



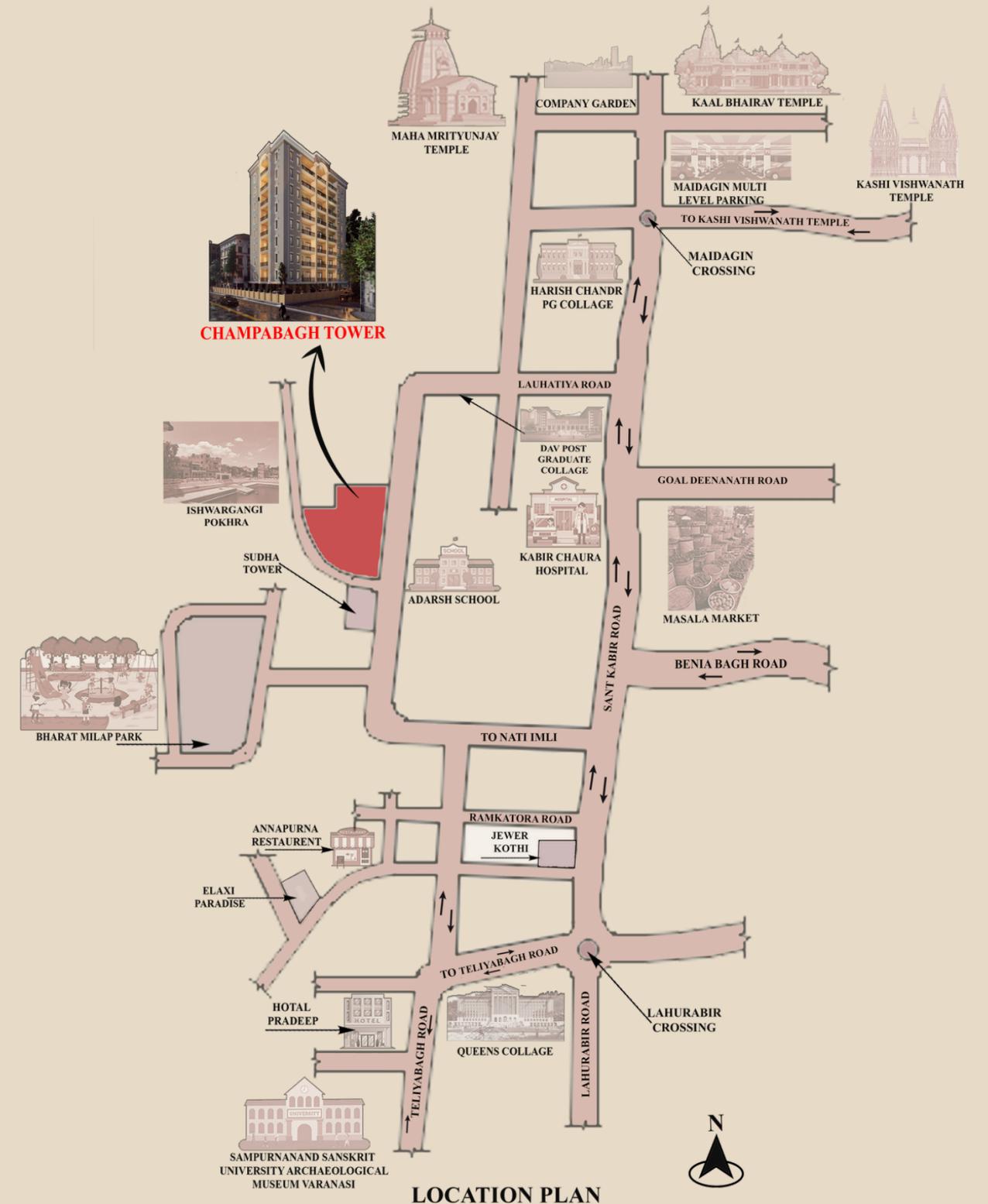
# CHAMPABAGH TOWER-B



WHERE HERITAGE MEETS HIGH LIVING

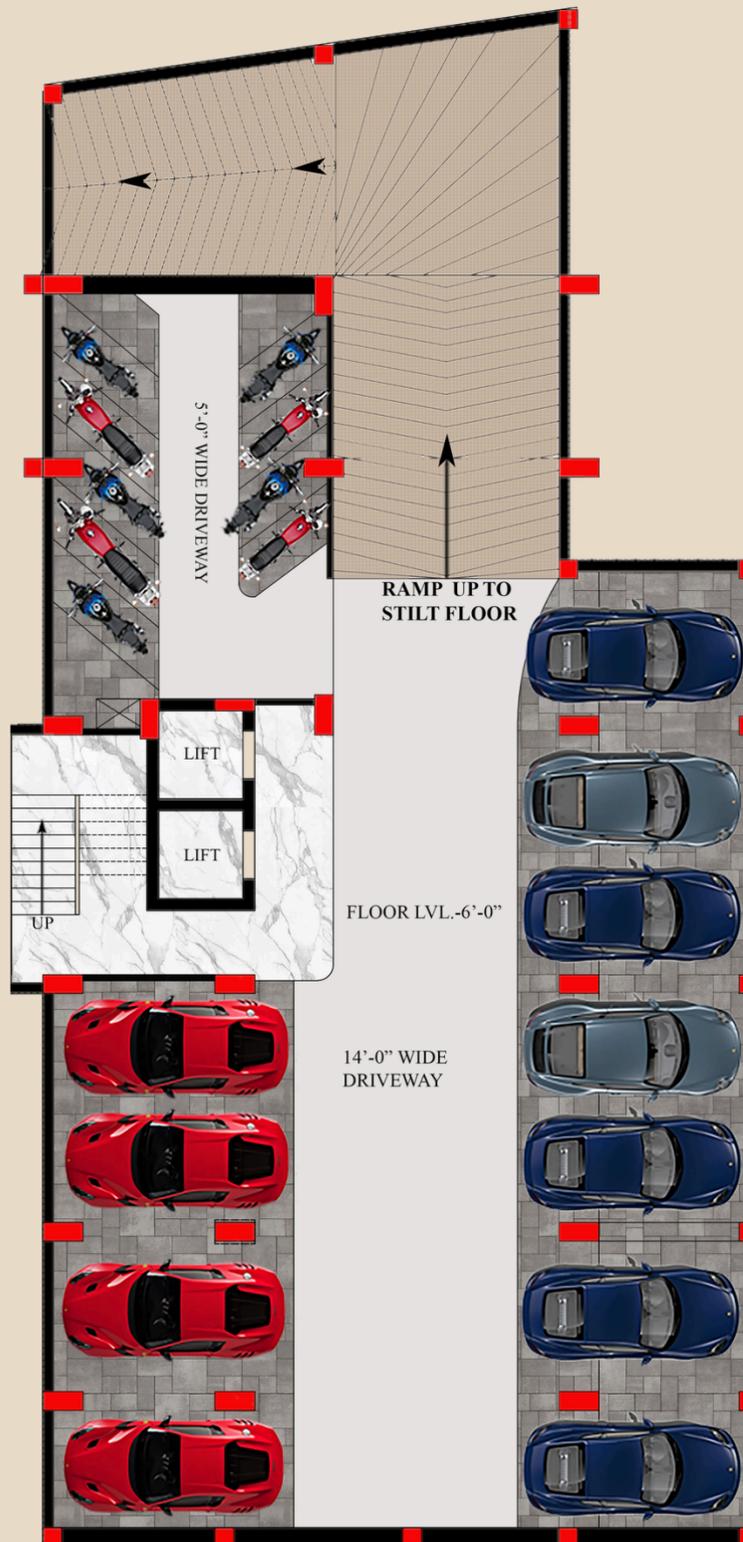
# LOCATION OVERVIEW

Champabagh enjoys a prime location beside our iconic Lal Building and the revered Ishwarganji Pokhra. As per local Lore, the Pokhra was formed when Lord Ram shot an arrow into the earth to summon a spring for Sita Mata, marking it a sacred site. With Adarsh School across the road, DAV College around corner, and key markets, women's and general hospitals within walking distance, everyday convenience is effortless. It lie at the center of Namoh Ghat & Dashashwamedh Ghat and in around 15 mins you will reach either. Champabagh offers a rare blend of spiritual heritage, educational proximity, and vibrant urban living-where tradition meets youthfid energy.

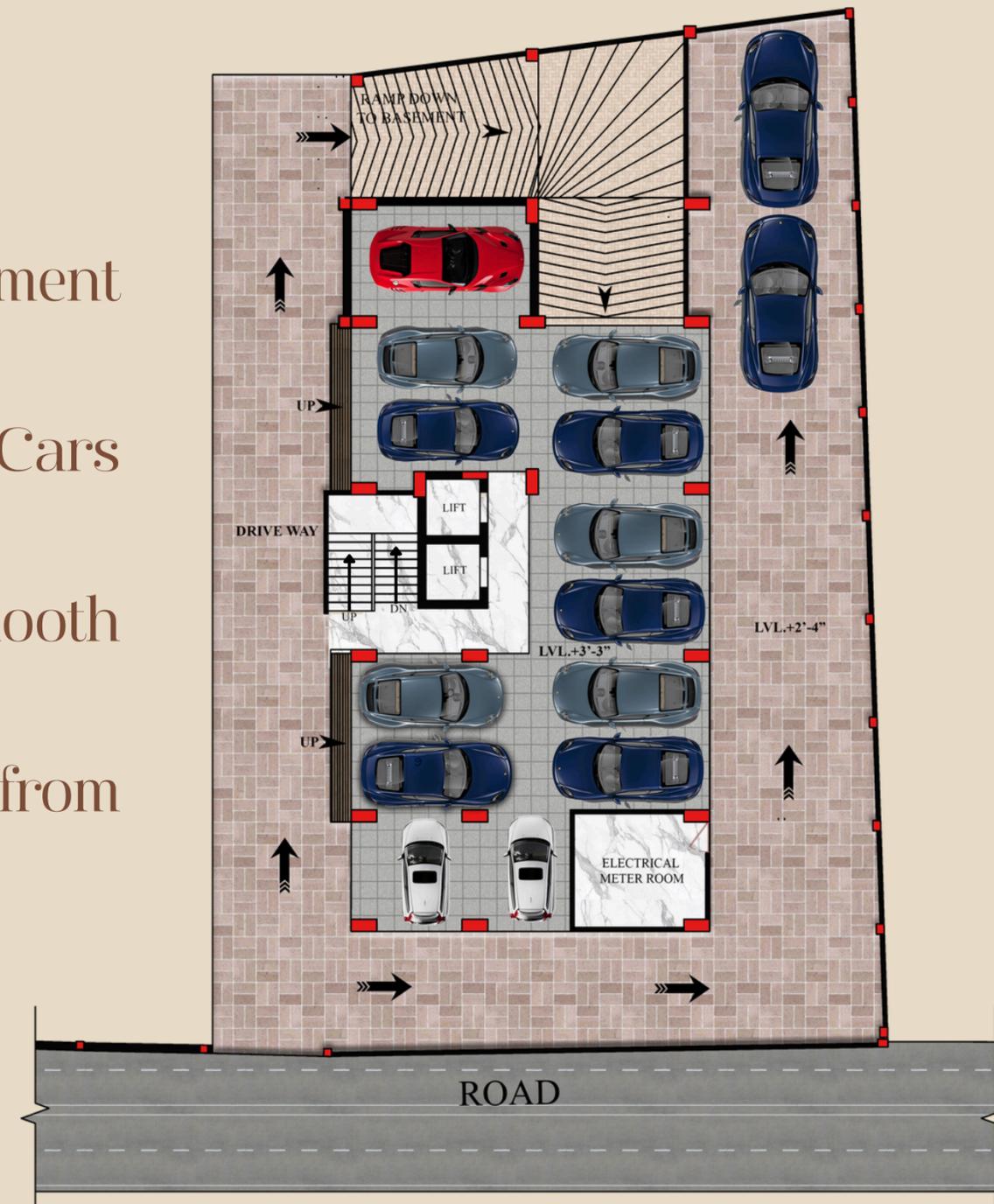


# STILT & BASEMENT PARKING

- Two Levels: Dedicated Stilt & Basement parking for ample space.
- All Vehicles: Designated spots for both Cars & Bikes.
- Easy Entry: Wide 12ft driveways and smooth ramps.
- Connected: 2 Lifts taking you directly from parking to your home.



**BASEMENT**



**STILT FLOOR**

# Home For Sale

## Luxurious Home

- Studio Residence: Smart & compact, perfect for single living
- 2 BHK: Comfortable space for couples & small families
- 3 BHK: Spacious rooms for growing families
- 4 BHK: Luxury living for large families



# Crafted with Excellence – Detailed Specifications

## TYPE OF CONSTRUCTION

R.C.C FRAMED STRUCTURE

## FLOORING

Flooring includes skirting for all habitable rooms.

- Vitrified tile flooring
- Marble/ granite/ tile in common areas

## DOOR / WINDOW

- Main entrance door shutter is wooden frame with finished plywood panel.
- Good quality flush doors inside the flats.
- Sliding aluminium doors and windows with toughened glass shutter.
- Lock, Bolt and hinges made of Godrej and Dorset.

## KITCHEN

- Granite top working platform
- Stainless steel bowl sink with single drain board
- 2' ceramic tile dado above the working platform
- Fresh water connection
- Power point for fridge, exhaust, RO, etc.

## TOILETS

- Ceramic tiles full height matching with floor tiles.
- One highlighter wall and rest in white.
- Sanitary ware and standard fittings of Cera, Hindware.
- Concealed GI pipe work with hot and cold connections.

## WALL FINISH

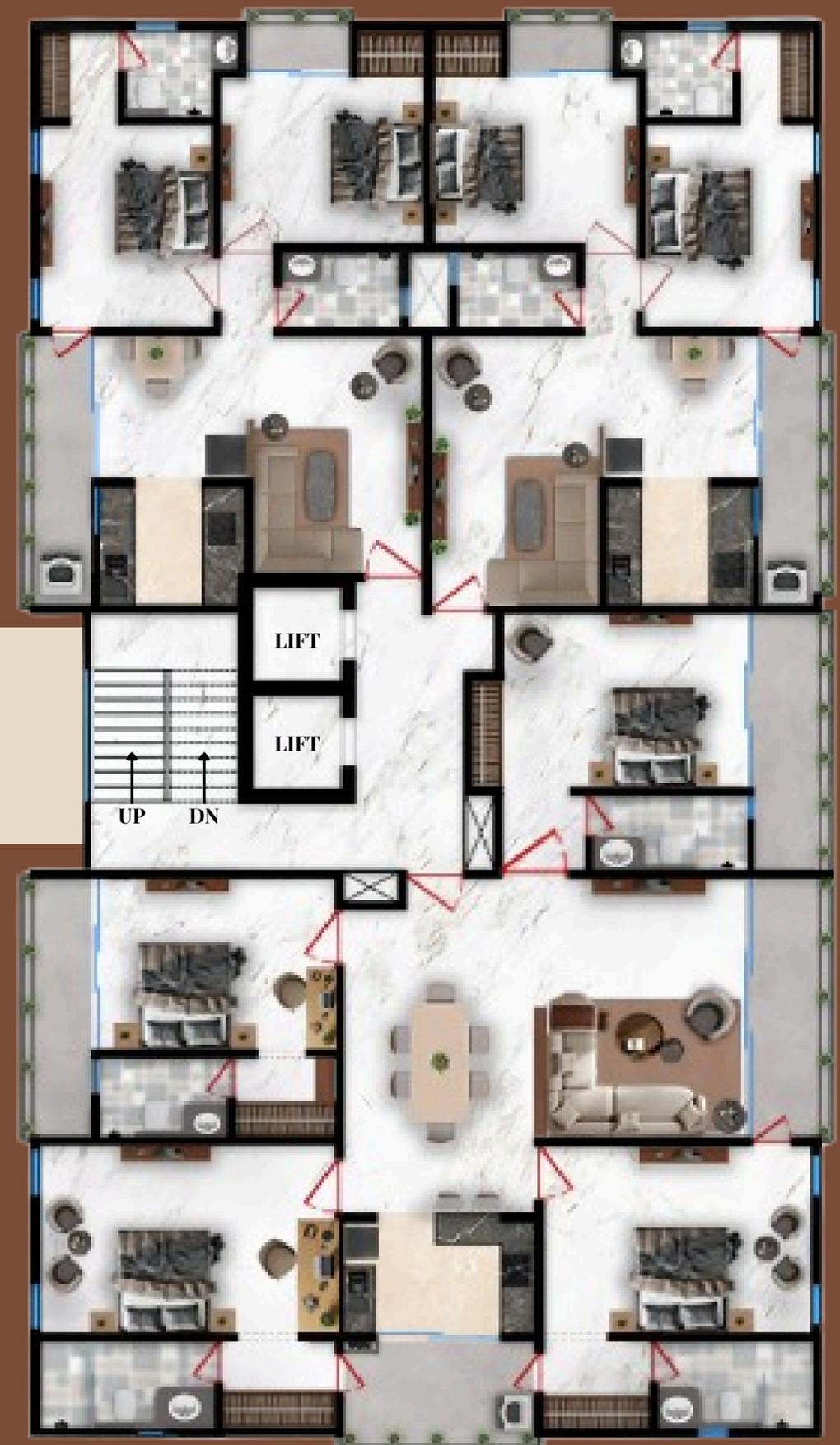
- Use of waterproof paint and durable finishes, on exterior.
- Inside walls in cement plaster with POP / putty work and oil bound distemper.

## MISCELLANEOUS

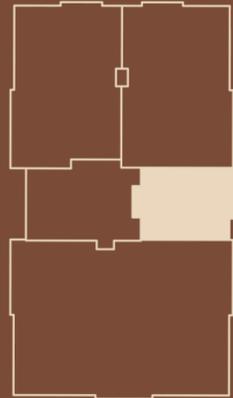
- AC points in all bedrooms.
- Separate MCB for each unit.
- The foundation and the building shall be treated with suitable chemicals for termite and damp proofing.
- Driveway and external areas shall have interlocking paver blocks, parking tile, cobble stone as specified by the architect.
- Gate, guard room, boundary wall shall be as per the design by the architect.



# Typical Floor Plan



# STUDIO RESIDENCE



**STUDIO**  
**BLOCK - B**  
**BUILTUP AREA : 310 SQ.FT.**  
**SUPER AREA : 400 SQ.FT**  
**FLAT No. 5**

**1. BEDROOM**  
14' -0" x 10' -3"

**2. WALK IN CLOSET**  
4'-6" x 4' -6"

**3. TOILET**  
9' - 6" x 4' -6"

**4. BALCONY**  
4' -6" x 15' -0"

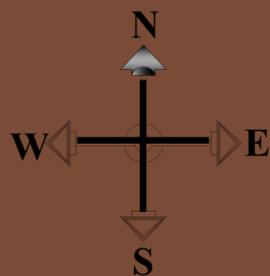


# 2 BHK (Flat No.: 12-82)

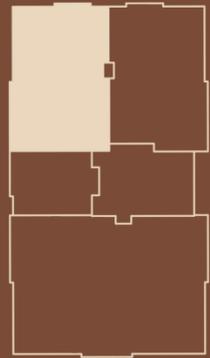


**2 BHK**  
**BLOCK B**  
**BUILTUP AREA : 781 SQ.FT**  
**SUPER AREA : 1008 SQ.FT**

- |  |   |  |  |
|--|---|--|--|
| <b>1. DRAWING</b><br>10' - 0" x 14' - 0" | <b>2. TOILET</b><br>7' - 0" x 4' - 6"         | <b>3. BEDROOM</b><br>12' - 0" x 10' - 0" | <b>4. BALCONY</b><br>6' - 3" x 3' - 6" |
| <b>5. TOILET</b><br>5' - 3" x 5' - 3"    | <b>6. WALK IN CLOSET</b><br>4' - 9" x 5' - 3" | <b>7. BEDROOM</b><br>10' - 3" x 12' - 0" |  |
| <b>8. DINING</b><br>9' - 0" x 8' - 6"    | <b>9. KITCHEN</b><br>8' - 6" x 7' - 0"        | <b>10. BALCONY</b><br>4' - 0" x 15' - 9" |  |



# 2 BHK (Flat No.: 14-54, 84)



**2 BHK**  
**BLOCK B**  
**BUILTUP AREA : 788 SQ.FT**  
**SUPER AREA : 1018 SQ.FT**

**1. DRAWING**  
10' -0" x 16' -0"

**2. TOILET**  
7' -0" x 4' -6"

**3. BEDROOM**  
12' -0" x 10' -0"

**4. BALCONY**  
6' -3" x 3' -6"

**5. TOILET**  
5' -3" x 5' -3"

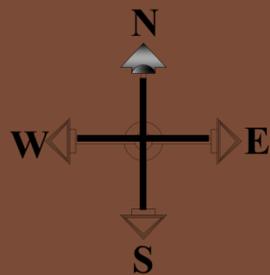
**6. WALK IN CLOSET**  
4' -9" x 5' -3"

**7. BEDROOM**  
10' -3" x 12' -0"

**8. BALCONY**  
4' -3" x 15' -9"

**9. DINING**  
9' -0" x 12' -0"

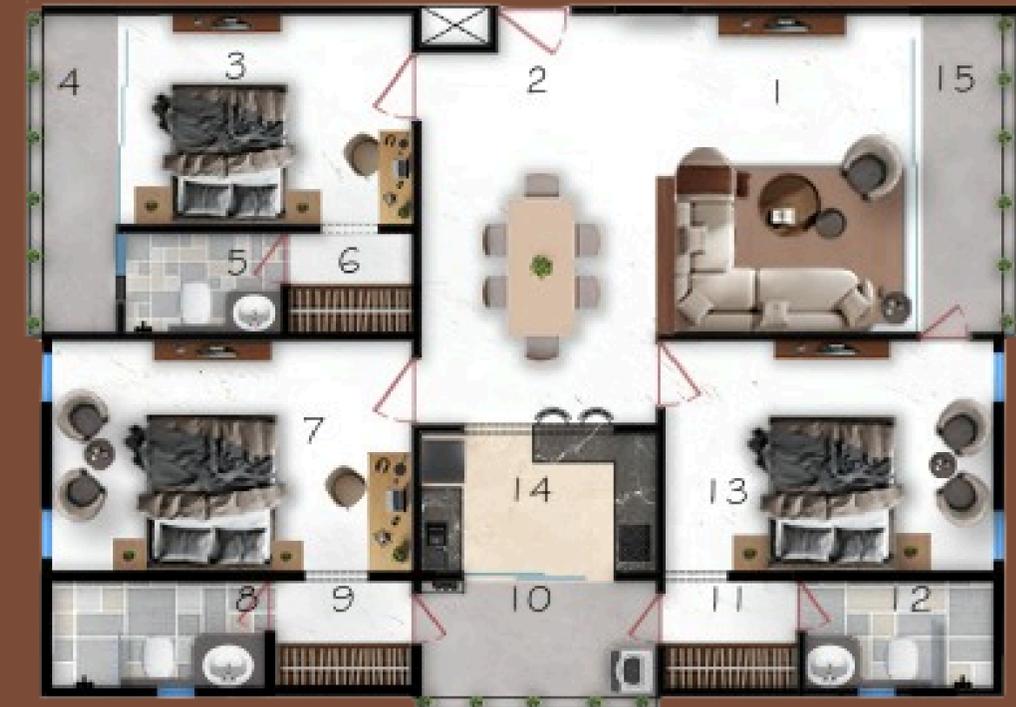
**10. KITCHEN**  
8' -6" x 7' -0"



# 3 BHK (Flat No.: 61-81)



**3 BHK**  
**BLOCK B**  
**BUILTUP AREA : 1516 SQ.FT**  
**SUPER AREA : 1962 SQ.FT**



**1.DRAWING**

12' -3" x 15' -3"

**2. DINING**

11' -3" x 19' -6"

**3. BEDROOM**

13' -9" x 10' -0"

**4.BALCONY**

4' - 3" x 15' - 3"

**5. TOILET**

7' -6" x 4' -9"

**6. WALK IN CLOSET**

17' -3" x 11' -0"

**7. BEDROOM**

10' -3" x 5' -3"

**8. TOILET**

6' -0" x 4' -9"

**9. WALK IN CLOSET**

6' -9" x 5' -3"

**10.BALCONY**

11" - 3" x 6' - 0"

**11. WALK IN CLOSET**

6' -3" x 5' -3"

**12. TOILET**

9' -3" x 5' -3"

**13. BEDROOM**

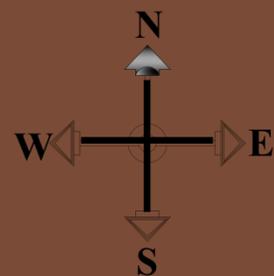
15' -9" x 11' -0"

**14. KITCHEN**

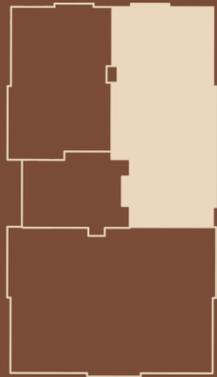
11' -3" x 7' -0"

**15. BALCONY**

4' - 9" x 15' - 3"



# 3 BHK (Flat No.: 64-74)



**3 BHK**  
**BLOCK B**  
**BUILTUP AREA : 1098 SQ.FT**  
**SUPER AREA : 1418 SQ.FT**

**1. WALK IN CLOSET**  
 9' -6" x 4' -6"

**2. TOILET**  
 4' -6" x 4' -6"

**3. BALCONY**  
 4' -6" x 15' -0"

**4. BEDROOM**  
 14' -0" x 10' -3"

**5. DRAWING**  
 10' -0" x 15' -9"

**6. KITCHEN**  
 8' -6" x 7' -0"

**7. BALCONY**  
 4' -3" x 15' -9"

**8. DINING**  
 9' -0" x 8' -6"

**9. BEDROOM**  
 9' -9" x 12' -0"

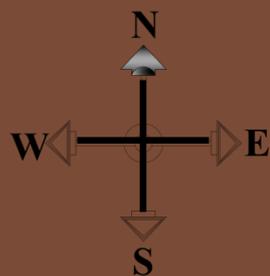
**10. TOILET**  
 7' -0" x 4' -6"

**11. BEDROOM**  
 12' -0" x 9' -9"

**12. BALCONY**  
 6' -3" x 3' -6"

**13. TOILET**  
 5' -3" x 5' -3"

**14. WALK IN CLOSET**  
 4' -3" x 5' -3"



# 4 BHK (Flat No.: 11-51)



**4 BHK**  
**BLOCK B**  
**BUILTUP AREA : 1830.50 SQ.FT**  
**SUPER AREA : 2362 SQ.FT**  
**FLAT NO. 1**

## 1. DRAWING

12' -3" x 15' -3"

## 2. DINING

11' -3" x 19' -6"

## 3. BEDROOM

13' -9" x 10' -0"

## 4. BALCONY

4' -3" x 15' -3"

## 5. TOILET

7' -6" x 4' -9"

## 6. WALK IN CLOSET

6' -0" x 4' -9"

## 7. BEDROOM

17' -3" x 11' -0"

## 8. TOILET

10' -3" x 5' -3"

## 9. WALK IN CLOSET

6' -9" x 5' -3"

## 10. BALCONY

11' -3" x 6' -0"

## 11. WALK IN CLOSET

6' -3" x 5' -3"

## 12. TOILET

9' -3" x 5' -3"

## 13. BEDROOM

15' -9" x 11' -0"

## 14. KITCHEN

11' -3" x 7' -0"

## 15. BALCONY

4' -9" x 15' -3"

## 16. TOILET

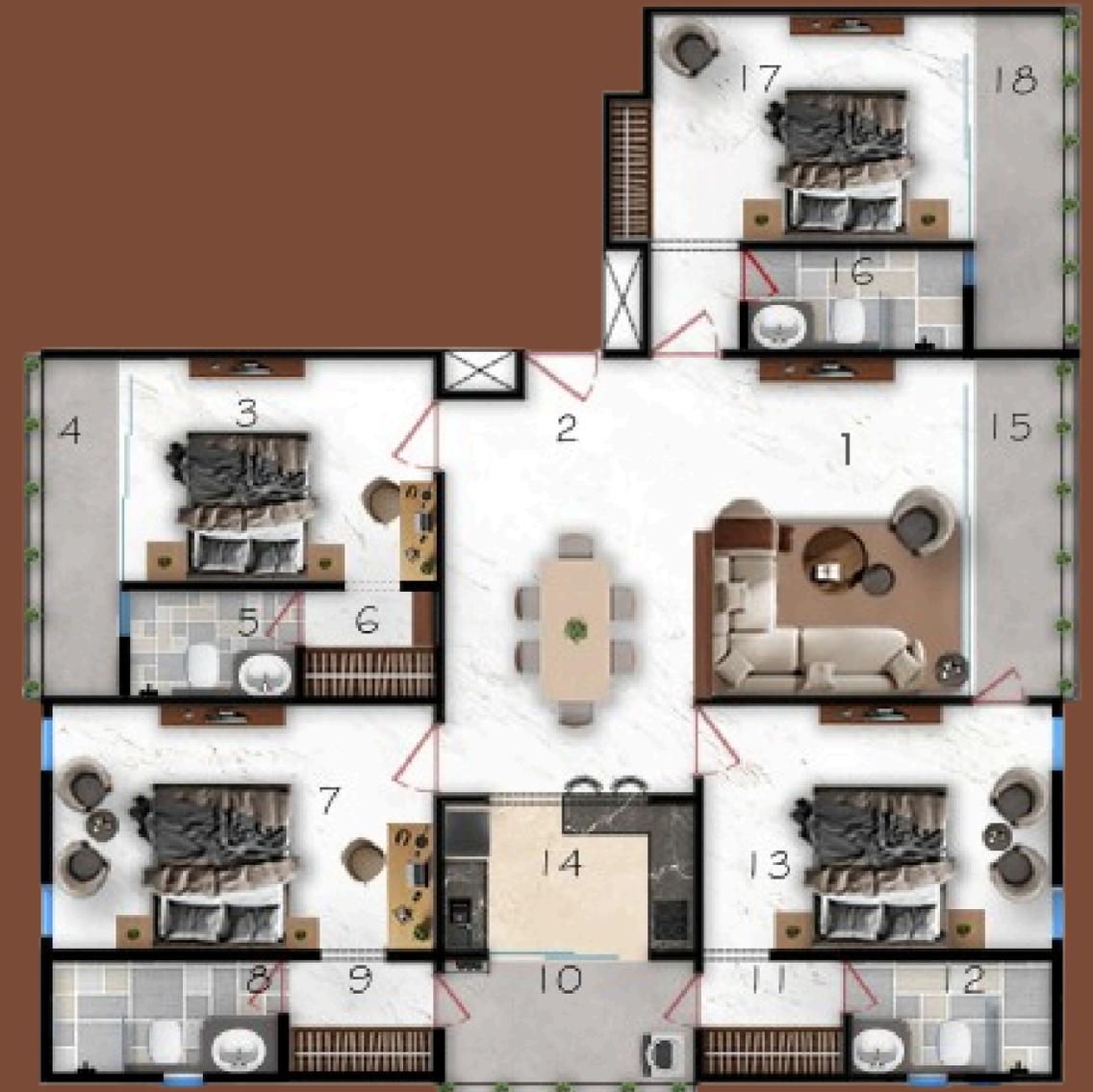
10' -6" x 4' -6"

## 17. BEDROOM

14' -0" x 10' -3"

## 18. BALCONY

4' -6" x 15' -0"



# RECREATIONAL AREA



## 1. GYM

27' -3" x 31' -3"

## 2. INDOOR GAME

25' -9" x 14' -0"

## 3. KITCHEN/STORE

25' -3" x 26' -6"

## 4. FEMALE TOILET

28' -6" x 13' -9"

## 5. MALE TOILET

30' -3" x 15' -0"

## 6. COMMUNITY HALL

41' -6" x 316' -6"

## 1. DISPLAY KITCHEN

8' -6" x 12' -6"

## 2. ROOF TOP FUNCTIONAL AREA

45' -9" x 81' -3"

RECREATIONAL AREA



TERRACE FLOOR PLAN

# Get In Touch



+91 - 8808055053



[sales@sanrachnagroup.co.in](mailto:sales@sanrachnagroup.co.in)



Champabagh Tower, Ishwargangi, Jaitpura,  
Varanasi



[sanrachnagroup.co.in](http://sanrachnagroup.co.in)

