

Our Vision : Leader In Constructing High Quality Buildings.
Our Mission : Creating Quality Apartments & Commercial Complexes at
a Competitive Price for Ultimate Satisfaction of Our Customers.

Niketon
Nirupom

H #93, Block #C, Niketon, Gulshan

QUALITY COMES FIRST PROFIT IS ITS LOGICAL SEQUENCE



A House of Total Quality, Trust & Faith
The Structural Engineers Ltd.

SEL Centre 29 West Panthapath, Dhaka-1205

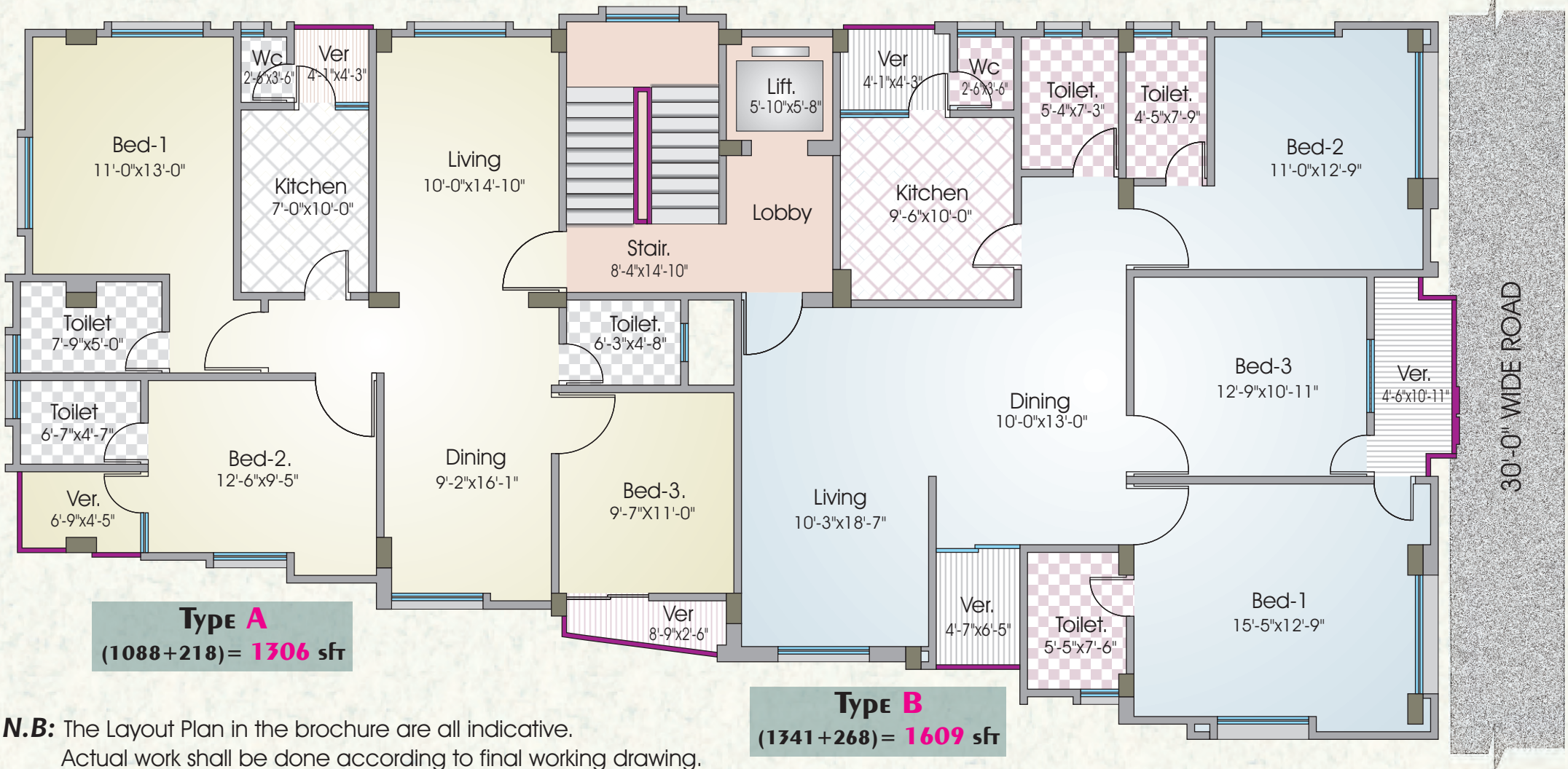
Ph : 9116572, 9145694, 9126515, 9119183, 9141957, 9135798, 9138533, 8154294

Mob. 01819-558085, 01819-558100, 01819-558155

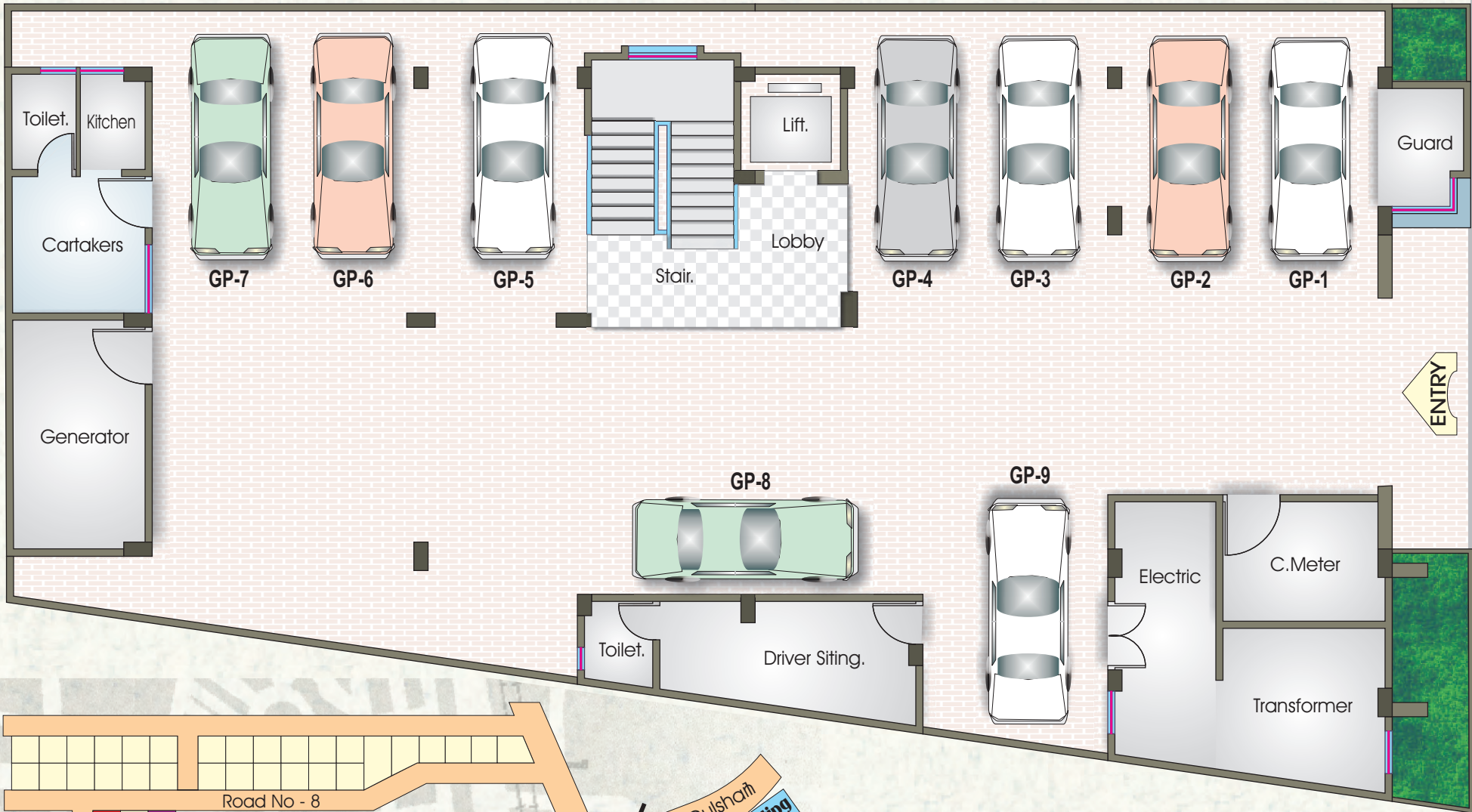
Fax : 8129837, e-mail : info@selflats.com, Web : www.selflats.com

GENERAL INFORMATION

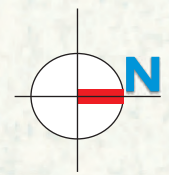
- Location : Plot #93, Block #C, Niketon, Gulshan, Dhaka
- Nos. of flats : 10 (Ten)
- Size of flats : **Type A - 1306 sft**, **B- 1609 sft**
- Common facilities : Car park, Lift, High capacity generator, Caretaker's room, Drivers' retiring room, Intercom, etc.
- Target completion : September 2007



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



30'-0" WIDE ROAD



Ground Floor Plan. (Parking spaces)

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Specifications

Building

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

Ground Floor

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

i) In foundation, column & grade beam

Proportion 1:2:4 using stone shingles & 100 % sylhet / stone sand.

ii) In slab, beam, railing, drop wall, false slab etc.

Proportion 1:2:4 using 1st class brick chips / stone shingles and 100 % sylhet / stone sand.

Walls

a) 125mm thick solid brick walls with well-burnt 1st class bricks.

b) Proportion 1:6 using 100% Sylhet / stone sand to avoid salinity.

Plaster

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

Floor

300 x 300 mm Homogeneous tiles (RAK or equivalent)

Main Stair

Homogeneous tiles (RAK or equivalent)

Doors

A) Frame :

Wall covered chawkat of Loha / Teak chamble wood with clear varnish.

B) Shutter :

Entrance door of solid teak chamble / chapalish wood with door chain, check viewer & good quality handle lock. Internal doors shall be of Teak chamble veneered partex with mortice lock. Toilet doors will have plastic wood shutter with wooden frame. Maid's toilet door will be of uPVC. All wooden surface shall be polished and finished with clear varnish.

Windows

Sliding aluminum windows with 4" standard aluminum sections (silver colour) with provisions for mosquito net shutter.

Glazing will be of 5mm clear glass complete with lock, roller & mohair lining.

Grill of appropriate M.S. section.

Curtain rail of 1" dia Aluminum pipe (silver colour)

Paintings

a) Interior :

Plastic paint of Berger Robbialac or equivalent of elegant color.

b) Exterior :

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

Toilet

a) Fixtures

Good quality standard white Victory china / RAK-karla sanitary wares or equivalent.

b) Walls

250 x 325mm White glazed tiles (RAK or equivalent) up to 7 feet height in all toilets with decor-border except maid's toilet.

c) Floor

300 x 300 mm homogeneous tiles (RAK or equivalent).

d) Others

Hot & Cold water lines with head shower in master toilet & kitchen (geyser excluded). Good quality local made fittings (Sharif/Nazma /Gloria).

Kitchen

a) Floor

300 x 300 mm homogeneous tiles (RAK or equivalent).

b) Work-top

Ferro-cement work-top with 400mm x 400mm homogeneous tiles (RAK or equivalent).

c) Wall

Plastic paint; 250 x 325mm glazed tiles (RAK or equivalent) up to 2'-6" above the work-top.

d) Others

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

Electrical

Concealed wiring with BRB / Paradise / Sun Shine cables through PVC conduits. MK type Gang switches. Light fittings and Fan excluded.

Power point for AC : In all bed and living rooms plus 2 (two) outlets for Refrigerators.

Lift 1 (one) 6 (six) - person modern lift. (L.G. / Mitsubishi or equivalent).

Generator

40 KVA Stand-by diesel generator with auto change-over of adequate capacity with residential type silencer to supply 1-KW load to each flat plus power for lift, stair, Parking area during load-shedding.

Intercom

Intercom system connecting each flat to reception desk.

Cable line(K)

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

Water pump

One electrical water pump and one stand-by pump (Pedrollo or Saer).

Telephone outlets

Good quality telephone socket outlets in master bed and living room.

Optional Items

Mosquito net shutter, kitchen cabinets, shower tray, and any other item not included in the above specification.