

RERA Registration Number
UPRERAPRJ757815/04/2025

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A/c No - 44002834426 | State Bank Of India



Crafted for Comfort Designed for Life





Varanasi and Chandauli

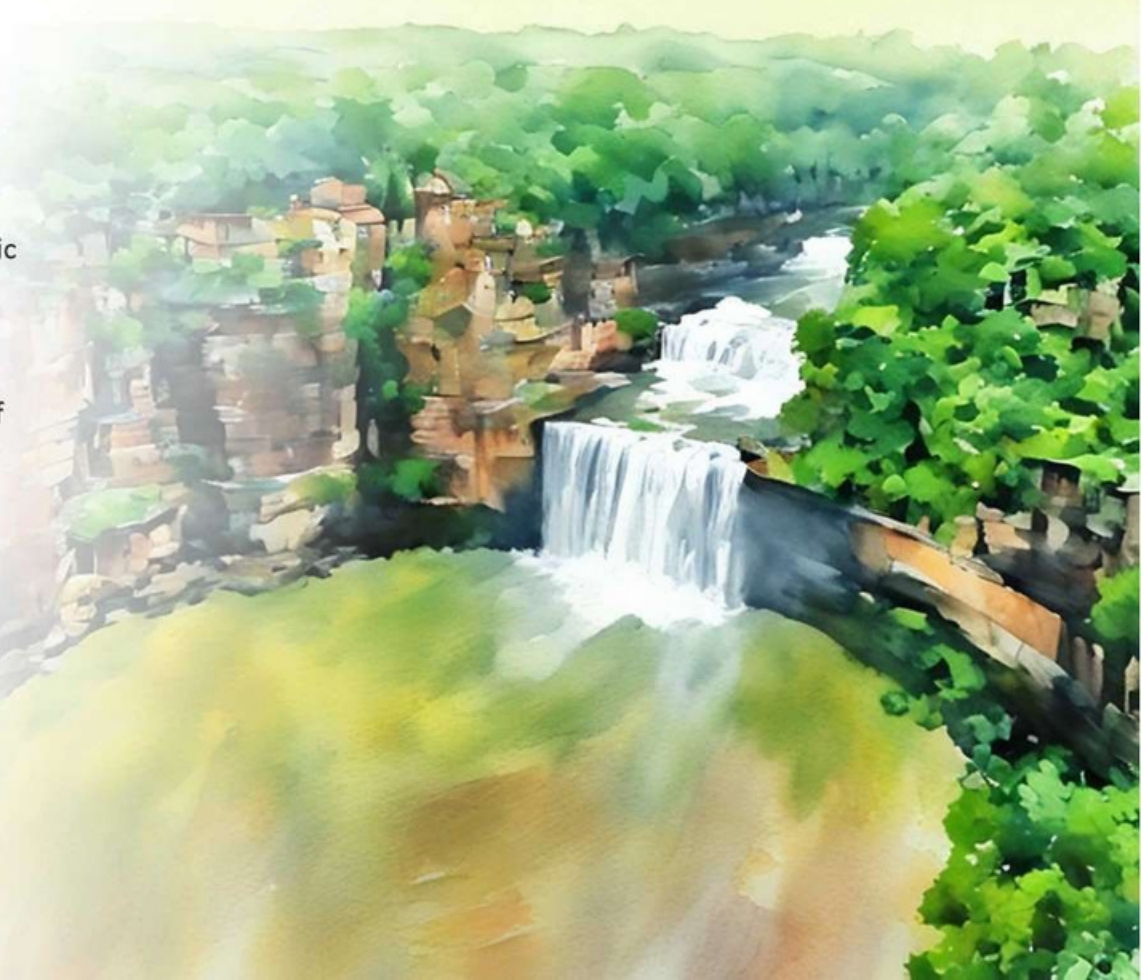
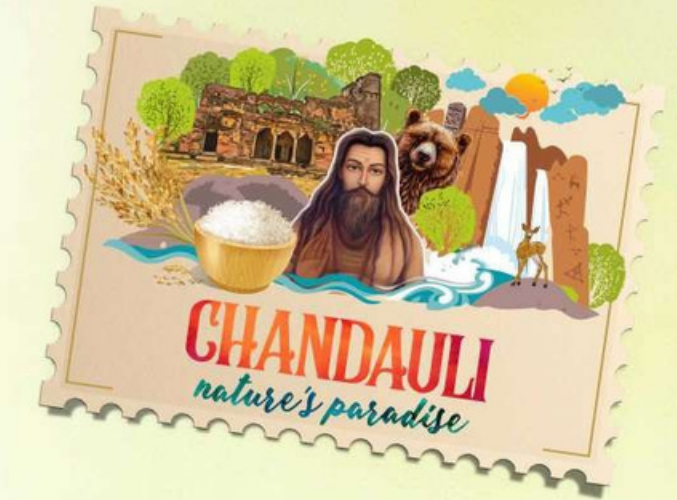
where spiritual grace meets natural beauty

Welcome to **Shubh Kamna Heights**, a landmark residential destination nestled in the tranquil heart of Chandauli, just a short drive from the spiritual capital of India - Varanasi. This upcoming real estate gem offers not just homes, but a lifestyle immersed in culture, nature, and serenity.

Varanasi, one of the world's oldest living cities, radiates with spiritual energy, vibrant traditions, and timeless charm. Its ghats, temples, and cultural vibrancy make it a city like no other. Just beyond the city's bustling rhythm lies **Chandauli** - a pristine haven of natural beauty. From the lush Chandra Prabha Wildlife Sanctuary to the majestic Devdari and Rajdari Waterfalls, Chandauli is a canvas of green hills, fresh air, and untouched landscapes.

Shubh Kamna Heights brings you the rare privilege of living between these two worlds - the spiritual richness of Kashi and the scenic calm of Chandauli. Thoughtfully designed for modern comfort and peaceful living, this residential enclave offers spacious homes, smart amenities, and a lifestyle that blends tradition with tranquility.

Whether for a peaceful retreat, a family home, or a smart investment, **Shubh Kamna Heights** is your gateway to inspired living - where every sunrise brings peace, and every sunset whispers blessings.



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Experience luxurious living in our beautifully designed housing project, nestled in a prime location. **SHUBH KAMANA HEIGHTS** offers a perfect blend of comfort, convenience, and style, making it an ideal choice for those seeking a peaceful and serene living environment.

Our apartments are designed to provide ample space, natural light, and ventilation, ensuring a comfortable living experience. With modern amenities and high-quality finishes, our apartments are perfect for those who value style and sophistication.

Meticulous Zoning and clear distinction between private and public area within the apartment complex evokes a sense of security and comfort.

It is designed for over 1000 families to live in peace, quite and harmony.



Unmatched Lifestyle Unparalleled Amenities

Step into a world where every detail is thoughtfully designed to elevate your everyday living. Our project boasts an impressive array of **state-of-the-art amenities** that cater to all age groups and lifestyles. From a refreshing swimming pool and a fully-equipped gymnasium to an elegant clubhouse perfect for community gatherings, every space inspires vitality and connection. Children can indulge in joy at the dedicated play zones, complete with swings, slides, and vibrant activity parks, while sports enthusiasts will enjoy the badminton and basketball courts with comfortable seating areas.

Relax amidst lush landscaped gardens, serene fountains, and peaceful gazebo sittings, or unwind in the tranquil Nana Nani Park, Yoga & Meditation Park, and water body with a picturesque bridge. Celebrate life with performances at the open-air amphitheatres and stage area, or find solace in the spiritual ambiance of the onsite temple. A scenic jogging track weaves through the greenery, and a well-planned commercial plaza ensures convenience is always close at hand.

This is not just a home - it's a thoughtfully curated lifestyle designed for comfort, recreation, and peace of mind.



Amphitheatres



Basketball Court



Badminton Court



Gazebo Seating



Gym

State-of-Art Amenities



Children Playing Zone



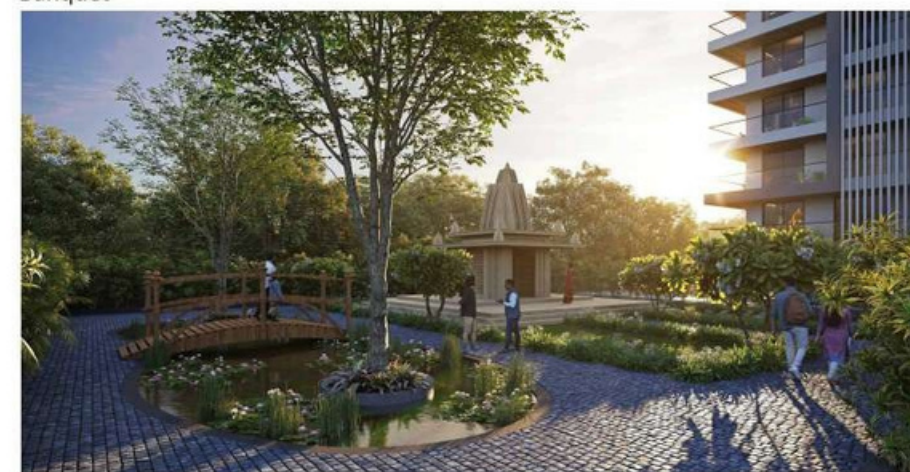
Clubhouse



Indoor Game Zone



Banquet



Temple Area



Yoga & Meditation Park



Commercial Plaza



Key Features

- Integrated community of 2BHK & 3BHK Flats
- Wide Range of Spacious and well ventilated flats
- Designer Gate & Boundary walled Complex
- Designer External Lighting
- Vastu compliance layout
- Automatic Elevator with decorative lobby
- Brick batcoba treatment on terrace
- More than 65% open space
- Ample parking space at stilt & open
- Visitor's Car Parking
- Spacious apartments with modern finishing
- Prime location with easy access to amenities
- Modern amenities for a luxurious lifestyle
- 24/7 security and CCTV surveillance
- Sustainable design and energy-efficient systems
- Gated Society
- Antitermite treatment
- Rain Water Harvesting
- Piped Gas Supply Arrangement
- 24 hr Power Back-up in common areas
- 24 hr Power Back-up in flats (condition apply)
- Intercom Facility within the Complex including Security Gate
- Earthquake Resistant RCC Frame Structure
- Design as per Seismic Zone
- Sewage treatment plant foundation protected against termites
- Provision of Solar lighting in common areas
- VDA approved & RERA registered project

Brief Specifications

STRUCTURE

Earthquake resistance R.C.C frame structure .VETTED By IIT BHU

Steel

- Tata, JSW & Jindal

Cement

- Branded cement

R.C.C.

- In-house RMC plant for best quality construction.

WALL FINISHING

Living & Dining

- Wall Putty/Primer

Bedroom

- Wall Putty/Primer

External Façade

- Weather coat/ Equivalent Paint for Aesthetic Elevation

Kitchen

- Designer ceramic tiles upto 2'0" ht. above granite platform

Toilet

- Designer ceramic tiles upto full ht.

Lift & Lobby

- Selected granite/ Tiles

FLOORING

Living & Dining

- 4'x2' Glazed Vitrified Tiles

Master Bedroom

- 4'x2' Glazed Vitrified Tiles

Other Bedroom

- 4'x2' Glazed Vitrified Tiles

Kitchen

- Ceramic Tiles

Balcony & Toilet

- Anti Skid Ceramic Tiles

Stairs & Corridor

- Granite/Stone

Parking & Drive way

- Paved/Concrete

CP FITTING/SANITARY WARE

Kitchen

- Jaquar or Equivalent Stainless Steel Sink

Toilet

- Jaquar or Equivalent conventional fitting

Toilet Sanitary ware

- Jaquar or Equivalent sanitary ware

Utility

- Balcony Washing Machine Point

DOOR & WINDOW

External Door & Window

- UPVC / Aluminum Sliding type (Powder Coated)

Door Frame

- Wooden frame painted to suite décor

Main Door

- Skin panel door

Internal Door

- Both Sided laminated flush door

ELECTRICAL

3-Phase supply with concealed wiring & modular switches

Drawing/dinning

- AC wiring with AC point

Bedroom

- AC wiring with AC point

Kitchen

- Multiple power point for Home appliances & Geyser

Toilet

- Geyser point

Utility

- Balcony Power point for Washing Machine

LIFT (per Block)

Passenger Lift (2Nos) - High quality Automatic 13 passenger lift

Service Lift

- High quality Automatic lift

RAILING

Balcony

- Glass railing

Stair

- SS railing



Bedroom



Dining Area



Kitchen



Living Room





-  Unit 01 3BHK
-  Unit 02 3BHK
-  Unit 03 3BHK
-  Unit 04 2BHK
-  Unit 05 3BHK

-  Unit 06 3BHK
-  Unit 07 2BHK
-  Unit 08 3BHK
-  Unit 09 3BHK
-  Unit 10 3BHK

LEGEND

-  Entrance Gate
-  Gaurd Room
-  Fountain
-  Activity Park
-  Club House
-  Swimming Pool
-  Changing Rooms
-  Badminton Court With Sitting
-  Gazebo Sitting
-  Basket Ball Court With Sitting
-  Amphitheatre
-  Performance Stage
-  Kids Play Zone
-  Nana Nani Park
-  Yoga & Meditation Park
-  Water Body With Bridge
-  Temple
-  Jogging Track
-  Parking
-  Commercial Plaza

Floor Plan



Built for families.
Designed for life.



unlocking the door
to your perfect home



how to reach...



Prime Location

Shubhkamna Heights is strategically located at 8 lanes NH-2 (Delhi - Kolkata) in PDDU Nagar, Uttar Pradesh

- Transportation hubs
- Schools
- Shopping centers
- Restaurants
- Entertainment options

Distance from key Landmarks

0.0 KM	: 8 lanes NH-2 (Delhi - Kolkata)
5.0 KM	: DDU Nagar Railway Station
16.0 KM	: BHU
13.0 KM	: Ramnagar
3.0 KM	: P.W. Gurukulam
6.5 KM	: IP Mugalsarai
41.0 KM	: Airport

- 1- do not scale the drawing follow only figured dimentions.
- 2- all drawings should be read in conjunction with other relevant structural & services drawings any discrepancy or ambiguity in either should be brought to notice of the architect.
- 3- all floor level are finished floor level.
- 4- floor finish taken as 50mm.
- 5- all dimensions given in this drawing are in feet-inches.
- 6- this drawing is the property of architect .



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ARAZI NO. 538MI, 542MI, 546, 547, MAUJA- GODHANA, PARAGANA-DHOOS,
TEHSIL- P.D.U. NAGAR, DISTT- CHANDAUJI / UTTAR PRADESH
8533-86-1394, 8791-65-9919

FOR ANY QUERY PLEASE CONTACT

8533-86-1394

8791-65-9919

VDA APPROVED



SHUBH KAMNA
HEIGHTS

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