

SIGNIFICANT FEATURES OF APARTMENT COMPLEX:

01. Main Building Entrance:

- Secured Decorative gate with Lamp Posts as per the elevation & perspective view of the building.
- Security provision through guardroom to control incoming and out going persons, vehicles & goods.
- Project Name with address and company logo on polished Marble/ Granite or as per design.
- Personal mail boxes for each apartment.
- Security fencing grill with MS flat bar along the boundary wall.

02. Reception Room & Lobby:

- Marble/Granite finished concierge desk.
- Standard homogeneous floor tiles in the reception area & lobby.
- Required electrical fitting-fixture (light, fan etc).
- Separate toilet for visitors.
- Suitable waiting area for visitor.

03. Lift, Lobby & Stair:

- One standard size lift.
- Marble/Granite finish in Ground floor lift lobby and its wall.
- Spacious lift lobby with homogeneous tiles floor.
- Comfortable stair cases with sufficient open space for emergency exit. The stair will be wide enough for easy use.
- Stair along with handrail and post.
- Emergency alarm provision.

04. Generator & Electrical Room:

- One standby sound proof emergency generator for operation incase of power failure to cover lift, water pumps, lighting in parking, gate, boundary wall, lift lobby, stair & other common spaces.
- One light & one fan point in each bedroom, one light point in each toilet, one light & one fan point in dinning, family living and one light point in kitchen.
- Standard substation (Energy Pac) with LT and PFI panel as per required capacity.
- Electrical supply approx 440V from PDB source with separate main cable and LT panel/ distribution board.

05. Under Ground Water Reservoir With Pump:

- One for full operation & one for standby water pumps for lifting required water from under ground water reservoir to overhead tank at rooftop.
- Underground water reservoir for 02 (two) days water storage capacity (40 gallons per head, per day).

06. PABX & Telephone:

- Standard PABX telephone system in each apartment to communicate with reception desk/guard posts, management room, one apartment to another apartment and lift machine room.
- Each apartment will have independent two telephone line provision in Master bed room and living room.
- All wiring will be concealed with separate cable for each apartment.

STRUCTURAL & ENGINEERING FEATURES

01. Basic structure:

- Total foundation and super structure will be designed and supervised by the experienced and professional structural design engineers.
- Building design parameters will be based on Bangladesh National Building Code (**BNBC**), American concrete institute (**ACI**) and American Standard of Testing Materials (**ASTM**) codes.
- Comprehensive checking and testing of concrete & reinforcement at recognized testing authority such as BUET, SUST, Bangladesh House Building Research Institute etc.
- Earthquake and Wind force intensity has been considered in structural design as per Bangladesh National Building Code (**BNBC**)

02. Supervision:

- Direct supervision at every stage of construction by experienced engineers to ensure highest quality.
- One or more engineers will be engaged for full time supervision and quality control.

03. Major Structural Materials:

- **Cement:** Standard quality cement (Supercrete, Crown, Seven ring, Cemex etc)
- **Sand:** For casting Sylhet Sand of FM 2.0-2.50 and for plaster fine sand of FM1.5 will be used.
- **Stone:** Good quality ¾” down grade stone for major structure.
- **Steel:** Recognized brand 60 Grade rod for foundation , column & beam and 40 grade rod for other structure
- **Brick:** Good quality available 1st class brick for super structure.

SPECIFICATIONS & AMENITIES OF THE APARTMENT

01. Doors:

- **Main Entry Door:** Polished 1.5” thick solid shutter (Akashi/ Sundi/ Teak) and 2.5”x 5.5” thick frame (Akashi/ Mehogany/ Sundi) with Check viewer, Door Handles with good quality security lock, Calling bell Switch of good quality, Door chain, Apartment number in plate.

- **Bed Room:** Commercial Door (Barma teak) or Polished 1.5” thick Gamari flash shutter and 2.5”x 5.5” thick frame (Akashi/ Chakarosi) with good quality lock & chain.
- **Toilet Door and Verandah:** Polished 1.5” thick Gamari solid shutter and 2.5”x 5.5” thick Chakarosi frame with good quality lock with tower bolt or Plastic door.

02. Windows:

- Sliding aluminium thai (FU-WANG / BTA) windows as per design of the building.
- 5mm thickness glass with mohair lining.
- Rainwater barrier in 4” aluminum section at external windows.
- All external window Grills (5mmx3/4”thickness) will be with MS flat bar.
- Mosquito net in all external sliding windows.

3. Walls:

- All external wall and apartment separation wall will be 5” thick first class solid brickwork with smooth plaster.

4. Floor:

- All Floors tiles will be 12”x12” Size of RAK/CBC/ MIR.
- 4” Scarting with homogeneous tiles.

5. Verandah:

- Distinctive glazed homogeneous floor tiles.
- Suitable light points provision.
- Railing along with post with MS flat bar as per design of verandahs.

6. Paint & polishing:

- All Internal walls & ceiling will be Distemper paint.
- Grills & bathroom door (inner side) will be synthetic enamel paint.
- All external walls will be Snowcem paint.
- French polish in all doorframe & shutters.

7. Bathroom features:

- **Master bathroom:** Wall tiles will be of RAK/CBC/ MIR & matching color floor tiles of RAK/CBC/ MIR of size 12”x12”. Commode, Basin pedestal etc will be RAK/ /BISF product and All fittings will be of China or Indian fittings.
- **Common Bathroom:** Walls & floor tiles will be of RAK/CBC/ MIR. Commode, Basin pedestal etc will be RAK/ /BISF product. All fittings will be of China or Indian fittings.
- **External line** (Waste water line, Rain water line, Soil pipe etc) will be of Upvc pipe.

- **Internal wiring** will be of PPR pipe & accessories.
- **Fancy fittings** (Bibcock, Pillarcock, Stop cock etc) will be use of Bangladeshi Nazma, Sharif or Raja, company product.
- Standard Size mirror in all Bathrooms.
- Hot water facilities will be in kitchen & bathroom attached with Master Bed. All lines will be concealed.
- Uniform floor slope towards outlet.
- Standard quality stainless steel soap cases and one towel rail in all bathrooms.

8. **Kitchen features:**

- Impressive designed platform with Granite tile worktop.
- Double burner gas outlet.
- Standard quality (RAK/CBC/ MIR) decorative tiles in kitchen floor.
- Separate washing area in kitchen floor and one imported stainless counter top steel sink (single bowl, single tray) with sink mixture.
- Suitably located exhaust fan.
- Provision for concealed hot water line at kitchen sink.

9. **Electrical:**

- Standard quality electrical cable of (BRB/Poly Cables / Paradise) will be used.
- Telephone & AC point will install in master bed room.
- Electrical sub-distribution box with main circuit breaker will be in each flat.
- Asia/ MK Type socket, switches, plug points, light points, and other various points.
- Telephone and dish line will be in main bedroom.
- Standard quality door bell.
- Concealed fan hook, electrical fittings and fan dimmer.
- Individual electrical meter for each flat.
- All power outlets with earthing connection.

10. **Utility Lines:**

- Gas pipe line connection from Jalalabad gas system & distribution as per total calculated consumption.
- Gas supply will be of individual apartment wise with two burner connection.
- Each apartment will have individual electric Meter(Single/ three phase as per PDB requirement)
- Water supply connection and sewerage outlet will be connected with municipality lines.
- A fire extinguisher will be provided in each floor