

Quality Comes First,
Profit is it's Logical Sequence



SEL *Neer*

Plot-F/14, Block-F, Eastern Housing Duaripara,
Pallabi, Mirpur, Dhaka



SEL SINCE 1983

A House of Total Quality, Trust & Faith

The Structural Engineers Ltd.



INTRODUCTION

The Structural Engineers Ltd. is one of the frontrunners in the Real Estate Sector of the country.

Inception : 1983 as construction and consultancy firm; debut in Real Estate sector in 1994.

With a team of engineers and architects at the helm, **SEL** always gives top priority to the structural aspect of building construction, which ought to be the primary concern because a fanciful facade can never make up for a defective structure. Blazing the trail in modern urban housing trends since its advent onto the real estate arena, **SEL** has projects spread out all over **Dhaka (and Comilla, Khulna, Savar, Bogra, Chittagong, Cox's Bazar, B. baria)** including renowned residential and commercial zones in Gulshan, Banani, Uttara, Central Road, Green Road, Lalmatia, Mohammadpur, Shamoly, Mirpur, Elephant Road, Eskaton Road, Indira Road, Tikatuly, Joarshahara, Zigatola, Bashundhara, Gandaria, Kallyanpur, Malibagh, Nilkhet etc. At **SEL**, customer satisfaction is our focal point, because we understand that earning the satisfaction of our clients & customers is the only way for a business to thrive and prosper. We are intent on providing our customers satisfaction beyond their expectations – we believe in catering for customers' delight; because a satisfied customer becomes our 'goodwill ambassador'. With a view to achieving this goal, **SEL** has been practicing company-wide Total Quality Management (TQM) since 1995. Throughout the long years of dedicated service, our aim has always been to incorporate the best quality service with the best quality product for the ultimate satisfaction of our clients. And as an acknowledgment of its superiority and excellence, after years of continued and dedicated effort, **SEL** earned ISO Certification in early 2010. We are dedicated to continuing in the same vein and provide even better service and product and the achievement of **ISO 9001 : 2008** certification has infused us with inspiration and enthusiasm to do even better in the years to come.

Current Status Of Sel Projects

Completed	160
Ongoing	48
Upcoming	15 and counting

Our Vision

Developing planned habitat for future generations

Our Mission

Creating environment friendly dwellings for ultimate satisfaction of customers

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Location Map



Project Summary

Raj. A. No. : ২৫.৩৯.০০০০.০৯৮.৩৩ : ৫৮১-১৬-৮৯০
তারিখঃ ৪-১৬/০৭/২০১৬

Type : 7 (G+6) Storied Residential Building.
Nos. of Flats : 12 (Twelve)

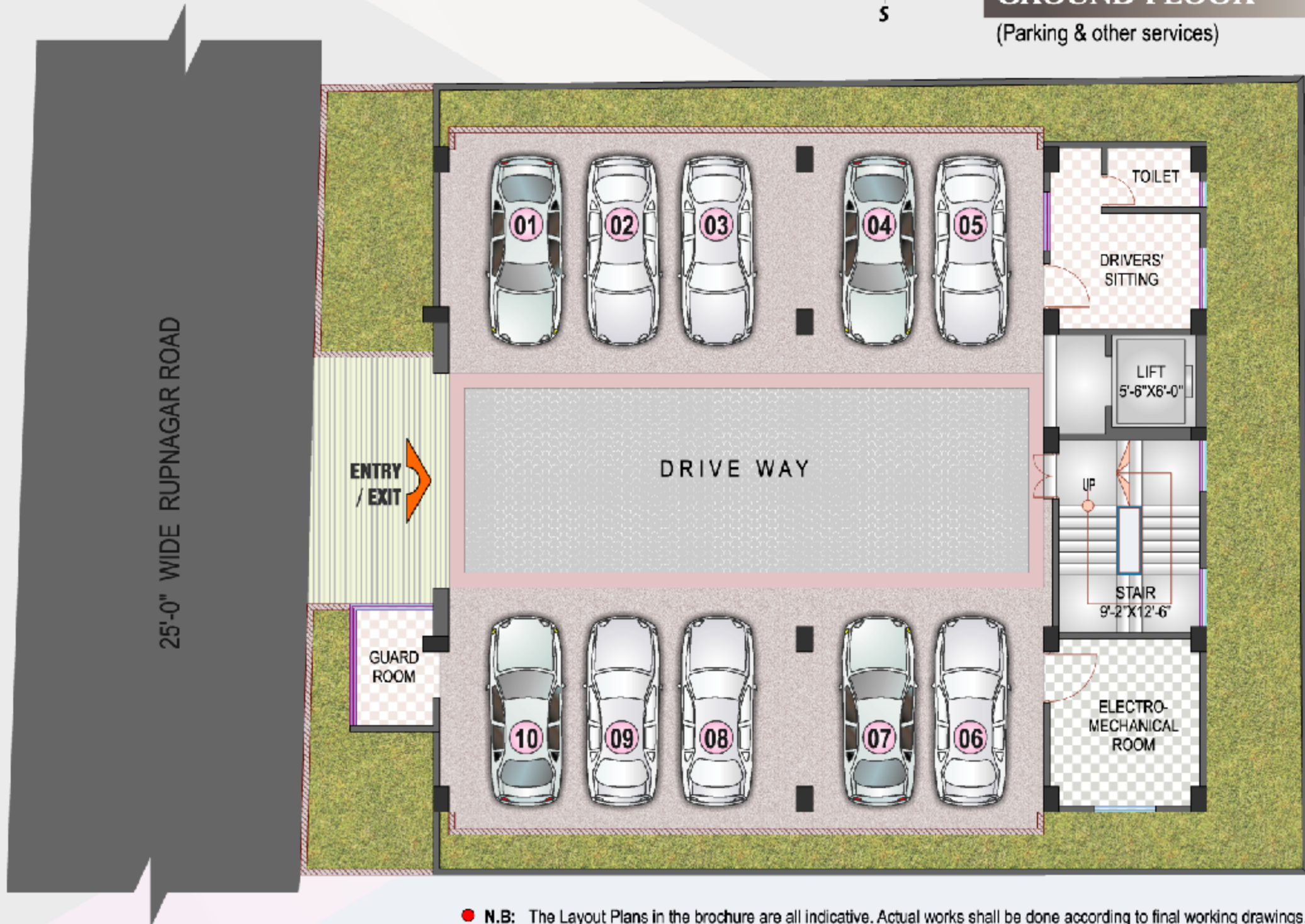
Type, size and orientation of flats:

Type	Size (sft)	Facing	Units	Floor
A	1110	North	6	1st to 6th
B	1174	South	6	1st to 6th



GROUND FLOOR

(Parking & other services)



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

TYPICAL FLOOR



UNIT TYPE	Useable area	Common area		TOTAL AREA (sft)
		Stair & Lift (each floor)	Others (whole bldg.)	
A	941	106	63	1110
B	995	112	67	1174

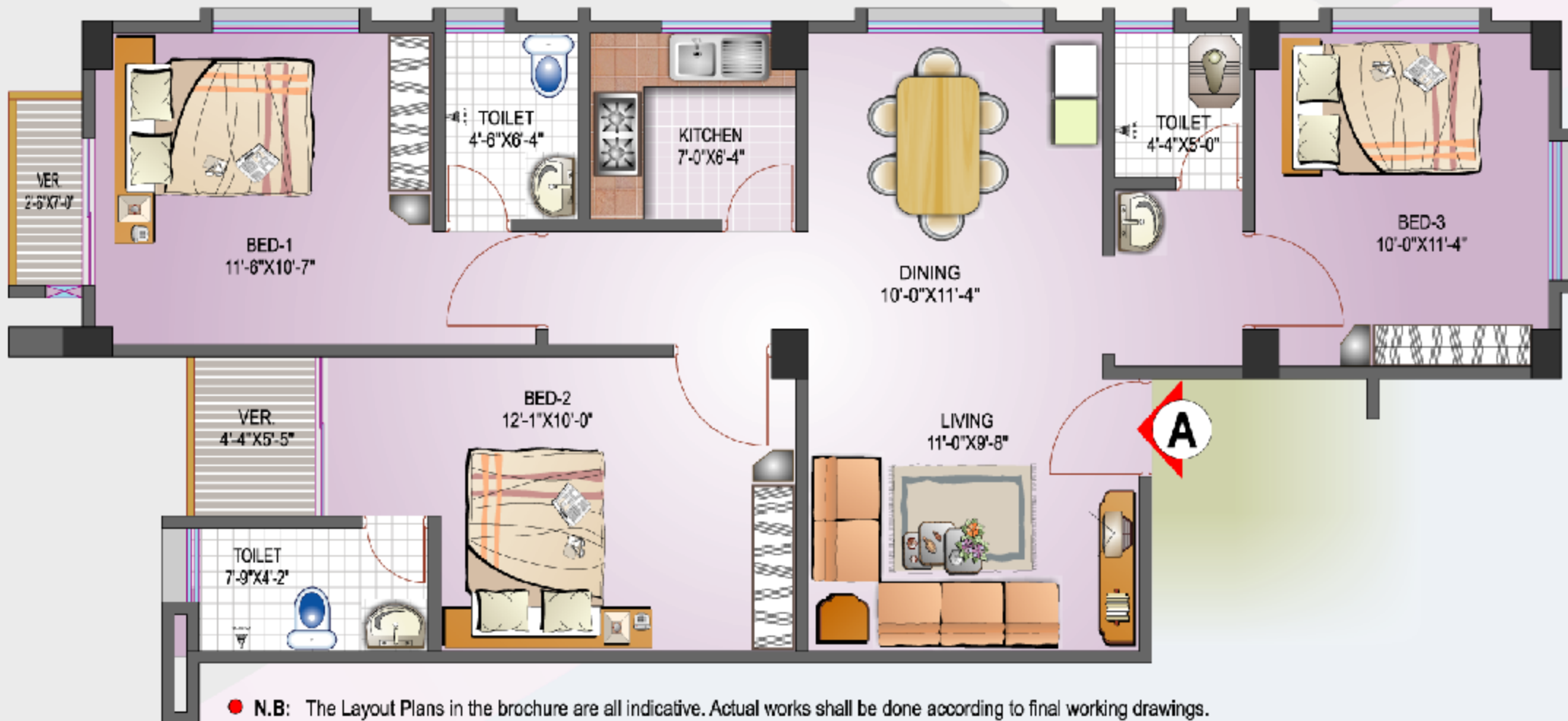


● **N.B:** The Layout Plans in the brochure are all indicative. Actual works shall be done according to final working drawings.

TYPE A (1st-6th)

TYPICAL FLOOR

UNIT TYPE	Useable area	Common area		TOTAL AREA (sft)
		Stair & Lift (each floor)	Others (whole bldg.)	
A	941	106	63	1110



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

TYPICAL FLOOR

TYPE **B** (1st-6th)



UNIT TYPE	Useable area	Common area		TOTAL AREA (sft)
		Stair & Lift (each floor)	Others (whole bldg.)	
B	995	112	67	1174



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

SPECIFICATIONS

Building:

- ▶ 7-storied (G+6) with in R.C.C frame structure .

Ground Floor:

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

Roof:

- ▶ Open terrace common to all owners for cloth drying & general use.

R.C.C

Foundation, Column & Overhead water tank:

- ▶ Proportion 1:1½:3 or 1:2:4 (as per design requirement) using stone chips, 50% Sylhet sand & 50% medium sand.

Beam and Slab:

- ▶ Proportion 1:2:4 using picked jhama brick chips, 50% Sylhet sand and 50% medium 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 medium sand.

Plaster

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

Floor

- ▶ 500mm x 500mm Homogeneous tiles (RAK / STAR or equivalent)

Main Lobby

- ▶ 500 x 500 mm Homogeneous tiles (RAK / STAR or equivalent)

Lobby & Stair case

- ▶ 300 x 300mm Homogeneous tiles (RAK / STAR or equivalent)

Lift front wall

- ▶ 300 x 500 mm Glazed tiles or Mat finished tiles (RAK / STAR or equivalent).

Main Door

- ▶ Wall covered decorative chawkat of Imported hard wood.
- ▶ Solid wooden shutter imported from Malaysia with door chain, door viewer & good quality handle lock.

Internal Doors

- ▶ Wall covered chawkat of Imported hard wood.
- ▶ Door shutter shall be of Teak chamble veneered flush door of Partex / Otobi 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 :

- ▶ SPD of Berger (Robbialac) or equivalent of elegant color.

b) Exterior :

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

Toilet

a) Master :

- ▶ Commode with lowdown (RAK Karla/Stella MARCELA or equivalent).
- ▶ Basin with Pedestal and mirror of appropriate size & shape.
- ▶ Moving head shower and mixer.
- ▶ Hot & cold water line.
- ▶ 250mm x 400mm glazed tiles (RAK / STAR or equivalent) on wall upto 7 feet height.

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

b) Second toilet :

- ▶ Commode with lowdown (RAK Karla/Stella MARCELA or equivalent).
- ▶ Basin with Pedestal and mirror of appropriate size & shape.
- ▶ Moving head shower and mixer.
- ▶ Hot & cold water line.
- ▶ 250mm x 400mm glazed tiles (RAK / STAR or equivalent) on wall upto 7 feet height.

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

c) Common toilet:

- ▶ W.C. / Pan with lowdown (RAK /Stella MARCELA or equivalent),
- ▶ Basin with pedestal and mirror of appropriate size & shape.
- ▶ 250mm x 400mm glazed tiles (RAK / STAR or equivalent) on wall upto 7 feet height.
- ▶ 300x300mm Homogeneous (RAK/STAR or equivalent) on floor.

d) Others:

- ▶ All bathroom fittings will be of local made good quality (Haibali / Revali or equivalent). Geyser excluded.

Kitchen:

a) Floor :

- ▶ 400x400mm Homogeneous tiles (RAK / STAR or equivalent).

- ▶ b) Work-top : Ferro-cement work-top with marble (Indian).

c) Wall :

- ▶ Plastic paint, 250x400 mm glazed tiles (RAK / STAR or equivalent) up to up to 7'-0" height all around except kitchen cabinet area.

d) Others :

- ▶ Lower cabinet under work top 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) no. 08 (eight)-person V V V F lift (Fuji HD / Samil Eltec / Hyundai or equivalent).

Generator

- ▶ Stand-by diesel generator with residential type silencer & sound canopy to supply adequate electricity to each flat to cover light, fan, TV, fridge etc.plus power for lift, stair, parking area.
- ▶ All power points will remain excluded from electricity supply from generator.

Intercom

- ▶ PABX system connecting all flats & reception desk.

Cable TV line

- ▶ Concealed cable TV line outlets in drawing room & all bed rooms. (Connection not included)

Water pump

- ▶ One electrical water pump and one stand-by pump.

Telephone outlets

- ▶ Telephone socket outlets in master bed room and drawing 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 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.

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