Quality Comes First, Profit is it's Logical Sequence

SEL Manha Paradise

PLOT-61,62, ROAD-4, BLOCK-D, BASHUNDHARA, 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 (Cumilla, Khulna, Savar, Bogra, Chattogram)** 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 9001:2015** 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

PROJECT SUMMARY

NAME : SEL Manha Paradise

Plot-61-62, Road-4, Block-D, Basundhara, Dhaka

RAJUK A. No. : ২৫.৩৯.০০০০.১০৬.৩৩.১৫৮/১৯/৬৭২ স্থা, তারিখ ঃ- ২০/০৮/২০১৯

TYPE : 14 (G+13) Storied Residential Building with Single Basement.

Type, size and orientation of flats:

Type	Floor Level	Size (sft)	Size (sqm)	Facing	Units
A	2nd, 3rd, 4th, 8th,9th & 10th	2059	191.36	East	6
	6th, 7th, 12th & 13th	2017	187.45	East	4
	5th & 11th	2017	187.45	East	2
B	1st	1880	174.72	West	1
	2nd & 10th	1910	177.51	West	2
	3rd, 11th & 12th	1910	177.51	West	3
	4th & 13th	1882	174.91	West	2
	5th	1910	177.51	West	1
	6th & 9th	1913	177.79	West	2
	7th	1925	178.90	West	1
	8th	1894	176.02	West	1

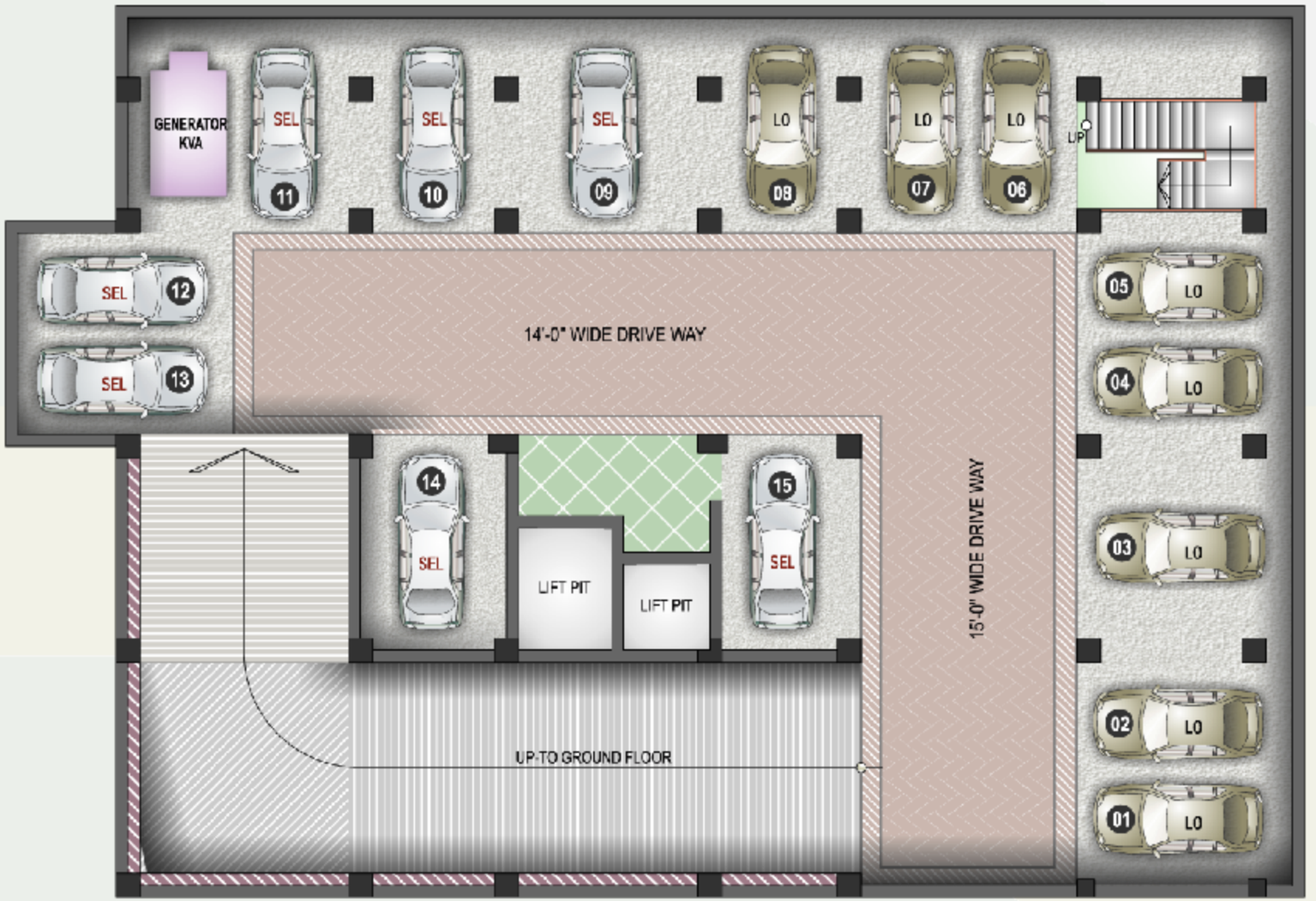
Current Status

Completed	207
Ongoing	33
Upcoming	17 and more

PERSPECTIVE VIEW

LOCATION MAP

BASEMENT
(Parking & other services)



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

GR. FLOOR PLAN (Parking & other services)

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FIRST FLOOR	Useable area	Common area		TOTAL AREA	
		Stair & Lift (each floor)	Others (whole bldg.)	(SFT)	(SQM)
Community hall	1532	0	0	1532	142.38
1-B	1456	271	153	1880	174.72

FIRST FLOOR PLAN

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

TYPICAL FLOOR
(2nd to 13th)

Type	Floor Level	Size (sft)	Size (sqm)
A	2nd, 3rd, 4th, 8th,9th & 10th	2059	191.36
	6th, 7th, 12th & 13th	2017	187.45
	5th & 11th	2017	187.45

Type	Floor Level	Size (sft)	Size (sqm)
B	1st	1880	174.72
	2nd & 10th	1910	177.51
	3rd, 11th & 12th	1910	177.51
	4th & 13th	1882	174.91

Floor Level	Size (sft)	Size (sqm)
5th	1910	177.51
6th & 9th	1913	177.79
7th	1925	178.90
8th	1894	176.02

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Actual works shall be done according to final working drawings.

(TYPE-A)

(1602+289+168) = **2059** sft (191.36 sqm)

2nd, 3rd, 4th, 8th, 9th & 10th Floor

S
E
W
N

TYPE A

(TYPE-A)

(1566+287+164) = **2017** sft (187.45sqm)

5th Floor

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TYPICAL Ty - A

TYPICAL Ty - A

(TYPE-A)

(1566+287+164) = **2017** sft (187.45 sqm)

6th, 7th, 12th & 13th Floor

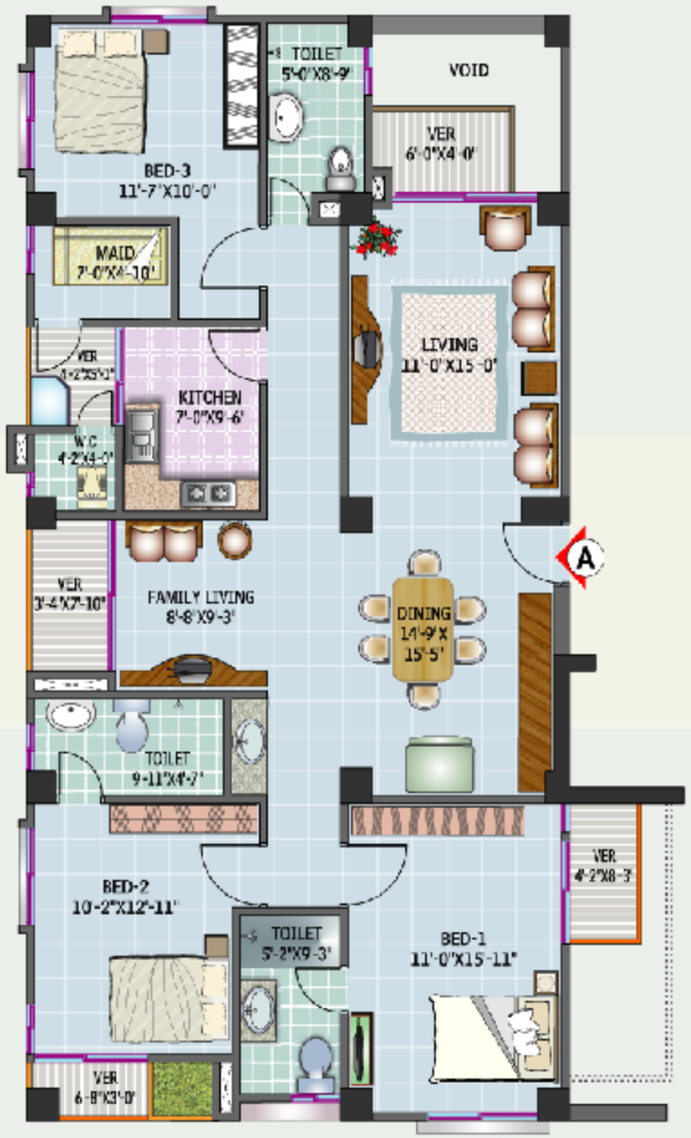
S
E W
N

TYPE A

(TYPE-A)

(1566+287+164) = **2017** sft (187.45 sqm)

11th Floor



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(TYPE-B)

(1456+271+153) = **1880** sft (174.72 sqm)

1st Floor

(TYPE-B)

(1483+271+156) = **1910** sft (177.51 sqm)

2nd, 10th Floor

TYPE B

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TYPICAL FLOOR

(TYPE-B)

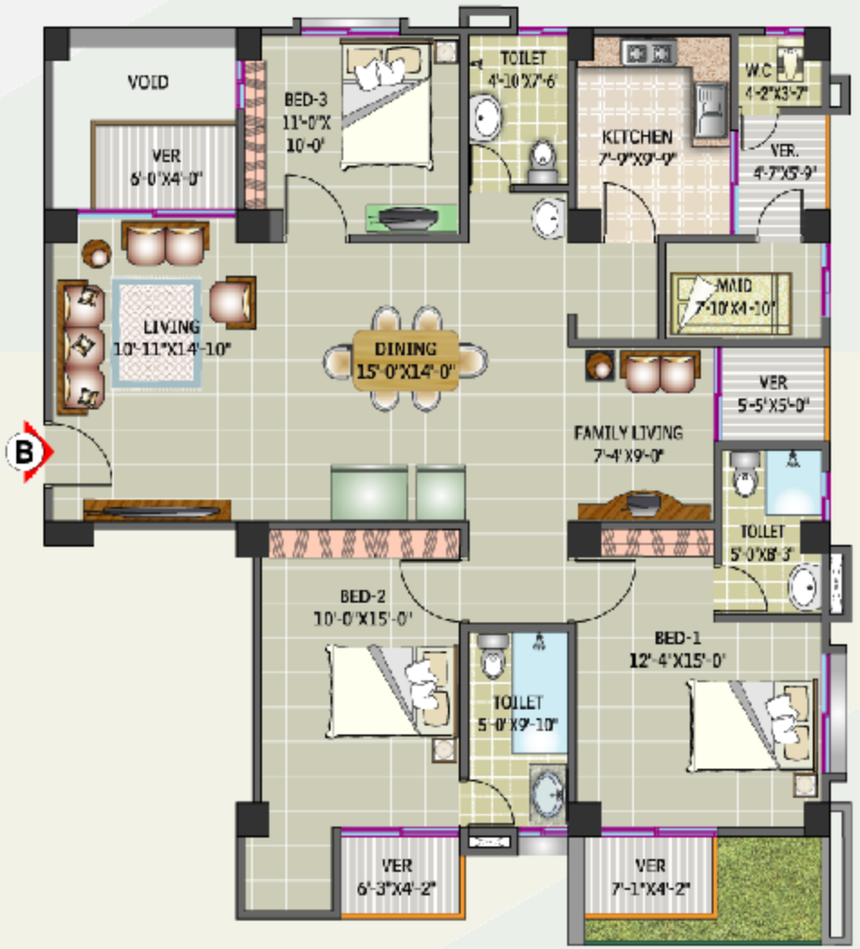
(1483+271+156) = **1910** sft (177.51 sqm)

3rd, 11th, 12th Floor

(TYPE-B)

(1463+265+154) = **1882** sft (174.91 sqm)

4th & 13th Floor



TYPE B

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(TYPE-B)

(1483+271+156) = **1910** sft (177.51 sqm)

5th Floor

S
E W
N

TYPE B

(TYPE-B)

(1496+272+157) = **1925** sft (178.90 sqm)

7th Floor

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TYPICAL Ty - B

(TYPE-B)

(1486+271+156) = **1913** sft (177.79 sqm)

6th & 9th Floor

(TYPE-B)

(1473+266+155) = **1894** sft (176.02 sqm)

8th Floor

TYPE B

N.B: The Layout Plans in the brochure are all indicative.
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SPECIFICATIONS

Building :
14-storied (G+13) building with single basement in RCC frame structure.

Basement :
Car park, Generator room, Underground water reservoirs etc.

Ground Floor :
Car park, Caretaker's room, Guard room, Drivers' sitting, Electro-mechanical room etc.

1st Floor :
Community hall & 1 No. of Flat.

Roof :
Open space common to all apartments residents for cloth drying and general use.

R.C.C

Pile : Proportion 1: 1.5 :3 using stone shingles and 50% Course sand (F.M. > 2.20) & 50% medium sand.

Column, Foundation & Water reservoir
Proportion 1: 1.5 :3 or 1:2:4 (as per design requirement) using crushed stone chips and 100% Course sand (F.M. > 2.20).

Beam and slab
Proportion 1:2:4 using picket jhama bricks chips 100% Course sand (F.M. > 2.20).
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 / hollow 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 Homogeneous tiles of price not more than Tk. 120/- per sft.

Main Lobby
600mm x 600mm Homogeneous tiles.

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

Lift front wall
300mm x 500 mm Glazed or Mat finished tiles (RAK 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 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) in outer wall with provisions for mosquito net shutter and 3" sections (silver colour) in common area.
Glazing will be of 5mm clear / tinted glass complete with lock, roller and 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 (Haibali or equivalent).
Basin with Pedestal (Haibali or equivalent) and mirror of appropriate size & shape.
Moving head shower and mixer. Hot & cold water line.
200x500mm glazed tiles (RAK or equivalent) on wall upto 7 ft. height.
300x600mm Homogeneous tiles (RAK or equivalent) on floor.

b) Second toilet :
Commode with lowdown (Haibali or equivalent).
Basin with Pedestal (Haibali or equivalent) and mirror of appropriate size & shape.
Moving head shower and mixer. Hot & cold water line.
200x500mm glazed tiles (RAK or equivalent) on wall upto 7 ft. height.
300x600mm Homogeneous tiles (RAK or equivalent) on floor.

c) Common toilet:
Commode with lowdown (Haibali or equivalent).
Basin with Pedestal (Haibali or equivalent) and mirror of appropriate size & shape.
Moving head shower and mixer. Hot & cold water line.
200x500mm glazed tiles (RAK or equivalent) on wall upto 7 ft. height.
300x600mm Homogeneous tiles (RAK or equivalent) on floor.

d) Maid's toilet:
Pan with lowdown (RAK or equivalent).
250mm x 325mm Glazed tiles (RAK or equivalent) on wall.
300mm x 300mm Homogeneous tiles (RAK or equivalent) on floor.

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

Kitchen:

a) Floor :
400mm x 400mm Homogeneous tiles (RAK or equivalent).

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

c) Wall :
200mm x 500mm glazed tiles (RAK or equivalent) up to 7'-0" height all around except kitchen cabinet area.

d) Others :
Lower cabinet under work top with plastic wood (design as 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 / Super Shine / BBS cables through PVC conduits.
Power point for AC in all bed rooms and drawing room.
M.K. modular type or Legrand (Belamco model) Gang switches.

Lift
01 (one) No. 08 (eight) persons and 01 (one) No. 13 (thirteen) persons 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, family living, master & 2nd bed room. (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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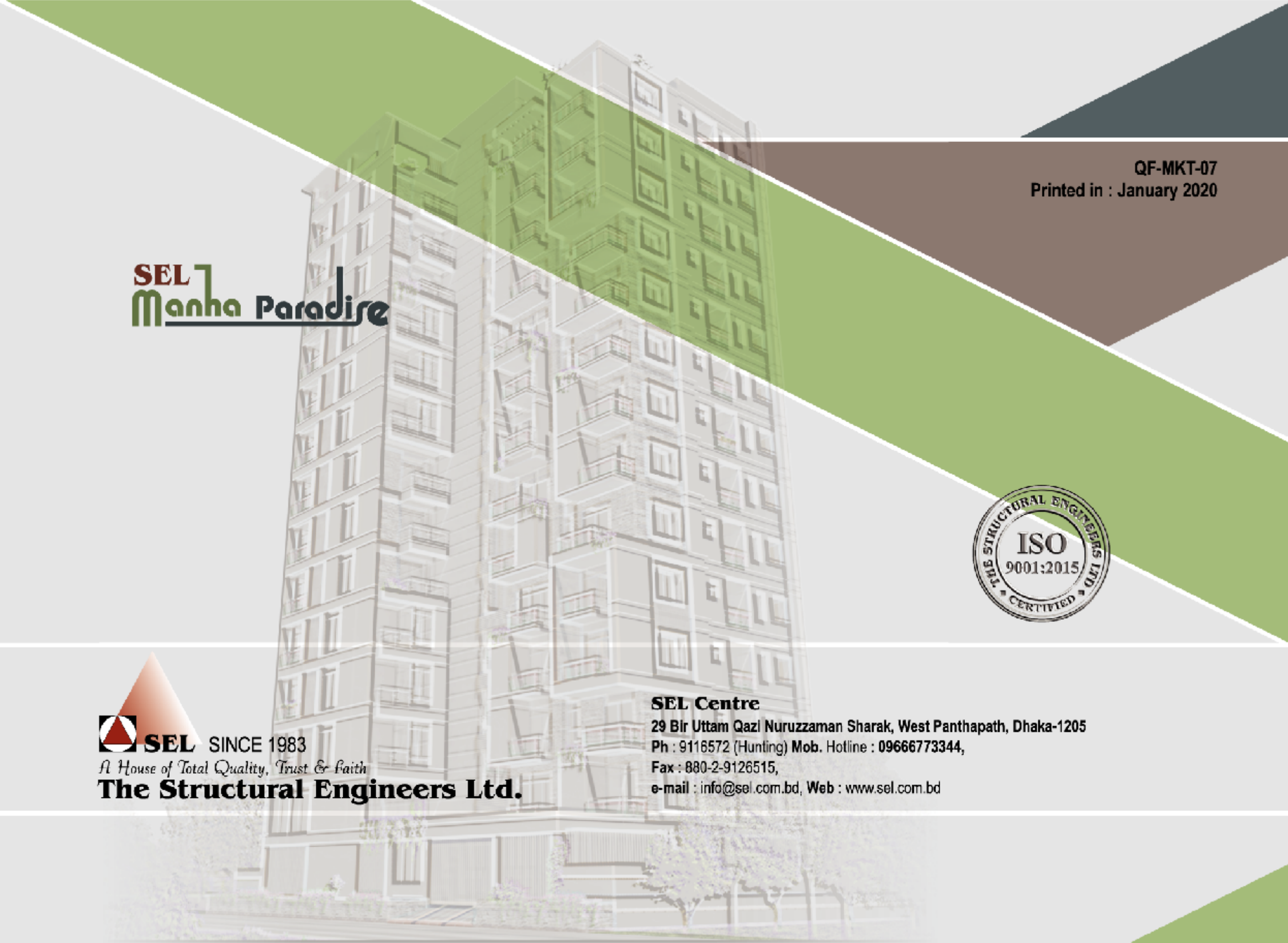
SEL
Manha Paradise



THE STRUCTURAL ENGINEERS LTD.
ISO 9001:2015
CERTIFIED

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