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Projonmo Neer

65, Darussalam, Dhaka-1216.

Preface

It is our immense pleasure to introduce to you, **Projonmo Neer**, a homely residential apartment complex, situated at 65, Darussalam, Dhaka. It is blessed with an excellent road network, close proximity to various urban facilities such as schools, college, universities, hospitals, shopping malls, mosques and convenient transport facilities etc.

This modern aristocratic design has been developed for you, by our expert panel of professional architects and engineers, considering the functional aspects, structural strength & durability. We have an enduring commitment to ensure the best quality, apartment owner's satisfaction and ultimate residential living comfort. Every apartment is a masterpiece of quality workmanship, built carefully with detailed attention. Our only objective is to fulfill your needs.

This brochure will provide you with the relevant details of **Projonmo Neer**. You are highly encouraged to share your ideas & experience for further improvement. We are always available on demand at your doorstep to render any desired service.

Brief Description of Apartment Complex

General Features of Apartment with Type & Size:

There will be a 7 (Seven) storied apartment complex consisting of ground level and 06 (Six) residential floors above. Only 12 (Twelve) nos. of apartments will be built in the building. One spacious staircase will be there with one standard lift and wide lobby. All apartments will be well ventilated. You will get sufficient fresh air and light from all apartments. It is to be mentioned that the floor area of the apartments includes share of common space. The type & size are given below:

Type	Floor	Size	Facing
A	3rd Floor	1268 sft	North-East
B	3rd Floor	1285 sft	South-East
A	4th Floor	1252 sft	North-East
B	4th Floor	1235 sft	South-East
B	5th Floor	1265 sft	South-East

Features of Individual Apartments:

- 01 (One) Foyer
- 03 (Three) Bedrooms (Master, Children & Guest bed)
- 03 (Three) Toilets (02 attached and 01 common)
- 03 (Three) Verandahs
- 01 (One) Living Space
- 01 (One) Dining Space
- 01 (One) Kitchen with Verandah

Project Construction Schedule:

Construction of “Projonmo Neer” shall be completed within “**March, 2029**”

Price of The Apartments:

Prices of Apartments are most reasonable considering the value of location and high-quality construction. Individual Apartment price may vary due to different payment schedule and location advantages.

Salient Features of Apartment Complex:

01. Main Building Entrance:

- ❑ Decorative main Gate with Lamppost as per the elevation & perspective of the building.
- ❑ Security provision through guardroom to control incoming and outgoing persons, vehicles and goods.
- ❑ Project Name with address and company logo.
- ❑ Reserve car parking at Ground floor.
- ❑ Comfortable internal driveway with pavement block.
- ❑ Car parking mark with number.
- ❑ Light fittings above the drive way up to reception area to define the entrance.

02. Reception Room:

- ❑ Standard Homogeneous floor tiles in the reception area and lobby.
- ❑ Required electrical fitting-fixture (light, fan etc.).
- ❑ Toilet for visitor.

03. Lift:

- ❑ 1 (one), 06 (Six) passengers' capacity Asian standard lift.
- ❑ AC-VVVF Drive system.
- ❑ Well-furnished and attractive doors & cabin.
- ❑ Reliable service to resident/stoppage in all floors.
- ❑ Full height Photocell.
- ❑ Emergency alarm provision.

04. Lift Lobby & Stair:

- ❑ Mirror polish tiles finish in Ground Floor lift lobby and lift walls or as per architectural design.
- ❑ Homogeneous Floor tiles in all other lift lobbies.
- ❑ Glazed ceramic tiles in other lift walls.
- ❑ Homogeneous nosing Stair tile in all staircases.
- ❑ Stair along with MS handrail and post.

05. Generator:

- ❑ One Standby emergency auto start Generator for operation in Case of Power Failure of:
 - Lift
 - Water Pumps
 - Lighting in driveway, gate, boundary wall, lift lobby, stair and other common spaces.
 - Four Fan & Six Light Points. **(Total 10 Points in each apartment).**
 - One 3 pin socket point for **freeze**.

06. Substation as per (DPDC/DESCO) rules:

- ❑ Standard Sub Station with LT and PFI panel as per required capacity.
- ❑ Electricity supply approx 440V from DPDC / DESCO source with separate main cable and LT panel / distribution board (as per requirement of DPDC/ DESCO).
- ❑ Protected electrical room/ space as per required for Substation.
- ❑ Light fittings with fan arrangement.
- ❑ Solar Panel as per Govt. requirements.

07. Under Ground water Reservoir with Pump:

- ❑ One for full operation & one for standby water pumps (Pedrollo/Sear /or Equivalent) for lifting required water from underground water reservoir to overhead tank at rooftop.
- ❑ Underground water reservoir for 02 (Two) days water storage capacity (40 gallons per head, per day).

08. Roof Top Facility:

- ❑ Well-designed parapet wall.
- ❑ Lift machine room.
- ❑ Water outlet provision for gardening/others.
- ❑ RCC Overhead tank for 01 (one) day water storage capacity (40 gallons per head, per day).

09. Driver's Sitting Space:

- ❑ Standard Glazed Homogeneous floor tiles.
- ❑ Light fittings with ceiling fan.
- ❑ Toilet with ceramic tiles finish for the driver's and guards.

10. Utility Lines:

- ❑ Gas pipeline connection from LPG distribution system with individual meter as per total calculated consumption.
- ❑ Each apartment will have Independent Electric Meter (Single phase as per DPDC/DESCO rules).
- ❑ Water supply connection and sewerage out let facility by WASA with a common meter for total complex.

11. Fire Extinguishers:

- ❑ A fire extinguisher will be provided in each floor.

12. Doors:

- ❑ Decorative wooden Mahogany or equivalent main door with
 - ❖ Check viewer
 - ❖ Door handles with good quality security lock
 - ❖ Calling bell switch of good quality

❖ Apartment number in Plate

- ❑ Internal doors of Gorjon or equivalent veneered flush door shutter with polish.
- ❑ All internal door frames are made of Mahogany or equivalent.
- ❑ Toilet doors will be Plastic door set.
- ❑ All internal wooden doors with good quality one cylindrical lock and one tower bolt.

13. Windows:

- ❑ Sliding aluminum windows as per Architectural Design of the Building.
- ❑ 5mm thicknesses clear glass with mohair lining.
- ❑ Rainwater barrier in 4" aluminum section at external windows.
- ❑ Grills with MS flat bar in all external windows.
- ❑ Mosquito net provision in all windows & sliding doors.

14. Walls:

- ❑ All walls will be 5" brick with smooth plaster.

15. Floors:

- ❑ Mirror polishes floor tiles size (16"x16") (Local Made).
- ❑ 04" skirting.

16. Verandah:

- ❑ Railing with grill with MS flat bar/MS angle/MS box in Road side verandah.
- ❑ Full height grill with MS flat bar in all outer verandah (except Road side).

17. Paint & Polishing:

- ❑ Plastic paint in all internal walls and distemper on ceiling.
- ❑ Exterior wall will be painted by weather proof paint.
- ❑ Polish in all doorframe & shutters.
- ❑ Synthetic enamel paint on grills, verandah railing and metallic surface.

18. Toilet Features:

- ❑ Standard quality sanitary wares (RAK or equivalent).
- ❑ Standard quality glazed ceramic wall tiles (8"x12") at toilet walls.
- ❑ Matching ceramic floor tiles (12"x12").
- ❑ Mirror in all toilets.
- ❑ Local good quality chrome plate fittings (Gloria/Sharif/Sattar or equivalent).
- ❑ Standard quality local made one soap case and one towel rail in all toilet.
- ❑ Standard quality local made one paper holder and one twin bib cock.
- ❑ Pedestal basin with glass self in all toilet.
- ❑ Electric provision for concealed hot water lines in two toilets.

19. Kitchen Features:

- ❑ Impressively designed platform with granite tile worktop.
- ❑ Standard quality ceramic glazed wall tiles (8"x12") at kitchen walls.
- ❑ Double burner gas outlet.
- ❑ Matching floor tiles (12"x12").
- ❑ Electric provision for concealed hot water lines at kitchen sink.

- ❑ One imported stainless counter top steel sink (Single bowl, single tray) with sink mixture.
- ❑ Suitably located one exhaust fan.
- ❑ Washing area in kitchen verandah with tile finish.

20. Electrical:

- ❑ Local made plug points, light points and other various points as follows:
 - Two light points, one fan point, one socket point & one power point will be provided in each bed rooms.
 - Two light points, one fan point & two socket points will provide in living space.
 - Two light points, one fan point, two socket points & one power point will be provided in dining space.
 - Two light points, two socket points, two power points & one geyser point in kitchen.
 - One mirror light point, one socket point in all toilets.
 - One light point in each verandah & over false ceiling.
 - Electrical distribution box with circuit breaker.
 - One A/C point in two bedrooms.
 - One geyser point in two toilets.
 - Standard quality concealed electrical wiring (BRB/BBS equivalent).
 - Separate cable will be used for each apartment.
 - All power outlets with earthing connection.

21. Satellite Dish Cable:

- ❑ Provision for connection of satellite dish antenna with multi-channel capacity from commercial cable tv operator in living space.
- ❑ All wiring will be concealed with separate cable for each apartment.

22. PABX & Telephone:

- ❑ Standard PABX telephone system (Panasonic or equivalent) in each apartment to communicate with the reception desk/guard posts.
- ❑ Each apartment shall have independent one internet line provision in living.
- ❑ All wiring will be concealed with separate cable for each apartment.

23. Structural & Engineering Features:

- ❑ Total foundation and super structure will be designed and supervised by the experienced and professional structural design engineers.
- ❑ Structural design parameters will be based on Bangladesh National Building (BNBC) codes.
- ❑ Comprehensive checking and testing of concrete & reinforcement.
- ❑ Structural designed is considering earthquakes and winds intensity as per Bangladesh National Building Code (BNBC).
- ❑ Reinforce Cement Concrete (RCC) beam column frame structure.
- ❑ Total foundation will be designed after sub soil investigation report.
- ❑ All materials including Steel, Cement, Bricks, Bricks Chips, Stone Chips, Sylhet Sand, other finishing material etc. of Developer's standard.

24. Supervision:

- ❑ Direct supervision at every stage of construction by experienced engineers to ensure highest quality.
- ❑ One or more engineer(s) will be engaged for full time supervision and quality control.

25. Major Structural Material:

- ❑ Cement: local made good quality cement.
 - ❑ Steel: standard quality deformed bar.
 - ❑ Coarse aggregate: good quality concrete with cement, sand and stone/brick for foundation, Grade beam, column & beam-slab and picked Jhama brick chips for false slab, drop wall and any other horizontal member will be used as per structural design requirement.
- **Bricks:**
 - ❖ Good quality available 1st class bricks.
 - **Fine Aggregate:**
 - ❖ Coarse sand from Sylhet.
 - ❖ Medium sand.

Note: In case of non-availability of the materials mentioned in this brochure, equivalent materials in terms of quality and price available in the market will be used and Projonmo Space Ltd. reserves the sole discretion to determine the standard of fittings and fixtures.

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