

CENTRUS.

RETAIL SPACES BY TATA HOUSING

CENTRUS.





# ABOUT CENTRUS

Centrus is more than a mall. It is a place to spend a day with loved ones; it is the address for a quick bite or a business lunch. It's an address of the well heeled, of the swish set, of the stylish and suave of the city. It's a premium shopping experience for those whose style quotient sets trends. The discerning lot frequents Centrus, not just to shop, but also for a leisurely evening. Shopping at Centrus is more than a pastime or an activity; it is an experience in itself. It's engaging, entertaining and exclusive. Lying at the heart of one of the fastest growing business corridors, Centrus enchants you with its class and convenience. It's never really just about shopping, it's about a memorable experience. Whichever city it goes to, Centrus will always be a part of a luxury township and offer an experience just as special. Each and every time.







# EDEN COURT

Centrus is at the heart of one of the fastest growing towns, which promises to be the next IT hub. It is a part of the luxury township spread over 8 acres that consists of five majestic towers totalling over 500 premium households which are planned to the last detail. Rising high, they provide beautiful views of surroundings and internal gardens. Not only do they provide great views, the project designed by international architect has a great vision too: to create a unique dynamic design for a mixed-use community, with a distinguished commercial centre, and uplifting residential lifestyle complex. Being an integral part of this luxury township in itself lends to a highly affluent audience right at the steps of Centrus. With various residential and commercial projects already operational and coming up in Rajarhat, this premium project drives immense interest and hence an opportunity for a fruitful investment.







# AT THE CENTRUS OF IT ALL

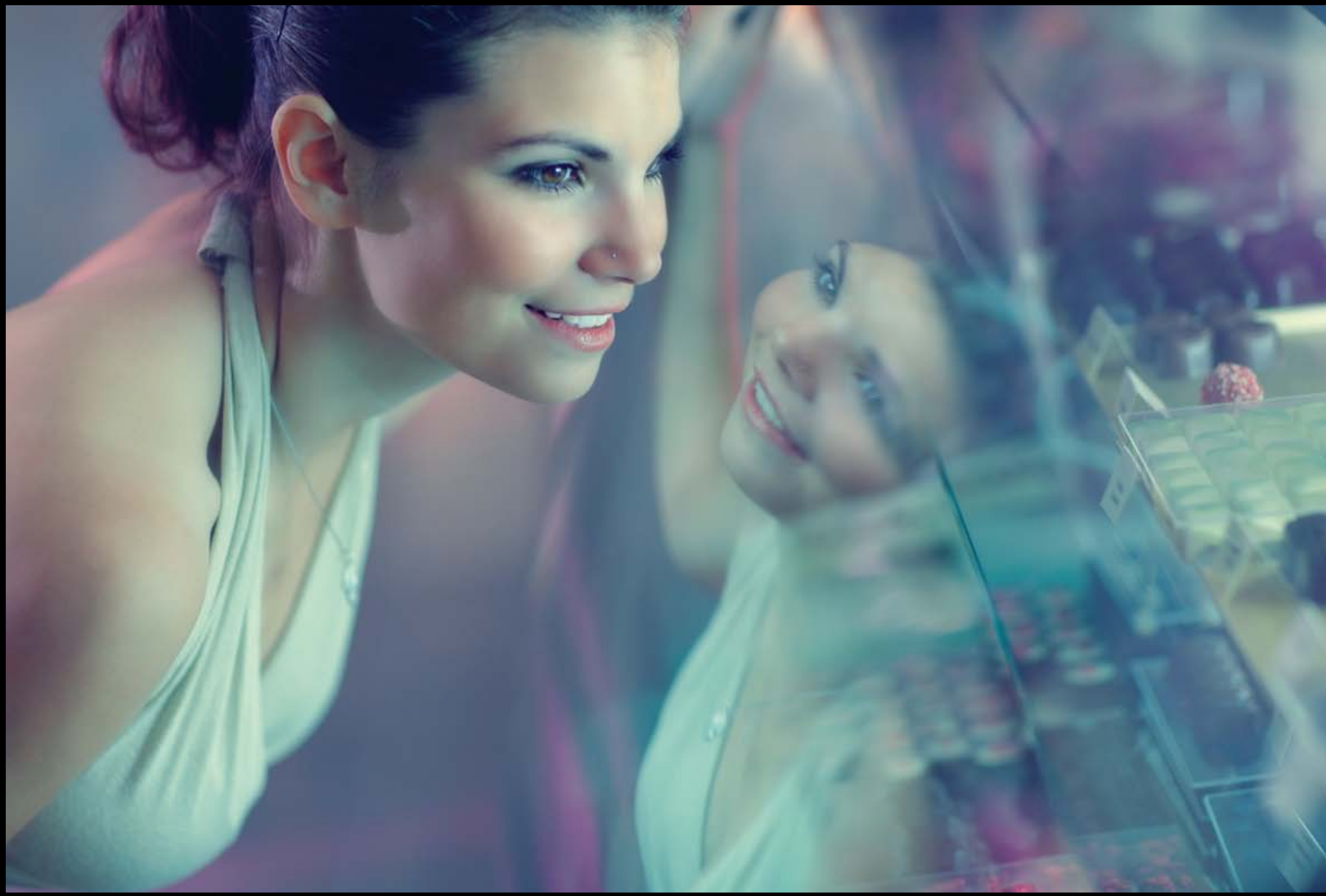
The project is just as exclusive and premium as it is convenient. Situated approximately 7 kms from the proposed Airport Road, and around 5 kms from Salt Lake – Sector V, it is a stylishly designed oasis of calm, away from the hub of Kolkata. With food courts, coffee shops, fashion stores, quick service restaurants and many other thoughtful and engaging centres of engagement, Eden Court is itself an existing market, with Centrus as its nucleus. It is really where the world comes together.





# THE WORLD AT CENTRUS







# CENTRUS WORLD

Centrus is spread over 72,596 sq.ft, making it a world that provides an immense range of choices. Centrally air-conditioned with all atrium-facing stores, it really is a one of its kind retail zone. With spaces designed for Fashion stores, Café's, accessories and much more, it offers an opportunity to relax and indulge in retail at the same time. The ground and first floor houses Inline shops, Quick Service Restaurants and a Hypermarket making it the address of convenience and comfort. And when it's all said and done, to turn an evening into an experience, food and entertainment awaits on the 2nd floor.

Naturally, Centrus is an experience in itself.



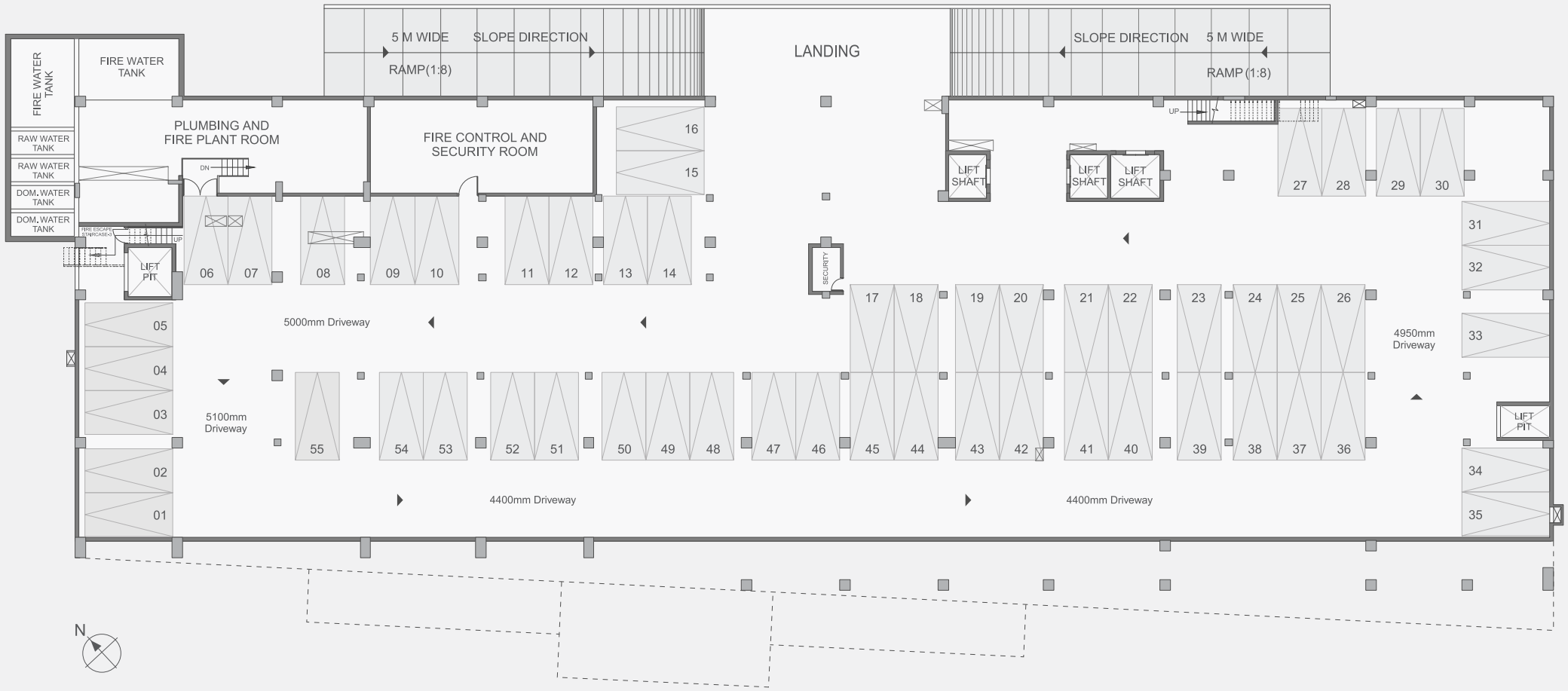




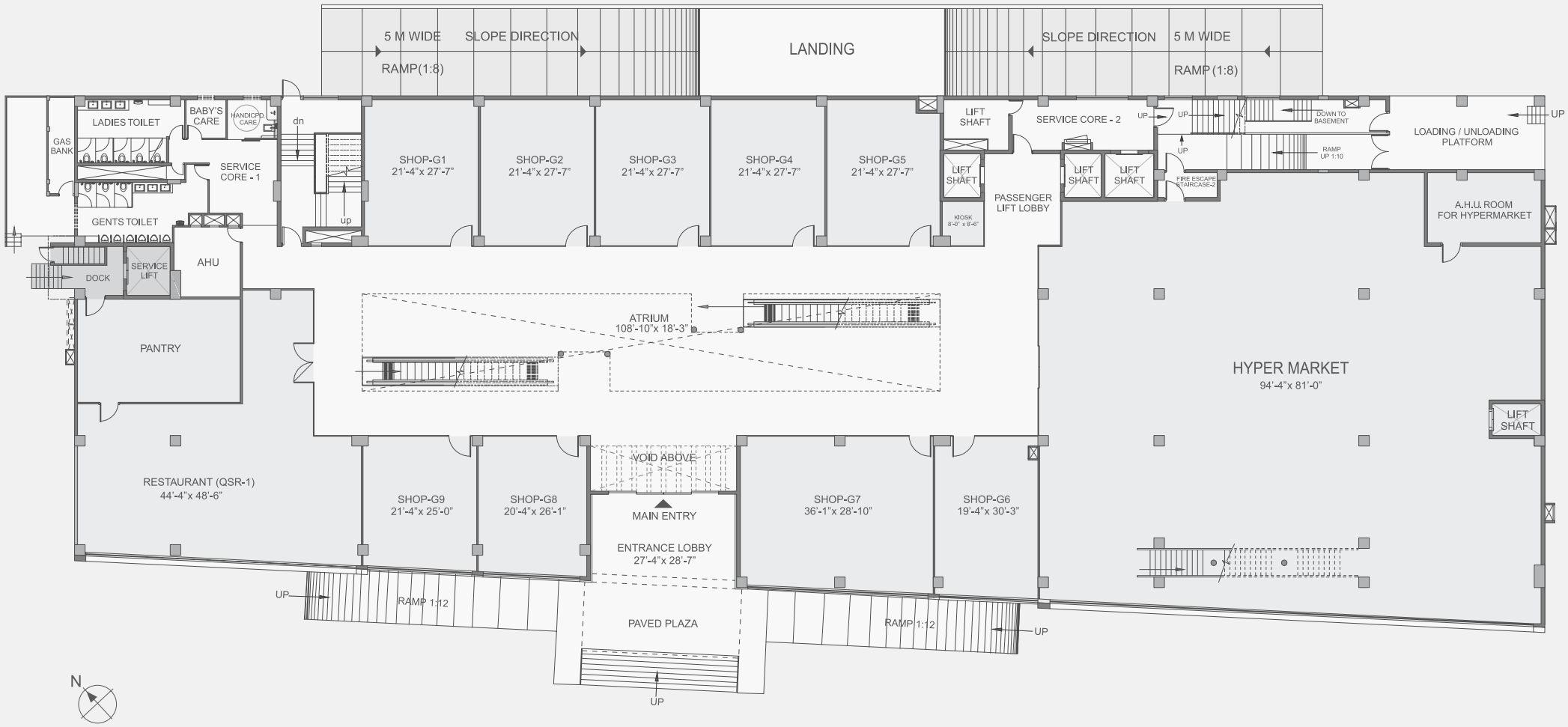
# CENTRUS-WALK THROUGH

# FLOOR PLANS

## BASEMENT FLOOR PLAN

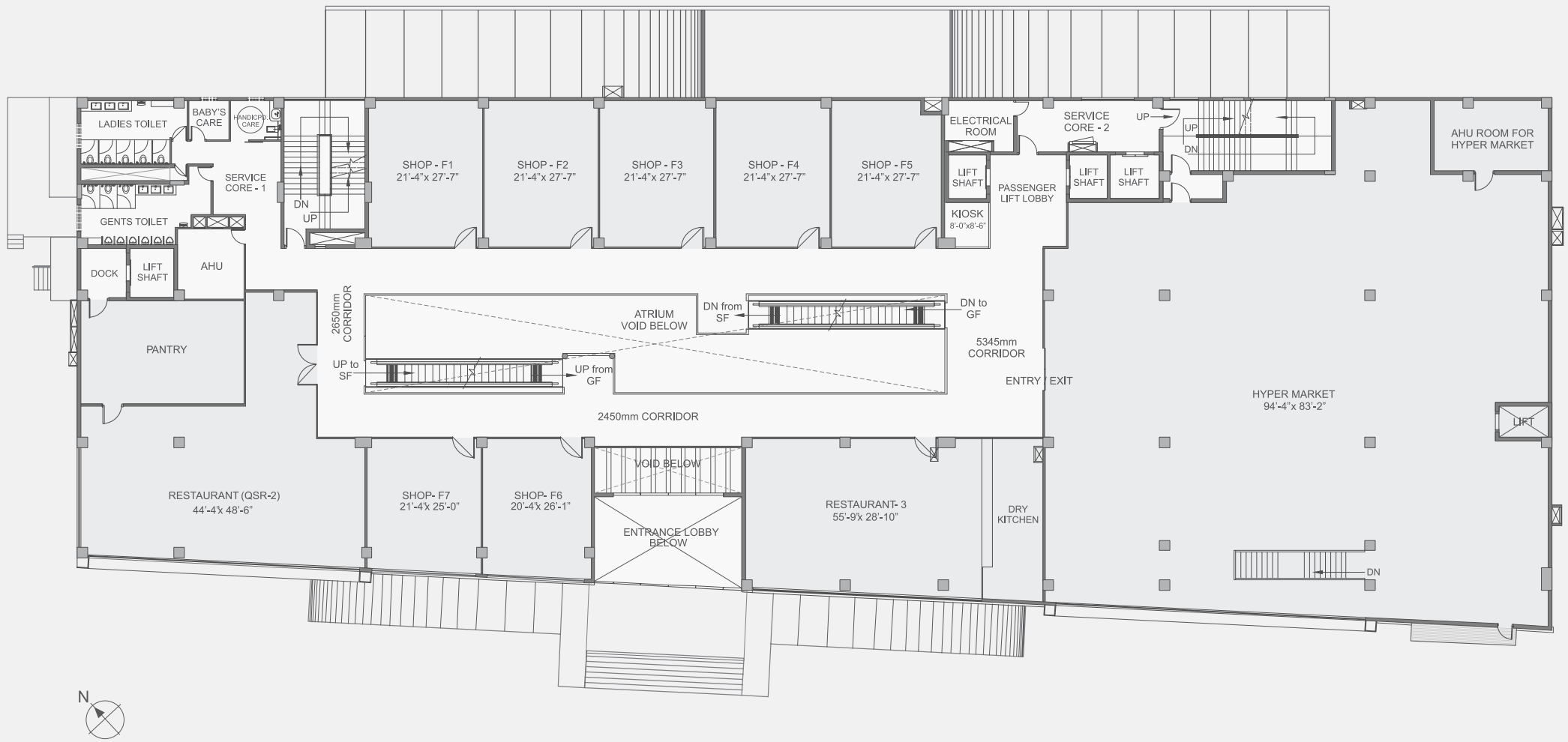


# GROUND FLOOR PLAN

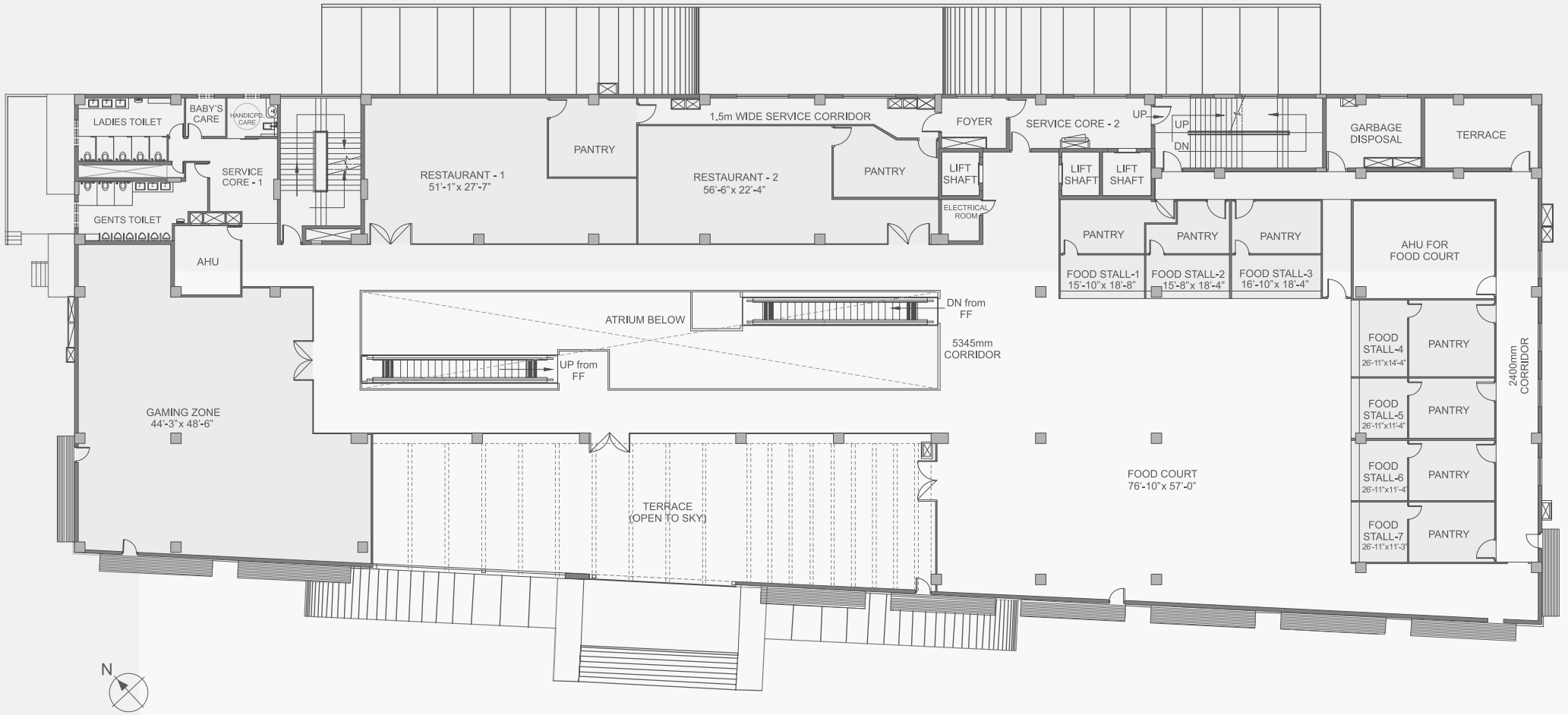


# FLOOR PLANS

## FIRST FLOOR PLAN



# SECOND FLOOR PLAN



# SPECIFICATIONS

## 01. VISIBILITY FROM COMMON AREAS

The building's orientation is such that it increases the visibility of each face. Shoppers on every floor inside the mall would be able to view all shop fronts clearly, thereby giving almost equal potential to each shop and restaurant (F&B) to draw customers.

## 02. FAÇADE DESIGN

The façade's cladding materials are durable and weather resistant while giving an Uber and Chic look. The design of the glazing gives maximum visibility from the main road and provides ample display area for products and promotions. The branding space on the façade gives Centrus the character of a true retail destination.

## 03. UTILISATION OF SPACE

The planning lays utmost importance on dedicating the most feasible proportions to common areas as well as store areas. The structural grid further enhances easy navigation through all the floors thereby spaces that are not utilised.

## COMMON AREAS :

Entrance Lobby : Granite Flooring

Staircase : Kota Stone Finish

Railings with SS & Glass

Centrally Air-conditioned

DG back up for common areas

## INSIDE SHOPS :

Flooring : Bare Shell / RCC

Wall finish : Plastered finish

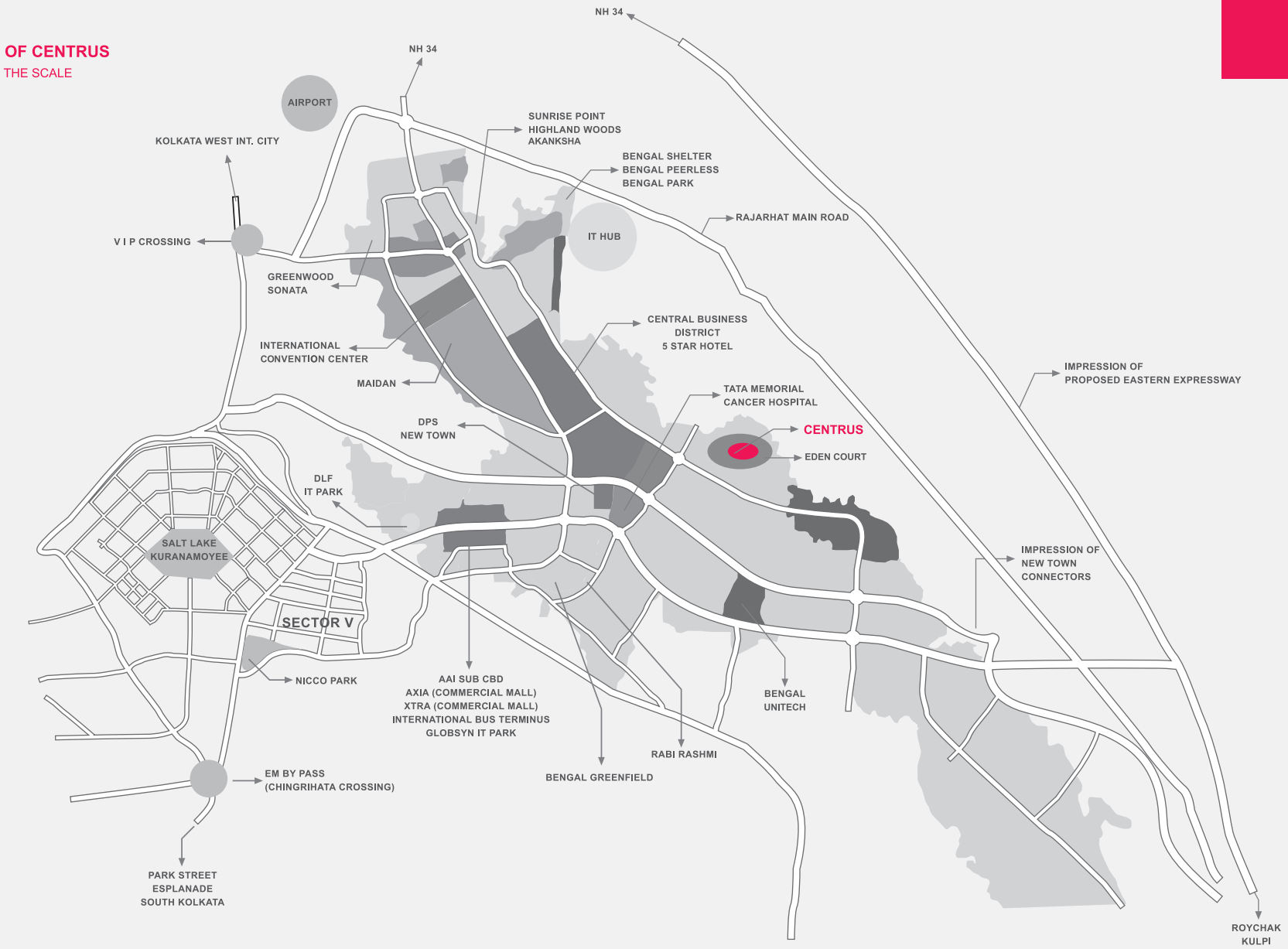
Shop front : Toughened Glass Glazing with door

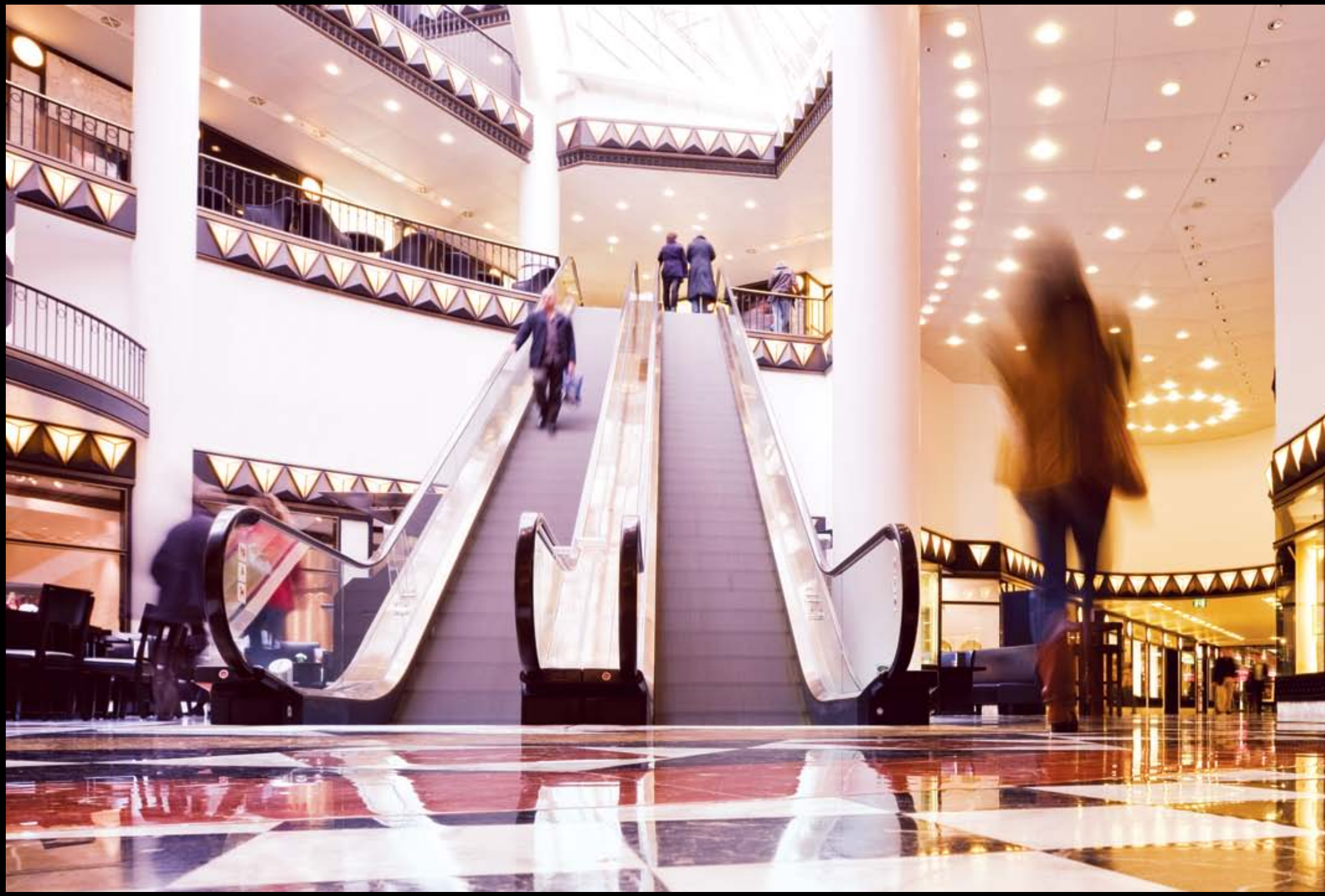
Provision to install AHU

# LOCATION MAP

**SITE MAP OF CENTRUS**

MAP NOT TO THE SCALE







# ABOUT THE DEVELOPERS

## TATA HOUSING

Established in 1984, Tata Housing Development Company Ltd. is a fully owned subsidiary of Tata Sons Limited. Tata Housing has stood out in the industry with its ethical business practices, rapidly acquiring a public image of a reliable, quality conscious developer. Every conceptualised project is designed and implemented in association with architects and landscape designers who are the best in the business. On-time delivery and an international standard of design has led to various accolades, including the prestigious Asia Pacific Property Award, 2009.

## GREEN HOMES INITIATIVE :

### BUILDING HOMES. PRESERVING ENVIRONMENTS.

At Tata Housing, we aim to create a clean, sustainable environment for our residents after careful consideration of the following parameters: energy and water conservation, site selection, indoor air quality and the use of environment-friendly materials. These parameters are in strict accordance with LEED (Leadership in Energy and Environmental Design), US Green Building Council (USGBC), Tata Energy and Resources Institute (TERI) and the Indian Green Building Council (IGBC). Tata Housing's foray into green buildings began with Xylem – Bengaluru's first green IT park, which has been awarded a Gold LEED rating by USGBC. The group has since, had several residential projects, including Raisina Residency, awarded a Gold Pre-Certification from the Indian Green Building Council.

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