

Quality Comes First, Profit is its Logical Sequence

QF-MKT-07



SEL

Kakoli House

Plot # 41, Road # 1, Sector # 11, Uttara



A House of Total Quality, Trust & Faith

The Structural Engineers Ltd.



SEL Kakofi House

Project Summary

Type: 10 (G+9) storied Residential Building.

Address: House -41, Road -1, Sector -11, Uttara, Dhaka

Number of flats: 09 (Nine)

Type, size and orientation of flats:

Type	Size (sft)	Facing	Units	Floor
A	1806	South East	9	1st to 9th

Special Features:

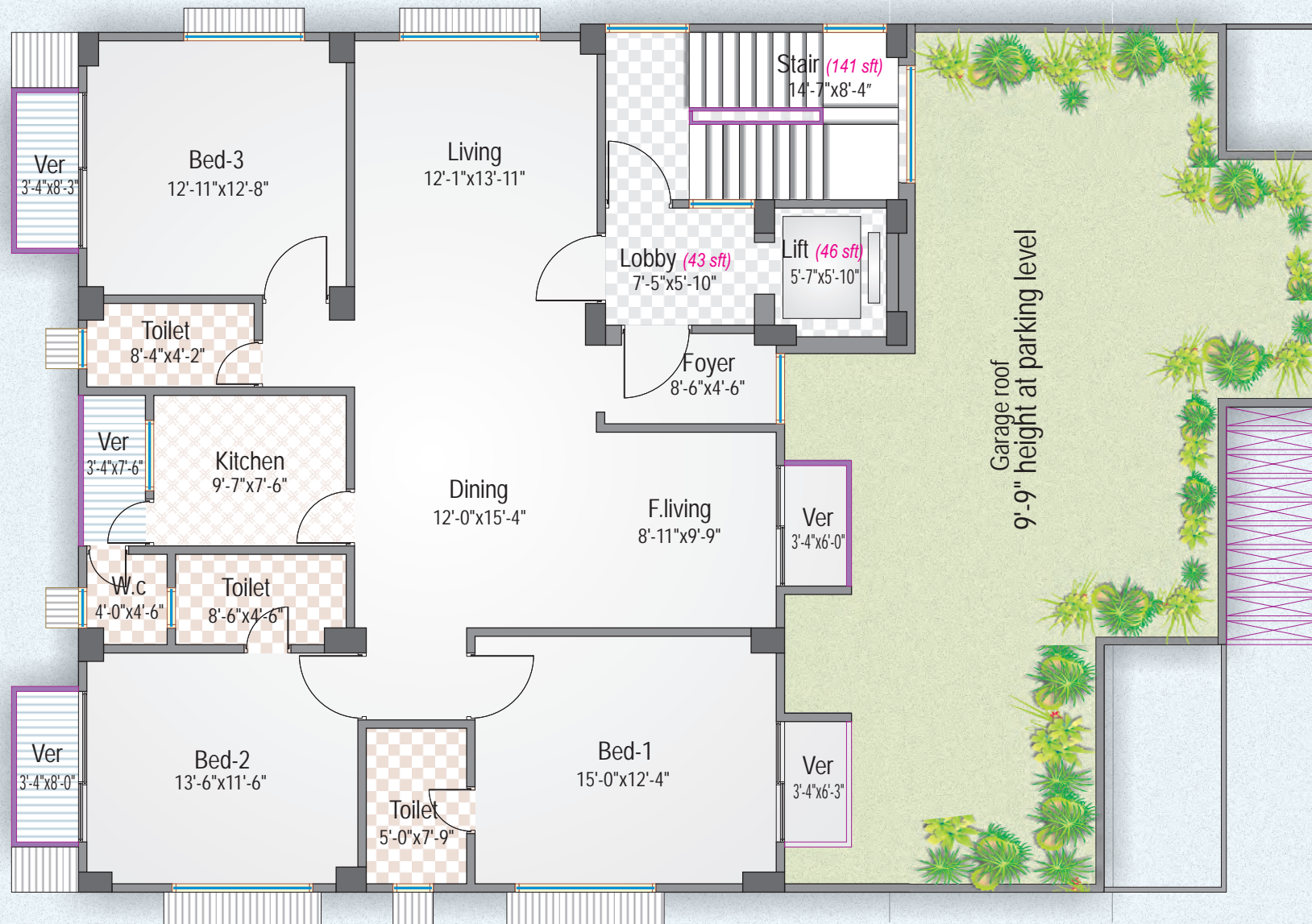
- Stand-by diesel generator to supply 1-KW load to each flat to cover all lights and fans, one TV plus power for lift, water pump, stair case and parking area.





Typical Floor Plan (1705+101) = 1806 sft

(1st to 9th floor)

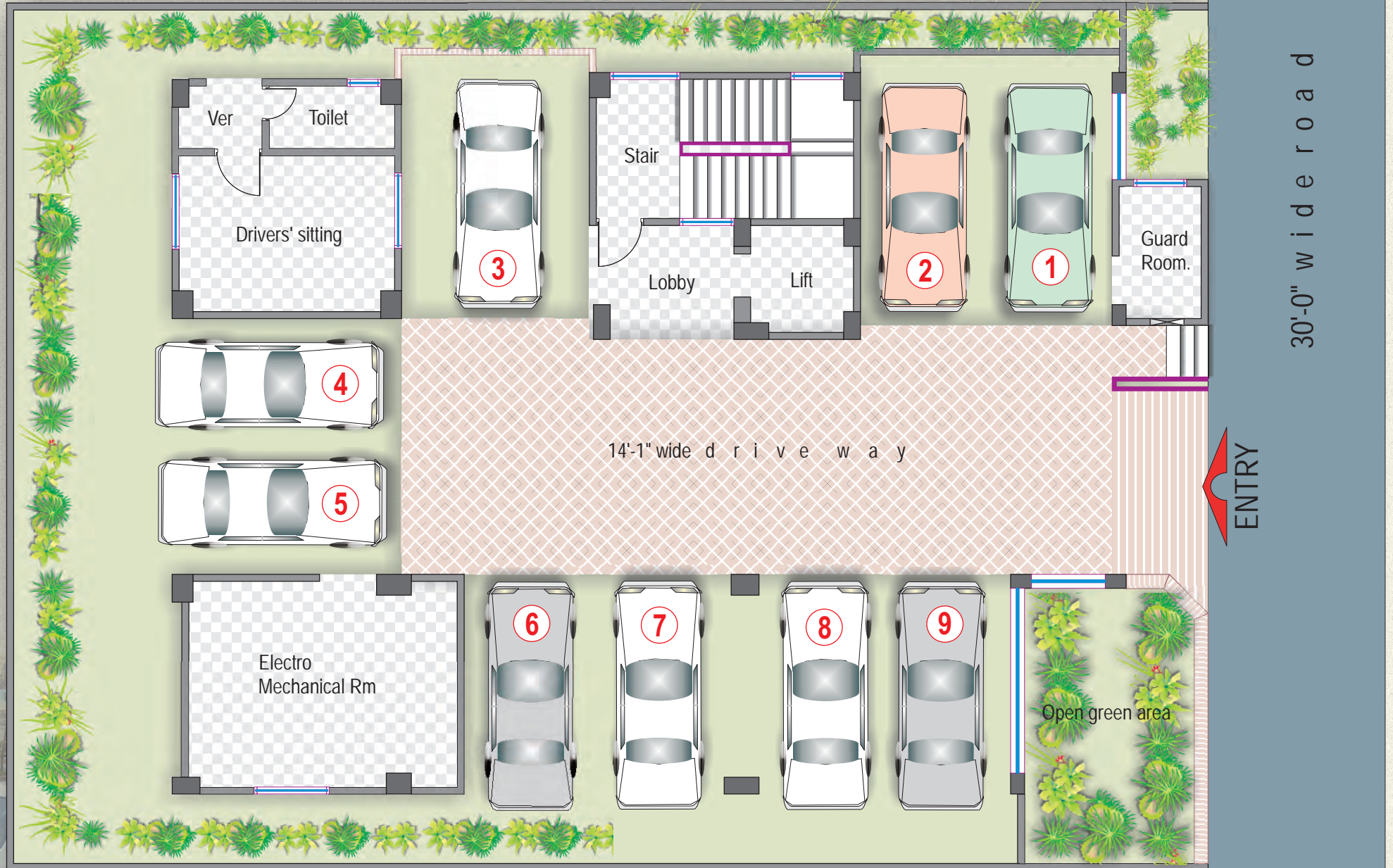


N.B. : The Layout Plans in brochure are all indicative. Actual works shall be done according to final working drawings.

30'-0" wide road



Ground Floor Plan



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Specifications

Building

10-storied (G+9) R.C.C frame structure.

Ground Floor

Entrance lobby, Car park, Guard room, Drivers' sitting room, Electro-mechanical room etc.

Roof

Common to all owners for cloth drying and general use.

R.C.C

Foundation, Column, Grade beam, Beam & Slab etc. :

Proportion 1:2:4 using stone chips and 100% Sylhet sand.

Railing, Drop wall, False slab etc. :

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

60/40 grade M.S. deformed bar as reinforcement.

Structural design shall be done considering earthquake and wind forces as per requirements set in the Bangladesh National Building Code (BNBC'93)

Walls

125 mm thick solid brick walls using well burnt 1st class bricks. 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

400mm x 400mm Homogeneous tiles (RAK or equivalent).

Main Lobby & Stair Case

Homogeneous tiles (RAK or equivalent)

Main Door

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

Solid wooden shutter of Teak chamble or equivalent wood with door chain, check viewer & good quality handle lock.

Internal Doors

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

Door shutter shall be of Teak chamble veneered flush door with mortice lock.

Toilet doors shall be of uPVC / plastic wood shutter with wooden frame.

All wooden surfaces shall be polished and finished with clear varnish.

Windows

Sliding Aluminium windows with 4" standard Aluminium sections (silver colour) with provision for mosquito net shutter. Glazing will be of 5mm clear / tinted glass complete with lock, roller & mohair lining.

Grill of appropriate M.S. Section.

Paintings

a) Interior :

Plastic Emulsion paint of Berger (Robbialac) or equivalent of elegant colour.

b) Exterior :

Weather coat paint of Berger (Robbialac) or equivalent of elegant colour.

Toilet

a) Master toilet

Commode with lowdown (RAK Karla or equivalent).

Cabinet basin with marble top (India) and mirror etc.

Standard size white bath-tub with mixer & telephone shower (Haibali or equivalent).

Hot & cold water line.

200mm x 300mm glazed tiles (RAK or equivalent) on wall upto 7 feet height.

300mm x 300mm Homogeneous tiles (RAK or equivalent) on floor.

b) Second toilet

Commode with lowdown (RAK Karla or equivalent),

Pedestal basin with mirror etc.

Hot & cold water line.

200mm x 300mm glazed tiles (RAK or equivalent) on wall upto 7 feet height.

300mm x 300mm Homogeneous tiles (RAK or equivalent) on floor.

c) Common toilet

Water closet (W.C.) with lowdown (RAK or equivalent).

Pedestal basin with mirror etc.

200mm x 300mm glazed tiles (RAK or equivalent) on wall upto 7 feet height.

300mm x300mm Homogeneous tiles (RAK or equivalent) on floor.

d) Maid's toilet

Water closet (W.C.) with lowdown cistern (RAK or equivalent).

200mm x 300mm glazed tiles (RAK or equivalent) on wall upto 7 feet height.

300mm x300mm Homogeneous/Glazed tiles (RAK or equivalent) on floor.

All bathroom fittings will be of good quality (Gloria / Sharif / Nazma or equivalent)

Kitchen

a) Floor :

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

b) Worktop :

Ferro-cement worktop with Indian polished marble.

Lower cabinet with plastic wood.

c) Wall :

Plastic paint, glazed tiles (RAK or equivalent) up to 3'-0" 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 cables through PVC conduits.

Power point for AC in all bed rooms and drawing room.

M.K. type Gang switches or equivalent.

Lift

01 (one) 08 (eight) -person V V V F lift (L.G./ Mitsubishi /Asia Fuji or equivalent).

Generator

Stand-by diesel generator (USA / European) with residential type silencer & sound canopy to supply 1-KW load to each flat to cover all light, fan, TV points in all rooms plus power for lift, stair, parking area.

Intercom

PABX system connecting all flats & reception desk.

Cable line

Concealed cable outlets in family living & all bedrooms (Connection not included)

Water pump

One electrical water pump and one stand-by pump (SAER / Pedrollo) with auto switch.

Telephone outlets

Telephone socket outlets in all bedrooms and living room.

Please Note:

a) All works of interior decoration, such as wooden paneling, kitchen / wall cabinet making etc. can be done only after formally taking over the possession of the flat by its owner / owners.

SEL will not bear any responsibility for any damage to the flat caused due to execution of any work undertaken by the owner / owners.

b) Modification of any item may be made on payment of differential cost within technical and aesthetic limit.

c) Additional items not included in the above specifications may be chosen on actual payment.

SEL Vision :

Developing planned habitat for future generation.

SEL Mission :

Creating environment friendly dwellings for ultimate satisfaction of customers.



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