PBL Promote Builders Ltd

Affordable Housing Solutions

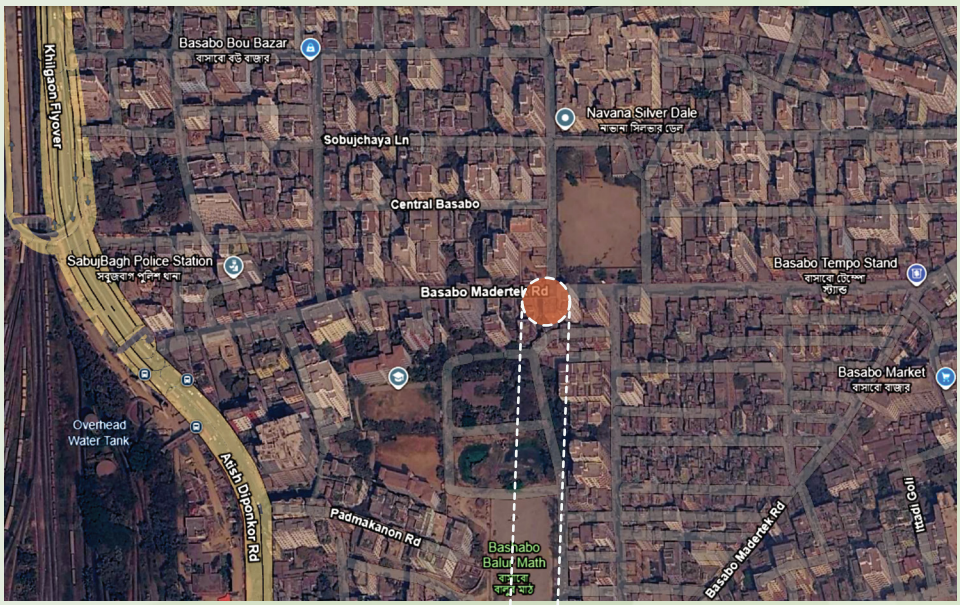


PBL SALADIN VILLA

PROJECT AT A GLANCE

Project Name	: PBL Saladin Villa
Location	: Plot-351, Rajarbagh Rehabilition Zone,Holding no: 68/B, South Bashabo, Shabujbagh, Dhaka
Building Height	: 10 Stroied (G+9)
Area Of Land	: 5.00 Katha
Type & Size	: Unit A: **1270** sqft; Unit B: **1230** sqft
Total Apartment No	: 16 Nos
Parking Floor	: 1 Nos (Ground FLoor)
No Of Parking	: 8 Nos
No Of Lift	: 1 Nos

LOCATION MAP







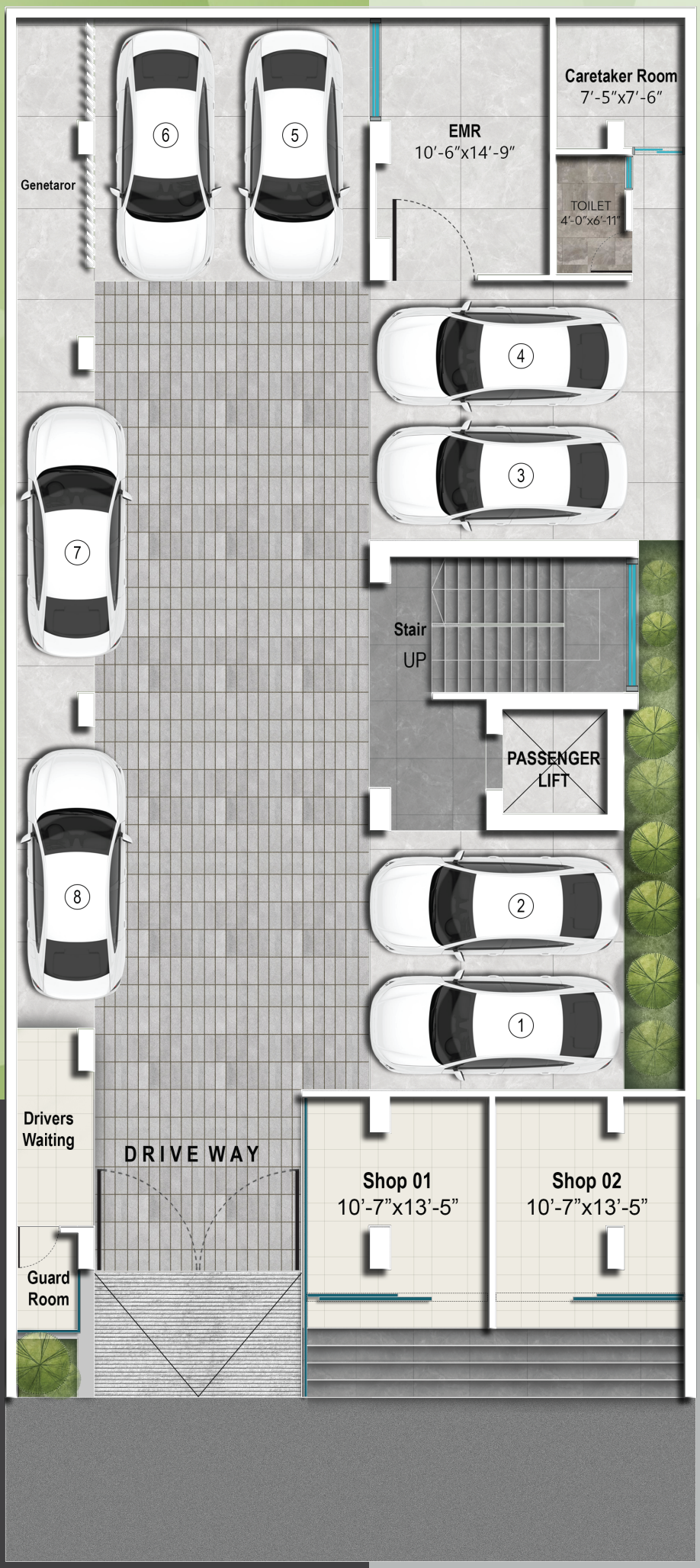
DINING ROOM



LIVING ROOM



READING ZONE



FUNCTIONS:

1. Entry
2. Guard Room
3. Ramp & Driveway
4. Car Parking
5. Drivers Waiting
6. EMR Room
7. Generator
8. Caretaker Room
9. Toilet
10. Stair & Passenger Lift
11. 2 Shops

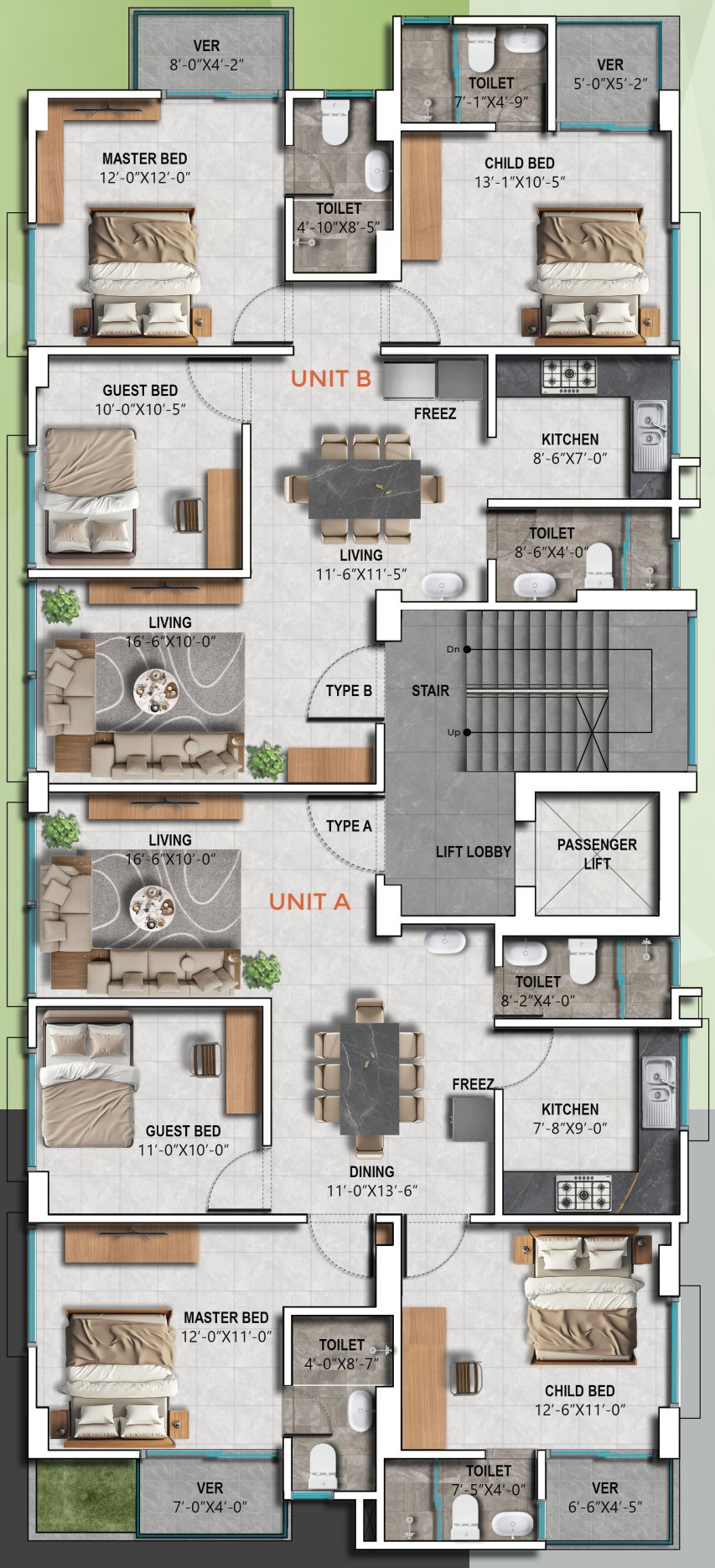


FIRST FLOOR PLAN

Unit A: **1230** sqft
Unit B: **1270** sqft

FUNCTIONS:

01. Stair
02. Lift Lobby
03. Passenger Lift
04. Commercial Space
05. Kitchen
06. Toilet
07. Garden



FUNCTIONS:

1. Stair
2. Lift Lobby
3. Passenger Lift
4. Living
5. Dining
6. Guest Bed
7. Common Toilet
8. Kitchen
9. Master Bed
10. Master Toilet
11. Child Bed
12. Child Toilet
13. Attached Balcony

2nd to 9th FLOOR PLAN

Unit A: **1230** sqft
Unit B: **1270** sqft



ROOF PLAN

Area : **753** sqft

FUNCTIONS:

01. Stair
02. lift machine room
03. Community room
04. toilet & pantry
05. Garden & Sitting





PERSPECTIVE VIEW



FEATURES & AMENITIES

1. Ground floor Parking with 8 cars
2. Roof Top Garden And Sitting
3. Green with verandah
4. Generator
5. Fire protection equipment
6. Shower enclosure in master toilet
7. water reservoir

FEATURES & AMENITIES

Building Entrance:

- Heavily secured entrance gate with decorative lamps and acrylic logo of the complex.

Architectural Features:

- Simple disciplined, straight forward planning, abundant natural air & light facilities, cross ventilation.
- Typical Floor will be designed according the plan approved by Rajuk.

Structural Features:

- R.C.C moment resisting frame(MRF) with heavy R.C.C footings.
- Interior & exterior partition wall will be made of 1st class bricks.
- Portland cement will be used in all R.C.C member.(Fresh Cement/ Lafarge Holcim Bangladesh Ltd./ Crown Cement/ Shah Cement/ Aman Cement)
- De-formed mild steel round bar 500W KSRM/ AKS/ CSRM/ SCRM / ZSRM / BSI /RSM.
- Structure adequately capable of with standing earth quakes of 8 on Richter scale and wind pressure up to 210km/hr.
- Total foundation and super structure design and supervision by experienced professional engineers.
- Structural design parameters are based on American Concrete Institute(ACI), American Standard Institute of Testing Materials(ASTM) and Bangladesh National Building code(BNBC).
- Structural Works of Foundation. Grade Beam,Column & Beams will be of Stone Chips and other Structural Works will be of Brick Chips. Other materials are of good standard and screened for quality including laboratory testing

Reception & Lobby:

- Main lobby, Reception area and Guard room with concierge desk with personal mail box.
- Elaborate intercom system to connect with each flat to the concierge desk.
- Drivers waiting room with toilet and caretaker rest room.

General Features:

- Provision for CCTV camera to ensure Apartment security.
- Stand by generator for operating in case of power failure.
- Secured and covered car parking space.
- Strategically located fire extinguisher.
- Main water line connection from WASA with common meter.
- Electricity supply 220/440 volt from PDB/DESCO source with seperate maincable and LT panel/ Distribution board

Generator:

- One stand by Generator reputed international manufactures company made of chaina (Cummins /Recardo).
- Generator backup will be provided for the lifts, common staircases, ground floor, Roof Top Hall Room lighting & fans, and in each flat (05) Fans & 05 (Five) light points.

Water Reservoir:

- Under ground water tank and over head water tank for drinking water from WASA supply with water lifting pumps shall be provided.
- Water Pump: Pedrollo.
- A reserve water pump for emergency needs.
- GI, UPVC, CPVC pipes.

Lift:

- Standard one lift(LARSSON / MINISTAR FUJI (Made by China Shanghai) with 8 person capacity.
- Adequate light & safety.
- Fast & Reliable service to residents on all floors.
- Emergency power connection with standby generator.

Utility Facility:

- Concealed gas, water, electric, TV & Intercom/Phone line.
- Intercom, land phone and dish antenna line will be provided in the living room and master bed room.
- Each flat has a seperate electric meter.

Electrical Features:

- Seperate electric meter for every flat
- All wiring with Local standard cables (BRB)
- All switch & sockets will be (China) imported quality.
- Provision with power points for AC in master bed, child bed & Drawing room.
- Circuit breaker: ABB/MEM/ Equivalent.
- Provision for Dish (TV) point, 1 telephone point & 1 intercom line in each flat.
- Provision for power point for oven in kitchen.
- Provision of earthing every power point & lightening arrester for the building.
- Provision for 3 lights, 1 multi pin socket & 1 fan point in each room.
- Provision for Wifi internet line.
- Provision for Hot & Cold water line & electric geyser in master bath & child bath.
- Provision for 1 washing machine line.

Doors:

- Main door frame will be Ctg. Segun/ Imported solid wood Shutter door with handle lock, check viewer door chain & flat number.
- All internal door frame shutter will be Teak Chamble veneer flush door excepts bathrooms.
- All door frame will be made Shill koroi wood except main entrance and bathrooms.
- All bathroom door in best quality P.V.C. (RFL/ Lira/ Bangal/ National Polymar)

Windows:

- Sliding aluminium 4" window with best quality 5mm thickness Bangladeshi (As per Architecture Design).
- High bottom section for rain water protection.
- Standard safety 1/2"(12mm square grills in all windows with enamel paint.

Kitchen Features:

- Best quality local (RAK/STAR / Equivalent) tiles (12"x24") will be provided in walls up to 7' height from floor.
- Best quality local 12"x12"(RAK/STAR / Equivalent) tiles will be provided in floor.
- Double burner gas outlet.
- Stainless steel counter top sink.
- Provision for exhaust fan.
- Concrete shelves will be made at 2'-6" & 7' height from the floor.
- Dish wash provision in kitchen.
- 2'-6" high working shelves top will be 24"x24" mirror polish tiles (RAK/ STAR/ Equivalent)

Bathroom Features:

- All water line will be concealed.
- Provision for hot and cold water line & electric geyser point at Master & Child bathroom.
- Best quality local 12"x24" glazed ceramic tiles will be provided in wall & homo geneous 12"x12" in floor. (RAK/ Equivalent)
- All commodes, basin will be of (RAK/ Equivalent)
- Master and child bathroom commodes & other bathrooms W.C.
- Bathroom door frame & shutter will be best quality P.V.C. door.(RFL/ Lira/ Bangal/ National Polymar)
- Sanitary fittings will be best quality local (Sattar/Nazma/Sharif)
- Mirror in all bathrooms.

Floor Tiles:

- Best quality of local mirror polish tiles 24"x24" (RAK/STAR/Equivalent) will be provided in floors.

Painting & Polishing:

- Plastic paint on internal wall & ceiling external wall will be weather coat (Berger).
- All grills & railing will be painted with matching enamel paint.
- French polished door frame & shutters.

Railing:

- Stair railing: All material S.S as per architecture design & Ver, MS box or pipe.

Roof Top Facility:

- Protective parapet wall in 4'-0" height & 5" thickness.
- Open corner with garden seats.
- Seperate area with cloth lines for drying.
- Separate area for community Hall Room & Socity Office Room with attached toilet.

TERMS AND CONDITION

RESERVATION:

Application for booking of apartments shall be made in the prescribed application from duly signed by the application with down payment. The company has the right to accept or reject any application.

Allotment:

After receiving the application, the applicant will be requested to confirm the booking by making the down payment with in a specific period. Allotment is made generally 1st serve basis. Tax and any other govt. taxes.

Allotment transfer:

Until full payment of all installments is made & possession obtained, the buyer shall not transfer or sell the unit allotted to him/her to a third party.

Mode of payment:

All payment shall be made by cross coequal, bank draft or pay orderto “PROMOTE BUILDERS LTD”. Against which respective receipts will be issued. The company shall not take responsibility for any cash payment made without proper receipt.

Schedule of payment:

The buyer must stricktly adhere to the installment schedule to ensure timely completion of the construction work. Delay in payments beyond the due date shall make the allotted liable to pay a charge of 10% per month on the amount of payment delayed.

Cancellation of allotment:

Non-payment of installment, beyond two monts of the schedule date thecompany shall have the right to cancel the allotment. In such an event the amount deposited with the company will be refunded after deducting 3% of that flat value only after resale of the apartment of the question.

Documentation charges:

The buyer shall bear all costs relating to transfer, registration, vat, gout, tax and any other govt. taxes.

Incidental costs:

Connection fees, security deposit & incidental expenses/charges relating to gas, water sewerage, power connection are not included in the price of the apartment, the buyers shall reimburse all the expenses incurred by the company on these when requested for.

Refund:

For any reason beyond the control of the company, acts of govt. or otherwise, the company if compelled to abandon the project, the buyer shall be refunded with all deposited money, in such situations the buyer will not be entitled to claim any kind of compensation or interest on the money deposited.

Handover:

The possession of each apartment & parking space shall duly be handed over to the allotted on completion and full payment of installments & other charges and dues. Prior to this possession of the apartment will remain with the company.

Optional Features:

Various Interior designing and additional fittings and fixtures as per choice owner/allottee may be done at cost basis company.

"Note:

Until full payment is made and possession obtained, the buyer shall not do any extra work/modification work within the apartment complex on his or her own. The company has right to any minor change/modification for betterment of the project."

Promote Builders Ltd
Affordable Housing Solutions



REHAB MEMBER

RAJUK ENLISTED

CANTONMENT BOARD ENLISTED

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