



53/3 (1st Floor), Nawab Salimullah Road
Chasara, Narayanganj
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Consultant: Eco-Structure (Pvt.) Ltd.
Architect: Zamal Uddin Shaikh, MIAB
Structural Engineer: S.M. Towhidul Alam, MIEB

Design & Printing : ISOVISTS @ 01912149766



HDL - **Kazi Bari**
Plot - 61, Road - Vasasainek A K M Samsujjoha
Chasara, Narayanganj

about *the project*

Kazi Bari a nine storied luxurious 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.

Kazi Bari is not only choice of residence but also for your prestigious address.

Kazi Bari

Plot # 61, Road # vasasainek A K M Samsujjoha, chasara, narayanganj.

location *map*



terms & condition

Booking Money

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

Documentation Cost

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

Utility Fee

Connection charges/fee, security deposits and other incidental charges/expenses relating to gas, water, sewerage and electric connection etc are not included apartment cost. The buyer will also make these payment amount TK. 150,000 (one lac fifty thousand) per unit.

Companies Right

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

Possessions

After three month 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.

Tentative Completion Time – October 2015.



annexure

Features and Amenities:

Bathroom features

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

- Commode
- Basin
- Towel rail
- Toilet paper holder in all bathrooms

- Best quality standard size mirror.
- Enamel Paint on the ceiling to prevent dirt and dampness arising from moisture.

Kitchen Features

- Attractively designed platform with tiles worktop.
- Shelf at 3 feet heights from floor area.
- Suitably located double burner gas outlet.
- One high polished stainless counter top steel sink.

Electric Features

- One intercom connection with guard post from each apartment.
- Suitable located electrical distribution board with control devices for each apartment.
- Two superior quality lift (6 people) connected to the stand by generator.
- Standard generator/ required capacity for operation the lifts, water pumps, lighting in common areas and at least 2 light and 1 fan points in each apartment in case of power failure.
- All cables Paradise/B.R.B./ Singer cables or equivalent to be used in concealed wiring.
- Best quality switches, sockets, circuit breaker, TV & Telephone jacks etc. to be used.
- Air conditioning points in master bed.
- All apartments will have separate electrical meters.
- All power outlet with earthing connection.

Gas

- All apartments will have separate gas connections with separate gas meters.
- All gas line is concealed.
- As per approved design (plumbing) of Titas Gas Co.†
- All internal gas line as per approved Titas gas materials.

Painting

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

Utility Lines (Water & Sewerage)

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

Optional Features

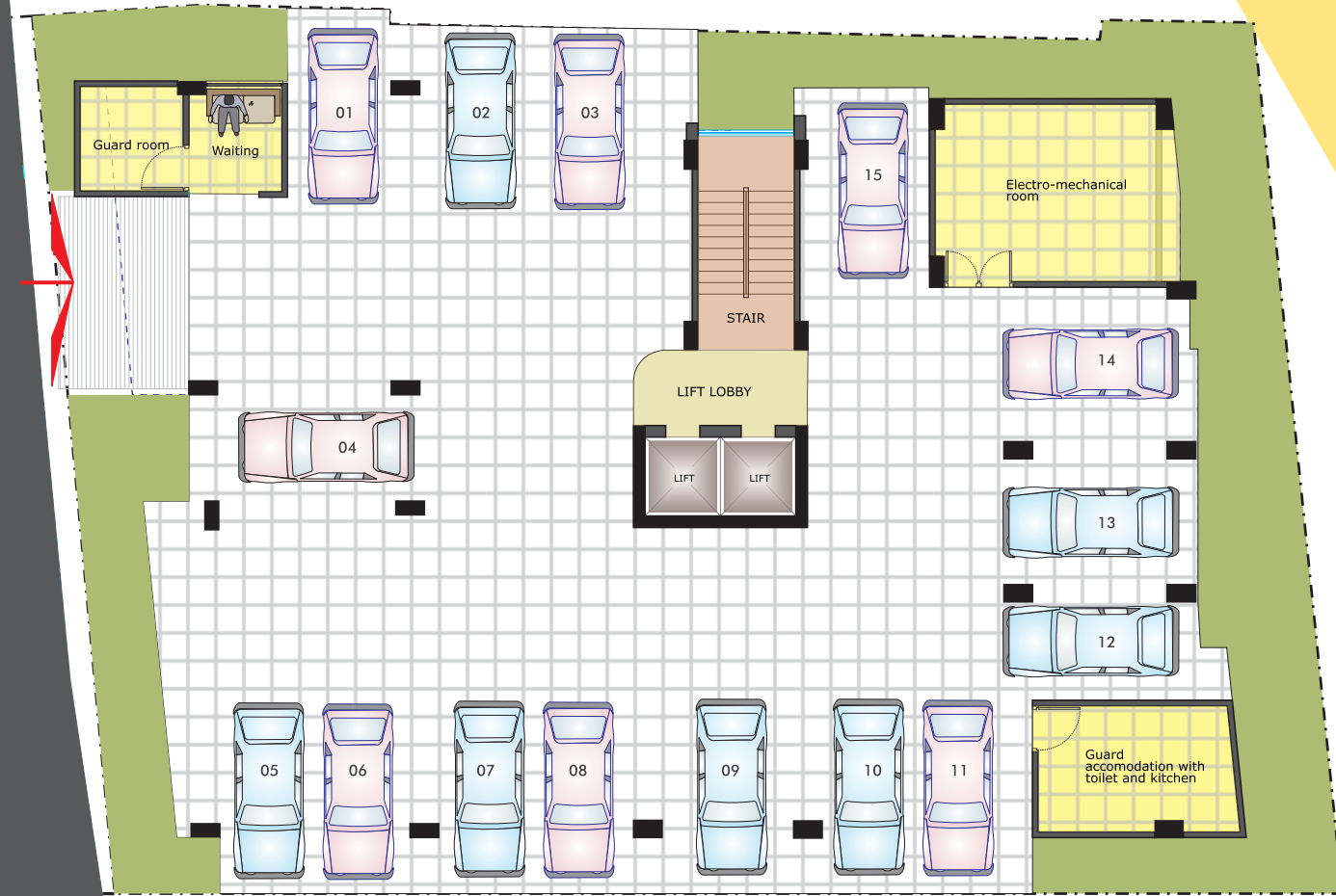
- Additional fittings and fixtures, alteration of major configuring design other then prescribed by the developer as per choice of allotted may be done at the cost of the client after approval of the company.



HDL *Kazi Bari*

plan of *Ground Floor*

21 FEET WIDE ROAD



GROUND FLOOR PLAN

annexure

Structural Features:

- All structures will be designed by the reputed professional Engineers of Bangladesh on the basis of (BNBC) and (ASTM) Codes.
- The Building structures will be designed to withstand earth quake tremor up to 7.5 on Richter scale & wind velocity up to 250 km / hour.
- Building foundation on R.C.C. mat / situ pile / footing as the case may be on the basis of soil report.
- The Building was a R.C.C framed structure building with 9/12-storied foundation.
- The drawing would have been approved by NCC.

Building Entrance:

- There will be spacious entrance to the building matching with the perspective view:
- Secured decorative M.S Front gate with lamp.
- Security provision through 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 DESCO 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/ GPH-Ispat 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 laboratory test.

Features and Amenities:

Floor & Walls

- In floor (RAK\Mir\Sun power or equivalent) non-skid homogeneous tiles will be provided in all rooms and other spaces.
- Bathroom & Kitchen will be provided with tiles (RAK\Mir\Sun power or equivalent) floor & wall up to seven feet height.
- Lobby will be provided with tiles (RAK\Mir\Sun power or equivalent)
- 6" Brick work all the outer periphery of the building and plastered.
- 5" Brick work for all internal walls.
- 6" walls separating apartments.
- R.C.C. parapet wall and railing.

Doors

Main door:

- Imported 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 wooden door.

Door frame & flash:

Front door frame 6" 2.5" of Teak Chamblee/ mayhgoni & internal door frame also of 6"2.5" of, flash with Chapalish / Gamari.

Bathroom:

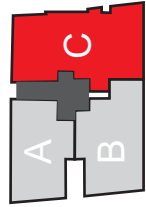
Good quality local brand plastic door with plastic doorframe.

Windows:

- Sliding windows with 5 mm 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 paint in all windows and verandahs except front verandahs.

Project at a glance:

- **Nine storied residential building.**
- **Total number of units - 24.**
- **Double lift with generator facilities.**
- **24 hours generator facilities.**



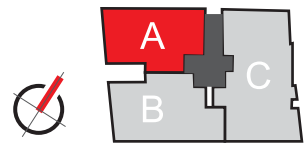
internal 3d view of *unit' C*
1842 SFT



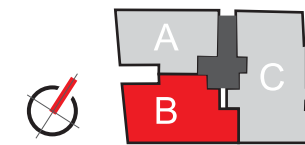
plan of *typical floor*



TYPICAL FLOOR PLAN



internal 3d view of *unit' A*
1171 SFT



internal 3d view of *unit' B*
1452 SFT

