

SEL Chandan Bari

267 Free School Street, Kathalbagan



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

Project Summary

Memo of Approval:

নঅঅঃ- / Rওসি-১৩৪০/০৯/১৯৩ স্থাঃ তারিখঃ- ২৫/০২/২০১০

Type: 13 (G+12) storied Residential Building.

Address: 32/2A Shajahan Road, Mohammadpur, Dhaka

Number of flats: 39 (Thirty nine)

Type, size and orientation of flats:

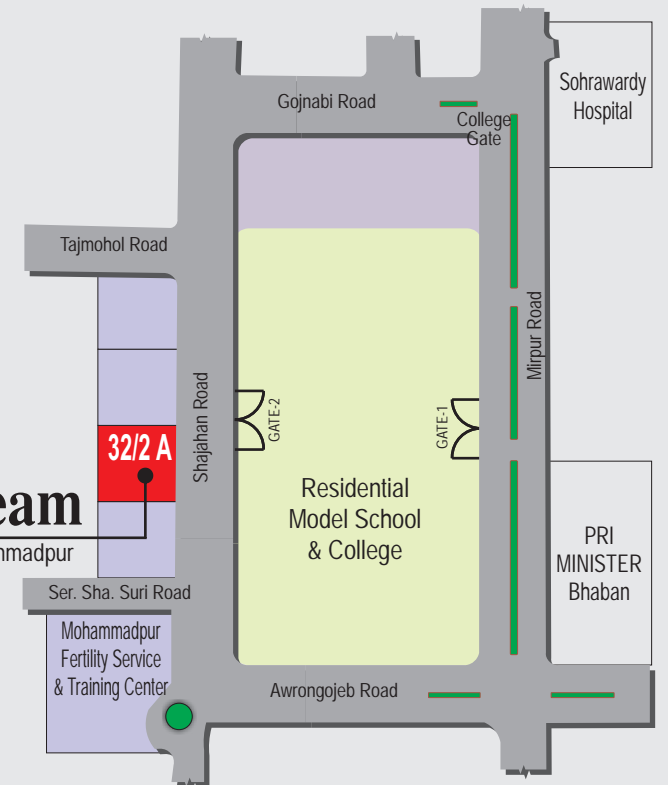
Type	Size (sft)	Facing	Units	Floor
A	1625	South East	11	2nd to 12th
B	1625	North East	11	2nd to 12th
C	1564	South West	11	2nd to 12th
D	980	South East	1	1st
E	970	North East	1	1st
F	650	North	1	1st
G	790	North West	1	1st
H	770	South West	1	1st
I	650	South	1	1st

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



Location Map

SEL
Amena's Dream
 32 / 2A Shajahan Road Mohammadpur

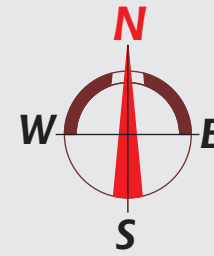


First Floor Plan



60'-0" WIDE SHAJAHAN ROAD

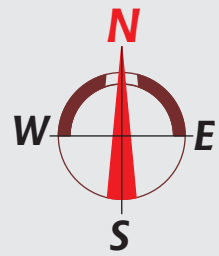
N.B: The Layout Plans in the brochure are all indicative.
Actual works shall be done according to final working drawings.



2nd to 12th Floor Plan



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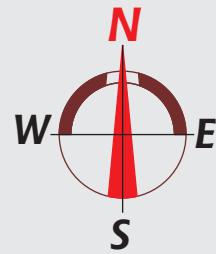


Ground Floor Plan (parking)

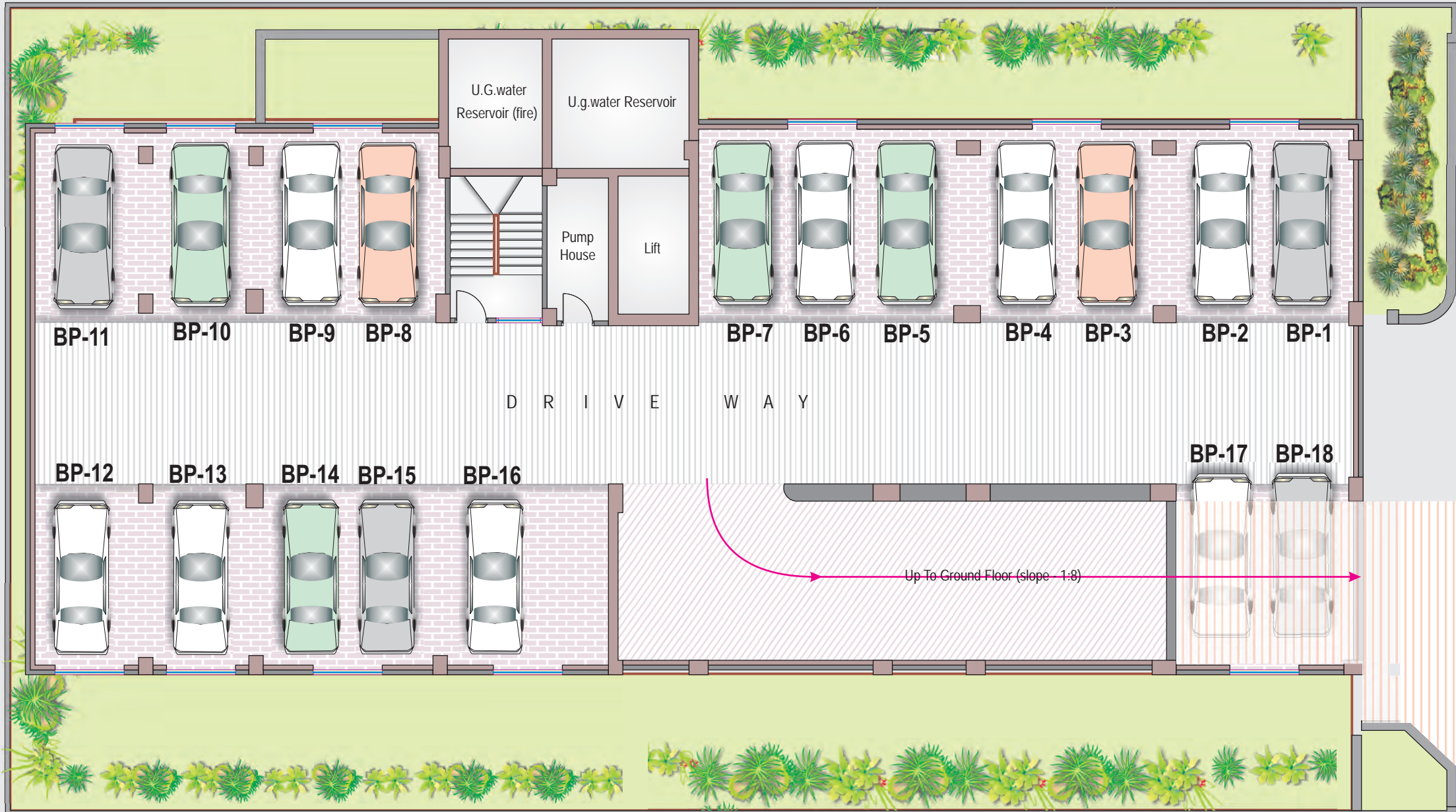


60'-0" WIDE SHAJAHAN ROAD

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Actual works shall be done according to final working drawings.



Basement Floor Plan (parking)



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Specifications

Building

13-storied (G+12) with basement in R.C.C frame structure.

Ground Floor

Entrance lobby with marble floor, Drivers' retiring room, Guard room, Electro-mechanical room, Car park etc.

Roof

There will be community hall, prayer room & indoor games room at roof for common use.

R.C.C

Foundation & Column:

Proportion 1:1½:3 (or 1:2:4 as necessary) using stone chips and 100% Sylhet / stone sand.

Beam & Slab

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

5" thick solid brick walls with 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

600mm x 600mm Mirror polished Homogeneous tiles with 4" skirting (RAK / China or equivalent).

Stair Case

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

Lift front wall

Mirror polished glazed tiles (RAK or equivalent).

Main Door

Wall covered chawkat of Teak chamble / Loha wood.

Solid wooden shutter of Teak chamble wood or ready made shutter imported from Malaysia with door chain, check viewer & good quality handle lock.

Apartment number in attractive style & design.

Internal Doors

Wall covered chawkat of Teak chamble / Loha wood.

Door shutter shall be of Teak chamble veneered partex decorative flush door with cylindrical lock.

Toilet doors shall be of uPVC / plastic wooden shutter & wooden frame with spray paint (enamel).

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

Windows

Sliding aluminum windows with 4" standard aluminum sections (silver color).

Glazing will be of 5mm ocean blue colored 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 color.

b) Exterior :

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

Toilet

a) Master toilet

Commode with lowdown (American standard or equivalent).

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

Hot & cold water line connected to central water heater (Gas geyser).

250mm x 325mm glazed tiles (RAK or equivalent) on wall up to 7 feet height with decor and border.

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

Bathroom fittings shall be of imported variety (Dada of Korea or equivalent).

b) Second toilet *(Where shown)*

Commode with lowdown (American standard or equivalent).

Basin with pedestal & mirror etc.

Hot & cold water line connected to central water heater (Gas geyser).

250mm x 325mm glazed tiles (RAK or equivalent) on wall up to 7 feet height with decor and border.

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

Bathroom fittings shall be of imported variety (Dada of Korea or equivalent).

c) Common toilet *(Where shown)*

Long pan with lowdown (RAK or equivalent).

Basin with Pedestal and mirror etc. Moving head shower.

250mm x 325mm glazed tiles (RAK or equivalent) on wall up to 7 feet height with decor and border.

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

Bathroom fittings shall be of imported variety (Dada of Korea or equivalent).

d) Servant toilet *(Where shown)*

Long pan with lowdown (RAK or equivalent).

250mm x 300 mm glazed tiles (RAK or equivalent) on wall up to 7 feet height.

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

Bathroom fittings- Locally manufactured - best quality.

Kitchen

a) Floor :

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

b) Work top :

Ferro-cement work-top with 3/4" thick polished marble (Indian), Lower cabinet with plastic wood.

SEL Amena's Dream

c) Wall :

Full height glazed tiles (RAK or equivalent) with border above work top.

d) Others :

Single-bowl single-tray stainless steel sink. Double burner gas outlet.

Kitchen hood. Exhaust fan with cover (China). Hot and cold water lines.

Washing corner in verandah.

Electrical

Concealed wiring with BRB / Paradise cables through PVC conduits.

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

Gang switches and socket (MK Singapore or equivalent), Circuit breaker Dorman-Smith UK or ABB.

Earthing plus lighting Arrester for building.

Earthing for substation and fan hook in all rooms.

Fire extinguisher for sub-station and at stair-case.

Lift

02 (two) 08 (eight) -person V V V F lift (Mitsubishi/L.G. 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 lights fan points in all rooms, freeze, TV plus power for lift, stair & parking area.

Intercom

PABX (Samsung/ Kanda) system with provision for incoming telephone lines connecting all flats & reception desk.

Cable line

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

Water pump

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

Telephone outlets

Telephone socket outlets in all bed rooms 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 & aesthetic limit.

c) Additional items not included in the above specification 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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The Structural Engineers Ltd.

SEL Centre

29 Bir Uttam Qazi Nuruzzaman Sharak

West Panthapath, Dhaka-1205

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

Mob. 01819-558100, 01819-558088, 01819-558098, 01819-558087,

01811-455266, 01811-455265,

Fax : 880-2-8129837, **e-mail :** info@sel.com.bd, **Web :** www.sel.com.bd