



ZEN APARTMENTS
THE ART OF PEACEFUL LIVING

Project Address

C 32, PANCHSHEEL ENCLAVE, NEW DELHI 110017



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



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 & your family.



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PROJECT HIGHLIGHTS

Occupying the premier location in South Delhi. 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.

Area:
260 Sq. Yards, Corner Plot

Floor Plan:
3 BHK

- 3 Bedrooms with attached Bathrooms
- Kitchen
- Dining Room
- Living Room
- Balcony

Parking:
2 Cars, Separate Gate, Corner Plot

Floors Available:
Second Floor, Third Floor with Terrace

Facing:
West

“Experience the Zen way of living,
Welcome to Zen Apartments”

LOCATION

DDA Panchsheel
Enclave Garden

DDA
Park

Panchsheel
Park

DDA
Park

Josip Broz Tito Marg

SOAMI NAGAR

DDA Park



Panchsheel Enclave

Outer Ring Road

Outer Ring Road

Chirag Delhi Flyover

Chirag Delhi
Metro Station

Sheikh Sarai Road

Triangular
Park

Triveni
DDA Park

DDA
Park

KEY FEATURES

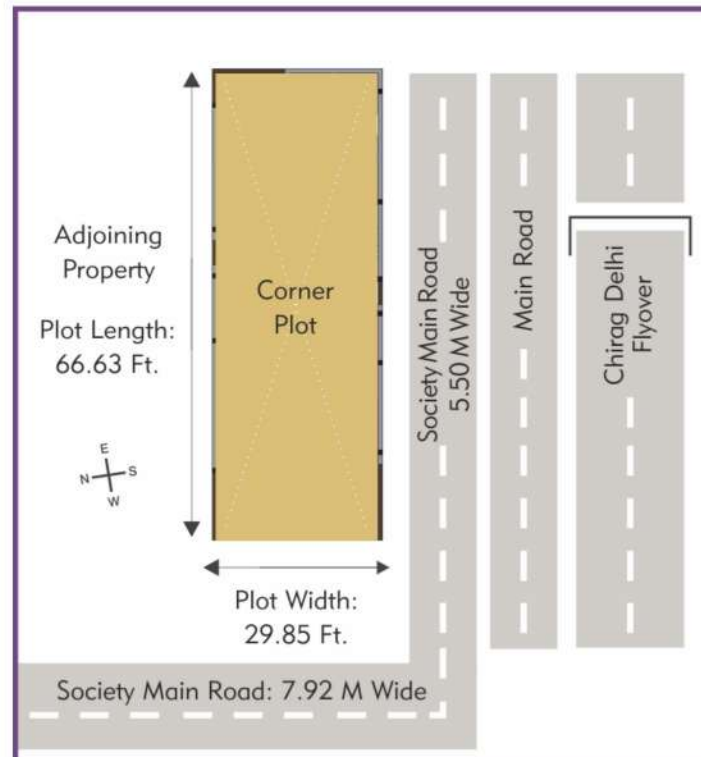
- Prime location in South Delhi
- 260 Sq. Yards, 3 BHK, Corner Plot
- Stunning contemporary architecture using state of the art technology & interior design specified to the highest standard including superior fitted kitchens
- Private attached balconies with each apartment and terrace garden, in select cases
- Secure parking facilities, with common gates for convenience
- Excellent transport network and connections, allowing easy access to other parts of the city
- 05 minutes to the nearest Market,
05 minutes from the nearest Metro Station,
10 minutes to the nearest Mall & Multiplex,
10 minutes to the nearest Gym & Golf Course,
10 minutes from the nearest Eatery,
15 minutes from the nearest Hospital,
15 minutes from the nearest Schools & Colleges,
30 minutes to the Domestic & International Airport
- It is surrounded by VVIP and HNI of World Fame including Siri Fort Auditorium, Sports Club, Qutub Golf Course, AIIMS Hospital & Nehru Place amongst others. The nearby community, leisure and retail facilities include over a dozen parks and shopping hubs

* Mentioned timing is just a referential estimate.

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 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.



STRATEGIC ADVANTAGES

The distance to the nearest pivotal destinations are as follows:

Transit Points:

- Kailash Colony Metro Station: 2 km
- Domestic Terminal: 15 km
- New Delhi Railway Station: 14 km
- Indira Gandhi International Airport: 19 km

Multi-Speciality Hospital:

- Batra Hospital & Research Center: 8 km
- Max Multi Speciality Centre: 3 km
- National Heart Institute: 4 km
- Holy Family Hospital: 8 km

Schools & Colleges:

- Manava Bharti India International School: 4 km
- Rainbows Montessori School: 3 km
- Apeejay School: 3 km
- DPS International School: 3 km
- Shaheed Bhagat Singh College: 2 km
- Lady Shri Ram College for Women College: 4 km
- IIT: 7 km

Eateries:

- From CCDs to McDs to the lounges in Green Park area, a variety of fast-food joints and fine dining restaurants

Markets, Malls & Multiplexs:

- Panchsheel Market Market: 0.2 km
- Malviya Nagar Market: 2 km
- Hauz Khas Market: 4 km
- Select Citywalk, Saket: 2 km
- DLF Place, Saket: 2 km
- Southern Park Mall: 4 km

Golf Course, Fitness Centres & Clubs:

- Qutub Golf Course: 6 km
- Body Piercing: 3 km
- Soul To Sole: 2 km
- Iron warriors The Gym: 4 km

Parks:

- Panchsheel Park: 4 km
- Community Park: 4 km
- DDA Park: 6 km

Banks & ATMs:

- All the major banks like ICICI, HDFC, Kotak Mahindra Bank amongst others: 1 km

Hotels:

- Rockland, Hilton Garden Inn, Country Inn, The Metropolitan and The Royal Plaza amongst others: 5 km

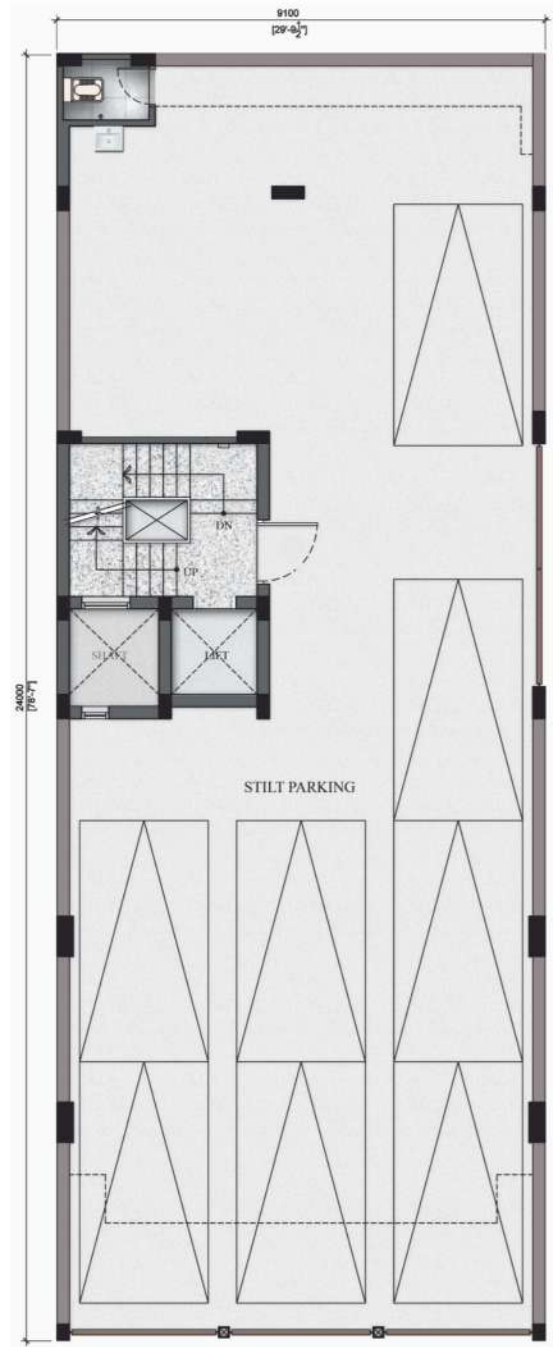
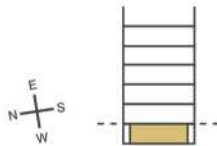
* Distance in kms are provided as a guide only.

FLOOR PLANS



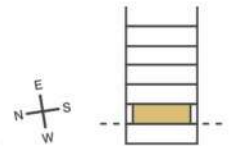
Basement Plan

Plot Area: 260 Sq. Yards
Covered Area: 1730.51 Sq. Foot



Stilt Plan

Plot Area: 260 Sq. Yards
Covered Area: 1730.51 Sq. Foot

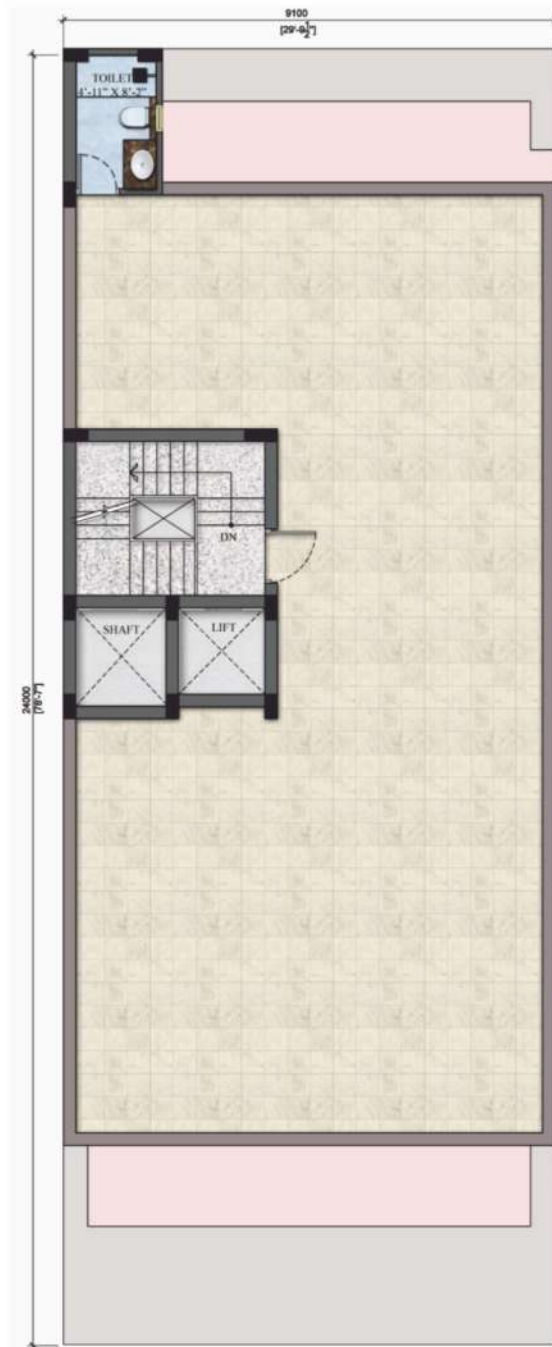
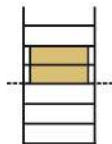


* Shown images are for visual reference only.
* Above plans are tentative and subject to approval of statutory authority.



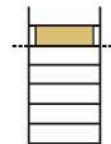
2nd & 3rd Floor
3D Floor Layout Plan

Plot Area: 260 Sq. Yards
Covered Area: 1730.51 Sq. Foot



Terrace Plan

Plot Area: 260 Sq. Yards
Covered Area: 1730.51 Sq. Foot



PROJECT SPECIFICATIONS

STRUCTURE		<ul style="list-style-type: none"> Seismic Zone IV compliant earthquake resistant Reinforced Cement Concrete (RCC) framed structure All RCC work will be in the Grade of M:25 or richer Mix as per structural design of Foundation, Column & Retaining Wall. Grade of M:20 will be used for RCC slab.
CEMENT CONCRETE		<ul style="list-style-type: none"> Grade 53 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"> Cement Mortar of Mix 1:6 (1: Cement, 6: Coarse Sand) to be used for full brick masonry in super structure and Mix 1:4 (1: Cement, 4: Coarse Sand) to be used for half brick work with 6 mm reinforcement in every fourth layer
STEEL		<ul style="list-style-type: none"> TATA Tiscon 500D or equivalent steel will be used in all RCC structure as per structural design
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
INTERIOR WALL FINISH	Exterior	<ul style="list-style-type: none"> Combination of Stone / Exterior Wood & Weatherproof Paint as per specifications and architectural design
	Interior	<ul style="list-style-type: none"> Plastic Emulsion paint on walls in rooms and common areas All internal walls smoothly plastered with Gyproc or Plaster of Paris
SANITARY & PLUMBING WORK	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"> In all toilets (10mm thick tempered glass), ozone fittings
	Geysers	<ul style="list-style-type: none"> Geyser (Venus Heavy Duty / Racold or equivalent) of 35L capacity in Master Bathroom and 25L capacity in all other bathrooms & instant geyser in Kitchen
	Pipes	<ul style="list-style-type: none"> CPVC pipes for Hot & Cold Water, PVC pipes for Rainwater and Sewage of Supreme / Astral or equivalent company



PROJECT SPECIFICATIONS

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 (min. 7 Grindings)
	Bedrooms	<ul style="list-style-type: none"> Italian marble from GRAAVAA Laminated wood flooring with matching skirting in 1 Bedroom
	Toilets	<ul style="list-style-type: none"> Combination of Italian marble from GRAAVAA or Tiles
	Kitchen - Flooring Kitchen - Counters & Backsplash	<ul style="list-style-type: none"> Italian marble from GRAAVAA Granite from GRAAVAA
	Bathrooms / Counters	<ul style="list-style-type: none"> Stone from GRAAVAA or tiles matching with the colour scheme
	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, Outdoor Tiles, Water body and Gazebo, as per design
WOODWORK	Doors / Windows	<ul style="list-style-type: none"> All internal doors are flush doors (Make: Duro / Green or equivalent) All external doors / windows are of UPVC (Make: Fenesta or Asahi / equivalent)
	Doors Frame	<ul style="list-style-type: none"> All chowkhats are of Champ Wood
	Cupboards	<ul style="list-style-type: none"> All bedrooms are provided with customized wardrobes upto the ceiling with Hettich hardware
	Kitchen	<ul style="list-style-type: none"> Modular Kitchen of Aida or equivalent company Adequate equipments & storage appliances above and below the counters are provided; Wood & S/S combination, Cutlery Tray, Corner Carousel, Pullout Dustbin & 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, door stoppers, cupboards, cupboard handles of Hettich or equivalent The locks of Godrej / Dorset or equivalent
WATER PROOFING / WATER HARVESTING		<ul style="list-style-type: none"> Appropriate waterproofing procedures for basement, sunken toilets & balconies Polyethylene film & Polystyrene thermal (Waterproofing) to be used for the Terrace Water harvesting enabled site



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

PROJECT SPECIFICATIONS

GLAZING & MIRRORS	Glazing	<ul style="list-style-type: none"> All glass panes will be used of Saint Gobain or equivalent make (minimum thickness of 6mm) 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 Saint Gobain or equivalent make (approx.thickness of 6mm)
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, 1 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"> 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 diameter, ceiling fans (Havells / Crompton Greaves or equivalent) as per Architect's design
	Exhaust Fans	<ul style="list-style-type: none"> 8"/12" diameter (Crompton / 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 LED Lights as per Architect's design
	Terrace	<ul style="list-style-type: none"> Combination of LED Foot Lights, Bush Highlighters and Waterproof Lights
AIR-CONDITIONING		<ul style="list-style-type: none"> Installed Split AC. (Daikin / Hitachi / Samsung or equivalent) in all bedrooms and drawing / dining rooms
ELEVATOR		<ul style="list-style-type: none"> SCHLINDER / KONE lifts with 6 person capacity
PARKING		<ul style="list-style-type: none"> Two identified car parks for each apartment (subject to plot size)



PROJECT SPECIFICATIONS

POWER & WATER	Electric Meter	<ul style="list-style-type: none"> Separate 3 phase electric meters with 11KW load (each) for basement, ground, first, second and third floor
	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 & Meter	<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 Each apartment would have a dedicated pressure pump of Crompton, Pedrello or equivalent
TECHNOLOGY		<ul style="list-style-type: none"> TATA Sky HD recording cable at all TV points Video door phones - Samsung or equivalent
SAFETY & SECURITY		<ul style="list-style-type: none"> 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"> For All RCC work vibrator is used for proper consolidation of laid / poured concrete Plantation to be done in areas as per Architect's design. Front and rear setback to have sufficient lights



PAST COMPLETED PROJECTS



* Actual images of completed projects.

H-13
Green Park Main
New Delhi 110016

modern life,
impeccable style



PAST COMPLETED PROJECTS



* Actual images of completed projects.

D-1
Panchsheel Enclave
New Delhi 110017

plan for
harmonious
interaction
through
balanced
spaces





PAST COMPLETED PROJECTS



* Actual images of completed projects.

C-21
Green Park Extension
New Delhi 110016

achieving
exemplary
designs
in the heart
of South Delhi



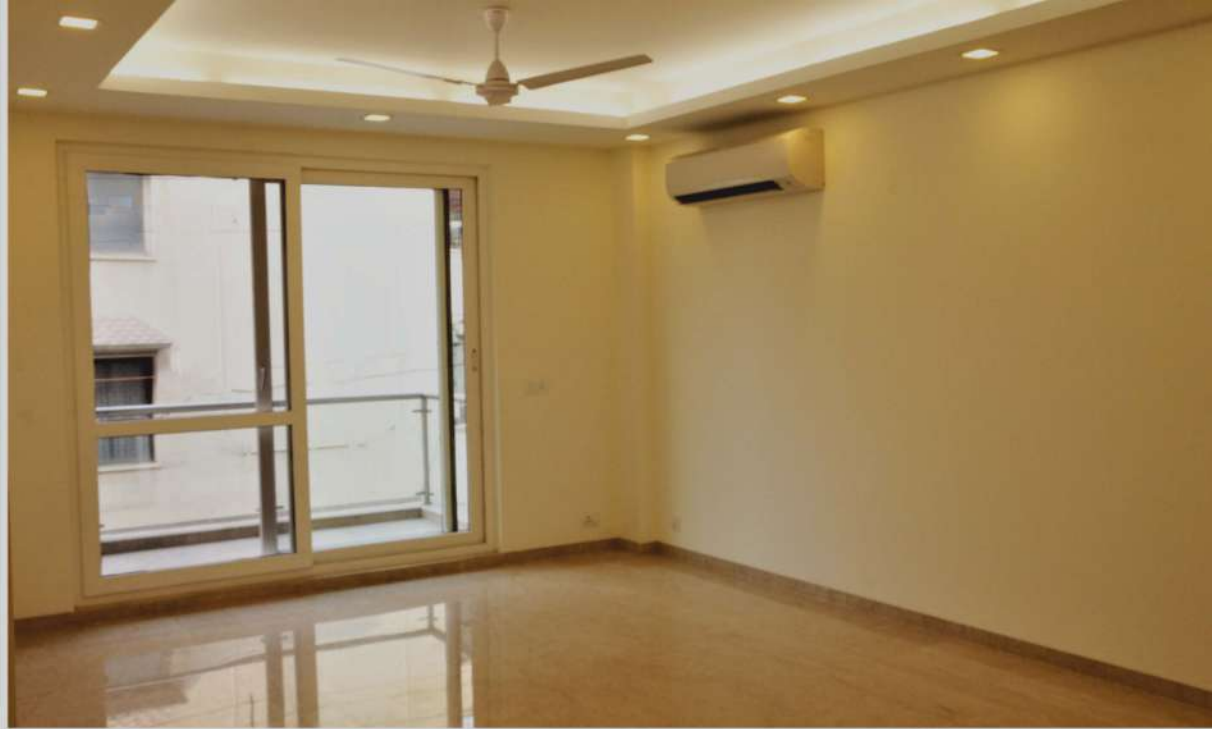
PAST COMPLETED PROJECTS



* Actual images of completed projects.

B5/96
Safdarjung Enclave
New Delhi 110029

thoughtfully
designed
interiors



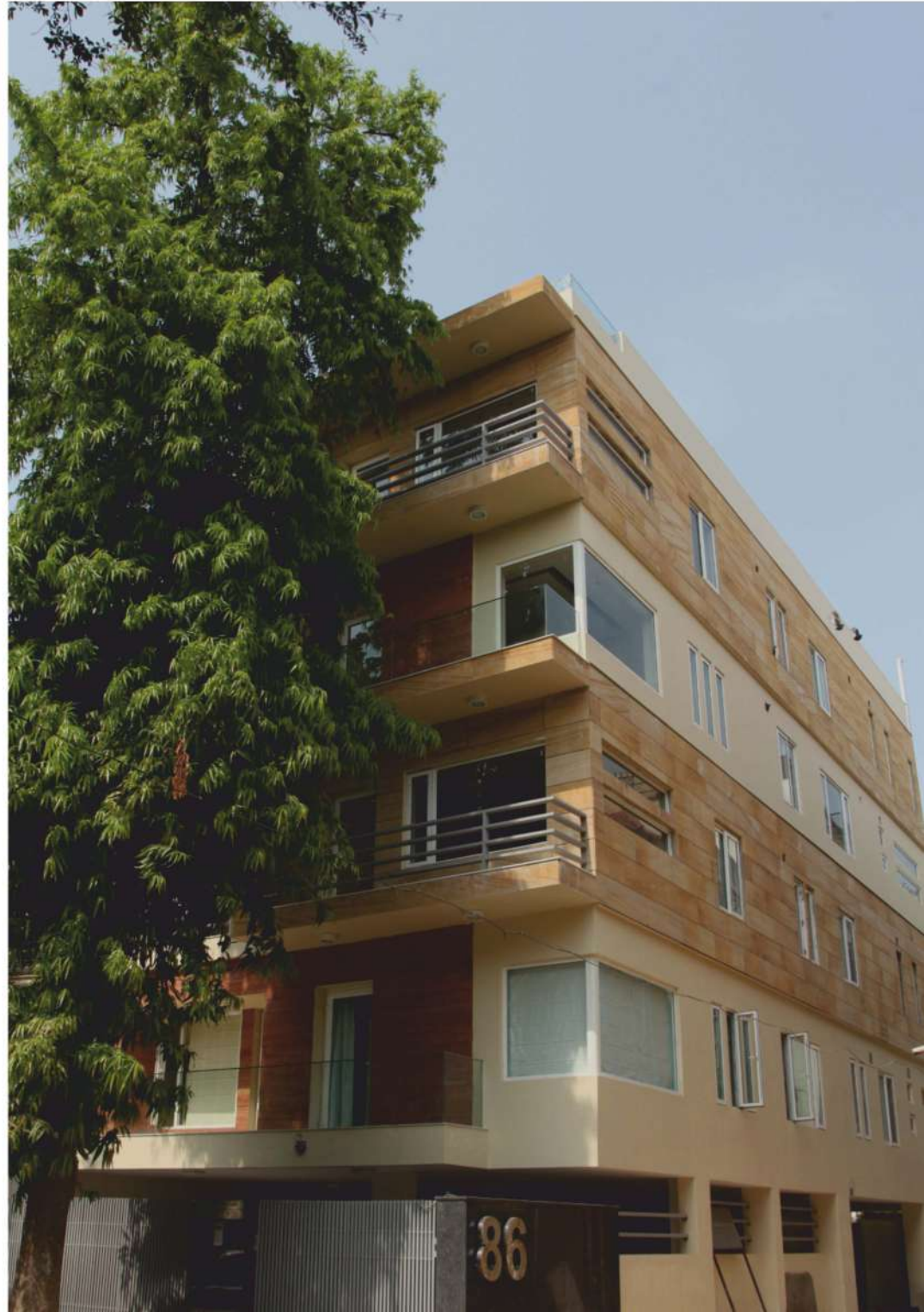


* Actual images of completed projects.

86
Navjivan Vihar
New Delhi 110017

splendid
architecture,
innovative
interiors

PAST COMPLETED PROJECTS







PAST COMPLETED PROJECTS



* Actual images of completed projects.

24
Navjivan Vihar
New Delhi 110017

Interiors
to appeal
to the eye,
mind and soul



PAST COMPLETED PROJECTS



* Actual images of completed projects.

A 125
Neeti Bagh
New Delhi 110049

Other projects done:

- T 2, Green Park
New Delhi 110049
- S 409, Greater Kailash II
New Delhi 110048
- A 1/232, Safdarjung Enclave
New Delhi 110029





S O U L

All our projects
are rooted in
Sustainability,
Optimisation,
Uniqueness &
Liveability





ABOUT THE PROMOTER

CUTTING EDGE INFRASTRUCTURE

Cutting Edge Infrastructure (Pvt. Ltd.), promoted by ANG Group, has been set up by professionals aiming to create new standards in the construction space. Every project is built with the end user in mind; creating enjoyable living environments while exhibiting distinctive modern lifestyles.

The company commits to the highest level of value, quality and safety at every stage of the project. Cutting Edge is dedicated to providing exemplary projects, that are as unique as its occupants. Converting our vision to reality, the company aims to be a dynamic and innovative customer-focused enterprise.

Contact Information

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