

6 storied luxurious apartments

at

***Plot # 85, Road # 17,
Sector # 11, Uttara, Dhaka.***

ELITE ROSE

Size of Apartments

Type A - 925 SFT

Type B - 925 SFT

FEATURE AND AMENITIES

- One standby emergency Generator in case of power failure for operating:
 - One lift
 - Water pump
 - Lighting in common spaces and stairs
 - Three light points (Master bed, Dining & Kitchen) and two fan points (Master bed, Dining) in each apartment.

Specification of Generator

- Generator Set : Water cooled diesel engine system
 - Engine : Perkins / Deutz/ Catter Pillar/ John deere/Atlas Copco
Mason.
 - Alternator : Newage Stamford/ Leory Somer
 - Origin : UK./ Italy/ France/ Germany
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- One fire extinguisher in each floor

Specification of lift

- Capacity : 6 passenger
 - Brand/ Origin : LG-OTIS-Korea/ Equivalent
 - Speed : 1 meter per sec.
 - Stoppage : 6 station
 - Drive System : ACNVVF, Variable voltage, Variable Frequency
 - Intercom : Provide between Lift Car, Machine room and Reception
Lobby
-
- One best quality water pumps (EPL Standard) one standby pump,

- PABX System
 - Elaborate PABX system connected to each apartment from the reception desk and from the guard post.

- Heavy secured entrance gate with decorative lamps and brass plate logo of the complex.
 - Spacious entrance & driveway.

- Reception Lobby
 - Tiles in reception floor
 - Granite top register dock on reception desk
 - Paint on walls
 - Wide sliding aluminum door where necessary
 - Personalized mailboxes
 - One fan for reception desk
 - Logo of the complex

- Car Parking
 - Car parking will be clearly defined and marked with apartment numbers to avoid any confusion.

- Security Arrangement
 - Guard post for 24 hours security
 - Supervisor room
 - Drivers' rest room
 - Toilet for Drivers

BATHROOMS

- Commode in Master bath & Child bath and long pan in common bath, Basin, Soap case, Towel rail, Toilet paper holder in other bathrooms except maid's (EPL Standard).
- Good quality tiles in wall up to false ceiling (RAK/Equivalent)

- ❑ Good quality floors tiles for all bathrooms (except maid's toilet) (RAK/Equivalent).
- ❑ Cabinet basin (with tiles top) in master bathroom and pedestal basin in other bathroom (except maid's toilet).
- ❑ Mirror in all bathroom (except maid's toilet),
- ❑ Concealed hot and cold water G.I. lines in master bathroom and child bathroom (Asia/ Basundhara/ Equivalent).
- ❑ Good quality tiles in walls up to false ceiling and floor of Maid's bathroom with long pan, lowdown (PVC) & head shower.

KITCHEN

- ❑ Concrete shelf 2.5 feet height from floor level with tiles worktop.
- ❑ Good quality wall tiles (RAK/Equivalent) up to 7-0" feet,
- ❑ Suitably located foreign exhaust fan.
- ❑ One high polished stainless counter top steel sink with mixer (Single bowl single tray),
- ❑ Provision for one double burner gas outlet.
- ❑ Good quality tiles in kitchen floor & Verandah.

DOORS & WINDOWS

- ❑ Solid Teak / Malaysian / Equivalent decorative main entrance door with
 - Door chain
 - Check viewer
 - Apartment No.
 - Door handle with Lock
- ❑ Internal doors are of strong Chapalish / Teak Chamble / Equivalent quality flush door shutters with French polish.
- ❑ Plastic door shutter for all bathrooms.
- ❑ All internal doorframes of Teak Chamble / Equivalent.

- ❑ All doors with good quality Mortise Locks
- ❑ Sliding windows with 5mm tinted glass completed with mohair lining and rainwater barrier in 4 inch bronze aluminum section (Local)
- ❑ Safety grills with matching color enamel paint in all windows.

FLOORS

- ❑ Homogeneous floor tiles RAK (12X12) / Fu-wang Equivalent in all floor and verandahs

ROOF TOP

- ❑ One community space
- ❑ One bathroom and one kitchen
- ❑ Cloth drying area
- ❑ Roof garden

ELECTRICAL

- ❑ Best quality electrical switches, circuit breakers, plug points and other fitting fixtures (EPL Standard).
- ❑ Light fixtures in stair and lobby (EPL Standard).
- ❑ Independent electric meter for each apartment
- ❑ Electrical distribution box with main Circuit Breaker in each apartment.
- ❑ Concealed electrical wiring (BRB / Paradise / Equivalent)
- ❑ All power outlets with earthing connection.
- ❑ Concealed fan hook.
- ❑ Provision for Air conditioner in master bedroom & living room
- ❑ Provision for Telephone line, TV & Satellite dish antenna in living room and master bedroom.

WALLS

- ❑ Walls below ground of waterproof RCC
- ❑ All interior walls also of plastered 5" Brickwork.

- Roof top parapet wall.

STAIR

- Stair wooden rail with metal post support,
- Stair & lift lobby with proper security.

PAINTINS & POLISHING

- Weather / Master coat paint outside
- Smooth finished and soft colored plastic paint on all internal walls & ceilings.
- French polished doorframes & shutters.
- Verandah railing as per the design of perspective.

UTILITY FACILITIES

- Gas Supply:
 - Gas supply pipe (Asia / Bashundhara / Equivalent line with one outlet in kitchen for one double burner from Titas Gas company shall be provided.
- Water Supply/ Reservoir:
 - Central water line system to be provided.
 - Under ground and roof water reservoirs for drinking water from WASA supply with water lifting pumps and electric motors shall be provided.
- Sewerage System:
 - Sewerage line shall be connected with WASA main line.
- Optional Features
 - Various interior designing, additional fittings and fixtures as per choice of buyer may be arranged at cost basis after the approval of the company
- After Sales Service:

- Preparation of Bye-Laws and formation of Apartment Owners Association
- Recruitment and training of Association Staffs
- Development of bill collection and paying system
- 6 (six) months free repair & maintenance of technical problems.

GENERAL AMENITIES OF THE COMPLEX

- ❑ Reserved Car Parking in Covered & Protected with grills at Ground Floor with Comfortable Driveways.
- ❑ A Fire Extinguisher for each flat (type and capacity).
- ❑ Electricity Supply approx 220V/440V from DESA source with separate Main cable and LT Panel/Distribution Board.
- ❑ Water Supply Connection from WASA sufficient as per Total Calculated Consumption.
- ❑ Underground Water Reservoir with one Main Lifting, one reserve pump, provided with check valves.
- ❑ Sewerage System planned for long-term requirement.
- ❑ Gas Pipeline Connection from TITAS Distribution System as per Total Calculated Consumption, Adequate Safety Measures incorporated.
- ❑ Provision of Cable TV connection in each apartment.
- ❑ Telephone lines to be conceal from ground floor to each apartment.
- ❑ Provision for broadband Internet connection on each apartment.

STRUCTURAL AND GENERAL ENGINEERING FEATURES

- ❑ Total Foundation and Superstructure Design and Supervision by a team of reputed and professional Structural Design Engineers.
- ❑ Structural Design Parameters based on American Concrete Institute (ACI) American Society of Testing and Materials (ASTM) & BNBC Codes.
- ❑ Structural Analysis for Design utilizes the latest Computer Software.
- ❑ Heavy Reinforced Cement Concrete Foundation.

- Systematic Structural Combination of Steel Reinforced Concrete Frame and Shear wall Core.
- Floor Slabs all Reinforced Cement Concrete.
- Comprehensive Checking and Testing of all steel reinforcement by professional Design and Supervising Engineers.
- All Structural Materials including Steel, Cement, Bricks, Coarse Sand and other Aggregates etc. of highest available standard and screened for quality.
- Direct Supervision at every stage of construction by a team of experienced and qualified Civil Engineers to ensure Highest Quality of Workmanship.
- Construction Site Equipment employed includes Vibro-hammers, Mechanical Rollers, Steel Cutting & Bending Equipment, Welding Equipment, Concrete Mixers, Concrete Vibrators, Water Pumps, Material Handling Equipment, Leveling Instruments, Theodolite etc.
- Systematic Testing of concrete and other completed work samples at every stage from Quality Control Laboratories (BUET). The test result will be made available to the landowner.
- Structure designed to withstanding Earthquakes or wind of prevalent intensity.

Sohel Moinuddin Shoibal
Head of Marketing & Sales
Elite Properties Ltd

Note: Items specified in this brochure will be supplied as per market availability. In case of non-availability or shortage of supply of any specified item(s), equivalent item (in terms of price and quality) will be used as per EPL's selection.