



our vision, your trust.

**SITE ADDRESS**

SKA ORION

Plot No. GH-01A/2, Sector 143B, Noida, Uttar Pradesh 201301

**REGISTERED OFFICE**

M/S PROVENCE DEVELOPERS PVT. LTD.  
C-60, Vikas Marg, Delhi-92, 110092

UP RERA Regn. Number UPRERAPRJXXXXXX  
[www.uprera.in](http://www.uprera.in)





## A universe of your own that lets you live inspired

Experience the difference of living in a universe of your own devoted to your aspirations. SKA Orion, premium 3 BHK & 3 BHK + Study residential project from SKA Group, are homes that promise to multiply your joy like never before. With complete serenity and comfort, these beautiful and luxurious modern homes offer vast open space with lush green surrounding, leisure amenities and a lot more good things to surprise you everyday. Being strategically located, SKA Orion offers easy accessibility and connectivity, ensuring that the world around you is really closer. So enjoy staying at an unbeatable location that is your own universe.

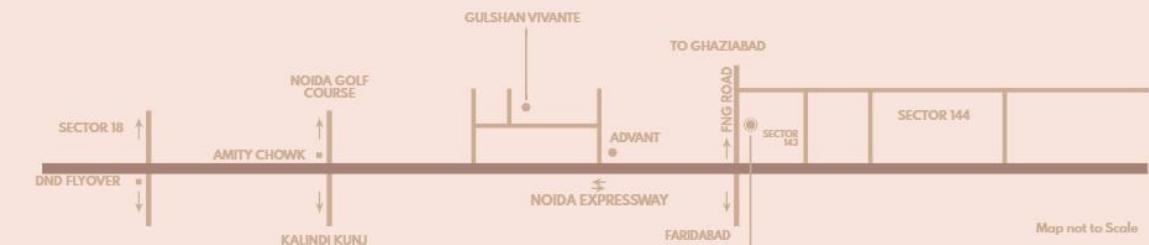
# Your universe that's never too far away from

Strategically located at Sector 143 Noida Expressway, SKA Orion is a perfect residential development with great connectivity. Easy access to Greater Noida, New Delhi, Noida, Hapur, Faridabad and Ghaziabad, it is connected through multiple modes of the transport systems to offer you convenient travelling.



- Surrounded by Silicon Valley of Noida
- Walking Distance from Metro Station
- Connected to 2 Major Expressways
- Premium Colleges, Reputed Schools and Commercial Hubs, all located close by





**Site Address:**  
Plot No. GH-01A/2, Sector 143B, Noida,  
Uttar Pradesh 201301

**SKA**  
+  
**ORION**  
—Your Own Universe—

# WHY SECTOR-143 NOIDA?

Stay Close to the world around



## UNIVERSITIES

<b>Amity University</b>	Sector-I25   <b>15 MIN</b>
<b>BIMTECH</b>	Knowledge Park-2, Greater Noida   <b>15 MIN</b>
<b>Gautam Buddha University</b>	Yamuna Expressway   <b>20 MIN</b>
<b>Sharda University</b>	Knowledge Park-3, Greater Noida, 14 KM   <b>18 MIN</b>
<b>Noida International University</b>	Sector-I7A Yamuna Expressway   <b>25 MIN</b>



## HOSPITALS

<b>Jaypee Hospital</b>	Sector-I28, 6 KM   <b>12 MIN</b>
<b>Fortis Hospital</b>	Sector-62   <b>35 MIN</b>
<b>Apollo Hospital</b>	Sector-26, I7 KM   <b>22 MIN</b>
<b>Felix Hospital</b>	3.1 KM, 9 Min
<b>Yatharth Super Speciality Hospital</b>	8.1 KM, 16 Min



## SHOPPING

<b>Mall of India</b>	Sector-I8 Noida   <b>20 MIN</b>
<b>Great India Place</b>	Sector-I8 Noida   <b>20 MIN</b>
<b>Gardens Galleria</b>	Sector-38   <b>20 MIN</b>
<b>Grand Venice</b>	Greater Noida   <b>25 MIN</b>
<b>Logix City Center Mall</b>	Sector-32 Noida   <b>25 MIN</b>



## SCHOOLS

<b>Shiv Nadar School</b>	Sector-I68, 2.4 KM   <b>6 MIN</b>
<b>The Shriram Millenium School</b>	Sector-I35, 3.2 KM   <b>7 MIN</b>
<b>Genesis Global School</b>	Sector-I32   <b>14 MIN</b>
<b>DPS Noida</b>	Sector-I32   <b>15 MIN</b>
<b>JBM International School</b>	Sector-I32   <b>15 MIN</b>
<b>Lotus Valley School</b>	Sector-I26   <b>20 MIN</b>
<b>Pathways School</b>	Sector-I00   <b>22 MIN</b>
<b>Shemrock Happy Minds</b>	2.1 KM, <b>4 MIN</b>
<b>Step by Step School</b>	
<b>Prometheus School</b>	9 KM, <b>16 MIN</b>



## MULTIPLEXES

<b>PVR Mall of India</b>	Sector-I8 Noida   <b>20 MIN</b>
<b>PVR Superplex Logix City Mall</b>	Sector-32 Noida   <b>25 MIN</b>
<b>Carnival Cinemas Great India Place</b>	Sector-I8 Noida   <b>20 MIN</b>



## CONNECTIVITY

<b>Metro Station</b>	Sector-I42, <b>Walking   950 M</b>
<b>Metro Station</b>	Sector-I43, <b>Walking   850 M</b>
<b>Metro Station</b>	Sector-I44   <b>05 MIN</b>
<b>Metro Station</b>	Sector-I43   <b>05 MIN</b>
<b>Metro Station</b>	Sector-I37   <b>10 MIN</b>
<b>DND Flyway</b>	<b>18 MIN</b>

## A UNIVERSE OF GOOD THINGS

Enjoy the pleasure of leisure living, where life has a lot more to offer than your expectations. At Orion, amenities are not just a formality but a reflection of our dynamic vision to craft & curate a world according to new India's newer standards of comfort, luxury and fun.

- **Outdoor Air Purifier**
- **Planting Beds**
- **Arrival Plaza Accent Paving (Finished in Pavers)**
- **Ornamental Foliage Trees Sculpture**
- **Entry/ Exit Points Pool Deck Paving (Finished in Stone Pavers)**



Sky Club



Sky Gazing



Kids Creche



Ladies Cosmo



Kids Pool



Pet shelter



Water Feature



Pool Deck



Fragrance Garden



Best-in-class Club House



Grand Banquet Lawn



Kids Play Area



Pathway Through Portals



80% Green Area



Waterfall at Infinity Edge



Open Air Theatre

## SKY CLUB

### Experience The Heights Of Success...

Apart from being a unique convenience, SKA Orion Sky Club is also the need of the hour. Amidst the numerous challenges thrown at the world by a rare pandemic, Work-From-Home became a revolutionary solution for new India to keep moving. At SKA Orion, we went a step ahead to mainstream this revolution with our Sky Club.

Located at the terrace, our Sky Club is an ecstatic experience for more than one reason. Fully-equipped with Meeting Rooms, Fast Wi-Fi, Comfortable Sitting Arrangements and Cafeterias to take care of all your business requirements, our sky club is the perfect business lounge for you to cherish your work time just at a distance of a few floors from your home.





## SKY GAZING

A Tour Of The Stars From  
Your Own Universe.

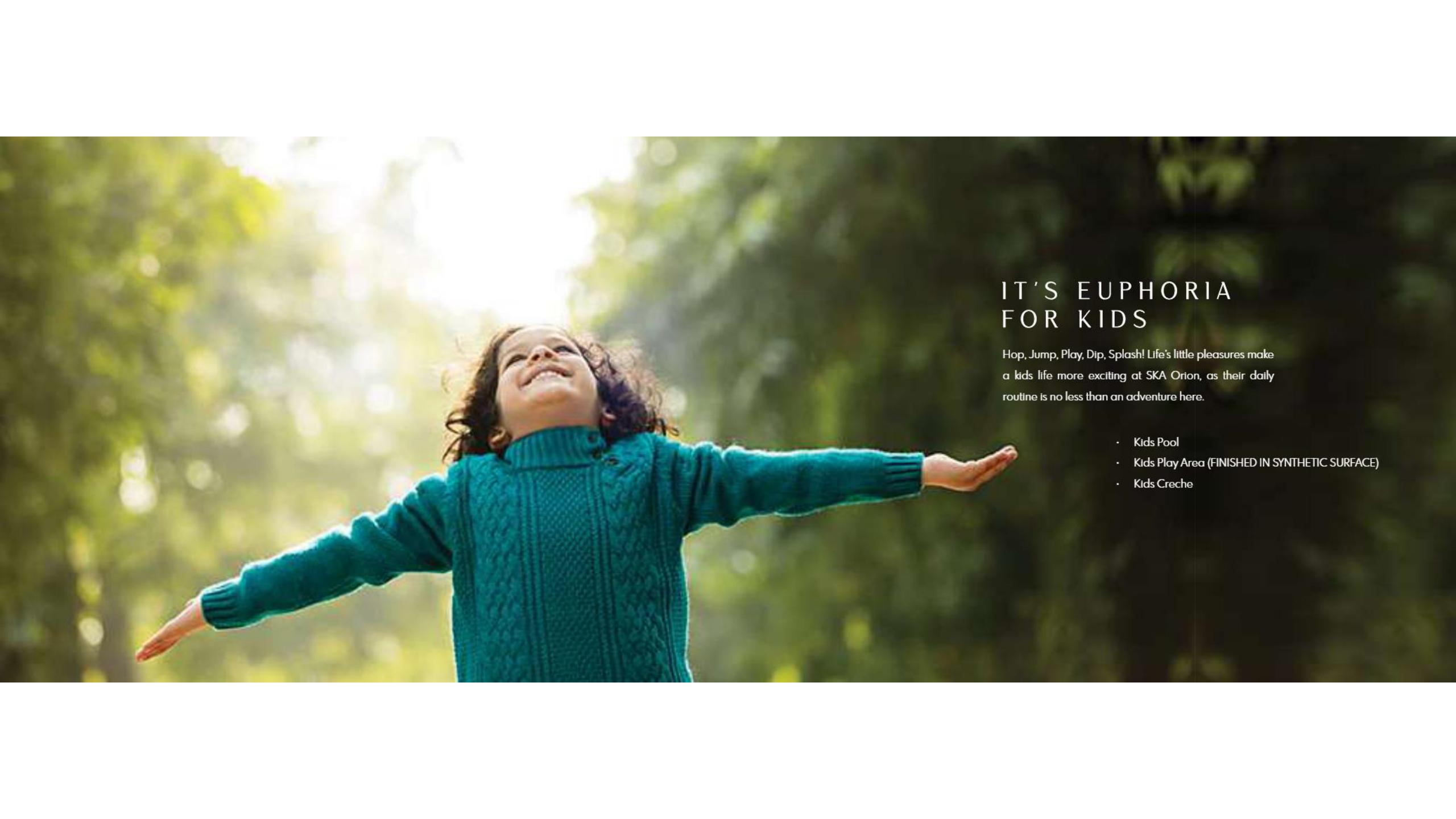
A universe without stargaze is just not complete and so SKA Orion brings you a unique and exclusive experience to greet the twinkling diamonds of the sky right from your abode of dreams. A part of our mesmerising Skyclub, the sky gazing zone is an ultimate bliss with a grand sitting arrangement and a high-end telescope, where you can chill out under the starry sky not just admiring their beauty from a distance but actually enjoying a close view of one of God's most precious creations.



## A Best-in-class Clubhouse

Life here at SKA Orion is no less than a celebration every day. And our club SKA Social is the perfect place for our dwellers to enjoy life to the fullest. Whether it be sports, fitness or party, our high-end clubhouse is definitely the center of celebrations and leisure living.

- Half Olympic Size Swimming Pool
- Pet Shelter
- Covered Ladies Alcove
- Kids Creche
- Kids Pool & Play Area
- Yoga/Meditation Corner
- Indoor Golf Putting Green
- Banquet Hall



## IT'S EUPHORIA FOR KIDS

Hop, Jump, Play, Dip, Splash! Life's little pleasures make a kids life more exciting at SKA Orion, as their daily routine is no less than an adventure here.

- Kids Pool
- Kids Play Area (FINISHED IN SYNTHETIC SURFACE)
- Kids Creche



## LADIES COSMO

a universe of their own

A gorgeous hangout space for the ladies to meet up or relish their kitty parties, celebrating their get-together moments.

- Covered Ladies Alcove Community
- Ladies Kitty Party Area



## PET SHELTER

### A Pawfect Shelter For Your Furry Family

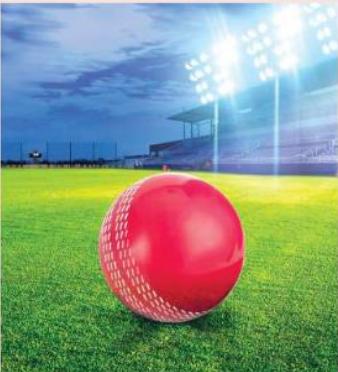
We appreciate your love for your pets and this is why SKA Orion has created a special space for them to make sure they are never left unattended or lonely at times when you are unable to be there to take care of them.

## SPORTS & FITNESS

Up your game and find your strength



**Half Basketball Court**  
Soar High



**Cricket Net Practice**  
Put a new spin on things



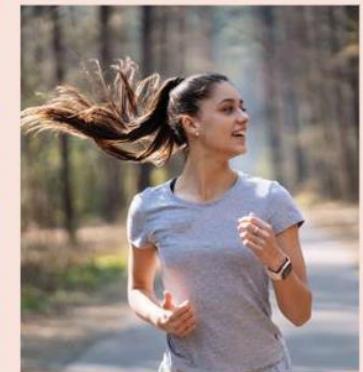
**Badminton Court**  
Smash All Hurdles



**Yoga/ Meditation Corner**  
Nourish your body  
Mind and soul



**Half Olympic Size  
Infinity Swimming Pool**  
Make every lap count



**2.0 M Wide Jogging Track  
Finished in Stone Pavers**  
Live life on the right track



#### LEGEND: LANDSCAPE ELEMENTS (RESIDENTIAL)

- Gate complex
- Arrival court
- Majestic water cascade
- Tower drop off
- Club drop off
- Badminton court
- Half basket ball court
- Grand lawn
- Jogging track
- Open air theatre ( OAT )
- Reflexology
- Temple
- Kids play area
- Fragrance garden
- Pathways through portals
- Cricket net practice
- Yoga / meditation corner
- Banquet lawn
- Pool deck
- Main infinity swimming pool (half Olympic size )
- Waterfall at infinity edge
- Kids pool
- Outdoor air purifier
- Feature walls
- Skating rink
- Boundary plantation
- Table tennis
- Hopscotch
- Chess tables
- Carrom table
- Floor chess
- Covered ladies alcove
- Indoor gulf putting green

## Floor Plan

TOWER GAMMA

UNIT TYPE : S1

UNIT NO : 9,17

3ROOM + LIVING / DINNING + KITCHEN + 3 TOILET +3 BALCONY

CARPET AREA : 70.60 Sq.m (759.93 Sq.ft)

BALCONY AREA : 19.55 Sq.m (210.43 Sq.ft)

EXTERNAL WALL & COLUMN AREA : 6.64 Sq.m (71.47 Sq.ft)

TOTAL COVERED AREA : 97.00 Sq.m (1044.10 Sq.ft)

COMMON AREA : 24.00 Sq.m (258.33 Sq.ft)

TOTAL AREA : 120.79 Sq.m (1300 Sq.ft)

TYPE - S1



## Cluster Plan

TYPE - S1

UNIT NO : 9,17



NOTE : SIZES IN FEET INCHES ARE APPROXIMATE.

## Floor Plan

TOWER GAMMA

UNIT TYPE : S2

UNIT NO : 10,11

3ROOM + LIVING / DINNING + KITCHEN + 3 TOILET +3 BALCONY

CARPET AREA : 70.60 Sq.m (793.62 Sq.ft)

BALCONY AREA : 25.75 Sq.m (277.17 Sq.ft)

EXTERNAL WALL & COLUMN AREA : 6.53 Sq.m (70.28 Sq.ft)

TOTAL COVERED AREA : 106.01 Sq.m (1141.09 Sq.ft)

COMMON AREA : 26.37 Sq.m (283.84 Sq.ft)

TOTAL AREA : 132.38 Sq.m (1425 Sq.ft)

TYPE - S2



## Cluster Plan

TYPE - S2

UNIT NO : 10,11



NOTE : SIZES IN FEET INCHES ARE APPROXIMATE.

## Floor Plan

### TOWER GAMMA

UNIT TYPE : S3

UNIT NO : 15,16

3 ROOM + LIVING / DINNING + KITCHEN + 3 TOILET + 3 BALCONY

CARPET AREA : 87.28 Sq.m (939.48 Sq.ft.)

BALCONY AREA : 25.16 Sq.m( 270.82 Sq.ft.)

EXTERNAL WALL & COLUMN AREA : 6.85 Sq.m (73.73 Sq.ft.)

TOTAL COVERED AREA : 119.29 Sq.m( 1284.03 Sq.ft.)

COMMON AREA : 29.33 Sq.m(315.70 Sq.ft.)

TOTAL AREA : 148.62 Sq.m(1600 Sq.ft.)

## Cluster Plan

### TYPE - S3

UNIT NO : 15,16



## TYPE - S3



NOTE : SIZES IN FEET INCHES ARE APPROXIMATE.

## Floor Plan

### TOWER GAMMA

UNIT TYPE : S4

UNIT NO : 12,14

3 ROOM + LIVING / DINNING + KITCHEN + 3 TOILET + 3 BALCONY

CARPET AREA : 90.10 Sq.m (969.83 Sq.ft.)

BALCONY AREA : 30.00 Sq.m( 332.92 Sq.ft.)

EXTERNAL WALL & COLUMN AREA : 6.99 Sq.m (75.24 Sq.ft.)

TOTAL COVERED AREA : 127.44 Sq.m( 1371.76 Sq.ft.)

COMMON AREA : 30.90 Sq.m(332.60 Sq.ft.)

TOTAL AREA : 157.99 Sq.m(1700 Sq.ft.)

## Cluster Plan

### TYPE - S4

UNIT NO : 12,14



## TYPE - S4



NOTE : SIZES IN FEET INCHES ARE APPROXIMATE.

## Floor Plan

TOWER ALPHA & BETA

UNIT TYPE : S5

UNIT NO : 1,2,3,4,5,6,7,8

3 ROOM + STUDY ROOM + LIVING / DINING + KITCHEN + 4 TOILETS + 3 BALCONY

CARPET AREA : 103.82 Sq.m (1117.51 Sq.ft.)

BALCONY AREA : 30.94 Sq.m (333.03 Sq.ft.)

EXTERNAL WALL & COLUMN AREA : 6.69 Sq.m (72.01 sq ft.)

TOTAL COVERED AREA : 141.80 Sq.m (1526.33 Sq.ft.)

COMMON AREA : 35.25 Sq.m (379.43 Sq.ft.)

TOTAL AREA : 176.7 Sq.m. (1900 Sq.ft.)

## Cluster Plan

TYPE - S5

UNIT NO : 1,2,3,4,5,6,7,8



TYPE - S5

## T3 ASSURANCE

TIMELY DELIVERY

TRANSPARENCY

TECHNOLOGY

## OUR PRIDE. OUR PROJECTS.

— DELIVERED —



— ONGOING —



NOTE : SIZES IN FEET INCHES ARE APPROXIMATE.

## SPECIFICATION

### 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 check by reputed engineering college.

### FLOORING

- Imported Marble Flooring in Living, Dining, Kitchen and Entrance lobby.
- Wooden Laminated Flooring in Master Bed Room
- Digital vitrified tiles (600x 600 mm) in other Bedrooms.
- Ceramic tiles in (300x300mm) in Toilet and Balconies.

### WALLS AND 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 storage capacity 8 ltr.
- Ceramic tiles on 600mm 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 power coated/UPVC of 2200mm height
- Internal wooden frames made of Marandi or equivalent wood.
- All door shutters laminated flush shutters of 2200 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 Tower Rack.
- Wall tiles (300x600mm) up to ceiling height.
- Jaguar, somany, hindware, supreme or equivalent cp fitting.

### OTHER TOILET

- 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, 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.



## SKA Group- The Builders Of the Future

With more than 20 years of real estate development experience, 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 developments in timely manner.

At SKA Group, we take pride in our uncompromising integrity in customer engagement and quality assurance, and 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 construct a group housing society in Greater Noida-(West). It started with the creation of a project called SKA Green Mansion at Greater Noida-west in Company called SKA Realtech Pvt. Ltd. And then there was no looking back, as the company started creating exceptional living spaces for the new global Indians. Today, SKA Group is one of the reputed publicly listed real estate company in Delhi NCR, with 4.5+ million square feet of space already completed and 2.5 million+ square feet under construction. Our futuristic vision reflects our dedication to developing ecosystems for India's changing needs. But our foundation has always been our employees, our customers, our stakeholders, 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 Right Vision and high professionalism. The developer has developed world-class landmark projects for the customers. The company has won the trust of many clients by delivering developments in timely manner.**

## 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 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. Both of the projects were delivered within the stipulated time period. He currently controls and supervises the operations in 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 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 of accounting and finance, he currently heads the finance, accounts, and administration in SKA Group.