

TM

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



Artistic Impression

ABOUT 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 entities in the North India. With our verticals spanning across commercial, residential and industrial sectors, we are poised to conceptualize perfect lifestyle avenues, designed exclusively for customers needs. 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 to provide 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 that operates independent businesses all the way by 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. It can be encapsulated as our corporate philosophy & motto. Our CMD, Mr. Gurinder Singh Sikka strongly believes in the thought that “change is the breath of life”. We pledge to make the world a better place to live, with higher quality of living and distinguished lifestyles for each and every individual who comes in contact with us.





Artistic Image

ABOUT SIKKA KARNAM GREENS

"SIKKA KARNAM GREENS" is a place where you can find the perfect balance of family recreation, fitness & happiness avenues. Situated in the heart of Noida Sector 143(B), it will be a residential group housing project built on 3 side open plot. Strategically located, it also has the advantage of proximity to Faridabad-Noida-Ghaziabad (FNG) Expressway and Taj Expressway.

ARCHITECTURE

Designed and developed by the renowned, 'SK DAS ASSOCIATED ARCHITECTS' and landscaped by world famous, LOLLY M (Austin, Texas, U.S.A), the architecture and landscape of Sikka would be one of the best in the vicinity.

It goes without saying that Sikka Karnam Greens would feature a bunch of amazing amenities such as:

- Kids play area
- Entertainment zone
- Kids pool
- Gymnasium, Yoga and Meditation center
- Convenient shopping
- ATMs
- Walking and Jogging track
- Boom barriers
- CCTVs in common areas
- 24x7 power back-up
- Earthquake resistant structure zone IV compliance
- Ample parking space etc.

Sec 143B @
Expressway
& FNG, Noida



HOSPITALS

- Jaypee Hospital - 7.2 KM
- Felix Hospital - 2.7 KM
- Metro Hospital - 18 KM
- Kailash 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

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



CORPORATES

- HCL Technologies - 10 KM
- Newgen - 1.8 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
- Savoy 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



LOCATION – 500 Mtrs.
from Noida - Expressway



Central Park No. 1

Central Park No. 2

■ Victory Crossroads Noida

■ Sikka Karnam Greens

Ideal ITI (ITC) College,
Garhi, Sector 143B

■ Metro Station 143 ■

Noida-Greater Noida Expy

Metro Connectivity –
Sector 143 Metro
station 500 Mtrs.





Project View from
Metro Station

A photograph of a large, modern building under construction. The structure features a complex steel framework with a prominent curved roofline. The lower levels are partially finished with concrete and brickwork, while the upper levels are still in the skeletal stage. Scaffolding is visible on the left side. The building's facade is a mix of light beige and teal panels. In the foreground, there are several young green trees, a utility pole with power lines, and a white car. The sky is overcast.

Sector – 143 Metro
Station



Surrounding – IT SEZ



Facing Noida Authority
Park

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 Club House
- 10 Swimming Pool
- 11 Children's Play Area
- 12 Badminton Court
- 13 Tennis Court
- 14 Half Basketball Court
- 15 Cricket Net
- 16 Basement Ramp.

- 1BHK+1T (590 Sq.Ft.)
- 2BHK+2T (840 Sq.Ft.)
- 2BHK+2T (940 Sq.Ft.)
- 2BHK+3T+Svt. (1150 Sq.Ft.)
- 3BHK+2T (1255 Sq.Ft.)
- 3BHK+4T+Svt. (1480 Sq.Ft.)
- 4BHK+5T+Svt. (1920 Sq.Ft.)

SIKKA KARNAM - CLUB





Fully Equipped Club with Billiards/Snooker



World Class Gymnasium



Jacuzzi & Aroma Massage Therapy Spa



Walking & Jogging Track



Kids Play Area



Swimming Pool with Separate Pool for Kids



Tennis Court



Badminton Court



Half Basketball Court



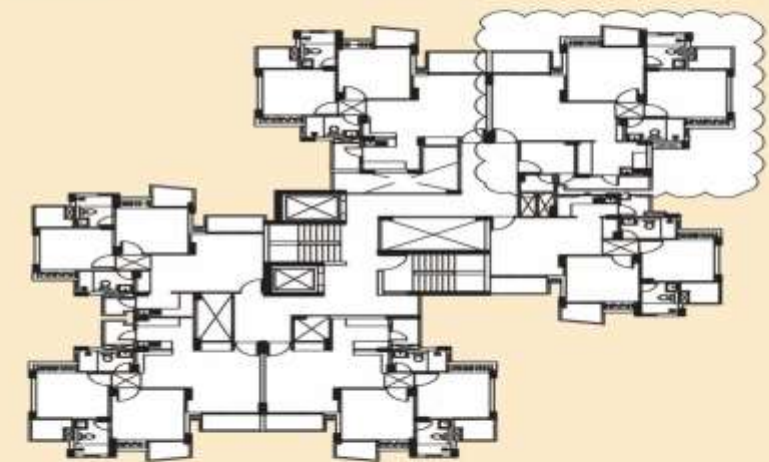
Yoga/Meditation Centre



SUPER AREA 1150 SQFT. (106.84 SQM.)

TYPE-4			
Nos.	Description	Size	
		Length	Width
1	Living	4.892	3.072
2	Dining	2.840	2.450
3	Kitchen	2.455	2.915
4	Passage	1.125	1.157
5	Bedroom-1	3.972	3.215
6	Toilet	2.447	1.633
7	Bedroom-2	3.525	3.363
8	Toilet	1.615	2.447
9	Balcony	1.600m. wide	
10	Balcony	1.500m. wide	
11	Balcony	1.011m. wide	
12	Sr. Room	2.340	2.295
13	Toilet	1.233	1.438

Note:- 1 meter = 3.28 ft.



UNIT PLAN

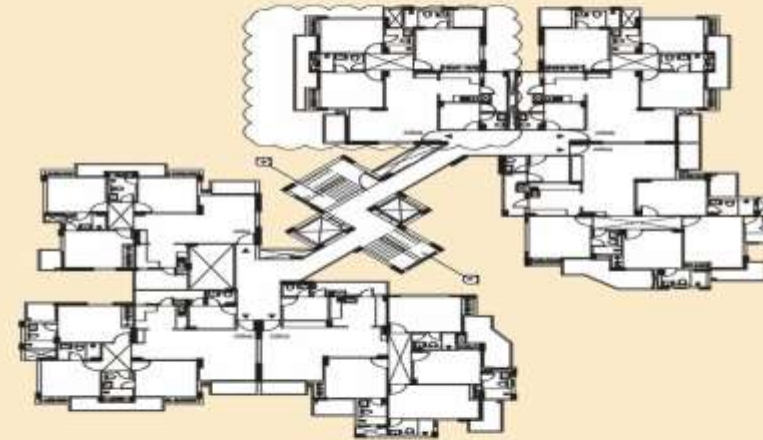
Type	SALEBLE AREA DETAIL									
	Carpet Area		Wall Area		Balcony Area		Common Area		Saleable (Super Built up Area)	
	Sq.ft.	%	Sq.ft.	%	Sq.ft.	%	Sq.ft.	%	Sq.ft.	%
Type 4	797.28	69.32	89.34	7.76	141.22	12.28	122.16	10.62	1150.00	100.00



SUPER AREA 1480 SQFT. (137.50 SQM.)

Nos.	Description	TYPE-6 Size	
		Length	Width
1	Living	4.828	3.147
2	Dining	2.840	3.371
3	Kitchen	2.220	2.825
4	Passage	2.643	1.595
5	Bedroom-1	3.440	3.208
6	Toilet	1.540	2.304
7	Bedroom-2	3.438	3.370
8	Toilet	2.352	1.695
9	Bedroom-3	3.540	3.786
10	Toilet	2.430	1.690
11	Balcony	1.200m. wide	
12	Balcony	1.550m. wide	
13	Balcony	1.250m. wide	
14	Sr. Room	2.220	2.491
15	Toilet	1.347	1.537

Note:- 1 meter = 3.28ft.



UNIT PLAN

Type	Carpet Area		Wall Area		Balcony Area		Common Area		Saleable (Super Built up Area)	
	Sq.ft.	%	Sq.ft.	%	Sq.ft.	%	Sq.ft.	%	Sq.ft.	%
Type 6	1039.91	70.26	103.54	6.99	180.61	12.20	155.94	10.53	1480.00	100.00



SUPER AREA 1920 SQFT. (178.37 SQM.)

Nos.	Description	Size	
		Lenght	Width
1	Living	5.050	3.376
2	Dining	2.845	3.376
3	Kitchen	2.818	3.070
4	Passage	4.860	1.240
5	Bedroom-1	3.825	3.370
6	Toilet	2.463	1.548
7	Bedroom-2	3.217	4.908
8	Toilet	1.535	2.462
9	Bedroom-3	3.215	3.683
10	Toilet	2.463	1.532
11	Bedroom-4	3.372	3.972
12	Toilet	1.545	2.295
13	Balcony	1.250m. wide	
14	Balcony	1.500m. wide	
15	Balcony	1.000m. wide	
16	Balcony	1.300m. wide	
17	Sr. Room	2.217	2.478
18	Toilet	1.137	1.513

Note:- 1 meter = 3.28 ft.



UNIT PLAN

Type	Carpet Area		Wall Area		Balcony Area		Common Area		Saleable (Super Built up Area)	
	Sq.ft.	%	Sq.ft.	%	Sq.ft.	%	Sq.ft.	%	Sq.ft.	%
Type 7	1371.11	71.41	121.84	6.34	262.21	13.65	164.84	8.58	1920.00	100.00

SPECIFICATIONS (RESIDENTIAL)

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



Non Tower Construction Status

Delivered Projects





Sikka Karmic Greens –
Sector 78, Noida



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KARMIC GREENS
ENTRY GATE

Sikka
**KARMIC
GREENS**







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KAIMA GALLERIA

J Mart

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PALLAVI'S
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UNISEX SALON

REAR HALL
0317041160
0317067253






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IN FRONT
OF THE BUILDING

NO
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IN FRONT
OF THE BUILDING

WELCOME
TO YOUR
OWN HOME







Sikka Classic Homes,
Kaushambi, Ghaziabad



Sikka CLASSIC HOME
GH-249, KAUSHAMBI GZE.

GUARD ROOM

SIKKA CLASSIC HOME'S APARTMENT OWNERS ASSOCIATION
FOR ALL APARTMENTS

Sl. No.	Name	Phone No.	Email
1	Manish Bhatia	9810470777	manishbhatia@gmail.com
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3	Sanjay Singh	9810470777	sanjay.singh@gmail.com
4	Chiranjeev Singh	9810470777	chiranjeev.singh@gmail.com
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a LOT CAN HAPPEN OVER COFFEE

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warmth of
fine coffee

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Coffee
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Sikka Complex –
Preet Vihar , Delhi



Sikka Trade Complex –
Rajdhani Enclave, Delhi



Sikka Galaxy –
Shreshth Vihar, Delhi

Under Construction Project





Sikka Kaamna Greens – Sec. 143 Noida



Sikka Kimaantra Greens, Sector – 79,
Noida



Sikka Kaamya Greens, Gt. Noida (W)



Sikka Kapital Grand – Sector 98, Noida

THANK YOU