



VALUE INFRA
Infrastructure | Real Estate | Engineering

Experience the Life in Sky

Skywalks

Affordable Premium Residences



Value Infra Group

"Some are born with values,
Some borrow them, Some live with them,
Some just pretend, Some fight them constantly,
While the rest stand by them, But at Value Infra,
We construct them"

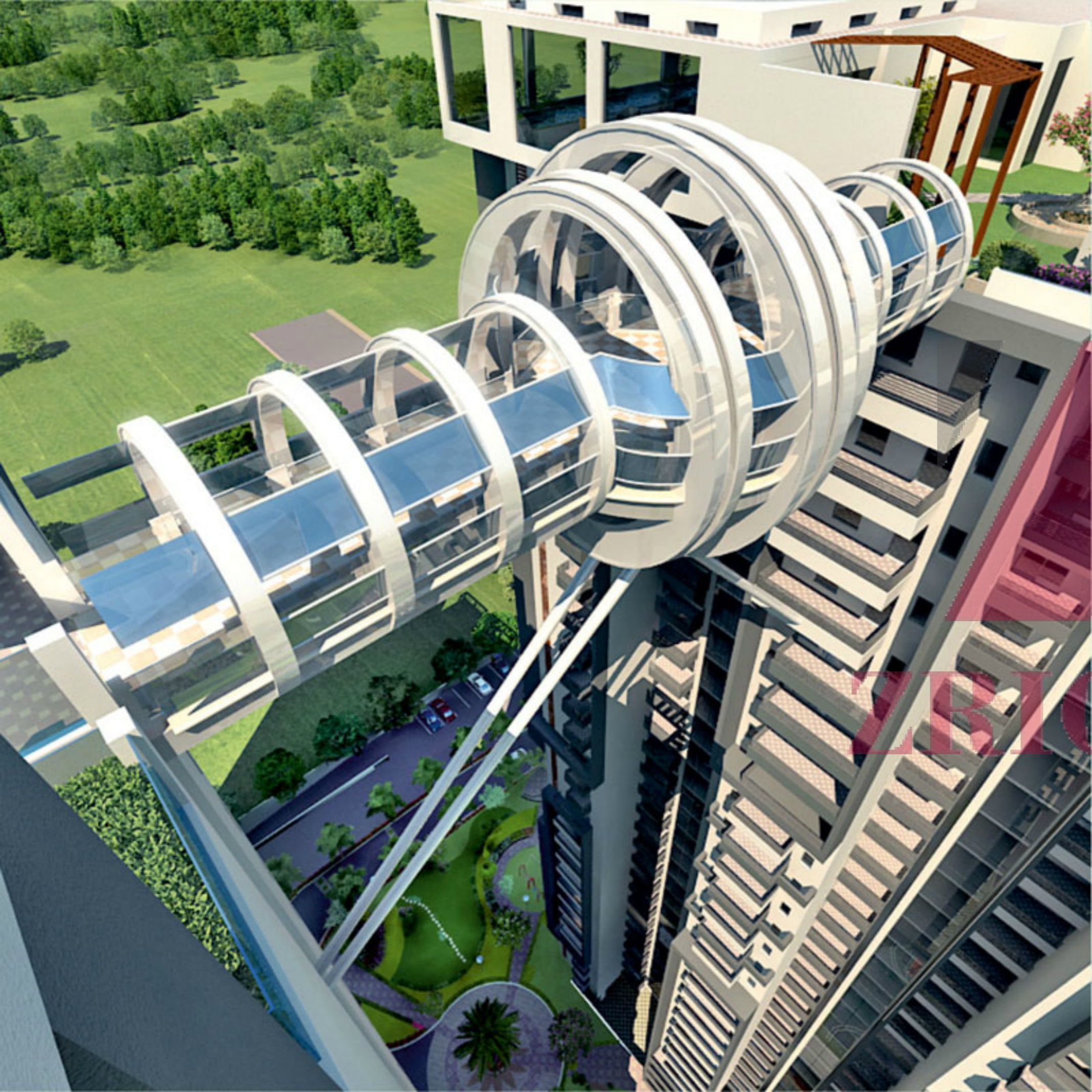
Value Infra Group of companies was established in year 2007, with its vision to create business in real estate and infrastructure sector. In over five years, **Value Infra** has made a substantial growth both in real estate and infrastructure divisions. With over one million square feet and 800 customers infold; **Value Group** has now completed its end to end delivery chain with 400 customers getting hand over of their residences by end of year 2012 and another 400+ customers by year 2013. The real estate division has another two million Sq. Ft. of residential space under planning/development.

Its infrastructure division has completed many highly technical contracts like new railway lines, railway/highway bridges, high capacity sewage treatment plant, internal container depots etc. The division has current order book of 1 500 million INR.

Value Group has more than 150 highly professional employees, to support delivery and commitments to its customers. Company works on highly customized ERP environment for all its stakeholders.

Value in everything we create

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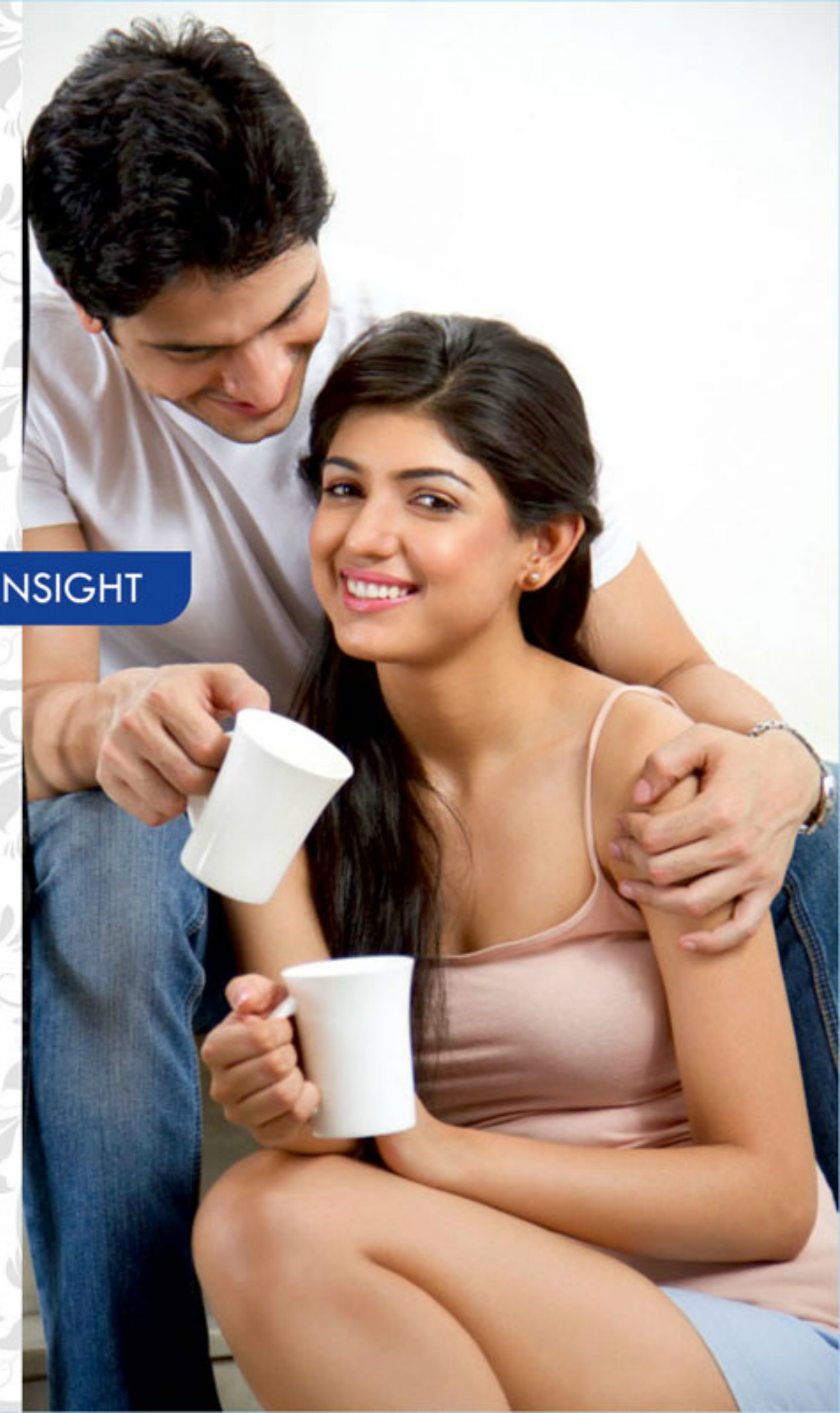


SKYWALKS - AN INSIGHT

SKYWALKS – Creating more open space in group housing living is an endeavour and challenge to development.

Skywalks has undertaken following critical design principles:

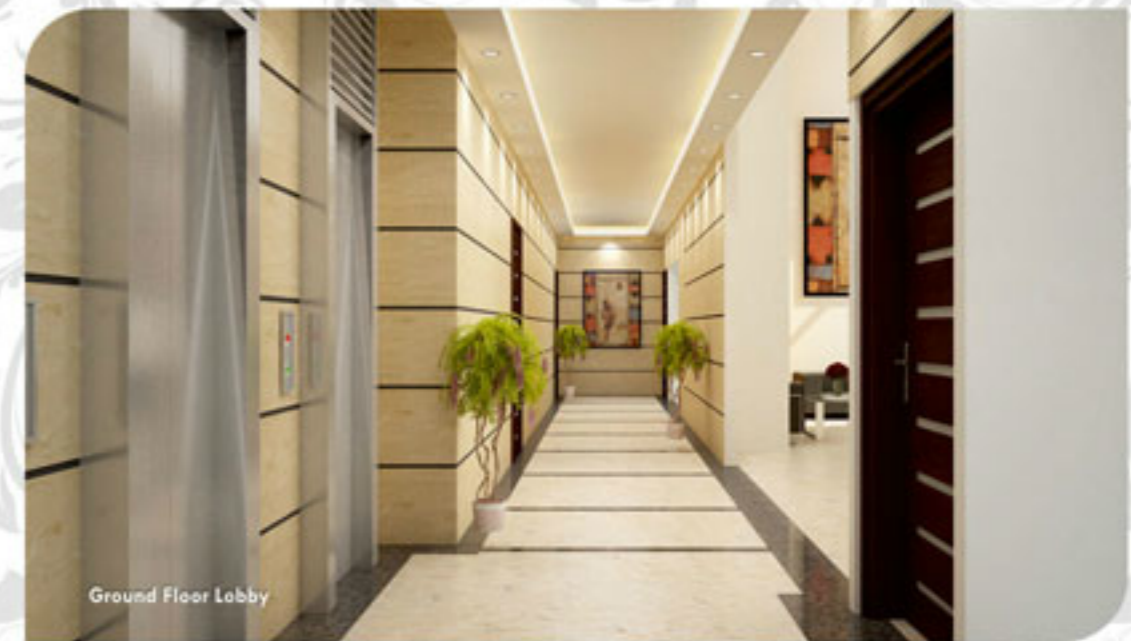
- Create more open space for common facilities for Leisure, Entertainment and Sports activities.
- Create complex with highest standard of safety for all residences.
- Create value chain for affordability with premiumness in quality and modernity.





PROJECT OVERVIEW

- **Project Layout** - 3.5 acres, two side open plot with beautifully designed affordable premium residences in 3 high-rise towers.
- **Green Building** - Certified by Indian Green Building Council (IGBC).
- **Podium** - Residences starting from landscaped podium level.
- **Skywalks** - It connects all towers at rooftop, for residences to use common facilities created on skytop.
- **Sky Garden** - Roof top sky garden on top of the tower.
- **Leisure & Entertainment** - Plaza-De-Mist; Skylounge; Skypool; Party Hall with Dance Floor; Women Convenience Zone; Sky Gaze; Gardens - at podium & rooftop.
- **Sports Facilities** - Swimming Pool; Gymnasium; Mini Basket Ball Court; Skating Rink; Squash Court; Kids Play area etc.
- **Lift** - 3 High Speed Lifts in each tower
- **3 level parking** - 2 basements and 1 podium level.





ENTRANCE LOBBY TO YOUR DREAM HOME



Double Height
Entrance Lobby



Concierge Desk



Residences starting at
Podium Level



3 High Speed Lifts in Each Tower.
1 being Stretcher lift



Exclusive - High Speed Lift
from Podium to Sky Lounge



SPORTS FACILITIES



Swimming Pool



Gymnasium



Mini Basket Ball Court



Squash



Skating Rink



Kids Play Area

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LEISURE & ENTERTAINMENT



Roof Top Helipad



Sky Garden



Roof Top Splash Pool



Sky Lounge



Party Hall



Dance Floor



Women Convenience Zone



Sky Gaze



Sky lounge



Sky Garden



Splash Pool



SKYWALKS - Technical Specifications

1.	Structure	Earthquake resistant structure design vetted by IIT.	
2.	Communication & Security Systems	Intercom facility in all the flats connected with security room, administration office and Commercial complex. 3 tier security system from entrance gate till apartments. CCTV Cameras in entrance lobbies, basement & perimeter.	
3.	Power backup	Power back-up for all individual Flats plus Common Area lighting including lift. (2BHK - 2KVA), (3BHK - 3KVA)	
4.	Wall finish	Internal	All walls Plastered, P.O.P. punning and painted with OBD paint in pleasing shade, Ceiling white.O.B.D. P.O.P Cornice in Drawing / Dining rooms. One focus wall with designer paint in all bedrooms.
5.	Flooring	Drawing / Dining	Vitrified tiles or equivalent flooring, master bedroom with wooden flooring.
	Balconies	Ceramic Tiles	
	Staircase	Kota stone flooring	
	Common area flooring	Vitrified tiles or equivalent flooring	
	Main Entrance lobby	Designer Marble / granite stone flooring.	
6.	Doors	Internal Doors	Flush shutter doors painted in two coats of synthetic enamel paint. All frames of hard wood / aluminium duly painted. Internal bedroom doors shall have Chrome Plated mortice locks and high quality hardware fittings.
	Main Entrance Door	Designer door with mortice lock and Brass Hardware	
7.	Windows	uPVC / Aluminium Powder Coated / Anodized windows with glass shutters	
8.	Kitchen	Platform	Working platform in Granite stone top with Stainless steel kitchen sink
	Wall	2 ft high ceramic tiles dado above working platform	
	Flooring	Ceramic Tiles	
	Fittings	Hot and Cold water supply (without Geyser) and CP Fittings of reputed make	
	Exhaust Fan	Exhaust fan shall be provided	
	Drinking water	Individual R.O. systems in Kitchen	
9.	Toilet	Floorings	Anti-skid Ceramic tiles
	Walls	Designer Glazed tiles - 7ft. high	
	Fittings	Hot and cold water supply (without geyser) with CP fittings of reputed make.	
	Sanitary ware	Vitreous ceramic sanitary ware of reputed make.	
	Wash-basin counter	Granite/Marble	
	Exhaust fan	In all toilets.	
	Copper wires	Copper wiring in concealed PVC conduits. Modular switches for light and power points. TV and Telephone points in all bedrooms and drawing / dining.	
10.	Electrical	Light fittings	Ceiling Lights shall be provided in balcony. Provision of split air conditioner in drawing & bedrooms.
	External wall Finish	All weather Texture finish	
12.	Lift	3 lifts in each tower with 1 stretcher lift	
13.	Green Building	Certified by Indian Green Building Council (IGBC)	



SITE PLAN



- LEGEND:**
- 1. ENTRANCE FEATURE
 - 2. COMMERCIAL ENTRY
 - 3. DRIVEWAY
 - 4. PIAZA DE MIST
 - 5. WATER FEATURE
 - 6. RAMP TO PODIUM
 - 7. FEATURE PAVING
 - 8. ROUNDABOUT
 - 9. SEATING WITH PLANTER
 - 10. CHILDREN'S PLAY AREA
 - 11. AMPHITHEATER
 - 12. PATHWAY
 - 13. SWIMMING POOL WITH DECK
 - 14. PARKING
 - 15. STEPPING STONE
 - 16. FEATURE WALL
 - 17. GRASS LAWN
 - 18. KID'S PLAY WALL
 - 19. RAMP TO BASEMENT

ARCHITECTS

SKYWALKS LOCATION MAP



Approximately 30 minutes drive from Anand Vihar ISBT



Proposed RRTS metro station between Anand Vihar and Meerut.



Approximately 30 minutes drive from Dilshad Garden Metro Station.



Engineering & Management Institutes of repute within 500 meter.



DPS, GD Goenka & other reputed schools in very close proximity.



Situated in Raj Nagar Extension, which is in close proximity to East Delhi and Noida.



Raj Nagar Extension, is approved development of Ghaziabad Development Authority, housing over 15000+ families.

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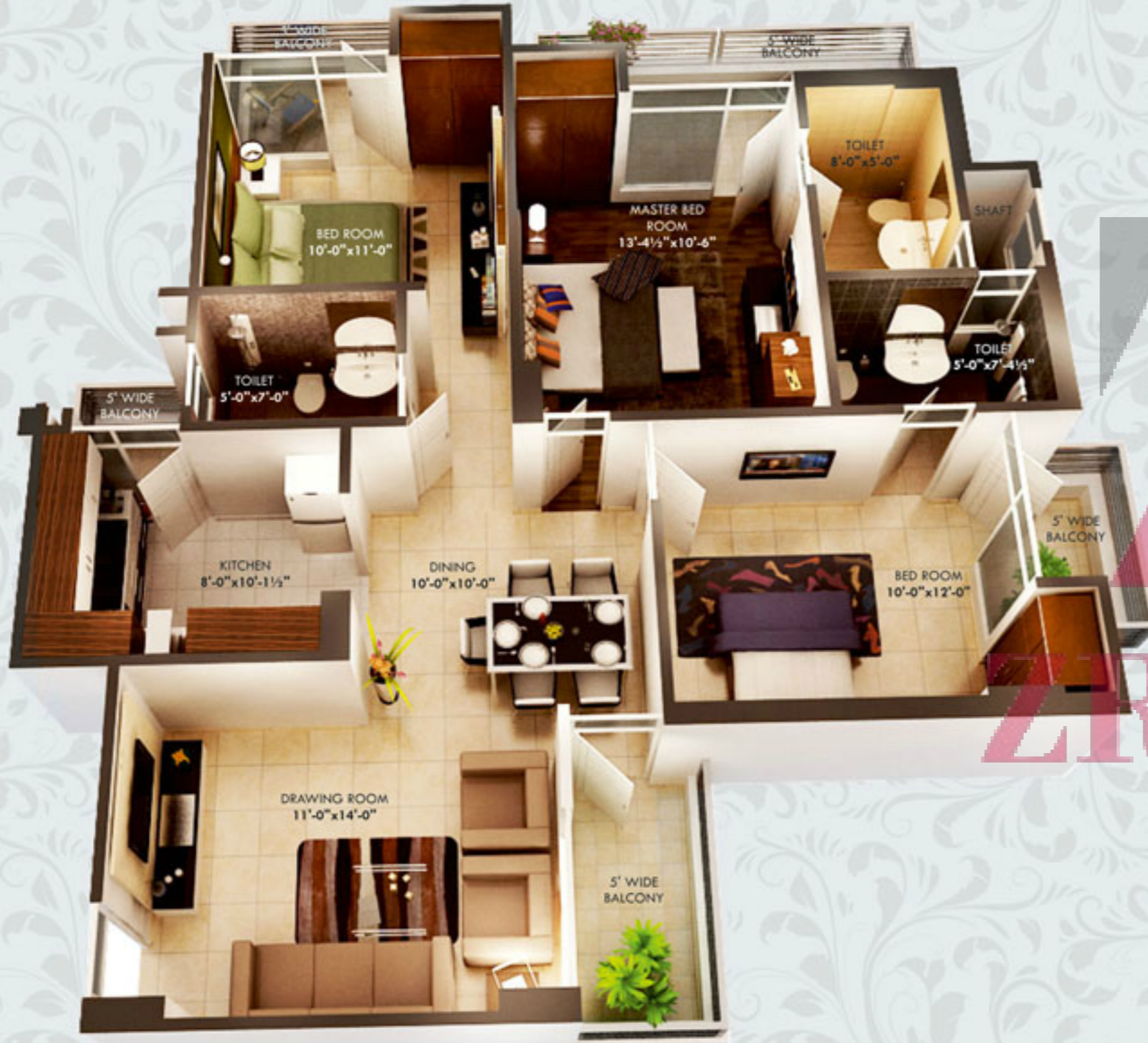
Skywalks

Affordable Premium Residences

Site Office: NH-58, Merta, Rajnagar Extn., Ghaziabad (Delhi-NCR)

**TOWER A - 3 BHK (1460.13 SQ. FT.)
TYPE - 1**

Skywalks
Affordable Premium Residences



*All areas are in sq. ft.
*+/- 2% area may vary due to improvement & design during construction

**TOWER A - 3 BHK (1417.43 SQ. FT.)
TYPE - 2**

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ZRICKS

1 Sq. Meter = 10.76 Sq. Feet

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**TOWER B - 2 BHK (1028.10 SQ. FT.)
TYPE - 1**

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**TOWER B - 2 BHK (1059.72 SQ. FT.)
TYPE - 2**

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**TOWER C - 2 BHK + STUDY (1223.20 SQ. FT.)
TYPE - 1**

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**TOWER C - 2 BHK + STUDY (1223.42 SQ. FT.)
TYPE - 2**

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Ghaziabad (Delhi-NCR)

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CALL TOLL FREE
1-800-102-6555



Certified by **IGBC**
(Indian Green Building Council)

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Disclaimer: All specifications, designs, unit plans, layouts, area, dimensions, pictures are only indicative and may change as decided by Company or by any Competent Authority governing local laws. These are purely conceptual and do not constitute any legal offering or invitation to an offer. Company will not hold any legal liability arising therefrom.