

GENERAL BUILDING AMENITIES

ENTRANCE

Secured Decorative Gate with Adequate security /guard light.
Exclusive Designed Logo.
Security control & Guard room.
Landscaped as per the elevation & perspective of the building.

CAR PARK & DRIVEWAY

Wide driveway for easy and comfortable maneuverability.
Reserved car parks marking.

RECEPTION

Impressive Reception desk (as per suggestion of Architect).
Intercom for full function internal communication.
CCTV Facility.
Common mail box.
Tile Floor in the Reception area.

OTHER GROUND FLOOR FACILITIES

Caretaker's room & cooking space.
Driver's sitting area and Common Toilet.

ROOF TOP

Protective parapet wall maintaining safe height-level. Water proofing on the roof top by 4" thickness Lime Terracing for protection from overheating and dampness maintaining proper slop.
Beautifully designed elevated roof garden.
Concrete waterproof overhead water reservoir with adequate capacity.
Clothes drying line facilities.

SERVICES

LIFT

One brand new imported latest technology (VVVF) 08 (Eight) passenger capacity lift [Schneider/Fuji].
Exclusive after sales service agreement with the supplier/developer to ensure post handover service.

LIFT LOBBY & STAIR

Spacious lift lobby in each floor.
Homogeneous Floor Tiles in all lift lobbies Size 24" x 24"
(RAK Ceramics Homogeneous or Equivalent).
Stair Tiles in all staircases (RAK Ceramics or Equivalent).
Ground Floor Lift Lobby will be 24" x 24" Size Tiles (RAK Ceramics or Equivalent).

GENERATOR

A modular emergency power supply with canopied generator.
Brand: Perkins / Cummins / Mitsubishi / European Standard.
Auto Starter water cooled diesel engine system.
Lift, Pump, Security and common area lighting, 05 (Five) lights points & 05 (Five) fan points, Calling Bell Switch Point in each apartment.

SUB STATION WITH TRANSFORMER

European standard Electrical Substation equipped with Transformer, Distribution board, LT/ HT panel, PFI panel & circuit breakers. Capacity shall be as per requirement. And Electrical works shall be done by DESCO / DPDC expert contractors.

CABLE TV AND TELEPHONE PROVISION

Cable TV connection in Master Bed & Living.
Telephone connection in Master Bedroom.

WATER PUMP

Two USA / European brand new pump. One in full operation & one stand by.
Auto Sensor Floating Valve.

GENERAL APARTMENT FEATURES

WALLS

External Wall shall be 10"/5 or as per Architectural design
Internal walls with 5" or as per Architectural design
Good Quality 1st Class Bricks Blocks walls.

FLOORS & VERANDAH

Company standard homogeneous floor tiles, 4" skirting & Bathroom Door seal (RAK / Star or Gtreatwall or Equivalent)
Floor & Verandahs Tile size shall be of Homogenous 16" X 16" (RAK / Star / Gtreatwall or Equivalent).

WINDOWS

Sliding aluminum windows as per perspective design.
External windows to have rain water protective seal.
5mm glass with rubber channel & mohair lining.
Safety Grill in all windows.
Provision for fly / mosquito proof fiber mesh netting in window sections.

MAIN DOOR SHUTTER & FRAME

Solid wooden imported main entrance door shutter with door lock, door chain, apartment no, calling bell switch & check viewer.
All door frames will be of solid wood Mehogani / Teak Chamble / Shil Koroi (or equivalent) & door shutters of veneer flush door with French polish & round mortise lock.
All Bathrooms and Verandahs Door Shutter will be of PVC Laminated to protect from water.

BATH ROOMS

Good Quality Sanitary Wares in all Bathrooms (RAK / Equivalent)
Good Quality Glazed Tiles in Bathrooms Wall, Size 10" X 16 (RAK or Star / Gtreatwall or Equivalent)
Matching floor Homogeneous tiles in all Bathrooms, Size 12" X 12" (RAK or Star / Gtreatwall or Equivalent)
Good quality Chrome Plated Fittings incl. Soap Cases and Towel Rails (Nazma / Rebal / Haibali or Equivalent)
Mirrors in Bathrooms with overhead Lamps.
Cabinet Basin with Marble Worktop in Master Bath.
Common Bath with Long Pan, Shower and Lowdown.
Concealed Hot and Cold Water lines (PPR) in Master Bath & 2nd Bath with Chrome Plated Mixture.
Exhaust Fan in all Bath Rooms.

KITCHEN

Impressively designed Platform with Granite Worktop (2'-0"x1'-0") & Double Burner Gas Outlet.
Good Quality Wall Tiles (RAK / Star / Greatwall or Equivalent size 10" x 16")
Matching Floor Tiles (RAK / Star or Equivalent size 16" x 16")
Space Provision for Gas Oven & Kitchen hood.
Concealed Hot and Cold Water Lines.
One Stainless Counter-top Steel Sink with Mixer (Nazma / Rebal / Haibali or Equivalent)
Suitably Located Exhaust Fan.
Washing corner in Kitchen Verandah.

PAINT

Plastic paint in all internal walls and ceilings in soft colors (Berger/Asian).
All exterior walls will have Weather Coat Paint (Berger/Asian).

ELECTRICAL

MK Type (Imported) or equivalent Electrical Switches, Plug Points and other Fittings.
AC Provision in Master bed & Second bed.
All Power Outlets with Earthing Connection.
Circuit Breakers (Havelles, ABB, Siemens or equivalent).
Independent sub meter for each Apartment.
Concealed Electrical Wiring/Cable (BRB / BBS / Transtec / Paradise or equivalent)

GENERAL AMENITIES OF THE COMPLEX

Reserved Car Parking in Ground Floor for Residents with Comfortable Driveways.
Electricity Supply approx 220V / 440V from DESA / DESCO source with separate Main cable and LT Panel / Distribution Board.
Water Supply Connection from WASA sufficient as per Total Calculated Consumption.
Underground Water Reservoir with one Main Lifting Pump and one Standby Pump.
Sewerage System planned for long-term requirement.
Gas Pipeline Connection from TITAS Distribution System as per Total Calculated consumption,
Adequate safety measures incorporated. (as per GOVT. policy)
Termite Protection Treatment of Ground Floor
A Fire Extinguisher on each floor.
General Notice Board at Ground Floor, Separate External Notice Board for external usage of Rentals, Sales and other General Usage.
Logo of the Complex in Polished Marble / Granite / Glass.
Driver's waiting room, Caretaker Room, Guard Room, Cooking corner.
Note: All utility connections to be provided as per availability and rules & regulations of concerned authority.

MAJOR STRUCTURAL MATERIALS

STEEL

Deformed Bar, 60/72.5 Grade or as per structural design
Manufactured by
i. Kabir Steel & Re-Rolling Mills Ltd. (KSRM)
ii. Bangladesh Steel & Re-Rolling Mills Ltd. (BSRM)
iii. Rahim Steel Mills.
iv. Hi-Tech Steel and Re-Rolling Mills Ltd.
v. SAS Steel
vi. Equivalent
40 Grade steel will be used for pilling, ring etc. as per design.

CEMENT

Manufactured by
i. Lafarge Surma Cement Ltd. (Super Crete Brand)
ii. Shah Cement Industries Ltd.
iii. Holcim cement Ltd. (Holcim Brand).
iv. Equivalent

AGGREGATES

Heavy RCC concrete for all Columns, Beams, Foundations (As per recommendation of Design Consultants)
High Strength Chips in RCC works (Machine Crushed, Dust free).

BRICKS

Auto Bricks / First Class Bricks.

SAND

2.5 FM Coarse Sand & 1.5 FM Medium VVSand.