

Connecting Spaces,  
Creating Homes



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2 & 3 BHK green homes at Rajatalab, Varanasi, Uttar Pradesh  
UP RERA Reg. No. UPRERAPROJ616042, UP RERA Webside : [www.up-rera.in](http://www.up-rera.in)

# VARANASI-YOUR GATEWAY TO PROSPERITY AND IMMEASURABLE WORTH



Varanasi, also known as Banaras or Kashi, is one of the oldest continuously inhabited cities in the world. Situated on the banks of the sacred Ganges River in the northern Indian state of Uttar Pradesh, Varanasi holds immense religious and cultural significance.

## Religious Significance:

Varanasi is a major pilgrimage site for Hindus and is considered one of the seven holiest cities in Hinduism. The city is closely associated with Lord Shiva, one of the principal deities in Hinduism, and is believed to be the place where he is present in the form of the Jyotirlinga (lingam of light) at the Kashi Vishwanath Temple.

## Cultural Heritage:

Varanasi is a hub of art, music, and literature and has a rich cultural heritage. It has been a center of learning and philosophy for centuries, with numerous scholars, poets, and musicians contributing to its cultural tapestry.

## Ganges River:

The Ganges River holds great importance in Hinduism, and Varanasi's ghats (steps leading to the river) are a focal point for religious ceremonies and rituals. The daily Ganga Aarti, a mesmerizing ritual performed at the Dashashwamedh Ghat, attracts a large number of tourists and pilgrims. Historical Significance: Varanasi has a long and complex history, with evidence of human habitation dating back thousands of years. The city has witnessed the rise and fall of various dynasties and empires.

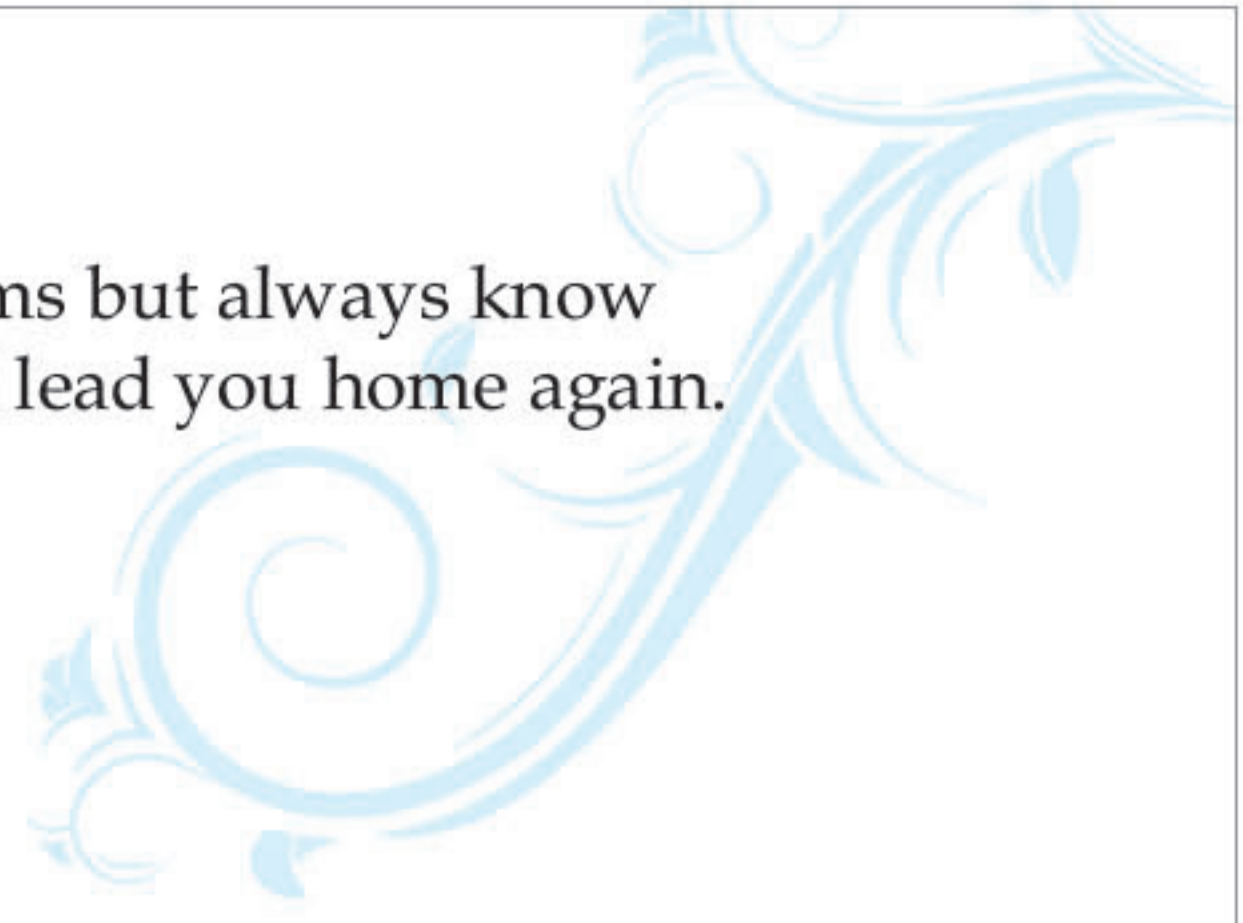
## Varanasi Tourism:

Varanasi attracts tourists from around the world who come to experience its spirituality, vibrant culture, and unique atmosphere. Boat rides along the Ganges and exploring the narrow winding lanes of the city are popular activities. Despite the challenges and changes over the years, Varanasi continues to be a symbol of India's deep-rooted spirituality and cultural heritage. The city's timeless appeal makes it a must-visit destination for those seeking a profound cultural and religious experience.



# Nature Calling

Chase your dreams but always know the road that will lead you home again.



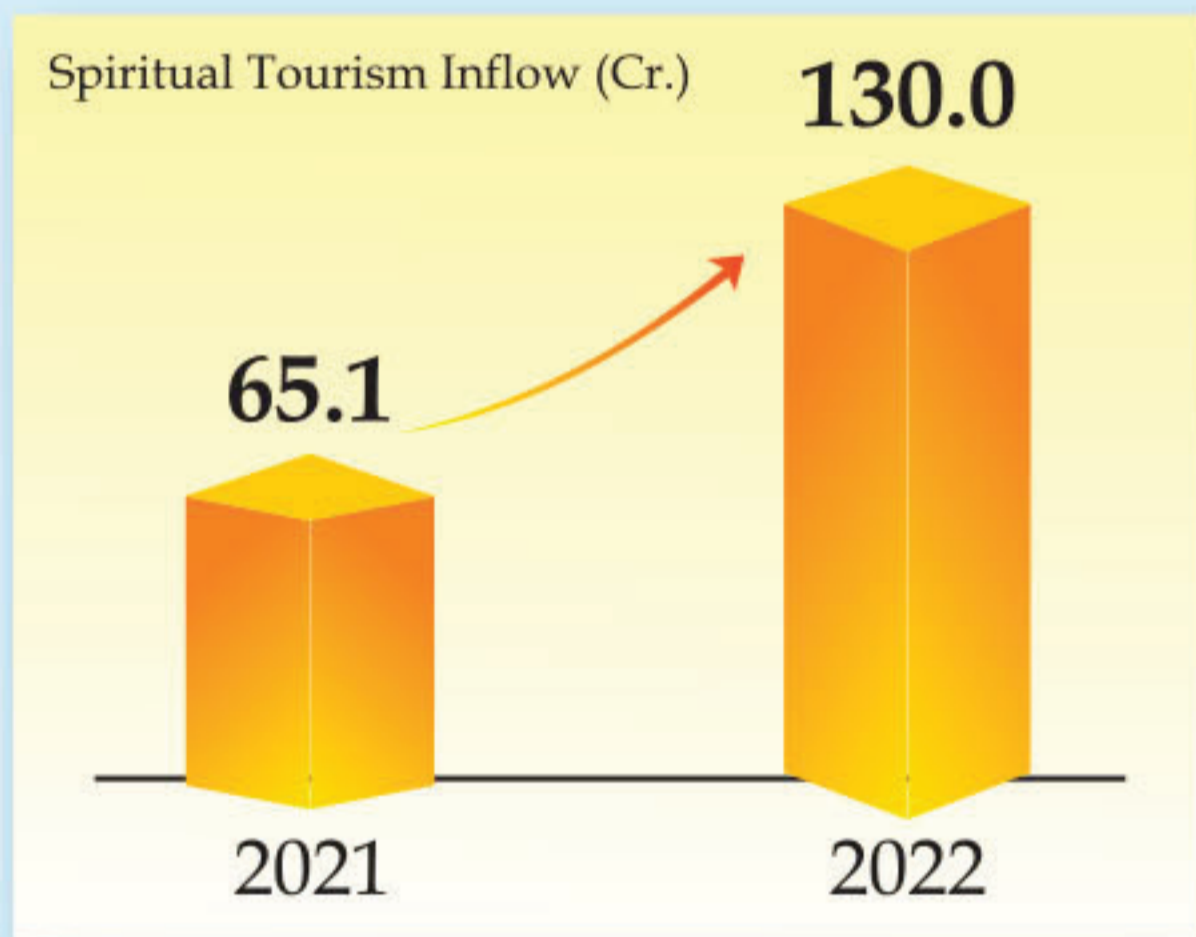
# Temple Town prepare the way for development

## RELIGIOUS AND SPIRITUAL TOURISM ACCOUNTS FOR OVER 60% OF INDIA'S TOURISM

For centuries, the tapestry of Indian culture has been interwoven with the threads of religious tourism. With time, the landscape has evolved, shaped by the development and expansion of facilities that cater to these reverent souls. This evolution doesn't just impact the tourism industry, it breathes life into opportunities, nurturing both employment and self-employment avenues.

**110% YoY Growth in Spiritual Tourism**

**105% Growth in Spiritual Tourism Revenue**



### HISTORIC TEMPLE TOWNS & THEIR ECONOMIC GROWTH

Spiritual Tourist Destinations	Before Redevelopment (No. of pilgrims)	After Redevelopment (No. of pilgrims)
Kashi Vishwanath, Varanasi	80,00,000	7,00,00,000
Chardham Yatra, Kedarnath	4,00,000	20,00,000
Pavagadh, Gujrat	4,000	80,000

\*Source : Ministry of Tourism.



# VARANASI\*

Home to

Kashi Vishwanth Temple and one of the twelve Jyotirlingas, Varanasi has witnessed a transformative revolution in the last decade. Before the renovation, approximately 80 L people visited Kashi Vishwanath Dham annually, but tourist footfall exceeded 7 Cr. last year. The development has enabled influx of tourism from 6.7 Mn in 2019, to more than 70 Mn tourists in 2022. Real Estate Prices have increased 3.8X in the last 10-12



<b>2014</b> Varanasi Master Plan 2031 approved	<b>2015</b> Annoucement of Rudraksh Convention Centre	<b>2016</b> Varanasi Smart City Initiatives	<b>2017</b> Smart City Varanasi Plan	<b>2018</b> Inauguratio of Ring Road, Babatpur Mairport road in Varanasi on NH-56	<b>2019</b> Varanasi Integrated Smart Solution Plan
	<b>2020</b>	<b>2021</b> Vishwanth Coridor to ensure easy movement of pilgrims	<b>2022</b> Namo Ghat Development Plan-Langest Ghat on the bank of Ganga	<b>2023</b> International Cricket Stadium	

**REAL ESTATE PRICE APPRECIATED BY 3.8X\***



# MATHURA\*

Birthplace of

Shri Krishna, one of northern India's most famous religious destinations with various destinations with various infrastructure developments undertaken by the government, the location, the location has over time witnessed tremendous growth in terms of investment of various industries. From the opening of Prem Mandir & Yamuna Expressway in 2012 to special helicopter service in 2023 the city has seen major progress leading to an increase in real estate prices 3.7X in the 10-12 years.

<b>2012</b> Prem Mandir & Yamuna Expressway Opened to Public	<b>2013</b> JNNURM Urban Renewal Projects Annouced	<b>2014</b> ISKON announced tallest Chandrodaya Mandir	<b>2015</b> Krishna Tourist Circuit Development	<b>2016</b> Infrastructure Projects in the City-Rail, Bus, Service from Mathura to Vrindavan, Braj Holi and City Development Grants from the World Bank	<b>2017</b> Mathura Vrindavan Civic Body Merger
Ravamped Mathura Station, Mumerous Trais from Delhi, Mumbai, Lucknow, Jaipur and Various Other Cities					
<b>2018</b> Goverdhan Parkrama Development	<b>2019</b> Highway connecting Vrindavan, Mathura Gokul and Mahavan announced	<b>2020</b>	<b>2021</b> Smart City Mathura	<b>2022</b> Vrindavan River Front development	<b>2023</b> Helicopter Service
			Oxygen Plant IOCL	Pepsico Greenfield manufacturing Plant, Compressed bio-gas plant.	19 City Infrastructure Projects

**REAL ESTATE PRICE APPRECIATED BY 3.7X\***

# SHIRDI\*

Located in the

Ahmednagar district of Maharashtra, Shirdi is a small town that is home to the Shirdi Sai Baba Temple. The serene atmosphere, coupled with the presence of the saint's Samadhi, lends on aura of peace and devotion to the town. The pious town has over time witnessed an annual tourist footfall of 13 million.



<b>2012</b>	<b>2013</b> Shirdi Parsadalaya gets ISO cerfication	<b>2014</b>	<b>2015</b>	<b>2016</b>	<b>2017</b> Commercial flights operation starts	<b>2018</b>	<b>2019</b> Shirdi included in Pilgrimage scheme
	New Sai Shrine of Kudroli Temple				3200 cr. development plan approved	New flights from Surat, Mumbai started	runway extention
Direct Trains from Delhi, Mumbai and other metro cities.							
	<b>2020</b>	<b>2021</b> Airport gets approval for cargo transport	<b>2022</b> Nagpur Mumbai Expressway opens for public	<b>2023</b>			

**REAL ESTATE PRICE APPRECIATED BY 2.1X\***

Welcome to **SJRS Infracity** family - Transforming Spaces, Building Communities. At SJRS Infracity, we're not just evolving; we're redefining the way communities come to life. With a legacy of More than Forty Years in the land management sector, we're excited to unveil our transformation into a dynamic Group Housing Company.

### **Embrace the Future of Living:**

Step into a world where innovation meets comfort, and sustainability intertwines with style. Our transition signifies a pivotal moment in our journey as we shift our focus towards not just managing land but curating vibrant, sustainable communities where families thrive and connections flourish.

### **What Sets Us Apart:**

**Experience Matters:** With decades of experience, we bring a wealth of knowledge to every project, ensuring a seamless transition from land management to crafting thoughtfully designed living spaces.

### **Community-Centric Approach:**

We believe in the power of community. Our commitment goes beyond bricks and mortar; it's about creating environments that foster meaningful connections and shared experiences.

### **Innovation in Every Detail:**

From architectural brilliance to sustainable practices, innovation is at the heart of everything we do. Explore a new era of housing solutions designed to elevate your lifestyle. Join us on this exciting journey as we redefine not just spaces, but the very essence of living. Welcome to SjrInfracity, where homes transcend expectations, and communities flourish.



# Tower Plan



# Tower Floor Plan



We value the faith you put us when you choose SJRS Infracity. That is why, the sample apartment is based right in the actual building, so that you get a complete and real picture of life here. From light to ventilation you can know every fine detail of your residence before you decide, details that no drawing can give you.



Bless our house as we come and go. Bless our home as the children grow. Bless our families as they gather.





# Our assuring



Kids play area



Green area



Thoughtfully open area



100% Power Backup



Close Car Parking



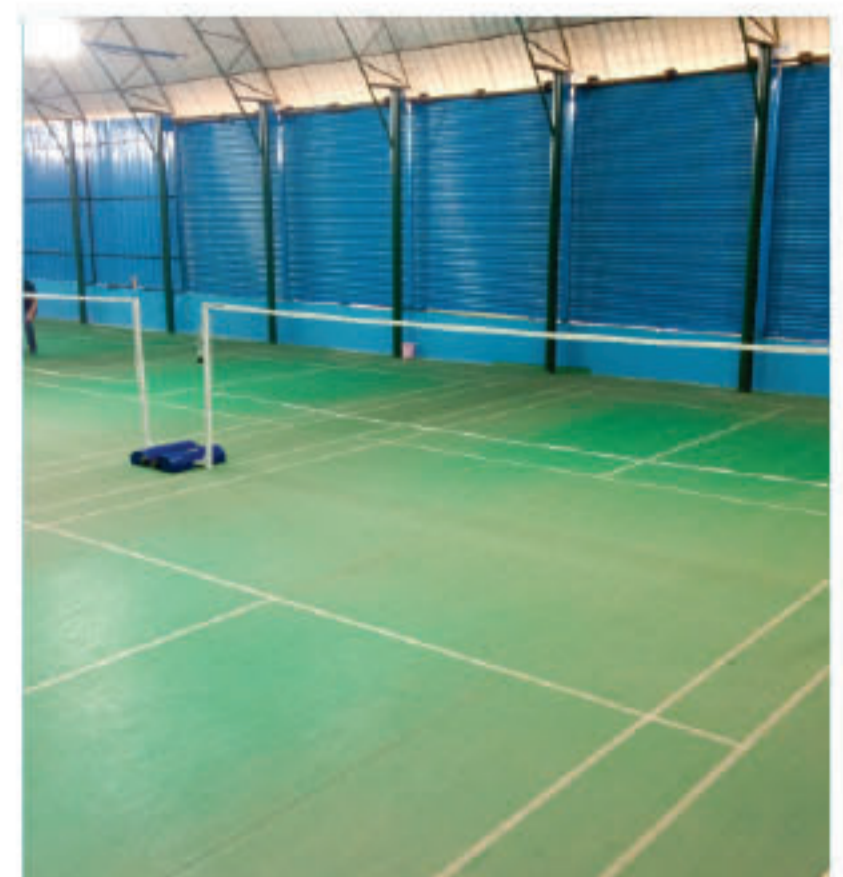
24 Hours CCTV Surveillance



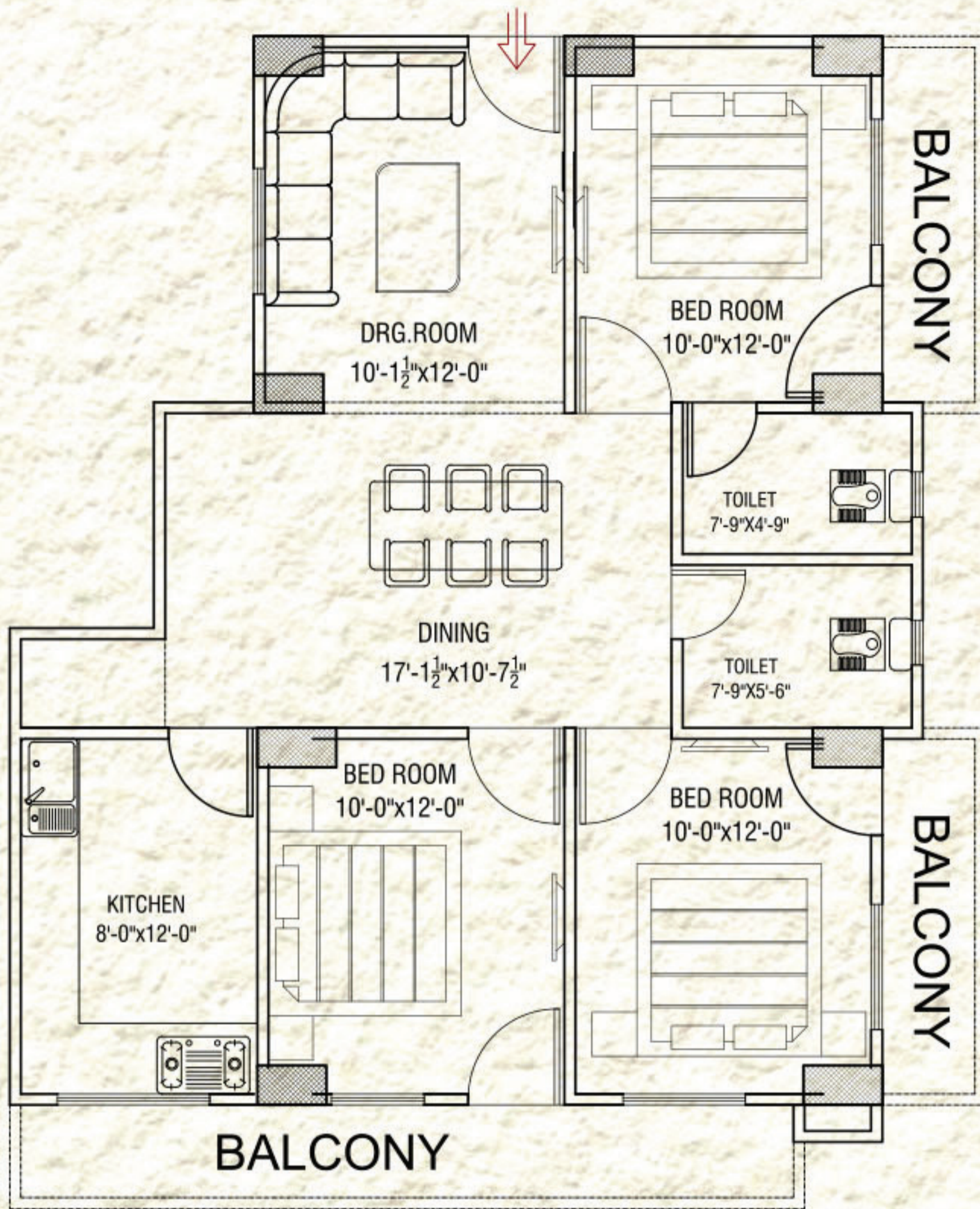
24 Hours Gaurd Security



Jogging Track



Badminton Court



Flate No. 101

# 3 BHK

Super Built Area : 1403 Sq. Ft.



AREA	Sq. ft.	Sq. m.
CARPET AREA	826.00	80.26
BUILD UP AREA	1123.00	104.33
BALCONY	189.00	70.55
SUPER BUILD AREA	1403.00	130.34

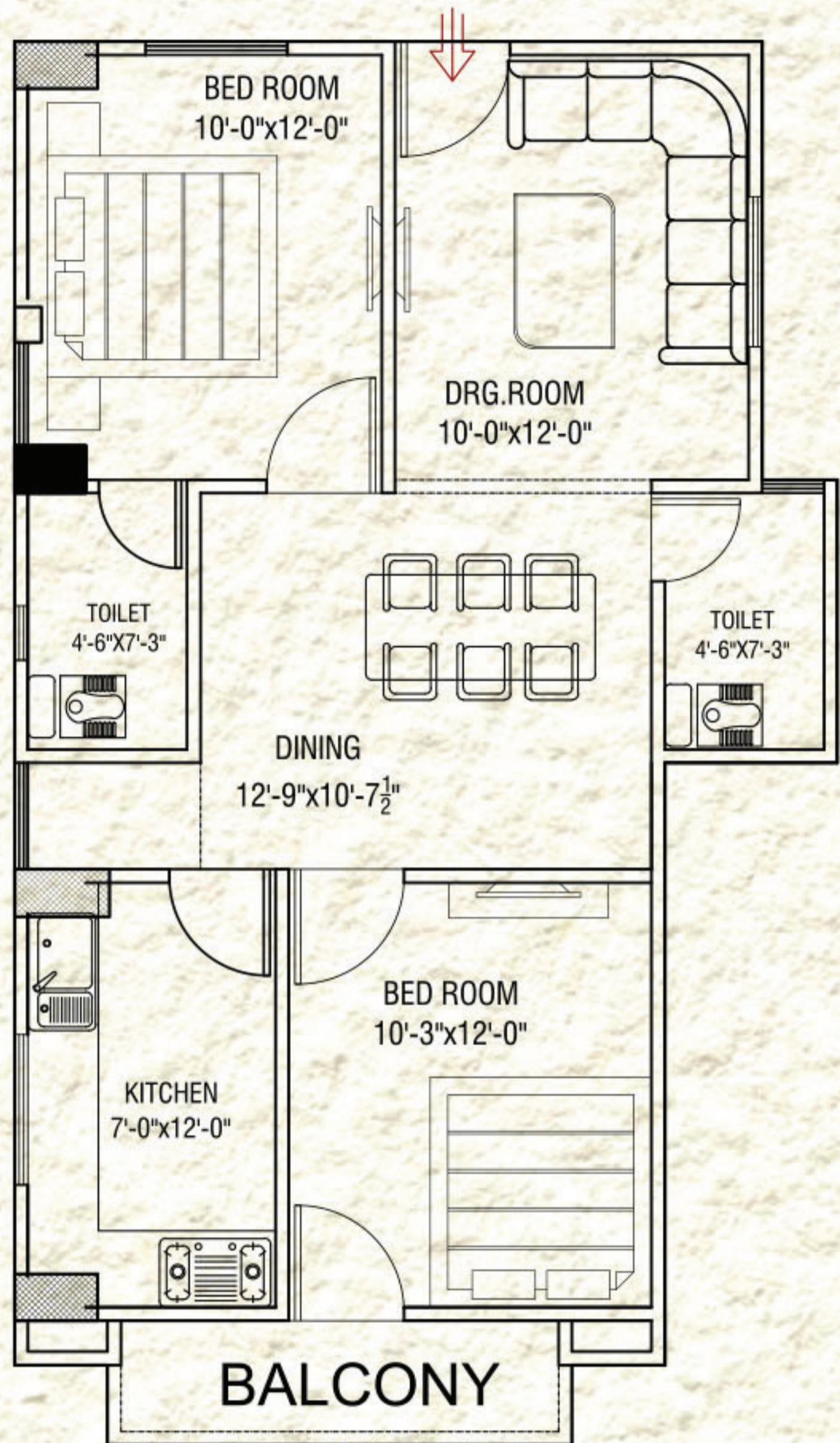
Sq. ft. = Square feet | Sq. m. = Square meter



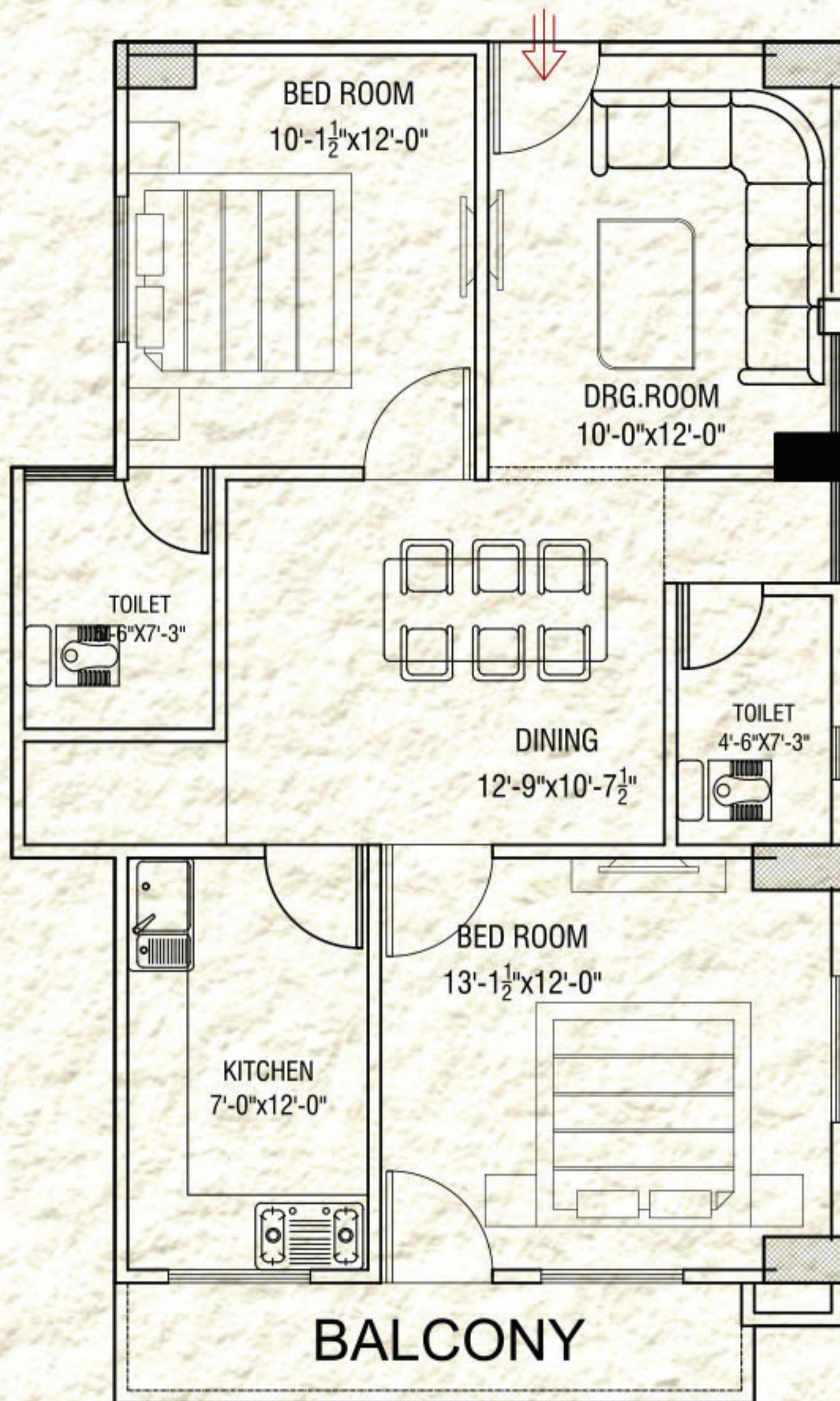
Flate No. 102

# 2 BHK

Super Built Area : 986 Sq. Ft.



AREA	Sq. ft.	Sq. m.
CARPET AREA	660.00	61.31
BUILD UP AREA	789.00	73.30
BALCONY	52.00	4.85
SUPER BUILD AREA	986.00	91.60



Flate No. 103

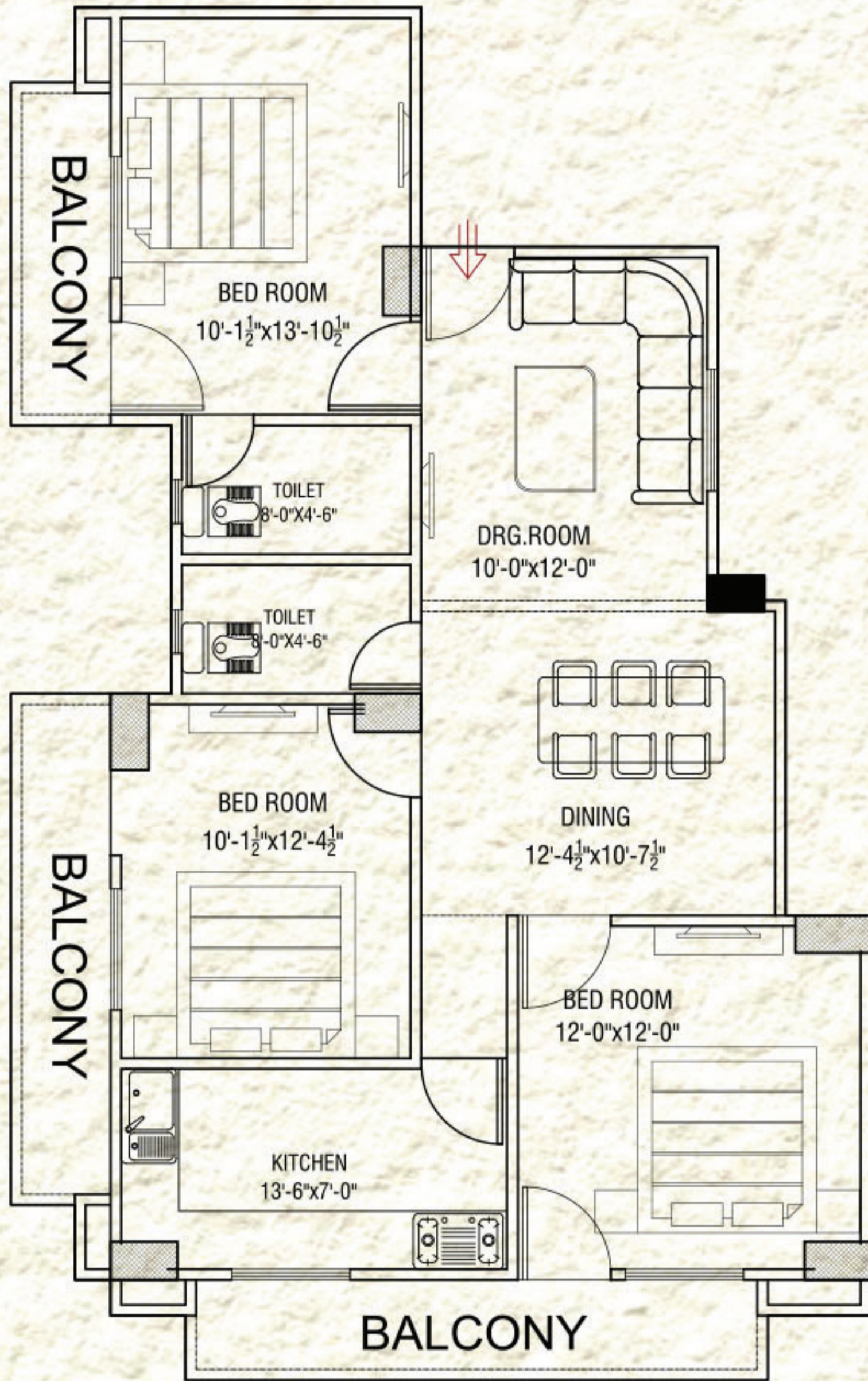
## 2 BHK

Super Built Area : 1087 Sq. Ft.



AREA	Sq. ft.	Sq. m.
CARPET AREA	683.00	63.45
BUILD UP AREA	870.00	80.82
BALCONY	68.00	6.31
SUPER BUILD AREA	1087.00	100.98

Sq. ft. = Square feet | Sq. m. = Square meter



● Flat No. 104

# 3 BHK

Super Built Area : 1407 Sq. Ft.



AREA	Sq. ft.	Sq. m.
CARPET AREA	864.00	80.26
BUILD UP AREA	1126.00	104.60
BALCONY	187.00	70.37
SUPER BUILD AREA	1407.00	130.71

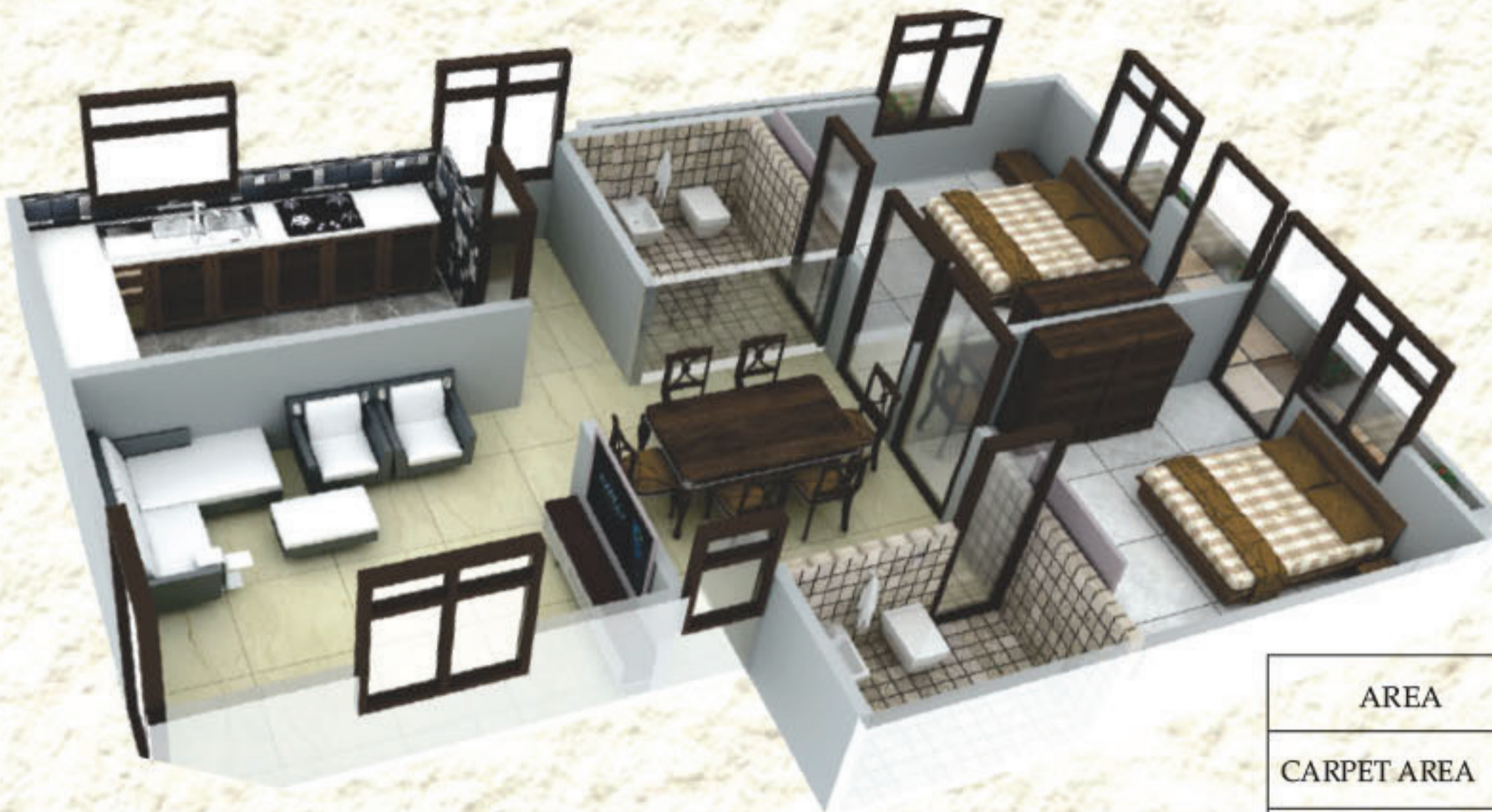
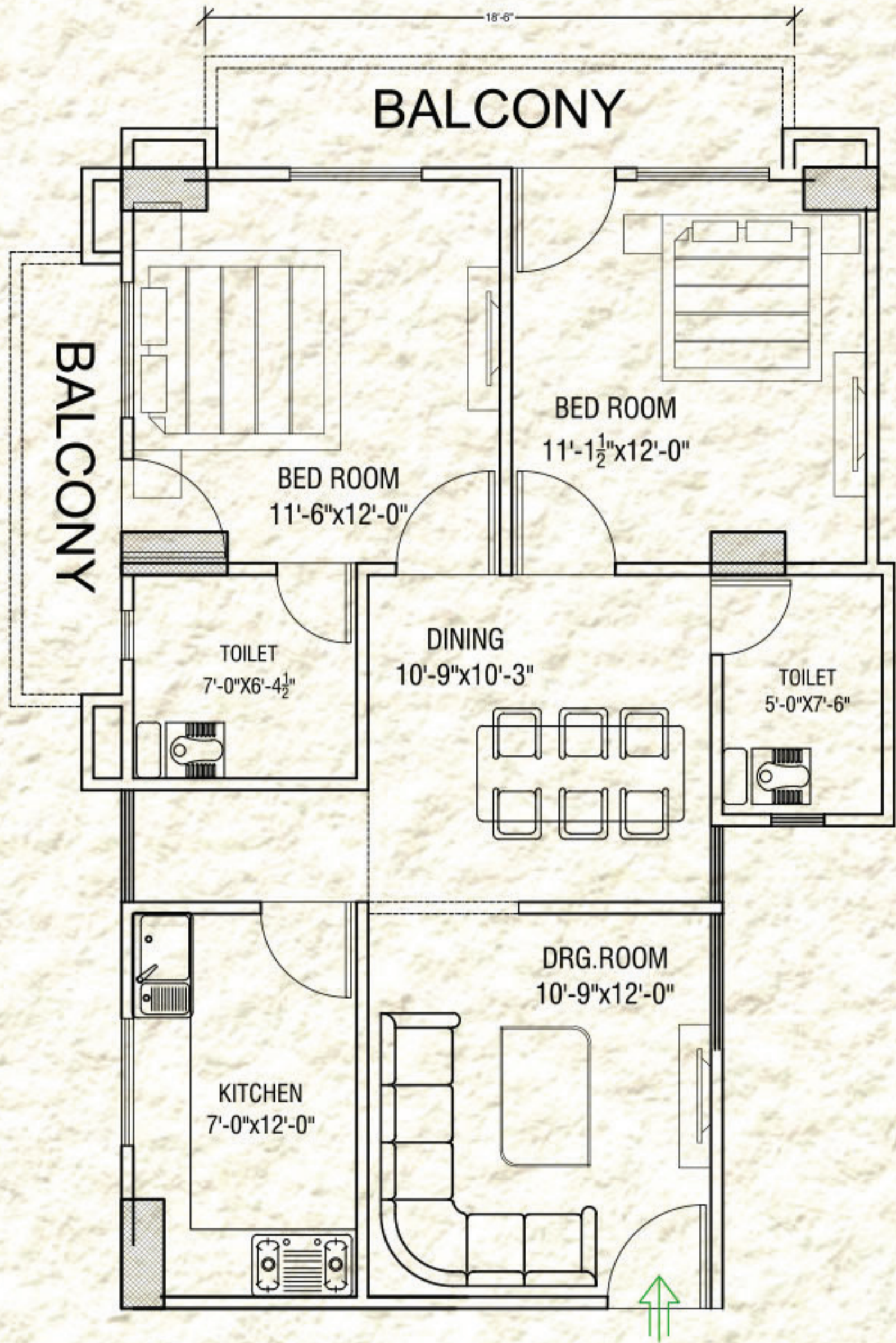
Sq. ft. = Square feet | Sq. m. =Suare meter



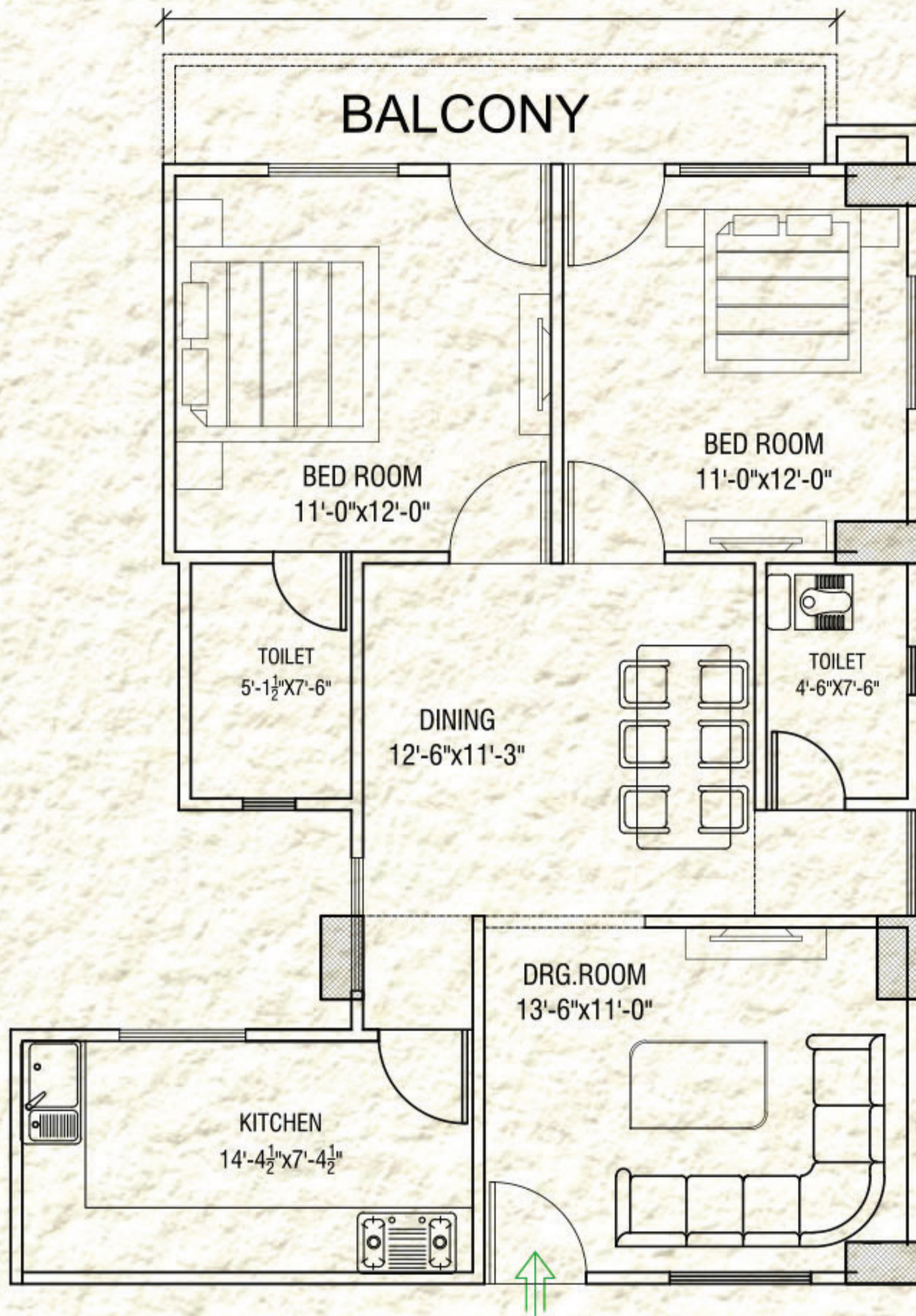
Flate No. 105

# 2 BHK

Super Built Area : 1133 Sq. Ft.



AREA	Sq. ft.	Sq. m.
CARPET AREA	702.00	65.21
BUILD UP AREA	907.00	84.26
BALCONY	128.00	11.89
SUPER BUILD AREA	1133.00	105.25



Flate No. 106

## 2 BHK

Super Built Area : 1168 Sq. Ft.



AREA	Sq. ft.	Sq. m.
CARPET AREA	759.00	70.51
BUILD UP AREA	935.00	86.86
BALCONY	78.00	7.24
SUPER BUILD AREA	1168.00	108.51

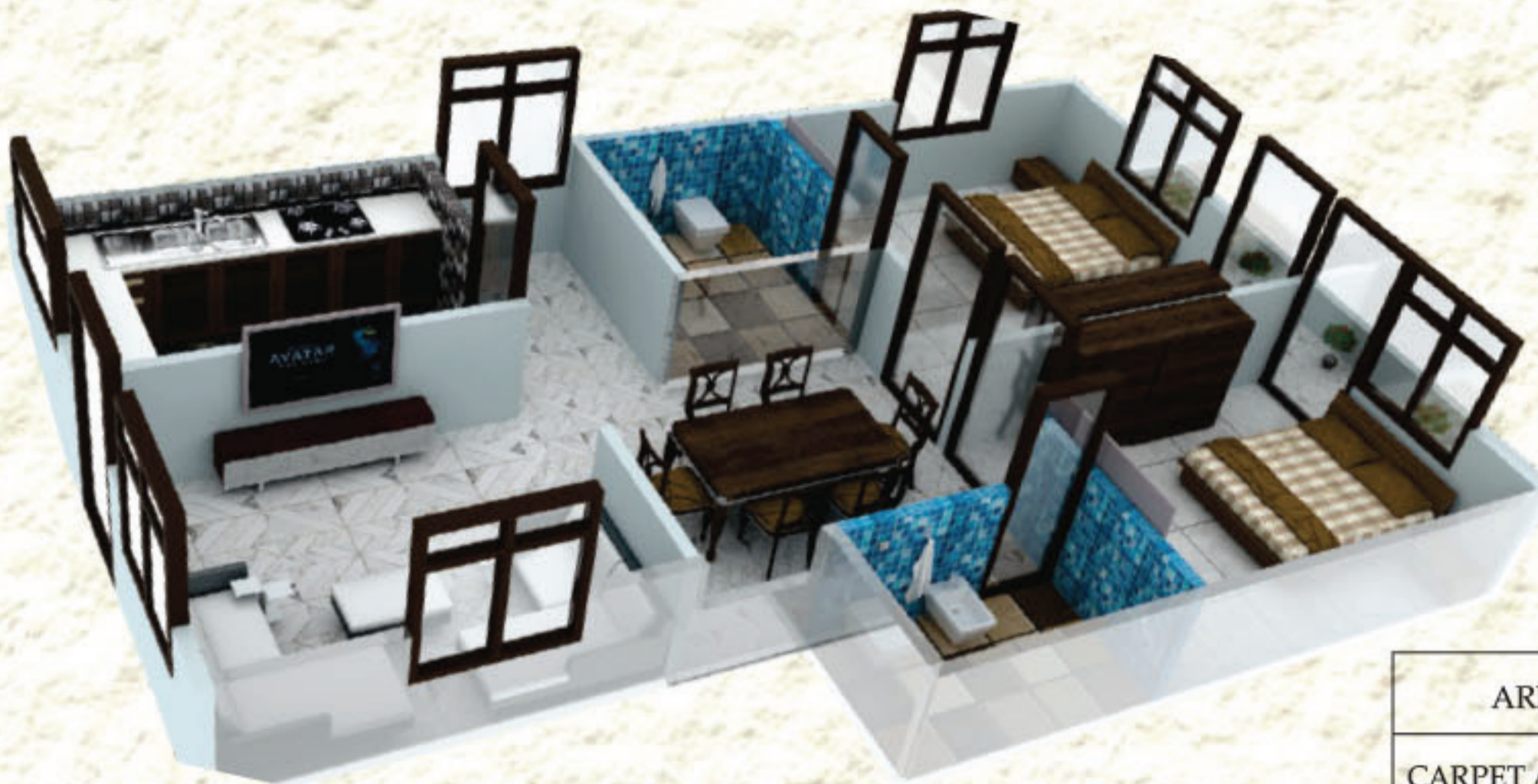
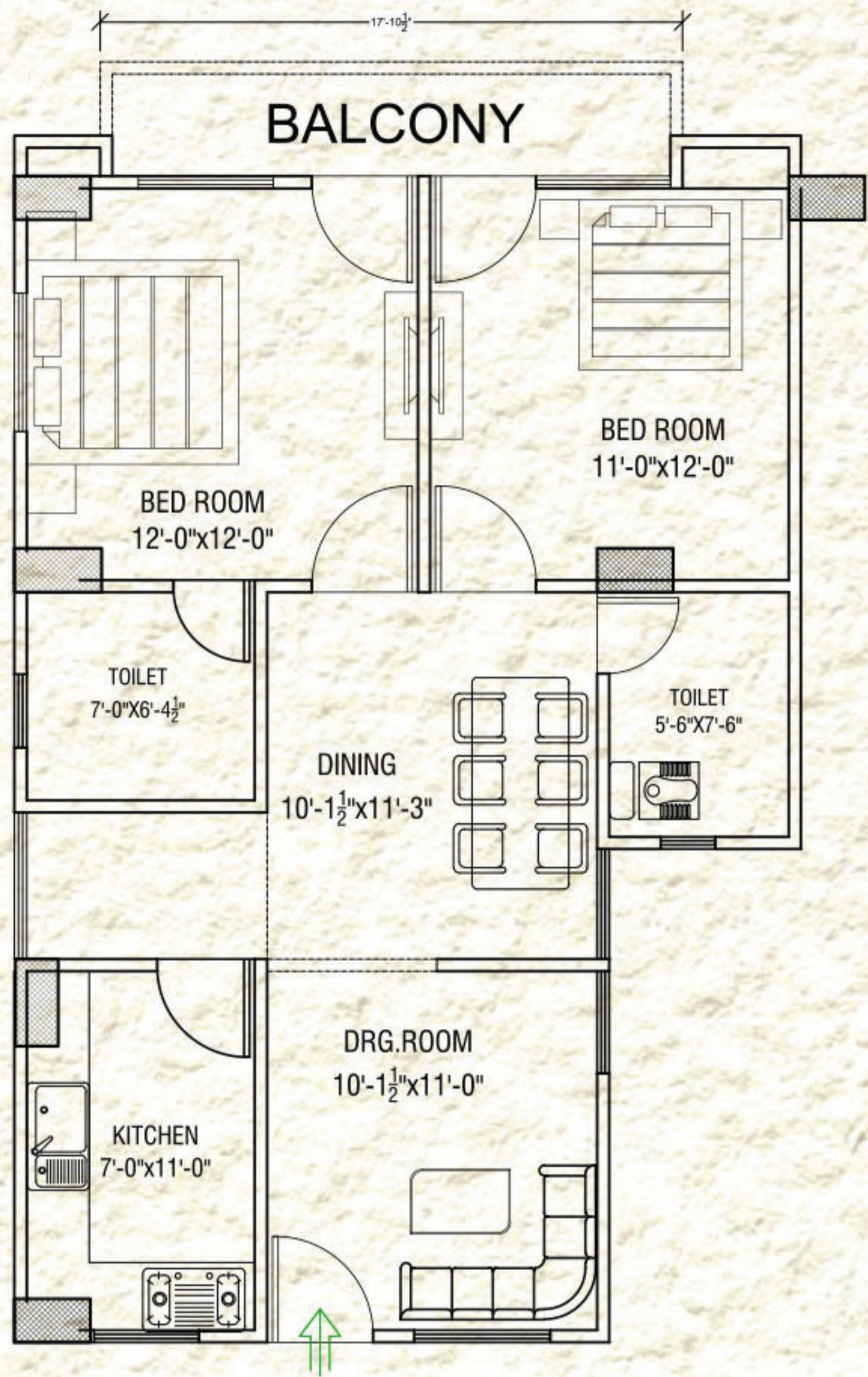
Sq. ft. = Square feet | Sq. m. =Suare meter



Flate No. 107

# 2 BHK

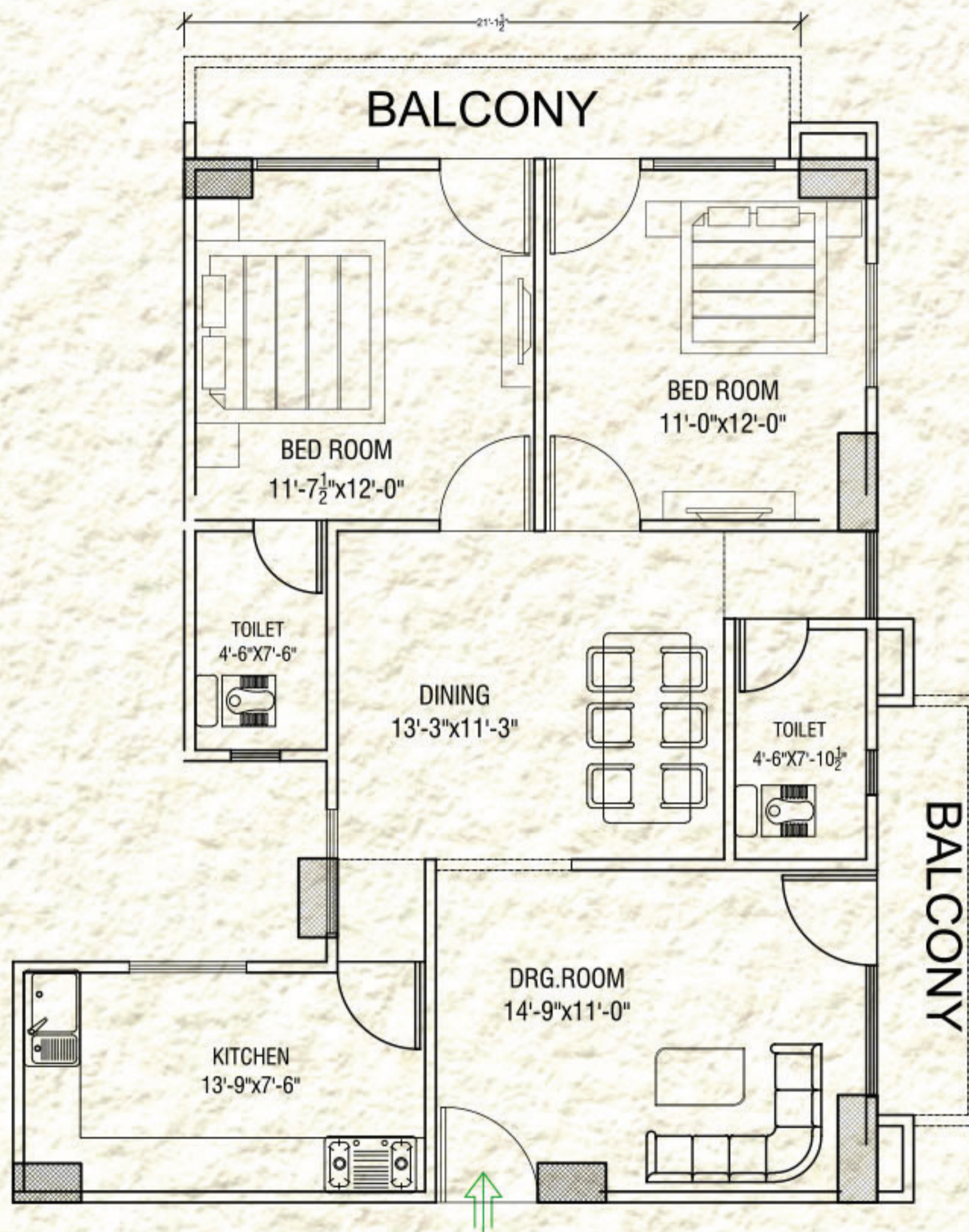
Super Built Area : 1055 Sq. Ft.



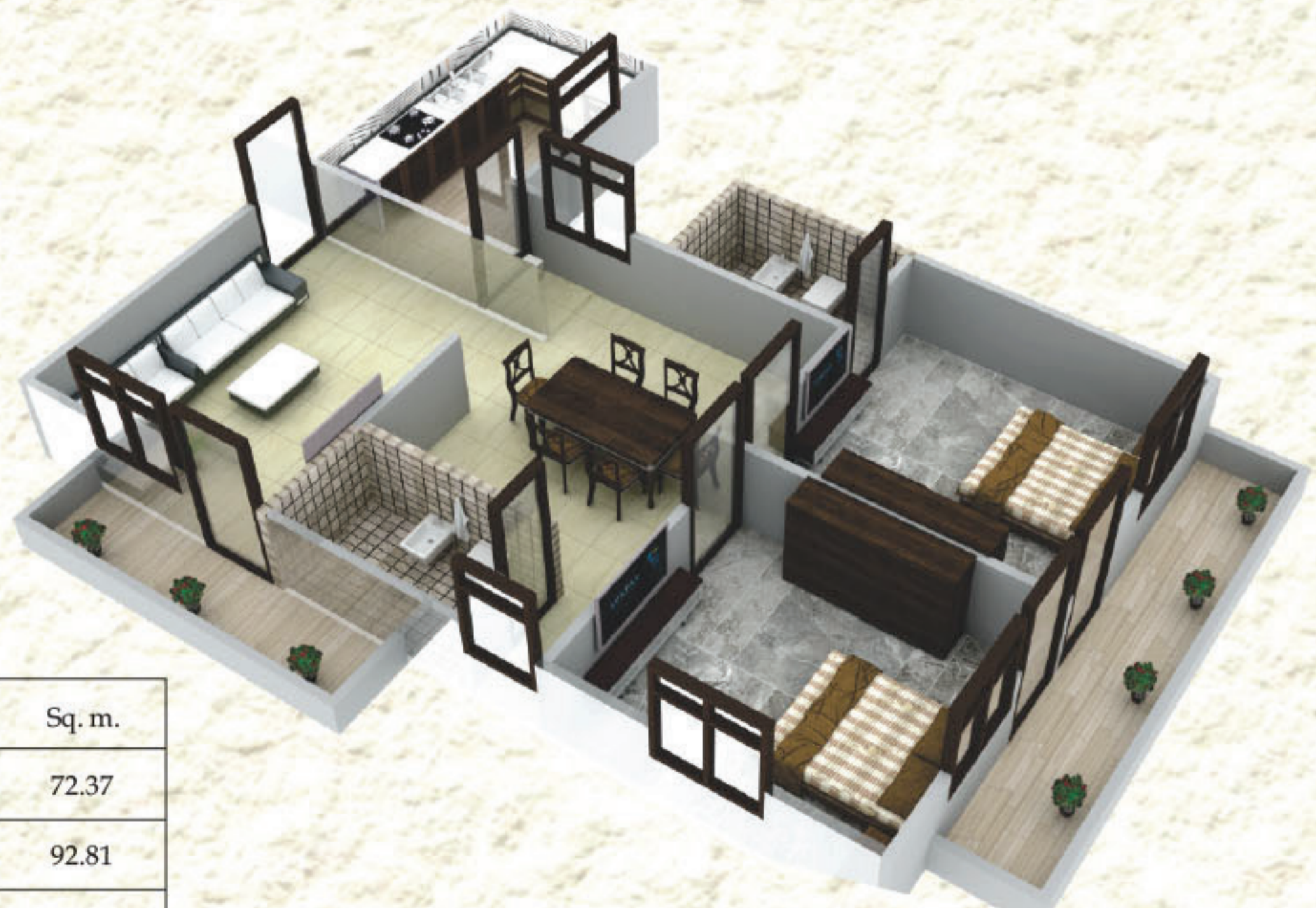
AREA	Sq. ft.	Sq. m.
CARPET AREA	686.00	63.73
BUILD UP AREA	844.00	78.41
BALCONY	70.00	6.50
SUPER BUILD AREA	1055.00	98.01

Sq. ft. = Square feet | Sq. m.=Suare meter





●  
 Flate No. 108  
**2 BHK**  
 Super Built Area : 1249 Sq. Ft.



AREA	Sq. ft.	Sq. m.
CARPET AREA	779.00	72.37
BUILD UP AREA	999.00	92.81
BALCONY	135.00	12.54
SUPER BUILD AREA	1249.00	116.03

Sq. ft. = Square feet | Sq. m. =Suare meter

# Project Specification

## LEGENDS

1.	Entrance Gate
2.	Parking
3.	Community hall
4.	Jogging track
5.	Yoga & meditation pavilion
6.	Badminton court
7.	Temple

## OTHER AMENITIES

Rera approved
Earthquake resistant RCC framed structure
2&3 BHK Flat
Adequate ventilation for natural light & breeze
Aesthetic elevation
60% approx. open area
Multipurpose hall / club house
Reception & waiting area
Automatic lift with ARD system
Visitor's parking
Ample parking basement / stilt / open

## CP FITING / SANITARY WARE

Kitchen	Jaquar / parryware / cera / equivalent with stainless steel sink
Toilets	Jaquar/parryware/cera/equivalent
Toilets	Conventional fitting in all the toilets
Toilets sanitary	Jaquar/parryware/cera/equivalents
Utility balcony	Washing machine point

## DOORS AND WINDOWS

Main door	Hardwood frame with one side laminated flush door
Door frames	Hardwood frame
Other doors	Plush door
Window	Hardwood frame with grill & glass

## RAILINGS

Balcony / stairs	MS Railings with MS handrail / steel railings
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## ELECTRICAL

Three phase supply with concealed copper wiring and modular switches (legrand/havels/indo simon)
Drawing / dining / bedroom -Ac point with wiring
Kitchen -Multiple power points for home appliances & geyser
Toilets -geyser point
Utility balcony -Power point for washing machine
Lift - Automatic passenger lift with ARD system

## ELECTRICAL

Three phase supply with concealed copper wiring and modular switches (legrand/havels/indo simon)
Drawing / dining / bedroom -Ac point with wiring
Kitchen -Multiple power points for home appliances & geyser
Toilets -geyser point
Utility balcony -Power point for washing machine
Lift - Automatic passenger lift with ARD system

## WALL FINISH

Living and dining	primer putty base
Bedroom	-primer over putty base
External façade	- for aesthetic elevation weather coat / equivalent paint
Kitchen	-granite platform & designer ceramic tiles 2'-0"ht. above granite platform and primer over putty base
Toilets	-designer ceramic tiles 7' and primer over putty base
Corridor	-primer over putty base

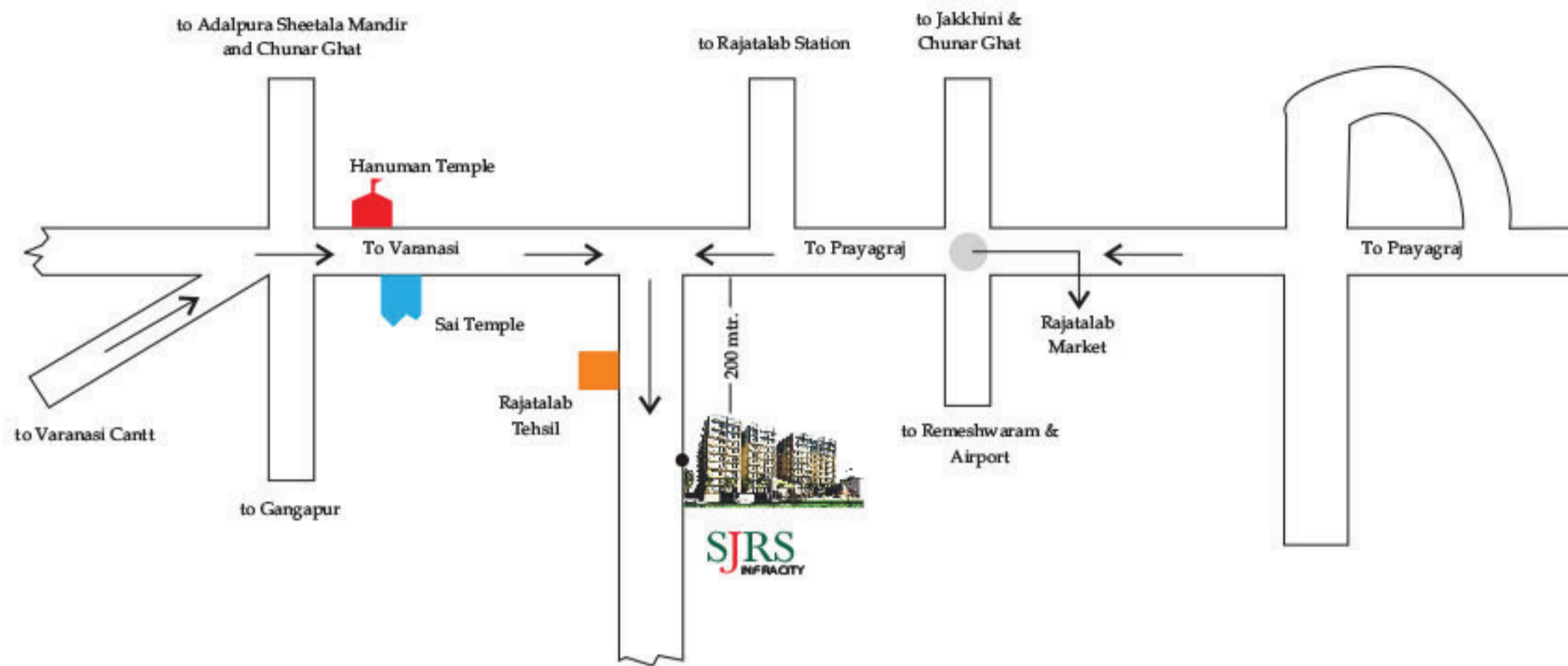
## CEILING

Living and dining & bedroom	POP cornice / putty with primer
Kitchen, toilet & balcony	Primer over putty base
Corridor	Primer over putty base

## FLOORING

Living & dining	Verified tiles (600x600)
Master bedroom	Verified tiles (600x600)
Other bedrooms	Verified tiles (600x600)
Kitchen & corridor	Anti skid ceramic tiles
Balcony & toilet	Anti skid ceramic tiles
Stairs	Selected granite / marble / stone / tiles
Parking & drive way	paved / concrete
Lift lobby	selected granite / tiles

**LOCATION PLAN (KEY PLAN)**



Dictionary (Tahsil)- 100 Mtr. (2 Min.)	School - 1.3 Km. (6 Min.)	Hospital - 1.6 Km. (7 Min.)
Bank - 650 Mtr. (3 Min.)	Bus Stand - 1.3 Km. (7 Min.)	International Cricket Stadium - 4.9 Km. (15 Min.)
Market - 1.2 Km. (5 Min.)	Train - 1.5 Km. (7 Min.)	Airport - 22 Km. (30 Min.)

**OUR PREVIOUS PROJECT**



**HOTEL SJR**

Sigra, Varanasi.



2 & 3  
BHK FLATS

Finding Houses,  
Making Homes.



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