



<https://www.up-rera.in>  
UPRERAPRJ569226/06/2025  
Abhiyaan Buildcon-Collection  
A/c for Citizen Pavitra  
Indian Bank Account No. 8017498883  
IFSC CODE : IDIB000A580  
Project Launch Date 03-06-2025



Citizen  
**PAVITRA**

Welcome To Green Pollution Free Living

 *Embracing Nature*  
*Celebrating Life*



# About the Project



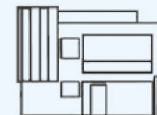
**100% Vastu Compliant**  
Luxurious Duplex units that  
comply with vastu



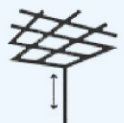
**Manicured Garden**  
Well Developed Park &  
Recreation with exclusive  
Kids Play Area



**Pollution Free Living**  
Serene environment, abundant  
open space & seamless  
connectivity



**Elegant Elevation**  
Inviting elegant  
elevation with hassle free  
low maintenance



**High ceilings and tall doors**  
Ground floor + First floor +  
Terrace design with 11 ft high  
ceilings & 8 ft high doors



**All underground services**  
Water supply, Electricity &  
Sewer, Drain along with  
STP



**Fully Customizable Options**  
Thoughtfully designed  
3BHK & 5BHK independent  
Villas with no common wall



Adjacent feature packed  
New Suncity Integrated  
Township



THERE IS SOMETHING FOR  
EVERYONE AT OUR

*Central Park*





The layout plan of Citizen Pavitra has been approved by Prayagraj Development Authority. This new project is located just north of the fully developed and completed New Suncity Integrated Township. While New

Suncity Integrated Township has been developed as a self-contained township offering plots to customers; Citizen Pavitra is a new offering for consumers interested in ready to move constructed homes.

At Citizen Pavitra, we take pride in our connection to nature and believe in creating a harmonious ecosystem. Living in homes developed by us will offer a tranquil environment that promotes a healthy lifestyle for our customers. Whether relaxing at home, taking a stroll in the park, or an exploratory trip across the extended community. We are committed to building a sustainable future, one home at a time.

This boutique project will offer customers homes with quality construction, customized living spaces and unique accommodation offerings. Customers can opt for three-bedroom or five-bedroom villa (duplex / triplex) options while also enjoying the benefit of fully owning the plot of land. Customers can now avail home loans (purchase plus construction) from leading nationalized banks and construction can commence following the conveyance of the plot. To make the residential project uniform and attractive, the construction contract of all the houses will be fulfilled by the developer company.

We invite you to join us on this journey towards a greener tomorrow. Come experience the beauty of sustainable living with Citizen Pavitra.





ENTRANCE PLAZA SHOPS FOR ALL YOUR DAILY NEEDS



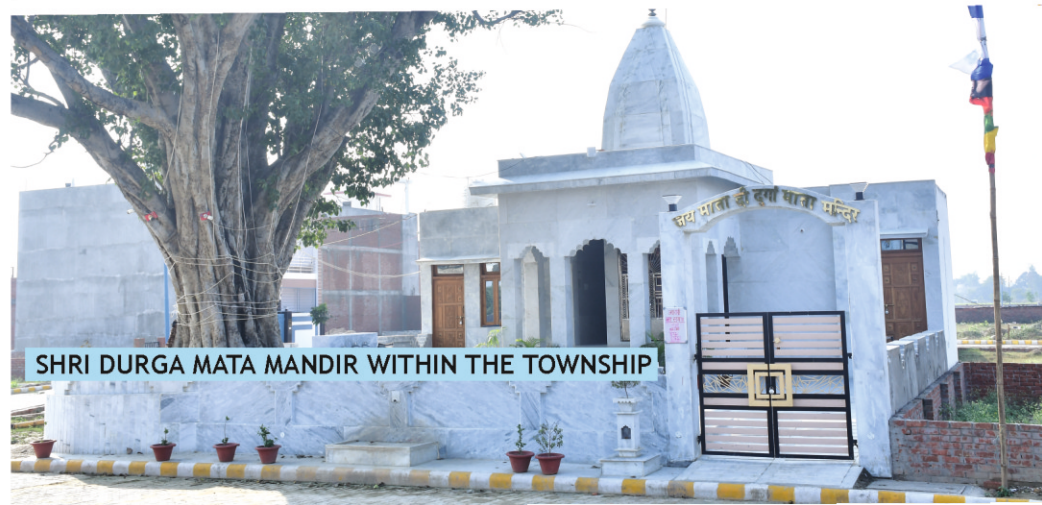
KIDS PLAY AREA WITH WALK-IN FOUNTAIN & SWINGS



SURYA FUNCTION HALL WITH GYM & INDOOR GAMES ROOM



SINGLE ENTRY SINGLE EXIT - GATED COMMUNITY



SHRI DURGA MATA MANDIR WITHIN THE TOWNSHIP

# township facilities that add a cherry on the cake

Shared Amenities being adjacent to the fully developed New Suncity Integrated Township

1. Multi-purpose Surya Function Hall
2. Gym & Indoor games room
3. Large swimming pool
4. Fit India Sports Center
5. Cricket & Football grounds
6. Volleyball & Basketball Court
7. Suraj Kund Dhyan Kendra & Picnic Spot
8. Children's play areas
9. Open Gym
10. Hypermarket
11. Sector Shopping
12. Entrance Plaza with Restaurant
13. Exclusive Senior Citizen Park
14. Kids Park with walk-in fountain
15. Walking & Jogging Track
16. Nursing Home within the township
17. Sr. Secondary Modern School
18. Ambient air quality monitoring/Pollution under control
19. 24 hour security with CCTV & security petrolling
20. Gated community (single entry & exit).
21. Well developed trunk services
22. Excellent street lighting with over 250 LED street lights/high masts/flood lights with power backup.
23. Shri Durga Mata Mandir within the campus.
24. Well-planned Sectors and wide roads
25. Rich green cover with over 650 avenue trees, fruit bearing and ornamental trees planted along with shrubs & hedges.



 *Live the grand life in a  
safe neighbourhood*



# Project Highlights



## 100% VASTU COMPLIANT

Luxurious Duplex & Triplex unit options that comply with Vaastu and are customizable as per your preferences



## QUALITY CONSTRUCTION

Best-in-class construction quality. In-situ concrete used for construction of roads & villas through company owned concrete batching plant



## WELL PLANNED GREEN AREA

The central park is being planned to address the needs of all age group of residents with well distributed play areas for kids & relaxing green area for elderly residents



## ALL UNDERGROUND SERVICES

CC Roads with underground electric cables PVC/DWE Drain Pipes, Modern Street Lighting



## PRIVACY FOCUSED

Project bounded by compound walls with manned security, CCTV and EPABX



## 24-hr POWER BACKUP

for your home (chargeable) and common area lighting



## ELEGANT ELEVATION

Low maintenance, hassle-free elegant elevation



## SPACIOUS LIVING, DRAWING AND BEDROOMS

Well planned interiors with good quality finishing work and dedicated space for Puja area, Kitchen Pantry, Home Office as per your convenience



## DOUBLE HEIGHT CUT

For ambience and better communication within the home (optional)



## TERRACE

Ample terrace space for family gathering or kitchen garden



## PARKING SPACE

Personal parking space within every villa



## SOLAR PANELS

Leverage sunlight to power your home (chargeable)



## HIGH CEILINGS AND TALL DOORS

11 ft high floors, 8 ft high doors



## HIGH-END BATHROOM FIXTURES

Fittings & Fixtures of CERA make or equivalent



## MAIN DOOR

Fitted with Smart lock (chargeable)



# Thoughtfully planned Interiors



Customizable options for Master Bedroom, Kids Room, Staircase with double height ceiling



 *Homes that brighten your life*

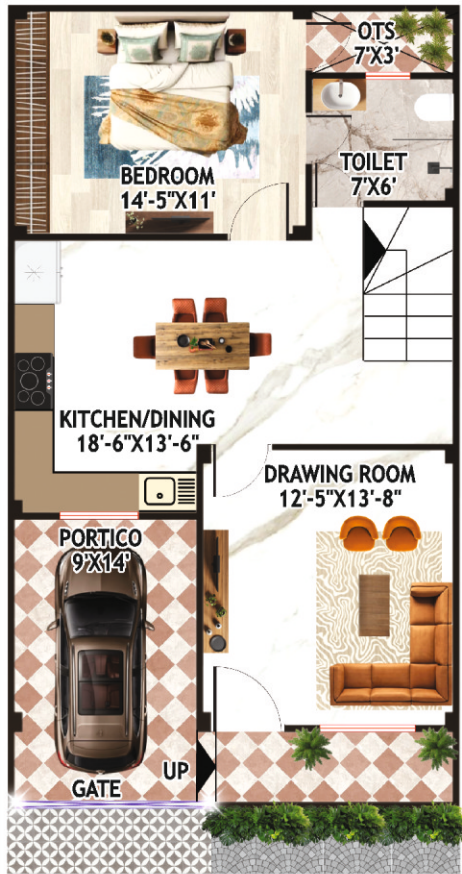


 *Homes that redefine modern living*

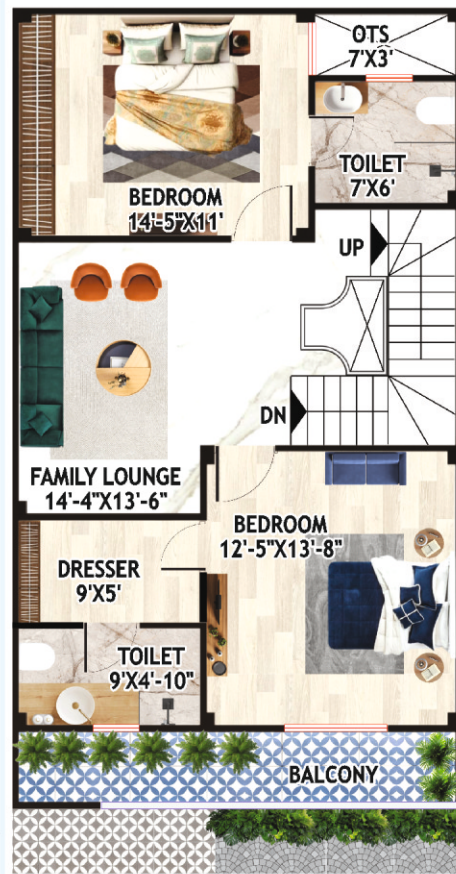


# Type A-Villa

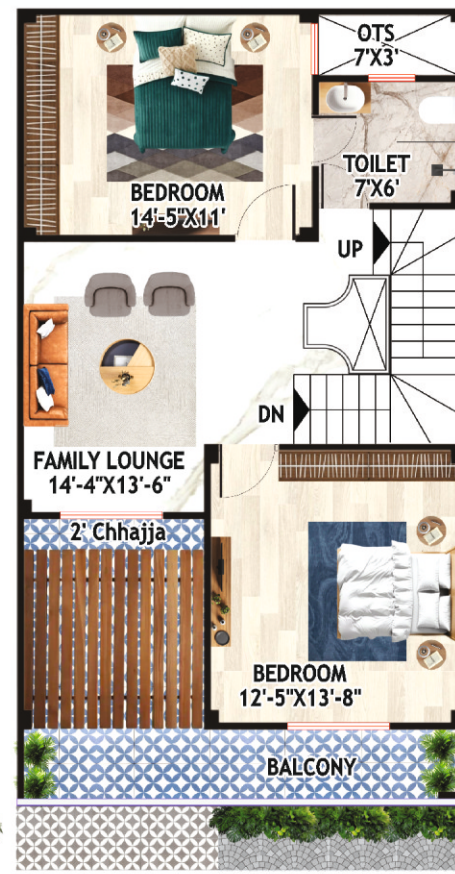
Plot Area = 900 sq.ft. (100 sq.yd.) Plot Dimension = 22.5x40 ft. Total Built-up Area = 2315 sq.ft.



Constructed area on Ground Floor  
Built up Area - 760 sq.ft.  
Carpet Area - 635 sq.ft.



Constructed area on First Floor  
Built up Area - 835 sq.ft.  
Carpet Area - 710 sq.ft.



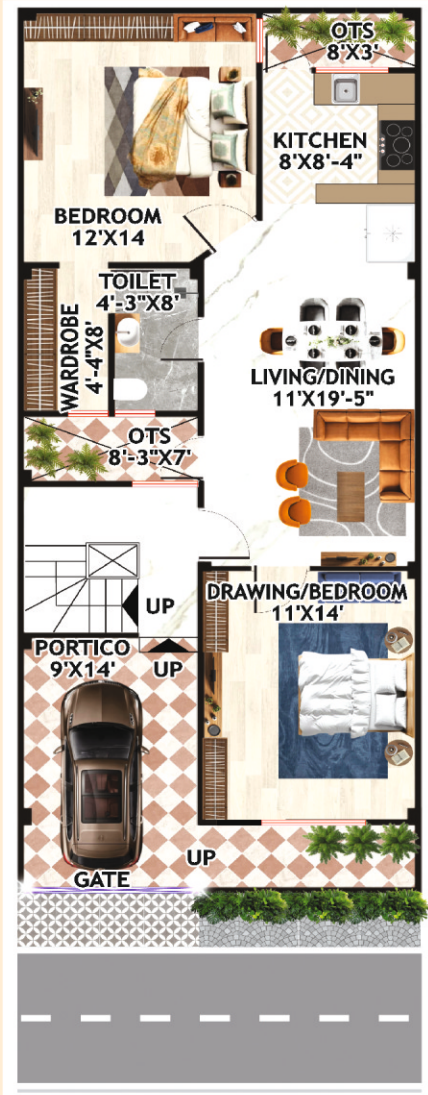
Constructed area on Second Floor (optional)  
Built up Area - 720 sq.ft.  
Carpet Area - 620 sq.ft.



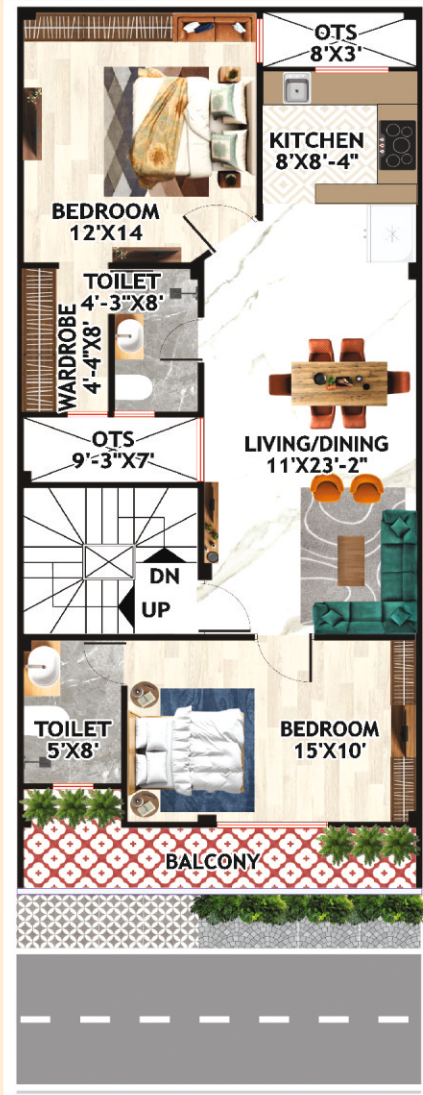
**Note :** For ease of understanding measurements are provided in feet. To convert to meters multiply the unit by 0.304 (eg. 5 feet = 5 x 0.304 = 1.52 meter) Similarly 1 square feet = 0.092903 square meters (eg. 100 sq.ft. = 100 x 0.092903 = 9.29 square meter).

# Type B-Villa

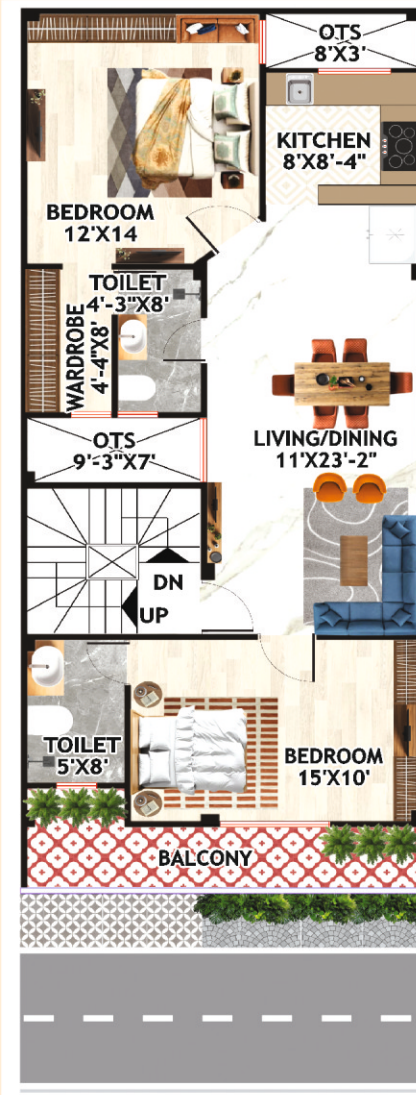
Plot Area = 1050 sq.ft. (117 sq.yd.) Plot Dimension = 21x50 sq.ft. Total Built-up Area = 2815 sq.ft.



Constructed area on Ground Floor  
Built up Area - 875 sq.ft.  
Carpet Area - 735 sq.ft.



Constructed area on First Floor  
Built up Area - 970 sq.ft.  
Carpet Area - 815 sq.ft.



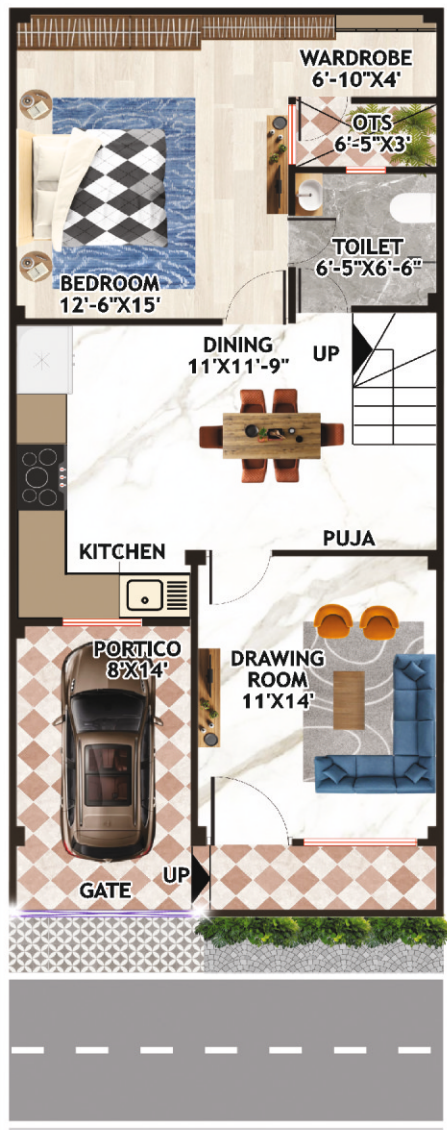
Constructed area on Second Floor (optional)  
Built up Area - 970 sq.ft.  
Carpet Area - 815 sq.ft.



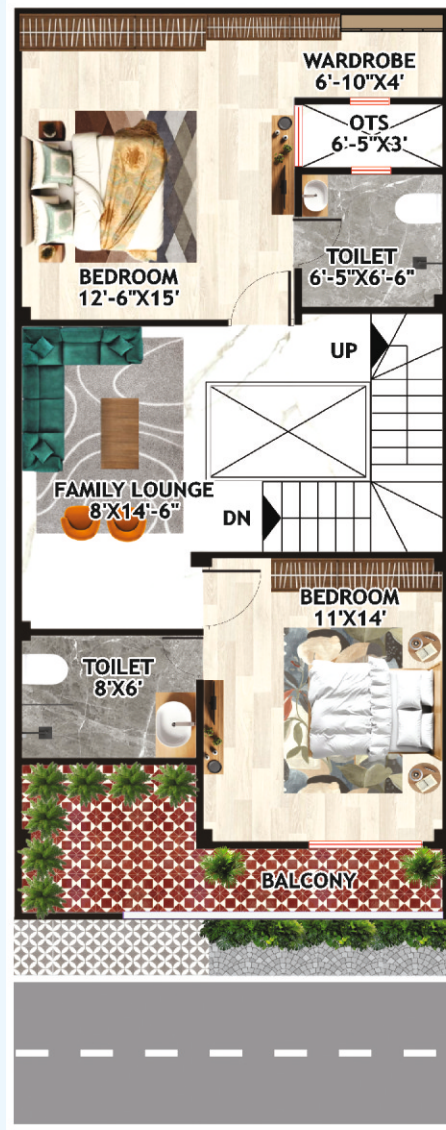
**Note :** Villa layout and dimensions are architectural illustrations only. Constructions will be carried out as per customization approved by eventual customer and sanctioned by PDA. These illustrated layouts are not part of standard offering.

# Type C-Villa

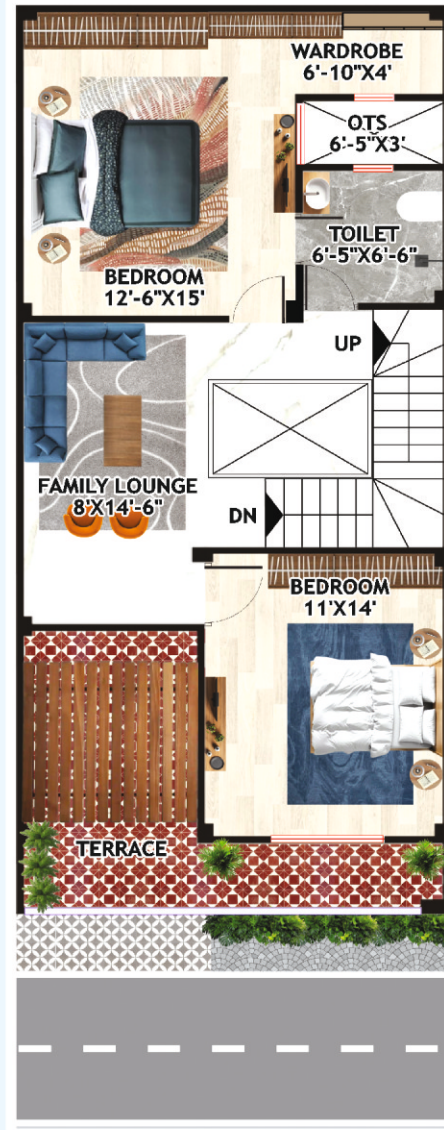
Plot Area = 900 sq.ft. (100 sq.yd.) Plot Dimension = 20x45 sq.ft. Total Built-up Area = 2320 sq.ft.



Constructed area on Ground Floor  
Built up Area - 775 sq.ft.  
Carpet Area - 655 sq.ft.



Constructed area on First Floor  
Built up Area - 815 sq.ft.  
Carpet Area - 665 sq.ft.



Constructed area on Second Floor (optional)  
Built up Area - 730 sq.ft.  
Carpet Area - 620 sq.ft.



# Type D-Villa

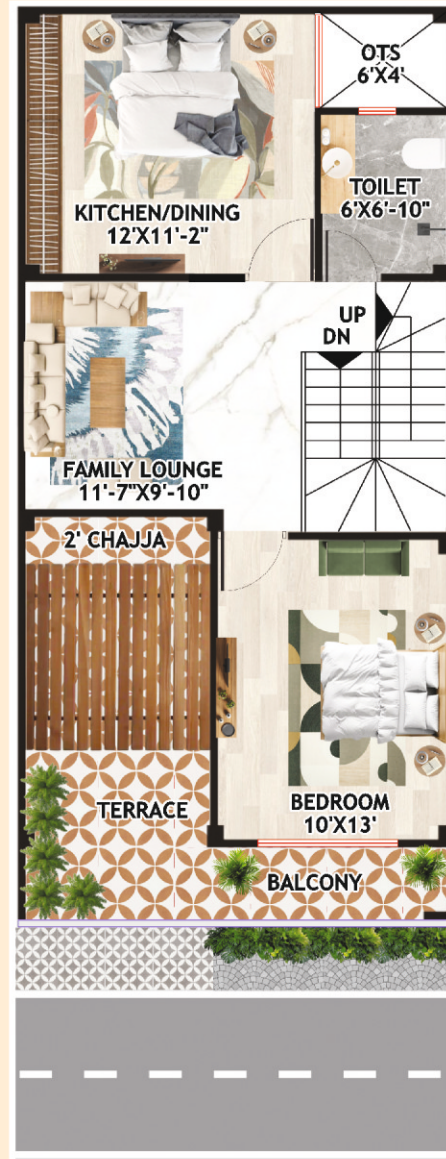
Plot Area = 760 sq.ft. (85 sq.yd.) Plot Dimension = 19x40 sq.ft. Total Built-up Area = 1875 sq.ft.



Constructed area on Ground Floor  
Built up Area - 635 sq.ft.  
Carpet Area - 525 sq.ft.



Constructed area on First Floor  
Built up Area - 660 sq.ft.  
Carpet Area - 500 sq.ft.



Constructed area on Second Floor (optional)  
Built up Area - 580 sq.ft.  
Carpet Area - 500 sq.ft.



# Villa Specification

## **Foundation & Structure :**

- Reinforced isolated footings along with RCC framed structure made from FE-550 REBAR and site mix concrete from company owned mini batching plant.

## **Flooring :**

- Living/Dining/Bedrooms & Kitchen : Vitrified tiles of reputed make
- Master Bedroom : Engineered wood flooring/Vitrified Tiles (optional)
- Bathrooms/Utility : Anti-skid ceramic tiles of reputed make.
- Stair Case : Granite Flooring
- Balcony : Anti-Skid porcelain/ceramic tiles of reputed make
- Portico : Parking tiles of reputed make
- Terrace : Cement based flooring with water proofing and heat insulation chemical coating

## **Painting :**

- External : Texture paint with two coats of acrylic exterior emulsion
- Internal Walls and Ceiling : Two Coats of emulsion paint over putty and primer finish

## **Railing :**

- Balconies : Option of glass or Stainless Steel railings based on elevation plan
- Stair Case : Option of glass or SS railings.

## **Kitchen :**

- Polished granite platform with superior stainless steel sink. Two feet glazed tile dado above kitchen platform, provision for electrical chimney and water purifier.

## **Plumbing :**

- PVC/CPVC/UPVC pipes of reputed make
- Water Storage : Underground water tank within each villa and OHT on terrace floor.

## **Electrical and Communications :**

- Concealed copper wires of reputed make
- Power outlet for geyser and exhaust fan in all bathrooms
- Power plug for cooking range, chimney, refrigerator, Microwave, mixer/grinder in kitchen
- Plug points for T.V. at appropriate locations
- Distribution boards and MCBs of reputed make
- Modular Electrical Switches of reputed make
- Power outlets for air-conditioners in living and all bedrooms

## **DTH :**

- Provision for DTH cable connections will be made in bedrooms and living rooms (through DTH service provider at extra cost)

## **Internet :**

- Provision for Internet connection will be made in the villas (through service provider at extra cost)

## **Generator :**

- 100% Power backup for common areas and select loads for each villa at extra cost.

## **Solar Panel :**

- Pre-fitted Energy smart solar panels at extra cost.

 *A vibrant atmosphere for Relaxation & Recreation*



# Specifications For Internal Development Of Layout

- **Demarcation of Plots**

Plot Demarcation shall be complete by installing RCC pillar for each unit.

- **Boundary Wall**

The Project will be bounded by reinforced brick boundary, up to 7 feet height with compound lights installed at regular intervals.

- **Road Work**

The layout is planned to be developed with Cement Concrete (CC) roads. The internal roads of the project shall be constructed with a base of GSB and stone aggregate over brick soling. The width of the road (including footpath) shall be 9 meters.

- **Footpaths**

Footpaths will be used to house underground pipes and cables for services. The width of the footpath will be 3 feet on each side of the CC area of the road and will be finished with paver blocks.

- **Water Supply Including Drinking Water Facilities**

Potable water will be supplied through underground pipeline of medium density polyethylene piping system supplied through borewell.

- **Sewer&Drain System**

Underground services will be provided for the project. PVC/DWE/SWR/Hume Pipes will be used across the project to develop the Sewer and Drainage system eventually leading to a STP developed within the project.

- **Park and Tree Plantation**

The project is planned with ample greenery. Over 50 new trees will be planted along the internal roads and within the park for the project. Kadam Trees (Burflower-tree) will be used as avenue trees and Gudhal (Hibiscus) flowering plant will be extensively through the project along with other shrubs and flowing plants.

- **Design For Electric Supply Including Street Lighting**

Supply of electricity to the units will be done through underground cables and suitable busbars/panel. Modern street lighting poles will be installed at suitable intervals. Common area lighting will be provided with required power back-up

- **Treatment and Disposal System of Sewage and Sullage water**

The project will be delivered with a 40kLD Sewage Treatment Plant based on MBBR (Moving Bed Bio Reactor) technology. Treated water will be used for irrigation and road cleaning purposes.

- **Water Conservation System**

Rain water harvesting system will be developed as per the approved plan of the project

- **Energy Management System Including Use of Renewable Energy**

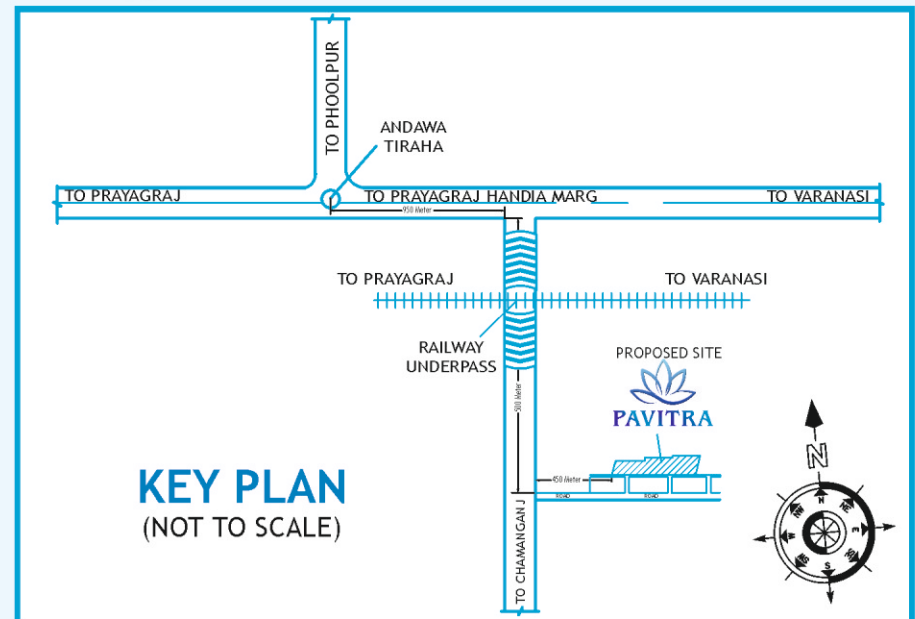
Solar powered flood lights will be used at suitable intervals to provide back-up lighting.

- **Safety :**

CCTV surveillance cameras will be provided within the project site at pivotal locations along with street lighting and high masts with power backup.

- **Security :**

Security booth will be provided at the entrance along with regular security patrol.





 *Where luxury, convenience & connectivity converge*

# Concept Plan

Citizen Pavitra is part of a larger plan to develop the adjacent available area into a vibrant township envisioned to provide housing solution to over 2000 residents over the next five years. Citizen Housing Group is working on this concept plan to be developed over various phases but eventually integrating to form a modern, self-sufficient, functional green haven where residents can live, study, work and rejuvenate.



## Disclaimer:

This concept plan is indicative of the vision for the future development of the area. It is based on the impressions and scope illustrated by architect and town planner. Information, image or illustration shown in this concept are subject to change without notice; This does not constitute an offer or solicitation for sale of properties, villa or plots by the Company or any related or associated company/firm. None of the information or concept presented are intended to form the basis of any retail investment or sale to end-customers as defined under UP-RERA. The Company expressly disclaims any and all responsibility for any direct or consequential loss or damage of any kind whatsoever arising directly or indirectly to any person.

 *Designed to inspire & elevate  
quality of life*



## *About the Builder*

Citizen Housing is on the path of unprecedented growth after delivering over 1000 units to customers at Civil Lines, Prayagraj and Jhunsi, Prayagraj, between December 2022 and November 2024. We are committed to deliver great value and timely delivery of projects to our esteemed customers. We strive to keep to our construction schedules and deliver a high- quality product, at relatively low costs as compared with the competition. Our proposal is supported by extensive expertise in this area coupled with our local connect which allows us to tackle tough projects in a time-bound manner, thereby alleviating any concerns about the success of the project or the return on investment; moreover the talent level of our team is unparalleled and our project management practices ensure labor efficiencies, inventory management and wastage/rework control mechanisms that drive costs down. Furthermore, our access to the highest quality materials at highly competitive prices ensures the most efficient cost of units. We are setting new standards for quality creation in homes that truly reflects our brand philosophy - “सुरक्षा और भरोसा”



ACTUAL SITE IMAGE OF PLOTS & CONSTRUCTED HOUSES AT NEW SUNCITY INTEGRATED TOWNSHIP ADJACENT TO PROPOSED CITIZEN PAVITRA PROJECT

# Some of Our Creations

\* Actual Site Images



Citizen Shubhalay, Katka, Jhansi

NeoHeights, Lohia Marg, Prayagraj



Citizen EWS/LIG Housing Scheme, Andawa, Jhansi

New Suncity, Integrated Township, Andawa, Jhansi



Citizen Ram Nivas, Clive Road, Civil Lines

Citizen EcoHeights, Andawa, Jhansi



 *A life of affluence beckons you*



Disclaimer : Information, images or illustrations shown in this brochure are indicative only and are architect's impression of the envisaged development and the same are subject to change as may be necessary at the time of construction/development.



# *Citizen Pavitra - Nature Nurtured*



Nestled amidst greenery  
(Bird's eye view of the proposed Project)



# Refer & Earn

सिटीजन सम्पत्ति सलाहकार बनने का सुनहरा अवसर

गृहणियां जो इच्छा रखती हैं आर्थिक आजादी की।

स्वरोजगार अथवा नौकरी करने वाले व्यक्ति जो अतिरिक्त आय पाना चाहते हैं।

शिक्षक जो निजी व्यवसाय में भी रुचि रखते हैं।

सेवानिवृत्त व्यक्ति जो जीवन में नई संभावनाएं चाहते हैं।

## अपनी निर्मित प्रापर्टी पर पायें निश्चित किराया

**CITIZEN ASSURED RENTAL**

अपने ग्राहकों के प्रति सिटीजन हाउसिंग की प्रतिबद्धता प्रापर्टी के विक्रय पर समाप्त नहीं बल्कि शुरू होती है। बिक्री के बाद की सेवाओं में रख-रखाव और सुरक्षा के साथ-साथ री-सेल और अच्छे लाभांश की प्राप्ति की सुविधा उपलब्ध कराते हैं।

**HOTLINE**  
**9696123123**

साइट : सिटीजन पवित्र, आराजी नं. 878, अंदावा, न्यू सनसिटी इन्टीग्रेटेड टाउनशिप से संलग्न, निकट अंदावां रेलवे अण्डरपास, वाराणसी-प्रयागराज मार्ग, अंदावां, झूंसी, प्रयागराज - 211019



Project Developed by  
**ABHIYAAN BUILDCON PVT. LTD.**  
(An Associate of Citizen Housing Group)

**HEAD OFFICE**

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