



MOHALI 1

• Food • Hotel • Retail • Entertainment
• Multiplex • Service Apartments

— SECTOR-119 —



Let us surprise you with
more than you can imagine



**MULTIPLEX
FOOD COURT
SERVICE APARTMENTS
ENTERTAINMENT
SHOPPING**

SCO's

SCO's

SCO's

HOTEL

SCO's

BOOTH

ANCHOR STORE

**ENTRY
EXIT**

35 FT WIDE SERVICE ROAD

200 FT WIDE AIRPORT ROAD



GET THE MOST EXCLUSIVE ADDRESS IN MOHALI

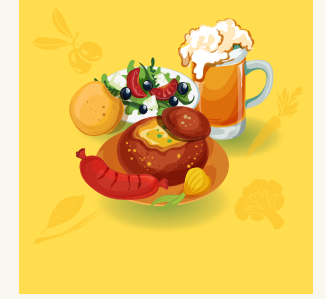
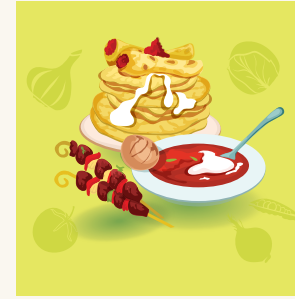
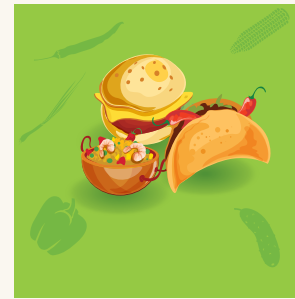
The project is envisioned as a commercial-retail mix, houses large format shopping mall, retail podium, cinemas, entertainment zones ,hang out places along with Food Court. It also embodies a grand hotel.

Strategically located on 200ft International Airport Road and in the heart of Mohali, it is designed to satisfy the emerging need for hi tech commercial complex in retail world. The entire complex is designed with the state of the art facilities and comes with high-end features.

The various blocks will offer cutting edge amenities like central air-conditioning, 100% power back-up, 24x7 surveillance, hi-speed elevators, quality facility management services, ample parking space, modern fire safety measures with multi-cuisine restaurants and a convenient access to grand hotel.



RESTAURANT



TREAT YOUR TASTE BUDS AT OUR CONNOISSEUR RESTAURANTS & FOOD COURT

Located in the downtown of the city, the project offers a perfect place to share stories with co-workers, networking with business prospects, dining with friends and relatives.

Mohali-1 Food & Beverages services aim at connecting fresh ingredients with a vibrant atmosphere. Beautifully designed restaurants bring a perfect environment to relax and dish out fabulous food.

With close proximity to Airport and being strategically located on a 200ft international airport road, makes it one of a kind and is sure to attract travelers/tourist. A perfect place to relax, soak in the vibes and kick back with friends amid superb views and extensive variety of food and beverage to satisfy your need is all one needs for a perfect get together. We enhance living experience and serve the masses and inhabitants within TDI city as well as catering to the commuters of International Airport Road.



HOTEL

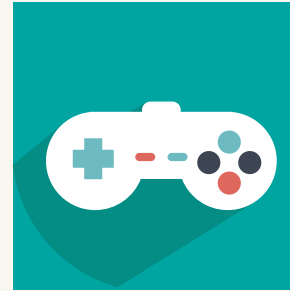


DISCOVER COMFORT AND CONVENIENCE

A seamless blend of style and function, Mohali-1 embrace an extended-stay hotel where you can balance work and life as you like, with the comfort & flexibility. Conveniently located on the 200 ft international airport road, offers a wide array of destinations with sparkling surroundings of calmness, serenity and tranquility. Attending a corporate event or exploring shopping and dining options is abutting the hotel. After an action-packed day, unpack and settle into our modern suites featuring complimentary Wi-Fi, luxurious bedding and ergonomic workstations for a well rounded extended stay in the business suites.



RETAIL



NEXT BIG SHOPPING DESTINATION IN MOHALI

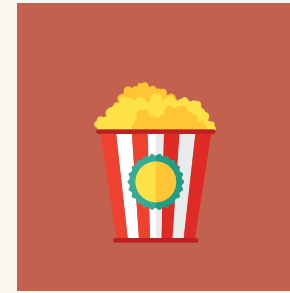
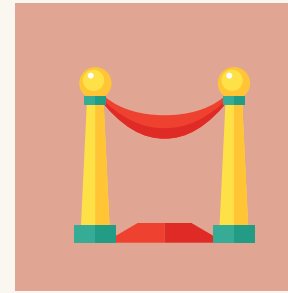
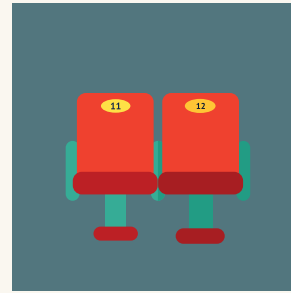
Mohali-1 shopping complex will be known as one of the buzzing shopping destination for the commuters of 200ft International Airport Road & the shoppers in Mohali and nearby and will also add to the convenience of the residents of TDI City. The project will be designed to provide convenience and comfort of shopping as well as providing an avenue for business to reach as many customers as possible. This commercial and retail project will open doors to immense opportunities for businesses to grow and flourish, serve the needs of the residents in Mohali and cater to the commuters of 200ft International Airport Road

SCO : 601 - 671 (80 SQ. YDS.)

SCO : 672 - 685 (264 SQ. YDS.)



CINEMAS

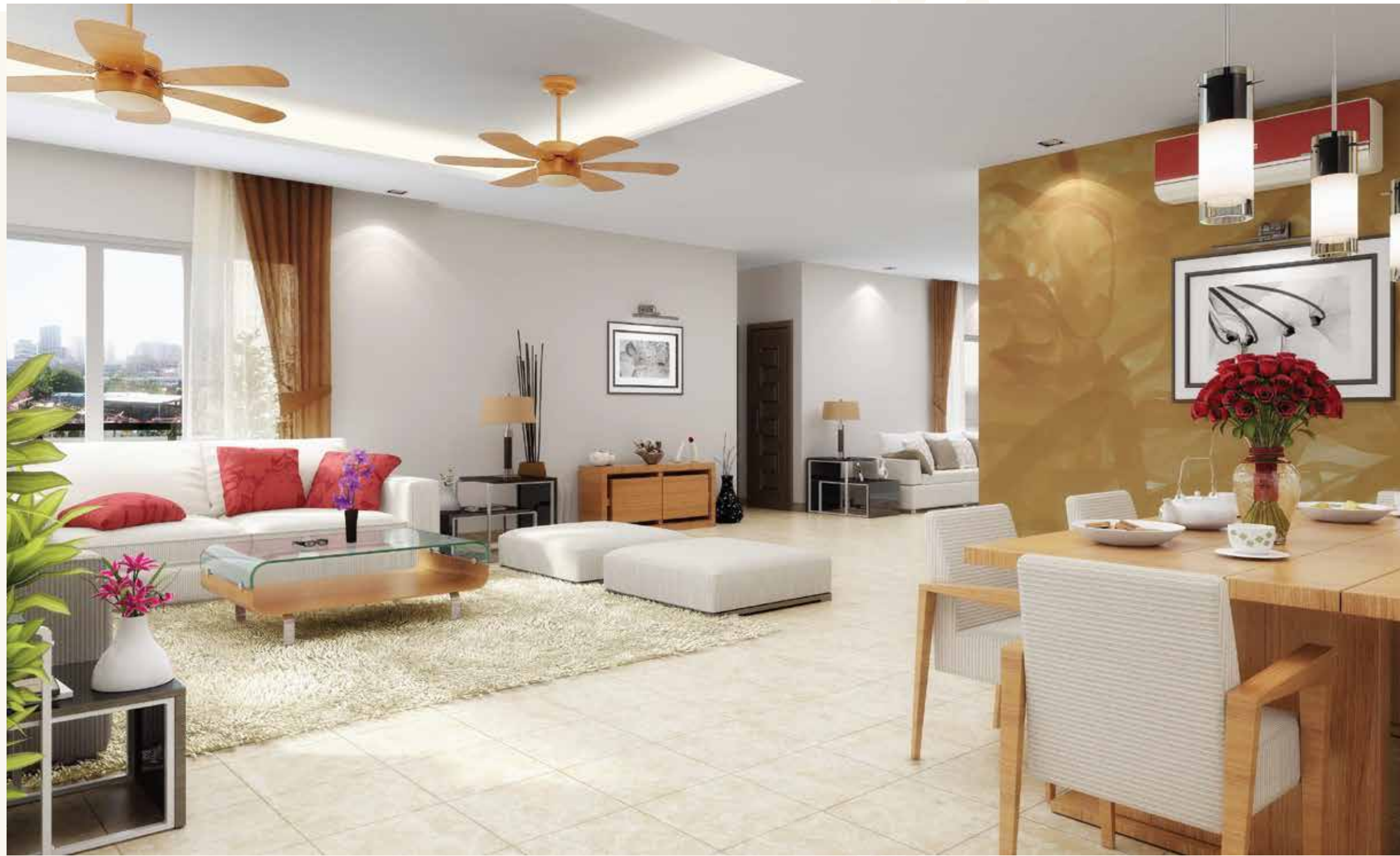


ESCAPE WITH US FOR A CINEMATIC EXPERIENCE

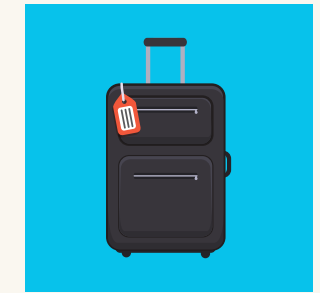
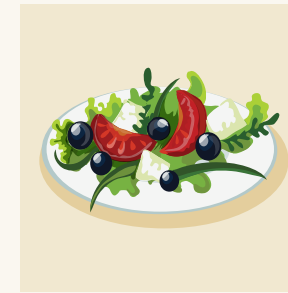
Going for movies just got a whole lot fancier at the Luxury Cinemas located in Mohali-1 the centre of retail cum office space.

TDI Mohali-1 sets new standards of contemporary living and lifestyle with its Multiplex World and brings entertainment at doorsteps for residents of the townships and Mohali.

The Company intends to run tentatively six screens, with state-of-the-art cinema screens showcasing all the latest blockbusters.



SERVICE APARTMENTS



SERVICE APARTMENTS – DESIGNED FOR THE WAY YOU LIVE

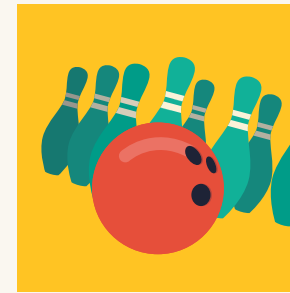
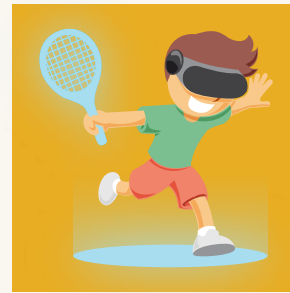
Located in the heart of Mohali 1, the serviced apartments are well designed homes with world class infrastructure. The apartments are furnished living spaces, beautifully designed with luxurious finishes and offer great views of integrated city from good sized balconies. Each apartment enjoys spacious rooms, fully furnished kitchenette, round the clock security and serene location. Its ideal location makes it suitable for all type of families and business travelers who are on a short stay, offering Feel-Like-Home living spaces with finished bedrooms, wardrobes and wooden flooring. It features all the basic amenities residents might desire

All Serviced Apartments include

- Distinctive Contemporary Finishing
- Fully equipped kitchen with Gas, Fridge, Microwave, Kitchenware
- Washer/Dryer, LCD, Wireless High Speed internet, Cable connection Power Back up and Security
- Daily Housekeeping and all maintenance
- Available in all sizes: One Bedroom to Two, Three and Four Bedroom units.



ENTERTAINMENT

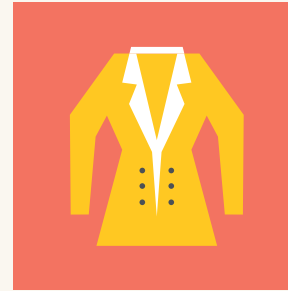


ENTERTAINMENT IS JUST A SHORT WALK AWAY

Mohali-1 offers a rich blend of attractions to its visitors & residents of surroundings. It serves as a buzzing place for entertainment where the inner spaces of the township are surrounded with landscaped lawns, interconnected with walkways, cycling path. As you step in, relax in multi-facility health club with furnished gym equipped with latest machinery, steam, sauna bath and much more. To top it up there are facility areas for tennis, squash, basket ball court and other sports activities right on the premises. Enjoyment is made just so easy to find where children have a plethora of parks, play area to amuse themselves, cafe, food plazas, and library.



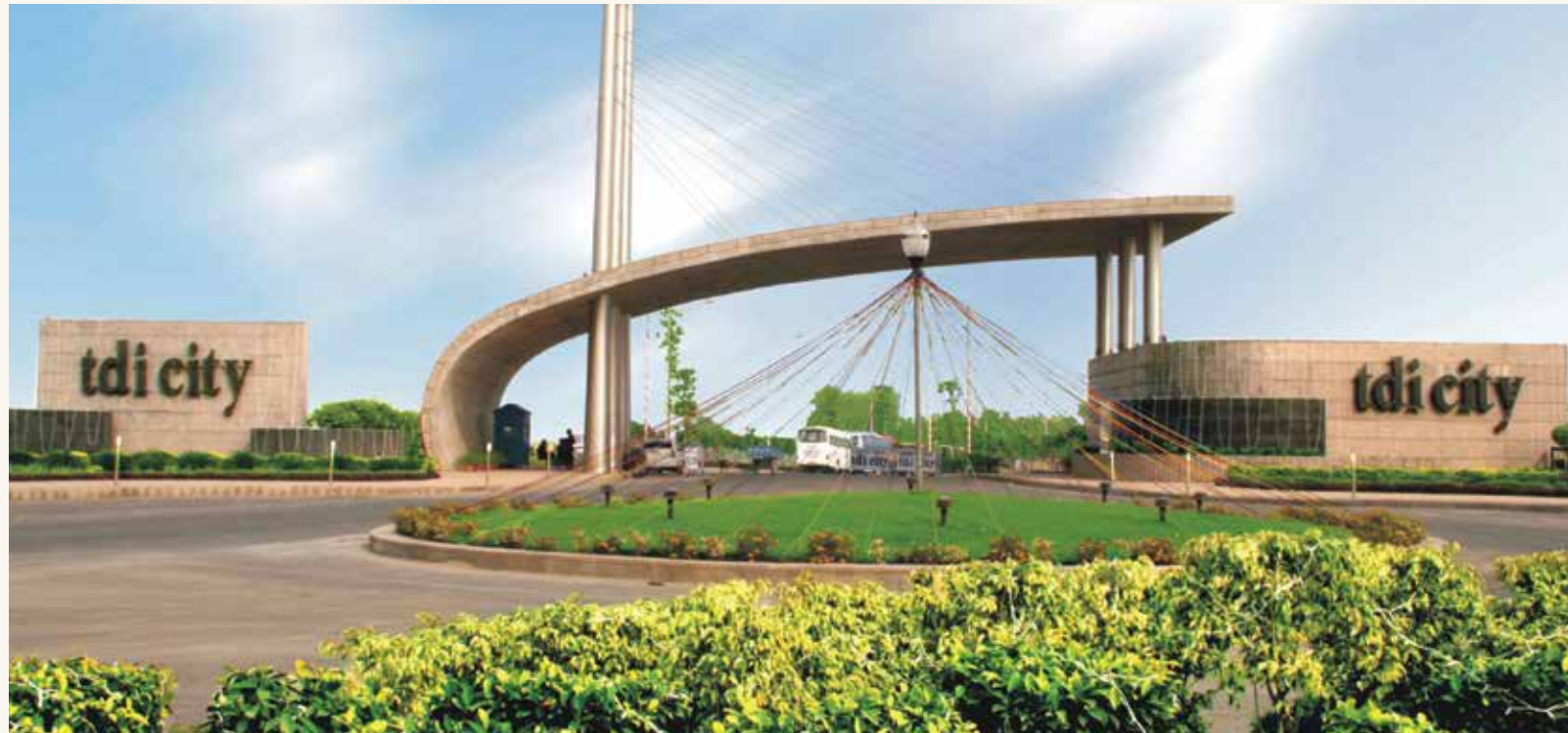
ANCHOR STORE



A PERFECT DESTINATION FOR FASHION LOVERS

We bring you ultimate shopping experience right in your neighborhood. This shopping arcade/precinct is a four storey building based on concept of layered high streets; wherein all stores enjoy high visibility across the multiple levels. The design stands out with its upscale positioning and eclectic selection of brands all under one roof. It will be a unique mix of high end designer stores and mid to low end shops to appeal every type of shopper. Experience the magic of shopping with huge array of goods to buy to hair dressers and spas to pop in to. We add more fun with coffee shops and restaurants for a refreshing break from shopping binge.

SITE FOR ANCHOR STORE : 710 SQ. YDS.



SALIENT FEATURES OF TOWNSHIP

AREA SPREAD OVER 350 ACRES APPROX.

LOCATED ON 200 FT WIDE INTERNATIONAL AIRPORT ROAD

NO. OF HOUSEHOLDS - 4000 APPROX.

SUPPORTING AMENITIES

- TDI CLUB RETREAT
- HIGH SCHOOL
- NURSERY SCHOOL
- DISPENSARY
- JOGGING TRACK
- 50% OF TOWNSHIP ENDORSED WITH GREEN BELT



ACTUAL SITE AERIAL VIEW



SECTOR-119

SECTOR-74A

CONNAUGHT PLAZA

CONNAUGHT RESIDENCY

200 FT. INTERNATIONAL AIRPORT ROAD

SECTOR-117

OPEN NOW



Key Distances

1.5 kms

from Air Conditioned
Bus Terminal
Phase-6, Mohali

2.2 kms

from Hindustan Times Office
Phase-8, Mohali

2.5 kms

from Quark City, Phase -8 , Mohali

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
Satsung Bhawan

Godrej

Landmark Plaza

Hindustan Times

Quark City

Industrial Area
Mohali



Sector 74A

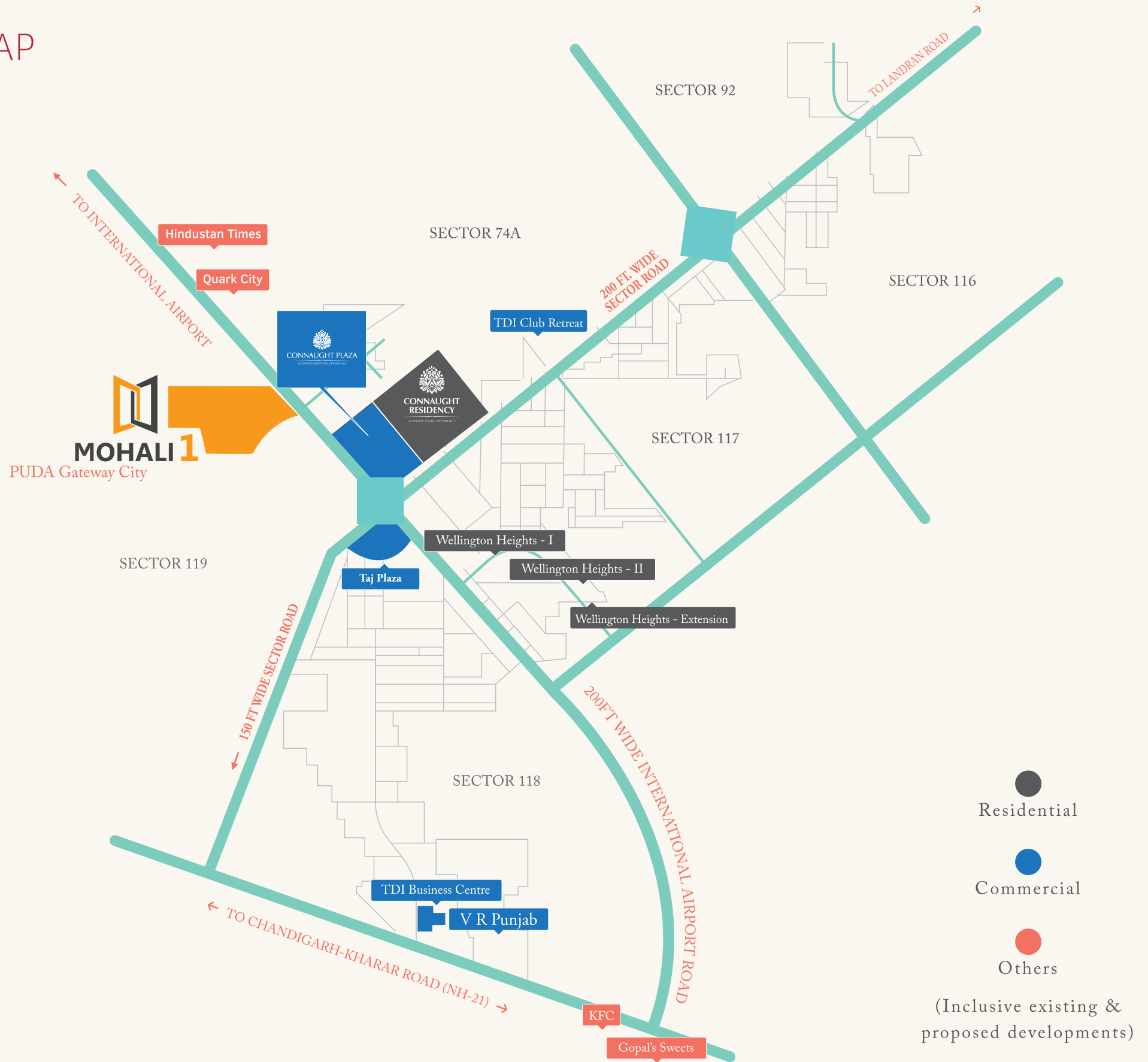
200 FT. WIDE SECTOR ROAD
TOWARDS KHARAR-LANDRAN ROAD →

CHANDIGARH - KHARAR ROAD (NH-21) →
TOWARDS

200 FT. WIDE INTERNATIONAL AIRPORT ROAD



SITE MAP



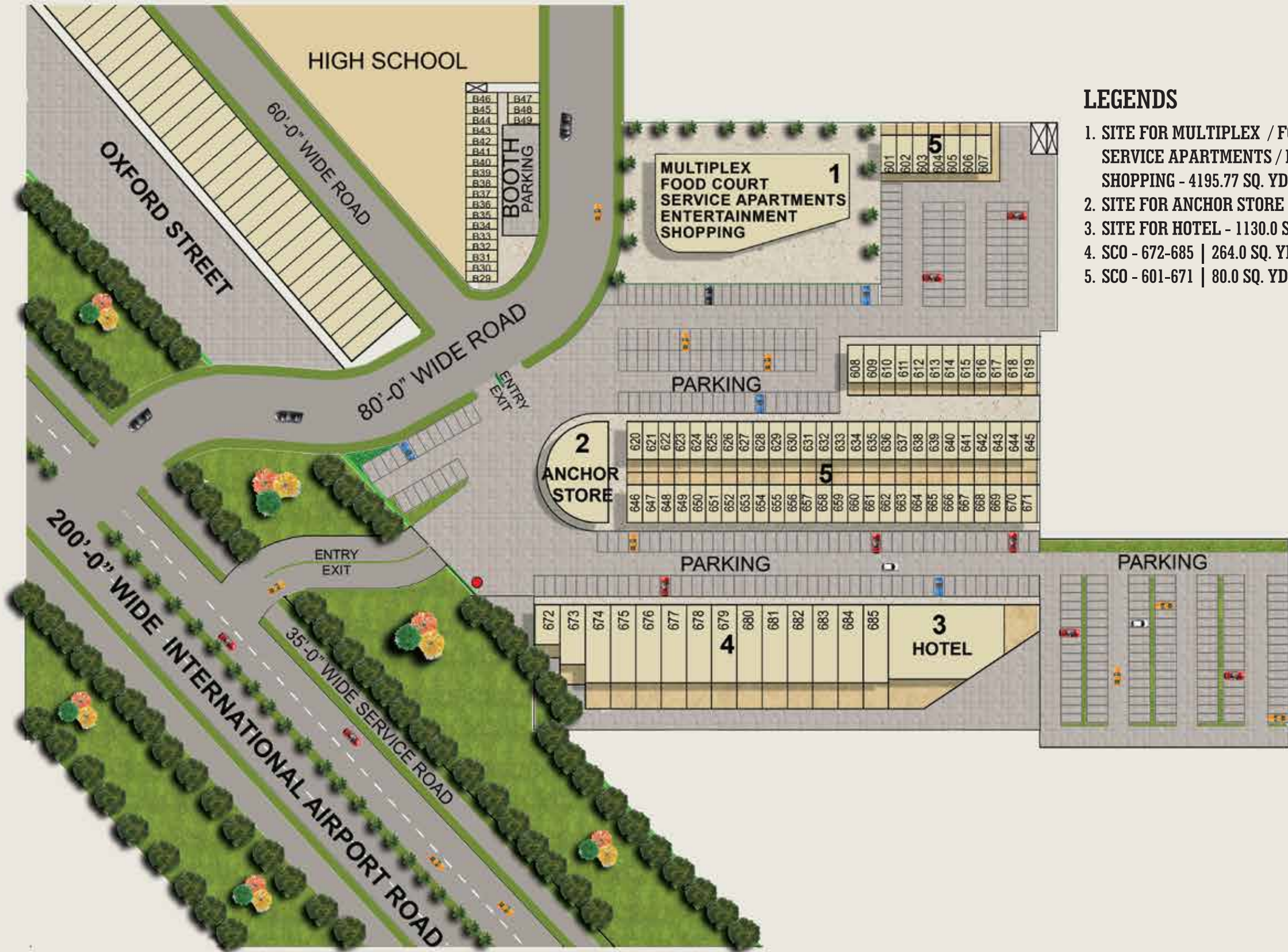


LOCATION ADVANTAGES

- An Integral part of TDI City Mega Township Project Sector-74A, 92, 116,117,118 & 119 Mohali.
- Located on 200ft wide International Airport Road & adjoining PUDA Gateway City.
- Multiple connectivity to all sectors of Mohali & Chandigarh.
- Centrally located in and around 1000 acres of residential areas.
- Located in the vicinity of more than 10,000 dwelling flats with prominent projects like Connaught Residency, Wellington Heights I, Wellington Heights II & Wellington Heights Extension, Spring leaf, Complete Homes & Casa Floors.
- Around 1500 flats to come up at TDI City in the near future
- Mohali International Airport Road passing through TDI City serves as a gateway for Haryana, Himachal Pradesh, Jammu & Kashmir & whole of Punjab.



SITE PLAN



LEGENDS

1. SITE FOR MULTIPLEX / FOOD COURT / SERVICE APARTMENTS / ENTERTAINMENT/ SHOPPING - 4195.77 SQ. YDS.
2. SITE FOR ANCHOR STORE - 710.0 SQ. YDS.
3. SITE FOR HOTEL - 1130.0 SQ. YDS.
4. SCO - 672-685 | 264.0 SQ. YDS.
5. SCO - 601-671 | 80.0 SQ. YDS.



PUDA GATEWAY CITY

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MOHALI 1

REASONS & BENEFITS

TO BUY YOUR OWN SHOP CUM OFFICE

1.

EASY ACCESS LOCATION

Situated in the heart of TDI City, just 15 minutes from Chandigarh

2.

WALK IN BUSINESS

Ideally located at International Airport Road connected with Chandigarh-Kharar Road NH-21

3.

MAXIMUM POTENTIAL

Ready catchment of resident families & nearly 10 lac city customers

4.

MAKING PROFITS

High footfall due to its centric location

5.

HIGH RENTALS

Perfect place for investment

6.

WEALTH MULTIPLIER

Property bound to appreciate in near future

7.

HAPPY CUSTOMERS

Ample parking for over 600+ Cars

8.

SHOPPERS HAVEN

All favourite brands spread of approx. 8 acres

9.

EASY ON POCKET

Low maintenance cost with developed commercial complex

10.

PEACE OF MIND

Round the clock security with necessary facilities



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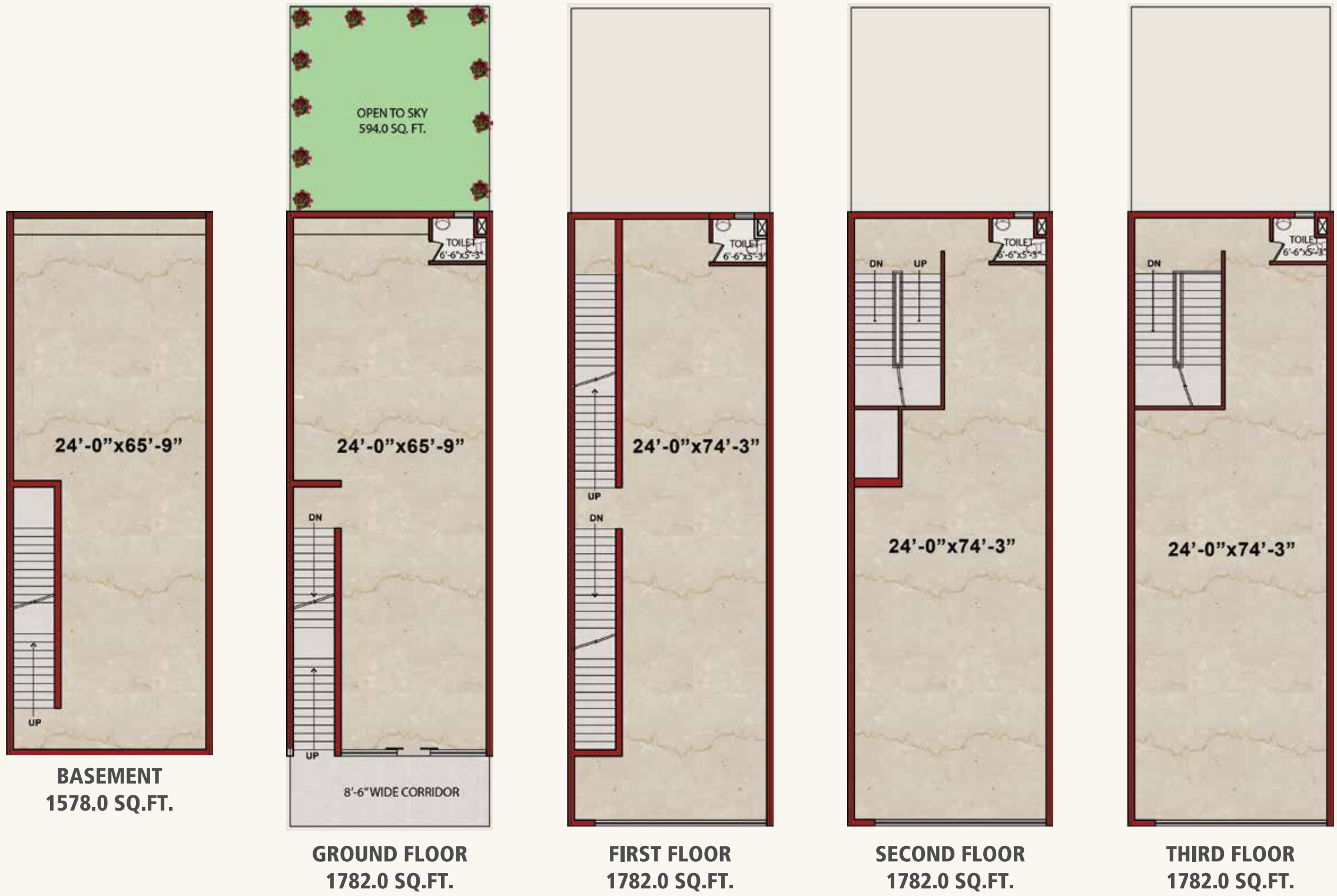
200 FT WIDE AIRPORT ROAD

FLOOR PLAN



PLOT SIZE = 80 SQ. YDS.

FLOOR PLAN



PLOT SIZE = 264 SQ. YDS.



Maas Architects, a firm based in New Delhi, India is dedicated to Architectural design consultancy and construction and for over 20 years, the practice has strived to create some of the best architectural buildings in india. MAAS Architects is a team of multi-disciplinary architectural firms in New Delhi. One of the top architectural design, Interior -both residential and corporate design firm. Over the years team MAAS has been involved in all kinds of building typologies like Residential, Commercial, Retail , Hospitality and Institutional projects all across India.

“Design” is a core strength and along with contextual, sociological and technical response it becomes the foundation of all solutions. As an architectural design firm each project is approached with an opportunity to collaborate with a client through open dialogue. The practice has combined a high level of expertise and experience with an intimate knowledge of materials and construction techniques to ensure that every project is built the way it was envisioned.



NEEV Architects and Engineers brings a unique and valuable blend of architecture and engineering expertise for its valued customers. It is actively engaged in the creation of contextually appropriate solutions within an increasingly changing world. Set up in Chandigarh Tri-city, it is a design studio focusing primarily in the fields of Architecture and Interior Design.

Our core projects today range from Recreational and Commercial complexes, Industrial Buildings, Hospitals, Hospitality, Townships, Institutional Buildings, Landscaping to Residential Houses. Our focus has been to create environment friendly and energy efficient buildings.

We take responsibility of all phases of the project from client relations to conceptual design, construction drawings, government approvals adding further value with our extensive analytical tools and experience. Our team of professionals have a substantial amount of experience in all phases of project management, design including high profile structural engineer.



M
M
MOTT
MACDONALD

Project Management Consultant

The team behind notable establishments like, Delhi Metro Noida Corridor Extension; Rubber Chemical Factory, Gujarat; Indra Gandhi International Airport, Delhi, etc., Mott MacDonald a global engineering, management and development consultancy is joining hands with Connaught Estate. Through this partnership, we are looking forward to establish the process to meet our strategic ambitions, using analytical front-end advice, that'll help us to plan, design, deliver and sustain our township. With that, Mott MacDonald's award winning project management team, plan and control every aspect of the project life cycle and make sure to deliver projects within defined cost and time, and exceptional quality.





An Endless Journey

Our eternal journey of 25 years has led us to transform lives in unique and revolutionary ways. The journey has not been ordinary, but full of thrilling endeavours that has equipped us with wisdom and thoughtful lessons. With best wishes of our associates, we've been walking on this path to explore bright and infinite possibilities, hence, creating choices for our customers that are exclusive and novel. Transforming lifestyles with leading-edge technology and infrastructure is not our only motive, but to make houses full of warmth and contentment.

The journey of TDI Group as a major real estate player propelled with great speed. With their desire to transform the erstwhile backwaters of Tier-2 and Tier-3 cities, TDI was the only key to open the door of opportunities to many cities of northern India. Our flagship projects, including TDI City Kundli, TDI City Mohali and many more soon became landmarks and bestowed immense growth to the entire regions.

With the same thought in our minds, we look forward to a great journey which the approaching future holds for us.

COMMERCIAL & RETAIL | DELIVERED PROJECTS



TDI BUSINESS CENTRE , MOHALI



CONNAUGHT PLAZA, MOHALI



TDI PARAGON MALL, RAJOURI GARDEN, DELHI



TDI PARK STREET, SONEPAT



TDI CENTRE, JASOLA, DELHI



TDI FUN REPUBLIC - DELHI



EPICURIA SOUTH BRIDGE, NEW DELHI



TDI MALL - AGRA



TDI SOUTHERN PARK, DELHI



TDI WESTSIDE MALL, DELHI



RODEO DRIVE - KUNDLI



TDI MALL - KUNDLI

TDI

Our Clients

build on the power
of our network...





& many more...



TDI INFRA TECH LTD.

Head Office : 10, Shaheed Bhagat Singh Marg, Near Gole Market, New Delhi - 110001

Regional Office : SCO 144-145, 200 FT Wide Airport Road, Sector -117, TDI City, Mohali T: 8558807770-1-2-3

Contact : 011-49133333 Website : www.tdiinftratech.com | www.tdigroupmohali.net

1 sq.mtr. = 10.764 sq.ft.

Disclaimer!: In the interest of maintaining high standard, 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.

CONNECT WITH US ON:



AN ISO 9001:2008 COMPANY.



Accr. No. M31112041N

LOAN AVAILABLE

