

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

F 3, Bhagat Singh Market, New Delhi 110001, India

T +91.11.46001000 E info@cuttingedgeinfra.com

24 hour Infoline +91.98100 32152

www.zenapartments.in

A VENTURE OF

ANG

www.ang.group



ZEN APARTMENTS
THE ART OF PEACEFUL LIVING

Project Address

6/17

SARVAPRIYA VIHAR

NEW DELHI 110016

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.

"Home is where love resides, memories are created, friends and family belong and laughter never ends"

Unknown

WELCOME TO ZEN APARTMENTS
DISCOVER THE ART OF PEACEFUL LIVING!



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

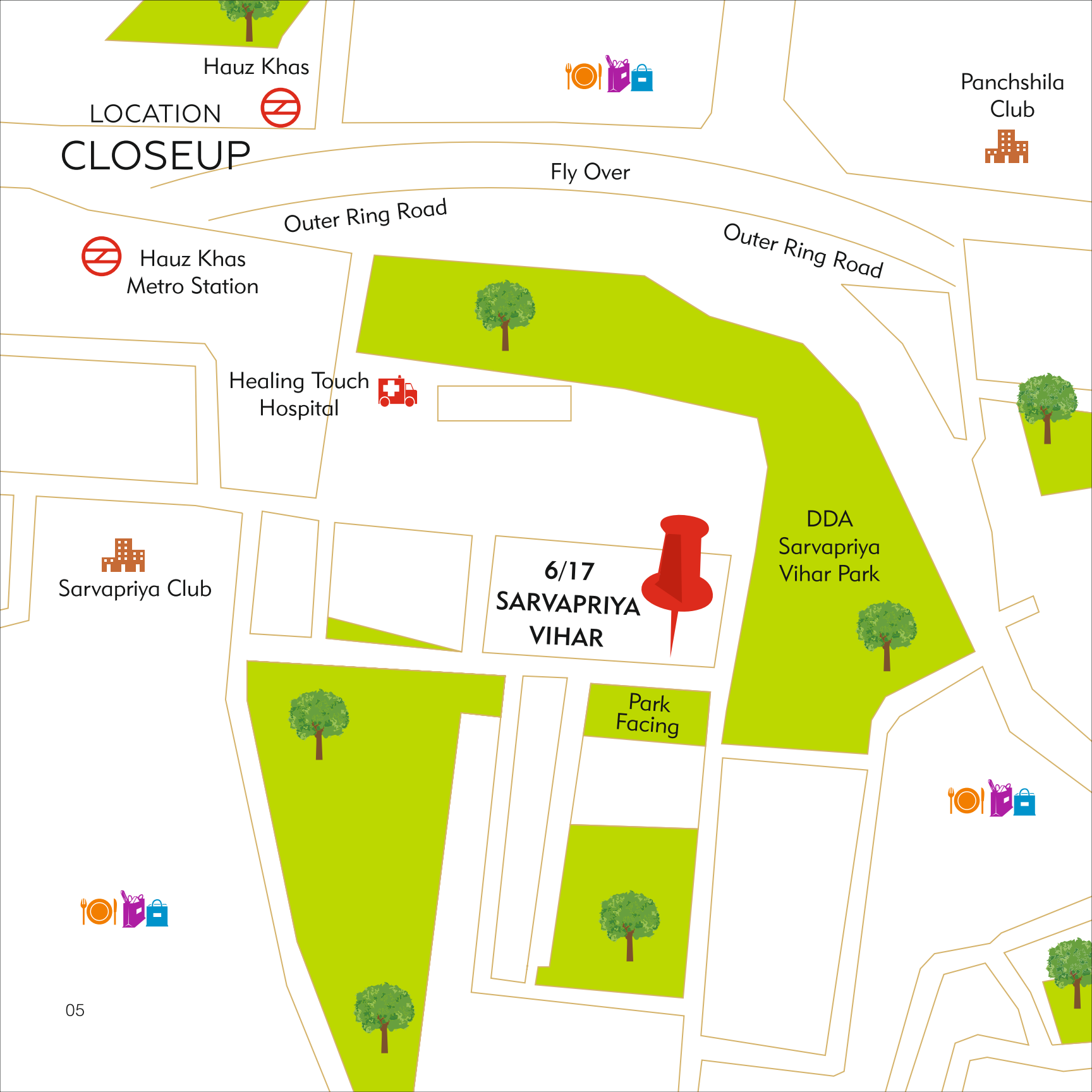
PROJECT HIGHLIGHTS

Zen Apartments are distinctive developments that integrate cutting edge architecture with innovative designs for refined city living. Occupying the premier location in Sarvapriya 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”

LOCATION CLOSEUP



KEY FEATURES

- Prime location in South Delhi
- 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 & terrace garden, in select cases
- Secure parking facilities, with independent gates for convenience (subject to space)
- Excellent transport network and connections, allowing easy access to other parts of the city
- Park Facing,
 - 1 minute to the nearest Market,
 - 5 minutes from the nearest Hospital,
 - 2 minutes from the nearest Metro Station,
 - 5 minutes to the nearest Mall & Multiplex,
 - 2 minutes from the nearest School & Bank,
 - 5 minutes to the nearest Gym & 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 centres, medical facilities, markets and eateries amongst others
- Sarvapriya Vihar Community Club

* Mentioned timing is just a referential estimate.

LOCATION OVERVIEW



Hauz Khas

Panchshila Club

Outer Ring Road

Fly Over

Outer Ring Road

Panchsheel Marg



Aurbindo Marg



The Mother's International School



Sarpapriya Club

Sarpapriya Vihar



DDA Sarvapriya Vihar Park



Panchshila Park



Aurbindo Ashram

Basant Kaur Marg



Panchsheel Park



Begampur Park



Malviya Nagar



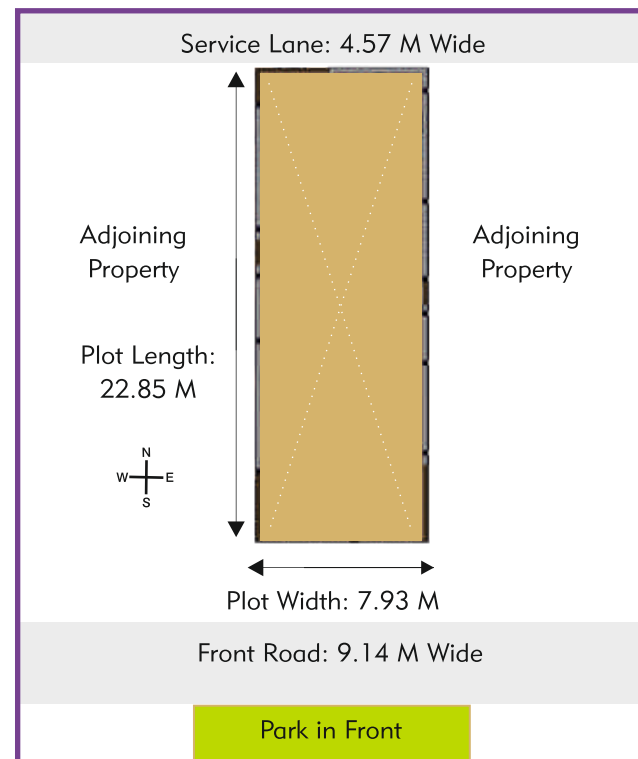
Sarpodya Enclave Market



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:

- Hauz Khas Metro Station: 1 km
- Domestic Terminal: 11 km
- New Delhi Railway Station: 13 km
- Indira Gandhi International Airport: 16 km

Multi-Speciality Hospital:

- Healing Touch Hospital: 0.2 km
- Cygnus Orthocare Hospital: 1.9 km
- Neptune Hospital: 3.3 km
- Max Devki Devi Heart & Vascular Institute: 4.3 km

Schools & Colleges:

- Laxman Public School: 0.6 km
- Institute of Home Economics: 0.8 km
- The Mother's International School: 0.9 km
- St. Paul's School: 1.4 km
- St. Anthony's Senior Secondary School: 1.6 km
- IIT: 1.9 km
- Shri Aurobindo College: 2.2 km
- DPS International School: 5.5 km

Eateries:

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

Markets, Malls & Multiplexes:

- Sarvapriya Vihar Market: 0.2 km
- Malviya Nagar Market: 1.3 km
- Hauz Khas Market: 1.6 km
- Select Citywalk, Saket: 2.6 km
- DLF Place, Saket: 2.6 km
- PVR & Cinepolis: 2.7 km
- MGF Metropolitan Mall: 2.8 km

Golf Course, Fitness Centres & Clubs:

- Elite Fitness Gym & Spa: 1 km
- Anytime Fitness: 1.7 km
- Qutub Golf Course: 2.4 km
- Siri Fort Sports Complex: 2.9 km
- Fitness First, Select Citywalk: 4.7 km

Parks:

- Sarvapriya Vihar: 0.1 km
- Hauz Khas Deer Park: 2.8 km

Banks & ATMs:

- All the major banks like ICICI, Citibank, HDFC amongst others: 1.5 km

Hotels:

- The Visaya, Hilton Garden Inn, ITC Sheraton & Svelte amongst others: 1.2 km

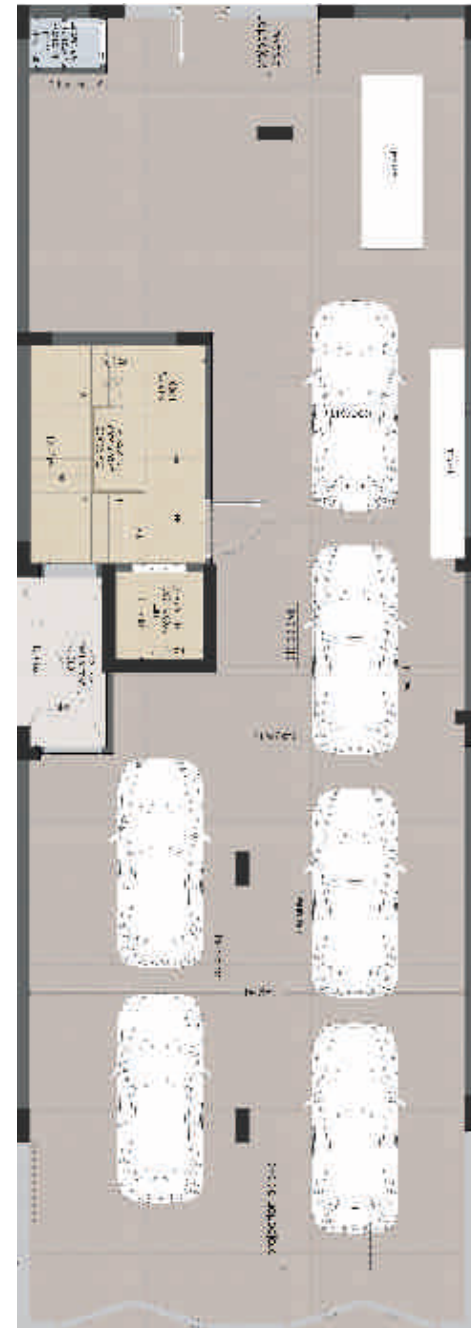
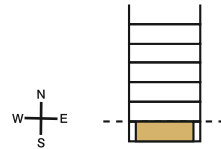
FLOOR PLAN

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



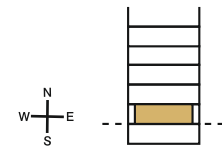
Basement Plan

Plot Area: 217 Sq Yds
 Covered Area: 1460 Sq Ft



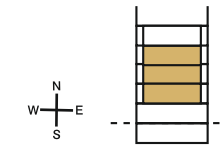
Stilt Plan

Plot Area: 217 Sq Yds
 Covered Area: 1460 Sq Ft



Floor Layout Plan:
 Ground Floor, First Floor, Second Floor

Plot Area: 217 Sq Yds
 Covered Area: 1460 Sq Ft



SINGLE LEVEL APARTMENTS

3D FLOOR
PLAN



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 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"> 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 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
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 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"> (Venus Heavy Duty / Racold or equivalent) of 35 liters capacity in Master Bathroom, of 25 liters 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	<ul style="list-style-type: none"> All internal doors are flush doors of Duro / Green or equivalent company All external doors are of UPVC of Fenesta or Asahi / equivalent
	Frames	<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



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 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 dia. 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 Provision for A.C. installation in the kitchen (subject to space)
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)

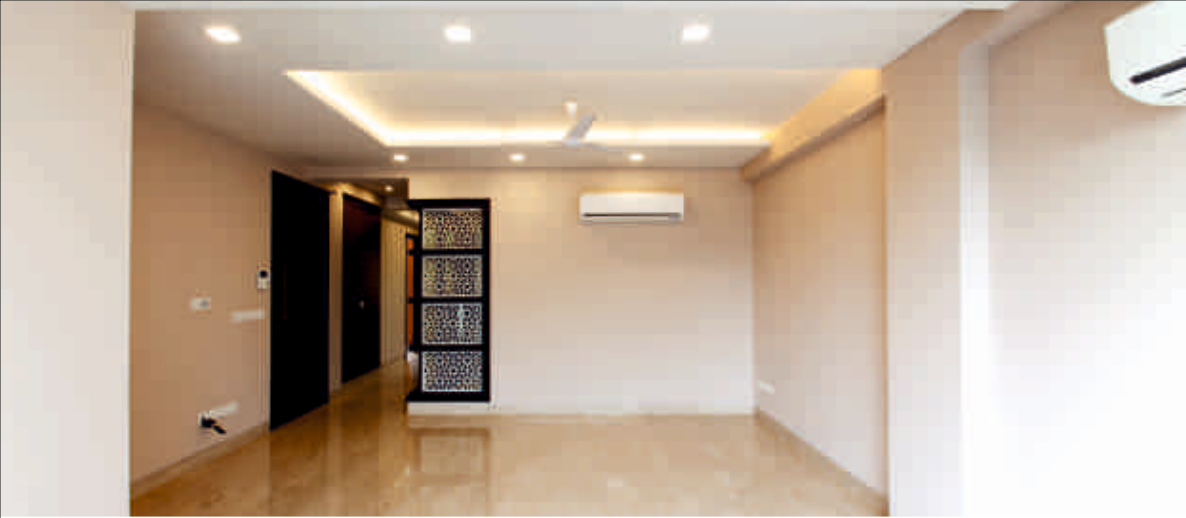


PROJECT SPECIFICATIONS

POWER & WATER	Electric 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"> 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 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"> Concrete mixer to be used for mixing cement concrete For basement wall and columns vibrator is used for proper consolidation of laid or poured concrete Plantation to be done in areas as per Architect's design. Front and rear setback to have sufficient lights



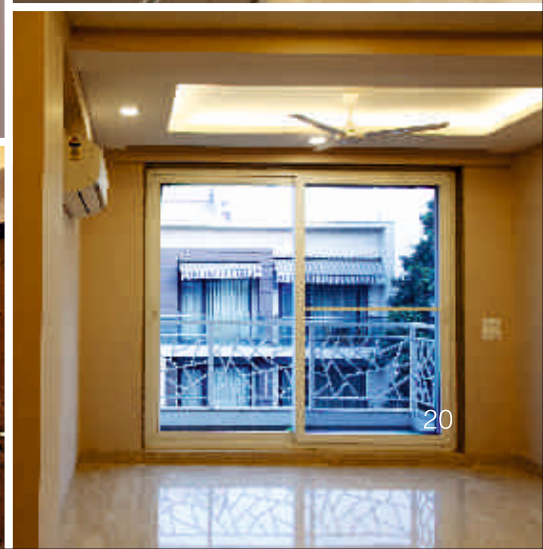
PAST COMPLETED PROJECTS



* 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 110029

plan for
harmonious
interaction
through
balanced
spaces



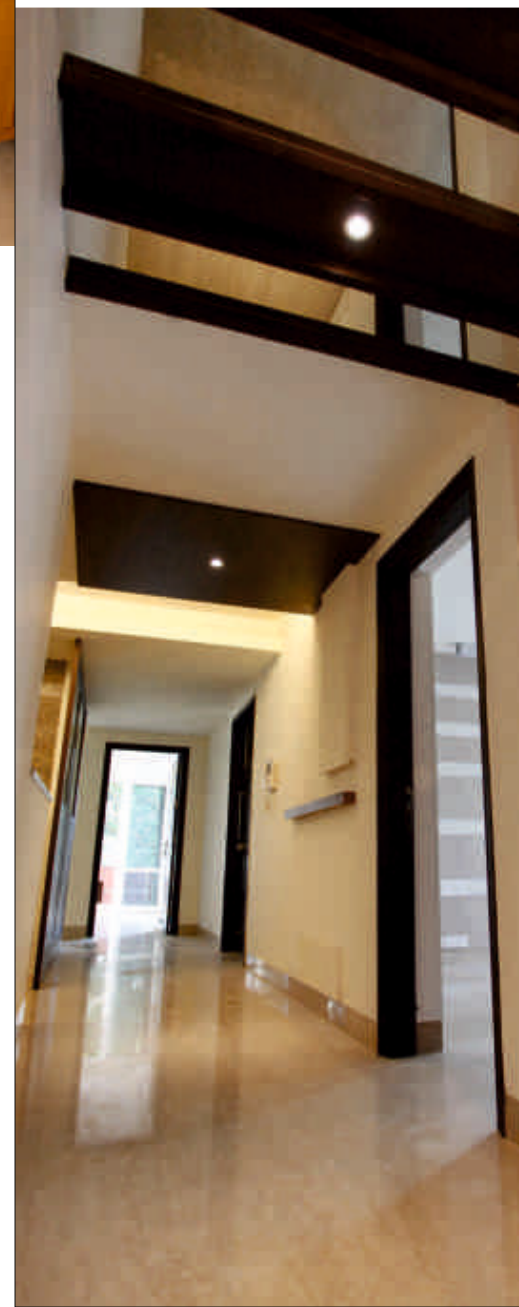
PAST COMPLETED PROJECTS



* Actual images of completed projects.

C-21
Green Park Extension
New Delhi 110016

achieving
exemplary
designs
in the heart
of South Delhi



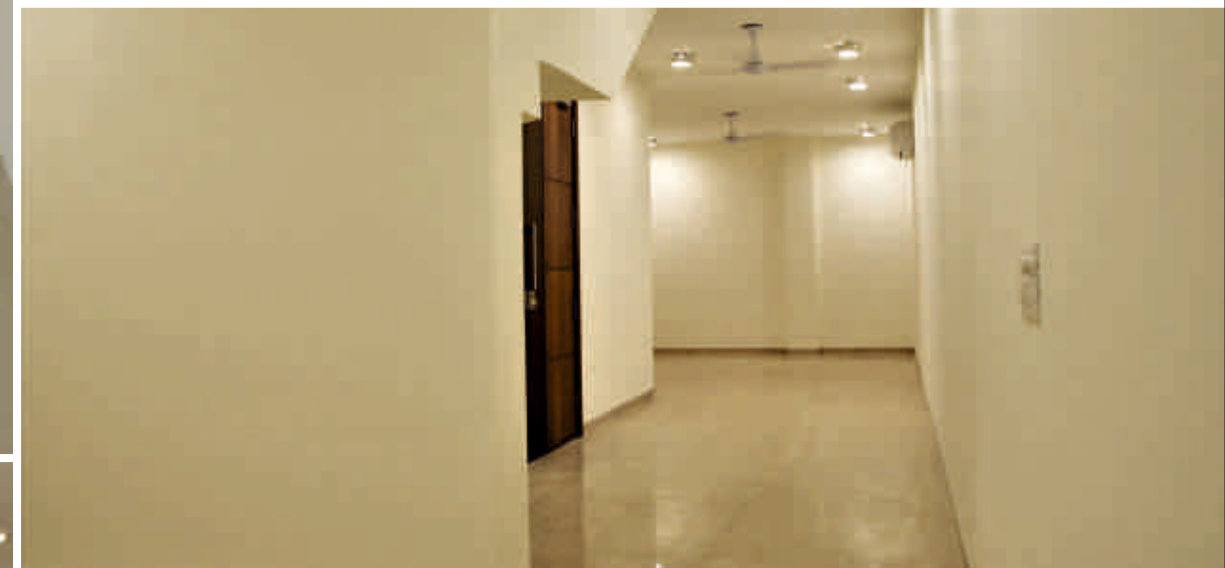
PAST COMPLETED PROJECTS



* Actual images of completed projects.

B5/96
Safdarjung Enclave
New Delhi 110029

thoughtfully
designed
interiors



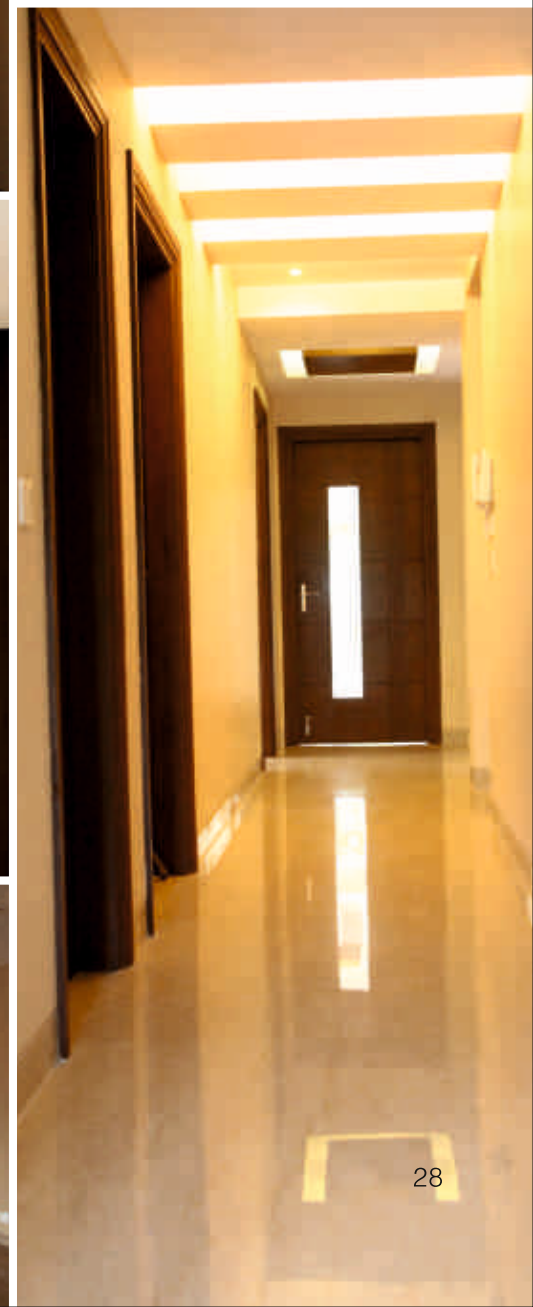
PAST COMPLETED PROJECTS



* Actual images of completed projects.

86
Navjiwan Vihar
New Delhi 110017

splendid
architecture,
innovative
interiors



PAST COMPLETED PROJECTS



* Actual images of completed projects.



24
Navjeevan Vihar
New Delhi 110016

Interiors
to appeal
to the eye,
mind and soul



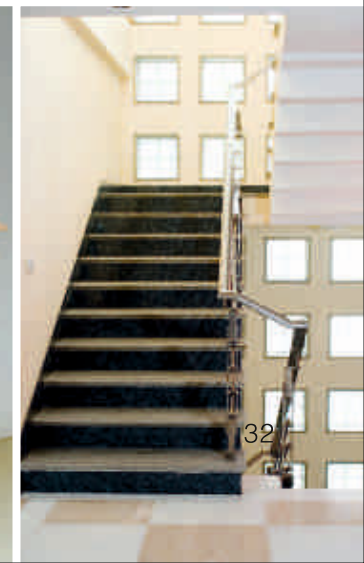
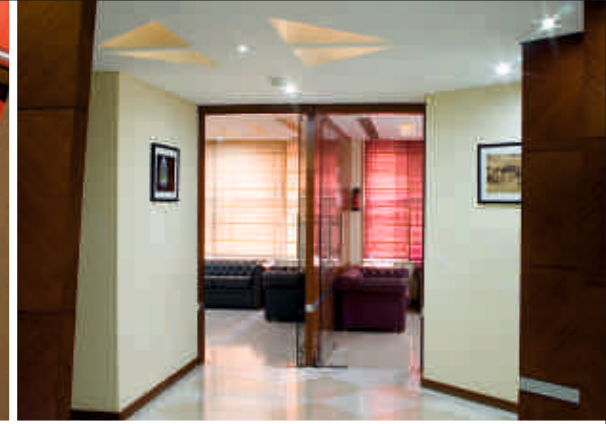
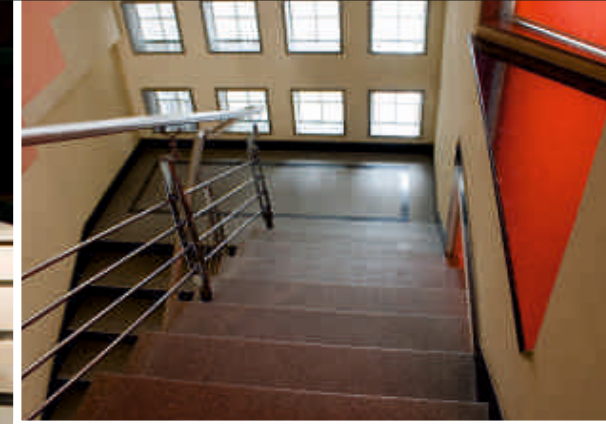
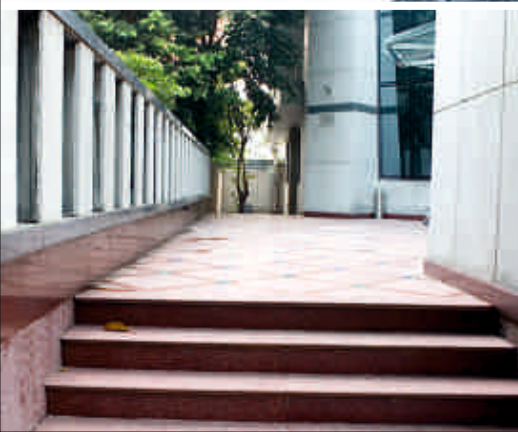
PAST COMPLETED PROJECTS



* Actual images of completed projects.

A 125
Neeti Bagh
New Delhi 110049

Creating results
that are as unique
and wonderful
as our clients



S O U L

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

