

## FEATURES & AMENITIES OF THE BUILDING

### Engineering Features:

- The building will be designed on the basis of American concrete Institute (ACI) code by specialized structural engineers and architects. The project is designed to withstand wind velocity of 200 kilometer per hour and earth quakes up to 7.5 Richter scale.
- Architectural planning and. Structural design to be prepared by reputed and professional consultant.
- Structural design parameters based on American Concrete Institute (ACI) and American Standards of Testing materials (ASTM) codes.
- R.C.C (reinforced cement concrete) frame structure sound and safe raft foundation.
- Best quality Brick chips, Sylhet sand, 40/60 grade deformed M.S rod and cement which are to be tested from BUET before use at site.
- Systematic structural combinations of steel reinforced concrete frame and shear wall core.
- Floor slabs are of reinforced cement concrete.
- Sub-Soil investigation and soil composition will be furnished comprehensively by latest testing equipment and laboratory techniques.
- Comprehensive section by section checking and testing of all steel reinforcement by professional Design and Supervising engineers.

### Supervision:

- Direct supervision at every stage of construction will be conducted by ("**Mahmud Homes Limited**".) experienced Engineers to ensure highest quality workmanship.
- Full supervision and quality assured by the expert who has practical experience in supervision and quality assurance manager of the "**Mahmud Homes Limited**".
- Civil Engineers will be engaged for full time supervision.

### Major Structural Materials:

Steel	: Deformed bar 60 grade steel. Manufactured by (Kabir/Rahim/BSRM/Akij Steel Re-Rolling Mills Ltd.)
Cement	: Super Crete Cement/Bashundara/Akji/Mir/Fresh/Premier.
Bricks	: 1st Class Brick
Brick Chips	: Chips from 1st Class Brick and Picket of proper size, grade & strength.
Stone Chips	: Stone Chips from Sylhet Boulders having proper size, grade & strength.
Sand	: F.M. = 2.5 for Concreting & F.M. = 1.5 for Plastering.

### Building Entrance:

- Secured decorative MS & SS combination gate with lamp as per the elevation & perspective of the building.
- Attractive brass plate / chrome plate Apartment Logos on Tiles base.
- Prestigious Main Gate and designed boundary wall.
- Comfortable internal driveway made of concrete with related design pavement block/tiles.
- Separate Mailbox.
- Driver's sitting arrangement.
- Guard post & Guard room for accommodation.
- All sanitary pipes will be covered in ground floor.

#### **Reception Lobby:**

- Reception Desk with intercom set.
- Tiles floor in reception area.
- Security guardroom and Drivers waiting area with common toilet.
- Intercom system for the apartment.
- Sitting arrangement for the visitors.

#### **Lift Lobbies & Staircases:**

- Spacious lift lobby in each floor.
- Homogenous floor tiles in all lift lobbies and stair case with proper lighting system.
- Stair-case in tiles with easy Hand stair railing.

#### **Lift:**

- 01 (one) International Standard Lift. (Fuji/Euro)
- Adequate Lighting.
- 08 (Eight) persons Capacity.
- Fast & reliable service to residents on all floors.
- Decent look cabin.

#### **Roof Top:**

- Community room (Tiled floor) with toilet.
- Protective parapet wall.
- Playable open space for the children.
- Cloth drying area.

### **Doors:**

- Decorative Imported Door/Mehogany wood main entrance door with brass plated apartment number, chain, check viewer, calling bell switch, apartment no. and safety lock.
- Bathroom doors of durable PVC with matching color.
- Veneered door Shutter with doorframe for internal rooms. All internal doors with good quality round /cylindrical lock with French polish for internal doors & kitchen.

### **Windows:**

- Silver colored aluminum (3mm thick) fitted glass (PHP/Nasir/Others) Standard safety grills in all windows with matching enamel paint.
- **Gate:** Main Gate will mode by MS & SS combination Entry gate (front side) & Reception platform will be decorated by tiles.

### **Walls and Partitions:**

- Internal & outer wall of 5" thick.
- Wall surfaces of smooth finished plaster.

### **Room Finishes:**

- Homogenous Tiles in all floor. (Fuwang, RAK,CBC - Price Floor-60/= & Wall-35/=)
- Plastic paint in all internal walls and ceiling of soft colors.

### **Verandah Railing:**

- Well designed with 0.5" G I pipe up to 2'-6" hightbest architectural view with safety greel.

### **Outside Paint:**

- Exterior wall of Durocem / weather proof paint (Berger/Asian /Dulax).

### **Bathroom Features:**

- Commode and basin in master & child bathroom, other toilet with long pen and lowdown.
- Wall tiles in all bathrooms up to ceiling height.
- Non slip floor tiles in all bathrooms.
- Basin mirrors of good quality with overhead lamp point.
- Good quality CP fittings i.e. towel rail, soap cases and tissue paper holder.

- Exhaust fan point.
- Concealed hot and cold water supply line in master bathroom.
- Storage space over toilets with cat door/shutter.

#### **Electrical Features:**

- Best quality wires. (Paradise/ BRB/Rfl).
- Good quality switches and sockets (MK-China).
- Separate Electric distribution box for each apartment.
- All power outlets with earth connection.
- Concealed intercom lines each apartment.
- Provision for Air conditioner in 1 (One) bedroom.
- Telephone socket and Concealed satellite TV cable living room.
- Power points for TV, Refrigerator, Washing Machine, Oven etc.

#### **Kitchen Features:**

- Double burner gas point over tiles topped platforms.
- One high polish stainless counter top steel sink with sink cock.
- Homogeneous floor tiles.
- Provision for exhaust fan.

#### **Utility Connections:**

- Water line connection from WASA with a common WASA meter for the total complex.
- Individual double burner Gas Connection from TITAS Gas.
- 220/440 V power connection and all apartments will have independent electric meter up to 4 KW (Approx) load sanction.
- Individual DESA meter for each apartment.

#### **Other Inclusions:**

- Engineering treatment in roof top to protect from overheating.
- Parapet wall of adequate height in rooftop.
- Under ground water reservoir for 3 days and roof top water reservoir for 1 days water storage.
- Good quality water pumps (Pedrolo / Gaji /Rfl).
- Standby water pumps for emergency (Pedrolo / Gaji /Rfl).
- Fire extinguisher in each floor landing.

**Association Fees:**

- Like the other Apartment Owner Association Fees for common service and common utilities cost for operation of the complex will be borne by the land owners after hand over of all the apartment and formation of Owners Association. Any other monthly service charges will also be borne by all Owners of the apartments proportionately.