



Banani Niloy

House #43, Road #7, Block #F, Banani



SEL

A House of Total Quality, Trust & Faith

The Structural Engineers Ltd.

SEL Centre 29, West Panthapath, Dhaka.

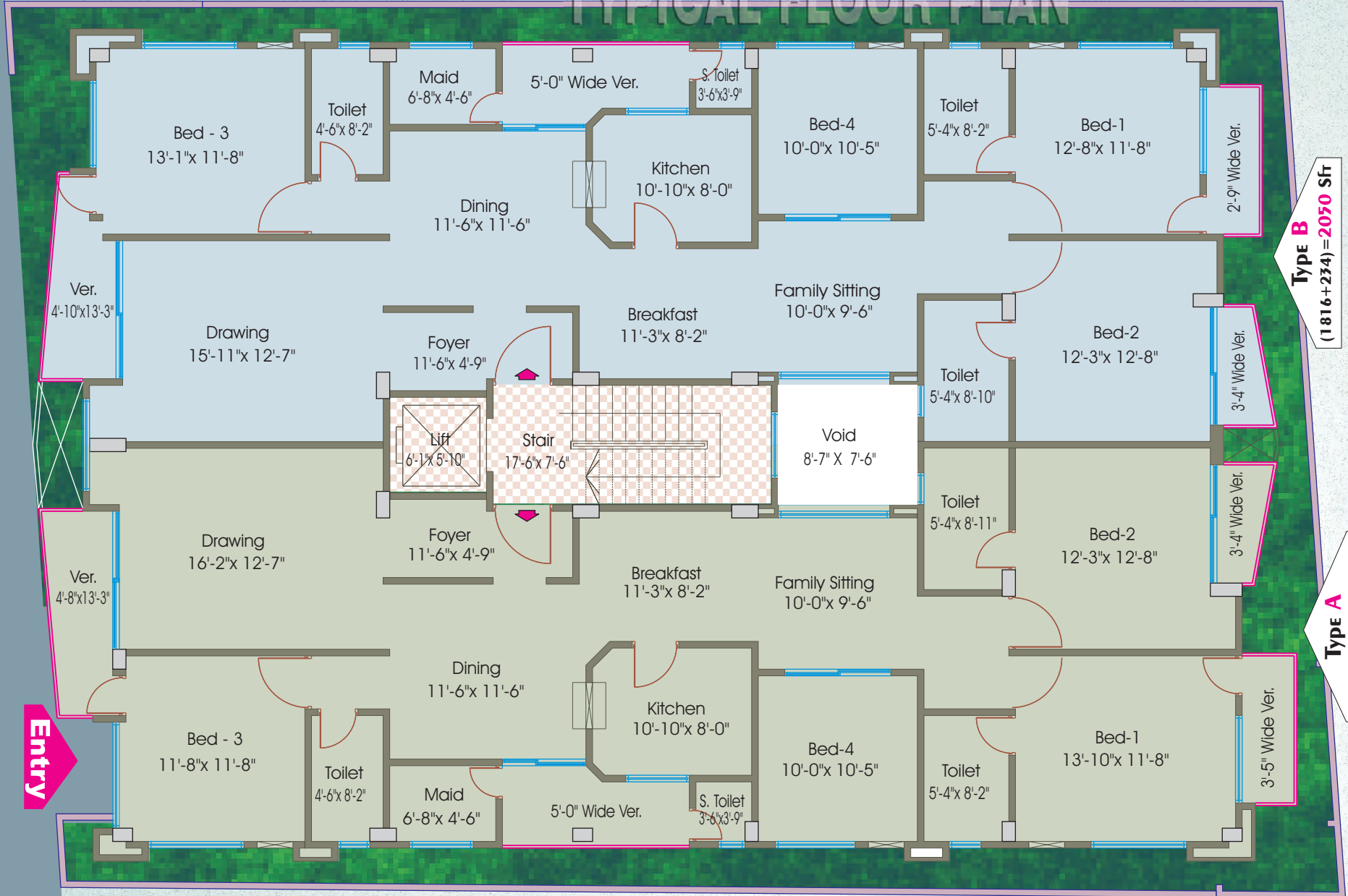
Phone : 9119183, 9116572, 9126515, 9141957, 9145694



Typical Floor Plan

TYPICAL FLOOR PLAN

9.14 m wide Road



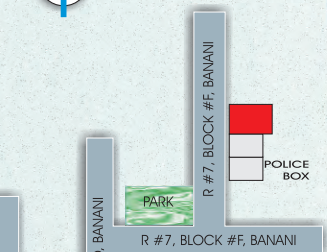
Type B
(1816 + 224) = 2050 Sfr

Type A
(1874 + 236) = 2070 Sfr

N.B: The Layout Plan in the brochure are all indicative.
Actual work shall be done according to final working drawing.



Location MAP



GROUND FLOOR PLAN (Parking)

N.B: The Layout Plan in the brochure are all indicative. Actual work shall be done according to final working drawing.

Specifications

Building

6-storied (G+5) R.C.C frame structure.

Ground Floor

Entrance lobby, Reception desk with marble topping, Prayer room, Car park, Care taker's corner with toilet, Drivers' retiring room, Guard room etc.

Roof

Common to all owners for cloth drying and general use.

R.C.C

Foundation, Column, Grade beam:

- Proportion 1:2:4 using stone chips and 100% sylhet / stone sand.

Beam & Slab:

- Proportion 1:2:4 using stone shingles and 2/3 sylhet / stone sand & 1/3 local sand
- 60/40 grade M.S. deformed bar to be used as reinforcement.
- Structural design shall be done considering earthquake and wind force as per requirements set in the Bangladesh National Building Code (BNBC'93)

Walls

- 125 mm thick solid brick walls with well burnt 1st class bricks.
- Proportion 1:6 using 100% Sylhet sand to avoid salinity.

Plaster

Sand cement plaster using washed clean medium sand. External plaster shall have admixture to protect dampness.

Floor

Mirror polished Homogenous tiles (RAK or equivalent) in the entire flat other than the floor of Bathroom and Kitchen.

Main Stair:

Polished Homogenous tiles (RAK or equivalent)

Doors: A) Frame :

Shilkarai / Teak chamble wood with lacquer varnish.

B) Shutter :

Decorative main entrance door from **Hatil** of solid Ctg. teak wood with door chain, check viewer & good quality handle lock. Internal doors shall be of teak chamble veneered partex with mortice lock. Toilet doors shall be of vinyl laminated inside. All wooden surface shall be polished and finished with lacquer varnish.

Windows

Sliding aluminum windows with 4" standard aluminium sections (silver colour) with provisions for mosquito net shutter. Glazing will be of 5mm frosted / clear glass complete with lock, roller & mohair lining. Grill of appropriate M.S. section.

Paintings

a) Interior :

Plastic paint of Berger Robbialac / Elite or equivalent of elegant color.

b) Exterior :

Weather coat paint of Berger Robbialac / Elite or equivalent of elegant color.

Toilet

a) Master toilet

Commode with lowdown (Laufen / American standard) Cabinet basin with marble top. Hot & cold water system, Glazed tiles (RAK or equivalent) in wall upto 7 feet height. Homogenous / Glazed tiles (RAK or equivalent) in floor. Standard size white Bathtub with mixture and telephone shower (HAIBL of Italy or equivalent).

b) Second toilet

Commode with lowdown (Laufen / American standard) Cabinet basin with marble top. Hot & cold water system, Glazed tiles (RAK or equivalent) in wall upto 7 feet height. Homogenous / Glazed tiles (RAK or equivalent) in floor.

c) Common toilet

Water closet (W.C.) with lowdown (Victory China). Basin with pedestal. Moving head shower. Glazed tiles (RAK or equivalent) in wall upto 7 feet height. Homogenous / Glazed tiles (RAK or equivalent) in floor.

d) Sarvent toilet

Water closet (W.C.) with lowdown (Victory China) Glazed tiles (RAK or equivalent) in wall upto 7 feet height. Homogenous / Glazed tiles (RAK or equivalent) in floor.

Kitchen

a) Floor

Homogeneous/Glazed tiles (RAK or equivalent).

b) Worktop :

Ferro cement with polished Marble worktop

c) Wall

Plastic paint; glazed tiles (RAK or equivalent) up to 2'-0" above the work-top.

d) Others

Single-bowl single-tray stainless steel sink. Double burner gas outlet. Lower cabinet with plastic wood. Exhaust fan with cover (China).

Electrical

Concealed wiring with BRB / Paradise / Sunshine cables through PVC conduits. Power points for AC in all bed rooms and drawing room. M.K. type Gang switches.

Lift 1 (one) 6 (six) person modern lift (LG or equivalent)

Generator

Stand-by diesel generator (USA / European) of adequate capacity with residential type silencer to supply 1-KW load to each flat plus power for lift, stair, parking area.

Intercom

Full PABX system with the facility of communication from gate to flat & flat to flat. (Panasonic or equivalent)

Cable line

Concealed cable outlets in family living & master bed room. (Connection not included)

Water pump

One electrical water pump and one stand-by pump.

Telephone outlets

Telephone socket outlets in all bed and living room.

Others:

Central water heating system with gas fired geyser to be installed at roof with supply lines to all toilets and kitchen except servants toilet.

Please Note:

- Modification** of any item may be made on payment of differential cost within technical & aesthetic limit.
- Any** other item not included in the above specification may be chosen on actual payment.