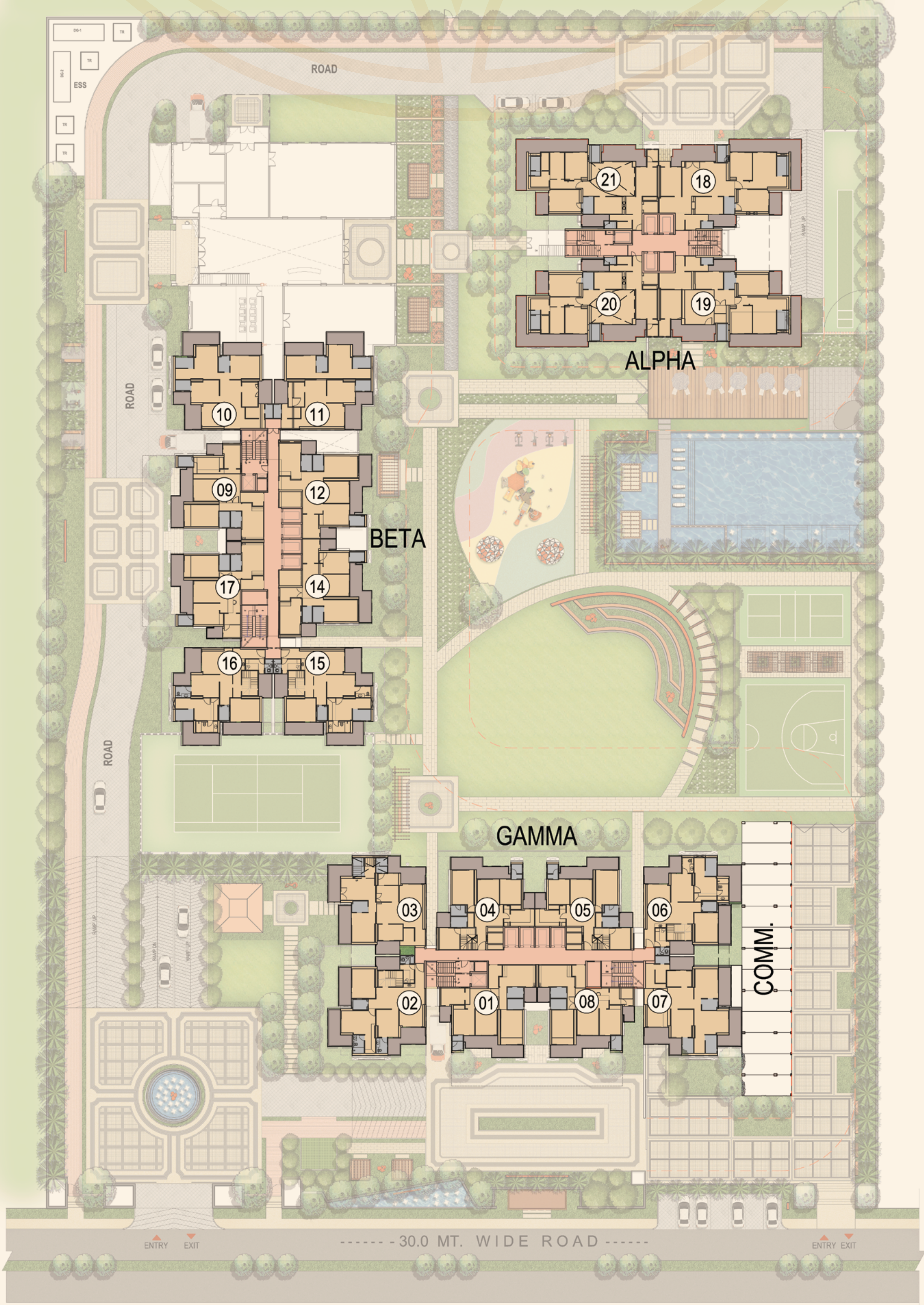
Boundary Plantation

School, Bus Waiting Stand

Commercial Plaza

SITE MAP

(ROOF LEVEL)



UNIT PLAN | S1 1855.00 SQ.FT

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

CARPET AREA: 99.55 SQ.MT (1071.55 SQ.FT)

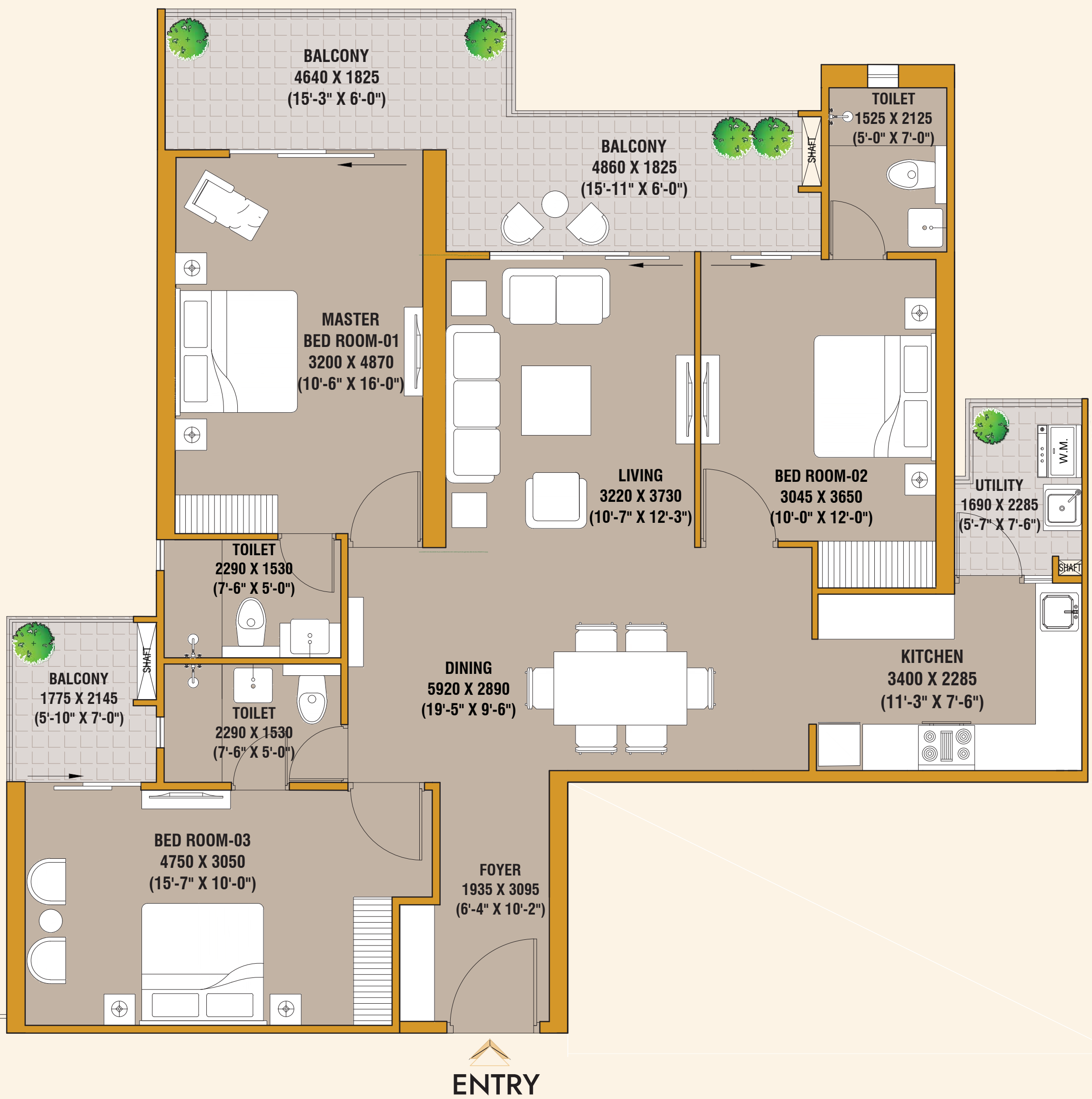
BALCONY AREA: 24.46 SQ.MT (263.28 SQ.FT)

EXTERNAL WALL AND COLUMN AREA: 7.79 SQ.MT (83.85 SQ.FT)

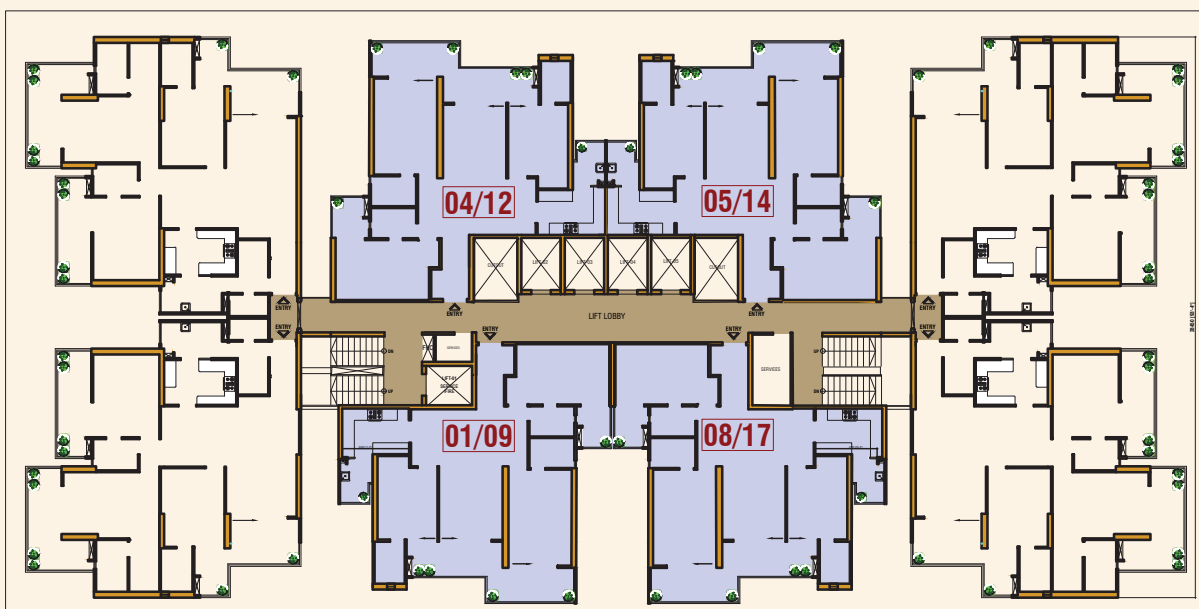
TOTAL AREA: 131.80 SQ.MT (1418.69 SQ.FT)

COMMON AREA - 40.53 SQMT. (436.26 SQFT.)

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



PARK FACING



ROAD/ GREEN FACING

BETA/GAMMA TOWER

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

UNIT PLAN | S2 2242.00 SQ.FT

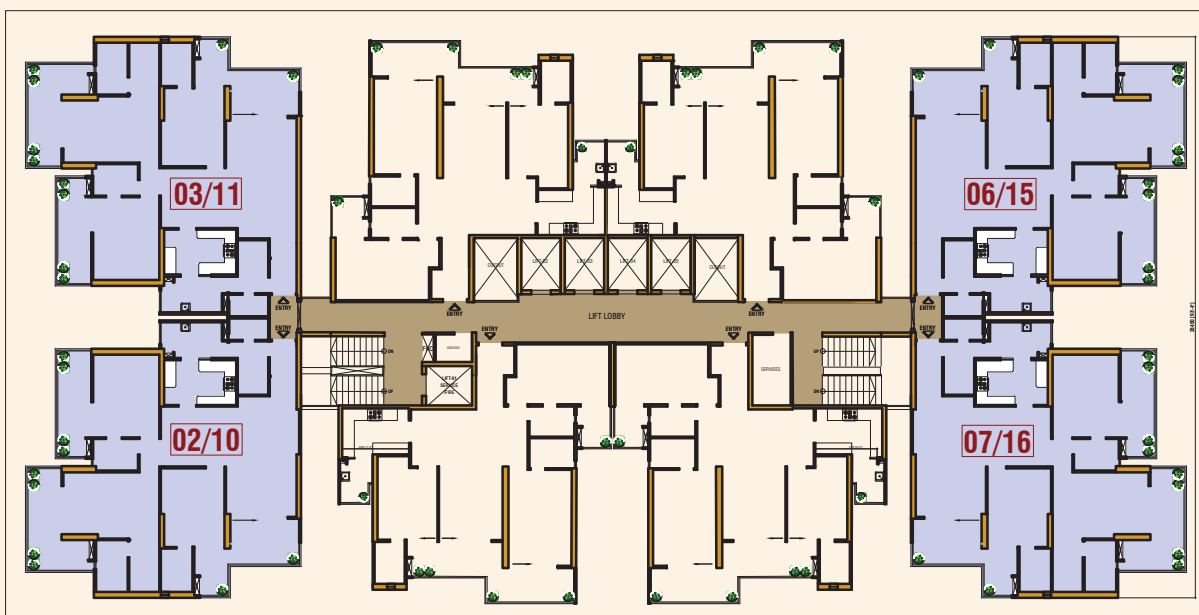
**3 BED ROOM + LIVING ROOM + DINING
+ KITCHEN+ DRESS + 4 TOILETS
+ S. ROOM + 4 BALCONIES + FOYER**

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)



PARK FACING



ROAD/ GREEN FACING

BETA/GAMMA TOWER

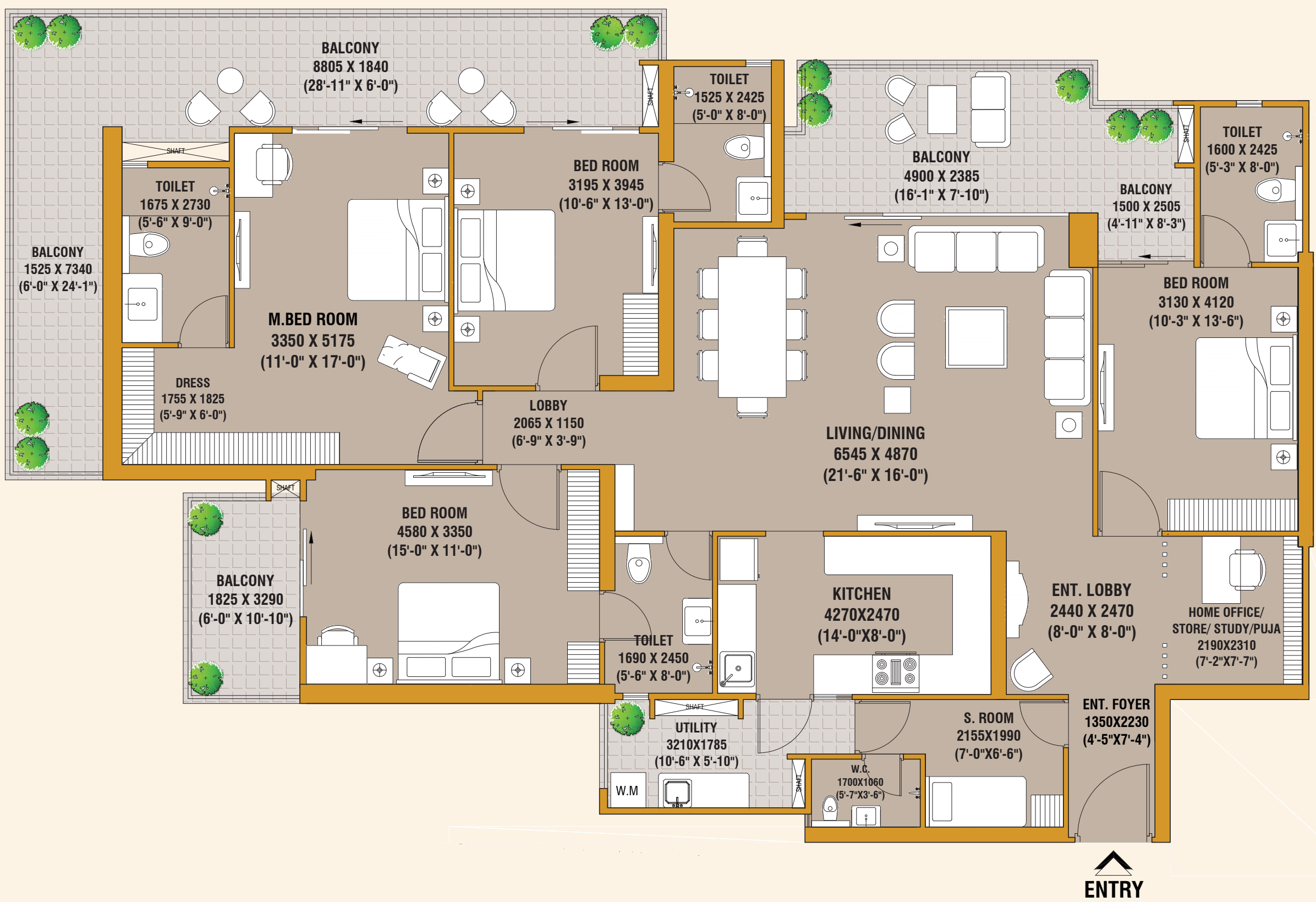
UNIT- (S2)- 02/10, 03/11, 06/15, 07/16

UNIT PLAN | S3 2962.00 SQ.FT

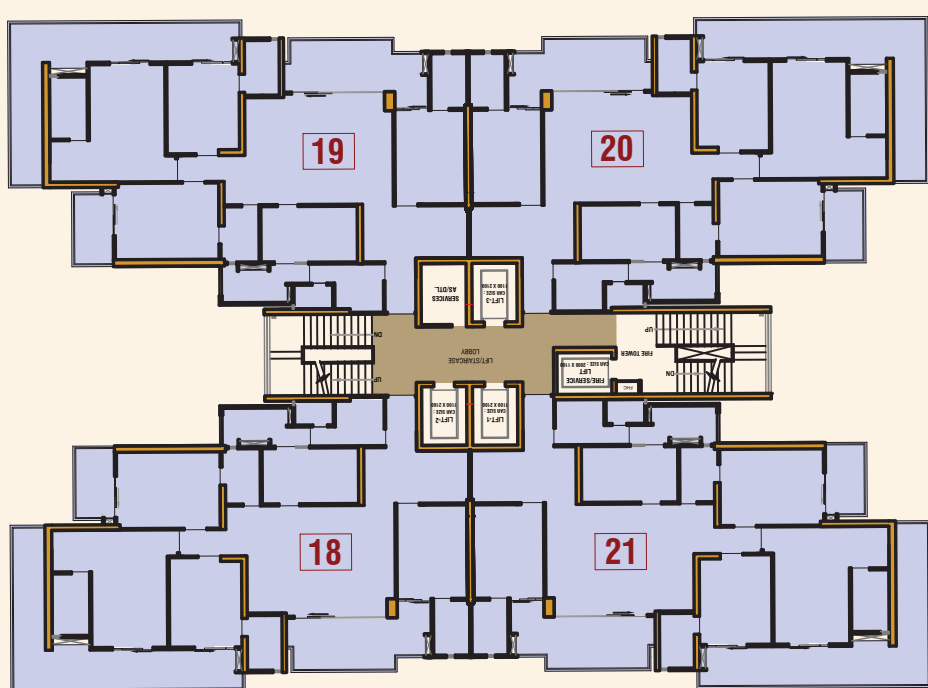
**4 BED ROOM + HOME OFFICE +
LIVING/DINING + KITCHEN+ DRESS
+ 5 TOILETS + S. ROOM + 4 BALCONIES +FOYER**

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)



PARK FACING



GREEN FACING

ALPHA TOWER

UNIT NO:- 18, 19, 20, 21

SPECIFICATIONS OF FLATS

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.

SPECIFICATIONS OF FLATS

MASTER TOILET

- Plumbing done with prince/astrol 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/astrol 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.

SPECIFICATIONS OF FLATS

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.

WASTE MANAGEMENT

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

EXTERNAL WALL

- Texture paint.



SPECIFICATION OF PROJECT

Total No.of Flats	536
No.of Floors	2Basements+Gr. +27 Fl.
No. of Flats per Floor	4 Nos.(ALPHA) 8 Nos. (BETA & GAMMA)
No.of Lifts per Block.	4 Nos. in ALPHA (13 PASSAGENGERS EACH) 5 Nos. in BETA & GAMMA (13PASSAGENGERS 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)	

SPECIFICATION OF PROJECT

- 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

SPECIFICATION OF PROJECT

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

SPECIFICATION OF PROJECT

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

SPECIFICATION OF PROJECT

- **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.**
 - **Online Solar Power System of 20KW Capacity**

SPECIFICATION OF PROJECT

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.)





Disclaimer: The images shown are artistic impressions* and no warranty is expressly or impliedly given that the completed development will comply in any degree with such artistic impressions as depicted. The accessories, electronic goods, paintings, items, fittings/ fixtures, decorative, false ceilings including finishing materials, furniture, specifications, shades, sizes etc. shown in the pictures are only indicative in nature and does not form a part of the standard specification. These are purely conceptual and constitute no legal offerings. Collaboration Agreement for project Land executed with Uppal Chadha Hitech Developers Pvt Ltd dated 2nd Sep 2024, registered in the office of sub-registrar Pratham, Ghaziabad, in Book No.1,Zild No- 21398, Page No.109 to 172 on Sr. No.11235 dated 05/09/2024. All project-related sanctions can be seen in person at our site office. Map is sanctioned vide letter no. Group Housing/07427/GDA/BP/24-25/0371/19072024 dated 26/08/2024. 1 sq. mtr. = 10.764 sq. ft. and 1 acre = 4047 sq. mtr. (approx.).

The official website of SKA group is www.skaindia.co.in. Please do not rely on the information provided on any other website.