



## 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 vision to create a worldclass organisation in real estate and infrastructure sector. In over six years, **Value Infra Group** has made a substantial growth both in real estate and infrastructure divisions. **Value Infra Group**, a reputed developer of Delhi NCR is having 2.5 million Sq. Ft. of residential space under 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 1500 million INR.

**Value Infra Group** has 250 plus highly professional employees, to support delivery and commitments to its customers. Company works on customized ERP environment for all its stakeholders.

**Value in everything we create**





## 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 residents.
- Create value chain for affordability with premiumness in quality and modernity.







## PROJECT OVERVIEW

- **Project Layout** 4 acres, two side open strategically located 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 tower at rooftop, for residences to use common facilities created on skytop
- **Sky Garden** Roof top sky garden on top of the tower
- **Leisure & Entertainment** Skylounge; Skypool; Party Hall with Dance Floor; Women Convenience Zone; Sky Gaze; Gardens at podium & rooftop
- **Sports Facilities** Swimming Pool; Gymnasium; Basket Ball Court; Skating Rink; Squash Court; Kids Play area etc.
- **Lifts** 3 High Speed Lifts in each tower
- **2 Level Parking** 1 basement 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







## LEISURE & ENTERTAINMENT



Roof Top Helipad



Sky Garden



Roof Top Splash Pool



Sky Lounge



Party Hall



Dance Floor



Women Convenience Zone



Sky Gaze







## SKYWALKS - Technical Specifications

1.	Structure	Earthquake resistant structure design vetted by IIT.
2.	Full Air Conditioning	Split Air Conditioning in all Bedrooms & Drawing Room.
3.	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.
4.	Power backup	Power back-up for all individual Flats plus Common Area lighting including lift. (2BHK - 2KVA), (3BHK - 3KVA)
5.	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 point in all bedrooms.
6.	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.
7.	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
8.	Windows	uPVC / Aluminium Powder Coated / Anodized windows with glass shutters
9.	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
10.	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.
11.	Electrical	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. Light fittings Ceiling Lights shall be provided in balcony. Provision of split air conditioner in drawing & bedrooms.
12.	External wall Finish	All weather Texture finish
13.	Lift	3 lifts in each tower with 1 stretcher lift
14.	Green Building	Certified by Indian Green Building Council (IGBC)





# SITE PLAN



## Skywalks Site Plan

- LEGEND:**
- 1. ENTRY / EXIT
  - 2. DRIVEWAY
  - 3. PARKING
  - 4. WATER CASCADE
  - 5. RAMP
  - 6. PLANTER
  - 7. WATER FEATURE
  - 8. CHILDREN'S PLAY AREA
  - 9. AMPHITHEATER
  - 10. SPORT DECK
  - 11. OPEN SITOUT
  - 12. PATHWAY
  - 13. BADMINTON COURT
  - 14. TENNIS COURT
  - 15. SWIMMING POOL

- TOWER A (3BHK+3 Toilets)
- TOWER B (3BHK+2 Toilets)
- TOWER C (2BHK+2Toilets)



## SKYWALKS LOCATION MAP



*Skywalks*  
Greater Noida West

## Affordable Premium Residences

**Site Office:** GH -02C, Sector-12, Greater Noida (West)



Approximately 10 minutes drive from  
Noida City Centre Metro Station



### Proposed Metro Stations



Adjacent to knowledge Park-V &  
Industrial Hub



Approximately 15 minutes drive from  
DPS Noida



In closed proximity of upcoming City Centre Sector - 9 at Greater Noida West



Approximately 5 minutes drive from  
NH-24



**TOWER A - 3 BHK (1450 SQ. FT.)**  
TYPE - 1

*Skywalks*  
Greater Noida West  
Affordable Premium Residences



#	DETAILS	SIZE
A	LIVING AREA	11'-0"x12'-9"
B	DINING AREA	10'-0"x11'-6"
C	MASTER BEDROOM	13'-5"x10'-4"
D	BEDROOM-1	10'-0"x11'-9"
E	BEDROOM-2	10'-0"x10'-10"
F	KITCHEN	8'-4"x8'-11"
G	MASTER TOILET	8'-0"x5'-0"
H	TOILET-1	7'-4"x5'-0"
I	TOILET-2	7'-1"x5'-0"
J	BALCONY-1	6'-5" WIDE
K	BALCONY-2	7'-4" WIDE
L	BALCONY-3	5'-0" WIDE
M	BALCONY-4	5'-0" WIDE
N	BALCONY-5	6'-6" WIDE

1 Sq. Meter = 10.76 Sq. Feet

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

**TOWER A - 3 BHK (1450 SQ. FT.)**  
TYPE - 2

*Skywalks*  
Greater Noida West  
Affordable Premium Residences



#	DETAILS	SIZE
A	LIVING & DINING	11'-9"x17'-9"
B	MASTER BEDROOM	14'-0"x10'-0"
C	BEDROOM-1	13'-0"x9'-10"
D	BEDROOM-2	11'-9"x10'-10"
E	KITCHEN	9'-10"x8'-10"
F	MASTER TOILET	7'-0"x5'-1"
G	TOILET-1	7'-7"x5'-0"
H	TOILET-2	7'-10"x5'-0"
I	BALCONY-1	7'-10" WIDE
J	BALCONY-2	5'-0" WIDE
K	BALCONY-3	10'-4" WIDE

1 Sq. Meter = 10.76 Sq. Feet

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



**TOWER B - 3 BHK (1295 SQ. FT.)**  
TYPE - 1

*Skywalks*  
Greater Noida West  
Affordable Premium Residences



#	DETAILS	SIZE
A	LIVING & DINNING	11'-11"x17'-4"
B	MASTER BEDROOM	10'-2"x13'-2"
C	BEDROOM-1	12'-1"x10'-0"
D	BEDROOM-2	10'-0"x9'-10"
E	KITCHEN	7'-10"x8'-10"
F	MASTER TOILET	7'-5"x5'-0"
G	TOILET-1	6'-10"x5'-0"
H	BALCONY-1	5'-5" WIDE
I	BALCONY-2	5'-0" WIDE
J	BALCONY-3	6'-9" WIDE

1 Sq. Meter = 10.76 Sq. Feet

\*All areas are in sq. ft.

\*+/- 2% area may vary due to improvement & design during construction

**TOWER B - 3 BHK (1295 SQ. FT.)**  
TYPE - 2

*Skywalks*  
Greater Noida West  
Affordable Premium Residences



#	DETAILS	SIZE
A	LIVING & DINNING	11'-11"x17'-4"
B	MASTER BEDROOM	10'-2"x13'-2"
C	BEDROOM-1	12'-1"x10'-0"
D	BEDROOM-2	10'-0"x9'-10"
E	KITCHEN	7'-10"x8'-10"
F	MASTER TOILET	7'-5"x5'-0"
G	TOILET-1	6'-10"x5'-0"
H	BALCONY-1	5'-5" WIDE
I	BALCONY-2	5'-0" WIDE
J	BALCONY-3	6'-9" WIDE

1 Sq. Meter = 10.76 Sq. Feet

\*All areas are in sq. ft.

\*+/- 2% area may vary due to improvement & design during construction



**TOWER C - 2 BHK (1050 SQ. FT.)**  
TYPE - 1

*Skywalks*  
Greater Noida West  
Affordable Premium Residences



#	DETAILS	SIZE
A	LIVING & DINING	10'-6"x17'-3"
B	MASTER BEDROOM	11'-11"x10'-4"
C	BEDROOM-1	12'-1"x10'-0"
D	KITCHEN	6'-10"x8'-4"
E	MASTER TOILET	7'-10"x5'-0"
F	TOILET-1	6'-10"x5'-0"
G	BALCONY-1	5'-0" WIDE
H	BALCONY-2	5'-0" WIDE
I	BALCONY-3	5'-0" WIDE

1 Sq. Meter = 10.76 Sq. Feet

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

**TOWER C - 2 BHK (1050 SQ. FT.)**  
TYPE - 2

*Skywalks*  
Greater Noida West  
Affordable Premium Residences



#	DETAILS	SIZE
A	LIVING & DINING	10'-6"x17'-3"
B	MASTER BEDROOM	11'-11"x10'-4"
C	BEDROOM-1	12'-1"x10'-0"
D	KITCHEN	6'-10"x8'-4"
E	MASTER TOILET	7'-10"x5'-0"
F	TOILET-1	6'-10"x5'-0"
G	BALCONY-1	5'-0" WIDE
H	BALCONY-2	5'-0" WIDE
I	BALCONY-3	5'-0" WIDE

1 Sq. Meter = 10.76 Sq. Feet

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