



SINGHAAB
ENCLAVE
Beyond Expectations
Anaula, Taktakpur, Varanasi

SINGHAAB ENCLAVE

Beyond Expectations

A JOURNEY OF JOY BEGINS HERE

A home is more than just walls and rooms — it's the place where love, comfort, and togetherness grow. A haven crafted to embrace your family, where every corner adds warmth and charm. Here, you'll experience the blend of elegance and ease, where modern comforts meet luxury living.

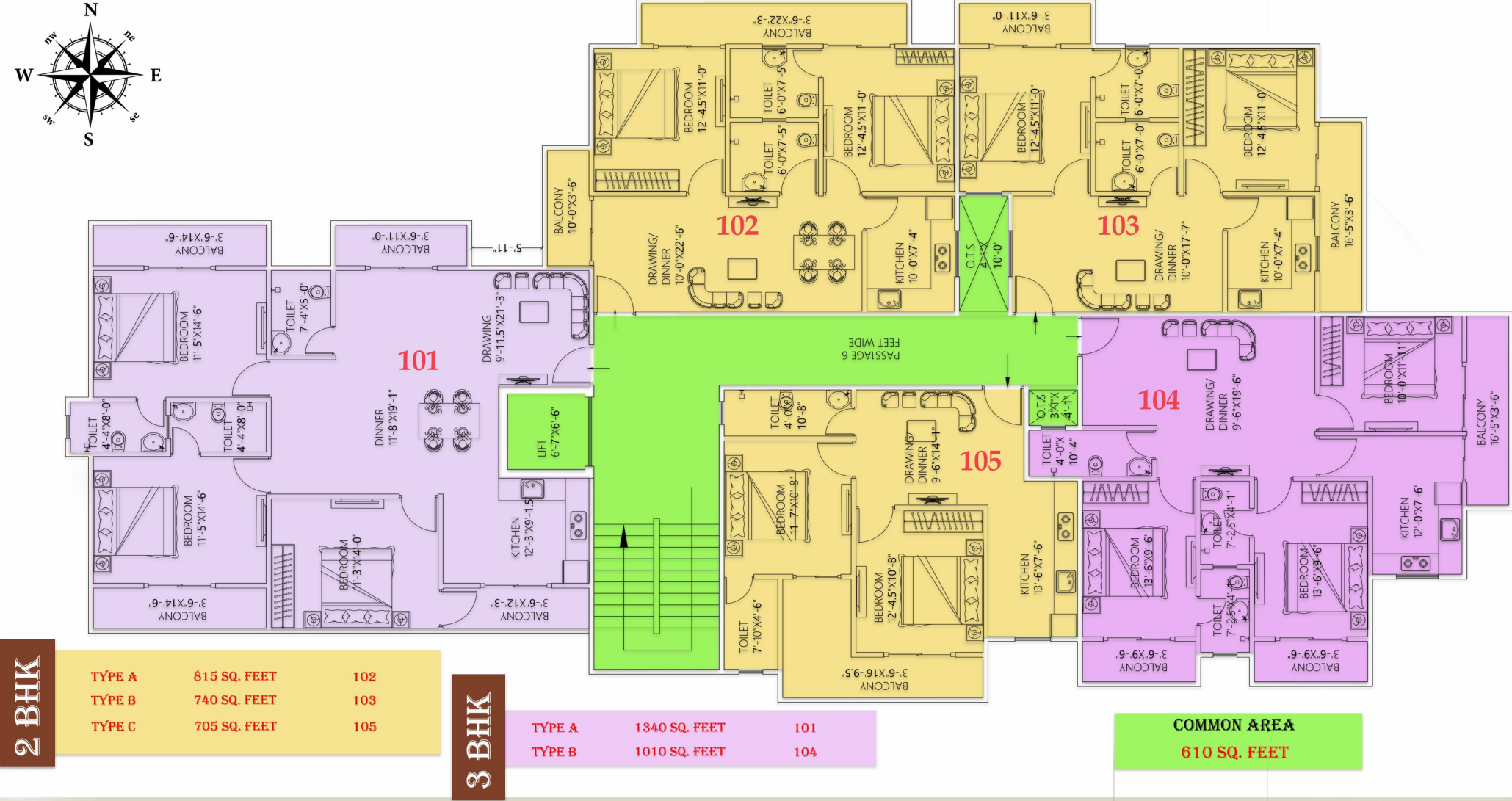
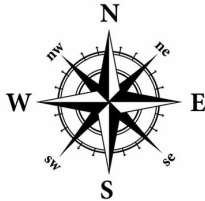
Introducing Singhaab Enclave a thoughtfully designed community of 2 & 3 BHK premium residences. Each detail is created to make every day delightful, ensuring a lifestyle full of pride, comfort, and unforgettable memories.



BASEMENT FLOOR PLAN



TYPICAL FLOOR PLAN



All dimensions may vary slightly during construction. Furniture layout are indicative only.



2-BHK TYPE - A



2-BHK TYPE - B



2-BHK TYPE - C

2-BHK TYPE - A

SUPER BUILT-UP AREA - 1020 SQ.FT.

CARPET AREA - 815 SQ.FT.

2-BHK TYPE - B

SUPER BUILT-UP AREA - 925 SQ.FT.

CARPET AREA - 740 SQ.FT.

2-BHK TYPE - C

SUPER BUILT-UP AREA - 885 SQ.FT.

CARPET AREA - 705 SQ.FT.



3-BHK TYPE - A



3-BHK TYPE - B

3-BHK TYPE - A

SUPER BUILT-UP AREA - 1675 SQ.FT.

CARPET AREA - 1340 SQ.FT.

3-BHK TYPE - B

SUPER BUILT-UP AREA - 1265 SQ.FT.

CARPET AREA - 1010 SQ.FT.

SPECIFICATIONS

STRUCTURE

- Deep pile/Raft foundation complying with seismic 3 zone.
- RCC framed structure with brickwork and or concrete block partitions. Concrete grade and Steel grade as per structural consultants advice.

FLOORING & TILING

- Main entrance lobby shall be finished using Granite/Vitrified tile/Marble as per the architect's design.
- Lift lobby and fascia wall & floor using Vitrified tiles, as per the architect's design.
- Staircases using Granite / Vitrified tile flooring with hand railing using SS/ MS sections and using 80 cm X 80 cm Vitrified tiles, Bed Rooms and Kitchen using 80 cm X 80 cm Vitrified tiles (make KAJARIA/ SOMANY/ SIMPOLO/ AGL)
- Master Bed room using SPC wooden type(as per spec) finish flooring (make WELSPUN/KINGDOM/ARMSTRONG/BATIC/ XYLOS).
- **Toilets:** Designer ceramic tile concepts 30 cm X 30 cm for floor and 30 cm X 60 cm or nearest size for walls up to ceiling height (make KAJARIA/ SOMANY/ SIMPOLO/ AGL).
- **Utility Room:** 30 cm X 30 cm ceramic tile for floor and 60 cm X 60 cm or nearest size for walls up to 140 cms Height and 60 cm above the counter if any.
- **Balconies / Open Terraces / Decks / Private Terraces:** Rustic / Antiskid / Ceramic tiles 60cm X 60 cm / 30cm X 30cm (make NITCO/ KAJARIA/ SOMANY).
- **Wash/Kitchen Counters:** Using minimum thickness of 16 mm granite counter.
- **Handrails and Railings:** Using SS/MS/Toughened glass as per the architects design.
- **Car Parking Area :** Polished concrete/ 30x30 cm vitrified tile exterior grade

SANITARY & PLUMBING

- **Sanitary Fittings:** EWC wall-hung, counter washbasin. All sanitary fittings shall be of ROCA/AMERICAN STANDARD/JAQUAR /HINDWARE. Concealed cisterns ROCA/HINDWARE/ GROHE/ JAQUAR make with chrome plated actuator plates and all sanitary shall be of white color only.
- **Bathroom Faucets:** Shall be single lever concealed diverters CP finish, heavy body metal fittings of GROHE / HINDWARE / JAQUAR / ROCA Provision for hot water connection shall be provided for overhead shower in each bathroom. Health faucet also shall be provided.
- All concealed water supply lines shall be of ISI marked CPVC pipes. Drainage, all other lines and storm water drain pipe shall be in PVC (SUPREME/ FINOLEX/ ASTRAL).
- **Kitchen & Service Area:** Wall mounted Faucets / taps using GROHE/ HINDWARE/ROCA/ JAQUAR shall be provided.
- Stainless Steel Sink single bowl with drain board of make NIRALI / PRINCE shall be provided for the kitchen and stainless steels sink without drain board shall be provided for the utility and service areas.
- Cockroach traps shall be provided as gratings for all the necessary locations (make CHILLI/ VIKING/OMCO)

DOORS & WINDOWS

- **Window Shutters:** Window shutters -prefabricated colour/anodized Aluminium/UPVC/sliding shutter windows. Provision for one pane of insect screen shall be provided. Aluminium extrusions shall be from JINDAL/INDAL make.
- **Main Door:** Main doorframe and shutter shall be of seasoned teakwood. Outer and Inner face shall be coated with Polyurethane / Melamine finish.
- **Internal Doors:** All internal doorframes shall be of seasoned hardwood and shutters with KITPLY/JACSON/E DOOR brand flush door. Toilet doors shall be of Fiber Reinforced Plastic doors.
- **Hardware:** All hardware shall be of CP Brass, tower bolts, door stoppers, ball bearing hinges. Locks shall be mortise of GODREJ/YALE/DORSET make.
- Entrance door of the apartment shall have hardware such as, Magic eye, Safety chain Door stopper and Digital lock from GODREJ/ DORSET/ YALE.

ELECTRICAL

- Concealed copper wiring using FINOLEX / RR / HAVELLS/ POLYCAB make with modular plate switches, centralized cabling system for all electrical and communication requirements.
- Wiring shall be done for lighting, 5 Amps, 15 Amps and AC points in the apartment.
- **Switches:** All switches shall be LEGRAND / SCHNEIDER / HONEY WELL
- **Generator:** Power backup will be provided for all common services and selected light and fan point in each living, bedrooms inside apartment and a refrigerator point in Kitchen. One light point in each toilets, one 5 Amp plug point in the Living room shall be provided for emergency recharging of any devices. However this shall be limited to 900 Watts for 1BHK, 1200 Watts for 2BHK and 1500 Watts for the 3 BHK apartments.
- As a safety feature we shall provide an LED Skirting lamp (Foot lamp) in all the Bedrooms.
- Light fixtures for the Common areas, external areas, apartment balconies and above the entrance door of the individual apartments shall be provided as standard. All light fixtures shall be of PHILIPS/ WIPRO/ HAVELLS/HYBEC.
- Adequate ELCB and MCB shall be provided in each apartment. Make SCHNEIDER / LEGRAND / ABB.
- Provision for the GEYSER points and fresh air fans shall be provided for all toilets.
- Provision for telephone and Internet shall be provided in the living room and master bedroom.
- Provision for Cable TV / DTH shall be provided in the living and Master Bedroom.

AMENITIES

At Singhaab Enclave, joy finds its way into every corner. We've curated exclusive leisure amenities so that you and your loved ones can create unforgettable moments together. Whether it's an energizing gym workout, a lively gathering with friends, or playful hours with children – whatever you wish to do, we've made sure it's all here for you.

- | | | |
|--------------------------|--|---|
| ↗ DTH/CABLE TV PROVISION | ↗ INCINERATOR | ↗ RETICULATED GAS WITH GAS LEAKAGE DETECTOR |
| ↗ PROXIMITY ACCESS | ↗ BIO BIN | ↗ CHARGING POINTS FOR ELECTRIC VEHICLE |
| ↗ SURVEILLANCE SYSTEM | ↗ POWER BACK UP | |
| ↗ BOOM BARRIER | ↗ SOLAR SYSTEM TO POWER COMMON AMENITIES | |
| ↗ INTERCOM FACILITY | | |

LEISURE AMENITIES



OPULENT ENTRANCE LOBBIES & LOUNGE



MULTIPURPOSE HALL / ASSOCIATION ROOM



OPEN DECK PARTY AREA AT TERRACE LEVEL



CHILDREN PLAY AREA

CEILING TREATMENT

- Exterior Emulsion paint shall be applied for the ceiling in apartments. (make ASIAN ACE/ BERGER WALMASTA/ JOTUN EASYCOAT)

WALL TREATMENT

- **Internal Walls:** Premium emulsion (ASIAN/ BERGER/ JOTUN) paint applied over cement-based putty shall be used for the internal walls of the apartment.
- **Service Area:** Emulsion paint / textured finish with ASIAN/ BERGER/ JOTUN as per the Architect's design.
- **External Walls:** Weather shield exterior grade emulsion / texture paint ASIAN/ BERGER/ JOTUN as per the Architect's design.

ELEVATORS

- Lift shall be provided as per the Govt. norms with automatic doors of make KONE/SCHINDLER/JOHNSON/FUJITECH.
- Automatic Rescue Device (ARD) also shall be provided as an additional premium feature.

AIR CONDITIONING

- Provision for ACs, shall be provided for the Master Bed Room.

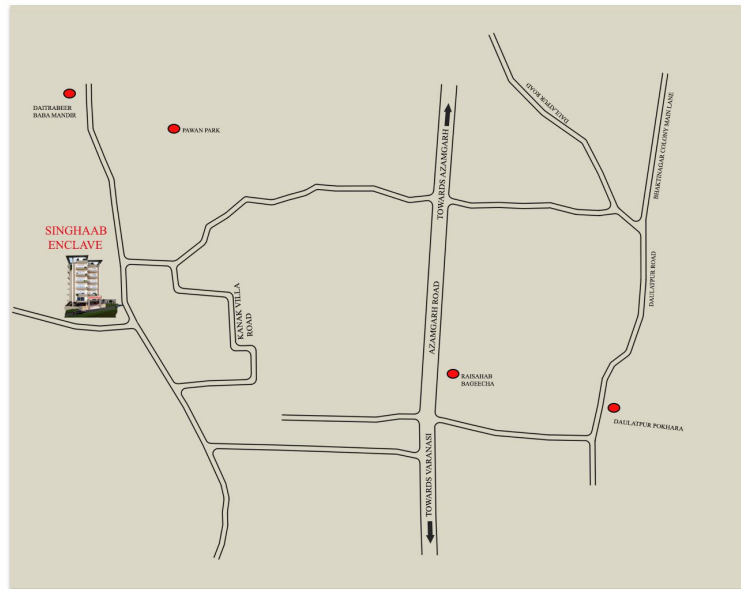
HOME AUTOMATION

- Access control entry to the common entrance / foyers and amenities.
- Motion sensors for selected light points in common areas.
- Home security monitoring, gas leakage detectors, emergency panic intrusion alarm, and visitor tracking.
- Multi level security system for common areas and lobbies.

LANDSCAPING

- Well-designed Landscape area.
- Provision for sprinklers and drip irrigation (ATS) shall be provided in essential area in landscaping.
- Interlock Pavers to be laid in drive ways and walkways.
- Hard and soft landscaping shall be provided as per the landscape consultant's design.

ROUTE MAP



MAJOR DISTANCES

Scan for Location



scan me

TRANSPORTATION

- LBS Airport 21 Km.
- Varanasi City Railway Station 7.1 Km.
- Varanasi Junction 5 Km.
- Kashi Railway Station 9.1 Km.

EDUCATION

- Banaras Hindu University 14 Km.
- Mahatma Gandhi Kashi Vidyapeeth 6.7 Km.
- Udai Pratap College & School .2.2 Km
- Sunbeam School 4.1Km
- Sunrise Public School 2.1 Km.

HOSPITAL

- BHU Hospital 12 Km.
- Heritage Multi Speciality Hospital 7.5 Km.
- Galaxy Hospital 9 Km.
- Jain Hospital 1.8 Km.
- Pandit Deen dayal Upadhyay hospital 1.8 Km.

SHOPPING MALL

- Vishal Megamart 2.9 Km
- IP Mall 6.8 Km.
- PDR Mall 8.2 Km.
- JHV Mall 4 Km.
- Vinayak Plaza 6.2 Km.

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ARCHITECTURE & INTERIOR DESIGN



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