

RISE ABOVE THE REST

SKA DIVYA
—TOWERS—

TWO TOWERS OF EXCLUSIVITY
GREATER NOIDA (W)

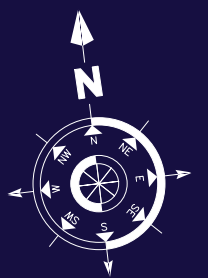


DISTANCED FROM THE CROWD,
CLOSE TO THE WORLD.

SKA Divya Towers offers you an inclusive lifestyle with exclusive living.



EXPERIENCE EXCLUSIVITY



- Entry/Exit Gate
- Water Feature with Spouts
- Tower/Club Drop-Off
- Mound with Plantation
- Pathway/Jogging Track
- Bamboo Trail
- Lawn
- Party Lawn
- Badminton Court
- Outdoor Sitting
- Half Basketball Court
- Cricket Net Practice
- Table Tennis
- Hop Scotch
- Senior Citizen's Sitting Area
- Religious Place
- Kids Play Area
- Skating Rink
- Open Air Theatre (OAT)
- Palm Court
- Boundary Plantation

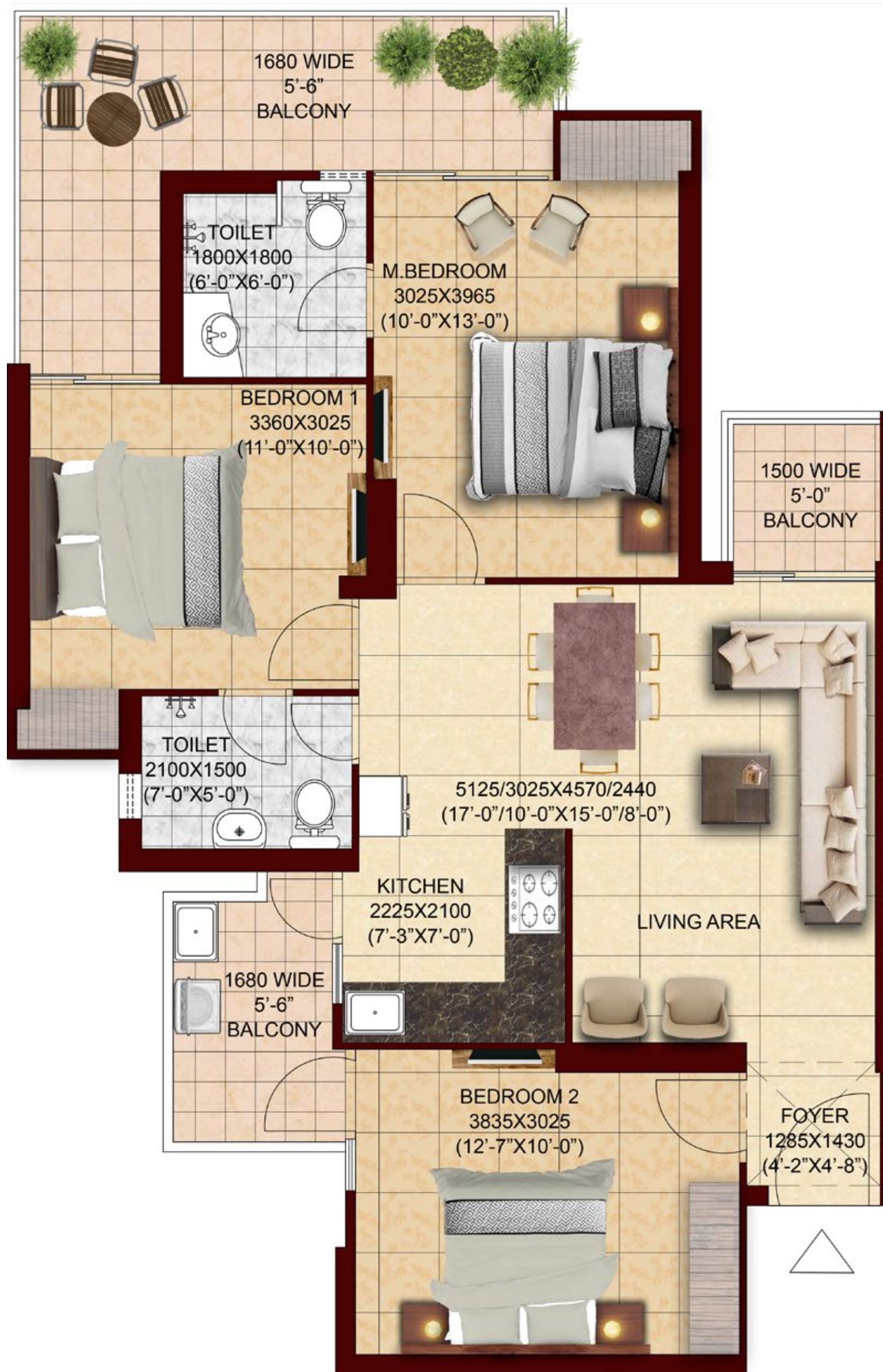


TYPE: S-I

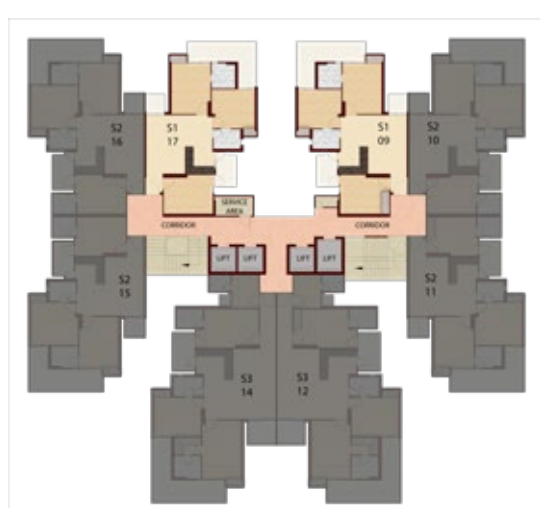


CARPET AREA= 69.20 SQ. MTR. (745 SQ. FT.)
BALCONY AREA= 19.32 SQ. MTR. (208 SQ. FT.)
EXT. WALL AND COLUMNS= 6.04 SQ. MTR. (65 SQ. FT.)
COMMON AREA= 22.49 SQ. MTR. (242 SQ. FT.)
TOTAL AREA= 117.05 SQ. MTR. (1260 SQ. FT.)

- 3 BEDROOMS
- LIVING
- DINING
- KITCHEN
- 2 TOILETS
- 3 BALCONIES



TULIP TOWER
FLAT NO.: 09, 17



ORCHID TOWER
FLAT NO.: 01, 08



TYPE: S-II



CARPET AREA= 74.40 SQ. MTR. (801 SQ. FT.)

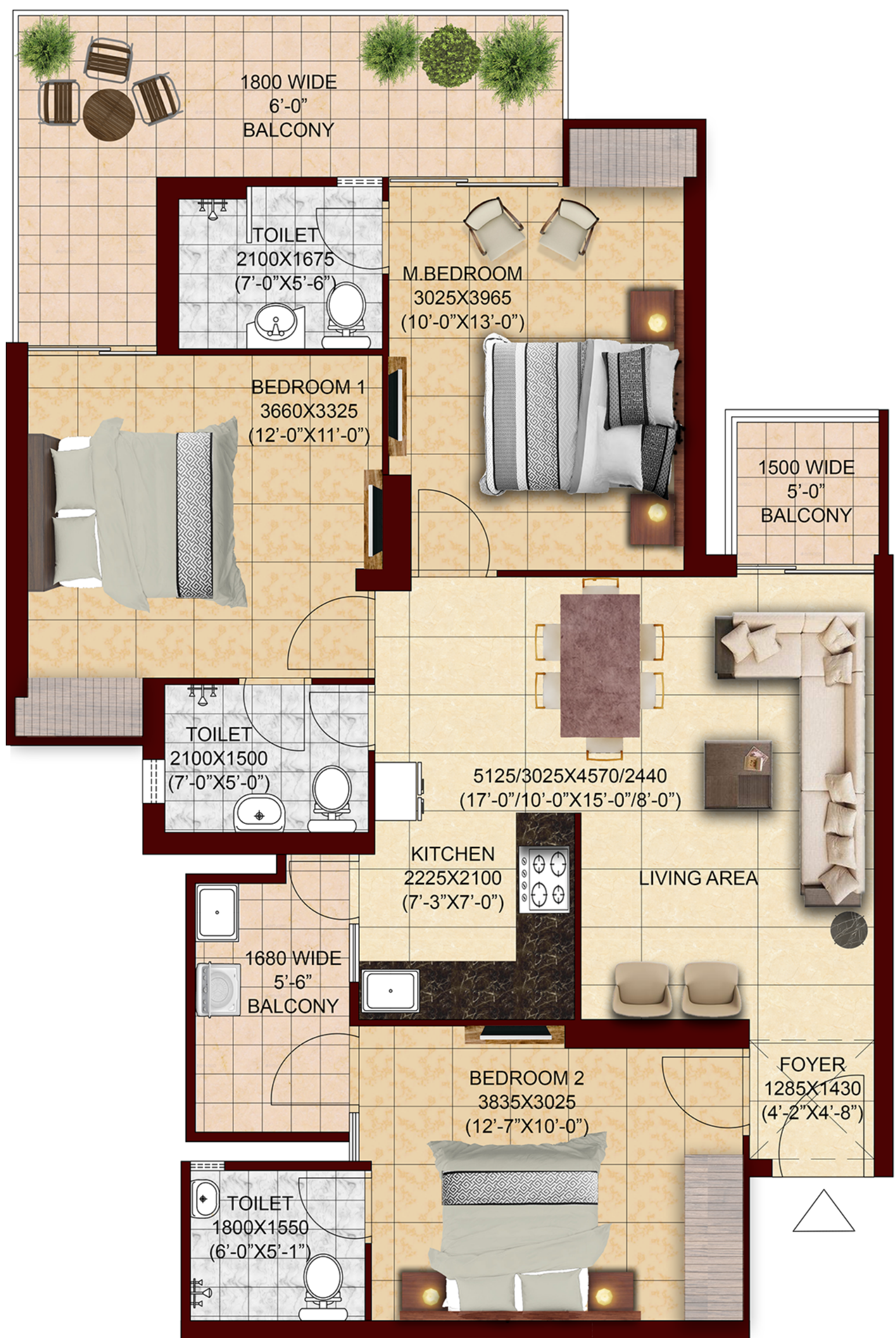
BALCONY AREA= 20.53 SQ. MTR. (221 SQ. FT.)

EXT. WALL AND COLUMNS= 6.75 SQ. MTR. (73 SQ. FT.)

COMMON AREA= 23.73 SQ. MTR. (255 SQ. FT.)

TOTAL AREA= 125.41 SQ. MTR. (1350 SQ. FT.)

- 3 BEDROOMS
- LIVING
- DINING
- KITCHEN
- 3 TOILETS
- 3 BALCONIES



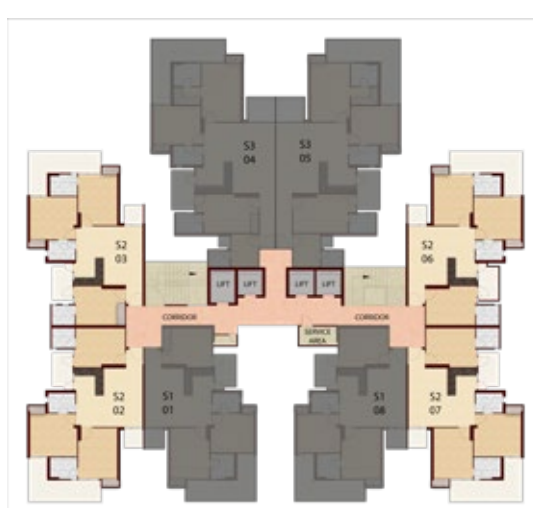
TULIP TOWER

FLAT NO.: 10, 11, 15, 16



ORCHID TOWER

FLAT NO.: 02, 03, 06, 07



TYPE: S-III

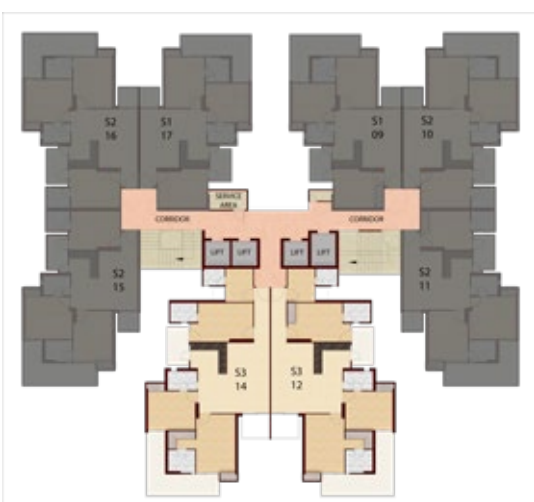


CARPET AREA= 100 SQ. MTR. (1076 SQ. FT.)
 BALCONY AREA= 25.22 SQ. MTR. (271 SQ. FT.)
 EXT. WALL AND COLUMNS= 10.16 SQ. MTR. (109 SQ. FT.)
 COMMON AREA= 29.63 SQ. MTR. (319 SQ. FT.)
 TOTAL AREA= 165.01 SQ. MTR. (1775 SQ. FT.)

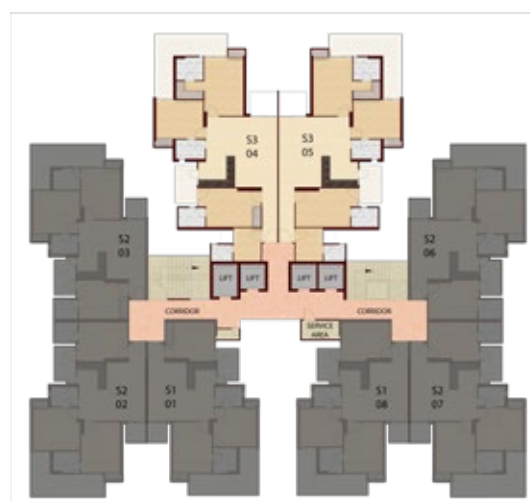
- 3 BEDROOMS
- LIVING
- DINING
- KITCHEN
- 4 TOILETS
- DRESS
- STUDY ROOM
- 3 BALCONIES



TULIP TOWER
 FLAT NO.: 12, 14



ORCHID TOWER
 FLAT NO.: 04, 05





SPECIFICATIONS

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 college.

FLOORING

- Digital vitrified tiles (600 x1200 mm) in living, dining, kitchen and entrance lobby.
- Digital vitrified tiles (600x600 mm) in all bedrooms.
- Ceramic tiles (300x300 mm) in toilet and balconies.

WALLS, CEILINGS & WOODWORK

- False ceiling in corners of living room.
- POP/Gypsum plaster finish walls with OBD in pleasing shades.
- Wardrobe (laminated partical 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 8 ltr.
- 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 WINDOW

- Outer doors and windows aluminium powder coated/UPVC of 2100 mm height.
- Internal wooden frames made of Marandi or equivalent wood.
- All door shutters are laminated flush shutters of 2250 mm height.

MASTER TOILET

- Plumbing done with prince/astral/or equivalent CPVC/PVC Pipe.
- Wall-mounted EWC.
- Granite counter top wash basin.
- Shower area separated by fixed glass partition.
- Mirror and Towel Rack.
- Wall tiles (300x600 mm) up to ceiling height.
- Jaguar, Somany, Hindware, Supreme or equivalent CP fitting.

OTHER TOILETS

- Plumbing done with prince/astral/or equivalent CPVC/PVC Pipe.
- Ceramic sanitary ware.
- Wall tiles (300x600mm) up to ceiling height.
- Jaguar, Somany, Hind Ware, Supreme or equivalent C.P fitting.

ELECTRICAL

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

SAFETY AND SECURITY

- Video phone on main door.
- Provision of optical fibre 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.


GREEN BUILDING SPECIFICATION WATER CONSERVATION

- Rain water harvesting.
- Efficient low flow plumbing fixtures.
- Reuse of STP water for flushing and landscape to minimise potable or ground water usage.

ENERGY EFFICIENCY

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

WASTE MANAGEMENT

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



our vision. your trust.

JRS CONBUILD PRIVATE LIMITED

SKA DIVYA TOWERS
GH-01A/1, Sector-16, Greater Noida West 201307 (UP)

REGISTERED OFFICE
KA-43, Kaushambi, Near Wave Cinema, Ghaziabad 201010 (UP)

RERA No. UPRERAPRJ658704