

Live a Luxurious Lifestyle With an Excellent Metro Connectivity...

Your Property, Our Priority...



ABOUT US

SKA Metro Villé is the 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 three group housing projects called in Greater Noida (W) and Greens Ghaziabad on NH-24 well before its stipulated time and excellent quality.

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 completed in 2022. The remaining two towers will also be completed in, 2023. This project also has 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











OUR DELIVERED PROJECTS





















ACTUAL SITE IMAGE



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 (600×600 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

- Pluming done with prince/astral/or equivalent CPVC/PVC pipe.
- Ceramic sanitary ware.
- Wall tiles (300 x 450 mm) up to 7'0" ht.
- *Jaquar, Somany, Hindware 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.

NOT

- 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.

PROJECT'S SPECIFICATION

Total No. of Flats

No. of Lifts per Block

1062

No.of Floors

2Basements+Stilt+27/31/32 Floors

No. of Flats per Floor

8 Nos. (Orchid & Tulip), 10 Nos.(Aster & Zinnia)

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 Railingd) Lighting - Ceiling Mounted Light Fixture/Tube Lights

a) Lighting - Deling Mounted Ligh

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

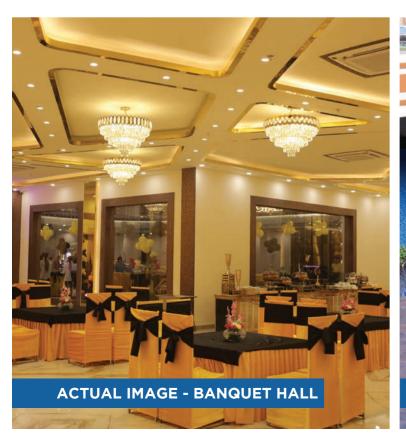
Fire Pump as per Fire Norms

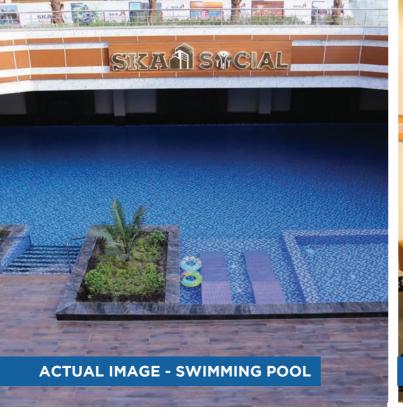
15. Common hall & pray room-approx.75 sq.mt./807 sq.ft.)

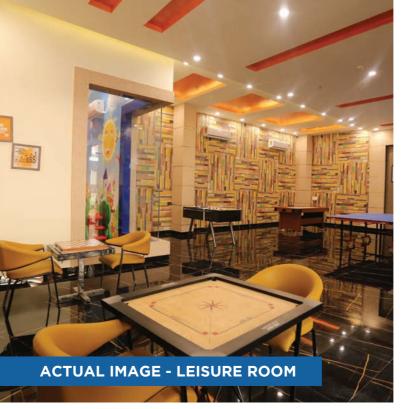
• Flooring- Tiles and Marble floors

Ceiling – POP Falls Ceiling

Walls – OBD Paint











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 MOUND WITH SCULPTURE
- WALKWAY/JOGGERS TRAIL
- CENTRAL LAWN/GREEN LAWN
- ELDERLY SEATING AREA
- •TOWER ENTRY PERGOLA
- STEPPING STONE PATHWAY
- PLAY AREA

- •TULSI VATIKA
- HALF BASKETBALL COURT
- BADMINTON COURT
- CRICKET PITCH

- SKATING RINK
- BLOCK ENTRANCE LOBBY
 - FLORAL GATE
- AMPHITHEATER/YOGA AREA LADIES GET TOGETHER ZONE

• CHILDREN'S PLAY AREA

- •LOCAL SHOPPING COMPLEX
- ESS & METER ROOM
- BASEMENT RAMP ENTRY/RAMP EXIT

Our Floor Plans

WE'VE GOT A PLAN FOR YOUR NEW HOME



ENTRY

TYPE-M-1

3 ROOM + DINING + KITCHEN + 2 TOILET + 3 BALCONY + LOFT ABOVE

CARPET AREA = 48.72 sq.m.

BALCONY AREA = 12.06 sq.m.

EXTERNAL WALL & 4.92 sq.m.

EXTERNAL WALL & 4.92 sq.m.

TOTAL COVERED AREA = 65.70 sq.m.

COMMON AREA = 19.73 sq.m.

TOTAL AREA = 85.43 sq.m. (920 sq.ft.)



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



TYPE-M-2

3 ROOM + DINING + KITCHEN +

2 TOILET + 3 BALCONY

CARPET AREA = 54.34 sq.m.

BALCONY AREA = 13.30 sq.m.

EXTERNAL WALL & = 4.34 sq.m.

COLUMN AREA = 71.98 sq.m.

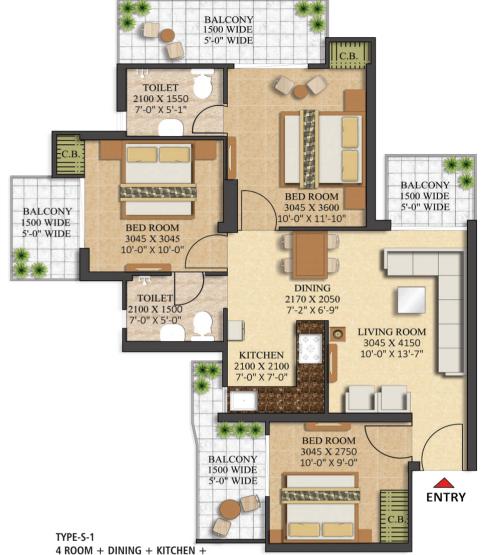
COMMON AREA = 21.62 sq.m.

TOTAL AREA = 93.60 sq.m. (1005 sq.ft.)



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





2 TOILET + 4 BALCONY

CARPET AREA = 59.84 sq.m.

25.03 sq.m.

BALCONY AREA = 18.31 sq.m.

EXTERNAL WALL & = 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 - 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



= 70.36 sq.m.

= 18.45 sq.m.

= 5.91 sq.m.

= 25.10 sq.m.

TYPE-S-2

CARPET AREA

BALCONY AREA

COLUMN AREA

COMMON AREA

TOTAL AREA

EXTERNAL WALL &

4 ROOM + DINING + KITCHEN +

TOTAL COVERED AREA = 94.72 sq.m.

3 TOILET + 3 BALCONY

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



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

TYPE-S-3

CARPET AREA

BALCONY AREA

COLUMN AREA

COMMON AREA

TOTAL AREA

EXTERNAL WALL &

4 TOILET + 3 BALCONY

Raising the Living Standards WITH CERTIFICATION BY IGBC

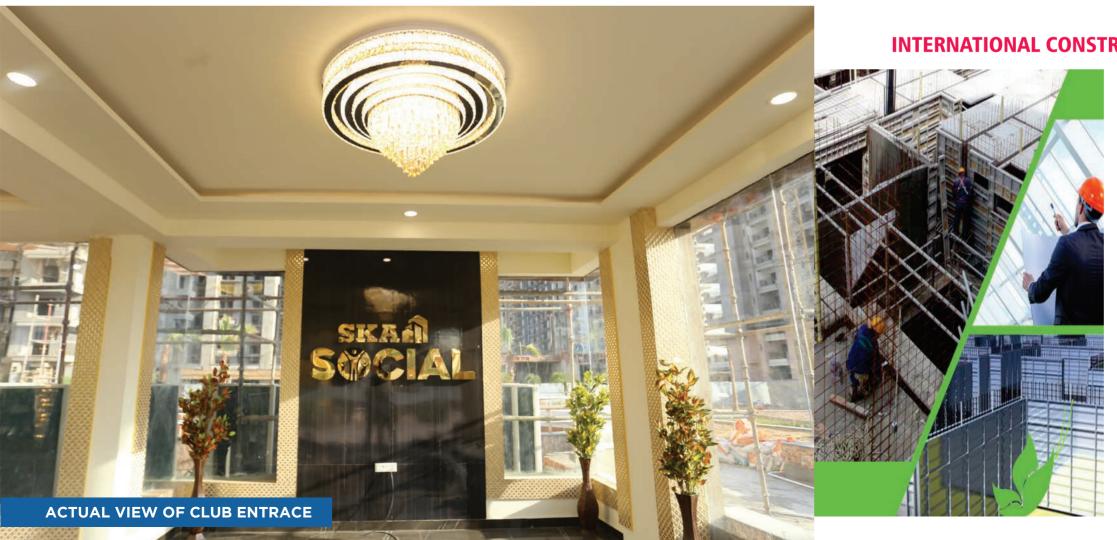
SKA Metrovillé is an IGBC Gold Pre-certified project which aims to promote green homes to the occupants, where they could live with quality lifestyle and optimal use of sacred natural resources. The concept of green building based on the principles of reduction, recycling and reuse of resources. Construction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







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Road Map to SKA Metro Villé





Rera No.UPRERAPRJ16460 | www.up-rera.in





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