

SURAJ ENCLAVE

Step into a brighter, better way of living

www.shivakashihomes.in



RERA REGISTRATION NUMBER: UPRERAPRJ543032/08/2025.

PROMOTER RERA NUMBER : UPRERAPRM144884.

www.up-rera.in

Project Starting Date: 06.08.2025

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BANK A/C NAME: SHIVAKASHI HOMES PRIVATE LIMITED COLLECTION ACCOUNT FOR SURAJ ENCLAVE.

ACCOUNT NUMBER: 6926225210000001, IFSC- BKID0006926.

BANK & BRANCH NAME: BANK OF INDIA, BHU TRAUMA CENTER, VARANASI-221005.

SHIVAKASHI HOMES
PVT. LTD.

At Shivakashi Homes Private Limited, we believe a home is more than just four walls – it's a foundation for dreams, growth, and lifelong memories. Since our incorporation in 2020, we've been committed to shaping vibrant communities through thoughtful planning, responsible development, and a deep understanding of what truly makes a house feel like home.

With a focus on quality, transparency, and customer care, we specialize in the development, sale, and management of residential and commercial spaces that blend comfort with convenience. Whether it's developing prime land or delivering well-crafted homes, our mission is simple: to create inspiring spaces where people thrive.

Driven by innovation and built on trust, Shivakashi Homes is not just building properties – we're building futures.



Welcome to Suraj Enclave, the flagship luxury residential project by Shivakashi Homes Pvt. Ltd., where timeless elegance meets contemporary comfort. Designed with a deep understanding of modern aspirations, Suraj Enclave offers premium living spaces that reflect sophistication, serenity, and smart design.

Every detail from sunlit interiors and airy balconies to seamless layouts and premium finishes is carefully curated to elevate your everyday experience. Nestled in a prime, well-connected location, Suraj Enclave brings together the best of city convenience and peaceful residential charm.

Whether you're seeking a forever home or a sound investment, Suraj Enclave is more than just a residence it's a refined lifestyle crafted for those who appreciate the finer things in life.



Where Connectivity Meets Comfort in Varanasi

Perfectly placed in the heart of Varanasi, Suraj Enclave offers seamless connectivity to key landmarks just minutes from the Ring Road, Pandeypur Crossing, and essential lifestyle conveniences. With schools, hospitals, shopping hubs, and iconic destinations

like Sarnath, Cantt Station, and BHU within easy reach, it's where accessibility meets elevated living.



Seamless Living in the Heart of Varanasi

Perfectly positioned for seamless living, this site offers excellent connectivity to key landmarks of Varanasi. Its central location ensures that major travel hubs, cultural sites, and educational institutions are all just a short drive away making everyday life effortlessly convenient.





Prime Connectivity

Just 2 km from Varanasi Ring Road and only 1.5 km from Pandeypur Crossing, ensuring smooth access to major city routes.



Essential Conveniences Nearby

Surrounded by reputed schools, hospitals, banks, ATMs, shopping centers, hotels, marriage lawns, and educational institutions, all within a comfortable 2 km radius.



Experience Luxury Living

At Suraj Enclave, luxury meets responsibility. Designed for the modern homeowner, each residence offers premium comfort while embracing ecoconscious living. From energy-efficient designs and ample natural light to green surroundings and smart space planning, Suraj Enclave creates a lifestyle that is both elegant and environmentally aware.

It's more than a home, it's a mindful way of living.



Perfectly positioned for seamless living, this site offers excellent connectivity to key landmarks of Varanasi. Its central location ensures that major travel hubs, cultural sites, and educational institutions are all just a short drive away making everyday life effortlessly convenient.

Key Distance



Airport

17 Km



Cant Railway Station

07 Km



Sarnath

07 Km



Old Vishwanath temple

08 km



Ganga ghat

08 km



Banaras Hindu University

12 Km

Common Area Highlights

Step into a world of refined elegance where every common space is designed to elevate your lifestyle. From grand entrance lobbies with premium finishes to thoughtfully curated landscaped zones, every detail speaks of sophistication. Enjoy beautifully lit pathways, modern seating areas, and serene green retreats that create a perfect balance of comfort and class. These shared spaces aren't just amenities they're crafted experiences that reflect prestige and provide moments of relaxation, interaction, and inspiration every day.



Roof' top yoga and meditation with terrace garden



Roof' top swimming pool with landscaped decking area



Community hall



Library

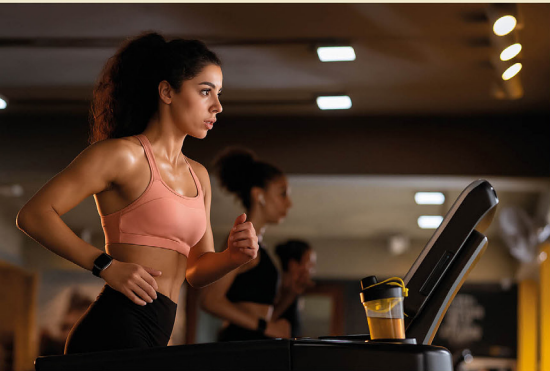


Car washing area



Kids park with swings

Multi equipment gymnegium



Society office



Mini theater



Indoor games



Badminton court



Open gym



Terrace rainwater harvesting system

Park for adults including gazzibo sitting and



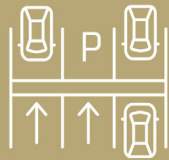
Fountain with rain water harvesting system



All You Need, Already Here

Suraj Enclave is designed to offer a seamless living experience with every essential detail thoughtfully integrated. From secure, multi-level parking and high-speed lifts to uninterrupted power and water supply, every comfort is built-in. Advanced safety systems, rooftop solar panels, and centralized water softening ensure a sustainable lifestyle, while features like intercom connectivity, PNG gas lines, and visitor-friendly planning reflect modern living at its best. With well-paved internal roads and climate-conscious terrace treatments, Suraj Enclave brings together smart infrastructure and refined everyday comfort.

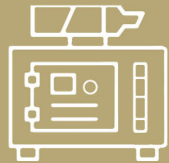
Basic amenities provided



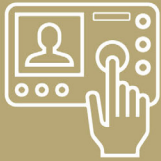
A consolidated parking space for all apartments at basement level, stilt level and open area parking.



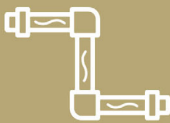
High speed lift facility provided for the vertical movement.



24-hour power backup for common areas and lift and 500 va power backup for each flats.



Intercom facility



PNG gas pipe line



On grid solar panel on roof top



RCC internal campus road



CCTv camera in common areas



Visitors parking



Fire fitting system



24-hour x 7 security guards will be provided by the society.



Common toilet and bathing area provided.



24-hour water supply through centralized water softener plant.



Brick coba treatment of terrace to reduce the heat.

Specifications



Structure:. RCC framed structure and earth quake resistance structure which is certified and vetted by IIT BHU.



Wall Finish:. Internal wall plaster finishes with oil bond distemper with putti/ pop base, external wall plaster finish with high quality Weather Proof paint.



Ceiling Finish:. POP punning only cornice finish with oil bond distemper in Drawing/ Dinning area.



Flooring:. Standard quality ISI vitrified tile flooring with size of 600mm x 600mm and above in bedroom, drawing/ dinning and kitchen area. Anti-skid ceramic vitrified tile of size 300mm x 300m or above on floor and walls of toilet and balcony areas. In Common Areas and staircase marble /granite/ full body tiles flooring.



Fitting & Fixtures:. Concealed cpvc pipe fitting with Jaguar /Pariware/ Cera ISI mark or equivalent CP fitting and Sanitary Fittings.



Kitchen:. Working platform finished with polished Granite/ full body tiles, providing steel finish sink and upto 2 feet ht ceramic tile (dado work) above the working platform, provision of Electrical and Plumbing Fitting for R.O. system, geyser, Mixture Grinder and chimney.



Windows:. UPVC double track window with granite sill and sliding dooors in balcony areas.



Doors:. Hard Wood frames with flush door shutter and main door shuttter finished with both side laminate.



Electricity:. Copper wiring in concealed PVC conduits with modular switches Make- Phinolex/ KEI/ Anchor/Hawels or Equivalent ISI Mark.



Ground Floor with Site Plan



Cluster Plan : 1st to 2nd Floor

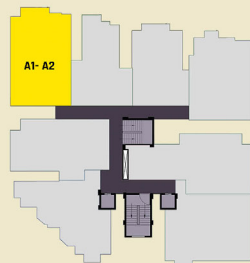


Cluster Plan : Typical 3rd to 11th

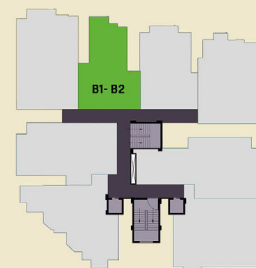


Cluster Plan : 12th Floor



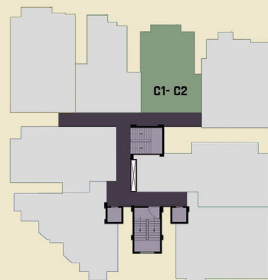
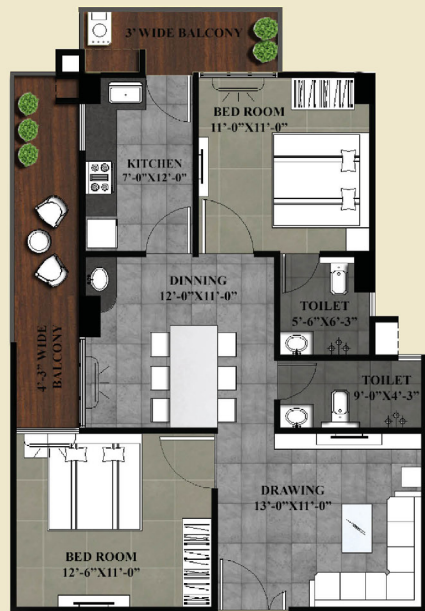


1st and 2nd Floor			
UNIT	A1 & A2 (01 & 09)		
BHK	3		
CARPET AREA	84.09	SQMT	Measure
BALCONY AREA	22.41	SQMT	
BUA	111.03	SQMT	
SUPER BUA	1492.09	SQFT	

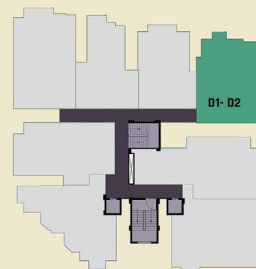


1st and 2nd Floor			
UNIT	B1 & B2 (02 & 10)		
BHK	3		
CARPET AREA	73.17	SQMT	Measure
BALCONY AREA	7.66	SQMT	
BUA	84.77	SQMT	
SUPER BUA	1168.57	SQFT	



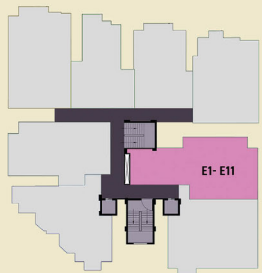


1st and 2nd Floor			
UNIT	C1 & C2 (03 & 11)		
BHK	2		
CARPET AREA	65.38	SQMT	Measure
BALCONY AREA	12.31	SQMT	
BUA	81.05	SQMT	
SUPER BUA	1107.96	SQFT	

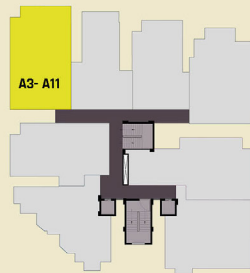


1st and 2nd Floor			
UNIT	D1 & D2 (04 & 12)		
BHK	3		
CARPET AREA	83.53	SQMT	Measure
BALCONY AREA	11.94	SQMT	
BUA	100.51	SQMT	
SUPER BUA	1374.71	SQFT	

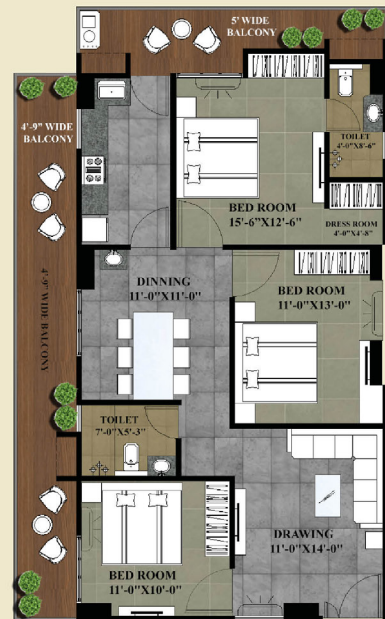


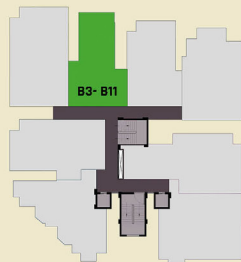


1st and 2nd Floor			
UNIT	E1 & E2 (05 & 13)		
BHK	3		
CARPET AREA	82.05	SQMT	Measure
BALCONY AREA	18.67	SQMT	
BUA	105.05	SQMT	
SUPER BUA	1428.04	SQFT	



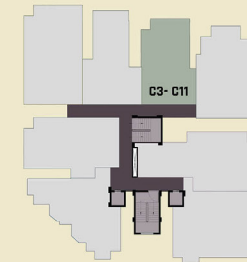
3rd to 11th Floor			
UNIT	A3 to A11 (17 to 81)		
BHK	3		
CARPET AREA	84.09	SQMT	Measure
BALCONY AREA	27.87	SQMT	
BUA	116.49	SQMT	
SUPER BUA	1551.65	SQFT	





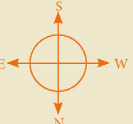
3rd to 11th Floor	
UNIT	B3 to B11 (18 to 82)
BHK	3
CARPET AREA	73.18 SQMT
BALCONY AREA	10.54 SQMT
BUA	87.77 SQMT
SUPER BUA	1200.63 SQFT

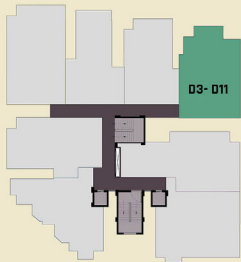
Measure



3rd to 11th Floor	
UNIT	C3 to C11 (19 to 83)
BHK	2
CARPET AREA	65.38 SQMT
BALCONY AREA	17.76 SQMT
BUA	85.5 SQMT
SUPER BUA	1166.6 SQFT

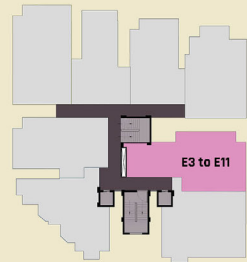
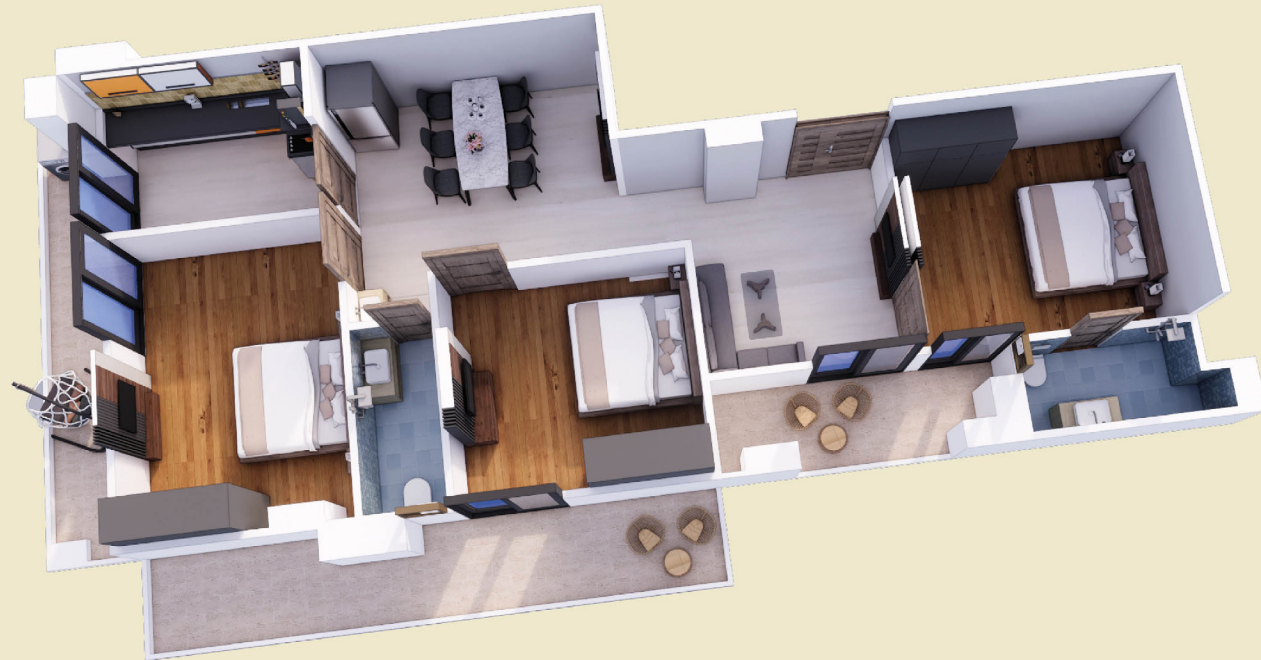
Measure





3rd to 11th Floor			
UNIT	D3 to D11 (20 to 84)		
BHK	3		
CARPET AREA	83.5	SQMT	
BALCONY AREA	16.69	SQMT	
BUA	105.26	SQMT	
SUPER BUA	1425.82	SQFT	

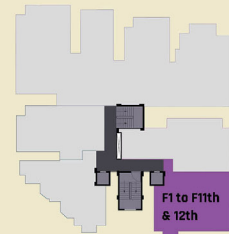
Measure



3rd to 11th Floor			
UNIT	E3 to E11 (21 to 85)		
BHK	3		
CARPET AREA	82.05	SQMT	
BALCONY AREA	31.51	SQMT	
BUA	117.91	SQMT	
SUPER BUA	1566.2	SQFT	

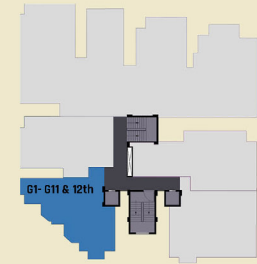
Measure





1st and 12th Floor			
UNIT	F1 to F12 (06 to 86)		
BHK	3		
CARPET AREA	82.01	SQMT	
BALCONY AREA	35.75	SQMT	
BUA	121.78	SQMT	
SUPER BUA	1635.86	SQFT	

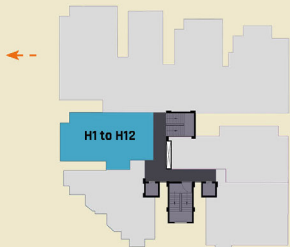
Measure



1st to 12th Floor			
UNIT	G1 to G12 (07 to 87)		
BHK	3		
CARPET AREA	74.28	SQMT	
BALCONY AREA	16.61	SQMT	
BUA	95.01	SQMT	
SUPER BUA	1324.54	SQFT	

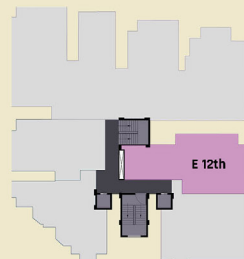
Measure





1st to 12th Floor			
UNIT	H1 to H12 (08 to 88)		
BHK	3		
CARPET AREA	74.28	SQMT	
BALCONY AREA	20.34	SQMT	
BUA	100.01	SQMT	
SUPER BUA	1339.04	SQFT	

Measure



12th Floor			
UNIT	E 12 (89)		
BHK	2		
CARPET AREA	59.14	SQMT	
BALCONY AREA	13.56	SQMT	
BUA	76.61	SQMT	
SUPER BUA	1040.03	SQFT	

Measure



Varanasi where the Ganga flows like a timeless thread through streets of stories, art, and life. Every corner hums with history, every breeze carries whispers of culture, and every home becomes part of a living tapestry. Here, tradition and modernity meet, and the city itself inspires dreams, memories, and the pulse of daily life.



SHIVAKASHI HOMES PVT. LTD.

N.D. Tiwari

Founder, Shivakashi Homes Pvt. Ltd.

N.D. Tiwari is the visionary force behind Shivakashi Homes Pvt. Ltd., a name synonymous with trust and quality in the real estate landscape of Varanasi. With a deep commitment to excellence and a sharp understanding of modern urban living, he has successfully led the development of one of Varanasi's landmark mega residential projects, earning a reputation for timely delivery, uncompromising quality, and customer satisfaction.

With Suraj Enclave, his latest venture in Varanasi, N.D. Tiwari continues his mission of transforming spaces into thoughtfully designed homes that reflect contemporary lifestyles while staying rooted in trust and value. His leadership combines years of hands-on experience with a forward-thinking approach to urban development, making him one of the most respected developers in the region.

Under his guidance, Shivakashi Homes Pvt. Ltd. is not just building homes—but building communities and a brighter future for the city.

DEVELOPERS



396/1 Vindhyawasini Nagar,
Ganga Pradushan Road Bhagwanpur, BHU, Varanasi, 221005

SITE ADD/ SITE OFFICE

Arazi no.-492, Chhota Lalpur, Pandeypur,
Near Dr. Ghanshyam Singh P.G. Collage, Varanasi - Azamgarh Highway
Mauza- Marhawa, Pargana -Shivpur, Tehsil- Sadar, Dist.-Varanasi

ARCHITECTS

Neev Architects and interior designers (Ar. Rajkumar)
Mob. No.- 9565253237, Email id.-neev.architecture@gmail.com

LEGAL ADVISOR

Adv. Arvind srivastav, chamber no.- 87,
Banaras Bar Association Building, Mob. No.- 8808063333

MARKETING

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