

Salient Features of the Apartment Complex

Features & Amenities:

- Building will be planned and designed by professional Architects and structural design Engineers.
- For all service connections and disposal (sewerage, solid waste etc.) British/American/BNBC building codes will be followed.
- Structural design parameters will be based of American Concrete Institute (ACI) and American Standards of Testing Materials (ASTM) and BNBC codes.
- Sub-soil investigation and soil composition will be analyzed from laboratory.
- Building will be comprised of reinforced cement concrete (R.C.C) foundation, column beam and slab considering systematic and wind effect with modern design concept.
- Comprehensive checking and testing of all steel reinforcement will be conducted by professional design and supervising engineers.
- All structural materials including Steel (500w grade deformed bar), Cement (Crown, Shah Special, Bengol Brand etc) Bricks (1 st class), Local & Sylhet sand etc. will be the highest available standard.

Apartment Complex Entrance :

- Secured decorative main gate with lamppost as per the elevation & perspective view of the building.
- Logos of the building Entrance
- Comfortable internal drive way
- Reception with modern facilities.
- Floor tiles in the reception area

Ground Floor :

- Floor Paved with decorative paving tiles.
- Reception Desk.
- Driver's Waiting Seating
- Guard Room, Toilet Kitchen Area

Car Parking :

- Ground Floor & Semi Basement for car parking Space.
- Comfortable Independent car parking will be clearly defined marked with apartment numbers.

Lift :

- Imported 8 passengers lift (Fuji or equivalent) Made by China.
- With decorative cabin, mirror, & fan
- Adequate lighting and safety device



Electrical :

- Good quality electrical switch, plug point and other electric fitting. (MK Type)
- Concealed electrical wiring (BRB)
- All power outlet with earthing connection
- Electric distribution box with main switch and auto trip circuit Breaker
- Concealed Intercom, Internet, Telephone (BRB) & Cable TV line at suitable location
- Concealed fan Hook
- Provision for Air Condition in Two bedroom & living room. (Total-3nos)
- Separate electric meter for all flat (as per govt. rules)
- 2 refrigerator point, 1 Washing Machine Point and adequate power point
- providing and laying A-1 PVC pipe

Bath Room & Dining Basin :

- Shower Closer System in Master Bath.
- RAK Dining basin with wall tiles in Dining basin area
- RAK sanitary wares in all bathroom
- 10X16 RAK/CBC or equivalent Ceramic wall tiles in all bathroom.
- 16X16 RAK/CBC or equivalent homogeneous floor tiles in all bathroom
- Good quality chrome plated (C.P) fitting. (Sharif, Sattar Metal)
- Wide looking mirror, towel rail, shop case in all bathroom
- Concealed hot & cold water line in 2 bath Room & Kitchen

Kitchen :

- Double burner gas outlet over tiled work top to support burner.
- Stainless steel sink with mixer
- Wall Tiles 10 x 16 up to 7 ft. height (RAK/CBC/ Sun Power)
- Matching homogeneous floor tiles in kitchen
- Concrete self at 3 Ft. heights from floor level with Marble Exhaust fan with kitchen hood provision in kitchen

Utility Line :

- Electricity supply approx. 220V/440V from DPDC 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 standby pump.
- Sewerage system planned for long-term requirement.
- Gas pipeline connection from TITAS Gas Distribution system as per total calculated consumption (depends on Govt. existing policy).



Lift Lobbies & Staircases :

- Spacious lift lobby in each floor.
- Floor tiles in all lift lobbies
- Floor tiles in staircases
- Spacious and easy riding staircase with M.S Railing & S S Railing Top.

Generator :

- imported (China) Generator with canopy.
- Adequate KVA capacity to cover lift, water pump, common area, car parking area, reception area & Staircase.
- Five Light & Three Fan in each flat.

Water Pump :

- 02 (two) nos. water pump.
- European Standard Homogeneous equivalent

Roof Top :

- Protective parapet Wall. as per design of the apartment complex.
- Separate area for community space with attached toilet.
- Separate area for drying cloths.

Intercom :

- Panasonic or Equivalent brand
- To connect each apartment to the reception desk/ guard post.

Security arrangement :

- CCTV at main entrance, Ground Floor, Reception Desk, Parking Area Lift Lobby of apartment complex.

Fire Security :

- Fire Extinguisher each floor -1 pcs.

Features & Amenities of the Apartment

Door :

- Solid Ctg. teak/ Imported Solid wood decorative main entrance door with - Door lock, Door chain, Cheek Viewer, Calling bell switch, Flat number in Acrylic.
- Internal door frame will be mehogni or equivalent solid wooden with French polish.
- Internal door shatter will be flash door. Partex or equivalent
- Mortised locks on all door
- All bathroom doors will be plastic.

Window :

- Window will be 4" Thai aluminum sliding shutter with 5 mm color glass with Mosquito Net Provision.
- Safety designed grill in all window with matching enamel paint.

Brick Wall :

- Good quality 1st class / Auto brick.
- Smooth finish wall.
- All wall thickness will be 5".

Floor Area : (Common) :

- All Room floor area will have 16X16 Homogeneous floor tiles (RAK/Great Wall/China)

Painting :

- Plastic paint in all internal walls (Berger)
- All ceiling area will be white distemper
- All bathroom ceiling have enamel paint
- Whether coat on outside plaster surface

