

LOCATION MAP



Map for illustration Purpose Only, Not in Scale

RERA Registration No. UPRERAPRJ5764



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Sikka
KARNAM
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2/3/4 BHK Apartments & Penthouses
SEC.143B @ EXPRESSWAY & FNG, NOIDA

Member of
CREDAI



Sikka Infrastructure Pvt. Ltd.

Corporate Office: "Sikka House" C-60, Preet Vihar, Vikas Marg, Delhi - 110092, (INDIA)
T: +91-11-40600000, www.sikka.in

Site Office: Plot No. 1(A), Sec. 143B @ Expressway & FNG, Noida



All floor plans, specifications, artistic renderings & images in this brochure are indicative and are subject to change as decided by the company or by any competent authority in the best interests of development. 1 sq.mtr.=10.764 sq.ft.

Welcome to the world of Sikka.
Welcome to Sikka Karnam Greens.

About the developer

For a period of almost three decades now, Sikka has been pushing the boundaries to create spaces that are unrivaled in luxury, stature and design. With a keen eye on the future & a sound knowledge base of the global business environment & trends. Over the years, Sikka has completed a series of real estate project in and around the NCR region of India. Today the total built up area of their ongoing projects exceeds 6 million sq.ft. with plans to build around 3 million sq. ft. area in the current financial year, about 15 million sq. ft. in the coming 3 years, dwelling nearly a 100000 families. Along with the prominent presence in the real estate, Sikka is a distinguished business entity in the industry of automobiles, posting an impressive turnover of INR 5 billion. In the hospitality sector the conglomerate is in the process of developing & operating 5 star hotels, service apartments, business & boutique hotels under its wings. This time around we wanted to push the envelope further. We wanted to challenge ourselves, exceed all expectations and usher the New Age India. The Proud India.



Actual Site Photograph

Sec 143B @
Expressway
& FNG, Noida



SCHOOL

- Pathways School - 9.4 KM
- JayPee International School - 14 KM
- Shiv Nadar School - 4.5 KM
- Shri Ram Millennium School - 5.2 KM
- Somerville School - 19 KM
- Bal Bharti School - 18 KM
- Lotus Valley School - 9.6 KM
- JBM Global School - 5.7 KM
- K R Manglam School - 14 KM
- Genesis School - 5.2 KM



HOSPITALS

- Jaypee Hospital - 7.2 KM
- Felix Hospital - 2.7 KM
- Metro Hospital - 18 KM
- Kalash Hospital - 17 KM
- Apollo Hospital - 18 KM



SHOPPING CENTERS

- Great India Palace - 15 KM
- Center Stage Mall - 15 KM
- DLF Galleria - 17 KM
- Spice - 18 KM
- Sector 18 Market - 15 KM
- Sab Mall - 17 KM
- Atta Market - 16 KM
- Ansal Plaza - 13 KM
- MSX Mall - 16 KM
- Mall of India - 15 KM

Sec 143B Expressway
& FNG, Noida



CORPORATES

- HCL Technologies - 10 KM
- Newgen - 1.6 KM
- MetLife - 5.6 KM
- NSL Techzone etc. - 2 KM
- EXL Technologies - 2 KM
- KPMG - 2.1 KM
- SAMSUNG - 2.1 KM
- TCS - 5.5 KM
- WIPRO - 8.8 KM
- British Telecom Noida - 20 KM
- Convergys - 2.1 KM
- Accenture - 5.1 KM
- Axis House - 8.3 KM



HOTELS

- Radisson Blu - 16 KM
- Crowne Plaza - 20 KM
- Park Plaza - 23 KM
- Fortune Inn - 17 KM
- Savvy Suites - 17 KM

LOCATION HIGHLIGHTS

Strategically located with easy access to prime avenues of Delhi & NCR:

- Metro Station, Sec. 143 - 500 Meters
- Akshardham - 21 KM
- Mahamaya Flyover - 14 KM
- Kalindi Kunj - 15 KM
- Ashram - 23 KM
- Mayur Vihar - 20 KM

SITE LAYOUT



- 1 Entry/Exit
- 2 Entrance Court
- 3 Security
- 5 Drop-off Point
- 6 Water Body & Fountain
- 7 Dedicated Hassle Free Parking
- 8 Landscaped Park
- 9 Conventional Hall
- 10 Swimming Pool
- 11 Children's Play Area
- 12 Badminton Court
- 13 Tennis Court
- 14 Half Basketball Court
- 15 Cricket Net
- 16 Basement Ramp.

■	1B+1T (54.81 Sqmt.)	590 sqft
■	2B+2T (78.03 Sqmt.)	840 sqft
■	2B+2T (87.32 Sqmt.)	940 sqft
■	2B+2T+ Sr.T (106.83 Sqmt.)	1150 sqft
■	3B+2T (116.59 Sqmt.)	1255 sqft
■	3B+3T+ Sr.T (137.49 Sqmt.)	1480 sqft
■	4B+4T+ Sr.T (178.37 Sqmt.)	1920 sqft



TYPE 3
 SALEABLE AREA - 940 SQ.FT (87.32 SQ.MT)
 2 BHK + 2 TOILETS + 3 BALCONY + 1 UTILITY

SALEABLE AREA DETAIL				
Carpet area	Wall area	Balcony area	Common area	Saleable (Super Built up area)
Sq.ft.	Sq.ft.	Sq.ft.	Sq.ft.	Sq.ft.
651.32	62.34	12.01	194.33	940.00



TYPE 6
 SALEABLE AREA - 1400 SQ.FT (137.49 SQ.MT)
 2 BHK + 1 TOILET + MAID ROOM + 3 BALCONY + 1 UTILITY

SALEABLE AREA DETAIL				
Carpet area	Wall area	Balcony area	Common area	Saleable (Super Built up area)
Sq.ft.	Sq.ft.	Sq.ft.	Sq.ft.	Sq.ft.
1029.91	103.54	190.61	155.94	1480.00



TYPE 4
 SALEABLE AREA - 1150 SQ.FT (106.84 SQ.MT)
 2 BHK + 3 TOILET + MAID ROOM + 3 BALCONY + 1 UTILITY

SALEABLE AREA DETAIL				
Carpet area	Wall area	Balcony area	Common area	Saleable (Super Built up area)
Sq.ft.	Sq.ft.	Sq.ft.	Sq.ft.	Sq.ft.
797.28	89.34	141.22	122.16	1150.00



TYPE 7
 SALEABLE AREA - 1929 SQ.FT (178.17 SQ.MT)
 3 BHK + 5 TOILET + MAID ROOM + 5 BALCONY + 1 UTILITY

SALEABLE AREA DETAIL				
Carpet area	Wall area	Balcony area	Common area	Saleable (Super Built up area)
Sq.ft.	Sq.ft.	Sq.ft.	Sq.ft.	Sq.ft.
1371.11	121.84	262.21	184.84	1920.00



TYPE 4
 SALEABLE AREA - 1895.33 SQ.FT (176.45 SQ.M)
 3BHK + 4 TOILETS + MAID'S ROOM
 5 BALCONY + 1 JILLET

LOWER PENTHOUSE PLAN



UPPER PENTHOUSE PLAN

SALEABLE AREA DETAIL				
CARPET AREA	WALL AREA	BALCONY AREA	COMMON AREA	SALEABLE AREA
Sq.ft	Sq.ft	Sq.ft	Sq.ft	Sq.ft
1223.84	188.70	181.77	308.92	1800.33



TYPE 5
 SALEABLE AREA - 2085 SQ.FT (193.70 SQ.M)
 3BHK + 5 TOILETS + MAID ROOM
 4 BALCONY + 2 UTILITY

LOWER PENTHOUSE PLAN



UPPER PENTHOUSE PLAN

SALEABLE AREA DETAIL				
CARPET AREA	WALL AREA	BALCONY AREA	COMMON AREA	SALEABLE AREA
Sq.ft	Sq.ft	Sq.ft	Sq.ft	Sq.ft
1296	165	298	315	2080



◀ **TYPE 0**
 SALEABLE AREA - 2486 SQ.FT (230.95 SQ.M)
 3BHK + 5 TOILETS + SERVANTS ROOM
 + 5 BALCONY - 1 UTILITY

LOWER PENTHOUSE PLAN



UPPER PENTHOUSE PLAN

CARPET AREA	EXT. WALL AREA	SALEABLE AREA DETAIL		BALCONY AREA	COMMON AREA	SALEABLE AREA
		Sq.Ft.	Sq.M.			
167	212	311	282	2486		

All layouts, information, conditions are only indicative & some of them can be changed at the discretion of builder/architect/authority, these are conceptual & constitute no legal offerings. 1Sq. Mtr. = 10.764 Sq.Ft.



◀ **TYPE 1**
 SALEABLE AREA - 2891 SQ.FT (268.93 SQ.M)
 4 BHK + 6 TOILETS + SERVANTS ROOM -
 6 BALCONY + 2 UTILITY

LOWER PENTHOUSE PLAN



UPPER PENTHOUSE PLAN

CARPET AREA	EXT. WALL AREA	SALEABLE AREA DETAIL		COMMON AREA	SALEABLE AREA
		Sq.Ft.	Sq.M.		
1845	289	408	249	2891	

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LOWER PENTHOUSE PLAN

TYPE 2
SALEABLE AREA - 3113 SQ. FT. (289.02 SQ. FT.)
4 BHK, 6 TOILETS, 1 SERVANT ROOM, 1
6 BALCONY, 2 UTILITY



UPPER PENTHOUSE PLAN

CARPET AREA	EX WALL AREA	SALEABLE AREA DETAIL		SALEABLE AREA (SQA) (Sq. Ft.)
		BALCONY AREA	COMMON AREA	
Sq. Ft.	Sq. Ft.	Sq. Ft.	Sq. Ft.	Sq. Ft.
2018	236	481	408	3113



LOWER PENTHOUSE PLAN

TYPE 3
SALEABLE AREA - 3872 SQ. FT. (359.72 SQ. M)
4 BHK, 6 TOILETS, 1 SERVANT ROOM,
9 BALCONY, 1 UTILITY



UPPER PENTHOUSE PLAN

CARPET AREA	EX WALL AREA	SALEABLE AREA DETAIL		SALEABLE AREA (SQA) (Sq. Ft.)
		BALCONY AREA	COMMON AREA	
Sq. Ft.	Sq. Ft.	Sq. Ft.	Sq. Ft.	Sq. Ft.
2626	267	614	598	3872

CLUB HOUSE



There will be times when you'll feel like unwinding yourself. There will be times, when you will feel euphoric. For those moments, we have a state-of-the-art club. Refresh yourself at the cafe, revitalize your body at the hi-tech gymnasium and sports zones or relax by the infinity pool right inside it.

AMENITIES



Fully Equipped Club with Billiards/Snooker



World Class Gymnasium



Jacuzzi & Aroma Massage Therapy Spa



Walking & Jogging Track



Kids Play Area



Swimming Pool with Separate Splash Pool for Kids



Tennis Court



Badminton Court



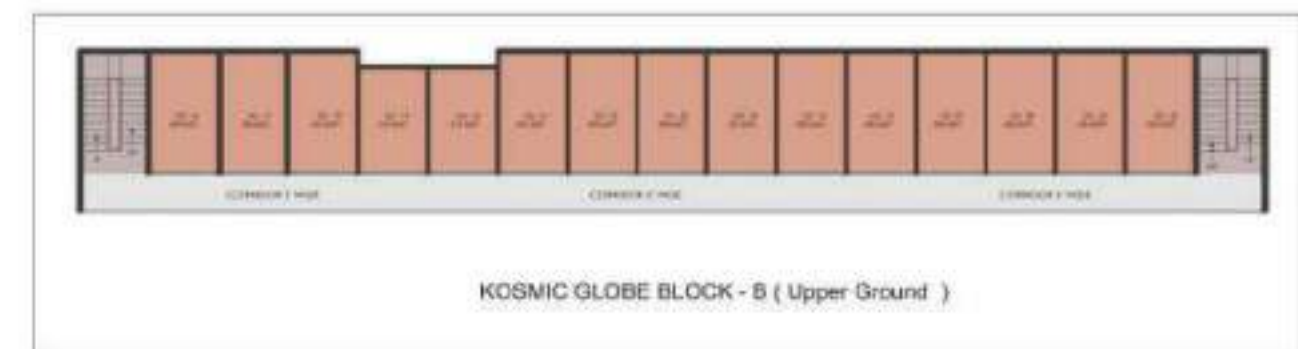
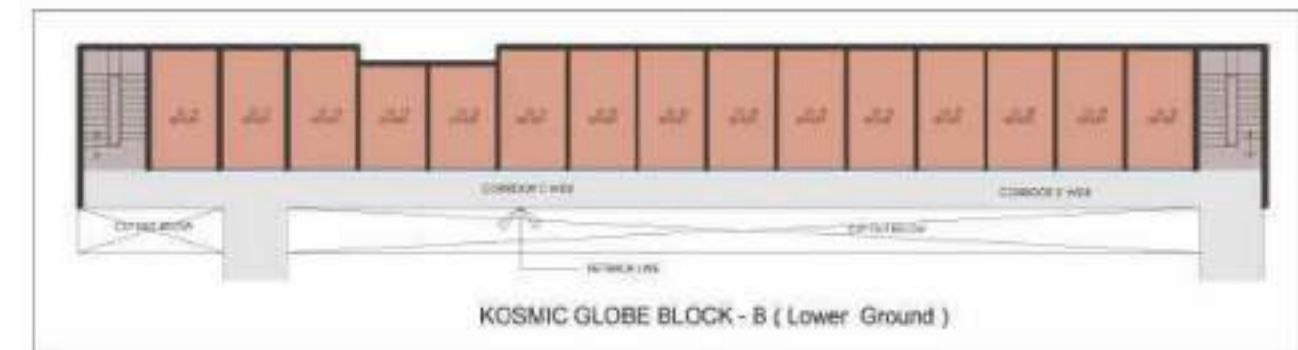
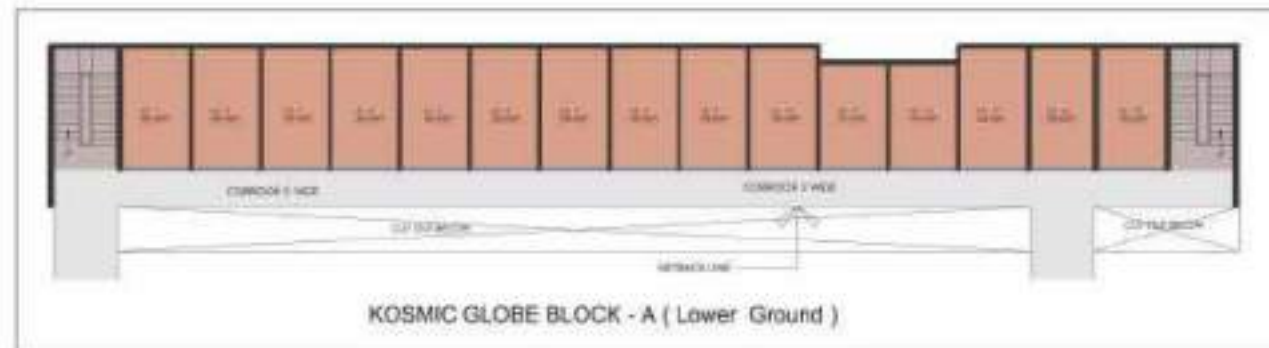
Half Basketball Court



Yoga/Meditation Centre



Your World of Modern
CONVENIENCES



SPECIFICATIONS

GENERAL

- Earthquake resistant structure zone IV complaint designed by highly experienced structural engineers

SUPER STRUCTURE

- Sheer wall structure with columns R.C.C slabs & beams with brick wall partitions in between.

FLOORING

- Vitrified tiles in Drawing/Dining/Bedrooms laminated wooden flooring in master bedrooms
- Anti – skid ceramic tiles in kitchen, toilet & balcony. Marble stone in corridor, lift, lobby and staircase

DOOR AND WINDOWS

- External doors & window made of UPVC
- Internal doors in hardwood frames with laminated flush doors
- Entrance door – decorative finish

KITCHEN

- Granite top working platform
- Stainless steel sink
- Ceramic glazed tiles 2 feet above working platform with chrome finish sanitary wares

TOILETS

- Provision for hot and cold water glazed tiles in pleasing colours on walls up to door level
- European WC's washbasins & cisterns in light shade of standard brand. Chrome plated fitting of standard make

INSIDE WALL FINISH

- Inside wall with POP and one concept wall in bed room, acrylic emulsion paint

ELECTRICALS

- Modular and elegant light and power points, cable TV and telephone points in drawing room and master bed room. Copper wires in concealed PVC conduits with MCB

EXTERNAL FINISH/ LIFT

- Modern and elegant outer finish with high quality paint/stone with plaster & decorative
- Lobby/Entrance lobby wood/tiles up to 7 feet and texture paint

EXTERNAL FAÇADE

- Exterior with superior paint finish

INTERCOM FACILITY

- Provision of intercom facility in each flat

WATER SUPPLY

- Underground and overhead water tanks with pumps for uninterrupted water supply

PNG GAS PIPELINE

- Provision of gas pipeline infrastructure

HIGH TECH SECURITY

Provision For:

- Hi-tech security system, safety alarm, safety camera
- Ultra High Speed Broadband
- Multiple IPTV connected
- Choice of upgrading your intercom into video intercom
- Choice of multiple satellite channels from across the world
- Integration of common area Wi-Fi & CCTV system

ALREADY DELIVERED PROJECTS



Sikka Karmic Greens,
Sec. 75, Noida



Sikka Classic Homes,
Kausambi, Ghaziabad



Sikka Plaza,
Mayapuri Phase-I, Delhi



Sikka Complex,
Preet Vihar, Delhi



Sikka Trade Complex
New Rajdhani Enclave, Delhi



Sikka Galaxy
Shreehatta Vihar, Delhi

ONGOING PROJECTS (TO BE DELIVERED SOON)



Sikka Karnam Greens
Sec-143 B, PNO Expressway, Noida



Sikka Kaamna Greens
Sec-143, PNO & Expressway, Noida



Sikka Kaamya Greens
Sec-10, Greater Noida, West



Kapital Grand
Sec-58, Noida Expressway



Sikka Kimaya Greens
Sahasradhara Road, Dehradun



Sikka Krishh Greens
NH-58, Meerut