SEL
Water Lily
PLOT-60, ROAD-1, BLOCK-A, BASHUNDHARA, 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 (Cumilla, Khulna, Savar, Chattagram)** including renowned residential and commercial zones in **Gulshan, Dhanmondi, 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. Through -out 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.

## PROJECT SUMMARY

**Name :** SEL Water Lily

Plot-60, Road-1, Block-A, Bashundhara, Dhaka

**RAJUK A. No.** : ২৫.৩৯.০০০০.১০৫.৩৫.৮১৪/১৮/১০৯৮ স্থাঃ,
তারিখ ঃ- ২৫/১১/২০১৮

**TYPE :** 10 (G+9) Storied Residential Building

### Type, size and orientation of flats:

| Type | Size (sft) | Size (sqm) | Units | Floor |
|---|---|---|---|---|
| Duplex | (1825+1663) = 3488 | 324.16 | 1 | 2nd + 3rd |
| Simplex | 1928 | 179.18 | 1 each fl. | 4th / 5th |
| Simplex | 1856 | 172.49 | 1 | 6th |
| Simplex | 1887 | 175.37 | 1 each fl. | 7th to 9th |

### Our Mission

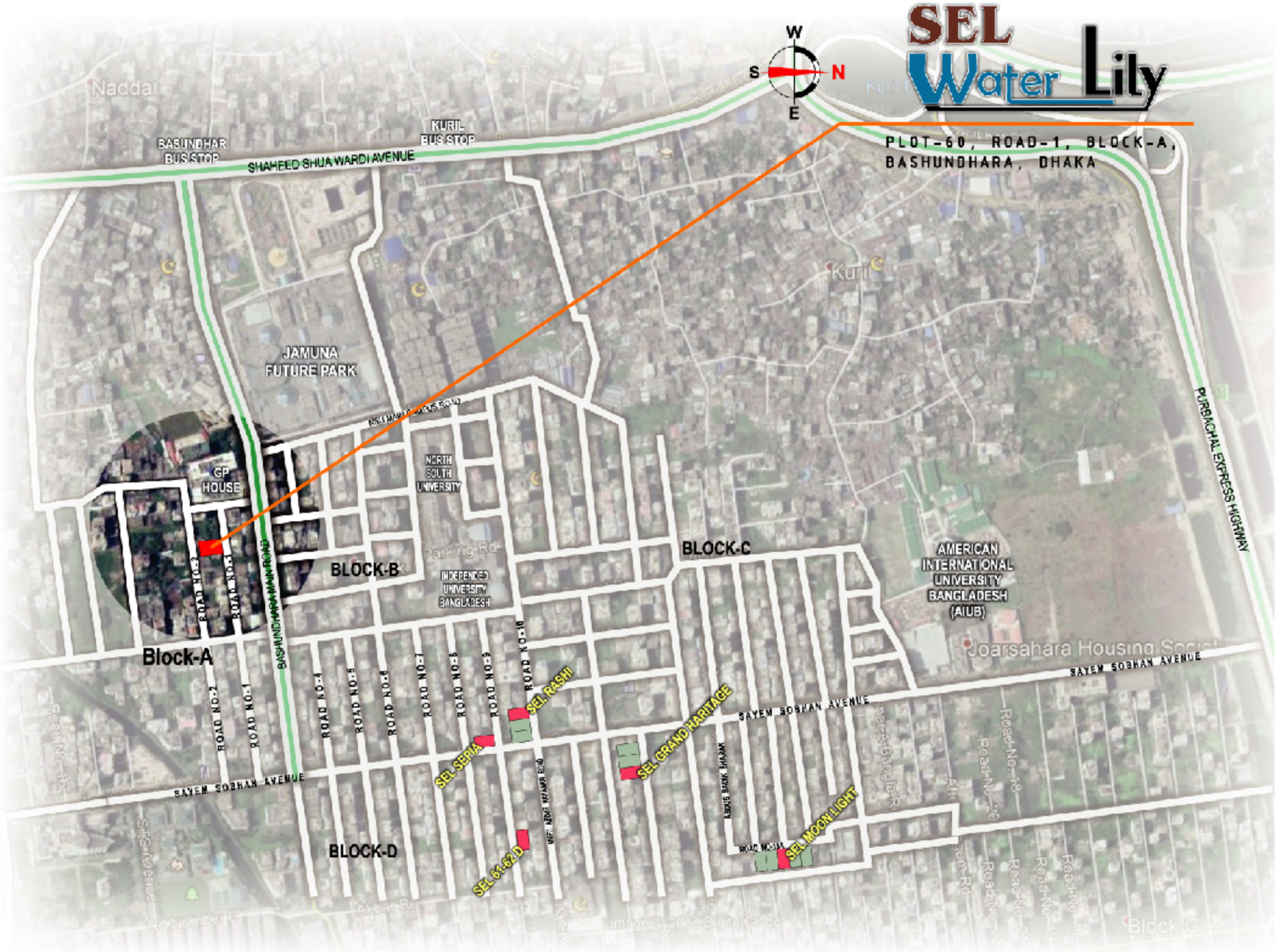
Creating environment friendly dwellings for ultimate satisfaction of customers

### Our Vision

Developing planned habitat for future generations

### Current Status

| | |
|---|---|
| Completed | 200 |
| Ongoing | 33 |
| Upcoming | 17 and more |




LOCATION MAP

SEL Water Lily

GROUND FLOOR

# GROUND FLOOR PLAN

(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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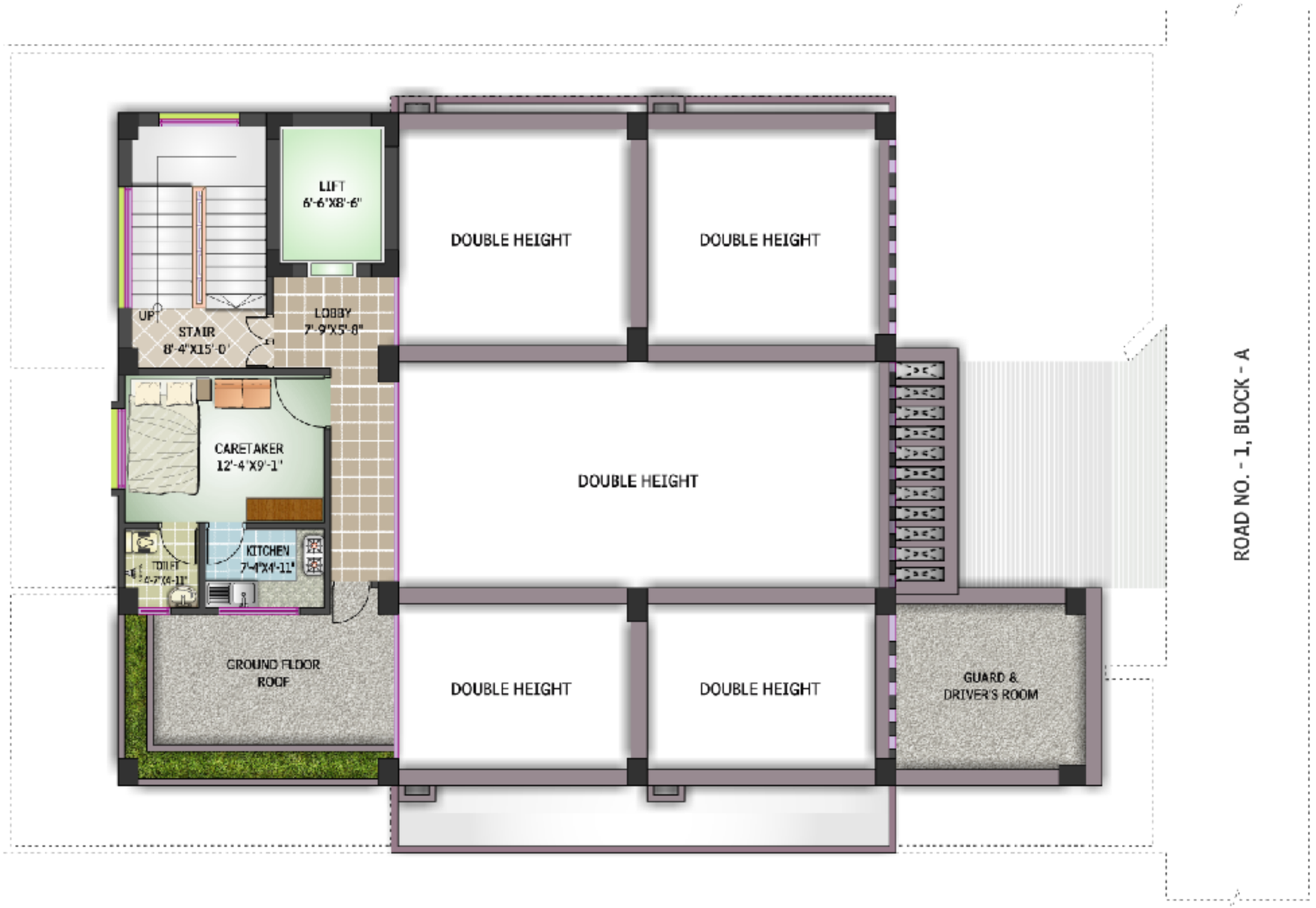
# FIRST FLOOR PLAN

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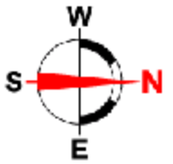
# DUPLEX ( 2nd & 3rd) FLOOR PLAN

| DUPLEX 2nd & 3rd Floor | FLOOR | USEABLE AREA | COMMON AREA | | TOTAL AREA | |
|---|---|---|---|---|---|---|
| | | | STAIR & LIFT | OTHERS | Sq-ft. | Sqm |
| | 2nd | 1379 | 266 | 180 | | |
| | 3rd | 1256 | 243 | 164 | | |
| | 2nd+3rd | 2635 | 509 | 344 | 3488 | 324.16 |

## 2ND FLOOR




## 3RD FLOOR

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

| 4th / 5th FLOOR | Useable area | Common area | | TOTAL AREA | |
|---|---|---|---|---|---|
| | | Stair & Lift | Others (whole bldg.) | Sq-ft. | Sqm |
| Simplex | 1456 | 281 | 191 | 1928 | 179.18 |

# 4TH / 5TH FLOOR PLAN

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SIXTH FLOOR

# 6TH FLOOR PLAN

| 6th FLOOR | Usable area | Common area | | TOTAL AREA | |
|---|---|---|---|---|---|
| | | Stair & Lift | Others (Meter Room) | Sq-ft. | Sqm |
| Simplex | 1402 | 271 | 183 | 1856 | 172.49 |

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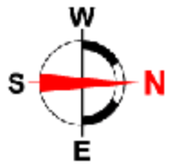
| 7th FLOOR | Usable area | Common area | | TOTAL AREA | |
|---|---|---|---|---|---|
| | | Stair & Lift | Others (Meter & etc.) | Sq-ft. | Sqm |
| Simplex | 1428 | 276 | 187 | 1891 | 175.74 |

# 7TH FLOOR PLAN



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SEVENTH FLOOR

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EIGHTH FLOOR

# 8TH FLOOR PLAN

| 8th FLOOR | Usable area | Common area | | TOTAL AREA | |
|---|---|---|---|---|---|
| | | Stair & Lift | Others (Meter bldg.) | Sq-ft. | Sqm |
| Simplex | 1428 | 276 | 187 | 1887 | 175.37 |

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

| 9th FLOOR | Usable area | Common area | | TOTAL AREA | |
|---|---|---|---|---|---|
| | | Stair & Lift | Others (Meter Duct) | Sq-ft. | Sqm |
| Simplex | 1428 | 276 | 187 | 1887 | 175.37 |

# 9TH FLOOR PLAN

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

SPECIFICATIONS

**Building :** 10-storied (G+9) building in R.C.C frame structure.
**Gr. Floor :** Car park, Guard room, Electro-mechanical room etc.
**1st Floor :** Caretaker's room & Open spaces.
**2nd to 9th :** Apartments.
**Roof :** Open terrace for common use of all flat owners.

**R.C.C**

**Pile:** Proportion 1:1.5:3 using stone shingles and 50% Sylhet & 50% medium sand.

**Pile Cap, Column and overhead tank :**
Proportion 1:1.5:3 or 1:2:4 (as per design requirement) using crushed stone chips and 100% Sylhet sand.

**Beam and Slab :**
Proportion 1:2:4 using picked Jhama brick chips and 2/3rd Sylhet sand & 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**

**External :** 175mm thick (finished) masonry wall using hollow concrete block for heat protection
**Internal :** 125mm thick (finished) masonry wall using solid concrete block.
Mortar 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 Homogeneous tiles (China) of price not more than Tk. 120/- per sft.

**Main Lobby**
500 x 500 mm Homogeneous tiles (RAK / China 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 Teak chamble wood.
Solid wooden shutter 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 flush door with mortice lock.
Toilet doors shall be of 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 :**
Commode with lowdown (RAK Karla / Cotto BD or equivalent).
Basin with Pedestal and mirror of appropriate size & shape.
Moving head shower and mixer.
Hot & cold water line.
300mm x 500mm glazed tiles (RAK / STAR or equivalent) on wall upto 7 feet height.
300mm x 300mm Homogeneous tiles (RAK / STAR or equivalent) on floor.

**b) Second toilet :**
Commode with lowdown (RAK Karla / Cotto BD or equivalent).
Basin with Pedestal and mirror of appropriate size & shape.
Moving head shower and mixer.
Hot & cold water line.
300mm x 500mm glazed tiles (RAK / STAR or equivalent) on wall upto 7 feet height.
300mm x 300mm Homogeneous tiles (RAK / STAR or equivalent) on floor.

**c) Common toilet:**
Long Pan / Commode with lowdown (RAK Karla / Cotto BD or equivalent),
Basin with pedestal and mirror of appropriate size & shape (at out side of toilet).
Moving head shower and mixer. Hot & cold water line.
300mm x 500mm glazed tiles (RAK / STAR or equivalent) on wall upto 7 feet height.
300mm x 300mm Homogeneous tiles (RAK / STAR or equivalent) on floor.

**d) Maid's toilet:**
Pan with lowdown (RAK / Stella MARCELA or equivalent).
200 x 300mm Glazed tiles (RAK / STAR or equivalent) on wall.
300 x 300mm Homogeneous tiles (RAK / STAR or equivalent) on floor.

**e) Others:** All bathroom fittings will be of local made good quality (Haibali / Sharif or equivalent). **Geyser** excluded.

**Kitchen:**

**a) Floor :**
400mm x 400mm 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 / Sunshine / BBS 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.