



**KRISHNA
VILAS** WHERE DIVINITY
DWELLS

VARANASI

Luxurious Ambience
in Divine Presence

Kashi Vishwanath Temple

The Kashi Vishwanath Temple has been situated on the western bank of the holy river Ganga for the last several thousands of years.

Kashi Vishwanath Temple is a famous Hindu Temple Jyotirlinga of Shiva, Vishwanath.

It is one of the most sacred pilgrimage sites of Hindus and one of the twelve Jyotirlinga temples of Lord Shiva.

The Vishweshwar Jyotirlinga has a Very special and unique significance in the spiritual history of india





Creation

Sri Krishna Vilas, an exclusive project located off Bhitari- Lahartara Road offers 1 BHK, 2 BHK and 3 BHK Affordable luxurious apartments. These apartments are designed especially for the few who are looking for something unique and contemporary for their family. It has all the elements to give you grand lifestyle and quality living at the same address.

Lifestyle

...the grand way of living!

One aspires to live the way he dreams and at Shreemaa Infrarealty Pvt. Ltd. we strive to convert your dreams into reality. At our new creation, we have an elegant architecture that will please your eyes and spacious apartments that will take care of your comfort. The amenities are also specially designed to suit your lifestyle.

Classic

...only known to the connoisseur!

A home should confer pride on its owner as a throne brings to its king. We have designed our project Sri Krishna Vilas to bring you pride, joy and gratification that you always aspired. We present you a magnificence which is an epitome of class, quality and luxury!



We work for the development of human habitat, a place no other then feeling a divine touch with the pleasure of luxury.

Our projects are Grounded to give you a Personal Green Space in the forest of Urbanization.

Lets Welcome a Happy World with Shreemaa Infrearealty Pvt. Ltd.

SIPL

Shreemaa Infrearealty Pvt. Ltd. is on the process of becoming a leading brand name in the field of construction, urbanism and culture analysis. SIPL's buildings masterplans insist on intelligent atmosphere designing, inventing and implementing new possibilities for the progress of human habitat.



Quality

...simply, passion at work!

The Shreemaa Infra Realty Pvt. Ltd believes in developing and constructing aesthetically designed, functionally efficient residential and commercial complexes of International quality, offering "more value for money" We believe our buildings should reflect engineering excellence with a view to provide complete customer satisfaction. It is our intention that the quality of our products and services should result in complete value for our clients. While rendering our construction services, we emphasize on Environmental, Health and Safety (EHS) standards as an integral part of our business practices.

OUR

Vision - Transform the way people perceive 'quality'

Mission - No short cuts to quality

Philosophy - Passion at work





Exclusive

...designed to pamper the
epicure in you!



VARANASI

Architectural Design

Two towers designed with compact detailing to
maximize open space green area

Architecture maximizes light and ventilation
without compromising privacy

Contemporary style with extreme emphasis on
functionality and comfort

Green Space effectively utilized as a community
space, green lawns and play area

Emphasis on easy parking and smooth
internal drive way circulation

Neighbourhood

...reviving the spirit of community living!

Highlights of Lahartara

- Planned development and good roads complimented with expanses of greenery all around.
- Proximity to Nearest Stations is 5-10 min drive (2-3Kms).
- Easy accessibility from Universities, Schools and Corporate offices.
- Close proximity to BHU, Kashi Vidyapeeth and Grand Trunk Road.
- Approximately 3 kms from all major places surrounding Lahartara, Well-connected with Ring Road, Varanasi-Prayagraj & Varanasi-Lucknow Highways. Major Bus stand near railway station is approximately 5-10 mins drive.
- Close Proximity to Schools, Malls, Hospitals and Administrative offices.
- Surrounded by commercial complexes and major retail outlets and many others.



70% Open Area

Maximum green area in Varanasi organized real estate

Proximity

Railway Station & Airport

Varanasi Junction Railway Station : **3.6 kms**
Banaras Railway Station : **2.3 kms**
Varanasi-Prayagraj Highway (GT Road) : **750 mtr**
Varanasi-Lucknow Highway : **5.1 kms**
Cantt Bus Stand : **3.9 kms**
Babatpur Airport : **24 kms**

Universities & Colleges

Banaras Hindu University (BHU) : **9 kms**
Kashi Vidyapeeth : **3.9 kms**
Sampurnanad Sanskrit University : **5.8 kms**
School of Management Sciences : **11 kms**
Kashi Institute of Technology : **21 kms**

Nearby Schools

Delhi Public School : **11 kms**
Aryan Public School : **9.6 kms**
Zee School : **13 kms**
St. John's school : **3.7 kms**
Sunbeam Lahartara : **2 kms**

Hospitals

BHU Hospital : **9 kms**
Heritage Hospital : **9 kms**
Apex Hospital : **5.2 kms**
Shubham Mother & Child Care : **4.4 kms**
Galaxy Hospital : **4.3 kms**

Blood Bank

IMA Blood Bank : **8.7 kms**

Temples

Kashi Vishwanath Temple : **7.6 kms**
Sankat Mochan Temple : **8.7 kms**
Kaal Bhairav Temple : **7 kms**
Gauri Kedar Temple : **8 kms**
Assi Ghat : **9.2 kms**
Dashashwamedh Ghat : **7.4 kms**
Sarnath : **12 kms**

Administrative Offices

Civil Court : **5.1 kms**
DM Offices : **5.1 kms**
CP Offices : **5.5 kms**

Shopping Malls

IP Mall Sagra : **4.7 kms**
IP Mall Vijaya : **7.7 kms**
JHV Mall : **3.8 kms**

Hotels

The Gateway : **4.9 kms**
Radisson : **4.2 kms**
Ramada Plaza : **3.9 kms**
Hotel Hindustan International : **4.6 kms**

Club

The Banaras Club : **5.1 kms**

Location

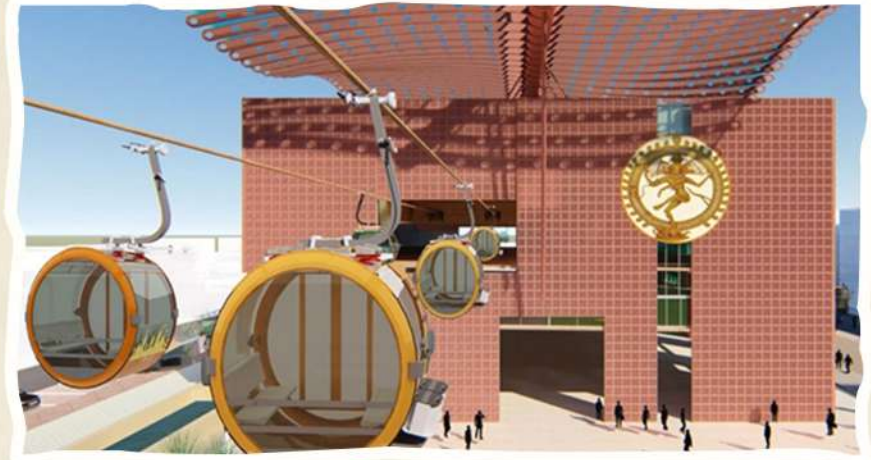


INFRASTRUCTURE DEVELOPMENT



Stadium

32 Mins (17.2 km) Ganjari Stadium



Ropeway

10 Mins (3.6 km) Ropeway



Night Market

8 Mins (2.8 km) Night Market



6 Lane GT Road

2 Mins (750 mtr) GT Road

Leisure

...rejuvenate, relive and refresh yourself!



At Sri Krishna Vilas you will have numerous ways to rejuvenate yourself. Go for a refreshing swim or choose a quiet corner in the health and spa section to rest your body through day to day restless life. A dedicated place for badminton/basketball court for young generation to show and sharpen their skills. You can also workout at the fully equipped Gymnasium. We encourage you to display your skills at the TT and Billiards Table. If you are too tired for all the above, we have a Open Air Theater to soothe you down and help you freshen up for a beautiful evening ahead.



AMENITIES

- * Designer Landscaping
- * Children Play Area
- * Reading Area
- * Jogging Track
- * 25% Terrace is Covered with Solar Voltaic Panels
- * Table Tennis
- * Kids Pool
- * Conference room
- * Open Air Theatre
- * Alleyway with Sitting Area
- * Senior citizen Area
- * Fountain
- * Trellis Ramp
- * Mural / Statues
- * Green pro products
- * High SRI paints for Roof Top Coating
- * Infinity Pool With Big Deck Area
- * EV Charging points
- * More Than 50 Grown Local Trees
- * Handicapped Washrooms
- * Stretcher lifts
- * 5% parking for Bicycles
- * Aerobics Room
- * Club House
- * Steam, Sauna
- * Multipurpose Court
- * Cards Room
- * Billiards
- * Visitors Car Parking
- * Society Departmental Store
- * Specially designed project for Handicapped person as well
- * Rain Water Harvesting
- * Power Backup 24 Hour Standby Power
- * 3 Tier Security



Disclaimer - The views shown are artist's impression only, Shreemaa Infrarealty Pvt. Ltd. reserves right to change the specification & amenities without prior notice in the interest of quality & timely delivery, We assure that any such change made will not, in any way, be detrimental to the quality of the building.

Table Tennis



Air-Conditioned GYM



Open Air Theater



Lobby



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EXTERNAL ROAD
← TO LOHTA

EXTERNAL ROAD
TO MAIN GT ROAD

SBI

- OPEN GYM
- MULTI PURPOSE COURT
- KIDS PLAY AREA
- TRELLIS ABOVE RAMP
- SITTING AREA

6 M WIDE ROAD

6 M WIDE ROAD

6 M WIDE ROAD

8.5 M WIDE ROAD

6 M WIDE ROAD

6 M WIDE ROAD

6 M WIDE ROAD

6 M WIDE ROAD

BLOCK - A
B+G+16 STOREY
GOVARDHAN

BLOCK - A
B+G+15 STOREY
GOKUL

SHOPS

VISITORS CAR PARKING

JOGGING TRACK

JOGGING TRACK

6 M WIDE ROAD

DECK

POOL

Open Air Theater

KIDS POOL

ESS AREA

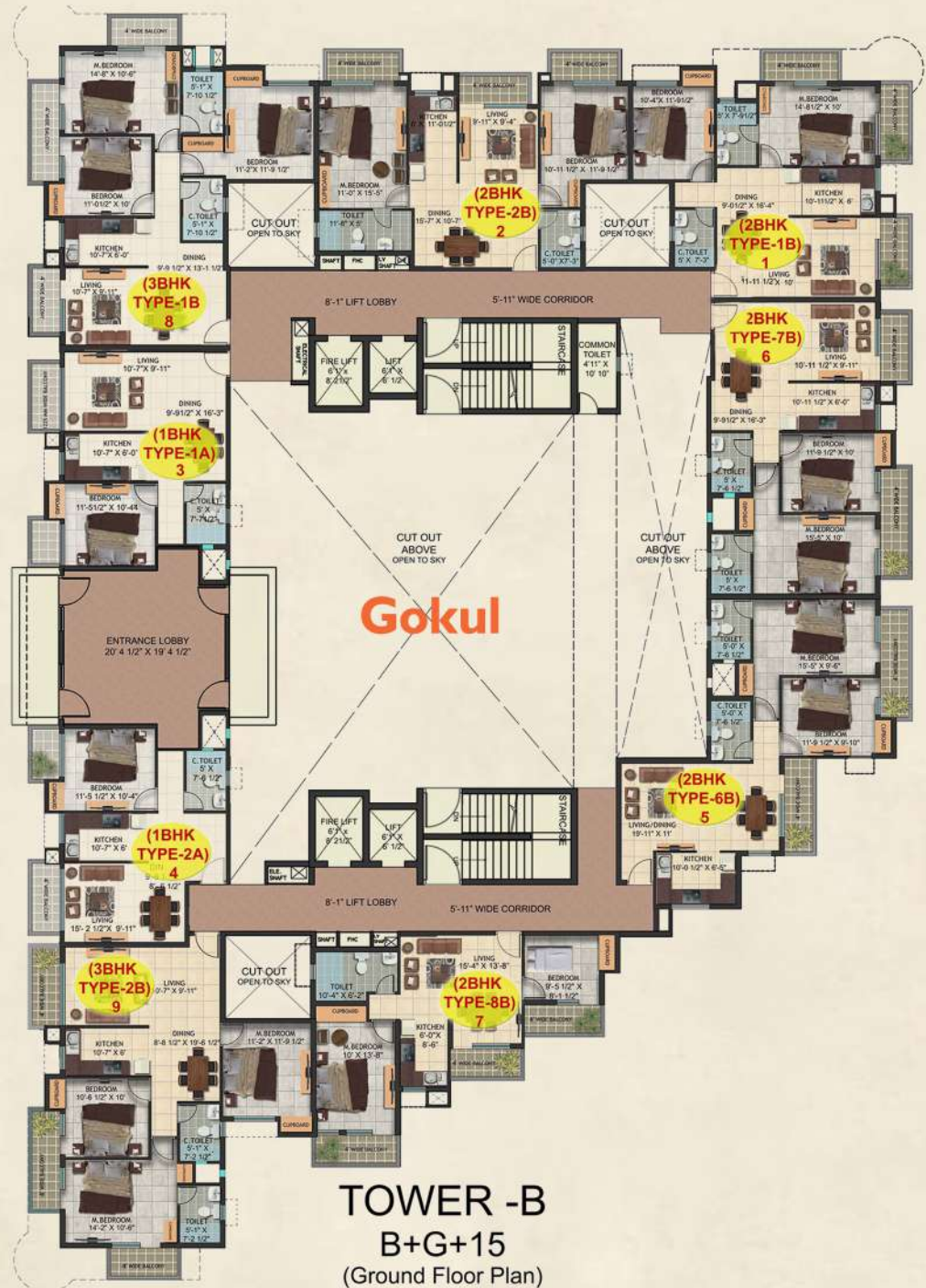
PORPOSED SITE

KEY PLAN (NTS)





Floor Plan





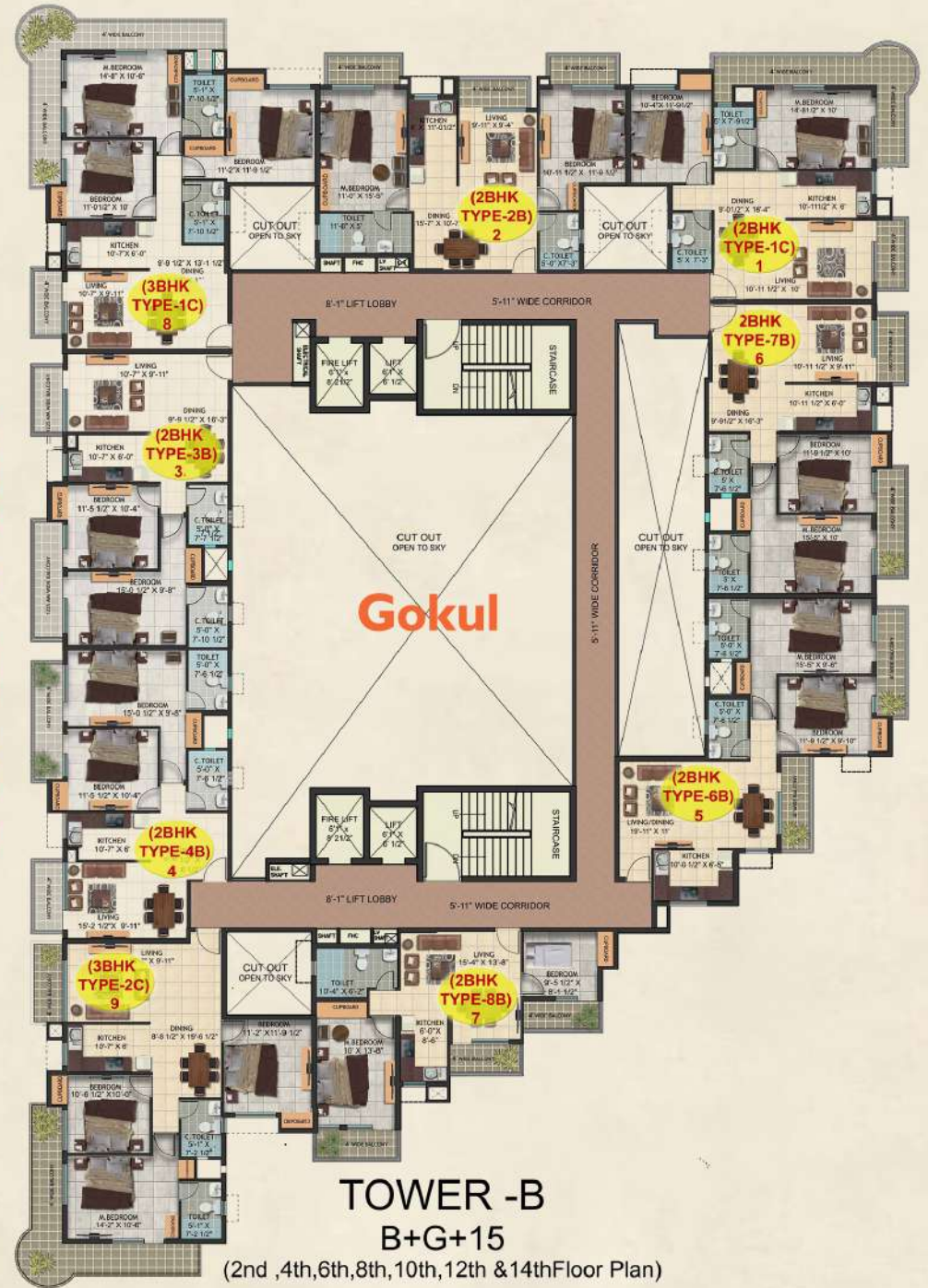
Floor Plan



1 Sq. Mtrs. = 10.764 Sq. Ft.



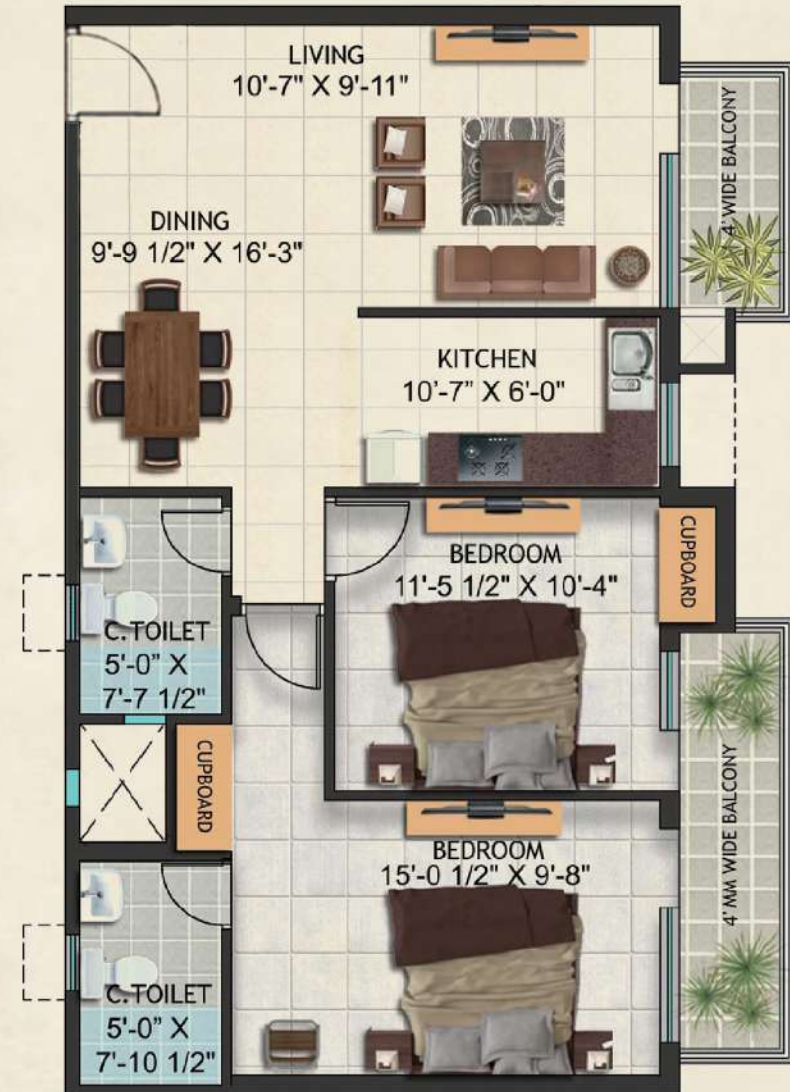
Floor Plan



Govardhan



Unit Plan



2 BHK TYPE 4B/1186 - TOWER A

ACCOMODATION

2 BEDROOM + LIVING/DINING + KITCHEN + 2 TOILETS

Carpet Area = 702.35 Sq Ft

Built Up Area = 882.86 Sq Ft

2 BHK TYPE 3B/1240 - TOWER A

ACCOMODATION

2 BEDROOM + LIVING/DINING + KITCHEN + 2 TOILETS

Carpet Area = 742.82 Sq Ft

Built Up Area = 923.44 Sq Ft



Govardhan



2 BHK TYPE 7B/1255 - TOWER A ACCOMODATION

2 BEDROOM + LIVING/DINING + KITCHEN + 2 TOILETS

Carpet Area = 750.79 Sq Ft

Built Up Area = 934.42 Sq Ft



2 BHK TYPE 2B/1273 - TOWER A ACCOMODATION

2 BEDROOM + LIVING/DINING + KITCHEN + 2 TOILETS

Carpet Area = 757.25 Sq Ft

Built Up Area = 948.2 Sq Ft

Govardhan





2 BHK TYPE 6B/1230 - TOWER B

ACCOMODATION

2 BEDROOM + LIVING/DINING + KITCHEN + 2 TOILETS

Carpet Area = 742.82 Sq Ft

Built Up Area = 923.44 Sq Ft



1.5 BHK TYPE 8B/1017 - TOWER B

ACCOMODATION

2 BEDROOM + LIVING/DINING + KITCHEN + 1 TOILETS

Carpet Area = 565.65 Sq Ft

Built Up Area = 757.57 Sq Ft

Gokul



2 BHK TYPE 4B/1186 - TOWER B

ACCOMODATION

2 BEDROOM + LIVING/DINING + KITCHEN + 2 TOILETS

Carpet Area = 702.35 Sq Ft

Built Up Area = 882.86 Sq Ft



2 BHK TYPE 3B/1240 - TOWER B

ACCOMODATION

2 BEDROOM + LIVING/DINING + KITCHEN + 2 TOILETS

Carpet Area = 709.79 Sq Ft

Built Up Area = 916.34 Sq Ft



Gokul



2 BHK TYPE 7B/1255 - TOWER B

ACCOMODATION

2 BEDROOM + LIVING/DINING + KITCHEN + 2 TOILETS

Carpet Area = 750.79 Sq Ft

Built Up Area = 934.42 Sq Ft



2 BHK TYPE 2B/1273 - TOWER B

ACCOMODATION

2 BEDROOM + LIVING/DINING + KITCHEN + 2 TOILETS

Carpet Area = 757.25 Sq Ft

Built Up Area = 948.2 Sq Ft



2 BHK TYPE 1C/1340 - TOWER B

ACCOMODATION

2 BEDROOM + LIVING/DINING + KITCHEN + 2 TOILETS

Carpet Area = 714.73 Sq Ft

Built Up Area = 996.75 Sq Ft



2 BHK TYPE 1B/1238 - TOWER B

ACCOMODATION

2 BEDROOM + LIVING/DINING + KITCHEN + 2 TOILETS

Carpet Area = 714.73 Sq Ft

Built Up Area = 921.51 Sq Ft



SPECIFICATION

STRUCTURE

Earthquake resistant, RCC framed structure with fly ash bricks / AAC Block work
Cement:- Ultratech
Steel:- Tata/ Jindal/ Equivalent

FOYER / LIVING / DINING

Vitrified tile flooring with skirting
OBD Distemper for walls and ceiling.

BEDROOMS

Vitrified tile flooring with skirting
OBD Distemper for walls and ceiling.

KITCHEN

Anti-skid Ceramic / Vitrified tile flooring Ceramic Tiles 2'-0" above counter, balance walls painted with OBD paint
OBD Paint for ceiling / Walls

TOILETS

Anti-skid tile flooring
Ceramic wall tiling up to false ceiling / lintel
False ceiling with grid panels

BALCONIES / UTILITIES

Anti-skid tile flooring with skirting
MS Railing as per design
Plaster with External paint
OBD paint for Walls & Ceiling.

LANDSCAPE

Designer Landscaping

DOORS

Main / Bedroom / Toilets Doors-Flush Doors (Paint over putty)/Skin Molded Doors
All other doors to be Skin molded door with Hard wood (merandi) frame with paint finishing

WINDOWS / VENTILATORS

UPVC Windows

COMMON AREA LOBBY

Vitrified Tiles / Granite in lobby and corridor with skirting
Granite/Tiles on lift wall ,rest painted in OBD Distemper

MAIN STAIRCASE

Kota / tiles/ Granite on risers and landing
Cement plastered walls/ MS Railing as per design
OBD Distemper for ceiling and walls.

FIRE EXIT STAIRCASE

Cement plastered walls with OBD finish
OBD / Acrylic Distemper for ceiling.
Fire rated doors as per Norms and standards

LIFTS

Total 4 Numbers of lifts of reputed make provided at typical floor

CP & SANITARY FITTINGS

CERA/Parryware/Hindware/Jaquar/ Equivalent

ELECTRIC WORK

AC provision in living room and all bedrooms
Power Supply: As per Electricity Board Norms, On chargeable basis
Standby power for flats on chargeable basis and 100% power back up for common area facilities. (In case of any additional power back up requirement, an application to be made at the time of booking)
Exhaust Fan point in Kitchen and Toilet
Television points
Copper wires with conduct in all rooms
Sufficient power point with starand quality switches of legarand/indoaisan/equivalent

GROUND FLOOR / BASEMENT

Hard Crete / VDF Flooring / Trimix

PARKING

Hard Crete / VDF Flooring / Trimix

AMENITIES

Intercom facilities from Guard Room to Individual Flat
CCTV Cameras installed at entrance
Optical Fiber network.

Air-Conditioned Library



Open GYM



Conference Room



Play Kids Area



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Entrance



Pool View



Shops



Space at Atrium



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PROJECT DEVELOPER



SHREEMAA INFRA REALITY PRIVATE LIMITED

ARCHITECTURAL CONSULTANT

Ar Amit Kumar Gupta

(B. Arch, NIT Jaipur)

STRUCTURAL CONSULTANT



PADMA D' CASSA

(Lucknow, Uttar Pradesh)

PROJECT APPROVED BY



बैंक ऑफ़ बड़ौदा
Bank of Baroda



AXIS BANK

यूको बैंक



UCO BANK

ICICI Bank



सेन्ट्रल बैंक ऑफ़ इंडिया
Central Bank of India

केनरा बैंक



Canara Bank

TATA CAPITAL

Count on us



PROJECT DEVELOPER



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