

*Come home to the Blue*

# waterside

FLOORS





# LakeGrove

a town  
built around a lake

A tranquil abode, a breathing masterpiece! Welcome to TDI LakeGrove, a township where your everyday life comes alive with the pristine flow of water.

Nicely perched in green natural surroundings, TDI LakeGrove is a township built around an exclusive 4-acre lake. Designed artistically and master planned by world's leading architectural firm, HOK, this world-class township endows lavish lifestyle handpicked just for you.





# waterside FLOORS

3 BHK • 3 BHK+Study • 4 BHK Duplex • 4 BHK+Study Duplex



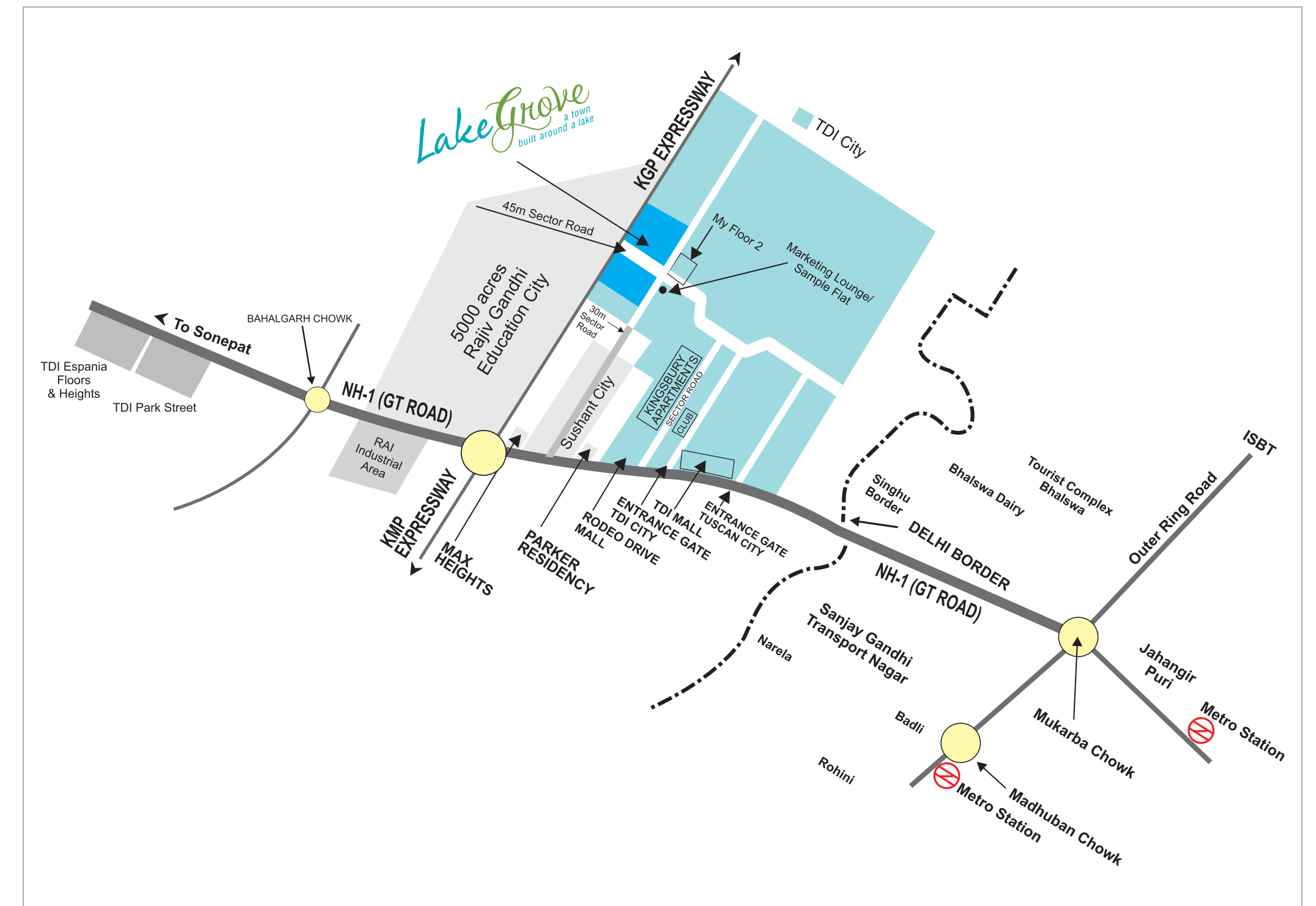


# WELCOME TO waterside FLOORS

3 BHK • 3 BHK+Study • 4 BHK Duplex • 4 BHK+Study Duplex



- Tranquil lake • Green loop • Open green spaces and lawns • Boulevards
- Exclusive double height glass structure clubhouse • Shopping arcades and piazzas
- Master planned by world's leading architectural firm, HOK



## Close to the world around

- 15 minutes drive from Rohini and Pitampura through the signal-free Mukarba Chowk
- Adjacent to Punjabi Bagh, Shalimar Bagh, Paschim Vihar, Ashok Vihar and Civil Lines
- Proposed Rapid Rail Transit System (RRTS), linking Kundli to Delhi in just 20 minutes
- Metro line to be connected between Delhi and Kundli
- Full pace infrastructural development in the form of a 100 metre wide road from Narela to IGI Airport
- Adjacent to KGP and KMP Expressways decongesting Delhi roads
- Closely encircled on all four sides by the KGP Expressway, My Floor, TDI City K & L blocks and the Ansals township respectively
- Adjacent to 5,000 acre Rajiv Gandhi Education City (home to IIT Delhi extension campus, National Law University, SRM University, FORE School of Management, RIMT Technical Campus, Ashoka University in collaboration with University of Pennsylvania and many more)



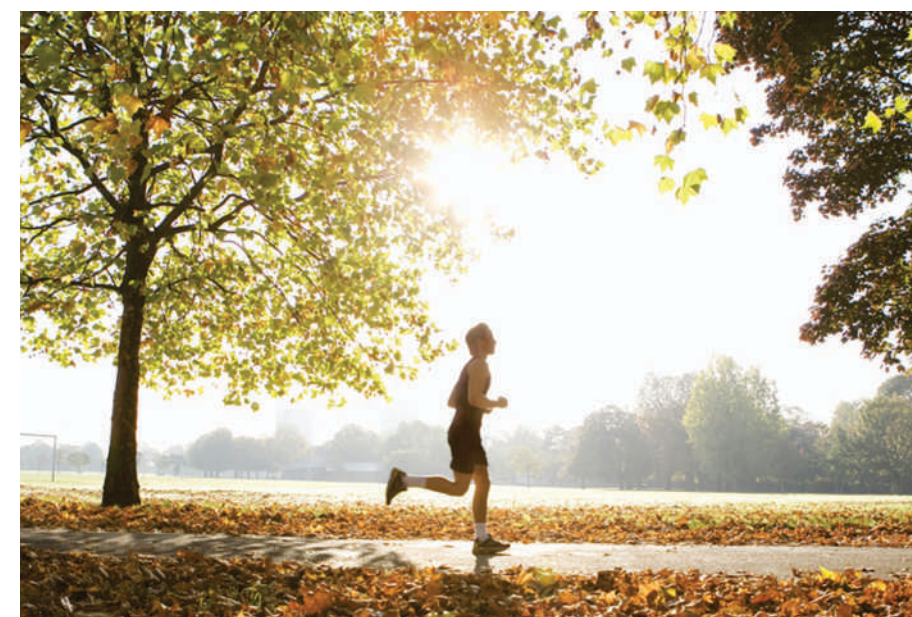


# Elegantly crafted condominiums for EXQUISITE LIFESTYLE

Discover the crest of fine living at Waterside Floors, a part of TDI LakeGrove, a town built around a lake in Kundli, Sonapat.

Just 15 minutes drive from Delhi, Waterside Floors is synonymous with new-age living, where every inch of space has been designed to match your lifestyle.

- Spacious 3 BHK • Grand 3 BHK+Study
- Luxurious 4 BHK Duplex • Premium 4 BHK+Study Duplex







## When life needs more **SPACE**

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Surrounded by serenity, Waterside Floors at TDI LakeGrove is a prelude to fine living. Let your senses be enchanted while you unearth a way of life that you always desired, in the heavenly environ of Kundli.

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- Avant-garde living & dining spaces
  - Well designed bathrooms
  - Spacious bedrooms
  - Large study room







# Experience the crest of fine LIVING

- Comfortable family lounge
- Contemporary kitchenette
- Picturesque terrace and great view
  - Wide open balconies







# Flow in the blissful **LAP OF LUXURY**

A perfect setting in the mesmerising double height glass structure, where opulence meets ecstasy, where dining is no less than a boat ride!

Welcome to **Fluid, The Clubhouse** of TDI LakeGrove, and indulge as much as to your heart's content in assorted spellbound avenues, in the tranquil vicinity of Waterside Floors.

- Rejuvenating spa
- Lively lakeside café
- Enthralling boat dining
- Beautiful swimming pool
- Luxurious open lounge
- Fully equipped gym
- Exciting games (indoor and outdoor)
- Multipurpose activity hall for parties, games, yoga and aerobics
- Vibrant kids play area







## Elements of harmonious HABITATION

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- World-class living & contemporary style architecture with earthquake resistant design
  - Expansive living spaces
- 24x7 water supply, power backup (for common areas) and security
  - G+4 floors with elevator
- Close proximity to Delhi and other important locations
  - Eco-friendly living
- Beautiful lake, lush gardens, boulevards and fountains
- Green loop connecting offices, shops, homes with seating alongside as well as for jogging, cycling and other activities
  - Exclusive double height glass structure clubhouse
- Shopping arcades and daily convenience shopping piazzas
  - Schools, healthcare centre and temple
  - Police booth, ATMs, ambulances and buses
  - Adequate parking space





# TIE-UPS



## OUR FACILITY PARTNERS

TDI has made important tie-ups with some of the top-notch service providers to endow you with the most premium services in the comfort of your home.



for concierge services



for interior design & home décor services



for facility management services



for leased line connections



## Concierge SERVICES



Personal caretakers  
to make your life easier

With **Global Concierge**, the township offers you one of the most premier value added services in India, tailor-made as per your specific needs.



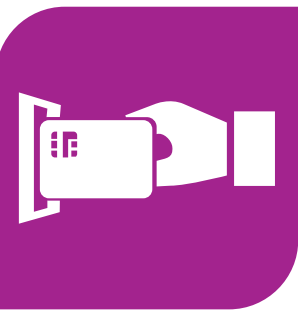
### Utility services

- Electric bills
- Water bills
- Telephone bills
- Credit card bills
- School fees
- Mobile phone bills
- Insurance premiums



### Travel services

- Air tickets
- Train tickets
- Bus tickets



### Bank services

- Checks
- Demand drafts
- Cash



### Postal services

- Registered posts
- Couriers
- Airmails



### Income Tax services

- PAN application
- Income tax returns
- IT computation

**Global Concierge** also has a dedicated help desk service for the TDI residents to meet most of the requirements during the course of working days. Prominent clients include **IBM India, American Express, Hewitt Associates, Accenture** and **Google India**.





# Interior DESIGN SERVICES



Freedom to handpick the design  
of your interior world

It's no less than a boon to be the resident of TDI LakeGrove, as TDI is one of the first real estate developers who has made a prestigious tie-up with the popular interior design company, **Furncraft** that will give you the freedom to choose the design for your own interior world.

Furncraft also specialises in providing the widest range of residential and commercial furniture to its clients according to their needs as well as availability of custom made packages to suit the low, medium and luxury budget schemes, to give that refined and elegant look to your world. And most importantly, it will provide a dedicated help desk with staff personnel to address the specific queries of TDI residents regarding home décor and other interior design options.

An exclusive dealer for **Fendi Casa** and **Streamlined** by **Ipe Cavalli**, two of the world's finest home décor brands, and authorised dealer of **Ace Maison** of **Christopher Guy Furniture** fame, Furncraft is for the chosen few who are simply not looking for furnishings, decoratives and linens but visions crafted into reality.

Furncraft's prominent clients include **Commonwealth Games Village**, **Westin Hotel**, **Radisson Hotel**, **The Leela Palace Hotel**, **Metropolitan Mall** and **Ambience Mall**.







# FACILITY MANAGEMENT Services



Specialised caretakers to give you a  
better quality of life

Taking into account LakeGrove residents' evolving day-to-day requirements, TDI has made a significant tie-up with the world's premier, full-service real estate services company, **CBRE**.

CBRE's repertoire includes a host of reputed clients such as **Goldman Sachs, Cisco Systems, McAfee, JP Morgan Chase** and **Hewlett-Packard** among many others. With a commanding presence in virtually all the world's key business centres, CBRE has a knack of providing strategic facilities management solutions, designed specifically to improve value. Their various property and facility management services include:-

- **General estate administration-** To take care of the entire administration of the estate as a whole, be it repairs, developments or maintenance of its various elements.
- **Preventative & predictive maintenance-** To be responsible for any kind of building repairs, maintenance and construction; managing electrical metre boards and emissions along with assessing and recommending energy purchase options for the residents.
- **Soft services-** Variety of services such as housekeeping, food delivery by pantry, prior reservations in cafeteria, transport arrangements, taking care of mails and checking pest control etc.
- **Engineering services-** To check the smooth operations of generators, UPS and battery backup systems, fire suppression systems, electrical distribution system and air conditioner, installed in your spacious house.

CBRE also has a presence in the form of a specialised help desk with staff personnel, committed to respond to the specific requirements regarding facility management services to the TDI residents.







## Internet SERVICES



Stay connected

Every house at TDI will enjoy seamless leased line connection from **Airtel**, thanks to the availability of its 2G and 3G services for unrestricted access. TDI has signed MoU with Airtel to provide leased line connectivity for mobile and internet by setting up RF Tower in TDI City, Kundli.

Now, you can avail high-speed data transmission to install and enjoy Digital Subscriber Line (DSL), Internet Protocol Television (IPTV) and Direct to Home (DTH), including national & international long distance services to carriers.

Similarly, **BSNL** shall extend fiber optical lines from its nearest Central Office (CO) location and install Home Optical Network Transmission (HONT). It will result in availability of services such as voice broadband, IPTV, IP video call because of its 4X100 Mbps ethernet ports, and 2 normal telephone ports.





FLOOR PLAN • 3 BHK



**SUPER AREA : 1400 sq. ft.**

1. M. Bedroom 11'-0"x13'-0"
2. Bedroom 11'-0"x12'-0"
3. Kitchen 7'-6"x12'-0"
4. Living/Dining 11'-0"x22'-3"
5. Toilet 7'-0"x5'-0"
6. Toilet 7'-0"x5'-0"
7. Bedroom 11'-0"x10'-6"
8. Balcony 17'-0"x5'-0"
9. Balcony 19'-2"x5'-0"





FLOOR PLAN • 3 BHK + Study



**SUPER AREA : 1500 sq. ft.**

1. M. Bedroom 11'-0"x13'-0"
2. Bedroom 11'-0"x12'-0"
3. Kitchen 9'-9"x7'-6"
4. Living/Dining 11'-0"x26'-0"
5. Toilet 7'-0"x5'-0"
6. Toilet 7'-0"x5'-0"
7. Study 7'-3"x8'-3"
8. Bedroom 11'-0"x10'-6"
9. Balcony 17'-0"x5'-0"
10. Balcony 21'-0"x5'-0"





FLOOR PLAN • 4 BHK Duplex

Level I

- 1. M. Bedroom 11'-0"x13'-0"
- 2. Bedroom 11'-0"x12'-0"
- 3. Kitchen 9'-9"x7'-6"
- 4. Living/Dining 11'-0"x26'-0"
- 5. Toilet 7'-0"x5'-0"
- 6. Toilet 7'-0"x5'-0"
- 7. Bedroom 11'-0"x10'-6"
- 8. Balcony 17'-0"x5'-0"
- 9. Balcony 21'-0"x5'-0"



Level II

- 1. Bedroom 11'-0"x13'-0"
- 2. Toilet 7'-0"x5'-0"
- 3. Terrace 19'-0"x12'-0"
- 4. Terrace 10'-6"x16'-0"
- 5. Passage 4'-0" wide



**TOTAL SUPER AREA**  
1750 sq. ft.

FLOOR PLAN • 4 BHK + Study Duplex

Level I

- 1. M. Bedroom 11'-0"x13'-0"
- 2. Bedroom 11'-0"x12'-0"
- 3. Kitchen 9'-9"x7'-6"
- 4. Living/Dining 11'-0"x26'-0"
- 5. Toilet 7'-0"x5'-0"
- 6. Toilet 7'-0"x5'-0"
- 7. Study 5'-9"x8'-3"
- 8. Bedroom 11'-0"x10'-6"
- 9. Balcony 21'-0"x5'-0"
- 10. Balcony 17'-0"x5'-0"



Level II

- 1. Bedroom 11'-0"x13'-0"
- 2. Toilet 7'-0"x5'-0"
- 3. Terrace 20'-6"x12'-0"
- 4. Terrace 10'-6"x16'-0"
- 5. Passage 6'-0"x10'-6"



**TOTAL SUPER AREA**  
1850 sq. ft.



SITE MAP

Building Layout Plan



SPECIFICATIONS

STRUCTURE

Earthquake resistant, R.C.C. Frame Structure as per ISI codes & IIT approved

FLOORING

Living/Dining	Vitrified tiles with skirting
Master bedroom	Laminated wooden floor with skirting
Bedroom	Vitrified tiles with skirting
Toilet	Anti skid tiles
Kitchen	Vitrified tiles with skirting
Balcony	Anti skid tiles

WALL & CEILING FINISH

Internal wall	Oil bound distemper
Internal ceiling	Oil bound distemper with POP Punning
External wall/Ceilings finishes	Texture paint
Toilet	Glazed tiles
Kitchen	Ceramic tiles

COUNTER

Kitchen	Granite stone countertop
Toilet	Granite stone countertop

DOORS AND WINDOWS

Door frames	Seasoned hardwood
Door shutters	Moulded skin doors
Entrance door	Moulded skin doors
Windows	Powder coated aluminum frames & shutters

FITTINGS & FIXTURES

White sanitary fixture with CP fittings, stainless steel kitchen sink with drain board

ELECTRICAL FITTINGS

Electrical wiring with copper conductors in concealed conduits as per ISI code, switches and sockets of reputed makers

COMMON AREAS

Staircases	Kota Stone/Marble flooring with 100 mm skirting, Washable texture paint on internal walls
Corridor & lift lobby	Marble/Granite/Vitrified flooring with skirting, Dado rail and washable texture paint above on internal walls
Entrance lobby	Marble/Granite/Vitrified flooring with skirting, stone cladding in walls and washable texture paint on internal walls





## **TDI INFRACORP LTD.**

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