

ABOUT THE PROMOTER

CUTTING EDGE INFRASTRUCTURE

Cutting Edge Infrastructure (Pvt. Ltd.), has been promoted by ANG Group, which has been setup by 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 is dedicated to providing high quality projects that are as unique as its occupants.

Contact Information

F 44, Bhagat Singh Market, New Delhi 110001, India

T +91.11.46001000 E info@cuttingedgeinfra.com

24 hour Infoline +91.98100 32152

www.zenapartments.in



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www.ang.group



ZEN APARTMENTS THE ART OF PEACEFUL LIVING

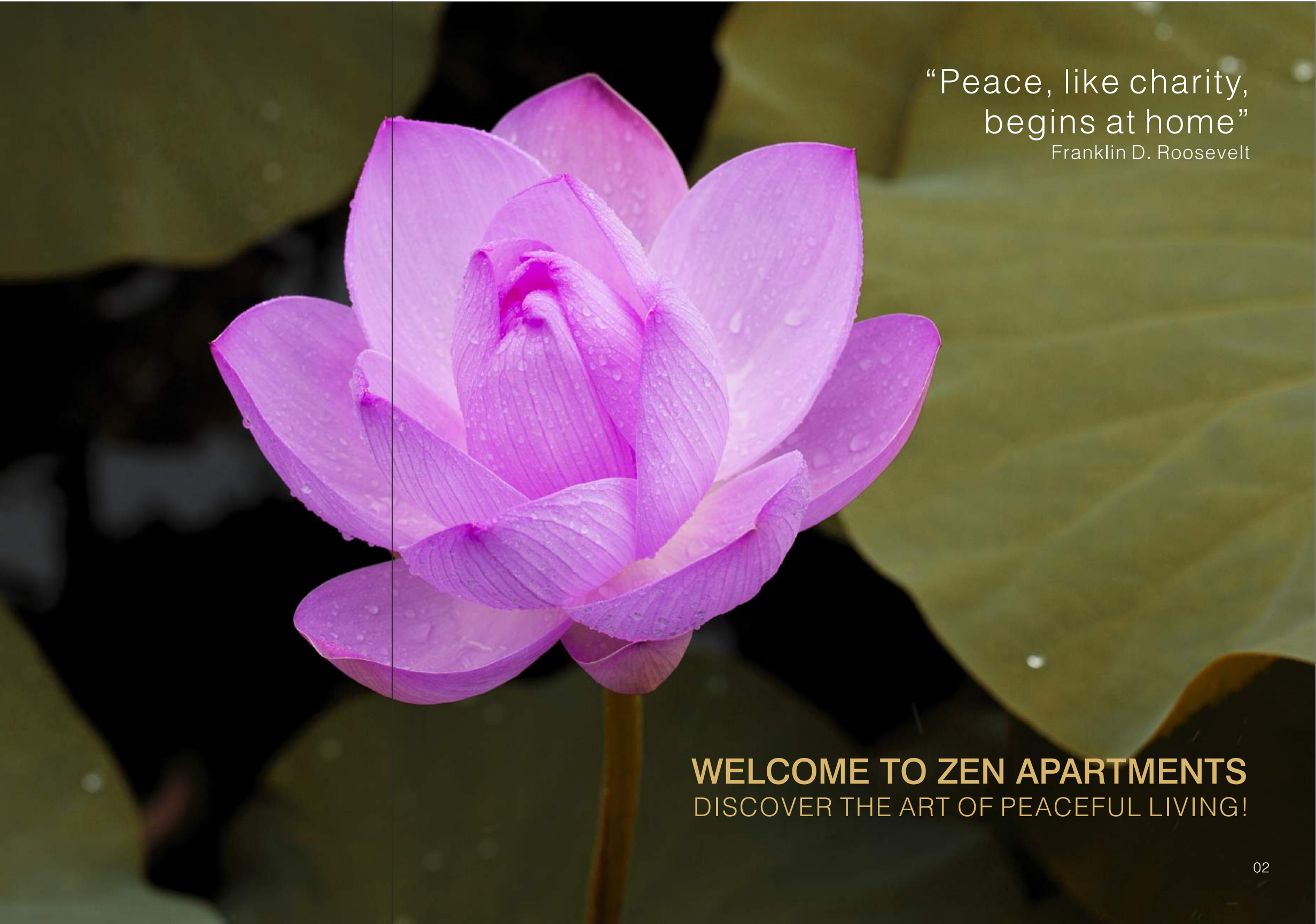


Project Address 24, NAVJIVAN VIHAR, NEW DELHI 110017

The word 'Zen' is the Japanese attempt at pronouncing the Sanskrit word 'Dhyana', which translates as 'meditation'. Zen practice is a way of living that incorporates a total togetherness of mind and body to become fully aware, here & now in the present moment; where we truly live.

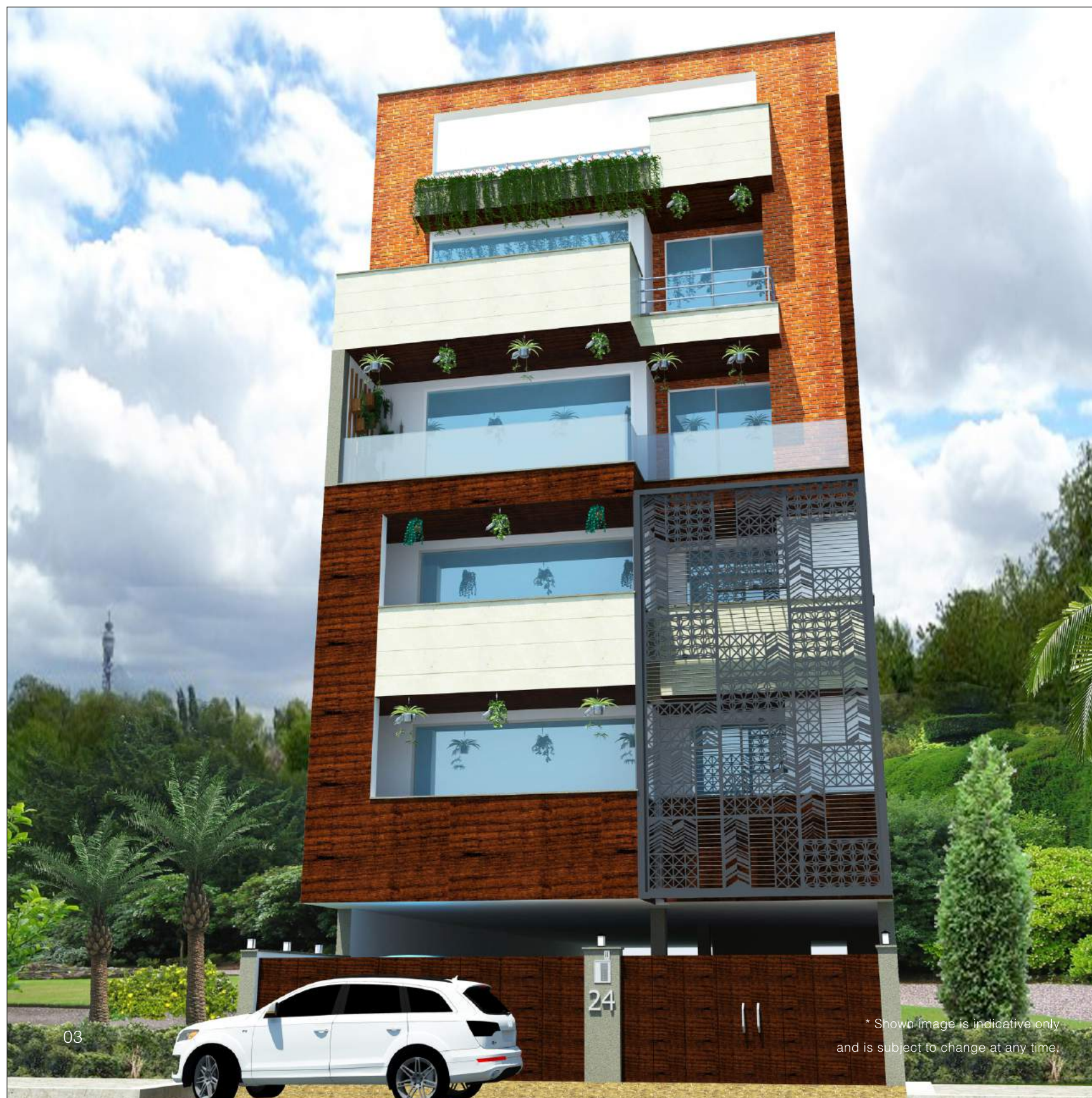
Home being an integral part of this journey, Cutting Edge Infrastructure realised the need to create such living environments that not only provide an address, but also bequeath the residents with peace & comfort. Consequently, Zen Apartments has been delivering projects at the most affluent & prime locations of Delhi, which not only excel architecturally but also outclass in designing, with attention given to even the minutest of detail. The commitment to Zen philosophy in designing, sets these apartments class apart, elevating homes to very own personal retreats.

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



“Peace, like charity,
begins at home”
Franklin D. Roosevelt

WELCOME TO ZEN APARTMENTS
DISCOVER THE ART OF PEACEFUL LIVING!



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

PROJECT HIGHLIGHTS

Zen Apartments are distinctive developments that integrate cutting-edge architecture with innovative designs for refined city living. Occupying the premier location in Navjivan Vihar, these homes provide a serene retreat right within South Delhi, through their expanse of surrounding green areas. Apart from the green environs, the site is just at a few minutes distance from Malviya Nagar market and the eminent malls of Saket.

The property comprises of independent floors of Three Bedroom Apartments; each conferred with attached open spaces in the form of balconies & terrace gardens in select cases. The apartments feature contemporary interiors that blend seamlessly with exemplary specifications and chic styling.

Experience
the Zen way of living,
Welcome to
Zen Apartments

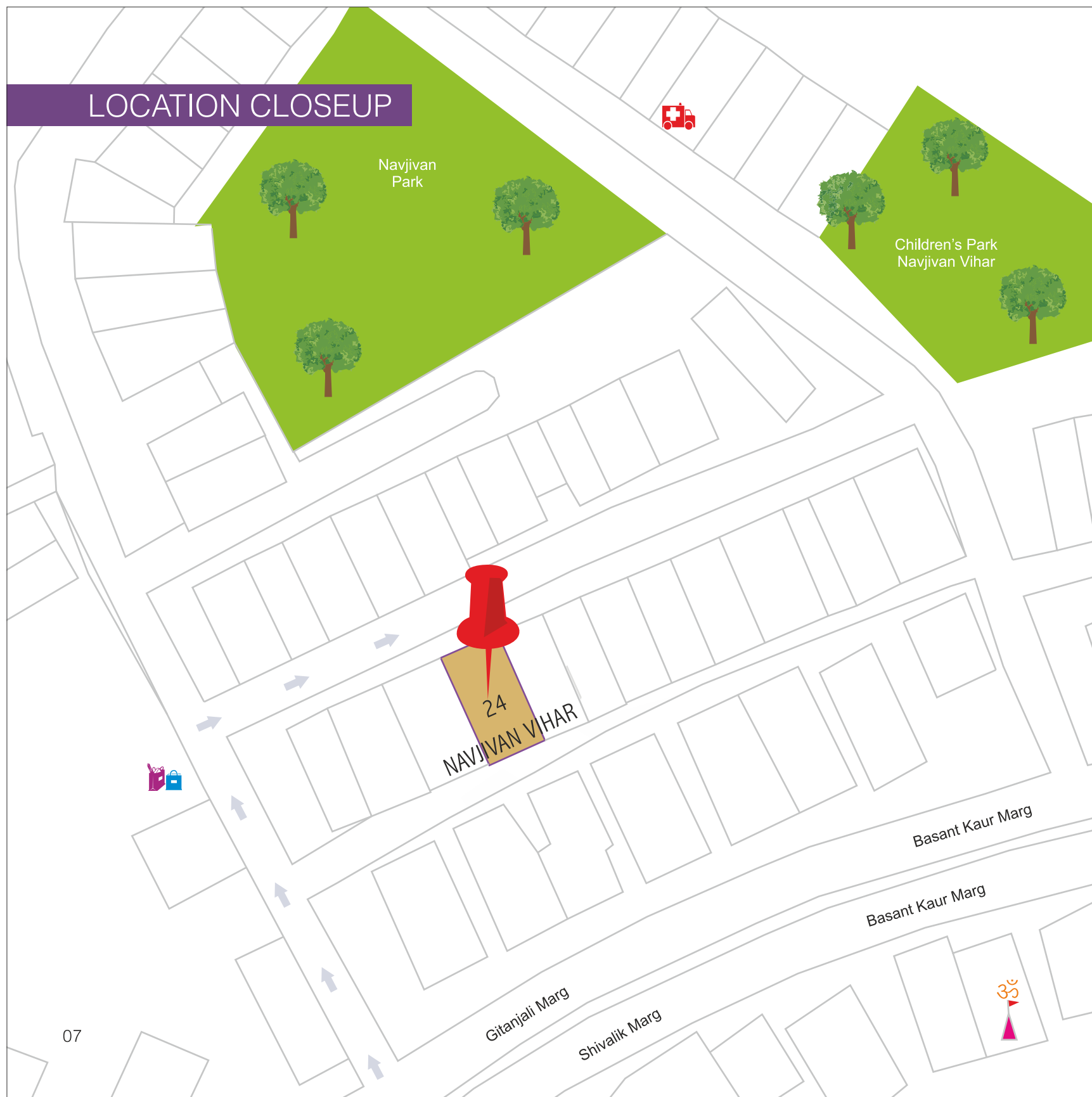
Key Features

- Prime location in South Delhi
- Stunning contemporary architecture using state-of-the art technology and interior design specified to the highest standard including superior fitted kitchens
- Private attached balconies with each apartment & in select cases, also terrace garden
- Secure parking facilities, with 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 centres, medical facilities, markets and eateries amongst others

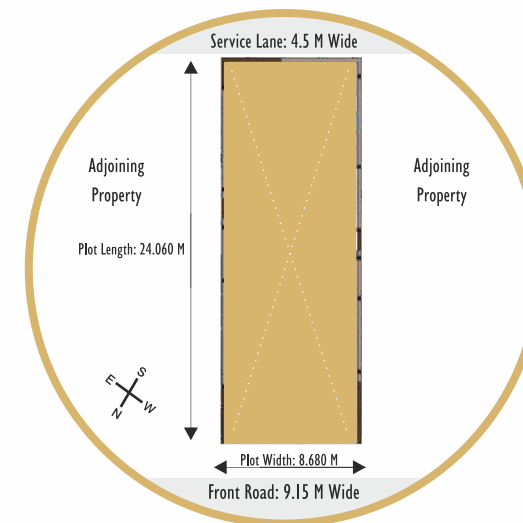
* Mentioned timing is just a referential estimate.



LOCATION CLOSEUP



07



PRIME LOCALE

Connectivity to all parts of city through road networks & metro, and, proximity to important amenities like banks, schools, hospitals make this location ideal. Positioned at few kms from the airport & railway station, Zen homes are perfect for frequent travelers too.

With neighborhood retail markets, nearby educational institutes and adjoining emergency medical facilities, Zen Apartments can assure a comfortable and hassle free lifestyle. Placed near to the historic Qutub Minar as well as the renowned malls of Saket, options for leisure & recreation too are abundant in the area.

Advantages Strategic

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: 15 km
- Indra Gandhi International Airport: 16 km

Multi-Speciality 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 & Multiplexs:

- NavjiwanVihar 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 CCDs to McDs to the Lounges near Qutub Minar, a variety of fast-food joints and fine dining restaurants

Golf Course, Fitness Centres & Clubs:

- Qutub Golf Course: 1 km
- Fitness First, Select Citywalk, Saket: 3.3 km

Parks:

- Navjivan Vihar: 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

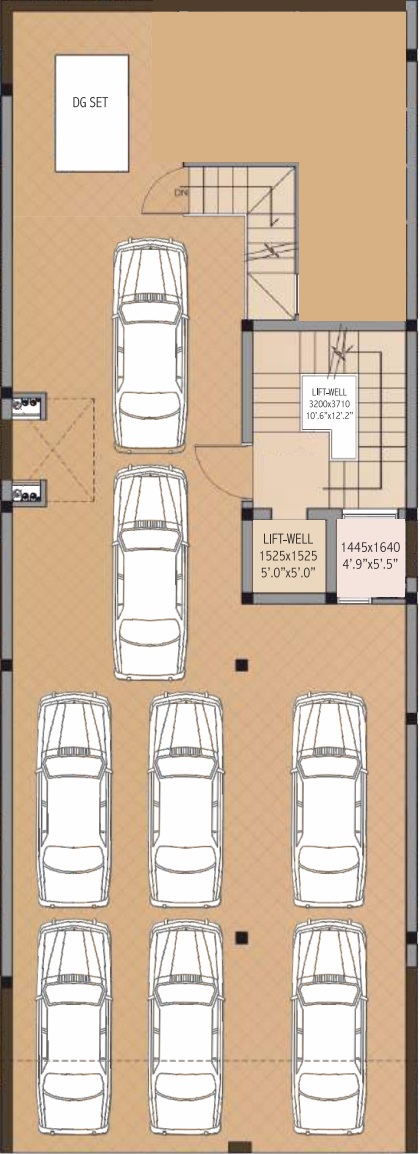
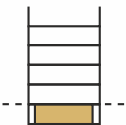
* Distance in kms are provided as a guide only. 08

FLOOR PLAN



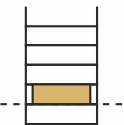
Basement Plan

Plot Area: 250 Sq Yds | Covered Area: 1686 Sq Ft



Stilt Plan

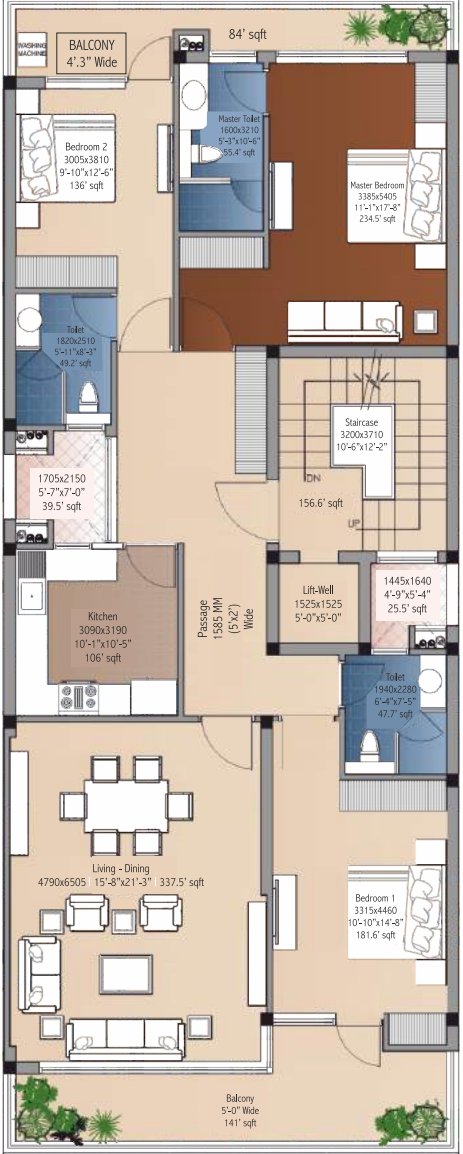
Plot Area: 250 Sq Yds | Covered Area: 1686 Sq Ft



09

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

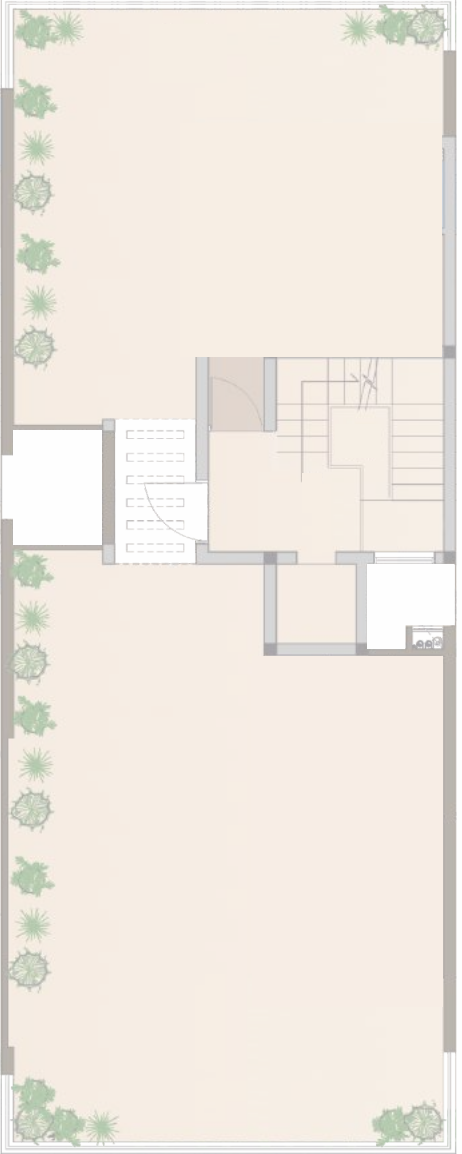
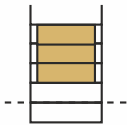
SINGLE LEVEL APARTMENTS



Floor Layout Plan:

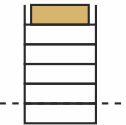
Ground Floor, First Floor, Second Floor

Plot Area: 250 Sq Yds | Covered Area: 1686 Sq Ft



Terrace View

Plot Area: 250 Sq Yds | Covered Area: 1686 Sq Ft



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10

3D FLOOR PLAN



PROJECT SPECIFICATIONS

STRUCTURE		- 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		Grade 43 cement (Ultratech / Ambuja / Shree / Rath / ACC or equivalent) for structural purpose all cement concrete shall be mixed with concrete mixers and consolidated with vibrators
BRICK MASONRY		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		TATA Tiscon 500D or equivalent steel will be used as per Architect drawing
COARSE SAND		Superior quality Badarpur Sand
AGGREGATE		Superior quality Delhi Blue
ANTI-TERMITE WORK		Termite treatment will be done during construction before laying the foundations in basement footing, columns and under all floors as per prevalent norms
INTERIOR WALL FINISH	Exterior	Combination of Stone / Exterior Wood & Weatherproof Paint as per Architect's specifications and design
	Interior	- Plastic Emulsion on walls in common areas - Plastic Emulsion Paint in rooms - All internal walls smoothly plastered with Gyproc or Plaster of Paris
SANITARY & PLUMBING WORK	Under Counter & Above Counter Wash Basin/ Wall Mounted Water Closet	Kohler / Grohe / Hansgrohe or equivalent
	Faucets/ Fittings/ Showers	Kohler or equivalent
	Shower Cubicles/ Cabins	In all toilets (10mm thick tempered glass)
	Geysers	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	CPVC pipes for Hot & Cold Water, PVC pipes for Rainwater and Sewage of Supreme or equivalent company



FLOORING & SKIRTING	Drawing/ Dining Rooms/ Lobby	Italian marble from GRAAVAA Note: All marble will be polished to a granolithic finish, mirror polished (min. 7 Grindings)
	Bedrooms (3)	Italian marble from GRAAVAA (2 nos.) / Laminated wood flooring with matching skirting (1 no.)
	Toilets	Combination of Italian marble from GRAAVAA or Tiles
	Kitchen - Flooring	Italian stone from GRAAVAA
	Kitchen - Counters	Granite or Dupont Zodiac Quartz from GRAAVAA
	Counters / Bathrooms	Stone from GRAAVAA or tiles matching with the colour scheme
	Driveway / Outside Areas / Basement	Stone finish from GRAAVAA
	Terrace	Combination of Deck Flooring, Stone Flooring, Natural Carpet Grass, Water body and Gazebo, as per design
WOODWORK (AS PER DRAWINGS)	Doors	- All internal doors would be flush doors of Duro / Green or equivalent company - All external doors would be of UPVC of Fenesta / equivalent
	Frames	All chowkhats will be of Champ Wood
	Cupboards	All bedrooms will be provided with customized wardrobes up to the ceiling
	Kitchen	- Modular Kitchen of Aida or equivalent company - 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	- Magnet catchers & decorative handles of Hettich / Dorset or equivalent - Tower bolts, mortis locks, door stoppers, cupboards, cupboard handles of Hettich or equivalent - The locks will be of Godrej / Dorset or equivalent
WATER PROOFING / WATER HARVESTING		- Appropriate waterproofing procedures for basement, sunken toilets & balconies - Polyethylene film & Polystyrene thermal (Waterproofing) to be used for the Terrace Garden - Water harvesting enabled site



PROJECT SPECIFICATIONS

GLAZING & MIRRORS	Glazing	• All glass panes to be of Saint Gobain or equivalent minimum 6mm thickness • Balcony glazing would be tempered with requisite thickness
	Room Mirrors	• Attempt would be made to provide full length mirrors in rooms / bathrooms
	Bathroom Mirrors	• All bathroom mirrors to be of Saint Gobain or equivalent with approx. 6mm thickness
ELECTRICAL WORKS	Electrical Connection	• Each floor to have separate connection of minimum 11 KVA load
	Wiring	• Polycab / Finolex (Fire Resistant) or equivalent
	Switches	• M.K. / North West / Schneider or equivalent
	Circuit Breakers	• For safety, one Miniature Circuit Breaker (MCB) for each room will be provided at the main distribution base in each flat
	Main Board	• 14 SWG with Copper Bus Bar & other arrangements as required
	Ceiling Fans	• 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	• 8"/12" diameter (Newtek / Havells or equivalent)
LIGHTING	Telephone Wiring	• Telephone point wiring in all rooms
	Basement / Ground / First / Second / Third Floor	• Combination of Recessed and Surface Mounted LED Lights as per Architect's design
AIR-CONDITIONING	Terrace	• Combination of LED Foot Lights, Bush Highlighters and Waterproof Lights
		• 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		• OTIS / SCHLINDER passenger lifts with 6 person capacity
PARKING		• Two identified car parks for each apartment (subject to plot size)



POWER & WATER	Electric Meters	• 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	• Standby generator for lights, lift, pumps and air-conditioner with sub meter monitoring apartment wise consumption
	Water Supply & Meters	• DJB water supply • Separate water meters for each floor & standby water supply by overhead tanks for each floor (apartment wise)
	Water Pumps	• Automatic water pumps, triggered by level switches • Each apartment would have a dedicated pressure pump of Pedrello or equivalent
TECHNOLOGY		• TATA Sky HD recording cable at all TV points • Provision of Video door phones (Alba or equivalent) & EPBAX
SAFETY & SECURITY		• Adequately secure gates wherever needed will be provided
GAS SUPPLY		• Apartment design amenable for piped gas supply in future
MISCELLANEOUS		• 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



PAST COMPLETED PROJECTS



* Actual images of completed projects.

modern life,
impeccable style





* Actual images of completed projects.

plan for
harmonious
interaction
through
balanced
spaces

PAST COMPLETED PROJECTS



PAST COMPLETED PROJECTS



21



* Actual images of completed projects.

achieving
exemplary
designs
in the heart
of South Delhi



22



* Actual images of completed projects.

thoughtfully
designed
interiors





* Actual images of completed projects.

splendid
architecture,
innovative
interiors

PAST COMPLETED PROJECTS



Interiors
to appeal
to the eye,
mind and soul

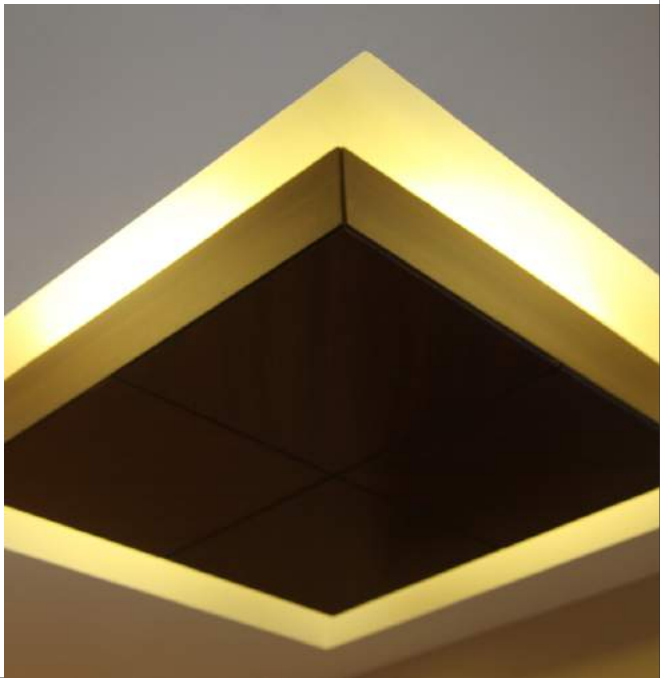




attention
to detail



29



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ZEN APARTMENTS
THE ART OF PEACEFUL LIVING

