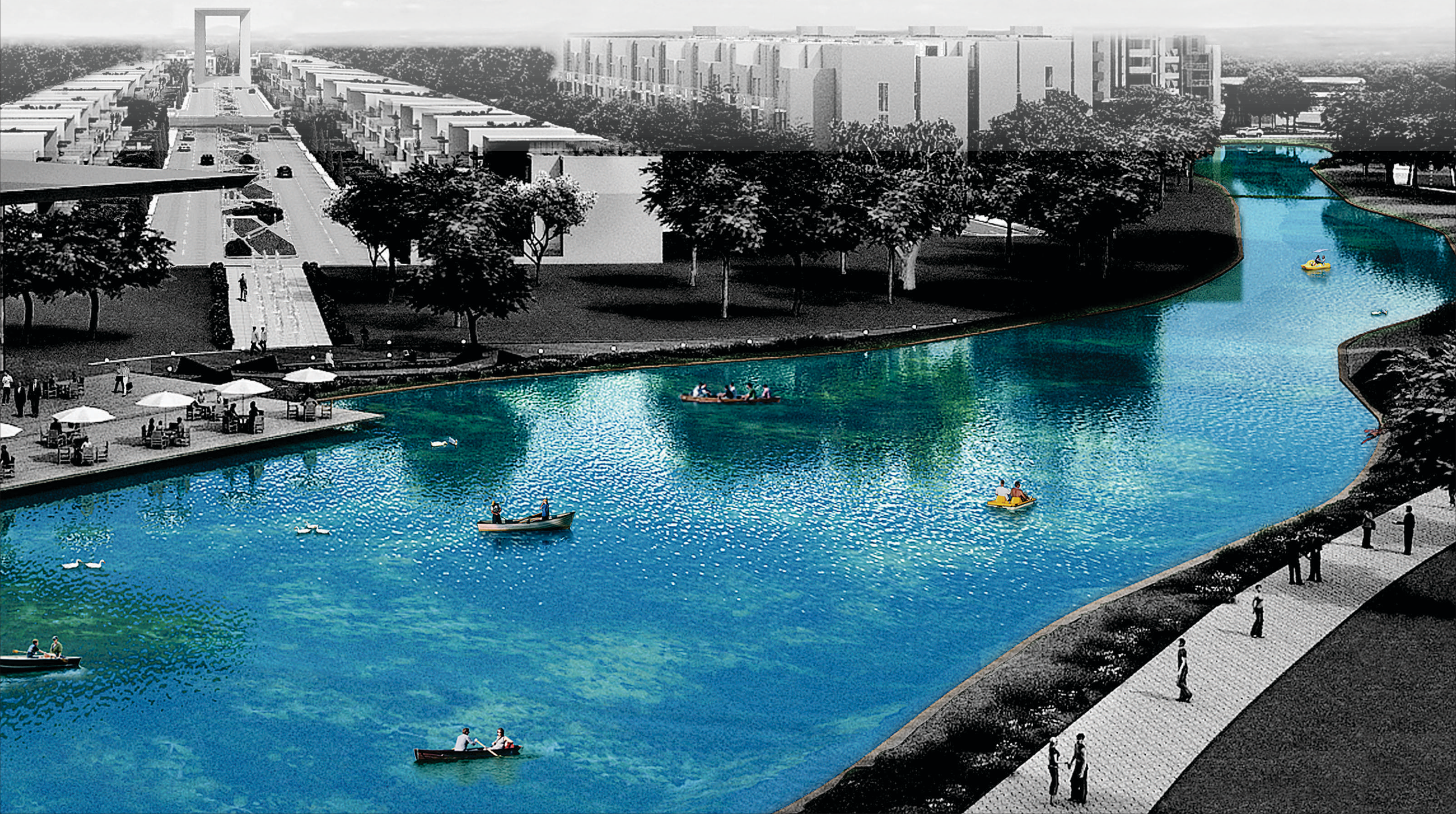


Lake Grove

*a town
built around a lake*

L I V E B Y T H E B L U E



EXPERIENCE LAKESIDE LIVING

Lake Grove
a town
built around a lake





THE TOWNSHIP

THE LAKEGROVE





COME ALIVE BY THE LAKESIDE

DROWN IN A WORLD OF OPULENCE

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.

- High rise apartments
- Low rise floors
- Independent villas & plots
- Retail
- Commercial
- Tranquil lake
- Green loop
- Open green spaces and lawns
- Boulevards
- Exclusive double height glass structure clubhouse
- Shopping arcades and piazzas
- Ornately crafted entrance gate
- Master planned by world's leading architectural firm, HOK



PROXIMITY

TO DELHI





PARADISE IS CLOSER THAN YOU THINK

JUST 15 MINUTES DRIVE FROM DELHI

The moment you enter this exclusive microcosm, you'll find yourself transported to a different orb.

TDI LakeGrove is expediently situated at a heart skip distance from North Delhi, and with rising infrastructures like Hospitals, Education centres and Recreational amenities in Kundli, you will get everything you wanted as a part of your holistic living experience.

Now, cherish the freedom of an exquisite lifestyle without compromising on the distance, as it touches Delhi's border along NH-1 through junction of 30 metre and 45 metre Sector Road, exclusively leading to TDI LakeGrove. Also, it's a perfect avenue for other states like Punjab, Haryana and Himachal Pradesh.

Cardinal Connectivity

- 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 from Delhi in just 20 minutes
- Metro line to be connected between Delhi and Kundli
- Full pace infrastructure 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)



HIGH RISE

APARTMENTS





THE CREST OF FINE LIVING

EXPERIENCE HIGH LIVING IN SKYSCRAPERS

Rise to the unparalleled level of superior living by owning a world of your own in the skyscrapers at TDI LakeGrove. Synonymous with magnificence and urban lifestyle, the skyscrapers and Iconic tower, an epitome of contemporary style architecture, extend a soothing and tranquil environment, facing the lake.

Housing all the modern day comforts in the 2 BHK, 3 BHK+Study, 4 BHK and 4 BHK+Servant apartments, each apartment in these skyscrapers is laced with world-class glass elevations and superiorly designed crowned roofs for that grand feeling of ecstasy engrossed in the luxury overseeing the lake.



LOW RISE FLOORS

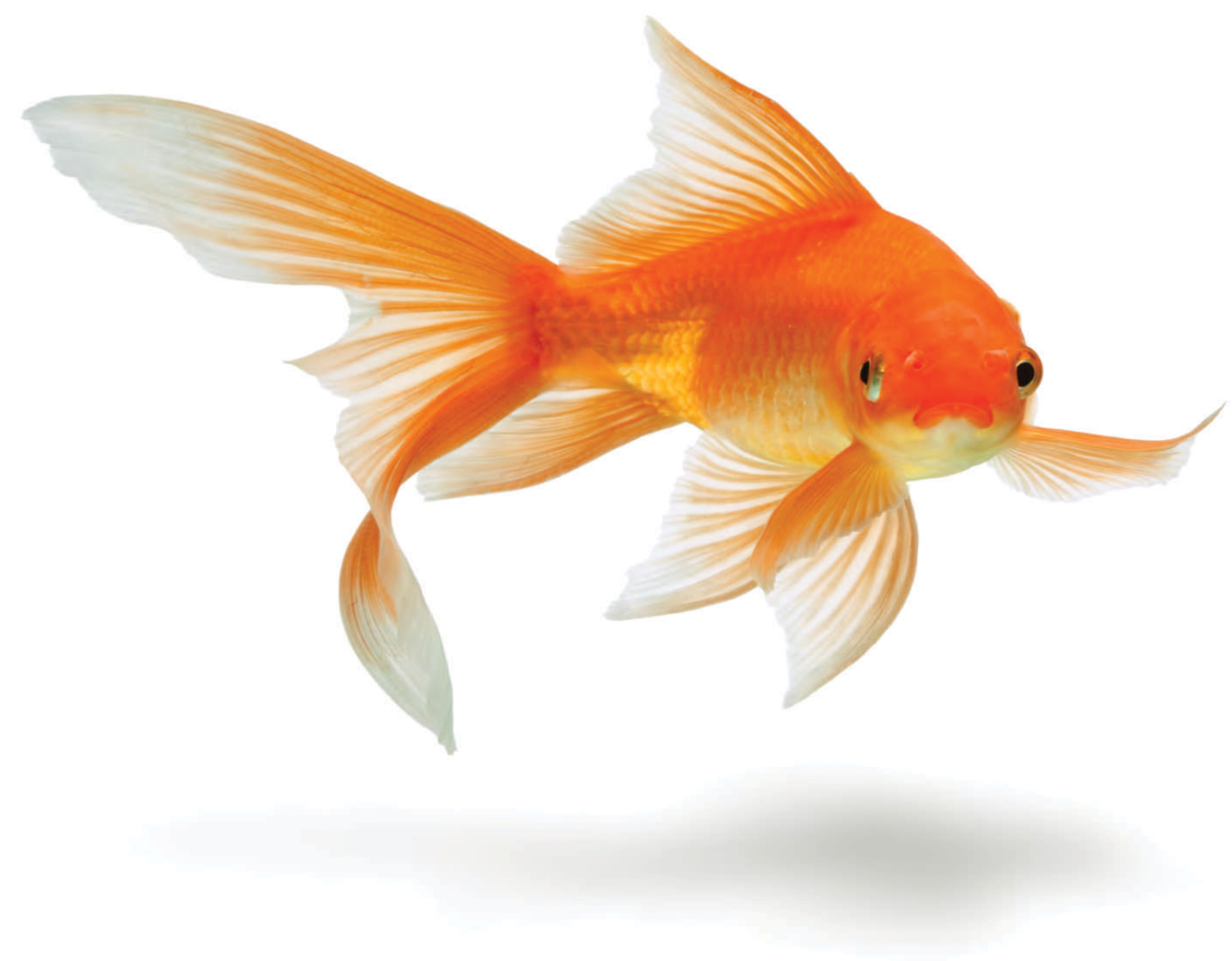




LIVE WHERE LIFE BREATHES

LIVE CLOSE TO NATURE IN THE WALK-UP FLOORS

Indulge into the tepid and unblemished allure of walk-up floors completely drenched in wooden outlook. With zig-zag and glass elevations reflecting the serene ambience, and wide open balconies, walk-up floors of 3 BHK, 3 BHK+Study, 4 BHK Duplex and 4 BHK+Study Duplex, at TDI LakeGrove are undeniably the living paradise for you to extol forever.



SPACIOUS
VILLAS





BREATHE LUXURY IN THE SPRAWLING EXPANSE

LIVE A COMMODIOUS LIFE IN MANORS & ACREAGES

When life needs more space, step into TDI LakeGrove's copiously independent chateaus & acreages. With artistic designs, contemporary elevations, mesmerising panoramas peeping through enchanting boulevards, and you dripping your feet into water outside your independent manor, TDI LakeGrove manors and acreages will surely remind you of holidays you always wanted to go.



SHOPPING ARCADES



sandro

Antoine & Lili



A HOLISTIC LIFE CRAFTED EXCLUSIVELY FOR YOU

RETAIL & COMMERCIAL WORLD AT TDI LAKEGROVE

Strategically located alongside the vibrant green strip with pedestrian-friendly atmosphere of open street cafes and broadwalks, the township shines with hues of unstinted leisure opportunities encompassing exclusive piazzas, everyday shopping centres, fast food courts, daily convenience centres and much more.

TDI LakeGrove also includes commercial spaces just a stroll away from your home. Keeping in mind the essentials of all types of office uses, the township will be coming up with top-notch companies setting their offices and operating in a smart working milieu with all its flexible spaces. It's quite exciting how TDI LakeGrove will soon become an exciting abode of office spaces, having nationally and internationally reputed business firms.



THE
CLUBHOUSE



Fluid
THE CLUBHOUSE



INDULGENCE IS WONDERFUL

LEISURE IS PLEASURE BY THE LAKESIDE CLUBHOUSE

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 LakeGrove.

- 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



THE
ARCH
& THE
BOULEVARD

MARVELLA

THE ARCH



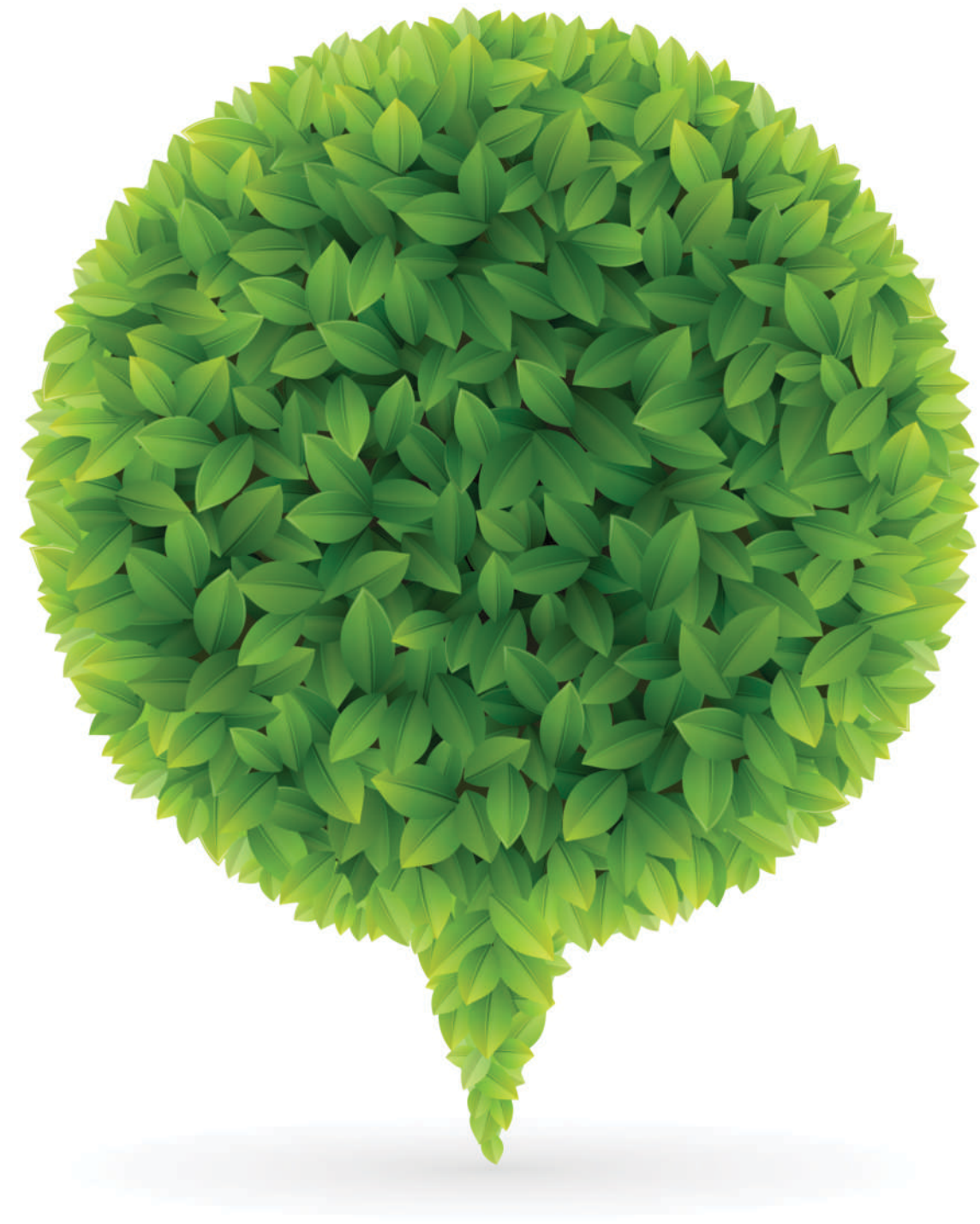


MARVELLA AND THE GREEN TRAIL

THE GATEWAY TO LIFESTYLE AMIDST NATURE

No other attraction demands your attention as effortlessly as **Marvella, The Arch**. To all the residents of TDI LakeGrove, it is a happy gateway to unmatched lifestyle. Standing tall at the centre of the township, this splendid piece of refined architecture exudes pleasure to the eyes. This symbol of style and pride shines like a forever gem amidst the serene view of the **30-metre wide boulevard** seen from your bedroom.

Elegant and beautifully designed, the boulevard runs through two sides of the township namely **Fluid, The Clubhouse** on one side and **Marvella, The Arch** on the other.



THE GREEN LOOP





WALK THE GREEN CARPET EVERYDAY

BREATHE NATURE WALKING THROUGH A GREEN LOOP

Groove to the nature's tune everyday as the wide **green loop** presents a perfect setting where you can jog, hop and stroll as much as you like. Encapsulated by the serenity, the green loop will enable you to walk around the entire LakeGrove in just 10 minutes. TDI LakeGrove also swears by the proper maintenance of the green tracks so as to ensure a great stroll amidst nature every time.



ECO-FRIENDLY LIVING





ECO-FRIENDLY LIFESTYLE

WHERE LIFE BREATHES EASY

Green life is the best life- this is the way of living at TDI LakeGrove, an eco-friendly township that beholds seventy percent of the area capped with lush expanse and beautiful lawns, dotted with sparkling water bodies and thus, making this township a piece of heaven on earth.

The township has an environment friendly approach towards life with water harvesting, water management & recycling, use of solar energy and sustainable architecture being the prominent parts of this regal project, thereby making life here a pleasant and cherishing experience.



KUNDLI

THE DESTINATION





A TREASURE LAND FOR INVESTMENT

KUNDLI, THE BEST INVESTMENT DESTINATION IN DELHI NCR

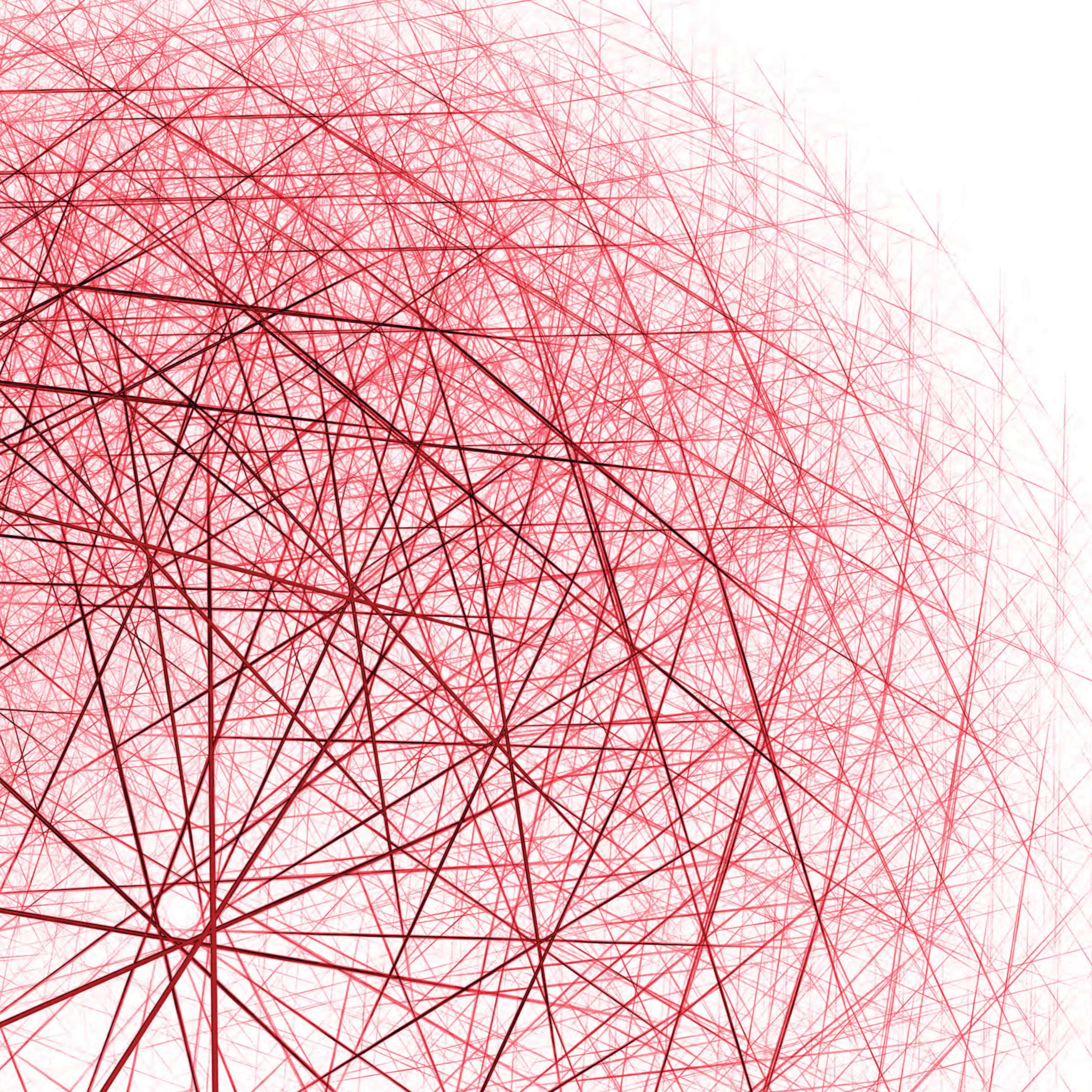
With improving infrastructure and upcoming fast connectivity, Kundli, Sonapat is emerging as the new hotspot for end-users and buyers. The upcoming **135 km long Kundli-Manesar-Palwal (KMP) Expressway** could make the real estate projects on Kundli, Sonapat zone more viable for investors.

Just 15 minutes drive from the north of Delhi, Kundli is located on the main GT Karnal Road (NH-1), and is well connected by rail to Delhi and other major cities of North India. The infrastructural developments will be buoyed by setting up of a **5,000 acre Rajiv Gandhi Education City** of which **IIT Delhi** will be a part of the first phase development of 2,000 acres. Other projects like Hospitals, Education centres, Resorts and Recreational amenities are also brimming with growth in the region.

The much awaited Kundli-Manesar-Palwal (KMP) Expressway (also known as the Western Peripheral Expressway) which inter-connects four national highways: NH- 1, 2, 8 and 10 in Haryana will be fully operational soon while work on **Kundli-Ghaziabad-Palwal (KGP)** stretch is also under progress. There's a full pace infrastructure development in the form of a **100-metre wide road from Narela to IGI Airport** too. Many prime locations in TDI City enjoy a premium of 50-80 lakhs, thereby making Kundli as the best investment destination.

Other developments in the vicinity include **SEZ, the Rai Industrial Area, a Proposed Cyber City, extended Metro, and Rapid Rail Transit System (RRTS)**, linking Kundli from Delhi in just 20 minutes.

Its USP is the clean, green and clutter-free environment, abundance of potable water, strengthening of power units, improved sewage system and minimal traffic, unlike any other NCR city, be it Noida or Gurgaon. In short, Kundli, today has acquired the reputation of being a goldmine for investment.



HOK
THE IMAGINEERS





DESIGNED BY HOK

THE MIND THAT ENVISIONED LAKEGROVE'S ARCHITECTURE

To plan, design and create the elevations of TDI LakeGrove, TDI has partnered with world's leading design, architecture, engineering and planning firm, HOK.

HOK's mission has always been to deliver exceptional design ideas and solutions for their clients through the creative blend of human needs, environmental stewardship, value creation, science and art. TDI LakeGrove is HOK's third major project in India after the **Delhi Airport Terminal 3** and **Lavasa township**. HOK has bagged many an awards and laurels for being the best Architecture/Engineering firm and Top Green Design Firm, Role Model for Sustainable and High Performance Design and many more.

Renowned the world over, HOK is a name associated with some stunning architectures of the world like **Barclays World Headquarters, UK; Zagreb Mall, Croatia; Flame Towers, Azerbaijan** and many other architectural and engineering marvels, to name a few.

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





THE PERSONAL CARETAKERS



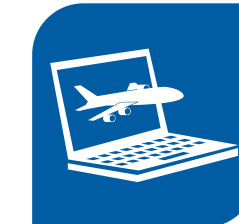
TO MAKE YOUR LIFE EASIER

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



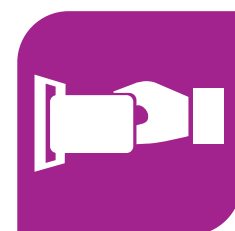
Travel services

- Air tickets
- Train tickets
- Bus tickets



Income Tax services

- PAN application
- Income tax returns
- IT computation



Bank services

- Checks
- Demand drafts
- Cash



Postal services

- Registered posts
- Couriers
- Airmails

Global Concierge also has a dedicated help desk services 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 DESIGNING SERVICES





SPECIAL PRIVILEGE



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





SPECIAL 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. 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



COMMUNICATE TO THE WORLD AROUND YOU

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.



TDI INFRACORP LTD.

UG Floor, Vandana Building, 11, Tolstoy Marg, Connaught Place, New Delhi – 110 001
www.tdigroup.net • Toll free: 1800 102 6252 • SMS 'TDI' to 56161

Connect with us via:

