

RS Buildcon

P R E S E N T S

PRATIBHA

BY RS

STILT + 4 FLOORS · THOUGHTFULLY DESIGNED FOR MODERN LIVING



MALVIYA NAGAR · SUSUWAHI, VARANASI

A BOUTIQUE RESIDENCE OF TWELVE HOMES

Location & Connectivity

Nestled in the rapidly developing Susuwahi–Nasirpur corridor, Pratibha by RS offers exceptional connectivity to premier educational institutions, healthcare facilities, employment hubs, transportation networks, shopping destinations and Varanasi’s most revered cultural landmarks. Every essential destination is comfortably within reach — a lifestyle defined by convenience and connectivity.



SCAN FOR LIVE
GOOGLE MAPS
LOCATION



EDUCATION

- BHU Hyderabad Gate
- IIT-BHU
- The Ideal New Star English School

TRANSPORTATION

- Banaras Railway Station
- Varanasi Junction (Cantt)
- Lal Bahadur Shastri Int'l Airport

HEALTHCARE

- Sir Sunderlal Hospital
- Heritage Hospital
- Apex Hospital

SPIRITUAL & CULTURAL

- Kashi Vishwanath Temple
- Assi Ghat
- Sankat Mochan Temple

EMPLOYMENT HUB

- BLW — Banaras Locomotive Works
- Banaras Hindu University (BHU)

LIFESTYLE

- Shopping & retail destinations
- Restaurants & cafes

Specifications

◆ STRUCTURE

Earthquake-resistant RCC framed structure built with JSW Neo TMT steel bars for lasting strength and safety.

◆ ROOF & WATERPROOFING

RCC roof slab with full waterproofing to terrace, toilets and wet areas.

◆ STAIRCASE

Granite-finished common staircase with quality railing.

◆ WINDOWS

UPVC windows with glazing for weather-sealing and quiet interiors.

◆ BATHROOMS

Jaquar or equivalent CP fittings & sanitaryware; concealed plumbing.

◆ ELECTRICAL

Concealed copper wiring with RR / Anchor cables and modular switches, served by a dedicated transformer installed exclusively for the project.

◆ PARKING

Covered stilt-level parking with dedicated bays for residents.

◆ WALLS

Clay-brick masonry with smooth cement plaster, finished in premium emulsion / putty.

◆ FLOORING

Large-format vitrified tile flooring throughout living areas and bedrooms.

◆ DOORS

Flush doors with seasoned frames, quality hardware and fittings.

◆ KITCHEN

Granite-top platform with stainless-steel sink; designer modular kitchen by Asian for early bookings.

◆ WALL TILES

Johnson (or equivalent) designer tiles to kitchen and bathroom walls.

◆ LIFT & POWER BACKUP

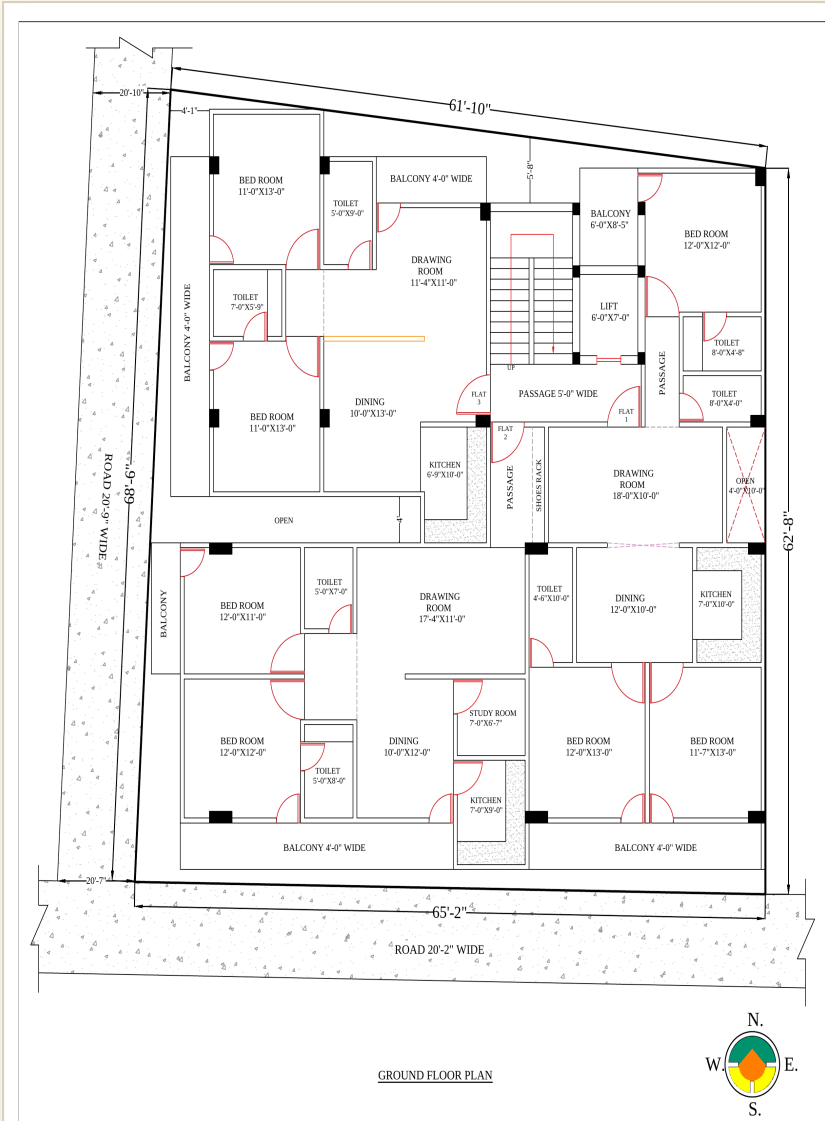
Passenger lift with 24x7 uninterrupted power for lift & common areas.

◆ SECURITY & COMMON

Gated entry, DG-set power backup and provision for borewell water supply.

Specifications are indicative. The Structure, Roof and finishing notes follow standard premium practice and may be refined at execution; brand equivalents of similar quality may be substituted subject to availability.

Typical Floor Plan



- FLAT 1** Type 1 · 3 BHK
1522.10 sq ft built-up

- FLAT 2** Type 2 · 2.5 BHK
1380.88 sq ft built-up

- FLAT 3** Type 3 · 2 BHK
1295.52 sq ft built-up · sold out

THE BUILDING

Configuration	Stilt + 4 Floors
Homes per floor	3
Total residences	12
Frontage	Two-side open corner
Road widths	20'-2" & 20'-9"
VDA Sanction	VDA/BP/25-26/0189

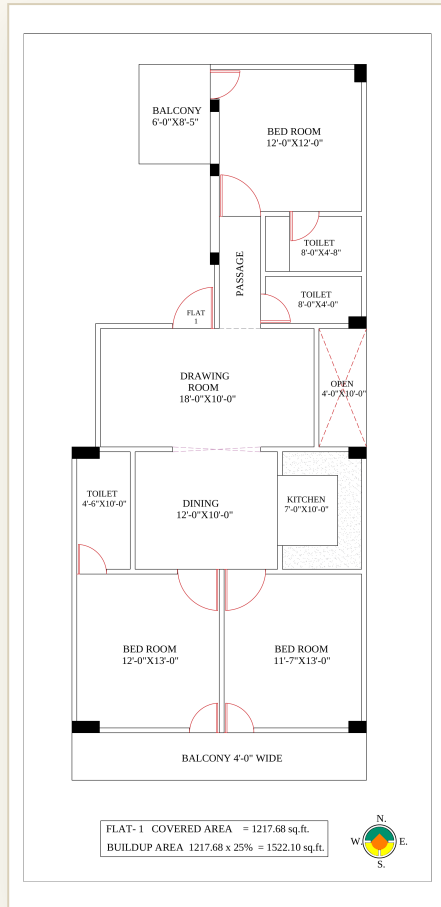


COVERED STILT-LEVEL PARKING

Building plan duly sanctioned by the Varanasi Development Authority · File No. VDA/BP/25-26/0189

Type 1 — 3 BHK

<p>CONFIGURATION 3 BHK + 3T</p>	<p>BUILT-UP AREA 1522.10 sq ft</p>	<p>COVERED AREA 1217.68 sq ft</p>
-------------------------------------	--	---------------------------------------



2D LAYOUT — WALLS & DIMENSIONS



FURNISHED 3D VISUALIZATION

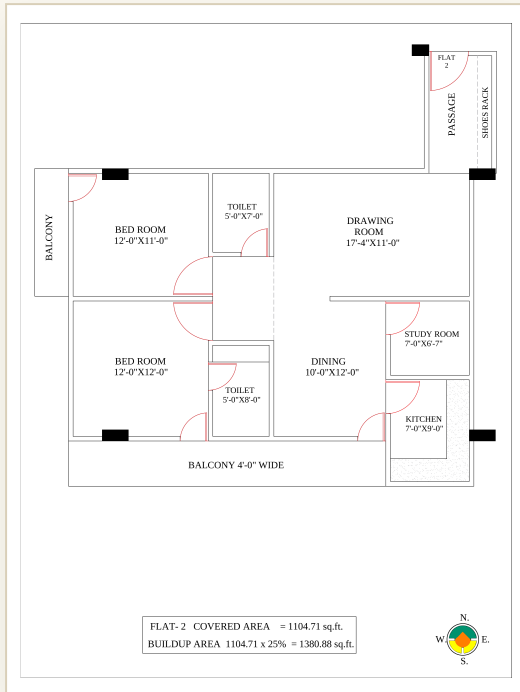
VASTU ADVANTAGES

- ◆ **North-Facing Entry — Gateway of Kuber:** opens from the auspicious North, drawing in wealth, opportunity and positive energy.
- ◆ **South-East Kitchen (Agni Kon):** the hearth sits in the fire zone for health, vitality and financial nourishment.
- ◆ **Eastern Open Shaft:** a 4'x10' shaft beside the drawing room floods the core with morning sun and fresh Prana.
- ◆ **South-West Master Suite (Nairutya):** a grounded master bedroom for stability, restful sleep and strong family leadership.
- ◆ **North-East Bedroom (Ishanya):** a tranquil corner ideal as a child's room, study or meditation space.
- ◆ **Open Brahmasthan:** an unobstructed central drawing-dining lets energy circulate freely to every room.

Hits the Vastu “golden triangle” — entrance, master bedroom and kitchen all in textbook zones, requiring minimal to no remedies.

Type 2 — 2.5 BHK

<p>CONFIGURATION 2.5 BHK + 2T</p>	<p>BUILT-UP AREA 1380.88 sq ft</p>	<p>COVERED AREA 1104.71 sq ft</p>
---------------------------------------	--	---------------------------------------



2D LAYOUT — WALLS & DIMENSIONS



FURNISHED 3D VISUALIZATION

VASTU ADVANTAGES

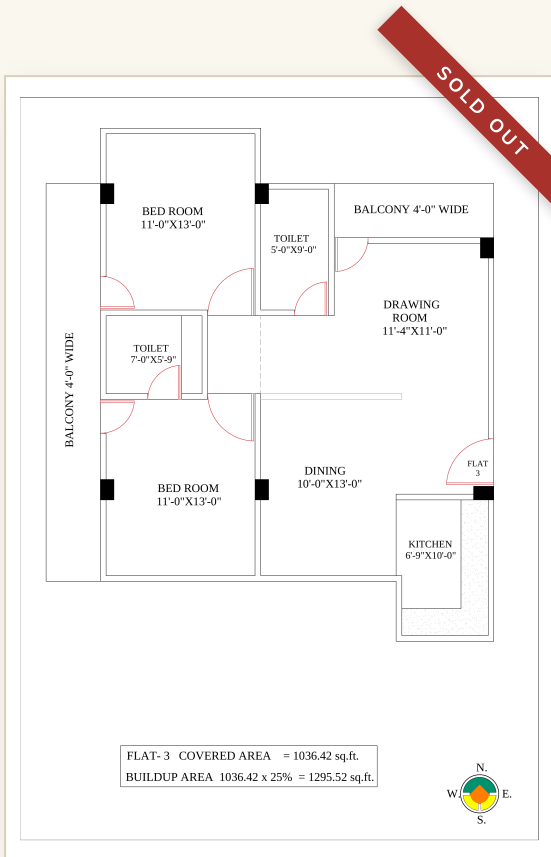
- ◆ **North-Facing Entrance — Gateway of Kuber:** the main door opens from the auspicious North, the direction of wealth, inviting prosperity, opportunity and abundant positive energy.
- ◆ **South-West Master Bedroom (Nairutya):** a commanding master with private balcony for stability and peace of mind.
- ◆ **Dedicated East Study / Puja Room:** an East-aligned space that anchors focus, learning and spiritual calm.
- ◆ **South-East Kitchen (Agni Kon):** the fire-zone kitchen supports health, vitality and financial abundance.
- ◆ **North-East Drawing Room (Ishanya):** the living area sits in the sacred water zone for clarity and warm social energy.
- ◆ **North-West Bedroom (Vayu Kon):** an airy second room, perfect for children, guests or a productive home office.

Hits the Vastu “Golden Triangle” — Entrance (N), Kitchen (SE) and Master Bedroom (SW) all in their textbook zones, requiring zero structural alterations.

Type 3 — 2 BHK

<p>CONFIGURATION 2 BHK + 2T</p>	<p>BUILT-UP AREA 1295.52 sq ft</p>	<p>COVERED AREA 1036.42 sq ft</p>
-------------------------------------	--	---------------------------------------

SOLD OUT All 2 BHK homes at Pratibha by RS Buildcon have been sold. Shown here for reference — please enquire about availability in the 3 BHK and 2.5 BHK residences.



2D LAYOUT — WALLS & DIMENSIONS



FURNISHED 3D VISUALIZATION

LAYOUT HIGHLIGHTS

- ◆ **Two equal 11'x13' bedrooms** — flexible for family, guests or a home office.
- ◆ **Efficient corner unit** with dual balconies and excellent cross-ventilation.
- ◆ **Open drawing-dining flow** makes the compact home feel bright and spacious.
- ◆ **Vastu-conscious planning** with a practical kitchen and abundant natural light.



PRATIBHA

BY RS BUILDCON

An address of distinction in the spiritual heart of Varanasi.



SCAN TO NAVIGATE TO PRATIBHA · GET
DIRECTIONS INSTANTLY

Malviya Nagar, Nasirpur Road, Susuwahi, Varanasi
Corporate Office · D59/330 A-2K, Nirala Nagar, Shivpurwa, Varanasi
+91 70071 40262 · +91 99996 26240 · +91 96437 65529
rsbuildconcompany@gmail.com · www.rsbuildcon.in