



CONCRETE DEVELOPERS LTD.
Committed to Just Time & Quality

Concrete Begum

Plot # 51, Road # 18, Sector # 03, Uttara, Dhaka-1230.

INTRODUCTION

It is a great deal of pleasure to introduce our new project, **CONCRETE BEGUM** at Plot #51, Road # 18, Sector # 03, Uttara, Dhaka - 1230. One of the most calm & quite residential area for peaceful living.

While designing architect put the best effort on maximinon of functional aspects as well as the aesthetics of the project, creating necessary comfort-able space. The apartments in this complex are expression of contemporary architecture, equipped with modern, stylish, elegant fittings and fixture.

CONCRETE BEGUM is a Residential Complex featuring all the modern facilities and amenities which you would demand of a home suited to your modern lifestyle. Our attention to detail is obvious in the architecture with contemporary design flair incorporating all the functionality of each individual surrounding and proximity to civic center all together creates a uniquesite of C type that one would love to live in.



PROJECT INFORMATION

PROJECT NAME:
Concrete Begum

PROJECT ADDRESS:
Plot #51, Road # 18. Sector #03. Uttara, Dhaka-1230.

NATURE:
Residential.

STORIED:
Ground + 9 Living Floor.

LAND AREA:
5.00 Katha.

FACING:
East.

NO OF APARTMENTS:
9 Nos.

NO OF ELEVATOR/LIFT:
1 No.

NO OF CAR PARKING:
10 Nos.

APARTMENT SIZE:

Type A = 2600 Sft.

APARTMENT CONTAINS:

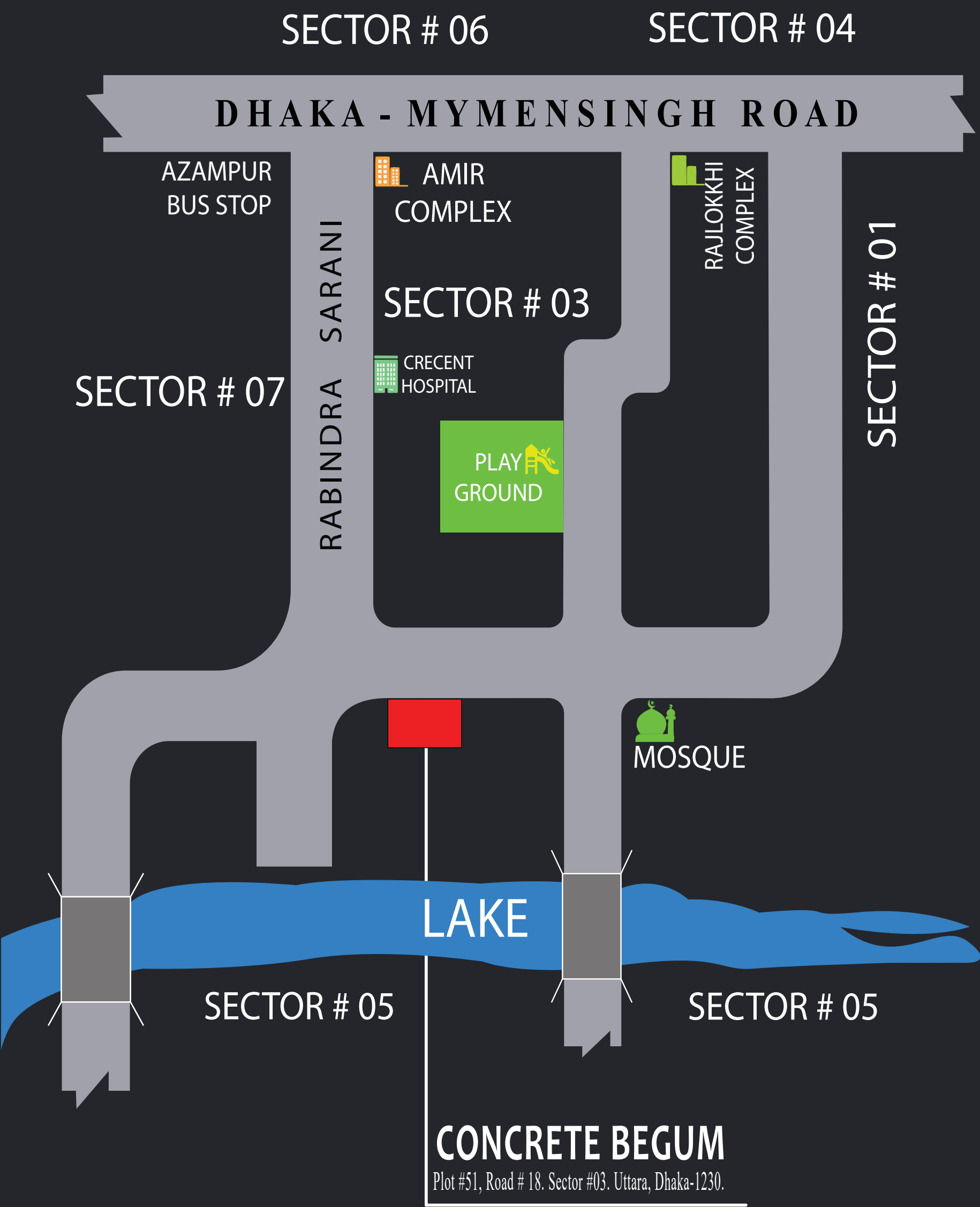
Type A:
04 Beds, 04 Baths (03 Attached and 01 Common), 03 Ver., Living, Dining, Family living, Kitchen with ver. & S.Toilet.

COMMON FEATURES:
Reception, Guard Post, Caretaker room, Generator Room, sub-station room at Ground Aoor.

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



LOCATION MAP



GROUND FLOOR PLAN



PERSPECTIVE VIEW OF CONCRETE BEGUM



1ST To 9TH FLOOR PLAN

2600 SFT.



Axonometric View





CONCRETE BEGUM



Roof Top Plan



FEATURES & AMENITIES

Building Entrance:

Secured, decorative & stylish main gate made of a combination of M.S. & others materials depend upon Architectural design & perspective view of building.
Stylish & decorative logo (**CONCRETE BEGUM**) with an attractive background and decorative address plate, To-Let plate at a suitable location in front of the project
Attractive & captivating planter with adequate lighting in front of the building.
Guard post at a suitable place at the entrance of the building.
Corrimal are designed to highlight the landscaping and the vertical architectural features of elements of the Building
Intercom connection with each apartment from the guard post.
The focus will be on energy-saving lights inside the building wherever possible

Car Parking & Driveway:

Comfortable & functional driveway with full pavement tiles.
Protective metal column guard & security grill with fiber sheet over boundary wall.
Reserve car parking with proper marking & car parking number plate.
Striking & decorative false ceiling with adequate lighting at parking & driveway area.

RECEPTION:

Impressive & workable Reception Table & Chair as per Architectural Design
Homogenous Tiles in the floor reception area (24X24).
Decorative ceilings with lights as required will be used to enhance the grandeur of the lobby.
Visitor seating facilities in the reception area.
Intercom connection with each apartment from reception.
Notice board at a suitable location.

Stair & Lobby:

Mirror polish /Rustic tiles on the ground floor to top floor lift wall.
Marbel at stair from Ground Poor to 1st floor and Homogenous tiles at the star from 2nd floor to the rooftop.
SS handrail with stair railing through the staircase & designed king post at ground floor.

Lift:

- One (01) superior Eight (8) person capacity lift.
- Brand: Sigma/Equivalent.
- Lift will be with
 - A) WWF
 - B) Inverter
 - C) Adequate lighting, Photocell sensor & Emergency alarm.
 - D) Well-finished door, cabin, and mirrors on the wall.
 - E) Capacity to serve residents of every floor.
 - F) Hatch the door of the lift to be SS mirror etching finish on every floor.

Generator:

One canopied, soundless & sufficient capacity generator for uninterrupted power supply (Parkins/ Cammins) to cover the common facilities (left, water pump & common space light) and one (01) light and one (01) fan point in each bedroom, one (01) light point in living, dining, kitchen & each toilet.

SUB-STATION:

A Substation (Brand: Energypac) will be arranged on the ground floor.
Sub Station Equipments-
Transformer - rating as per equipment
HT Switch Gear (LBS), if required
Power Factor Improvement (PFI) Plant
Drop Out Fuse (DOF),
Lightening Arrestor (LA)
Heat Sink.

Water Reservoir & Water Pump:

Sufficient capacity, leak proof & hygienic R.C.C. under-ground water reservoir (UGWR) & overhead water tank (OHWT).
Sufficient capacity for two (02) unit (01 standby) water pumps (Pedrollo).

Intercom:

Intercom system connected to each apartment from reception (Panasonic/ Equivalent).
Master set with PABX system at reception & wall mounted handset at suitable location in each apartment.

Cable TV:

Cable TV provision with multi channel capacity from connection cable operator in living room by high quality dish/TV socket & cable.
Individual dish junction box provision at ground floor for smooth & clear picture.

Telephone:

Telephone line provision in the living room and master bedroom by high-quality telephone socket and cable.

Internet:

Provision for one Internet line in each apartment at a suitable location.

Ground Floor Facilities:

Termite protection all through the ground floor & surrounding the boundary.
Guard room, caretaker room with toilet & kitchen, drivers waiting area with seating facilities at a suitable location at ground floor depends on the availability of space.
Car washing facilities near the parking area.
Guest waiting room (depends on the availability of space).

Roof Top:

Aesthetic & durable finished rooftop with pavement tiles with three-inch layer, roof treatment by special type CC casting with a chemical to make the roof waterproof & decreasing heat.
Entrancing planter & seating space at a suitable location on the rooftop.
Landscaping for aesthetic purposes.
Protective parapet wall & adequate lighting facilities.
The child play area and Cloth drying area are provided at a suitable location.
A rooftop community with CI Sheet roof for family occasions.



FEATURES & AMENITIES

Main Door:

Imported decorative door shutter with-

- Imported handle lock
- Door chain
- Eye viewer
- Apartment number plate

Main door frame are (Section: 10.75"x2.25") made of Teak Chamble/ Equivalent.

All Internal door frames are (Section: 5.75"x2.25") made of Mahogany/Equivalent.

All bathrooms' door frames are made of Sheel Kokroi/ Alibaba/ Mahogany/ Equivalent wood and section will be Assured standard.

All internal door shutters will be teak Chamble veneer flash doors.

All bathroom door shutters will be PVC laminated.

All door frame and shutter will be finished with high-quality french polish.

Window:

Company standard MS square bar grill at every window.

4-Inch silver color aluminum section (ALTEC/BTA / FU-WANG / Equivalent) with 5 mm clear glass and mosquito net provision.

Provision of water-proofing barrier at the bottom and two sides made of cement mortar.

Proper use of mohair and rubber to make the shutter air that. All window shutters should be sliding as per Architectural design.

Walls:

Good quality 1st class machine made gas burn auto brick forand external wall.

Smooth plaster finished with paint.

Exterior walls should be provided 5 inches 10 inches subject to architectural design.

Internal wall 5 inches thick.

Chemicals will be used to protect the wall from dampness and salt.

Water barrier at the window seal and drip course at the sunshade will be provided to protect rainwater.

Floor & Verandah:

32x32 inch Mirror polish (China) tiles in general floor and verandah.

4-inch skirting will be provided.

Electrical:

Concealed electrical wiring by using high-quality PVC pipe all over the building.

Individual circuit as per electrical design. Standard SDB (Havels/Equivalent).

Air condition provision Master bed & Child bedroom and 3rd bedroom with well drainage system and outdoor unit placing system.

One two-pin all bed, dining and drawing and one three-pin at each bed, Living, F. Living, Dining, and kitchen.

One refrigerator point at dining space (as per design). Washing machine point, at a suitable location (as per space accommodation and design).

All electric outlets will be connected to the earth.

All electrical cables will be BRB or BBS.

Switch socket Girau Lux/Equivalent.

All circuit breakers will be Malaysia/China.

Calling bell provision at the main entry.

Kitchen:

Impressive and comfortable granite finished worktop. 12"x24" China wall tiles in all walls up to full heights. Matching Homogenous floor tiles (12" X 12") china. Washing comer at verandah or under the sink with tiles finished and well drainage system. Double gas burner provision. Double bowl Double tray high-quality stainless steel Sink mixer Cotto Two electric points on the worktop for an electrical appliances. Exhaust fan provision at suitable location, All other's CP fittings are Cotto (Local).

Painting & Polishing:

Soft Color plastic paint on all internal walls and ceilings (Berger/Equivalent).

French Polished Doorframes and Shutters.

Exterior Wall will be weather coat paint (Berger/Equivalent).

Grill and railing - Synthetic Enamel Paint (Berger/Equivalent).

Main Gate - Spray finished with duco paint.

Column guard painted with Synthetic Enamel Paint. (Berger/Equivalent)

Bathroom:

Master bathroom:

Master bath with separate shower zone by made of tiles barrier, cabinet basin with marble worktop, and high standard commode with water closets by Cotto (Local). Hot & cold- water line provision with shower mixer with spout, basin mixer, angle stop cock, push shower, moving shower, etc. by Cotto (Local). Bathroom accessories (Soap case, towel rail & paper holder) are made of Cotto (Local). Full height (China) wall tiles (12" X 24") and matching floor tiles (12" X 12") will be provided in the master bath. One large mirror will be provided in the master bath.

Child bathroom:

Child bath with separate shower zone by made of tiles barrier, cabinet basin with marble worktop, and high standard commode with water closets by Cotto (Local). Hot & cold- water line provision with shower mixer with spout, basin mixer, angle stop cock, push shower, moving shower, etc. by Cotto (Local). Bathroom accessories (Soap case, towel rail & paper holder) are made of Cotto (Local). Full height (China) wall tiles (12" X 24") and matching floor tiles (12" X 12") will be provided in the child bath. One large mirror will be provided in the child's bath.

3rd bathroom:

3rd bath with pedestal basin and high standard commode with water closets by Cotto (Local). Hot and cold-water line provision with conceals stop cock, pillar cock, bib cock, angle stop cock, moving shower, etc. by Cotto (Local). Bathroom accessories (Basin self, Soap case, towel rail & paper holder) are made of Cotto (Local). Full height (China) wall tiles (12" X 24") and matching floor tiles (12" X 12") will be provided in the 3rd bath. One large mirror will be provided in the 3rd bath.

Common bathroom:

Common bathroom to be provided standard size pan/commode (RAK). Only cold water provision with conceal stop cock, pillar cock, bib cock, angle stop cock, moving shower by Sattar. Bathroom accessories (Soap case, towel rail, paper holder) is made of good quality local stainless steel. Full-height wall tiles (12" X 24") and matching floor tiles (12" X 12") China will be provided in the common bath. One standard mirror will be provided in the common bath.

Servent bathroom:

Servent bathroom to be provided standard size pan (RAK). Only cold water provision with conceal stop cock, pillar cock, bib cock, angle stop cock, moving shower by Sattar. Bathroom accessories (Soap case, towel rail, paper holder) is made of good quality local stainless steel. Wall tiles (12" X 20") and matching floor tiles (12" X 12") (RAK/ Equivalent) will be provided in the servent bath.



FEATURES & AMENITIES

Total Foundation and Superstructure Design and Supervision by a team of reputed and professional Structural Design Engineers.

Structural Design Parameters based on Bangladesh National Building Code (BNBC), American Concrete Institute (ACI), and American Standards of Testing Materials (ASTM) Codes.

Structural Analysis for Design utilizes the latest Methodology.

Heavy Reinforced Cement Concrete Foundation.

Systematic Structural Combination of Steel Reinforced Concrete.

Frame and Shear wall core.

Floor Slab all Reinforced Cement Concrete.

Sub-Soil Investigation and Soil Composition comprehensively analyzed.

Comprehensive Checking and Testing of all steel reinforcement by professional Design and Supervising Engineers.

All materials including Steel, Cement stone chips, Sylhet Sand and other Aggregates, etc. of the highest available standard and screened for quality.

Direct Supervision at every stage of construction by a team of experienced and qualified Civil Engineers to ensure the Highest Quality of Workmanship.

Construction Site Equipment employed Includes Vibro-hammers, Mechanical Rollers, Steel Cutting & Bending Equipment, Welding Equipment, Concrete Mixers, Concrete Vibrators, Water Pumps, Material Handling Equipment, Leveling Instruments, etc.

Systematic Testing of concrete and other completed work samples from Quality Control Laboratories.

Protection from Cyclone Winds up to prevalent speeds incorporated at structural design,

Structure designed will be flowed by Seismic zone of Bangladesh according to BNBC for Earthquake.

Utility Connections:

Gas pipeline facility for each apartment will be provided, connections will depend on the Government approval Sanction policy.

Double burner gas stove provision for each apartment.

LPG provision in case of unavailability of Government connection.

All Apartments will have an Independent Electric meter. A common WASA meter for the total complex.

Major Structural Materials:

Steel:

Deformed Bar Manufactured By RSM/AKS/KSRM/GPH/BSRM 72 grade (500w)/Equivalent.

Cement:

Manufactured by Lafarge/Akij/Seven Rings/Equivalent.

Aggregates:

Stone chips will be used for all major structure (foundation, columns, gread beams, slabs & water reservoir).

Bricks:

First Class machine made gas/coal burn auto bricks.

Sand:

- i. Coarse Sand (FM-2.5 to FM-3.00)
- ii. Fine Sand (FM-1.2 to FM-1.50)

General Amenities Of The Complex:

Electricity Supply approx 220V/440V from DESCO source with separate Main cable and HT Panel/Distribution Board.

Water Supply Connection from WASA sufficient as per Total Calculated Consumption.

Underground Water Reservoir with one Main Lifting Pumps and Standby Pump.

Sewerage System for long-term requirement.

TERMS & CONDITIONS

Reservation:

The application for allotment of an apartment in **"CONCRETE BEGUM"** should be on the prescribed application form, duly signed by the applicant along with the earnest money and other necessary documents. Allotment will be made on a "first come first serve basis". The company reserves the right to accept or reject any application without assigning any reason thereto.

Allotment:

After receipt of the application, booking money, and downpayment, **CONCRETE DEVELOPERS LTD.** will issue/execute an agreement for allotment and payment schedule. The applicant/ allottee shall continue payments as per the schedule of payment.

Allotment Transfer:

Until full payment of all installment and other charges and completion of the registration; the allottee/ purchaser shall not have the right to transfer the allotment to a third party. In case of a transfer before registration, the allottee/purchaser shall have to follow the company's rules and regulations.

Payment:

All payments of booking money, installments, additional works, and other charges should be made in favor of **CONCRETE DEVELOPERS LTD.** Foreigners and Non-Residence Bangladeshi may make payments in foreign exchange by TT or DD as per the exchange rate issued by Bangladesh Bank as on the date of application and subsequently on dates of installments payments.

Schedule Of Payments:

That the allottee/ purchaser must strictly adhere to the schedule of payments indicated in this allotment agreement.

Loan Facilities:

The allottee/purchaser will be allowed to avail Housing Loan to purchase the apartment if the concerned bank/FI deems fit and proper by assessing the credibility of the allottee(s)/purchaser (s).

Documentation Vat & Other Charges:

The allottee/ purchaser will pay stamp duties, VAT, registration fee, gain tax, share transfer fee, documentation charges, and other miscellaneous expenses likely to be incurred in connection with the deed of agreement for allotment, registration, and transfer, etc.

Developers Right:

The company reserves the right to make changes in both the architectural and structural design of the project as deemed fit and proper by the company.

POSSESSIONS :

The possessions of the apartment will be handed over to the allottee/ purchaser after completion of the apartment/commercial space and after full payment of the installments and other charges.

Design Change:

The company reserves the right to make changes in both architectural and structural design of the project as deemed fit and proper by the company.

Customer Care:

After executing and signing of Agreement for Allotment, honorable allottees/ ppurchasersill contact with Customer Care Department of the company for any kind of customer service related queries and requirements. Companies' dedicat-ed Customer Care Department is always ready to give their post-sales services to the Honorable apartment allottees/ purchasers of the project building.

Interior & Service:

Company will also provide interior solution services to the allottees/ purchaser of the project building for transforming allottees/clients' ordinary spaces into cozy and extraordinary living spaces.

After Handover Service:

This Building will be maintained by the company. This maintenance period will be commenced immediately after "One year of free maintenance period after the handover date". Subject to getting actual maintenance cost by the purchaser.

Owner's Association:

Company will form an Owners Association, and the allottees/ purchaser will become a member of that Owner's Association of the project building with the view to maintain the general affairs of the project building, and all the allottees/ purchaser will have to abide by the rules, regulations, by laws of that association.

Note:

- *Other financial terms and conditions will be followed according to Company rules.*
- *Allottee/ purchaser will not carry out any changes in the exterior perspective view or design of the project building including the allotted apartment/ unit.*
- *Upgradation of different finishing materials will be done based on additional payment.*
- *All the above terms and conditions including others will be inserted elaborately in the sales Deed of Agreement for allotment as per company policy.*





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Corporate Address

House # 31, Garib-E-Newaz Avenue, Sector # 11, Uttara, Dhaka-1230

Phone: +880 2 8991841, 8991842

E-mail: concreted@gmail.com, Web: www.concrete-bd.com

Cell: 01704 887 720, 01732 874 911

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