

Sikka
GROUP



Sikka
KARNAM
सिक्का कर्नाम
Sec. 143B @ Expressway & FNG, Noida

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

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A Closer Look at The Sikka Group

Sikka Group established in the 1986 by Mr. Gurinder Singh Sikka (CMD -Sikka Group), has emerged as one of the most progressive & multi-faceted real estate entity in the North India for more than 3 decades. With our verticals spanning across commercial, residential and industrial sectors, we are poised to conceptualize perfect lifestyle avenues, designed exclusively for your need. We at Sikka Group truly believe in the business philosophy which lies in the commitment to create infrastructure marvels using state of the art technology & global techniques in architectural construction & business practices. We are committed about providing the cost effective & holistic solutions to all our customers while creating and adding value to their dream homes.

We tender the most diversified product mix comprising of commercial & residential property, Hotels, Automobiles, Education, Media Business and Filling Stations. The Group has a strong management team running independent business all the way through complementing each other. Our mission is to build a world class Real Estate Company with the highest standard of professionalism, ethics & customer satisfaction and thereby contribute to the growth of Indian Economy.

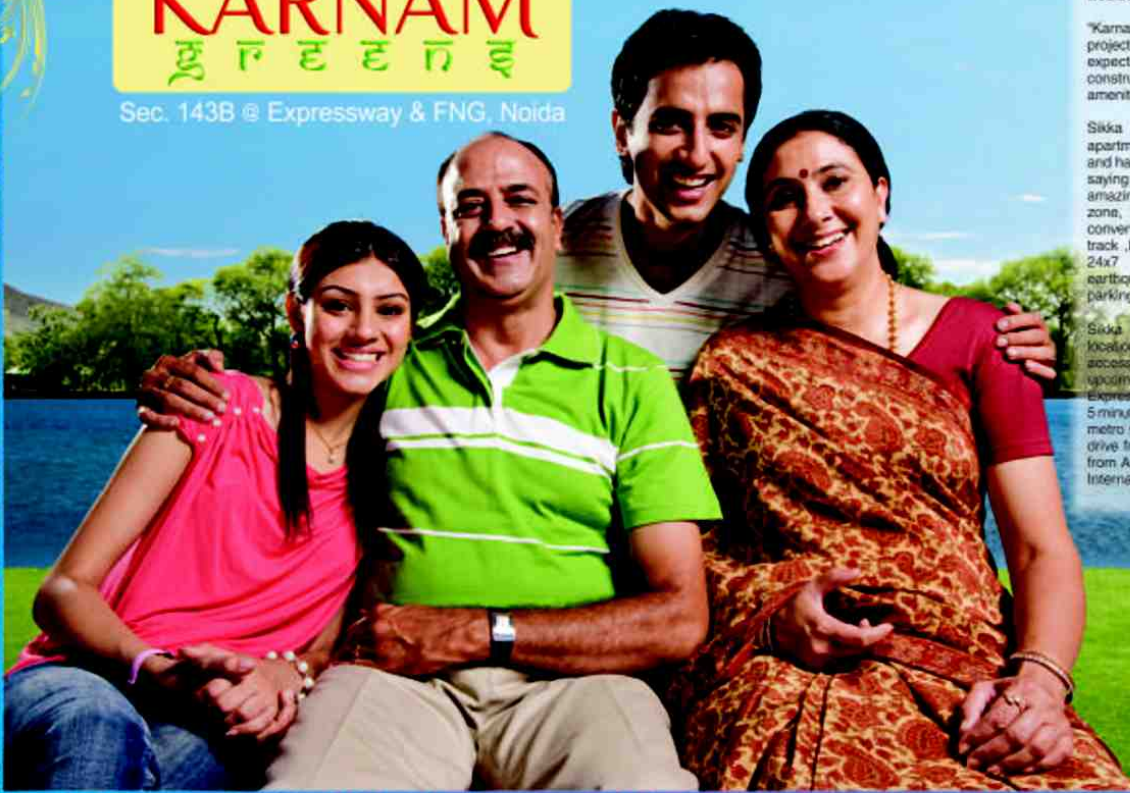
Our Vision: "World of innovations" is our vision - Statement can be encapsulated as corporate philosophy & motto. Our CMD Mr. Gurinder Singh Sikka strongly believes in "change is the breath of life". We pledge to make the world a better place to live with a quality of living standard and distinguished lifestyles for each and every individual who comes in contact with us.

Know more about us at www.sikkagroup.com



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After the grand success of Sikka karnam Greens, Sikka group's next milestone is "Sikka Karnam Greens". A place where you can find the perfect balance between family, recreation, fitness & happiness. It is situated in the heart of Noida sector 143 (B). Sikka Karnam Greens is a plot which has all 4 sides open. It also faces Faridabad Noida Ghaziabad (FNG) Expressway and WFI Taj Expressway. The architecture has been designed and developed by renowned architect "S K DAS ASSOCIATES" and Landscape developed by internationally famous LOLLY M. (TEXAS AUSTON - U.S.A). The architecture and landscape would be one of the best kind in vicinity.

"Karnam Greens" is an attempt to redefine exuberance. It is a project that fulfills all the aspirations and matches up to all the expectations with regard to the location, standard of construction, design, ethics, product quality and the best of the amenities and facilities.

Sikka Karnam Greens offers for 4 BHK to 1 BHK (studio apartment) units ranging from 1920 sq.ft. to 590 sq.ft. of area and has been crafted for efficient use of space. It goes without saying that Sikka Karnam Greens would feature a bunch of amazing amenities such as kid's play area & entertainment zone, kid's pool, gymnasium, yoga and meditation centre, convenient shopping, 24 hr. ATMs, walking track and jogging track, boom barriers, CCTV's for common areas, multi-level 24x7 security, 24x7 power back-up and water supply, earthquake resistant structure zone IV compliant, ample parking space etc.

Sikka Karnam Greens is strategically located at the prime location, supported by a great infrastructure and easy accessibility from Delhi & NCR. It is just at a door step of upcoming metro station, Farid WFI Taj Expressway and FNG Expressway. It offers a whole lot of location advantages such as 5 minutes drive from Mahamaya Flyover, 7 minutes from sec-37 metro station, city centre and Kalindikunj Flyover, 10 minutes drive from DND Flyover & Sec-18 Atta Mki, 20 minutes drive from Akshardham temple/CWG vilage & upcoming proposed International Airport greater Noida.







Site Layout



- 1BHK+1T (590 sq.ft.)
- 2BHK+2T (840 sq.ft.)
- 2BHK+2T (940 sq.ft.)
- 2BHK+2T+Sr.T (1150 sq.ft.)
- 3BHK+2T (1255 sq.ft.)
- 3BHK+3T+Sr.T (1480 sq.ft.)
- 4BHK+4T+Sr.T (1920 sq.ft.)

- | | | | | |
|-------------------|----------------------------------|---------------------------------|--------------------|----------------------------|
| 1. Entry / Exit | 6. Water Body & Fountain | 11. Toddlers Pool | 16. Tennis Court | 21. Ramp Out |
| 2. Entrance Court | 7. Dedicated hassle free Parking | 12. Jacuzzi | 17. Sand Pit | 22. Sloping Garden |
| 3. Security | 8. Landscaped Park | 13. Meditation / Yoga Pavillion | 18. Kids Play Zone | 23. Cabana / Gazebo |
| 4. Club House | 9. Club House | 14. Badminton Court | 19. Jogging Track | 24. Outdoor Gathering Area |
| 5. Drop Off Point | 10. Swimming Pool | 15. Basketball Court | 20. Ramp In | 25. Youth Corner |



TYPE 1
 1BHK + 1T + Living + Dining
 + Kitchen + Utility + Balcony
SUPER AREA = 590 sq. ft.



TYPE 2
 2BHK + 2T + Living + Dining
 + Kitchen + Utility + Balconies
SUPER AREA = 840 sq. ft.



TYPE 3
 2BHK + 2T + Living + Dining
 + Kitchen + Utility + Balconies
SUPER AREA = 940 sq. ft.



TYPE 4
 2BHK + 3T + STY/SRV + Living + Dining
 + Kitchen + Utility + Balconies
SUPER AREA = 1150 sq. ft.



TYPE 5
 3BHK + 2T + Living + Dinning
 + Kitchen + Utility + Balconies
 SUPER AREA = 1255 sq. ft.



TYPE 6
 3BHK + 4T + STY/SRV + Living + Dinning
 + Kitchen + Utility + Balconies
 SUPER AREA = 1480 sq. ft.



TYPE 7
 4BHK + 5T + STY/SRV + Living + Dinning
 + Kitchen + Utility + Balconies
SUPER AREA = 1920 sq. ft.

Features & Facilities

1. Land allotted by Noida Development Authority
2. Located in the heart of Noida, Sector – 143 (B) on Expressway & FNG
3. Designed by renowned Architect S.K.Das Associates
4. Landscape Designed by Internationally famous LOLLY M. (TEXAS AUSTON-U.S.A)
5. Proposed Metro Station at Door step
6. High speed Elevators
7. Widespread green plot open for free flow of light, air and eco- friendly structure
8. 24x7 renowned high-tech security with intercom, CCTV with personal e-card for main Entrance and Main door of the flat
9. 24x7 water supply & 100% power backup
10. Premium/five star ambience entrance lobby in Each tower
11. Huge entrance gate with fountain and boom-barrier
12. Double road which gives view of Township
13. All flats 3 side open
14. Natural light and ventilation for all units
15. Thoughtfully designed floor plans for maximum usable area
16. Exclusive club with party hall
17. Car wash facility
18. World class medical facilities nearby
19. Fire-fighting equipment as per latest norms
20. Broad band connectivity
21. Rain water harvesting
22. Excellent connectivity from Delhi/NCR
23. Leading Schools, Institutions, Commercial complexes & Malls in close vicinity
24. Immediate access from Noida Will Expressway
25. Adjacent to Faridabad Noida Ghaziabad (FNG)
26. Adjoining to world renowned Information Technology Companies

Location Map



Specifications

GENERAL

- Earthquake resistant structure zone IV compliant designed by highly experience structural Engineers.

SUPER STRUCTURE

- Shear wall Structure with columns, R.C.C slabs & beams with brick wall partitions in between designed by IT Engineer's (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/Power Coated Aluminum.
- Internal doors in Hardwood frames with laminated doors flush.
- 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.

TOILETS

- Provision for hot and cold water system. Glazed tiles in pleasing colours on walls upto door level.

INSIDE WALL FINISH

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

ELECTRICALS

- Modular switches, Sufficient light and power points, cable TV and Telephone points in drawing room and master bedroom, Copper wire 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 tessellated tiles up to 7 feet and texture paint.

EXTERNAL FACADE

- Exterior with superior paint finish.
- European W.C's washbasins & mirrors in light shade of standard brand, Chrome plated fittings of standard make.

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-Fi Security System with personal E-cards, Safety Alarm, Safety Cameras.
- Ultra High Speed Broadband
- Multiple IPTV connected
- Choice of upgrading your intercom to video intercom
- VOIP (Voice over IP) - make ISD calls at local rates
- Choice to switch on/off frame appliances giving anywhere anytime access
- Choice of multiple satellite channels from across the world
- Choice of 1000 movie/ video on demand
- Music on Demand & Games on Demand
- Integration of common area Wi-Fi, CCTV, GSM & EMS system
- Monitor and be healthy before viral bacteria attack by enjoying life without wasting your time with Tele-Medicine covering Tele-Consultation, Tele-Diagnosis and Tele-Medicine from the comfort of your home/office.

Note: All provisions are subject to change, availability, notification with extra charges as applicable.