



S i k k a
KIMAYA GREENSTM
SAHASTRADHARA ROAD, DEHRADUN



*Enchanted by
the serenity of hillside living*



SITE PLAN

sikkaTM
a better tomorrow... a better life...





UNIT PLAN



UNIT PLAN

| SUPER AREA 1BHK_A 775 SQ.FT. | | |
|------------------------------|-------------|---------------|
| Nos. | Description | Size |
| 1 | Living | 3.750 3.050 |
| 2 | Kitchen | 3.100 3.050 |
| 3 | Bedroom-1 | 4.350 3.050 |
| 4 | Toilet | 2.400 1.550 |
| 5 | Utility | 2.400 1.400 |
| 6 | Balcony | 1.200 m. wide |

Note :- 1 meter = 3.28 ft.

TOWER-5



2BHK SMALL

| Nos. | Description | Area and Dimensions in feet & inches |
|------|-----------------|--------------------------------------|
| 1. | Living & Dining | 15'-5" x 9'-8" |
| 2. | Kitchen | 7'-5"x 8'-2" |
| 3. | Bedroom | 15'-5"x 11'-4" |
| 4. | Toile | 7'-4"x 4'-1" |
| 5. | Bedroom | 12'-0" x 9'-5" |
| 6. | Toile | 7'-11"x 6'-2" |
| 7. | Utility | 2'-3" Wide |
| 8. | Balcony | 8'-0" Wide |
| 9. | Balcony | 4'-2" Wide |

TOWER 1 AND 2

| Type | Carpet area Sq.ft. | Wall area Sq.ft. | Balcony area Sq.ft. | Common area Sq.ft. | Saleable (Super Built up area) Sq.ft. |
|------------|--------------------|------------------|---------------------|--------------------|---------------------------------------|
| 1BHK_Small | 660.55 | 63.37 | 273.08 | 132.72 | 1150 |



UNIT PLAN

| SUPER AREA 2BHK L+T 195 SQ.FT. | | |
|--------------------------------|-------------|---------------|
| 20'4" x 27'1" 195 | | |
| Nos. | Description | Size |
| 1 | Living | 3.349 3.220 |
| 2 | Dining | 3.349 3.220 |
| 3 | Kitchen | 2.259 2.064 |
| 4 | Passage | .900 .664 |
| 5 | Bedroom-1 | 3.199 2.664 |
| 6 | Toilet | 2.200 1.375 |
| 7 | Bedroom-2 | 3.199 3.660 |
| 8 | Toilet | 2.199 1.510 |
| 9 | Store | 1.119 1.054 |
| 10 | Balcony | 1.500 m. wide |
| 11 | Balcony | 1.350 m. wide |

Note :- 1 meter = 3.28 ft.

TOWER-5



UNIT PLAN

| SUPER AREA 3BHK + 2T 271 SQ.FT. | | |
|---------------------------------|-------------|---------------|
| 30'4" x 27'1" 271 | | |
| Nos. | Description | Length Width |
| 1 | Living | 3.169 3.775 |
| 2 | Dining | 3.024 3.275 |
| 3 | Kitchen | 2.100 2.588 |
| 4 | Passage | .800 1.975 |
| 5 | Bedroom-1 | 3.050 3.650 |
| 6 | Toilet | 1.375 2.350 |
| 7 | Bedroom-2 | 3.350 3.000 |
| 8 | Bedroom-3 | 3.300 3.100 |
| 9 | Toilet | 1.900 1.350 |
| 10 | Balcony | 1.500 m. wide |
| 11 | Balcony | 1.250 m. wide |

Note :- 1 meter = 3.28 ft.

TOWER 8

| SALEABLE AREA DETAIL | | | | | |
|----------------------|--------------------|------------------|---------------------|--------------------|---------------------------------------|
| Type | Carpet area Sq.ft. | Wall area Sq.ft. | Balcony area Sq.ft. | Common area Sq.ft. | Saleable (Super Built up area) Sq.ft. |
| 2BHK_L+T_195 | 686.42 57.44 | 71.15 5.95 | 136.85 11.61 | 298.58 24.98 | 1195 100 |

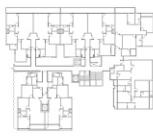
| Type | Carpet area Sq.ft. | Wall area Sq.ft. | Balcony area Sq.ft. | Common area Sq.ft. | Saleable (Super Built up area) Sq.ft. |
|-----------|--------------------|------------------|---------------------|--------------------|---------------------------------------|
| 3BHK + 2T | 868.22 62.46 | 67.59 4.86 | 154.14 11.08 | 300.05 21.58 | 1390 100 |



UNIT PLAN



| Nos. | Description | Area and Dimensions in ft / inches |
|------|-------------|------------------------------------|
| 1. | Living | 13'-2"x12'-2" |
| 2. | Dining | 10'-0"x10'-0" |
| 3. | Kitchen | 8'-5"x4'-0" |
| 4. | Bedroom | 11'-0"x11'-0" |
| 5. | Toilet | 4'-0"x3'-3" |
| 6. | Bedroom | 11'-0"x10'-5" |
| 7. | Bedroom | 8'-5"x9'-3" |
| 8. | Bedroom | 11'-0"x11'-0" 8'-0"x11'-10" |
| 9. | Balcony | 4'-0" Wide |
| 10. | Balcony | 2'-0" Wide |
| 11. | Balcony | 4'-0" Wide |



| SALEABLE AREA DETAIL | | | | | |
|-----------------------|-------------|-----------|---------|-------------|-----------------------------------|
| Type | Carpet area | Wall area | Balcony | Common area | Saleable (Super Built up area) |
| Sq.ft. | Sq.ft. | Sq.ft. | Sq.ft. | Sq.ft. | Sq.ft. |
| 3 BHK + 2T TOWER 8 | 866.00 | 129.59 | 137.02 | 398.39 | 1531 |



UNIT PLAN

| SUITE UNIT 21 150 SQFT | | |
|------------------------|-------------|---------------|
| No. | Description | Size |
| 1. | Living | 8.023 3.512 |
| 2. | Dining | 3.373 3.902 |
| 3. | Kitchen | 2.338 2.334 |
| 4. | Passage | .302 2.262 |
| 5. | Bedroom 1 | 3.050 3.484 |
| 6. | Vee | .220 2.200 |
| 7. | Bedroom 2 | 3.050 3.050 |
| 8. | Other | .161 1.050 |
| 9. | Bedroom 3 | .381 1.510 |
| 10. | Bedroom 4 | 3.050 3.812 |
| 11. | Toile | 1.000 m. wide |
| 12. | Balcony | 1.000 m. wide |
| 13. | Balcony | 1.000 m. wide |



| SALEABLE AREA DETAIL | | | | | | |
|----------------------|-------------|-----------|---------|-------------|-----------------------------------|-------|
| Type | Carpet area | Wall area | Balcony | Common area | Saleable (Super Built up area) | |
| Sq.ft. | % | Sq.ft. | % | Sq.ft. | % | |
| 3BHK+2T | 866.4 | 57.74 | 95.90 | 6.24 | 92.13 | 6.00 |
| | | | | | 465.56 | 30.00 |
| | | | | | 1536 | 100 |



UNIT PLAN

| SUPER AREA 20K 1850 SQFT | | | | | |
|--------------------------|-------------|---------------|-------|------|--|
| Nos. | Description | Length | Width | Size | |
| 1. | Living/Bin | 8.000 | 5.412 | | |
| 2. | Kitchen | 3.500 | 2.500 | | |
| 3. | Passage | 1.000 | 3.760 | | |
| 4. | Bedroom-1 | 3.900 | 3.350 | | |
| 5. | Toilet | 2.400 | 1.550 | | |
| 6. | Dress | 1.400 | 1.550 | | |
| 7. | Bedroom-2 | 3.600 | 3.350 | | |
| 8. | Toilet | 2.400 | 1.550 | | |
| 9. | Dress | 1.200 | 1.550 | | |
| 10. | Lift lobby | 1.750 | 2.900 | | |
| 11. | Sr. Room | 2.750 | 1.600 | | |
| 12. | Toilet | 1.000 | 1.600 | | |
| 13. | Balcony | 1.000 m. wide | | | |
| 14. | Balcony | 1.000 m. wide | | | |
| 15. | Balcony | 1.100 m. wide | | | |
| 16. | Balcony | 2.650 m. wide | | | |

Note - 1 meter = 3.28 ft

TOWER 5

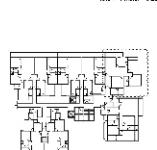


UNIT PLAN

| SALEABLE AREA DETAIL | | | | | | |
|----------------------|-------------|-----------|---------|-------------|-----------------------------------|-------|
| Type | Carpet area | Wall area | Balcony | Common area | Saleable (Super Built up area) | |
| Sq.ft. | % | Sq.ft. | % | Sq.ft. | % | |
| 20K | 1119.24 | 61.49 | 91.60 | 5.03 | 185.24 | 10.17 |
| | | | | | 423.92 | 23.29 |
| | | | | | 1820 | 100 |

| SALEABLE AREA DETAIL | | | | | | |
|----------------------|-------------|-----------|---------|-------------|-----------------------------------|-------|
| Type | Carpet area | Wall area | Balcony | Common area | Saleable (Super Built up area) | |
| Sq.ft. | % | Sq.ft. | % | Sq.ft. | % | |
| 20K+ST | 1119.70 | 63.17 | 90.30 | 4.96 | 169.31 | 9.30 |
| | | | | | 410.69 | 22.06 |
| | | | | | 1820 | 100 |

| SUPER AREA 20K + 2T 1850 SQFT | | |
|-------------------------------|-------------|---------------|
| No. | Description | Size |
| 1. | Living | 8.000 3.412 |
| 2. | Dining | 2.600 3.116 |
| 3. | Kitchen | 3.000 2.888 |
| 4. | Passage | 1.000 1.600 |
| 5. | Bedroom-1 | 3.600 3.350 |
| 6. | Toilet | 3.050 1.550 |
| 7. | Bedroom-2 | 5.640 4.425 |
| 8. | Toilet | 1.400 1.550 |
| 9. | Bedroom-3 | 5.620 3.820 |
| 10. | Toilet | 1.050 2.500 |
| 11. | Lift lobby | 5.820 1.940 |
| 12. | Balcony | 1.000 m. wide |
| 13. | Balcony | 1.000 m. wide |
| 14. | Balcony | 1.050 m. wide |





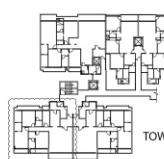
UNIT PLAN



SUPER AREA 3BHK+SDY 2275 SQFT.

| Nos. | Description | Size | |
|------|---------------|---------------|-------|
| | | Length | Width |
| 1 | Living/Dining | 6.000 | 5.550 |
| 2 | Kitchen | 3.800 | 2.300 |
| 3 | Passage | 1.000 | 4.800 |
| 4 | Bedroom-1 | 3.900 | 3.175 |
| 5 | Toilet | 2.700 | 1.675 |
| 6 | Dress | 2.000 | 1.675 |
| 7 | Bedroom-2 | 3.900 | 3.050 |
| 8 | Toilet | 2.200 | 1.550 |
| 9 | Dress | 1.600 | 1.550 |
| 10 | Bedroom-3 | 3.700 | 3.050 |
| 11 | Toilet | 2.200 | 1.550 |
| 12 | Dress | 1.400 | 1.550 |
| 13 | Study room | 3.700 | 1.650 |
| 14 | Lift lobby | 1.750 | 2.900 |
| 15 | Sr. Room | 2.700 | 1.500 |
| 16 | Toilet | 1.000 | 1.450 |
| 17 | Balcony | 1.500 m. wide | |
| 18 | Balcony | 1.000 m. wide | |
| 19 | Balcony | 2.050 m. wide | |

Note :- 1 meter = 3.25 ft



TOWER- 3,4 & 8

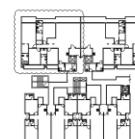
| SALEABLE AREA DETAIL | | | | | | | | | | |
|----------------------|-------------|-------|-----------|------|--------------|-------|-------------|-------|--------------------------------|-----|
| Type | Carpet area | | Wall area | | Balcony area | | Common area | | Saleable (Super Built up area) | |
| | Sq.ft. | % | Sq.ft. | % | Sq.ft. | % | Sq.ft. | % | Sq.ft. | % |
| 3BHK+SDY | 1415.68 | 62.22 | 106.13 | 4.66 | 248.97 | 10.94 | 504.22 | 22.16 | 2275 | 100 |



SUPER AREA 4BHK Prem (LG1) 2645 SQFT.

| Nos. | Description | Size | |
|------|---------------|---------------|-------|
| | | Length | Width |
| 1 | Living/Dining | 6.425 | 5.200 |
| 2 | Kitchen | 3.800 | 2.675 |
| 3 | Passage | 1.000 | 4.650 |
| 4 | Bedroom-1 | 4.150 | 2.800 |
| 5 | Toilet | 2.550 | 1.550 |
| 6 | Dress | 1.500 | 1.550 |
| 7 | Bedroom-2 | 4.150 | 3.050 |
| 8 | Bedroom-3 | 5.325 | 3.650 |
| 9 | Dress | 2.300 | 1.675 |
| 10 | Toilet | 2.850 | 1.675 |
| 11 | Bedroom-4 | 3.800 | 3.350 |
| 12 | Dress | 1.900 | 1.550 |
| 13 | Toilet | 2.400 | 1.550 |
| 14 | Bar | 1.525 | 2.250 |
| 15 | Store | .925 | 1.550 |
| 16 | Lift lobby | 1.750 | 2.900 |
| 17 | Sr. Room | 1.850 | 1.775 |
| 18 | Toilet | 1.850 | .950 |
| 19 | Balcony | 1.500 m. wide | |
| 20 | Balcony | 1.000 m. wide | |
| 21 | Balcony | 2.050 m. wide | |

Note :- 1 meter = 3.25 ft



TOWER-6

| SALEABLE AREA DETAIL | | | | | | | | | | |
|----------------------|-------------|-------|-----------|------|--------------|-------|-------------|-------|--------------------------------|-----|
| Type | Carpet area | | Wall area | | Balcony area | | Common area | | Saleable (Super Built up area) | |
| | Sq.ft. | % | Sq.ft. | % | Sq.ft. | % | Sq.ft. | % | Sq.ft. | % |
| 4BHK Prem (LG1) | 1720.30 | 65.03 | 106.56 | 4.02 | 282.77 | 10.69 | 535.37 | 20.24 | 2645 | 100 |



UNIT PLAN

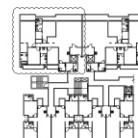


UNIT PLAN

SUPER AREA 4BHK+3T(B) 2775 SQFT.

| Nos. | Description | Size | |
|------|---------------|---------------|-------|
| | | Length | Width |
| 1 | Living/Dining | 6.425 | 6.299 |
| 2 | Kitchen | 3.800 | 2.675 |
| 3 | Passage | 1.000 | 5.100 |
| 4 | Bedroom-1 | 4.150 | 2.800 |
| 5 | Toilet | 4.150 | 1.550 |
| 6 | Bedroom-2 | 4.150 | 3.050 |
| 7 | Bedroom-3 | 5.325 | 3.650 |
| 8 | Dress | 2.300 | 1.675 |
| 9 | Toilet | 2.850 | 1.675 |
| 10 | Bedroom-4 | 3.800 | 3.350 |
| 11 | Dress | 1.900 | 1.550 |
| 12 | Toilet | 2.400 | 1.550 |
| 13 | Bar | 1.425 | 2.250 |
| 14 | Store | .925 | 1.550 |
| 15 | Lift lobby | 1.750 | 2.950 |
| 16 | Sr. Room | 1.850 | 1.775 |
| 17 | Toilet | 1.850 | .950 |
| 18 | Balcony | 1.500 m. wide | |
| 19 | Balcony | 1.000 m. wide | |
| 20 | Balcony | 2.050 m. wide | |

Note :- 1 meter = 3.25 ft



TOWER - 3,6 & 9

| SALEABLE AREA DETAIL | | | | | | | | | | |
|----------------------|-------------|-------|-----------|------|--------------|-------|-------------|-------|-----------------------------------|-----|
| Type | Carpet area | | Wall area | | Balcony area | | Common area | | Saleable (Super Built up area) | |
| 4BHK+3T(B) | Sq.ft. | % | Sq.ft. | % | Sq.ft. | % | Sq.ft. | % | Sq.ft. | % |
| | 1766.26 | 63.63 | 116.03 | 5.98 | 302.36 | 10.89 | 590.35 | 21.27 | 2775 | 100 |



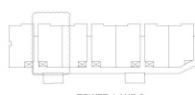
PENTHOUSE 3BHK_A



| PENTHOUSE 3BHK_A | | |
|------------------|----------------|------------------------------------|
| Nos. | Description | Area and Dimensions in ft / inches |
| 1. | Drawing room | 24'7" x 11'3" |
| 2. | Kitchen | 10'4" x 15'3" |
| 3. | Living/Dining | 13'0" x 21'1" |
| 4. | Toilet | 7'10" x 5'2" |
| 5. | Master Bedroom | 15'5" x 11'3" |
| 6. | Dress & Toilet | 8'10" x 11'3" |
| 7. | STUDY | 7'10" x 5'2" |
| 8. | BEDROOM | 10'6" x 10'4" |
| 9. | BEDROOM | 10'4" x 15'8" |
| 10. | Toilet | 8'0" x 5'8" |
| 11. | Dress | 7'0" x 5'7" |
| 12. | Toilet | 8'4" x 5'3" |
| 13. | Utility | 5'0" Wide |
| 14. | Balcony | 6'0" Wide |
| 15. | Balcony | 5'5" Wide |
| 16. | Gym | 10'4" x 11'3" |
| 17. | C. Toilet | 7'10" X 5'2" |

| Type | Carpet area | Wall area |
|--------------------|----------------|---------------|
| 3RD FLOOR LVL. | 843.35 | 100.64 |
| 4TH FLOOR LVL. | 768.32 | 119.69 |
| TERRACE FLOOR LVL. | 222.38 | 39.5 |
| TOTAL | 1834.05 | 259.83 |

3 BHK + PENTHOUSE
TOWER 1 AND 2
3RD, 4TH AND TERRACE FLOOR



TOWER 1 AND 2

| SALEABLE AREA DETAIL | | | | |
|----------------------|-------------|-----------|---------------|--------------------|
| Type | Carpet area | Wall area | Saleable Area | Terrace Additional |
| 3BHK penthouse | Sq.ft. | Sq.ft. | Sq.ft. | Sq.ft. |
| | 1834.05 | 259.83 | 3220.38 | 400 |

SPECIFICATIONS

GENERAL

Earthquake resistant structure zone v compliant designed by highly experience structural engineers

SUPER STRUCTURE

Sheer wall structure with columns R.C.C. slabs and beams with brick wall partitions in between designed by IIT engineers (as per is code)

FLOORING

ITALIAN TILE

Drawing & dining
Master bedroom
Lift corridor / lift facade
Power toilet

WOODEN FLOORING

Bedrooms
Studyroom

TILES

Kitchen floor (anti-skid tiles)
Kitchen wall (spanish tiles)
Toilet floor (anti-skid tiles)
Toilet wall (spanish tiles)
Balcony (anti-skid tiles)
Terrace (anti-skid tiles)

GRANITE STONE

Master toilet (floor / wall)
Powder room (floor /wall)

DOOR AND WINDOWS

External doors and windows made of upvc
Internal flush doors with (teak finish-polish)
Main entry door with designer teakwood finish

KITCHEN

Granite top working platform

Modular kitchen

Stainless steel sink

Spanish tiles 2 feet above working platform with chrome finish sanitaryware (jaquar / equivalent)

EXTERNAL FINISH / LIFT

Modern and elegant outer texture with weather proof paint with stone with plaster
Decorative lobby with wood / tiles and texture paint

EXTERNAL FACADE

Exterior with superior paint finish

TOILETS

Provision for hot and cold water system
European WC's and washbasins (Hindware / equivalent)
Chrome plated fittings of standard make (jaquar/equivalent)

INSIDE WALL FINISH

Inside wall with pop punning and one concept wall in bedroom, acrylic emulsion paint

PNG GAS PIPELINE

Provision for png gas connection
Gas bank

ELECTRICALS

Modular switches
Sufficient light and power points
Copper wires in concealed pvc conduits with mcb

WATER SUPPLY

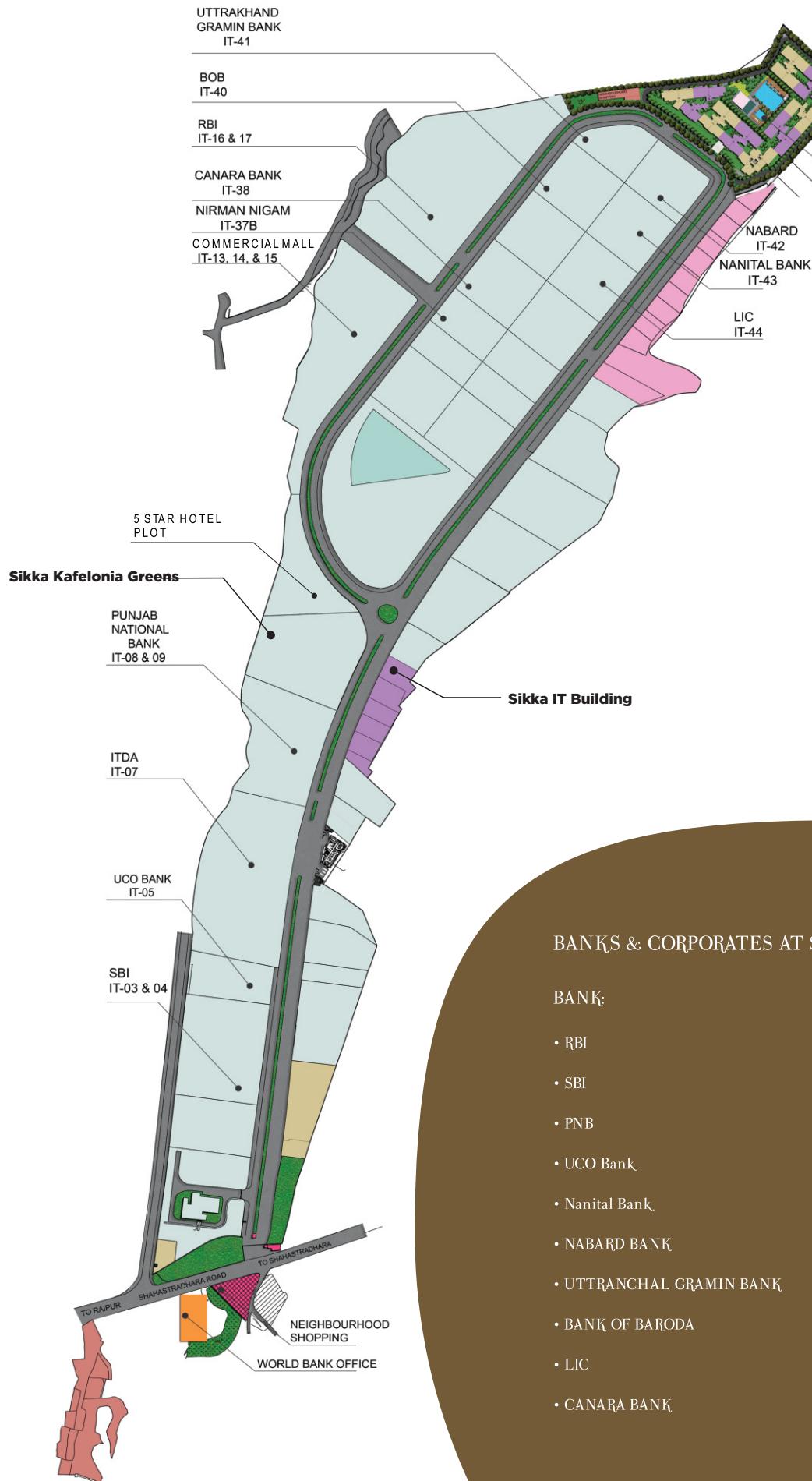
Underground and overhead water tanks with pumps for uninterrupted water supply

WE CARE FOR YOUR EVERY RESPONSIBILITY

Special apartment for physical challenged people with provision of wide doors
specially designs for wheel chair entry
Low toilet fitting
Panic alarm button
Low electrical fitting
Helper for outside work
Doctor on call
Special service lift with separate servant entry



SIDCUL IT PARK LAYOUT



BANKS & CORPORATES AT SIDCUL IT PARK CAMPUS

BANKS:

- RBI
- SBI
- PNB
- UCO Bank
- Nanital Bank
- NABARD BANK
- UTTARANCHAL GRAMIN BANK
- BANK OF BARODA
- LIC
- CANARA BANK

IT COMPANIES / OTHERS:

- Ramtech Software Solutions (P) Ltd.
- Koenig Solutions (P) Ltd.
- ADI BPO Services Pvt. Ltd.
- S.M. Professional Services Pvt. Ltd.
- Evon Technologies Pvt. Ltd.
- Sikka Promoters (P) Ltd.
- Spice Digital Limited
- Weblen Technologies Pvt. Ltd.
- SIDCUL IDEB Projects Company Pvt. Ltd.
- Genpact
- 5 Star Hotel

THE RETAIL HUB WHERE PROFITS ARE GUARANTEED

This is an Artistic Impression



sikka **RITZ AVENUE**

AT KIMAYA GREENS
SIDCUL IT PARK, DEHRADUN

Sikka Ritz - The Future Awaits You!

Nestled in the picturesque environs of Mussoorie's foothills, a haven of tranquillity, and part of the self-sustained 4.5 acres Sikka Kimaya Greens stands Sikka Ritz Avenue - a retail hub offering approximately 30 shops and restaurant spaces ranging from 175 sq. ft. to 9010 sq. ft. to accommodate various brands and businesses. What's more, you get a ready group of buyers and shoppers from approximately 350 families who will reside inside the complex. Plus, 3000-4000 employees working in IT park. Boosted by a fantastic location inside IT Park, Dehradun, it's a guaranteed centre for dynamic business growth.



High-end finishing of
the building structure
and common areas



Designated
signage space



Ample space for
visitor parking



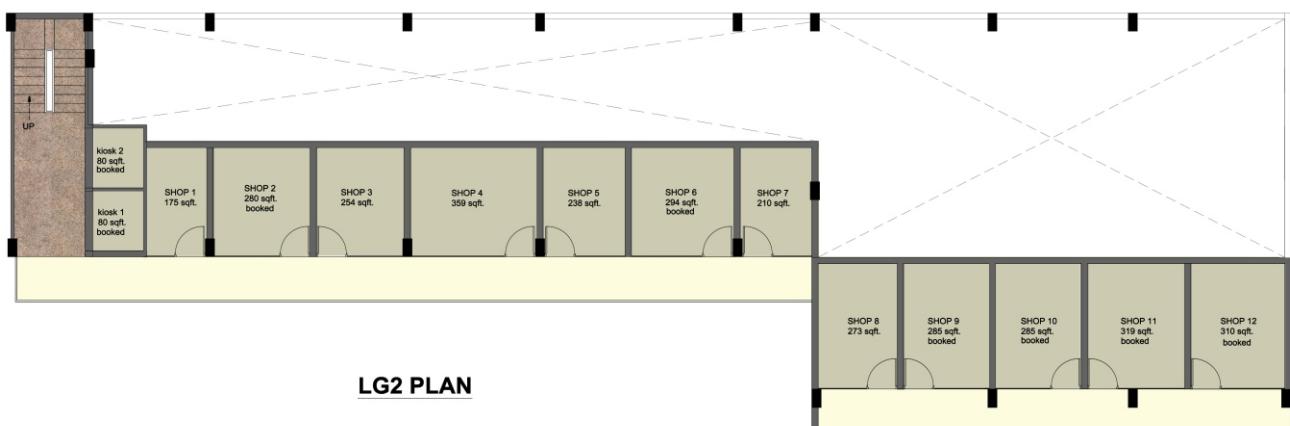
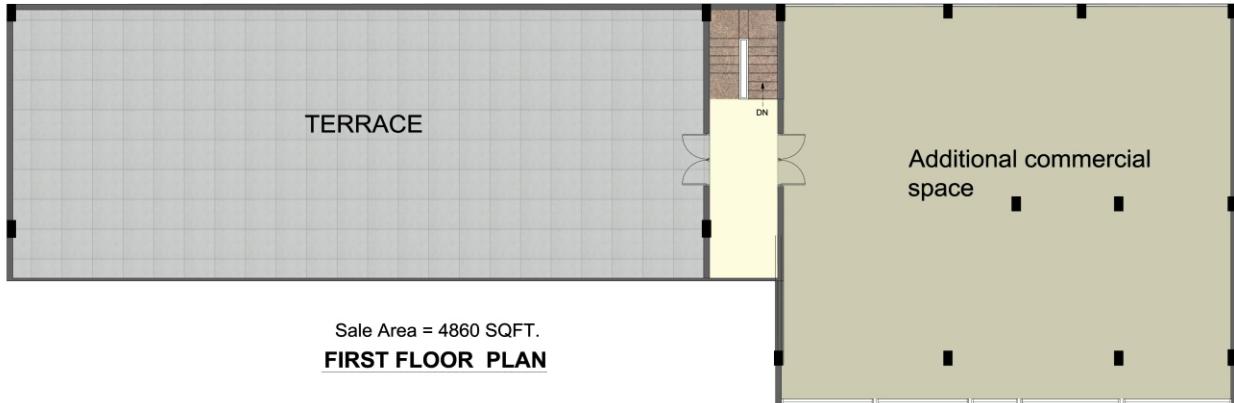
Only commercial
complex inside IT Park

Dehradun's most coveted location

Right in the heart of Dehradun inside SIDCUL IT Park on Sahastradhara Road.

| | | |
|-----------------|---|---------|
| Rajpur Road | - | 3 min. |
| Clock Tower | - | 15 min. |
| ISBT | - | 20 min. |
| Railway Station | - | 15 min. |
| Airport | - | 45 min. |

FLOOR PLANS





SIKKA-KARMIC GREENS



SIKKA-KARNAM GREENS



SIKKA-KAAMNA GREENS



SIKKA-KINGSTON GREENS



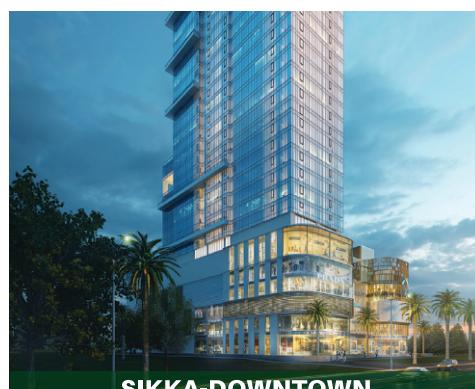
SIKKA-KIMAYA GREENS



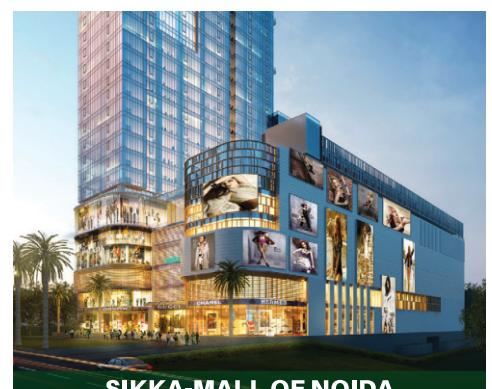
SIKKA-KIMAANTRA GREENS



SIKKA-KAAMYA GREENS



SIKKA-DOWNTOWN



SIKKA-MALL OF NOIDA

Prime Development By Sikka Group

Since 1986, Sikka Group has been instrumental in helping build the new face of North India. Today, it is synonymous with creating spaces that are unrivalled in luxury, stature and design, having spawned a footprint of over 10 million sq. ft. of built-up area, with another 3 million sq. ft. to be completed by the year 2022. Along with investments in residential and commercial real estate, Sikka Group is also a distinguished business entity in the hospitality industry. Moving forward, Sikka is geared to challenge itself, exceed all expectations and usher in the age of New India.

Member of
CREDAI



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sikkaTM
a better tomorrow... a better life...