CONNAUGHT RESIDENCY

ULTIMATE LIVING EXPERIENCE

SECTOR-74A, MOHALI




TDI
RISE ABOVE

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Rise above the ordinary

Independent Living Exclusive Residencies

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 excusitely planned project. These Exclusive Residencies will offer a unique lifestyle experience to ones who value independence & love to enjoy the smart age lifestyle in a secure environment.



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

Be surrounded by the beauty of nature. More rooms for every whim.

Every exclusive Residency at Connaught Residency opens out to a balcony with 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.




ARTISTIC IMPRESSION

The night at Connaught Residency is like a galaxy glittering with million starts. 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.

Night View at Connaught Residency

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.


ARTISTIC IMPRESSION

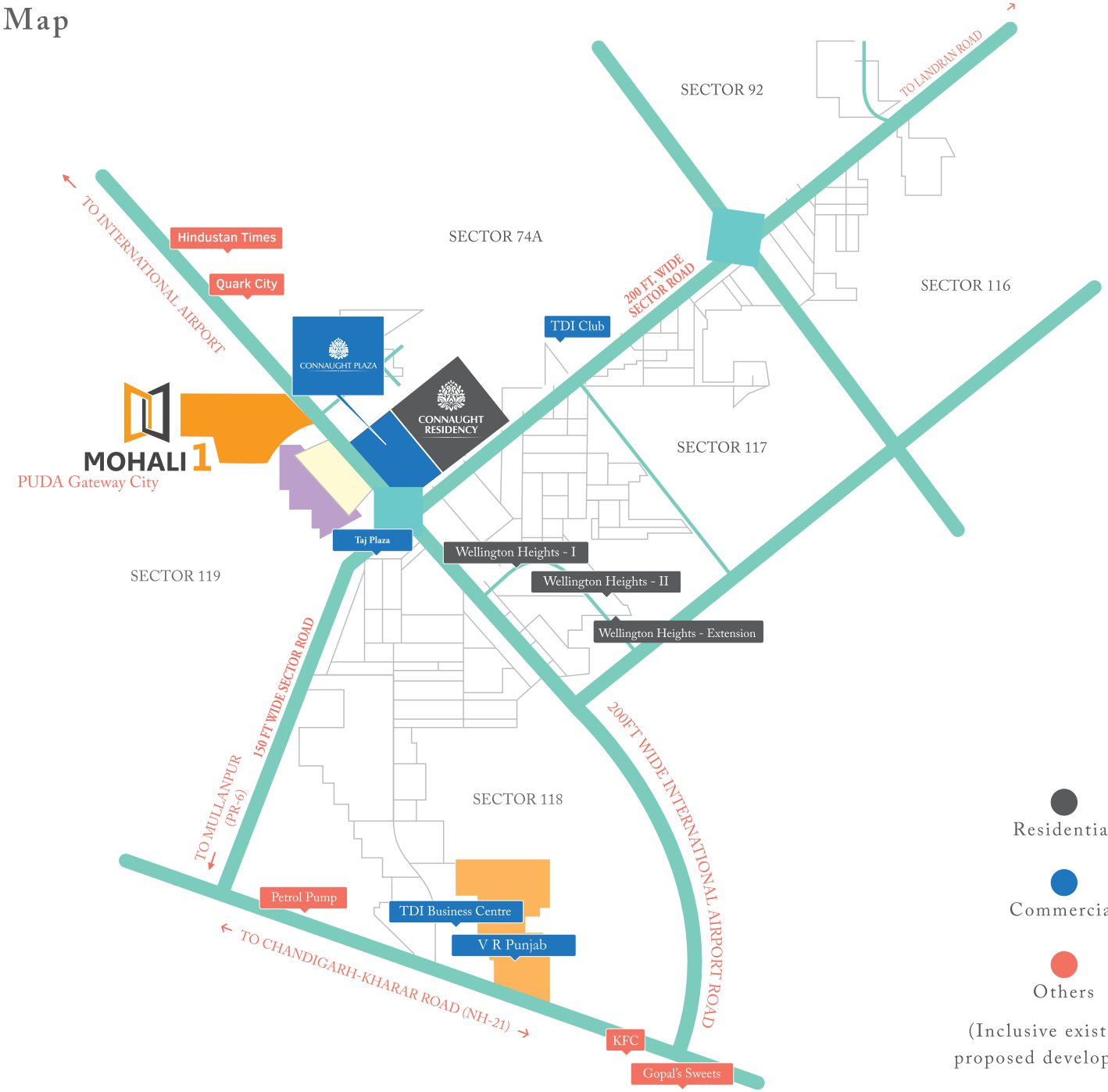


Connaught Residency will make you fall in love with its magical aura. Situated within a gated community, Connaught Residency is a like a little world with its own charm.

Gated Community

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 through TDI City touching various key surroundings.**
- **Conveniently connected to all the major landmarks of the tricity.**

Location Advantages

- **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 & J&K.**



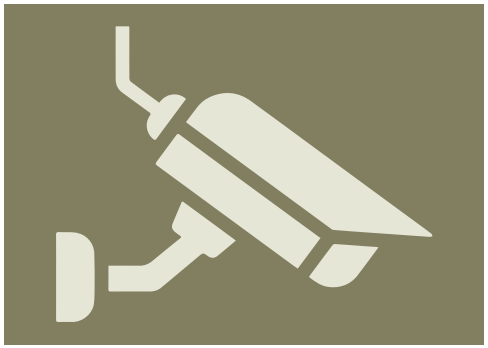
Connaught Residency is not just an address to stay, but a true embodiment of luxury with gated community. Located in the most premium and convenient locality of Mohali, Connaught Residency is an upscale urban landmark, equipped with all the modern facilities you can imagine.

Features for a Premier Living

- **Connaught Residency is Built-up exclusive Residential Residencies with around 250 units.**
- **On Plot size around 192 sq. yds. (160.536 sq. mtr.) (32'X54') & 250 sq. yds. (209.03 sq. mtr.) (33'X68') having G+2 with super area of approx. 1350 sq.ft. & 1750 sq. ft. and Carpet Area of 902.41 sq.ft. & 1180.65 sq.ft. respectively.**
- **Spread over land abutting towards Master Plan roads.**
- **Secured & Gated community.**
- **Designed excellently to ensure maximum visibility & natural sunlight for each Residency.**
- **Introducing the Smart City Concept.**
- **An integral part of TDI City-1 (350 acres approx township) in Sectors 74-A, 92, 116, 117, 118 & 119.**
- **Shopping convenience in close proximity at Connaught Plaza.**

Smart Features of New Age living

Connaught Residency comes with 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

Key Distances

Sectors Projects

1.5 kms
from Upcoming 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



TDI CITY MOHALI
RISE ABOVE



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


CONNAUGHT PLAZA
CONNAUGHT RESIDENCY
40'-0" WIDE ROAD
ENTRY
60'-0" W/R
200 FT. WIDE INTERNATIONAL AIRPORT ROAD
Sector 74A
Sector 119
Oxford Street
Sector 117
Wellington Street
ENTRY
EXIT
EXIT
200 FT WIDE SECTOR ROAD
TOWARDS KHARAR-LANDRAN ROAD
*Subject to statutory approval

3D View



CONNAUGHT
RESIDENCY

(192 sq.yds.)

FLOOR PLAN

Ground Floor



Plot Size : Around 192 sq. yds.
Super Area : Approx. 1350 sq.ft.
Carpet Area : 902.41 sq.ft.

First & Second Floor



Plot Size : Around 192 sq. yds.
Super Area : Approx. 1350 sq.ft.
Carpet Area : 902.41 sq.ft.

3D View



CONNAUGHT
RESIDENCY

(250 sq.yds.)

FLOOR PLAN

Ground Floor



Plot Size : Around 250 sq. yds.
Super Area : Approx. 1750 sq.ft.
Carpet Area : 1180.65 sq.ft.

First & Second Floor



Plot Size : Around 250 sq. yds.
Super Area : Approx. 1750 sq.ft.
Carpet Area : 1180.65 sq.ft.

Specifications

Living / Dining

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

Bedrooms

- **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

- **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 Paint)
- **Modular Kitchen -** with Hettich fittings, Hob & Chimney (Kaff), Instant geyser, RO/ Aquaguard & Gas pipeline

Balconies

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

Passage / Staircase

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

Bathrooms

- **Floor -** Premium quality anti skid tiles
- **Wall -** Premium quality ceramic tiles upto full height (1'x2' size)
- **CP Fitting -** Jaquar or Grohe
- **Chinaware -** Hindware premium range or Duravit
- **Modular false ceiling -** Gypsum (moisture resistant) + Grid Ceiling

Electrical

- **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.) Panasonic / LG / Samsung
- **Ceiling Fans -** Havells/ Usha/ Crompton

External Facade

- Weather proof texture / paint/ mangalore tiles

Note : The specifications shall be stated brands or equivalent

SAMPLE FLAT IMAGES



LIVING AREA



DINING AREA



FRONT COURTYARD



KITCHEN



BEDROOM-1



BEDROOM-2



BEDROOM-3



BACK COURTYARD

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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 the images are an artistic conceptualization and do not purport to replicate the exact products.

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