

*Lake Grove*  
a town  
built around a lake

KUNDLI, SONEPAT

**TDI**  
25 GLORIOUS  
YEARS

**TDI INFRACORP (INDIA) LTD.**

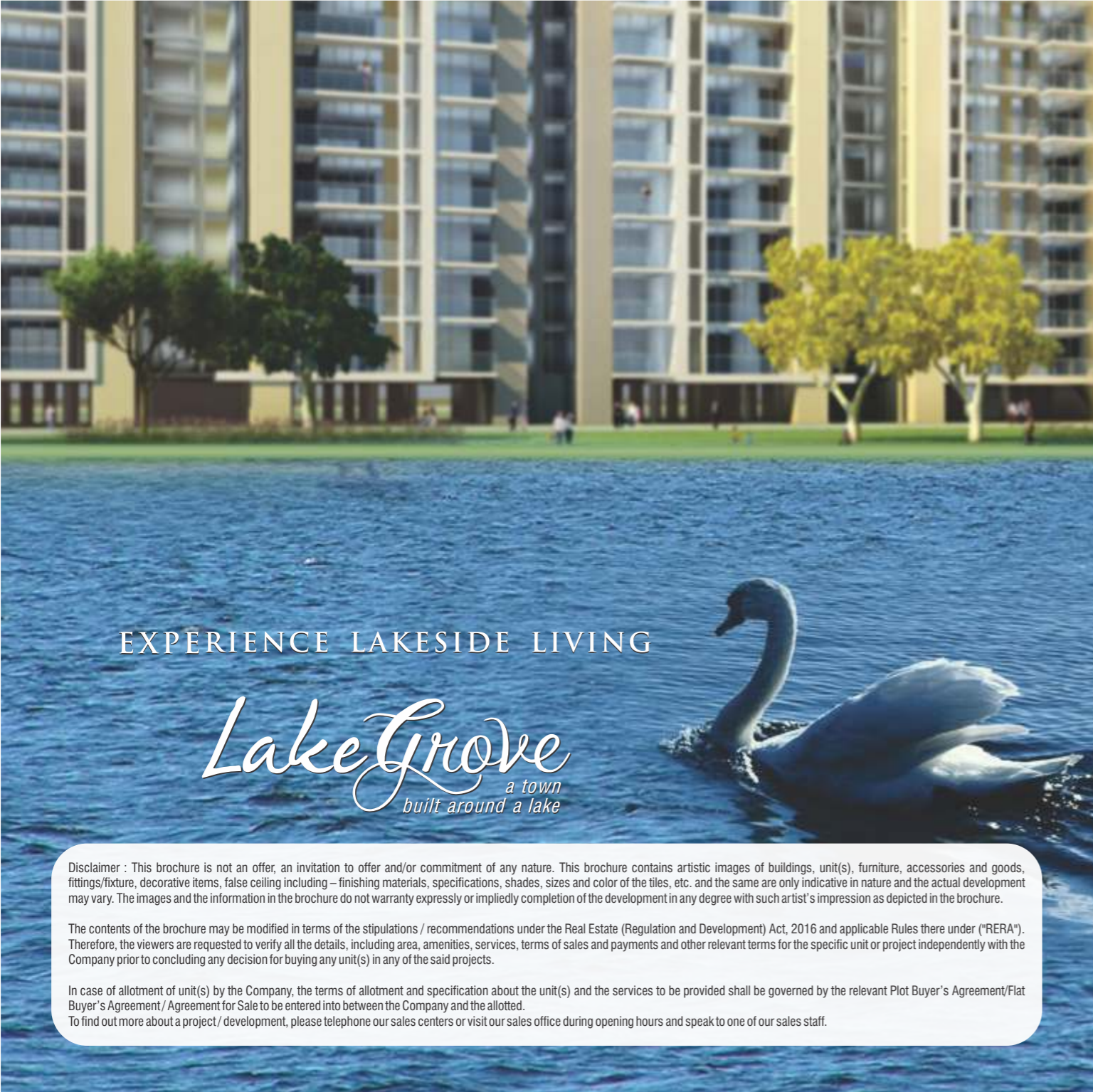
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UG Floor, Vandana Building, 11, Tolstoy Marg, Connaught Place New Delhi-110001

Tel : 91-11-43111111, Email : sales@tdiinfracorp.com, Web: www.tdiinfracorp.com

LIVE BY THE *Blue*





EXPERIENCE LAKESIDE LIVING

*Lake Grove*  
a town  
built around a lake



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In case of allotment of unit(s) by the Company, the terms of allotment and specification about the unit(s) and the services to be provided shall be governed by the relevant Plot Buyer's Agreement/Flat Buyer's Agreement / Agreement for Sale to be entered into between the Company and the allotted.  
To find out more about a project / development, please telephone our sales centers or visit our sales office during opening hours and speak to one of our sales staff.



# SPECIFICATIONS

## STRUCTURE

Earthquake Resistant R.C.C. Frame Structure as per ISI Code & IIT Approved.

## FLOORING

Living/Dining	Vitrified Tiles with Skirting
Master Bed Rooms	Laminated Wooden Floor with Skirting
	Ceramic Tiles in Wooden Pattern
Bed Rooms	Vitrified Tiles with Skirting
Toilets	Anti Skid Tiles
Kitchen	Vitrified Tiles
Balcony	Anti Skid Ceramic Tiles

## WALL & CEILING FINISH

Internal Wall:	Oil Bound Distemper
Internal Ceiling:	Oil Bound Distemper with POP Punning
External Wall Ceiling Finish:	Texture Paint / Exterior Emulsion Paint
Toilets	Glazed Tiles upto 2100 Heights
Kitchen	Ceramic Tiles 600 Above Counter

## COUNTERS

Kitchen	Granite Stone Counter Top
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## DOORS & WINDOWS

Door Frames	Seasoned Hardwood
Door Shutters	Moulded Panel Door
Entrance Door	Teak Veneered Flush Door
Window	Power Coated Aluminum / UPVC Frames and Shutters In Glass

## FITTINGS & FIXTURES

White Sanitary Fixture with CP Fittings, Stainless Steel Kitchen Sink with drain board & **Modular Kitchen**

## 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 / CC Flooring With 100 mm Skirting Washable Paint On Internal Walls.
Corridor & Lift Lobby ;	Marble/Granite/Vitrified Flooring With Skirting, Dado Railing And Washable Paint On Internal Walls
Entrance Lobby	Marble/Granite/Vitrified Flooring/stone Cladding On With Washable Paint On Internal Walls

# COME ALIVE BY THE LAKESIDE

Immerse in a World of Opulence



A tranquil abode, a breathtaking masterpiece! Welcome to TDI LakeGrove, a township where everyday life comes alive with the pristine rhythms of flowing water.

TDI LakeGrove, a township built around a 4 acre lake designed and planned by world renowned architectural firm, HOK endows a lavish lifestyle handpicked just for you.

- 4 acre tranquil lake · Double height glass structure clubhouse
- Shopping arcades and piazzas · Open green spaces and lawns
- Boulevards · Ornately crafted entrance gate · Completely secured township

## Partners in Progress





## PARADISE IS CLOSER THAN YOU THINK

Just 15 minutes drive from Delhi



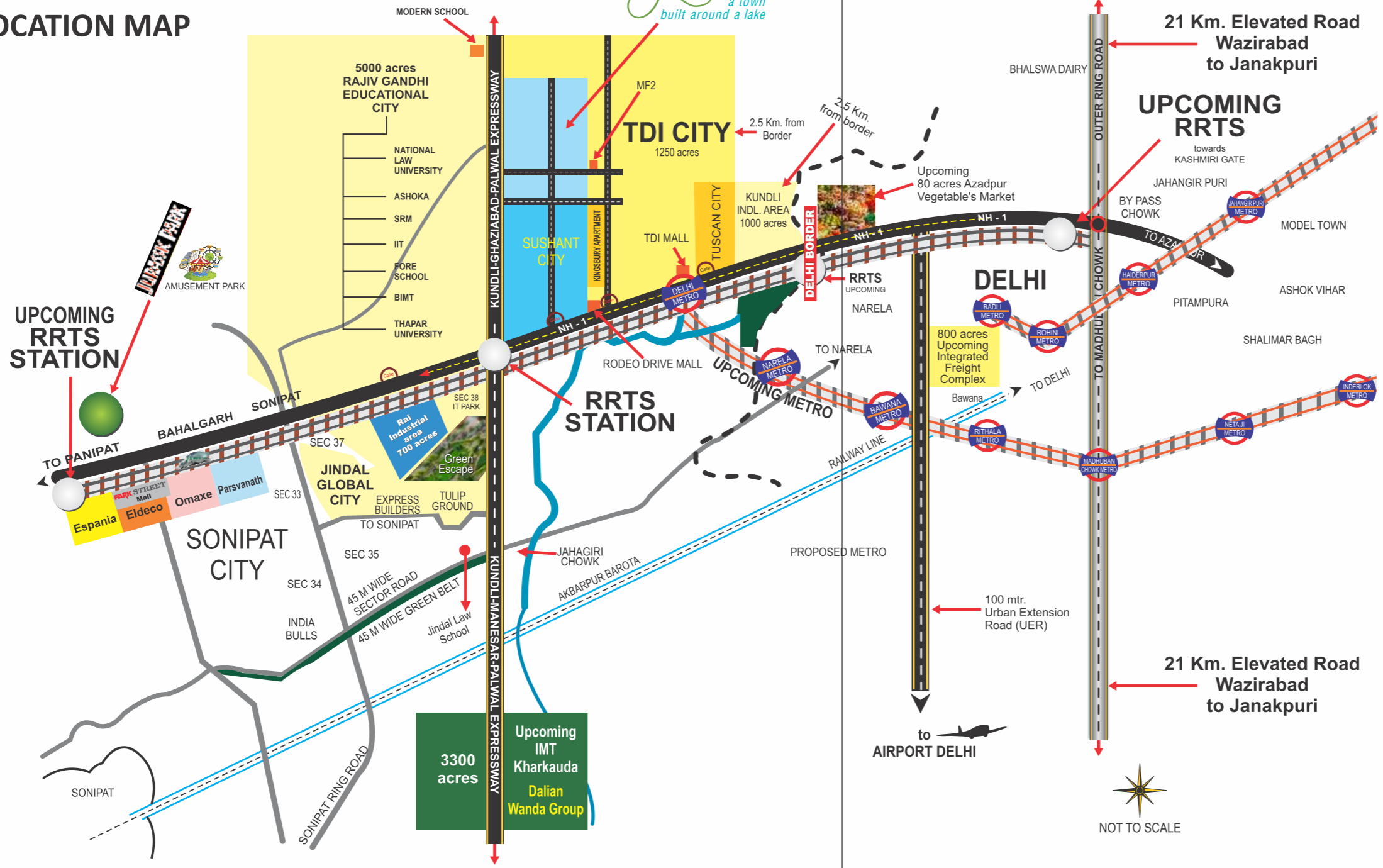
TDI LakeGrove is expediently situated at a heart skip distance from North Delhi, and with rising infrastructure like Hospitals, Education centres and Recreational amenities in Kundli, you will get everything you wanted as part of your holistic living experience.

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.

- 15 minutes drive from Rohini and Pitampura through newly constructed signal-free elevated road
- Proposed Rapid Rail Transit System (RRTS), linking Kundli from Delhi in 20 minutes
- Metro rail link between Kundli and Delhi planned
- Full pace development of 100 metre wide road from Narela to IGI Airport (UER)
- Adjacent to KGP and KMP Expressways
- Adjacent to 5000 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)



# LOCATION MAP





150.0M WIDE EXPRESS WAY ROAD

GREEN BELT

45.0M WIDE SECTOR ROAD

12.0M WIDE SERVICE ROAD

GREEN BELT

45.0M WIDE SECTOR ROAD

12.0M WIDE SERVICE ROAD

24.0M WIDE HUDA



**LEGEND**

	3 BHK (G+3+DUPLEX)
	3 BHK+STUDY (G+3+DUPLEX)
	3 BHK+SER (S+12-DUPLEX) (T1-T5)
	2 BHK (S+12+DUPLEX) (T6-T8)
	3 BHK+SER (S+14) TYPE-I
	2 BHK (S+11) TYPE-II (T9-T10)
	4 BHK (S+14) TYPE-II (T19-T21)
	2 BHK (S+14) TYPE-II (T12-T16)
	3 BHK (S+14) TYPE-II (T16-T18)
	4 BHK ICONIC (S+10+DUPLEX) (T11)
	SCHOOLS







## waterside FLOORS

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

LIVE WHERE  
LIFE BREATHES



Indulge into the tepid and unblemished allure of walk-up floors completely drenched in wooden outlook with zig-zag and glass elevations. WaterSide Floors are undeniably the living paradise for you to extol forever.

Spacious living & dining spaces  
Bedrooms with balcony view • In-vogue kitchen  
Well designed bathrooms  
Wide open balconies with great views



**FLOOR PLAN - 3 BHK - Apartment**  
 (Super Area : 1400 Sq. Ft.) (Unit Area - 990 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 - Apartment**  
 (Super Area : 1500 Sq. Ft.) (Unit Area - 1070 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"



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"
- 9. Balcony 17'-0"x5'-0"
- 10. Balcony 21'-0"x5'-0"

LOWER LEVEL

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

UPPER LEVEL



**FLOOR PLAN - 4 BHK Duplex**  
 (Super Area : 1850 Sq. Ft.) (Unit Area - 1370 Sq. Ft.)

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"

LOWER LEVEL

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"

UPPER LEVEL





## LAKESIDE HEIGHTS

2 BHK • 3 BHK + Servant • 3 BHK Penthouse • 3 BHK + Servant Penthouse

### THE CREST OF FINE LIVING



Rise to the unparalleled level of superior living by owning a world of your own in the skyscrapers of Lakeside Heights. Synonymous with magnificence and urban lifestyle, the skyscrapers are an epitome of contemporary style architecture overseeing the lake

Avant-garde living & dining spaces  
Comfortable family lounge • Spacious bedrooms  
Contemporary kitchen  
Well designed bathrooms  
Wide open balconies with great views



**FLOOR PLAN - 2 BHK - Apartment**  
 (Super Area : 1170 Sq. Ft.) (Unit Area - 820 Sq. Ft.)

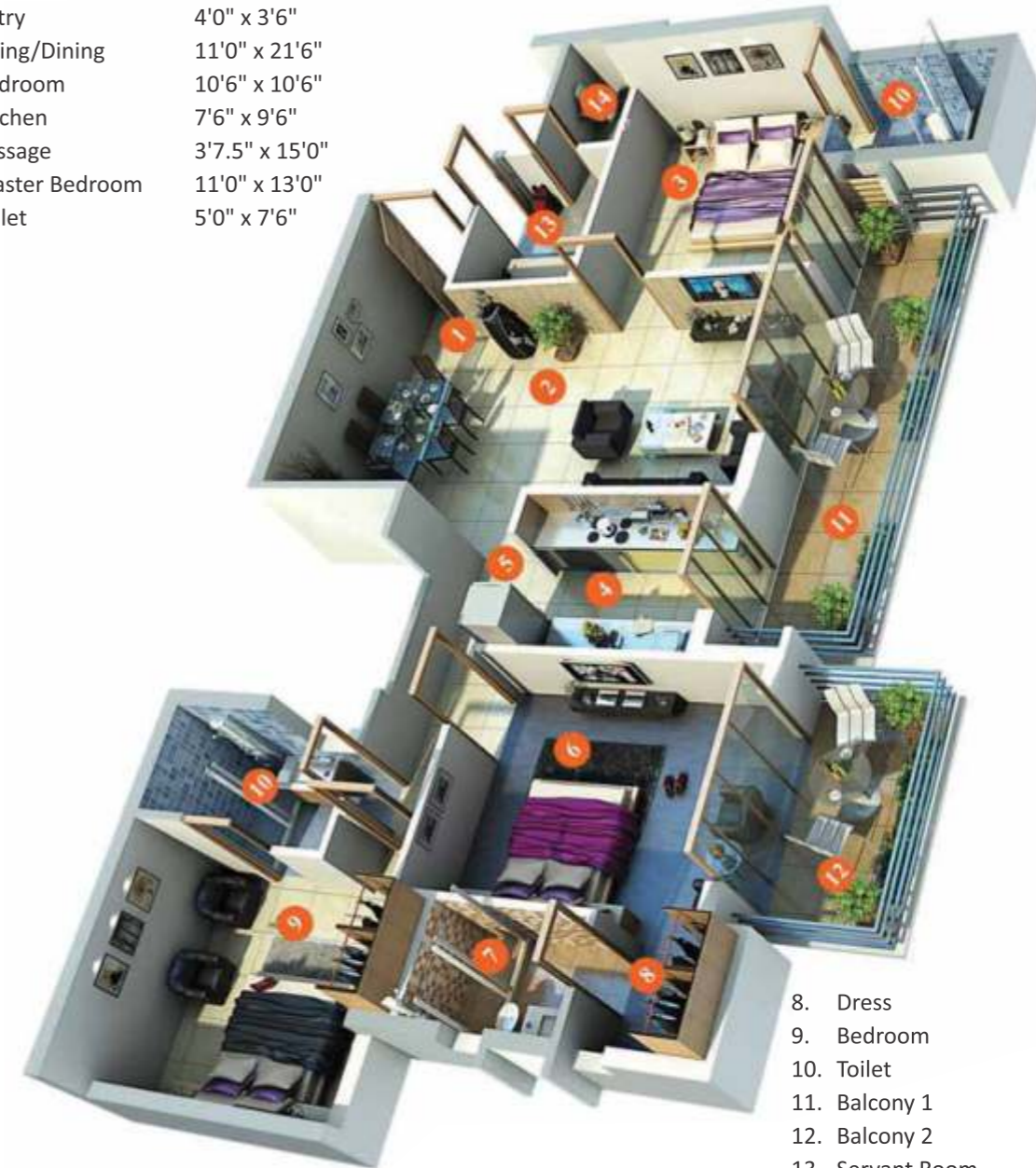


- |                   |               |
|-------------------|---------------|
| 1. Entry          | 4'9" x 3'6"   |
| 2. Living/Dining  | 10'6" x 18'0" |
| 3. Master Bedroom | 11'0" x 12'3" |
| 4. Toilet         | 5'8" x 7'0"   |
| 5. Kitchen        | 9'0" x 7'0"   |
| 6. Passage        | 5'0" x 3'3"   |
| 7. Toilet         | 9'0" x 7'0"   |
| 8. Bedroom        | 10'6" x 11'6" |
| 9. Balcony        | 27'6" x 5'0"  |

**FLOOR PLAN - 3 BHK + Servant - Apartment**  
 (Super Area : 1590 Sq. Ft.) (Unit Area - 1160 Sq. Ft.)



- |                   |                |
|-------------------|----------------|
| 1. Entry          | 4'0" x 3'6"    |
| 2. Living/Dining  | 11'0" x 21'6"  |
| 3. Bedroom        | 10'6" x 10'6"  |
| 4. Kitchen        | 7'6" x 9'6"    |
| 5. Passage        | 3'7.5" x 15'0" |
| 6. Master Bedroom | 11'0" x 13'0"  |
| 7. Toilet         | 5'0" x 7'6"    |



- |                    |               |
|--------------------|---------------|
| 8. Dress           | 5'0" x 5'3"   |
| 9. Bedroom         | 10'6" x 11'0" |
| 10. Toilet         | 5'0" x 7'0"   |
| 11. Balcony 1      | 20'0" x 5'0"  |
| 12. Balcony 2      | 10'0" x 5'0"  |
| 13. Servant Room   | 7'3" x 6'0"   |
| 14. Servant Toilet | 5'8" x 4'0"   |



FLOOR PLAN - 3 BHK - Penthouse  
 (Super Area : 1750 Sq. Ft.) (Unit Area - 1170 Sq. Ft.)



- |                   |               |
|-------------------|---------------|
| 1. Entry          | 4'0" x 3'6"   |
| 2. Living/Dining  | 10'6" x 18'0" |
| 3. Master Bedroom | 11'0" x 12'3" |
| 4. Toilet         | 5'8" x 7'0"   |
| 5. Kitchen        | 9'0" x 7'0"   |
| 6. Passage        | 5'0" x 3'3"   |
| 7. Toilet         | 9'0" x 7'0"   |
| 8. Bedroom        | 10'6" x 11'6" |
| 9. Balcony        | 27'6" x 5'0"  |

LOWER LEVEL



- |            |               |
|------------|---------------|
| 1. Bedroom | 11'0" x 12'3" |
| 2. Dress   | 5'7.5" x 5'9" |
| 3. Passage | 13'0" x 3'9"  |
| 4. Toilet  | 5'0" x 7'0"   |
| 5. Terrace | 19'0" x 11'6" |

UPPER LEVEL



**FLOOR PLAN - 3 BHK + Servent - Penthouse**  
 (Super Area : 2350 Sq. Ft.) (Unit Area - 1560 Sq. Ft.)



- 1. Entry 4'0" x 3'6"
- 2. Dining 11'0" x 7'0"
- 3. Living 15'0" x 14'0"
- 4. Kitchen 9'0" x 6'4" & 5'0" x 7'4"
- 5. Master Bedroom 11'6" x 13'0"
- 6. Dress 5'0" x 5'3"
- 7. Toilet 5'0" x 7'6"



- 8. Bedroom 10'6" x 11'0"
- 9. Toilet 5'0" x 7'0"
- 10. Passage 3'7.5" x 15'0"
- 11. Balcony 20'0" x 5'0"
- 12. Balcony 10'0" x 5'0"
- 13. Servant Room 7'9" x 6'0"
- 13. Servant Toilet 5'8" x 4'0"
- 14. Store 5'10" x 4'6"

**LOWER LEVEL**



- 1. Bedroom 10'6" x 14'0"
- 2. Dress 7'3" x 5'8"
- 3. Toilet 5'0" x 8'0"
- 4. Passage 11'0" x 4'0"
- 5. Lobby 7'6" x 6'8"
- 6. Terrace 16'4.5" x 17'3" & 16'0" x 8'3"

**UPPER LEVEL**





# LAKE DRIVE

APARTMENTS

2 & 3 BHK Apartments

## REFRESHING LIFESTYLE BY THE LAKE



LakeDrive apartment are a pinnacle of magnificent lifestyle with myriad dimensions of comfort. Planned for ventilation and sunlight the interior space design is futuristic and practical. Breathtaking views from the large balconies elevates these homes to the next level.

- Integrated living & dining spaces
- Spacious bedrooms
- Modern kitchen
- Well designed bathrooms
- Wide open balconies with great views



**FLOOR PLAN - 2 BHK - Apartment**  
 (Super Area : 1000 Sq. Ft.) (Unit Area - 720 Sq. Ft.)



- |                   |                 |
|-------------------|-----------------|
| 1. Living/Dining  | 10'6" x 17'-9"  |
| 2. Master Bedroom | 11'0" x 12'-0"  |
| 3. Toilet         | 5'0" x 7'0"     |
| 4. Passage        | 5'-4.5" x 3'-3" |
| 5. Toilet         | 7'-0" x 5'-4.5" |
| 6. Kitchen        | 7'-6" x 8'3"    |
| 7. Bedroom        | 10'6" x 12'-0"  |
| 8. Balcony        | 5'-0" Wide      |

**FLOOR PLAN - 3 BHK + Servant - Apartment**  
 (Super Area : 1375 Sq. Ft.) (Unit Area - 955 Sq. Ft.)



- |                   |                                 |
|-------------------|---------------------------------|
| 1. Living/Dining  | 10'6" x 21'-4"                  |
| 2. Master Bedroom | 11'-0" x 13'-4" + 5'-6" x 2'-6" |
| 3. Toilet         | 5'0" x 7'-3"                    |
| 4. Passage        | 13'-5" x 3'-5"                  |
| 5. Kitchen        | 7'-6" x 10'-6"                  |
| 6. Bedroom        | 12'-0" x 10'-6"                 |
| 7. Bedroom        | 10'-6" x 11'-0"                 |
| 8. Toilet         | 5'-0" x 7'-0"                   |
| 9. Balcony        | 5'-0" Wide Balcony              |