







THE BELIEF



SOLIS



AQUA



TELLUS

Nature plays a very pertinent role in a human's life. Knowing this, TDI chose three very essential elements from nature; Solis, Aqua and Tellus which were carefully immersed into all its projects. Solis means sun, it persuades us to wake up each day and shine brightly which is exactly why all the properties at TDI allows sunlight to pour down picturesque windows of its properties further allowing great lighting in and around the living spaces. Aqua is another name of water, and just like the waves of water every investment is curated to flow in the direction of growth. Tellus is the name of the Roman goddess of earth who also resonates with feelings of harmony and togetherness. Inspired by this deep meaning of Tellus, every TDI project is beautifully landscaped to promote harmonious community living.

A LEGACY YOU CAN TRUST.



30+ Years
Legacy & continuing



100+
Projects administered



75K
Dwelling raised



150 Million sq. ft.
Development potential

The TDI Group has set a benchmark with its iconic projects over the years. Be it mega retail malls, entertainment complexes, residential buildings, or commercial spaces, the Group is determined to leave no stone unturned towards its path of becoming the most significant address. The commercial projects of the Group have always witnessed exponential growth making it a pioneer in the commercial development sector. These commercial developments have one of its kind distinct lifestyle offerings especially because of the strategic positioning of these projects i.e. in the epicenter of the expanding cities that are highly accessible from anywhere in the city. The success of these commercial spaces speaks volumes about its visionaries who endeavor to provide contemporary designs and employ advanced technology in all assets that they embark on. All the commercial properties of TDI Group are immersed with superlative solutions, sustainable infrastructures and stellar architecture.

LINEAGE OF COMMERCIAL MARVELS IN INDIA.



TDI Southern Park - Saket, New Delhi



TDI Palm Court - Gurugram



TDI Center - Jasola, New Delhi



TDI Mall - Agra



Park Street - Sonapat



South Bridge - Nehru Place, New Delhi



TDI Fun Republic - Moti Nagar, New Delhi



TDI Mall - Rajouri Garden, New Delhi



TDI Westside Mall - Lajpat Nagar, New Delhi



TDI Mall - Kundli



TDI Paragon - Rajouri Garden, New Delhi



TDI Kingstreet - Kundli



TDI Emperor Square - Kundli



Rodeo Drive - Kundli



TDI Mall - Moradabad

LINEAGE OF COMMERCIAL MARVELS IN TRICITY.



TDI Mall - Sec. 17 Chandigarh



TDI Business Centre - Sec. 118 Mohali



Golf Link Market - Sec. 118 Mohali



Park Street - Sec. 118 Mohali



Taj Plaza - Sec. 118 Mohali



The Arcade - Sec. 118 Mohali



Oxford Plaza - Sec. 119 Mohali



Mohali 1 - Sec. 119 Mohali



Connaught Plaza - Sec. 74A Mohali



Sadar Bazaar - Sec. 117 Mohali



South EX-II - Sec. 117 Mohali



CP Square - Sec. 117 Mohali



King Street - Sec. 110 Mohali



Kingston Square - Sec. 110 Mohali



TDI Connaught Place - Sec. 111 Mohali

BUILDING A



SUSTAINABLE
TOMORROW.

Energy Efficient
Systems



Unmatched
Accessibility



State-of-the-art
Security Systems



Superior Water
Resource Management



ENCOMPASSING PRIME
SECTORS OF THE REGION,
74A, 92, 116, 117, 118 & 119.



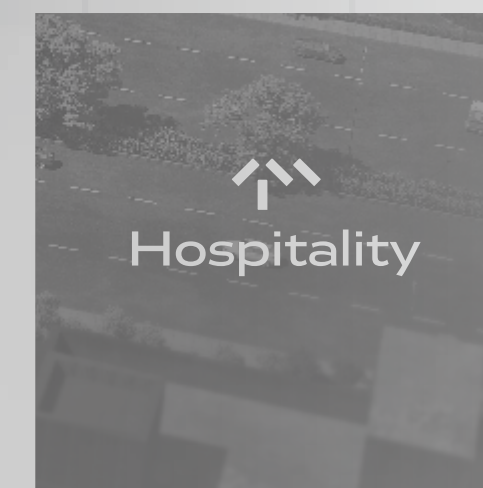
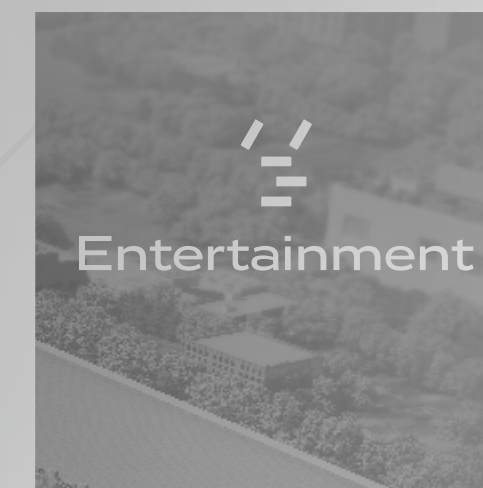
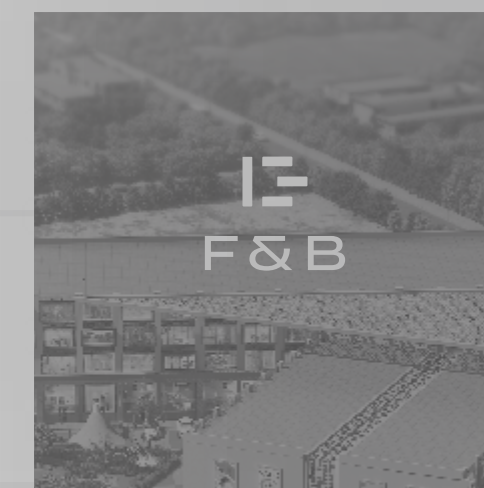
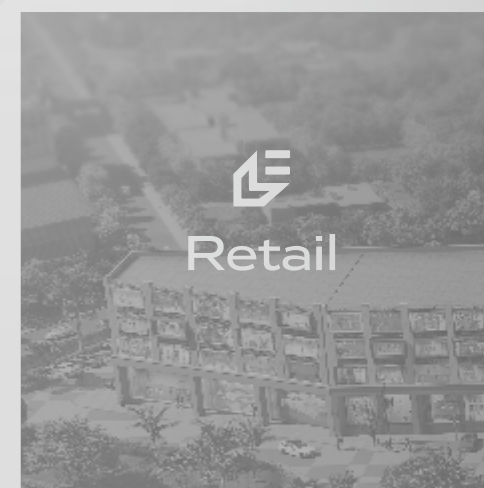
Designed for optimum utilization of space and resources, TDI Smart City makes use of intelligent solutions in line with energy-efficient and sustainable buildings. The framework encompasses an efficient network of roads, traffic lights, smart metres and street lights. With effective electricity and smart grid systems along with systematic water recycling and purification, TDI promises an elevated standard of living for every citizen.





South EX-I is one of its kind SHOP-CUM-OFFICE (SCO) format entailing distinguished infrastructure and desirable ecosystem that attracts regular consumers, It is a perfect amalgam of best offerings for businesses that aim to prosper along with exceptional growth.

- Sprawling across 8.37* acres
- Land ownership
- Two-side entry
- Grand entrance with security
- Ample parking space
- Terrace rights
- B + G + 3 Floors + Terrace (As per DTCP approved standard architectural control sheet)
- Double height showrooms



Elements of commercial growth.

WELCOME
TO THE GATEWAY
OF COMMERCIAL
PUNJAB.



Artistic impression for demonstrative purpose only.

MASSIVE AMPLIFIED COMMERCIAL SPACE.



Artistic impression for demonstrative purpose only.

INTELLIGENTLY
CONCEIVED
WITH FINEST
GLOBAL
BRANDS.



Artistic impression for demonstrative purpose only.

Widest frontage on
International Airport Road.



1144
FT.

Widest frontage on
International Airport Road.





A PROJECT WELL EQUIPPED WITH WORLD CLASS AMENITIES WHERE OUTDOORS AND INDOORS ARE EQUALLY EXCITING. WITH EVERY UNIMAGINABLE CONVENIENCE UNDER ONE ROOF FROM F&B INCLUSIVE OF INTERNATIONALLY ACCREDITED RESTAURANT CHAINS. THIS PROJECT ENVISIONS TO ESTABLISH ITSELF AS AN IDEAL RETAIL DESTINATION.

EAT. SHOP. RELAX. REPEAT.



TDI IS BRILLIANTLY PLANNED TO ENCOMPASS ALL BUSINESS MODELS. KNOWING THAT VISIONARIES BELONG AT THE BEST, THE PROPERTIES CONSTRUCTED BY TDI FACILITATE UNPARALLELED GROWTH, PERPETUAL FLOW TOWARDS SUCCESS AND FORTIFYING PROFITS.

WORK. INVEST. GROW. TRUST.

TDI SMART CITY BOARDED WITH BEST OF INTL. BRANDS.



Artistic impression for demonstrative purpose only.





↑↑ DOUBLE HEIGHT
SHOWROOMS

INTRODUCING
A PLETHORA OF
COMMERCIAL PRODUCTS;
CRAFTED EXCLUSIVELY
FOR YOUR BUSINESS.

MAGNIFICENT
VISIBILITY,
MAXIMUM
ACCESSIBILITY.

BUILT UP
SCOS & FLOORS

Iconically positioned for maximum visibility on PR 7 road, these built up SCO's and floors offer two ideal sizes, both inclusive of double heightened showrooms. Exceptionally built, these spaces are designed for extraordinary profits.

- 18 x 100 FEET
- 18.5 x 60 FEET

OPPORTUNE INVESTMENTS, AMPLIFIED PROFITS.

DSS PLOTS

These DSS plots are built to promote new standards of open space retail market and are strategically located in close proximity to the airport, residential complexes, and educational institutes to attract persistent customers.

- 10 x 30 FEET



Artistic impression for demonstrative purpose only.



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COMPETENT
ADDRESS,
MAXIMIZED
GROWTH.

COMMERCIAL SITE

Three different sites available for your enormous business plans. These commercial spaces are one of its kind highly aspirational smart retail spaces that have been skillfully integrated for phenomenal productivity and exceptional profits.

- Site 1 - 876.51 Sq. Yds.
- Site 2 - 931.40 Sq. Yds.
- Site 3 - 501.70 Sq. Yds.

STRATEGICALLY POSITIONED FOR IMPECCABLE GROWTH.

Mohali is the new commercial city of Tricity with new developments, businesses, international companies, and upmarket residential projects investing in the region. At the heart of this developing region lies South EX-I, the largest mixed-use development project of the Tricity.

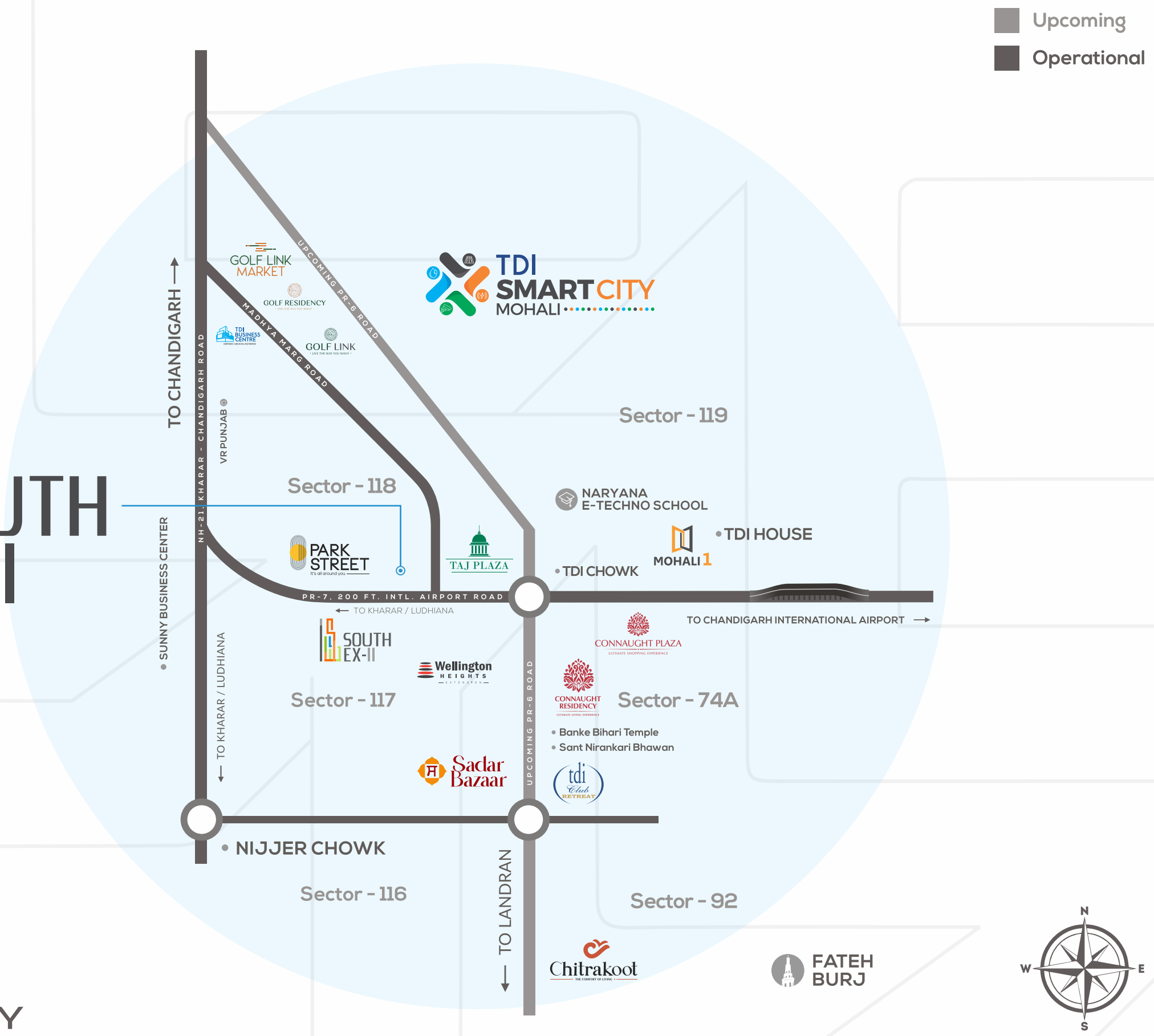
A major attraction for the people of Mohali is its close proximity to the international airport. From highways to well constructed flyovers, the convenience of being close to Chandigarh and the airport makes this project an ideal address for many businesses.



TDI SMART CITY
LOCATED AT
THE PROMINENT
BUSINESS HUB
OF TRICITY.



LOCATION MAP
FOR TDI SMART CITY

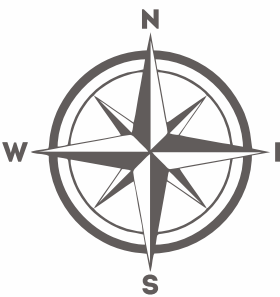




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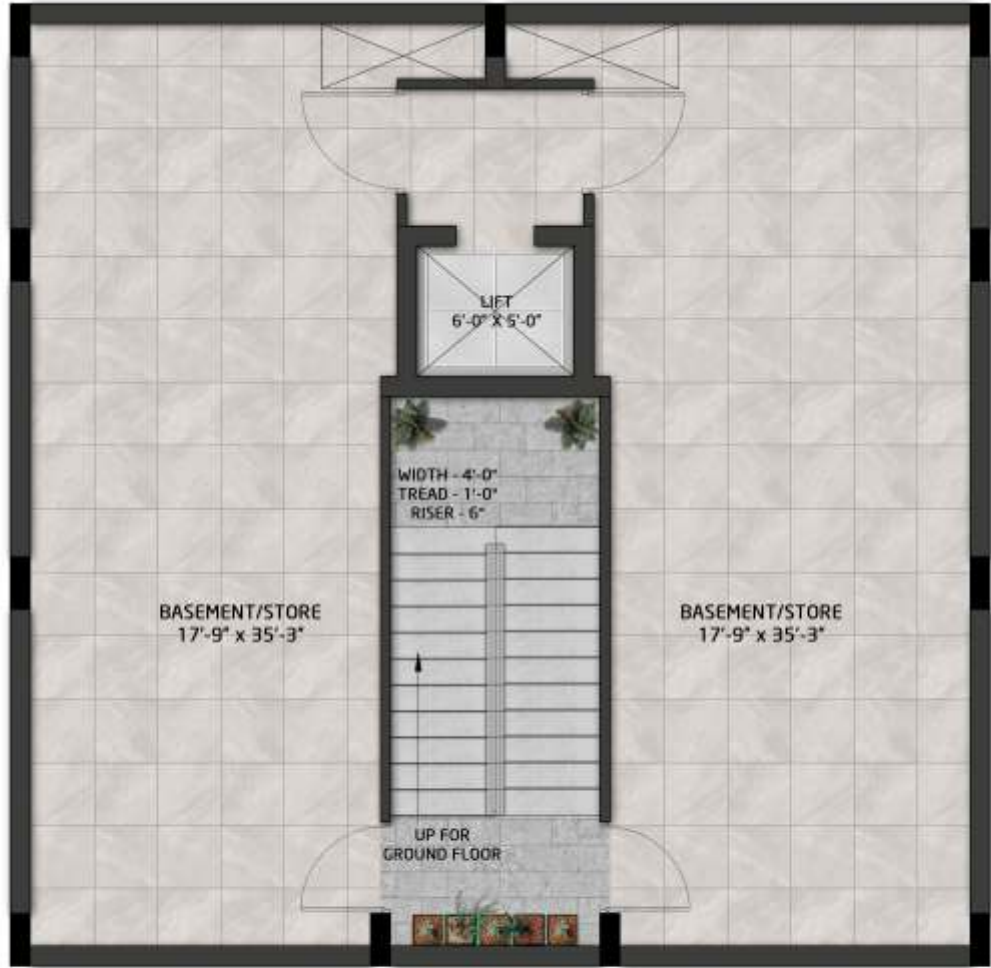
SITE PLAN

S. No.	SCO NO.	PRODUCT TYPE	DIMENSIONS (LxB)	PLOT SIZE (SQ. YDS.)	NO.S
1	1101	COMMERCIAL SITE	NA	876.51	1
2	1102-1127	SCO PLOT	18 x 100 FEET	200.00	26
3	1128	COMMERCIAL SITE	NA	931.40	1
4	1129-1144	SCO PLOT	18 x 100 FEET	200.00	16
5	1145	COMMERCIAL SITE	NA	501.70	1
6	1146-1161	SCO PLOT	18.5 x 60 FEET	123.33	16
7	B50-B58	DSS PLOTS	10 x 30 FEET	33.33	9
				Total	70



FLOOR PLANS

Plot Size - 18'6 x 60 Ft.



Basement Floor Plan
680.00 Sq. Ft.



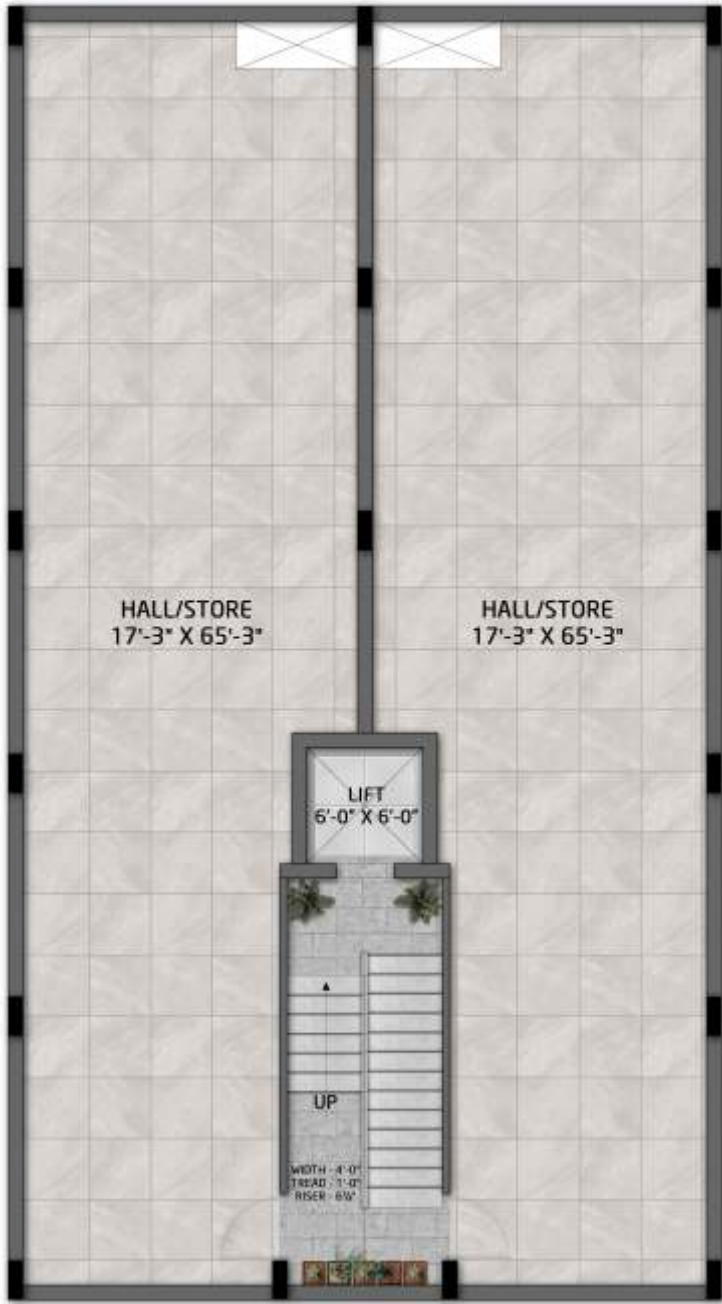
Ground Floor Plan
680.00 Sq. Ft.



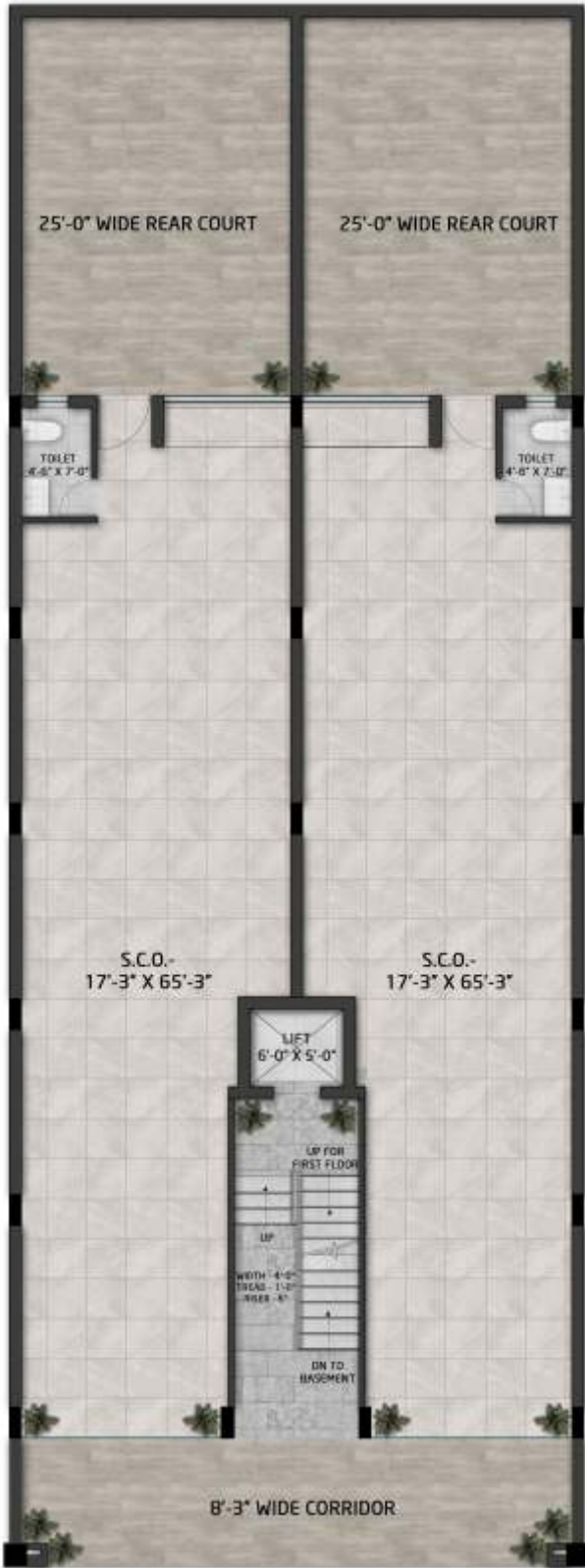
Typical Floor Plan | First, Second & Third
832.50 Sq. Ft.

FLOOR PLANS

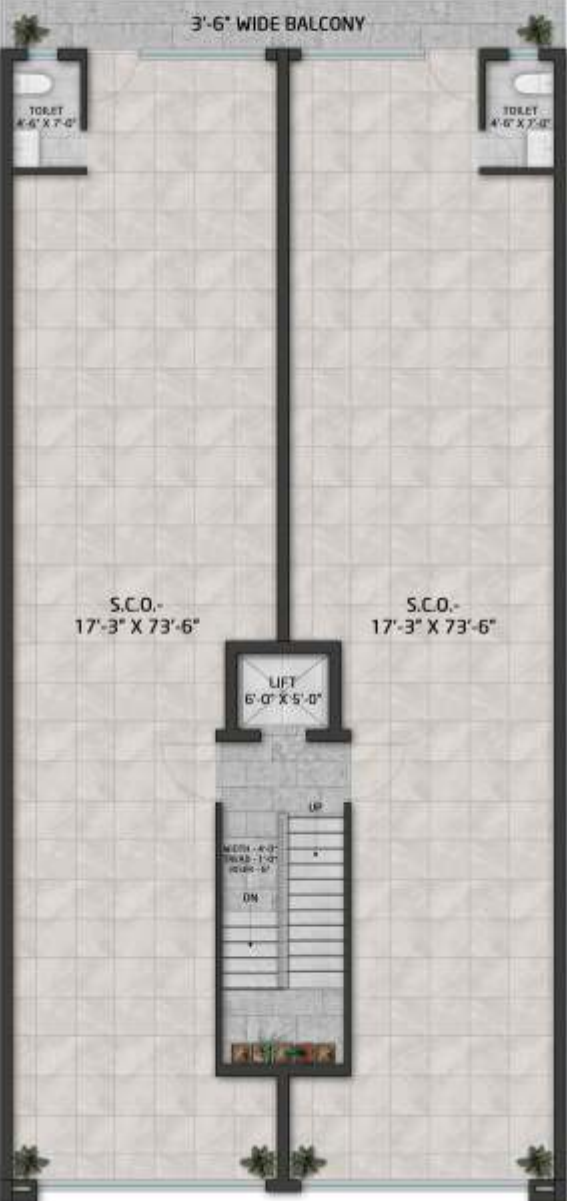
Plot Size - 18 x 100 Ft.



Basement Floor Plan
1201.50 Sq. Ft.

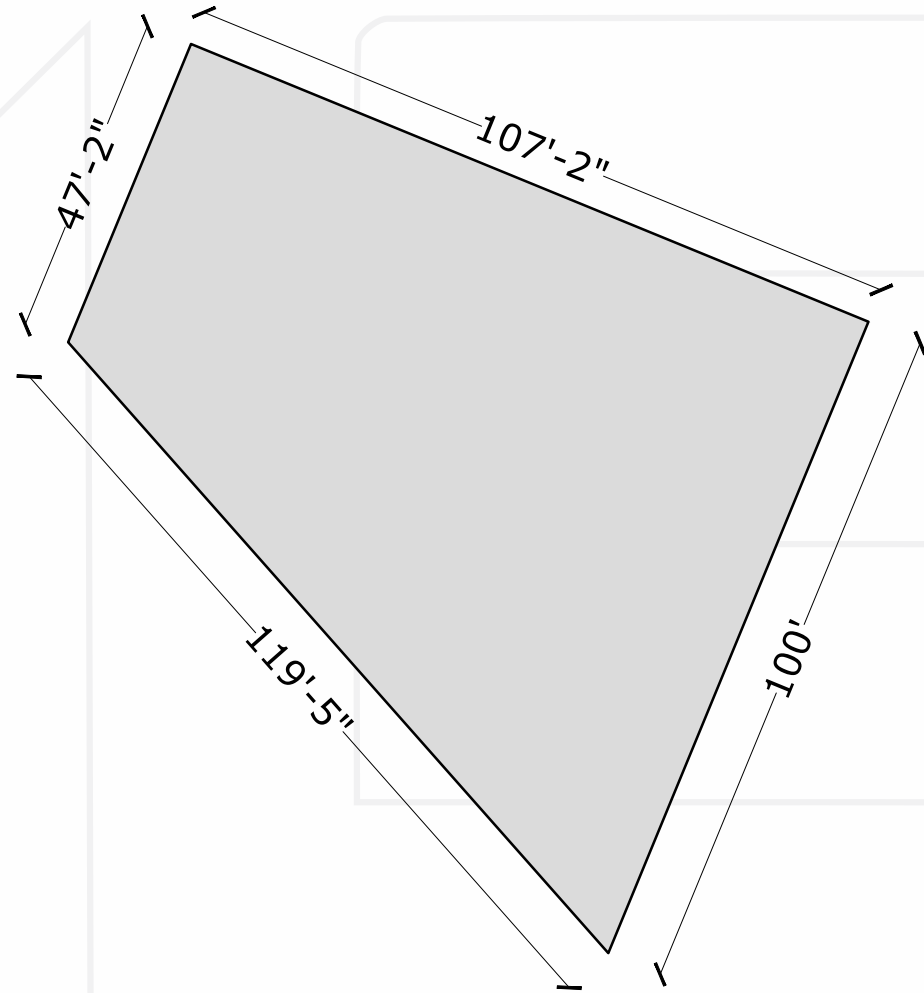


Ground Floor Plan
1201.50 Sq. Ft.

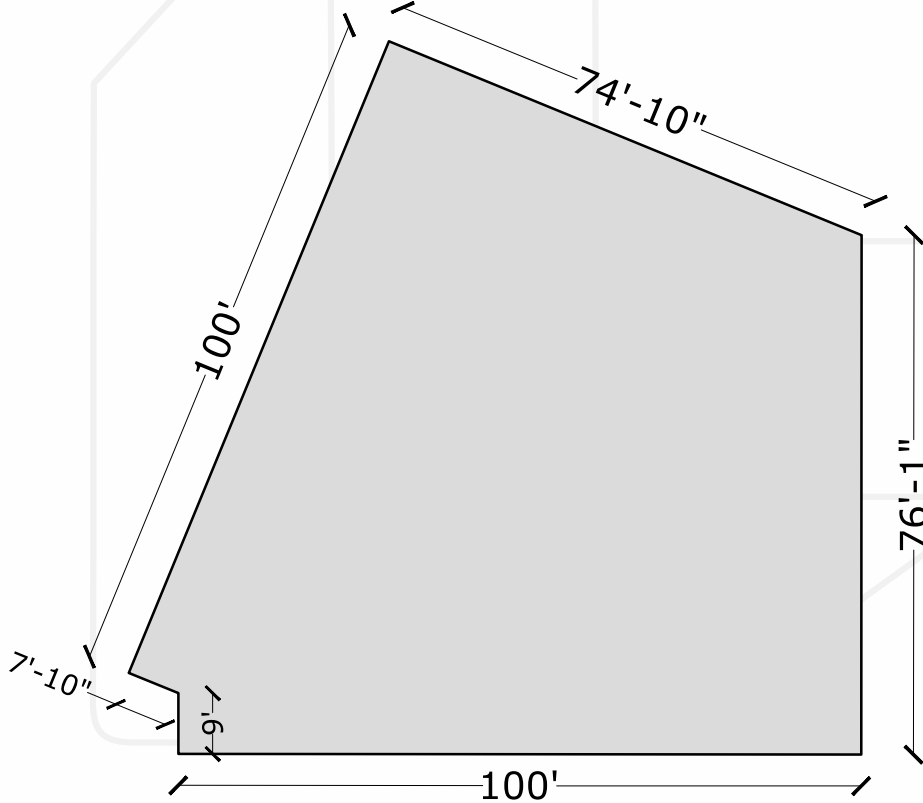


Typical Floor Plan | First, Second & Third
1350.00 Sq. Ft.

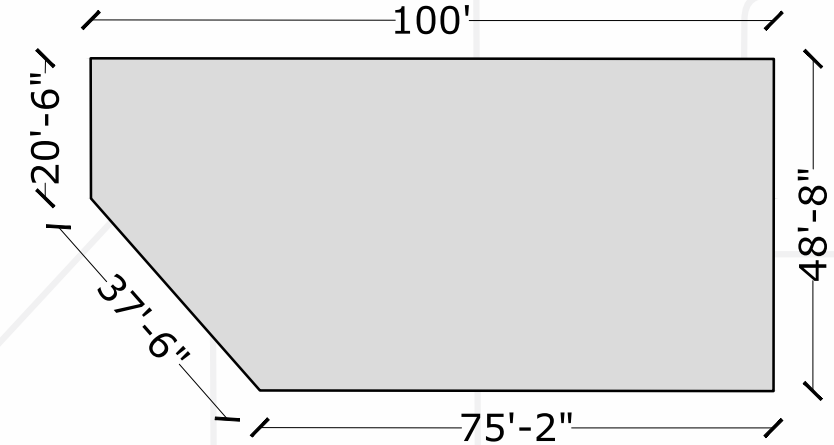
COMMERCIAL SITE PLANS



Hotel/Commercial Site (1101)
876.51 Sq. Yd.



Hotel/Commercial Site (1128)
931.22 Sq. Yd.



Hotel/Commercial Site (1145)
501.70 Sq. Yd.



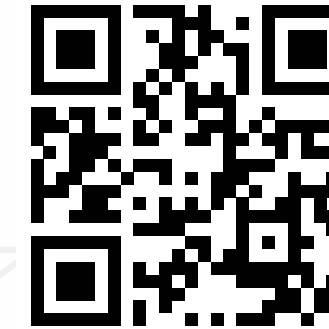
ARCHITECT'S NOTE

“Envisioned for the world to meet at one place” That was the vision behind this mega project and to live up to this vision, I had to create THE EXTRAVAGANT. The project is designed to offer the biggest commercial frontage on airport road and serve as the gateway to commercial Mohali. With a fine segregation of a huge product line, it was a challenge to develop such architectural masterpiece. And after multiple lines and arcs, the biggest commercial project on tricity, South EX-1, was being rendered. The journey to extraordinary has begun and it's only about time that the most appreciated commercial project will take it's extravagant shape.

Ar. Tripat Girdhar

1 sq.mtr.= 10.764 sq.ft.

Disclaimer: In the interest of maintaining a 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 other 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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RERA APPROVED: 0000000000000000