

GENERAL BUILDING AMENITIES

ENTRANCE

Secured Decorative Gates with adequate security / guard light.
Exclusive Designed Logo.
Security control & guard room.
Landscape as per the elevation & perspective of the building.

CAR PARK & DRIVEWAY

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

RECEPTION

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

UNDER GROUND WATER RESERVOIR

Water-proof concrete underground water reservoir with adequate | capacity to store water.

OTHER GROUND FLOOR FACILITIES

Driver Waiting Room .
Waiting Zone

ROOF TOP

Standard height well designed parapet wall.
Roof top gardening as per design
Concrete waterproof overhead water reservoir with adequate capacity.
Well ventilated Lift machine room.
Clothes drying facilities.
Roof top covered with minimum three inches thick lime concrete with Chip, lime & surkee.
Adequate rain water outlets, Lightning arrestor.

SERVICES

LIFT

02 (Two) brand new imported latest technology (VVVF) 06 (Six) passenger capacity lift [Sigma / Fuji / Schneider / Sigma or equivalent.]
Stainless steel cabin & doors.
Exclusive after sales service agreement with the supplier to ensure post handover service.

LIFT LOBBY & STAIR

Lift door wall designed with Tiles.
Homogeneous floor tiles in floor of all lift lobby.
Homogeneous nosing stair tiles.
Designed Wooden or steel hand-rail with post throughout the staircase.

GENERATOR

A modular emergency power supply with canopied generator.
Brand: Perkins / Cummins / equivalent
Auto Starter water cooled diesel engine system.
Sound Proof Canopy System.
Lift, Security and common area lighting, Three light points & Three fan points & Calling Bell in each apartment.

CABLE TV AND TELEPHONE PROVISION

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

WATER PUMP

Two Pedrollo or equivalent . One in full operation & one stand by.

GENERAL APARTMENT FEATURES

WALLS

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

FLOORS & VERANDAH

Company standard floor tiles, 4" skirting & Bathroom Door seal (X-Monica/RAK/Star)
Floor Tile size shall be of 24" X 24" (X-Monica/RAK / Star or Equivalent)
Tiles in Verandah & Size shall be of 24"X24" (X-Monica/RAK/Star 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 Mosquito Net

MAIN DOOR SHUTTER & FRAME

Imported wooden main entrance Door shutter with door lock, door chain, apartment no., calling bell switch & check viewer.
All door frames will be of solid wood (Teak Chambal/ Mahogani or equivalent) & door shutters of veneer flush door with French polish & round mortise lock.
Toilet & Verandah's door shall be with PVC Laminated Shutter.

BATH ROOMS

Good Quality Sanitary Wares in all Bathrooms (RAK / Star / X-Monica or Equivalent)
Good Quality Glazed Tiles in Bathrooms Wall, Size 10" x 16" (RAK / Star / X-Monica or Equivalent)
Matching floor Homogeneous tiles in all Bathrooms, Size 12" X 12" (RAK / Star / X-Monica or Equivalent)
Good quality Chrome Plated Fittings incl. Soap Cases and Towel Rails (Haibali/Rebali /Nazma/Sarif or Equivalent)
Mirrors in Bathrooms with overhead Lamps.
Cabinet Basin with Tiles Worktop in Master Bath
Tiles on Floor and Wall (Full Height) in Common Bath with Long Pan, Shower and Lowdown.
Concealed Hot and Cold Water lines (PPR) in Master Bath with Chrome Plated Mixture.
Provision for Exhaust Fan in all Bathrooms.

KITCHEN

Impressively designed Platform with Granite Worktop.
Double Burner Gas Outlet.
Wall Tiles shall be 10" X 13" (RAK / Star / X-Monica or Equivalent)
Floor Tiles shall be 16" X 16" (RAK / Star / X-Monica or Equivalent)
Space Provision for Gas Oven & Kitchen hood.
Concealed Hot and Cold Water Lines.
One Stainless Counter top Steel Sink
Suitably Located Exhaust Fan.

PAINT

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

ELECTRICAL

Imported good quality Electrical Switches, Sockets, Plug & Other fittings.
AC Provision in Master bed & Second bed.
Power Outlets to have proper earth connection.
Circuit Breakers (Imported).
Independent sub meter for each Apartment (Havells/Siemens/Equivalent)
Concealed Electrical Wiring/Cable (BRB/ BBS / Paradise or equivalent)

GENERAL AMENITIES OF THE COMPLEX

Electricity Supply approx 220V / 440V from DESA/ DESCO source with separate Main cable and LT Panel/Distribution Board.
Sewerage System planned for long-term requirement.
Gas Pipeline Connection from TITAS Distribution System as per Total Calculated consumption (Subject to Government policy).
Termite Protection Treatment of Ground Floor
A Fire Extinguisher on each floor.
External Notice Board usage of Rentals.
Note: All utility connections to be provided as per availability and rules & regulations of concerned authority.

MAJOR STRUCTURAL MATERIALS

STEEL

Deformed Bar, 60 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. Abul Khair Steel Mills Ltd. (AKS)
vi. Other Equivalent High Standard Steel Mills.

CEMENT

Manufactured by
i. Lafarge Surma Cement (Super Crete)
ii. Shah Cement Industries Ltd (Shah Brand)
iii. Seven Circle Bangladesh Ltd (Seven Circle)
vi. In see
v. Other Equivalent High Standard Cement

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

First Class Bricks.

SAND

2.2- 2.5 FM Coarse Sand & 1.2 FM Medium Sand.