



**CITIZEN HOUSING**

**RAM NIVAS**

TOWERING ABOVE THE ORDINARY



A high rise that rises up to your expectations

राम निवास



# RAM NIVAS



Welcome to Ram Nivas



Front Elevation

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## Soaring Luxury. Towering Elegance

It all begins with the building you live in, unique in concept as it is in location. This uber luxury property is centrally located in the most posh Civil Lines area of Prayagraj. It's the perfect setting to splendidly rise above the urban clutter, the property delivers an unmatched Level of Peace and Tranquility. The graceful landmark soaring up to 15 levels is the tallest structure in the entire locality.

Citizen Ram Nivas is an exclusive tower dedicated to a higher order of life and being at the top, you are privileged to proudly admire the vastness of the holy Ganga river at the horizon.

An evening coffee with friends at the sky terrace makes the ambience exceptional and unforgettable. A quiet read, a family get-together, work from home or just gaze at the beautiful sunset.





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Sights of Prayagraj



## Teerthraj Prayagraj

With ample green spaces, fresh air and sunlight, Ram Nivas stands just 8 kms away from the holy Sangam making it the most sought after property in Prayagraj. This idyllic neighbourhood with easy access to the city's Central Business District (CBD), promotes an ideal balance between people and nature.

Allahabad University - 3 km

Sangam - 8 km

The High Court at Allahabad - 2 km

Anand Bhawan - 5 km

New Yamuna Bridge - 6 km

Start your day afresh and get inspired !



LED light Illuminated Elevation

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## Indulge in a sublime showcase of peace, privacy & exclusivity

### Project Highlights

- Stylish, spacious & well-equipped living spaces
- PDA & RERA approved project
- 15 Floor Iconic Tower
- Prime location
- Spread over 1.5 acres
- Elegantly planned luxury apartments
- Unhindered green views, spacious and uncluttered design
- Earthquake resistance structures
- Vastu Compliant
- Ride smoothly with 5 lifts (including a service lift for shifting all the heavy furniture)
- Attractive Entrance lobby with visitor waiting area
- The 70 years old Ram Janki Mandir with a grand entrance and an alfresco satsang space to pray and meditate in peace.
- Infinity lap pool with deck, indoor games and high-end gym.
- Lavish landscaping with seating areas, waterfeatures, walking track, theme gardens, yoga and play areas
- 24-hr Water supply, fully integrated pneumatic pumping system, water filtration and softner systems
- Ample parking with Basement and 2 levels ground & upper ground parking floors.
- 24-hr Security with Intercom, CCTVs & Automatic boom barriers.
- 100% Power back-up & Energy Conservation in common areas.
- Convenience shopping within the project premises ensures your day-to-day needs are always within your easy reach.
- Fire fighting system & Building management system
- High speed internet and MDU based DTH service
- Exclusive sky terrace for an exuberant life style with large LED Panel for those big occasions.
- First time in Prayagraj, our building facade will be lit up with LED profile lights, making our landmark project a spectacle on the city skyline even at night.



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Infinity Lap Pool





## Infinitely Incredible

Sunshine, poolside, downtime !!  
An easy access to vacation mode; when you leave all your worries of the "hectic worlds" and step into the incredible infinity lap pool. The luxe, the grandeur of the warm sun or the starry nights; the infinity pool has it all, and much more. The fun never stops at our recreation center with an amazing choice of activities for the entire family.

Never a dull day staying home !!!



The Sky Terrace

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## Step on to the Sky Terrace (11th Floor)

Discover serenity and moments of serendipity. The project offers you a charming outdoor at 130 feet above ground. The cool breeze in summer or the warm sunny hug in the winters; the western face of the sky terrace offers a medley of sights and sounds that will transport you to a space you need to be, whoever you want to be. Enjoy the spectacular views, get cozy, entertain and come closer to nature.



5500 sq.ft.  
sky terrace



Ample sitout space  
for small meetings &  
time for friends &  
family.



Wide screen LED  
projector for live  
screening



Ambient Lighting



Recreation & Indoor Facilities





## Live the Elevated Life

Set foot into a world brimming with luxury. From the moment you enter the lobby, you will be enchanted by the grandiose that surrounds you.

Experience a magical medley of amenities brimming with luxury, enjoy a synergy of architectural design and workmanship that is weaved together to develop a space for you and your loved ones that is elegant and functional.

These facilities are aimed to connect the community, entertain and provide relaxation to the residents in an inviting ambience. The goal is to appeal to your body and mind. Bring in your life events with pomp and grandeur in our indoor and outdoor facilities. Life is fun, every step of the way.



Grand Entrance Portico and Plush Entrance Lobby with High Quality Golden finished lift.



Infinity Lap Pool/Swimming Pool



5500 sq.ft. Community Area on the First Floor



High end well equipped Gym.



Yoga center and walking track at Heera Vatika Lawns



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## Step into well defined outdoors

Let children blossom in a secure and care free environment.

Admire the seasonal blossoms or teach your little ones to skate and cycle. A brisk walk or an easy jog are made memorable in a clean and pleasing ambience enhanced by wide green spaces. The designer outdoors will provide ample oxygen space and keep-fit zones, and not to forget an exclusive play area for our little superstars.



3-sided greens  
and open area



Horticulture and  
manicured greens  
spread over 18000 sq.ft.  
around the building



Alfresco sitout area  
for satsang and puja  
adjacent Shri Ram Janki ji  
temple within the premises.



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Integrated Life Spaces

Images are architect's impression and indicative only



INVITING LIVING ROOMS



SPACIOUS DINING AREA



KINGSIZE BEDROOM



## Imposing heights, expansive views

The layout of the apartment is aimed at offering integrated life spaces to residents. Each unit is specifically designed for superior living that offers you and your loved ones every opportunity to maximize well being. These residences are designed to pamper and rejuvenate you, the abundance will leave you enamoured.

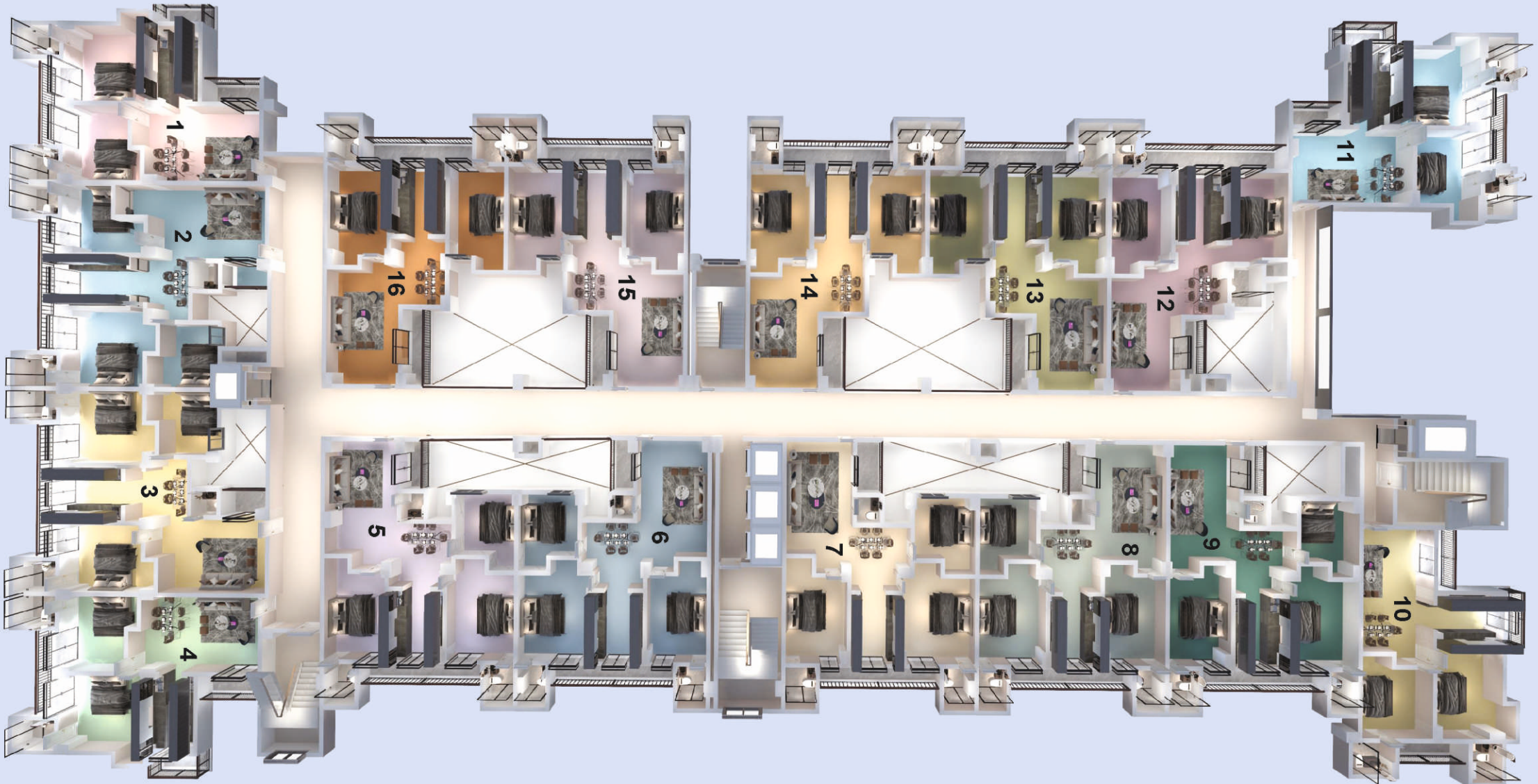
Discover magic in every moment !!



# Floor Plan of the Project

## Typical Floor

2ND TO 10TH FLOOR  
16 UNITS PER FLOOR  
2 BHK | 3 BHK  
9 UNITS | 7 UNITS



\*Floor layout of other floors not shown here due to paucity of space.

The building has thirteen residential floors and 3 parking floors.

Floor plans of 1st Floor, 11th, 12th & 13th floor can be seen in detailed project maps.

## Payment Plan

Construction Linked Payment Plan (CLP)		
	Milestone of Payment	% Payment Due
1	At the time of Booking	10%
2	At the execution of Agreement	10%
3	On commencement of RAFT foundation	10%
4	On or before laying of Basement floor slab	5%
5	On or before laying of the UG Parking floor slab (after basement and GF Parking)	5%
6	On or before laying of the 2nd residential floor slab	5%
7	On or before laying of the 4th residential floor slab	5%
8	On or before laying of the 6th residential floor slab	5%
9	On or before laying of the 8th residential floor slab	5%
10	On or before laying of the 10th residential floor slab	5%
11	On or before laying of the 12th residential floor slab	5%
12	On or before laying of the Top floor slab	5%
13	On completion of Internal plaster within the flat	5%
14	On commencement of Internal tiling work in the project	5%
15	On commencement of Interior painting work within the flat	5%
16	On commencement of External facade painting work	5%
17	On offer of Possession/Application of completion certificate	5%
	Total	100%



## Additional Charges

- 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 :** 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 Upper Ground (First) Floors.
- **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.

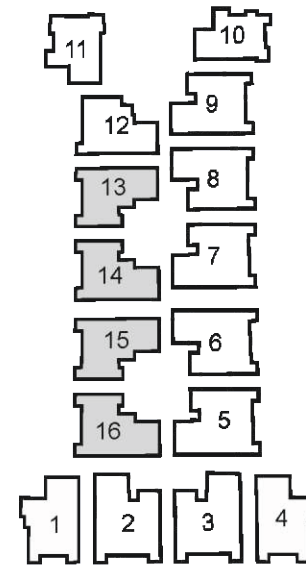
(to be paid at the time of possession):

- **Interest Free Maintenance Deposit (IFMD):** Rs 30/- per square feet. (Paid to Home Owner's Association)
- **Maintenance charge as per maintenance agreement (for 1st year):** Rs. 2/- per square feet or as decided by the Home Owner's 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. 1,00,000/- per unit.
- **Fire Fighting Charges (FFC) :** Rs. 30,000/- per unit.





**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).



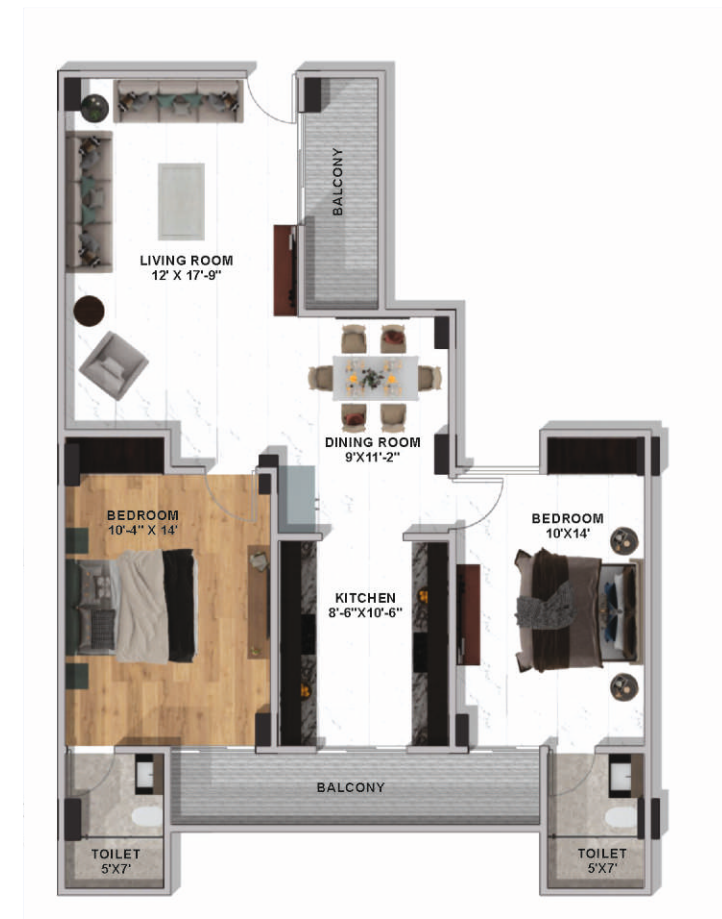
## Floor Plan

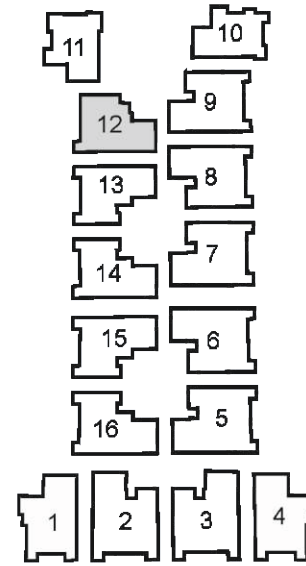
2ND TO 10TH FLOOR PLAN

UNIT TYPE : 13, 14, 15 & 16

Super Area | Carpet Area  
1450 sq.ft. | 990 sq.ft.

**2 BHK - TYPE A**





# Floor Plan

2ND TO 10TH FLOOR PLAN

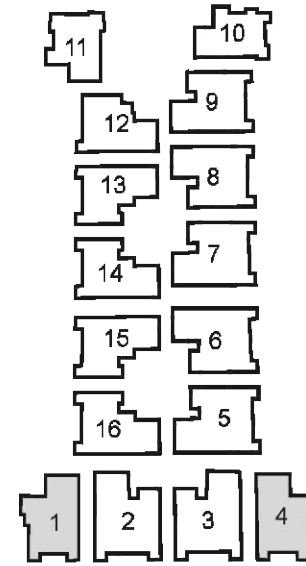
UNIT TYPE : 12

Super Area | Carpet Area  
 1470 sq.ft. | 1010 sq.ft.

**2 BHK - TYPE A1**







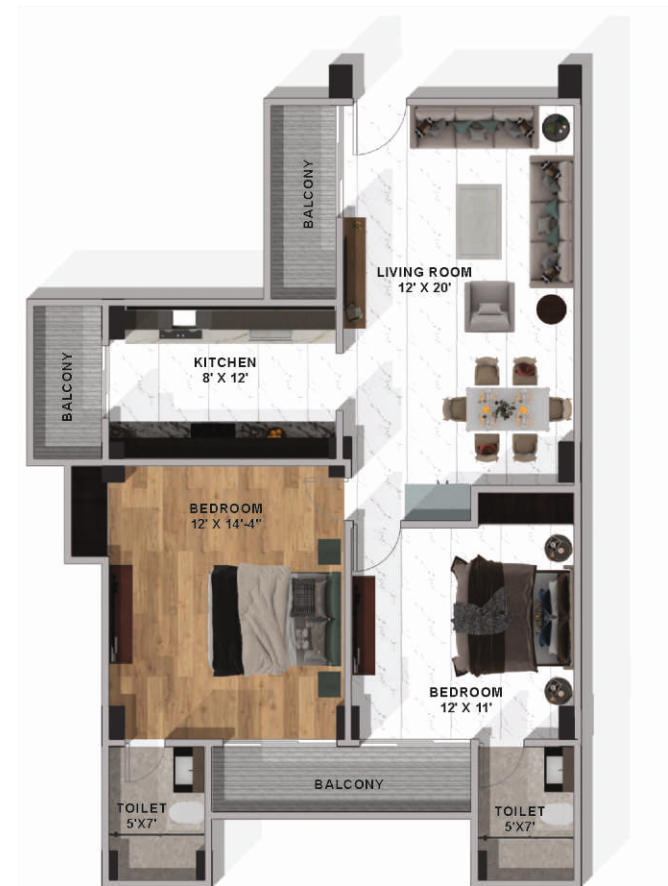
# Floor Plan

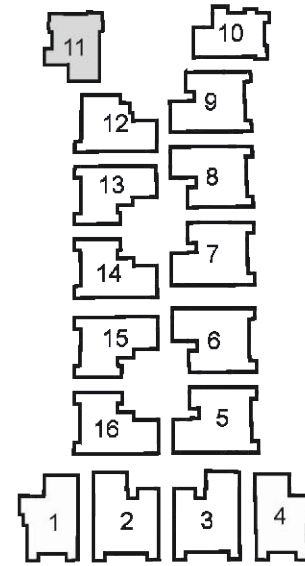
2ND TO 10TH FLOOR PLAN

UNIT TYPE : 1 & 4

Super Area | Carpet Area  
1410 sq.ft. | 950 sq.ft.

**2 BHK - TYPE B**





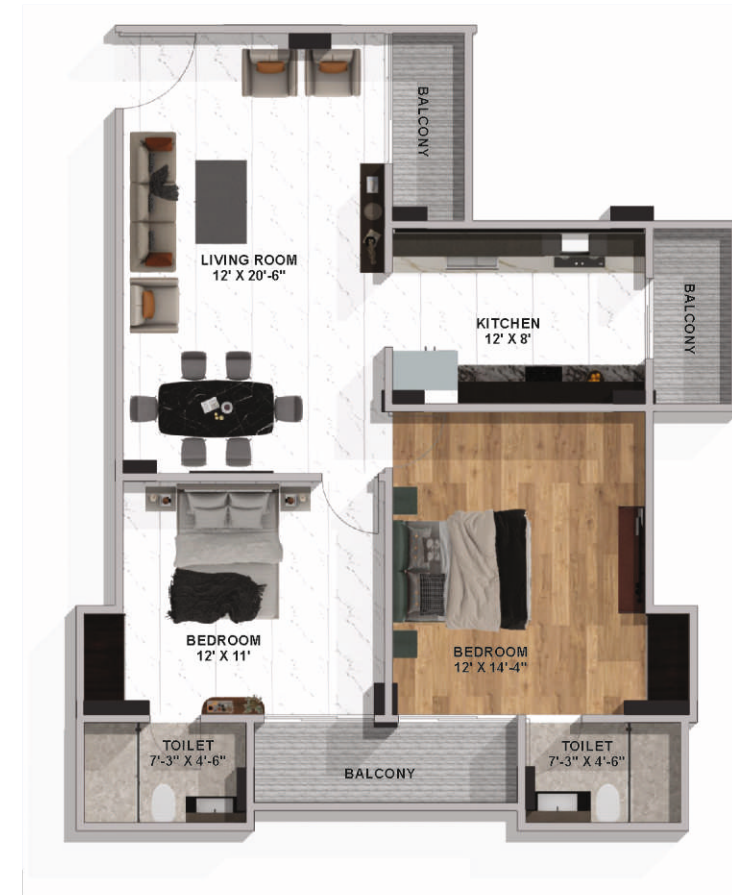
# Floor Plan

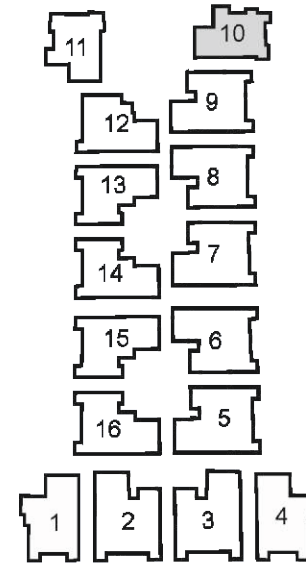
2ND TO 10TH FLOOR PLAN

UNIT TYPE : 11

Super Area | Carpet Area  
1390 sq.ft. | 935 sq.ft.

**2 BHK - TYPE C**





# Floor Plan

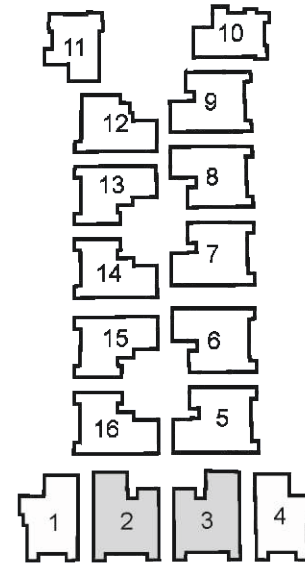
2ND TO 10TH FLOOR PLAN

UNIT TYPE : 10

Super Area | Carpet Area  
 1410 sq.ft. | 950 sq.ft.

**2 BHK - TYPE D**





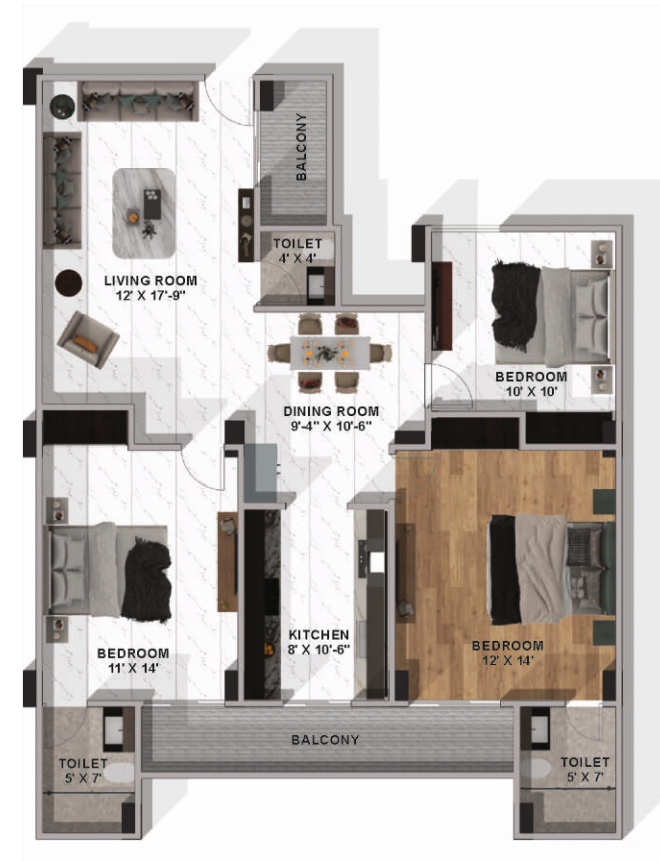
## Floor Plan

2ND TO 10TH FLOOR PLAN

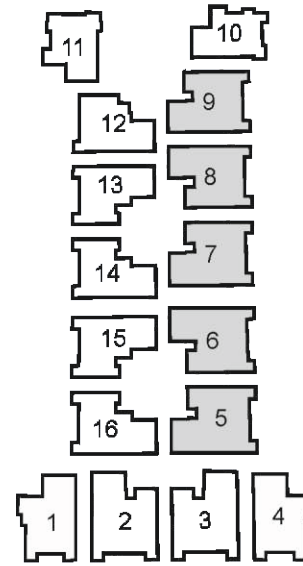
UNIT TYPE : 2 & 3

Super Area | Carpet Area  
 1615 sq.ft. | 1155 sq.ft.

**3 BHK - TYPE A**



ENTRY



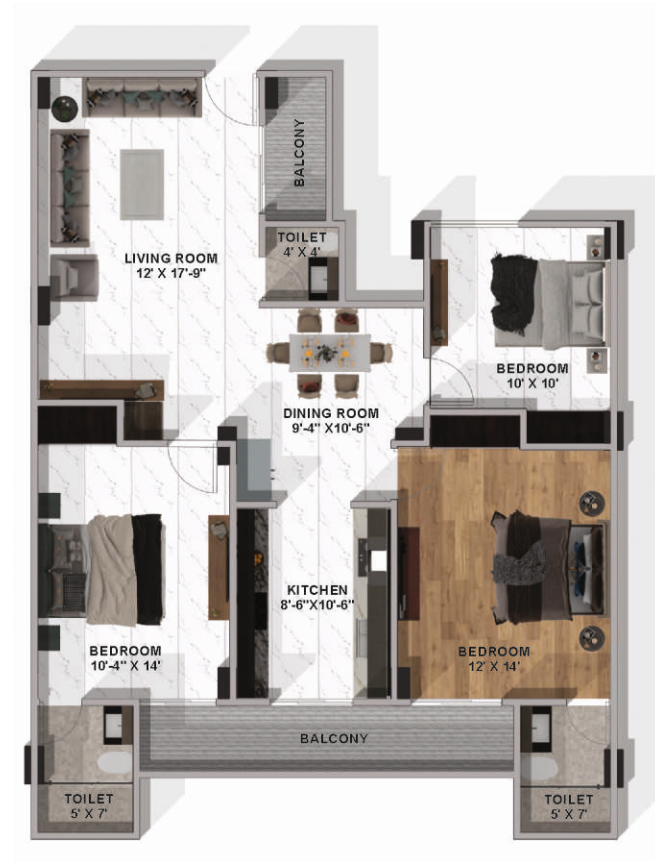
**Floor Plan**

2ND TO 10TH FLOOR PLAN

UNIT TYPE : 5, 6, 7, 8, 9

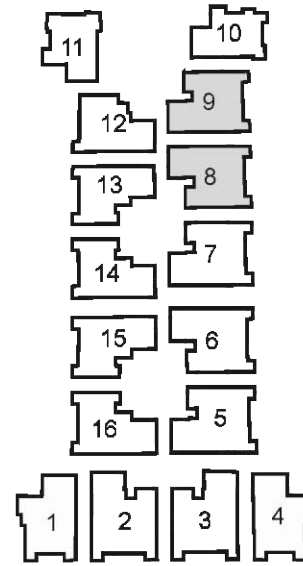
Super Area | Carpet Area  
1615 sq.ft. | 1155 sq.ft.

**3 BHK - TYPE B**





\*this layout is only an illustration.



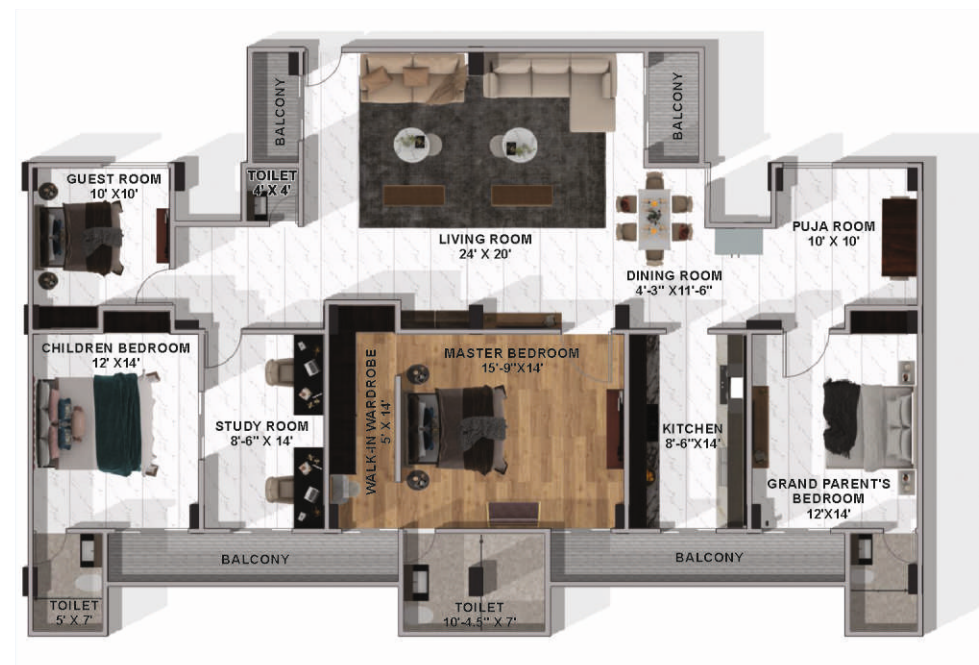
## Floor Plan

2ND TO 10TH FLOOR PLAN

UNIT TYPE : 8 & 9

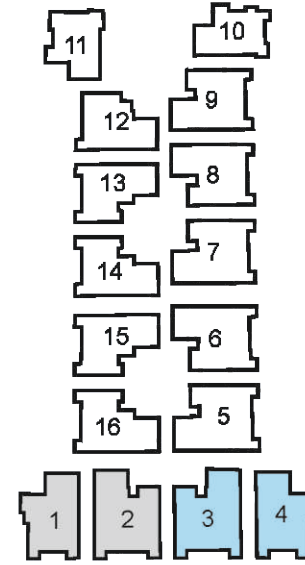
Super Area | Carpet Area  
3220 sq.ft. | 2305 sq.ft.

**4 BHK**  
(3 BHK B + 3 BHK B)





\*this layout is only an illustration.



## Floor Plan

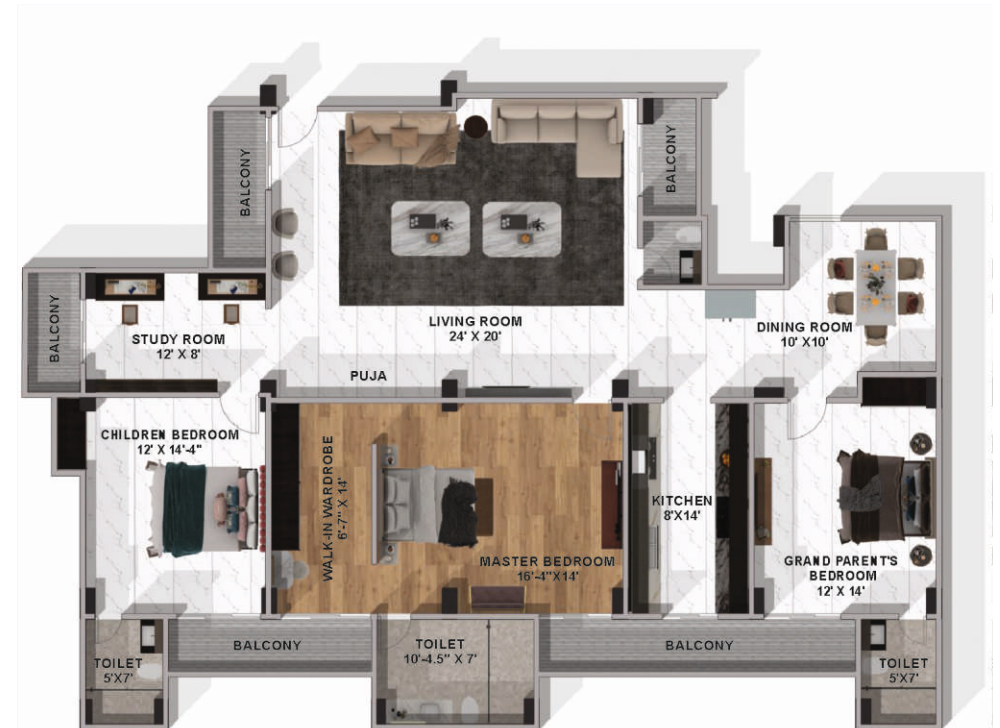
2ND TO 10TH FLOOR PLAN

UNIT TYPE : 1 & 2 | 3 & 4

Super Area | Carpet Area  
3020 sq.ft. | 2105 sq.ft.

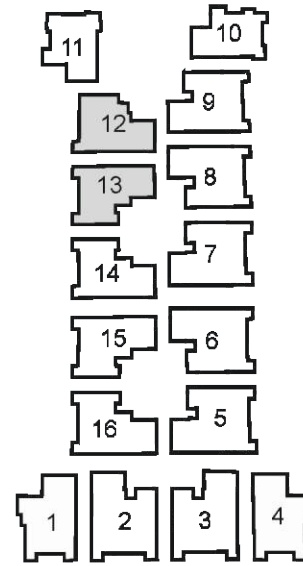
**3 BHK**

**(2 BHK B + 3 BHK A)**





\*this layout is only an illustration.



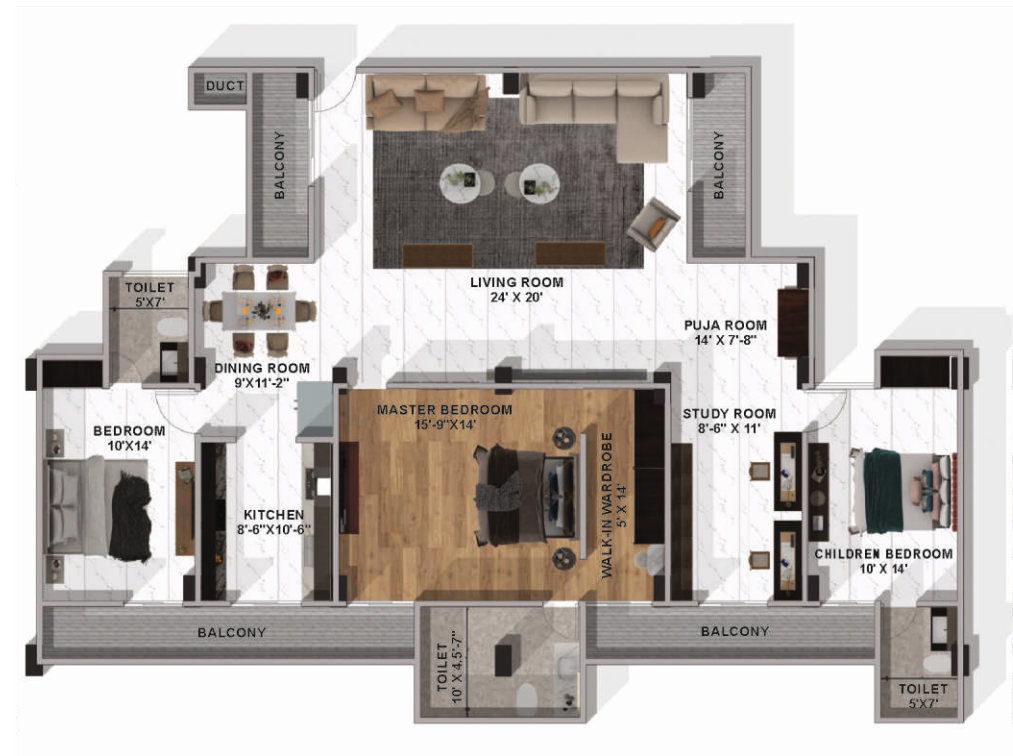
## Floor Plan

2ND TO 10TH FLOOR PLAN

UNIT TYPE : 12 & 13

Super Area | Carpet Area  
2915 sq.ft. | 2000 sq.ft.

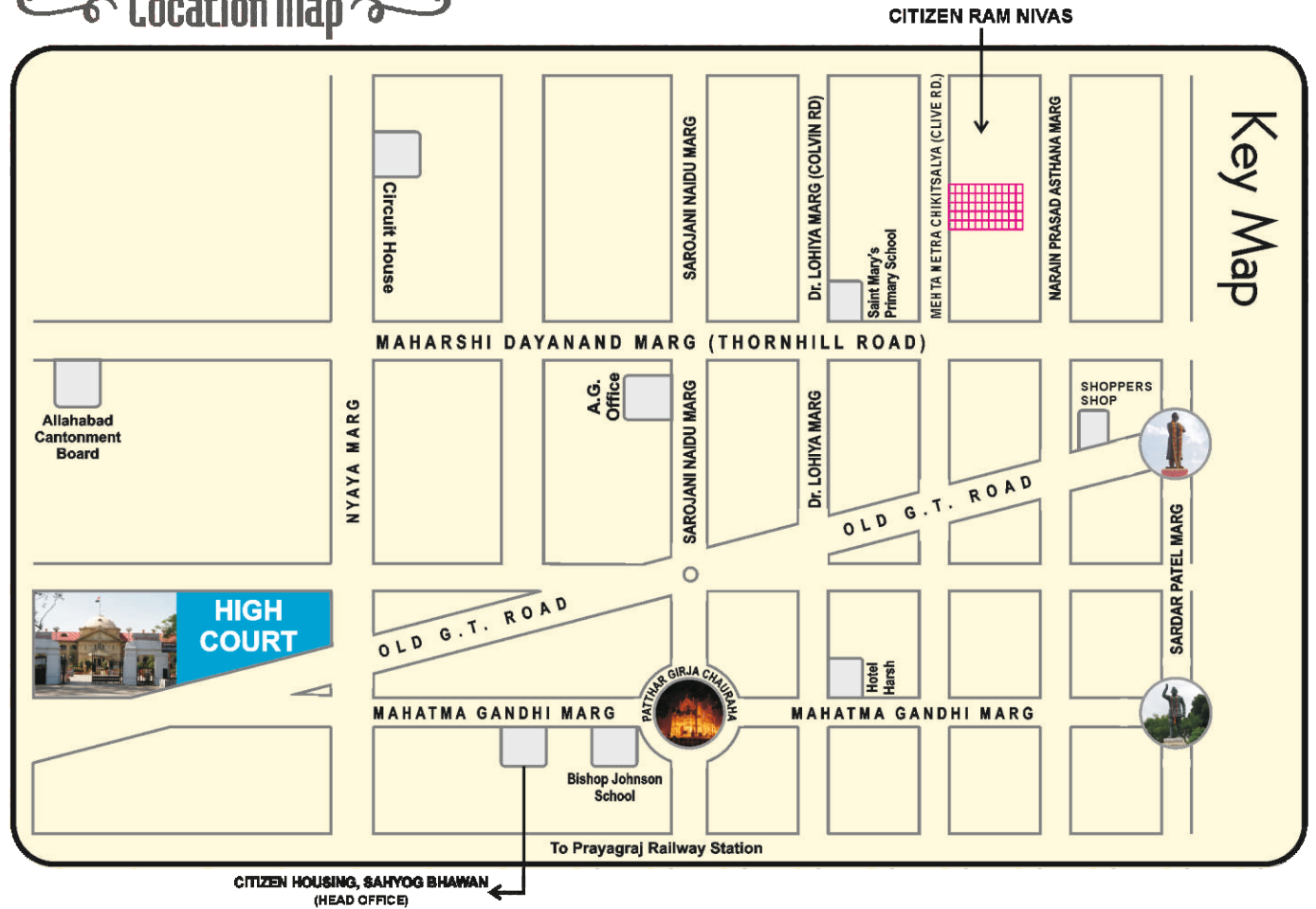
**3 BHK**  
(2 BHK A1 + 2BHK A)







## Location Map



### Bank & ATMs

All Nationalised & Pvt. Banks

SBI

BOB

Axis Bank

ICICI

HDFC

Union Bank

Indian Bank

### Commercial & Office Spaces

DM Collectorate

Prayagraj Development Authority

SSP Office

ADG Zone

High Court

Nagar Nigam

A.G. Office

Govt. Offices Enclave

Green Lawns

### Educational Institutions

Allahabad University

Patanjali School

St. Joseph's

St. Mary's

BHS

Nazreth Hospital

Mehta Eye Hospital

Srijan Hospital

Yash Hospital

Asha Hospital

CBD

Civil Lines Bus Stand

### Medical Facilities

Children Hospital

SRN Hospital

Kamla Nehru Hospital

Nazreth Hospital

Mehta Eye Hospital

Srijan Hospital

Yash Hospital

Asha Hospital

CBD

Civil Lines Bus Stand

### Entertainment & Fitness

Prayag Sangeet Samiti

Azad Park

NCZCC

PVR

Railway Station

Civil Lines Bus Stand

### Connectivity

1 km

1-2 km

2-4 km

4-9 km

## Network within your World

### Connectivity

- Well-connected by Road, Rail and Air.
- Strategically located in the Civil Lines area of Prayagraj.
- Located on 60 ft. wide master plan road
- Easy access to everywhere

## ❧ The green home revolution ❧

### Effective cross-ventilation and energy efficiency

Ram Niwas has been designed in an environmentally conscious & sustainable way to meet growing energy consumption demands.

### Solar Power

Solar Power will be used to support common area lighting. A 10 KW Solar PV Power plant will be installed for the project.

### Natural light and wind-flow

The building is well designed to harvest natural lighting and natural wind-flow such that there is lesser requirement for artificial or electric lighting during the day; providing vast savings on energy.

### Energy Meters

Systems that ensure adequate measurement and monitoring of all energy consuming systems in the building helping the society plan its usage judiciously.



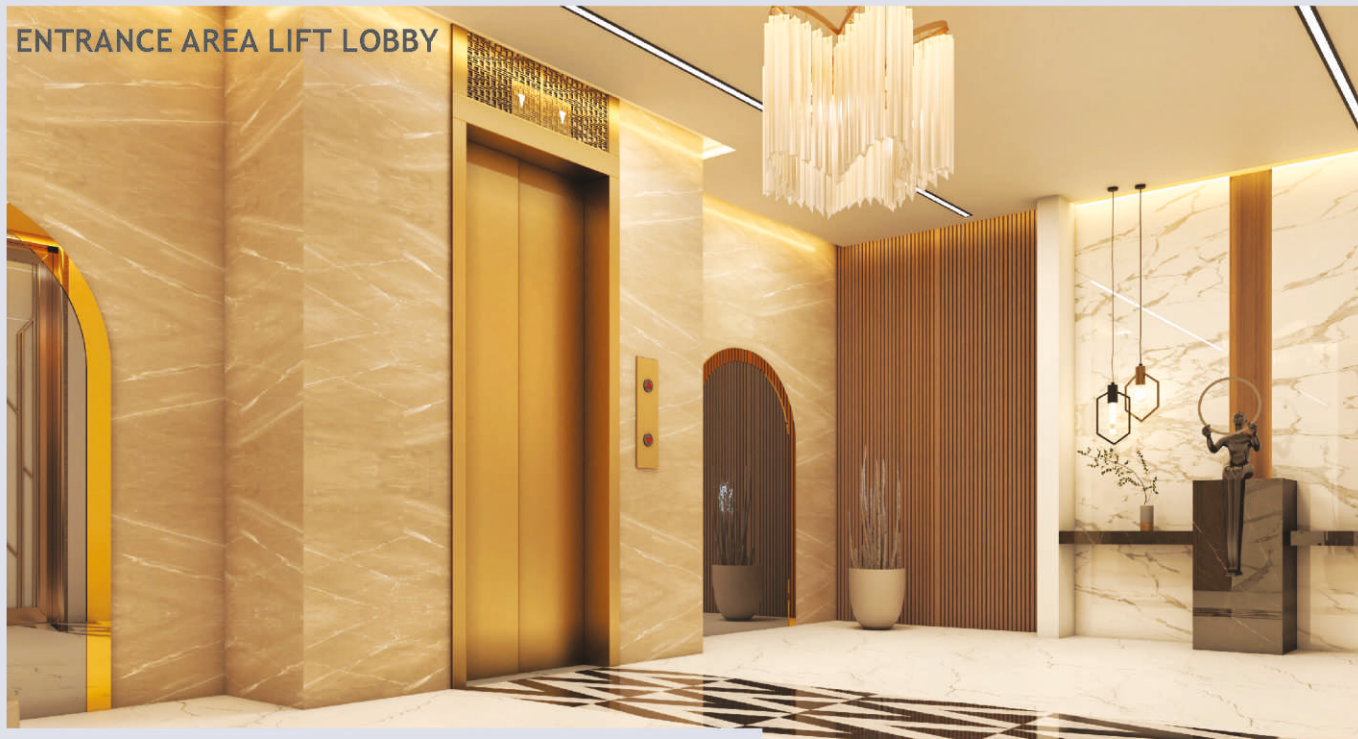
## ENERGY EFFICIENCY & LIGHTING

### Sun Path Movement

This determines the way apartments receive natural lighting through the day from the Sun's movement



ENTRANCE AREA LIFT LOBBY



❧ The grandiose of the  
Entrance Lobby ❧



GRAND ENTRANCE WITH RAMPS

# Specifications

## STRUCTURE

RCC framed structure to withstand wind and seismic loads. Anti-termite treatment under foundation and external perimeter. Structural drawings vetted at IIT, Kanpur.

## DOORS

Aesthetically designed flush doors with salwood or similar door frames along with Godrej locks.

## WINDOWS

UPVC windows with glass panel of reputed brand. Three track with provision for mosquito mesh, or casement doors; as per design.

## KITCHEN

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

## PAINTING

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

## TOILETS

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

## GENERATOR

Generator Power back-up with acoustic enclosure and 3 kw-5kw Generator power back-up will be made available as per customer preference in every flat.

## LIFTS

High quality automatic passenger lifts of Kone/Otis or equivalent brand with ARD and 100% power back-up with CCTV.

## SECURITY

Sophisticated, round-the-clock security system. surveillance cameras for all common areas, video door phone system (chargeable).

## FIRE

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

## WATER SUPPLY

Adequate supply of fully treated water through a water softening and purification plant. ISI certified CPVC water lines and uPVC/SWR sewer lines of superior quality.

## INTERNET

Hi speed Boardband Internet connection for each apartment (chargeable).

## PNG

Gas will be supplied by Indian Oil / Adani Gas Pvt. Ltd. to all apartments with individual meters (chargeable).

## PARKING

Multi-level car parking with excellent driveways. One car parking space provided for each apartment.

## ELECTRICAL

Three Phase supply with individual meters, Miniature Circuit Bikers (MCB) for each distribution board, concealed copper wiring of superior brands, 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.

## OTHERS

● Visitors' car parking ● Restroom for servants & drivers ● Charging facility for EV vehicles ● Car washing area will be provided.

**Note :** This brochure is purely a conceptual presentation and not a legal offering. The promoters reserve the right to make changes in elevation, specification and plans as may be required due to accentuating circumstances.



## About the Builder

Citizen Housing is on the path of unprecedented growth after delivering around 1000 units to customers at Civil Lines, Prayagraj and Jhunsi, Prayagraj, between November 2022 and August 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"

## Some of our Creations

\* Actual Site Images



NeoHeights, Lohia Marg, Prayagraj



Citizen Shubhalay, Katka, Jhansi



New Suncity, Integrated Township, Andawa, Jhansi



Citizen EWS/LIG Housing Scheme, Andawa, Jhansi



EcoHeights, Andawa, Jhansi

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.



\*An illustration of Shri Ram Janki ji temple within the premises



<https://www.up-rera.in>  
UPRERAPRJ859361/08/2024



॥ शबरी संवारे रास्ता आयेंगे रामजी ॥  
मेरा भी धन्य जीवन बनायेंगे रामजी ॥

**Hotline : 9696123123**

**SITE ADDRESS :** 22, CLIVE ROAD (OPP. GREEN LAWNS SCHOOL), CIVIL LINES,  
PRAYAGRAJ (UP)-211001

**HEAD OFFICE**

SAHYOG BHAWAN, 1, M.G. MARG, ADJACENT BISHOP JOHNSON SCHOOL,  
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