



OUR HOMES  
COME FROM  
OUR HEART

“  
*Quality, honesty and  
integrity is not just  
the best policy,  
it is my way of life.*  
”



**D R Singla**  
Director

As an individual, I'm always driven by one passion and that is creating homes that are not just a space one lives in, but a lifestyle that one can enjoy and fall in love with. My rich experience as an executive engineer with the Government and then hands-on experience of constructing 11 residential/commercial projects has been a long way of learning and innovating. After Hermitage Park, which is a podium based concept, I wanted to do something different and unique. My team and I developed a vision to create quality homes for the middle and upper-middle class. A vast diversification and transformation have happened in construction quality and consumer behaviour. We have witnessed many changes in the industry, which further boosted our passion, encouraging us to start working on a project that is high in quality as well as living standards.

Committed to deliver the best, Hermitage Centralis is focused on giving the new age middle and upper-middle-class income groups a secure, serene, lifestyle rich living in a likeminded neighbourhood. Every feature, amenity, and quality parameters have been carefully monitored, to go above your expectations.

This is why we proudly say that our every home comes from our heart.



# A LEGACY BUILT WITH COMMITMENT, SINCERITY & QUALITY.

Hermitage Infra Developers' commits and maintains a stringent quality standard in all its projects with a promise of on-time delivery. As a group and real estate company, we always strive to achieve excellence with qualitative deliverables. Our mission is to not only build home but to also provide a harmonious lifestyle and secure environment to all the people living in them.

ALREADY COMPLETED PROJECTS BY HERMITAGE INFRA DEVELOPERS

HERMITAGE PLAZA  
ADJOINING K AREA, NAC, ZIRAKPUR



SAVITRY HEIGHTS  
VIP ROAD, ZIRAKPUR



HERMITAGE PARK  
ADJOINING K AREA, NAC, ZIRAKPUR



HOLLYWOOD HEIGHTS - I  
VIP ROAD, ZIRAKPUR



HOLLYWOOD HEIGHTS - II  
NEAR WHISPERING WILLOWS, VIP ROAD, ZIRAKPUR



HOLLYWOOD HEIGHTS EXT.  
ZIRAKPUR



VIP GALLERIA  
VIP ROAD, ZIRAKPUR



HOLLYWOOD PLAZA  
VIP ROAD, ZIRAKPUR



HOLLYWOOD PLAZA - 1  
VIP ROAD, ZIRAKPUR



HOLLYWOOD SMALL PLAZA  
VIP ROAD, ZIRAKPUR



HOLLYWOOD PLAZA - 2  
VIP ROAD, ZIRAKPUR





CONFLUENCE OF AN  
ENCHANTING LIFESTYLE.

# AN EXTERIOR THAT CAPTIVATES HEART.

Surround yourself with a whole new concept of contemporary luxury and high-end architecture that is glorious in every way. The elegant structure will take your breath away at the very first look. The fine details from top to bottom are intricately crafted to give you a sophisticated and luxurious living experience. The entry gate is grand, pathways surrounded by greenery will welcome you with open arms, the pergola will be your spot to unwind after a long day and kids play area will give you peace of mind that your kids will be safe here. Thoughtful planning and excellent execution makes it a perfect sanctuary for the urban souls.

- 2 side open apartments
- 2 apartments on one floor
- Landscaped Lush Green Parks
- Stilt + Open + Basement Parking
- 3-Tier Security System Round The Clock
- Terrace Style Balconies

- Dedicated Kids/Toddlers Playing Area
- Shopping Complex
- Air Conditioned Bus Lounge at the main entrance of the project.
- Indoor Games
- Fully Equipped Gymnasium

- Swimming Pool
- Jogging Track • Party Hall
- IGBC Gold Pre-Certified Project





TIMELESS ELEGANCE  
IN EVERY SPACE.



A COVE  
OF RELAXATION.

# SITE PLAN & LEGENDS

- |                  |                           |                      |                           |
|------------------|---------------------------|----------------------|---------------------------|
| 1. Main Entrance | 6. Block - E              | 11. Open Air Theatre | 16. Open Air Gym          |
| 2. Block - A     | 7. Surface Parking        | 12. Gazebo           | 17. Club Building         |
| 3. Block - B     | 8. Cricket Practice Pitch | 13. Basketball Court | 18. Golf Practice Putting |
| 4. Block - C     | 9. Badminton Court        | 14. Water Feature    | 19. Main Exit             |
| 5. Block - D     | 10. Sand Pit              | 15. Gathering Plaza  |                           |



BLOCK - A (S+8 FLOORS) - 1775 SQ.FT.  
BLOCK - B (S+8 FLOORS) - 1700 SQ.FT.  
BLOCK - C (S+7 FLOORS) - 1450 SQ.FT.  
BLOCK - D (S+14 FLOORS) - 2025 SQ.FT.  
BLOCK - E (S+8 FLOORS) - 1845 SQ.FT.

# TECHNICAL SPECIFICATIONS

## LIVING/DINING ROOM, LOBBY & FAMILY LOUNGE

Floor	Good Quality vitrified tiles Flooring with inside the walls skirting
Walls	Emulsion paints
Doors	Internal: Flush doors with Veneers of good brand with hardwood frames with Melamine mat Finish. External: Good Quality UPVC Doors.
Ceiling	Emulsion Paints/ Oil Bound Distemper
Fixtures & Fitting	Fully fitted wardrobes/Dressers with attractive laminates finish
Others	Split Air conditioners with 4* Rating.

## BEDROOMS

Floor	Good Quality vitrified tiles flooring with inside the walls skirting.
Walls	Emulsion paints.
Doors	Internal: Flush doors with Veneers of good brand with hardwood frames with Melamine mat Finish. External: Good Quality UPVC Doors.
Ceiling	Emulsion Paints/ Oil Bound Distemper.
Fixtures & Fitting	Fully fitted wardrobes/Dressers with attractive laminates finish.
Others	Split Air conditioners or equivalent make with 4* Rating.

## BATHROOMS

Floor	Good quality Ceramics antiskid tiles.
Walls	Good quality of Ceramic tiles on complete walls.
Doors	Internal: Flush doors with Veneers of good brand with hardwood frames with Melamine mat Finish External: Good Quality UPVC Doors.
Ceiling	Emulsion Paints/ Oil Bound Distemper.
Fixtures & Fitting	CP Fitting
Others	A detachable stainless steel cockroach trap with lid shall be provided in all bathrooms.

## KITCHEN

Floor	Antiskid Ceramic Tiles.
Walls	Good Quality ceramic tiles upto 2' height above Counter and emulsion paints in balance areas.
Doors	External: Good quality of UPVC doors.
Ceiling	Emulsion Paints/OIL BOUND DISTEMPER.
Fixtures & Fitting	CP Fitting, Telescopic channels installed to enable easier access to recessed regions of drawer units and better use of storage space.
Others	Modular Kitchen with pre polished Granite counter top with stainless steel double bowl Sink, Good quality of hardware provided, Natural shade laminate finish on exteriors and interiors in wood work and Exhaust Fan.

## BALCONIES / EXTERIOR

Floor	Good quality antiskid ceramics tiles.
Walls	Weather proof paint of good brand.
Doors	Good quality UPVC Doors.
Ceiling	Ceiling light fixtures in Balconies.
Railings	MS Railing
Others	Tap in utility balcony and electrical power point in all balconies.

## ELEVATORS LOBBY & CORRIDORS

Floor	Granite.
Walls	Granite/Stones/Tiles/emulsion paints or in combination, use of other products for de'cor as per architect view.
Doors	Flush door shutter finished with wood veneer.
Ceiling	Emulsion Paints/ Oil Bound Distemper Ceiling, light fixtures.
Others	One service lift and one regular lift to be provided in each tower for access to all the floors of good quality, capacity as per norms.

## STAIRCASE

Floor	Granite/Marble and Natural Stones.
Walls	Emulsion Paints.
Ceiling	Emulsion Paints/ Oil Bound Distemper.
Others	MS Railing.

## ELECTRICAL

All electrical wires in concealed conduit, provision for adequate light and power point. Telephone, T.V. outlets and AC point in Drawing/Dining and all bedrooms. Provision for geyser in all bathrooms and Kitchens. Each apartment shall have 3KVA power backup.

## PLUMBING

As per standard practice all internal plumbing in GI/CPVC.



Pre-Certified  
Gold Rated Project

## WE THINK GREEN

Green thinking is clearly looked upon as a business advantage by us. Our approach to sustainability aligns 3 factors - social equity (People), the environment (Planet) and economics (Profit). We endeavour to construct and develop buildings that minimises risks to health, safety and environment while optimizing efficiencies in resource management and operational performance.

### ASPECTS OF SUSTAINABLE DEVELOPMENT IN OUR PROJECTS:

#### ENERGY EFFICIENCY IN BUILDINGS

At Hermitage Centralis, holistic energy-efficient approach integrates factors like building orientation, envelope, systems, lighting and other equipment in the design of the project.

#### INDOOR ENVIRONMENT QUALITY

Factors such as daylight, ventilation and indoor air quality, influences the health and well being of the occupants of the building. At Hermitage Centralis, the following provisions are given importance during the design stage:

- Daylight and ventilation regulation
- Cross ventilation
- Low VOC paints

#### WATER CONSERVATION

- Installing water efficient fixtures
- Using native and adaptive species of vegetations for landscaping
- Waste-water treatment
- Designing the landscaped areas with the use of an efficient irrigation system

#### RAIN WATER HARVESTING

Controlling ground water depletion by employing the following Rain Water Harvesting (RWH) schemes designed by specialized consultants.

#### SHADOW ANALYSIS

The effects of shading by one building upon another can be either positive or negative depending on the site-specific circumstances of the properties involved. Shadow analysis helps to assess the impact of shadow on the neighborhoods.

#### HEAT-ISLAND EFFECT

'Heat islands' are described as developed areas that are hotter than nearby less developed areas. They are parts of the urban development where there is a steep temperature variation between developed areas and cooler surrounding areas. In Hermitage Centralis, a building's roof and non-roof are designed with the following considerations:

- Covering building's exposed roof areas by materials with high Solar Reflective Index (SRI).
- Vegetation in roof and other areas.
- Shaded or underground parking.

#### WIND ANALYSIS

Wind analysis of high-rise buildings helps in predicting the wind pattern in the surrounding areas of the building. This enables the designer to make decisions with respect to layout of the building, the orientation of the building, placement of windows and other aspects. This study helps to adopt the following eco-friendly measures:

- Appropriately place openings and building orientation to get the most out of cross ventilation.
- Assess the impact of wind on pedestrians & motor vehicles.
- Assess the impact of wind on architectural features provided in common areas.

#### WASTE MANAGEMENT AND DISPOSAL

Waste management techniques are employed to keep the surroundings clean while employing the garbage as valuable resource for generating energy that can be further utilized in the residential complex itself.



Call: 8929 444 444

SCO 1-4, Hermitage Centralis, VIP Road, Zirakpur (Punjab) - 140603

[www.hermitageinfra.com/centralis](http://www.hermitageinfra.com/centralis)

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