Quality Comes First, Profit is it's Logical Sequence

SEL Rose Valley

45, FIRST LANE, KALABAGAN, DHAKA

SEL SINCE 1983

A House of Total Quality, Trust & Faith

The Structural Engineers Ltd.

THE STRUCTURAL ENGINEERS LTD. ISO 9001:2008 CERTIFIED

SEL Rose Valley

45, 1st Lane, Kalabagan, Dhaka

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,**) 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 Vision

Developing planned habitat for future generations

Our Mission

Creating environment friendly dwellings for ultimate satisfaction of customers

Current Status

Completed	173
Ongoing	51
Upcoming	18 and counting

PROJECT SUMMARY

Raj. A. No. : জোন ৫/২৫.৩৯.০০০০.১১৬.৩৩.১০৬.১৭-১৬২ স্থাঃ,
তারিখ ঃ ৩০/১২/২০১৫
Type : 10 (G+9) Storied Residential Building.
Nos. of Flats : 09 (Nine)

Type, size and orientation of flats:

Floor	Size (sft)	Facing	Units	Floor
Single	1874	West	1	First
	Plus 297 sft Front Terrace Area			
Single	1961	West	8	2nd to 8th

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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.

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FIRST FLOOR

FLOOR	Useable area	Common area		SUB TOTAL (sft)	Front Terrace Area	TOTAL AREA (sft)
		Stair & Lift (each floor)	Others (whole bldg.)			
First	1530	207	137	1874	297	2171

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2nd, 4th, 6th & 8th FLOOR

FLOOR	Useable area	Common area		TOTAL AREA (sft)
		Stair & Lift (each floor)	Others (whole bldg.)	
2, 4, 6 & 8th	1610	207	144	1961

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

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3rd, 5th, 7th & 9th FLOOR

FLOOR	Useable area	Common area		TOTAL AREA (sft)
		Stair & Lift (each floor)	Offices (whole bldg.)	
3, 5, 7 & 9th	1610	207	144	**1961**

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SPECIFICATIONS

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Building :
- 10-storied (G+9) building in R.C.C frame structure.

Ground Floor :
- Car park, Guard room, Drivers' sitting with toilet, Caretaker's Room & Electro Mechanical room etc.

Roof :
- Association room & open terrace common to all owners for cloth drying and general use.

R.C.C

Column & Foundation:
- Proportion 1 : 1.5 : 3 (or 1:2:4 as necessary) using crushed stone chips and 100% Sylhet sand / Stone sand.

Beam, slab and overhead tank
- Proportion 1:2:4 using picked jhama bricks 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
- 125mm 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
- 600mm x 600mm Mirror polished imported tiles (China) of price not more than Tk. 110/- per sft.

Main Lobby
- 500mm x 500mm Homogeneous tiles (China / RAK or equivalent).

Lobby & Stair case :
- 300mm x 300mm Homogeneous tiles (RAK or equivalent).

Lift front wall
- 300mm x 500mm Glazed tiles or mat finished tiles (RAK or equivalent).

Main Door
- Wall covered decorative chawkat of solid Teak chamble wood.
- Door shutter shall be of solid Teak Chamble wood /ready made imported from Malaysia with door chain, door viewer & good quality handle lock.

Internal Doors
- Wall covered chawkat of Teak chamble 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.

Windows
- 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:
- Combi Commode (Cotto (BD) / RAK Karla or equivalent).
- Cabinet Basin with marble (Indian) top and mirror of appropriate size & shape.
- Moving head shower and mixer.
- Hot & cold water line.
- 300 x 500mm glazed tiles (RAK or equivalent) on wall upto 7 feet height.
- 300mm x 300mm wall matching Homogeneous tiles (RAK or equivalent) on floor.

b) Second & third toilet:
- Combi Commode (Cotto (BD) / RAK Karla or equivalent).
- Cabinet Basin with marble (Indian) top and mirror of appropriate size & shape.
- Moving head shower and mixer.
- Hot & cold water line.
- 300mm x 500mm glazed tiles (RAK or equivalent) on wall upto 7 feet height.
- 300mm x 300mm wall matching Homogeneous tiles (RAK or equivalent) on floor.

c) Common toilet:
- Combi Commode (Cotto (BD) / RAK Karla or equivalent).
- Basin with pedestal and mirror of appropriate size & shape.
- Moving head shower and bib cock.
- 300 x 500mm glazed tiles (RAK or equivalent) on wall upto 7 feet height.
- 300mm x 300mm wall matching Homogeneous tiles (RAK or equivalent) on floor.

d) Maid's toilet: *(if shown in drawing)*
- Pan with lowdown cistern (RAK or equivalent).
- 200mm x 300mm Glazed tiles (RAK or equivalent) on wall.
- 300 x300mm Homogeneous tiles (RAK or equivalent) on floor.

e) Others:
- All bathroom fittings will be of good quality (Haivali, Revali or equivalent). Geyser excluded.

Kitchen

a) Floor :
- 400mm x 400mm Homogeneous tiles (RAK / STAR or equivalent)

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

c) Wall :
- Plastic paint, 250 x450mm glazed tiles (RAK or equivalent) all around kitchen (except cabinet area) upto beam bottom .

d) Others
- Lower cabinet with plastic wood under work top(designas per **SEL** standard .
- 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. 8 (eight)-persons V V V F lift (Hyundai / Samil Eltec / Fuji HD 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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