

DORIC Jābāt-E-Noor

Exclusive Apartment at Adabor



DORIC *design & developments ltd.*

Introduction

PROJECT NAME

DORIC jābāl-E-Nōor

PROJECT ADDRESS

2/1 Mehidibag, Dhaka Housing, Adabor, Dhaka

NATURE

Residential

STORIED

Ground + 9 Living Floor

LAND AREA

6 Katha (More or Less)

FACING

West

NO OF APARTMENTS

27 Nos.

NO OF ELEVATOR/LIFT

1 No.

APARTMENT SIZE

Type A- 1285 Sft.

Type B- 1285 Sft.

Type C- 1480 Sft.

NO OF PARKING

12 Nos.

APARTMENT CONTAINS

03 Beds, 03 Baths (02 Attached), 02 Ver , Dining, Living, Kitchen.

COMMON FEATURES

Waiting Room, Guard Post, Caretaker Room, Generator Room, Sub-station at Ground Floor Etc.

Community Space, Cloth Drying Area and Machine Room at Roof-top.

Location Map

DORIC
jābāl-E-Nōor

2/1 Mehidibag, Dhaka Housing
Adabor, Dhaka



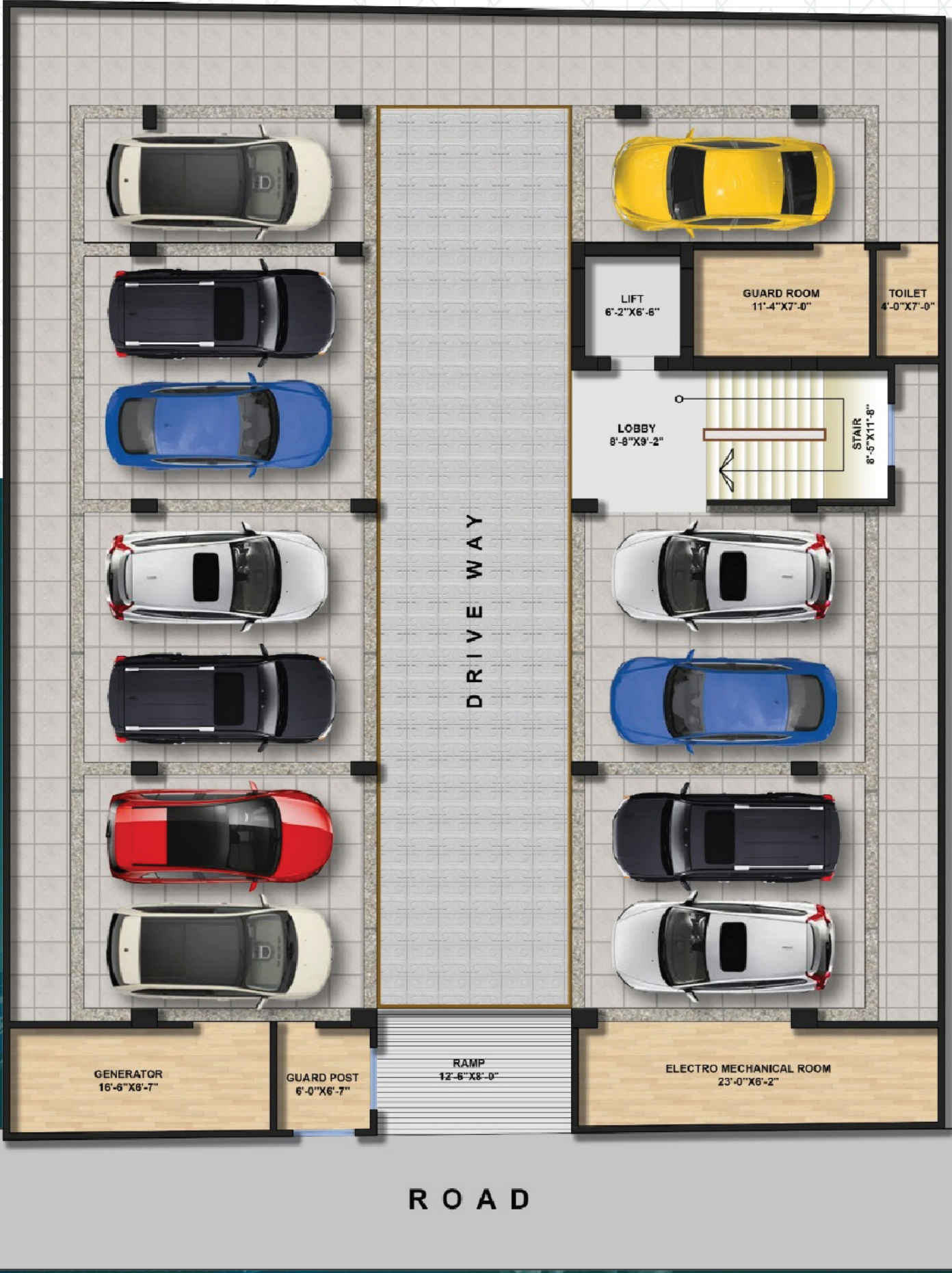




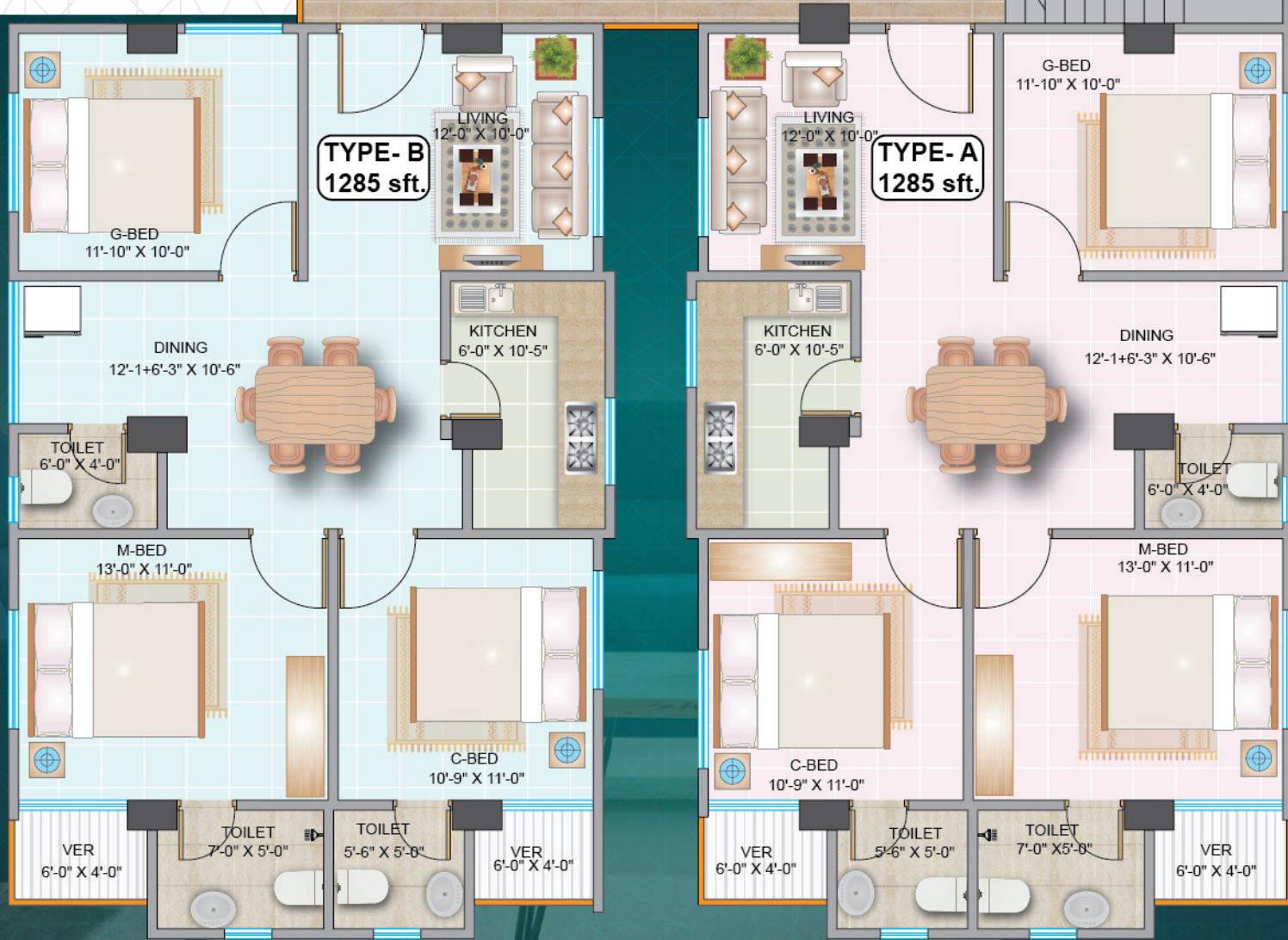




Ground Floor Plan



Typical Floor Plan

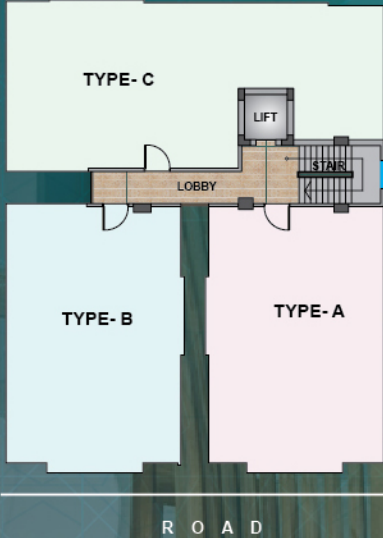


R O A D



Typical Floor Plan

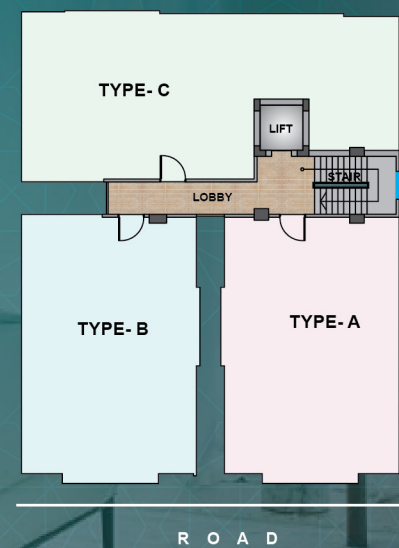
Type A- 1285 sft



KEY PLAN

Typical Floor Plan

Type B- 1285 sft

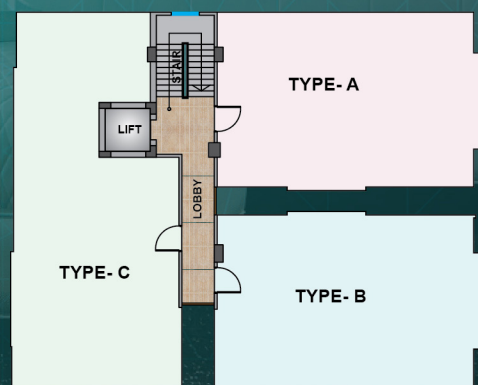


Typical Floor Plan

Type C- 1480 sft



KEY PLAN



Features and Amenities

STRUCTURAL AND GENERAL ENGINEERING FEATURES :

Project will be planned and designed by professional Architects and structural design Engineers.

For All Utility Connections and disposals (sewerage, solid waste, rainwater etc.) will be standard (British/American/BNBC) building codes of practices will be followed.

Structural design parameters will be based on American concrete Institute (ACI) and American Standards of Testing Materials (ASTM) and BNBC codes.

Sub-soil investigation and soil composition bearing capacity will be analyzed by a reputed organization and reputed laboratory.

Building will comprise of reinforced cement concrete (R.C.C) Foundation, Column, Beam and slab considering earthquake and wind effect with modern design concept as per BNBC code of practices applicable for Dhaka, Bangladesh. Stone chips shall used in R.C.C for footing, Beams, columns grade beams.

Comprehensive checking and testing of all still reinforcement and R.C.C will conducted by professional design and supervising engineers and at reputed laboratory.

All structural materials including steel (400 w or 500 w Deformed steel bar (12 mm-25 mm) manufactured by RAHIM/AKS/GPH/BSRM/SAS in column, grade beam, floor beam, footing, foundation and in slab etc. cement (Lafarge Cement/Aman Cement /King Brand/Seven Ring Cement etc.). Solid bricks (1st Class) shall be manufactured by reputed manufacturers, Brick chips, Stone chips, Sylhet sand, etc. will be of highest available quality.

Concrete Works attaining including strength of min.3500 psi to 4000 psi (cylinder test) at 28 days will be used depending on design and concrete mix ratio, and water/cement ratio as per BNBC codes.

SUPERVISION:

Direct supervision at every stage of construction will be conducted by experienced Engineers to ensure highest quality of workmanship.

One or more Diploma-in-civil Engineer (s) will be engaged for full time supervision. One or more B. Sc-in-Civil Engineer (s) will be deployed for Top supervision.

COMMON FACILITIES OF THE APARTMENT COMPLEX :

BUILDING MAIN ENTRANCE, RECEPTION AND PARKING :

Boundary wall and Secured decorative main Entrance Gate with lamp as per the Architectural Design of the Building.

Total layout thoughtfully arranged to maximize advantage especially regarding daylight from all directions and cross ventilation.

Main Reception Area secured premises with marbled concierge desk.

Reserved car parking for limited cars, day rooms for driver with toilet, Care taker room, Generator and Sub-station room etc.

Attractive Apartment logos.

Comfortable internal driveway.

Security Guard post and Guard room.

Reception desk with intercom set.

Tiles floor in reception area.

Provision shall be made for Intercom connection to each apartment with reception area.

Heavy Security Grill covered with car parking Area.



LIFT, LOBBIES, STAIRCASE AND ROOF TOP :

01 (one) No. of Superior Quality Lift (08 Passengers capacity) Connected to the standby Generator with good lighting, cabin having adequate alarm and escape provision in case of emergency.

Spacious lobby in each floor and ceiling surface LED light in every lobby.

Good quality Floor tiles in all lobbies and stair cases with proper lighting.

Parapet wall of adequate light in roof top.

Clothe Stand for clothe drying area. Children Play Area. Gardening Area.

Prayer space/ community space, Fresh room (Toilet) and ablution place.

UTILITY CONNECTIONS :

Water line connection from Dhaka WASA with underground reservoir connected.

Individual electric meter for each apartment supplied from DESCO/DPDC/DESA.

Individual Double Burner Gas connection from TITAS Gas (Subject to Government approval)/ or Reticulation system cylinder gas

220 Volt power connections by single phase meter from Project sub-station.

OTHER INCLUSIONS:

Treatment in rooftop to protect from overheating.

Parapet will up to 3 feel height in rooftop.

Standby Generator for operating lift , water pump, lighting in the common spaces, stair & lobby and 5(five) light & Two(2) Fan points in each apartments (expect Air-condition) in case of power failure.

Lightening arrester on the roof.

Fire fighting system with fire Extinguisher.

Good quality centrifugal water pump. (GAZI/RFL)

Emergency Electricity supply through Generators in Five(5) lights & two(2) fan point each apartment.

Features and Amenities

APARTMENT FEATURES:

DOORS:

Seasoned Solid Decorative Imported/local Man Entrance Door Shutter with Impressive Door lock, Door chain, Check viewer, 100mm SS Hinges, Calling Bell switch, Decorative Apartment Number Plate. etc.

Seasoned Solid Main Door Frame will be Mehogany /Imported (Size : 150mm X 62.5mm X 2100mm) good quality.

Seasoned Solid Internal Door Frame will be Mehaguni/Imported (Size : 150mm X 62.5mm X 2100mm) good quality.

Mortise lock will be used in internal door, SS Tower bolt, SS Hinges, Door Stopper, etc.

Veneered Flush door Shutters with French Polish in internal rooms, Kitchen and Verandah door shutter will be laminated and water proof . Door Shutter Made by Partex/ Amber.

Best quality PVC Toilet Doors Frame and Shutter Made by Npoly/RFL/Partex/United plastic/equivalent Brand.

All veranda Door frame will be solid Mehaguni/ Imported (Size : 150 mm X 62.5 mm X 2100 mm) good quality.

WINDOWS:

Aluminum sliding windows (1.20 mm aluminum Section), 5 mm Thick clear glass with mohair lining, rain water barrier and provision for mosquito net.

Safety Grills (10 mm Square bar) in all windows & veranda grill with matching Enamel paint color choice by Architect.

WALLS (EXTARNAL AND PARTITION) :

All External and Internal wall will be 125 mm Thick First class bricks.

All External and Internal wall surfaces will be smooth finished plaster.

All interior vertical walls shall be finished with colored plastic paint and ceiling shall be white distemper.

External surface shall be given weather proof (weather coat/Master coat/Outer coat, etc.) paint company Standard, Colored shall be selected by Architect.

FLOOR TILES:

Homogenous Floor Tiles will be in all rooms and verandahs (Size : 600 mm X 600 mm) Tiles shall be Doric design & developments (DDDL) standard (Sheltech/Great wall/X-monalisa/Star ceramics / similar local brand.)



TOILET FEATURES :

Glazed Ceramics wall tiles will be given all bath room wall up to false ceiling (Size : 400 mm X 250 mm) without border and decor and matching non slip floor tiles in all bath room (Size : 300 mm × 300 mm) floor. Tiles shall be Company (DDDL) standard (RAK/Great wall/X-monalisa/Star ceramics / similar) Local brand.

Combi- closet (commode with lowdown and pedestal basin) in master bath, child bath (without marble shade) and common bathroom, servant bathroom will be oriental pan. Combi- closet and pan shall be Company standard (RAK-Karla /Great wall/Star ceramics/similar) Local brand.

Good quality bathroom fittings i.e. Towel rail, Soap chose, Paper holder, glass self, Mirror, push shower etc. in all bathroom. All fittings shall be local made Company (DDDL) standard.

Good quality bathroom CP fittings i.e. bib cock, piller cock, basin mixture, sink mixture, selling shower, etc. All fittings (Royal Metal/Satter/Sharif/GLORIA/equivalent) shall be local made Company (DDDL) standard.

Hot & Cold water provision in master bath and in second bath. Good quality PPR pipe will be used in conceal piping . Storage space over toilet (R.C.C false ceiling)



KITCHEN :

Glazed Ceramics wall tiles will be given up to 2100 mm height (Size : 400 mm X 250 mm) without border and decor and matching non slip floor tiles (Size : 300 mm × 300 mm) on floor. Tiles shall be Company (DDDL) standard (RAK/Great wall/ Sheltech/ similar) Local brand.

Double burner gas outlet over concrete platform and top finished with Homogenous (Size : 600 mm X 600 mm) floor Tiles.

Hot and Cold water provision in kitchen. Kitchen hood provision in kitchen work top.

Imported single bowl with tray stainless steel (size ; 500 mm X 1000 mm) sink.

Exhaust Fan at suitable location.

ELECTRICAL FEATURES:

440/220V power supply from DESCO source with separate main cable and LT panel/ distribution Board.

All the rooms i.e. bed rooms, living room, Dining space, living room, Kitchen, Toilet and verandahs must have sufficient light, fan and power point.

All electrical lines/ wiring will be concealed best quality pvc pipe.

Electrical distribution with trip MCB & MCCB (minimum 20 amp) etc. be located in a safe and easily approachable place in side the apartment.

Well designed earthing system will be provided for building and generator.

MK Type switches and sockets (Energypac EG / Energy super/ Equivalent.) etc.

Separate Electric distribution box for each apartment.

Provision for Air-conditioner in master bed , child bed and living room.

Electric cable (B.R.B/BBS/Citizen/similar.)

Telephone socket in master bed..

Verandahs with suitable light point.

Concealed intercom line. Concealed satellite TV cable in the living and master bathroom.

Concealed Internet connection suitable place.

Terms and Conditions

RESERVATION:

Application for reservation of Apartment in “**Jabal-E-Noor**” shall be made on the prescribed application from duly signed by the applicant with booking money. Allotment will be made on first come first serve basis. The company reserves the right to accept or reject any application without assigning any reason there to.

ALLOTMENT:

After receipt of the application and booking money, Doric Design & Development Ltd(DDDL), will issue an allotment letter and payment schedule. The applicant/allotter shall then start making payments as per the schedule of payment.

PAYMENT:

All payment of booking money , installments, additional works and other charge shall be made by cross cheque, Bank draft or pay order in favor of Doric Design & Developments Ltd.(DDDL)with proper receipts will be issued.

Foreigners and Bangladesh residing abroad may make Payment in foreign exchange by TT or DD as per exchange rate issued by Bangladesh Bank as on the date of application and subsequently on the dates of installments paid.

SCHEDULE OF PAYMENT:

That the must strictly adhere to the schedule of payments indicated in this allotment agreement . Delay in Payments beyond the schedule date will make the allottee liable to pay a delay charge of 3% per month on the amount of payment delayed. If the Payment is delayed beyond 90 days, the company shall have the right to cancel the allotment. In such an event the amount paid by the allottee will be refunded after deducting 4% of the total price only after resale of the Apartment.

LOAN:

Should the allottee desire a Housing loan, the company will extend all possible help to secure the loan.

DOCUMENTATION VAT & OTHER CHARGES:

The allottee will pay stamp duties , VAT (as applicable) , registration fee Gain Tax , Share Transfer fee, documentation charges and other miscellaneous expenses likely to be incurred in connection with the deed of Agreement , Allotment , Registration and Transfer etc. only the actual sums shall be changed .

INCIDENT COST:

Connection fees , Security deposit and incidental expenses / charge relating to gas , water , sewerage, power connections are not included in the price of the Apartment. The buyers shall reimburse all the expenses incurred by the company on these accounts to the company proportionate to their shares.

HAND OVER :

The Possession of each Apartment and parking space shall be handed over to the allottee on full payment of installments and other charges and dues. Prior to this , the possession of Apartment will rest with the company.

DESIGN CHANGE :

After taking over Apartment or the project, the allottee (S) must consult Doric Design & Developments Ltd(DDDL) prior to undertaking any structural or layout change within the building complex. Failure to do so will be at the sole risk of the allottee(S).Doric Design & Development (DDDL)will have the right to make any change in internal design or external elevation for the betterment of the project during construction period.

ALLOTMENT TRANSFER :

Until full payment of all installment and other charge , the buyer shall not have the right to transfer the allotment to a third party without the consent of the company. Booking money and installment are based on proposed plan and its execution. It will be final at the time of handing over and less/Extras to be settled at he time handing over.



DORIC Jabl-E-Rehmat



DORIC Shafinoor



DORIC Sylvenia



DORIC Palacio De Rowshan

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