

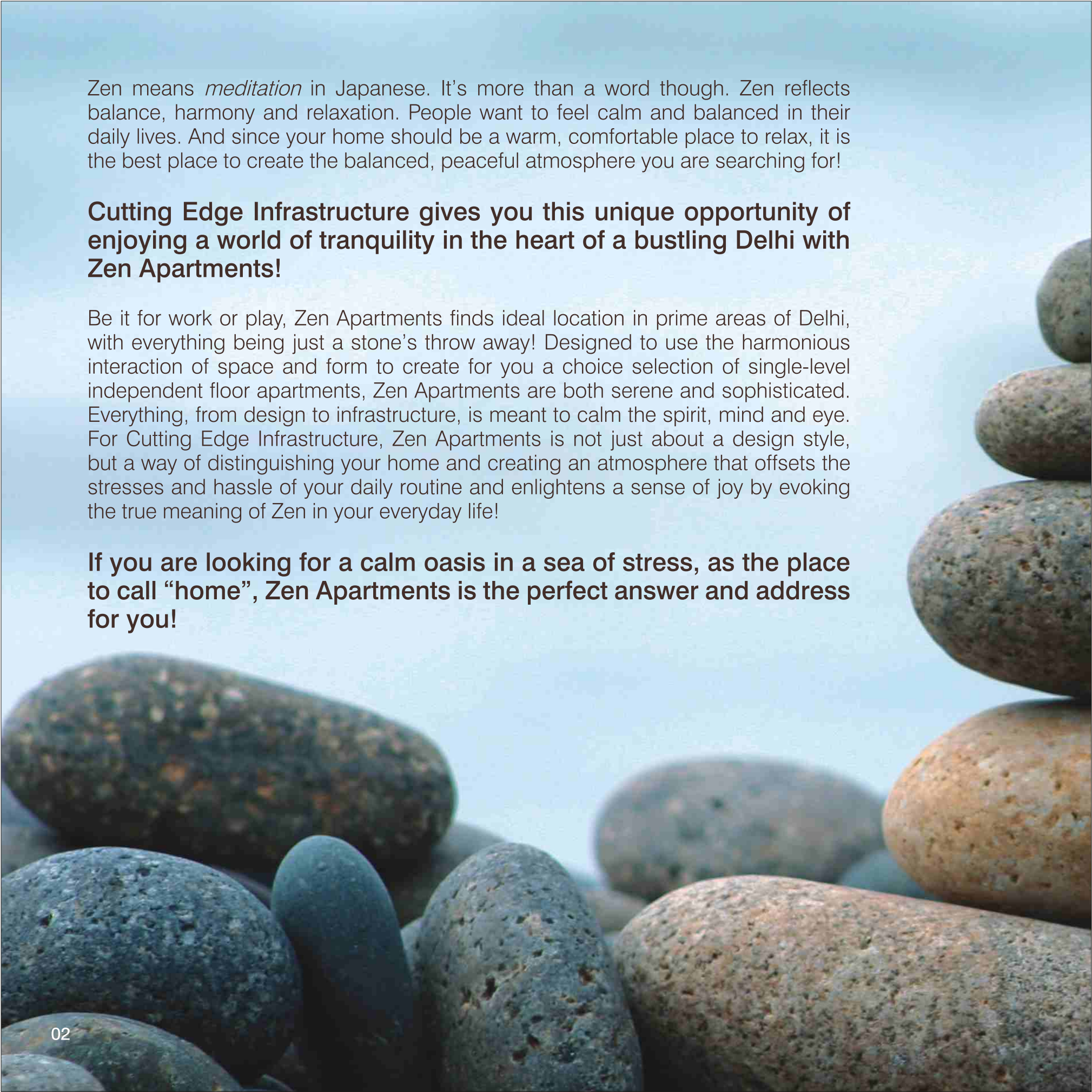
CUTTING EDGE
INFRASTRUCTURE



ZEN APARTMENTS

THE ART OF PEACEFUL LIVING

C-21 Green Park Extension, New Delhi



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 sea 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 true peace of mind



PROJECT HIGHLIGHTS

Zen Apartments is a distinctive development that beautifully integrates contemporary architecture with innovative designs for refined city living. Occupying prime location in Green Park and yet providing a tranquil retreat within the heart of South Delhi, this particular development consists of independent floors that comprise single level four-bedroom apartments with each apartment benefiting from its own private outside space in the form of balconies and in select cases, also terrace gardens.

Cutting Edge Infrastructure has ensured that Zen Apartments, with its collection of stylish and elegant floors, offers the best in modern living through architecturally stunning and well thought out design. The apartments feature contemporary interiors that blend seamlessly with exemplary specifications and chic styling.

Key Features

- Prime location in South Delhi
- Apartments have a stunning contemporary architecture designed using the best in modern technology and interior design specified to the highest standard
- All apartments boast private balconies & in select cases, also terrace gardens
- A stylish specification boasting superior designed and fitted kitchens
- Secure parking facilities available with two identified car parks for each apartment
- Excellent transport network and connections - affording convenient access to other parts of the city
- 3 minutes from the nearest Metro Station, 5 minutes to the nearest Hospital, 6 minutes to the nearest Schools, 9 minutes from the nearest Mall, 15 minutes to the nearest Railway Station and Multiplex, 20 minutes from the Domestic and International Airports
- Nearby community, leisure and retail facilities include health care complexes, learning campus, educational and wellness centers and shops/cafes amongst others



ASER Centre

Delhi Police Public School

Mata Ka Mandir

Sukhmani Hospital

Govt. Girls School

Green Park Market

Lifeline Laboratory

Green Park Dental Clinic

Yusuf Sarai Market

Indian Oil Corporation Building

Ch. Harsukh Marg

Green Park Market

Mohinder Hospital

Gurudwara

Hotel Park Land

Clay Oven

Amarpali Gallery

DAV School

Yusuf Sarai Community Market

National Institute Of Fashion Technology

Deer Park

Evergreen

Temple

Clay Oven

National Institute Of Fashion Technology

Yamini School of Dance

GMT Department

Gulmohar Park

Jaganath Temple

Green Park Free Church

Church

Mosque

Hauz Khas Dental & Orthodontic Centre

MCD School

06

Sahodaya SS School

Muktanand Ashram

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



PRIME LOCALE

Excellent travel links, whether for road, rail or air journeys, makes **Zen Apartments at C-21 Green Park Extension** an ideal 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 to the confines of the city, the nearest airport is just 13 kms away. Closer home, local transport and Metro connectivity makes travel convenient for the city.

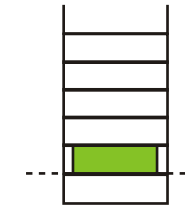
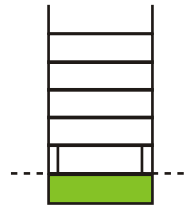
Key Advantages

Educational centers and emergency facilities are within quick reach. And you don't have to go far to find some relaxation, as options for shopping and fun are just a stone's throw away! The distance to the nearest pivotal destinations are as follows:

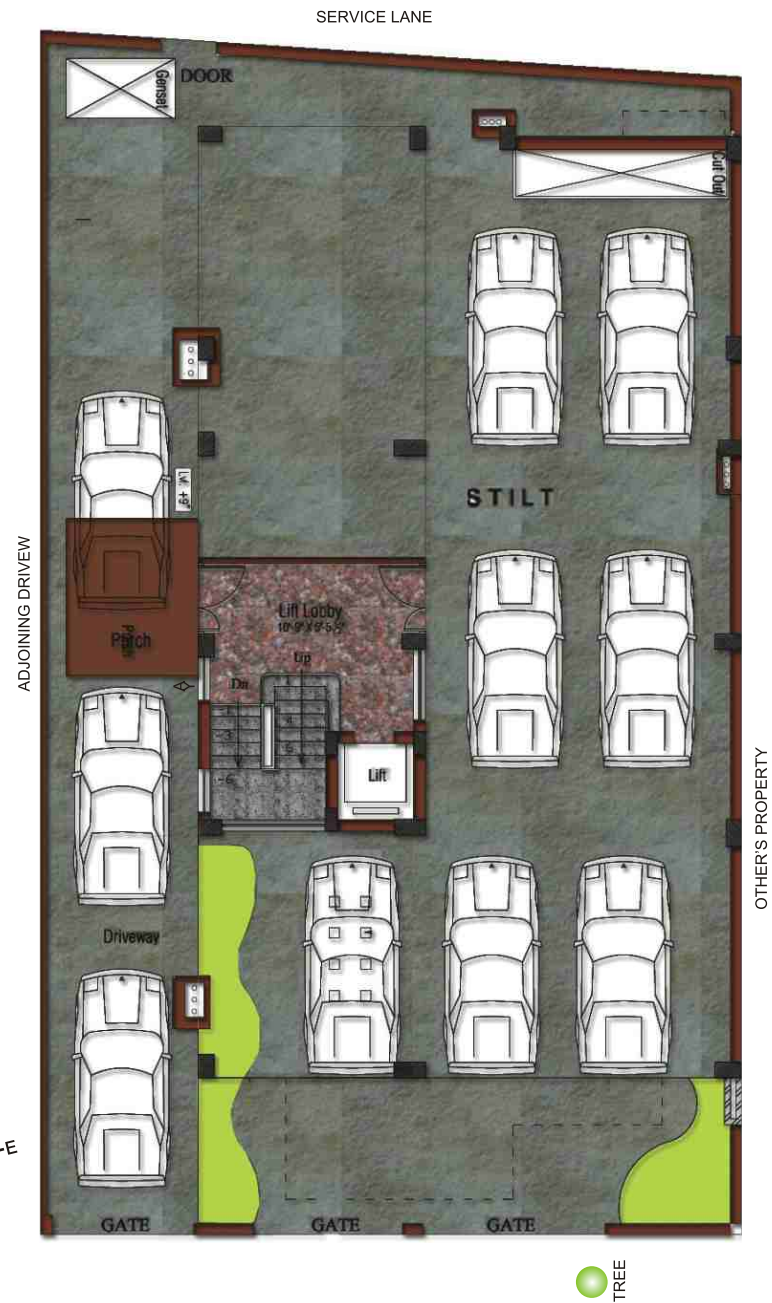
- Domestic Airport: 13.2 kms
- International Airport: 17.2 kms
- Railway Station: 9.4 kms
- Metro Station: 0.3 kms
- Hospital: 1.1 kms
- Schools: 10 major schools within 2.9 kms
- Mall: 2.0 kms
- Market: 0.2 kms
- Eateries: Within 0.3 kms

* Distances in kms are provided as a guide only.

FLOOR PLANS



Basement Plan

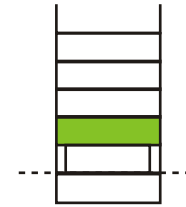


Stilt Plan

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

*plan for
harmonious
interaction
through
balanced
spaces*

SINGLE LEVEL APARTMENTS

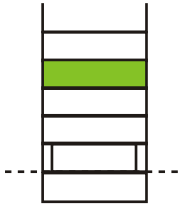
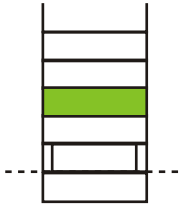


Ground Floor Plan

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SINGLE LEVEL APARTMENTS

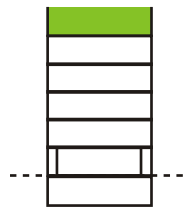
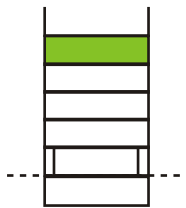


First Floor Plan



Second Floor Plan

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Third Floor Plan

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Terrace Plan

Terrace gardens are for the Second Floor and Third Floor apartments only

PROJECT SPECIFICATIONS

STRUCTURE		Seismic IV Zone compliant earthquake resistant Reinforced Cement Concrete (RCC) framed structure
WALL FINISH	Exterior	As per Architect's specifications and design in combination of stone/ Exterior Wood & Texture Paint
	Interior	Plastic Emulsion on walls in common areas, Plastic Emulsion Paint in rooms. All internal walls smoothly plastered with termite proof level plaster. Plaster of Paris shall be avoided
FLOORING	Drawing / Dining Rooms/ Lobby	Italian marble from GRAAVAA
	Bedrooms (4 nos.)	Italian marble from GRAAVAA (3 nos.)/ Laminated Wood Flooring of owners' choice (1 no.)
	Driveway/ Outside Areas/ Basement	Stone finish from GRAAVAA
	Terrace	Combination of Deck flooring, Stone Flooring, Natural Carpet Grass, Water body and Gazebo
KITCHEN	Flooring	Italian or Spanish tiles, chemically treated to ensure anti skid properties
	Accessories	Counters would be of stone from GRAAVAA to match with the color scheme. Provision of in-built woodwork (Cucine Lube/ Aran Kitchen / Equivalent). Adequate equipments and 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, Dish Rack with Drip Tray pull – out drawers.
TOILETS	Flooring	Indian granite or Italian marble from GRAAVAA, chemically treated to ensure anti skid properties
	Fittings	Wall mounted water closets. Under counter & above counter wash basins. Toughened glass shower cubicles/ cabins in all toilets. Faucets, showers & all fittings of Kohler or equivalent. Geysers of 35 liters capacity in Master Bathroom and of 25 liters in all other Bathrooms. Mirrors in all bathrooms to be of Saint Gobain or equivalent with approx. 6mm thickness.
GLAZING		All glass panes to be of Saint Gobain or equivalent minimum 6mm thickness

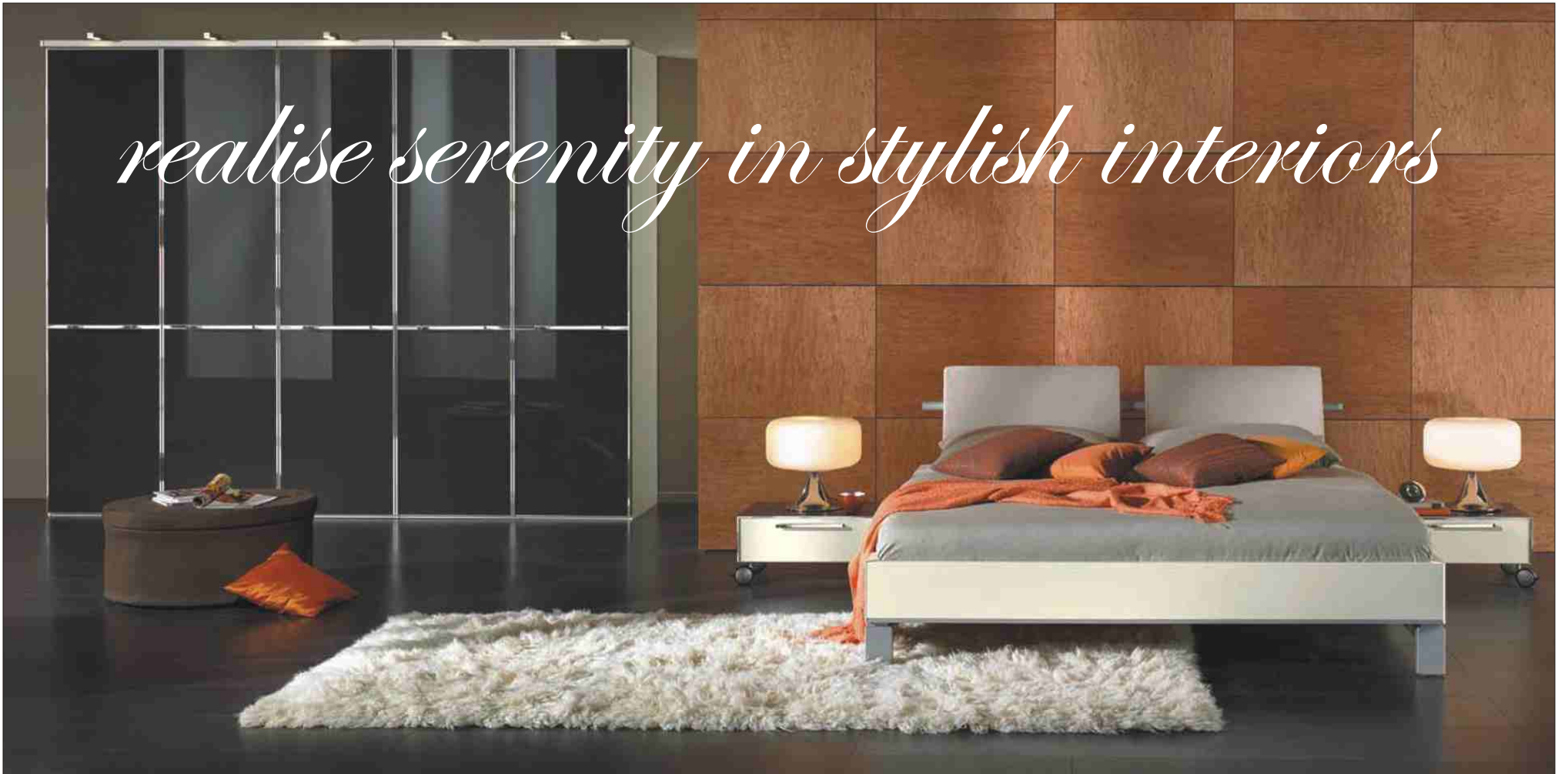


WOODWORK	Doors	All doors will be of hardwood made with seasoned CP Teak
	Frames	All <i>chowkhats</i> will be of <i>champ Wood</i>
	Cupboards	All bedrooms will be provided with Modular wardrobes by 'Nolte' or customized wardrobes up to the ceiling
ELECTRICALS		Each Floor to have separate connection of minimum 13 KVA load. All copper electrical wiring in concealed conduits with premium quality molded modular plastic switches. Provision of one Earth Leakage Circuit Breaker (ELCB) for each apartment & one Miniature Circuit Breaker (MCB) for each room at the main distribution base in each flat. Telephone point wiring in all rooms. Provision of video phones and EPBAX/ Intercom
LIGHTING	Basement/ Ground / First / Second / Third Floor	Combination of Recessed and Surface Mounted Lights as per architect's design
	Terrace Floor	Combination Foot Lights, Bush Highlighters and Water Proof Lights
AIR-CONDITIONING		Pre-installed Split A.C. (Daikin/ Hitachi/ Equivalent) in all bedrooms, drawing / dining rooms. Provision for installation of air conditioner in the kitchen.
POWER & WATER		Stand by generator for lights, lift, pumps and air-conditioner. Provision of separate three-phase electric meters with 13kW load (each) for basement, ground, first, second and third floor and separate electric meter for Lift and lights in common area. DJB water supply with separate water meters for each floor. Provision of standby water supply by overhead tanks for each floor (apartment wise) and automatic water pumps, triggered by level switches. Availability for 'RO' water filtration systems and sump for water pumping.
ELEVATOR		Otis/ Schindler passenger lifts with 6 person capacity
SAFETY & SECURITY		Provision of modern safety systems with usage of vibration detectors, CCTV cameras and portable fire extinguishers.
PARKING		Provision of two identified car parks for each apartment
MISCELLANEOUS		Provision for internet and CCTV through internal wiring. Apartment design amenable for piped gas supply in future



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realise serenity in stylish interiors



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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