

RERA REGISTRATION NUMBER : UPRERAPRJ4452



Actual site Photograph



## 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.



## A Perfect Trilogy



Nestled amidst serene surroundings in Sector 78, Plot No.1 (C) Noida, it offers an excellent location advantage of being close to the proposed metro corridor, golf course and a modern sports stadium which are right opposite sector 78 as also of being 1.KM from the developed Sector-50, 5 minutes drive from Sai Mandir, City Centre Metro Station & the Golf Course at Sector-38 & 10 minutes away from the Fortis Hospital., DND Flyover, NH24 and Sector 18

Sikka Karmic Greens has been designed by one of India's leading architects and planners, C.P. Kukreja Associates, who are ranked amongst the top 100 architects in the world. They have been selected by CNBC as the Best Architects in India in the design of Group Housing Projects. By selecting the best designer in the country, we wish to lend the project unique International Quality characteristics which are sure to mesmerize the new age consumer who on one side will not compromise on high living standards and on the other demands a complete value for money proposition and thoughtfully designed floor plans for maximum usable area.

The project will bring the best living quality that has been conceptualized on the architectural principles of Trilogy which are well represented in our Big Towers, namely *Peace, Happiness & Prosperity*.



(Conceptual Image)



# Artistic Elevation



## Features & Facilities

- Land allotted by Noida
- Located in the Heart of Noida, Sector – 78, just opposite fully inhabited Sector-50
- High speed lifts
- Widespread green plot area open for free flow of light, air and eco-friendly structure
- 24x7 renowned high-tech security with intercom, CCTV
- 24x7 water supply & 100% Power Backup
- Premium entrance lobby in each Tower
- Huge entrance gate
- Most of the rooms of the units facing green landscaped area
- Natural light & ventilation for all units
- Thoughtfully designed floor plans for maximum usable area
- Exclusive club with party hall
- Departmental & medical store within the Premises
- Fire fighting equipment on all floors
- Broad band connectivity
- Rain water harvesting
- Excellent connectivity from Delhi/NCR
- Schools, Institutions nearby
- Hospitals in close proximity
- Metro Station - 300 Meters

## Specifications

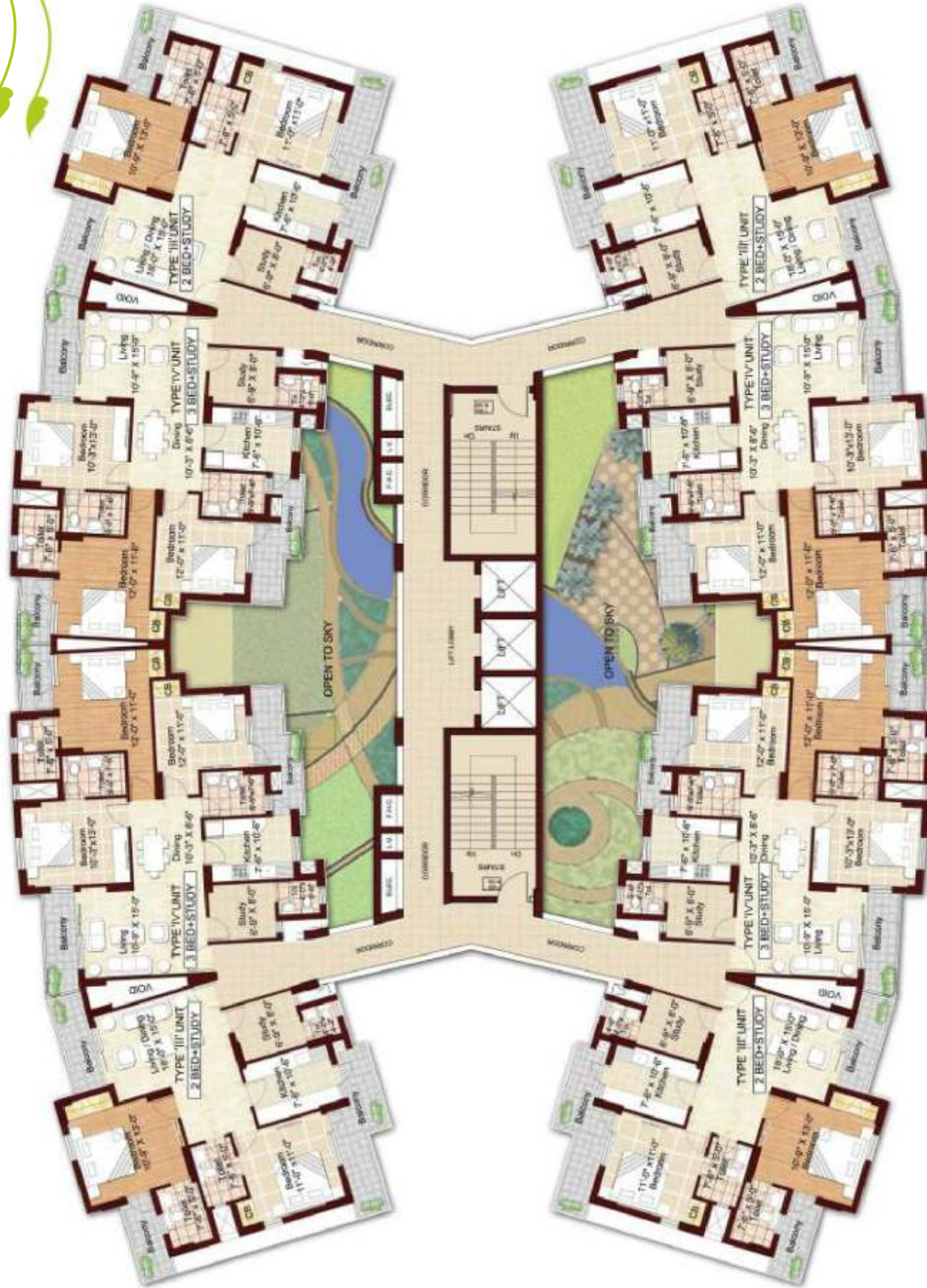
- General**
  - Earthquake resistant structure designed by highly experience Structural Engineers
- Super Structure**
  - R.C.C. Sheer Wall structure with columns, R.C.C. slabs & beams with brick wall partitions in between designed by IIT Engineer's (As per IS Code)
- Flooring**
  - Vitrified Tiles in 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 & Windows**
  - External doors & windows made of UPVC/ Power Coated Aluminum
  - Internal doors in Hardwood frames with laminate doors
  - Entrance door- Teakwood finish decorative door
- Kitchen**
  - Granite top working platform
  - Stainless steel sink
  - Ceramic glazed tiles 2" 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 & cold water system. Glazed tiles in pleasing colours on walls upto door level
  - European W.C.'s washbasins & cisterns in light shade of standard brand. Chrome plated fittings of standard make
- Inside Wall Finish**
  - Inside walls with POP punning and one concept wall in bed room, acrylic emulsion paint
- Electricals**
  - All copper wiring in P.V.C. concealed conduit
  - Adequate modular switch/sockets for light and power points as well as telephone & TV outlets with protective M.C.Bs
- Water Supply**
  - Underground and overhead water tanks with pumps for uninterrupted supply of water
- Intercom Facility**
  - Provision of intercom facility in each flat
- PNG Gas Pipeline**
  - Provision of gas pipeline infrastructure
- External Façade**
  - Exterior with superior paint finish



- |                         |                      |                  |                           |
|-------------------------|----------------------|------------------|---------------------------|
| 1. MAIN ENTRANCE        | 6. BASKET BALL COURT | 11.CABANA/GAZEBO | 16.CHILDREN PLAY AREA     |
| 2. RESIDENTIAL BUILDING | 7. TENNIS COURT      | 12.LILY POND     | 17.OUTDOOR GATHERING AREA |
| 3. LANDSCAPED GREEN     | 8. POOL              | 13.RAMP          | 18.YOUTH CORNER           |
| 4. DROP-OFF-AREAS       | 9. TODDLERS POOL     | 14.PALM PLAZA    | 19.CONVENIENT SHOPPING    |
| 5. CLUB HOUSE           | 10.JOGGING TRACK     | 15.BAMBOO COURT  | 20.BADMINTON COURT        |



Peace, Happiness & Prosperity Cluster Plan



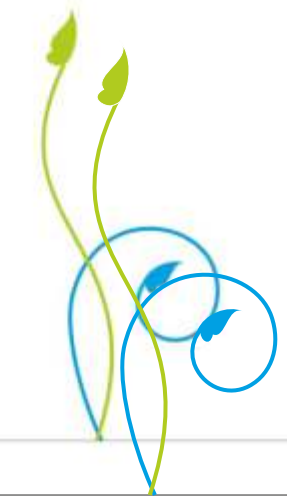
CARPET AREA = 68.57 sqmt  
BALCONY AREA = 15.17 SQMT  
WALL AREA = 13.48 SQMT  
COMMON AREA = 15.18 SQMT

2BR WITH STUDY UNIT PLAN  
SUPER AREA = 112.41 sqmt  
2 B/R + 3T + STUDY / SERVANT  
+ KITCHEN + LIVING + DINING + BALCONIES



CARPET AREA = 86.97 sqmt  
BALCONY AREA = 16.83 sqmt  
WALL AREA = 15.42 sqmt  
COMMON AREA = 21.05 sqmt

3BR WITH STUDY UNIT PLAN  
SUPER AREA = 140.28 SQMT  
3 B/R + 4T + STUDY / SERVANT  
+ KITCHEN + LIVING + DINING + BALCONIES





# Harmony Cluster Plan

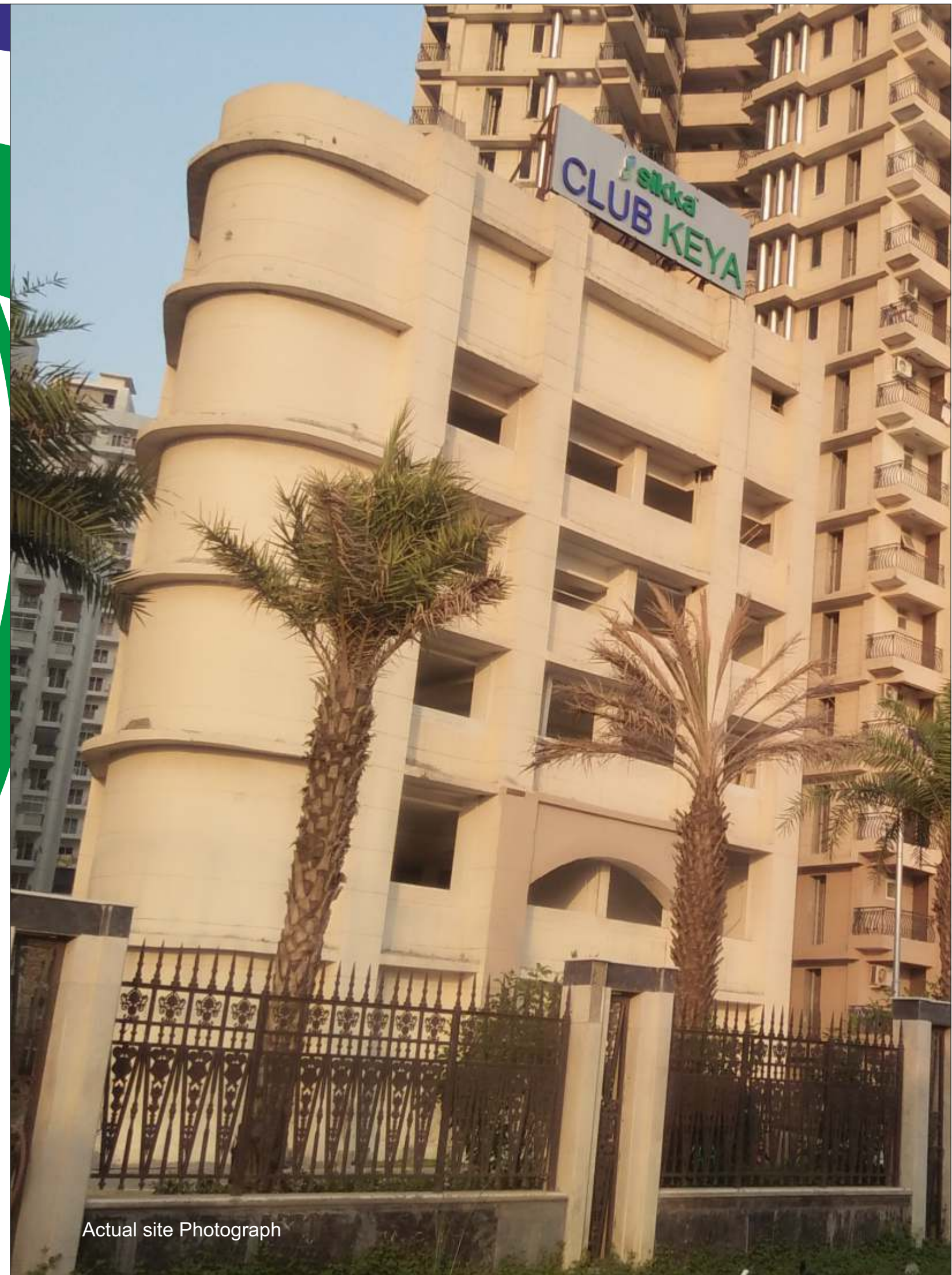


**3BR UNIT PLAN**  
 SUPER AREA = 195.09 sqmt  
 3 B/R + 4T + STUDY / SERVANT + KITCHEN + LIVING + DINING + BALCONIES  
 CARPET AREA = 113.15 sqmt  
 BALCONY AREA = 25.36 sqmt  
 WALL AREA = 23.02 sqmt  
 COMMON AREA = 33.55 sqmt





**CLUB KEYA**  
Sec-78, Noida



Actual site Photograph



Restaurant & Bar

(Conceptual Image)



Banquet, Conference & AV Room

(Conceptual Image)





Gymnasium, Jacuzzi & Sauna

(Conceptual Image)



Lobby, Billiards, Table Tennis & Cards Room

(Conceptual Image)





Library

(Conceptual Image)



Kids Play Area

(Conceptual Image)

## LOCATION MAP



Map for Illustration Purpose Only, Not in Scale