

LIVE UP TO THE BLUE



LAKESIDE
TRICKS
HEIGHTS

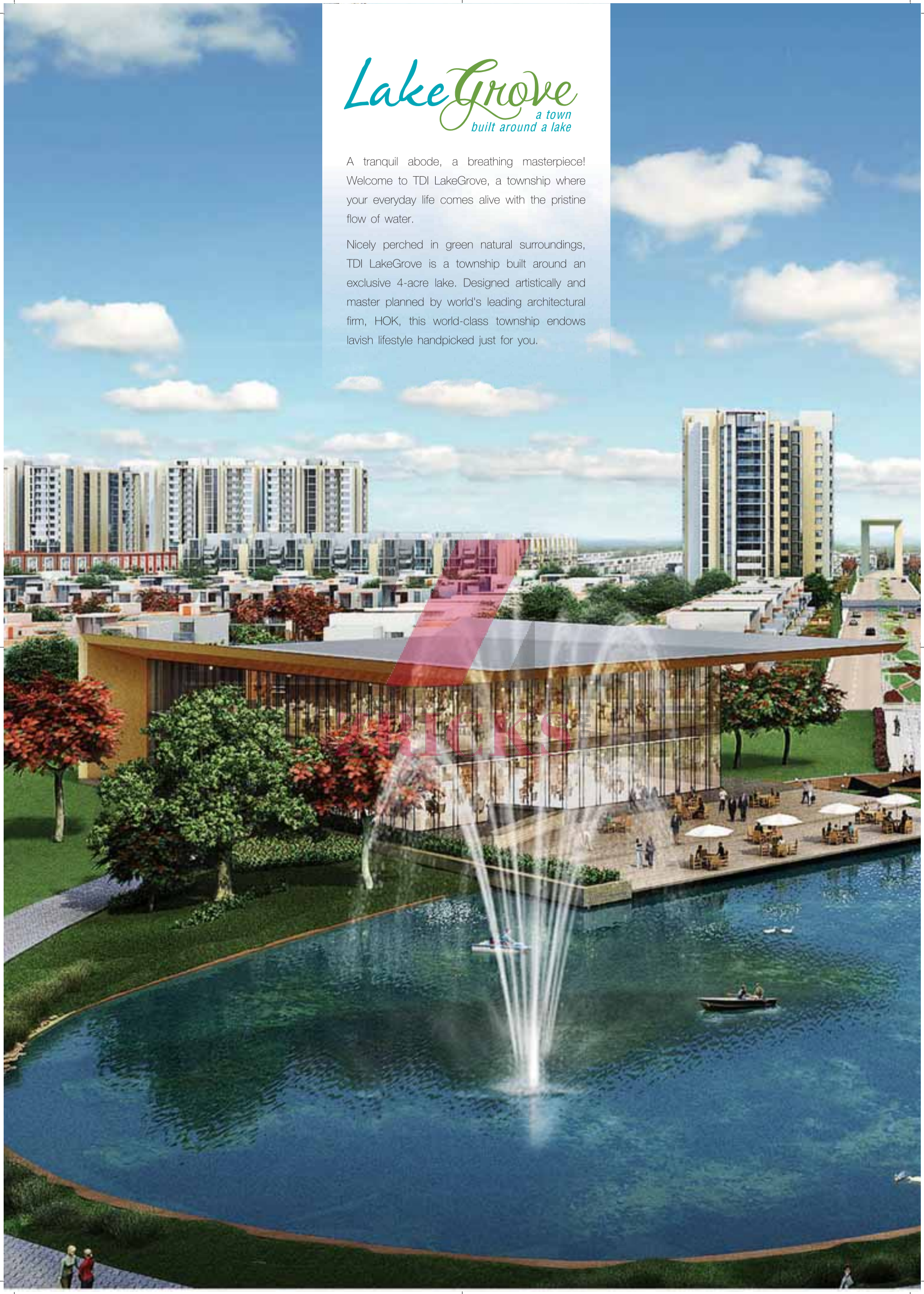
KUNDLI, SONEPAT

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.





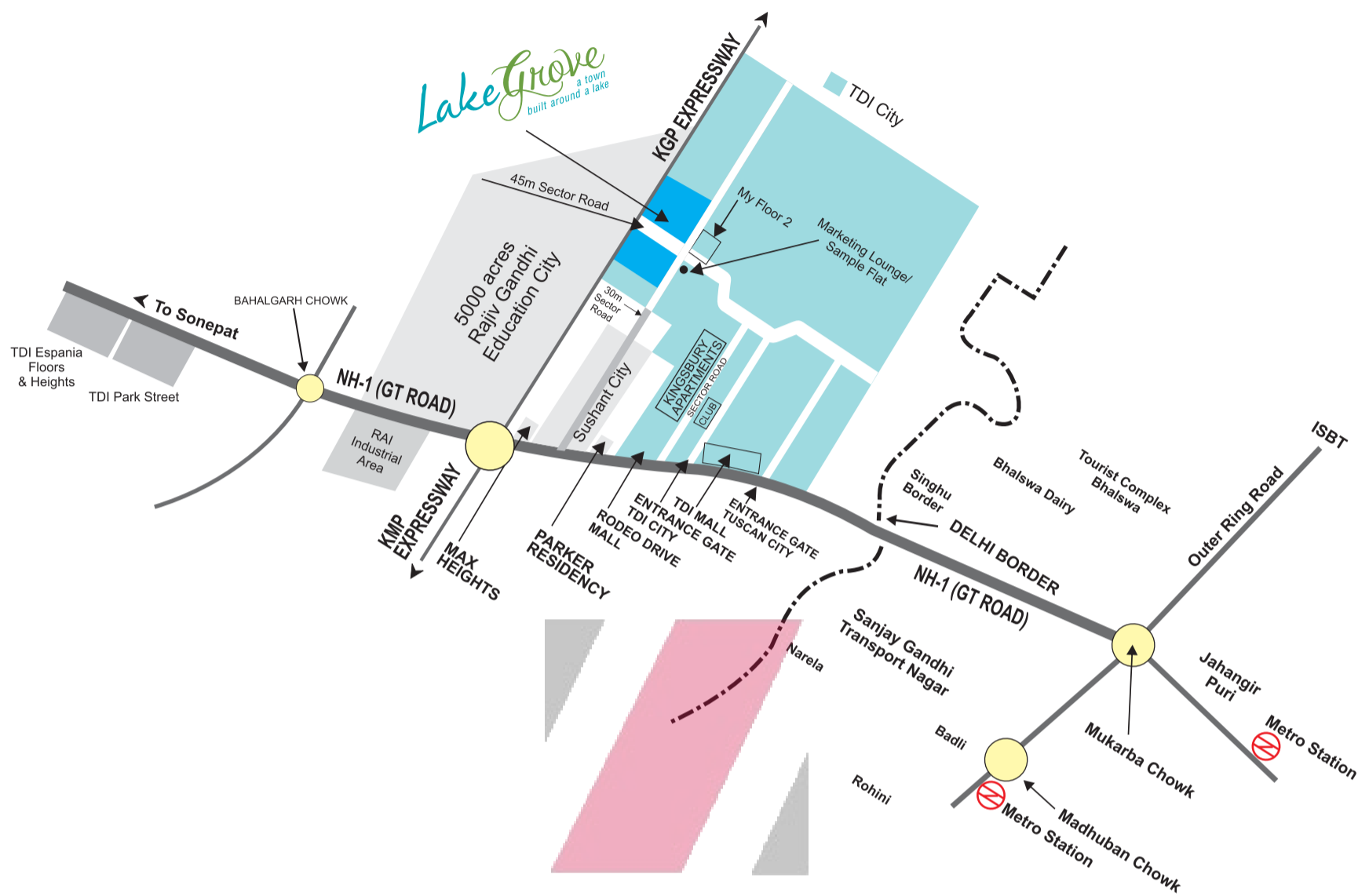
W E L C O M E T O

LAKE
SIDESIDE
HEIGHTS

2BHK • 3BHK Duplex • 3BHK • 3BHK+Servant 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



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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)



LAKESIDE HEIGHTS

The opulence of nature invites you at Lakeside Heights, the all new apartments by TDI at Kundli, Sonapat. Where the greens greet your mornings and the divine landscapes embrace your evenings. At Lakeside Heights, nature unfolds itself and awaits you.



ZRICK'S

An architectural rendering of the Lakeside Heights apartment complex. The image shows several modern, multi-story apartment buildings with balconies and large windows. The buildings are set against a clear blue sky. In the foreground, there is a well-maintained lawn with colorful flowers and a paved walkway. A few people are visible walking on the path, and a car is parked nearby. The overall scene is bright and inviting, showcasing the modern architecture and landscaping of the project.





When you desire an
EXQUISITE LIFESTYLE
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Indulge yourself as much as to your heart's content at the Lakeside Heights,
a part of TDI LakeGrove, Kundli, Sonapat.

Spacious 2 BHK • Luxurious 3 BHK Duplex
Spacious 3 BHK • Grand 3 BHK + Servant Duplex





Meticulously crafted

SPACES FOR YOU

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Let your senses be enchanted while you unearth a way of life that you always desired,
in the heavenly environ of Kundli.

Avant-garde living & dining spaces
Well designed bathrooms • Spacious bedrooms





Experience the crest of

FINE LIVING
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Surrounded by the serenity, Lakeside Heights at TDI LakeGrove is a prelude to fine living.
Let yourself be enchanted in the heavenly environs of Kundli.

Comfortable family Lounge • Contemporary kitchenette
Picturesque terrace and great view • Wide open balconies





Come home to
LUXURY
ZRICKS.COM

A perfect setting in the mesmerizing 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

Rejuvenating spa and an open lounge • Lively lakeside café with boat dining
Beautiful swimming pool • Fully equipped gym
Multipurpose activity hall for parties, games, yoga and aerobics





Glimpse of a cordial

HABITATION
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World-class living & contemporary style architecture awaits you at the LakeGrove.
Just 15 minutes drive from Delhi; Lakeside heights is synonymous with new-age living.
Where every inch of space has been designed to match your lifestyle.

24x7 water supply, power backup, security, elevator and parking • Close proximity to Delhi and other important locations • Beautiful lake, lush gardens, boulevards and fountains • Green loop connecting offices, shops and homes • Schools, healthcare centre, clubhouse, shopping arcades and temple • Police booth, ATMs, ambulances and buses





Concierge
SERVICES



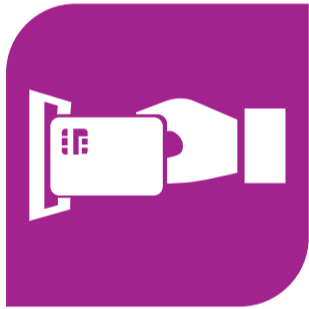
Personal caretakers
to make your life easier

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



Bank services

- Cheque
- Demand drafts
- Cash



Income Tax services

- PAN application
- Income tax returns
- IT computation



Travel services

- Air tickets
- Train tickets
- Bus tickets



Postal services

- Registered posts
- Couriers
- Airmails

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
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TDI

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 have made a prestigious tie-up with the popular interior design company, Furncraft. Furncraft 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. Furncraft's prominent clients include Commonwealth Games Village, Radisson Hotel etc.

An exclusive dealer for **Fendi Casa** and **Streamlined** by **Ipe Cavalli**, two of the world's finest home decor brands, and authorized 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.





FACILITY MANAGEMENT

Services ZRICKS.COM



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

Taking into account the day-to-day requirements, TDI has made a significant tie-up with the world's premier, full-service real estate services company, CBRE. With a commanding presence in virtually all the world's key business centres, CBRE has a knack of providing strategic facilities management solutions like General estate administration, Preventative & predictive maintenance, Soft services and engineering 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 selling 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.



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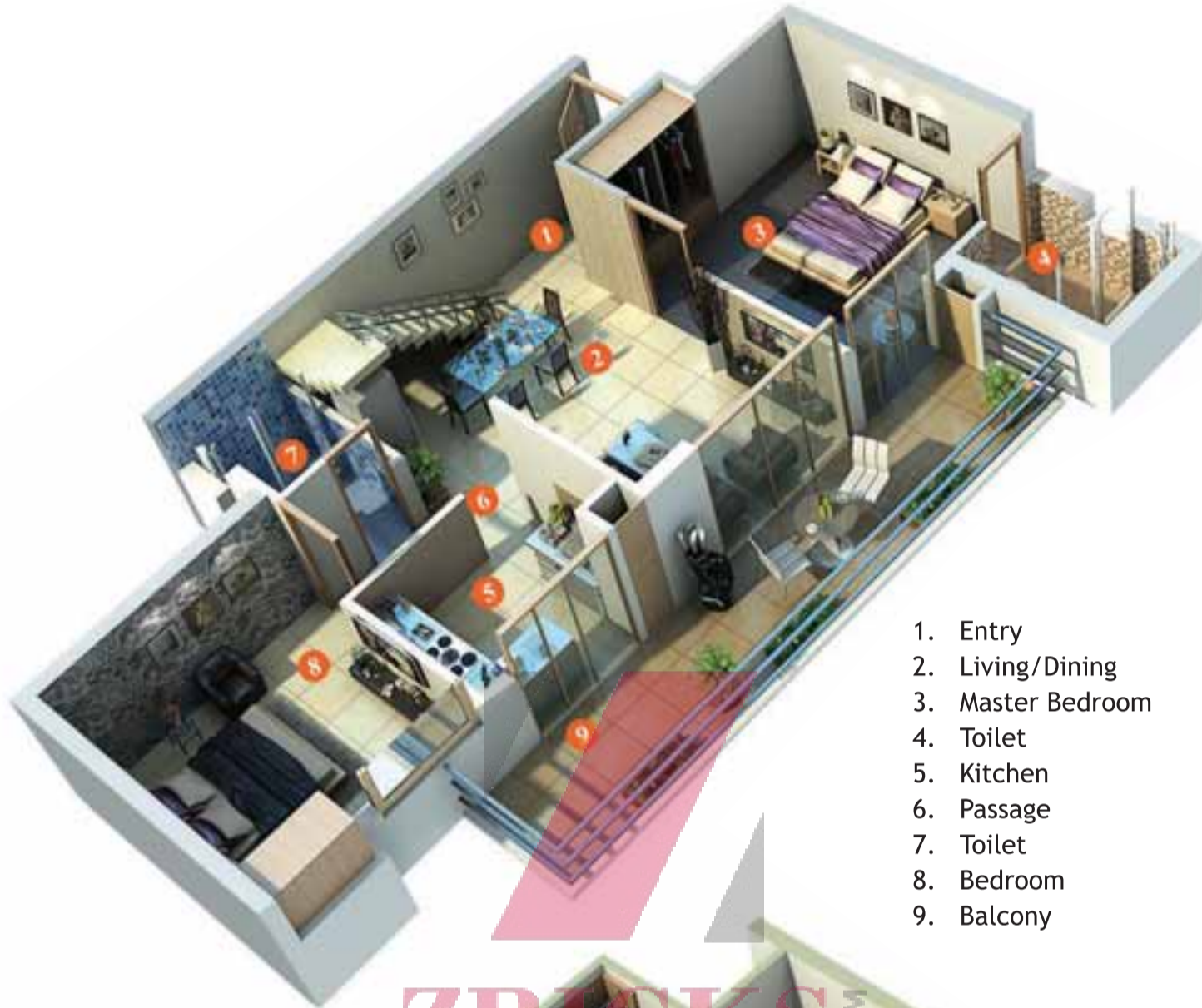


FLOOR PLAN • 2 BHK Apartments (Super Area: 1170 Sq. Ft.)



- | | |
|-------------------|---------------|
| 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 • 3BHK Duplex (Super Area: 1750 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" |



- | | |
|------------|---------------|
| 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" |

ZRICKS

FLOOR PLAN • 3BHK Apartments (Super Area: 1590 Sq. Ft.)



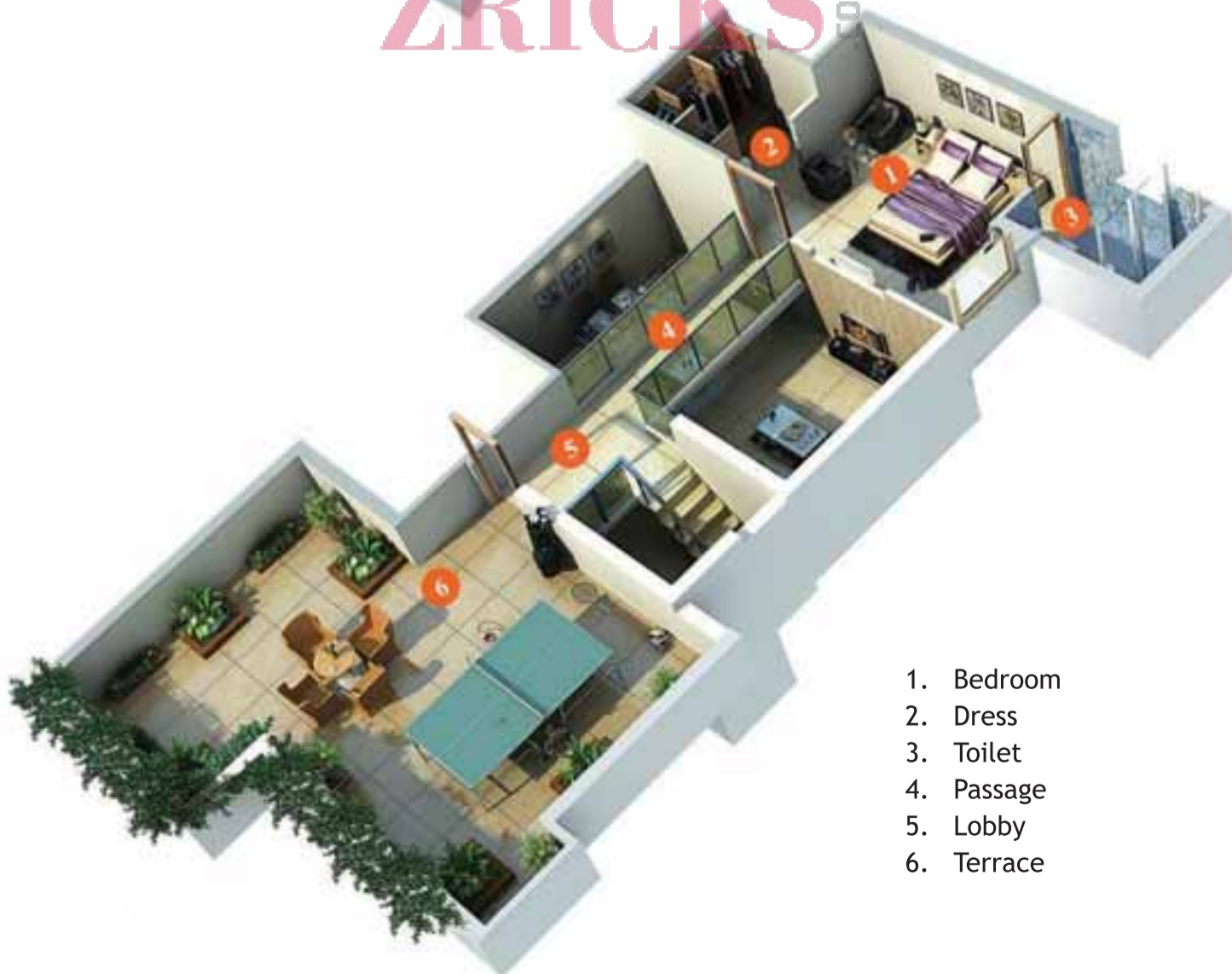
1. Entry	4'0" x 3'6"	8. Dress	5'0" x 5'3"
2. Living/Dining	11'0" x 21'6"	9. Bedroom	10'6" x 11'0"
3. Bedroom	10'6" x 10'6"	10. Toilet	5'0" x 7'0"
4. Kitchen	7'6" x 9'6"	11. Balcony 1	20'0" x 5'0"
5. Passage	3'7.5" x 15'0"	12. Balcony 2	10'0" x 5'0"
6. Master Bedroom	11'0" x 13'0"	13. Servant Room	7'3" x 6'0"
7. Toilet	5'0" x 7'6"	14. Servant Toilet	5'8" x 4'0"

FLOOR PLAN • 3 BHK+Servant Duplex (Super Area: 2350 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" |
| 14. Servant Toilet | 5'8" x 4'0" |
| 15. Store | 5'10" x 4'6" |

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- | | |
|------------|-----------------------------------|
| 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" |

LOCATION PLAN



SPECIFICATIONS

STRUCTURE

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

FLOORING

Living/Dining	Vitrified tiles with skirting
Master Bed Room	Laminated Wooden Floor with skirting
Bed Room	Vitrified tiles with skirting
Toilet	Anti Skid Tiles
Kitchen	Vitrified tiles
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 up to 2100 height
Kitchen	Ceramic Tiles 600 Above Counter

COUNTER

Kitchen	Granite Stone Counter Top
Toilet	Granite Stone Counter Top

DOORS AND WINDOWS

Door Frames	Seasoned hardwood
Door Shutters	Teak Finish Flush Doors
Entrance Door	Teak Wood Paneled
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 makes

COMMON AREAS

Staircases	Kota Stone/Marble flooring with 100 mm skirting Washable Texture paint in Internal Walls
Corridor & Lift Lobby	Marble/Granite/Vitrified Flooring with Skirting, Dado, Railing and Washable Texture paint above in Internal Walls
Entrance Lobby	Marble/Granite/Vitrified Flooring Stone cladding in walls. Washable Texture paint in Internal Walls



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