



Peace • Happiness • Prosperity



SECTOR-78, NOIDA





A Closer Look At The Sikka Group



Welcome to the world of innovations in the real estate industry.

The world of Sikka Group .

A Group whose mantra has always been to provide world class product quality and services ever since its inception in 1986.

Over the past more than two decades the group has seen an exponential growth under the able stewardship of the Group Chairman along with the board of Directors and set new benchmarks of excellence. Quick to realise the market potential the Sikka Group is also into hospitality, automobile, media and oil business.

In the last 22 years the Sikka Group has successfully completed many commercial projects in Delhi and The National Capital Region. In the process the group has built for itself a formidable reputation for excellence in quality along with timely execution of projects.

Not the one to rest on its laurels and achievements - The Sikka Group continues to spread its wings with yet another feather in its cap - Sikka KARMIC GREENS. A modern architectural marvel in its own right.

More About Us : www.sikkagroup.com

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 as also of being 0.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.**

It goes without saying that Karmic Greens would feature unique amenities like – Swimming Pool, Jogging & Cycle Track, Club House, Wide Spread Lush Green Areas, Eco-friendly Structures, Yoga Centre, Meditation Pavilions, Basket Ball & Badminton Court with floodlit support. And more.





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Sikka
KARMIC GREENS



Sikka
KARMIC GREENS[®]
Nuevo Living
SECTOR-78, NOIDA



N E S
W

Site Plan



PROPOSED STADIUM

PROPOSED SPORTS CITY

PROPOSED GOLF COURSE

Legend

1. MAIN ENTRANCE
2. RESIDENTIAL BUILDING
3. LANDSCAPED GREEN
4. DROP-OFF AREAS
5. CLUB HOUSE
6. TENNIS COURT
7. BASKET-BALL COURT
8. POOL
9. TODDLERS POOL
10. JACUZZI
11. JOGGING TRACK
12. SAND PIT
13. MEDITATION PAVALLION
14. CABANA / GAZEBO
15. FUTURE TOWER
16. RAMP
17. PALM PLAZA
18. BAMBOO COURT
19. CHILDREN PLAY AREA
20. OUTDOOR GATHERING AREA
21. YOUTH CORNER
22. BRIDGE

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Features & Facilities

1. Land allotted by Noida Development Authority
2. Located in the Heart of Noida, Sector – 78, just opposite fully inhabited Sector-50
3. As per Noida Master Plan 2021, Golf Course, Sports City & Stadium, Metro Corridor, Sub Business District to be right opposite Sector-78
4. High speed panoramic glass lifts
5. Widespread green plot area open for free flow of light, air and eco-friendly structure
6. 24X7 renowned high-tech security with intercom, CCTV with personal E-card for main entrance and main door of the flat
7. 24x7 water supply & 100% Power Backup
8. Premium /Five star ambience entrance lobby in each Tower
9. Huge entrance gate with double road which gives view of a full fledged township
10. All major rooms of the units facing green landscaped area
11. Natural light & ventilation for all units
12. Thoughtfully designed floor plans for maximum usable area
13. Exclusive club with party hall
14. Car wash facility
15. Departmental & medical store at your door step
16. Fire fighting equipment on all floors
17. Broad band connectivity
18. Rain water harvesting
19. Excellent connectivity from Delhi/NCR
20. Schools, Institutions nearby
21. Hospitals in close proximity
22. Shopping Malls & Hotels within reach

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Rejoice Cluster Plan

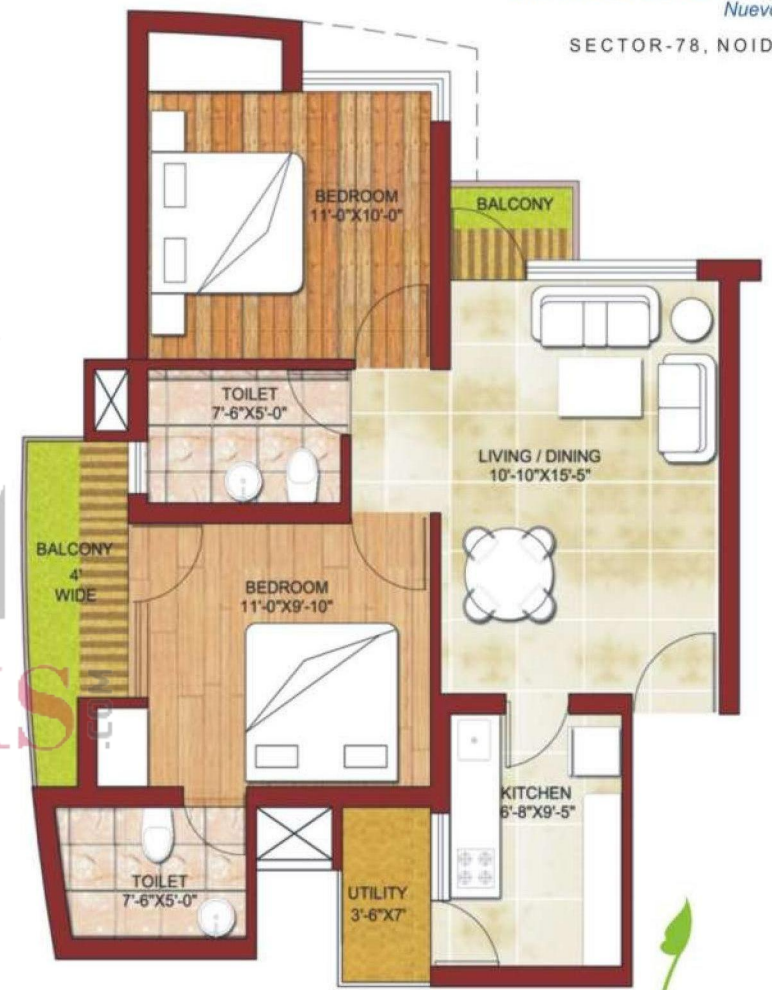




Type - I

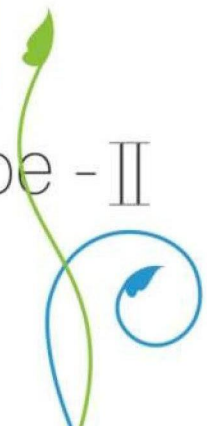
1 BR UNIT PLAN
COVERED AREA = 447 SQ. FT.
SUPER AREA = 560 SQ. FT.
1 B/R + 1T + KITCHEN + LIVING+ DINING + BALCONY

Rejoice



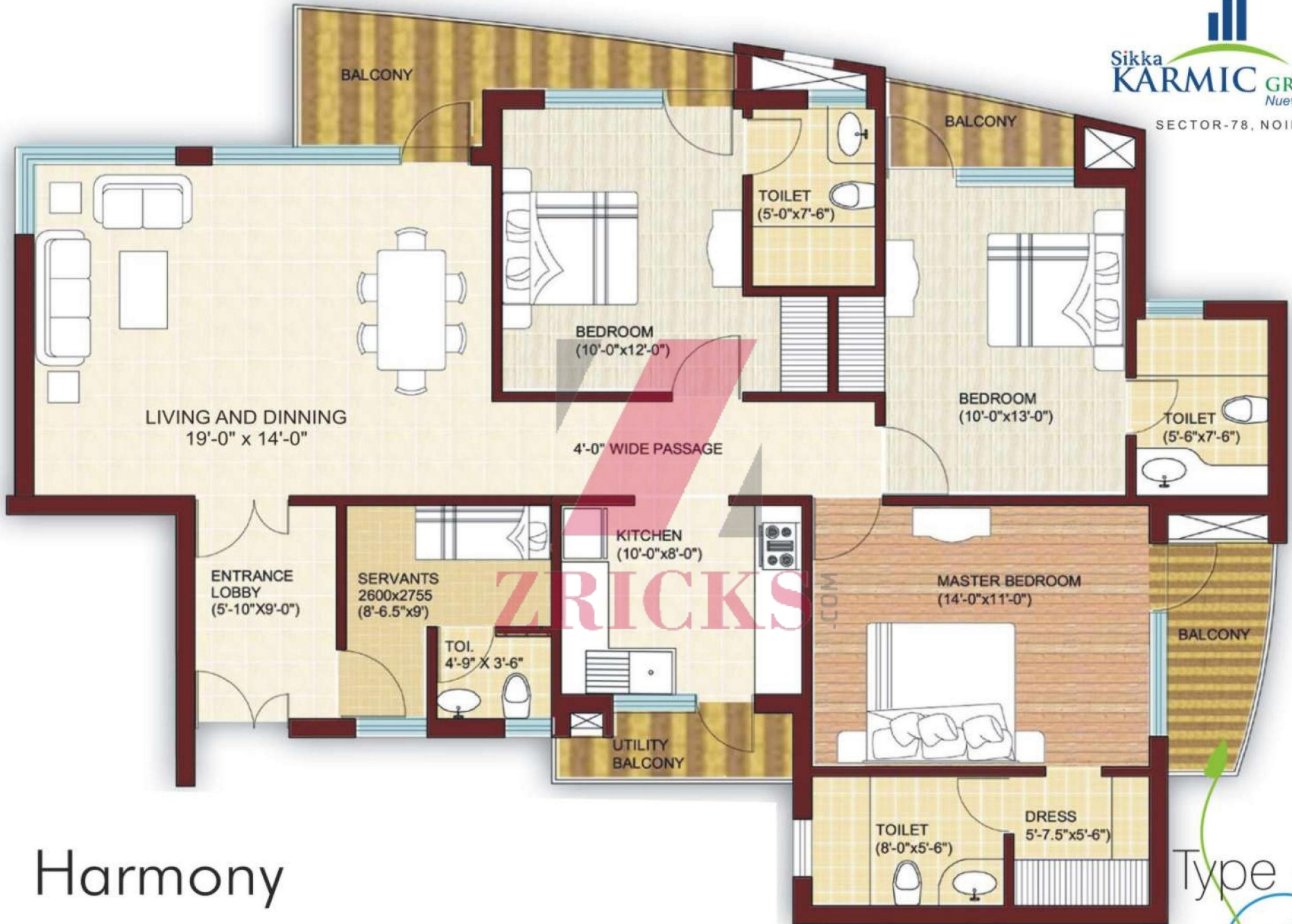
Type - II

2 BR UNIT PLAN
COVERED AREA = 713 SQ. FT.
SUPER AREA = 890 SQ. FT.
2 B/R + 2T + KITCHEN + LIVING + DINING + BALCONIES



Harmony Cluster Plan





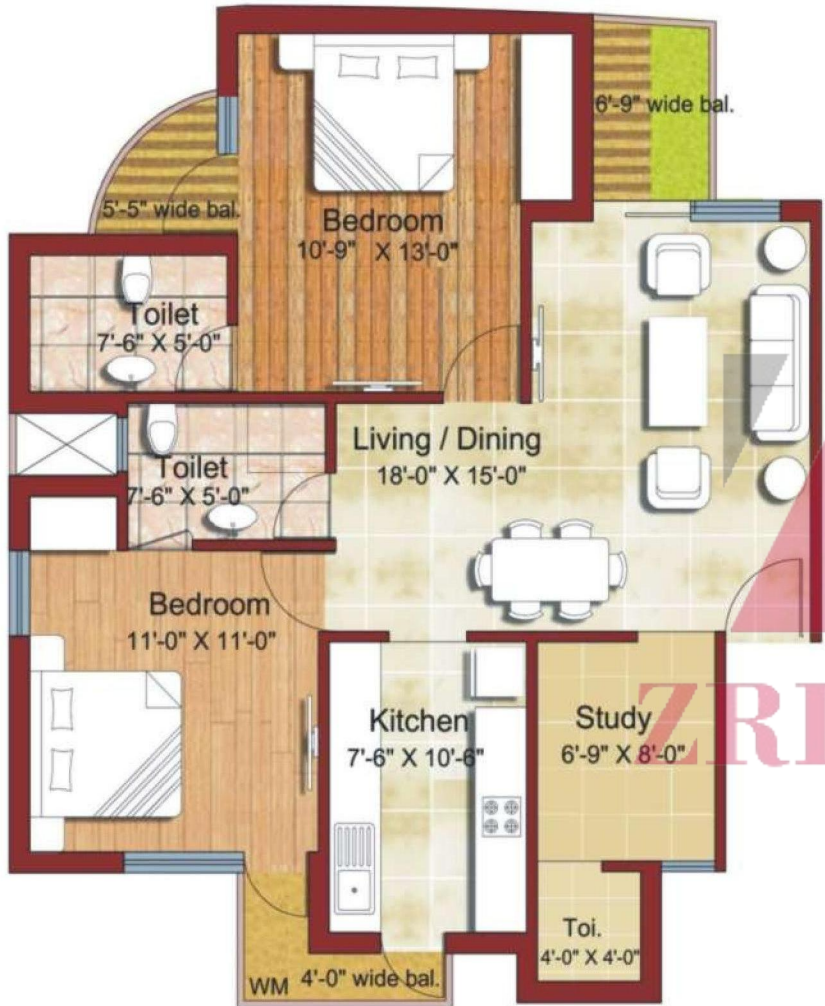
Harmony

Type - III

3BR UNIT PLAN
 COVERED AREA = 1457 SQ. FT.
 SUPER AREA = 1820 SQ. FT.
 3 B/R + 4T + STUDY / SERVANT + KITCHEN + LIVING + DINING + BALCONIES

Peace, Happiness & Prosperity Cluster Plan





Type - IV

2BR WITH STUDY UNIT PLAN
 COVERED AREA = 894 SQ. FT.
 SUPER AREA = 1120 SQ. FT.

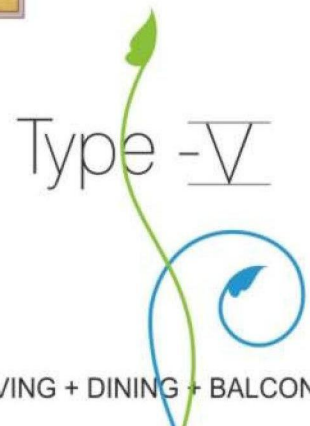
2 B/R + 3T + STUDY / SERVANT + KITCHEN + LIVING + DINING + BALCONIES



Prosperity

3BR WITH STUDY UNIT PLAN
 COVERED AREA = 1153 SQ. FT.
 SUPER AREA = 1440 SQ. FT.

3 B/R + 4T + STUDY / SERVANT + KITCHEN + LIVING + DINING + BALCONIES





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
- Provision for 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

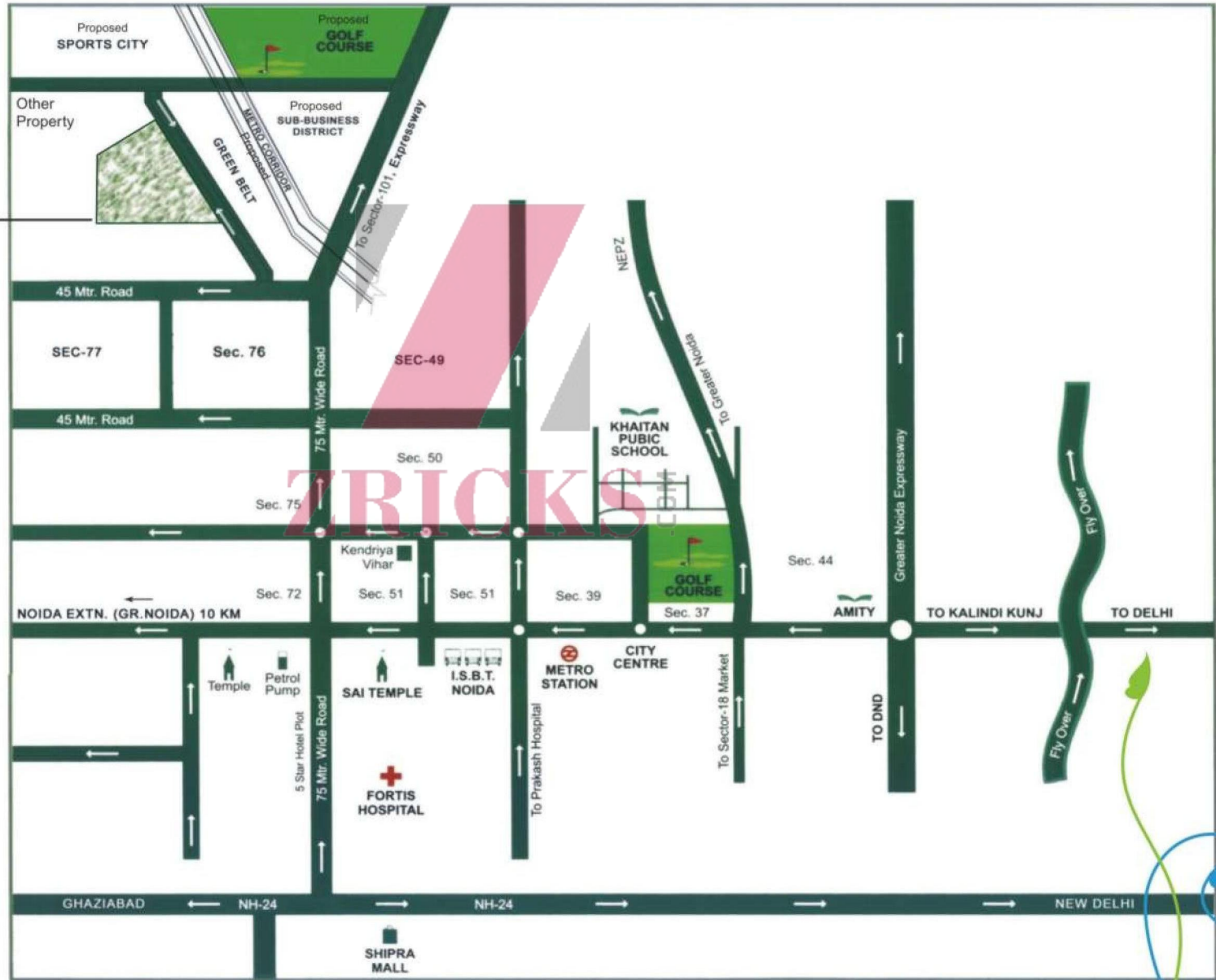
PNG Gas Pipeline

- Provision of gas pipeline infrastructure

External Façade

- Exterior with superior paint finish

Location Guide





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KARMIC GREENSTM
Nuevo Living

SECTOR-78, NOIDA

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GROUP

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