



ZEN APARTMENTS

THE ART OF PEACEFUL LIVING

PROJECT ADDRESS
B 5/96
SAFDARJUNG
ENCLAVE
NEW DELHI 110029

The word 'Zen' is the Japanese attempt at pronouncing the Sanskrit word 'Dhyana', which translates as 'meditation'. The whole point of Zen practice is to become fully aware, here & now. To come home to the present moment; this is truly where we live.

Living fully and authentically in the present moment makes each instant of one's life a peak experience. Each moment is filled with a profound peace & clarity. Each moment is perceived to have infinite depth and significance, charged with magic and mystery, infinitely precious. Zen brings us face to face with our true original nature. Cutting Edge Infrastructure gives you this unique opportunity of enjoying a world of tranquility in the heart of a bustling Delhi with Zen Apartments!

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!





Welcome to
an exclusive
living experience.
Welcome to
ZEN
APARTMENTS

PROJECT HIGHLIGHTS

Zen Apartments is a distinctive development that integrates cutting-edge architecture with innovative designs for refined city living. Occupying prime location in Safdarjung Enclave, the plot provides a serene retreat right within South Delhi through its expanse of surrounding green areas. The location of the property is particularly enhanced with the famous Deer Park positioned just a walk away. The development comprises independent floors of Three 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.

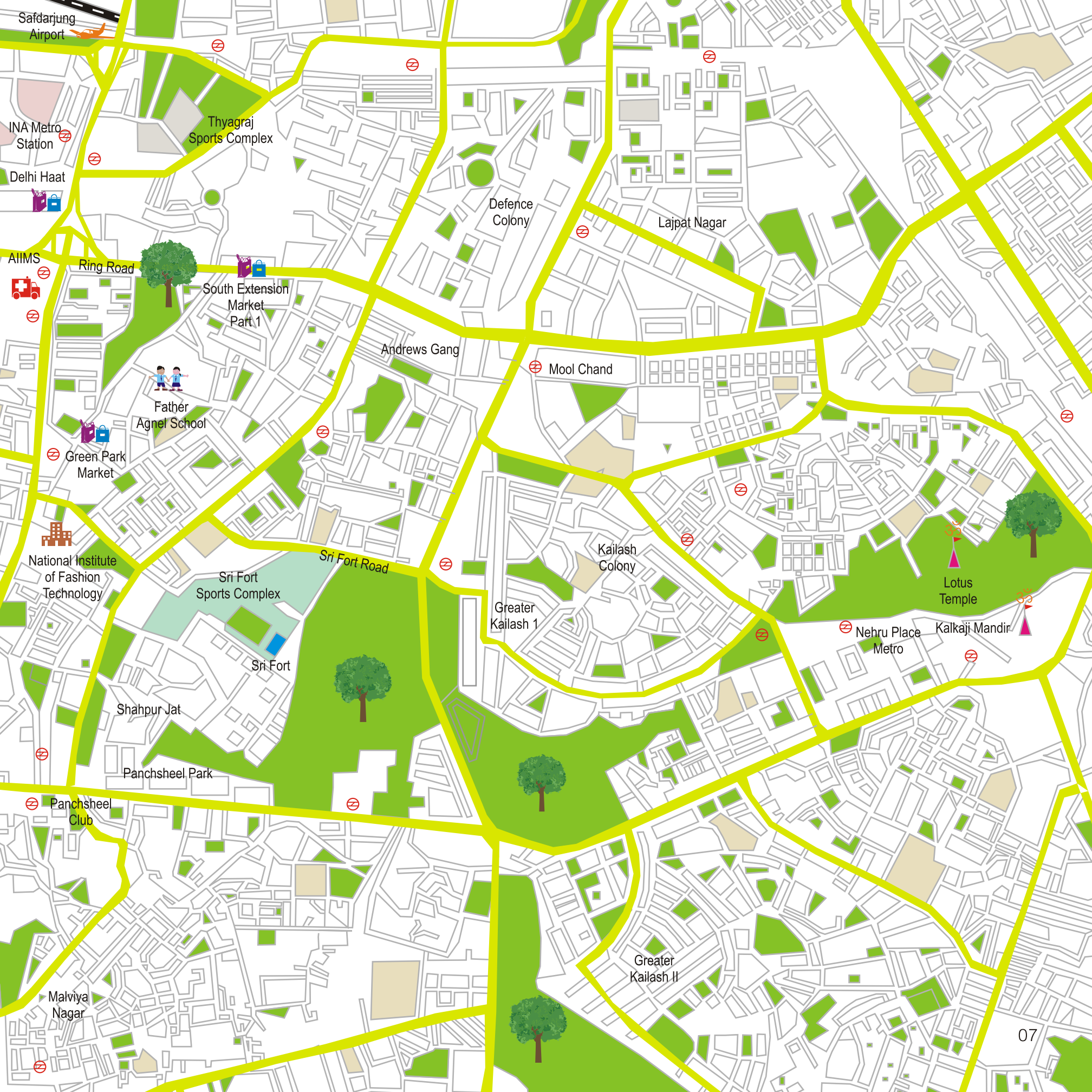
Zen Apartments, with its collection of stylish and elegant floors, offers the best in modern living through architecturally stunning and well-planned design. The apartments feature contemporary interiors that blend seamlessly with exemplary specifications and chic styling.

Key Features

- Prime location in South Delhi
- Near Deer Park & Green Park Market
- 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 and in select cases, also terrace gardens
- Secure parking facilities available with secured gates for convenience
- Excellent transport network & connections, allowing easy access to other parts of the city
- 5 minutes from the Deer Park, 1 minute to the nearest Market & Hospital, 4 minutes from the Green Park Metro Station, 5 minutes to the nearest Mall & Multiplex, 5 minutes from the nearest School & Bank, 15 minutes to the Qutab Golf Course, 5 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, shopping malls, multiplexes, medical facilities, markets & eateries amongst others

LOCATION OVERVIEW





Safdarjung Airport

INA Metro Station

Delhi Haat

AIIMS

Green Park Market

National Institute of Fashion Technology

Panchsheel Club

Malviya Nagar

Thyagraj Sports Complex

South Extension Market Part 1

Father Agnel School

Sri Fort Sports Complex

Shahpur Jat

Panchsheel Park

Defence Colony

Andrews Gang

Greater Kailash 1

Greater Kailash II

Lajpat Nagar

Mool Chand

Kailash Colony

Lotus Temple

Kalkaji Mandir

Nehru Place Metro



DPS

Som Vihar

Safdarjung Market



Safdarjung Enclave Market



Ashlok Hospital

Green Park



SAFDARJUNG ENCLAVE

Chaudhary Harsukh Marg

Africa Avenue

RK Khanna Tennis Stadium



Deer Park Pond

Safdarjung Metro



Safdarjung Development Area



Hauz Khas Metro



Hauz Khas



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 B 5/96 Safdarjung Enclave 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 11 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 & 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 shopping hubs South Extn., Hauz Khas & Green Park Market to the line of lounge restaurants in Safdarjung Enclave 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

- Safdarjung Metro Station - 2.0 km
- Green Park Metro Station - 3.0 km
- New Delhi Railway Station - 12.0 km
- Indira Gandhi International Airport - 11.0 km

• Multi-Speciality Hospital

- Safdarjung Hospital - 2.0 km
- AIIMS - 3.0 km
- Aashlok Nursing Home - 0.4 km

• Schools & Colleges

- Delhi Public School - 2.0 km
- Greenfields School - 3.0 km
- The Indian School - 0.4 km
- Skyline Business School - 0.4 km
- NIFT - 4.0 km

• Markets, Malls & Multiplex

- Safdarjung Enclave Market - 0.1 km
- Green Park Market - 3.0 km
- South Extn. Market - 1.5 km
- INA Market - 2.0 km
- Delhi Haat - 3.0 km

• Eateries

- From CCD to McDonalds to the Lounges in Safdarjung Enclave, a variety of coffee shops, fast food joints and fine dining restaurants - < 2 km

• Clubs

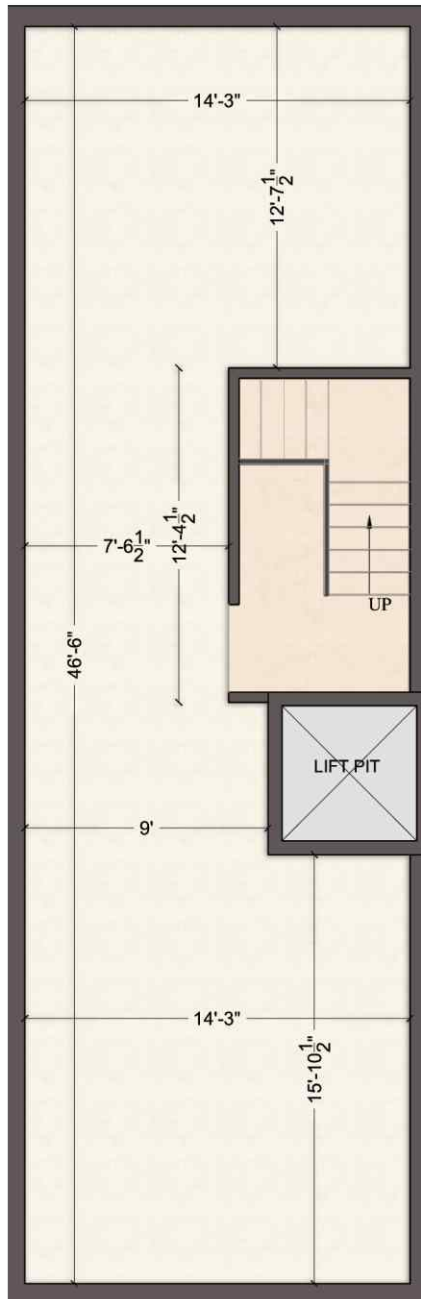
- Safdarjung Club - 0.2 km
 - Qutab Golf Course - 5 km
 - R K Khanna Tennis Stadium - 1.0 km
- There are number of fitness clubs in and around Safdarjung Enclave

• Parks

- Deer Park - 0.2 km
- Qutab Golf Course - 5 km

* Distances in kms are provided as a guide only.

FLOOR PLANS



Basement Floor Plan

Plot Area: 199 Sq Yds | Covered Area: 721 Sq Ft



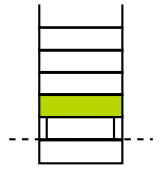
Stilt Plan

Plot Area: 199 Sq Yds | Covered Area: 1343 Sq Ft

SINGLE LEVEL APARTMENTS



plan for
harmonious
interaction
through
balanced
spaces



Ground Floor Plan

Plot Area: 199 Sq Yds | Covered Area: 1343 Sq Ft

* Shown images are for visual reference only.

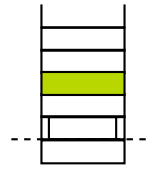
* Above plans are tentative and subject to approval of statutory authority.

SINGLE LEVEL APARTMENTS



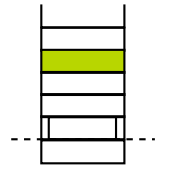
First Floor Plan

Plot Area: 199 Sq Yds | Covered Area: 1320 Sq Ft



Second Floor Plan

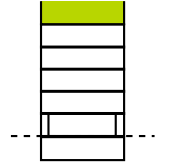
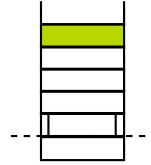
Plot Area: 199 Sq Yds | Covered Area: 1320 Sq Ft





Third Floor Plan

Plot Area: 199 Sq Yds | Covered Area: 1320 Sq Ft

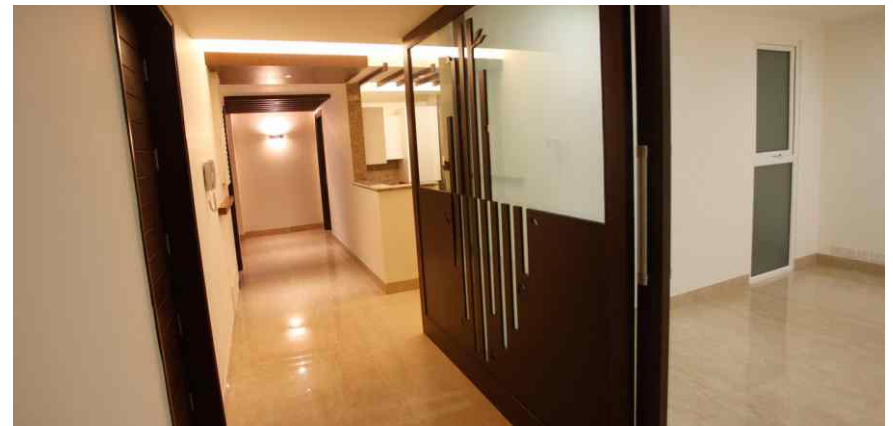


Terrace Plan

Plot Area: 199 Sq Yds | Covered Area: 1320 Sq Ft

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) & 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 Tisco 500 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 Anti-Termite Treatment done during pre-construction stages
INTERIOR WALL FINISH	Exterior	<ul style="list-style-type: none"> Combination of Stone / Exterior Wood & Weather proof 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 / 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"> PVC Pipes for hot & cold water, PVC Pipes for Rain Water & G.I. Pipes for sewage

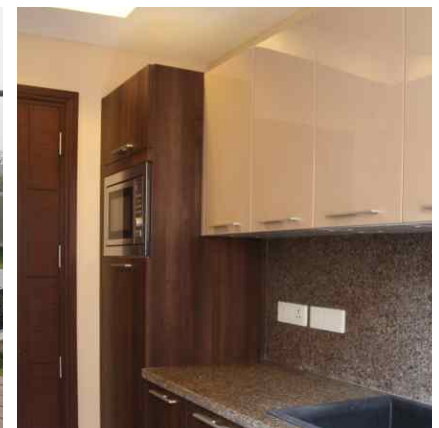


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14 * Developer has the discretion to change the above specifications at any point of time with suitable replacements.

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FLOORING & SKIRTING	Drawing/ Dining Rooms/ Lobby	<ul style="list-style-type: none"> Italian Marble from GRAAVAA Note: All Marble will be polished to a granolithic finish, mirror polished (minimum 7 Grindings)
	Bedrooms (3)	<ul style="list-style-type: none"> Italian marble from GRAAVAA (2 nos.) / Laminated wood flooring with matching skirting (1 no.)
	Toilets	<ul style="list-style-type: none"> Indian Granite or Italian Marble from GRAAVAA or Tiles
	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 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 (if applicable)
WOODWORK (AS PER DRAWINGS)	Doors	<ul style="list-style-type: none"> Flush Doors of Green / Duro or equivalent
	Frames	<ul style="list-style-type: none"> All chowkhats will be of Champ Wood
	Cupboards	<ul style="list-style-type: none"> All bedrooms will be provided with customized Wardrobes up to the ceiling
	Kitchen	<ul style="list-style-type: none"> Provision of in-built Modular Kitchen (CucineLube/ AranKitchen/ 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 as per design
	Fittings	<ul style="list-style-type: none"> Magnet catchers & decorative handles of Hettich / Dorset or equivalent Tower bolts, mortis locks, door stoppers, 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 (Waterproofing) to be used for the Terrace Garden Water harvesting provisions will be made



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PROJECT SPECIFICATIONS

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 and Miniature Circuit Breaker (MCB) for each room will be provided at the main distribution base in each flat as per electrical design
	Main Board	<ul style="list-style-type: none"> 14 SWG 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 / 900 mm 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)
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 3 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"> • Stand by generator for lights, lift, pumps and air-conditioner with submeter monitoring apartment wise consumption
	Water Supply & Meters	<ul style="list-style-type: none"> • DJB water supply • Separate water meters for each floor & stand by water supply by overhead & underground tanks for each floor (apartment wise)
	Water Pumps	<ul style="list-style-type: none"> • Automatic water pumps, triggered by levels witches • 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"> • 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
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



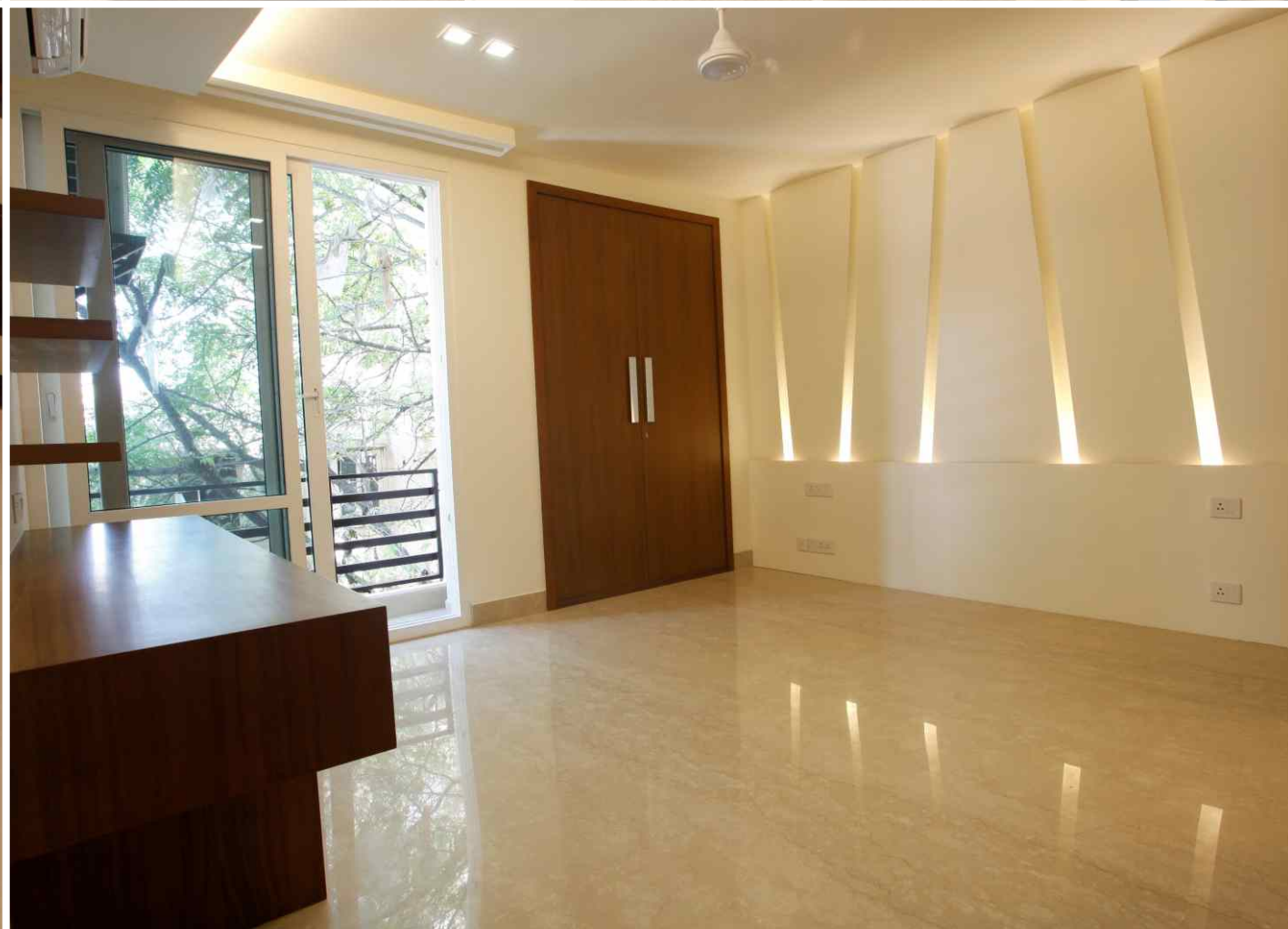
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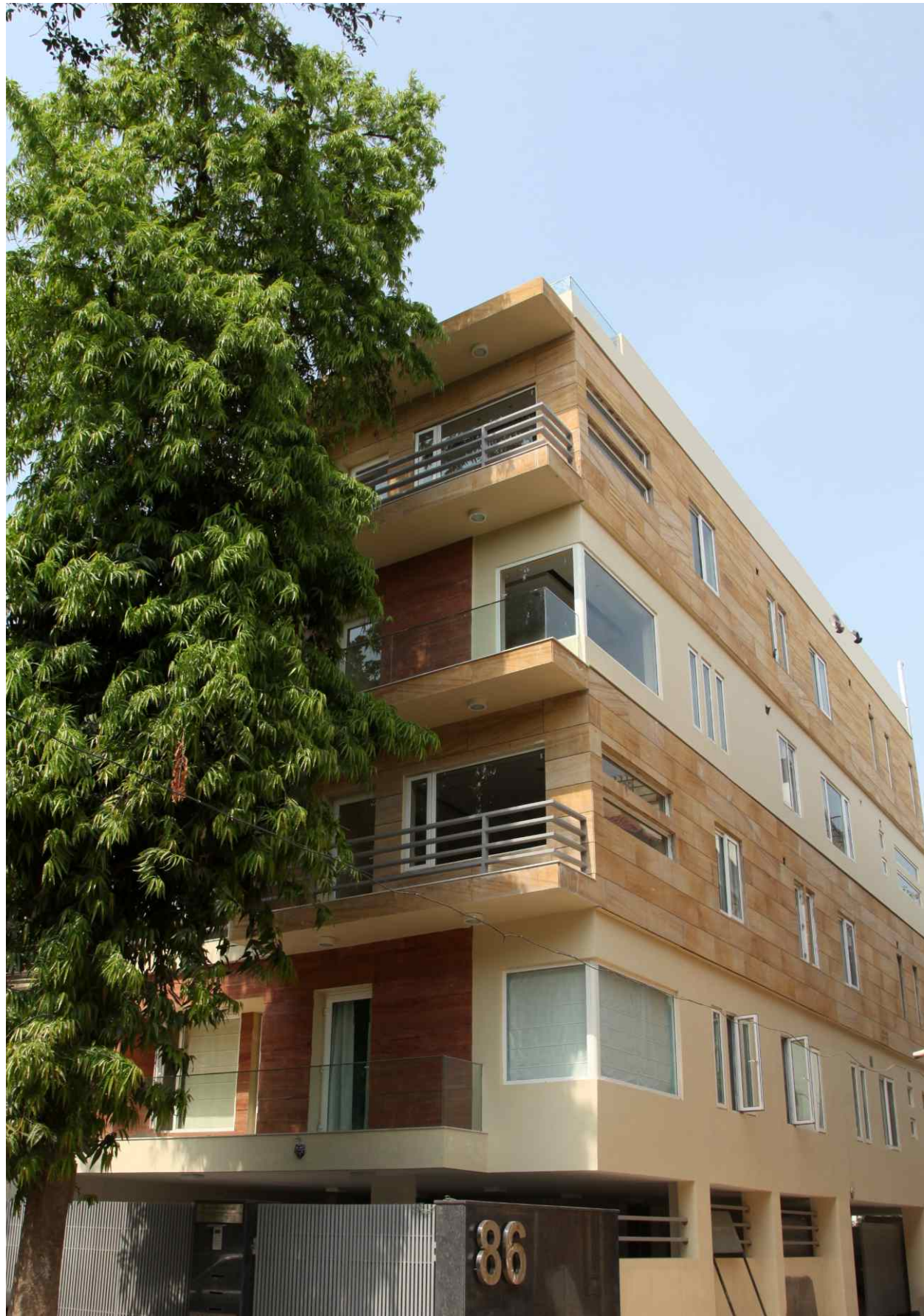
PAST COMPLETED PROJECTS

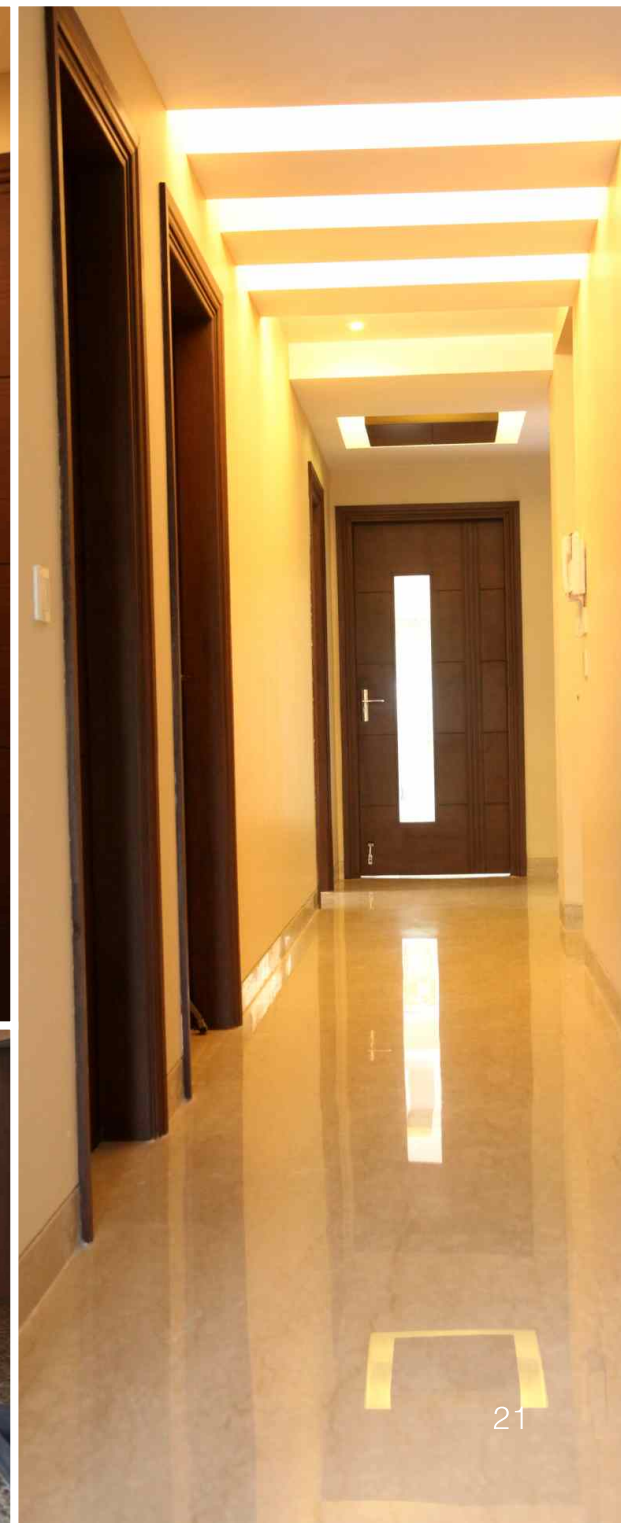
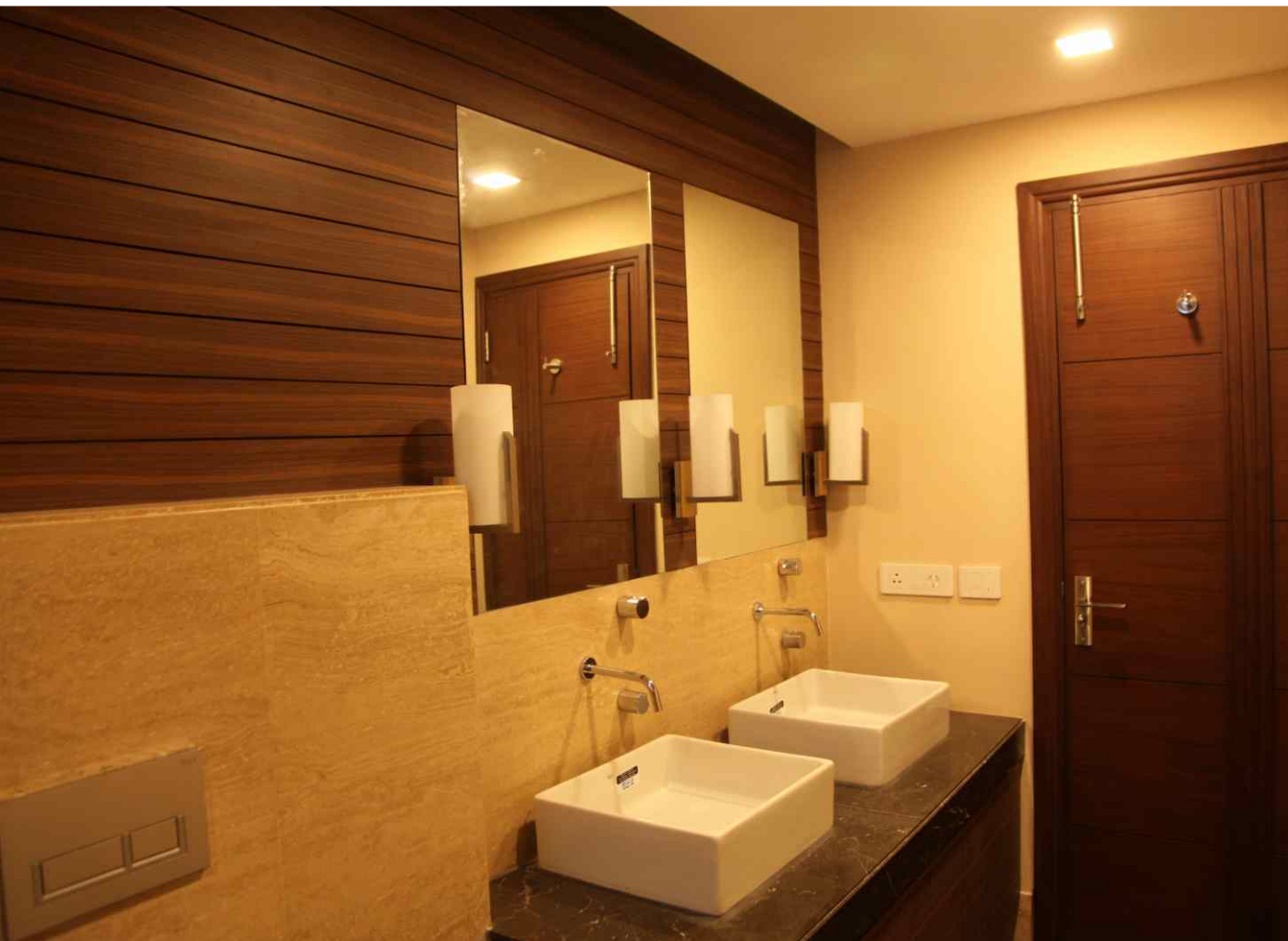


achieving
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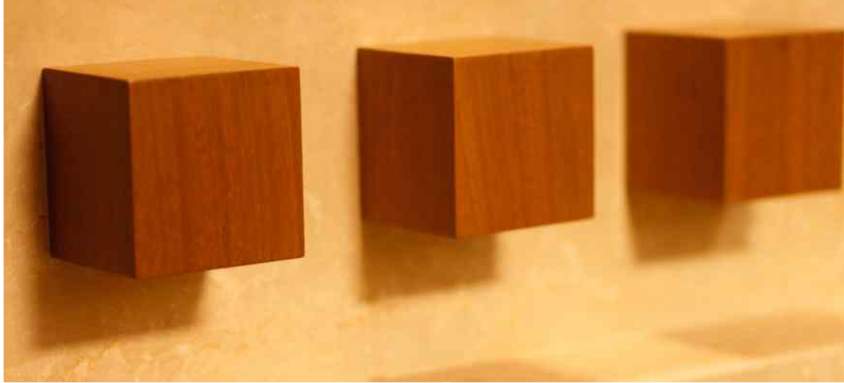


PAST COMPLETED PROJECTS





attention to
detail



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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