





**CONNAUGHT  
RESIDENCY**

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ULTIMATE LIVING EXPERIENCE



# Rise above the ordinary

*Independent Living, Independent Floors*

TDI Infratech unfolds yet another premium residential option to setup a perfect home in Mohali.

Nestled in a natural setting this gated living boasts of green surroundings, luxurious stylish and a exquisitely planned project. These independent floors will offer a unique lifestyle experience to ones who value independence & love to enjoy the smart age lifestyle in a secure environment.

Welcome to



**CONNAUGHT  
RESIDENCY**

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# CONNAUGHT RESIDENCY

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Filled with natural light that flows in from meticulously planned spaces and windows, the beauty of your residence is impossible to ignore.

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*Be surrounded by the  
beauty of nature.*

*More room for every whim.*

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Every independent floor at Connaught Residency opens out to a balcony with a beautifully landscaped vista that is truly a sight to behold. An extension to your living spaces, the outdoor room also serves as a canvas for endless inspiration.









The night at Connaught Residency is like a galaxy glittering with million stars. At Connaught Residency we believe that brightness is synonymous with positive energy and prosperity. Hence, every strategic area is well-lit with technologically advanced lighting systems.

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## Night View at *Connaught Residency*

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*A bright night is the key to a brighter tomorrow, hence we strive to make Connaught Residency shine like a moon, so that you always have a smile on your face.*





Connaught Residency will make you fall in love with its magical aura. Situated within a gated community, Connaught Residency is a like a little world with its own charm.

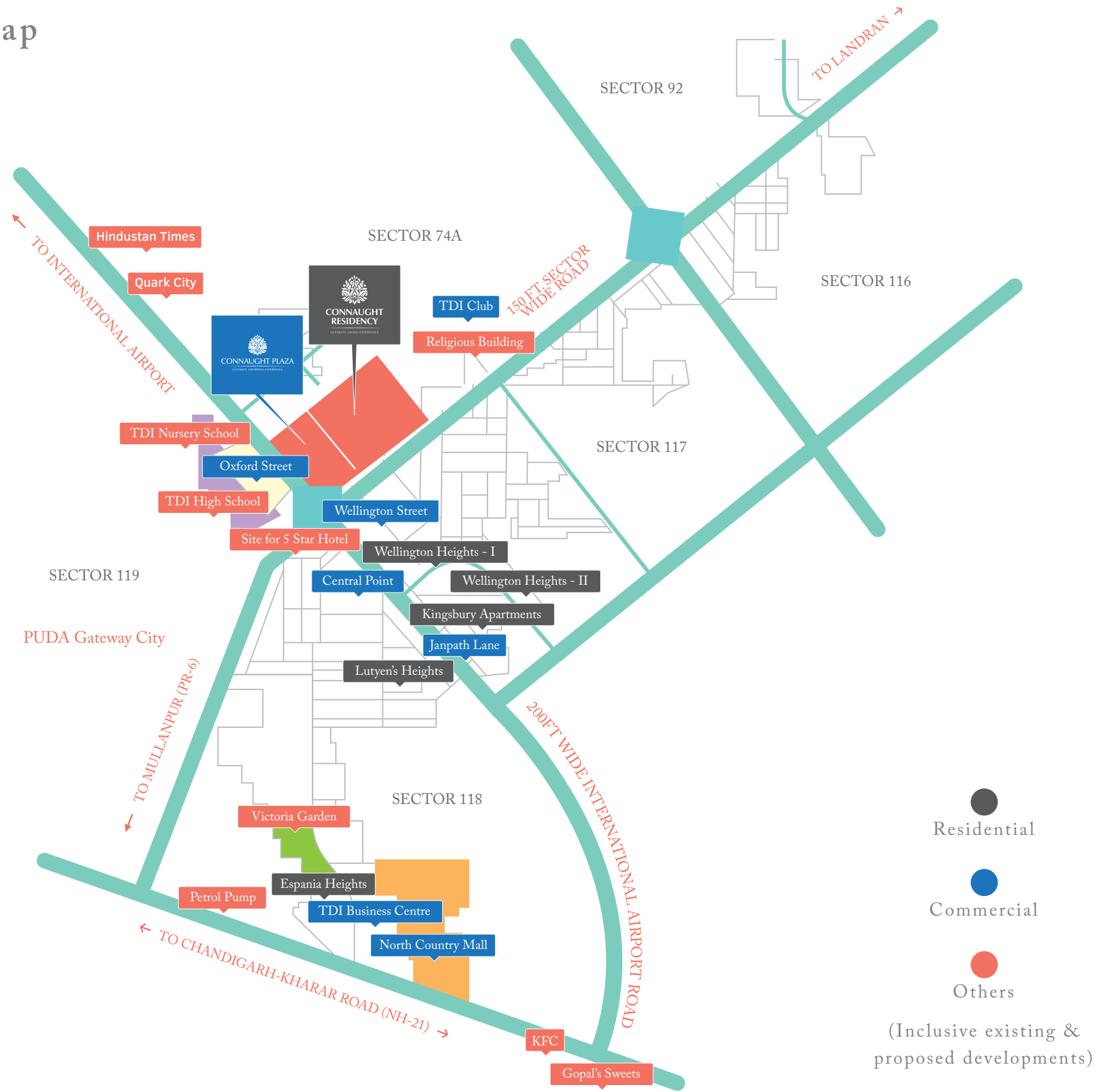
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### *Gated Community*

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Though there is lot to see elsewhere, you will never feel like leaving your world. Self-sufficient, secured, safe and abundant– there is practically every comfort for everyone at Connaught Residency.

# Location Map





- Located on 200 ft. wide international Airport Road passing through TDI City.
- Mohali International Airport Road will cater to huge traffic passing from TDI City with through & through passage to various & vast surroundings.
- Conveniently connected to all the major landmarks of the tricity.

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### *Location Advantages*

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- In close vicinity of more than 10000 dwelling units with prominent projects.
- Centrally located in & around 1000 acres of residential development area.
- Multiple connectivity to all sectors of Mohali.
- Connected to NH-21, the gateway to Punjab & Himachal





Connaught Residency is not just an address to stay, but a true embodiment of luxury with *gated community*. Located in the most premium and convenient locality of Mohali, Connaught Residency is an upscale urban landmark, equipped with all the modern facilities you can imagine.

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## *Features*

### *for a premier living*

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- Connaught Residency is upcoming Built-Up Independent Residential Floors with around 250 units.
- On Plot size of around 250 sq.yds. (209.03 sq. mtr.) (33'x68') having G+2 with super area of approx. 1750 sq.ft.
- Spread over land abutting towards Master plan roads.
- Secured & Gated community.
- Designed excellently to ensure maximum visibility & natural sunlight for each floor.
- Introducing the Smart City concept.
- An integral part of TDI City-I (300 acres approx township) in Sectors 74-A, 92, 116, 117, 118 & 119
- Shopping convenience in close proximity at **Connaught Plaza.**



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## *Smart Features for new age living*

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Connaught Residency comes with an an array of amenities for a modern living that takes care of your comfort, security, lifestyle & privacy.



**CCTV Cameras**



**Wi-Fi Zone**



**Intercom**



**Video Door Phone**



**Digital Cable TV**



**High Speed Internet**







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*Live in the lap of  
Nature*

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Connaught Residency is like enjoying modernity amidst natural wonders. Nature is the most beautiful manifestation of universe and we have perfectly complemented this expression at Connaught Residency. Set in a lush green environment, Connaught Residency is like a heaven in the lap of nature.

The residency is surrounded by strategic green stretches and studded with greenery everywhere, which not only makes living enjoyable, but also pleases the body and mind at all times.

**1.5 kms**

from Upcoming Air Conditioned  
Bus Terminal

**2.2 kms**

from Hindustan Times Office,  
Phase-8, Mohali

**2.5 kms**

from Quark City, Phase-8, Mohali

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*Key Distances*

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**3 kms**

from MAX / IVY Hospital, Mohali

**4.7 kms**

from Gurudwara Singh  
Shaheedan Sohana

**14 kms**

from Mohali International Airport

● Sectors    ○ Projects



Radha Swami Satsang Ghar

Godrej

Landmark Plaza

Hindustan Times

Quark City

Industrial Area Mohali

SECTOR 91



CONNAUGHT PLAZA  
ULTIMATE SHOPPING EXPERIENCE



CONNAUGHT RESIDENCY  
ULTIMATE LIVING EXPERIENCE

SECTOR 116

Sector 74A

40 ft. Wide Road

SECTOR 117

150 FT. WIDE ROAD TOWARDS KHARAR-LANDRAN →

Wellington Street

SCO 117-173

200 FT. WIDE INTERNATIONAL AIRPORT ROAD

CHANDIGARH TOWARDS KHARAR ROAD (NH-21) →





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*A Safe Haven*

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Life can be best enjoyed if there is a sense of safety and security around it. At Connaught Residency we value your life; hence we have ensured the best in class security for you and your loved ones.

Every strategic nook and corner of Connaught Residency is equipped with high power CCTV cameras apart from trained security guards at multiple checkpoints. Take a walk in the morning or at midnight, at any time of your convenience.







Experience true opulence while you enter the club facility at TDI City. After a hectic day at work, just sit back with your loved ones over exotic drinks or just socialize inside a mesmerizing club atmosphere, buzzing with energy amidst an extravagant ambiance.

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## TDI Club

*Leisure & Lifestyle*

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*Some of the key features of the club are:*

- Ambient Restaurant
- Bar
- Party Area
- Large Banquet for conferences / corporate meets & functions
- Gymnasium
- Swimming Pool

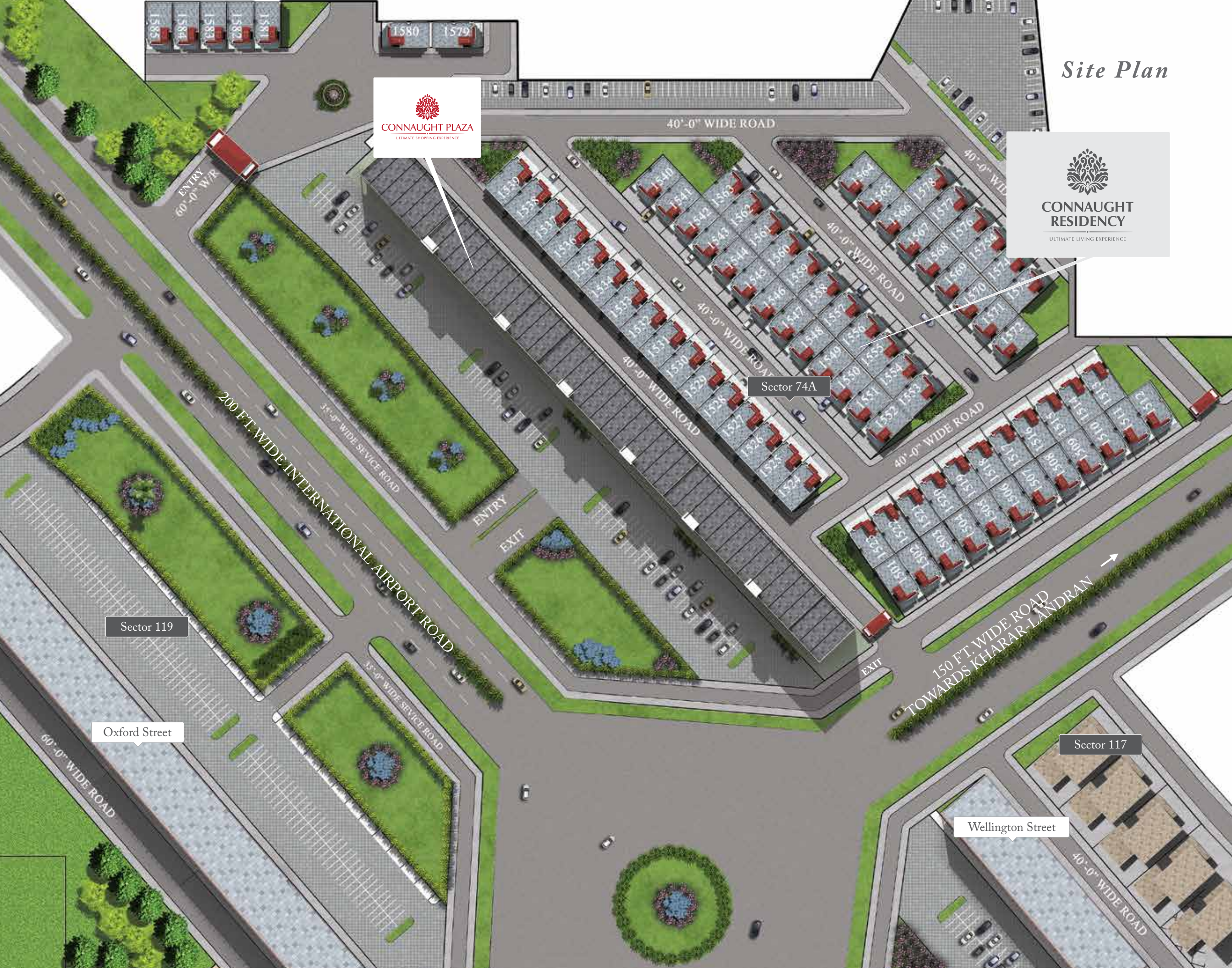




## Layout Highlights

- Upscale urban residency landmark interconnected with wide laid out roads.
- Every unit built with architectural precision and uniformity.
- Surrounded by strategically created green belt and lush green parks.
- A safe gated community with 24x7 security and CCTV surveillance.
- Proximity to state of the art shopping complex which houses world renowned brands.
- Opulent lifestyle facilities just a stone throw away.
- Well connected via the 200 ft. international airport road as well as the national highway.

# Site Plan



40'-0" WIDE ROAD

40'-0" WIDE ROAD

40'-0" WIDE ROAD

40'-0" WIDE ROAD

40'-0" WIDE ROAD

40'-0" WIDE ROAD

200 FT. WIDE INTERNATIONAL AIRPORT ROAD

34'-0" WIDE SERVICE ROAD

13'-0" WIDE SERVICE ROAD

150 FT. WIDE ROAD  
TOWARDS KHARAR-LANDRAN

40'-0" WIDE ROAD

ENTRY  
60'-0" W/R

ENTRY

EXIT

EXIT

Sector 119

Sector 74A

Sector 117

Oxford Street

Wellington Street

60'-0" WIDE ROAD

3D View



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Plan - Ground Floor



Plot Size: Aroud 250 sq. yards  
 Super Area: Approx. 1750 sq. ft.

Plan - First & Second Floor



Plot Size: Around 250 sq. yards  
 Super Area: Approx. 1750 sq. ft.

# Specifications

## Living / Dining

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- **Flooring** - Italian/Digital/Wooden floor tiles (Somany/Orient/Kajaria/Hindware)
- **Wall** - POP Punning + Acrylic Emulsion Paint
- **Ceiling** - POP False Ceiling with decorative lights

## Bedrooms

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- **Flooring** - Digital/Wooden floor tiles (2'X2' size) (Somany/Orient/Kajaria/Hindware)
- **Wall** - POP punning + Acrylic Emulsion Paint
- **Modular Wardrobes**
- **Entrance Doors** - Teak wood chowkhat & Designer teak door with *video door phone*
- **Internal Doors** - Laminated flush doors with SAL
- **External Doors / Windows** - Laminated flush doors with SAL or equivalent chowkhat

## Kitchen

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- **Counter & Sink** - Granite counter top with stainless steel double bowl sink with sink mixer & premium quality tiles upto 2 ft. height
- **Floor** - Premium quality anti skid tiles
- **Wall** - Oil Bound Distemper (Berger/Asian Paints)
- Modular Kitchen with Hettich fittings, Hob & Chimney (Kaff), Instant geyser, RO/Aquaguard & Gas pipeline

*Note: The specifications shall be stated brands or equivalent*

## Balconies

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- **Railing** - Fancy/Designer MS or Rot iron
- **Floor** - Premium anti slid tiles
- **Wall** - Texture paint (Berger/Asian)

## Passage / Staircase

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- **Floor** - Granite
- **Wall** - Oil Bound Distemper
- **Railing** - Rot iron with wood finish on top

## Bathrooms

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- **Floor** - Premium quality anti skid tiles
- **Wall** - Premium quality ceramic tiles upto full height (1'X2' size)
- **CP Fitting** - Jaguar or Grohe
- **Chinaware** - Hindware premium range or Duravit
- **Modular false ceiling** - Gypsum (moisture resistant)+Grid Ceiling

## Electrical

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- **Switches** - ABB or Havells or Legrand
- **Wiring** - Copper wiring of Polycab or Havells
- **Split AC** - 1.5 ton in living, dining & bedrooms (5 in nos.) Voltas/LG/Samsung
- **Ceiling Fans** - Havells/Usha/Crompton

## External Facade

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- Weather proof texture / paint / mangalore tiles





## Residential - *Delivered Projects*



Kingsbury Apartment, Kundli



My Floors - II, TDI City, Kundli



Villas, TDI City, Kundli



Villas, TDI City, Panipat



Wellington Heights-I, Mohali



Wellington Heights-II, Mohali



Villas, TDI City, Mohali



TDI Complete Homes, Mohali



Spring Leaf, Mohali



My Floors, TDI City, Mohali



Tuscan Residency, Mohali



Tuscan Exclusive, Mohali

## Residential - Ongoing Projects



Ourania, Gurgaon



Tuscan City, Kundli



Emperor Floors, Kundli



Tuscan Floor, Kundli



Espania Heights, Sonapat



Espania Floors, Sonapat



Samarth Apartments, Agra



TDI Casa Floors, Mohali



Wellington Heights - Extension, Mohali

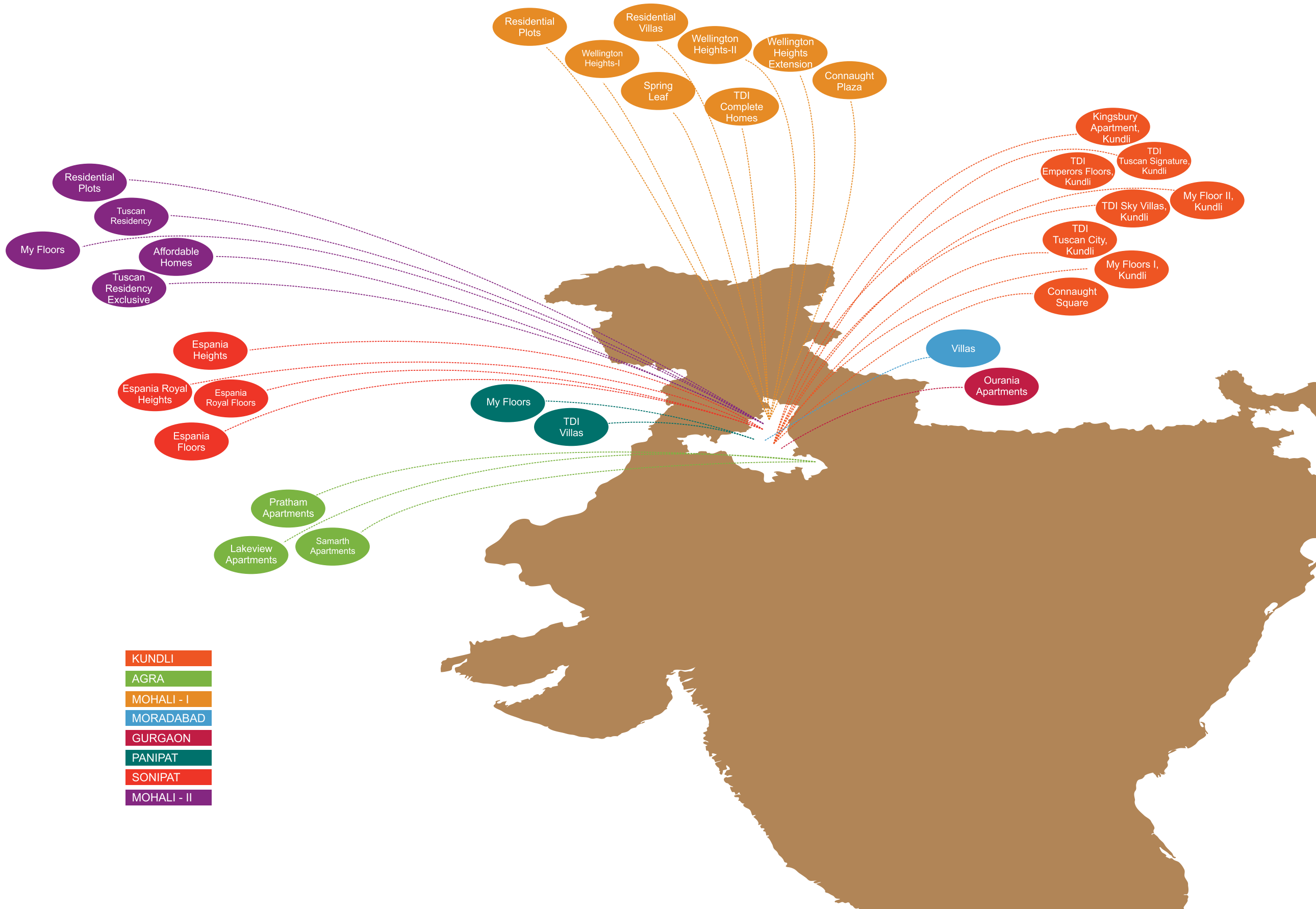


TDI Affordable Homes, Mohali



Sapphire Floors, Mohali

# TDI Residential Projects





## About the developer

TDI is the flagship company of Taneja Group. Since its inception more than 2 decades ago, TDI has carved a niche for itself in the burgeoning field of real estate development and construction. The company has consistently set quality benchmarks in property development by creating world-class townships and commercial spaces, in prime locations. The company's ability to meet the special requirements of the real estate market and clients stems from the strong foundations of professionalism, integrity and unrivalled market knowledge.

Presently, TDI has 11 Malls cum Multiplexes, 8 ultra modern office cum Retails complexes, 8 residential townships in Delhi, Haryana, Uttar Pradesh and Punjab (operational as well as under development). Every single project that bears TDI signature stands out from the rest, in terms of design aesthetics and quality of construction.

TDI has left an indelible mark in the real estate landscape of the country and is constantly setting up new quality benchmarks and introducing conceptual innovations coupled with cutting edge construction technologies both in residential and commercial spaces. TDI stand for high standards of quality, both in planning projects and maintaining relationships, offering mutually beneficial and fair dealings and on time completion of projects.

### TDI INFRATECH LTD.

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1 sq.mtr. = 10.764 sq.ft.

Disclaimer!: • In the interest of maintaining high standards, all floor plans, layout plans, areas, dimensions and specifications are indicative and subject to change as decided by the company or by any competent authority. Soft furnishing, cupboards, furniture and gadgets are not part of the offering. • All images are an artistic conceptualization and do not purport to replicate the exact products.

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