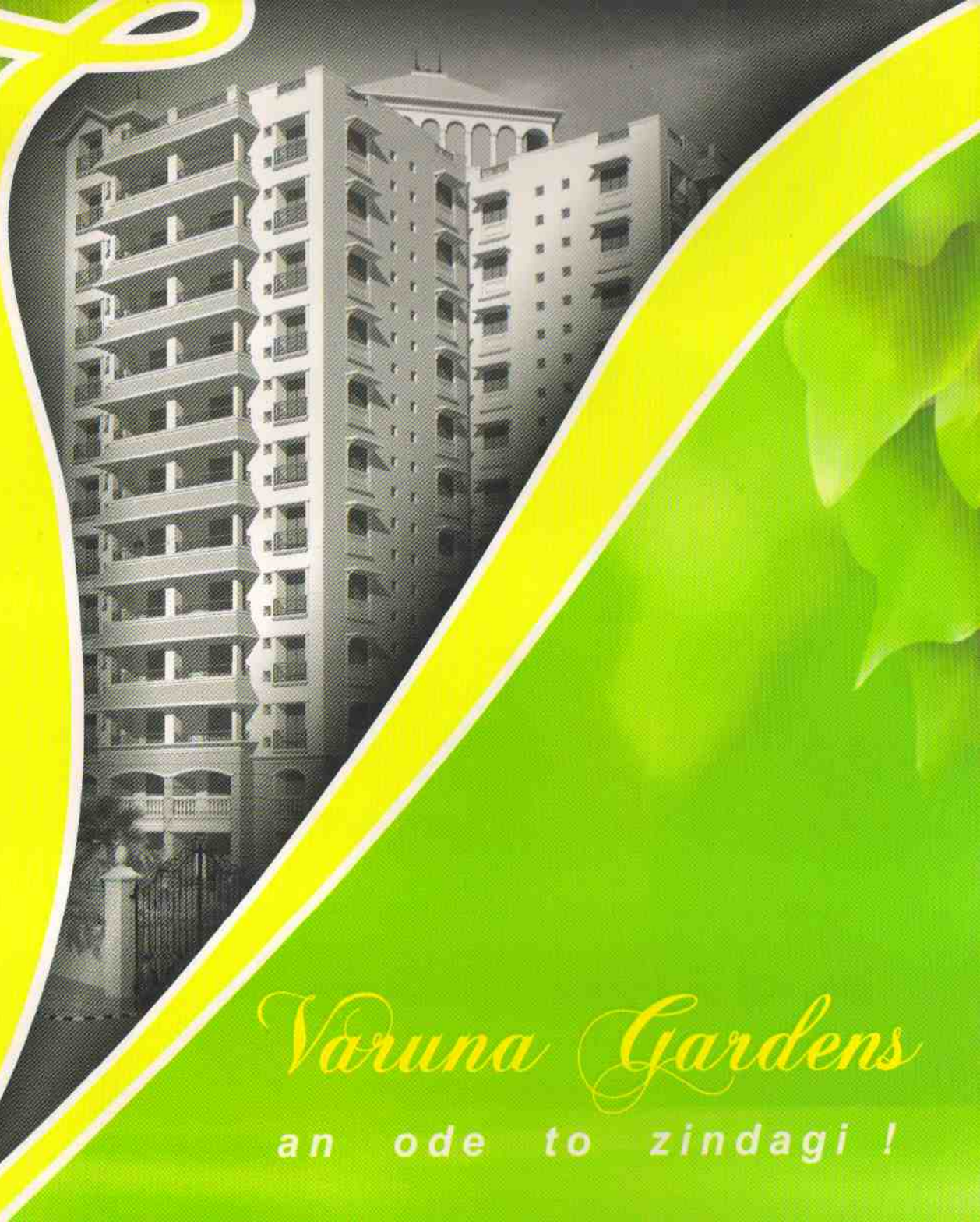




**VINAYAK**  
**Nirman**  
Pvt. Ltd.  
p r e s e n t s

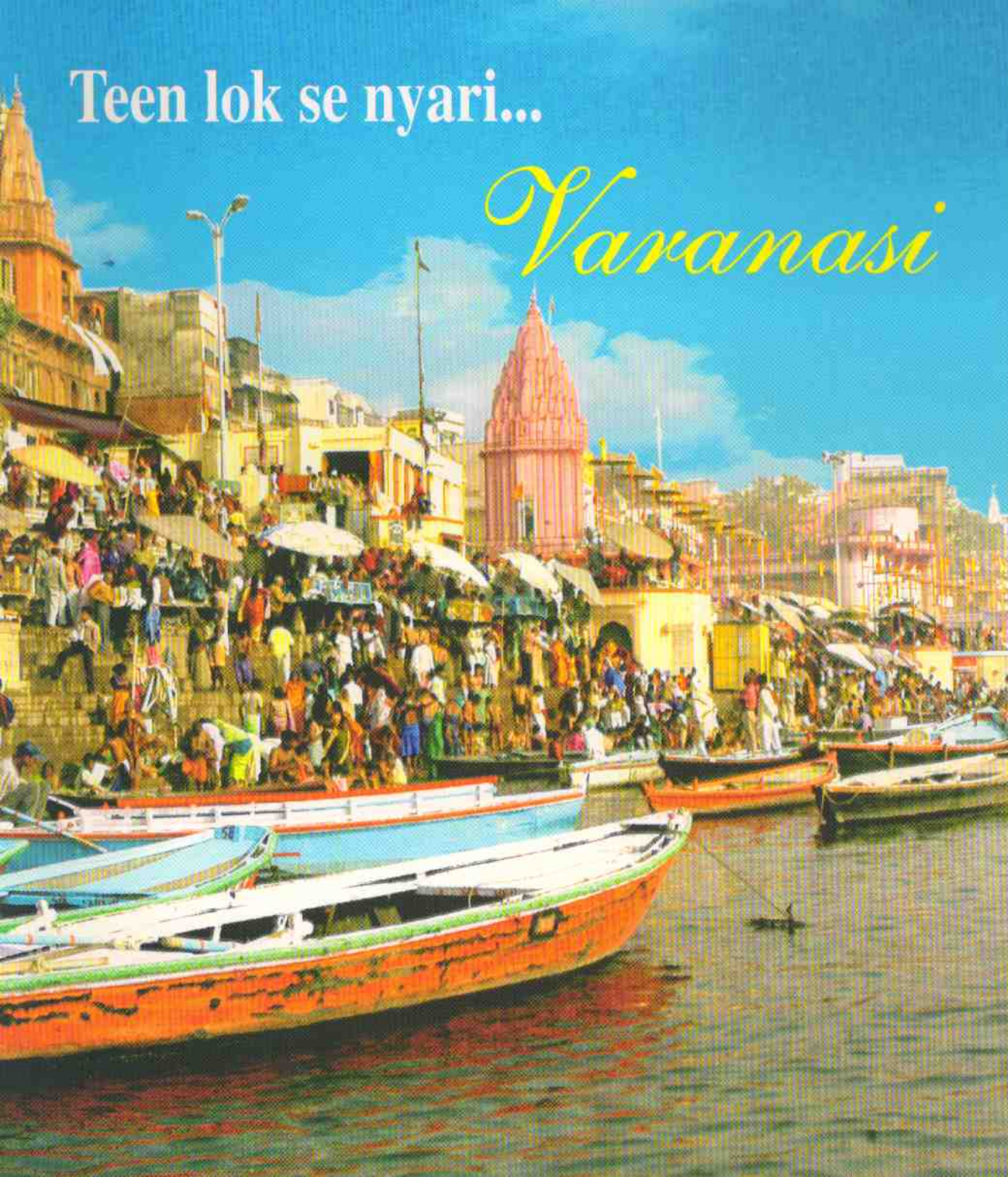


*Varuna Gardens*  
an ode to zindagi !



Teen lok se nyari...

# Varanasi



## The cultural capital of India...

One of the oldest living city with an uninterrupted continuous history & heritage of more than three thousand years.

Situated right on the banks of holy river Ganga and deriving its name from Varuna & Assi.

Our endeavor is to make Varanasi a better place to live in through our creation "**Varuna Gardens**" to give you a life worth living every moment of it.



# *Varanasi Masti...* **redefined**

Living has never been  
so pleasurable...

Far from discomforts, inconveniences, **Varuna Gardens** promises a peaceful environment surrounded by lush greenery. The estate is open from three sides to ensure best air circulation. After struggling with regular traffic jams, poisonous smokes and congested crowds, when you come to Varuna Gardens, you have every reason to call it 'Home Sweet Home'.











## *Varuna Gardens*

*Lets talk of the essence of life...*

### **That's your style !**

Each building has its own community hall and a gymnasium. The areas common to all the buildings have lush lawns, parking for every individual apartment as well as a common place of worship. Get access to your own personalized amenities.

### **Size does matter !**

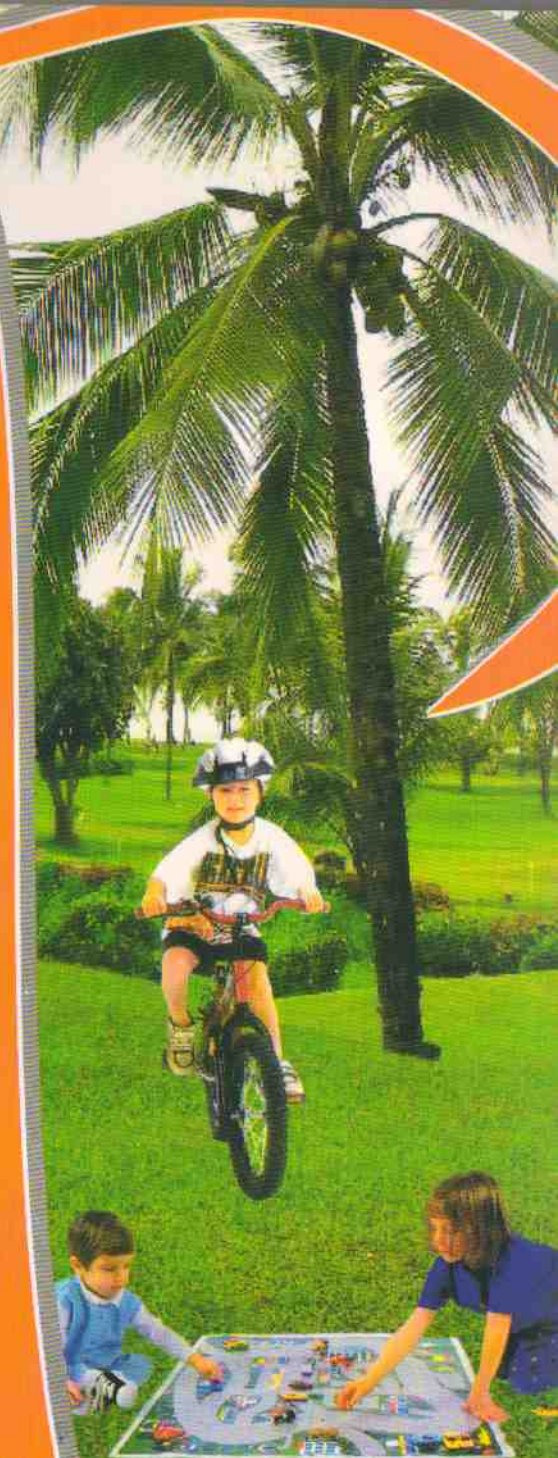
Varuna Gardens is the tallest building in the eastern U.P. Constructed with the latest and the best in all technologies, Varuna Gardens boasts of the world class interior planning and exterior view.

*Come...share the pride!*



# Varuna Gardens

- 6 Mega Towering Structures.
- Premium Accommodation.
- 2 BHK / 3 BHK Apartments.
- 2 High Speed (VVF controlled) modern elevators in each building.
- Grand & well decorated entrance lobby.
- 24 hrs water & electricity supply in the apartments.
- Provision for open & covered car parking.
- Party/Community Hall & well equipped gymnasium in each building for use of building residents only.
- Landscaped gardens with water fountains, children play area etc.
- Swimming Pool
- Club House
- Broadband Internet connection cables.
- Intercom connection between flats and security office.
- ISI standard fire fighting and electrical system.
- Earthquake resistant RCC structure.
- Vaastu compliant.
- Utility / store / servant space with attached servant toilet in 3 BHK flats.





# LUXURIOUS *comfort*

- Vitrified tiles flooring in living, dining and bedrooms & laminated wooden flooring in Master Bedroom.
- Colour coordinated bathroom tiles on walls & floor, Hindustan or equivalent branded sanitary ware and CP fittings of Marc or equivalent. All bathrooms to have provision of hot water.
- ISI grade electrical wiring with superior quality modular switches and sockets of Siemens or equivalent.
- Concealed CPVC pipes plumbing of Astral or equivalent.
- Granite kitchen platform with tiles in dado and below counter.
- Moulded cornice in living room.
- Main teakwood entrance door & flush wood premoulded polished internal doors with concealed locking. Windows with granite frame & cill and superior quality aluminium bronze anodized sliding glass shutters.
- POP finish on walls and ceiling.
- Special clothes drying balcony.
- Provision for air conditioning in all bedrooms.
- Sufficient lighting & power points.
- Alternate power facility by changeover switch for usage facility of alternate regulated power supply anywhere within the apartment.
- Full height sliding doors between living space and balcony.







*not just a living but a  
life style*



# MASTER LAYOUT PLAN





## 2 BHK APARTMENTS



Accommodation  
2 Bed Room  
Saleable area : 1313 sq.ft.



Accommodation  
2 Bed Room  
Saleable area : 1370 sq.ft.



This is a detailed floor plan of a 3-bedroom apartment. The layout includes the following rooms and features:

- Entrance Foyer:** 5'-0" x 10'-8" with a 5'-1" wide entryway.
- Living/Dining:** 24'-0" x 14'-0" featuring a large sofa, coffee table, and dining table.
- Kitchen:** 9'-3" x 6'-10" with a dining table and chairs.
- Bedrooms:**
  - Top right: 15'-0" x 11'-0"
  - Middle right: 12'-3" x 10'-3"
  - Bottom right: 14'-0" x 11'-0"
- Bathrooms:**
  - Top left: 9'-0" x 5'-0" (Toilet)
  - Middle left: 5'-0" x 8'-6" (Toilet)
  - Bottom left: 5'-0" x 8'-6" (Toilet)
  - Bottom right: 4' x 3' (W.C.)
- Other Areas:**
  - Balcony:** 7'-3" x 14'-0" (top center)
  - Drying Balcony:** 3'-3" wide (bottom center)
  - Passage:** 3'-6" x 20'-7" (middle right)
  - Utility:** 8'-3" x 7'-0" (bottom right)
  - Duct:** Located near the top right bedroom.

The plan also shows various built-in features like wardrobes, kitchen cabinets, and bathroom fixtures, along with furniture such as beds, sofas, and tables.

**3 Bed Room + Utility + Servant Toilet**

FLAT # 1	Saleable area : 1917 sq.ft.
FLAT # 2	Saleable area : 1947 sq.ft.
FLAT # 3	Saleable area : 1898 sq.ft.
FLAT # 4	Saleable area : 1917 sq.ft.



# Location Map



Cantt Railway Station	03 Kms
Babatpur Airport	14 Kms
Bus Stand	03 Kms
Dashaswamedh Ghat	06 Kms
Vishwanath Temple	07 Kms
Sarnath	08 Kms
BHU	11 Kms
Kachehari	01 Kms

**VINAYAK**  
Nirman  
Pvt. Ltd.

**Corporate & Admin Office**  
CK 23/23, Vijay Raman Katra  
4th Floor, Rani Kuan, Chowk  
Varanasi - 221001  
Cel : 98384 61178 / 93368 56981  
Tel 0542 2284150 Fax 0542 2401928  
email : vinayaknirman@rediffmail. Com

**Site Address**  
Plot No. 841/3 & 841/4, Club Road  
(adjacent to Judge's Bungalow)  
Secrole, Varanasi - 221002

**Architects**  
Irani Architects, Mumbai  
Jain & Associates, Varanasi

**Structural Consultant**  
Satish Dhupelia, Mumbai

Note : Visual representations in this brochure are purely conceptual and are not a legal offering. Further, the Promoters/ Architects reserve the right to change the layout, plans, specifications or features without prior notice or information.