



SKA
DESTINY
ONE



ENTER THE WORLD OF
UBER LUXURY



our vision. your trust.

MISSION

Quality, Commitment, Integrity and Innovation are the four pillars that establish our mission. At SKA, we strive hard to redefine excellence in the NCR Real Estate Sector. We are dedicated to elevating client experiences, fostering community growth and creating distinguished landmarks.

VISION

Our vision is to 'Build a Better Tomorrow' by redefining the landscape of Real Estate in the NCR. Our aim is to set new benchmarks for innovation, sustainability and customer satisfaction. We envision a future where every SKA Group project is a testament to our commitment to quality, environmental stewardship, and social responsibility, enhancing the lives of our customers and the wider community.

ONE-STOP DESTINATION FOR A WHOLESOME LIFESTYLE

SKA Destiny One offers luxurious 3 & 4 BHK apartments across 6 acres, with excellent amenities and conveniences for a comfortable, lavish lifestyle. It's a paradise blending luxury and convenience.

6 ACRES (APPROX.) | 3 TOWERS | 34 STOREYS | 645 UNITS

Experience the epitome of convenience and luxury at Ska Destiny One. Situated near esteemed universities, top-tier schools, vibrant multiplexes, and luxurious shopping complexes, with renowned hospitals just moments away.



STUNNING FEATURES OF SKA DESTINY ONE



Diverse Pool



Virtual Golf



Spa & Jacuzzi



Yoga, Aerobics & Meditation Room



Indoor & Outdoor Sports Zone



Electric Vehicle Charging Unit



AV Room (Miniplex)



Solar Lighting In Basement



Floor to Floor Height (11' & 12' Feet)



Artistic image for representation purpose only

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Swimming Pool



Banquet Hall



Clubhouse



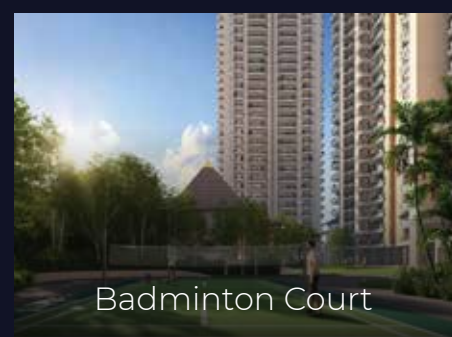
Pool Table



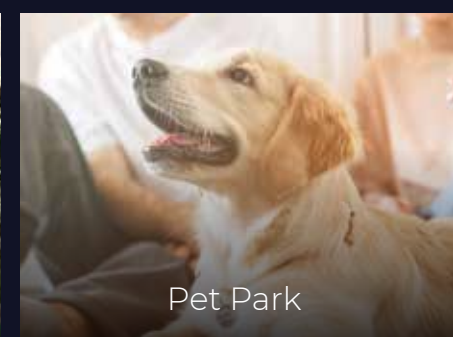
Kids Play Room



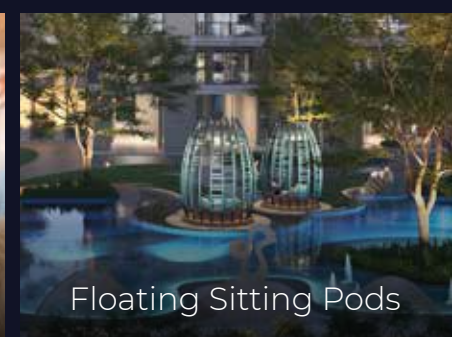
Virtual Golf



Badminton Court



Pet Park



Floating Sitting Pods



Library



Welcome to
SKA
DESTINY
ONE

Dive into an aquatic wonderland at our exquisite pool complex, where every splash is an adventure. From the serene allure of the **swimming pool** to the playful delights of the **kids pool** and the thrilling waves of the **wave pool**, experience blissful relaxation and excitement in one place. Marvel at the **infinity edge** blending seamlessly with the horizon, while the **submerged lounge area** beckons you to unwind in luxury. Glide effortlessly through the water on our **floating seating pods** or bask in the sun on the pool deck's inviting **sunbeds**. Discover a harmonious fusion of leisure and luxury where every pool is a gateway to unforgettable experiences.

Artistic image for representation purpose only



Stock image for representation purposes only

ALL YOU NEED FOR AN ELITE ESCAPE

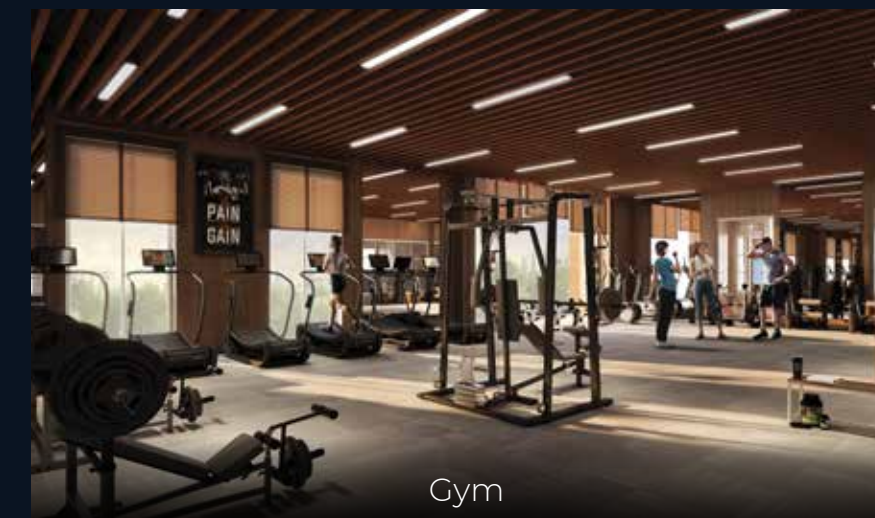
Live where life is built around luxury and comfort. A hub of recreation, socializing, relaxation and entertainment, where luxury and community spirit converge to create an unparalleled living experience.



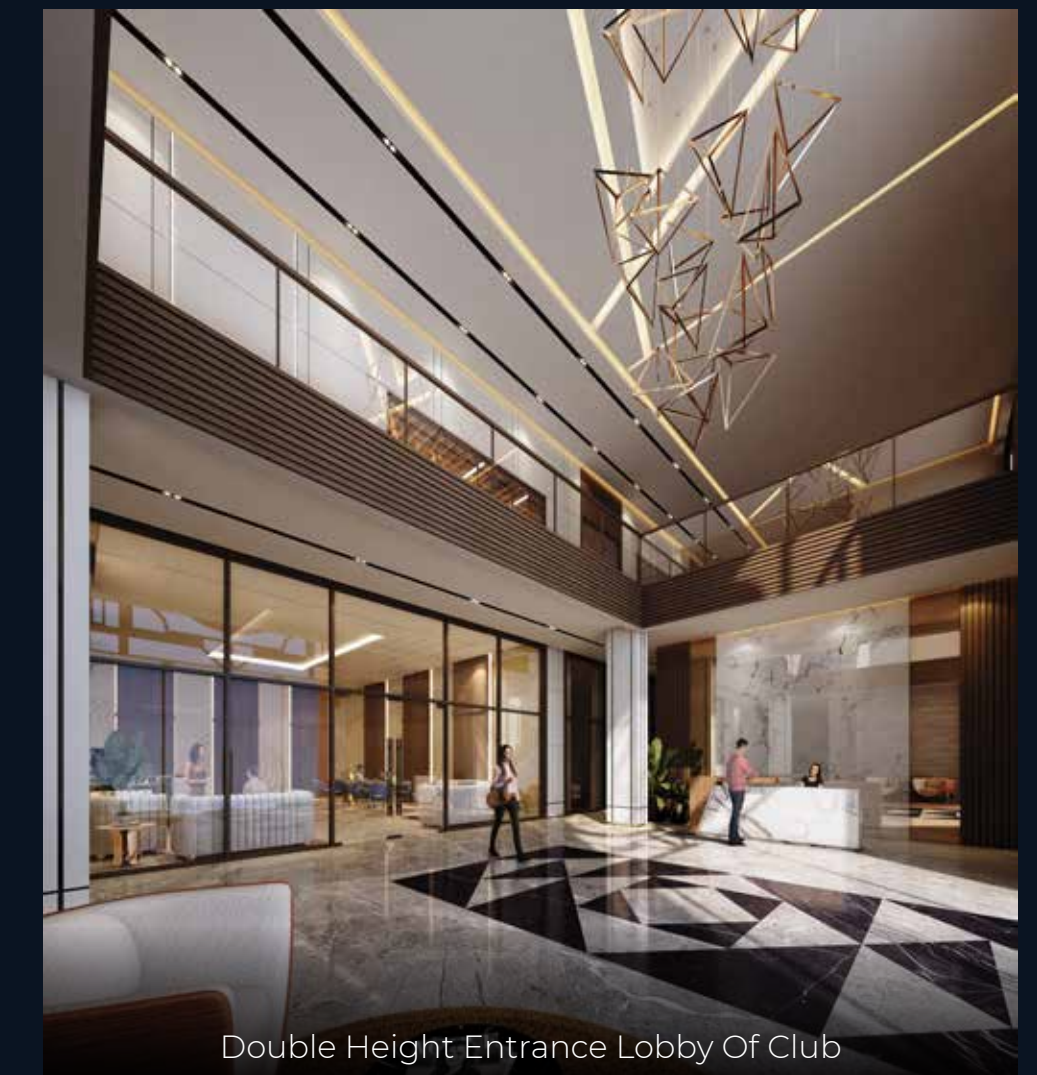
Club Lounge



Yoga & Meditation Room



Gym



Double Height Entrance Lobby Of Club

Artistic image for representation purpose only

SITE MAP | STILT LEVEL



LEGEND

CLUB ACTIVITIES / STILT AREA

CLUB ENTRANCE LOBBY DOUBLE HEIGHT
 CONFERENCE ROOM
 BUSINESS CENTRE
 TEEANAGER ZONE WITH GAMING AREA
 TODDLER ZONE
 EARLY YEAR / DANCE / MUSIC / ACTIVITY ROOM
 LOUNGE
 AV ROOM (MINIPLEX)
 BILLIARDS ROOM

CARD ROOM & LIBRARY
 VIRTUAL GOLF ROOM
 CYM
 YOGA / AEROBICS / MEDITATION ROOM
 MULTIPURPOSE TERRACE
 BANQUET HALL WITH PRE-FUNCTION AREA
 PARTY LAWN
 SALOON
 SPA WITH MASSAGE ROOM / JACUZZI
 CHANGING ROOM / WASHROOMS
 ELEVATOR

INDOOR TOT LOT / PLAY AREA
 HOPSCOTCH & FLOOR CHESS AREA
 OPEN GYM
 LADIES SEATING ALCOVE
 TABLE TENNIS AREA
 SEATING ALCOVES
 ELDERS COVERED SEATING AREA

LEGEND

LANDSCAPE ELEMENTS

RESIDENTIAL AREA
 ENTRANCE GATE COMPLEX
 ARRIVAL COURT WITH ACCENT PAVING
 ROUNDABOUT WITH WATER FEATURE
 TOWER DROP SIGNAGE WALL WITH PALM BACKDROP
 6 M WIDE DRIVEWAY WITH PERIPHERAL PATHWAY AND GREEN STRIP
 PET PARK
 SECONDARY GATE
 MEANDERING PATHWAY / JOGGING TRACK

BASKETBALL COURT
 MOUND WITH DENSE VEGETATION
 YOGA / MEDITATION GARDEN
 GAZEBO
 PRAY AREA
 BADMINTON COURT
 REFLEXOLOGY PATH
 MULTIPURPOSE LAWN SUNKEN SEATING WITH FIREPLACE
 SEATING PODS IN FRAGRANCE GARDEN
 FLOATING COLUMNS
 COMMUNITY LAWN
 PEBBLE SEATING IN GRAVEL BED

OPEN AIR THEATRE
 PERGOLA COVERED SEATING IN PLUMERIA GARDEN
 CURVILINEAR POOL DECK WITH SUNBEDS
 POOL LOUNGERS
 SUBMERGED LOUNGER AREA
 WAVE POOL
 INFINITY EDGE SWIMMING POOL
 KIDS POOL
 FLOATING SEATING PODS
 KIDS PLAY AREA
 WALL CLIMBING
 CRICKET NET PRACTICE

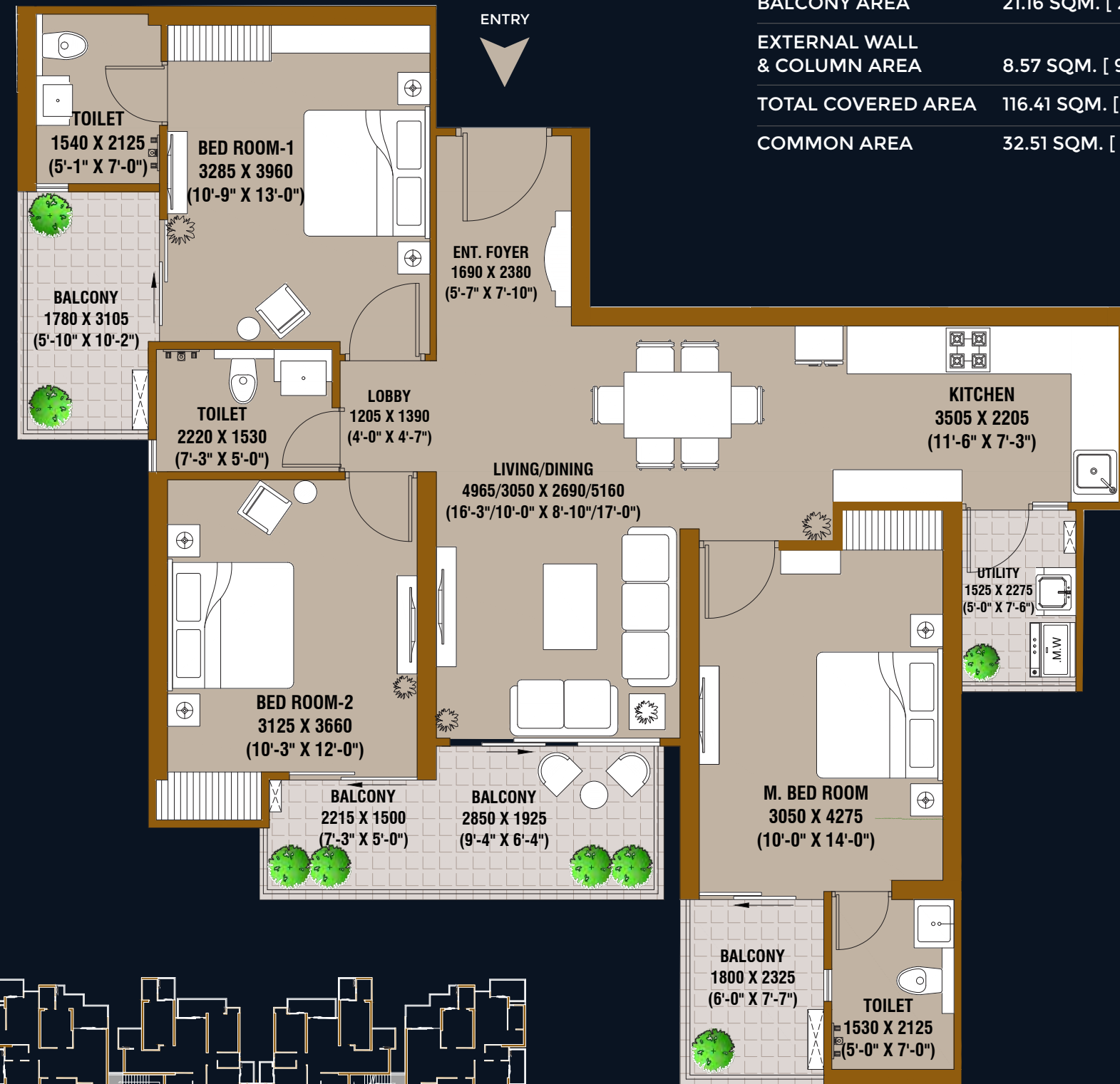
SITE MAP | ROOF LEVEL



UNIT PLAN S1

3 BEDROOM + LIVING / DINING + KITCHEN + 3 TOILETS + 4 BALCONIES

CARPET AREA	86.68 SQM. [933.02 SQ. FT.]
BALCONY AREA	21.16 SQM. [227.77 SQ. FT.]
EXTERNAL WALL & COLUMN AREA	8.57 SQM. [92.25 SQ. FT.]
TOTAL COVERED AREA	116.41 SQM. [1253.04 SQ. FT.]
COMMON AREA	32.51 SQM. [349.94 SQ. FT.]

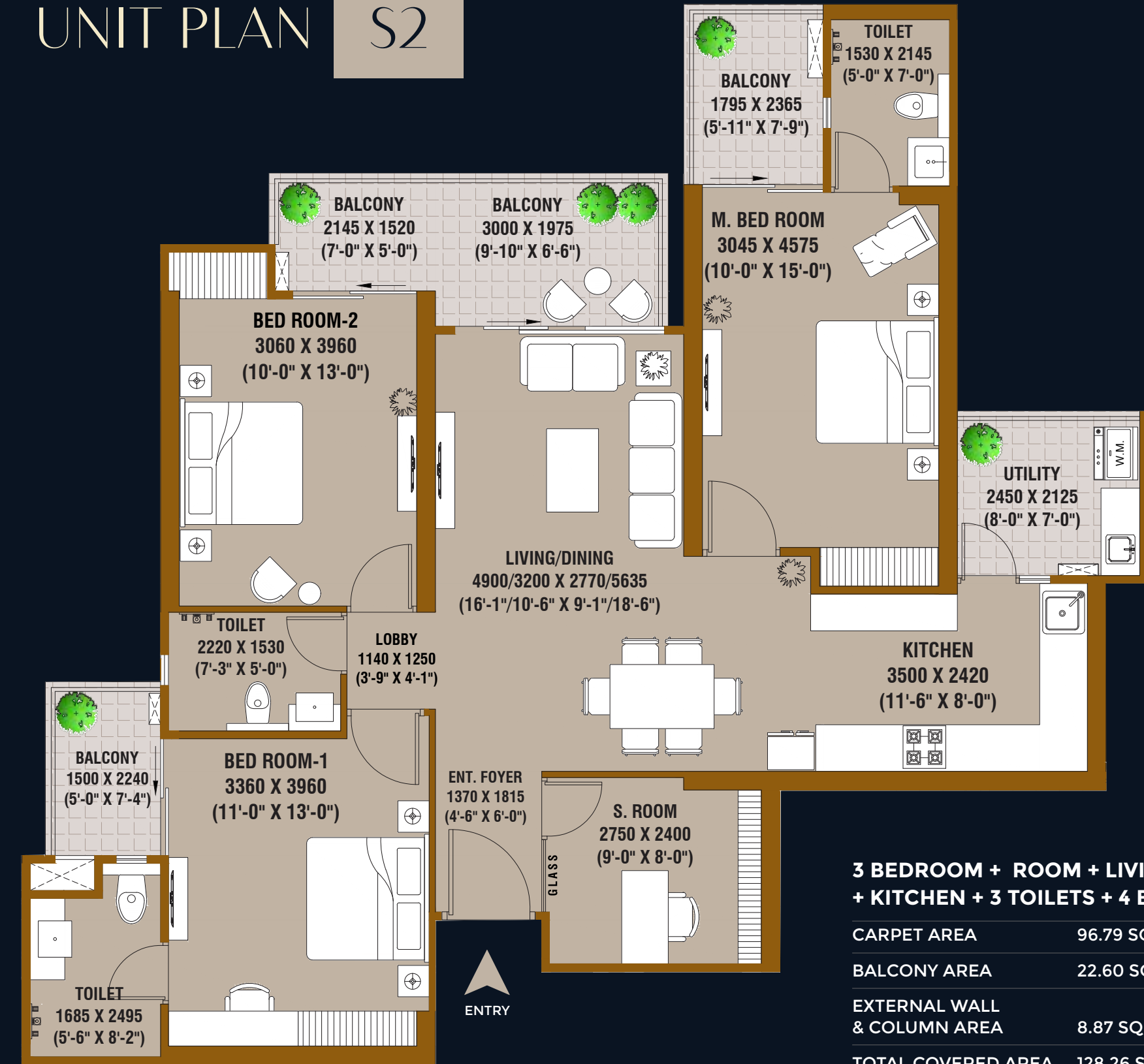


CLUSTER PLAN
BETA / GAMMA TOWER
UNIT- 08/17, 09/18

UNIT PLAN S2

3 BEDROOM + ROOM + LIVING / DINING + KITCHEN + 3 TOILETS + 4 BALCONIES

CARPET AREA	96.79 SQM. [1041.85 SQ. FT.]
BALCONY AREA	22.60 SQM. [243.27 SQ. FT.]
EXTERNAL WALL & COLUMN AREA	8.87 SQMT. [95.48 SQ. FT.]
TOTAL COVERED AREA	128.26 SQM. [1380.60 SQ. FT.]
COMMON AREA	34.97 SQM. [376.42 SQ. FT.]



CLUSTER PLAN
BETA / GAMMA TOWER
UNIT- 05/14, 12/21

UNIT PLAN S3

- 3 BEDROOM + LIVING ROOM**
- + DINING + KITCHEN + DRESS**
- + 4 TOILETS + S. ROOM**
- + 4 BALCONIES + 1 BAY WINDOW**

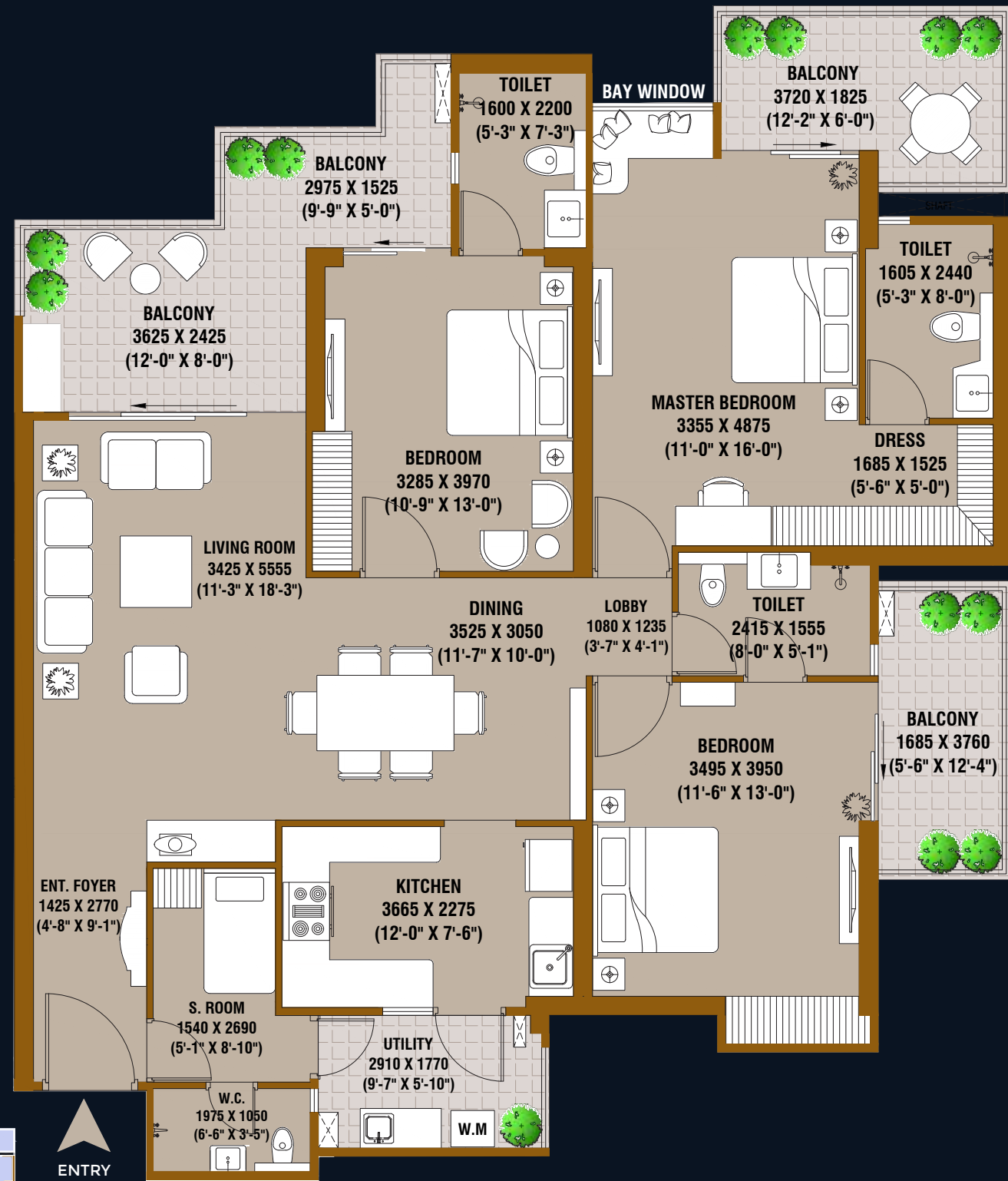
CARPET AREA
112.72 SQM. [1213.32 SQ. FT.]

BALCONY AREA
33.06 SQM. [355.86 SQ. FT.]

EXTERNAL WALL
& COLUMN AREA
8.16 SQM. [87.83 SQ. FT.]

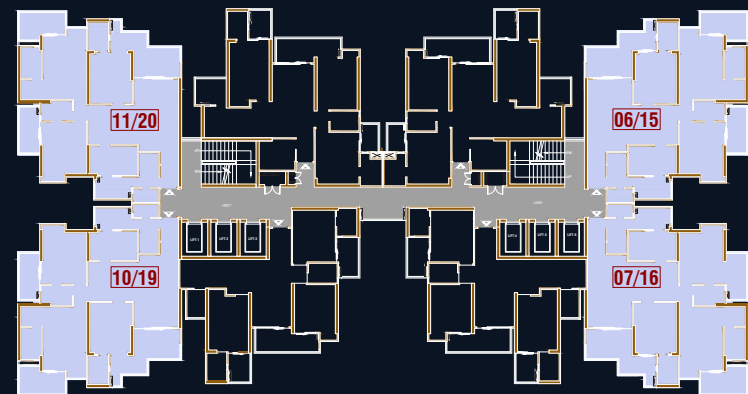
TOTAL COVERED AREA
153.94 SQM. [1657.01 SQ. FT.]

COMMON AREA
41.81 SQM. [450.04 SQ. FT.]

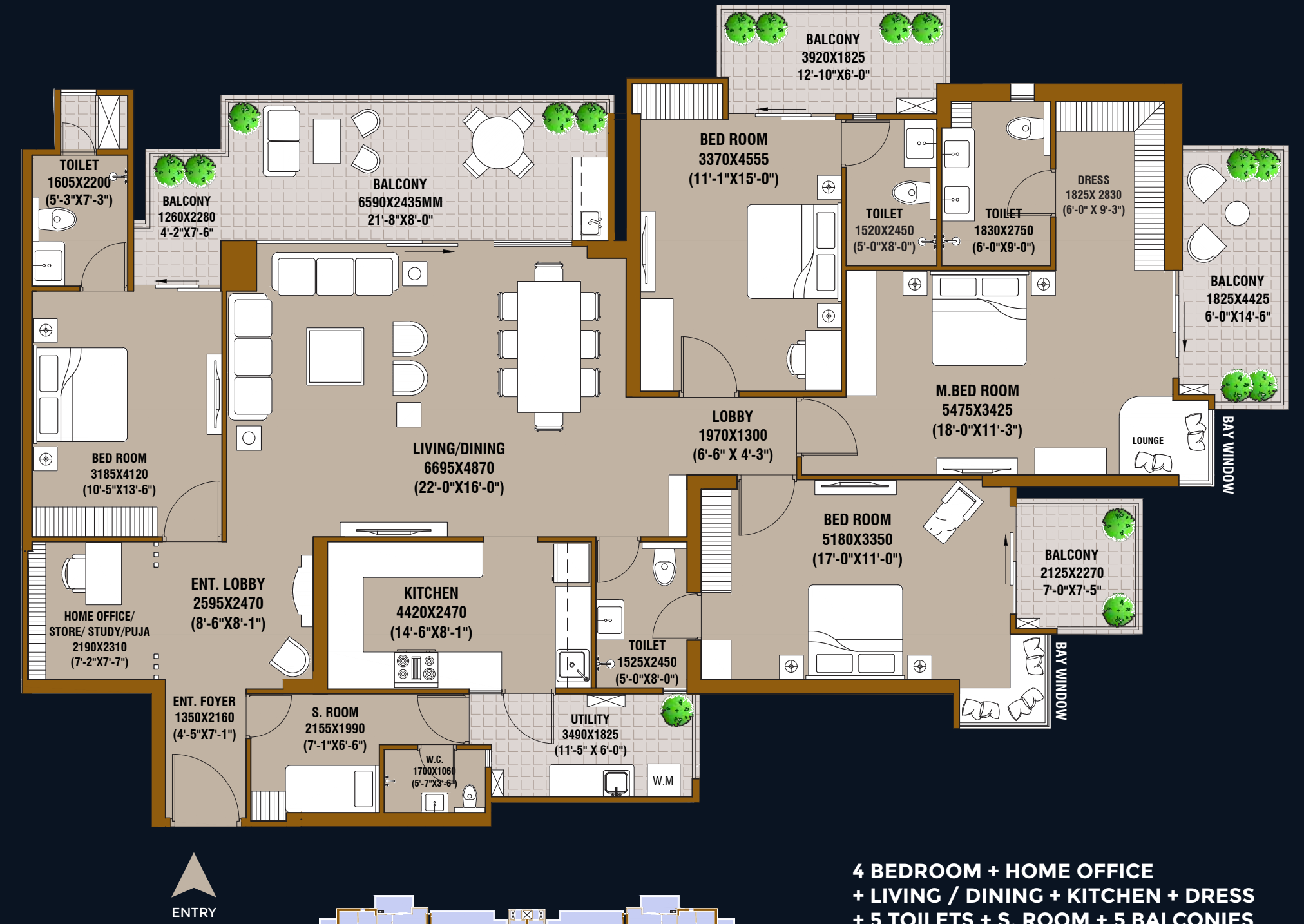


CLUSTER PLAN

BETA / GAMMA TOWER
UNIT- 06/15, 07/16, 10/19, 11/20

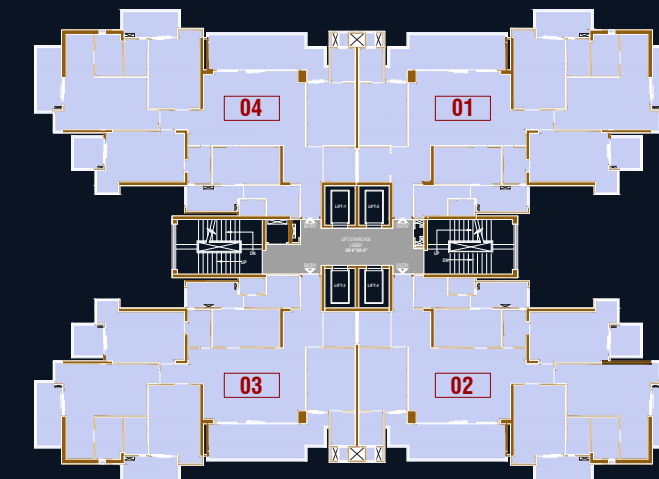


UNIT PLAN S4



CLUSTER PLAN

ALPHA TOWER
UNIT NO: 01, 02, 03, 04



- 4 BEDROOM + HOME OFFICE**
- + LIVING / DINING + KITCHEN + DRESS**
- + 5 TOILETS + S. ROOM + 5 BALCONIES**
- + 2 BAY WINDOWS**

CARPET AREA 165.43 SQM. [1780.69 SQ. FT.]

BALCONY AREA 45.16 SQM. [486.10 SQ. FT.]

EXTERNAL WALL
& COLUMN AREA 11.09 SQM. [119.37 SQ. FT.]

TOTAL COVERED AREA 221.68 SQM. [2386.16 SQ. FT.]

COMMON AREA 57.68 SQM. [620.87 SQ. FT.]

APARTMENT SPECIFICATIONS

FLOOR TO FLOOR HEIGHT

- ALPHA - 3.60 MT. (12' Feet)
- BETA & GAMMA - 3.30 MT. (11' Feet)

STRUCTURE

Earthquake-resistant frame structure with shear walls. 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 (800 x 1600 mm) in Living, Dining, Kitchen, Ent. Lobby, Bedrooms (Except Master Bedroom). Wooden Laminated flooring in Master Bedroom.
- Ceramic tiles (300 x 300 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 bedrooms.

KITCHEN

- Modular kitchen with accessories and granite working top along with stainless steel sink.
- Individual RO water unit 1 no. having a storage capacity of 6 ltrs.
- Ceramic tiles on 600 mm dado above the working platform and 1450 mm from the floor on the remaining walls.
- One extra stainless steel sink in the service balcony.

DOOR AND WINDOWS

- Outer doors and window UPVC / aluminum power coated of 2400 mm height.
- Internal wooden frames made of Marandi or equivalent wood.
- 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 countertop wash basin.
- Mirror and Towel Rack.
- Wall Tiles (300x600 mm) 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.

ELECTRICAL

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

RAILINGS

- MS / RCC Railing in balconies.

SAFETY AND SECURITY

- Video phone on the main door.
- Provision of optical fiber network and 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

- Rainwater Harvesting.
- Efficient low flow plumbing fixtures.
- Reuse of STP water for flushing and landscape to minimize potable or groundwater usage.
- Heat reflective glass in external doors and windows as per IGBC norms.

ENERGY EFFICIENCY

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

WASTE MANAGEMENT

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

SPECIFICATION OF PROJECT

Total No. of Flats	645
No. of Floors	2 Basements + Stilt + 35 Fl. (13th. Fl. not considered)
No. of Flats per Floor	4 Nos. (ALPHA) 8 Nos. (BETA & GAMMA)
No. of Lifts per Block	4 Nos. in ALPHA (10 & 13 PASSAGENGERS EACH) 6 Nos. in BETA & GAMMA (10 & 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- 210.00 sq. mt. / 2260.44 sq. ft.)
- II. Lower & Upper Basement Lobby Area- (178.00 sq. mt. / 1916.00 sq. ft. each)

b) Beta & Gamma

- I. Ground Floor Entrance Lobby Area- (280.00 sq. mt. / 3013.92 sq. ft.)
- II. Lower & Upper Basement Lobby Area- (249.00 sq. mt. / 2680.23 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

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 ABLED TOILET

- a) One in each block
- b) Flooring - Tiles
- c) Painting - OBD
- d) Wall Cladding - Tiles

- e) W.C. - European W.C.
- 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 (SURFACE)

- 6 Visitors Parking for each Block
- 1 Differently Abled person parking for each Block

7. CLUB - Approximate Area- 2030.00 sq. mt. / 21850.92 sq.ft. (including party lawn and terrace) Consists of:

A. Double Height Reception Lobby

- Flooring - Vitrified Tiles / Marble Stone
- Ceiling - Pop False Ceiling / Grid False Ceiling
- Walls - Plastic Paint / Wallpaper

B. Lounge

- Flooring - Vitrified Tiles / Marble Stone
- Ceiling - Pop False Ceiling / Grid False Ceiling
- Walls - Plastic Paint / Wallpaper

C. AV Room

- Flooring - Vitrified Tiles / Marble Stone
- Ceiling - Pop False Ceiling / Grid False Ceiling
- Walls - Plastic Paint / Wallpaper

D. Community Hall with pantry & male/female toilet and party lawn

- Flooring - Vitrified Tiles / Marble Stone
- Ceiling - Pop False Ceiling / Grid False Ceiling
- Walls - Plastic Paint / Wallpaper

E. Gym - 1 No.

- Flooring - Vinyl / Rubber Flooring
- Wall - Mirror / Plastic Paint / Wallpaper
- Ceiling - Perforated Gypsum Tiles / POP False Ceiling
- Equipment - Treadmill- 4 Nos., Bikes- 4 Nos., Benches- 4 Nos., Dumble with Rack- 2 Sets, Multipress- 1 No., Leg Press- 1 No., Handpress- 1 No.

F. Virtual Golf Room

- Flooring - Vitrified Tiles / Marble Stone
- Ceiling - Pop False Ceiling / Grid False Ceiling
- Walls - Plastic Paint / Wallpaper

G. Billiards / Pool Room

- Flooring - Vitrified Tiles / Marble Stone
- Ceiling - Pop False Ceiling / Grid False Ceiling
- Walls - Plastic Paint / Wallpaper
- Equipment - Pool Table - 1 No.

H. Teenager Zone with Gaming Area

- Flooring - Vitrified Tiles / Marble Stone
- Ceiling - Pop False Ceiling / Grid False Ceiling
- Walls - Plastic Paint / Wallpaper

I. Toddler Zone

- Flooring - Vitrified Tiles / Marble Stone
- Ceiling - Pop False Ceiling / Grid False Ceiling
- Walls - Plastic Paint / Wallpaper

J. Card Room / Library

- Flooring - Vitrified Tiles / Marble Stone
- Ceiling - Pop False Ceiling / Grid False Ceiling
- Walls - Plastic Paint / Wallpaper

K. Business Centre

- Flooring - Vitrified Tiles / Marble Stone
- Ceiling - Pop False Ceiling / Grid False Ceiling
- Walls - Plastic Paint / Wallpaper

L. Conference Room

- Flooring - Vitrified Tiles / Marble Stone
- Ceiling - Pop False Ceiling / Grid False Ceiling
- Walls - Plastic Paint / Wallpaper

M. Early Year / Dance / Music / Activity Room

- Flooring - Vitrified Tiles / Marble Stone
- Ceiling - Pop False Ceiling / Grid False Ceiling
- Walls - Plastic Paint / Wallpaper

N. Yoga and Aerobics Room

- Flooring - Wooden Laminated Flooring
- Ceiling - Pop False Ceiling / Grid False Ceiling
- Walls - Plastic Paint / Wallpaper

O. Saloon

- Flooring - Vitrified Tiles / Marble Stone
- Ceiling - Pop False Ceiling / Grid False Ceiling
- Walls - Plastic Paint / Wallpaper

P. Spa Includes

- Massage rooms
- Jacuzzi room
- Reception area
- Waiting area
- Steam room
- Sauna room
- Flooring - Vitrified Tiles / Marble Stone
- Ceiling - Pop False Ceiling / Grid False Ceiling
- Walls - Plastic Paint / Wallpaper

Q. Male and Female Toilets

- Flooring - Vitrified Tiles / Marble Stone
- Ceiling - Pop False Ceiling / Grid False Ceiling
- Walls - Plastic Paint / Wallpaper

R. Multipurpose Terrace

S. Elevator

8. SWIMMING POOL

- Area - 747.00 sq. mt. / 8040.70 sq. ft. (approx.)
- Depth - 0.30 to 1.2m
- Finishes - Tiles / Stone

Kids Pool

- Depth - 0.6 m
- Finishes - Tiles / Stone

Wave Pool

- Depth - 0.60 to 1.2 m
- Finishes - Tiles / Stone

Infinity Edge

- Depth - 1.2 m
- Finishes - Tiles / Stone

Submerged Lounge Area

- Depth - 0.30 m
- Finishes - Tiles / Stone

Floating Seating Pods

- Finishes - Tiles / Stone

Pool Deck with Sunbeds

- Changing Room Male / Female - 1 No. Each

9. LANDSCAPING INCLUDING STILT AREA

- (Total Area Approx. 12280.00 sq. mt. / 132181.91 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.)
 - Badminton Court- 1 No.
 - Basketball Court- 1 No.
 - Cricket Practice Pitch- 1 No.

- Jogging Track
- Open Air Theatre
- Table Tennis- 02 Nos.
- Yoga / Meditation Corner
- Gazebo
- Pet Park
- Reflexology Path
- Sunken Seating With Fire Place
- Community Lawn
- Elders Covered Seating Area
- Seating Alcove
- Ladies Seating Alcove
- Open Gym
- Hopscotch and Floor Chess Area

10. ESS & DG (Maximum Capacity)

- DG Sets - 750 KVA- 2 Nos. & 600 KVA-1 No.
- Transformers - 1600 KVA- 1 No.- 1000 KVA- 1 No., 400 KVA- 1 No.
- Online Solar Power System of 30 KW Capacity

11. ORGANIC WASTE COMPOST PLANT (In basement)

12. STP - 444 KLD- 1 NO. (In basement)

13. RWA ROOM / MAINTENANCE ROOM / MAINT. STORE / MISC. STORE / LANDSCAPE STORE (In basement)

- Flooring- IPS
- Walls- OBD Paint

14. L.T. PANEL ROOM (In basement)

- Flooring - IPS
- Walls - OBD Paint

15. TANK & PUMP ROOM (In basement)



- approx. 420.0 sq. mt. / 4520. 88 sq. ft.
- Hydro Pneumatic Pump for Domestic Water Supply- 1 No.- 150 LPM
- Hydro Pneumatic Pump for Recycle Water Supply- 1 No.- 100 LPM
- Fire Pump as per Fire Norms

16. MEDITATION ROOM

- approx. 45.00 sq. mt. / 484.38 sq. ft.
- Flooring- Tiles and Marble Floors
- Walls- OBD Paint

LOCATION MAP



 EXISTING METRO LINE
 PROPOSED METRO LINE



SCAN HERE FOR LOCATION

Map not to scale

SCHOOLS



Jesus & Mary Convent School	03 Min
Aster Public School	03 Min
Ryan International School	05 Min
DPS World School	08 Min
Cambridge School	09 Min
Somerville School	09 Min

UNIVERSITIES



Sharda University	10 Min
Bennet University	15 Min
Shiv Nadar University	20 Min
Noida International University	20 Min
Galgotias University	22 Min
Amity University	25 Min

SHOPPING



Omaxe Connaught Place	02 Min
Grand Venice Mall	10 Min
Ansal Plaza	10 Min
Omaxe Tdi center	10 Min

CONNECTIVITY



Greater Noida Authority Metro Station	02 min
Delta 1 Metro Station	03 Min
Noida-Greater Noida Expressway	08 Min
Yamuna Expressway	10 Min
Eastern Peripheral Expressway	15 Min
Noida International Airport, Jewar	30 Min

HOSPITALS



Green City Hospital	05 Min
Kailash Hospital	08 Min
Fortis Hospital	10 Min
Yatharth Super Speciality Hospital	10 Min
Sharda Hospital	10 Min
Apollo Cradle & Children Hospital	11 Min

MULTIPLEXES



INOX Omaxe Connaught Place	02 Min
PVR Ansal Plaza	10 Min
CINEPOLIS Grand Venice Mall	10 Min
PVR Inox Mall	10 Min

T3 ASSURANCE

TIMELY DELIVERY

TRANSPARENCY

TECHNOLOGY

Timely Delivery: Our pledge to timely delivery reflects our deep respect for our clients' time and investments. SKA is committed to meticulous planning and execution, guaranteeing that projects progress without delay, thereby ensuring that your dream home becomes a reality sooner than anticipated.

Transparency: At SKA, transparency forms the foundation of every interaction. We prioritize clear, honest communication, ensuring all stakeholders are informed and engaged throughout the development journey. Our approach demystifies the real estate process, fostering trust and confidence among our valued clients.

Technology: Innovation drives our vision at SKA. We integrate advanced construction methodologies, including the renowned international technology of Aluminium formwork, to enhance durability and efficiency. Our commitment to cutting-edge technology ensures each SKA residence is built to the highest standards of quality and sustainability, setting a new benchmark for modern living.

OUR PROJECTS. OUR PRIDE.

DELIVERED



Greater Noida, West

Handover 6 Months Before Time



NH-24, Ghaziabad

Handover 1 Year Before Time



Greater Noida, West

Handover 15 Months Before RERA Date



Greater Noida

Handover 24 Months Before RERA Date

ONGOING



Greater Noida, West



Sector- 143B, Noida



Wave City, NH- 24, Ghaziabad

Construction ahead of RERA schedule

SKA DESTINY ONE



BEFRIEND NATURE IGBC PRE-CERTIFIED

SKA Destiny One is an IGBC Gold Pre-certified project which aims to promote green living. The residents here will enjoy a quality lifestyle with optimal use of natural resources. SKA Destiny One is built on the principles of reduction, reuse and recycling of natural resources. Our Construction procedure emphasizes on planning, designing and developing homes with ample daylight and fresh air.

Live a clean and green lifestyle

- Treatment (sewage treatment plant) and use of wastewater for landscaping and flushing purposes.
- 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.
- Rainwater harvesting for recharging the underground water.
- Utilization of solar energy.
- Provision of charging of electric vehicles.
- Effective garbage disposal system.

ALUMINIUM FORMWORK INTERNATIONAL CONSTRUCTION TECHNOLOGY

Modern technology for a pompous lifestyle

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





SKA Group has been an evergreen presence at the forefront of Delhi NCR's real estate market for over 2 decades. It has uplifted the construction of luxury residences that provides the highest quality of life.

To achieve this, we have been continually redefining what the 'best' is – always looking at the horizon for new opportunities to improve how people live, work, rest and play.

Founded by Shri Sanjay Sharma, SKA Group was formed with a view to reinventing the concept of housing societies in Delhi NCR.

Known for the right vision and high professionalism, the developer has delivered best-in-class landmark projects for customers and won the trust of many clients by delivering developments on time.

SKA Group has an unparalleled scale of delivery and an unmatched track record of customer-centric service excellence in the entire Delhi NCR. Known for our futuristic vision and high professionalism, developing best-in-class landmark projects for our customers, we have won the trust of many clients by delivering all projects in a timely manner.

At SKA Group, we take pride in our uncompromising integrity in customer engagement and quality assurance, making it our core mission to provide real-estate development services of the highest caliber. The company has created exceptional living spaces for the new global Indians. Today, SKA Group is one of the reputed real estate companies in Delhi NCR, with 5.5+ million square feet of space already completed and 3 million+ square feet under construction.

THE FOUNDERS OF TOMORROW'S URBAN LANDSCAPE



MR. SANJAY SHARMA

A seasoned professional with over four decades of experience in construction and engineering. After completing B.Tech and M.Tech from Delhi College of Engineering, Mr. Sharma opted to enhance his managerial skills and pursued MBA from IIM, Mumbai (formerly NITIE). He began his career with CPWD and MES, and had also worked with Indian Railways as Dy. Chief Engineer. After serving in the government sector, he entered the private sector by joining Gaursons India Pvt. Ltd. as Director (Planning & Coordination). Under his leadership, Gaursons completed more than 20 residential projects. Soon he ventured into entrepreneurship and started the development of real estate projects at Ghaziabad, Noida and Greater Noida under the brand SKA. All projects under the helm of Mr. Sharma were delivered within or before the stipulated time. He currently spearheads the operations for SKA Group which includes construction, sales and marketing divisions.



MR. L N JHA

A dynamic professional and a qualified chartered accountant having experience of more than three decades in banking and financial institutions, Mr. Jha was in professional CA practice for about 16 years. He has worked as CFO of Gaursons Group from 2005 till 2016. During his tenure as CFO, Gaursons Group emerged as one of the best and most renowned developers of NCR and completed more than 20 projects. Later he started his journey as an entrepreneur and started SKA Group. Due to his immense knowledge and experience in accounting and finance, he currently heads the finance, accounts and administration divisions in SKA Group.

SKA DESTINY ONE

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GSTIN : 09ABDFP7950L1ZM | LLPIN : ACB-5446 | UPRERAPRJ783951/04/2024 | www.up-rera.in

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MEMBER OF

CREDAI 

HOME LOAN
PARTNER



PROJECT CONSULTANTS



SCAN
HERE FOR
BROCHURE

