

Sikka Kumaantra™ greens

Sec-79, Noida · 3/4 BHK & VILLAS

THE ART OF PEACEFUL LIVING





ZEN INSPIRED LIVING SPACE

TRANQUIL
GREEN
BLISSFUL

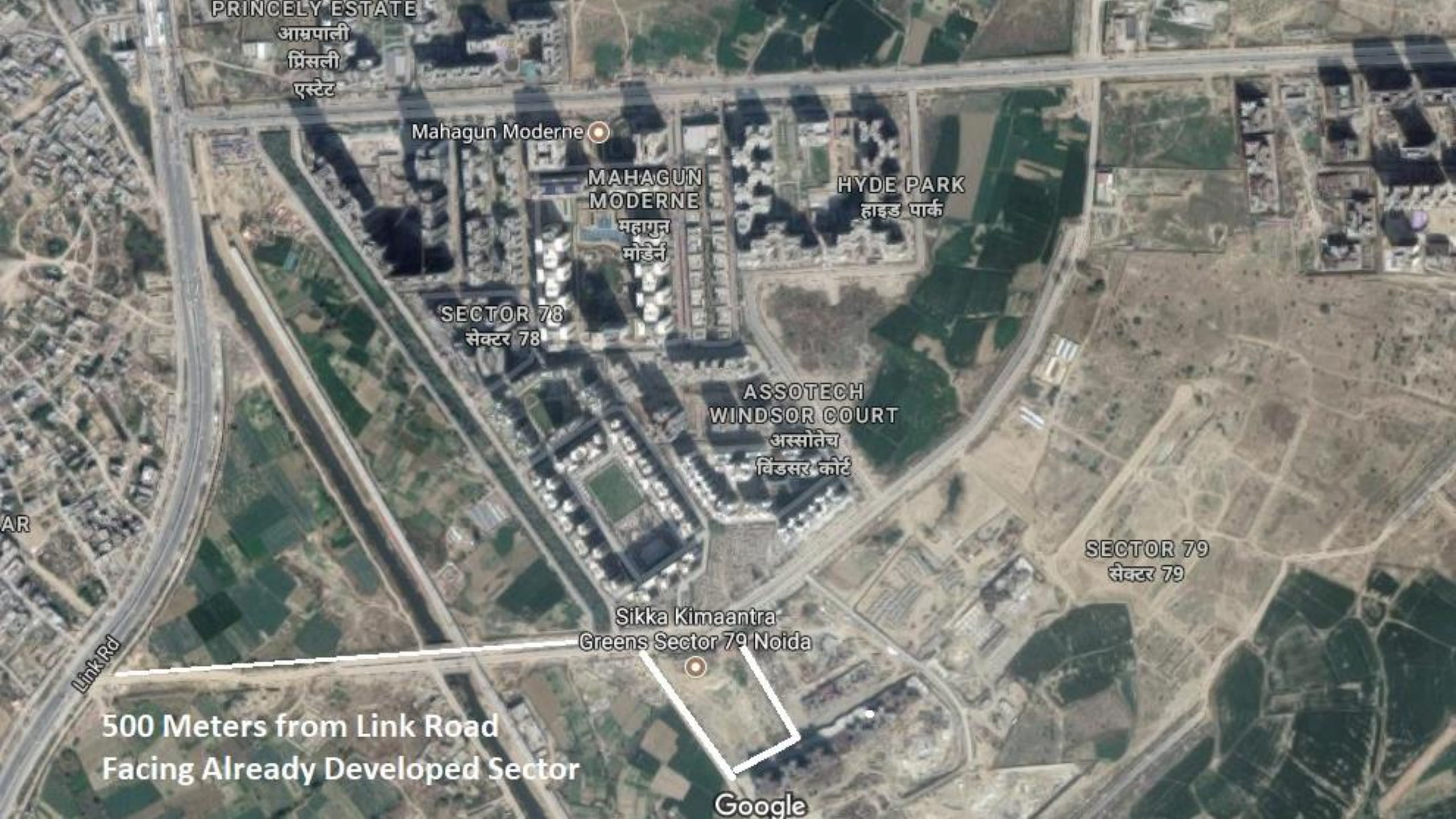
YET LUXURIOUS





A LIFE
SURROUNDED BY
80%
GREEN AREA





PRINCELY ESTATE

आमपाली
प्रिंसली
एस्टेट

Mahagun Moderne

MAHAGUN
MODERNE
महागुन
मोडर्न

HYDE PARK
हाइड पार्क

SECTOR 78
सेक्टर 78

ASSOTECH
WINDSOR COURT
अस्सोतेच
विंडसर कोर्ट

SECTOR 79
सेक्टर 79

Sikka Kimaantra
Greens Sector 79 Noida

Link Rd

500 Meters from Link Road
Facing Already Developed Sector

Google

Needs Everyone
(Antriksh Golf View 1)



Ajnara Belvedere

Sector Road

Sikka Kimaantra
Greens Sector 79 Noida

Metro Line

Sector 79, Metro Station
200 meters walking distance

Sector Road



Google

Lotus Arena
लोटस एरिना



ZENTASTIC LOCATION

CONVENIENTLY

- :: Easy Accessibility
- :: 2 Mins Drive From Sec-79 Metro Station
- :: 10 Mins Drive From Fortis Hospital
- :: 10 Mins Drive From Noida Expressway
- :: 15 Mins Drive From DND
- :: 10 Mins Drive From Sec-18 Market
- :: Surrounded by Several Reputed Schools











FEATURES & FACILITIES ABOUT ALL

OUTDOOR AMENITIES

Swimming Pool with a Toddler's Pool • Thematic Landscaped Garden will be planned around the Property • Jogging/Walking Trail around the Building(s) within the Property • Children's Play area • Outdoor Party area with barbeque Pits • Tennis Court • Entrance Plaza • Pick-Up & Drop-Off Points • Paved Garden Walk • Sandpit • Play School/Day Care Centre



VIEW -
CLUB
HOUSE



INDOOR OUTDOOR/CLUBHOUSE

Gymnasium • Table Tennis • Pool/Billiards Table •

TV Room./Mini Theater • Multipurpose

Dance/Aerobics Hall • Laundromat • Tele Medicine

cum Health Room • Meeting Room •

Library/Reading Room



Confederation of Indian Industry



Indian Green Building Council

Indian Green Building Council (IGBC)

certifies that

SIKKA KIMAANTRA GREENS

SECTOR – 79, NOIDA

(IGBC Registration No: GH 15 0481)

has achieved precertification under the IGBC Green Homes Rating.

Documentation has been submitted for this project, which demonstrates an intent to design and build a high performance residential building in accordance with IGBC Green Homes criteria

Pre-certified Gold

September 2016

Sharukh Mistry

Chairman, IGBC Green Homes Rating

Dr Prem C Jain

Chairman, IGBC

S Raghupathy

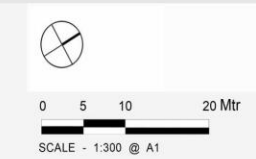
Executive Director, CII-Godrej GBC



LEGENDS:

- 01. ENTRY
- 02. EXIT
- 03. GUARD ROOM
- 04. ENTRANCE WATER FEATURE
- 05. SCHOOL ENTRY / EXIT
- 06. DRIVE WAY
- 07. TOWER DROP OFF
- 08. DROP OFF FEATURE
- 09. CLUB DROP OFF
- 10. BASEMENT RAMPS
- 11. SENIOR CITIZEN COURT
- 12. SWIMMING POOL
- 13. POOL DECK
- 14. CLUB OUTDOOR SEATING
- 15. PRIVATE GARDEN
- 16. BADMINTON COURT
- 17. VILLA ENTRY / EXIT
- 18. ARRIVAL PLAZA
- 19. COMMERCIAL COURT
- 20. CENTRAL LAWN / KID'S PLAY
- 21. PAVILION
- 22. TOT LOT PLAY AREA

TYPE-A 1270 SQ.FT 3BHK + 2T	TYPE-D 1555 SQ.FT 3BHK + 4T + STUDY
TYPE-B 1355 SQ.FT 3BHK + 2T	TYPE-E 1695 SQ.FT 3BHK + 4T + STUDY
TYPE-C 1470 SQ.FT 3BHK + 2T	TYPE-F 2495 SQ.FT 4BHK + 5T + ENTERTAINMENT & SERVANT ROOM
	TYPE-G 2695 SQ.FT 4BHK + 6T + ENTERTAINMENT & SERVANT ROOM





S. AREA : 1270 SQ. FT.

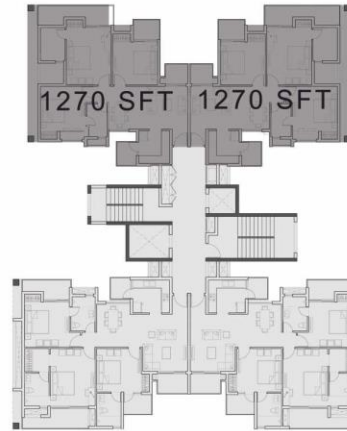
(117.99 SQ. MT.)



3 BHK + 2T

TOWER : ASHOKA

UNIT : 3 & 4



KEY PLAN
TOWER :- ASHOKA(3)

SALEABLE AREA DETAILS										
TYPES	Carpet Area		Wall Area		Balcony Area		Common Area		Saleable(super built-up) Area	
	SFT	%	SFT	%	SFT	%	SFT	%	SFT	%
3BHK + 2T	828.225	65.21	101.935	8.03	142.580	11.23	197.240	15.53	1270	100



S. AREA : 1355 SQ. FT.

(125.88 SQ. MT.)

3 BHK + 2T

TOWER : KIYAAN / MOURYA

UNIT : 3 & 4

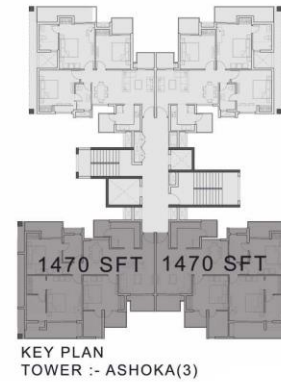


KEY PLAN
TOWER-KIYAAN(1)
MOURYA(2)

SALEABLE AREA DETAILS										
TYPES	Carpet Area		Wall Area		Balcony Area		Common Area		Saleable(super built-up) Area	
	SFT	%	SFT	%	SFT	%	SFT	%	SFT	%
3BHK + 2T	877.417	64.75	107.780	7.95	130.051	9.60	239.747	17.69	1355	100



S. AREA : 1470 SQ. FT.
(136.57 SQ. MT.)
3 BHK + 3T
TOWER : ASHOKA
UNIT : 1 & 2



SALEABLE AREA DETAILS										
TYPES	Carpet Area		Wall Area		Balcony Area		Common Area		Saleable(super built-up) Area	
	SFT	%	SFT	%	SFT	%	SFT	%	SFT	%
3BHK + 2T	1006.499	68.47	76.812	5.23	189.446	12.89	197.240	13.42	1470	100



S. AREA : 1555 SQ. FT.

(144.46 SQ. MT.)

◀ 3 BHK + 4T + SERVANT ROOM

TOWER : KIYAAN

UNIT : 1 & 2

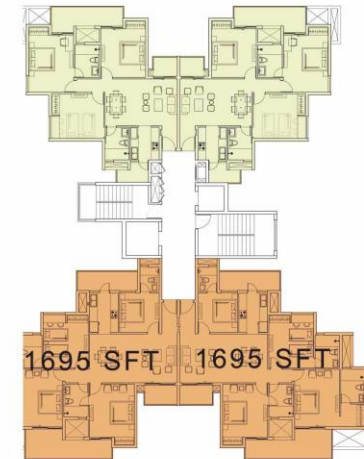


**KEY PLAN
TOWER-KIYAAN(1)**

SALEABLE AREA DETAILS										
TYPES	Carpet Area		Wall Area		Balcony Area		Common Area		Saleable(super built-up) Area	
	SFT	%	SFT	%	SFT	%	SFT	%	SFT	%
3BHK + 4T + STUDY	1064.764	68.47	91.462	5.88	159.038	10.23	239.747	15.42	1555	100



S. AREA : 1695 SQ. FT.
(157.47 SQ. MT.)
3 BHK + 4T + STUDY
TOWER : MOURYA
UNIT : 1 & 2



KEY PLAN
TOWER-MOURYA(2)

SALEABLE AREA DETAILS										
TYPES	Carpet Area		Wall Area		Balcony Area		Common Area		Saleable(super built-up) Area	
	SFT	%	SFT	%	SFT	%	SFT	%	SFT	%
3BHK + 4T + STUDY	1173.707	69.25	102.323	6.04	179.221	10.57	239.747	14.14	1695	100

S. AREA : 2495 SQ. FT.

(231.79 SQ. MT.)

**4 BHK + 5T + ENTERTAINMENT
& SERVANT ROOM /**

TOWER : SAMRAT

UNIT : 3 & 4



KEY PLAN
TOWER:- SAMRAT(4)

SALEABLE AREA DETAILS										
TYPES	Carpet Area		Wall Area		Balcony Area		Common Area		Saleable(super built-up) Area	
	SFT	%	SFT	%	SFT	%	SFT	%	SFT	%
4BHK + 5T + ENTERTAINMENT & SERVANT ROOM	1680.174	67.34	149.254	5.98	252.610	10.12	412.961	16.55	2495	100

S. AREA : 2695 SQ. FT.

(250.37 SQ. MT.)

**4 BHK + 6T + ENTERTAINMENT
& SERVANT ROOM**

TOWER : SAMRAT

UNIT : 1 & 2



SALEABLE AREA DETAILS										
TYPES	Carpet Area		Wall Area		Balcony Area		Common Area		Saleable(super built-up) Area	
	SFT	%	SFT	%	SFT	%	SFT	%	SFT	%
4BHK + 6T + ENTERTAINMENT & SERVANT ROOM	1874.206	69.54	151.912	5.64	255.914	9.50	412.961	15.32	2695	100

ADVANTAGE

1. Land allotted by Noida Authority
2. As per Noida Master Plan 2021: Golf Course, Sports City & Stadium, Metro Corridor, Sub Business District to be right opposite sector-78
3. Widespread green plotted area open for free flow of light, air ensuring eco-friendly structure
4. 24X7 renowned high-tech security with intercom, CCTV
5. 24X7 water supply & 100% Power Backup
6. Premium ambience entrance lobby in each tower
7. Most of the rooms of the units facing green landscaped area
8. Natural lights & ventilation in all dwelling units
9. Thoughtfully designed floor plans for maximum usable area
10. Exclusive club building with party hall and other amenities
11. Fire fighting equipment on all floors
12. Broadband connectivity provisions
13. Rainwater harvesting
14. Excellent connectivity from Delhi/NCR
15. School, institutions nearby
16. Hospitals in close proximity
17. Shopping Malls & Hotels within reach
18. Gold rated green building



Features & Facilities

OUTDOOR AMENITIES

- Swimming Pool with a Toddler's Pool & Jacuzzi. Thematic Landscaped Gardens planned around the property. Jogging/Walking Trail around the building(s) within the property. Children's Play Areas. Tennis Court
- Entrance Plaza. Pick-up & Drop-off Points. Paved Garden Walkway. Sandpit. Play School/Day Care Centre

INDOOR AMENITIES/CLUBHOUSE

- Gymnasium. Table Tennis. Pool Billiards Table. TV Room. Multipurpose Dance/Aerobics Hall
- Meeting Room. Library/Reading Room

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
- Floor to ceiling height is 11 feet
- Glass Railing
- Height of all the doors is 8 feet

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 with UPVC and high performance glass
- 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

- 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

RERA REGISTRATION NO. UPRERAPRJ5697
www.up-rera.in



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