



— Citizen Housing —  
**TWIN TOWERS**

PRAYAGRAJ | UTTAR PRADESH

Where horizon meets the sky and the magic unfolds.



सुरक्षा और भरोसा



## ABOUT THE PROJECT

“Why Settle for Less? Enjoy 25% More Flat Area”

While most developments optimize for density, Citizen Twin Towers is designed for spacious living. The difference is immediately evident, unlike typical 2 BHK and 3 BHK apartments that offer standard flat areas, compact layouts, and compromised room proportions, our residences are designed with 25% more usable area. Where others restrict space and charge more, we deliver large, free-flowing layouts, generous bedroom sizes, abundant natural light, and thoughtfully planned interiors - with premium features included as standards, not upgrades. The result is bigger homes, better design, and unmatched value - setting a new benchmark in the region with Luxury in every corner.



**OPEN AND STILT PARKING**



**CENTRAL VISTA**



**AMPLE BASEMENT PARKING**



## GRAND ENTRANCE GATE

# ABOUT CITIZEN HOUSING

Citizen Housing is built on a vision of crafting landmarks that stand the test of time.

With a commitment to architectural excellence, thoughtful planning, and uncompromising quality, the company has steadily earned a reputation for delivering homes that balance elegance, functionality, and long-term value.

Every project reflects meticulous attention to detail - from design philosophy and structural integrity to lifestyle amenities and environmental responsibility.

At Citizen Housing, spaces are not merely constructed; they are curated to enhance everyday living.

Driven by planning and design, guided by integrity, the company focuses on creating lifespaces that offer both aspiration and assurance.

At Citizen Housing we create enduring addresses - designed for today, built for generations.

Backed by transparency, timely delivery, and customer-first practices, Citizen Housing stands for “ सुरक्षा और भरोसा ”

# PROJECT HIGHLIGHTS

1. Iconic 16 storey Twin Tower design setting the new skyline of Jhunsi, Prayagraj.
2. Premium Residential project with PDA & RERA approval.
3. Spacious living spaces with large balconies and sit out along with nine feet wide corridors.
4. Thoughtfully planned across 2.35 acres, pollution free environment.
5. Largest apartment configurations in the city.
6. Meticulously designed, well-ventilated layouts with abundant natural light.
7. Japanese Garden with koi pond, arched bridge & island feature.
8. Tea House & Gazebo for serene gatherings with Pagoda-style lantern pathways.
9. Central Vista for yoga, relaxation & building connections.
10. Swimming pool with Elegant deck; Modern gym & fitness center; Luxurious banquet hall.
11. Canteen / restaurant – taste luxury daily
12. Kids play area with EPDM soft flooring.
13. Water slides & dedicated play station.
14. Three-tier security system with CCTV and Boom Barrier for unmatched privacy and security.
15. 100% power backup & EV charging station.
16. Advanced pollution monitoring & control systems
17. Daily Needs Kiosk for everyday needs.
18. Earthquake resistance RCC frame structures
19. Vastu compliant planning.
20. Fire Fighting System with fire tower & Building/facility management system.
21. Musical Zone- A vibrant space filled with rhythm, melodies, conversations, and good vibes.
22. Quarantine Zone- Medical, Physiotherapy & Quarantine Zone for Physical and Mental wellbeing.
23. High Quality Lifts.
24. Water softener with sand filter & food grade coating in water tanks along with packaged STP.
25. Intercom, Broadband Internet, PNG Line & MDU based DTH services.
26. Corridor lighting with Solar Power .



# KIZUNA COMMUNITY BLOCK

- > JAPANESE STYLED COMMUNITY CENTER
- > LUXURIOUS BANQUET HALL
- > PREMIUM WAITING LOUNGE WITH LIFT
- > RESTAURANT & TEA HOUSE
- > INDOOR RECREATION ZONE
- > THE ONSEN- INSPIRED SWIMMING POOL & DECK
- > FITNESS & WELLNESS CENTER
- > COMMUNITY SHOPS



— Citizen Housing —  
**TWIN TOWERS**

## BESPOKE AMENITIES - LIFESTYLE PRESTIGE

Luxurious Banquet Hall - "Where Celebrations Become Grand Affairs."  
An exquisite setting designed for life's most cherished celebrations. From intimate gatherings to lavish soirées, the banquet hall reflects refined elegance, expansive proportions, and impeccable detailing. With sophisticated interiors, ambient lighting, and seamless functionality, it transforms every occasion into a statement of prestige.



PREMIUM  
Waiting lounge



CANTEEN  
Restaurant



DECKED  
Swimming pool



LEISURE  
Indoor games



## Modern Gym and Fitness Center

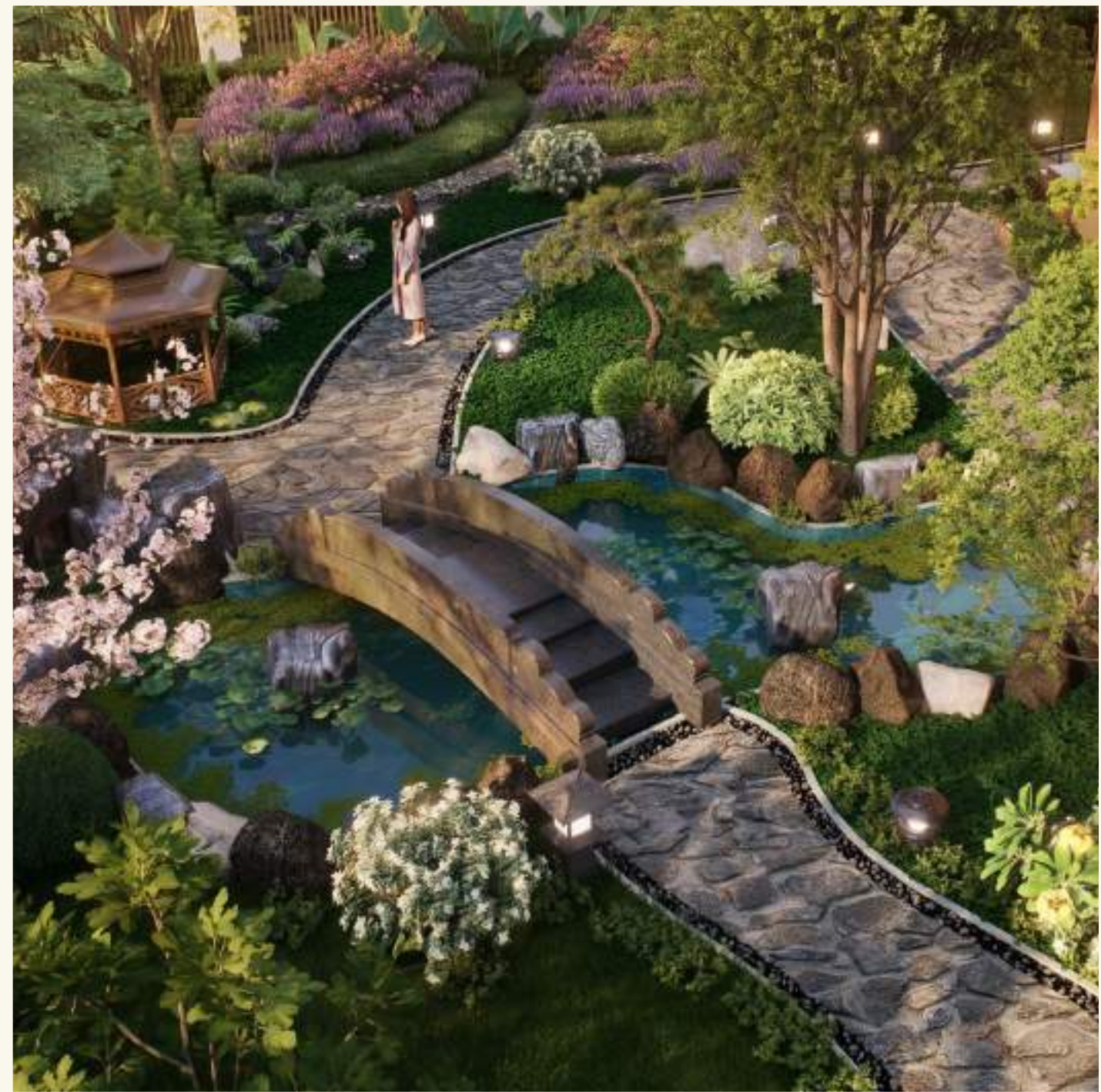
The modern gym draws inspiration from Japanese minimalism - uncluttered, intentional, and harmonious. State-of-the-art equipment blends seamlessly into a tranquil environment, allowing focus without distraction and power without noise.



## Resort-like Backyard (First and only Residential project in Prayagraj featuring water slides)

The twin towers is truly a prized asset; offering the perfect setting to reconnect and unwind. Children enjoy playful splashes in a safe, thoughtfully designed environment, while adults relax in the soothing waters or gather along for meaningful conversations. Families can slow down, share moments, and simply be together.





Citizen Housing  
**TWIN TOWERS**

## The Sakura Greens - A Landscape of Living Harmony

The expansive lawns at Citizen Twin Towers unfold as a canvas of calm and quiet beauty. Inspired by the philosophy of Japanese gardens, the curated green expanse is designed not merely as an open space but as breathing space where earth, sky and soul meet in a gentle balance. Here, mornings begin with dew-kissed grass beneath your feet. Children's laughter drifts softly through the breeze and evenings settle into golden stillness.

# THE PERFECT PLACE TO CALL HOME



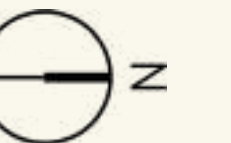
DISCLAIMER: Information, images or illustrations shown in this brochure are indicative only and are architect's impression of the envisaged development and the same are subject to change as may be necessary at the time of construction.

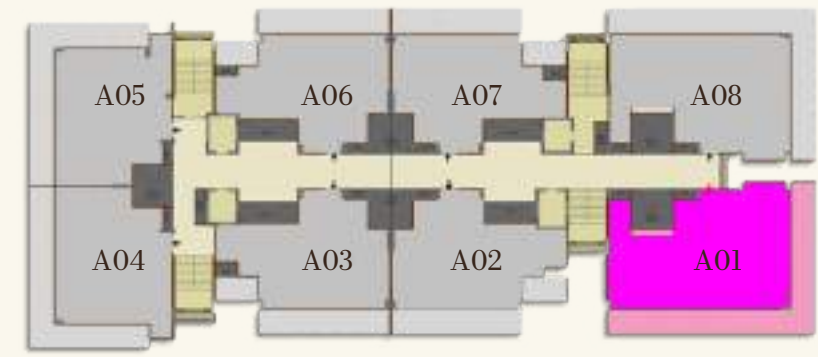
# SITE PLAN



# Block -Tower A

Typical (1st - 16th) Floor Plan Layout

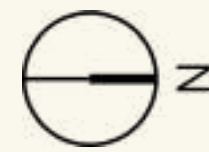
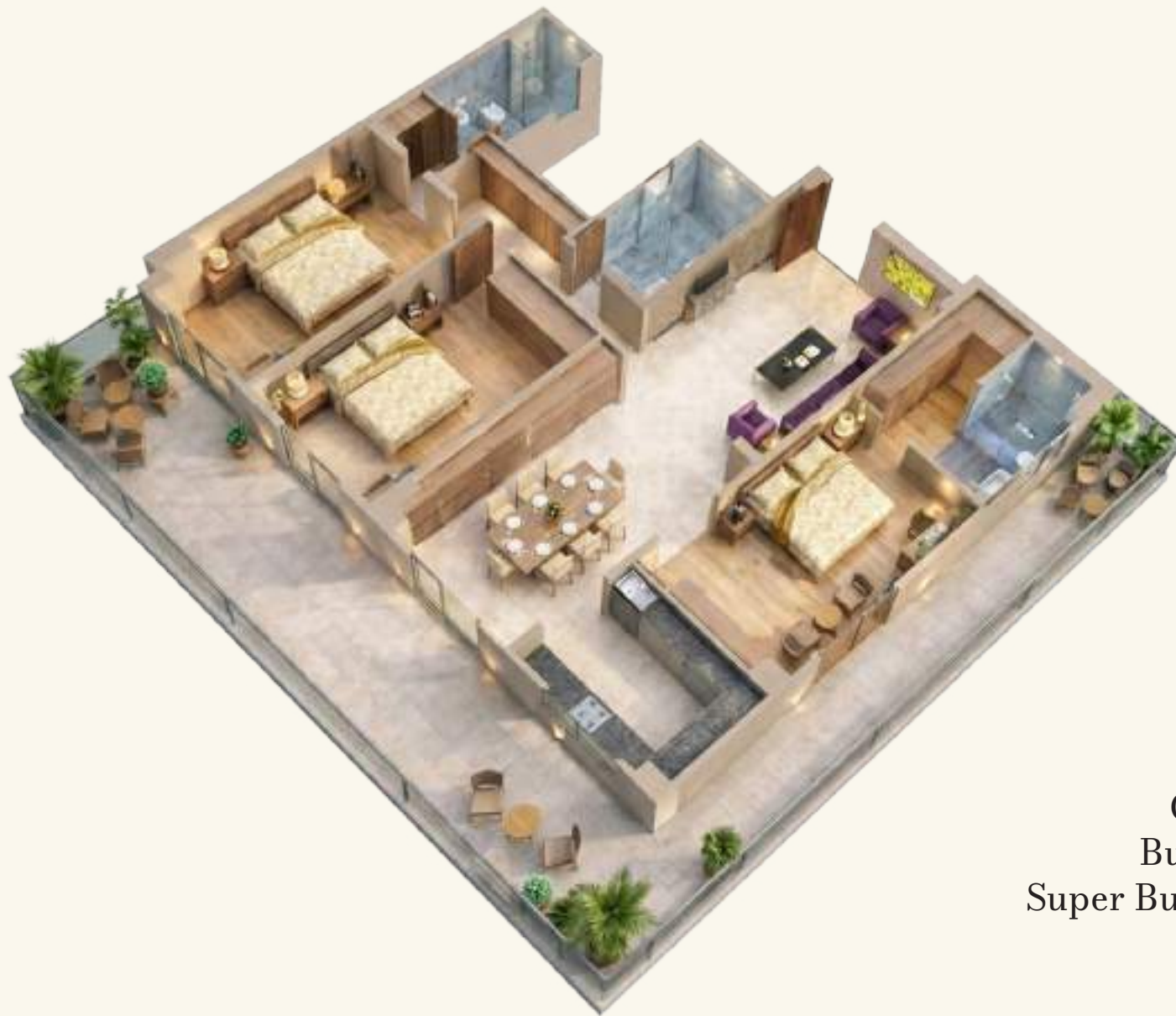




Key Plan



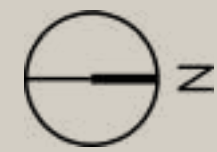
Key Plan



Unit -A01

3BHK

Carpet Area = 121 sqmt or 1298 sqft  
 Built-Up Area = 182 sqmt or 1961 sqft  
 Super Built-up Area = 216 sqmt. or 2321 sqft



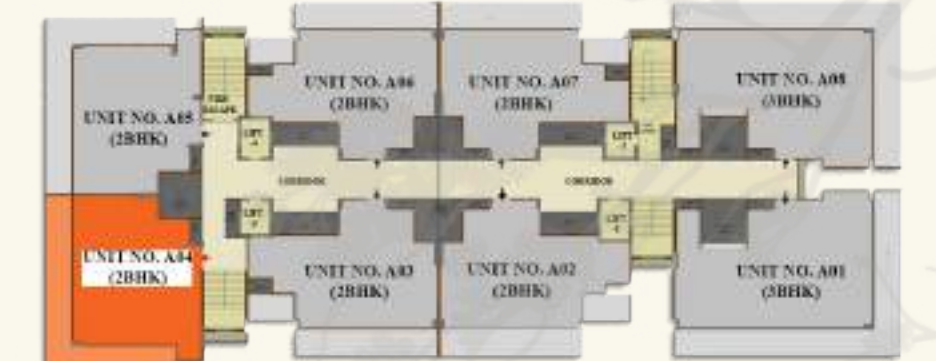
Unit -A02

2BHK

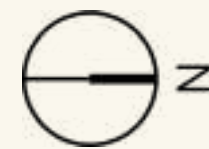
Carpet Area = 91 sqmt or 979 sqft  
 Built-Up Area = 126 sqmt or 1360 sqft  
 Super Built-up Area = 160 sqmt. or 1722 sqft



Key Plan



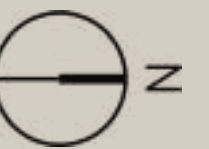
Key Plan



Unit -A03

2BHK

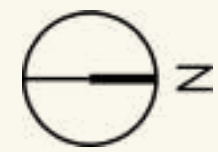
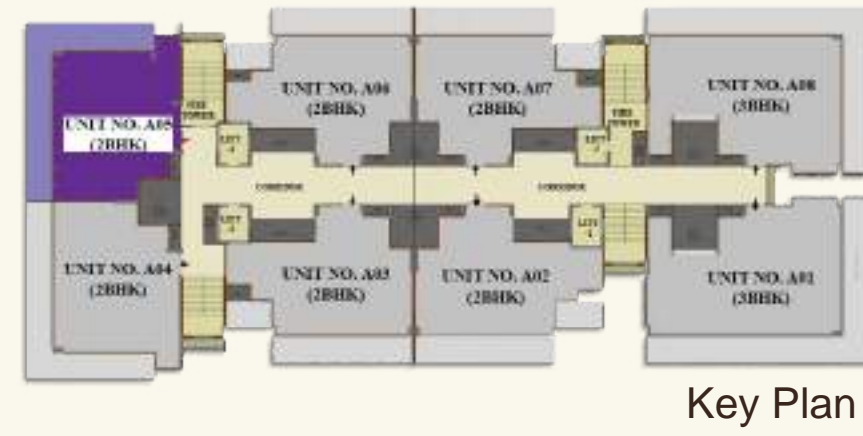
Carpet Area = 91 sqmt or 981 sqft  
 Built-Up Area = 126 sqmt or 1354 sqft  
 SBU Area = 159 sqmt or 1715 sqft



Unit -A04

2BHK

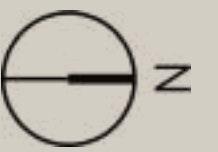
Carpet Area = 94 sqmt or 1009 sqft  
 Built-Up Area = 141 sqmt or 1519 sqft  
 Super Built-up Area = 175 sqmt. or 1880 sqft



Unit -A05

2BHK

Carpet Area = 94 sqmt or 1008 sqft  
 Built-Up Area = 141 sqmt or 1516 sqft  
 Super Built-up Area = 174 sqmt. or 1877 sqft



Unit -A06

2BHK

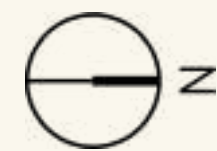
Carpet Area = 91 sqmt or 981 sqft  
 Built-Up Area = 126 sqmt or 1352 sqft  
 Super Built-up Area = 159 sqmt. or 1713 sqft



Key Plan



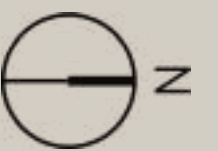
Key Plan



Unit -A07

2BHK

Carpet Area = 91 sqmt or 981 sqft  
 Built-Up Area = 126 sqmt or 1354 sqft  
 Super Built-up Area = 159 sqmt. or 1715 sqft



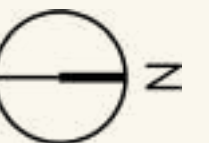
Unit -A08

3BHK

Carpet Area = 120 sqmt or 1293 sqft  
 Built-Up Area = 182 sqmt or 1955 sqft  
 Super Built-up Area = 215 sqmt. or 2316 sqft

# Block -Tower B

Typical (1st - 10th) Floor Plan Layout

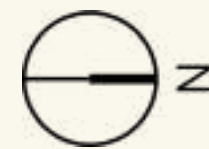




Key Plan



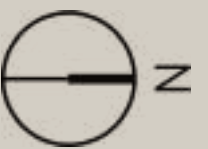
Key Plan



Unit -B01

4BHK

Carpet Area = 175 sqmt or 1880 sqft  
 Built-Up Area = 270 sqmt or 2910 sqft  
 Super Built-up Area = 314 sqmt. or 3377 sqft



Unit -B02

3BHK

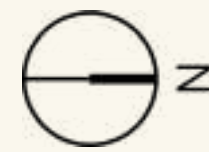
Carpet Area = 120 sqmt or 1290 sqft  
 Built-Up Area = 160 sqmt or 1719 sqft  
 Super Built-up Area = 203 sqmt. or 2186 sqft



Key Plan



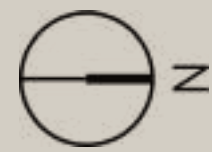
Key Plan



Unit -B03

3BHK

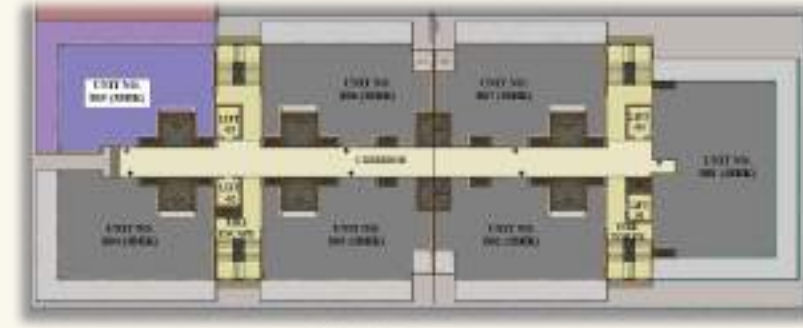
Carpet Area = 120 sqmt or 1290 sqft  
 Built-Up Area = 160 sqmt or 1719 sqft  
 Super Built-up Area = 203 sqmt. or 2186 sqft



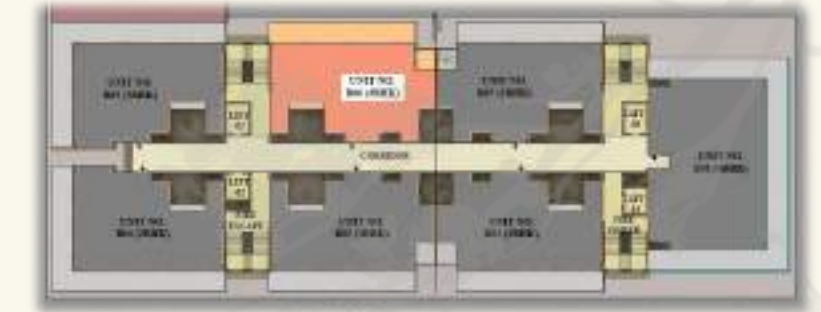
Unit -B04

3BHK

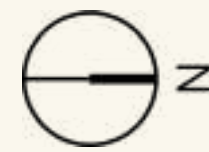
Carpet Area = 121 sqmt or 1303 sqft  
 Built-Up Area = 183 sqmt or 1966 sqft  
 Super Built-up Area = 226 sqmt. or 2433 sqft



Key Plan



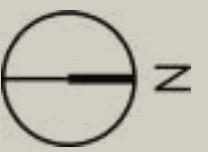
Key Plan



Unit -B05

3BHK

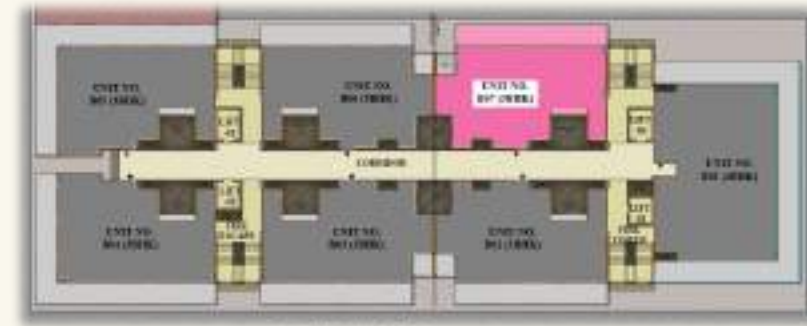
Carpet Area = 121 sqmt or 1303 sqft  
 Built-Up Area = 183 sqmt or 1966 sqft  
 Super Built-up Area = 226 sqmt. or 2432 sqft



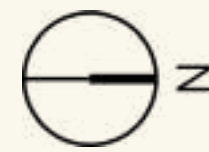
Unit -B06

3BHK

Carpet Area = 120 sqmt or 1290 sqft  
 Built-Up Area = 160 sqmt or 1719 sqft  
 Super Built-up Area = 203 sqmt. or 2186 sqft



Key Plan



## Unit -B07

3BHK

Carpet Area = 120 sqmt or 1290 sqft  
 Built-Up Area = 160 sqmt or 1719 sqft  
 SBU Area = 203 sqmt. or 2190 sqft



**MODEL INTERIORS**

# Block -Tower B

Typical (11th, 13th, 15th) Floor Plan Layout

Duplex Units- BD02 & BD03

Combined Carpet Area = 235 sqmt or 2530 sqft

Combined Built-Up Area = 320 sqmt or 3438 sqft



# Block -Tower B

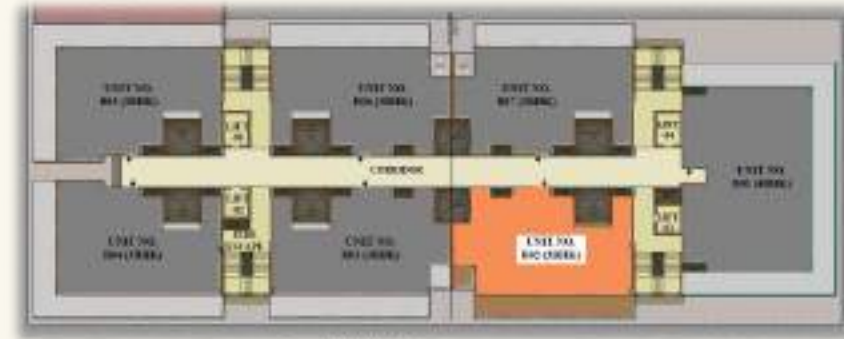
Typical (12th, 14th, 16th) Floor Plan Layout

Duplex Units- BD04

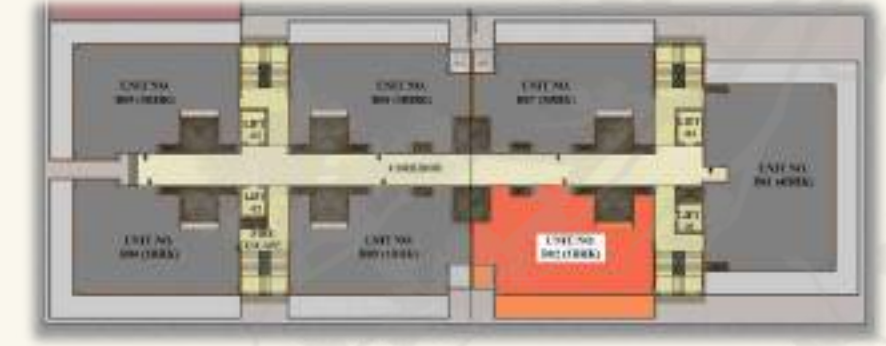
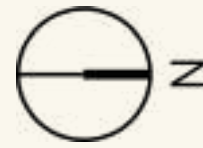
Combined Carpet Area = 242 sqmt or 2607 sqft

Combined Built-Up Area = 365 sqmt or 3933 sqft





Key Plan



Key Plan



## DUPLEX Unit -BD02 (Lower Floor)

5BHK

Carpet Area = 120 sqmt or 1290 sqft  
 Built-Up Area = 160 sqmt or 1719 sqft  
 Super Built-up Area = 203 sqmt. or 2186 sqft



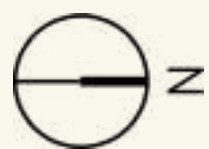
## DUPLEX Unit -BD02 (Upper Floor)

5BHK

Carpet Area = 115 sqmt or 1238 sqft  
 Built-Up Area = 160 sqmt or 1719 sqft  
 Super Built-up Area = 203 sqmt. or 2186 sqft



Key Plan



Key Plan



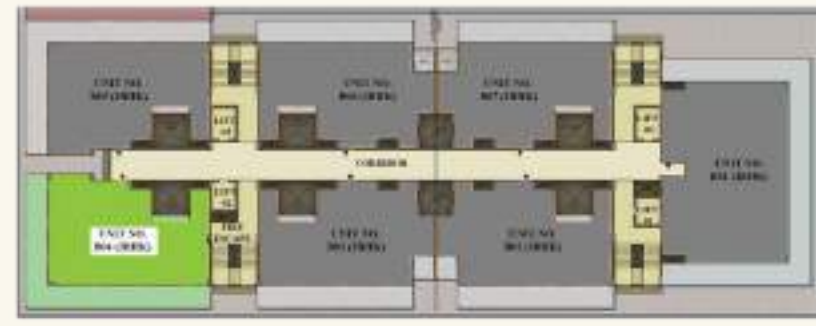
## DUPLEX Unit -BD03 (Lower Floor) 5BHK

Carpet Area = 120 sqmt or 1290 sqft  
Built-Up Area = 160 sqmt or 1719 sqft  
Super Built-up Area = 203 sqmt. or 2186 sqft

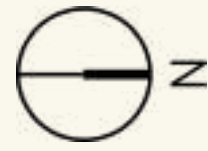


## DUPLEX Unit -BD03 (Upper Floor) 5BHK

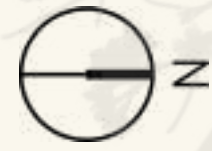
Carpet Area = 115 sqmt or 1238 sqft  
Built-Up Area = 160 sqmt or 1719 sqft  
Super Built-up Area = 203 sqmt. or 2186 sqft



Key Plan



Key Plan



## DUPLEX Unit -BD04 (Lower Floor)

5BHK

Carpet Area = 121 sqmt or 1303 sqft  
 Built-Up Area = 183 sqmt or 1966 sqft  
 Super Built-up Area = 226 sqmt. or 2433 sqft



## DUPLEX Unit -BD04 (Upper Floor)

5BHK

Carpet Area = 121 sqmt or 1303 sqft  
 Built-Up Area = 183 sqmt or 1966 sqft  
 Super Built-up Area = 226 sqmt. or 2433 sqft

# A LANDMARK OF PRESTIGE

## SPECIFICATIONS



### STRUCTURE:

RCC framed structure



### DOORS:

Aesthetically designed flush doors or similar along with Godrej locks.



### WINDOWS:

UPVC windows with glass panel of reputed brand.  
Three tracks with provision for mosquito mesh.



### KITCHEN:

Polished granite platform with stainless steel sink.  
Two feet glazed dado tiles above kitchen platform,  
power points for modern appliances.



### FLOORING:

800 x 1600 size double charged vitrified tiles for living/  
dining areas,  
800mm x 800mm size double charged vitrified tiles for  
bedrooms and other rooms.



### PAINTING:

Interior: Two coats of emulsion paint over putty finished  
surface  
Exterior: Textured finish and weather-proof emulsion  
paints.



### TOILETS:

Designer tiles for flooring, glazed ceramic dado tiles up to 7ft  
height in toilets,  
CPVC plumbing lines, all CP fittings of CERA or equivalent  
brand.  
Sanitary ware of CERA or equivalent brands,  
Wall mounted EWCs with concealed flush tank/valve,  
single lever hot and cold mixer with shower of CERA or  
equivalent brand will be installed.



### GENERATOR:

Generator Power back-up for common areas with acoustic  
enclosure



### FIRE FIGHTING:

The entire building will be fixed with firefighting equipment as  
per norms.



### ELECTRICAL:

3 Phase supply with individual meters,  
Miniature Circuit Breakers (MCB) for each distribution board,  
Concealed copper wiring,  
Power outlets for air-conditioners in all bedrooms,  
Power outlets for geysers in all bathrooms,  
Power plugs for cooking range and chimney in kitchen,  
Washing machine, in the specified utility areas.  
Provision for DTH TV connections & Intercom systems.

# PAYMENT PLAN



- The consideration is for the indicated unit and is not inclusive of additional amounts towards Stamp Duty, Registration Charges and legal / miscellaneous expenses etc, which shall be payable as per rules. Government Taxes, GST as applicable from time to time shall be payable by the allottee in addition to the price consideration.
- PREFERENTIAL LOCATION CHARGES: Floor PLC /Corner PLC(if applicable), which is over and above the Basic Price as mentioned in the price list, shall become payable as per conditions of price list / offer.
- PARKING CHARGES: Parking charges are applicable as preferred by the customer. Parking will be made available in the Basement, Ground (Stilt) and Open Area parking in setback.
- OTHER APPLICABLE CHARGES: These charges are mandatory which are over and above the Basic Price as mentioned in the price list; for providing various facilities:
  - Interest Free Maintenance Deposit (IFMD): Rs 30/- per square feet (Paid to Home Owners' Association)
  - Maintenance charge as per maintenance agreement (for 1st year): Rs. 1/- per square feet or as decided by the Home Owners' Association or Maintenance Agency.
  - Electric Meter box and Connection Charges (ECC) – Rs. 40000/- per unit.
  - Power Backup (Generator charges per kVA): Rs. 15000/-
  - Community membership (Swimming pool and gym membership) – Rs. 2,00,000/- per unit.
  - Fire Fighting Charges (FFC) – Rs. 30,000/- per unit.
  - Tata Play, Adani IGL Gas, Intercom Connection- Rs. 22,500/- per unit

## Some of our CREATIONS



Citizen Shubhalay  
Katka, Jhansi



Citizen 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



Citizen Pavitra  
Andawa, Jhansi

— Citizen Housing —  
**TWIN TOWERS**

**EXCEPTIONAL  
 ACCESSIBILITY**

Strategically located to ensure smooth and convenient connectivity to the city's major landmarks, hubs & highways.

|  |   |   |
|--|---|---|
| Prayagraj-Jaunpur Highway<br>500 m<br>1 minute     | Andawa Tiraha (Prayagraj-Varanasi Highway)<br>2 Km<br>5 minutes | Sahson Toll (Kanpur-Pratapgarh-Varanasi Bypass)<br>5 Km<br>10 minutes |
| Jhunsi Railway Station<br>2 Km<br>3 minutes        | Proposed Salori-Hetapatti new Bridge<br>1 Km<br>2 minutes       | Proposed New Metro Station<br>2 Km<br>5 minutes                       |
| Triveni Sangam (तीर्थ संगम)<br>3 Km<br>7 minutes   | Subhash Chauraha (City Centre)<br>12 Km<br>20 minutes           | District Headquarters (DM Office)<br>10 Km<br>18 minutes              |
| Alopi Shankari Devi (Mandir)<br>5 Km<br>10 minutes | Balson Crossing<br>9 Km<br>15 minutes                           | Civil Lines Bus Stand<br>10.5 Km<br>18 minutes                        |





सुरक्षा और भरोसा



<https://www.up-rera.in>

**PROJECT - CITIZEN TWIN TOWERS**

Project Launch Date- 26-05-2025

UPRERAPRJ707993/05/2026

Account No. 8281317984

A/c Name- CITIZEN INFRAVENTURES-  
COLLECTION A/C FOR CITIZEN TWIN TOWERS

Bank Name- Indian bank  
KP Kakkar Road, HSS Branch, Prayagraj

IFSC Code- IDIB000A580

सिटीजन हाउसिंग



**HOTLINE:**

**(+91) 9696 123 123**

**SITE ADDRESS:**

CITIZEN TWIN TOWERS

NEW JHUNSI – SAHSON MARG, NEAR ANDAWA, MAHESHPUR, JHUNSI, PRAYAGRAJ (U.P.) INDIA - 211019

**HEAD OFFICE:**

CITIZEN INFRAVENTURES PVT LTD,

SAHYOG BHAWAN, 1, M.G. MARG, ADJACENT BISHOP JOHNSON SCHOOL, NEAR HIGH COURT, PRAYAGRAJ (U.P.) INDIA - 211001

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