

A PROJECT BY



STRONG STRUCTURES STRONGER RELATIONSHIPS



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SINGHAAB BUILDERS

We truly understand the emotional value of a place called "home". Our consistent innovation in construction methods, the wide range of services we offer, and our commitment to quality and timely delivery have earned us strong trust, recognition, and loyalty from our clients. Backed by the continued support of our customers and the success of our completed projects, we confidently take on new challenges and treat every project as a proud achievement.

As we move forward into a new phase of progress and transformation, we have rebranded ourselves as SINGHAAB BUILDERS PRIVATE LIMITED. This evolution reflects our continued efforts to build deeper trust and confidence with our clients. Through this strategic restructuring and operational optimization, we aim to strengthen our long-term vision and grow in a more efficient and impactful way.



SINGHAAB HEIGHTS

SINGHAAB HEIGHTS is a premium yet competitively priced residential development situated in South Varanasi, strategically placed near historic and vibrant neighbourhoods. It enjoys easy access to Ramnagar Fort and its museum, an 18th-century architectural marvel on the eastern bank of the Ganges, located just a few kilometres away.

The project lies adjacent to the well-established Bhelupur suburb, known for landmarks like the Tulsi Manas Mandir and Durga Temple, an area steeped in cultural and spiritual heritage. With approximately 150 apartments spread over 26742 sq.ft. offered in 1, 2 & 3 BHK layouts, every unit is thoughtfully crafted to maximise space, Vaastu harmony, and modern living standards. Residents will enjoy a calm, green setting close to urban conveniences.

This project also benefits from excellent connectivity: it's a short drive from Benaras Hindu University approx. 14km, and within easy reach of Varanasi's international airport via the Varanasi Lucknow Road just 750 mtr. away. A variety of educational institutions, medical centres, and shopping hubs are just minutes away, offering a seamless lifestyle blend of tradition and convenience.



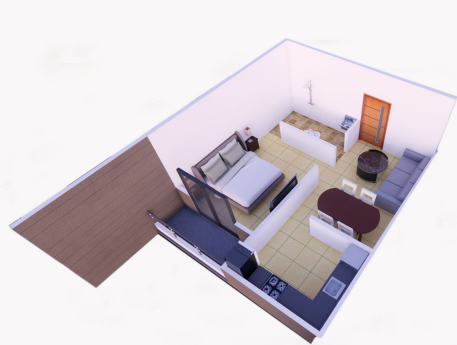
The apartments are planned and designed with the sole intent to offer you and your family a holistic living experience. Starting with the 1 BHK apartments for the new age working professionals to the 2 & 3 BHK homes for the larger families, everyone can find a home that suits their need at Singhaab Heights.



3D PERSPECTIVE VIEW

1-BHK , 2-BHK

LIVING



1 BHK TYPE A

1-BHK TYPE A

SUPER BUILT-UP AREA - 611 SQ. FT.

CARPET AREA - 470 SQ. FT.



2 BHK TYPE A

2-BHK TYPE A

SUPER BUILT-UP AREA - 1115 SQ. FT.

CARPET AREA - 855 SQ. FT.



BEDROOM



2 - BHK



2-BHK TYPE B



2-BHK TYPE C



2-BHK TYPE D

2-BHK TYPE B

SUPER BUILT-UP AREA - 1165 SQ.FT.
CARPET AREA - 895 SQ.FT.

2-BHK TYPE C

SUPER BUILT-UP AREA - 1027 SQ.FT.
CARPET AREA - 790 SQ.FT.

2-BHK TYPE D

SUPER BUILT-UP AREA - 1095 SQ.FT.
CARPET AREA - 842 SQ.FT.

KITCHEN



3-BHK

3-BHK TYPE A



3-BHK TYPE A

SUPER BUILT-UP AREA - 1566 SQ. FT.

CARPET AREA - 1205 SQ. FT.

3-BHK TYPE B



3-BHK TYPE B

SUPER BUILT-UP AREA - 1576 SQ. FT.

CARPET AREA - 1212 SQ. FT.

BATHROOM



3 - BHK

3-BHK TYPE C



3-BHK TYPE D



3-BHK TYPE C

SUPER BUILT-UP AREA 1430 SQ. FT.
CARPET AREA 1100 SQ. FT.

3-BHK TYPE D

SUPER BUILT-UP AREA - 1339 SQ. FT.
CARPET AREA - 1030 SQ. FT.

3-BHK TYPE E



3-BHK TYPE E

SUPER BUILT-UP AREA - 1248 SQ. FT.
CARPET AREA - 960 SQ. FT.

AMENITIES

- KIDS PLAY AREA
- YOGA PARTY HALL
- SWIMING POOL
- GARDEN/LAWN AREA
- 24 HOUR POWER BACKUP
- GYM/INDOOR GAMES

2 BHK

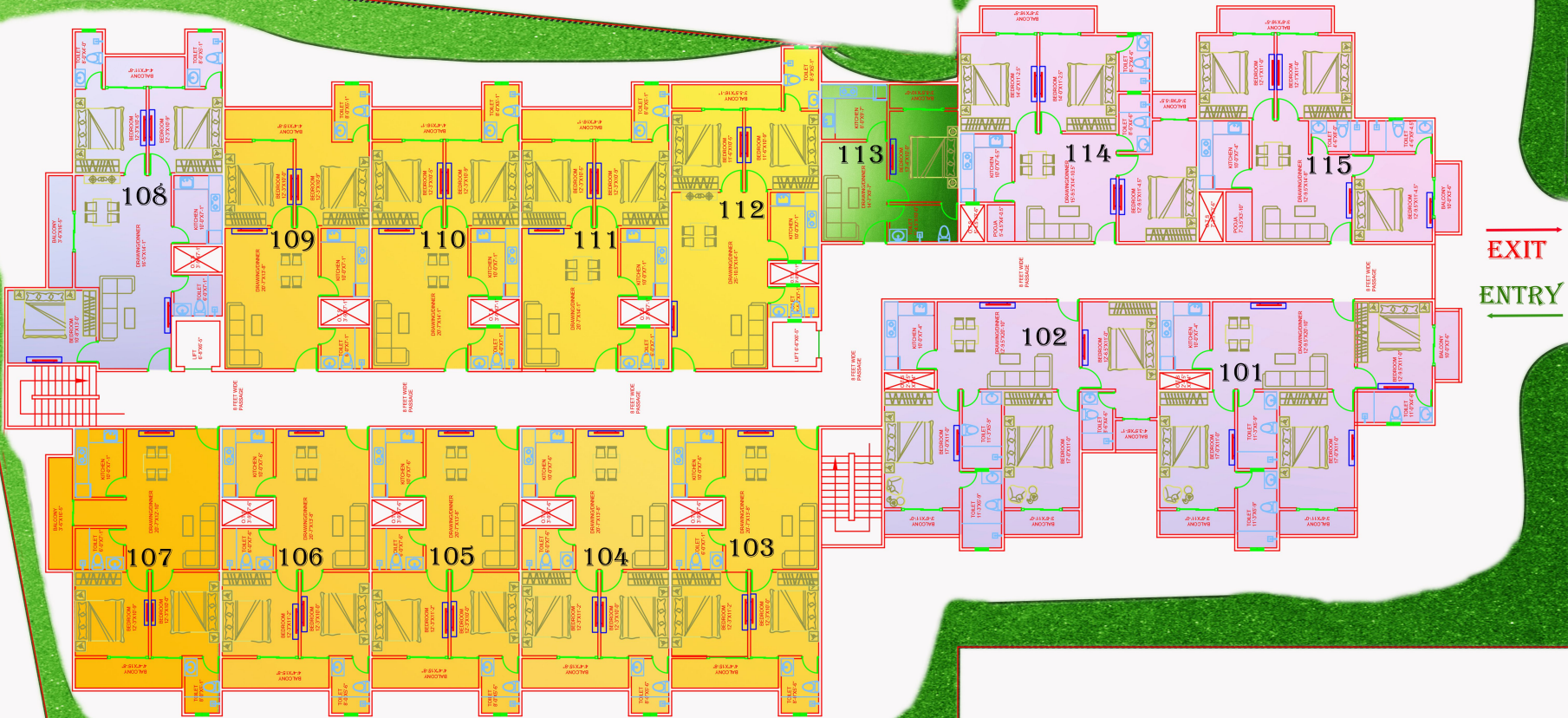
TYPE A	850 SQ. FT	103,104,105,106,110,111
TYPE B	900 SQ. FT	107
TYPE C	830 SQ. FT	109
TYPE D	870 SQ. FT	112

1 BHK

TYPE A	462 SQ. FT.	113
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3 BHK

TYPE A	1205 SQ. FT	101
TYPE B	1240 SQ. FT	102
TYPE C	1100 SQ. FT	108
TYPE D	970 SQ. FT	114
TYPE E	1040 SQ. FT	115



ROAD 40 FEET WIDE

SPECIFICATION

STRUCTURE

- RCC Frame Structure
- Concrete block masonry and plastering
- External walls of 6 inch solid blocks
- Internal walls of 4 inch solid blocks

FLOORING

- Vitrified tiles for Living room, Bedrooms and Kitchen
- Ceramic Tiles for Bathrooms with 7' dado
- Anti-skid vitrified tiles for balcony and utility
- Granite or vitrified flooring for Corridors/Common Area

ELECTRICAL

- Concealed conducting with PVC Insulated Copper wires
- Modular Switches
- TV/Phone/Geyser/Exhaust Fan points

DOORS & WINDOWS

- Main Door : Teak wood frame with compressed modular door with teak veneer finish
- Doors- Sal wood frame with compressed modular doors for Bedroom and Bathroom
- Windows : 3-track Aluminium powder coated with 5mm glass and safety grills

WALLS & FINISHING

- Internal paint : Emulsion finish for walls and ceilings
- External paint : Emulsion finish for walls and ceilings

KITCHEN

- Granite platform with 2' ceramic tile dado and stainless steel sink

COMMON AREA

- 3 Nos. Lift of reputed make.
- MS railing with enamel paint for stairs
- 24-Hours power back up for all residences, lifts and common areas
- Covered /Basement Car Parking

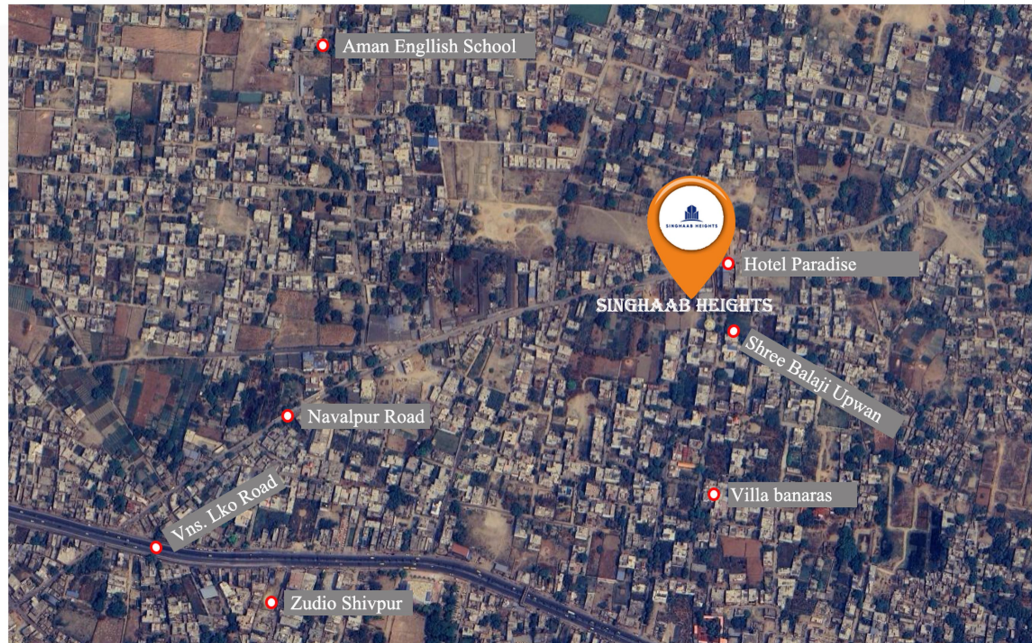
PLUMBING & SANITATION

- Piping - CPVC / PVC
- Parryware or equivalent sanitary ware
- Parryware or equivalent CP fittings

NIGHT VIEW



LOCATION MAP



HIGHLIGHTS

Educational Institutes

- IIT BHU -16 Kms
- Mahatma Gandhi Kashi Vidyapith University- 9 Kms
- Sampurnanand Sanskrit Vishwavidyalaya - 8.3 Kms
- Central Institute Of Higher Tibetan Studies - 10 Kms
- Kashi Institutte Of Technology - 25 Kms
- Arya Mahila Mahavidyalay - 8.9 Kms
- Udai Pratap Autonomous College - 4 Kms
- Ashoka Institute Of Technology - 9.5 Kms
- Banaras Hindu University -14 KM
- Sunbeam School - 4.9 Kms
- Sant Atulanand Convent School - 6.9 Kms
- Army Public School - 8.1 Kms

Hospitals

- Pandit Deen Dayal Upadhyay Hospital - 4.5 kms
- Nova Hospital Shivpur -1.4 Kms

IT/Industrial Areas

- Karkhiyaon Industrial Area - 34 km
- Ramnagar Industrial Area - 29 Kms
- Amul Factory - 30 Kms
- OWM Logipark Bihra, Rajatalab - 37 Kms

Mall

- JHV Mall & Multiplex - 7.1 KM

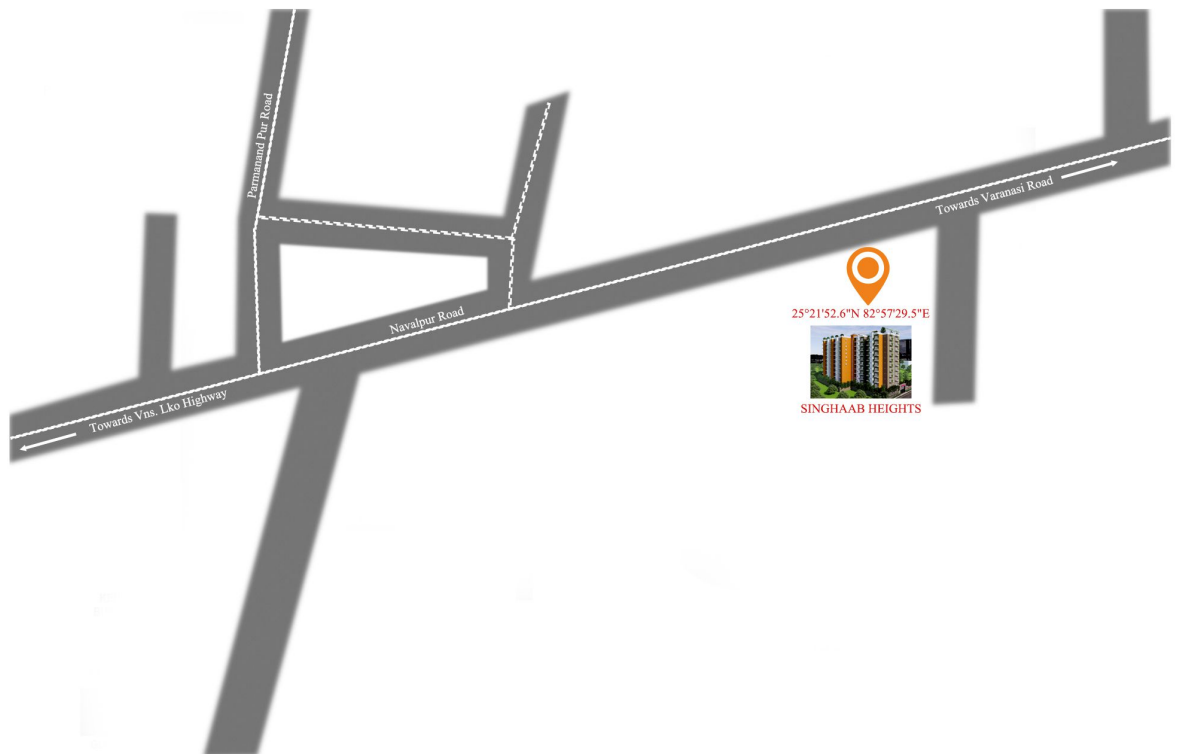
Others

- LBS Airport Babatpur -15 KM
- Varanasi Junction -7.4 KM
- Varanasi Cant - 8.8 KM
- Kashi Vishwanath Temple -6.3 KM

ROUTE MAP



Scan for Location



Site Address

Bagatpur ,
Varanasi Uttar Pradesh 221003

Architect & Consultant Engineer



Singhaab Associates

Your space our craft

S-26/237-R-1,
Shyampuri colony
Block B Meerapur Basai ,
Shivpur , Varanasi

Contact us to know more

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