Quality Comes First, Profit is it's Logical Sequence

SEL MJ Arunodoy অরুণোদয়

492/1 BARA MAGHBAZAR, RAMAN, DHAKA

SEL SINCE 1983

A House of Total Quality, Trust & Faith

The Structural Engineers Ltd.

ABOUT US

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)** 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.

Our Mission

Creating environment friendly dwellings for ultimate satisfaction of customers

Our Vision

Developing planned habitat for future generations

SEL MJ Arunodoy
4921 BARA MAGHBAZAR, DHAKA

PROJECT SUMMARY

Type : 8 (G+7) Storied Residential Building.
Nos. of Flats : 14 (Fourteen)

Type, size and orientation of flats:

Type	Size (sft)	Facing	Units	Floor
A	1258	South	1	1st to 7th
B	1215	North	1	1st to 7th

Current Status

Completed	171
Ongoing	51
Upcoming	18 and counting

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492/1 BARA MAGHBAZAR, RAMAN, DHAKA

LOCATION MAP

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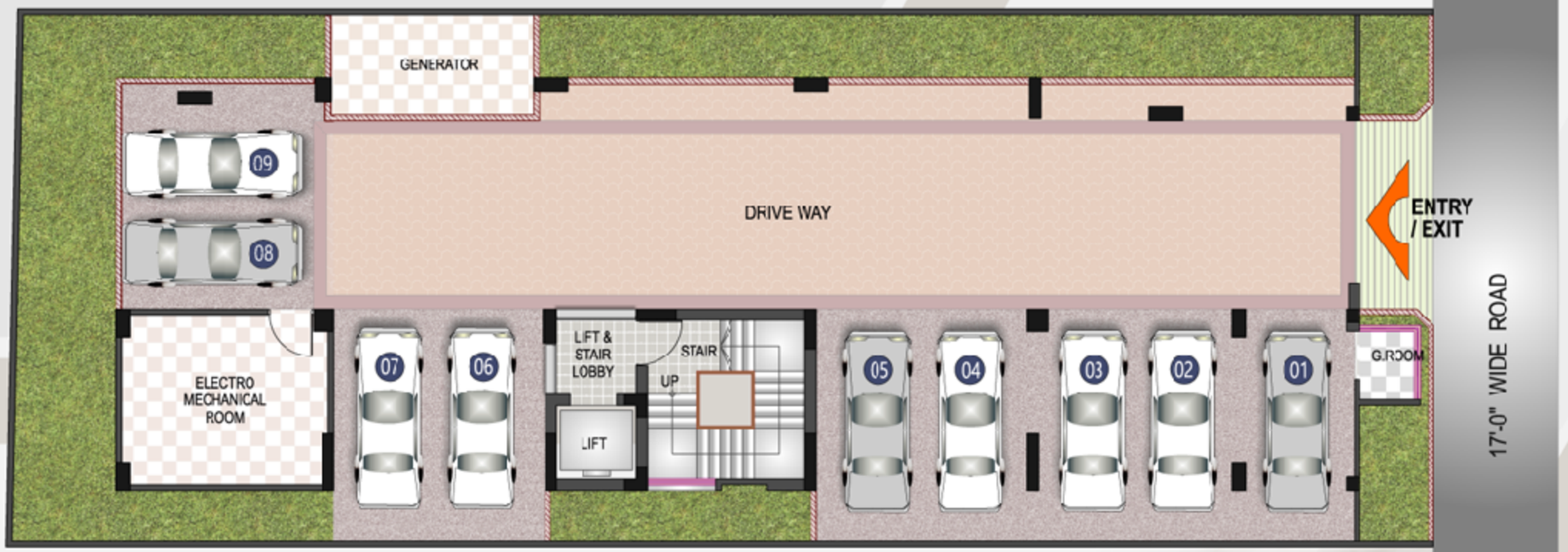
492/1 BARA MAGHBAZAR, RAMNA

PERSPECTIVE VIEW

GR. FLOOR
(Parking & other services)



GROUND FLOOR

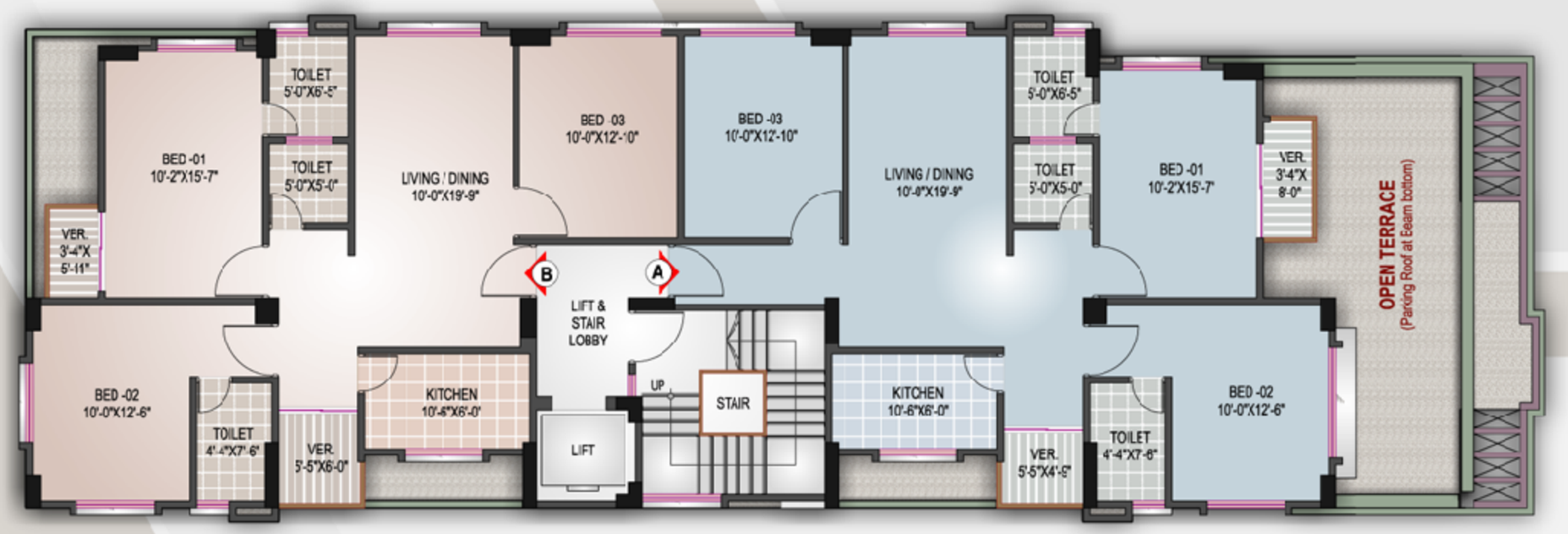
N.B: The Layout Plans in the brochure are all indicative. Actual works shall be done according to final working drawings.

FIRST FLOOR

IST FLOOR PLAN

(Terrace Attached To 1st Floor)

TYPE	Useable area	Common area		TOTAL AREA (sft.)
		Stair & Lift (each floor)	Others (whole bldg.)	
A	1040	135	83	1258
B	1005	130	80	1215



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TYPE	Useable area	Ccmmon area		TOTAL AREA (sft)
		Stair & Lift (each floor)	Others (whole bldg.)	
A	1040	135	83	1258
B	1005	130	80	1215

TYPICAL FLOOR PLAN

(2nd To 7th Floor)

TYPICAL FLOOR

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

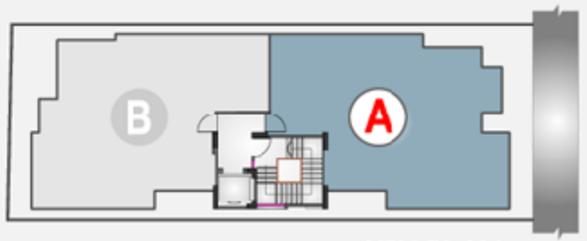
TYPICAL FLOOR

TYPICAL FLOOR PLAN

(1st To 7th Floor)

A (1st-7th)

Useable area	Common area		TOTAL AREA (sft)
	Stair & Lift (each floor)	Others (whole bldg.)	
1040	135	83	1258



KEY PLAN

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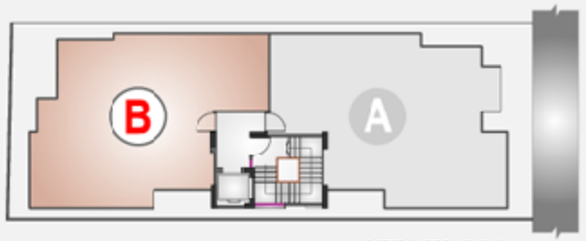


KEY PLAN

B (1st-7th)

Useable area	Common area		TOTAL AREA (sft)
	Stair & Lift (each floor)	Others (whole bldg.)	
1005	130	80	**1215**

TYPICAL FLOOR PLAN

(1st To 7th Floor)

TYPICAL FLOOR

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

TOP VIEW

SPECIFICATIONS

SEL M J Abedin Arunodoy

Building:
- 8-storied (G+7) with in R.C.C frame structure .

Ground Floor:
- Car park, Guard room, 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 :1.5 :3 or 1:2:4 (as per design requirement) using stone chips, 2/3rd Sylhet sand & 1/3rd medium sand.

Beam and Slab:
- Proportion 1 :2 :4 using picked jhama brick chips, 2/3rd Sylhet sand and 1/3rd 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

Internal:
- 100 mm thick walls with solid concrete block

External:
- 150 mm thick walls with solid concrete block
- 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 Loha or Imported hard wood.
- Solid wooden shutter imported from Malaysia with door chain, door viewer & good quality handle lock.

Internal Doors
- Wall covered chawkat of Loha or 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 :
- Plastic emulsion paint 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 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 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 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 cutlet.
- 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 / 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.

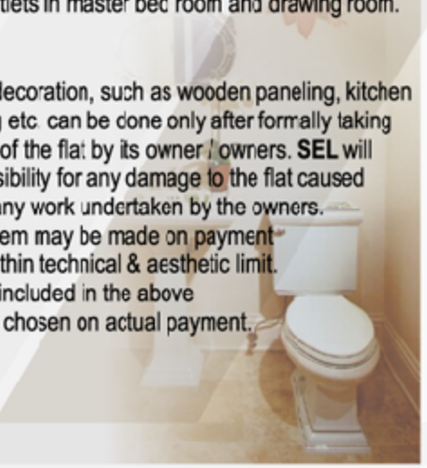
Intercom
- PABX system connecting all flats & reception desk.

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.



SPECIFICATIONS

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