ZED WINDSOR

JP NAGAR, BENGALURU

"Live Bright. Live Connected. Live Luxurious"

ZED GROUP

POSSIBILITIES INFINITE



Building the Exceptional

ZED WINDSOR

Luxury Living in JP Nagar

Discover refined urban living in this premium residential apartment project by **Zed Group, pioneers in construction in Bangalore with over 35 years of trusted experience.** Known for quality craftsmanship and timeless developments, Zed Group presents a home designed for modern lifestyles and lasting value.

Located next to JP Nagar Metro Station, just off the Outer Ring Road, the project offers exceptional connectivity to Bannerghatta Road, Jayanagar, Koramangala, and Electronic City. Seamless metro access and proximity to **rapidly developing residential and commercial zones** make this address both convenient and future-ready.

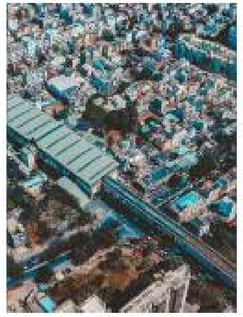
The architecture reflects a contemporary **design philosophy focused on luxury, light, and ventilation.** Large windows and expansive balconies invite abundant natural daylight, while thoughtful planning ensures excellent cross-ventilation, creating bright, airy, and comfortable living spaces.

The project offers elegantly planned 2 BHK and 3 BHK residences, ideal for urban professionals and families. **Premium lifestyle amenities including a swimming pool, fully equipped gym, and dedicated play arenas** enhance everyday living and leisure.

Backed by Zed Group's legacy of excellence, this project brings together location, design, and lifestyle offering sophisticated homes in one of South Bangalore's most desirable neighborhoods.

"Live Bright. Live Connected. Live Luxurious"

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Urban Living, Effortlessly Yours

Immerse yourself in a lifestyle destination that rivals the city's finest neighbourhoods. JP Nagar Metro Station places you at the heart of a thriving urban ecosystem. From celebrated cafés and fine-dining restaurants to everyday eateries, premium shopping malls, reputed schools, colleges, and leading healthcare facilities, everything is moments away. Whether it's a quick commute, an evening out, or everyday conveniences, a vibrant mix of experiences unfolds around you - where connectivity meets comfort and modern city living feels effortless.

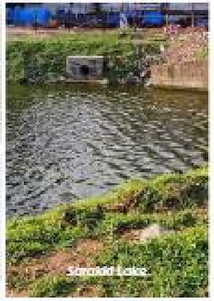

Social, JP Nagar



Shivaji Military Hotel




EKYA School


Srakki Lake

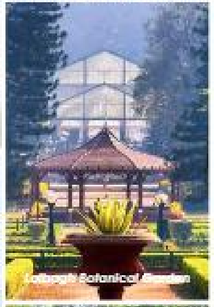

Kalpaney, JP Nagar


Nexus Vega City Mall



Manipal Hospitals


Delhi Public School

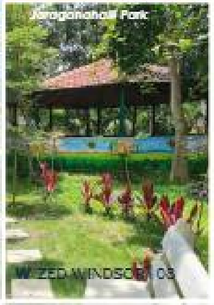

Lalbagh Botanical Garden


Indian Bistro House, JP Nagar


Forum South Mall




Dayananda Sagar Institutions


Jeraganahalli Park


Rameshwaram Cafe



Apollo Cradle


National PU College

SEAMLESS CITY CONNECT

Positioned along the prestigious Outer Ring Road, this address enjoys a prime location within South Bangalore's well-established urban corridor. With JP Nagar Metro Station just steps away, the city is effortlessly connected, providing seamless access to major business districts, educational institutions, healthcare centres, shopping destinations, and lifestyle hubs.

Surrounded by a mature social infrastructure and everyday conveniences, residents enjoy the perfect balance of connectivity and comfort. Whether it's a daily commute, a weekend outing, or access to essential services, everything is within easy reach-making this a truly connected address in one of Bangalore's most sought-after neighbourhoods.

LOCATION HIGHLIGHTS

JP Nagar Metro Station at the entrance of the site.

Direct metro connectivity to *Yelachenahalli, Banashankari, RV Road & South End Circle*

Easy access to prime neighbourhoods: *JP Nagar (1st & 3rd Phase), Jayanagar & BTM Layout*

Close proximity to leading healthcare hubs: *Jayadeva Hospital, Manipal Hospital, Dayanand Sagar Hospital*

Renowned educational institutions nearby: *PES College, KIMS College, Dayanand Sagar College*

Seamless road links via *Outer Ring Road, Kanakapura Main Road, Ragigudda Flyover & NICE Road*

Green spaces and lifestyle destinations including *Lalbagh, JP Nagar Social & Truffles*

Shopping destinations including *Forum South Mall and Nexus Vegacity Mall*



EFFORTLESS CONNECTIONS

Perfectly positioned along the Outer Ring Road, the address enjoys seamless connectivity across South and Central Bangalore. With JP Nagar Metro Station right at the doorstep, everyday travel becomes quick, convenient, and stress-free.

Within minutes, residents can access key metro stations including Yelachenahalli, Banashankari, RV Road, and South End Circle, ensuring smooth links to major residential, commercial, and lifestyle hubs. Essential destinations such as Manipal Hospital, Jayadeva Hospital, educational institutions, IT parks, shopping malls, and popular leisure spots are all just a short walk, drive, or metro ride away.

The well-connected metro network allows effortless access to the city's prime corridors, making commutes to workplaces, healthcare, education, and entertainment remarkably efficient. Whether it's a short walk to daily conveniences or a quick metro ride across town, everything you need is always within easy reach.



FROM JP NAGAR METRO STATION

0 MINUTES	JP NAGARA AVAILABLE ON SITE	OUTER RING ROAD JP NAGAR 6TH PHASE (3 MINS WALK)	LIFECARE HOSPITAL (5 MINS WALK)	TIPU SULTAN CIRCLE (6 MINS WALK)	Dayananda Sagar College of Engineering (10 MINS WALK)
1 MINUTE	YELACHENAHALLI METRO STATION	MANIPAL HOSPITAL (2 MINS WALK)	DELHI PUBLIC SCHOOL (9 MINS WALK)	SARAKKI LAKE (10 MINS WALK)	FORUM SOUTH MALL (6 MINS METRO)
2 MINUTES	BANASHANKARI METRO STATION	SHIVAJI MILITARY HOTEL (2 MINS WALK)	RAGIGUDA FLYOVER (2MINS DRIVE)	BANASHANKARI TTMC (3 MINS WALK)	BRIGADE SOFTWARE PARK (10 MINS WALK)
4 MINUTES	RV ROAD METRO STATION	RV ENGG COLLEGE (2 MINS WALK)	Lakshman Rao Boulevard Rose Garden Park (2 MINS WALK)	National PU College (3 MINS WALK)	TAAZA THINDI (10 MINS WALK)
8 MINUTES	JAYANAGAR METRO STATION	LALBAGH METRO STATION (4 MINS METRO)	THE BANGALORE HOSPITAL (7 MINS WALK)	BENGALURU CAFE (7 MINS WALK)	YEDIYUR LAKE (14 MINS WALK)



MASTERPLAN

The masterplan features distinct vehicular and pedestrian access, ensuring effortless movement and complete safety. Vehicular entry is from the Metro Station side with a dedicated exit onto the Peripheral Road for smooth traffic flow.

A separate, car-free pedestrian pathway enhances comfort, with a children's play arena thoughtfully placed along the route for added safety. The main entry beneath the Metro Station offers seamless arrival, while the north-facing concierge is strategically positioned to invite positivity and provide quick access to the Peripheral Road.

This is an Intellectual Property of Divate Architects. It is the representation of the architect's imagination.



Luxury that feels Effortless

"Live Bright. Live Connected. Live Luxurious"





GROUND FLOOR PLAN

UNIT	SBUA (S.ft)	BUILT-UP AREA (S.ft)	CARPET AREA (S.ft)	COMMON AREA	EFFICIENCY (%)
G01	1807.79	1575.48	1414.77	232.31	78.26%
G02	1445.00	1259.31	1128.77	185.69	78.12%
G03	1825.51	1590.92	1421.26	234.59	77.86%
G04	1569.59	1367.89	1228.86	201.70	78.29%
G05	1247.12	1086.86	966.97	160.26	77.54%
G06	1430.72	1246.87	1100.08	183.85	76.89%
G07	1825.02	1590.50	1429.88	234.52	78.35%

A New Benchmark in Modern Apartment Living

"Live Bright. Live Connected. Live Luxurious"



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FIRST FLOOR PLAN

UNIT	SBUA (S.ft)	BUILT-UP AREA (S.ft)	CARPET AREA (S.ft)	COMMON AREA	EFFICIENCY (%)
101	1926.20	1690.83	1523.71	235.37	79.10%
102	1500.31	1316.98	1183.24	183.33	78.87%
103	1455.13	1277.32	1140.15	177.81	78.35%
104	1557.71	1367.37	1233.96	190.34	79.22%
105	1624.00	1425.56	1283.33	198.44	79.02%
106	1303.85	1144.53	1021.44	159.32	78.34%
107	1551.85	1362.22	1209.02	189.63	77.91%
108	1943.31	1705.85	1538.82	237.46	79.19%



Designed For Those Who Expect More

"Live Bright. Live Connected. Live Luxurious"

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SECOND FLOOR PLAN

N

UNIT	SBUA (S.ft)	BUILT-UP AREA (S.ft)	CARPET AREA (S.ft)	COMMON AREA	EFFICIENCY (%)
201	1926.20	1690.83	1523.71	235.37	79.10%
202	1500.31	1316.98	1183.24	183.33	78.87%
203	1455.13	1277.32	1140.15	177.81	78.35%
204	1557.71	1367.37	1233.96	190.34	79.22%
205	1624.00	1425.56	1283.33	198.44	79.02%
206	1303.85	1144.53	1021.44	159.32	78.34%
207	1551.85	1362.22	1209.02	189.63	77.91%
208	1943.31	1705.83	1538.82	237.46	79.19%

Designed for Light. Crafted for Life

"Live Bright. Live Connected. Live Luxurious"



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THIRD FLOOR PLAN

N

UNIT	SBUA (S.ft)	BUILT-UP AREA (S.ft)	CARPET AREA (S.ft)	COMMON AREA	EFFICIENCY (%)
S01	1926.20	1690.83	1523.71	235.37	79.10%
S02	1500.31	1316.98	1183.24	183.33	78.87%
S03	1455.13	1277.32	1140.15	177.81	78.35%
S04	1557.71	1367.37	1233.96	190.34	79.22%
S05	1624.00	1425.56	1282.33	198.44	79.02%
S06	1303.85	1144.53	1021.44	159.32	78.34%
S07	1551.85	1362.22	1209.02	189.63	77.91%
S08	1943.31	1705.83	1538.82	237.46	79.19%



Modern Living, Perfected!

"Live Bright. Live Connected. Live Luxurious"

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FOURTH FLOOR PLAN

N

UNIT	SBUA (S.H)	BUILT-UP AREA (S.H)	CARPET AREA (S.H)	COMMON AREA	EFFICIENCY (%)
401	1926.20	1690.83	1523.71	235.37	79.10%
402	1500.31	1316.98	1183.24	183.33	78.87%
403	1455.13	1277.32	1140.15	177.81	78.35%
404	1557.71	1367.37	1233.96	190.34	79.22%
405	1624.00	1425.56	1283.33	198.44	79.02%
406	1303.85	1144.53	1021.44	159.32	78.34%
407	1551.85	1362.22	1209.02	189.63	77.91%
408	1943.31	1705.85	1538.82	237.46	79.19%

A Seamless Arrival.

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BASEMENT FLOOR PLAN

A thoughtfully planned basement designed for smooth vehicle movement. Generous parking spaceswithclear,comfortablecirculation.Arefined foundation for a truly effortless living experience.

No. of Car Parks: *39 Resident Car Parks*
7 Visitor Car Parks
adding upto a total of **46** *Car Parks.*





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THE WINDSOR CLUB

"Live Bright. Live Connected. Live Luxurious"



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THE WINDSOR CLUB

Residents enjoy exclusive access to the Windsor Club, a refined lifestyle retreat in the heart of Bangalore. Unwind in the swimming pool with premium changing rooms, stay active on the walking track or pickleball court, and work out in the fully equipped gym. Designed for balance and well-being, the Windsor Club elevates everyday living with effortless sophistication.

Swimming Pool
15.5m x 5m
Kids Pool and Adults pool.

Gym
600 sqft
Fully Equipped gym.

Pickle Ball Court
Standard Pickle Ball court.

Outdoor Party Area
1200 sqft Outdoor deck for party & gatherings.

Play Area
Outdoor space for Kids

Walking Track
750m private walking track.





N

TERRACE FLOOR PLAN

LEGEND

1. Pickle Ball Court
2. Changing Rooms
3. Gymnasium
4. Kid's Pool
5. Adult's Pool
6. Outdoor Seating
7. Jogging Track



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beyond

THE SKYLINE

"Live Bright. Live Connected. Live Luxurious"

your NEW HOME

"Live Bright. Live Connected. Live Luxurious"



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your NEW HOME

Step into your new home, where every detail is crafted for comfort and elegance. Our thoughtfully designed unit plans showcase a perfect balance of space, light, and functionality. From airy 2BHKs to spacious 3BHKs, each home offers well-ventilated rooms, private balconies, and seamless flow between living spaces. Explore layouts that reflect modern living, combining luxury, convenience, and a lifestyle you'll cherish every day.





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Live Above

THE HORIZON

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G. 01- WEST FACING

3BHK

GROUND FLOOR



SUPER BUILT- UP AREA	1807.79 S.ft	FOYER	1650 mm X 3600 mm	MASTER BEDROOM	5025 mm X 3600 mm		
BUILT- UP AREA	1575.65 S.ft.	LIVING ROOM	6750 mm X 5100 mm	MASTER BATHROOM	2750 mm X 1650 mm		
CARPET AREA	1414.77 S.ft	DINING	2850 mm X 3750 mm	BEDROOM 2	3900 mm X 3600 mm		
COMMON AREA	232.31 S.ft (16.21%)	KITCHEN	3810 mm X 3300 mm	BEDROOM 3	4050 mm X 3600 mm		
EFFICIENCY	78.26%	UTILITY	1545 mm X 3300 mm	BATHROOM 3	1800 mm X 2700 mm		
		CO. BATHROOM	1650 mm X 3060 mm				

KEYPLAN



G. 02- SOUTH FACING

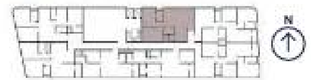
2BHK

GROUND FLOOR



SUPER BUILT- UP AREA	1445.00 S.ft	LIVING ROOM AND DINING	7900 mm X 4550 mm	MASTER BATHROOM	1800 mm X 2950 mm		
BUILT- UP AREA	1259.31 S.ft	KITCHEN	3000 mm X 3550 mm	BEDROOM 2	4550 mm X 3700 mm		
CARPET AREA	1128.77 S.ft	UTILITY	1400 mm X 1900 mm	CO. BATHROOM	2750 mm X 1650 mm		
COMMON AREA	185.69 S.ft (12.9 %)	MASTER BEDROOM	3600 mm X 4550 mm				
EFFICIENCY	78.12 %						

KEYPLAN



G. 03- EAST FACING

3BHK

GROUND FLOOR



SUPER BUILT- UP AREA	1825.41 S.ft	FOYER	3100 mm X 2100 mm	MASTER BEDROOM	4500 mm X 4750 mm
BUILT- UP AREA	1590.92 S.ft	LIVING ROOM	4200 mm X 4100 mm	MASTER BATHROOM	1800 mm X 2900 mm
CARPET AREA	1421.26 S.ft	DINING	3000 mm X 3250 mm	BEDROOM 2	3700 mm X 4600 mm
COMMON AREA	234.89 S.ft (14.37 %)	KITCHEN	2650 mm X 3250 mm	BATHROOM 2	2750 mm X 1650 mm
EFFICIENCY	77.84 %	UTILITY	1350 mm X 3100 mm	BEDROOM 3	5710 mm X 3600 mm
		CO. BATHROOM	2950 mm x 1650 mm		

KEYPLAN



G. 04- NORTH FACING

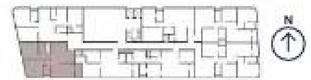
2BHK

GROUND FLOOR



SUPER BUILT- UP AREA	1567.59 S.ft	FOYER	3000 mm X 3250 mm	MASTER BEDROOM	14650 mm X 4350 mm
BUILT- UP AREA	1367.69 S.ft	LIVING ROOM	4300 mm X 5250 mm	MASTER BATHROOM	800 mm X 2750 mm
CARPET AREA	1228.86 S.ft	DINING	3000 mm X 3750 mm	BEDROOM 2	4730 mm X 4300 mm
COMMON AREA	201.70 S.ft (14.08 %)	KITCHEN	3100 mm x 3600 mm	BATHROOM 2	1650 mm X 2650 mm
EFFICIENCY	78.29 %	UTILITY	1500 mm X 3600 mm		

KEYPLAN



G. 05- NORTH FACING

2BHK

GROUND FLOOR



SUPER BUILT- UP AREA	1247.12 S.ft	LIVING AND DINING	4500 mm X 7000 mm	MASTER BEDROOM	6490 mm X 3345 mm		
BUILT- UP AREA	1056.86 S.ft.	KITCHEN	3650 mm X 3600 mm	MASTER BATHROOM	2750 mm X 1800 mm		
CARPET AREA	946.97 S.ft	UTILITY	1500 mm X 3600 mm	BEDROOM 2	4800 mm X 3600 mm		
COMMON AREA	160.26 S.ft (11.18 %)	COMMON BATHROOM	1650 mm X 2650 mm				
EFFICIENCY	77.54 %						

KEYPLAN



G. 06- NORTH FACING

3BHK

GROUND FLOOR



SUPER BUILT- UP AREA	1430.72 S.ft	LIVING AND DINING	4500 mm X 7000 mm	MASTER BATHROOM	1650 mm X 3050 mm		
BUILT- UP AREA	1266.67 S.ft	KITCHEN	2550 mm X 3600 mm	BEDROOM 2	3350 mm X 3250 mm		
CARPET AREA	1100.08 S.ft	UTILITY	1350 mm X 3600 mm	BATHROOM 2	1650 mm X 2650 mm		
COMMON AREA	183.86 S.ft (12.85 %)	COMMON BATHROOM	2650 mm X 1750 mm	BEDROOM 3	3700 mm X 3250 mm		
EFFICIENCY	76.87 %	MASTER BEDROOM	3720 mm X 3600 mm				

KEYPLAN



G. 07- NORTH FACING

3BHK

GROUND FLOOR



SUPER BUILT- UP AREA	1826.03 S.ft	FOYER	1650 mm X 1900 mm	MASTER BEDROOM	5775 mm X 3600 mm
BUILT- UP AREA	1490.5 S.ft.	LIVING ROOM	5100 mm X 4950 mm	MASTER BATHROOM	3225 mm X 1650 mm
CARPET AREA	1429.88 S.ft	DINING AND KITCHEN	6625 mm X 3300 mm	BEDROOM 2	4050 mm X 3600 mm
COMMON AREA	336.53 S.ft (16.37 %)	UTILITY	1745 mm X 3300 mm	BATHROOM 2	1800 mm X 2700 mm
EFFICIENCY	78.36 %	COMMON BATHROOM	1650 mm X 3050 mm	BEDROOM 3	3900 mm X 3600 mm

KEYPLAN





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24 x 7 CONCIERGE

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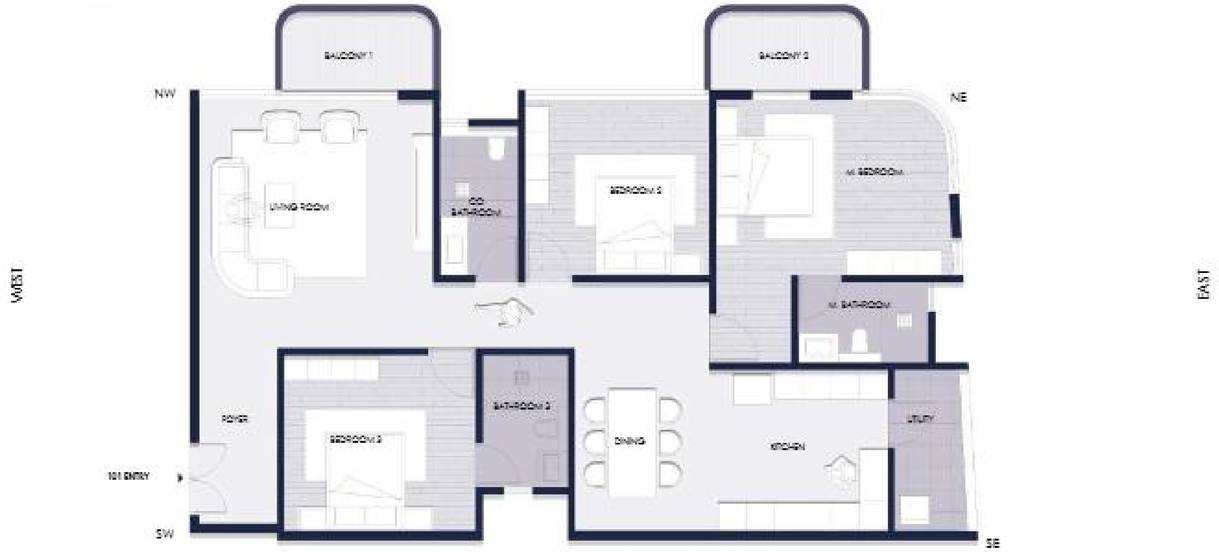


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101/201/301/401- WEST FACING

3BHK

TYPICAL FLOOR



SUPER BUILT- UP AREA	1926.20 S.ft	FOYER	1650 mm X 3600 mm	MASTER BEDROOM	5025 mm X 3600 mm
BUILT- UP AREA	1670.83 S.ft	LIVING ROOM	4950 mm X 5100 mm	MASTER BATHROOM	2750 mm X 1650 mm
CARPET AREA	1523.71 S.ft	DINING	2850 mm X 3750 mm	BEDROOM 2	3700 mm X 3600 mm
COMMON AREA	255.37 S.ft (14.98 %)	KITCHEN	3810 mm X 3300 mm	BEDROOM 3	4060 mm X 3600 mm
EFFICIENCY	79.10 %	UTILITY	1545 mm X 3300 mm	BATHROOM 3	1800 mm X 2700 mm
BALCONY	115.55 S.ft	CO. BATHROOM	1650 mm x 3060 mm		

KEYPLAN



Layout Plans are not to scale. Measurements may be in approximate measurements. Actuals may vary. Please refer to your Sales Agreement for exact measurements.

102/202/302/402- SOUTH FACING

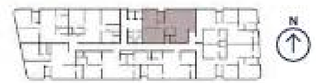
2BHK

TYPICAL FLOOR



SUPER BUILT- UP AREA	1500.31 S.ft	LIVING ROOM AND DINING	7900 mm X 4550 mm	MASTER BATHROOM	1800 mm X 2950 mm
BUILT- UP AREA	1316.98 S.ft	KITCHEN	3000 mm X 3550 mm	BEDROOM 2	4550 mm X 3700 mm
CARPET AREA	1183.26 S.ft	UTILITY	1400 mm X 1900 mm	CO. BATHROOM	2750 mm X 1650 mm
COMMON AREA	183.33 S.ft (11.66 %)	MASTER BEDROOM	3600 mm X 4550 mm		
EFFICIENCY	78.87 %				
BALCONY	87.67 S.ft				

KEYPLAN



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103/203/303/403- WEST FACING

2BHK

TYPICAL FLOOR



SUPER BUILT- UP AREA	1655.13 S.ft	FOYER	1450 mm X 2100 mm	MASTER BEDROOM	3900 mm X 6600 mm
BUILT- UP AREA	1277.32 S.ft	LIVING AND DINING	4250 mm X 5700 mm	MASTER BATHROOM	2750 mm x 1650 mm
CARPET AREA	1160.15 S.ft	KITCHEN	3070 mm X 3000 mm	BEDROOM 2	4720 mm x 3700 mm
COMMON AREA	177.81 S.ft (11.31 %)	UTILITY	1500 mm X 1500 mm	CO. BATHROOM	2550 mm X 1500 mm
EFFICIENCY	78.55 %				
BALCONY	87.67 S.ft				

KEYPLAN



104/204/304/404 - EAST FACING

2BHK

TYPICAL FLOOR



SUPER BUILT- UP AREA	1557.71 S.ft	FOYER	3100 mm X 2100 mm	MASTER BEDROOM	4500 mm X 6750 mm
BUILT- UP AREA	1367.37 S.ft	LIVING ROOM	4200 mm X 4100 mm	MASTER BATHROOM	1800 mm X 2900 mm
CARPET AREA	1233.96 S.ft	DINING	3000 mm X 3250 mm	BEDROOM 2	3900 mm X 6600 mm
COMMON AREA	190.34 S.ft (12.11 %)	KITCHEN	2650 mm X 3250 mm	BATHROOM 2	2750 mm X 1650 mm
EFFICIENCY	79.22 %	UTILITY	1350 mm X 3100 mm	BEDROOM 3	3710 mm X 3600 mm
BALCONY	87.67 S.ft	CO. BATHROOM	2950 mm x 1650 mm		

KEYPLAN



105/205/305/405- NORTH FACING

2BHK

TYPICAL FLOOR



SUPER BUILT- UP AREA	1624.00 S.ft	FOYER	2000 mm X 3250 mm	MASTER BEDROOM	14550 mm X 6350 mm		
BUILT- UP AREA	1425.56 S.ft	LIVING ROOM	6300 mm X 5250 mm	MASTER BATHROOM	800 mm X 2750 mm		
CARPET AREA	1283.33 S.ft	DINING	3000 mm X 3750 mm	BEDROOM 2	6730 mm X 6800 mm		
COMMON AREA	198.66 S.ft (15.26 %)	KITCHEN	3100 mm X 3600 mm	BATHROOM 2	1650 mm X 2650 mm		
EFFICIENCY	79.02 %	UTILITY	1800 mm X 3600 mm				
BALCONY	87.67 S.ft						

KEYPLAN



106/206/306/406- NORTH FACING

2BHK

TYPICAL FLOOR



SUPER BUILT- UP AREA	1303.84 S.ft	LIVING AND DINING	4600 mm X 7000 mm	MASTER BEDROOM	6490 mm X 3245 mm		
BUILT- UP AREA	1166.83 S.ft.	KITCHEN	3650 mm X 3600 mm	MASTER BATHROOM	2750 mm X 1800 mm		
CARPET AREA	1021.66 S.ft	UTILITY	1800 mm X 3600 mm	BEDROOM 2	4800 mm X 3600 mm		
COMMON AREA	145.33 S.ft (10.14 %)	COMMON BATHROOM	1650 mm X 2650 mm				
EFFICIENCY	78.36 %						
BALCONY	87.67 S.ft						

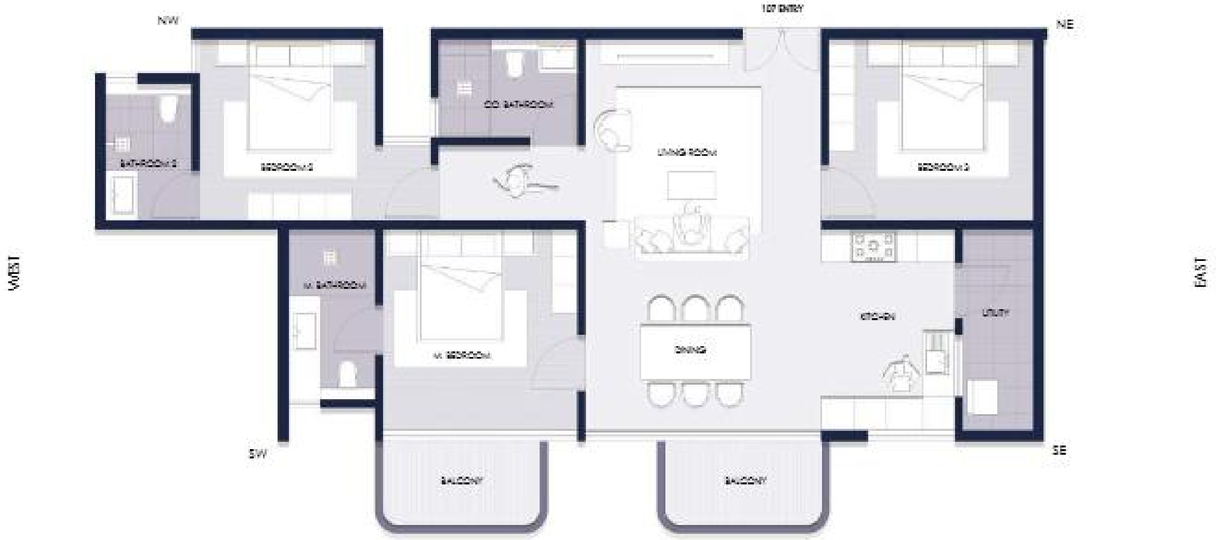
KEYPLAN



107/207/307/407- NORTH FACING

2BHK

TYPICAL FLOOR



SUPER BUILT- UP AREA	1551.55 S.ft	LIVING AND DINING	6500 mm X 7000 mm	MASTER BATHROOM	1650 mm X 3050 mm		
BUILT- UP AREA	1362.22 S.ft	KITCHEN	2550 mm X 3600 mm	BEDROOM 2	3350 mm X 3250 mm		
CARPET AREA	1209.02 S.ft	UTILITY	1350 mm X 2600 mm	BATHROOM 2	1650 mm X 2650 mm		
COMMON AREA	189.63 S.ft (12.07 %)	COMMON BATHROOM	2650 mm X 1750 mm	BEDROOM 3	3700 mm X 3250 mm		
EFFICIENCY	77.19 %	MASTER BEDROOM	3720 mm X 3600 mm				
BALCONY	87.67 S.ft						

KEYPLAN



Layout, finish, fixtures & approximate measurements. They are not necessarily to scale. Based on plot and area of property may vary.

108/208/308/408- NORTH FACING

3BHK

TYPICAL FLOOR



SUPER BUILT- UP AREA	1963.21 S.ft	FOYER	1650 mm X 1900 mm	MASTER BEDROOM	5775 mm X 3600 mm		
BUILT- UP AREA	1705.88 S.ft.	LIVING ROOM	5100 mm X 4950 mm	MASTER BATHROOM	3225 mm X 1650 mm		
CARPET AREA	1538.82 S.ft	DINING AND KITCHEN	6625 mm X 3300 mm	BEDROOM 2	4050 mm X 3600 mm		
COMMON AREA	237.46 S.ft (15.11 %)	UTILITY	1745 mm X 3300 mm	BATHROOM 2	1800 mm X 2700 mm		
EFFICIENCY	79.19 %	COMMON BATHROOM	1650 mm X 3050 mm	BEDROOM 3	3900 mm X 3600 mm		
BALCONY	115.35 S.ft						

KEYPLAN



Layout, finish, fixtures & approximate measurements. They are not necessarily to scale. Based on plot and area of property may vary.



Disclaimer: Images are for representative purposes only and may not accurately depict the final product. Actual specifications and design details/features are subject to change without prior notice.

Designed for Light. Crafted for Life

"Live Bright. Live Connected. Live Luxurious"





Disclaimer: Images are for representative purposes only and may not accurately depict the final product. Actual specifications, designs and finishes are subject to change without prior notice.

Facts of Zed Windsor

Building summary

1. Address : No. 50/2, Sarakki Village, Uttarahalli Road, S Kariyappa Road, Jp Nagar - 560078
2. Premium residential offerings with spacious 2 & 3 BHK layouts.
3. All Legal Documents including Occupancy Certificate will be available.
4. The completion date of this project will be 12th August 2028.
5. This Project is approved by RERA.

Building Area Statement

1. Total Super Builtup Area (B+G+4+T) : 77422.43 S.ft
   - Basement Area :14359.23 S.ft
   - Ground Floor Area :11,180.75 S.ft
   - First Floor Area :12862.36 S.ft
   - Second Floor Area :12862.36.11 S.ft
   - Third Floor Area :12862.36 S.ft
   - Fourth Floor Area :12862.36.11 S.ft
   - Terrace Floor Area : 463.25 S.ft

2. Total Site Area : 23448.60 S.ft

Construction Technology

1.Use of ready mix concrete for the complete construction using only different M- grade as prescribed by structural consultants.
2. Reinforced Concrete Steel column structure.
3. Use of TMT steel bars of high quality and as per prescription of structural engineers.
4. Complying all the safety measures during the state of construction and quality tests were conducted during every stage of construction.
5. Highly experienced labour in various departments comprising of scaffolding, foundation earthworks sheet centring, slab casting, masonry, painting, structural glazing, interior design work, consultants for variety of jobs.

Building Design

1. Compliant with all statutory norms of GBA.
2. All necessary permissions obtained from BMRCL, as the building is located in front of a metro station.
3. Modern architecture designed for next-generation residential spaces.
4. Luxury interior design and advanced technology used to deliver the best customer experience.

Building Elevation

1. Modern architectural lines featuring premium ACP finishes in white, charcoal grey, and burnt bronze to enhance residential curb appeal
2. High-performance 12mm toughened Glass (Saint-Gobain) for superior sound insulation and safety within living spaces.
3.Structural Aluminium framing for a sleek, durable, and weather-resistant building facade.

Landscape Design

1. Versatile planter boxes featuring a curated mix of ornamental and shade-giving species suitable for a vibrant residential environment.
2. Lush botanical selection customized to complement the building's aesthetic and provide natural privacy.
3. 60mm heavy-duty anti-skid paving for safe and durable pedestrian walkways and common areas.
4. Streamlined access with dedicated points for resident vehicular traffic and separate, safe pathways for pedestrians.
5. Universally accessible ramps designed for seamless, barrier-free entry to the main lobby.
6. Sensory landscaping surrounding the play zone, incorporating kid-friendly, non-allergenic plant species to create a natural, engaging backdrop.
7. Grand reception lounge featuring expansive floor-to- ceiling glazing to offer direct, tranquil view of the designer water fountain.

Amenities

1. Dual-Zone Sky Pool:
An infinity-edge swimming pool for adults paired with an adjacent, shallow splash zone designed for children's safety and recreation.
2. Sky-View Fitness Center:
A fully equipped gymnasium is enclosed in floor-to-ceiling glass, allowing residents to workout.
3. Professional Pickleball Court:
A regulation-size pickleball court is provided, offering a high-energy social and athletic outlet for residents of all ages.
4. Perimeter Jogging Track:
A jogging track winds around the terrace edge, providing a low-impact surface for running or walking in a breezy, elevated environment.
5. Outdoor Party Area:
A dedicated sky-deck is designed for hosting social gatherings, complete with designer seating, ambient mood lighting, and a curated barbecue station for evening entertainment.
6. Kid's Play Area
The kid's play arena is thoughtfully located along the dedicated pedestrian pathway, ensuring complete safety away from vehicular movement.
Designed for visibility and ease of supervision, it allows children to play freely in a secure environment.

Interior Design

1.Flooring & Finishes:
Marble flooring will be done in the foyer and living room. Large vitrified tiles (4' x 6') in elegant shades of grey and beige shall be provided in the kitchen, dining and all bedrooms except the master bedroom which will have wooden flooring. Granite flooring shall be used in designated areas. Bathrooms shall be finished with anti-skid tiles for safety. The concierge area shall feature marble flooring, the swimming pool shall be finished with mosaic tiles, and landscape areas shall be enhanced with premium paved tiling.
2.Paint Finishes:
Interior walls shall be finished with premium emulsion paint such as Asian Paints Royale or equivalent, with textured feature walls. Exterior surfaces shall be coated with weather-resistant paint such as Apex Ultima or equivalent.
3.Toilets:
Bathrooms shall feature premium wall-mounted sanitary ware from Kohler, Hansgrohe, or equivalent brands, with Jaguar CP fittings and Ruhe wash basins or equivalent. Each bathroom shall be equipped with a 15-litre Racold geyser, premium accessories, and designer lighting.
4.Electrical:
Electrical switches shall be from Legrand, GM Electric, or equivalent brands, with lighting from Philips, Syska, or equivalent and wiring by Polycab, Finolex, or similar quality brands. The project shall feature DG backup for common areas and essential loads, remote-controlled ceiling fans, and a designer chandelier in the living area.
5.Doors & Hardware:
All doors shall be crafted from premium solid wood and designed with generous proportions, measuring 1000 mm × 2400 mm in height. Toilet doors shall measure 900 mm × 2400 mm, ensuring a consistent design language, enhanced durability, and a grand sense of scale throughout the residence.
6. Plumbing:
CPVC Plumbing pipes will be of Aashirvad, Supreme or an equivalent brand.
7. Water Supply:
The building will have dual water supply; from borewell and local statutary body with adequate storage systems. It will be equipped with 2 sump tanks adding upto a total capacity of 1,00,000 litres.
8. Vehicular Parking:
46 Four-wheeler car parking slots will be provided in the basement.
9. Lifts:
two 10 passenger lifts (KONE or equivalent) with premium interiors.
10. Air-Conditioning:
Dedicated electrical points for AC shall be provided in all units.
11. False Ceiling:
Gypsum board ceilings with GI framework, featuring cove lighting and wooden accents.
12. Windows: All windows are of toughened glass of 8mm with UPVC frame.
13. Security and Services: The property is maintained by best in class security personal support by CCTV, intercom, telephone system, boom barrier entry allowing only the residents to enter seamlessly. All main doors shall be equipped with digital smart locks.
14.Drainage System: The main drainage system will be connected to the local drain . The project will also have rainwater harvesting system.

Exclusive Marketing Partner:

IRSHADS
PROPERTY MATTERS
We work a great deal

ZED GROUP
POSSIBILITIES INFINITE

"Success is measured not just by number of buildings we construct, but by the numerous lives we elevate."

— MR. K.N. ZUBAIR AHMED, B.E.
Founder & Chairman - ZED GROUP

ZED GROUP

Founded in 1993, Zed Group has grown from a bold vision into one of India's most respected names in real estate and infrastructure. Headquartered in Bangalore, Karnataka, our journey spans over three decades of innovation, integrity, and impact-rooted in the belief that spaces should do more than exist; they should empower, inspire, and endure.

What began as a focused initiative to build high-quality living environments has evolved into a multi-faceted enterprise. Today, Zed Group's operations extend across residential and commercial development, hospitality and strategic real estate investments-including hotels, resorts, healthcare infrastructure, and offshore ventures.

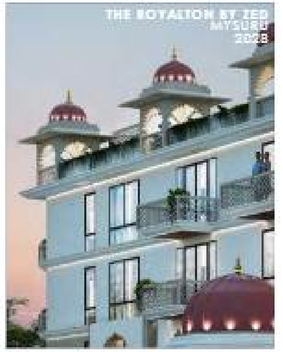
At the heart of every Zed initiative is a singular philosophy: to design with heart, build with intelligence, and serve with integrity. From award-winning tech parks that drive global business, to thoughtfully designed communities and world-class hospitality experiences, our developments are defined by functionality, innovation, and deep social responsibility.

As we expand across India and international markets, our mission remains clear: to craft timeless, purpose-driven spaces that leave a lasting impact-not just through design and durability, but through the lives they uplift and the dreams they enable.

At Zed Group, we build with purpose and passion. Not to follow trends-but to set them. Not just to construct-but to create meaning, foster belonging, and inspire generations.

ONGOING PROJECTS









COMPLETED PROJECTS









OWAIZ ARCHITECTS

"The intent was to design generous, well-planned homes where functionality defines the architecture."

— AR. OWAIZ AHMED,
B.ARCH MAUD (Cardiff University, UK)
Principal Architect - OWAIZ ARCHITECTS

OWAIZ ARCHITECTS

Owaiz Architects is a Bengaluru-based design practice founded in January 2018 by **Ar. Owaiz Ahmed, B.Arch, MAUD (Cardiff University, UK)**, Principal Architect. The firm offers comprehensive services in Architecture, Interior Design, Landscape Architecture, and Urban Design.

Specialising in residential and commercial developments, the practice is driven by a strong emphasis on contemporary planning and efficient design solutions. In a relatively short span, Owaiz Architects has successfully delivered over 2 million sq. ft. of Design + Build projects, reflecting its growing expertise and commitment to quality.

Zed Windsor has been designed under the leadership of **Ar. Owaiz Ahmed**. The project is thoughtfully planned to maximise natural daylight and cross-ventilation, ensuring every residence enjoys abundant light, air, and comfort. The layouts are efficient, functional, and tailored to modern urban living.

Project Team
Senior Architect: Ar. Rizwan Ahmed
Project Architect: Ar. Jijo Sam
Junior Architects: Ar. Sufion, Ar. Adith,
Ar. Shahestha Ar.Afrin

At Owaiz Architects, the design philosophy centres on minimalist modern architecture—balancing cost efficiency with refined aesthetics and robust functionality.

Best Wishes,
Owaiz Architects



What We Promise, We Build!

"Live Bright. Live Connected. Live Luxurious"



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zedgroupindia.com
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