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Tarek Mansion



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## PROJECT BRIEF

Project Name:	North South Tarek Mansion
Project Address:	House no: 004, Road: 502, Sector-17, Jalshiri, Dhaka.
Type:	09 Storied (G+08) Residential Building
Land Area:	5.00 Katha (Approx.)
Road:	25'-0" (Existing at West) Residential Units 8 Nos
No. Of Units:	08 nos
Parking:	08
Unit type:	Type A: ±2700 SFT, 01 Nos
Units Per Level:	01 Nos
Lift:	01 Nos (with fire door)
Stair:	



\*This is a preliminary layout.

\*Area calculations shown, may vary during detail calculation, Technical reasons and requirement of approval authority.

PROJECT  
BRIEF





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# GROUND FLOOR PLAN @ JALSHIRI



# EXCLUSIVE FLOOR PLAN @ 2700 SFT





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### GENERAL FEATURES

- A framed structure as per BNBC.
- 5" Thick first class brick wall/concrete hollow block/concrete solid block.
- Stone aggregate used for all structural components.
- 60/72.5 Grade deformed bar used in all structural members.
- Good quality cement used.
- General floor tiles: 24"x 24" homogeneous/mirror polish floor tiles (Sheltech Ceramics/Equivalent).
- Plastic paint (Berger/Equivalent) for interior walls and ceilings.
- Weather coated paint (Berger/equivalent) for exterior walls on plastered surface.
- Veranda with MS railing and safety grill (as per design)
- Aluminum sections with clear glass and mosquito proofing net at windows (as per design).
- Aluminum sliding glass door for veranda (as per design).
- Dining basin provision in each apartment.

### ELECTRICAL FEATURES

- Standard switch socket from Schneider or Equivalent.
- SDB of Apartments: Havells/ Equivalent.
- One light fixture in each bedroom, each toilet, dining, kitchen and living.
- Provision for AC at master bed, bed-2, bed-3 and living area.
- Provision for 2 nos fridge point
- Provision for one nos. Washing machine at each apartment.
- Provision for TV points at master bed, bed-2 and living area.
- Provision for Internet router system at suitable location.
- Provision for telephone at master bed and living (Parallel).

### EMERGENCY POWER

- 14 nos. Generator back-up points for each apartment.
  - 5 nos. light points in 4 bedrooms, dining, and living.
  - 5 nos. fan points in 5 bedrooms, dining and living.
  - 2 nos. light points in kitchen and common toilet.
  - 1 nos. 3-pin power point in dining area for fridge
  - 1 no. calling bell.
- Full generator back-up for building common area.
- Generator backup for water pumps and lift.

### SECURITY

- CCTV surveillance at building entrance and driveway
- Intercom facilities between reception desk/security box and each apartment.

S P E C I F I C A T I O N





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### LIFT FEATURES

- International standard lift from Sigma/Sakura/Schneider/XIZI Surapid/Equivalent.
- 1 no. 08 Passenger's lift.

### FIRE-FIGHTING OF THE COMPLEX

- Fire protection system:
  - Fire door, fire extinguisher, PA system, emergency light.

### KITCHEN

- Floor tiles: 24"x 24" homogeneous floor tiles (Sheltech Ceramics/Equivalent).
- Wall Tiles (full height): 12"x 24" ceramic wall tiles (Sheltech Ceramics/Equivalent).
- Work top: Concrete platform with granite finishing.
- Double burner gas point with provision for gas connection (Titas/LPG reticulation system, subjected to availability from Government).
- Standard quality single bowl single tray stainless steel sink (Haibali/Sweet Home/Equivalent).
- Provision for hot & cold water line provision at kitchen sink (shared from other toilet).
- Provision for water purifier at suitable location.
- Sink mixer: Haibali/Equivalent.
- Provision for kitchen hood.
- Exhaust fan.

### TOILET FEATURES

- Floor tiles: 12"x 24" (Sheltech Ceramics/Equivalent).
- Wall tiles (up to 7'-0" height): 12"x 24" (Sheltech Ceramics/Equivalent).
- Sanitary ware set (commode, basin etc.): ROSA/CHARU/Equivalent.
- CP fittings and toilet accessories: Haibali/Equivalent
- Cabinet basin(ROSA/CHARU/Equivalent) with marble top in master toilet and toilet-2 (subject to space availability) including lower cabinet.
- Pedestal basin (ROSA/CHARU/Equivalent) in common toilet.
- Disability access at any single toilet (preferably common toilet).
- Mirror with mirror light at master toilet, toilet-2 and common toilet.
- Hot & cold water line at (provision of electric geyser) at master toilet and toilet-2.
- PVC False ceiling on all toilets (No RCC false slab).
- Exhaust fan at all toilets, except maid toilet.
- Maid's toilet:
  - Wall tiles (up to 7'-0" height): 8"x12"(Sheltech Ceramics/Equivalent).
  - Floor tiles: 12"x12"(Sheltech Ceramics/RAK/Equivalent).
  - Sanitary ware set: Pan with lowdown (RAK/Equivalent).
  - CP fittings: Sattar/Equivalent.

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### DOOR FEATURES

- Main door:
  - Frame: Teak Chamble/Equivalent (11"x 2.5").
  - Shutter: Chittagong Teak/Equivalent decorative main entrance.
  - Good quality handles lock.
  - Door accessories: Check viewer, door guard, and magnetic door stopper.
- Internal door:
  - Frame: Teak Chamble/Equivalent (6"x 2.5").
  - Shutter: Veneered flush door shutter/Equivalent.
  - Door accessories: Round mortise lock, magnetic door stopper, tower bolt.
- Toilet door:
  - Frame: Teak Chamble/Equivalent (5"x 2.5")
  - Shutter: Laminated flush door shutter/Equivalent.
  - Door accessories: Round mortise lock, door stopper, tower bolt.
- Kitchen door:
  - Aluminum top sliding glass door for kitchen.
- Veranda door:
  - Aluminum Thai sliding shutter glass door.
- Maids toilet (if any):
  - PVC door frame and shutter

### OTHER FEATURES

- **Ground Floor:**
  - Beautifully designed landscaping solution with lighting and water body.
  - Concierge desk good quality floor finish in reception and lobby with required electrical fittings & fixtures.
  - Pavement tiles at driveway.
  - Marble finished lift lobby area at ground floor.
  - Driver waiting space, guard day room with kitchenette and toilet.
  - Demarcated garbage disposal zone.

