

RERA REGISTRATION NUMBER: UPRERAPRJ5790

[www.up-rera.in](http://www.up-rera.in)



LUXURIATE IN NATURE'S EMBRACE

# *The Legacy of Happiness Goes On*

Conceptual Image

# Specifications

## GENERAL

- Earthquake resistant structure zone IV complaint construction 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

## DOORS 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 & light shaded cisterns 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
- High Speed Broadband
- Integration of common area Wi-Fi & CCTV system



- TYPE A - 2 BHK + 2 TOILET  
SUPER AREA- 930 SQ.FT.
- TYPE B - 2 BHK + 2 TOILET  
SUPER AREA- 990 SQ.FT.
- TYPE C - 2 BHK + 1 STUDY/SR + 2 TOILET  
SUPER AREA- 1100 SQ.FT.
- TYPE D - 3 BHK + 2 TOILET  
SUPER AREA- 1315 SQ.FT.
- TYPE E - 3 BHK + 1 STUDY/SR + 4 TOILET  
SUPER AREA- 1480 SQ.FT.
- TYPE F - 4 BHK + 1 STUDY/SR + 4 TOILET  
SUPER AREA- 1695 SQ.FT.
- TYPE G - 2 BHK + 1 TOILET  
SUPER AREA- 715 SQ.FT.



**FEATURES**

1. ENTRY/EXIT
2. ENTRANCE COURT
3. SECURITY
4. CLUB HOUSE
5. DROP OFF POINT
6. WATER BODY & FOUNTAIN
7. DEDICATED HASSEL FREE PARKING
8. LANDSCAPED PARK
9. RECREATIONAL AREA
10. SWIMMING POOL
11. TODDLERS POOL
12. CHANGING ROOMS
13. MEDITATION / YOGA PAVILLION
14. MULTIPURPOSE COURT
15. KID'S PLAY ZONE
16. SAND PIT
17. CABANA / GABEZO
18. OPEN SEATING
19. JOGGING TRACK
20. RAMP IN
21. RAMP OUT
22. OUTDOOR GATHERING AREA
23. SHOPPING COMPLEX



LAYOUT PLAN





UNIT SALEABLE AREA = 970.0 SQ FT

S.No.	DESCRIPTION	LENGTH (M)	WIDTH (M)	AREA (SQ.M)
1	Living/Dining	3.00	3.00	9.00
2	Kitchen	2.70	1.80	4.86
3	Bed Room - 01	3.00	3.10	9.30
4	Bed Room - 02	2.90	2.70	7.83
5	Toilet - 01	2.02	1.50	3.03
6	C.B. - 01	1.20	0.6	0.72
7	C.B. - 02	1.20	0.6	0.72
8	Passage - 01	1.20	2.21	2.65
9	Passage - 02	0.90	1.32	1.19

SALEABLE AREA DETAIL

Category	Area (sq.m)	Percentage (%)
Carpet Area	88.80	9.16%
Common Area	10.00	1.03%
Stack Up Area	0.00	0.00%
<b>Total</b>	<b>98.80</b>	<b>10.19%</b>

THE ABOVE FLOOR PLAN AND MEASUREMENTS ARE TENTATIVE AND APPROXIMATE, SUBJECT TO MINOR VARIATIONS AND FINAL APPROVAL.



UNIT SALEABLE AREA = 890.0 SQ FT

S.No.	Description	Length (m)	Width (m)	Area (sq.m)
1	Living/Dining	3.03	3.08	9.33
2	Kitchen	2.73	1.93	5.28
3	Bed Room - 01	3.00	3.14	9.42
4	Toilet - 01	2.13	1.47	3.13
5	C.B. - 01	1.215	0.6	0.73
6	Bed Room - 02	3.08	3.33	10.26
7	Toilet - 02	1.86	2.10	3.91
8	C.B. - 02	1.185	0.6	0.71
9	Passage - 01	1.20	2.21	2.65
10	Passage - 02	0.90	1.32	1.19

Category	Area (sq.m)	Percentage (%)
Carpet Area	80.80	9.08%
Common Area	10.00	1.12%
Stack Up Area	0.00	0.00%
<b>Total</b>	<b>90.80</b>	<b>10.20%</b>

THE ABOVE FLOOR PLAN AND MEASUREMENTS ARE TENTATIVE AND APPROXIMATE, SUBJECT TO MINOR VARIATIONS AND FINAL APPROVAL.



TOTAL UNIT SALEABLE AREA = 91.97 SQ.M

S.No.	Description	Length (m)	Width (m)	Area (sq.m)
1	Living/Dining	5.20	3.05	15.86
2	Kitchen	3.73	1.93	7.20
3	Bed Room - 01	3.33	3.63	12.09
4	Toilet - 01	1.69	2.25	3.80
5	C.B. - 01	1.55	0.6	0.93
6	Bed Room - 02	3.66	3.38	12.47
7	Toilet - 02	2.30	1.4	3.22
8	C.B. - 02	1.185	0.6	0.71
9	Passage - 01	1.20	2.21	2.65
10	Passage - 02	0.90	1.02	0.92

Category	Area (sq.m)	Percentage (%)
Carpet Area	82.80	9.00%
Common Area	10.00	1.09%
Stack Up Area	0.00	0.00%
<b>Total</b>	<b>92.80</b>	<b>10.09%</b>

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TOTAL UNIT SALEABLE AREA = 102.19 SQ.M

TYPE C - (SALEABLE AREA - 102.19 Sq.m)

S.No.	Description	Length (m)	Width (m)	Area (sq.m)
1	Living/Dining	5.15	3.30	15.67
2	Kitchen	2.88	1.96	5.64
3	Bed Room - 01	3.35	3.65	12.04
4	Toilet - 01	1.83	1.10	2.01
5	C.B. - 01	1.248	0.6	0.74
6	Bed Room - 02	3.43	3.38	11.58
7	Toilet - 02	2.13	1.50	3.19
8	C.B. - 02	1.23	0.6	0.69
9	Bed Room - 03	2.40	3.00	7.2
10	Passage - 01	1.06	0.70	0.69
11	Passage - 02	1.16	0.9	1.04

SALEABLE AREA DETAIL				
Carpet Area	Common Area	Passage Area	Corridor Area	Staircase
98.24	83.32	75.3	200.12	1980
96.85%	8.05%	8.01%	18.28%	1.81%

THE ABOVE FLOOR PLAN AND MEASUREMENTS ARE TENTATIVE AND APPROXIMATE, SUBJECT TO MINOR VARIATIONS AND FINAL APPROVALS.



TOTAL UNIT SALEABLE AREA = 102.00 SQ.M

S.No.	Description	Length (m)	Width (m)	Area (sq.m)
1	Living/Dining	5.15	3.30	15.67
2	Kitchen	2.88	1.96	5.64
3	Bed Room - 01	3.35	3.65	12.04
4	Toilet - 01	1.83	1.10	2.01
5	C.B. - 01	1.248	0.6	0.74
6	Bed Room - 02	3.43	3.38	11.58
7	Toilet - 02	2.13	1.50	3.19
8	C.B. - 02	1.23	0.6	0.69
9	Bed Room - 03	2.40	3.00	7.2
10	Passage - 01	1.06	0.70	0.69
11	Passage - 02	1.16	0.9	1.04

SALEABLE AREA DETAIL				
Carpet Area	Common Area	Passage Area	Corridor Area	Staircase
98.24	83.32	75.3	200.12	1980
96.85%	8.05%	8.01%	18.28%	1.81%

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TOTAL UNIT SALEABLE AREA = 102.00 SQ.M

TYPE E - (SALEABLE AREA - 102.00 SQ.M)				
S.No.	Description	Length (m)	Width (m)	Area (sq.m)
1	Living/Dining	5.15	3.30	15.67
2	Kitchen	2.88	1.96	5.64
3	Bed Room - 01	3.35	3.65	12.04
4	Toilet - 01	1.83	1.10	2.01
5	C.B. - 01	1.248	0.6	0.74
6	Bed Room - 02	3.43	3.38	11.58
7	Toilet - 02	2.13	1.50	3.19
8	C.B. - 02	1.23	0.6	0.69
9	Bed Room - 03	2.40	3.00	7.2
10	Passage - 01	1.06	0.70	0.69
11	Passage - 02	1.16	0.9	1.04

SALEABLE AREA DETAIL				
Carpet Area	Common Area	Passage Area	Corridor Area	Staircase
98.24	83.32	75.3	200.12	1980
96.85%	8.05%	8.01%	18.28%	1.81%

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UNIT SALEABLE AREA = 1695 SQ.FT

TYPE F - SALEABLE AREA - (157.46 Sq.mt.)

S.No	Description	Length (m)	Width (m)	Area (sq.m)
1.	Living/Dining	5.965	3.33	19.86
2.	Kitchen	2.40	2.73	6.55
3.	Bed Room-01	3.03	3.63	10.99
4.	Toilet - 01	1.50	2.50	3.75
5.	C.B. - 01	1.25	0.6	0.75
6.	Bed Room - 02	3.03	3.63	10.99
7.	Toilet - 02	1.53	2.28	3.48
7.	C.B. - 02	1.25	0.6	0.75
8.	Bed Room - 03	3.315	3.53	13.02
9.	Toilet - 03	1.50	1.78	2.67
10.	C.B. - 03	1.565	0.6	0.93
11.	Bed Room - 04	3.05	3.08	9.39
12.	Servant room	2.27	2.48	5.62
13.	Toilet - 04	1.405	2.00	2.81
14.	Passage - 01	1.065	4.025	4.28
15.	Passage - 02	3.165	1.050	3.32

SALEABLE AREA DETAIL

Carpet Area	External Wall Area	Balcony Area	Common Area	Staircase (Super Built Up Area)
sqft	sqft	sqft	sqft	sqft
1145.39	108.5	256.82	154.29	1695
67.57%	6.4%	15.15%	10.08%	100%

## Features and Facilities:

1. Land allocated by Greater Noida Authority
2. Located in the heart of Greater Noida west, Sector-10.
3. Thoughtfully designed by RTA Pvt. Ltd for maximum usable spaces with all green facing apartments.
4. Total 75% plot area used as green space with 25% as construction area.
5. Abutting and overlooking designated Green Belt on Two Sides.
6. Proximity to Greater Noida Commercial zone and Institutional Zone.
7. High Speed Elevators
8. Widespread green plot open for free flow of light, air and eco-friendly structure.
9. 24x7 renowned High Tech security with Intercom, CCTV.
10. 24x7 water supply & 100% power backup for all essential services.
11. Premium ambience entrance lobby in each tower.
12. Certified earthquake resistant structure as per IS Codes of practice
13. Barrier free design to accommodate Differently abled people.
14. Most of the flats having Natural Light and Ventilation.
15. Exclusive club with party hall, swimming pool and world-class amenities.
16. Fire Alarm/smoke detection system, fire-fighting equipment as per latest norms.
18. Provision of gas pipeline.
19. Rain Water Harvesting.
20. Open sitting court and water bodies
21. Excellent Connectivity from Delhi/NCR

### Club & Indoor Activities

- Ultra modern club with 'top of the line' facilities
- Swimming pool with separate kids' pool with separate jacuzzi
- Steam bath, sauna, & yoga center
- Fully loaded multi-gymnasium
- Billiards
- Lawn tennis court
- Indoor badminton court
- Indoor squash court
- Table tennis
- Kids Play Lots

### Security

- State-of-the-art Centralized Security System.
- All lobbies equipped with CCTV Cameras.
- Three-Tier Security Systems.

### Outdoor Activities

- Cycling & jogging tracks.
- Multipurpose court (basketball, Badminton etc).



# ALREADY DELIVERED PROJECTS



**Sikka Karmic Greens,**  
Sec. 78, Noida



**Sikka Classic Homes,**  
Kaushambi, Ghaziabad



**Sikka Plaza,**  
Mayur Vihar Phase-I, Delhi



**Sikka Complex,**  
Preet Vihar, Delhi



**Sikka Trade Complex**  
New Rajdhani Enclave, Delhi



**Sikka Galaxy**  
Shreshtha Vihar, Delhi

# ONGOING PROJECTS (TO BE DELIVERED SOON)



**Sikka Karnam Greens**  
Sec-143 B, FNG Expressway, Noida



**Sikka Kaamna Greens**  
Sec-143, FNG & Expressway, Noida



**Sikka Kaamya Greens**  
Sec-10, Greater Noida, West



**Kapital Grand**  
Sec-98, Noida Expressway



**Sikka Kimaya Greens**  
Sahastradhara Road, Dehradun



**Sikka Krishh Greens**  
NH-58, Meerut



# LOCATION MAP



Map for Illustration Purpose Only, Not in Scale



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**Site Office:**  
GH-02B, Sector 10, Greater Noida (West).

