



THE JOURNEY OF SUCCESS BEGINS WITH A DESTINATION



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Citi Center Developers

VIP Road, Near METRO, Zirakpur

www.chandigarhciticenter.in

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Call: +91-90234-90234, 90236-90236

SMS: CCC to 53030



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ZIRAKPUR

A SMALL TRANSITIONAL TOWN YEARS AGO FOR COMMUTERS & GOODS



Zirakpur has come to become one of the region's most iconic residential and commercial destinations. After having a humble start as a village-cum-transit point for travelers onward to Delhi, the addition of the elevated highway and high rise apartments have given way to a population growth in the area. But with the advent of a large shopping complex, a number of five star hotels and the evolution of the city from an NAC to an MC have given it a new class of settlers, with a rise in living standards which are synonymous with affluence, and well learned.

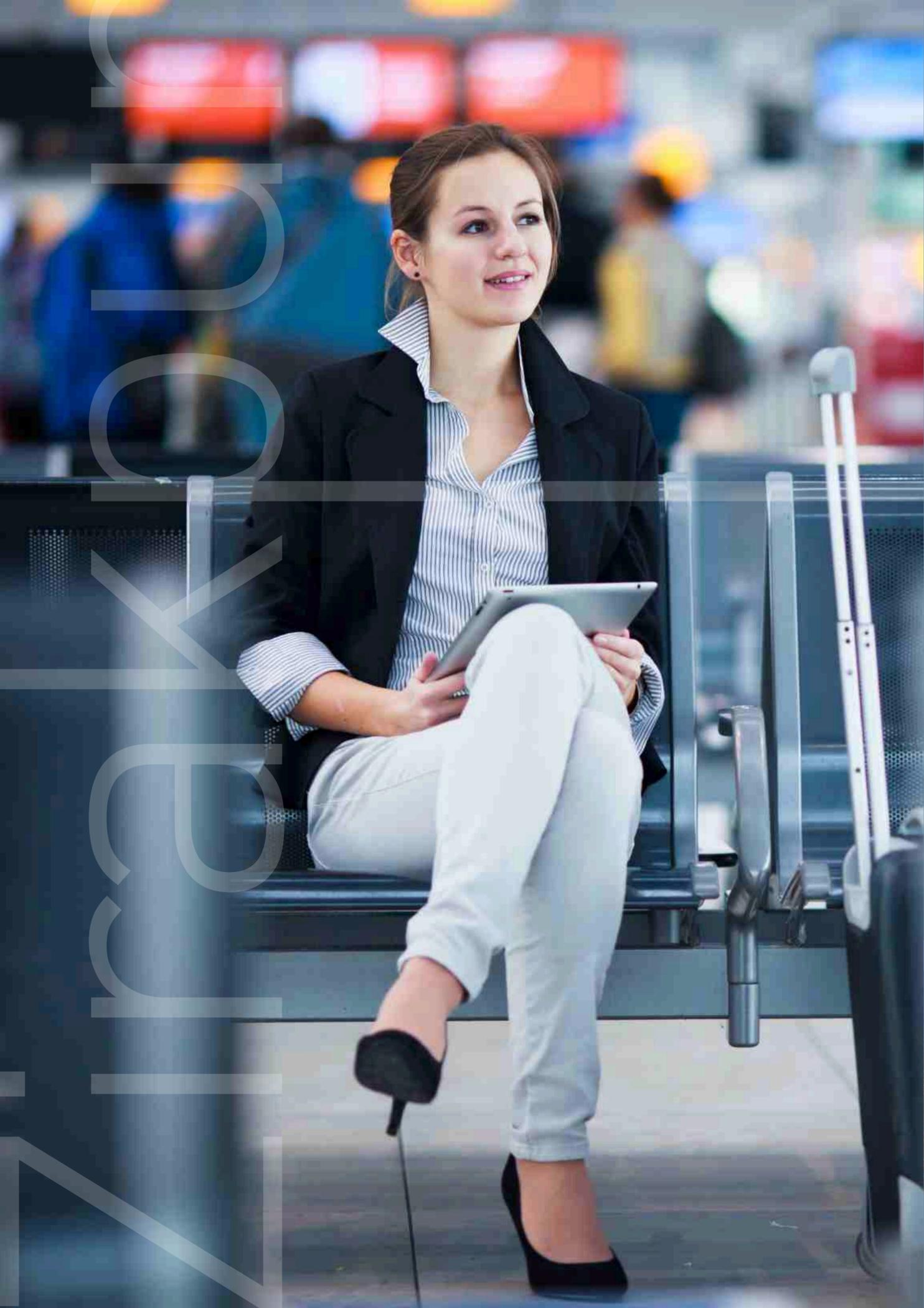
The earlier developers of Zirakpur have had a major role to play in for making it the current choice of the influential middle class. With the potential to become one of the few cities of India with a Cosmopolitan identity due to the influx of well educated and well placed settlers – Zirakpur, if not already there, is well on its way to become a pivotal point in the region for investors and developers alike.

HOME TO AFFLUENT NEW-AGE COMMUNITY OF MIDDLE CLASS TODAY

“ No longer is the Indian middle class averse to a modern tech-savvy lifestyle. The mindset has dramatically shifted from living just for the future to living in the moment and saving for the future as well. People are making smarter investment choices and creating wealth for themselves. ”

The aspirations have risen and so have living standards. Right from branded clothes, luxury cars to fine dining. People are increasingly spending on consumer goods and top of the line gadgets. They have the capacity to spend on entertainment and leisure holidays. Quality is preferred and there is an increasing expectation of wanting more from life itself and all this is a result of better education, higher paying jobs and a never ending drive to move forward and rise further up the social structure.

Zirakpur has witnessed a massive rise in this new age affluent middle class giving rise to best residential projects and upscale retail outlets like Haldiram's, Gopal's, Sindhi's, Big Bazaar, Metro, Best Price and Decathlon. The success of these brands has been due to the huge untapped market potential. Zirakpur's growing community is educated and is aspirational. The desire of people for an upscale urban lifestyle has already led to development of successful residential establishments as many of the premium high rise apartments have been successfully completed and delivered. Like the changing landscape of this suburb which has literally risen not just in terms of infrastructure, buildings and homes but also in terms of lifestyle choices and social status. Zirakpur has indeed become a focal point and will continue to be for coming years.



BRIMMING WITH POTENTIAL

Recognized as a dynamic and prosperous center of North India, the Tricity area of Chandigarh, Panchkula and Mohali - Zirakpur is at the forefront of economic growth and sustainability.

Today, Zirakpur is a preferred investment destination and one of the fastest developing suburbs in Punjab & Tricity area. Strategically situated and poised for incredible growth and expansion due to a rise in employment opportunities and growth in infrastructure, this region has the highest educated workforce in the country, a diverse and thriving economic base and a well-designed expansion plan. Home to some of the most well-known and leading names of the retail and hospitality sector, Zirakpur is a thriving business hub with a landscape that is dotted with business parks, sleek corporate offices, mushrooming retail outlets, restaurants, hotels and modern apartment complexes. It is connected to Haryana, Himachal, Delhi and Punjab through national & state highways. The new international Airport has also come up in near vicinity.

In other words, Zirakpur may well be considered to be the new upcoming hub of growth in the Tricity area / CCR.

INTERNATIONAL AIRPORT

With the newly operated International Airport, Zirakpur will only develop and grow further. It is a time tested methodology that any city in the country has grown exponentially in terms of commercial footing and development with the entry of an international airport. Whether it is Bangalore, Nagpur or Jaipur – the airport-centric development of a city play a crucial role in establishing it as a credible commercial hub. Even Gurgaon's development in comparison to Noida is in part a result of the practical approach to the IGI Airport.

RESIDENTIAL DEVELOPMENTS

Zirakpur has a thriving population of 4 to 5 lac residents which is growing by the numbers. This has led to the successful establishment of many premium residential projects designed and developed specifically to cater to the needs of the modern affluent working professionals of Zirakpur looking for a superior lifestyle. Proximity to Chandigarh, the National Highway and the Airport along with access to affordable premium housing, are some of the crucial factors in the transformation of this small city into a fully developed residential and commercial hub. A preferred choice to settle down, it is indeed an example of a true revolution in terms of infrastructure and cultural development.

RETAIL & HOSPITALITY

The new urban population which has already settled well into Zirakpur have growing demands which should suit their standards of living. This vast demand, which is continually on the rise is an untapped market for the commercial sector, which they cannot ignore. Serving this demand is not only practical, but it is an extremely profitable understanding which will also benefit the economy; since spending potential will lead to development, which leads to employment, and further more spending.

ELEVATED HIGHWAY & 3 STATES CONNECTIVITY

Beyond the airport, the development of the elevated highway, which serves as an entry point for three states, namely Punjab via Patiala, Himachal Pardesh via Parwanoo, and Delhi via Ambala have brought in a constant, and rising daily visibility of the lakhs of vehicles which pass through.





Retail Spaces

Rooftop Swimming Pool

Amphitheater & Product Launch Centre

Big Office Spaces

Retail Spaces

Selfie Area

Serviced Residences

Mini Food Court

Open Plaza

Small Office Spaces

Rooftop Sky Deck

SOHO Suites

Gym, Yoga & Meditation
Elite Club

Recreational Spaces

SOHOs

Rooftop Jogging Track

Iconic Clock Tower

Rooftop Amphitheater / Art Gallery



A VISIONARY MIXED DEVELOPMENT IN THE HEART OF ZIRAKPUR

“ Zirakpur with its abundance of shopping, dining and entertainment hubs makes it an epicentre for both prime residential and commercial developments to flourish significantly and to grow. ”



A HIGH VISIBILITY COMMERCIAL OPPORTUNITY IN ZIRAKPUR

CCC
CHANDIGARH CITI CENTER

Presenting a sterling experience in the public domain, CCC is designed on a sprawling site of 10 acres off of the bustling V I P road in Zirakpur. The master plan is exuberant in its format, of using streets as the pivotal design mandate on the ground. The entry exalted by a green grassy and glass pyramid " Soul Summit " that one can walk through heightens the sensory experience and stirs the spirit. It is well defined and chaos free with proper drop off points, designated parking and an option for valet services. The central blocks sit over a central pedestrian spine that invites the flow of visitors into a magnificent triple height shopping arcade. With explicit views and brandish opulence of the shops, the space presents the perfect ambiance for outlandish shopping. Capping this atrium, the structures amalgamate and tower up to fifteen floors to house resplendent offices complete with state of the art business centers, restaurants, fitness center et al. Low height , more intimate in scale retail shops wrap the entire site. Small and flexible open kiosks dot the streets to allow for fun, food and the impromptu. Above the retail shops are the SOHO - functional office suites introducing the live work concept. The en suite personal space attached to the office offers a perfect spot for an occasional break from the long working hours. Service apartments are tucked away in the rear of the site to have a little more emphasis on privacy and induce an environment of habitat.

Chandigarh Citi Center is a place to look forward to...a place with a sense of belonging; a unique concept of commercial, retail & residential clubbed together. A place where the heart is content and the mind is joyous... welcome to your happy world.

INVEST IN A CENTRALIZED
PREMIER COMMERCIAL ADDRESS
WITH HIGH CAPTIVE MARKET



Showrooms | Vanilla Shops | Small & Spacious Offices | SOHO Suites
Serviced Residences | Alfresco F&B Kiosks | Clock Tower

Naturally Ventilated Boulevard | Socio-Civic Public Spaces | Rooftop Swimming Pool
Linear Park & Jogging Tracks | Full Size Club | 2000+ Car Park Bays



VIBRANT

A city's spirit is defined by its vibrant community. Zirakpur has come of age and transformed into a spirited and a lively city, all thanks to the development of high end malls, restaurants and market places. The people are young and bright, contributing to a vivacious and a peppy culture making this city a lifestyle address of choice in the vicinity.



VIVID

CCC's striking design and architecture adds to the already growing bold skyline of Zirakpur. Its iconic architectural style is pivotal to its success and its strategic location makes it a crucial commercial and a thriving business hub. CCC is the one place where innovation, creativity and individuality are refined to your satisfaction, allowing you the freedom to live in a style that is flamboyant and eloquent.



VERSATILE

CCC offers more than being just a prime location and offering the advantage of highway accessibility. Chandigarh Citi Center will shape the distinctive characteristic of being a versatile development as it will house Retail Spaces, Business Suites, Serviced Apartments, and Offices under one roof, becoming a perfect place for business, leisure, and living.



VALUE

CCC is designed to attract businesses, investors and entrepreneurs to reach out to new highly affluent middle income group. The merits of CCC are both a source of pride and confidence for its Buyers and investors, regardless of whether one has chosen to live, work or do business here. As part of the matured and affluent new age middle class of Zirakpur, CCC's strategic proposition will result in value appreciation through healthy gains and returns.



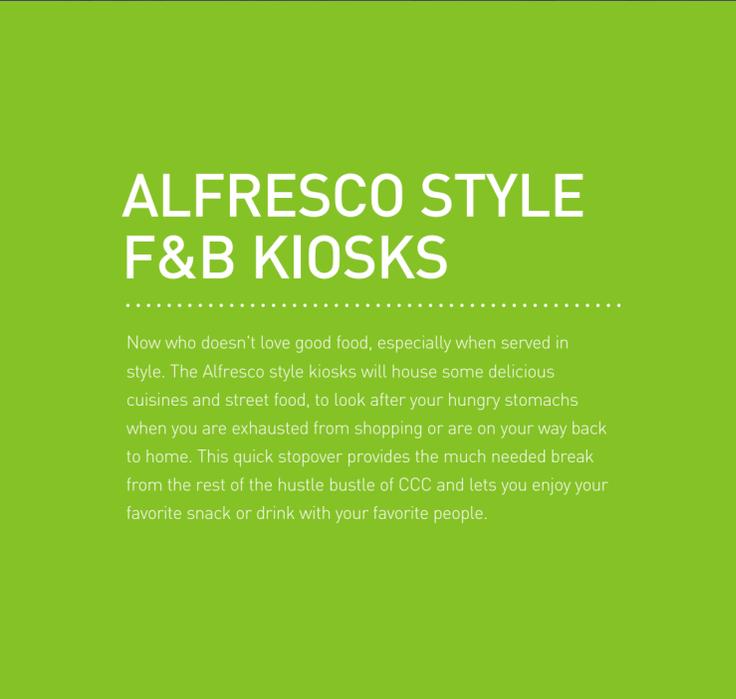
LIFE IN A BRAND NEW LIGHT

Experience CCC in a brand new light. This unique spot at CCC will have huge beautiful CCC letters as the backdrop where you can click selfies, a photographer's spot indeed. The iconic letters are a one of its kind welcoming people to CCC and will definitely offer a different yet a trendy hangout spot for visitors.



OPEN AIR AMPHITHEATRE

CCC will amaze each of your senses. The open air amphitheatre is yet another dedicated space comprising of water bodies wherein you can sit and relax along with a solid stage and an open space for audience which can be utilized by businesses to organize promotional events, fashion shows, product launches etc. A space for everyone to enjoy.



ALFRESCO STYLE F&B KIOSKS

Now who doesn't love good food, especially when served in style. The Alfresco style kiosks will house some delicious cuisines and street food, to look after your hungry stomachs when you are exhausted from shopping or are on your way back to home. This quick stopover provides the much needed break from the rest of the hustle bustle of CCC and lets you enjoy your favorite snack or drink with your favorite people.



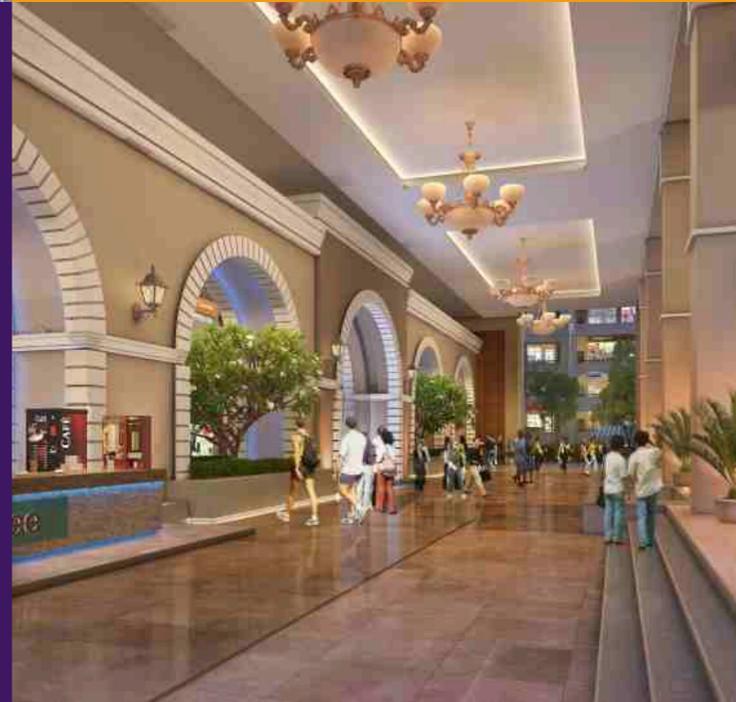
CREATIVITY & POSSIBILITY

CCC is an architectural marvel where creativity never fails to surprise. This glass mirrored pyramid with grass slopes perhaps will become your favorite hangout spot, a spot where you will find some peace and time for yourself. Go ahead and relax on the grass slope of this beautiful pyramid to elevate your thoughts and mood or simply bask in the reflection of the mirrored walls. The mirrored walls not only reflect light but will also reflect the vibrant and colorful environment of CCC.



FOUNTAINS & KIDS PLAY AREA

CCC is for everyone and we definitely took care of your little bundles of joy. A dedicated kid's play area will have sprinkler fountains where kids can splash and play in water, space for toy trains or go karting and other simple open entertaining attractions to keep the little ones engaged. A place resonating with giggles and innocent laughter.



OPEN AIR NATURALLY VENTILATED PLAZA

Seamlessly blending the indoors with the outdoors, the open air plaza will be another attraction for visitors. As you walk from the inside to the outside you will find yourself surrounded by trendy retail shops, beautiful corridor of architecture and design. And before you know it you will be outside enjoying some fresh air. Such are the features of CCC that everywhere you look, every corner you explore, a little surprise is waiting to enthrall you.



INTELLIGENT GREEN FEATURES

With a breathtaking manicured landscape, over 1 Lac sq.ft. of wide open space, beautiful sky decks, multiple green lungs, calming water features, and pockets of lush greenery, CCC is expertly designed to create not only a lastingly excellent impression of your corporation for your guests, but a pleasant and comfortable environment for you and your clients to conduct your business as well. This environment was conceptualised to complement leisure lifestyle and it is unmatched by any other development in the vicinity.





4-IN-1 HIGH VISIBILITY COMMERCIAL OPPORTUNITY IN ZIRAKPUR

CCC
CHANDIGARH CITY CENTER

STYLISH
RETAIL

Units - 558
Area - 3,76,817 sq.ft.

CCC
CHANDIGARH CITY CENTER

OFFICES

Units - 338
Area - 4,05,280 sq.ft.

CCC
CHANDIGARH CITY CENTER

SOHO
SUITES

Units - 194
Area - 97,000 sq.ft.

CCC
CHANDIGARH CITY CENTER

SERVICED
RESIDENCES

Units - 108
Area - 56,725 sq.ft.



AN UNMATCHED BUSINESS ADDRESS AN UNPARALLELED INVESTMENT

CCC is an unmatched business address in every sense! Close to the main hub of activity CCC offers you Higher foot/customer traffic translating into higher sales for your business. The swanky move-in ready retail spaces, giving you the much needed respite from improvements/remodeling.

Every retail unit at Chandigarh Citi Center offers an expansive space in the front to provide flexibility in showcasing an extensive variety of products. A green pedestrian walkway makes moving around the enclave very easy and enhances the shopping experience.

The retail aspect of the development has been incorporated to serve more than 4 lac residents & visitors as well as provide a host of amenities for the wider community.

Retail spaces at Chandigarh Citi Center will be able to take shopping convenience to a new level with the opening of variety of stores, shops and number of food and beverage outlets, where consumers can shop safely and with peace of mind. Being easily accessible and navigable, CCC is also close to public transportation making it an Unparalleled Investment for your growing retail business.

- Painted MS Shutter
- Two side glass faced showrooms, UPVC or similar glazed windows.
- Provision for washroom & pantry in each unit.
- Basic electric fittings, wiring for DTH, telephone, intercom & internet etc.
- Provision for split air conditioner in each unit.

CCC
CHANDIGARH CITI CENTER

STYLISH
RETAIL





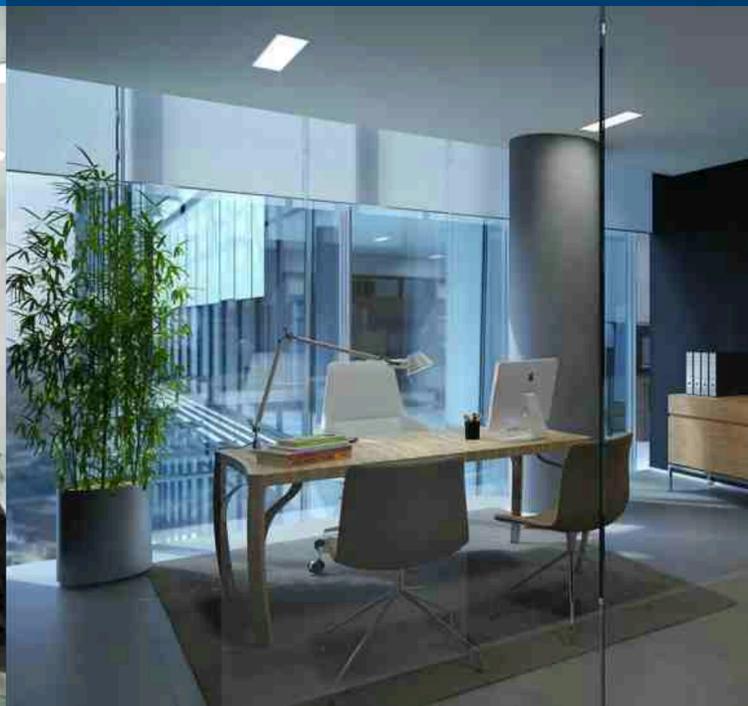
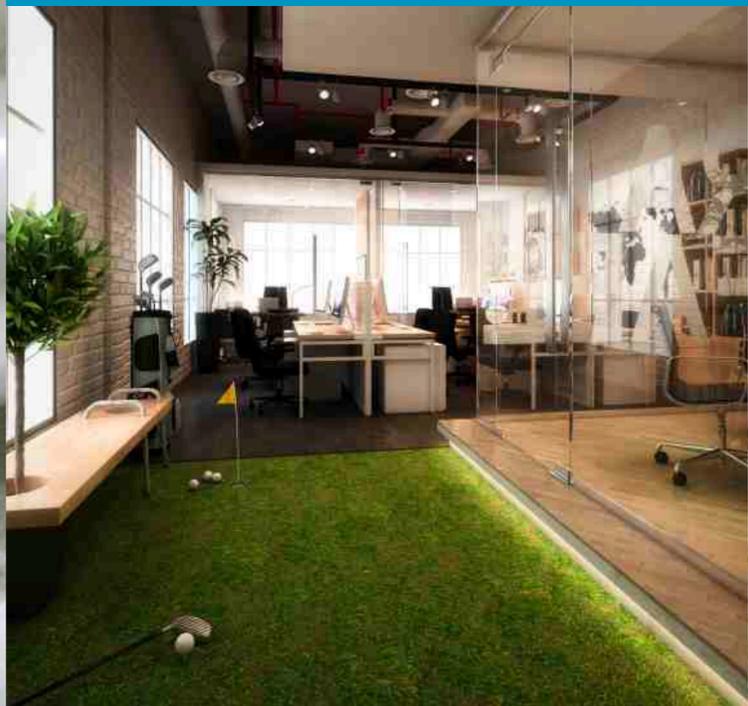
A SEAMLESSLY VERSATILE WORK SPACE FOR URBANITIES

It is contemporary, flexible and cost effective. This stylish lot offers a spacious workroom equipped with the latest technology to meet your every possible need. Designed to impress, it comes adorned with a rich features, giving each a soothing, refreshing view. The office is both customizable and welcoming; one where you can flaunt your creative ideas and run your business in comfort. It is ideally created for aspirational businesses that want to be perceived as both business-like and trendy.

Companies of any size will find a suitable space in Zirakpur's new iconic business address, where fully furnished, serviced office space is now available, fully furnished in cutting edge contemporary design and complemented by a range of facilities that include state of the art communication systems, meeting room access and professional reception staff.

These furnished and well designed office spaces have spectacular city views and are filled with natural light. Secure all-hours access, boardrooms usage, soundproofing and cutting edge technological infrastructure is just part of the package on offer. Easy access to public transport, the International Airport and many excellent hotels, restaurants and shops.

- Served by High Speed Lifts
- Overlook Open-air Courtyards
- 670-feet Wider Frontage
- Area From 375 sq.ft. Onwards.



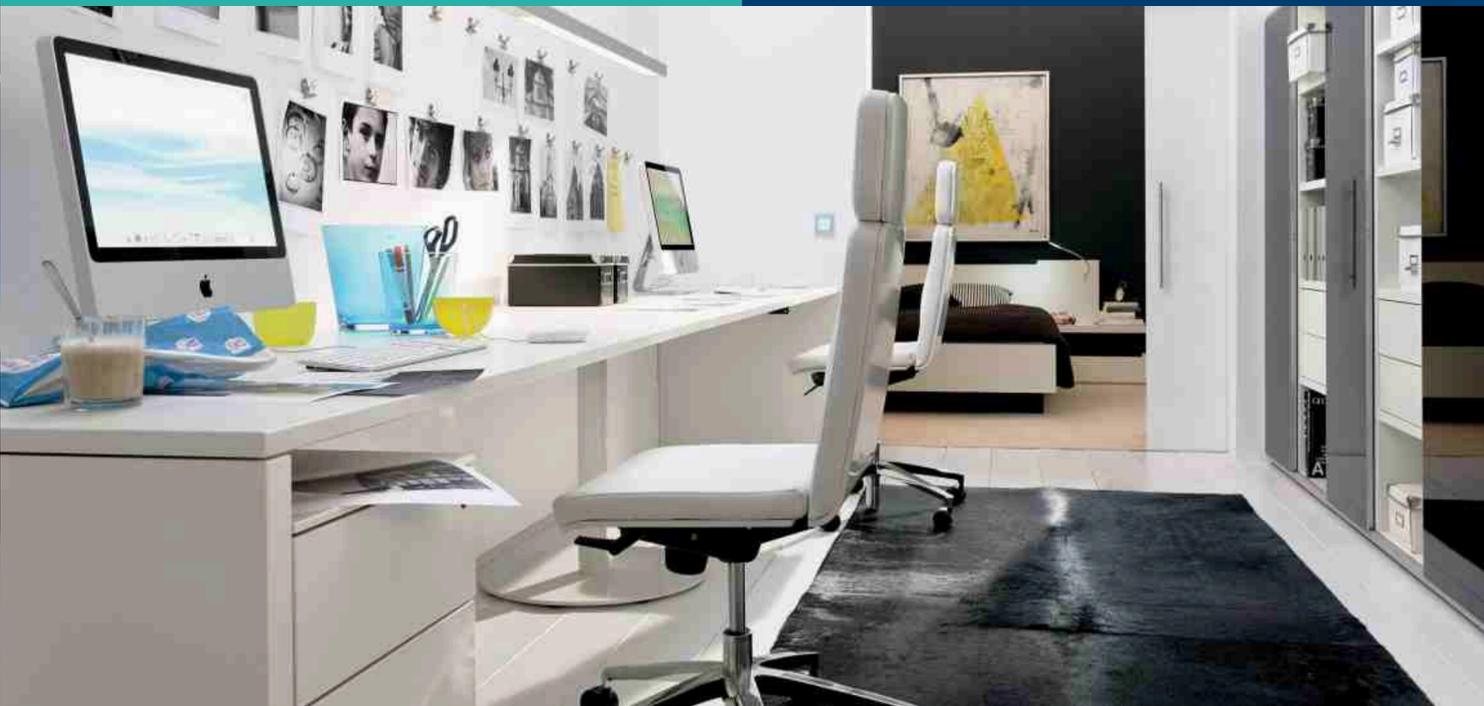


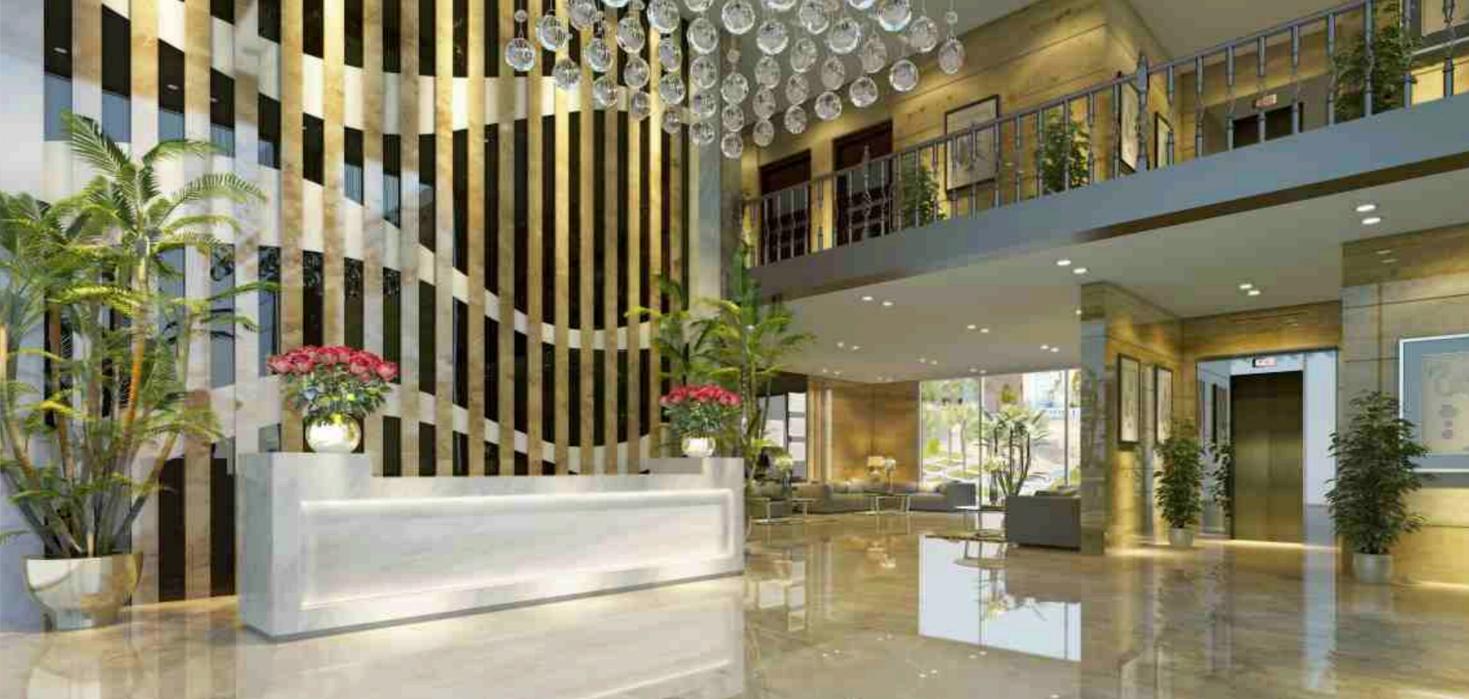
REDEFINING THE FUTURE OF WORK & LIVE IDEATION

Where no boundaries exist to confine you to a fixed space. It's a place where your impulses are allowed to break free and where versatility reveals distinct surprise every day. SOHO at Chandigarh Citi Center is a space for whatever purpose you may have in mind, whether a chic private den or suave working suite, it is built to redefine adaptability. Located in the thick of emerging urban life, SOHO at Chandigarh Citi Center puts you in the spot where you want to be, with modern lifestyle conveniences that are aplenty, these well designed suites will leave you wanting for nothing.

Whether you are an entrepreneur, businessman, investor, student, professional, retailer, service worker or the like - CCC - Flexi Suites is the address you want to be at. Live freely and express your creativity as you define your space to be exactly what you want or need - be it a bachelor pad, gallery or showroom, or personal workplace.

- Versatile Business Suites
- Well-designed layout for maximum functionality
- Furnished with branded furniture and fittings
- Unique architecture
- Luxurious lobby finishes and low maintenance external façade
- Air conditioning and 24 hr video surveillance
- State of the art fire detection and control system
- Security access control
- Voice and data risers
- Laundry service





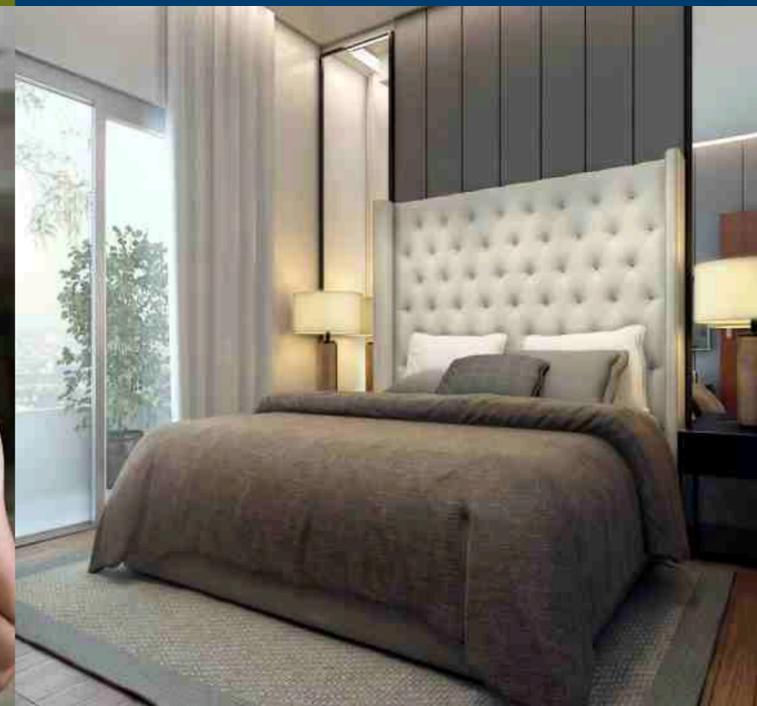
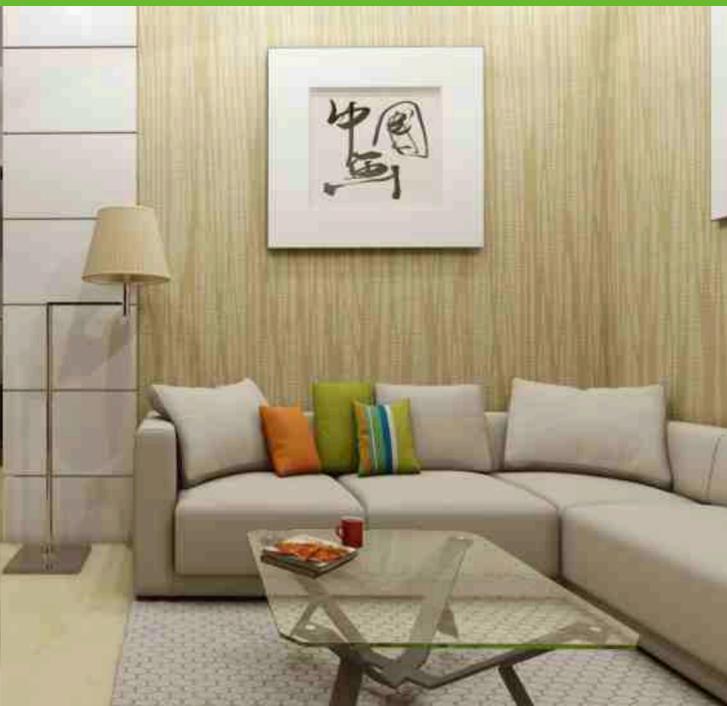
AN URBAN CONVERGENCE OF THE LIVE-WORK-PLAY LIFESTYLE

A veritable home away from home, stay for extended periods without missing out on familiar lifestyle pursuits and daily routines. Vibrant locales, inspired living spaces, and residential-style amenities ensure that warmth and comfort are always at close quarters. Designed around your busy lifestyle and exacting standards, every CCC Serviced Residence features high quality and personalised service amidst stylish and exceptionally appointed living spaces that are conducive to both living and working.

Be charmed by the signature touches that will make you feel right at home the moment you step in through the door - like our support network which you can rely on. In addition to our warm and friendly staff who are always on hand to help with our local knowledge, you can join in a wide range of social, cultural and lifestyle activities, especially designed to help you integrate into the local culture.

As we understand that life is more than just work, you are assured of an enriching experience that provides you with the right balance between work and living.

- Dedicate Car Park
- Impressive Lobby & Concierge
- Health Club
- Terrace Pool & Jogging Track
- Lounge & Restaurant
- Conference Room, Business Centre & VO



BUSINESS ADVANTAGES AT CCC

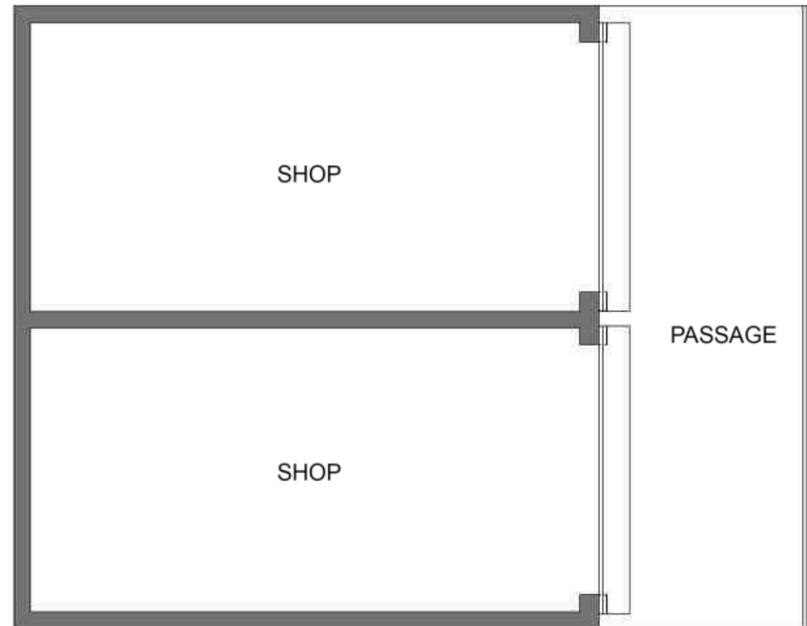
- The Biggest "Commercial Plaza of Zirakpur"
- Spread in Approx. 10 Acres. 670 Ft. Huge Frontage
- Situated in the Heart of Zirakpur – On 80Ft. Wide VIP Road.
- Just 5 Min. drive from Chandigarh International Airport.
- Next to the busiest highway of India NH 22, "Delhi-Chandigarh National Highway".
- Ready catchment of 1 Lac Resident Families & Nearly 4 to 5 Lac Customers in & around City.
- High Footfall due to its centric location & High Demand, Scarce Supply.
- Grand Entry / Exit with Secured Boom Barriers & Security Post.
- Shopper's Heaven - All Favourite Brands under one Roof.
- Surrounded With Landscaped Parks / Lush Green Area & Kids Play Area. Nearly 65% Open Area.
- Coming Up with Zirakpur's 1st Art Gallery & Amphitheatre
- Run Through Quick Service Lane.
- Earthquake Resistant RCC Framed Structure.
- Parking of over 2000 + Cars.
- State of the Art Waiting Areas.
- High Speed Lifts in All Blocks.
- Upto 6 feet wide Common Staircase & Upto 8 Feet Wide Walking Corridors.
- Ample Natural Air & Light in almost all areas.
- Multiple Common washrooms on Every Floor.
- 24 Hrs Purified Water Supplies.
- Power Backup for Showrooms / Shops / Offices / SOHO Suites / Serviced Residences, Lifts and Street Lights Etc.
- Sensor / Controlled Lighting & Water Systems for Maximum Conservation.
- Complete Wi-Fi Enabled Centre / Zone.
- Round The Clock CCTV Monitoring to ensure maximum protection from Fire & Theft.
- Fully Finished Showroom / Shop floors (Basic Electric Fittings, Flooring, Paint, Wet Points, AC Provisioning etc.)
- Fully Furnished Offices / SOHO Suites / Serviced Residences.
- Minimum Loading – Maximum Usable Area. (Maximum Value for your Hard Earned Money)
- Low Maintenance Cost due to Open Air Plaza.
- High Rentals Expected Due to High Demand Scarce Supply & Assistance in Lease.
- Property Appreciation with 12% P.A. Assured Return.
- No Hidden Charges, Complete Transparency.
- Limited Period Assured benefits & Save Up to 13.43Lacs.
- Unique & Flexible Payment Plans.



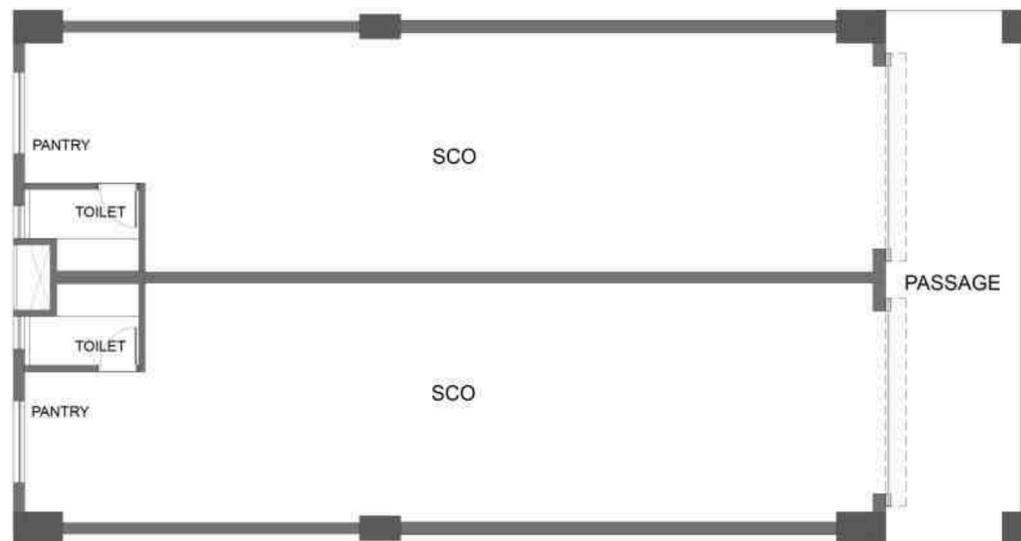
SITE LAYOUT PLAN

Block	Super Area
Block A	
Showroom 01 to 24	15'-1" x 61'-0" (920.00 sq.ft.)
Bay Shop 01 & 02	10'-3" x 23'-7" (240.00 sq.ft.)
Kiosk 01 to 05	10'-5" x 15'-1" (160.00 sq.ft.)
Block B	
Showroom 25 to 52	15'-1" x 61'-0" (920.00 sq.ft.)
Bay Shop 03 & 04	10'-3" x 23'-7" (240.00 sq.ft.)
Block C	
Showroom 53 to 68	15'-1" x 61'-0" (920.00 sq.ft.)
Bay Shop 05	10'-0" x 11'-6" (115.00 sq.ft.)
Bay Shop 06	9'-0" x 21'-3" (190.00 sq.ft.)
Block D	
Shop 01 to 36	12'-0" x 31'-6" (380.00 sq.ft.)
Bay Shop 07	8'-6" x 30'-0" (255.00 sq.ft.)
Bay Shop 08	9'-0" x 28'-6" (255.00 sq.ft.)
Kiosk 06 to 10	9'-0" x 12'-0" (108.00 sq.ft.)
Block E	
Shop 37 to 62	12'-0" x 31'-6" (380.00 sq.ft.)
Bay Shop 09	8'-6" x 30'-0" (255.00 sq.ft.)
Bay Shop 10	9'-6" x 28'-6" (255.00 sq.ft.)

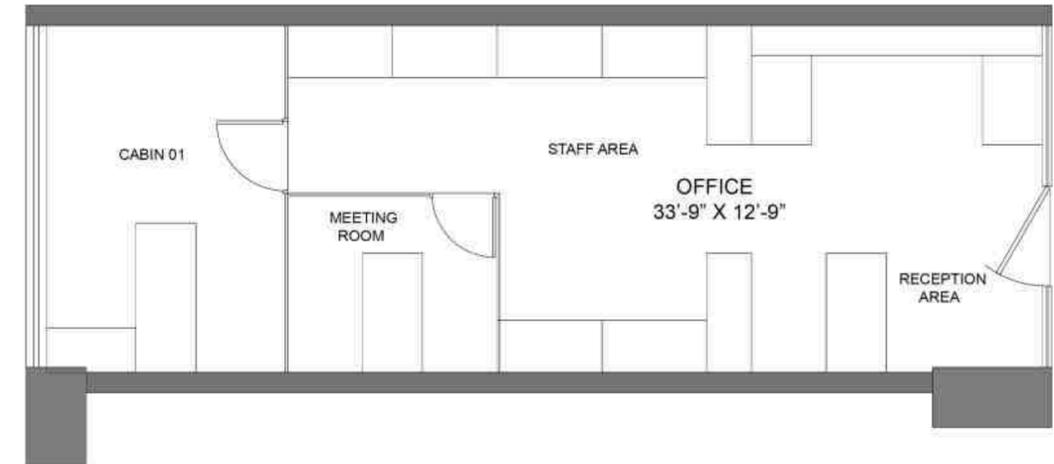
SHOP - 12'-0" X 31'-6" (380.00 SQ.FT.)



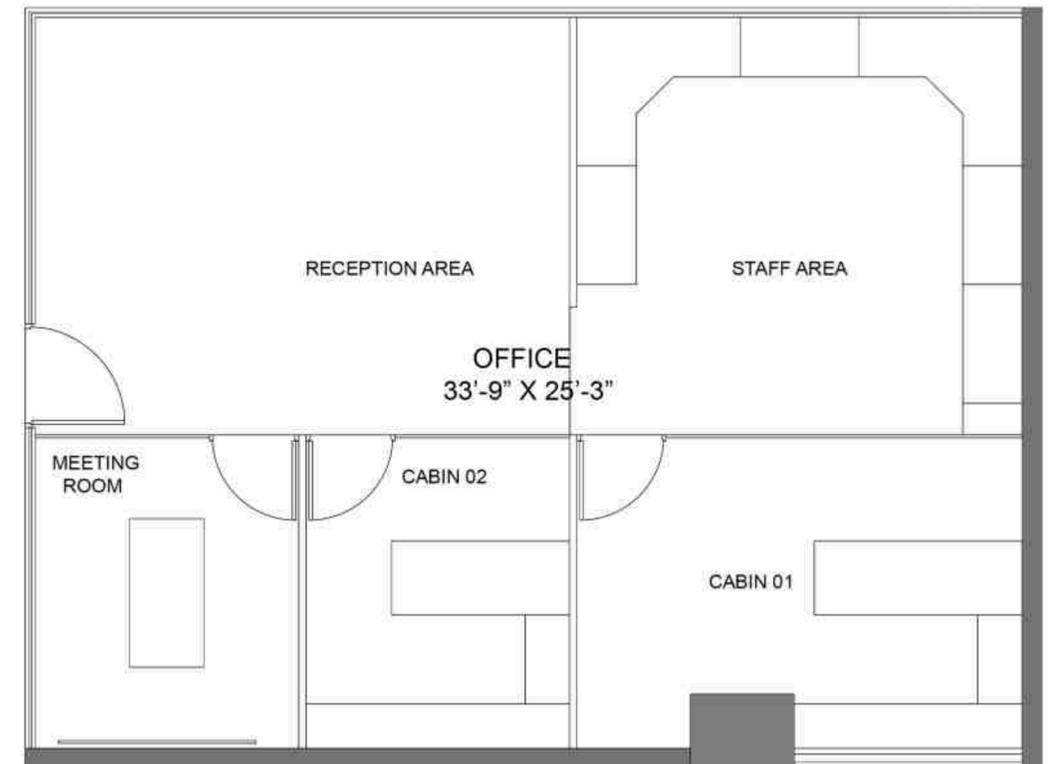
SCO - 15'-1" X 61'-0" (920.00 SQ.FT.)



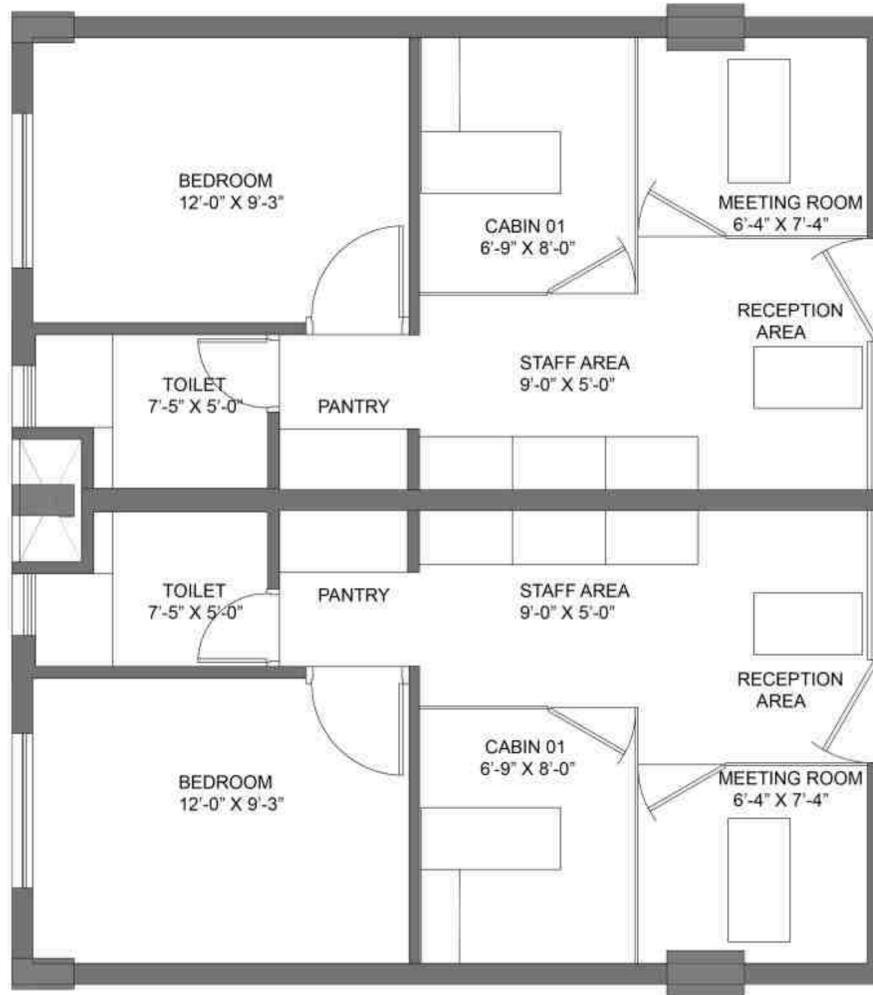
OFFICE - 500.00 SQ.FT.



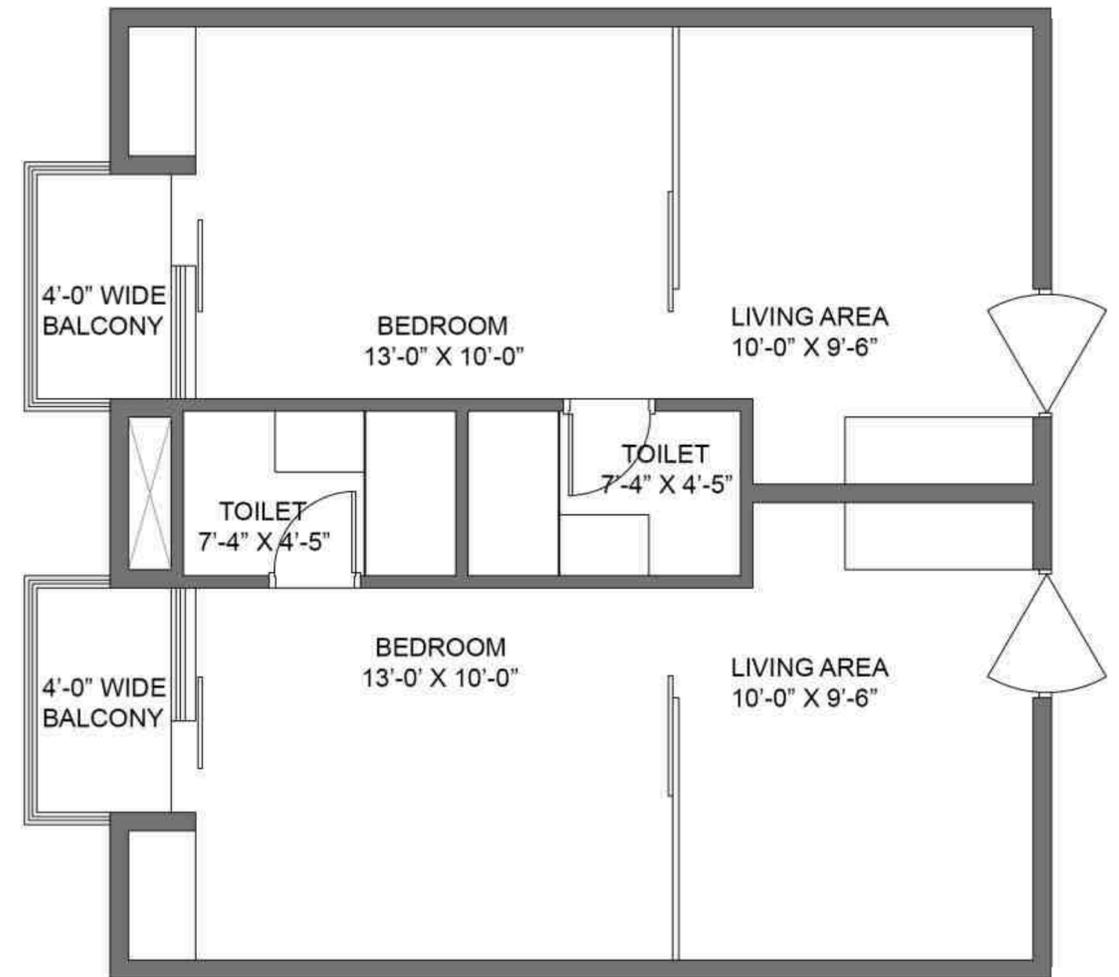
OFFICE - 1200.00 SQ.FT.



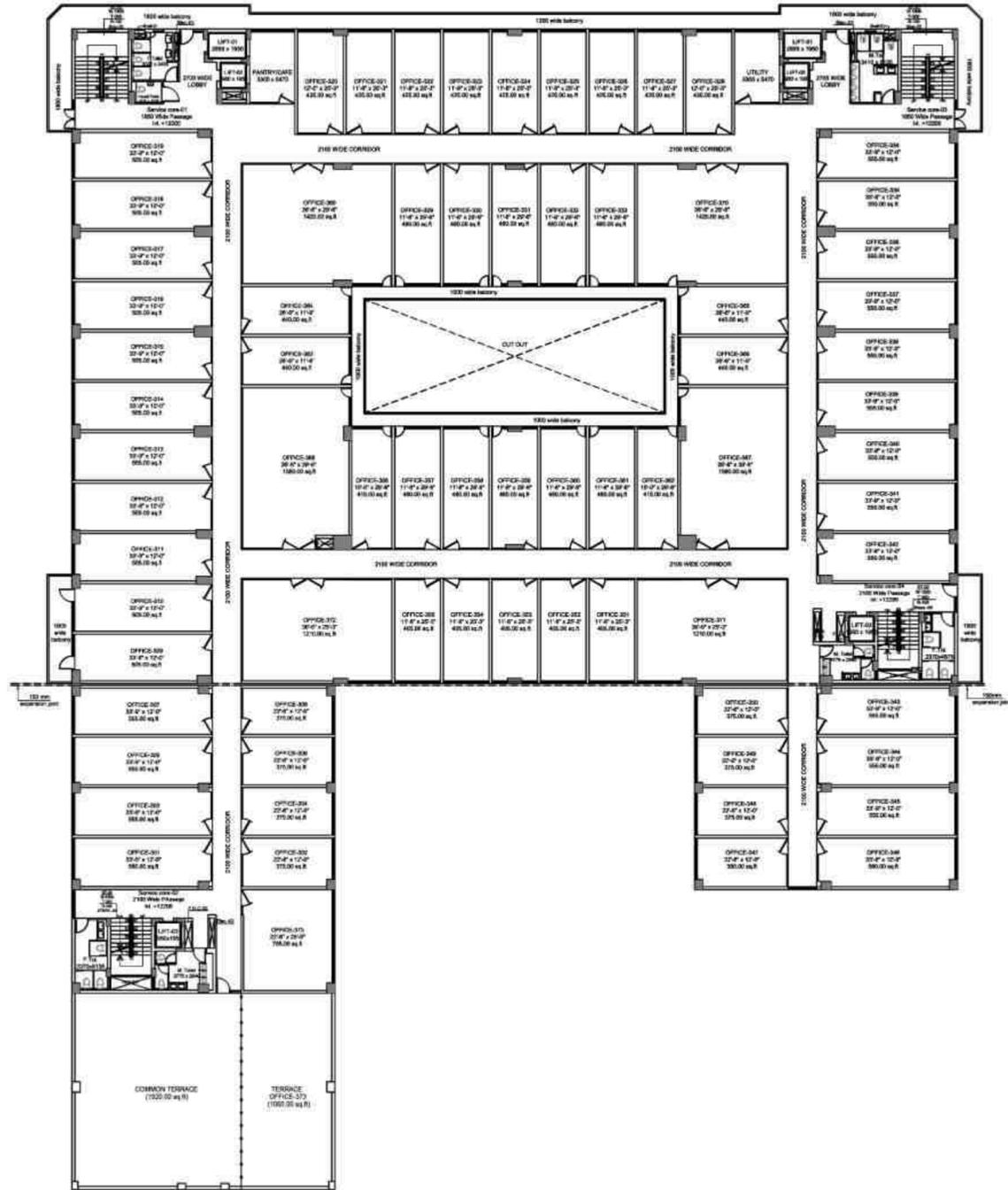
SOHO - 500.00 SQ.FT.)



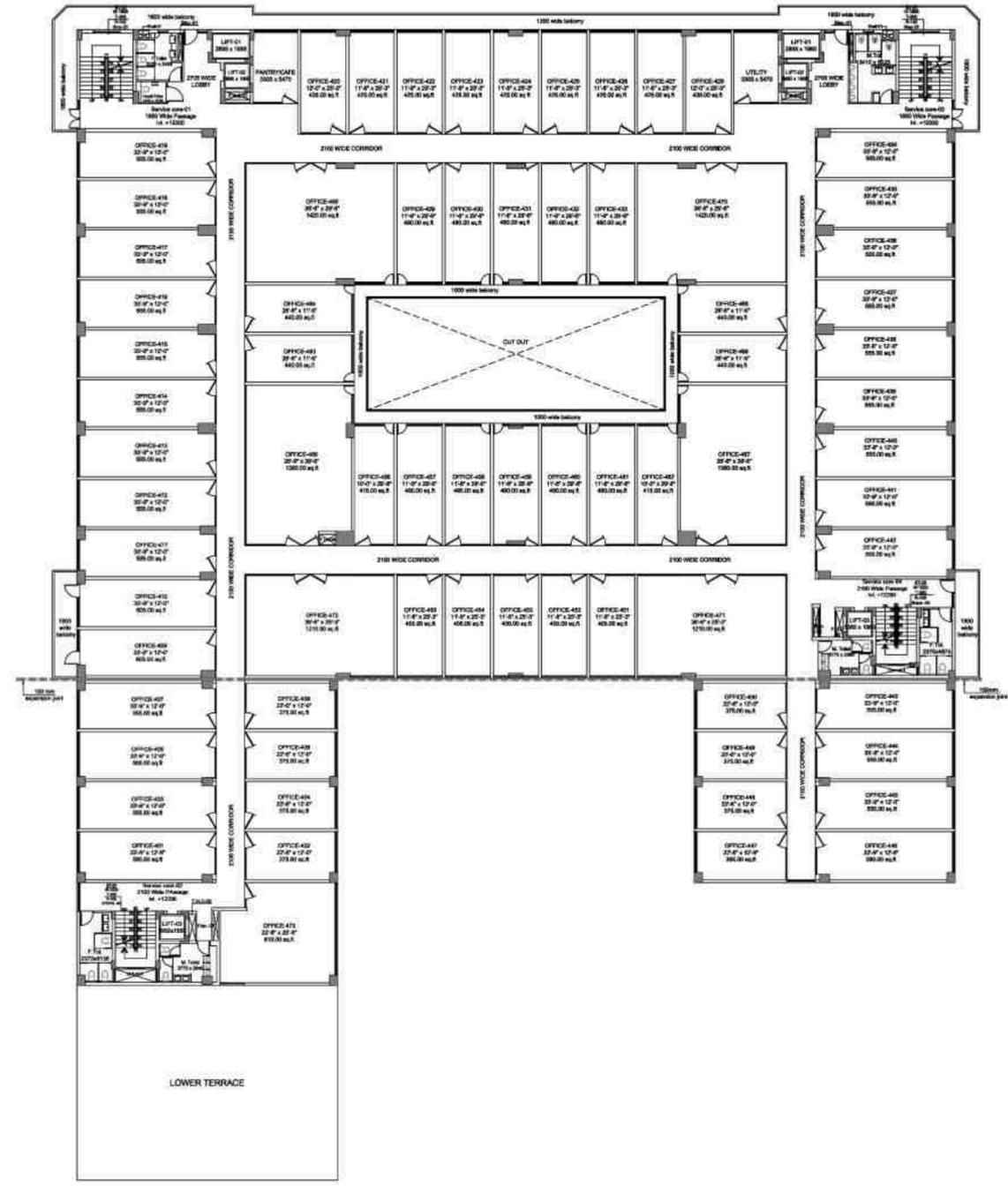
SERVICED RESIDENCE - 500.00 SQ.FT.



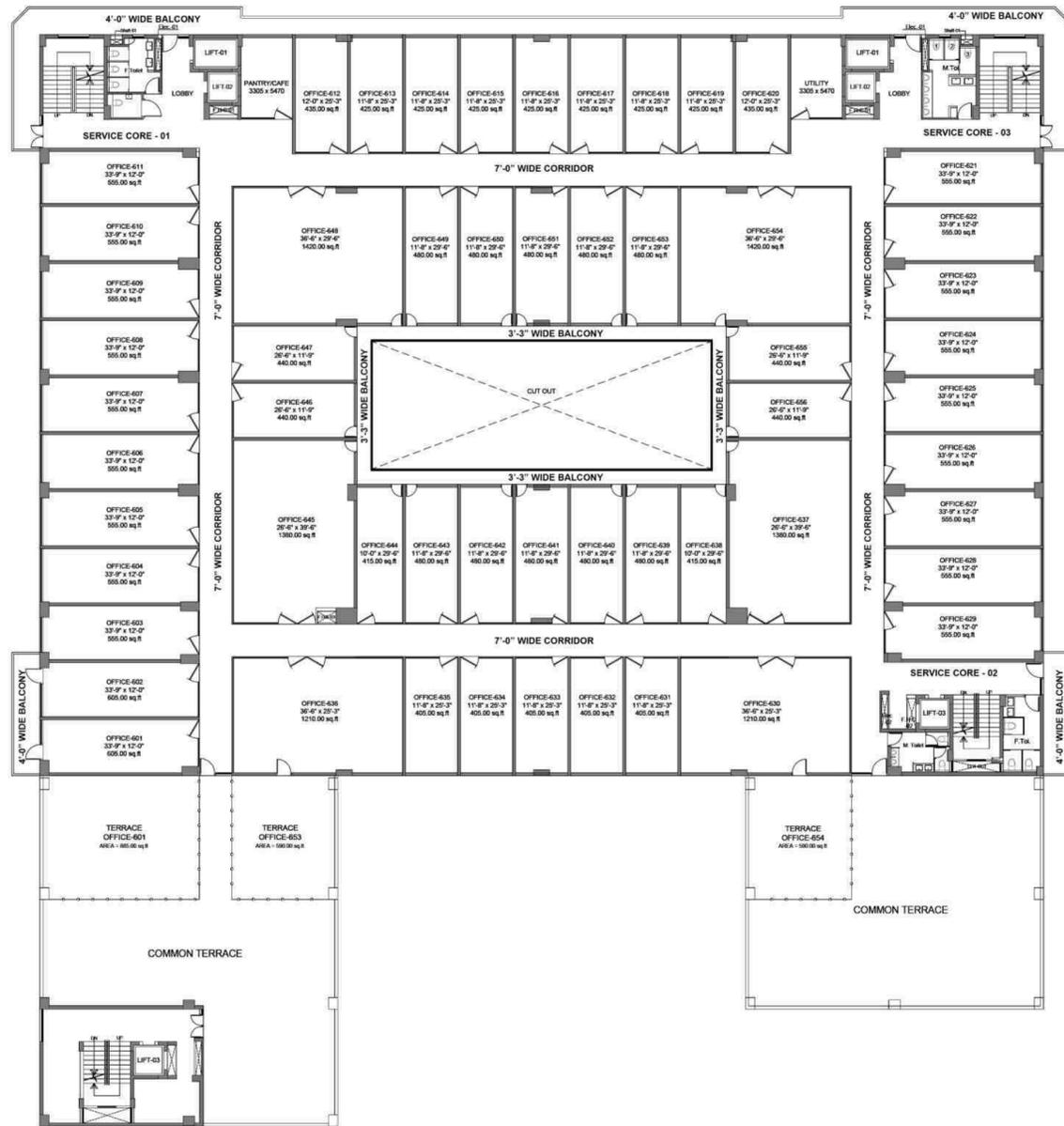
3RD FLOOR PLAN



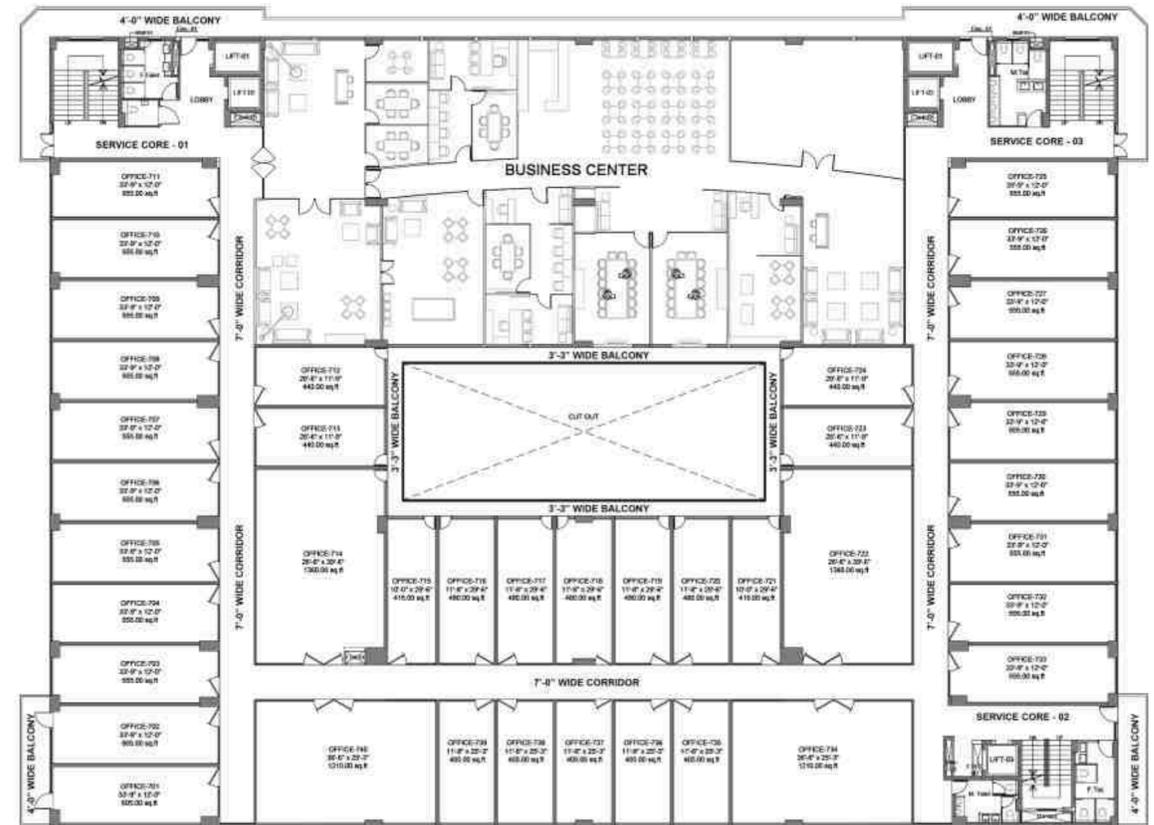
4TH & 5TH FLOOR PLAN



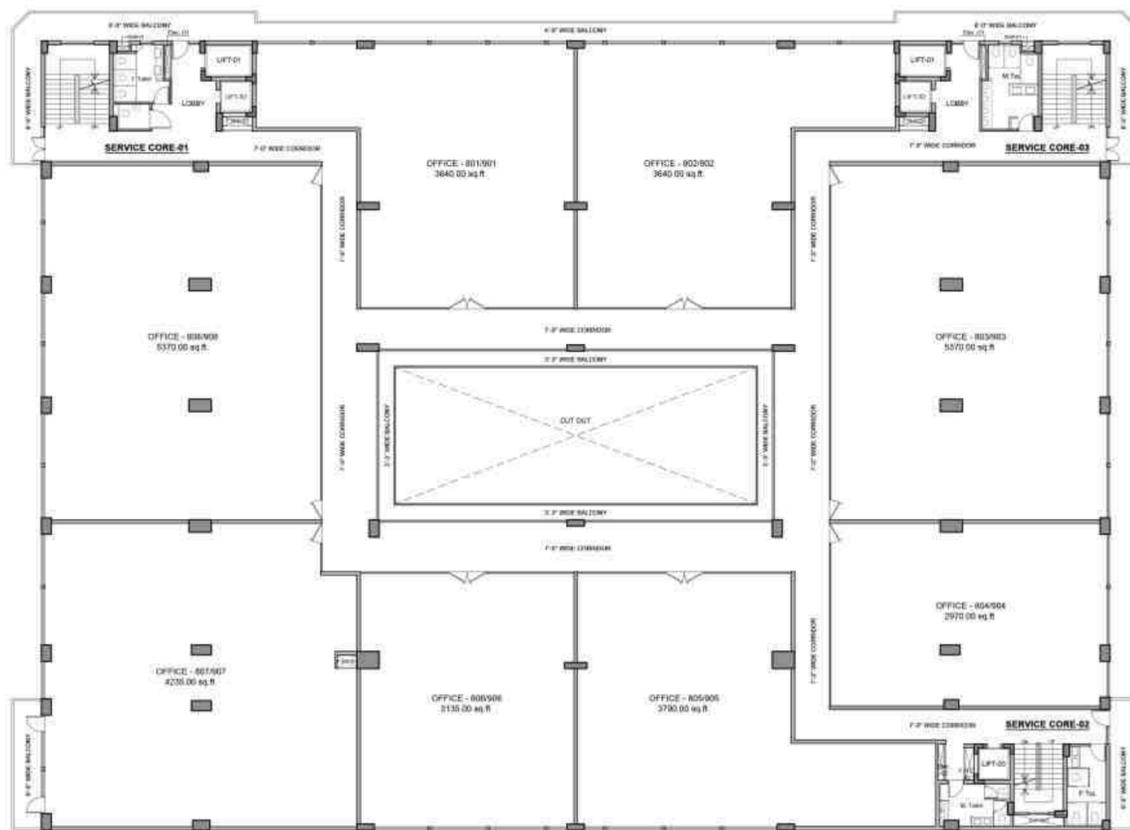
6TH FLOOR PLAN



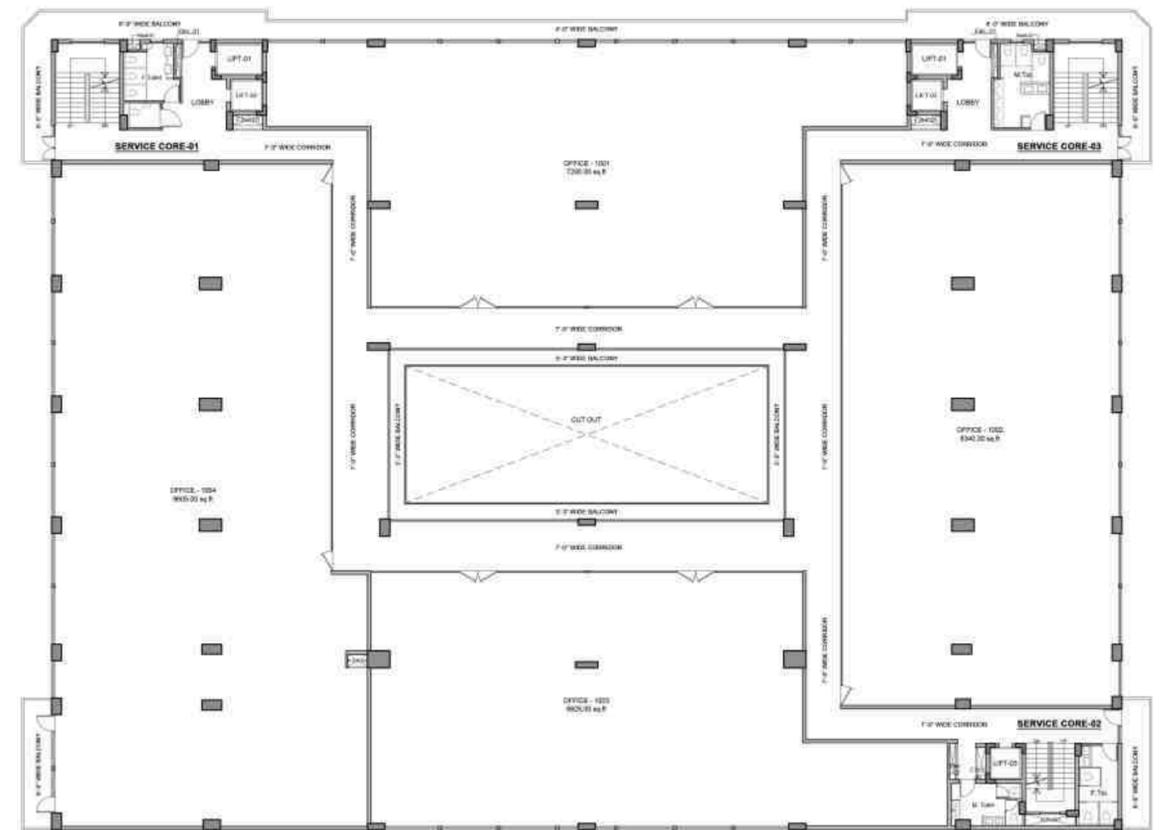
7TH FLOOR PLAN



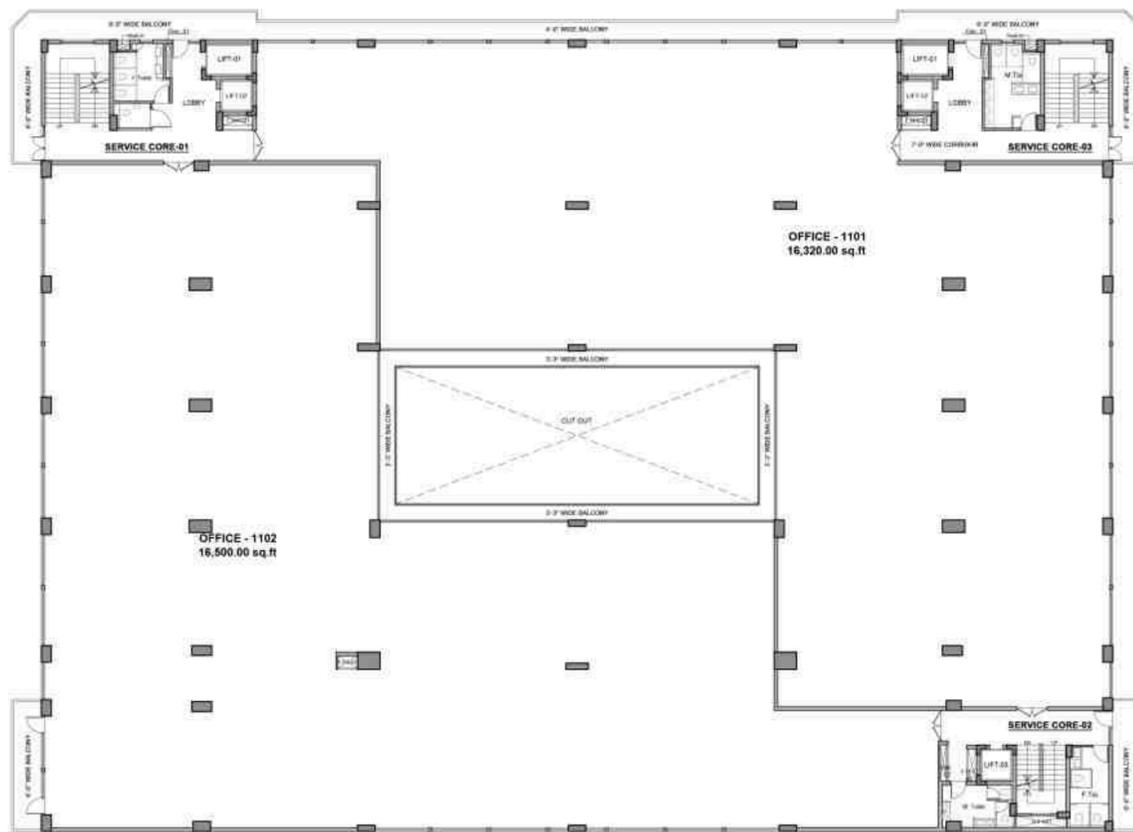
8TH & 9TH FLOOR PLAN



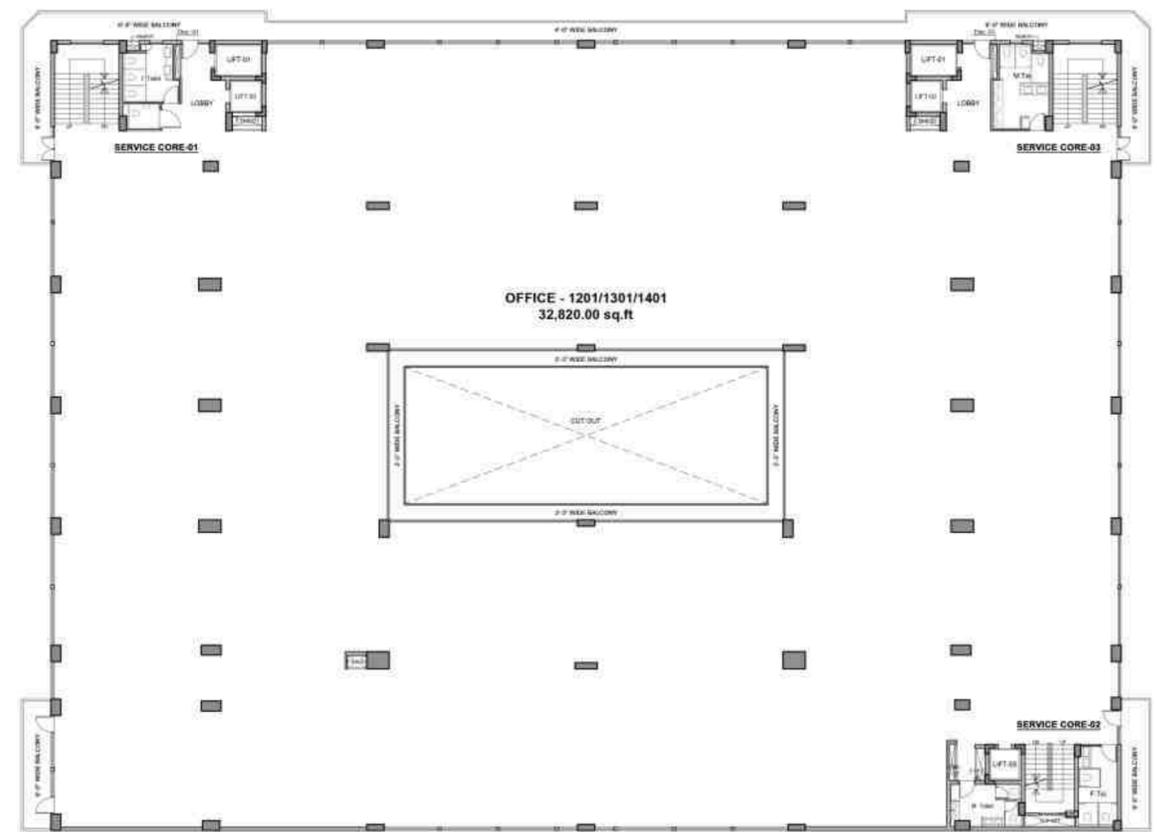
10TH FLOOR PLAN



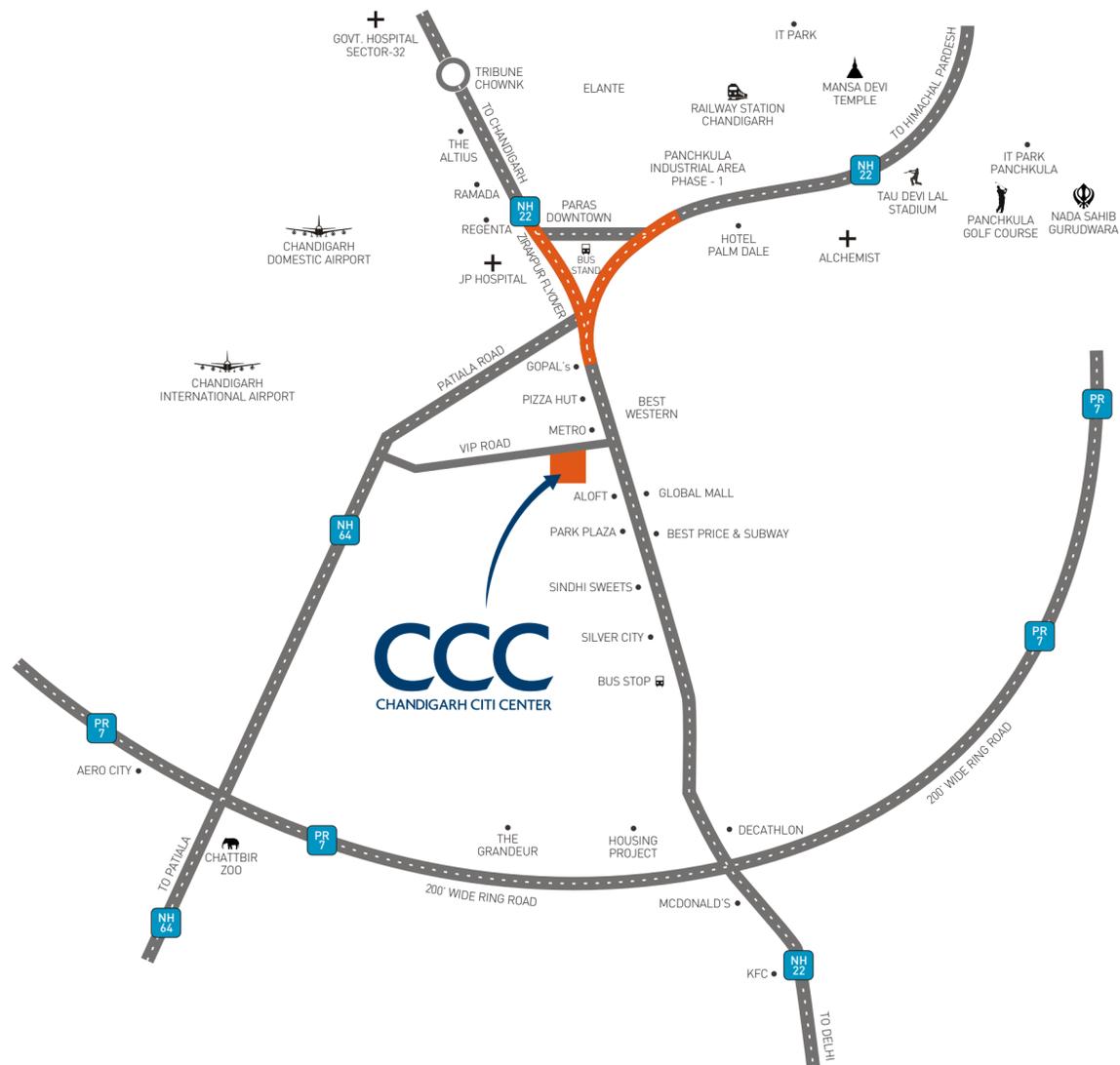
11TH FLOOR PLAN



12TH, 13TH & 14TH FLOOR PLAN



THE LOCATION



VALUE. INNOVATION. QUALITY.

At Paradigm Group, We aim to set new standard in property developments and become the premier property developer in the region. Our commitment to deliver quality lifestyle concepts and products centres on continuous pursuit of innovative designs, and generous landscaping. We're all about creating a community that offers our customers a living environment which promotes neighbourliness, security and true peace of mind. We are committed to quality, always meeting clients' requirements in every aspect of our products and services. We will continue to provide quality finishes to our end-products and pride ourselves on project completion ahead of schedule. We embrace customer service excellence, ensuring our buyers enjoy a friendly delivery process with rapid defect rectification; and we constantly solicit customer feedback in order to improve our services. We also assure our shareholders of optimum returns on their investments and belief in corporate social responsibility; Adding value as a responsible corporate citizen by giving back to the community.

PARADIGM
change is future