



HDL **N. Islam** **Generation**

**Exclusive Commercial
cum
Residential Building**

location map



HDL N. Islam Generation

Ten storied Commercial cum luxurious Residential building is situated in a prime location at Narayanganj.

Exclusive design has been made with the emphasis on providing comfort and aesthetic value for your better living with compact security. This residence combines all the facilities of modern living.

HDL N. Islam Generation is not only choice of residence but also for your prestigious address.

HDL N. Islam Generation
94/11 New Chashara
Narayanganj.

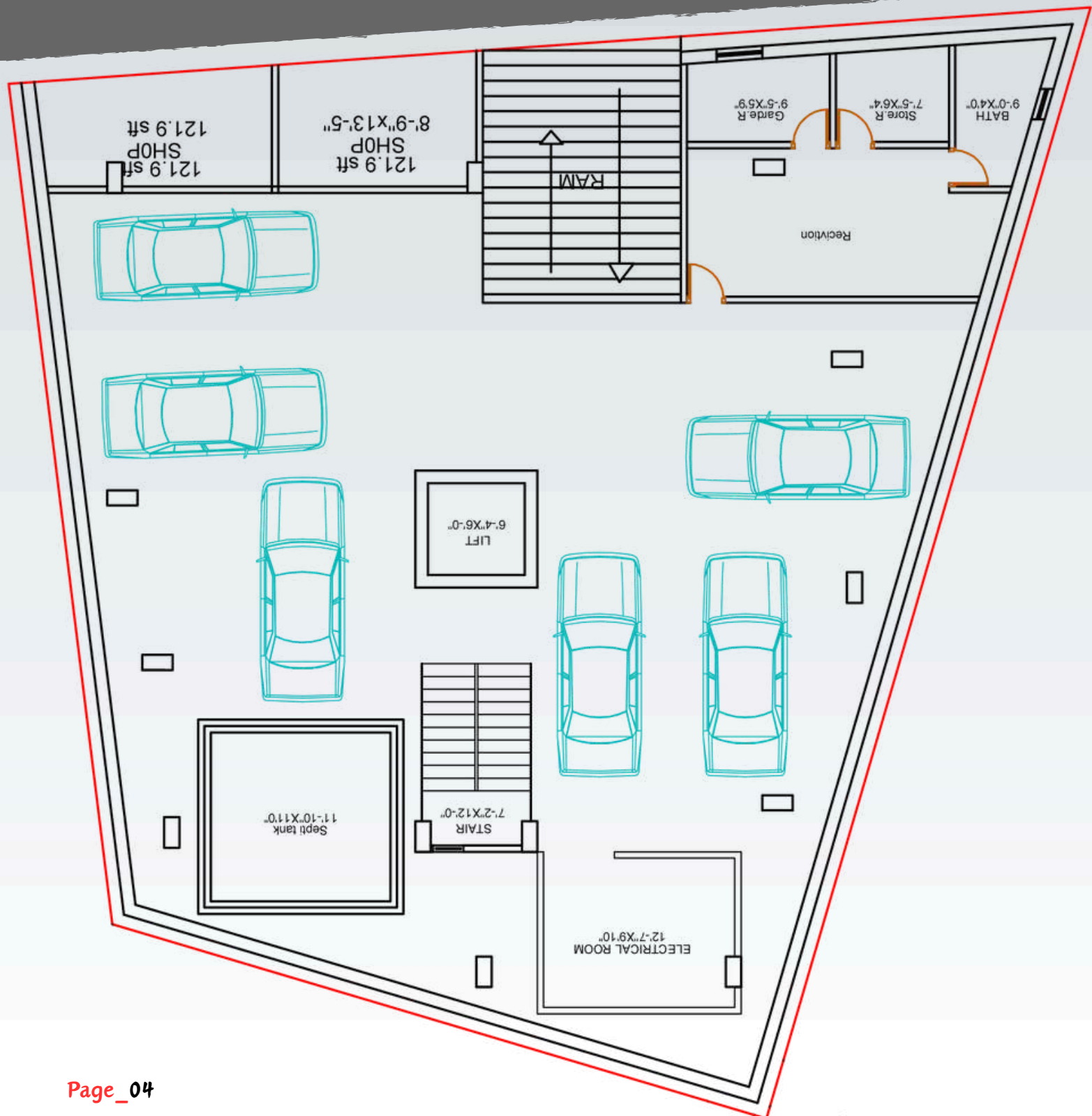


Generation

HDL
N. Islam



Plan of Under Ground Floor



Plan of Commercial Floor

G, 1st & 2nd Floor





Flat Layout

Furniture Layout of
Unit A
 (1515 Sft)





Furniture Layout of
Unit B
 (1305 Sft)

annexure _Features and Amenities

Structural Features:

- All structures will be designed by the reputed professional Engineers of Bangladesh on the basis of (BNBC).
- The Building structures will be designed to withstand earthquake tremor up to 7.5 on Richter scale & wind velocity up to 250 km/ hour.
- The Building was a R.C.C framed structure building with 10-storied foundation.
- The drawing would have been approved by RAJUK.
- 10 storied commercial cum residential building with one basement.

Building Entrance:

- There will be spacious separate entrance for Market and Residential Area to the building matching with the perspective view:
- Secured decorative M.S Front gate with lamp.
- Security provision through the guardroom to control incoming and outgoing persons, vehicles and goods.
- Name with address and company logos on granite or mirror polished tiles in attractive finish.
- Spacious internal drive way and car parking.
- Personal mailboxes.

General Amenities of the complex:

- Electricity supply (when gov. approved) from DPDC source with separate main cable and LT panel/distribution board (as per requirement of PDB or concerned authority).
- Water supply connection and sewerage out let facility from WASA.
- Sewerage line system will be connected in underground and connected with the main line.
- Gas pipe line connected(when gov. approved) from TITAS distribution system as per total calculated consumption.
- Underground water reservoir for o2 (two) days water storage capacity.

Major Structural Materials:

- Deformed mild steel bar will be used as per design for reinforcing work made from billet having yield strength of 60,000 psi or 40,000 psi in accordance with designer's specification.(BSRM/ Rahim steel/ CSR or equivalent).
- Crushed stone and chips from picket bricks for R.C.C. work will be used as per requirement of building.
- Best quality local cement (Crown, Cemex, Premier or equivalent) will be used
- First class bricks for all masonry work.
- All structural materials including steel, cement, bricks, Sylhet sand and other aggregates etc. of high standard an screened and washed for quality work including

Floor & Walls

- In floor (RAK\Mir\Sun power or equivalent) 12"x12" non-skid homogeneous tiles will be provided in all rooms and other spaces.
- Bathroom & Kitchen will be provided with tiles 12"x18"(RAK\Mir\Sun power or equivalent) floor & wall up to seven feet height.
- Lobby will be provided with tiles 24"x24" (RAK\Mir\Sun power or equivalent)

Floor & Walls (Continue...)

- 6" Brick work all the outer periphery of the building and plastered.
- 5" Brickwork for all internal walls.
- 6"walls separating apartments.
- R.C.C. parapet wall and railing.

Doors

Main door:

Decorative wooden door with comprising with:

- Cheek-viewer
- Solid Brass Door Knocker
- Calling bell switch of good quality
- Apartment number brass plate.
- Door handles lock with security lock etc.

Internal door:

All internal doors will be flash door with strong & durable Partex/ Akij/Pran wooden door

Door frame & flash:

Front door frame 6" X 2.5" of Mayhgoni & internal door frame also of 6" X 2.5" of, flash with Mayhgoni..

Bathroom:

Good quality local brand plastic door with plastic door frame.

Windows:

Sliding windows with 5mm Tinted Glass completed with:

- Good quality locks in windows.
- Best quality wheel for smooth moving.
- Safety grills of M.S. section with matching color Enamel paints in all windows and verandahs except front verandahs

Project at a glance:

- Ten Storied Commercial cum Residential Building.
- Ground floor to 2nd floor Commercial Area.
- 3rd floor to 9th floor Residential Area.
- Basement Area for car parking, residential area entry & exit, security room and electro-mechanical room.
- Number of unite are 14, 2 (two) unites each floor
- Unit A - 1315 Sft + Common Space
- Unit B - 1105 Sft + Common Space

Features and Amenities

Bathroom features

Superior quality sanitary wares (RAK\Mir\Sun power or equivalent) & chrome plated fittings

Common Bath

- Low Pan
- Towel rail
- Toilet paper holder
- Shower

Master Bath

- Commode
- Towel rail
- Toilet paper holder
- Basin
- Standard size mirror
- Shower

Enamel Paint on the ceiling to prevent dirt and dampness arising from moisture.



Kitchen Features

- Attractive designed platform with tiles worktop.
- Shelf at 3 feet heights from floor area.
- Suitably located gas outlet.
- One high polished stainless countertop steel sink.

Electric Features

- Suitable located electrical distribution board with control devices for each apartment.
- One superior quality lift (6 people) connected to the stand by generator.
- Standard generator/ required capacity for operation the lifts, water pumps, lighting in common area in case of power failure.
- All cables B.B.S/B.R.B./Super Star cables or equivalent to be used in concealed wiring.
- Best quality switches, sockets, circuit breaker etc. to be used.
- All apartments will have separate electrical meters.
- All power outlet with earthing connection.

Painting

- All interior wall & ceiling will be plastic paint (Barger/Asian or equivalent).
- All exterior walls in Weather Coat to protect heat and dampness(Barger/Asian or equivalent).

Utility Lines(Water & Sewerage)

- Underground water reservoir's capacity will be as per requirement.
- Water supply of G.I. pipes (National/Basundhara or equivalent), sewerage and waste water uP.V.C. pipes.
- Rainwater and vent pipes uP.V.C
- All sewerage and stream water will be connected with WASA mine line.

Optional Features

- Additional fittings and fixtures, alteration of major configuring design other then prescribed by the developer as per choice of allotted may be done at the cost of the client after approval of the company.



Terms & Condition

1. Booking Money

The buyer will pay a 30% down payment of the total price while signing the agreement. Rest of the 70% will pay a monthly installment on an equal ratio.

2. Utility Fee

Lift, Generator, Sub-station, Solar and other incidental charges/expenses relating to gas, water, sewerage and electric connection etc. The buyer will also make these payment amount TK. 600,000/= (Six Lac) per unit.

3. Documentation Cost

The buyer will pay a service charge of 50,000 (Fifty Thousand) for the Deed of Agreement, to provide land documents and other legal support.

4. Possessions

After three months of full payment of installment and other charges the possessions of each apartment shall be handed over to the buyer. Until and unless all payments are not cleared, possession of the apartment will be withheld by the company.

5. Registration Cost

The buyer will pay stamp duties, registration fees, taxes FF53, legal and government charges, vat and other miscellaneous expenses likely to be incurred in concern with transfer/registration of deed.

Companies Right

The developer's reserves the right to make any alteration, addition, reserving of the total any of the architectural and structural design or working and limited change can be made in specification for overall interest of the project without any prior notice to buyer or any legal authority.



Save, Secure & Sedative

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