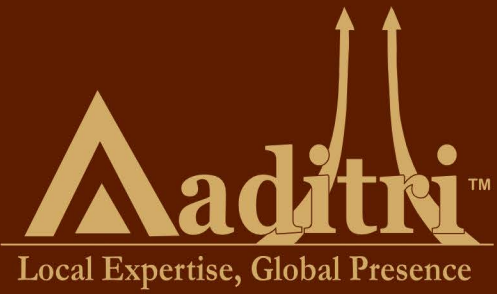




SITE OFFICE :
PLOT NO : BE-07 ,
TRANSPORT NAGAR,
VARANASI, UP



PROMOTER (LAND OWNER)
FLORIT CONSTRUCTION PVT LTD
BE-07, TRANSPORT NAGAR,
VARANASI, U.P

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Sage Designsin | 98 100 38 907

काशी NIRMAL HEIGHTS





FULL PAID UP, FREEHOLD LAND, ALLOTTED BY VDA ,
IN THE FIRST GOVERNMENT PLANNED TOWNSHIP
OF VARANASI, TRANSPORT NAGAR

INTRODUCING
KASHI NIRMAL HEIGHTS
LUXURIOUS 2, 3 & 4 BEDROOM RESIDENCES
NESTLED WITHIN AN EXCLUSIVE ENCLAVE
OF VARANASI, WHERE REFINED LIVING
MEETS TIMELESS ELEGANCE.

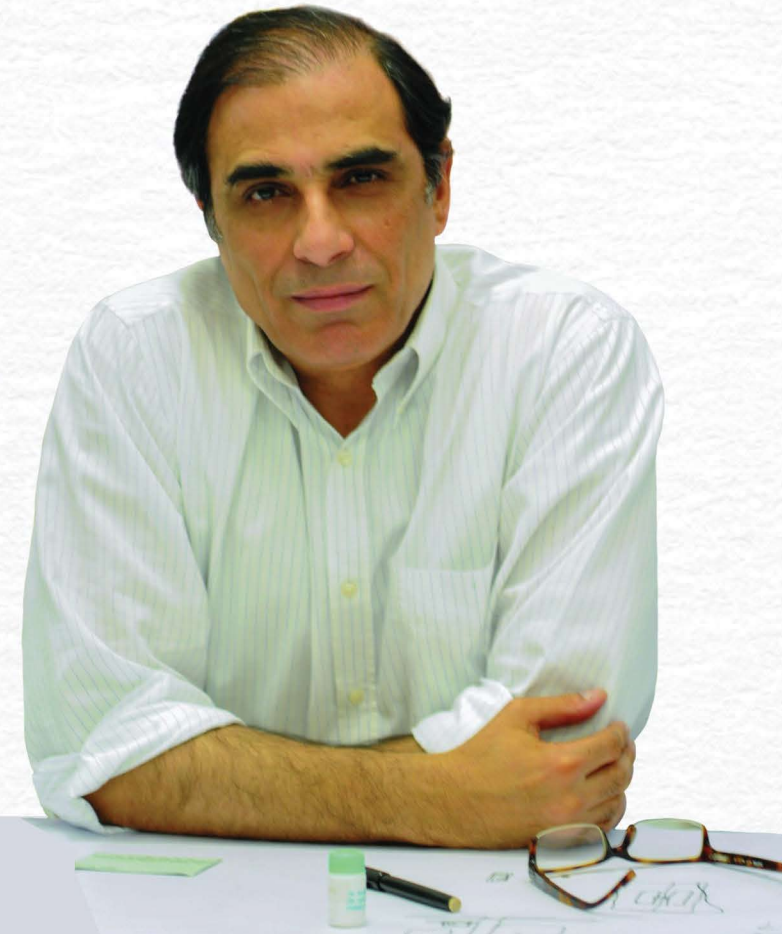
GLOBALLY RECOGNIZED ICON OF INDIAN ARCHITECTURE THE ENDURING LEGACY OF HAFEEZ CONTRACTOR

- INDIA'S MOST RENOWNED ARCHITECT AND A PADMA BHUSHAN AWARDEE.
- REVOLUTIONIZED URBAN LIVING WITH DESIGNS THAT BALANCE INNOVATION, FUNCTIONALITY & GRANDEUR.
- HIS WORK RANGES FROM FUTURISTIC CAMPUSES TO SOARING HIGH-RISES.

SIGNATURE WORKS:

- DY PATIL SPORTS STADIUM, NAVI MUMBAI
- LAVASA CITY, PUNE
- DLF THE CAMELLIAS, GURUGRAM
- DLF CYBER CITY, GURUGRAM
- 23 MARINA, DUBAI
- AND MANY MORE LANDMARK DEVELOPMENTS

HAFEEZ CONTRACTOR
PROJECT ARCHITECT



IN COLLABORATION WITH INDIA'S BEST

CHIEF ARCHITECT



PRINCIPAL ARCHITECT



CONSTRUCTION QUALITY
MANAGEMENT BY



STRUCTURAL VETTING &
WIND TUNNEL TESTING INSTITUTE





A NEW
ICON OF LUXURY
IN VARANASI

CRAFTED FOR THOSE WHO DEMAND NOTHING BUT THE EXCEPTIONAL, KASHI NIRMAL HEIGHTS IS A MASTERPIECE OF LUXURY, ELEGANCE, AND ARCHITECTURAL EXCELLENCE. EVERY RESIDENCE IS A SEAMLESS BLEND OF REFINED DESIGN, PREMIUM CRAFTSMANSHIP, AND .CONTEMPORARY COMFORT, COMPLEMENTED BY THOUGHTFULLY CURATED LIFESTYLE AMENITIES.

HERE, EVERY DETAIL IS INTENTIONAL. EVERY SPACE INSPIRES. EVERY MOMENT REFLECTS A LIFE OF DISTINCTION.

WELCOME TO KASHI NIRMAL HEIGHTS - WHERE LUXURY IS NOT MERELY EXPERIENCED, BUT ELEVATED.



LAL BAHADUR SHASTRI INTERNATIONAL AIRPORT (VNS)	20 KM	30 MIN
VARANASI CANTT RAILWAY STATION	7 KM	15 MIN
BANARAS RAILWAY STATION	8 KM	20 MIN
KASHI RAILWAY STATION	10 KM	20 MIN
KASHI VISHWANATH TEMPLE	9 KM	20 MIN
DASHASHWAMEDH GHAT	10 KM	25 MIN
GODOWLIA CHOWK	9 KM	20 MIN
BHU (BANARAS HINDU UNIVERSITY)	12 KM	30 MIN
DLW (BLW)	10 KM	25 MIN
SIGRA	7 KM	15 MIN
MAHMOORGANJ	6 KM	15 MIN
LANKA	12 KM	30 MIN
PANDEYPUR	6 KM	15 MIN
VARANASI RING ROAD	8 KM	15 MIN
NH-19 (VARANASI-PRAYAGRAJ HIGHWAY)	5 KM	10 MIN
PHOENIX/PRIME COMMERCIAL ZONE*	8-10 KM	20 MIN
SCHOOLS & HOSPITALS	WITHIN 2-5 KM	5-10 MIN



काशी NIRMAL HEIGHTS

VARANASI WELCOMES
A NEW LANDMARK.
A NEW DESTINATION.
A NEW PERSPECTIVE.
A NEW STANDARD OF LIVING.



NATURE'S LUXURY.
EVERYDAY LIVING.





A SYMPHONY
OF DESIGN,
LUXURY & TIMELESS
SOPHISTICATION

KASHI NIRMAL HEIGHTS EMBODIES A NEW STANDARD OF ARCHITECTURAL EXCELLENCE. EVERY RESIDENCE IS METICULOUSLY CURATED WITH ELEGANT PROPORTIONS, EXQUISITE MATERIALS, AND EXCEPTIONAL CRAFTSMANSHIP, CREATING SPACES THAT EXUDE UNDERSTATED LUXURY.

SUNLIGHT FLOWS EFFORTLESSLY THROUGH EXPANSIVE INTERIORS, ILLUMINATING REFINED TEXTURES, BESPOKE FINISHES, AND THOUGHTFULLY CRAFTED DETAILS. FROM GRAND LIVING SPACES TO EVERY CAREFULLY CONSIDERED CORNER, KASHI NIRMAL HEIGHTS IS DESIGNED TO ELEVATE EVERYDAY LIVING INTO AN EXTRAORDINARY EXPERIENCE.

A HOME AT KASHI NIRMAL HEIGHTS IS NOT SIMPLY A RESIDENCE - IT IS A STATEMENT OF TIMELESS SOPHISTICATION AND ENDURING ELEGANCE.







A NEW LEGACY
BEGINS IN VARANASI.
A NEW ADDRESS.
A NEW HORIZON.
A NEW ERA OF LUXURY.





Artistic Impression



Stock Images



YOUR EVERYDAY
NATURE RETREAT





काशी
NIRMAL
HEIGHTS

SOMETHING EXTRAORDINARY
BEGINS IN VARANASI.
A NEW EMOTION.
A NEW DESTINATION.
A NEW ERA OF ELEVATED LIVING.



FACILITIES

- 1. SITTING ALCOVE
- 2. URBAN FOREST
- 3. KASHI GARDEN
- 4. LANDSCAPE GARDEN
- 5. AEROMA GARDEN
- 6. GARDEN BENCHES
- 7. SITTING PAVILION
- 8. OPEN LAWN
- 9. OBSERVATORY DECK
- 10. SITTING PLANTER
- 11. LEISURE PARK
- 12. SENIOR CITIZEN CORNER
- 13. FOUNTAIN
- 14. GAZEBO
- 15. AMPHITHEATER
- 16. PERGOLA
- 17. TERRACE GARDEN
- 18. OPEN GYM
- 19. KIDS' POOL
- 20. SWIMMING POOL WITH CHANGING ROOM
- 21. POOL DECK LOUNGE
- 22. TOT LOT
- 23. KIDS' PLAY AREA
- 24. BOUNCY
- 25. HALF BASKET BALL
- 26. CRICKET PRACTICE PITCH
- 27. BADMINTON COURT
- 28. WALKING / JOGGING TRACK
- 29. CYCLING TRACK

- 30. SKATING RINK
- 31. KICK BOXING FOR KIDS
- 32. AMPLE PARKING IN BASEMENT
- 33. WASHROOM FOR GUESTS
- 34. IGBC GOLD RATED (PRE CERTIFIED)
- 35. 24X7 THREE-TIER SECURITY
- 36. FLAG HOISTING POLE
- 37. EARTHQUAKE RESISTANT

STRUCTURE

- 38. RFID AUTOMATIC GATE OPENING FOR RESIDENTS
- 39. WIFI PODS
- 40. DROP-OFF ROUNDABOUT
- 41. EV. CHARGING POINT
- 42. CAR WASHING AREA
- 43. BUS STAND FOR SCHOOL BUSES
- 44. CCTV SURVEILLANCE
- 45. SOLID WASTE MANAGEMENT AREA
- 46. STRETCHER LIFT FOR PATIENTS
- 47. WEEL CHAIR & STRETCHER FOR PATIENTS & SENIOR CITIZENS
- 48. ALL LIFT HIGH SPEED & 2 HR. FIRE RATED
- 49. MOBILE APP VISITOR MANAGEMENT
- 50. SOCIETY OFFICE
- 51. VISITOR PARKING
- 52. ENTRY/EXIT PLAZA
- 53. DOUBLE HEIGHT TOWER ENTRANCE LOBBY
- 54. DRIVEWAY THRU BASEMENT
- 55. 100% POWER BACKUP

- 56. RAIN WATER HARVESTING
- 57. SEWAGE TREATMENT PLANT
- 58. HIGH-SPEED ELEVATORS WITH AUTOMATIC RESCUE DEVICE
- 59. WASHROOM FOR MAIDS & DRIVERS
- 60. WALKIE TALKIE FOR GUARDS
- 61. UNDERGROUND WATER TREATMENT
- 62. WATERPROOFING TREATMENT

CLUB HOUSE

- 1. BALL PIT AREA
- 2. CAFÉ AREA
- 3. SALOON
- 4. GYMNASIUM
- 5. AEROBICS
- 6. MULTIPURPOSE HALL
- 7. KARAOKE ROOM
- 8. CHESS BOARD
- 9. TABLE TENNIS
- 10. LUDO BOARD / CARD TABLE
- 11. CARROM BOARD
- 12. CRECHE
- 13. POOL TABLE
- 14. TABLE FOOTBALL
- 15. PORTABLE AIR HOCKEY
- 16. KICK BOXING FOR KIDS



SITE PLAN

- TOWER-A**
- 2BHK + 2TOI + STUDY (1395 SQ.FT.)
 - 3BHK + 3TOI (1695 SQ.FT.)
 - 2BHK + 2TOI + STUDY (1395 SQ.FT.)
- TOWER-B**
- 4BHK + 6TOI + DRESS + SERVANT + STORE (2825 SQ.FT.)
 - 3BHK + 3TOI + DRESS + STORE (1995 SQ.FT.)
 - 3BHK + 5TOI + DRESS + SERVANT + STORE (2395 SQ.FT.)



VDA ALLOTTED LAND

TOWER-A CLUSTER PLAN

3BH+3TOI

2

1

2BH+2TOI+STUDY



3BH+3TOI

3

4

2BH+2TOI+STUDY

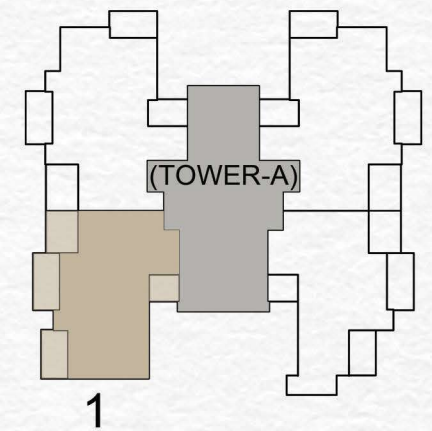


FLOOR PLAN



TOWER-A | UNIT TYPE - I

2BHK + 2TOI + STUDY
RERA CARPET AREA = 74.841 SQ.MT/805.588 SQ.FT.
BALCONY AREA = 26.453 SQ.MT/284.74 SQ.FT.
UNIT COVERED AREA = 107.735 SQ.MT/1159.66 SQ.FT.
SALABLE AREA = 1395 SQ.FT.

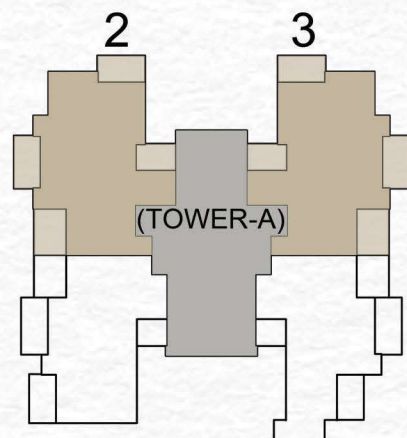


FLOOR PLANS



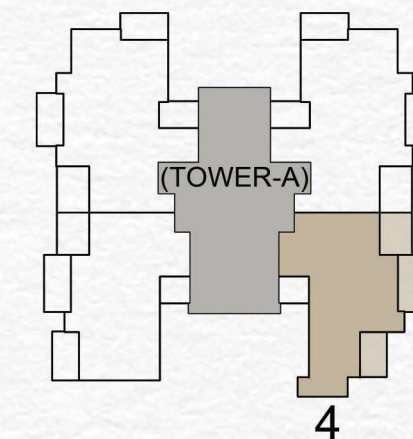
TOWER-A | UNIT TYPE - 2 & 3

3BHK+3TOI
RERA CARPET AREA = 89.037 SQ.MT/958.394 SQ.FT.
BALCONY AREA = 28.204 SQ.MT/303.587 SQ.FT.
UNIT COVERED AREA = 124.227 SQ.MT/1337.18 SQ.FT.
SALABLE AREA = 1695 SQ.FT.



TOWER-A | UNIT TYPE - 4

2BHK + 2TOI + STUDY
RERA CARPET AREA = 74.867 SQ.MT/805.868 SQ.FT.
BALCONY AREA = 26.927 SQ.MT/289.842 SQ.FT.
UNIT COVERED AREA = 107.749 SQ.MT/1159.81 SQ.FT.
SALABLE AREA = 1395 SQ.FT.



TOWER-B
CLUSTER PLAN

3BH+3TOI+DRESS+STORE

3

2

3BH+3TOI+DRESS+STORE

3BH+5TOI+DRESS +SERVANT+STORE

4

1

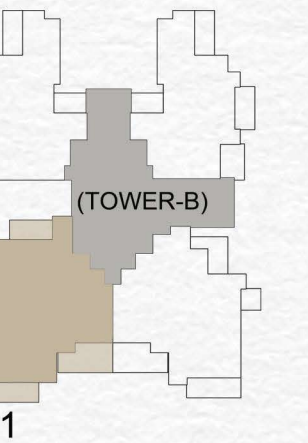
4BH+6TOI+DRESS+SERVANT+STORE

FLOOR PLAN



TOWER-B | UNIT TYPE - I

4BHK + 6TOI+DRESS+ SERVANT + STORE
RERA CARPET AREA = 152.228 SQ.MT/1638.582 SQ.FT.
BALCONY AREA = 44.218 SQ.MT/475.962 SQ.FT.
UNIT COVERED AREA = 208.667 SQ.MT/2246.09 SQ.FT.
SALABLE AREA = 2825 SQ.FT.

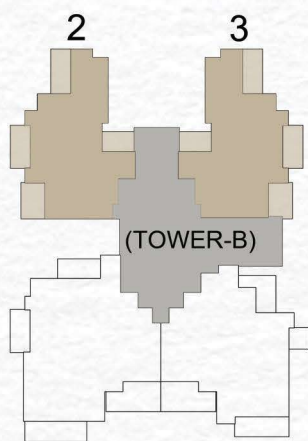


FLOOR PLANS



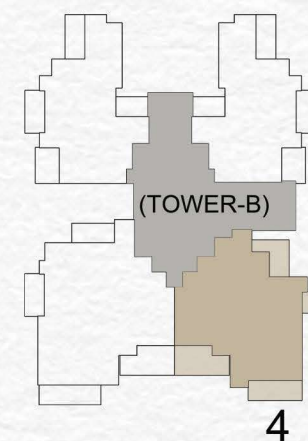
TOWER-B | UNIT TYPE - 2 & 3

3BHK+3TOI + DRESS + STORE
RERA CARPET AREA = 105.415 SQ.MT/1134.687 SQ.FT.
BALCONY AREA = 31.897 SQ.MT/343.339 SQ.FT.
UNIT COVERED AREA = 147.728 SQ.MT/1590.14 SQ.FT.
SALABLE AREA = 1995 SQ.FT.



TOWER-B | UNIT TYPE - 4

3BHK+5TOI+DRESS+ SERVANT + STORE
RERA CARPET AREA = 129.241 SQ.MT/1391.150 SQ.FT.
BALCONY AREA = 39.608 SQ.MT/426.340 SQ.FT.
UNIT COVERED AREA = 178.703 SQ.MT/1923.56 SQ.FT.
SALABLE AREA = 2395 SQ.FT.



SPECIFICATIONS

STRUCTURE	RCC STRUCTURE
LOBBY	GROUND FLOOR LOBBY FLOORING IN GRANITE/MARBLE BASEMENT AND TYPICAL FLOOR LOBBIES IN VITRIFIED TILES LIFT CLADDING IN MARBLE / GRANITE AS PER ARCHITECT'S DESIGN SERVICE STAIRCASE AND SERVICE LOBBY IN MARBLE / GRANITE ALL LOBBY WALLS FINISHED WITH TEXTURE PAINT AND CEILINGS IN DISTEMPER
LIFTS	LIFTS OF SUITABLE SIZE AND CAPACITY WILL BE PROVIDED IN ALL TOWERS
FLOORING	HIGH QUALITY VITRIFIED TILES IN FOYER, LIVING, DINING, FAMILY AND CORRIDORS LAMINATE FLOORING IN MASTER BEDROOM. KITCHEN, UTILITY, STAFF QUARTERS AND BALCONIES IN VITRIFIED TILES
KITCHEN	GRANITE /EQUIVALENT COUNTER WITH 2 FEET HIGH DADO ABOVE SINGLE BOWL SINGLE DRAIN STAINLESS STEEL SINK WILL BE PROVIDED
TOILETS	VITRIFIED TILES FOR FLOORING AND WALLS UP TO FALSE CEILING GRANITE/EQUIVALENT IN UNDER COUNTER WASH BASIN EWCS AND CHROME PLATED FITTINGS CHROME PLATED TAP WITH SHOWER MIXER SUSPENDED PIPELINE IN ALL TOILETS CONCEALED WITHIN FALSE CEILING



SPECIFICATIONS

INTERNAL DOORS	9 FT MAIN DOOR FRAME IN TIMBER AND LAMINATED FLUSH SHUTTER 8 FT INTERNAL DOORS WITH TIMBER WOODEN FRAMES AND LAMINATED FLUSH SHUTTERS
EXTERNAL DOORS AND WINDOWS	UPVC/ALUMINIUM FRAMES AND SHUTTERS FOR ALL EXTERNAL DOORS UPVC/ALUMINIUM FRAMED WINDOWS WITH CLEAR GLASS AND PROVISION OF MOSQUITO MESH SHUTTERS
PAINTING	PREMIUM EXTERNAL EMULSION ON EXTERIOR WALLS INTERNAL WALLS AND CEILINGS IN EMULSION
RAILINGS	BALCONY RAILINGS IN MS/SS AND GLASS INTERNAL RAILINGS IN MILD STEEL WITH ENAMEL PAINT
ELECTRICAL	CONCEALED PVC INSULATED COPPER WIRING WITH MODULAR SWITCHES SUFFICIENT POWER OUTLETS AND LIGHT POINTS ELCB AND INDIVIDUAL METERS FOR ALL APARTMENTS PROVISION FOR AC IN LIVING, DINING AND ALL BEDROOMS
SECURITY SYSTEM	SECURITY CABINS AT ALL ENTRANCES AND EXITS CCTV COVERAGE ON ALL MAIN ENTRY AND EXIT POINTS PREMIUM DOOR LOCK FOR ALL APARTMENTS
DG POWER	POWER BACKUP FOR ALL COMMON AREAS 100% BACKUP FOR ALL APARTMENTS AT ADDITIONAL COST