



(Builders & Developers)

PROMOTER
RUDRA INFRA SOLUTIONS LLP
 (LLPIN: AAO-3755, a Limited Liability Partnership)
 RERA Reg. No.: UPRERAPRM170147

Regional Office
 1st Floor, Satya Business Park, 1 Nawal Kishore Road, Lucknow- 226001
 Email: sales.lko@rudra.net.in

www.rudraestate.com | SMS RUDRA to 56161

Registered Office
RUDRA HOUSE, 15/63, Civil Lines, Opp. Green Park Stadium Gate No. 2, Kanpur – 208001
 Contact: 0512-2304003

Our Projects: LUCKNOW, KANPUR, VARANASI, PRAYAGRAJ, DDU, MIRZAPUR



Disclaimer : This Brochure is purely conceptual and not a legal offering. The Promoter reserve the right to amend/alter the area, layout, elevations and amenities. Elevations used in this brochure are purely an artistic impression and tend to change with/without prior notice. The customers are requested to visit the project site in order to acquaint themselves with the actual project offerings before booking. Promoter shall not be liable for any consequences under sec. 12 of the UPRERA act for any purchase decisions based on this sales material/brochure.

RUDRA VARDAAN HEIGHTS

Phase 1 | 2 & 3 BHK Apartments

RERA Reg. No. UPRERAPRJ529962
 (www.up-rera.in)

Near Tehsil Tiraha, Mohanlalganj,
 Raebareli Road, Lucknow

nature's
PRICELESS GIFT



**RUDRA
VARDAAN
HEIGHTS**

Phase 1 | 2 & 3 BHK Apartments

EXPERIENCE COMFORT nestled in a lush calm setting

Motivated by nature, and crafted with high construction norms, Rudra Vardaan Heights is thoughtfully designed as a modern gated residential community at Mohanlalganj in Lucknow. Featuring a full gamut of state-of-the-art amenities amidst panoramic vistas, these residences will offer a truly privileged life to residents.

A choice of 2 & 3 BHK Apartments | Located near Near Tehsil Tiraha, Mohanlalganj, Raebareli Road, Lucknow | Fully Secured Community | Grand Welcoming Entrance & Exit with Fountain | Daily need things, Education Centers, Hospitals within Vicinity

image shown is an artistic impression



RUDRA
VARDAAN
HEIGHTS

RUDRA
VARDAAN
HEIGHTS

Phase 1 | 2 & 3 BHK Apartments

The feeling of
PRIDE & JOY as you step in

- Earthquake Safe RCC Framed Structure
- LDA Approved and RERA Registered
- 75% (approx.) Open Area
- Well Decorated Lift Lobby
- Aesthetic Elevation

CLUB
HOUSE



images shown is an artistic impression

FRONT VIEW



**RUDRA
VARDAAN
HEIGHTS**
Phase 1 | 2 & 3 BHK Apartments

Finding your INNER SELF



Rudra Vardaan Heights take care of your needs for attaining peace of mind, pursuing passions along with socializing with like-minded people within its fully safe premises.

Kids Play Area | Party Lawn | Yoga/Meditation/Laughter Park | Garden Pavilion

**RUDRA
VARDAAN
HEIGHTS**
Phase 1 | 2 & 3 BHK Apartments

An address that
BEFITS YOUR STATURE



AERIAL VIEW

Images shown is an artistic impression



RUDRA VARDAAN HEIGHTS

Phase 1 | 2 & 3 BHK Apartments

Come closer to
NATURE



Leading a life blessed with nature-rich environs, peace and serenity is a new luxury. Rudra Vardaan Heights is surrounded by open areas, offering scenic view for everyone and thus becomes an idyllic sanctuary for nature lovers.

Kids Swimming Pool | Pool Deck | Pet Park | Flower Garden | Walking Pathway
Landscaped Seating



CLUB HOUSE

- Community Center for Meetings, Dance, Aerobics, Parties, Get-Together etc.
- Creche & Indoor Games
- Gymnasium
- Terrace for Small Parties, Coffee Point, Barbeque, Hi-Tea etc.

RUDRA
VARDAAN
HEIGHTS
Phase 1 | 2 & 3 BHK Apartments



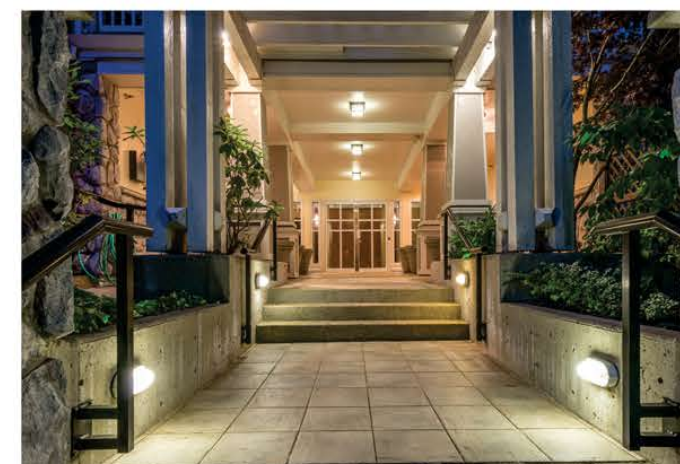
Images shown is an artistic impression



RUDRA VARDAAN HEIGHTS

Phase 1 | 2 & 3 BHK Apartments

Your very own world of
WELLNESS



Rejuvenate your mind, body and soul together. Choose from various indoor games and discover the beauty of connecting to your inner self amid a host of facilities for fitness, wellness and recreation.

Cricket Net Practice | Badminton Court | Gazebo | Senior Citizen Seating Area
Formal Seating | Temple | Grand Double Height Entrance in Tower-1

images shown are an artistic impression

RUDRA VARDAAN HEIGHTS

Phase 1 | 2 & 3 BHK Apartments

Rudra Vardaan Heights is uniquely planned as a fully-secure gated community. The project is equipped with a high-tech security system that ensures much-needed peace of mind and privacy for the residents at all times. Focused on delivering a worry-free living experience, this residential project is an abode of sheer convenience and freedom.

- Power backup in Flats* & Selected Common Areas
- Provision for Hot & Cold Water
- Intercom Facility
- Common Toilet for Drivers & Servants
- Guard Room with Toilet
- Brick Coba Treatment on Terrace for Heat Reduction
- Transformer & Genset Facility
- Sufficient Common Area Lighting
- Concrete/Paved Internal Roads
- S.T.P. (Sewage Treatment Plant) with Recycling of Treated Water System



NIGHT VIEW

*T&C APPLY

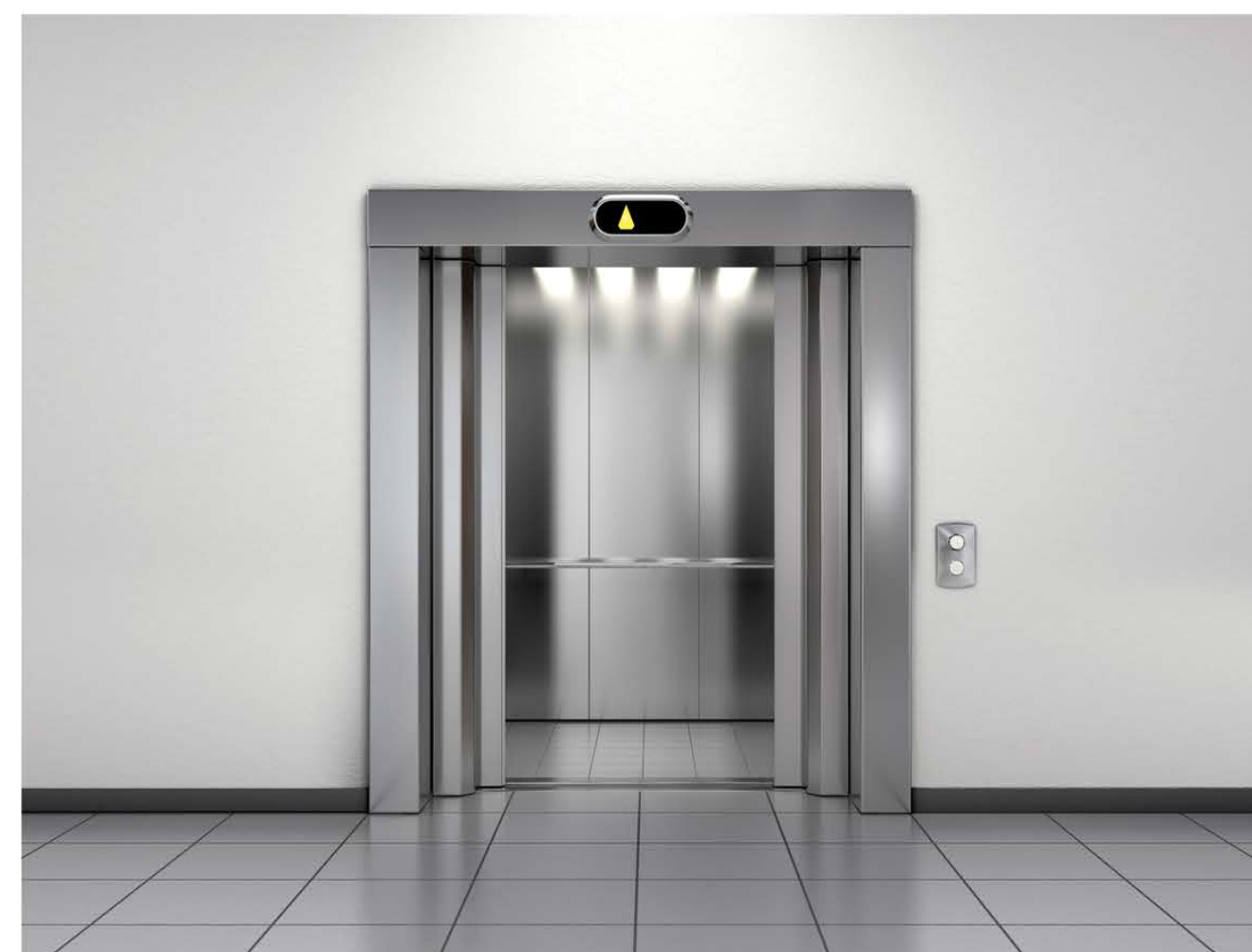
Image shown is an artistic impression



RUDRA VARDAAN HEIGHTS

Phase 1 | 2 & 3 BHK Apartments

Crafted to redefine
CONVENIENCE



Rudra Vardaan Heights is equipped with a complete range of amenities. Focussed on delivering a worry-free living experience, this residential project is an abode of sheer convenience and freedom.

Provision for 24X7 Security with CCTV at Main Entrance of the Project | Ample Parking Space – Basement, Stilt & Open | Provision for 24X7 Water Supply | Automatic Passenger Lift with ARD (Auto Rescue Device) System (2 Lifts in each Tower- one 8 Passenger & another 13 Passenger) Rain Water Harvesting | Fire Fighting System

SITE PLAN



LEGENDS

1. Entrance Gate	8. Walking Pathway
2. Guard Room	9. Badminton Court
3. Fountain	10. Cricket Net Practice
4. Club House :	11. Kids Play Area
• Community Center for Meetings, Dance, Aerobics, Parties, Get-Together Etc.	12. Party Lawn
• Creche & Indoor Games	13. Flower Garden
• Gymnasium	14. Landscaped Seating
• Terrace for Small Parties, Coffee Point, Barbeque, Hi-Tea etc.	15. Temple
5. Pool Deck	16. Pet Park
6. Kids Swimming Pool	17. Senior Citizen Seating Area
7. Garden Pavilion	18. Yoga/ Meditation/ Laughter/Park/ Formal Seating
	19. Gazebo



Floor Plans

FLAT A | TYPE 1A | 3BHK 1ST TO 14TH FLOOR

CARPET AREA
77.07 Sq.m (829.58 Sq.ft)

BUILT UP AREA
91.89 Sq.m (989.10 Sq.ft)

SUPER BUILT-UP
115.78 Sq.m (1246.00 Sq.ft)



FLAT B | TYPE 1B | 3BHK 1ST TO 14TH FLOOR

CARPET AREA
77.07 Sq.m (829.58 Sq.ft)

BUILT UP AREA
91.89 Sq.m (989.10 Sq.ft)

SUPER BUILT-UP
115.78 Sq.m (1246.00 Sq.ft)

RUDRA VARDAAN HEIGHTS

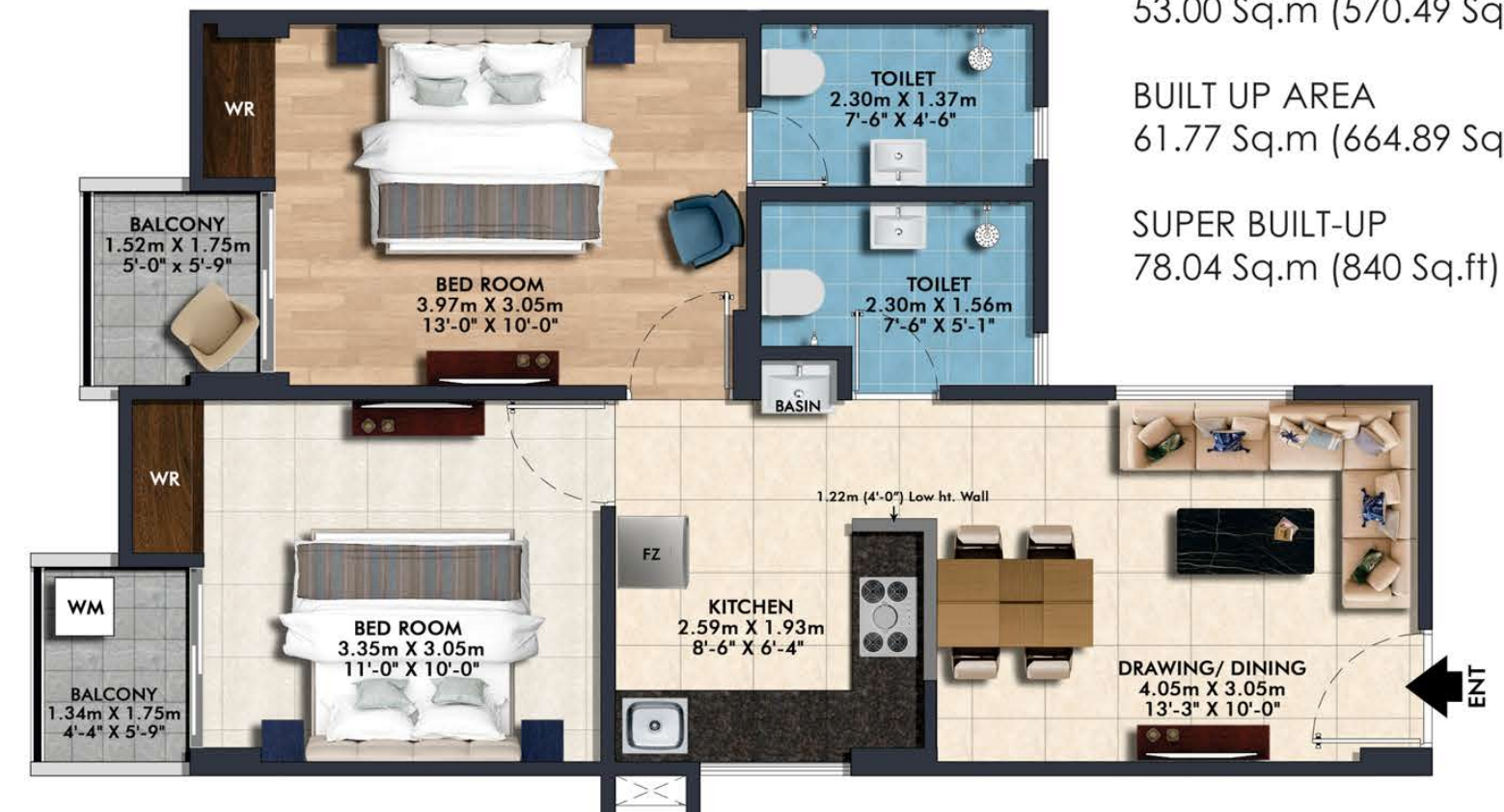
Phase 1 | 2 & 3 BHK Apartments

FLAT C | TYPE 2A | 2BHK 2ND TO 14TH FLOOR

CARPET AREA
53.00 Sq.m (570.49 Sq.ft)

BUILT UP AREA
61.77 Sq.m (664.89 Sq.ft)

SUPER BUILT-UP
78.04 Sq.m (840 Sq.ft)



FLAT D | TYPE 2B | 2BHK 2ND TO 14TH FLOOR

CARPET AREA
53.00 Sq.m (570.49 Sq.ft)

BUILT UP AREA
61.77 Sq.m (664.89 Sq.ft)

SUPER BUILT-UP
78.04 Sq.m (840 Sq.ft)

1 Sq.m = 10.764 Sq.ft

Floor Plans

FLAT E | TYPE 3A | 3BHK 1ST TO 14TH FLOOR

CARPET AREA
67.23 Sq.m (723.66 Sq.ft)

BUILT UP AREA
79.87 Sq.m (859.72 Sq.ft)

SUPER BUILT-UP
100.64 Sq.m (1083.00 Sq.ft)



FLAT F | TYPE 3B | 3BHK 1ST TO 14TH FLOOR

CARPET AREA
67.23 Sq.m (723.66 Sq.ft)

BUILT UP AREA
79.87 Sq.m (859.72 Sq.ft)

SUPER BUILT-UP
100.64 Sq.m (1083.00 Sq.ft)

FLAT G | TYPE 4A | 2BHK 1ST TO 14TH FLOOR

CARPET AREA
48.05 Sq.m (517.21 Sq.ft)

BUILT UP AREA
55.95 Sq.m (602.25 Sq.ft)

SUPER BUILT-UP
70.60 Sq.m (760.00 Sq.ft)



FLAT H | TYPE 4B | 2BHK 1ST TO 14TH FLOOR

CARPET AREA
48.05 Sq.m (517.21 Sq.ft)

BUILT UP AREA
55.95 Sq.m (602.25 Sq.ft)

SUPER BUILT-UP
70.60 Sq.m (760.00 Sq.ft)



1 Sq.m = 10.764 Sq.ft



SPECIFICATIONS

- Earthquake Safe RCC Framed Structure
- Water Proofing in Toilets, Kitchen and Basement Walls

PARTICULARS	WALL FINISH	CEILING	FLOORING	ELECTRICAL
LIVING & DINING	Plaster, POP Punning, Putty & Primer	POP Punning, Putty & Primer	Double Charged Vitrified Tiles	Multiple Points for various usages with AC Point, Concealed Wiring, Modular Switches & Sockets
MASTER BEDROOM	Plaster, POP Punning, Putty & Primer	POP Punning, Putty & Primer	Double Charged Vitrified Tiles	Multiple Points for various usages with AC Point, Concealed Wiring, Modular Switches & Sockets
OTHER BEDROOMS	Plaster, POP Punning, Putty & Primer	POP Punning, Putty & Primer	Double Charged Vitrified Tiles	Multiple Points for various usages with AC Point, Concealed Wiring, Modular Switches & Sockets
TOILETS	Designer Ceramic Tiles upto 7'ht. & Plaster, POP Punning, Putty & Primer on remaining walls	Grid False Ceiling	Anti- Skid Ceramic Tiles	Multiple Points for Toilet Appliances
CORRIDOR	Plaster, Putty, Primer & Paint	POP Punning, Putty, Primer & Paint	Anti- Skid Tiles	Modular Switches with Concealed Wiring
KITCHEN	Designer Ceramic Tiles upto 2'ht. above Granite Platform & Plaster, POP Punning, Putty & Primer on remaining walls	POP Punning, Putty, Primer & Paint	Anti- Skid Ceramic Tiles	Multiple Points for Kitchen Appliances, Modular Switches & Sockets with Concealed Wiring
LIFT LOBBY	Designer Granite Cladding	POP Punning, Putty, Primer & Paint	Heavy duty tiles combination	Modular Switches with Concealed Wiring
EXTERNAL FAÇADE	Plaster, 2 Coat of Putty, Primer & External Grade Paint of Premium Brands	--	--	--

Representative brands being considered for the project.*

CEMENT



STEEL



TILES



CP & SANITARY



SWITCHES & SOCKETS



LIFTS



PAINTS



PVC & CPVC PIPES



LOCKS



WIRES



Phase 1 | 2 & 3 BHK Apartments

PARTICULARS	WALL FINISH	CEILING	FLOORING	ELECTRICAL
BALCONY	Plaster, 2 Coat of Putty, Primer & External Grade Paint of Premium Brands	Plaster, Putty & External Grade Paint of Premium Brands	Anti- Skid Ceramic Tiles	Electrical Points with Washing Machine Point in Utility Balcony
STAIRS	Plaster, Putty, Primer & Paint	POP Punning, Putty, Primer & Paint	Granite on Main Stairs & Polish Kota Stone on Fire Stairs	Modular Switches with Concealed Wiring
COVERED PARKING	Plaster with Weather Friendly Paint	Putty & Weather Friendly Paint	CC Floor with Brush Finish	Modular Switches with Concealed Wiring
FITTINGS & FIXTURES				
KITCHEN	SS Sink with Sink Mixer			
MASTER TOILET	Wall Mixer with Over Head Shower, Floor mounted W.C. with attached Cistern, Health Faucet with Angle Valve Wash Basin with Mixer			
OTHER TOILETS	Wall Mixer with Over Head Shower, Floor mounted W.C. with attached Cistern, Health Faucet with Angle Valve Wash Basin with Mixer			
UTILITY BALCONY	Washing Machine Point			
DOORS & WINDOWS				
EXTERNAL DOORS & WINDOWS	UPVC/ Powder Coated Aluminium Windows and Frame with Toughened Glass			
MAIN DOOR FRAME	Sal Wood / Equivalent (5" X 2-1/2"), 7' Height			
INTERNAL DOOR FRAMES	Sal Wood / Equivalent (4" X 2-1/2"), 7' Height			
MAIN DOOR SHUTTER	Both side Laminated Flush Door			
INTERNAL DOOR SHUTTERS	Moulded Panel Doors			
LIFTS				
Automatic Passenger Lift with ARD (Auto Rescue Device) System (2 Lifts in each Tower- one 8 Passenger & another 13 Passenger)				
RAILINGS				
BALCONY	Designer MS Railings with Paint			
STAIRCASE	Designer MS Railings with Paint			

*The brands shown above are indicative in nature and may be substituted with equivalent brands.

RUDRA VARDAAN HEIGHTS

Phase 1 | 2 & 3 BHK Apartments

RUDRA
VARDAAN
HEIGHTS

RUDRA
VARDAAN
HEIGHTS

CLUB
HOUSE

CORNER VIEW

image shown is an artistic impression

OUR PROJECTS (Below Projects are Approved from their respective Development Authority)



RUDRA TWIN TOWERS
New Berry Road, Lucknow



RUDRA SOLITAIRE
Near G.D. Goenka School, Mainawati Marg,
Azad Nagar, Kanpur



RUDRA GREENS
Singhpur, Kanpur



RUDRA SHUBHKAMNA
G.T. Road, Amiliha, Kanpur



RUDRA ENCLAVE
Dhanua, Rewa Road, Prayagraj



RUDRA AAKRITI
Naini, Prayagraj



RUDRA SANGAM
Jhunsi, Prayagraj



RUDRA MUKUND VILLAS
Nati Imli, Varanasi



RUDRA LAXMIKUNJ
Paharia, Varanasi



RUDRA RATNAM
Sarnath, Varanasi



RUDRA ROYAL
Chandpur, Varanasi



RUDRA GANGES
Parao, Dandi, Varanasi



RUDRA BANKE BIHARI RESIDENCY
Bhaktinagar, Pandeypur, Varanasi



RUDRA AWADH RESIDENCY
Shivpur, Varanasi



RUDRA AISHWARYAM
Shivpur, Varanasi



RUDRA BIDDHA ENCLAVE
Ashapur, Varanasi



RUDRA VINDHYA DHAM
Bathua Chauraha, Near Sitla Mata Mandir,
Mirzapur



RUDRA GARDEN CITY (Phase-1)
Near Rema Modh,
P. Deendayal Upadhyay Nagar



RUDRA GARDEN CITY (Phase-2)
Near Rema Modh,
P. Deendayal Upadhyay Nagar



RUDRA AADHARSHILA (Phase-1)
Rohaniya, Gangapur Road, Varanasi



RUDRA SAUBHAGYAM (Phase-1)
Harahua (Airport Road)-Rameshwaram Road,
Varanasi



RUDRA DREAM COTTAGE
Near Durga Mandir, Chunar



DEVELOPING SPACES PASSIONATELY

Rudra Group is one of the leading and prominent real estate company in north india. Being a builder & developer we are successfully crafting new benchmarks from almost two decades.

Rudra Group is an ISO 9001:2015 certified company and a member of Credai & IGBC which strongly follows the rules and regulations of UPRERA.

The Group started its journey from one of the ancient and holy city of world "Kashi" and expanded its boundaries to booming centers of North India Lucknow, Kanpur, Prayagraj, Pandit Deen Dayal Upadhyay Nagar and Mirzapur.

Our Goal is to never loose sight of two things that seperate us from other players in real estate sector- putting emphasis on "Quality, workmanship with fusion of modern architecture" and giving our clients the maximum "bang for buck with on time possession".



Founder

Anoop Agrawal

Chairman & Managing Director
(C.M.D.)

He is a first generation entrepreneur and a visionary under whose leadership group is touching new heights of success.



Co-Founder

Arun Agrawal

Managing Director
(M.D.)

He is a young and dynamic face of the group who ensures best in class construction and timely possession of the projects.

Vision:

To change the industry of conventional real estate development, Redefining lifestyles, investing in systems & human resources, championing excellence in craftsmanship, planning & services.

Mission:

- Designing living spaces that exude the tripartite hallmarks of style, luxury and homely warmth.
- A continuous infusion of the best available talents from across the industry.
- Making every possible effort to empower and make a positive difference to lives of our people and the society at large.