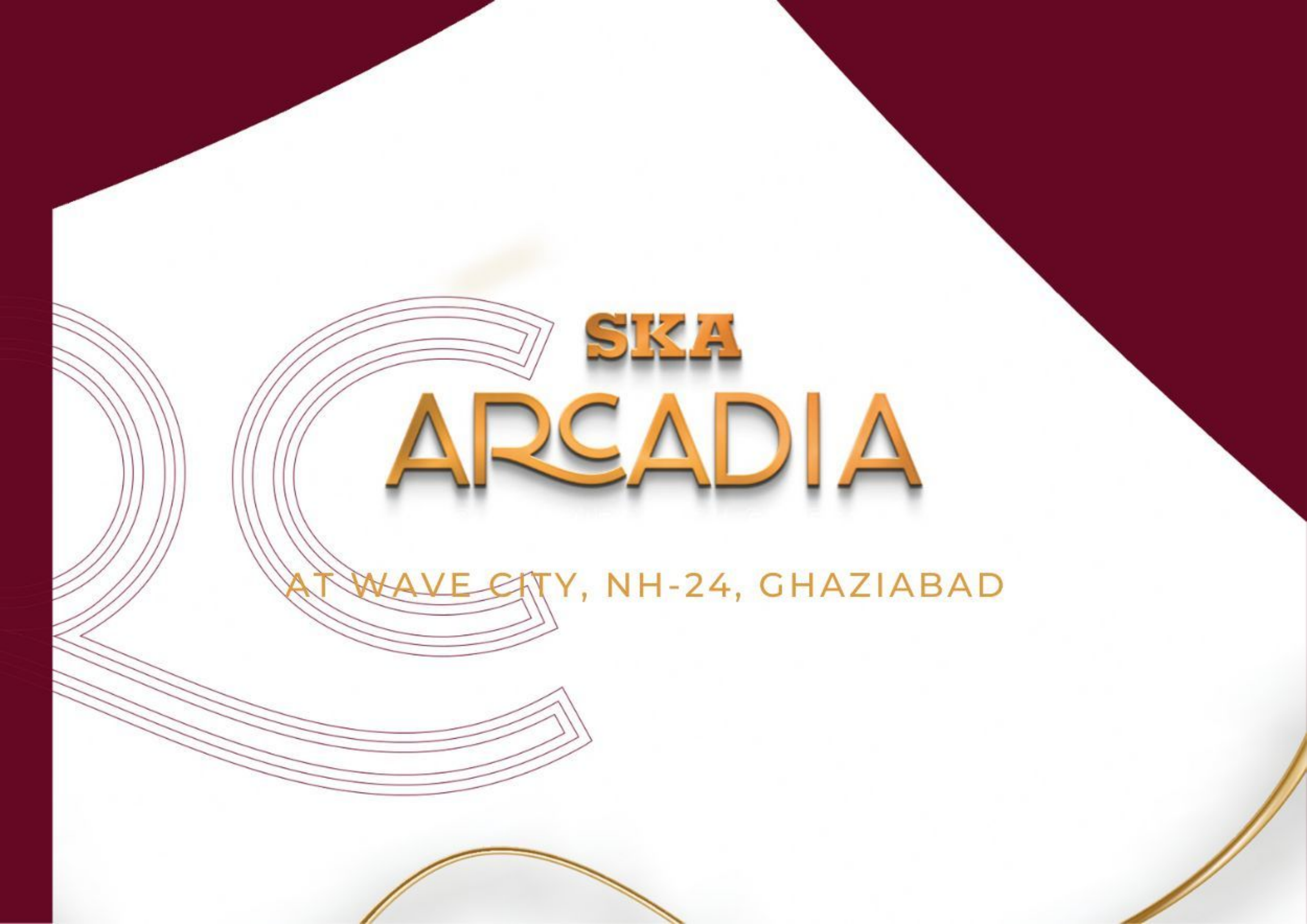




# SKA ARCADIA

AT WAVE CITY, NH-24, GHAZIABAD







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In the modern world of today, SKA has come up with a futuristic and smartly designed architecture with **SKA Arcadia.**

It is located at the main entrance of Wave City which is the first Indian Pre-certified Platinum-rated Green Township and is a hi-tech project with cutting-edge facilities. It has marked Ghaziabad's journey as a future smart city and is turning it into an area of high demand with the best possibilities.



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## EXCELLENT CONNECTIVITY

Smoothly connected through NH-24 with Delhi, Noida, and Greater Noida along with the eastern periphery and the entirety of Ghaziabad.

## 150 & 40 Mtr. FRONT FACING MAIN ROAD

Facing the main road, the project is an easy-to-behold spectacle for all passers-by.

## 2 SIDE OPEN CORNER PLOT

Open corner makes for impressive visibility and breathing space.

## FUTURISTIC ARCHITECTURE

Strategically designed outlook provides impressive visibility for the brands from the road.

## DOUBLE HEIGHT SHOPS ON THE GROUND FLOOR

Double-height shops make for an intriguing outlook for your business providing a breathable space and attractive facade for customers.

## WIDE CORRIDORS & TERRACE

Built smartly with wide corridors and terraces to make a creative ecosystem of Shops, Food Joints, and Fine Dining Restaurants.





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# THE CATCHMENT



SURROUNDED BY  
RESIDENTIAL  
TOWNSHIPS



FASTEST  
GROWING  
POINT



SMOOTH  
ACCESS



YOUTH  
ATTRACTION  
POINT

**10 LAKHS +**

CATCHMENT OF 10  
LAKHS+ POPULATION  
IS ESTIMATED

# AMENITIES

Reliable and  
Fast Wi-Fi



Fine Dine  
Restaurants



Food Court



Power Backup



Fire Escape



Escalator



Elevator



DX System  
for AC



Multi-level  
Mechanical Parking



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# SHOP & DINE

Shop your heart out and spoil yourself limitlessly with the best of tastes. Be it a friend's get-together or lunch with business associates, we have it all for you. From setting trends to changing trends all will happen here. The perfect match will be found no matter what you want.



Double Height Shops  
on Ground Floor



Open Corridors



Wide Frontage



Power Backup 24\*7



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## SMART FEATURES



Advanced  
Surveillance



Smart  
Metering



Fiber Optic  
Connectivity



Street Light  
Automation



Automated Light



Eco-Friendly



Smart Parking



24\*7 Security



# LOWER GROUND FLOOR PLAN

**SKA**  
**ARCADIA**  
SIGNATURE HIGH-STREET



# FIRST FLOOR PLAN



# SECOND FLOOR PLAN



# PROJECT SPECIFICATIONS

Shopping complex "SKA Arcadia" at Wave City, NH-24 , Ghaziabad, Uttar Pradesh- 201002

## NO. OF FLOORS

Basement (Parking), Lower Ground Floor, Upper Ground Floor, First, Second Floor (Shopping Floors) Third Floor (Restaurants/Shops/Banquets)

## LIFT AND ESCALATORS

- LIFT - 4 Nos. for Shopping area and Food Court. Make- Otis/Schindler/Fujitec/Thyssen krupp/Kone or Equivalent.
- ESCALATOR - 10 Nos. for Shopping Area and Food Court. Make- Otis/Schindler/Fujitec/Thyssen Krupp/Kone or Equivalent.

## LOBBY AND COMMON AREA

- FLOORING - Tiles/Granite Flooring
- CEILING - False Ceiling with Lighting
- PAINTING - OBD Painting
- RAILING - SS Railing with Glass/Pipes
- WALLS - Tiles/Granite Upto 4'-0" as per design
- ELECTRICITY - LED Ceiling/Wall Light Fixtures
- FIRE FIGHTING - As per Fire NOC
- STAIRCASE - Granite Flooring

## SHOPS

- AIR CONDITIONING - DX System of Air Conditioning for Shops. (P/F Cooling Towers & Pump and Piping upto shop entrance only)  
**NOTE: The Main AC unit, piping related electrical works, insulation & air distribution work shall be in scope of shop owner)**
- CEILING HEIGHT - 15-0" Height (Finished to Finished floor) for Basement Stack Parking  
12-0" Height (Finished to Finished floor) for Shopping LGF.  
19-7" Height (Finished to Finished floor) for Shopping UGF.  
14-3" Height (Finished to Finished floor) for Shopping FIRST FLOOR.  
13-9" Height (Finished to Finished floor) for Shopping SECOND FLOOR.  
14-3" Height (Finished to Finished floor of Restaurants, Shops, Banquets, for THIRD FLOOR.
- FLOORING - RCC slab ready to receive any flooring by Owner.
- WALL - 75 mm Thick. Dry Wall Partition.
- CEILING - RCC Ceiling.
- DOORS - MS Rolling Shutters fixed from inside of Shop front.
- ELECTRICITY - Single Point Distribution for main Electrical connection up to Shops.
- FIRE FIGHTING - As per Fire NOC.

#### COMMON TOILET (male & female)

- AREA - 17.23 sq.mtr. each Toilet (At LGF, First Floor and Second Floor)
- FLOORING - Granite/Tile Flooring.
- PAINTING - OBD Paint.
- WALL CLADDING - Tiles / Stone upto 8'-0" Height.
- CHINAWARE - Wall / Floor Mounted WC, Counter Wash basin.
- CP FITTING - Make - Jaquar/Somany/Hindware.

#### LANDSCAPING

- HARD LANDSCAPE - Tiles/Trimix Concrete/Pavers/Kerb Stone/Chequered Tiles.
- SOFT LANDSCAPE - Natural Grass/Artificial Grass Pad/ Shrubs/ Plants/ Trees.
- LIGHTING - As Per Design.

#### BASEMENT AREA

- ROAD AND PARKING - Trimix Concrete Flooring.
- LIGHTING - Ceiling Mounted Light Fixture.
- COMMON PARKING - As per Drawings.
- RAMP - Chequered Tiles/Trimix Concrete Flooring.

#### STP

- AREA - 248.00 Sq.mtr.
- CAPACITY - 150 KLD.

#### LT PANEL ROOM

- AREA - 59.00 Sq.mtr.

#### UGT & PUMP ROOM

- AREA - 265.00 Sq.mtr.
- CAPACITY - 320 KL. (Fire & Domestic)

#### ESS AND DG (Max. capacity)

- DG SET - As Per Load Requirement.
- TRANSFORMER - As Per Load Requirement.

#### SOLAR SYSTEM

- Online Solar System of 20 kw Capacity.

**MAP**

**SKA ORION**  
YOUR OWN UNIVERSE

**SKA ARCADIA**  
SIGNATURE HIGH-STREET

**WAVE CITY**

**ENTRY**

**ADITYA WORLD CITY**

**SKA Metro Ville**  
CONNECT TO CONVENIENCE

**JAIPURIA SUNRISE GREENS**

**SKA GREEN MANSION**

**SKA Greenarch**

**SKA DIVYA**

**Gaur City Chowk**

**Hindon River**

**NH 24**

**Noida**

**Noida Expressway**

**Sector 62**

**To Ghaziabad**

**NH 24 (Delhi-Meerut Expressway)**

**To Delhi**

**GOLF LINKS**  
NH-24, GHAZIABAD  
FLATS - VILLAS - SUITES

**SEARCI GREENS**

(Map is not as per scale)

(Map is not as per scale)

# LOCATION ADVANTAGES



# WHY SKA ARCADIA COMMERCIAL AT NH 24?

It is the fastest & biggest growing center of the Ghaziabad area. For obvious reasons, it has attracted so many mega-size Townships such as Wave City, Aditya World City, and Jaipuria. Already surrounded by 5 lakhs+ Residents and aiming to have 10 Lakhs+ more in the very near future. That's why anything here is a landmark of the future and we are proudly stepping towards becoming a leading shopping space in the future. The growth factor NH-24 carries are,

- Being located exclusively adjacent to NH-24, it ticks a major connectivity factor.
- Located close to social, educational & financial institutions.
- Only 10 minutes from the Eastern Peripheral Expressway.
- Smoothly and easily accessible from all parts of the city as well as the outer city.
- NH-24 is a crucial part of Ghaziabad's rapid Growth and anything here is a future landmark to behold.





### RESIDENTIAL

- Wave City Aditya World
- City Landcraft Golflinks
- Crossing Republik
- Jaipuria Sunrise Greens
- Mahagunpuram Ansal - Township



### HOSPITALS

- Manipal Hospital (Previously Asia Columbia)
- Santosh Multispeciality Hospital
- Sarvodaya Hospital



### COLLEGE & UNIVERSITIES

- ABES Engineering College
- IMS Ghaziabad
- Ajay Kumar Garg College of Management
- Santosh Medical College
- Advance Institute of Management



### OFFICES/ COMMERCIAL SPACE

- Ghaziabad Industrial Area
- Reliance Nippon life Insurance Office
- Maruti Suzuki Arena
- Good Luck India
- Indraprastha Gas Limited



our vision. your trust.

## SKA GROUP- THE BUILDERS OF THE FUTURE

With more than 20 years of real estate development experience, SKA Group is given the title of the most trusted developer in the entire Delhi NCR. We have an unparalleled scale of delivery and an unmatched track record of customer-centric service excellence, known for our futuristic vision and high professionalism. We are developing world-class landmark projects for our customers, we have won the trust of many clients by delivering projects in a timely and efficient manner. At SKA Group, we take pride in our uncompromising integrity in customer engagement and quality assurance. Throughout our legacy of more than 2 decades, we have made it our core mission to provide real-estate development services of the highest caliber.

Founded by Shri Sanjay Sharma, SKA Group was formed with a view to deliver quality Real Estate in the NCR region. It started with the creation of a project called SKA Green Mansion at Greater Noida-west in a company called SKA Realtech Pvt. Ltd. and then there was no looking back. Today, SKA Group is one of the reputed real estate companies in Delhi NCR, with 4.5+ million square feet of space already completed and 3 million+ square feet under construction. Our futuristic vision reflects in our dedication to developing ecosystems for India's changing needs. But our foundation has always been our employees, our customers, and our shareholders. We invest in spearheading innovation through empowerment and optimism, in order to build the foundation of India's future on the legacy of our past. SKA Group is known for its Right Vision and High Professionalism. As developers, we have developed world-class landmark projects for our customers and not only delivered projects but dreams of a lifetime.

## THE FOUNDERS OF TOMORROW'S URBAN LANDSCAPE

### Mr. Sanjay Sharma

A seasoned professional with over three 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 NITIE, Mumbai. He began his career with CPWD and MES and 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 his projects Skardi Greens at NH24, Ghaziabad, and SKA Green Mansion in Greater Noida West. Starting with SKA Green Mansion and Skardi Greens, we have delivered SKA Greenarch, SKA Metro Ville, and SKA Divya Towers within the stipulated time period and are continuing the same efficiency with our latest SKA Orion with similar vigor. He currently controls and supervises the operations of 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 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 with SKA Group. Due to his immense knowledge and experience in accounting and finance, he currently heads finance, accounts, and administration at SKA Group.

## AT A GLANCE

4.5+

million square feet of  
space already completed

3+

million square feet  
under construction

20

years of real estate  
development experience

## AWARDS

BEST  
BRAND

The Economic Times  
recognized SKA as the  
'BEST BRAND'

REAL  
ESTATE  
TITANS

The Hindustan Times  
recognized SKA as the  
'Real Estate Titans'

# T3 ASSURANCE

Timely Delivery

Transparency

Technology

## OUR PRIDE. OUR PROJECTS.

### — DELIVERED —



Greater Noida West



NH-24, Ghaziabad



Greater Noida West



Greater Noida

### — ONGOING —



Greater Noida



NH-24, Ghaziabad



Greater Noida West



Sector 143 B,  
Noida



SIGNATURE HIGH STREET  
Wave City,  
NH-24, Ghaziabad



Scan QR Code  
For location

## SKA ARCADIA

Plot No. 1D, Pinewood Enclave, Sector-2, Wave City, Ghaziabad

## REGISTERED OFFICE

**Kamroop Promoters LLP**

A-134, Corenthum Tower, Sector 62, Noida, Uttar Pradesh

RERA NUMBER - UPRERAPRJ228610 | [www.up-rera.in](http://www.up-rera.in) | MEMBER OF

### PROJECT CONSULTANTS



Disclaimer: For the aforementioned project, GST No. is 09AAYFK8543J1ZD,  
Promoter Registration No. is UPRERAPRM203619 & Sales Deeds No. is IN-UP50003368841112U,  
Book No. 19149, Page No. 347 to 386 on Sr No. 7872 dated 25-07-2022. Map Sanction letter GDA | BP | 22-23 | 0828  
dated 31-10-2022.

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