

**CHARACTER IS,
TO NOT JUST SURVIVE,
BUT EMERGE STRONGER.**



Sector 143,
FNG & Noida Expressway



All information, conditions are only indicative and some of them can be changed at the discretion of the builder/ architect/ authority, these are conceptual and constitute no legal offerings



Sikka Group is
proud to announce
its turn around.
Better days lie
ahead for our
well-wishers and
supporters.

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Sikka Strengths

40 years of expertise

More than 100 project

10 locations

2000 member team

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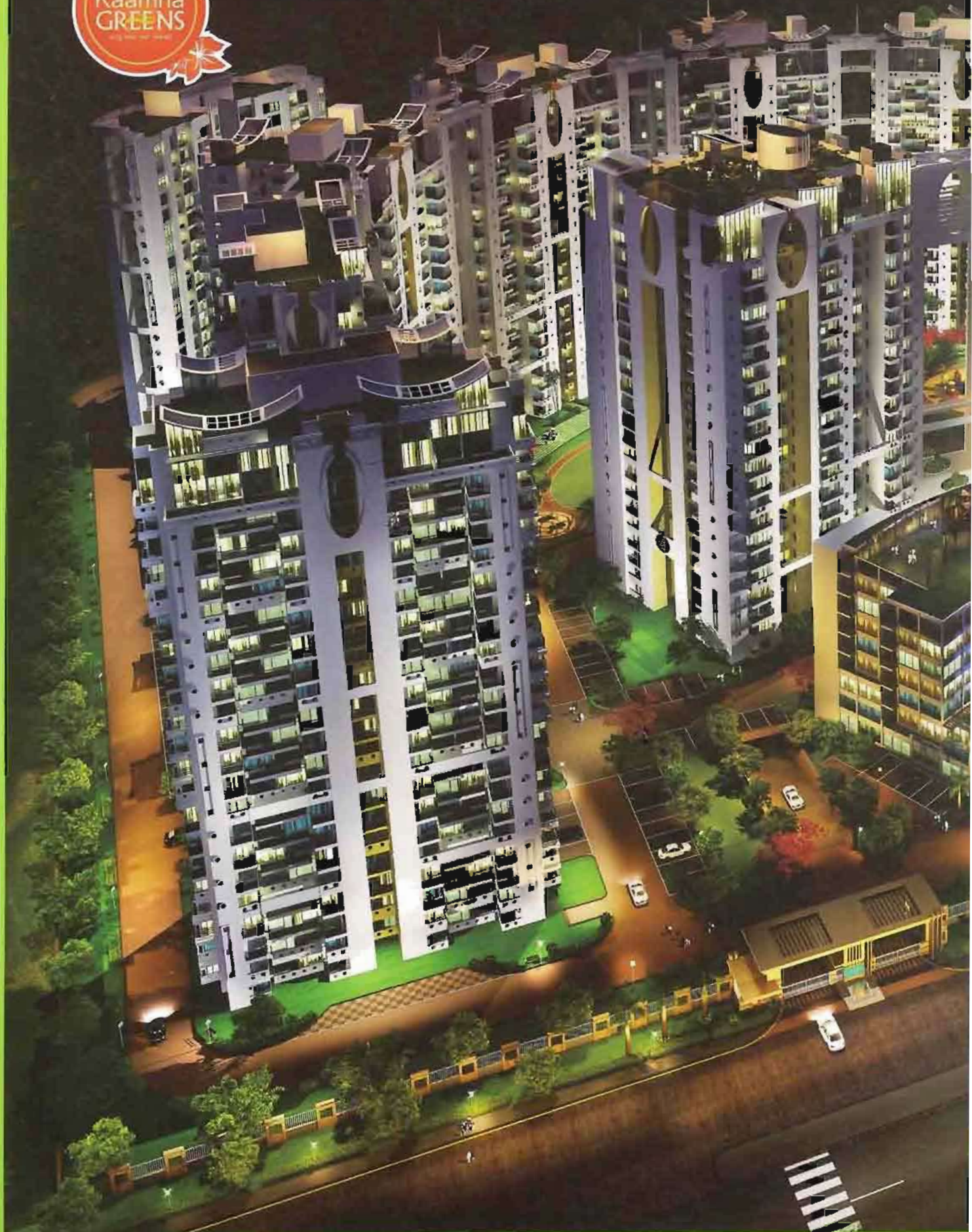
Standing on a solid foundation

Established in 1980 by Mr. Gurinder Sikka, who now presides over its many operations as the Chairman & Managing Director, the Sikka Group has swiftly evolved into a vast and multi-faceted conglomerate with business interests in a wide range of fields including real estate, automobile and hospitality.

The Group has steadfastly worked over the decades to deliver on the promises it makes to the customers and has, as a result, grown to be one of the most trustworthy names in the industry with a long list of immensely successful projects.



PROJECT ELEVATION



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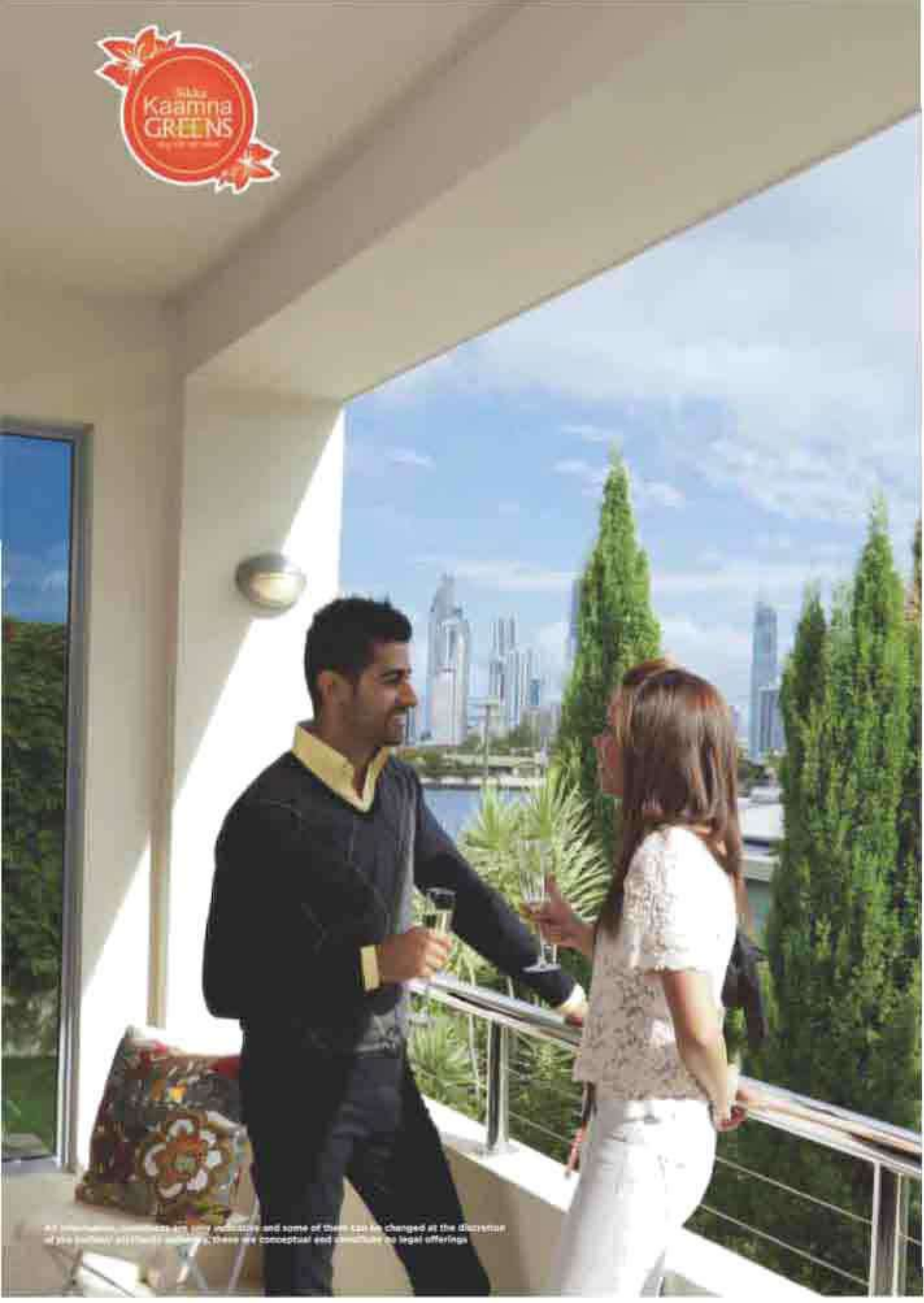


All alternative conditions are very realistic and some of them can be designed at the discretion of the budget/contract/ authority. These are conceptual and constitute no legal reference.



- Badminton Court Swimming Pool
- Meditation/Yoga Pavilion Jogging Track
- Toddler's Pool Cabana/Gazebo
- Sand Pit Basketball Court
- Landscaped Park Drop-off Point
- Kids Play Zone Club House
- Outdoor Gathering Area
- Recreational Area
- Youth Corner Water Body & Fountain
- Dedicated Hassle Free parking
- Convenient Shopping





All information, including but not limited to, the prices and some of them can be changed at the discretion of the seller. All rights reserved. These are conceptual and constitute no legal offerings.

YOUR DREAM PROJECT

Since we share your aspirations, ambitions and dreams, we at Sikka treat every project as our dream project. It embodies the dream that we have of creating the perfect home for you. And the dream that you have of living in the most perfect home with your family.

Sikka Kaamna Greens is just another extension of our dream. Perfectly located in Sector 143 @ Expressway & ENG, Noida, in the vicinity of the Taj Corridor, Sikka Kaamna Greens offer stylish, spacious and luxurious homes.

Sikka Kaamna Greens not just elevates your lifestyle but also protects your life by being a state-of-the-art, earthquake resistant residential project, complying with Earthquake Zone IV regulations.

The project has been conceptualized by the leading architect and planning firm, 'CP Kukreja Associates', who are ranked amongst the top 100 architects in the world. They have been selected by CNBC as the best architect in India in designing Group Housing Projects. Sikka Kaamna Greens will surely be a unique marvel which will add so much more glamour and glitz to your life.



FEATURES AND FACILITIES

- High Speed Elevators
- Windmust, open green plot for free flow of light and air
- Eco-friendly structure
- 24x7 high-tech security with wireroom & CCTV
- 24x7 water supply & 100% power backup
- Premium/luxury five star ambience entrance lobby in every tower
- Natural light & ventilation for all units
- All master rooms facing the greens
- Exclusive club with party hall
- Car wash facility
- Fire fighting equipment as per latest norms
- Departmental & Medical store at your door step
- Broad band connectivity
- Rain water harvesting
- Excellent connectivity from Dam/NCR
- Leading schools, institutions, commercial complexes & malls in close vicinity



FLOOR PLAN

TYPE-1

SALEABLE AREA - 715 SQ.FT.

1 BHK + 1 TOILETS + 2 BALCONY + 1 UTILITY



TOWER: JOY

SALEABLE AREA DETAIL

Carpet Area	External Wall Area	Balcony Area	Common Area	Total Saleable area
Sq.Ft.	Sq.Ft.	Sq.Ft.	Sq.Ft.	Sq.Ft.
427.11	70.53	82	135.36	715

FLOOR PLAN

TYPE-2

SALEABLE AREA- 1045 SQ.FT. (97.10 SQ.M.)
2BHK + 2 TOILETS + 3 BALCONY + 1 UTILITY



TOWER: JUBILANT / CHEER / JOLLY

SALEABLE AREA DETAIL				
Carpet Area	External Wall Area	Balcony Area	Common Area	Total Saleable area
Sq.Ft.	Sq.Ft.	Sq.Ft.	Sq.Ft.	Sq.Ft.
650	103	147	144	1045

FLOOR PLAN



TYPE-3

SALEABLE AREA- 1265 SQ.FT. (117.52 SQ.M.)
2BHK + 2 TOILETS + 3 BALCONY + 1 UTILITY

TOWER: JUBILANT / CHEER / JOLLY

SALEABLE AREA DETAIL				
Carpet Area	External Wall Area	Balcony Area	Common Area	Total saleable area
Sq.Ft.	Sq.Ft.	Sq.Ft.	Sq.Ft.	Sq.Ft.
772	118	136	239	1265

FLOOR PLAN



TYPE-4

SALEABLE AREA- 1445 SQ.FT.(134.24 SQ.M.)
2 BHK + 2 TOILETS + 3 BALCONY + 1 UTILITY
+ SER. ROOM + SER. TOILET

TOWER: LUXOR / DELIGHT

SALEABLE AREA DETAIL				
Carpet Area	External Wall Area	Balcony Area	Common Area	Total salable area
Sq.Ft.	Sq.Ft.	Sq.Ft.	Sq.Ft.	Sq.Ft.
901	131	147	267	1445

FLOOR PLAN



TYPE-5

SALEABLE AREA - 1610 SQ. FT.
(149.57 SQ.M.)

3 BHK + 2 TOILETS + 4 BALCONY
+ 1 UTILITY

TOWER: LUXOR / DELIGHT

SALEABLE AREA DETAIL				
Carpet Area	External Wall Area	Balcony Area	Common Area	Total saleable area
Sq.Ft.	Sq.Ft.	Sq.Ft.	Sq.Ft.	Sq.Ft.
995	134	148	333	1610

FLOOR PLAN



TYPE-6

SALEABLE AREA- 1870 SQ.FT. (173.73 SQ.M.)
3 BHK+ 3 TOILETS+ 4 BALCONY + 1 UTILITY
+ FRONT ROOM+ SER. ROOM + SER. TOILET

TOWER: CONCORD

SALEABLE AREA DETAIL

Carpet Area	External Wall Area	Balcony Area	Common Area	Total salable area
Sq.Ft.	Sq.Ft.	Sq.Ft.	Sq.Ft.	Sq.Ft.
1227	166	189	288	1870

FLOOR PLAN



TYPE-7

SALEABLE AREA- 2282 SQ.FT.(212.00 SQ.M.)

4 BHK+ 4 TOILETS+ 3 BALCONY+ 1 UTILITY

+ FRONT ROOM + SER. ROOM + SER. ROOM TOILET

TOWER: CONCORD

SALEABLE AREA DETAIL

Carpet Area	External Wall Area	Balcony Area	Common Area	Total salable area
Sq.Ft.	Sq.Ft.	Sq.Ft.	Sq.Ft.	Sq.Ft.
1500	191	223	368	2282



FEATURES

- A) DROP - OFF POINT
- B) CLUB HOUSE
- C) PODIUM
- D) JOGGING TRACK
- E) MEDITATION AND YOGA
- F) KIDS PLAY AREA
- G) PLAY AREA
- H) WATERBODY AND FOUNTAIN
- I) DEDICATED HASLE FREE PARKING
- J) PLAZA
- K) FOUNTAIN
- L) PODIUM BRIDGE
- M) STAIRCASE FOR PODIUM

- SUPER AREA: 1045 SQ
FLOOR PLAN- 2 BHK +
- SUPER AREA: 1285 SQ
FLOOR PLAN- 2 BHK +
- SUPER AREA: 1445 SQ
FLOOR PLAN- 2 BHK +
+ 1 STUDY / SR ROOM
- SUPER AREA: 1610 SQ
FLOOR PLAN- 3 BHK +
- SUPER AREA: 1870 SQ
FLOOR PLAN- 3 BHK +
+ 1 STUDY / SR ROOM
- SUPER AREA: 2282 SQ
FLOOR PLAN- 3 BHK +
+ 1 STUDY / SR ROOM





- Land allotted by Noida Development Authority.
- Located in the heart of Noida, Sector 143
FNG Expressway, Noida.
- Walking distance from Metro Station.
- Thoughtfully designed floor plans for maximum
usable area.
- Adjoining world renowned IT companies.
- World class medical facilities nearby.





SPECIFICATIONS

General

Earthquake resistant structure zone IV complaint designed by highly experience structural engineers.

Super Structure

Sheer wall structure with columns, R.C.C slabs & beams with brick wall partitions in between designed by IIT Engineers (As per IS code).

Flooring

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

Door and Windows

External doors & windows made of UPVC/ Powder Coated Aluminium. Internal doors in Hardwood frames with laminated flush doors. Entrance door Teakwood finish decorative door.

Kitchen

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

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.

Toilets

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

Inside Wall Finish

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

Electricals

Modular switches, sufficient light and power points, cable TV and telephone points in drawing room and master bedroom. Copper wires in concealed PVC conduits with MCB.

Intercom Facility

Provision for intercom facility in each flat.

PNG Gas Pipeline

Provision for gas pipeline infrastructure.

Water Supply

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



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SITE PLAN

It is just a 1 minute walk from the operational Metro Station, facing Noida - Greater Noida Expressway.

05 Minutes drive from Mahamaya Flyover

07 Minutes from Sec-37 Metro Station, City Centre and Kailindi Kunj Flyover

10 Minutes drive from DND Flyover & Sec-18 Atta Market

20 Minutes drive from Akshardham Temple/CWG Village & upcoming proposed International Airport, Greater Noida.

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PROJECT SITE: Plot No: 1(A), Sec. 143 @ Expressway & PNG, Noida

