



SIGMA
CROSSROADS.
experience excellence

Z I R A K P U R



TOTAL 14 PROJECTS

DEVELOPING APPROX 300+ ACRES

- *RERA APPROVED PROJECTS* : RESIDENTIAL, INDUSTRIAL & COMMERCIAL
- *DELIVERED PROJECT*: GARDEN VALLEY, SIGMA RESIDENCY, SIGMA INDUSTRIAL PARK 1, SIGMA RESIDENCY KAITHAL
- *COMING SOON PROJECT* : SH. JASWANT GARDEN PANCHKULA, AVENUE SEVEN, SIGMA INDUSTRIAL PARK 2, SIGMA INDUSTRIAL PARK 3, SIGMA INDUSTRIAL PARK SAHA, SIGMA GREEN, SIGMA INDUSTRIAL PARK PANIPAT, SIGMA INDUSTRIAL PARK PANIPAT 2,



IN **06** CITIES

• BADDI • PANCHKULA • ZIRAKPUR • AMBALA • KAITHAL • PANIPAT

IN **03** STATES

• HARYANA • PUNJAB • HIMACHAL PRADESH

An Incredible Business Space.

Welcome to Sigma Crossroads- a premier commercial hub crafted to offer unmatched opportunities for business growth and success. Ideally located just minutes from the vibrant cities of Chandigarh and Panchkula, Sigma Crossroads combines accessibility, convenience, and community engagement in one dynamic space.

High Footfall Advantage

This prime location ensures significant daily foot traffic, making it ideal for businesses looking to build a strong brand presence and attract a diverse customer base. The steady stream of visitors creates valuable opportunities to showcase your offerings, boost visibility and increase sales.







Features that make us most Promising Project

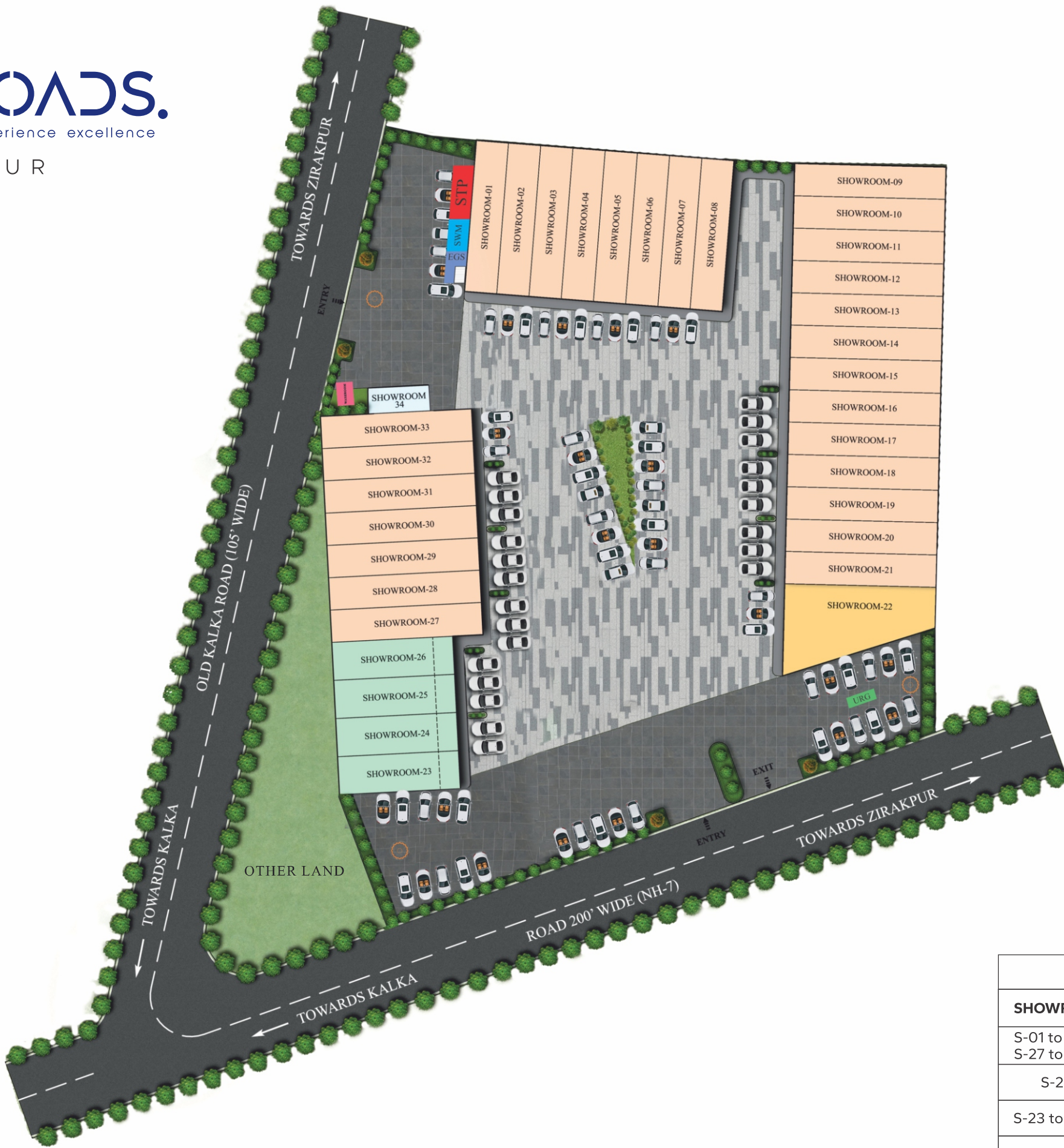
Investing at Sigma Crossroads offers strategic location advantages infrastructure and potential for lucrative Commercial development.

- Direct access from 2 major highway (Panchkula & Chandigarh)
- Near City's Major Transit Routes With Most Desirable Location
- Close proximity to airport, railway station and bus terminals
- Highway facing showrooms units with high visibility at footfal
- Independent showrooms sites
- Premium 2 side open showrooms with maximum display frontage
- 800+feet visibility corridor from highway
- Rera approved & licensed commercial projects
- 100% clear title land
- Fire NOC, Environment clearance and other approvals in place
- 24x7 CCTV surveillance & 24x7 security





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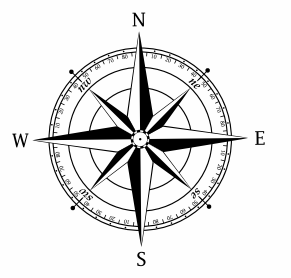


DESCRIPTION OF COMMERCIAL PLOTS			
SHOWROOM	SIZE	AREA IN SQ.FT	AREA IN SQ.YD
S-01 to S-21, S-27 to S-33	16'-0" X 75'-0"	1200.000	133.333
S-22	As Per Diagram	2611.681	290.187
S-23 to S-26	18'-10 ¹ / ₂ " X 60'-0"	1132.500	125.833
S-34	14'-0" X 30'-0"	420.000	46.667

For internal use only

A Marvelous Location

Zirakpur rapidly becoming a residential & commercial hub, it comes as little surprise that the demand for products and services in the region has gone up drastically. Intent on meeting the same, and to eliminate the need to travel to the tri-city, comes. Sigma Crossroad, a best commercial hotspot of Zirakpur.



SITE PLAN

The future of Retail is here

Strategically positioned, Sigma Crossroads is poised to emerge as a landmark mixed-use retail destination. With a curated blend of premium retail outlets, fine dining restaurants, salon & spa services, fitness centers, departmental stores, and a modern wellness hub, it offers a comprehensive lifestyle experience under one roof.

Designed with a future-ready vision, Sigma Crossroads caters holistically to the evolving demands of a rapidly expanding and upwardly mobile urban population—making it a compelling opportunity for long-term investment and sustainable growth.

