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Project managed by



**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.



## **Sikka Strengths**

40 years of expertise

More than 100 project

10 locations

2000 member team



## 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.

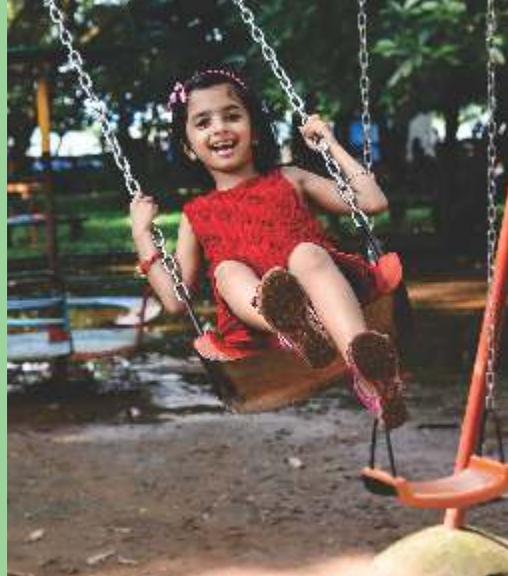


PROJECT ELEVATION



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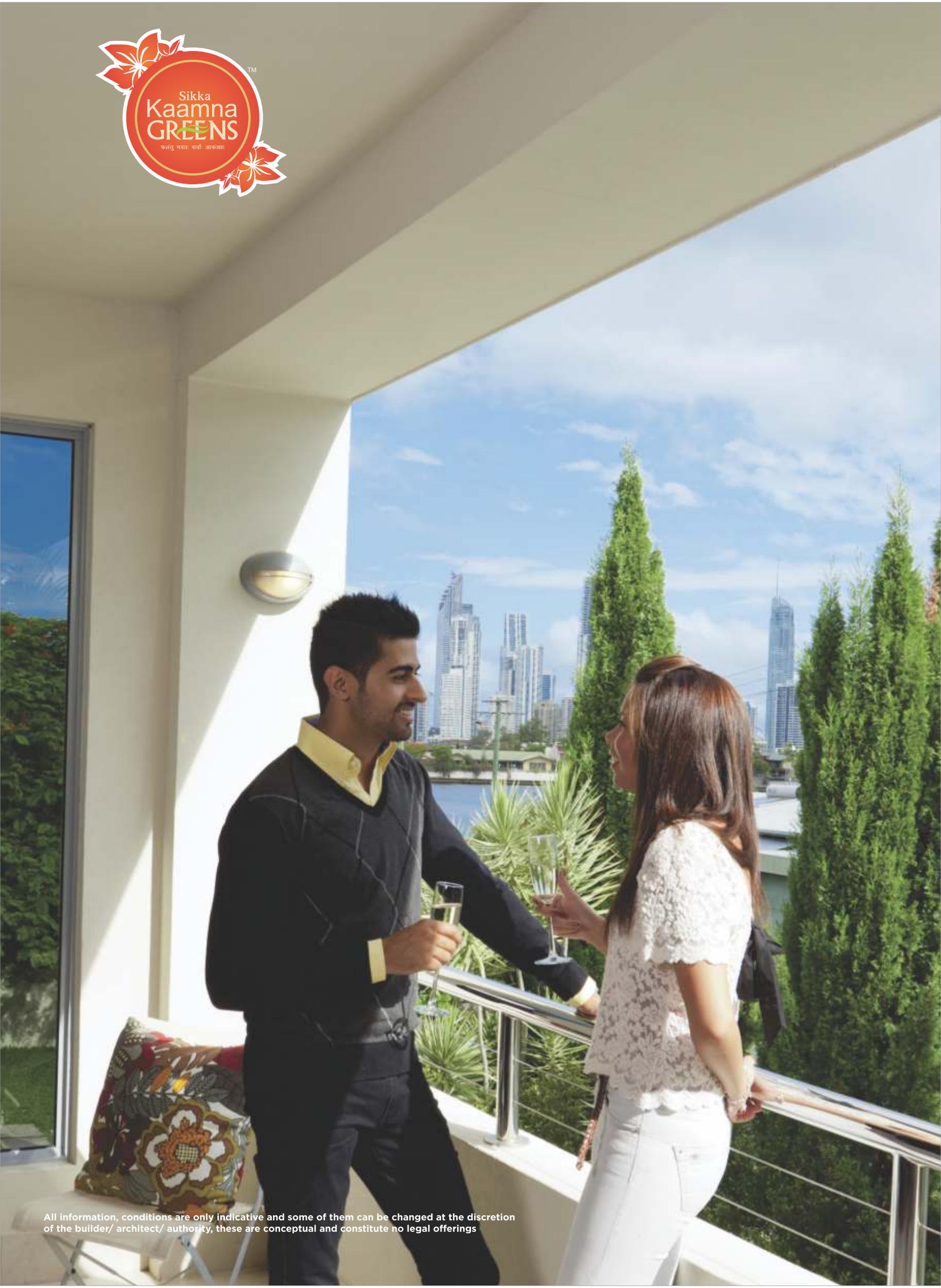


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- Badminton Court
- Swimming Pool
- Meditation/Yoga Pavilion
- Jogging Track
- Toddler's Pool
- Cabana/Gazebo
- Sand Pit
- Basketball Court
- Landscaped Park
- Drop-off Point
- Kids Play Zone
- Club House
- Outdoor Gathering Area
- Recreational Area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





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## Y O U R   D R E A M   P R O J E C T

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 & FNG, Noida, in the vicinity of the Taj Corridor, Sikka Kaamna Greens offer stylish, spacious and luxurious homes.

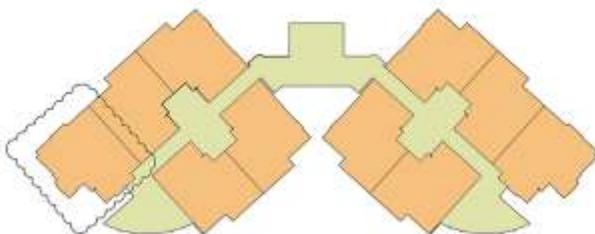
Sikka Kaamna Greens not just elevates your lifestyle but also protects your life by being a state-of-the-art, earthquake resistant residential project, complying with Earthquake Zone IV regulations.

The project has been conceptualized by the leading architect and planning firm, C.P. 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.

## FLOOR PLAN

### TYPE-1

SALEABLE AREA - 650 SQ.FT. (60.39 SQ.M.)  
1 BHK + 1 TOILETS + 1 BALCONY + 1 UTILITY

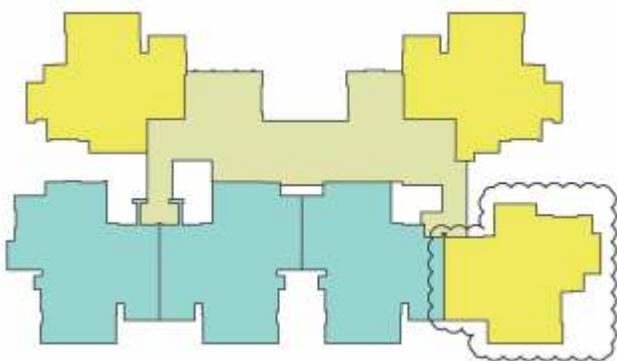


### SALEABLE AREA DETAIL

Carpet Area	External Wall Area	Balcony Area	Common Area	Total salable area
Sq.Ft.	Sq.Ft.	Sq.Ft.	Sq.Ft.	Sq.Ft.
428	72	80	70	650

**FLOOR PLAN**

**TYPE-2**  
SALEABLE AREA- 950 SQ.FT. (88.26 SQ.M.)  
2BHK + 2 TOILETS + 3 BALCONY + 1 UTILITY



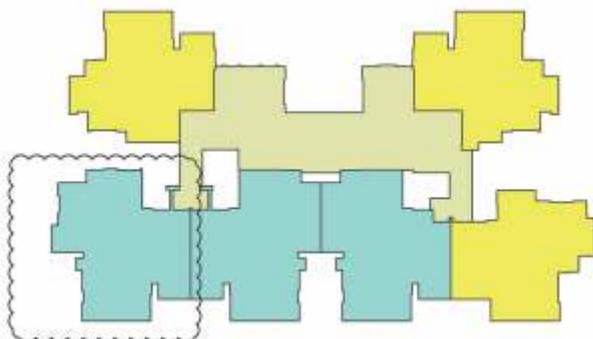
SALEABLE AREA DETAIL				
Carpet Area	External Wall Area	Balcony Area	Common Area	Total Saleable area
Sq.Ft.	Sq.Ft.	Sq.Ft.	Sq.Ft.	Sq.Ft.
591	94	134	131	950

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FLOOR PLAN



**TYPE-3**  
 SALEABLE AREA- 1150 SQ.FT. (106.84 SQ.M.)  
 2BHK + 2 TOILETS + 3 BALCONY + 1 UTILITY



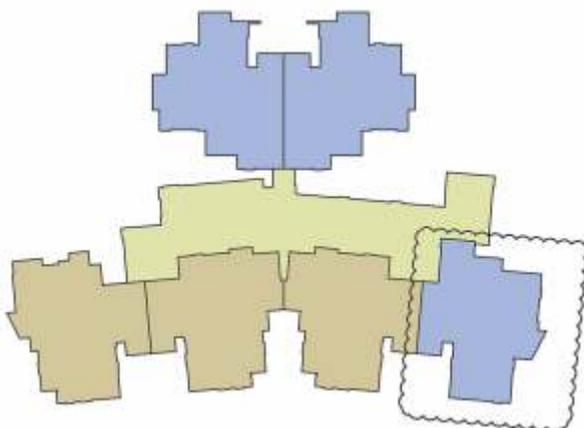
SALEABLE AREA DETAIL				
Carpet Area	External Wall Area	Balcony Area	Common Area	Total saleable area
Sq.Ft.	Sq.Ft.	Sq.Ft.	Sq.Ft.	Sq.Ft.
702	107	124	217	1150

## FLOOR PLAN



### TYPE-4

SALEABLE AREA- 1315 SQ.FT. (122.17 SQ.M.)  
2 BHK + 2 TOILETS + 3 BALCONY + 1 UTILITY  
+ SER. ROOM + SER. TOILET



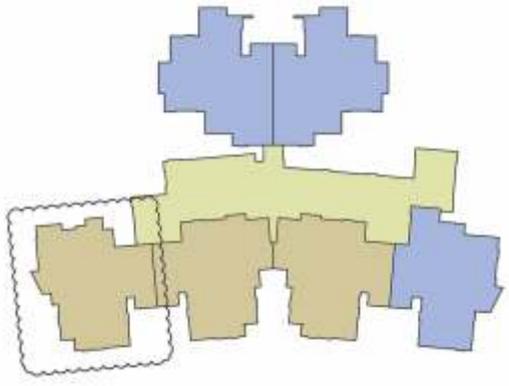
### SALEABLE AREA DETAIL

Carpet Area	External Wall Area	Balcony Area	Common Area	Total salable area
Sq.Ft.	Sq.Ft.	Sq.Ft.	Sq.Ft.	Sq.Ft.
819	119	134	243	1315

# FLOOR PLAN



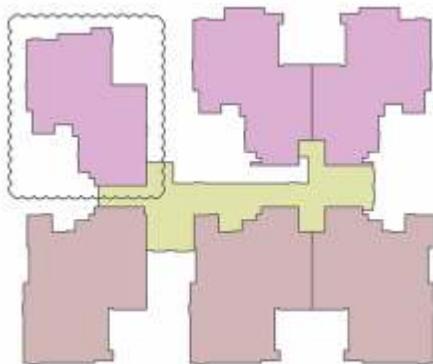
**TYPE-5**  
 SALEABLE AREA - 1465 SQ. FT.  
 (136.10 SQ.M.)  
 3 BHK + 2 TOILETS + 4 BALCONY  
 + 1 UTILITY



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.
905	122	135	303	1465

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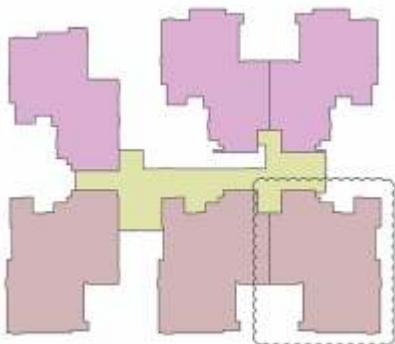
## FLOOR PLAN



### 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.
1115	151	172	262	1700

## FLOOR PLAN



### 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.
1364	174	203	334	2075



**LAYOUT PLAN**

- FEATURES**
- A) DROP-OFF POINT
  - B) CLUB HOUSE
  - C) OUTDOOR GATHERING AREA
  - D) JOGGING TRACK
  - E) CONVENIENT SHOPPING
  - F) MEDITATION/ YOGA PAVILION
  - G) KIDS PLAY ZONE
  - H) YOUTH CORNER
  - I) RECREATIONAL AREA
  - J) DEDICATED HASLE FREE PARKING
  - K) KIDS PLAY ZONE
  - L) SAND PIT
  - M) CABANA / GAZEBO
  - N) WATER BODY AND FOUNTAIN
  - O) BASKETBALL COURT
  - P) BADMINTON / TENNIS COURT
  - Q) SWIMMING POOL
  - R) PLAZA

- SUPER AREA: 650 SQ.FT.  
FLOOR PLAN - 1 BHK + 1 TOILET
- SUPER AREA: 950 SQ.FT.  
FLOOR PLAN - 2BHK +2 TOILETS
- SUPER AREA: 1150 SQ.FT.  
FLOOR PLAN - 2 BHK +2 TOILETS
- SUPER AREA: 1315 SQ.FT.  
FLOOR PLAN - 2BHK + 2 TOILETS + 1 STUDY / ROOM/SR ROOM
- SUPER AREA: 1465 SQ.FT.  
FLOOR PLAN - 4 BHK + 5 TOILETS + 1 STUDY/ ROOM/SR ROOM
- SUPER AREA: 1700 SQ.FT  
FLOOR PLAN - 3BHK + 4 TOILETS + 1 STUDY/ SR ROOM
- SUPER AREA: 2075 SQ.FT.  
FLOOR PLAN- 3 BHK + 2 TOILETS
- STUDIO APARTMENT.

Project managed by



## FEATURES AND FACILITIES

- High Speed Elevators
- Widespread, open green plot for free flow of light and air
- Eco-friendly structure
- 24x7 high-tech security with intercom & CCTV
- 24x7 water supply & 100% power backup
- Premium/five star ambience entrance lobby in every tower
- Natural light & ventilation for all units
- All major 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 Delhi/NCR
- Leading schools, institutions, commercial complexes & malls in close vicinity

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- 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.



## S P E C I F I C A T I O N S

### 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.





## SITE PLAN

It is just a 1 minute walk from the operational Metro Station, facing Taj Expressway and FNG 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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**Kindle Infraheights Pvt. Ltd.**

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

