



SG  
**SHIKHAR**  
HEIGHT



**Premium Homes  
for a Better Life**



**“We Believe In Quality  
That Builds An  
Everlasting Value”**



SG Group was established in 1986 under the leadership of its MD Mr. Subhash Gupta. The foundation of the group is laid on the principles of honesty, integrity, transparency and discipline. Our team comprises of highly qualified, young and dynamic professionals that have a thirst to work with dedication and passion on each project.

With a Rich experience of 32 years in the construction industry, SG Estates has made a name for itself for its timely delivery of each and every project to its customers.

The company believes in building Real Estate as per the customer requirement with sustainability as an added factor.



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**Grand Entrance  
For Your  
Future Home**  
— — — — —



Prospective Image

The logo for SG Shikhar Height features a colorful, multi-pointed starburst icon above the text. The text is arranged in three lines: "SG" in a small, blue, sans-serif font; "SHIKHAR" in a large, bold, black, serif font; and "HEIGHT" in a smaller, black, sans-serif font below it.

SG  
SHIKHAR  
HEIGHT

*Smart Architecture*  
with a wide view



# Site Plan



### APARTMENTS... AT A GLANCE

ACCOMMODATION	COLOR CODE
2BED + 2TOILET (B)	Light Brown
2BED + 2TOILET (C)/(A)	Light Pink
3BED + 4TOILET + SERVANT	Light Green
3BED + 3TOILET + STUDY	Light Purple
3BED + 3TOILET	Light Blue
EWS (1)/(2)	Light Yellow
LIG (1)/(2)	Light Orange
CLUB PLAZA	Light Blue
CONVENIENT SHOP	Light Red

### LEGENDS FOR PROJECT AMENITIES

- Entrance Plaza with Water Features
- Central Park of 1050 Sqmt. (11300 Sqft.)
- Peripheral Jogging Track
- Badminton Court
- Skating Rink
- Cricket Net Practice
- Open Gym
- Outdoor sitting area
- 3 no. Gazebo for sitting
- Kids Play Area
- Tower drop-off with accent paving
- Elder Zone
- Commercial plaza /Convenient Shop
- Club Entrance with accent paving
- ATM
- Club Plaza comprises of:
  - Ground Floor - Spacious Banquet Hall with Kitchen, Gents & Ladies Toilet
  - First Floor - Table Tennis room, Kids Play area
  - 3C's Room with sitting, Ladies & Gents Toilet
  - Second Floor - Yoga & Meditation Hall, Billiards Room, Misc. activities room, spacious sitting Hall
  - Third Floor - Spacious Gymnasium with Gents & Ladies Toilet
  - Terrace Floor - Swimming Pool for Adults, Kids Pool, Ladies & Gents changing room.
- Double Height Entrance Lobby in Towers
- Designer Pole Lights
- 70 number of Trees on Peripheral Green Belt with plants of different species -
  - Aloe Vera
  - Boston Fern
  - Golden Pathos
  - Money Plant
  - Senseveria Plant

## 3BHK

### TOWER A3 Unit No-1,6

3 Bedroom/ Drawing & Dining/ Kitchen/ 3 Toilets/ Dressing Room/ 4 Balconies/ Servant room with attached WC

**CARPET AREA**

106.3 SQ. MTR (1144.5 SQ. FT.)

**BUILT UP AREA**

136.2 SQ. MTR (1466 SQ. FT.)

**BALCONY AREA**

23.8 SQ. MTR (256.8 SQ. FT.)

**TOTAL AREA**

178.4 SQ. MTR (1920 SQ. FT.)



**CARPET AREA (AS PER RERA GUIDLINES):** The net usable floor area of an Apartment, excluding the area covered by the external walls, area under services shafts, exclusive balconies or veranda and exclusive open terrace area, but includes the area covered by the internal partition walls of the Apartment.

**NOTE:** All Specifications, Designs, Layout, Images, Conditions are only indicative and some of these can be changed at the discretion of the builder. These are purely conceptual and constitute no legal offering. To convert measurements in Sq. Mtr., 1 sq. mtr = 10.764 sq. ft. and 1 mtr = 3.28 ft.

## 3BHK TOWER A3 Unit No-2

3 Bedroom/ Drawing & Dining/ Study/ Kitchen/ 3 Toilets/ 3 Balconies

**CARPET AREA**

87.3 SQ. MTR (940 SQ. FT.)

**BUILT UP AREA**

115.2 SQ. MTR (1240 SQ. FT.)

**BALCONY AREA**

21.2 SQ. MTR (228 SQ. FT.)

**TOTAL AREA**

151.0 SQ. MTR (1625 SQ. FT.)



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**3BHK**  
**TOWER A3 Unit No-3,4,5**

3 Bedroom/ Drawing & Dining/ Kitchen/ 3 Toilets/ 4 Balconies

**CARPET AREA**

80.4 SQ. MTR (866 SQ. FT.)

**BUILT UP AREA**

99.3 SQ. MTR (1069 SQ. FT.)

**BALCONY AREA**

13.4 SQ. MTR (144 SQ. FT.)

**TOTAL AREA**

130.1 SQ. MTR (1400 SQ. FT.)



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## 2BHK

### TOWER A2 Unit No-3,4,7,8

2 Bedroom/ Drawing & Dining/ Kitchen/ 2 Toilets/ 2 Balconies

**CARPET AREA**

59.0 SQ. MTR (636 SQ. FT.)

**BUILT UP AREA**

75.8 SQ. MTR (817 SQ. FT.)

**BALCONY AREA**

10.5 SQ. MTR (114 SQ. FT.)

**TOTAL AREA**

99.3 SQ. MTR (1070 SQ. FT.)



**CARPET AREA (AS PER RERA GUIDLINES):** The net usable floor area of an Apartment, excluding the area covered by the external walls, area under services shafts, exclusive balconies or veranda and exclusive open terrace area, but includes the area covered by the internal partition walls of the Apartment.

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**2BHK**

**TOWER A2 Unit No-1,2,5,6**

2 Bedroom/ Drawing & Dining/ Kitchen/ 2 Toilets/ 2 Balconies

**CARPET AREA**

59.0 SQ. MTR (636 SQ. FT.)

**BUILT UP AREA**

74.7 SQ. MTR (804 SQ. FT.)

**BALCONY AREA**

9.2 SQ. MTR (100 SQ. FT.)

**TOTAL AREA**

97.8 SQ. MTR (1054 SQ. FT.)



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**NOTE :** All Specifications, Designs, Layout, Images. Conditions are only indicative and some of these can be changed at the discretion of the builder. These are purely conceptual and constitute no legal offering. To convert measurements in Sq. Mtr., 1 sq.mtr = 10.764 sq.ft. and 1 mtr = 3.28 ft.

# PROJECT SPECIFICATIONS

## Project is divided into 2 phases

<b>A. Total No. of Blocks</b>	5 Nos. – A-1, A-2, A-3, A-4, A-5 EWS/LIG + Club + Convenient Shops
<b>B. Total No. of Units</b>	682 Units - detail as A1 = 138 A2 = 200 A3 = 144 A4 = 200
<b>C. No. of Floors</b>	Residential Tower (2 Basement) A-1- S + 23 A-2- S + 25 A-3- S + 24 A-4- S + 25
<b>D. No. of Flats per floor :</b>	Tower A-1 = 6 Units Tower A-2 = 8 units Tower A-3 = 6 units Tower A-4 = 8 units
<b>E. No. of Lifts Per Block :</b>	Block A-1 = 3 Lifts (8 Passengers = 2 No. & 13 Passengers = 1 No.) Block A-2 = 3 Lifts (8 Passengers = 2 No. & 13 Passengers = 1 No.) Block A-3 = 3 Lifts (8 Passengers = 2 No. & 13 Passengers = 1 No.) Block A-4 = 3 Lifts (8 Passengers = 2 No. & 13 Passengers = 1 No.)
<b>F. Specification of Lift</b>	Baroda Green Powder Coated Finish MS Wall & Granite Stone Flooring 8 / 13 544/884 1.5 m/s Fully Automatic Landing Doors in stainless steel hairline finish on the ground floor and powder coated finish on remaining floors.
Make Speed	Kone / Schindler / OTIS 1.5 m/second
<b>G. Corridor</b>	
A. Flooring - Vitrified Tiles	
B. Painting - OBD Paint	
C. Lighting - Ceiling Mounted Light Fixture/ Tube Lights	
<b>H. Staircase-Main &amp; Fire</b>	
A Flooring - Baroda Green	B Painting- OBD Paint
C Railing- MS Railing	D Lighting – Ceiling Mounted Light Fixture/ Tube Lights
<b>I. Terrace</b>	
A. Flooring – Brick Bat Coba	B. Water Tank-R.C.C
<b>J. Parking Area – Open / Stilt / Lower Basement /Upper Basement</b>	
A. Lighting-Ceiling Mounted Light Fixture / Tube Lights	
<b>K. Fire Fighting</b>	
All requirements in light of Pre NOC granted by UP FIRE SERVICE, LUCKNOW vide Letter no. 30/JD/F.S./Lucknow(GZB)-17/81 dated 8th March 2017 & UPFS/2019/4420/GZB/Ghaziabad/334/DD dated 11.03.2019.	
<b>L. LT Panel Room</b>	
Size	In area and sizes as per requirement/ norms
Flooring	Kota stone
Wall	White wash
<b>M. Maintenance Room</b>	
Size	200 sq. ft in stilt area (18.58 sq. mt)
Flooring	Vitrified Tiles
Walls	OBD Paint

# SECURITY

GATED COMPLEX WITH ELEGANT ENTRY PLAZA WITH WATER FALL + SECURITY ROOM

24X7 SECURITY PERSONNEL (AT ENTRY & EXIT POINTS) AND INTERCOM FACILITY IN APARTMENTS



CCTV ON MAIN ENTRY AND EXIT POINTS

DRIVERS SITTING AREA IN STILT



# GREEN AREA

CENTRAL PARK OF 11300 SQ.FT. (1050 SQ.MT.)

BADMINTON COURT

SKATING RINK

CRICKET NET PRACTICE

PERIPHERAL JOGGING TRACKS

3 NO. OF GAZEBO FOR SITTING

OPEN GYM

KIDS PLAY AREA CAPACITY OF MULTI PLAY STATION - SEA-SAW

MERRY GO ROUND

TODDLER CLIMBER



COMMERCIAL SECTOR

CONVENIENT SHOPS

ATM

CONVENIENT SHOPS CORRIDOR

# CLUB INDEPENDENT TOWER

## PROJECT AMENITIES

### GROUND FLOOR

SPACIOUS MULTIPURPOSE HALL WITH  
KITCHEN, GENTS & LADIES TOILETS

### FIRST FLOOR

TABLE TENNIS ROOM, SPACIOUS KIDS PLAY  
AREA, 3C'S ROOM WITH SITTING LOUNGE,  
LADIES & GENTS TOILETS

### SECOND FLOOR

YOGA & MEDITATION HALL, BILLIARDS  
ROOM, FACILITY AREA, SPACIOUS SITTING  
LOUNGE



### THIRD FLOOR

SPACIOUS GYMNASIUM ROOM WITH LADIES  
& GENTS TOILET

### TERRACE FLOOR

SWIMMING POOL FOR ADULTS, KIDS POOL,  
LADIES & GENTS CHANGING ROOM, POOL  
SIDE LOUNGE ETC.



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# Specifications of Units



## 1. Structure

Earth Quake Resistant - RCC framed structure as per applicable seismic zone

## 2. Living Cum Dining Room

Floor	Vitrified Tiles
External Door and Window	Powder Coated Aluminium with glass
Walls	OBD of appropriate colour/ Asian paints make or equivalent
Main Entry Door	Main Entrance Door Laminated with Solid Wooden Frame
Hardware	Stainless steel hardware on wooden door, aluminium powder coated hardware on aluminium doors/ windows
Electrical	Copper wiring and PVC Concealed conduit, Provision for adequate light and power points as well as television and TV outlets with modular switches and protective M.C.Bs

## 3. Bed Rooms

Floor	Vitrified Tiles
External Door and Window	Powder Coated Aluminium with glass
Walls	OBD of appropriate colour/ Asian paints make or equivalent
Internal Door	Finish 7' High Wooden Frame with enamel painted flush door
Hardware	Stainless steel hardware on wooden door, aluminium powder coated hardware on aluminium doors/ windows
Electrical	Copper wiring and PVC Concealed conduit, Provision for adequate light and power points as well as television and TV outlets with modular switches and protective M.C.Bs

## 4. Kitchen

Floor	Vitrified Tiles
Window	Powder Coated Aluminium with glass
Walls	Ceramic tiles of 2' height from the platform and granite on top
Fittings	C.P. fittings with double bowl Stainless steel Sink
Internal Door	Open
Electrical	Copper wiring and PVC Concealed conduit, Provision for adequate light and power points with modular switches and protective M.C.Bs
Wood Work	Wood Work-Lower & Upper Level Cabinets

## 5. Toilet

Floor	Anti skid ceramic tiles
Walls	Ceramic tiles upto ceiling height
Fittings	White sanitary China Ware with EWG & CP fittings
Internal Door	Flush Shutter
Hardware	Stainless steel hardware on wooden door, aluminium powder coated hardware on aluminium doors/ windows
Electrical	Concealed Copper Wiring and PVC Concealed conduit, Provision for adequate light and power points with modular switches and protective M.C.Bs
Water Supply	Underground and Overhead water tanks with pumps and 24 hours water supply

## 6. Balconies

Floor	Ceramic Tiles
Walls	Oil Bound Distemper
Electrical	Copper wiring and PVC Concealed conduit, Provision for adequate light and power points with modular switches and protective M.C.Bs

## 7. Telephone

Intercom facility with instrument

# Our Rich History of Delivered Projects



**SG Oasis**  
Sec.-2B, Vasundhara, Ghaziabad  
Year of Delivery : 2019



**SG Benefit**  
Govindpuram, Ghaziabad.  
Year of Delivery : 2018



**SG Homes**  
Sec.-3, Vasundhara, Ghaziabad  
Year of Delivery : 2015



**SG Impression 58, Phase II**  
Raj Nagar Extn., Ghaziabad  
Year of Delivery : 2014



**SG Impression Plus**  
Raj Nagar Extn., Ghaziabad  
Year of Delivery : 2012



**SG Alpha Tower (Commercial)**  
Sec.-9, Vasundhara, Ghaziabad  
Year of Delivery : 2011



**SG Impression 58**  
Raj Nagar Extn., Ghaziabad  
Year of Delivery : 2010



**SG Impression**  
Sec.-4B, Vasundhara, Ghaziabad  
Year of Delivery : 2009



**SG Beta Tower (Commercial)**  
Sec.-3, Vasundhara, Ghaziabad  
Year of Delivery : 2008

## On Going Project (Phase 1 Delivered)



RERA No. UPRERAPRJ2513 | [www.up-rera.in](http://www.up-rera.in)

**SG Grand**  
Raj Nagar Extn., Ghaziabad



**SG Grand**  
Raj Nagar Extn., Ghaziabad



**SG Grand**  
Raj Nagar Extn., Ghaziabad

# SG SHIKHAR HEIGHT

Member **CREDAI**



**LOCATION MAP**  
NOT TO SCALE

sagedesigns.in | +91 9810038907

Shikhar Height is strategically positioned to enjoy advantages accruing from its great location that boasts of an incredibly smooth connectivity to prominent areas in and around NCR.

This location is the central point of Ghaziabad, very close to Noida Sector - 62 & 63 and 20 min away from New Delhi. With metro station (New Bus Adda - Shaeed Sthal Ghaziabad) at just 5 min away it's smoothly linked to the entire NCR.

Excellent transportation facilities | Close proximity to Indirapuram, Noida | Schools & Hospitals within 2 KMS  
Well-linked to NH-24



**Perigee Infratech Private Limited**

Group Concern : **SG Estates Limited**

Site Address : 4/BS/2/1 Siddharth Vihar, Ghaziabad | [www.sgshikharheight.in](http://www.sgshikharheight.in)

Registered Office : 1st Floor, Rachna Building-2, Rajendra Place, Pusa Road, New Delhi-110008

Corporate Office : G.F. - 03, Alpha Tower-I, Sector -9, INS-10, Vasundhara, Ghaziabad, Uttar Pradesh-201012

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