



SINGHAAB ENCLAVE DUPLEX VILLAS



Welcome to Singhaab Enclave Villas, a thoughtfully designed modern township spread over 1 Bigha of lush green surroundings, strategically located on the Babatpur Mariahu Link Road.

Discover the charm of living close to nature with beautifully landscaped gardens, broad tree-lined avenues, and a serene environment that offers a higher quality of life away from the noise and pollution of city living.

Make your way to your very own Independent Duplex Villa at Singhaab Enclave, All villas built on 1165 square yards, equipped with modern comforts and lifestyle amenities that are sure to impress. Set in a secure, gated community, this township offers a premium lifestyle with every facility you'd expect from a well-planned development.

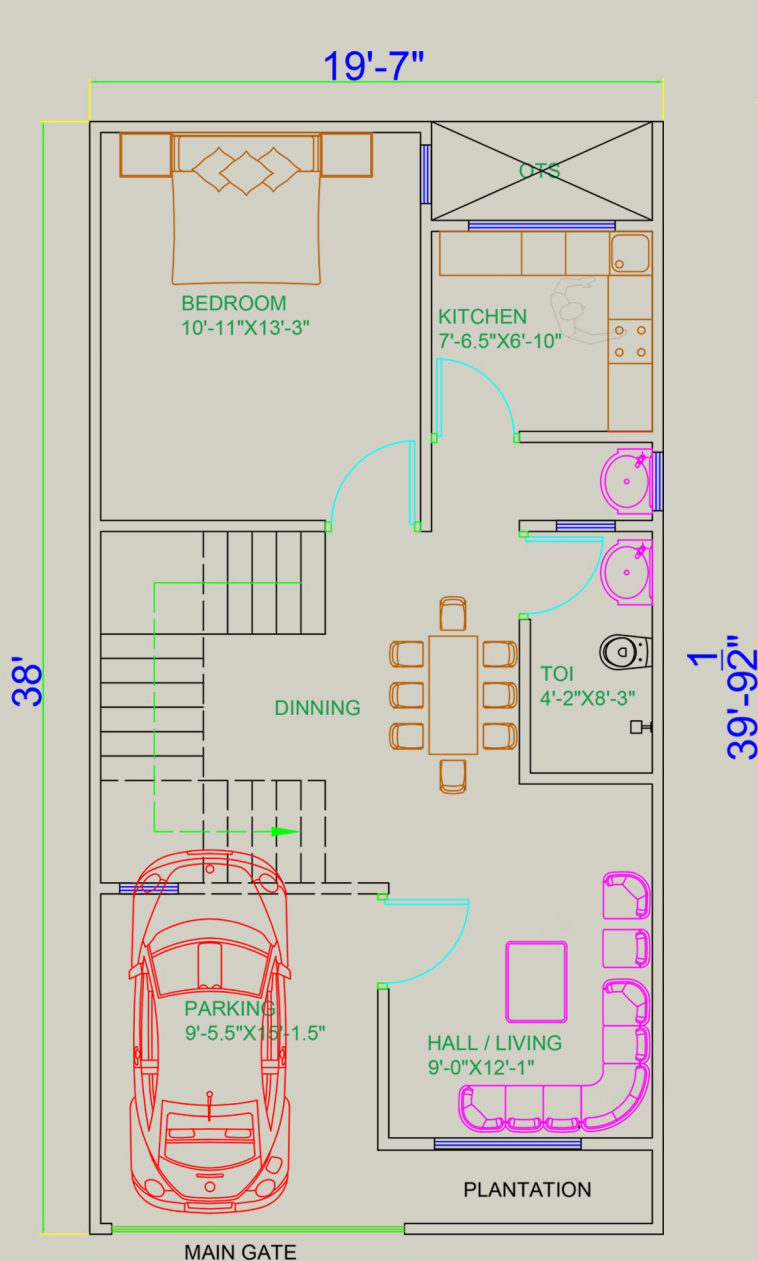


Highlights

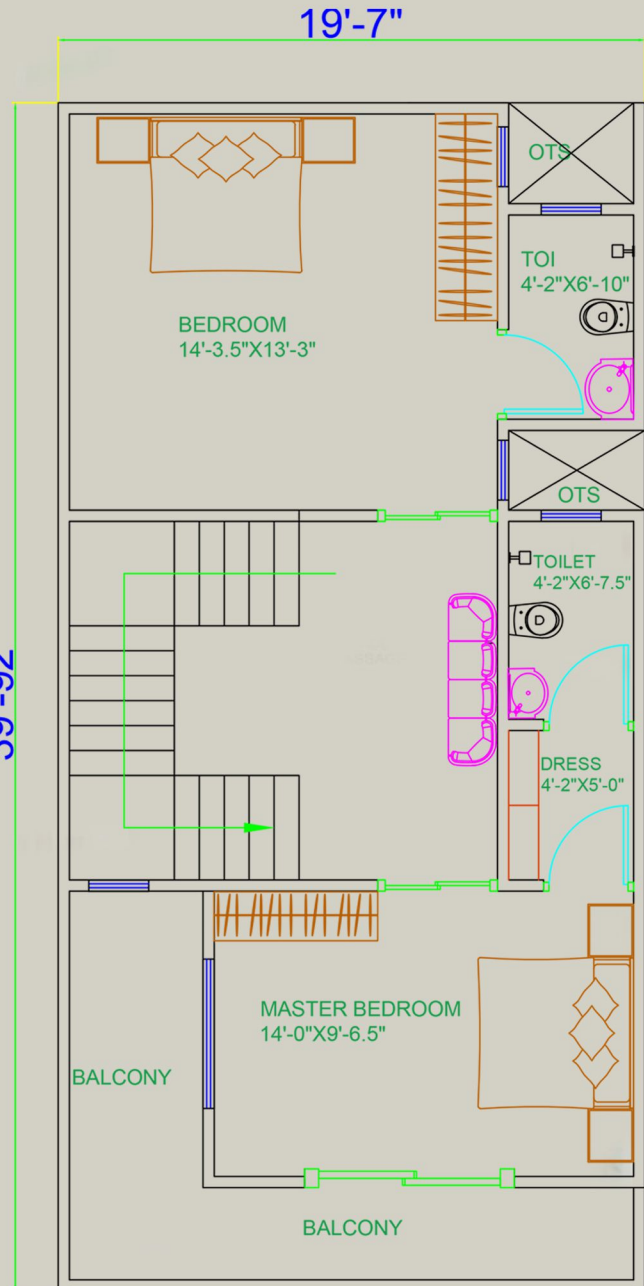
- Gated Community spread across in 1165 square yards
- Assured constant supply of water
- Strategically located on the Babatpur Mariahu Link Road .
- Choice of 2 And 3 Bhk Independent Floors built on plot measuring
- You can also build your villa according to your needs
- Total 1105 sq. feet for Mandir amenities park and commercial shops
- 15 feet wide colony road

85 Sq. Yards DUPLEX VILLAS

Proposed Ground Floor Plan



Proposed First Floor Plan



Floor Area	(Sq. Ft.)
G.F. (Built-up area)	600.00
F.F. (Built-up area)	752.00
Balconies	120.00
Mumty	120.00
Terrace	575.00
Parking / Lawn (Front)	150.00

Features:

- Spacious 3 Bedroom Duplex Villa with attached Restrooms
- Separate Drawing and Dinning & Spacious Kitchen Area
- Common Toilet for Guest
- 3 Balconies on 1st Floor
- Proper Ventilation For Fresh Air & Light
- Indoor Car Park

SINGHAAB ENCLAVE VILLAS

SITE LAYOUT PLAN

SITE LAYOUT PLAN



AREA 12559.500 SQ FEET

15' WIDE SOCIETY ROAD

AREA 2621.181 SQ. FT.
AREA 1105 SQ. FT.

30' WIDE MAIN ROAD

LOCATION HIGHLIGHTS

- 4KM FROM VARANASI LUCKNOW HIGHWAY.
- 9KM FROM LBS AIRPORT.
- 1KM FROM KUAR BAZAR MAIN MARKET.
- 15KM FROM BABATPUR RAILWAY STATION.
- 3KM FROM SCHOOL.
- 2KM FROM HOSPITAL.

LOCATION HIGHLIGHTS

- 30 FEET WIDE MAIN ROAD.
- 15 FEET WIDE SOCIETY ROAD .
- ELECTRIC POLE.
- SOLAR LIGHT.
- TEMPLE.
- WELL DEVELOPED AND LEVELLED PLOTS.



SAMPLE 85 SQ. YARD VILLA



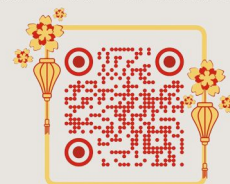
OFFICE ADDRESS

SINGHAAB BUILDERS PVT.LTD
S-26/237-R-1, Shyampuri colony
Block B Meerapur Basai ,
Shivpur , Varanasi

SITE ADDRESS

Nathaipur, Kolasla, Varanasi

Scan For Location



SINGHAAB ENCLAVE DUPLEX VILLAS

PROPOSED FEATURES FOR 85 SQ. YARDS DUPLEX HOMES

SPECIFICATION

STRUCTURE

Earthquake resistant RCC structure

FLOORING

2'0"*2'0" Good quality verified tiles in all rooms

Anti - Skid ceramic Tiles in Balcony

Floor Tiles in common areas staircase and Lift Lobby

KITCHEN

Anti -Skid Ceramic tile flooring

Ceramic tiles up to 2'0" height above the counter

Granite Counter with stainless steel sink ,pipeline for wterpurifier

PAINT

Good quality weather coat paint on exterior wall surface

Good quality OBD paint on internal walls

BATHROOM/TOILET FITTINGS

Ceramic tiles up to 6'-0" on wall Anti -skid ceramic tiles flooring

Equivalent make CP bath fittings in each toilet

Exterior Parryware or equivalent EWC and wash basin in white colour

Water proof done from sunken RCC slab

Pressure checked plumbing and drainage line to ensure total leak proof toilet

Flush valves /Cold mixer unit for all bathrooms

DOORS

Seasoned hardwood frames with flush door shutter

WINDOWS

Seasoned hardwood frames with glazed wooden shutters

ELECTRICAL

Concealed copper wiring

Legrand or equivalent switches

Adequate electrical points in each room with protective MCB