



Sikka 
KARNAM
सिक्का कारनाम ग्रीन्स

Sec. 143B @ Expressway & FNG, Noida

Welcome to the world of Sikka Group.
Welcome to Sikka Karnam Greens.



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After the grand success of Sikka Karnam Greens, Sikka group's next milestone is 'Sikka Karnam Greens'. A place where you can find the perfect balance between family, recreation, fitness & happiness. It is situated in the heart of Noida sector 143 (B). Sikka Karnam Greens is a residential group housing project which will be built on 3 side open plot. It also faces Faridabad Noida Ghaziabad (FNG) Expressway and Wi-Fi Taj Expressway. The architecture has been designed and developed by renowned 'S.K. DAS ASSOCIATED ARCHITECTS' and Landscape developed by internationally famous LOLLY M (Austin, Texas - U.S.A). The architecture and landscape would be one of the best kind in vicinity.

'Karnam Greens' is an attempt to redefine exuberance. It is a project that fulfils all the aspirations and matches up to all the expectations with regard to the location, standard of construction, design, ethics, product quality and the best of the amenities and facilities.

Sikka Karnam Greens offers from 4 BHK to 1 BHK (studio apartment) units ranging from 1920 sq.ft. to 590 sq.ft. area and has been crafted for efficient use of space. It goes without saying that Sikka Karnam Greens would feature a bunch of amazing amenities such as kid's play area & entertainment zone, kid's pool, gymnasium, yoga and meditation centre, convenient shopping, 24 hr. ATMs, walking track and jogging track, boom barriers, CCTV's for common areas, multi-level 24x7 security, 24x7 power back-up and water supply, earthquake resistant structure zone IV compliant, ample parking space etc.

Sikka Karnam Greens is strategically located at the prime location, supported by a great infrastructure and easy accessibility from Delhi & NCR. It is just at a door step of upcoming Metro Station, facing Wi-Fi Taj Expressway and FNG Expressway. It offers a whole lot of location advantages such as 5 minutes drive from Mahamaya Flyover, 7 minutes from sec-37 Metro Station, City Centre and Kalindikunj Flyover, 10 minutes drive from DND Flyover & Sec-18 Atia Mkt, 20 minutes drive from Akshardham Temple/CWG Village & upcoming proposed International Airport Greater Noida.







Site Layout

Sikka KARNAM
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Sec. 143B @ Expressway & FNG, Noida



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|-------------------|----------------------------------|---------------------------------|--------------------|----------------------------|
| 1. Entry / Exit | 6. Water Body & Fountain | 11. Toddlers Pool | 16. Tennis Court | 21. Ramp Out |
| 2. Entrance Court | 7. Dedicated Hassle Free Parking | 12. Jacuzzi | 17. Sand Pit | 22. Sloping Garden |
| 3. Security | 8. Landscaped Park | 13. Meditation / Yoga Pavillion | 18. Kids Play Zone | 23. Cabana / Gazebo |
| 4. Club House | 9. Club House | 14. Badminton Court | 19. Jogging Track | 24. Outdoor Gathering Area |
| 5. Drop Off Point | 10. Swimming Pool | 15. Basketball Court | 20. Ramp In | 25. Youth Corner |

Features & Facilities

1. Land allotted by Noida Development Authority.
2. Located in the heart of Noida, Sector – 143 (B) on Expressway & FNG.
3. Designed by renowned S.K. Das Associated Architects.
4. Landscape Designed by Internationally renowned LOLLY M (Austin, Texas - U.S.A).
5. Proposed Metro Station at Door step.
6. High Speed Elevators.
7. Widespread green plot open for free flow of light, air and eco- friendly structure.
8. 24x7 renowned High-Tech security with Intercom, CCTV with personal E-Card for main Entrance and Main door of the flat.
9. 24x7 water supply & 100% power backup.
10. Premium/5 star ambience entrance lobby in Each tower.
11. Huge Entrance Gate with Fountain and Boom-Barrier.
12. Double road which gives view of Township.
13. All flats 3 side open.
14. Natural light and ventilation for all units.
15. Thoughtfully designed floor plans for maximum usable area.
16. Exclusive club with party hall.
17. Car wash facility.
18. World class medical facilities nearby.
19. Fire-fighting equipment as per latest norms.
20. Broad band connectivity.
21. Rain water harvesting.
22. Excellent connectivity from Delhi/NGR.
23. Leading Schools, Institutions ,Commercial complexes & Malls in close vicinity.
24. Immediate access from Noida Will Expressway.
25. Adjacent to Faridabad Noida Ghaziabad (FNG).
26. Adjoining to world renowned Information Technology Companies.



TYPE 1
1BHK + 1T + Living + Dining
+ Kitchen + Utility + Balcony
SUPER AREA = 590 sq. ft.



TYPE 2
 2BHK + 2T + Living + Dining
 + Kitchen + Utility + Balconies
SUPER AREA = 840 sq. ft.



TYPE 3
 2BHK + 2T + Living + Dining
 + Kitchen + Utility + Balconies
SUPER AREA = 940 sq. ft.



TYPE 4
 2BHK + 3T + STY/SRV + Living + Dining
 + Kitchen + Utility + Balconies
SUPER AREA = 1150 sq. ft.



TYPE 5
 3BHK + 2T + Living + Dining
 + Kitchen + Utility + Balconies
SUPER AREA = 1255 sq. ft.



TYPE 6
 3BHK + 4T + STY/SRV + Living + Dining
 + Kitchen + Utility + Balconies
SUPER AREA = 1480 sq. ft.



TYPE 7
 4BHK + 5T + STY/SRV + Living + Dining
 + Kitchen + Utility + Balconies
SUPER AREA = 1920 sq. ft.

Specifications

GENERAL

• Orthogonal resistant structure zone IV compliant designed by highly experience structural Engineers.

SUPER STRUCTURE

• Door wall Structure with columns, R.C.C slabs & beams with brick wall partitions in between designed by IT 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, LR, lobby and staircase.

DOOR AND WINDOWS

• External doors & windows made of UPVC/Power 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 ware.

TOILETS

• Provision for hot and cold water system / Glazed tiles in pleasing colours on walls upto door level.
• European W.C's, washbasins & bathtubs in light shade of stoneware brand, Chrome plated fittings of standard make.

INSIDE WALL FINISH

• Inside wall with POP plastering and one coat of wall in bed room, acrylic resistant paint.

ELECTRICALS

• Modular switches, sufficient light and power points, satellite TV and Telephone points in drawing room and master bedroom, Copper wire in concealed PVC conduits with MCB.

EXTERNAL FINISH/ LIFT

• Modern and elegant color finish with high quality paintwork with plaster & decorative.
• Lobby/ Entrance lobby wood tile up to 7 feet and texture paint.

EXTERNAL FACADE

• 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:

- VLS Security System with personal E-cards, Safety Alarm, Safety Camera.
- Ultra High Speed Broadband.
- Multiple IPTV connected.
- Choice of upgrading your intercom to video intercom.
- VOIP (Voice over IP) – make ISD calls at local rates.
- Choice to switch control home appliances using anywhere, anytime access.
- Choice of multiple satellite channels from across the world.
- Choice of 1000 movie video on demand.
- Music on Demand & Games on Demand.
- Integration of common area Wi-Fi, CCTV, BMS & EMS system.
- Monitor and fix faulty before your health is at risk by enjoying life without wasting your time with Tele-Medicine covering Tele-Counselors, Tele-Diagnosis and Tele-Medicine from the comfort of your home/office.

Note: All provisions are subject to change, availability, modification with other change in specifications.



Location Map



Location Advantages

- It is just a stone throw distance away from upcoming Metro Station, being Wi-Fi Tag Expressway and PNG Expressway.
- 05 minutes drive from Mahamaya Flyover.
- 07 minutes from Sec-37 Metro Station, City Centre and Kalindurg Flyover.
- 10 minutes drive from DND Flyover & Sec-18/19a/19b.
- 20 minutes drive from Akashardham Temple/CWG Village & upcoming proposed International Airport Greater Noida.

Pan Charli
12 Km from
Sikka Karnam
Growth