



**SEL**  
*Tareque Garden*  
H-06, R-12, Sec-12, Uttara, Dhaka



*A House of Total Quality, Trust & Faith*

**The Structural Engineers Ltd.**





# **SEL** Tareque Garden

## General Information

**Location** : H-06, R-12, Sector -12, Uttara, Dhaka.

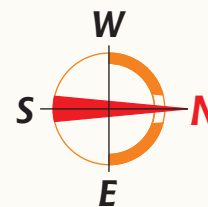
**Building** : 6 (G+5) storied (1 unit on each floor)

**Nos. of flats** : 05 (Five)

**Size of flats** : 1650 sft.

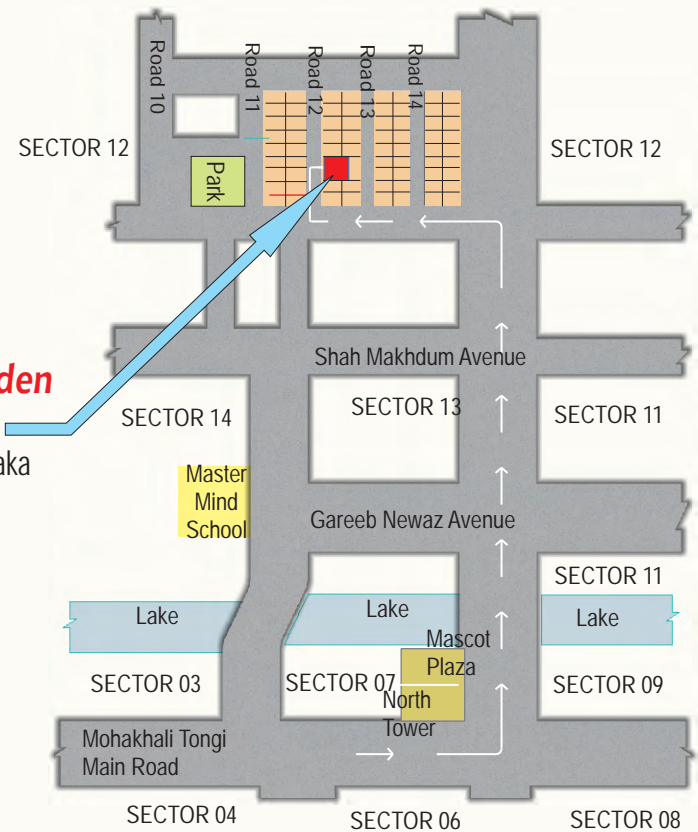
**Common facilities** : Drivers' sitting room, Guard room etc.

**Target completion** : September' 2011



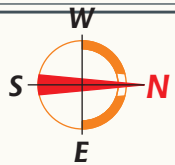
### **SEL Tareque Garden**

House-06 Road-12  
Sector-12 Uttara, Dhaka

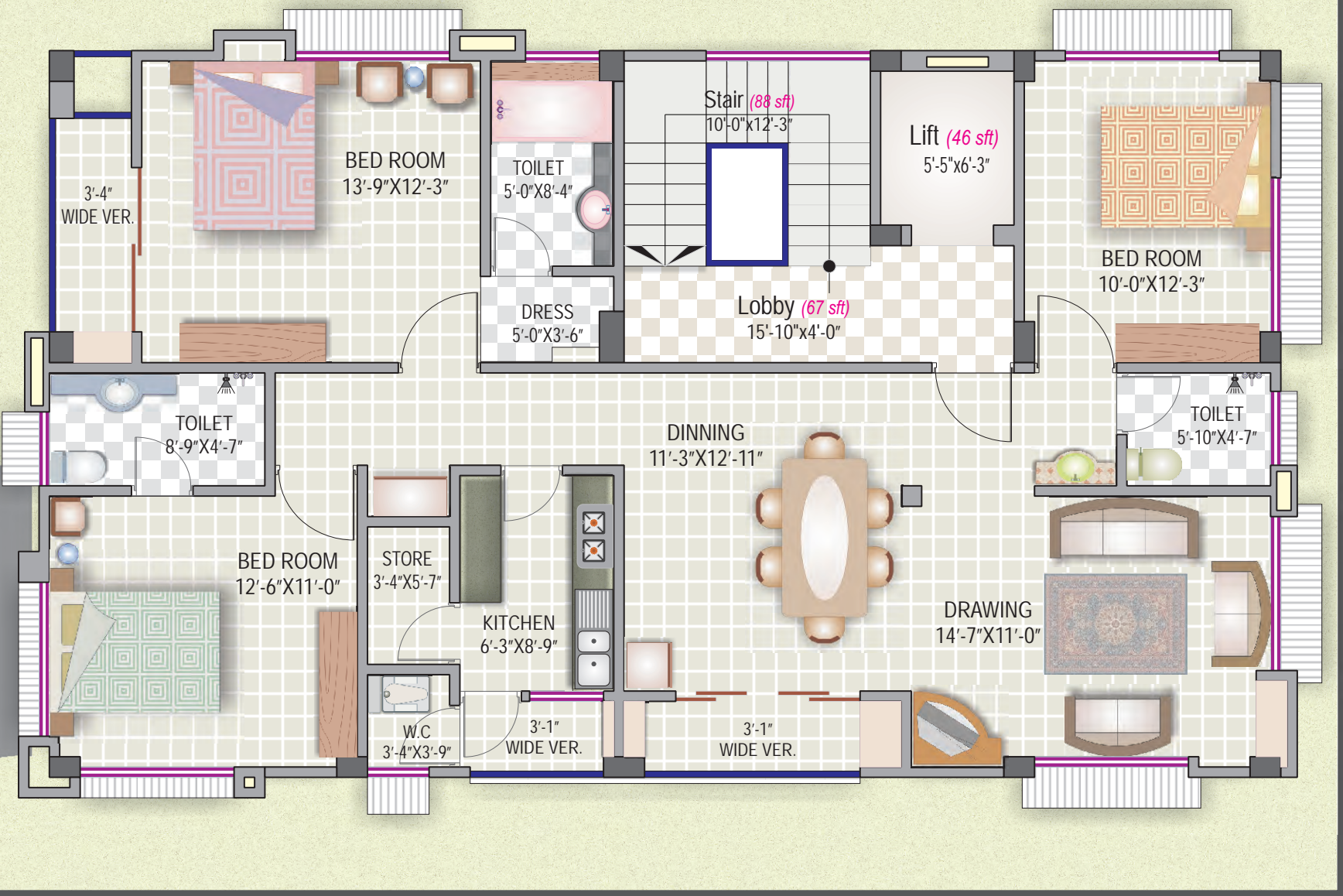


Typical floor plan (1st to 5th)

1520+130 = 1650 sft.

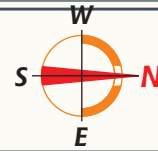


ROAD NO. 12



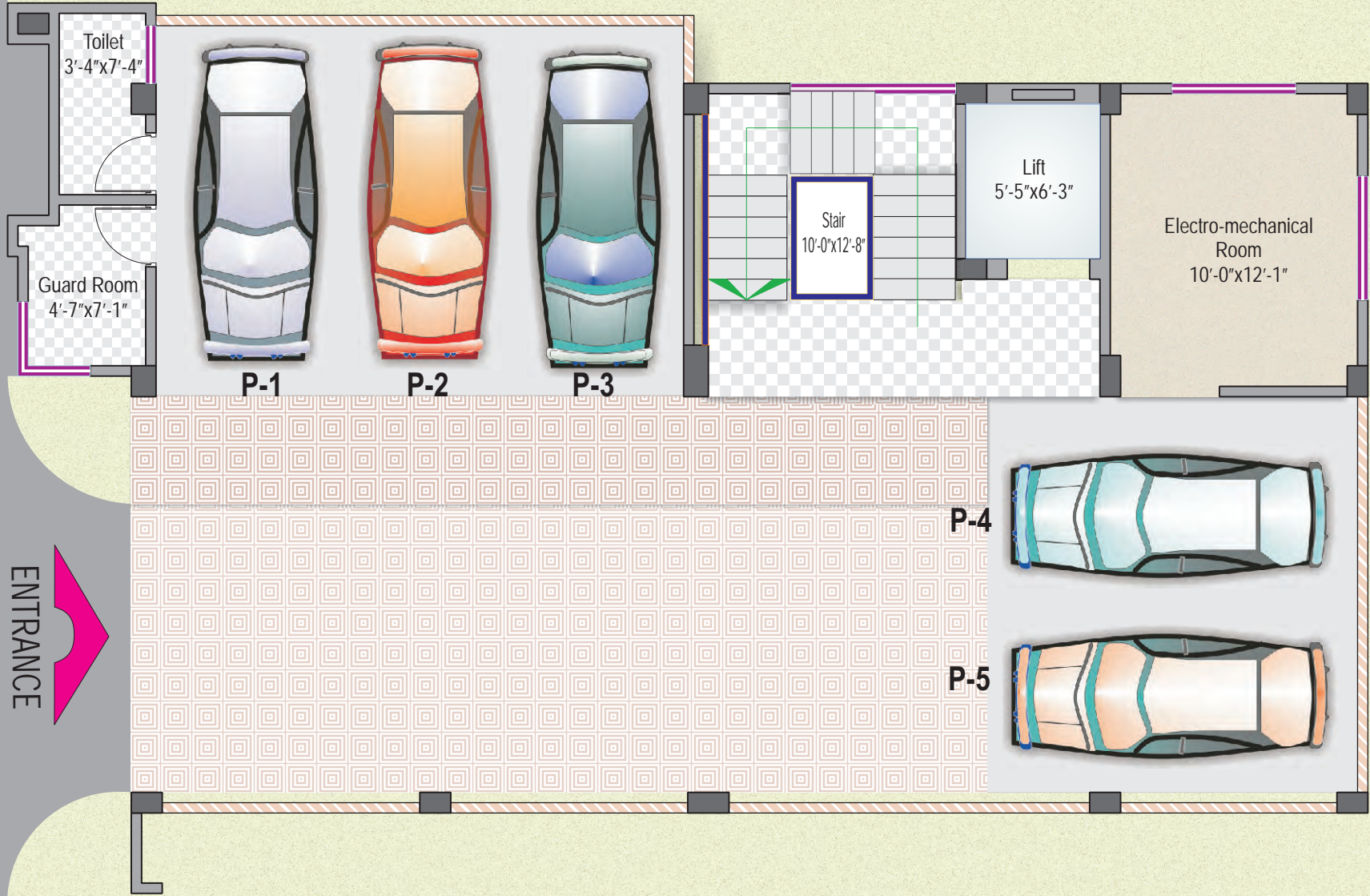
N.B: The Layout Plans in the brochure are all indicative.  
Actual works shall be done according to final working drawings.

# Ground floor plan (Parking)



ROAD NO. 12

ENTRANCE



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

# Specifications

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

Ground Floor

Car park, Guard room, Electro-mechanical room etc.

Roof

Open space for cloth drying and general use.

R.C.C

Foundation & Column:

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

Beam, slab, overhead tank etc.

- Proportion 1:2:4 using picked jhama brick 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)*.

Walls

- 125 mm thick solid brick walls with 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

600mm x 600mm Mirror polished imported Homogeneous tiles (China).

Main Lobby

Polished Homogeneous tiles (CBC / RAK or equivalent)

Lobby & Stair case

Homogeneous tiles (RAK or equivalent)

Lift front wall

Mirror polished Homogeneous tiles (RAK or equivalent).

Main Door

- Wall covered decorative chawkat of Teak chamble / Loha wood.
- Solid wooden shutter of Teak chamble / Chapalish / ready made imported from Malaysia with door chain, door viewer & good quality handle lock.

Internal Doors

- Wall covered chawkat of Teak chamble / Loha wood.
- Door shutter shall be of Teak chamble veneered partex flush door with mortice lock.
- Toilet doors shall be of uPVC / plastic wood shutter with frame of solid wood and painted with enamel paint.
- All wooden surfaces shall be polished and finished with clear varnish.

Windows

- Sliding Aluminium windows with 4" standard Aluminium sections (silver colour) with provisions 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 color.

b) Exterior :

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

Toilet

a) **Master toilet:**

- Commode with lowdown cistern (RAK Karla or equivalent).
- Cabinet basin with marble (Indian) top and mirror of appropriate size & shape.
- Hot & cold water line.
- 250mm x 325mm glazed tiles (RAK / CBC or equivalent) on wall upto 7 feet height with border and decor.
- 300mm x 300mm Homogeneous /Glazed tiles (RAK / CBC or equivalent) on floor.

b) **Second toilet:**

- Commode with lowdown cistern (RAK Karla or equivalent),
- Cabinet basin with marble (Indian) top and mirror of appropriate size.
- Hot & cold water line.
- 250mm x 325mm glazed tiles (RAK / CBC or equivalent) on wall upto 7 feet height without border and decor.
- 300mm x 300mm Homogeneous tiles (RAK/CBC or equivalent) on floor.

c) **Common toilet:**

- Water closet (W.C.) with lowdown cistern (RAK or equivalent),
- Basin with pedestal and mirror of appropriate size & shape.
- 250mm x 325mm glazed tiles (RAK / CBC or equivalent) on wall upto 7 feet height without border and decor.
- 300mm x300mm Homogeneous tiles (RAK/CBC or equivalent) on floor.

d) **Maid's toilet:**

- Water closet (W.C.) with lowdown cistern (RAK or equivalent).
- 200mm x 300mm glazed tiles (RAK / CBC or equivalent) on wall.
- 300mm x 300mm Homogeneous tiles (RAK/CBC or equivalent) on floor.

e) **Others:**

- All bathroom fittings will be of local made good quality (Gloria/Sharif/ Nazma). ■ Geyser excluded.

Kitchen

a) **Floor :**

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

b) **Worktop :** Ferro-cement worktop made of marble (Indian).

c) **Wall :**

Plastic paint, 200 mm x 300 mm glazed tiles ( RAK / CBC or equivalent) up to ceiling above the work-top.

d) **Others :**

**Lower** cabinet with plastic wood. **Single**-bowl single-tray stainless steel sink. **Double** burner gas outlet. Hot & cold water line. 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.

Lift

01 (one) 08 (eight)-person V V V F lift Sigma (Former L.G) or equivalent.

Generator

Stand-by diesel generator with residential type silencer & sound canopy to supply 1-KW load to each flat to cover light, fan, TV, fridge etc. in all rooms other than Power points plus power for lift, stair, parking area.

Intercom

PABX system connecting all flats & reception desk.

Cable TV line

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

Water pump

One electrical water pump and one stand-by pump.

Telephone outlets

Telephone socket outlets in all bedrooms and living room.

Please Note:

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