

MEGHNA MOLLIKA



perspective



Project Brief

- PROJECT NAME** : **Meghna Mollika**
- ADDRESS** : **PLOT-31, ROAD NO-3 (CORNER PLOT)**
SECTOR -11, UTTARA, DHAKA.
- LAND AREA** : **5 KATHA**
- STORIED OF BUILDING:** **6 (SIX)**
- SIZE OF APPARTMENT: TYPE-A:** **1325 sft**
TYPE-B: **1325 sft**
- EXPECTED HANDOVER:** **APRIL, 2011**
- CONSULTANT** : **DIMENSION 3**

Foundation :

Sub-soil investigation & soil composition have been comprehensively analyzed.

Structure:

The building will be a framed structure of RCC (Reinforced Cement Concrete). The building has been designed considering all adverse factors i.e. Earthquake & wind pressure etc.

Material:

Brick chips from 1st class picket will be used as aggregate in slab. Stone chips used in foundation and column. Reinforcing steel will be tested from buet.

Color:

Exterior surface of the building will be painted with snowcem/weather proof paint and in all internal walls and ceiling will be plastic paint.

Roof:

Lime terracing of adequate thickness will be used on roof for protection against overheating and dampness.

Floor:

RAK homogeneous / equivalent tiles (16" x 16") locally made will be used in all rooms.

Doors:

Solid well-seasoned teak decorative Main Entrance Door with check viewer, Calling bell switch. All other Internal doors will have veneered partex with French polished. All bathrooms will have plastic door (United/RFL).

Windows:

Grill will be of flat bar, Aluminum works will be 5mm thick tinted glass. All windows will have mosquito net provision.

Electrical works:

- MK type (Imported) electrical switches, plug points and other fittings.
- Electrical Distribution Box with Main Switch.
- All Power Outlets with earthing connection.
- Provision for Air-conditioners in M.bed and F. living room.
- Concealed provisions of telephone with parallel Points in Master bedroom, Child bed room and livingroom.
- Verandahs will have suitable Light Points.
- Calling bell to Kitchen.
- Concealed cable TV Antenna provision in Masterbed, Child bed and Livingroom.

kitchen feathures :

- Double burner gas point over concurrent platform (gas burner is not included).
- Hot and cold water lines provision.
- Good quality single bowl stainless steel sink with cock and one exhaust fan (china, Taiwan) will be provided.
- RAK/equivalent ceramic floor tiles (12"x12")
- Standard quality ceramic wall tiles (8"x12") up to 7' height.

Bathroom feathures

- All water and waste water lines are concealed.
- Concealed hot and cold water line provision for M.bath and C.bath.
- Good quality locally made fittings.
- RAK white commode and low-down/equivalent.
- RAK white wash-basin/equivalent.
- RAK / equivalent glazed tiles in floor & walls.
- Best quality local made Bib-cock, Angle stop cock etc. for all bathrooms.
- One bath-tub in master bath only.
- Mirrors in all bathrooms.
- Standard quality soap cases and towel rail in all bathrooms

sanitary & plumbing:

- Concealed GI, HCl, PVC pipe and fittings.
- Good quality local fittings and fixtures.

Power and electricity system:

- DESA power supply
- Lift (06persons) : 01

Generator:

- One stand by generator soundless burnet type.
- Capacity to cover Lift, Water Pumps, Common Lights and ten points except A/C
- power points in each apartments

Gas, water, sanitation & drainage system:

- Gas-line with double burner gas point in each kitchen.
- WASA water supply & sewerage system.
- Water pump for pumping water from under ground reservoir to over head reservoir.

Lift:

- One Imported Lift, Hyundai/OTIS (6 Passengers) will be provided.

Garbage disposal:

- It will be regulated by owner's co-operative society.

Optional interior design:

- Optional interior decoration and additional fittings and fixtures and also other admissible change may be done at cost basis.
- The buyer will get it & done at his own costs with the approval of the company.

An exclusive apartment complex.....

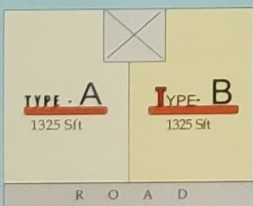
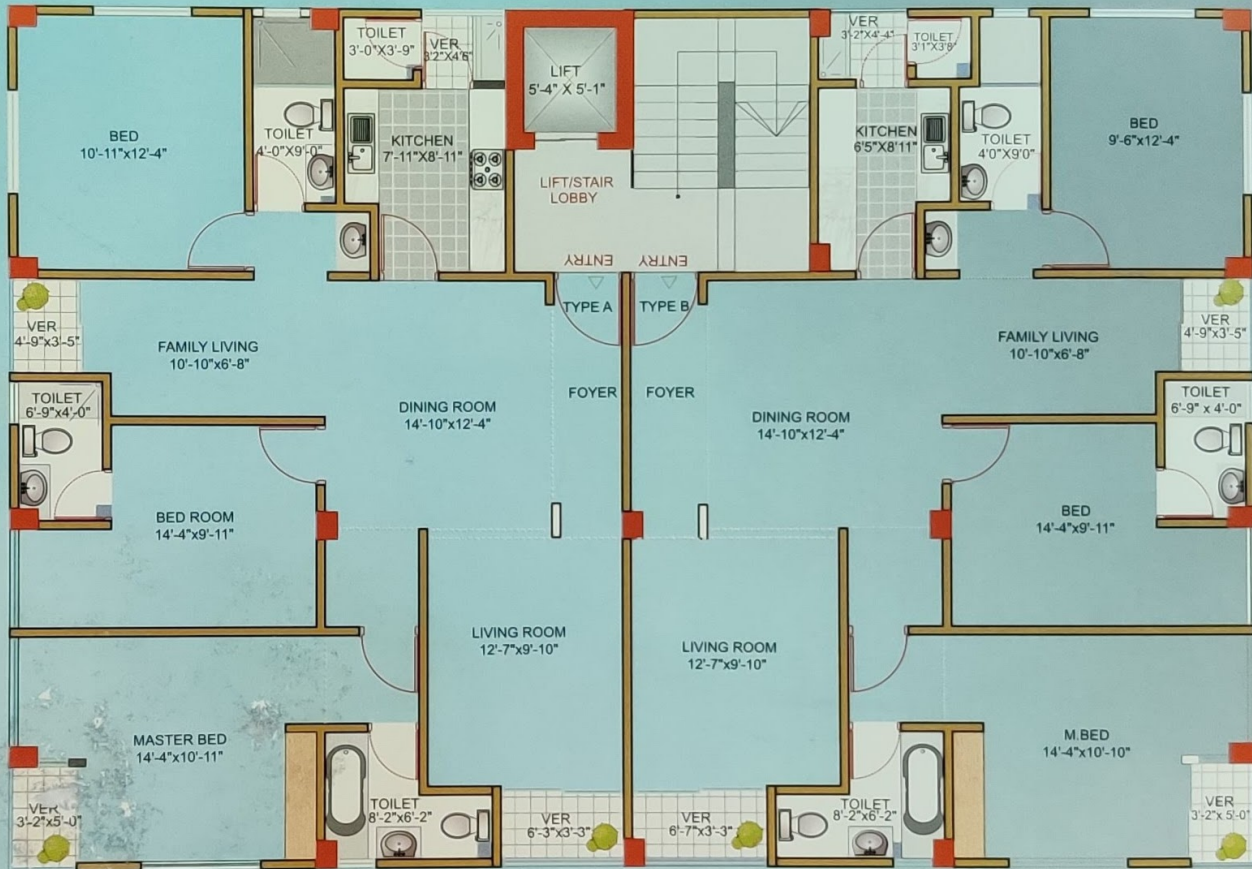


LOCATION MAP

Ground Floor Plan



TYPICAL FLOOR PLAN

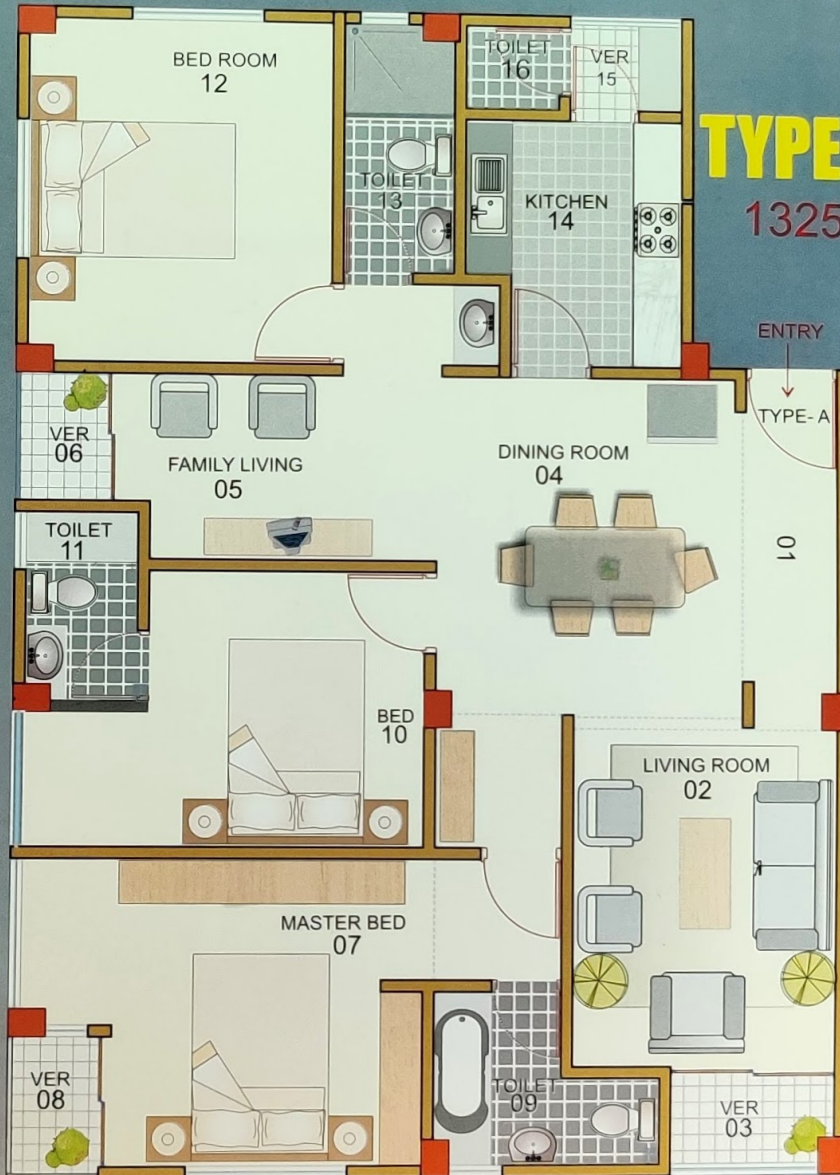


key plan

NORTH

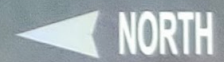
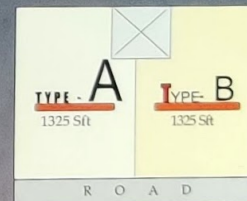


TYPICAL FLOOR PLAN



TYPE-A
1325 Sft

01	Foyer	
02	Living room	12'-7" x 9'-10"
03	Verandah	6'-3" x 3'-3"
04	Dining room	14'-10" x 12'-4"
05	Family living	10'-10" x 6'-8"
06	Verandah	4'-9" x 3'-5"
07	Master bed	14'-4" x 10'-11"
08	Verandah	3'-2" x 5'-0"
09	Toilet	8'-2" x 6'-2"
10	Bed room	14'-4" x 9'-11"
11	Toilet	6'-9" x 4'-0"
12	Bed room	10'-11" x 12'-4"
13	Toilet	4'-0" x 9'-0"
14	Kitchen	7'-11" x 8'-11"
15	Verandah	3'-2" x 4'-6"
16	Toilet	3'-0" x 3'-9"

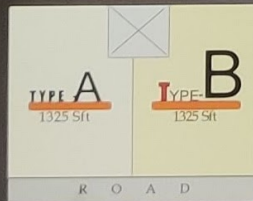
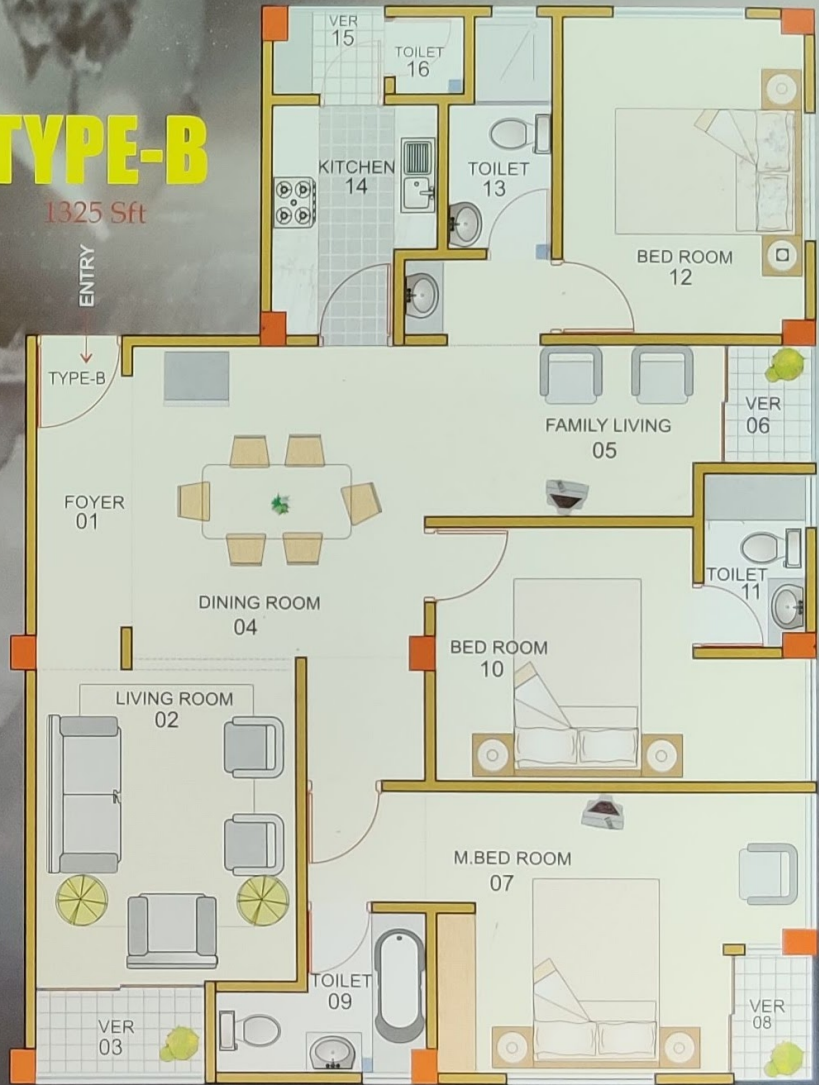


key plan

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- 09 Toilet 8'-2"x6'-2"
- 10 Bed room 14'-4"x9'-11"
- 11 Toilet 6'-9"x4'-0"
- 12 Bed room 9'-6"x12'-4"
- 13 Toilet 4'-0"x9'-0"
- 14 Kitchen 6'-5"x8'-11"
- 15 Verandah 3'-2"x4'-4"
- 16 Toilet 3'-0"x3'-9"

TYPE-B

1325 Sft



key plan



Typical floor plan



Features & Amenities

Total foundation and structural design and supervision by team of reputed & professional engineers.

Structural design parameters are based on American concrete institute (ACI) and American standards of testing materials (ASTM) codes.

Earthquake protection & wind force factors are considered in structural design as per Bangladesh national building code (BNBC), 1993. One high quality passenger lift (06 people) from reputed international company with adequate lighting & well finished and attractive door and cabin.

One standby generator for operating the lift, water pump and lighting the common space and stair area in case of main power supply failure. Ten electrical point in each flat.

Underground water reservoir with lifting pump and water tank at the roof top of the building.

Building exterior finished with weather coat on plaster.
A spacious ground floor reserved car park and drive way with security provisions.

Guard room for security guards.
Intercom services in guard room to every flat for proper communication.

General terms and condition

Allotments will be made on first come first serve basis. Buyers willing to make full payment at a time will be given preference.

Allotments transfer:

Until all installments are fully paid, the buyers shall not have the right to transfer the allotment to a third party.

Payment:

All payment by cheque, bank draft or pay order should be made payable to Meghna Real Estate Ltd.

Company's right:

The company reserves the right to accept or reject any application for allotment. The company may change the design and specifications of the project.

Transfer cost:

The buyer shall bear all cost relating to stamps, Rajuk transfer cost, share transfer cost, registration, legal cost, vat, tax etc. time to time imposed by the government, if any.

Incidental cost:

Connecting fees and other incidental charges relating to gas, water sewerage and electricity are not included in the price of the apartment. The buyer will make the payment of Tk. 1,00,000/- directly to the developer.

Owner's society:

They must undertake to become a member of the owners co-operative society which will be formed by the buyers of the apartments and duly registered under the co-operative society act 1940 for the management of the common service, such as lift, security etc.

Payment schedule:

Down payment: 30% of total price.

Handover time : April -2011.

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