

SKA ATLANTIS

3 & 4 BHK LUXURY RESIDENCES

SIDDHARTH VIHAR



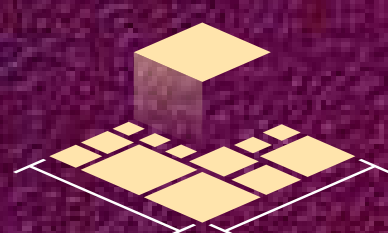
THERE ARE PLACES THAT EXIST.

AND THEN THERE ARE PLACES THAT ARE

Revealed.

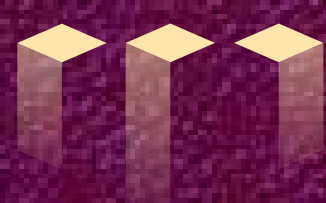


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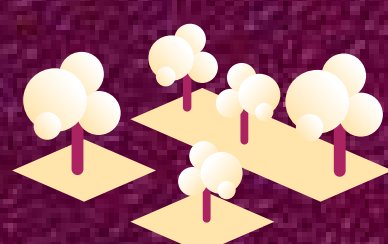
SPREAD OVER

16,465 square meters (sq. mtr.) (4 Acres)



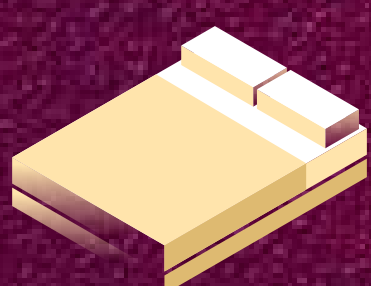
3 Towers

REACHING SKIES



119,000 Sq. Ft. (11055.46 sq. mtr.)

DEDICATED TO GREENERY AND AMENITIES



692 Flats

FOR EXQUISITE LIFESTYLE

An Extraordinary Life

IN MOTION

VITALITY

A SANCTUARY FOR ACTIVE LIVING

SET AMIDST EXPANSIVE OPEN SPACES, ATLANTIS OFFERS AN ENVIRONMENT WHERE WELLNESS COMES NATURALLY—WITH EVERY SPACE DESIGNED FOR SPORT, LEISURE, AND JOY.



BOX
CRICKET



BADMINTON
COURT



JOGGING
TRACK



KIDS AREA IN
EVERY TOWER



PICKLE BALL
COURT



YOGA
PAVILION



BASKET
BALL HOOP



TABLE TENNIS
IN EVERY TOWER

FREEDOM

ZERO VEHICLE ZONE

WHERE VEHICLES MAKE WAY FOR PEOPLE, ATLANTIS REDEFINES EVERYDAY FREEDOM. OPEN SPACES INVITE YOU TO WALK, EXPLORE, AND LIVE WITHOUT INTERRUPTION.



WHERE GREEN IS
NOT AN AFTERTHOUGHT,
*But A Way
Of Life*

SKA ATLANTIS IS THOUGHTFULLY ENVISIONED AROUND
THE IDEA OF BREATHING ROOM, BOTH WITHIN AND BEYOND.

MORE SPACE FOR TOGETHERNESS

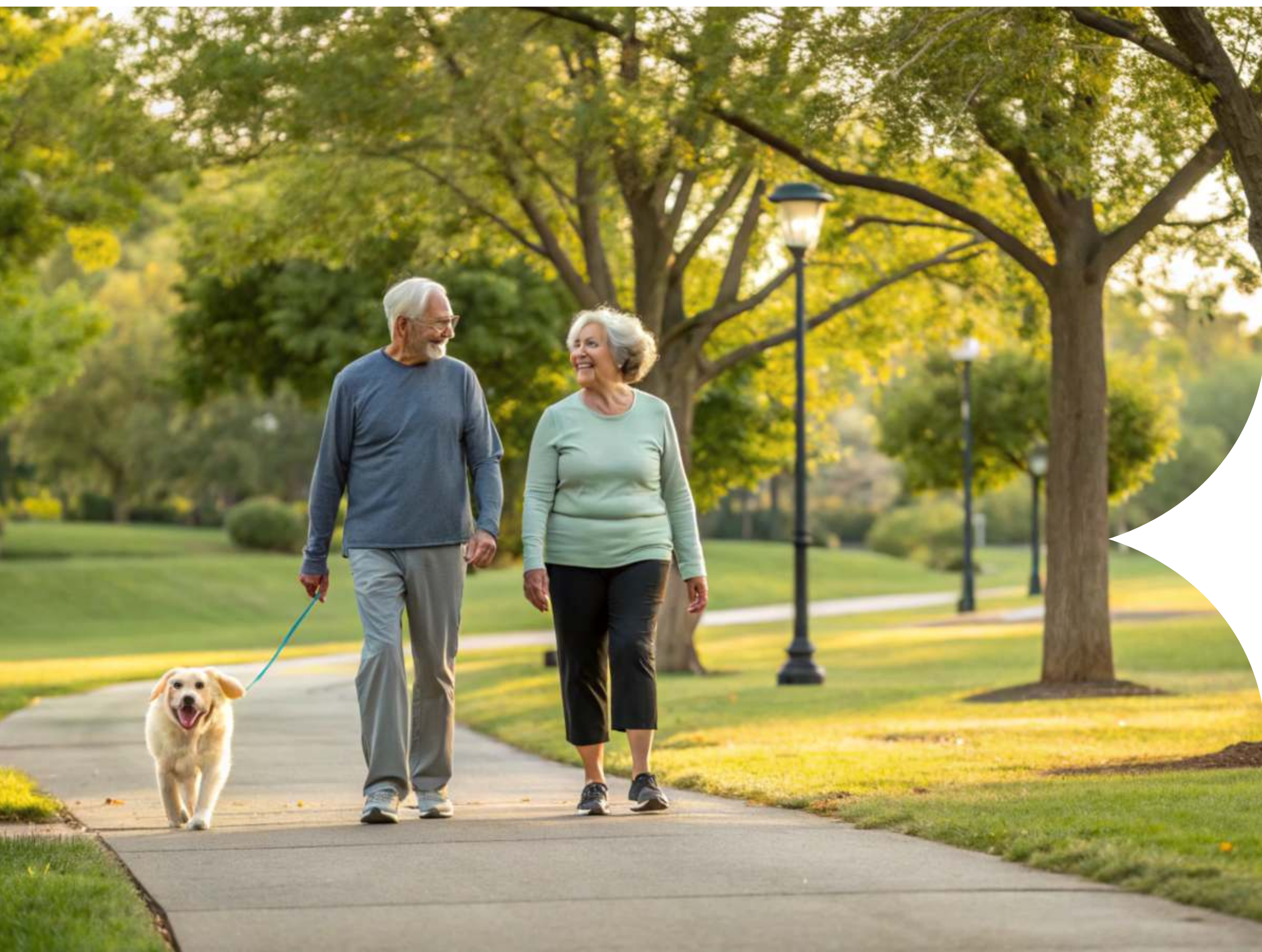


AT ITS FOREFRONT LIES A PROPOSED

43 Acre UPVP Theme Park

A VAST, UNINTERRUPTED GREEN OUTLOOK THAT ELEVATES
THE LIVING EXPERIENCE IN A WAY FEW ADDRESSES CAN OFFER.

WALK INTO PEACEFUL LIVING



WITHIN THE PROJECT, EXPANSIVE GREEN ZONES, LANDSCAPED
PATHWAYS, AND VEHICLE-FREE SPACES COME TOGETHER TO CREATE
A SERENE, FAMILY-FRIENDLY ENVIRONMENT, WHERE CHILDREN PLAY
FREELY, AND LIFE UNFOLDS AT A CALMER PACE.

*FEEL THE CALM,
EVERY DAY*



*This is where the city steps back,
And nature quietly takes over.*

A LIFE DESIGNED *Around You*

AT ATLANTIS, LUXURY IS NOT CONFINED TO YOUR HOME.

IT FLOWS THROUGH EVERY SPACE YOU INHABIT.



FROM THOUGHTFULLY DESIGNED LEISURE ZONES TO
WELLNESS-DRIVEN EXPERIENCES, EVERY AMENITY IS CURATED
TO ELEVATE EVERYDAY LIVING INTO SOMETHING EXCEPTIONAL.

INDULGE IN MOMENTS OF CALM.

ENGAGE IN SPACES THAT ENERGIZE.

CONNECT IN ENVIRONMENTS THAT BRING PEOPLE TOGETHER.

ALL OF IT SET WITHIN A SECURE, VEHICLE-FREE ECOSYSTEM THAT
ALLOWS YOU TO MOVE, LIVE, AND UNWIND FREELY.



Images are for illustrative purposes only.

This is not just living well.

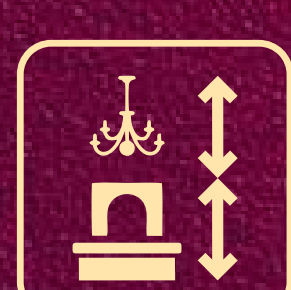
This is living above the ordinary.

THIS IS WHERE
DESIGN IS NOT JUST SEEN
It is Experienced.



EVERY RESIDENCE AT SKA ATLANTIS IS A STATEMENT OF REFINED LIVING, WITH VIEW-ORIENTED LAYOUTS, MINIMAL OVERLOOKING, AND EXPANSIVE OPENINGS, EACH HOME IS DESIGNED TO OFFER BOTH PRIVACY AND OPENNESS IN PERFECT BALANCE.

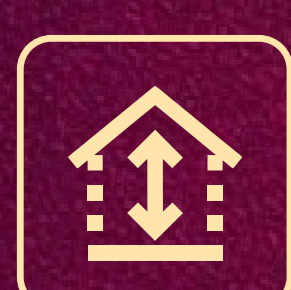
PREMIUM MATERIALS, ELEGANT FINISHES, AND THOUGHTFUL DETAILING COME TOGETHER TO CREATE SPACES THAT FEEL AS SOPHISTICATED AS THEY ARE COMFORTABLE.



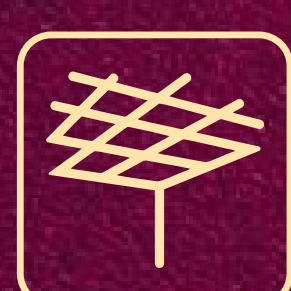
DOUBLE HEIGHT (6 M) TOWER LOBBY



100% RCC CONSTRUCTION FOR HIGH EARTHQUAKE RESISTANCE



11 FT FLOOR TO FLOOR HEIGHT



FALSE CEILING IN CORNERS OF LIVING ROOM.



MODULAR KITCHEN WITH ACCESSORIES AND NANO TILES
FULL BODY / GRANITE TOP ALONG WITH STAINLESS STEEL SINK.



WARDROBE (LAMINATED PARTICLE BOARDS) ONE IN ALL BED ROOMS.



INDIVIDUAL RO WATER UNIT WITH STORAGE CAPACITY OF 6 LTRS.



ELECTRONIC DOOR LOCK ON MAIN ENTRANCE

AT THE CENTRE OF EVERYTHING *That Matters*



PERFECTLY POSITIONED JUST AHEAD OF INDIRAPURAM,
SKA ATLANTIS PLACES YOU IN A LOCATION THAT IS BOTH
CONNECTED AND FORWARD-LOOKING.

IT IS A LOCATION THAT OFFERS THE ADVANTAGE OF TODAY,
AND THE PROMISE OF TOMORROW.



SCHOOLS

- 3 min DPS SCHOOL SIDDHARTH VIHAR
- 4 min GAURS INTERNATIONAL SCHOOL
- 5 min G.D. GOENKA PUBLIC SCHOOL



COLLEGES

- 4 min JAYPEE INSTITUTE OF INFORMATION TECHNOLOGY
- 5 min SYMBIOSIS LAW SCHOOL
- 8 min INSTITUTE OF MANAGEMENT TECHNOLOGY



HOSPITALS

- 5 min FORTIS HOSPITAL NOIDA
- 7 min MANIPAL HOSPITAL, GHAZIABAD
- 8 min MAX SUPER SPECIALITY HOSPITAL (VAISHALI)



TRANSPORT

- 4 min NOIDA ELECTRONIC CITY METRO STATION
- 5 min GHAZIABAD RAILWAY STATION
- 5 min SHAHEED STHAL METRO STATION
- 9 min VAISHALI METRO STATION



RETAIL

- 7 min GAUR CITY MALL
- 13 min MALL OF INDIA

Well-connected.
Well-placed. Well ahead.

EVERYTHING YOU NEED, WITHIN YOUR *Community*

A THRIVING COMMERCIAL SPACE



A THRIVING RETAIL DESTINATION FEATURING 50+ COMMERCIAL SHOPS, THOUGHTFULLY PLANNED TO CATER TO A LARGE RESIDENTIAL CATCHMENT. FROM EVERYDAY ESSENTIALS TO RESTAURANTS, CAFÉS AND LIFESTYLE BRANDS.

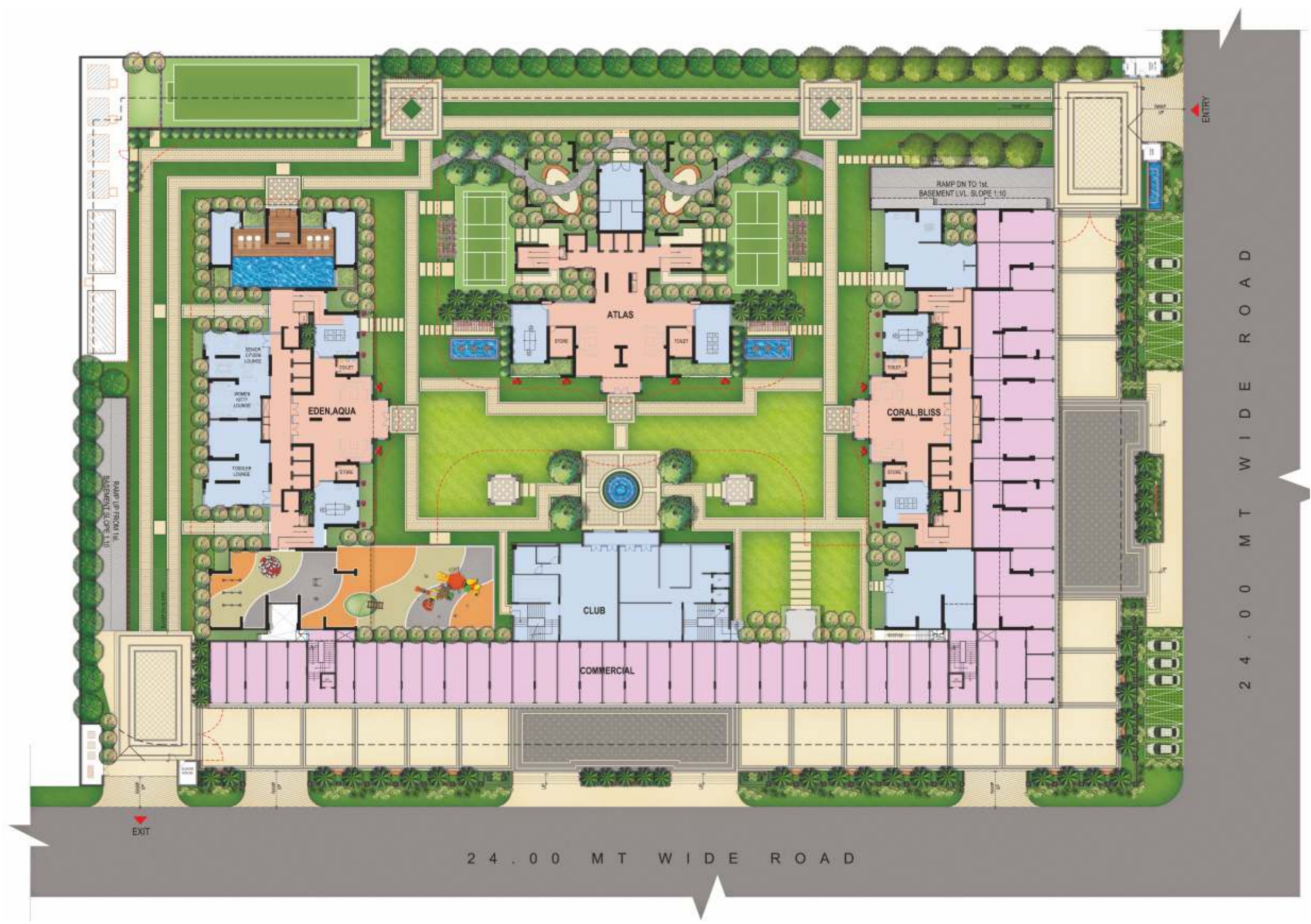
OFFERING SEAMLESS ACCESS TO SHOPPING, DINING AND EVERYDAY CONVENIENCES RIGHT AT YOUR DOORSTEP.



Images are for illustrative purposes only.

*Luxury doesn't end at your doorstep.
It continues just a few steps away.*

Site Map (Ground Level)



LEGEND:

LANDSCAPE ELEMENTS GROUND LEVEL

- HOUSING SIGNAGE WITH WATER FEATURE
- ENTRANCE PLAZA WITH ACCENT PAVING
- DECORATIVE GREEK COLUMNS
- 2.0M WIDE PATHWAY
- REFLEXOLOGY GARDEN
- PET PARK
- SEATING UNDER TRELLIS
- PICKLE BALL COURT
- TOWER ENTRANCE FROM GREEN FLANKED BY GREEK SCULPTURE COMMUNITY LAWN
- GARDEN PAVILIONS (2 NOS)
- TIERED WATER FOUNTAIN PLAZA WITH SEATING IN GREENS
- PRAYER ROOM
- PRAYER LAWN
- KIDS PLAY AREA
- WATER FEATURE WITH LOTUS SCULPTURE
- BADMINTON COURT
- BOX CRICKET
- BOUNDARY PLANTATION

LEGEND:

LANDSCAPE ELEMENTS STILT AREA

- TOWER ENTRANCE LOBBY
- TABLE TENNIS PLAY AREA
- HOP-SCOTCH PLAY AREA
- BASKETBALL HOOP
- GAME ZONE
- PRAYER HALL
- RECEPTION WITH METAL FEATURE WALL IN BACK DROP
- POOL DECK WITH LOUNGERS
- ALL SEASON INDOOR POOL
- MALE CHANGING ROOMS & TOILET
- FEMALE CHANGING ROOMS & TOILET
- SQUASH COURT



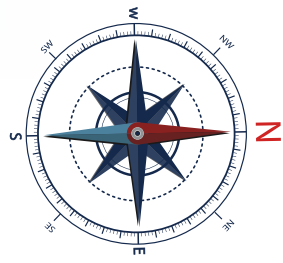
Site Map (Roof Level)



LEGEND:

LANDSCAPE ELEMENTS

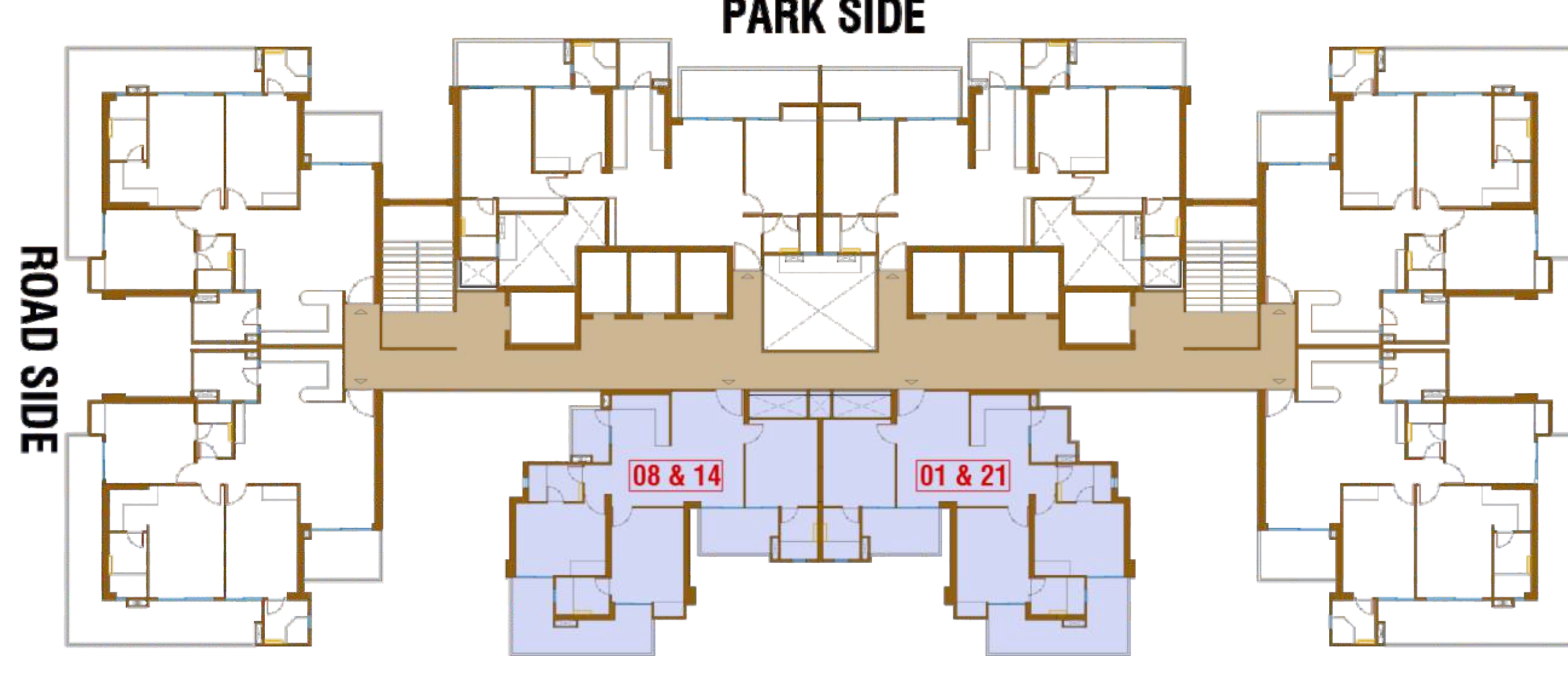
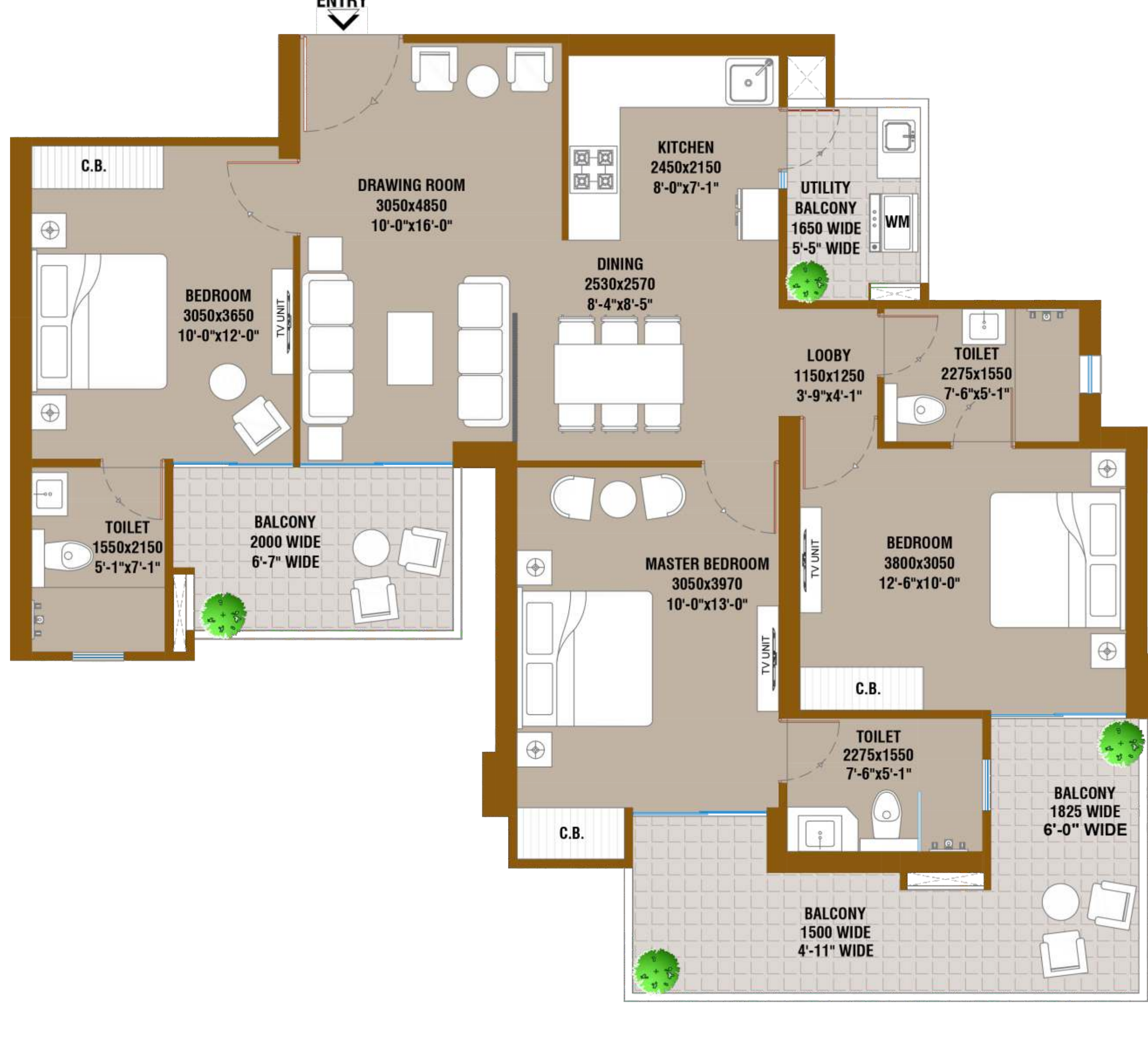
- POOL DECK
- POOL LOUNGERS UNDER CANOPY
- ABSTRACT SCULPTURE
- MALE CHANGING ROOM
- FEMALE CHANGING ROOM
- IN-POOL LOUNGERS
- KIDS' POOL
- FAMILY POOL
- MAIN POOL WITH INFINITY EDGE
- PLANTER WITH ORNAMENTAL PLANTATION



Floor Plans

UNIT TYPE S1 TOWER (EDEN, AQUA & CORAL, BLISS)

UNIT- 01,21 & 08,14



CLUSTER PLAN

3 BEDROOM + DRAWING ROOM+ DINING + KITCHEN + 3 TOILETS + 3 BALCONIES

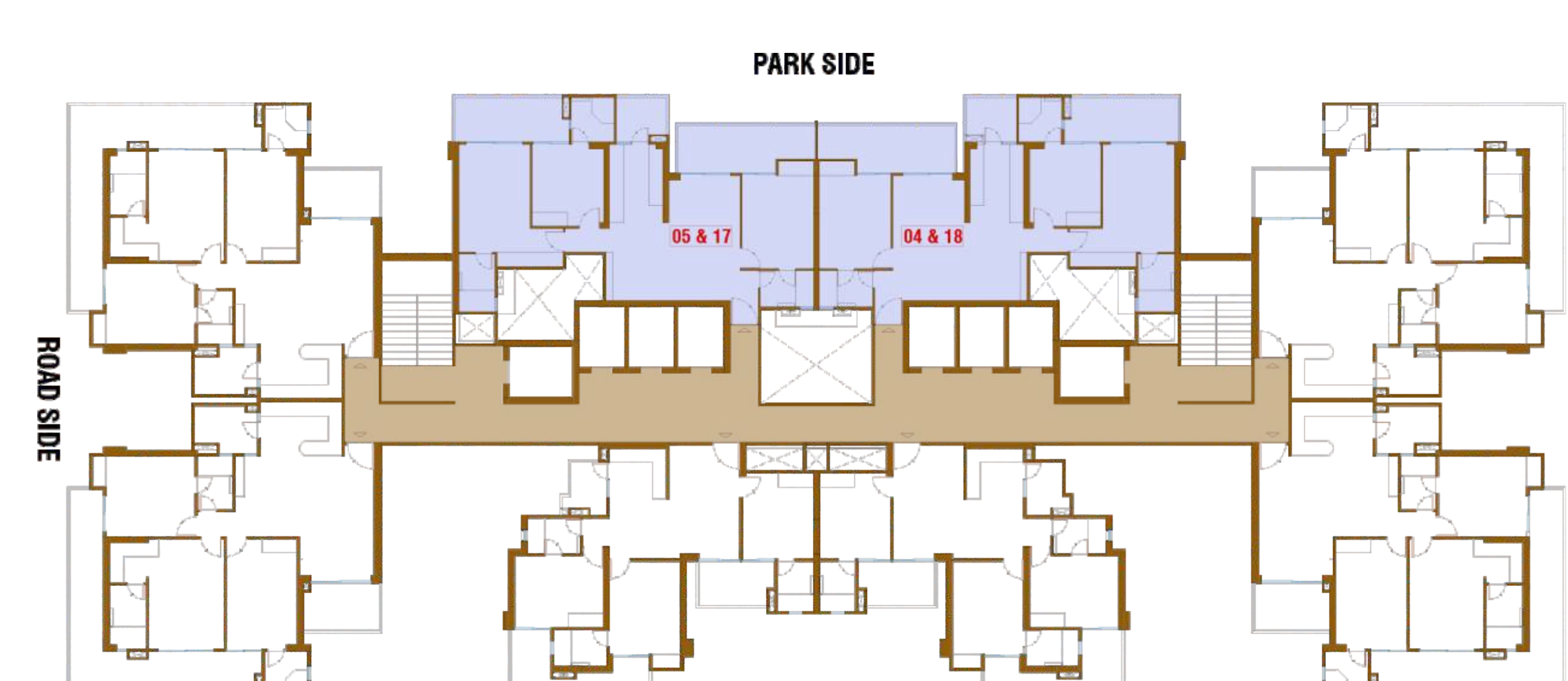
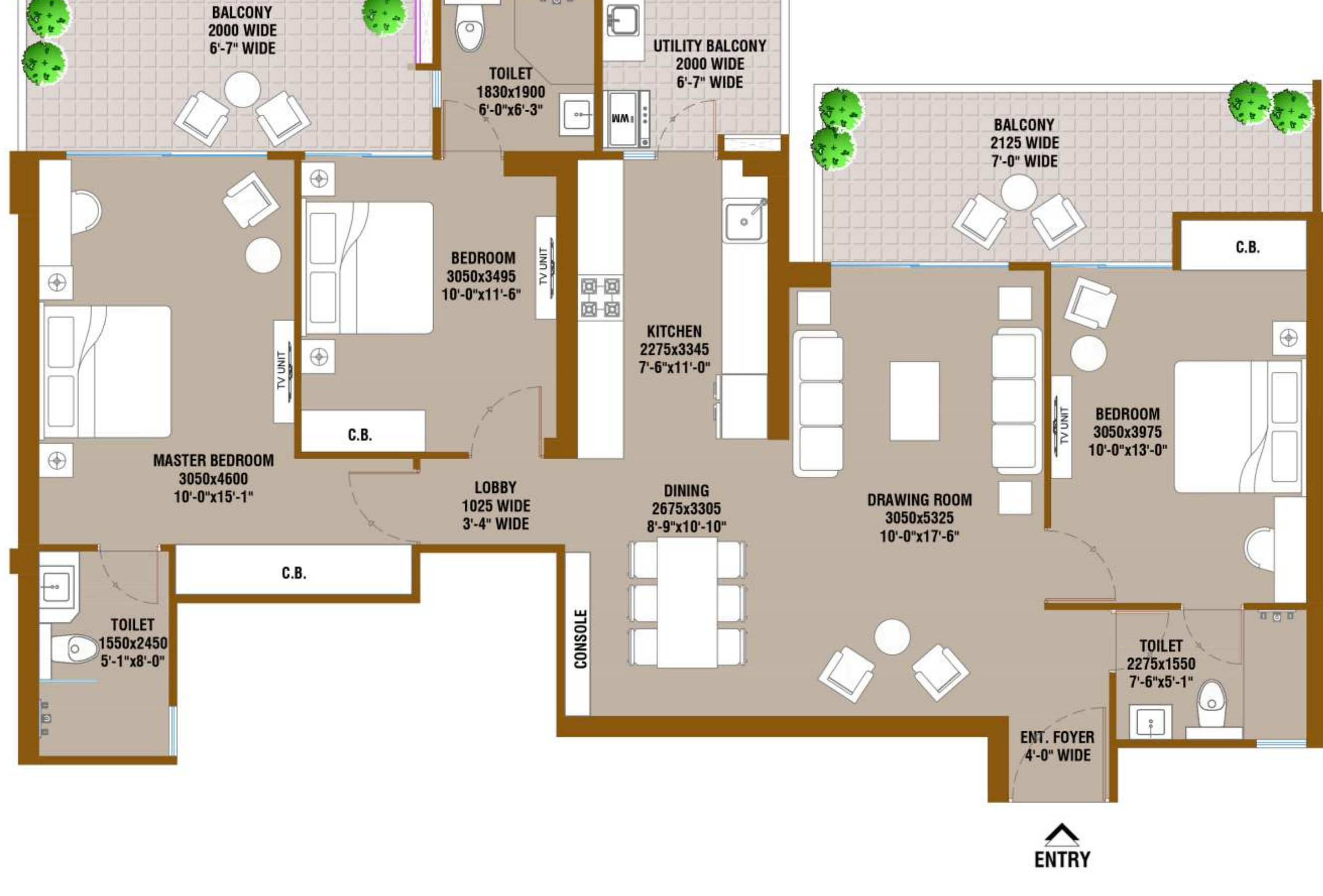
CARPET AREA:	76.50 SQ.M (823 SQ.FT)
BALCONY AREA:	23.58 SQ.M (254 SQ.FT)
EXTERNAL WALL AND COLUMN AREA:	8.18 SQ.M (88 SQ.FT)
TOTAL AREA:	108.26 SQ.M (1165 SQ.FT)
COMMON AREA:	35.64 SQ.M (384 SQ.FT)

SALEABLE AREA: 143.90 SQ.M (1549 SQ.FT)

Disclaimer: If required, minor additions or alterations can be done in the project satisfying RERA act. | All sizes in feet/inches are appropriate | Conversion factor: 1 Sq.m. 10.764 Sq.Ft 1000 mm = 3.28 Ft

UNIT TYPE S2 TOWER (EDEN, AQUA & CORAL, BLISS)

UNIT- 04,18 & 05,17



CLUSTER PLAN

3 BEDROOM + DRAWING ROOM+ DINING + KITCHEN + 3 TOILETS + 3 BALCONIES

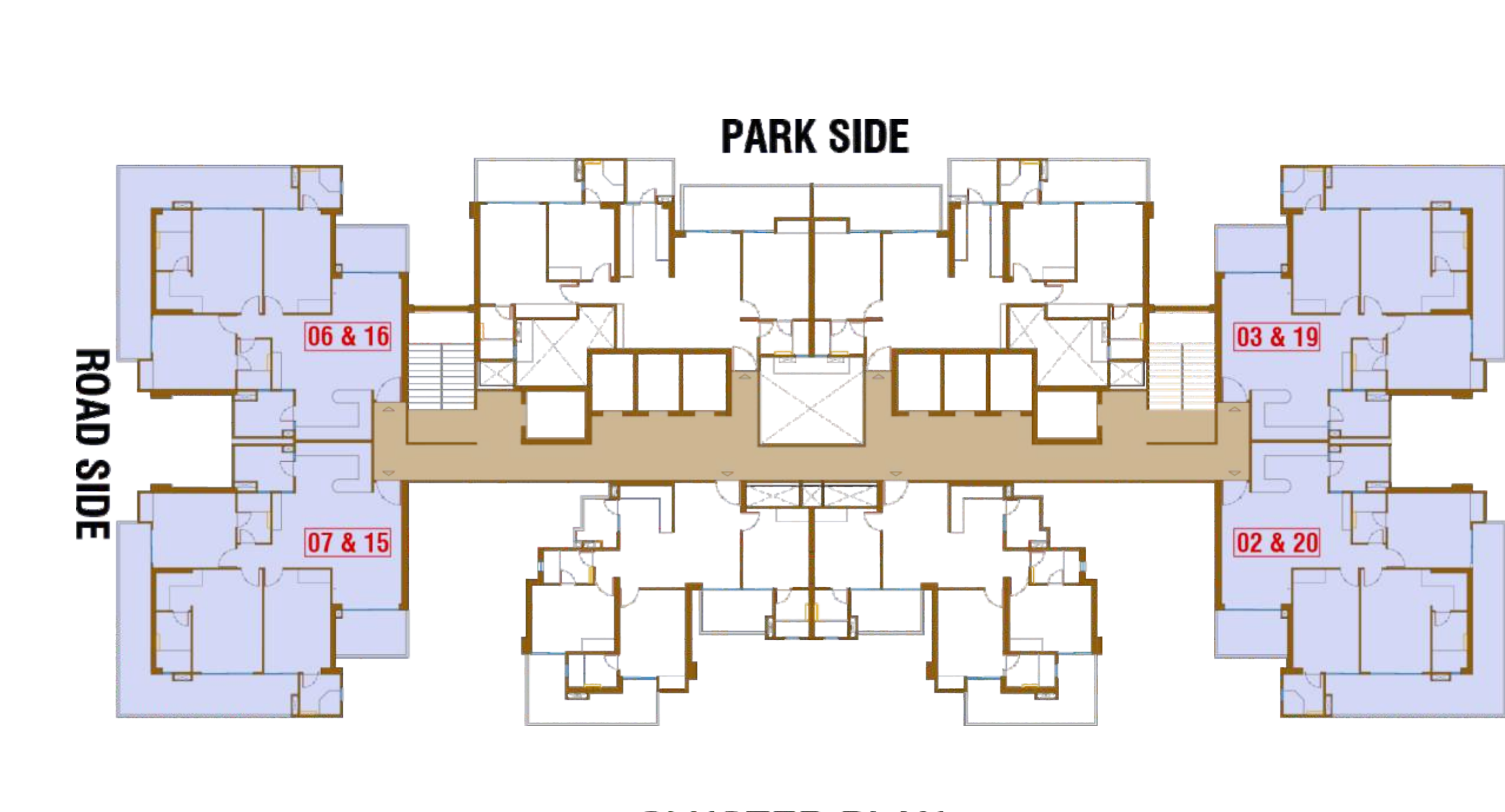
CARPET AREA:	91.00 SQ.M (979 SQ.FT)
BALCONY AREA:	26.07 SQ.M (281 SQ.FT)
EXTERNAL WALL AND COLUMN AREA:	7.62 SQ.M (82 SQ.FT)
TOTAL AREA:	124.70 SQ.M (1342 SQ.FT)
COMMON AREA:	41.80 SQ.M (450 SQ.FT)

SALEABLE AREA: 166.50 SQ.M (1792 SQ.FT)

Disclaimer: If required, minor additions or alterations can be done in the project satisfying RERA act. | All sizes in feet/inches are appropriate | Conversion factor: 1 Sq.m. 10.764 Sq.Ft 1000 mm = 3.28 Ft

UNIT TYPE S3 TOWER (EDEN, AQUA & CORAL, BLISS)

UNIT- 02,20 & 03,19 , 06,16 & 07,15



CLUSTER PLAN

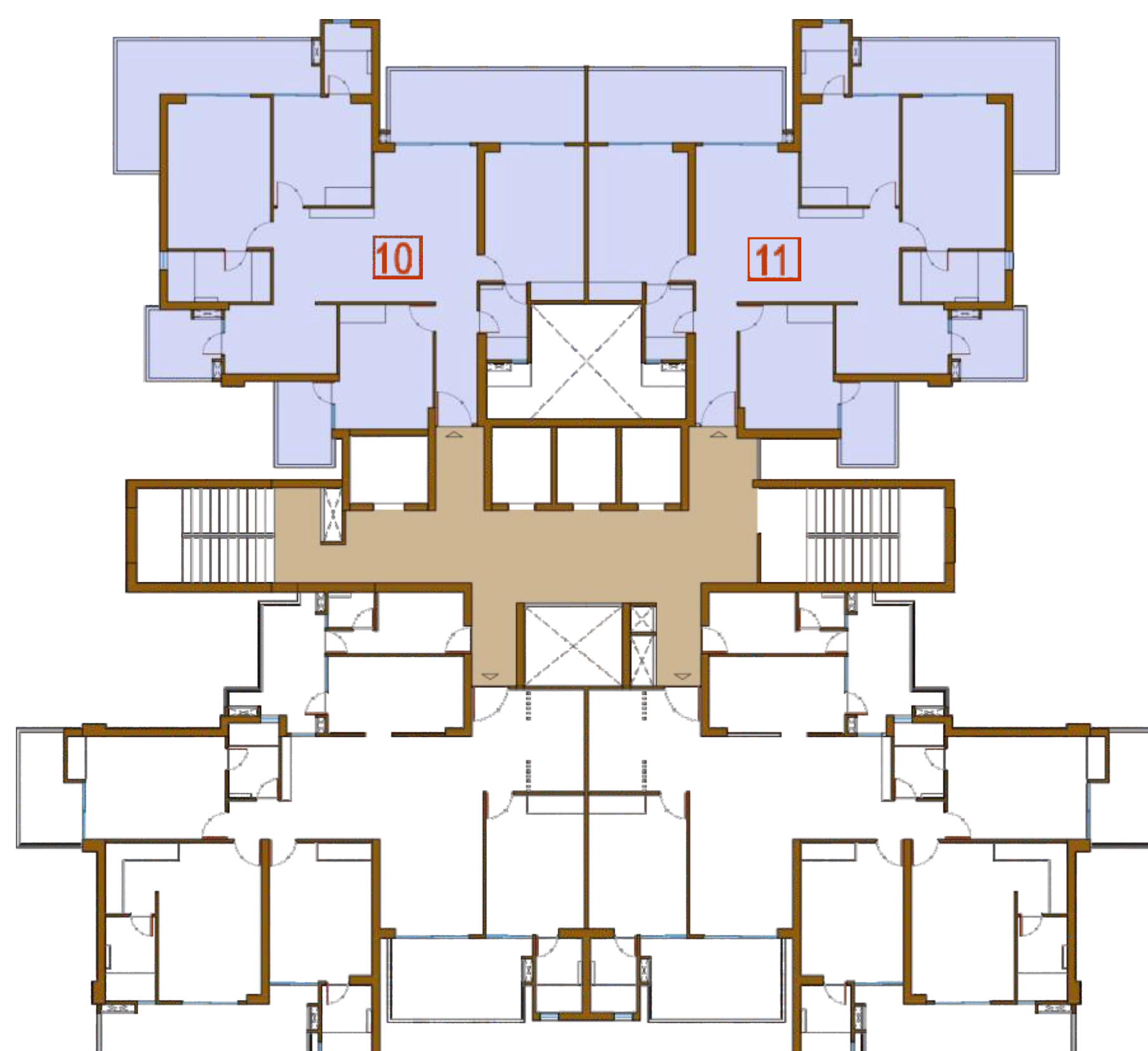
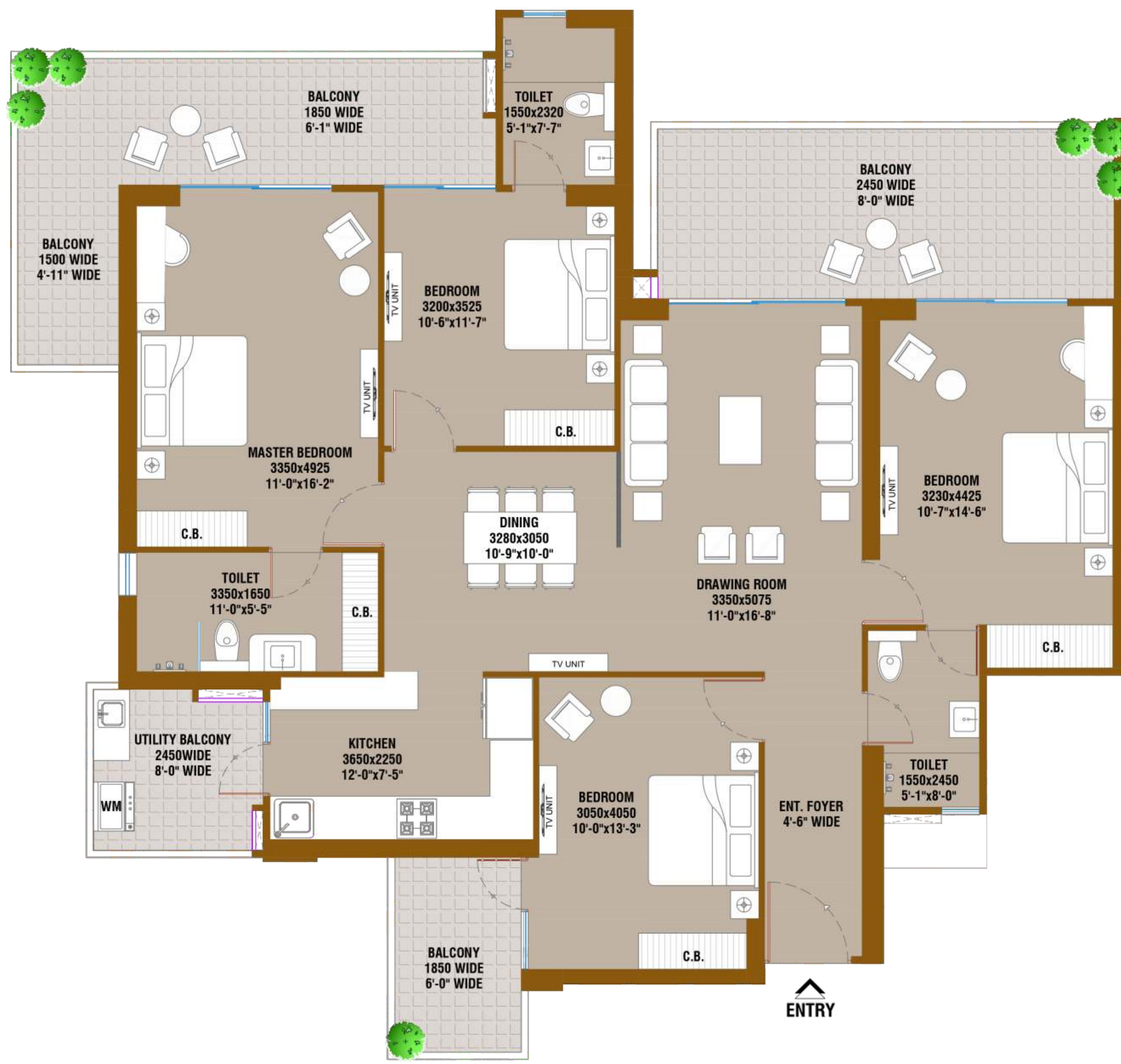
3 BEDROOM + DRAWING ROOM+ DINING + KITCHEN + 3 TOILETS + 3 BALCONIES

CARPET AREA:	96.74 SQ.M (1041 SQ.FT)
BALCONY AREA:	39.75 SQ.M (428 SQ.FT)
EXTERNAL WALL AND COLUMN AREA:	8.25 SQ.M (89 SQ.FT)
TOTAL AREA:	144.74 SQ.M (1558 SQ.FT)
COMMON AREA:	48.49 SQ.M (522 SQ.FT)

SALEABLE AREA: 193.23 SQ.M (2080 SQ.FT)

Disclaimer: If required, minor additions or alterations can be done in the project satisfying RERA act. | All sizes in feet/inches are appropriate | Conversion factor: 1 Sq.m. 10.764 Sq.Ft 1000 mm = 3.28 Ft

UNIT TYPE S4 TOWER (ATLAS) UNIT- 10 & 11



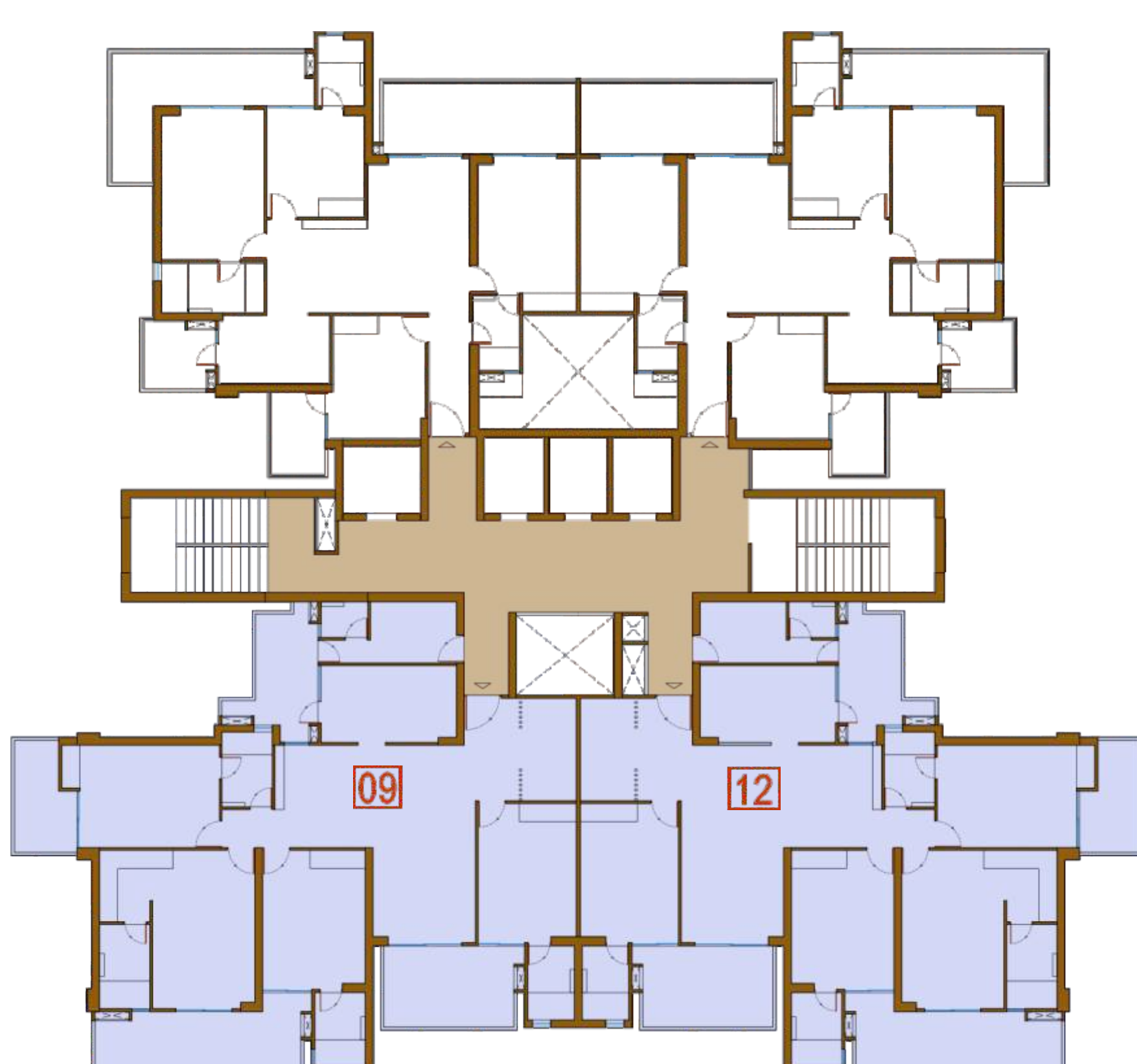
CLUSTER PLAN

**4 BEDROOM + DRAWING ROOM+ DINING + KITCHEN +
3 TOILETS + 4 BALCONIES + ENTRANCE FOYER**

CARPET AREA: 112.30 SQ.M (1209 SQ.FT)
BALCONY AREA: 42.10 SQ.M (453 SQ.FT)
EXTERNAL WALL AND COLUMN AREA: 9.06 SQ.M (98 SQ.FT)

COMMON AREA: 49.70 SQ.M (535 SQ.FT)

UNIT TYPE S5 TOWER (ATLAS)



CLUSTER PLAN

4 BEDROOM + ENT LOBBY + HOME OFFICE + DRAWING ROOM+ DINING + KITCHEN +S. ROOM + 5 TOILETS + 4 BALCONIES

CARPET AREA:	155.00 SQ.M (1668 SQ.FT)
BALCONY AREA:	43.92 SQ.M (473 SQ.FT)
EXTERNAL WALL AND COLUMN AREA:	12.68 SQ.M (137 SQ.FT)
TOTAL AREA:	211.60 SQ.M (2278 SQ.FT)
COMMON AREA:	66.05 SQ.M (711 SQ.FT)



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 REALESTATE IN THE NCR. OUR AIM IS TO SET NEW BENCHMARKS FOR INNOVATION, SUSTAINABILITY AND CUSTOMER SATISFACTION. WE ENVISION A FUTURE WHERE EVERY SKA PROJECT IS A TESTAMENT TO OUR COMMITMENT TO QUALITY, ENVIRONMENTAL STEWARDSHIP AND SOCIAL RESPONSIBILITY, ENHANCING THE LIVES OF OUR CUSTOMERS AND THE WIDER COMMUNITY.

15 +

YEARS OF EXPERIENCE

12

LANDMARKS

6,000 +

HAPPY CUSTOMERS

10 Million +

SQ. FT. DEVELOPED, ONGOING & FUTURE

T₃

TECHNOLOGY

TRANSPARENCY

TIMELY - DELIVERY

TRANSPARENCY

AT SKA, TRANSPARENCY IS THE FOUNDATION OF EVERY INTERACTION. WE PRIORITIZE CLEAR AND HONEST COMMUNICATION, ENSURING ALL STAKEHOLDERS REMAIN INFORMED AND ENGAGED THROUGHOUT THE DEVELOPMENT JOURNEY. OUR APPROACH DEMYSTIFIES THE REAL ESTATE PROCESS, FOSTERING TRUST AND CONFIDENCE AMONG OUR VALUED CLIENTS. WE SHARE MONTHLY CONSTRUCTION UPDATE ON SOCIAL MEDIA AND OUR CLIENT.

TIMELY - DELIVERY

OUR PLEDGE TO ON-TIME DELIVERY REFLECTS OUR DEEP RESPECT FOR OUR CLIENTS' TIME AND INVESTMENTS. WE ARE COMMITTED TO METICULOUS PLANNING AND EXECUTION, GUARANTEEING THAT PROJECTS PROGRESS WITHOUT DELAY AND ENSURING THAT YOUR DREAM HOME BECOMES A REALITY SOONER THAN ANTICIPATED. WE HAVE DELIVERED 7 PROJECTS 6 MONTHS BEFORE RERA DATE.

TECHNOLOGY

INNOVATION DRIVES OUR VISION. WE INTEGRATE ADVANCED CONSTRUCTION METHODOLOGIES, SUCH AS ALUMINIUM FORMWORK, TO ENHANCE DURABILITY AND EFFICIENCY. OUR COMMITMENT TO CUTTING-EDGE TECHNOLOGY ENSURES EACH RESIDENCE IS BUILT TO THE HIGHEST STANDARDS OF QUALITY AND SUSTAINABILITY, WHICH SETS A NEW BENCHMARK. WE USE 100% MIVAN CONSTRUCTION TO INSURE HIGH & BUILDING CONSTRUCTION.



OUR *Ongoing* PROJECTS

SKA
DESTINY
ONE

RERA NO.
UPRERAPRJ783951/04/2024
CONSTRUCTION IN FULL SWING
ZETA I, GREATER NOIDA



RERA NO.
UPRERAPRJ556045/10/2024
CONSTRUCTION IN FULL SWING
WAVE CITY, GHAZIABAD

SKA
ESTATE

RERA NO.
UPRERAPRJ768147/03/2025
CONSTRUCTION IN FULL SWING
ETA-2, GREATER NOIDA

SKA
IMPERIA
Joie de vivre

RERA NO.
UPRERAPRJ900092/05/2026
CONSTRUCTION IN FULL SWING
SECTOR-4, WAVE CITY, GHAZIABAD

OUR *Completed* PROJECTS



**HANDOVER
6 MONTH
BEFORE TIME**



**HANDOVER
1 YEAR
BEFORE TIME**



**HANDOVER 15
MONTHS BEFORE
RERA DATE**

PHASE 1 & PHASE 2



**HANDOVER 24
MONTHS BEFORE
RERA DATE**

PHASE 1 & PHASE 2



**HANDOVER 6
MONTHS BEFORE
RERA DATE**

POSSESSION START

RERA NO. UPRERAPRJ658704



**HANDOVER 8
MONTHS BEFORE
RERA DATE**

POSSESSION START



**HANDOVER 8
MONTHS BEFORE
RERA DATE**

POSSESSION START

Residence

SPECIFICATIONS

FLOOR TO FLOOR HEIGHT

- 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 (600 x 1200 mm) in Living, dining, kitchen, Ent. Lobby, bed rooms (Except Master bed room) Wooden Laminated flooring in Master bed room.
- 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 bed rooms..

KITCHEN

- Modular kitchen with accessories and Nano tiles full body / granite 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..

MASTER TOILET

- Plumbing done with Prince/Astral or equivalent CPVC/PVC pipe.
- Wall mounted EWC.
- Granite/Nano tile full body counter top wash basin / vanity wash basin.
- Wall Tiles (300x600mm) up to 2400mm 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 2400mm height.
- Somany, Hindware, Supreme, Jaguar or equivalent CP fittings.

ELECTRICAL

- 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.

RAILINGS

- MS / RCC Railing in Balconies.

SAFETY AND SECURITY

- Electronic door lock on main entrance door of the flat.
- Fire prevention, suppression, detection and alarm system as per fire norms.

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.

Project SPECIFICATIONS

TOTAL NUMBER OF UNITS:	692
NUMBER OF FLOORS:	3Basements + Ground Floor + 37 FL (ATLAS) 3Basement + Ground Floor + 34 (EDEN & AQUA) (CORAL & BLISS)
NUMBER OF FLATS PER FLOOR:	4 Nos. (ATLAS) 8 Nos. (EDEN & AQUA) (CORAL & BLISS)

LIFTS (PER BLOCK)

- 4 Nos. in (ATLAS)
(4 nos. 13 passengers)
- 8 Nos. in (EDEN & AQUA) (CORAL & BLISS)
(8 nos. 13 passengers)

External Door- MS painted.
Internal Car- Stainless Steel wall & Granite Stone Flooring
Speed- 2m/second

ENTRANCE LOBBY OF BLOCKS

- a) ATLAS
 - Ground Floor Entrance Lobby Area- 297.28 sqmt. (3200 sqft.)
 - Basement-1, Basement-2, Basement-3 Lobby Area – 145.67 sqmt. (1568 sqft) (Each Floor)
 - Flooring- Marble / Vitrified Tiles
 - Ceiling- POP False Ceiling / Grid False Ceiling
 - Painting- Plastic Paint
 - Lift facia- Stone / Tiles
 - Lighting- Ceiling Mounted Light Fixtures
 - Door- S.S Doors / Aluminium Doors
- b) (EDEN & AQUA) (CORAL & BLISS)
 - Ground floor entrance lobby area- 631.73 sqmt. (6800 sqft.)
 - Basement-1, Basement-2, Basement-3 Lobby Area – 170.47 sqmt. (1835 sqft.) (Each Floor)
 - Flooring- Marble / Vitrified Tiles
 - Ceiling- POP False Ceiling / Grid False Ceiling
 - Painting- Plastic Paint
 - Lift facia- Stone / Tiles
 - Lighting- Ceiling Mounted Light Fixtures
 - Door- S.S Doors / Aluminium Doors

STAIRCASE

- Flooring- Marble Stone Flooring (Staircase No.- 1)
- Concrete / IPS Flooring (Staircase nos. 2)
- Painting- OBD Paint
- Railing- MS Railing
- Lighting- Ceiling Mounted Light Fixture / Tube Lights

TERRACE

- Flooring- Tiles / Trimix Concrete
- Painting- Texture Paint
- Parapet- R.C.C / M.S Railing
- Water Tank- R.C.C

VISITOR'S / DIFFERENTLY ABLED TOILET

- One For Each Block
- Flooring- Tiles
- Painting- OBD
- Wall Cladding- Tiles
- W.C.- European WC.
- CP Fittings- Chrome Plated.

Basement Area – Basement-1, Basement-2, Basement-3

- Road & Parking- Trimix Concrete Flooring
- Lighting- Ceiling Mounted Light Fixture
- Normal Parking Size- 13.75 sq.mt. (2.50 X 5.50 mt.)
- 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.)

VISITOR'S PARKING

- 70 Visitors Parking
- 5 Disable Person Parking

CLUB

- Approximate area – 2972.87 sqmt. (32000 sqft) including party lawn & Terrace
- Reception Lobby (Double Height)
 - Flooring- Vitrified Tiles / Marble Stone
 - Ceiling- POP False Ceiling / Grid False Ceiling
 - Walls- OBD Paint / Wall Paper
- Community Hall With Pre Function Area, Male & Female Toilet & Kitchen
 - Flooring- Vitrified Tiles / Marble Stone
 - Ceiling- POP False Ceiling / Grid False Ceiling
 - Walls- OBD Paint / Wall Paper
- **Lift Lobby & Staircase**
 - Flooring – Vitrified Tiles / Marble Stone /Carpet.
 - Ceiling- POP False Ceiling/ Grid False Ceiling
 - Walls- OBD Paint / Wall Paper
- **Co- Working Zone**
 - Flooring – Vitrified Tiles / Marble Stone / Carpet
 - Ceiling- POP False Ceiling / Grid False Ceiling
 - Walls- OBD Paint / Wall Paper
- **Gym**
(I) Cardio Area
(II) Weight Training Area
 - Flooring- Vinyl / Rubber Flooring
 - Wall- Mirror / OBD Paint / Wall Paper
 - Ceiling- Perforated Gypsum Tiles / POP False Ceiling
 - Equipment- Treadmill- 4 no., Bikes- 2 no., Benches- 2 no., Dumble with Rack- 2 Sets, Multi Press- 1 no., Leg Press- 1 no., Stair climber- 1 no. , Chest fly- 1 no. , Functional Trainer- 1 no.
- **Yoga Studio**
 - Flooring- Vitrified Tiles / Marble Stone
 - Wall- Mirror / OBD Paint / Wall Paper
 - Ceiling- Perforated Gypsum Tiles / POP False Ceiling
- **Teenager Zone With Gaming Area and Pool Table**
 - Flooring- Vitrified Tiles / Marble Stone
 - Ceiling- POP False Ceiling / Grid False Ceiling
 - Walls- OBD Paint / Wall Paper
- **AV Room**
 - Flooring- Vitrified Tiles / Marble Stone / Carpet
 - Ceiling- POP False Ceiling / Grid False Ceiling
 - Walls- OBD Paint / Wall Paper
- **Toddler Zone**
 - Flooring- Vitrified Tiles / Marble Stone
 - Ceiling – POP False Ceiling / Grid False Ceiling
 - Walls – OBD Paint / Wall Paper
- **Squash Court**
 - Flooring- Vitrified Tiles / Marble Stone
 - Ceiling – POP False Ceiling / Grid False Ceiling
 - Walls – OBD Paint / Wall Paper
- **Women Kitty Lounge**
 - Flooring- Vitrified Tiles / Marble Stone
 - Ceiling – POP False Ceiling / Grid False Ceiling
 - Walls – OBD Paint / Wall Paper
- **Senior Citizen Lounge**
 - Flooring- Vitrified Tiles / Marble Stone
 - Ceiling – POP False Ceiling / Grid False Ceiling
 - Walls – OBD Paint / Wall Paper
- **TT Room in Each Block**
 - Flooring- Vitrified Tiles / Marble Stone
 - Ceiling – POP False Ceiling / Grid False Ceiling
 - Walls – OBD Paint / Wall Paper
- **Hoppscotch in Each Block**
 - Flooring- Vitrified Tiles / Marble Stone
 - Ceiling – POP False Ceiling / Grid False Ceiling
 - Walls – OBD Paint / Wall Paper
- **Cover Kid's Play Area**
 - Flooring- RUBBER / EPDM
 - Ceiling- POP false ceiling / grid false ceiling
 - Walls- OBD paint / wall paper
- **Guest Rooms**
 - Flooring- Vitrified Tiles / Marble Stone
 - Ceiling – POP False Ceiling / Grid False Ceiling
 - Walls – OBD Paint / Wall Paper
- **Indoor All Weather Pool**
 - Depth- 0.30 to 1.2m
 - Finishes- Tiles / Stone
- **Male And Female Toilets**
 - Flooring- Vitrified Tiles / Marble Stone
 - Ceiling – POP False Ceiling / Grid False Ceiling
 - Walls – OBD Paint / Wall Paper

SWIMMING POOL

- **Family Pool**
 - Depth- 1.20 mt.
 - Finishes- Tiles / Stone
- **Main Pool with Infinity Edge**
 - Depth- 1.20 mt.
 - Finishes- Tiles / Stone
- **Kid's Pool**
 - Depth- 0.60 mt.
 - Finishes- tiles / stone
- In pool loungers
- Pool Deck with Sunbeds
- Jacuzzi (Open)
- Changing Room Male/Female with steam room- 1 No. Each

LANDSCAPING – INCLUDING STILT AREA

- Total area approx.- 8082.49 sqmt. (87000 sqft.) 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.
- Pickle Ball Court- 1 No.
- Box Cricket – 1 No.
- Jogging Track
- Pet Park
- Community Lawn
- Water Feature With Lotus Sculpture.
- Basket Ball Hoop
- Garden Pavilions
- Decorative Greek Columns
- Reflexology Garden
- Tiered Water Fountain Plaza With Seating
- Boundary Plantation
- Water Features With Signage At Entrance
- Seating Under Trellis
- Prayer Lawn

ESS & DG (Maximum Capacity)

- DG Sets- 1500 KVA- 2 Nos.
- Transformers- Total 3000 KVA
- Online Solar Power System of 30KW Capacity

ORGANIC WASTE COMPOST PLANT (In basement)

STP – 500 KLD – 1 no. (In basement)

R.W.A ROOM/MAINTENANCE RM/ MAINT. STORE/ MISC. STORE/ LANDSCAPE STORE (In basement)

- Flooring- IPS
- Walls- OBD paint

L.T PANEL ROOM - (in basement)

- Flooring- IPS
- Walls OBD paint

WATER TANK & PUMP ROOM (in basement)

- 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

MEDITATION ROOM

- Flooring- Tiles And Marble Floors
- Walls- OBD Paint

RERA NO. UPRERAPRJ165784/06/2026
www.up-rera.in
COLLECTION ACCOUNT DETAILS:
NAME: Aarohi Towers Private Limited Collection
Account for SKA Atlantis
PROJECT COLLECTION ACCOUNT NO: 2052642993
BANK NAME: Kotak Mahindra Bank Limited BANK LTD
IFSC CODE: KKBK0005295
BANK ADDRESS: 30 and 31, Navyug Market, P B No. 75, Ghaziabad
LAUNCH DATE: 22-06-2026



AAROHI TOWERS PRIVATE LIMITED

Registered Office : A-76, Kanti Nagar, East Delhi, Delhi - 110031
☎ 9953 860 860 | ✉ ska.atlantis@skaindia.co.in
GSTIN : 09ABBCA1602P1ZO | CIN NUM : U68100DL2024PTC435012

SKA ATLANTIS

Site Office : Plot No. 3/GH-03, Siddharth Vihar Yojna, Siddharth Vihar, Ghaziabad (UP)-201009

Corporate Office : SKA Group, Anthurium Tower, 12th Floor, Sector-73, Noida, Gautam Buddha Nagar, Uttar Pradesh - 201301

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Location



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