



*A masterpiece
for the rare few*



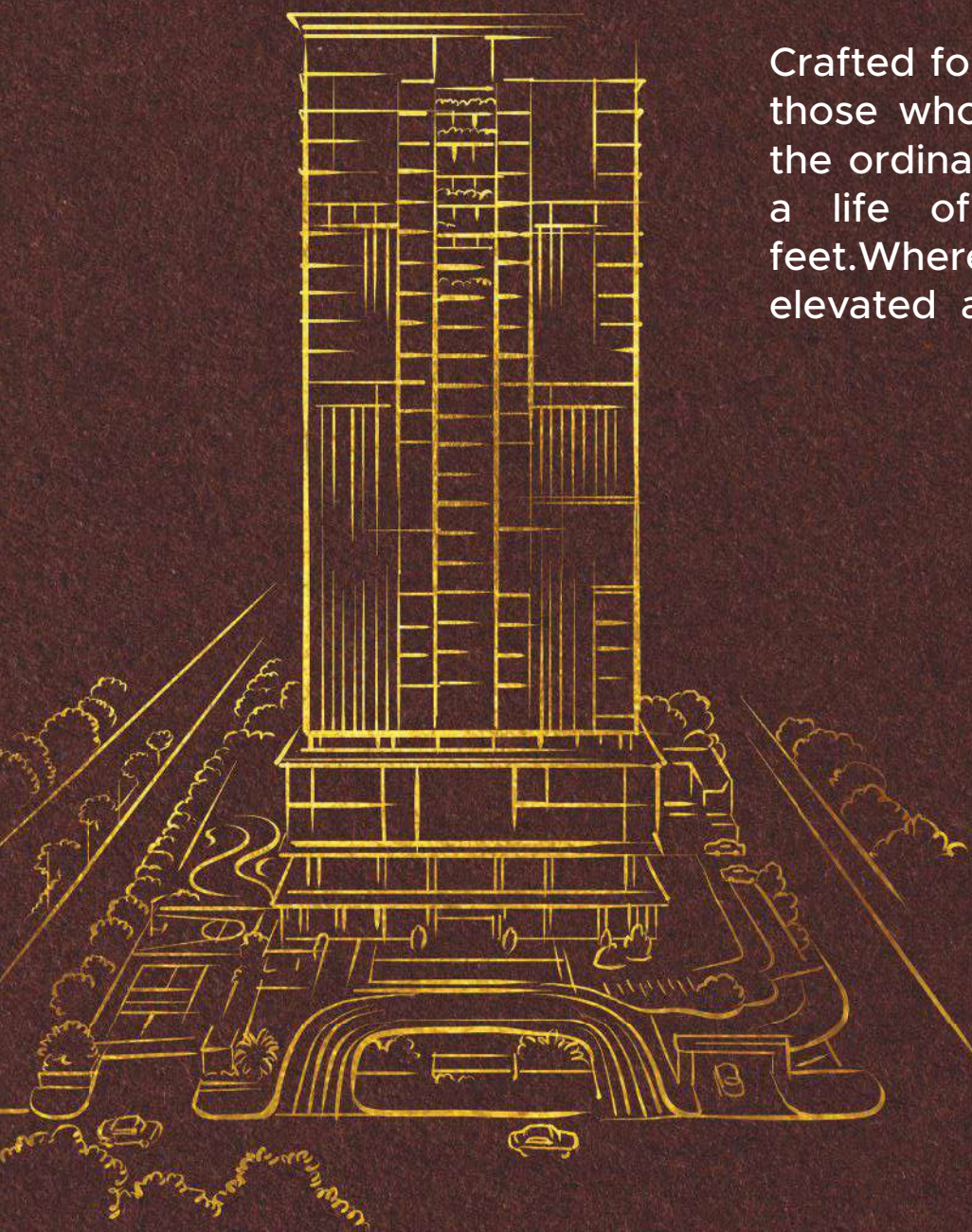
SKA
I M P E R I A
Joie de vivre

*Live modern.
Live Imperia.*

A contemporary address
designed for today's families.

SKA
IMPERIA
Joie de vivre

Crafted for young achievers and those who aspire to rise above the ordinary, SKA Imperia offers a life of distinction at 300 feet. Where elevated living meets elevated aspirations.





A landmark of legacy

224

Iconic homes

G+30

Tower redefining
NH24 skyline

3 BHK

Exclusive residences

02

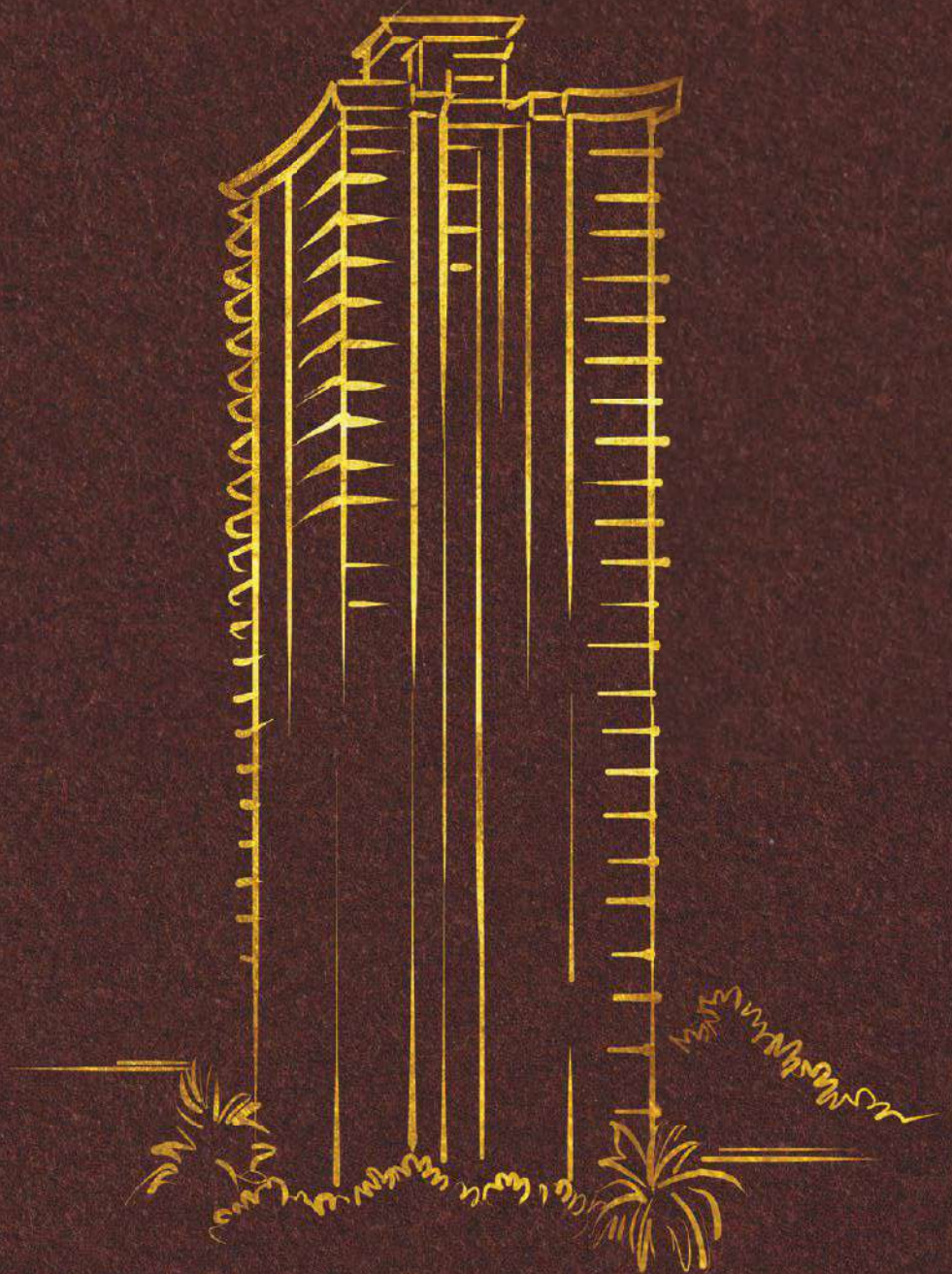
Side open homes

Terrace

Club house with
magnifique view



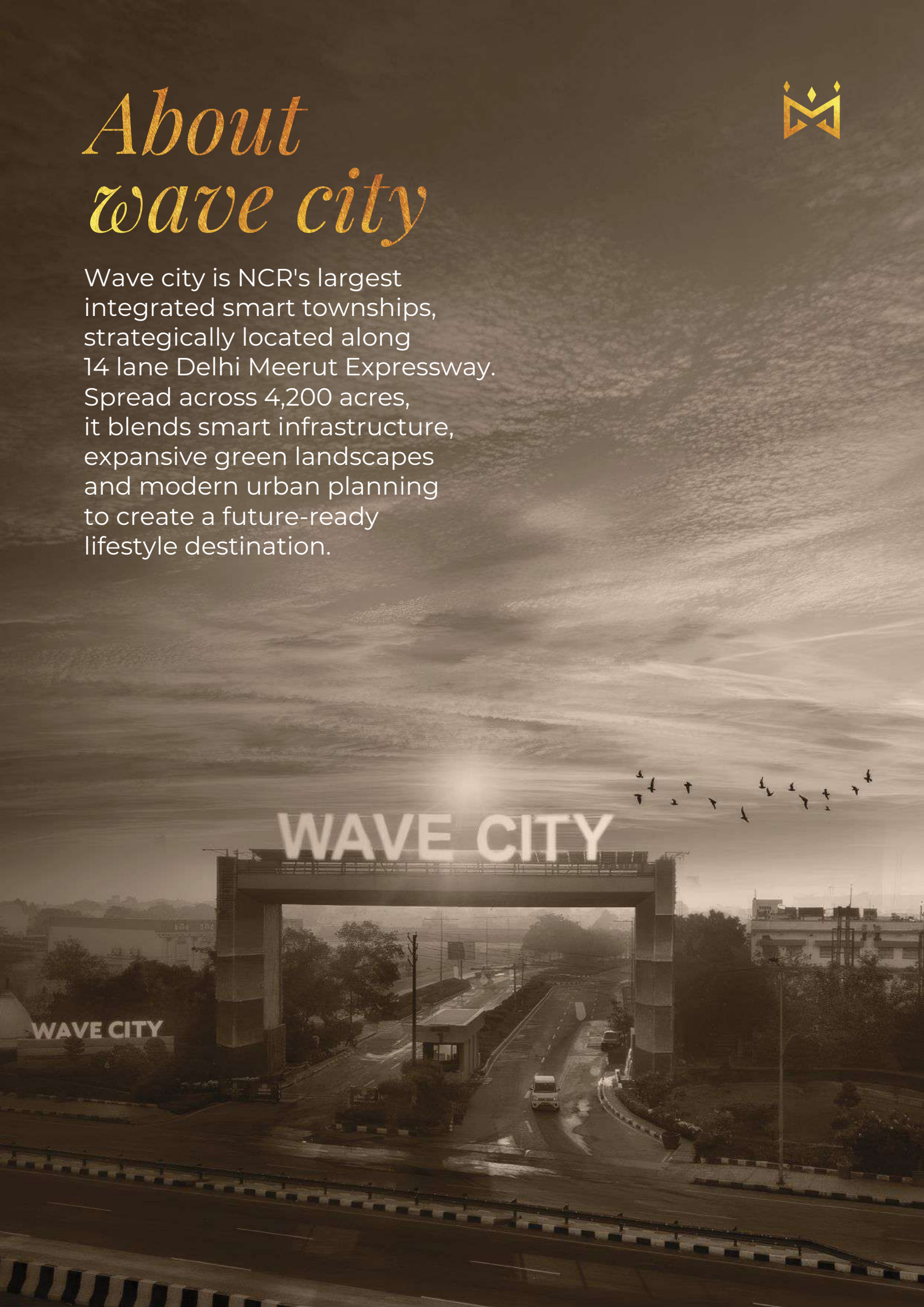
*A rare address
for the new age
connoisseurs*





About wave city

Wave city is NCR's largest integrated smart townships, strategically located along 14 lane Delhi Meerut Expressway. Spread across 4,200 acres, it blends smart infrastructure, expansive green landscapes and modern urban planning to create a future-ready lifestyle destination.



WAVE CITY

WAVE CITY

Site Plan

Ground Level



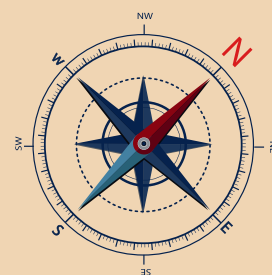
Site Plan

Typical Floor Plan



Site Plan

Terrace Level



Legend



Landscape Elements

- Housing Signage Floating in Water Feature
- Arrival Court
- Abstract Sculpture
- Shallow Water Body at Tower Entrance
- Reception with Green Wall at Backdrop
- Waiting Area
- Garden Pavilion
- Open Air Theatre with Tensile Canopies
- Pathway/Jogging Track
- Yoga/Meditation Lawn
- M Room
- Kids' Play Area
- Lawn
- Water Cascade
- Shallow Water Feature
- Floating Sunken Seating
- Floating Seating Area
- Double Height Green Wall
- Basketball Hoop
- Pickle Ball Court
- Party Lawn
- Boundary Plantation





A home that grows with you

This is a place where
ambitions find space,
relationships grow stronger
and everyday feels
thoughtfully elevated.
A space driven by young
lifestyle and family centric
environment.

- Infinity edge swimming pool
- Yoga & Aerobics Area
- Gym
- Community Hall
- Senior Citizen Room





*Drafted for
the distinct few*



Unit Type S1

3 Bedroom +Drawing Room
+Dinning +Kitchen +3 Toilets +3 Balconies



Rotate your phone
for a better experience

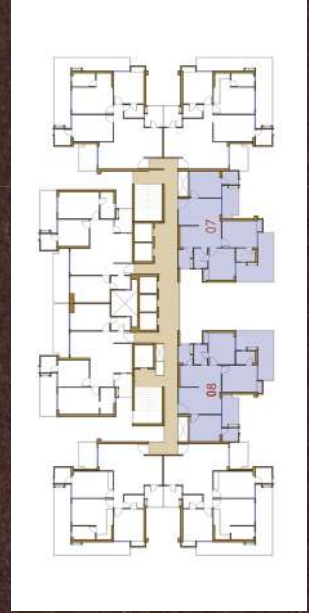
ENTRY



TOWER-01 (Unit-07 & 08)

Carpet Area	74.08 Sq.M (797 Sq.Ft)
Balcony Area	27.38 Sq.M (295 Sq.Ft)
External Wall & Column Area	6.59 Sq.M (71 Sq.Ft)
Total Area	108.05 Sq.M (1163 Sq.Ft)
Common Area	31.68 Sq.M (341 Sq.Ft)
Saleable Area	139.73 Sq.M (1504 Sq.Ft)

Cluster Plan



TOWER-01 (Unit-07 & 08)

Disclaimer: If required, minor additions or alterations can be done in the project satisfying the 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

3 Bedroom +Drawing Room +Dinning +Kitchen +3 Toilets +3 Balconies +Entrance Foyer

TOWER-01 (Unit-03 & 04)

Carpet Area	87.38 Sq.M (941 Sq.Ft)
Balcony Area	26.27 Sq.M (282 Sq.Ft)
External Wall & Column Area	6.49 Sq.M (70 Sq.Ft)
Total Area	120.14 Sq.M (1293 Sq.Ft)
Common Area	35.49 Sq.M (382 Sq.Ft)
Saleable Area	155.63 Sq.M (1675 Sq.Ft)

Cluster Plan



TOWER-01 (Unit-03 & 04)



Rotate your phone
for a better experience



Unit Type S3

3 Bedroom +Drawing Room +Dinning +Kitchen +3 Toilets +3 Balconies

Rotate your phone
for a better experience



TOWER-01 (Unit-01, 02, 05 & 06)

Carpet Area	93.04 Sq.M (1002 Sq.Ft)
Balcony Area	38.12 Sq.M (410 Sq.Ft)
External Wall & Column Area	8.01 Sq.M (86 Sq.Ft)
Total Area	139.17 Sq.M (1498 Sq.Ft)
Common Area	40.69 Sq.M (438 Sq.Ft)
Saleable Area	179.86 Sq.M (1936 Sq.Ft)

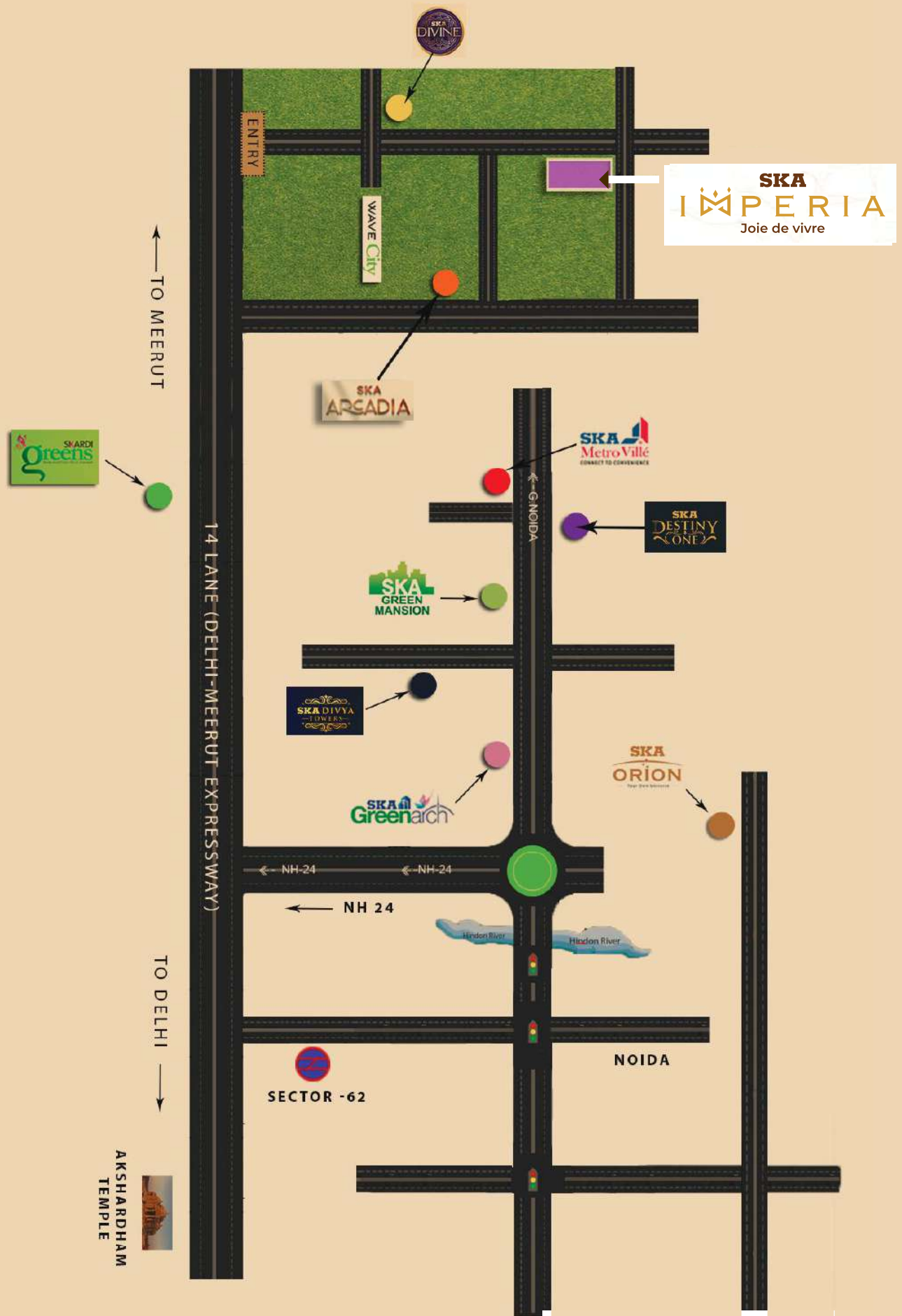
Cluster Plan



TOWER-01 (Unit-01, 02, 05 & 06)

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| All sizes in feet/inches are appropriate | Conversion factor: 1 Sq.m, 10.764 Sq.Ft 1000 mm = 3.28 Ft

Location Map



Distance Chart



Transport

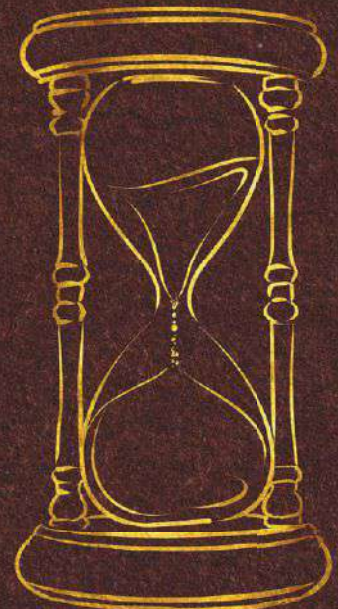
- Delhi-Meerut Expressway 02 Mins
- Eastern Peripheral Expressway 06 Mins
- Noida Sec- 62 20 Mins
- Ghaziabad Railway Station 20 Mins
- Shaheed Sthal Metro Station 20 Mins
- Akshardham 35 Mins

Nearby Upcoming Jewar Airport

Nearby facilities

Schools

- DPS School
- Ryan International School
- St. Xavier's High School
- Hi-Tech World School





Colleges

- Hi-Tech Institute of Engineering & Technology
- IMS Ghaziabad (University Courses Campus) ABES
- Engineering College

Hospitals

- Manipal Hospital
- Yashoda Hospital
- Sarvodaya Hospital
- Santosh Multispecialist Hospital

Shopping Malls

- SKA Arcadia
- The Opulent Mall
- Gaur City Mall





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.

Live Green. Live Better.



Confederation of Indian Industry

Indian Green Building Council (IGBC)

hereby precertifies

SKA IMPERIA

PLOT NO GH-04, SECTOR-4, SPRINGWOOD ENCLAVE, WAVE CITY – GHAZIABAD - 201010

(IGBC Registration No. GH240911)

*The project has demonstrated intent to design and build
high performance building in accordance with*

IGBC Green Homes Rating System

Precertified Gold

May 2026

(Precertification is valid for 3 years, renewed based on six monthly progress updates till certification)

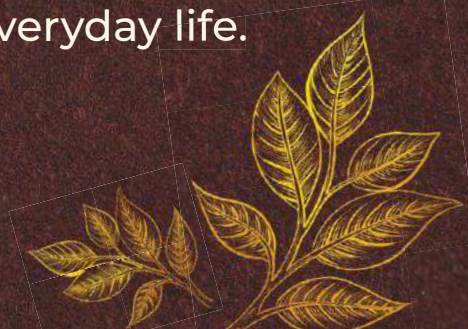
A handwritten signature in black ink.

B Thiagarajan
Chairman, IGBC

A handwritten signature in black ink.

K S Venkatagiri
Executive Director, CII-Godrej GBC

SKA Imperia is an IGBC Gold Pre-Certified project designed for sustainable and responsible living. Built on the principles of Reduce, Reuse, and Recycle, it offers homes with ample natural light, fresh air, and eco-conscious features that enhance everyday life.



Our Projects. Our Pride.

Delivered Projects



**HANDOVER
6 MONTH
BEFORE TIME**



**HANDOVER
1 YEAR
BEFORE TIME**



**HANDOVER 15
MONTHS BEFORE
RERA DATE**



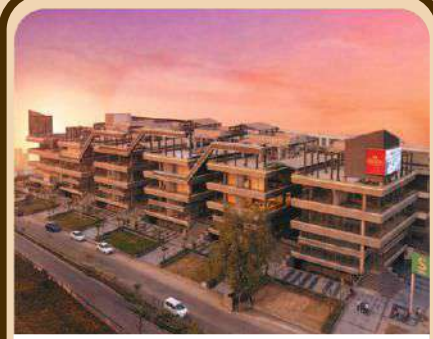
**HANDOVER 24
MONTHS BEFORE
RERA DATE**



**HANDOVER 6
MONTHS BEFORE
RERA DATE**
POSSESSION START
RERA NO. UPRERAPRJ658704



**HANDOVER 8
MONTHS BEFORE
RERA DATE**
POSSESSION START

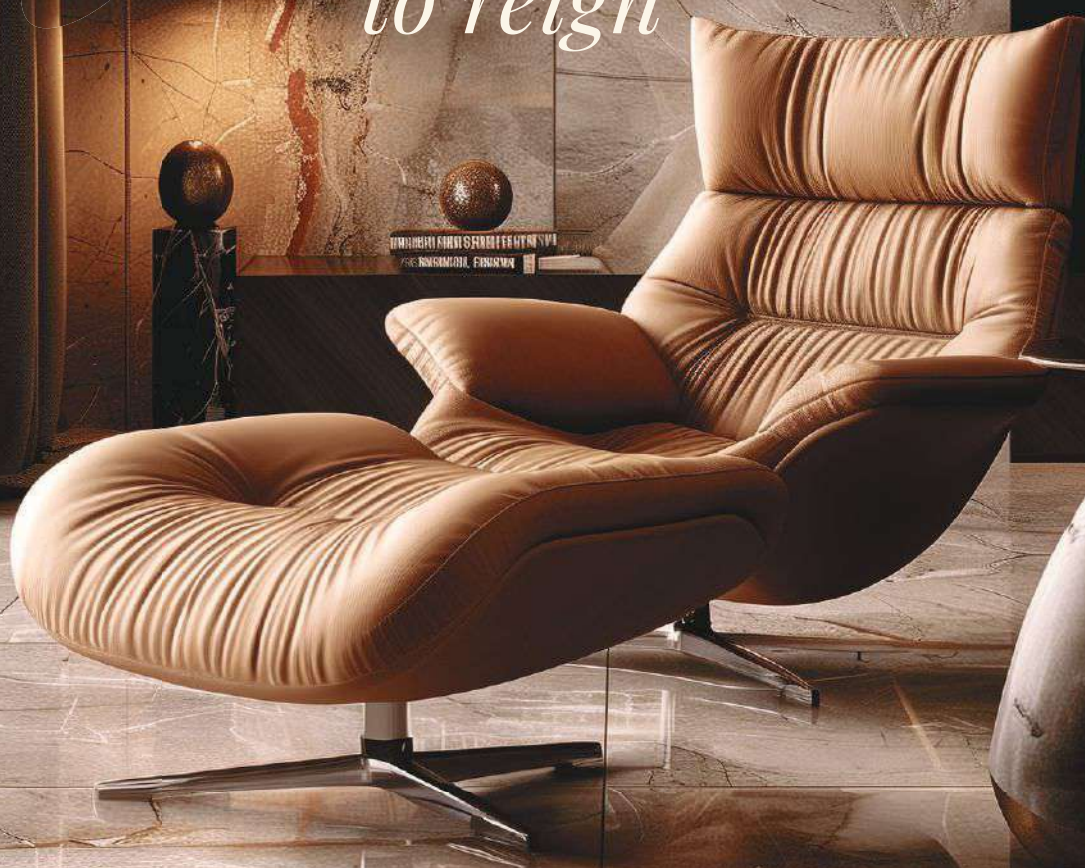


**HANDOVER 8
MONTHS BEFORE
RERA DATE**
POSSESSION START

Timely Delivery, OC Obtained & Registry Done in all The Project.



*The throne
to reign*



Apartment 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 (800 x 1600 mm) in Living, dining, kitchen, Ent. Lobby, bed rooms (Except Master bed room) Wooden Laminated flooring in Master bed room.
- Ceramic tiles (600 x 600 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

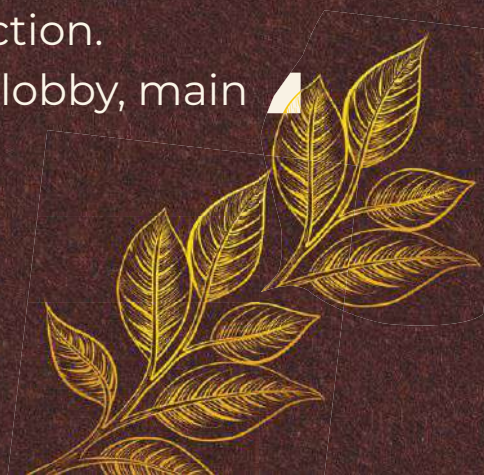
- Plumbing done with prince/astral or equivalent CPVC / PVC pipe.
- Ceramic sanitary ware.
- Wall tiles (300 x 600 mm) up to ceiling height.
- Somany, Hindware, Supreme, Jaguar or equivalent CP fittings.

Electircal

- 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

- Video phone on main door.
- Provision of optical fiber network, video surveillance system with CCTV cameras for boundary wall, entrance lobbies and main gate.
- 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

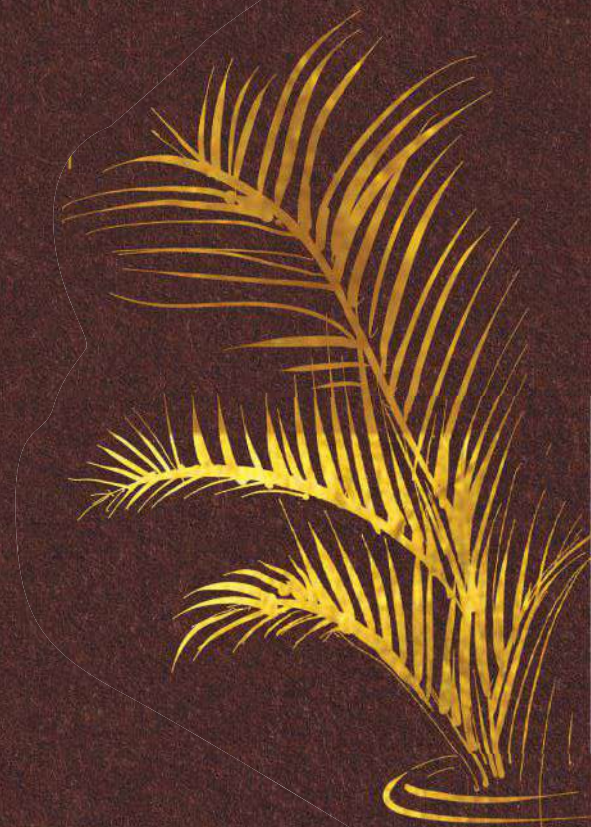
- LED based lighting in common areas.
- Online solar system for basement lighting.
- Heat reflective glass in External Doors and windows.

Waste Management

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

External Wall

- Texture paint.



Project Specifications



Total No.of Flats : 224

No.of Floors : 2 Basements +
Ground + 30 Fl.

No. of Flats per Floor : 8 Nos.

No. of Lifts : 6 Nos.
(3 nos. 10 PASSAGENGERS)
(3 nos. 15 PASSAGENGERS)

External Door- MS Painted.
Internal Car-Stainless Steel
Wall & Granite Stone
Flooring.
Speed – 2m/second

1 Entrance Lobby Of Tower

I. Ground Floor Entrance Lobby (Double Height) Area: 250 SQMT. / 2690 SQFT.

II. Lower & Upper Basement Lobby Area: 70 SQMT. / 750 SQFT. (each)

- 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

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 Basement Area – Lower & Upper Basement

- a. Road & Parking - Trimix Concrete Flooring
- b. Lighting - Ceiling Mounted Light Fixture

5 Visitor Parking in basement

- 23 Visitors Parking
- 2 Disable person parking

6 Club - (1830 SQMT. / 19698 SQFT.) Consist of:

A. Community Hall with party lawn and male/female toilet. (At Stilt Level)

- Flooring – Vitrified Tiles / Marble Stone
- Ceiling – Pop False Ceiling/ Grid False Ceiling
- Walls – OBD Paint/Wall Paper

B. SENIOR CITIZEN ROOM / LIBRARY (At Stilt Level)

- Flooring – Vitrified Tiles / Marble Stone
- Ceiling – Pop False Ceiling/ Grid False Ceiling
- Walls – OBD Paint/Wall Paper

C. TODDLER ROOM (At Stilt Level)

- Flooring – Vitrified Tiles / Marble Stone/ Carpet
- Ceiling – Pop False Ceiling/ Grid False Ceiling
- Walls – OBD Paint/Wall Paper

D. TEENAGER ROOM (At Stilt Level)

- Virtual Game Area
- Carrom, chess, ludo
- TT Table

- Flooring – Vitrified Tiles / Marble Stone/ Carpet
- Ceiling – Pop False Ceiling/ Grid False Ceiling
- Walls – OBD Paint/Wall Paper

E. POOL TABLE ROOM (At 29th Floor)

- Flooring – Vitrified Tiles / Marble Stone/ Carpet
- Ceiling – Pop False Ceiling/ Grid False Ceiling
- Walls – OBD Paint/Wall Paper

F. BUSINESS CENTER (At 29th Floor)

- Meeting Room
- Conference Room

- Flooring – Vitrified Tiles / Marble Stone/ Carpet
- Ceiling – Pop False Ceiling/ Grid False Ceiling
- Walls – OBD Paint/Wall Paper

G. LOUNGE AREA WITH SEATING

- Flooring – Vitrified Tiles / Marble Stone/ Carpet
- Ceiling – Pop False Ceiling/ Grid False Ceiling
- Walls – OBD Paint/Wall Paper

H. GYM - 1 No. (At Top floor)

- (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-3 No., Dumble with Rack-2 Sets, MultiPress-1 No., Leg Press-1 No., Handpress-1 No.)

I. YOGA & AEROBICS AREA (At Top floor)

- Flooring – Vitrified Tiles / Marble Stone
- Wall – Mirror / OBD Paint / Wall Paper
- Ceiling – Perforated Gypsum Tiles / POP False ceiling

J. LANDSCAPE WITH VIEWING DECK

K. Swimming Pool (At TOP FLOOR)

- Depth – 0.30 to 1.2 mtr
- Finishes – Tiles / Stone

Kid's pool

- Depth – 0.60 mtr
- Finishes – Tiles / Stone

Pool Loungers under Pergol

- Depth – 0.25 to 0.30 mtr
- Finishes – Tiles / Stone

Jacuzzi

- Depth – 0.90 mtr
- Finishes – Tiles / Stone

Pool deck

- Water feature with sculpture.
- Changing room Male / female – 1 no each

7 Landscaping including Top floor – (3150 SQMT. / 33906 SQFT.)

- 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.)

- Half Basketball Court – 1 no.
- Pickle Ball Court- 1 no.
- Lawn
- Open Air theatre
- Garden Pavilion

8 ESS & DG (Maximum Capacity)

- DG Sets – 500 KVA - 1 Nos. & 125 KVA -1 nos.
- Transformers – 750 KVA-1 nos. - 250 KVA- 1 nos.
- Online Solar Power System of 80KW Capacity

9. Organic Waste Compost Plant (In basement)

10. STP – 110 KLD – 1 Nos. (In basement)

11. R.W.A Room/Maintenance Room/ Mani. Store/MISC. Store /Landscape Store– (In basement)

12. L.T Panel Room - (In basement)

- Flooring – IPS
- Walls – OBD Paint

13. Tank & Pump Room (In basement)

- Hydro Pneumatic Pump for domestic Water Supply - 1No-100 LPM
- Hydro Pneumatic Pump for Recycle Water Supply - 1 No-75 LPM
- Fire Pump as per Fire Norms

14. Meditation room

- Flooring- Tiles and Marble floors
- Walls – OBD Paint

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.





SKA
I M P E R I A
Joie de vivre

Call: 9821 143 143



RERA NO. UPRERAPRJ900092/05/2026
www.up-rera.in
JRS BUILDCON LLP
Project Collection Account Number: 754605000870
IFSC code: ICIC0007546

Bank & Branch Name: ICICI BANK, Raj Nagar Extension
Complete Branch Address: ICICI Bank Ltd, G 21, 19, 22, VVIP Mall,
Raj Nagar Extension, Ghaziabad, Uttar pradesh - 201017
Launch Date: 25.05.2026

JRS BUILDCON LLP

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