



ZEN APARTMENTS

THE ART OF PEACEFUL LIVING

Project Address: 86 Navjiwan Vihar, New Delhi - 110017

Zen means *meditation* in Japanese. It's more than a word though. Zen reflects balance, harmony and relaxation. People want to feel calm and balanced in their daily lives. And since your home should be a warm, comfortable place to relax, it is the best place to create the balanced, peaceful atmosphere you are searching for!

Cutting Edge Infrastructure gives you this unique opportunity of enjoying a world of tranquility in the heart of a bustling Delhi with Zen Apartments!

Be it for work or play, Zen Apartments finds ideal location in prime areas of Delhi, with everything being just a stone's throw away! Designed to use the harmonious interaction of space and form to create for you a choice selection of single-level independent floor apartments, Zen Apartments are both serene and sophisticated. Everything, from design to infrastructure, is meant to calm the spirit, mind and eye. For Cutting Edge Infrastructure, Zen Apartments is not just about a design style, but a way of distinguishing your home and creating an atmosphere that offsets the stresses and hassle of your daily routine and enlightens a sense of joy by evoking the true meaning of Zen in your everyday life!

If you are looking for a calm oasis in a city of stress, as the place to call "home", Zen Apartments is the perfect answer and address for you!



WELCOME TO ZEN APARTMENTS
Discover the Art of Peaceful Living!



*Experience
Serene
Greens right
behind your
Home!*

** Shown image is indicative only and subject to change at any time.*

PROJECT HIGHLIGHTS

Zen Apartments is a distinctive development that integrates cutting-edge architecture with innovative designs for refined city living. Occupying prime location in Navjiwan Vihar, the 3-side open rectangular plot provides a serene retreat right within South Delhi through its expanse of surrounding green areas. The openness of the property is particularly enhanced with a large park positioned directly behind it and clear access all around. The development comprises independent floors of four-bedroom apartments; each benefiting from its own private outside space in the form of balconies and in select cases, also terrace gardens. Juxtaposing strategic location with unhindered views of the green and spatial fluidity within, Zen Apartments stands true to its name by being a balance of all elements.

Zen Apartments, with its collection of stylish and elegant floors, offers the best in modern living through architecturally stunning and well-planned design. The apartments feature contemporary interiors that blend seamlessly with exemplary specifications and chic styling.

Key Features

- Prime location in South Delhi
- 3-side open rectangular plot flanked by a large park at the back
- Clear access all around with wide front road and side & back service lanes. One-way vehicular movement already initiated within neighborhood
- Gated community with active RWA
- Apartments with stunning contemporary architecture using state-of-the art technology and interior design specified to the highest standard including superior fitted kitchens
- All apartments boast private balconies & in select cases, also terrace gardens
- Secure parking facilities available with four independent gates for convenience
- Excellent transport network and connections, allowing easy access to other parts of the city
- 20 seconds from the nearest Park, 1 minute to the nearest Market & Hospital, 4 minutes from the nearest Metro Station, 5 minutes to the nearest Mall & Multiplex, 6 minutes from the nearest School & Bank, 7 minutes to the nearest Gym & Golf Course, 9 minutes from the nearest Eatery, 30 minutes to the nearest Railway Station and Domestic & International Airport
- Nearby community, leisure and retail facilities include over a dozen parks, educational and wellness centers, medical facilities, markets and eateries amongst others

LOCATION OVERVIEW



* Map not to scale - to be used as a visual reference only



* Map not to scale – to be used as a visual reference only



PRIME LOCALE

Easy proximity and excellent connectivity - whether to green community spaces, important amenities like banks, hospitals & schools or simply to indulge in retail or golf therapy - make **Zen Apartments at 86 Navjivan Vihar** an ideal home location in Delhi! The road network gives easy access to all key locations, and beyond. And if you're looking to travel above and further than the confines of the city, the nearest airport is just over 13 kms away. Closer home, local transport and Metro connectivity makes travel convenient for the city.

From the young to working professionals to the senior community, Zen Apartments ensures its central location and great linkage caters to everyone's comfort and interests. Educational centers and emergency facilities are within immediate reach. And you don't have to go far to find some quick resources or relaxation, as options for shopping and fun - from the malls of Saket to the line of lounge restaurants near Qutb Minar to an 18-hole Golf Course - are all just a stone's throw away!

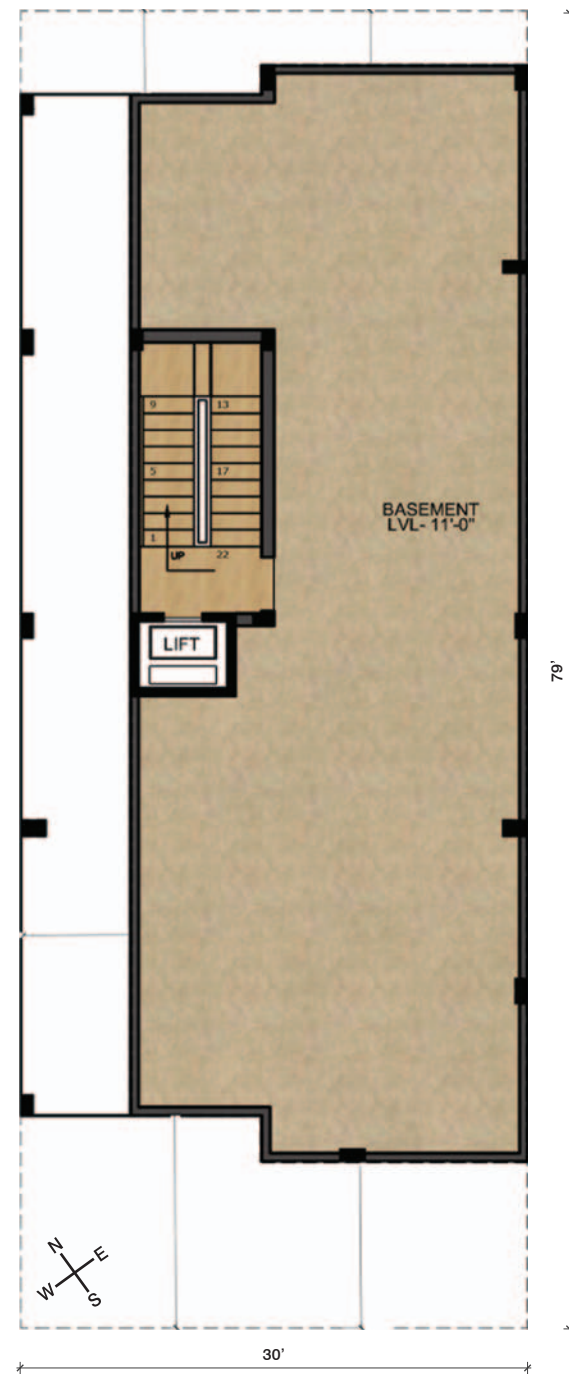
Key Advantages

The distance to the nearest pivotal destinations are as follows:

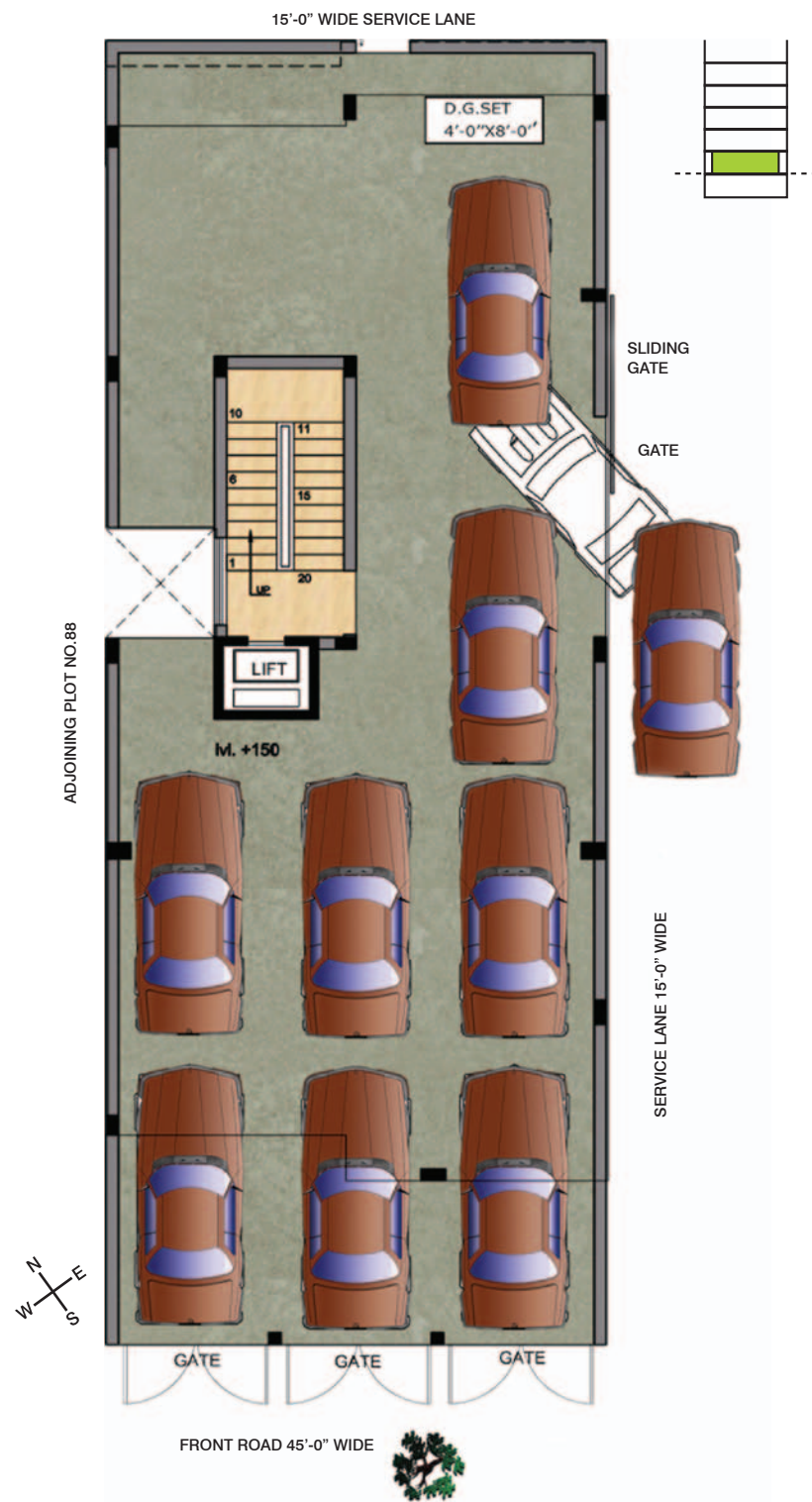
- **Transit Points:**
 - Malviya Nagar Metro Station: 1.8 km
 - Domestic Terminal: 13.3 km
 - New Delhi Railway Station: 18.1 km
 - Indira Gandhi International Airport: 21.3 km
- **Multi-Specialty Hospital:**
 - Neptune Hospital: 0.4 km
 - G.M.Modi Hospital: 2.9 km
 - Max Devki Devi Heart & Vascular Institute: 3.2 km
- **Schools & Colleges:**
 - The Mother's International School: 2.7 km
 - DPS International School: 4 km
 - Shri Aurobindo College: 0.6 km
 - IIT: 4.1 km
- **Markets, Malls & Multiplex:**
 - Navjivan Vihar Market: 0.5 km
 - Malviya Nagar Market: 2.1 km
 - MGF Metropolitan Mall, Saket: 2.3 km.
 - Select Citywalk, Saket: 3.3 km
 - PVR & DT Cinemas: 2.4-3.3 km
- **Eateries:**
 - From CCD to McDonalds to the Lounges near Qutb Minar, a variety of coffee shops, fast-food joints and fine dining restaurants: <5 km
- **Golf Course, Fitness Centers & Clubs:**
 - Qutb Golf Course: 2.8 km
 - Sarvapriya Vihar Club: 3.1 km
 - Fitness First, Select Citywalk, Saket: 3.3 km
- **Parks:**
 - N Block Park: 0.02 km
 - Other Block Parks (F/ H): < 2 km
 - District Park, Saket: 2.2 km
 - DDA Park: 3.1 km.
- **Banks & ATMs:**
 - ICICI, Citibank, HDFC amongst others: < 2 km
- **Hotels:**
 - Hilton Garden Inn, ITC Sheraton, Sage and Svelte amongst others: < 4 km

Distances in kms are provided as a guide only.

FLOOR PLANS



Basement Plan Plot Area: 263.33 sqyds | Covered Area: 1775 sqft



Stilt Plan Plot Area: 263.33 sqyds | Covered Area: 1775 sqft

* Shown images are for visual reference only.
* Above plans are tentative & subject to approval of statutory authority.

plan for harmonious interaction through balanced spaces

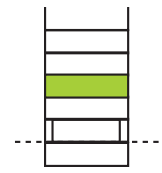
SINGLE LEVEL APARTMENTS



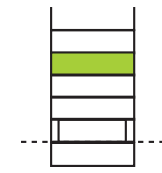
Ground Floor Plan Plot Area: 263.33 sqyds | Covered Area: 1775 sqft

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SINGLE LEVEL APARTMENTS

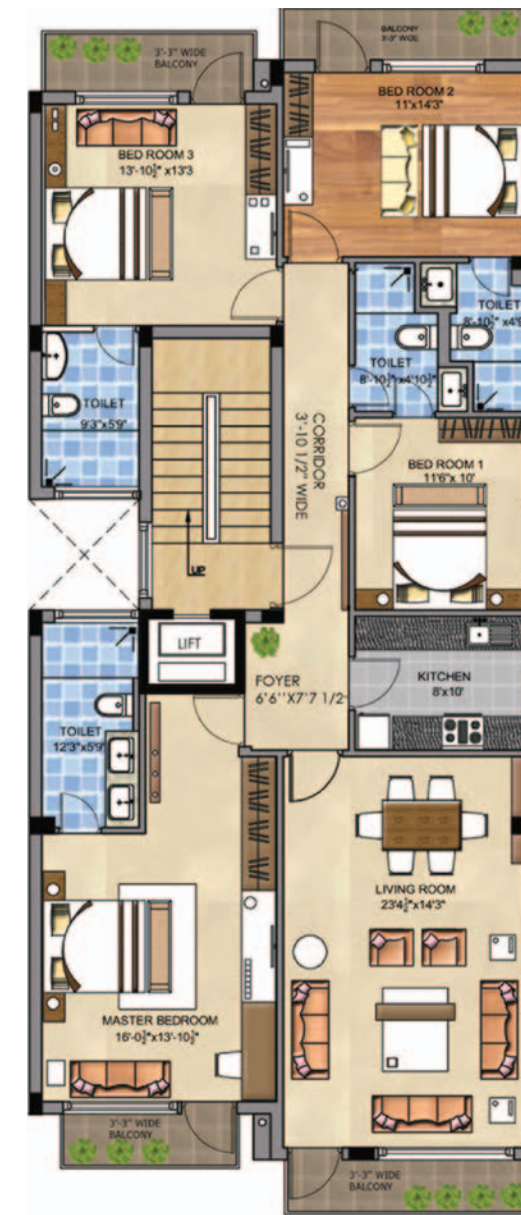


First Floor Plan Plot Area: 263.33 sqyds | Covered Area: 1775 sqft

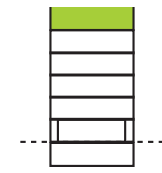


Second Floor Plan Plot Area: 263.33 sqyds | Covered Area: 1775 sqft

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Third Floor Plan Plot Area: 2370 sqft | Covered Area: 1775 sqft

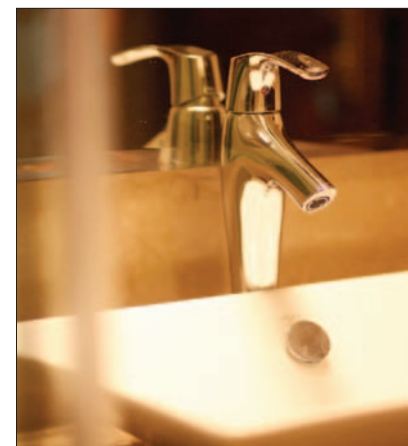


Terrace Plan Plot Area: 2370 sqft | Covered Area: 1775 sqft

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PROJECT SPECIFICATIONS

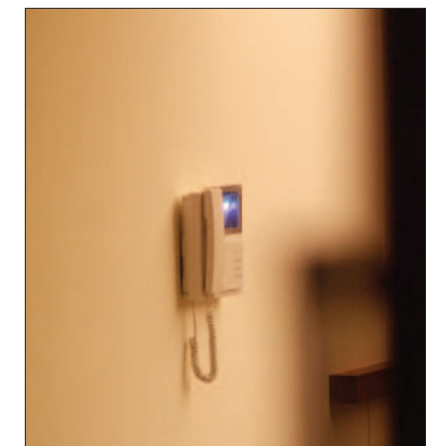
STRUCTURE		<ul style="list-style-type: none"> Seismic IV Zone compliant earthquake resistant Reinforced Cement Concrete (RCC) framed structure All RCC work will be in the mix of M:20 or richer as per structural design of beam, column & footing
CEMENT CONCRETE		<ul style="list-style-type: none"> Grade 43 cement (Ultratech/ Ambuja/ Shree/ Rathi/ ACC or equivalent) for structural purpose all cement concrete shall be mixed with concrete mixers and consolidated with vibrators
BRICK MASONRY		<ul style="list-style-type: none"> Super structure in cement mortar (1:6) and half brick, Masonry in cement mortar (1:4) with 6 mm MS round bars in every fourth course
STEEL		<ul style="list-style-type: none"> TATA Tiscon 500D or equivalent steel will be used as per Architect drawing
COARSE SAND		<ul style="list-style-type: none"> Superior quality Badarpur Sand
AGGREGATE		<ul style="list-style-type: none"> Superior quality Delhi Blue
ANTI-TERMITE WORK		<ul style="list-style-type: none"> Termite Treatment will be done during construction before laying the foundations in basement footing, columns and under all floors as per prevalent norms. 10-year Anti-Termite Guarantee by Pest Control India (PCI)
INTERIOR WALL FINISH	Exterior	<ul style="list-style-type: none"> Combination of Stone/ Exterior Wood & Weatherproof Paint as per Architect's specifications and design
	Interior	<ul style="list-style-type: none"> Plastic Emulsion on walls in common areas Plastic Emulsion Paint in rooms. All internal walls smoothly plastered with termite proof level plaster or with Plaster of Paris
SANITARY & PLUMBING WORK	Under Counter & Above Counter Wash Basin/ Wall Mounted Water Closet	<ul style="list-style-type: none"> Kohler/ Grohe/ Hansgrohe or equivalent
	Faucets/ Fittings/ Showers	<ul style="list-style-type: none"> Kohler or equivalent
	Shower Cubicles/ Cabins	<ul style="list-style-type: none"> Provision in all toilets (10mm thick tempered glass)
	Geysers	<ul style="list-style-type: none"> Geysers (Venus Heavy Duty/ Racold or equivalent) of 35 liters capacity in Master Bathroom, of 25 liters in all other Bathrooms & instant in Kitchen
	Pipes	<ul style="list-style-type: none"> G.I. (B-quality) pipes to be used



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FLOORING & SKIRTING	Drawing/ Dining Rooms/ Lobby	<ul style="list-style-type: none"> Italian marble from GRAAVAA <i>Note: All marble will be polished to a granolithic finish, mirror polished (minimum 7 Grindings)</i>
	Bedrooms (4 nos.)	<ul style="list-style-type: none"> Italian marble from GRAAVAA (3 nos.)/ Laminated wood flooring with matching skirting (1 no.)
	Toilets	<ul style="list-style-type: none"> Indian granite or Italian marble from GRAAVAA
	Kitchen	<ul style="list-style-type: none"> Italian or Spanish tiles or Stone from GRAAVAA; chemically treated to ensure anti-skid properties
	Counters/Bathrooms	<ul style="list-style-type: none"> Stone from GRAAVAA or tiles matching with the colour scheme; chemically treated to ensure anti-skid properties
	Driveway/ Outside Areas/ Basement	<ul style="list-style-type: none"> Stone finish from GRAAVAA
	Terrace	<ul style="list-style-type: none"> Combination of Deck flooring, Stone Flooring, Natural Carpet Grass, Water body and Gazebo
WOODWORK (AS PER DRAWINGS)	Doors	<ul style="list-style-type: none"> All doors will be of hard wood made with seasoned CP Teak
	Frames	<ul style="list-style-type: none"> All <i>chowkhats</i> will be of <i>Champ Wood</i>
	Cupboards	<ul style="list-style-type: none"> All bedrooms will be provided with Modular wardrobes by 'Nolte' or customized wardrobes up to the ceiling
	Kitchen	<ul style="list-style-type: none"> Provision of in-built Modular Kitchen (Cucine Lube/ Aran Kitchen/ Timbor or equivalent) Adequate equipments & storage appliances above and below the counters as per architect's design shall be provided with Wood & S/S combination, Cutlery Tray, Corner Carousel, Pullout Dustbin and Dish Rack with Drip Tray pullout drawers
	Fittings	<ul style="list-style-type: none"> Magnet catchers & decorative handles of Hettich/Dorset or equivalent Tower bolts, mortis locks, doorstoppers, cupboards, cupboards handles of Hettich or equivalent The locks will be of Godrej/ Dorset or equivalent
WATER PROOFING/ WATER HARVESTING		<ul style="list-style-type: none"> Polyethylene film & Polystyrene thermal (Water proofing) to be used for the Terrace Garden Water harvesting provisions to be made

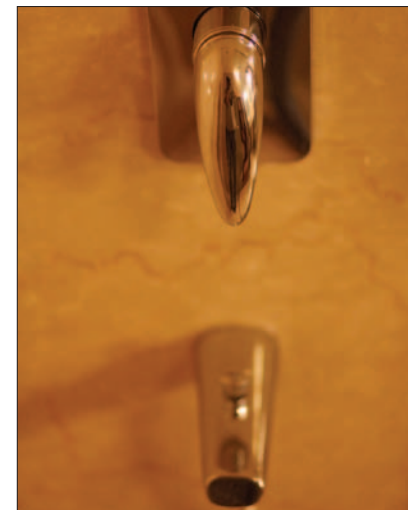
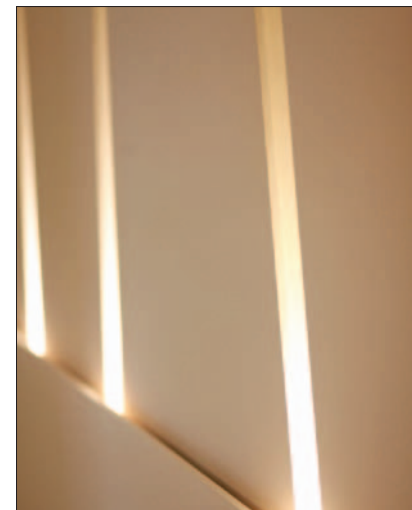


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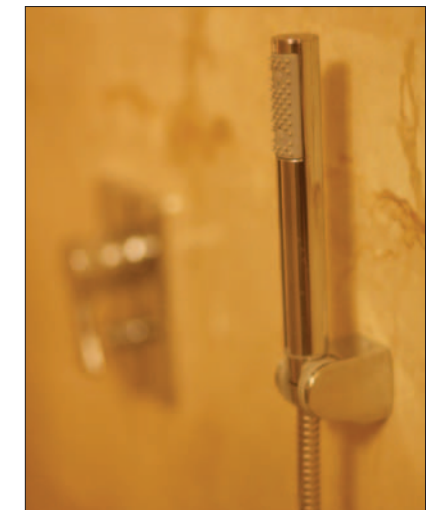
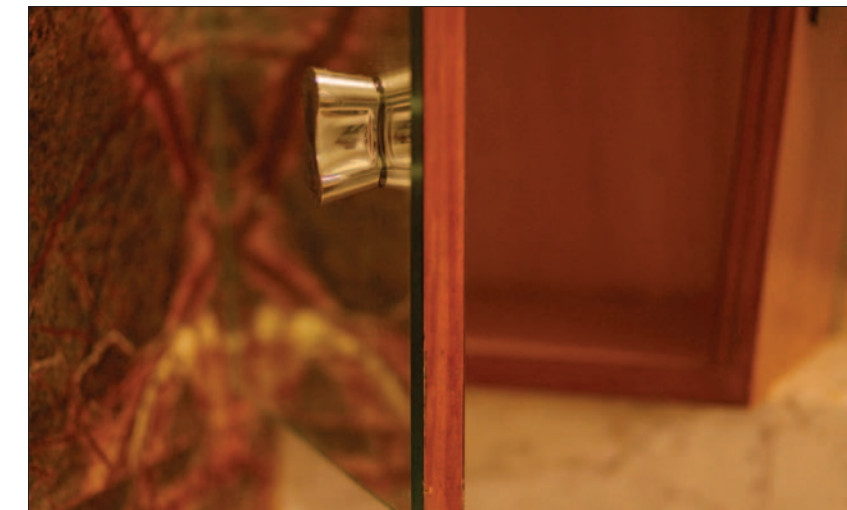
GLAZING & MIRRORS	Glazing	<ul style="list-style-type: none"> All glass panes to be of Saint Gobain or equivalent minimum 6mm thickness Balcony glazing would be tempered with requisite thickness
	Room Mirrors	<ul style="list-style-type: none"> Attempt would be made to provide full length mirrors in rooms/ bathrooms
	Bathroom Mirrors	<ul style="list-style-type: none"> All bathroom mirrors to be of Saint Gobain or equivalent with approx. 6mm thickness
ELECTRICAL WORKS	Electrical Connection	<ul style="list-style-type: none"> Each Floor to have separate connection of minimum 11 KVA load
	Wiring	<ul style="list-style-type: none"> Polycab/ Finolex (Fire Resistant) or equivalent
	Switches	<ul style="list-style-type: none"> M.K/ North West/ Schneider or equivalent
	Circuit Breakers	<ul style="list-style-type: none"> For safety, one Earth Leakage Circuit Breaker (ELCB) for each apartment & one Miniature Circuit Breaker (MCB) for each room will be provided at the main distribution base in each flat
	Main Board	<ul style="list-style-type: none"> 14SWG with Copper Bus Bar & other arrangements as required
	Ceiling Fans	<ul style="list-style-type: none"> For Basement, Ground, First, Second and Third Floor, 1200/900mm dia. ceiling fans (Havells/ Crompton Greaves or equivalent) as per Architect's design
	Exhaust Fans	<ul style="list-style-type: none"> 8" / 12" diameter (Newtek/ Havells or equivalent)
	Telephone Wiring	<ul style="list-style-type: none"> Telephone point wiring in all rooms
LIGHTING	Basement/ Ground/ First/ Second/ Third Floor	<ul style="list-style-type: none"> Combination of Recessed And Surface Mounted Lights By as per Architect's design
	Terrace	<ul style="list-style-type: none"> Combination of Foot Lights, Bush Highlighters and Waterproof Lights
AIR-CONDITIONING		<ul style="list-style-type: none"> Pre-installed Split A.C. (Daikin/ Hitachi/ Samsung or equivalent) in all bedrooms & drawing/ dining rooms Provision for A.C. installation in the kitchen, if space permits
ELEVATOR		<ul style="list-style-type: none"> OTIS/ SCHLINDER passenger lifts with 6 person capacity
PARKING		<ul style="list-style-type: none"> Two identified car parks for each apartment



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POWER & WATER	Electric Meters	<ul style="list-style-type: none"> Separate W3 phase electric meters with 11kW load (each) for basement, ground, first, second and third floor Separate electric meter for elevator, lights and other facilities in common area
	Generator	<ul style="list-style-type: none"> Standby generator for lights, lift, pumps and air-conditioner with sub meter monitoring apartment wise consumption
	Water Supply & Meters	<ul style="list-style-type: none"> DJB water supply Separate water meters for each floor & standby water supply by overhead tanks for each floor (apartment wise)
	Water Pumps	<ul style="list-style-type: none"> Automatic water pumps, triggered by level switches Water softener of Pentair or equivalent, if required Each apartment would have a dedicated pressure pump of Grundfos/ Pedroello or equivalent
TECHNOLOGY		<ul style="list-style-type: none"> Internet CAT 6 Cable for IPTV TATA Sky HD recording cable at all TV points Provision of Video door phones (Alba or equivalent) & EPBAX
SAFETY & SECURITY		<ul style="list-style-type: none"> Provision of portable fire extinguishers Adequately secure gates wherever needed will be provided
GAS SUPPLY		<ul style="list-style-type: none"> Apartment design amenable for piped gas supply in future
MISCELLANEOUS		<ul style="list-style-type: none"> Concrete mixer to be used for mixing cement concrete For Wall of basement RCC Vibrators are to be used for proper consolidation of laid or poured concrete Concrete laid or cast is to be properly cured. R.M.C., if possible Provision for 'RO' water filtration systems Plantation to be done in all areas planned as per Architect's design Front and Rear Setback to have sufficient lights, water connections for watering plants/grass



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PAST COMPLETED PROJECTS



*achieving
exemplary
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PAST COMPLETED PROJECTS



*establishing
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realise serenity in stylish interiors



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ABOUT THE PROMOTER

CUTTING EDGE

INFRASTRUCTURE

Cutting Edge Infrastructure (Pvt. Ltd.), a privately held company, has been being promoted under the aegis of a group of professionals who aim to set new quality standards in the construction space by envisaging the usage from the end consumer point of view. Their approach is distinguished with a marked commitment to provide the highest level of value, quality & safety and exceed expectations at all stages of their projects, from vision to reality.

Every Cutting Edge Infrastructure project is aligned to be built with the end user in mind and with the idea to create not just new developments, but also enjoyable living environments that are reflective of distinctive lifestyles. Positioned as a dynamic and innovative customer focused company, Cutting Edge Infrastructure (Pvt. Ltd.) is dedicated to providing high quality projects that are as unique as its occupants.

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