



S i k k a
KIMAYA GREENSTM
SAHASTRADHARA ROAD, DEHRADUN



Enchanted by the serenity of hillside living

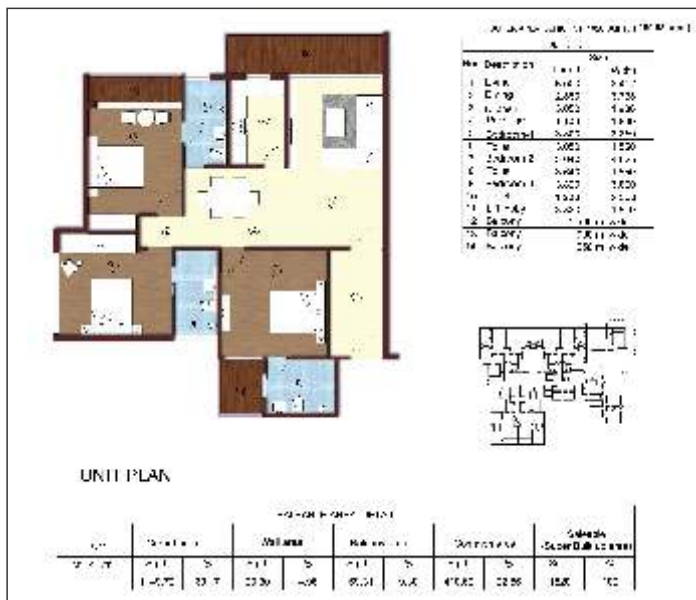
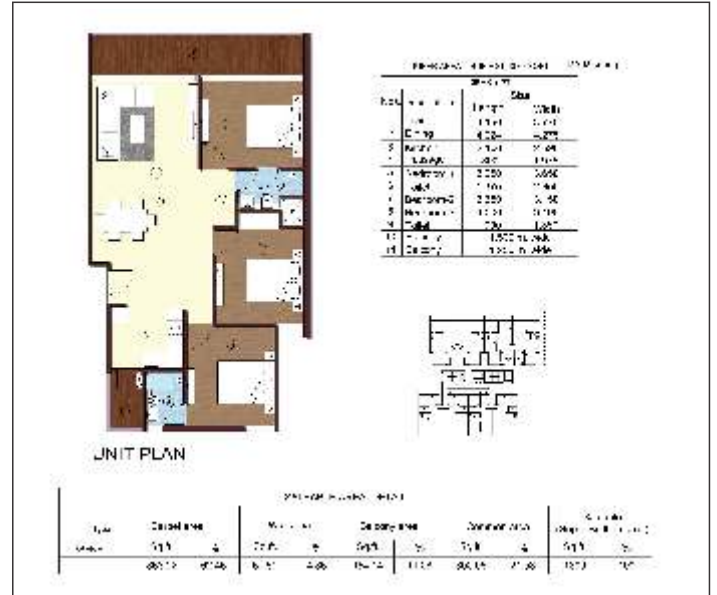
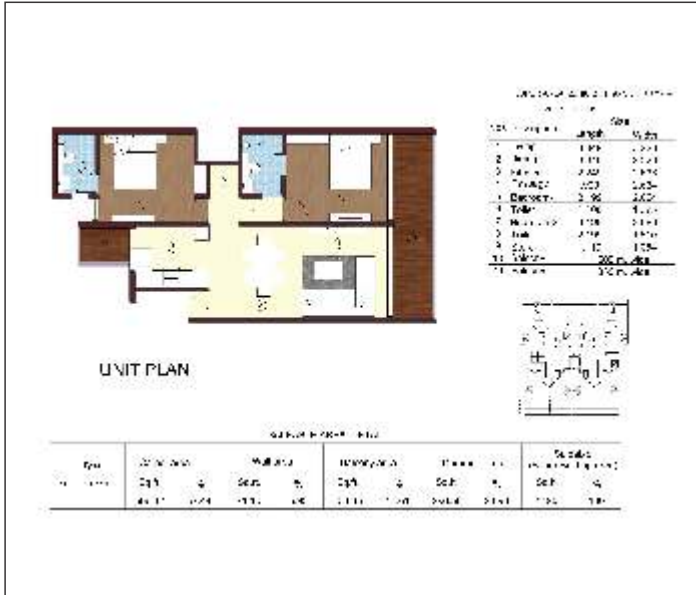


SITE PLAN



LEGEND

- 1. Entry / Exit Plaza with Guard House
- 2. Indoor Landscape Courts
- 3. Infinity Swimming Pool / With Jacuzzi
- 4. Pool Deck
- 5. Mandala / Garden
- 6. Kids Play Area
- 7. Club House
- 8. Jogging Tracks
- 9. BBQ Pavilion
- 10. Cabaret / Day Bed
- 11. Commensal
- 12. (Symbol) for S.A. 11.4.22





SALEABLE AREA DETAIL

No.	Description	Area	
		Sq.ft.	%
1	Living/Dining	6,425	67.3
2	Kitchen	3,800	39.5
3	Passage	1,000	10.4
4	Bedroom-1	4,150	43.1
5	Toilet	4,150	43.1
6	Bedroom-2	4,150	43.1
7	Bedroom-3	5,325	55.5
8	Dress	2,300	23.9
9	Toilet	2,850	29.7
10	Bedroom-4	3,800	39.5
11	Dress	1,900	19.8
12	Toilet	2,400	24.9
13	Bar	1,425	14.8
14	Store	925	9.6
15	Lift lobby	1,750	18.2
16	Sr. Room	1,850	19.2
17	Toilet	1,850	19.2
18	Balcony	1,500 m. wide	
19	Balcony	1,000 m. wide	
20	Balcony	2,050 m. wide	

UNIT PLAN

SALEABLE AREA DETAIL

Type	Carpet area		Wall area		Balcony area		Common area		Saleable (Super built up area)	
	Sq.ft.	%	Sq.ft.	%	Sq.ft.	%	Sq.ft.	%	Sq.ft.	%
4BHK+3TB	1766.26	63.63	116.03	5.98	302.36	10.89	590.95	21.27	2775	100



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SUPER AREA: 4BHK+3TB: 2775 SQFT (257.8 sqm)

4BHK+3TB

No.	Description	Size	
		Length	Width
1	Living/Dining	6,425	5,299
2	Kitchen	3,800	2,675
3	Passage	1,000	5,100
4	Bedroom-1	4,150	2,600
5	Toilet	4,150	1,550
6	Bedroom-2	4,150	3,050
7	Bedroom-3	5,325	3,650
8	Dress	2,300	1,675
9	Toilet	2,850	1,675
10	Bedroom-4	3,800	3,350
11	Dress	1,900	1,350
12	Toilet	2,400	1,550
13	Bar	1,425	2,250
14	Store	925	1,550
15	Lift lobby	1,750	2,650
16	Sr. Room	1,850	1,775
17	Toilet	1,850	950
18	Balcony	1,500 m. wide	
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UNIT PLAN

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GENERAL

Earthquake resistant structure zone v compliant designed by highly experience structural engineers

SUPER STRUCTURE

Sheer wall structure with columns R.C.C. slabs and beams with brick wall partitions in between designed by IIT engineers (as per is code)

FLOORING

ITALIAN TILE

Drawing & dining
Master bedroom
Lift corridor / lift facade
Power toilet

WOODEN FLOORING

Bedrooms
Studyroom

TILES

Kitchen floor (anti-skid tiles)
Kitchen wall (spanish tiles)
Toilet floor (anti-skid tiles)
Toilet wall (spanish tiles)
Balcony (anti-skid tiles)
Terrace (anti-skid tiles)

GRANITE STONE

Master toilet (floor / wall)
Powder room (floor /wall)

DOOR AND WINDOWS

External doors and windows made of upvc
Internal flush doors with (teak finish-polish)
Main entry door with designer teakwood finish

KITCHEN

Granite top working platform
Modular kitchen
Stainless steel sink
Spanish tiles 2 feet above working platform with chrome finish sanitaryware (jaquar / equivalent)

EXTERNAL FINISH / LIFT

Modern and elegant outer texture with weather proof paint with stone with plaster
Decorative lobby with wood / tiles and texture paint

EXTERNAL FACADE

Exterior with superior paint finish

TOILETS

Provision for hot and cold water system
European WC's and washbasins (Hindware / equivalent)
Chrome plated fittings of standard make (jaquar/equivalent)

INSIDE WALL FINISH

Inside wall with pop punning and one concept wall in bedroom, acrylic emulsion paint

PNG GAS PIPELINE

Provision for png gas connection
Gas bank

ELECTRICALS

Modular switches
Sufficient light and power points
Copper wires in concealed pvc conduits with mcb
Wi-fi campus

WATER SUPPLY

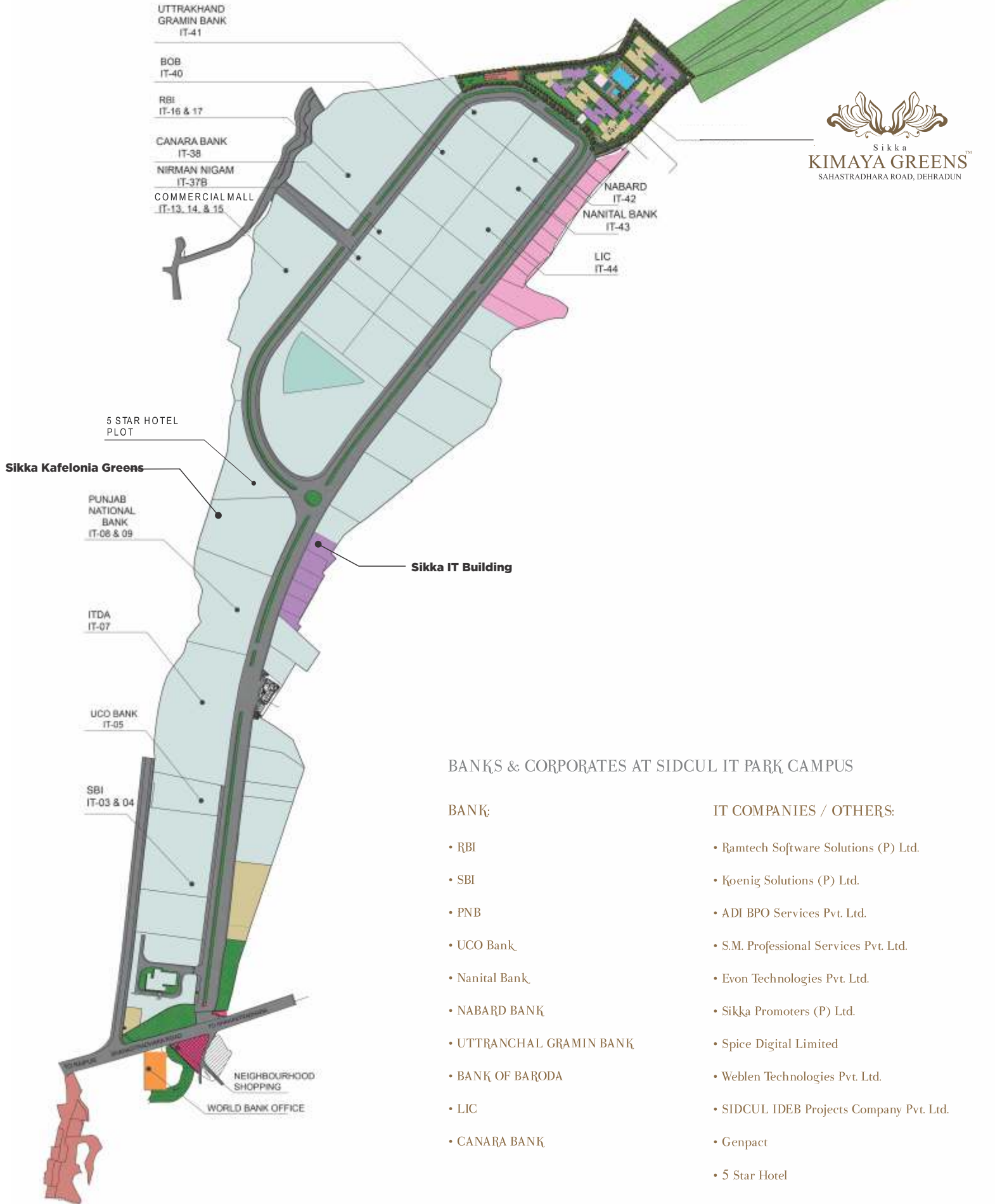
Underground and overhead water tanks with pumps for uninterrupted water supply

WE CARE FOR YOUR EVERY RESPONSIBILITY

Special apartment for physical challenged people with provision of wide doors
specially designs for wheel chair entry
Low toilet fitting
Panic alarm button
Low electrical fitting
Helper for outside work
Doctor on call
Special service lift with separate servant entry



SIDCUL IT PARK LAYOUT



Sikka
KIMAYA GREENS™
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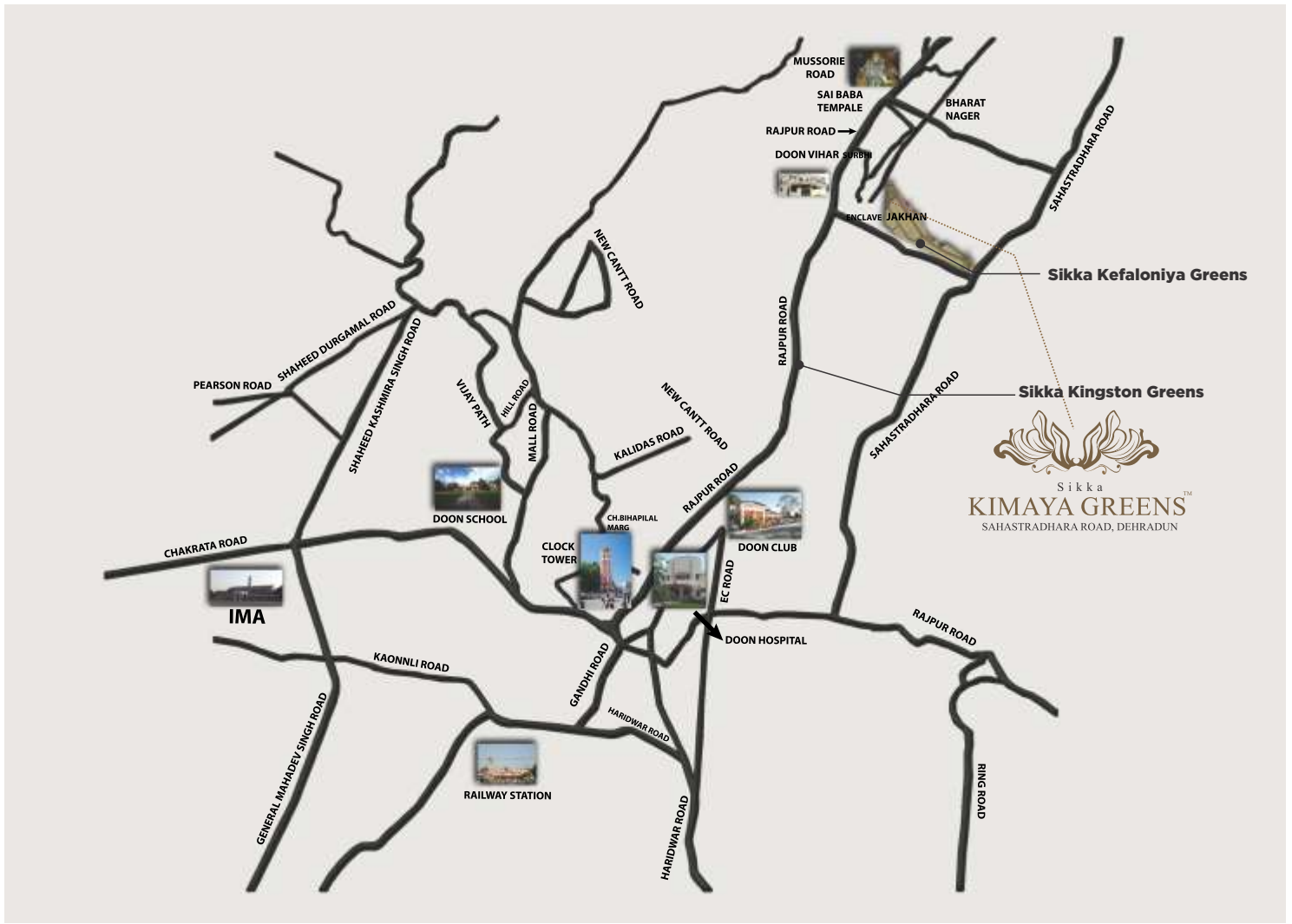
BANKS & CORPORATES AT SIDCUL IT PARK CAMPUS

BANKS:

- RBI
- SBI
- PNB
- UCO Bank
- Nanital Bank
- NABARD BANK
- UTTRANCHAL GRAMIN BANK
- BANK OF BARODA
- LIC
- CANARA BANK

IT COMPANIES / OTHERS:

- Ramtech Software Solutions (P) Ltd.
- Koenig Solutions (P) Ltd.
- ADI BPO Services Pvt. Ltd.
- S.M. Professional Services Pvt. Ltd.
- Evon Technologies Pvt. Ltd.
- Sikka Promoters (P) Ltd.
- Spice Digital Limited
- Weblen Technologies Pvt. Ltd.
- SIDCUL IDEB Projects Company Pvt. Ltd.
- Genpact
- 5 Star Hotel



Sikka
KIMAYA GREENS™
 SAHASTRADHARA ROAD, DEHRADUN



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