

UTTARAN



Uttaran Structural Designers Limited

জানামার পাশে

চাঁপা মাথবী

**বাসানবিনায়**

*exclusive apartments at uttara model town*

হৈনা দুমছে

# Prologue

*The day man took shelter from nature, the concept of home emerged. Then on, the meaning of home developed from cave to present form with the changing needs of the human being. But the basics remained the same:*

*Security*

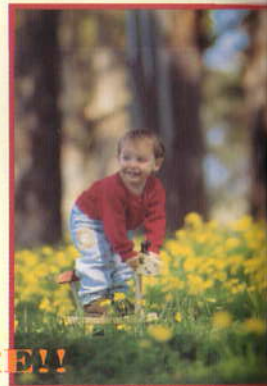
*Comfort*

*Tranquility*

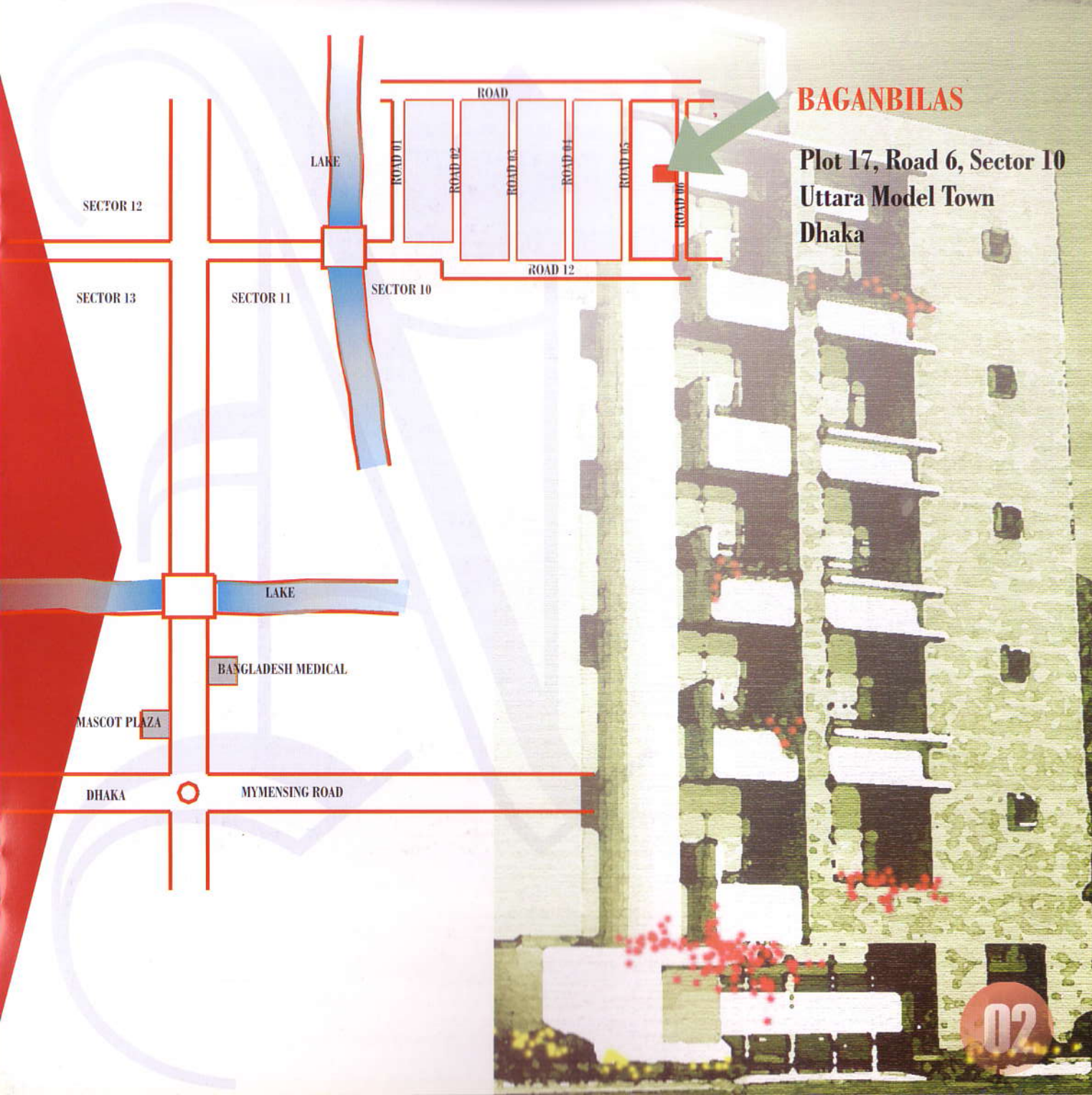
*Uttaran Structural Designers Limited promise you to provide the essence of all these in our newest venture*

*Baganbilas*

*At sector 10, road no 06, plot 17, Uttara model town, Dhaka.*



**BECAUSE WE CARE!!**



**BAGANBILAS**

**Plot 17, Road 6, Sector 10  
Uttara Model Town  
Dhaka**

SECTOR 12

SECTOR 13

SECTOR 11

SECTOR 10

LAKE

LAKE

BANGLADESH MEDICAL

MASCOT PLAZA

DHAKA

MYMENSING ROAD

ROAD

ROAD 01

ROAD 02

ROAD 03

ROAD 04

ROAD 05

ROAD 06

ROAD 12

02



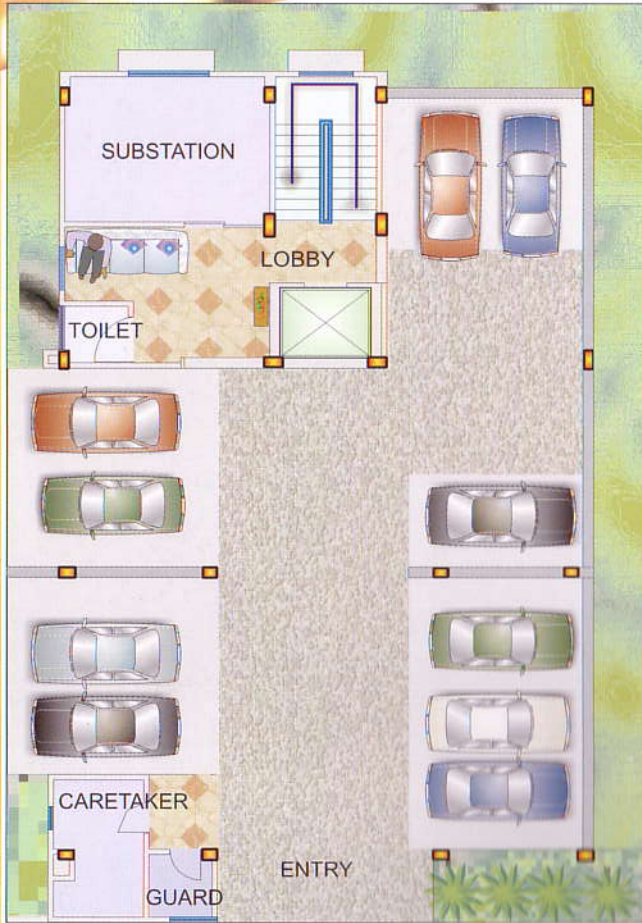
UTTARAN



Uttaran Structural Designers Limited

03

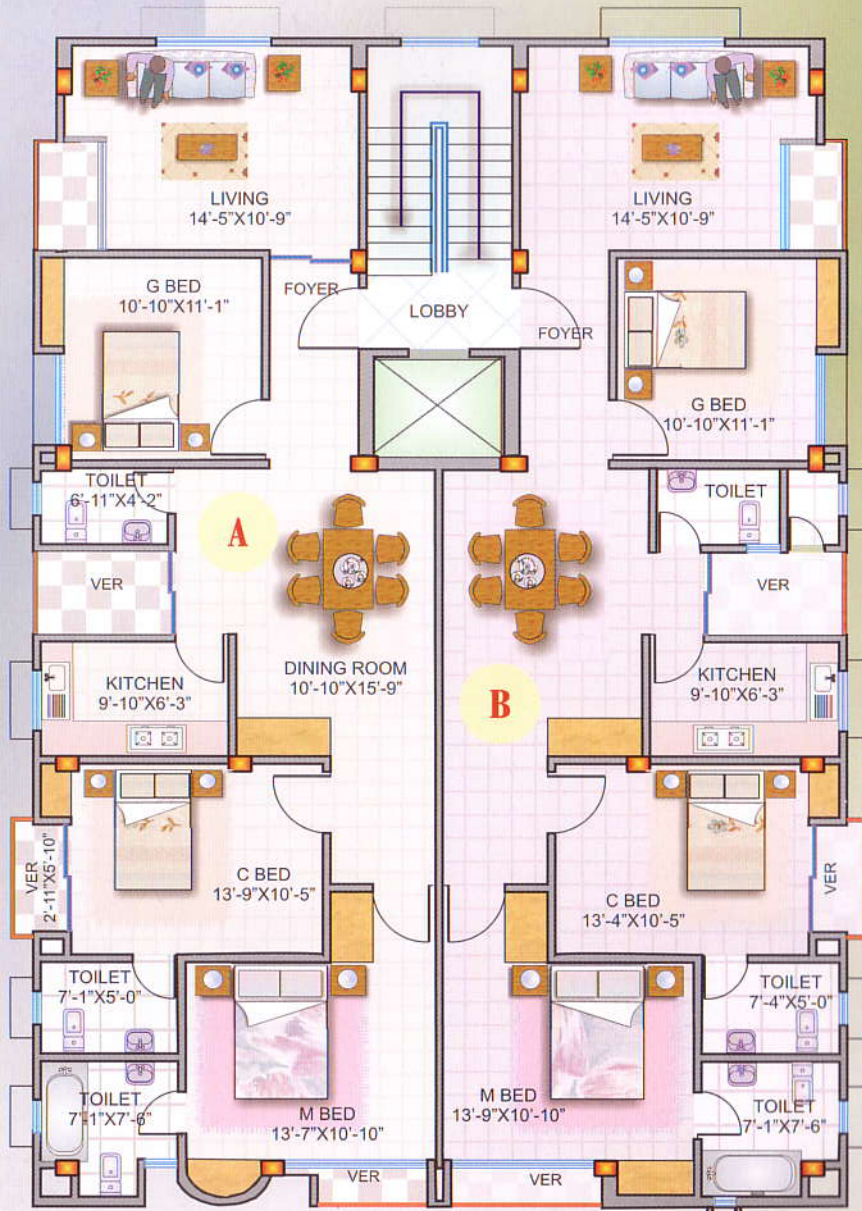
# Ground floor plan



ROAD



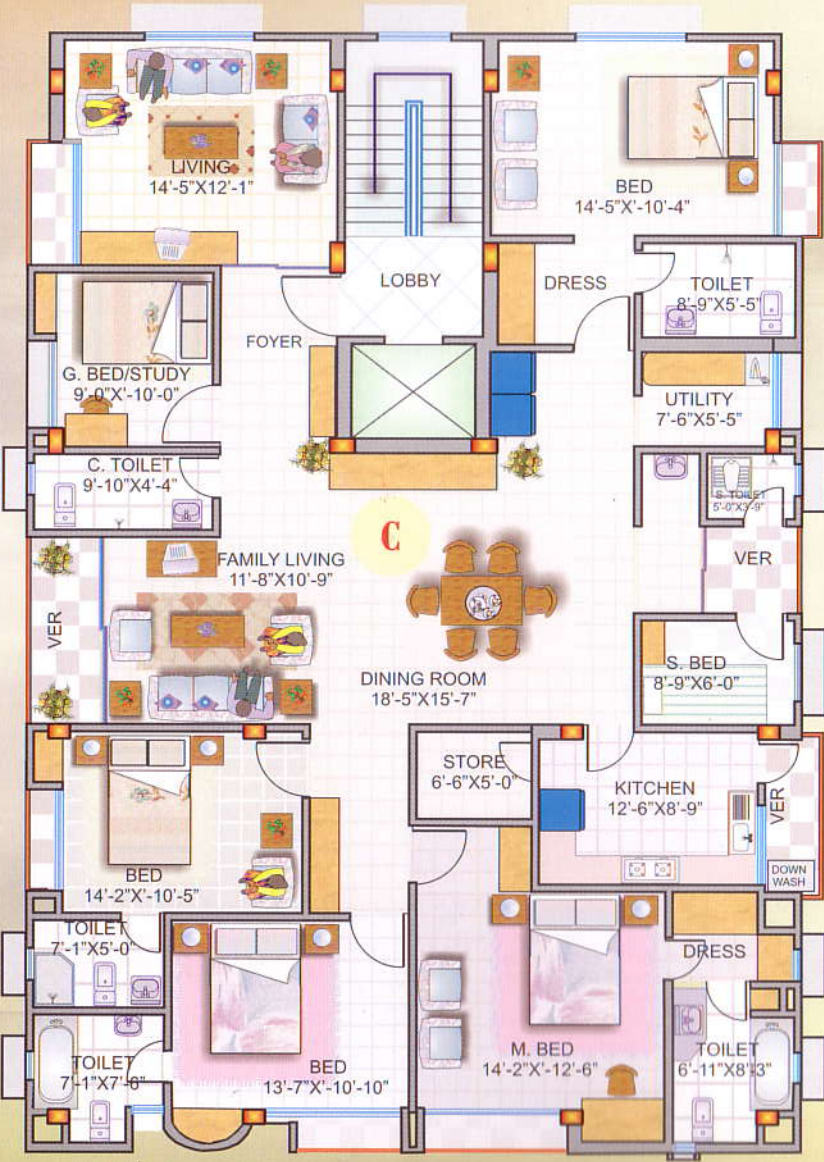
# Typical floor plan



**TYPE A: 1500 SQFT**  
**TYPE B: 1520 SQFT**



# Combined floor plan



**TYPE C: 3020 SQFT**

# Apartment Features

## GENERAL

Parking space on Ground floor  
Modern Architectural Design  
Architectural Design ensuring ample natural lighting and ventilation  
Individual mail boxes  
Generously proportioned staircase and lift lobby  
Guard room, waiting room, caretaker's room, toilet on ground floor  
Common meeting room on roof  
Decorative, secured main entry gate  
Spacious Lift lobby, reception, staircase

## ROOF

4" lime terracing heat & damp proof treatment on roof  
Roof top meeting room with toilet  
Gas outlet for roof-top parties  
3'-0" high parapet wall  
Clothes drying area

## STRUCTURAL FEATURES

RCC frame structure using crushed stone  
Building to be designed as per ACL, ASTM, UBC & BNBC codes  
Computer aided structural analysis design using latest and comprehensive software  
Consideration of earthquake load in structural design and detailing  
Concrete cylinders are tested from BUET to ensure desired strength  
Tensile strength of steel tested from BUET  
Holcim/Scan/equivalent brand cement for major structural works  
BSRM/Anwar Ispat/Shafiqul Alam/equivalent brand 60 grade deformed bar for major structural works

## WALLS

10" / 5" Exterior wall using 1" class local bricks or Mirpur Ceramic exterior block (heat, sound & damp proof)  
5" Internal partition wall using 1" class local bricks or Mirpur Ceramic internal block  
All internal walls to be cement plastered and smoothly finished  
Ceramic works using Mirpur Ceramic blocks

## DOORS

6" / 4" X 2.5" door frame using Teak Chumble / Silkrooi / Mahagoni / similar timber  
Decorative solid wood entry door shutter using Chittagong Teak / ready made  
All internal shutter with Partex / similar particle board plain flash door  
Heavy duty lock system, safety chain & viewer on entry door  
Mortise lock on internal doors  
Shupon/United/eq. PVC door or Partex / similar door with appropriate treatment on toilets  
Aluminum sliding doors to verandas subject to design

## WINDOWS

Anodized aluminum sliding window using BTA/KAI/equivalent aluminum sections  
5mm clear glass on window  
Safety grill on windows using 4mm thick MS flat bar subject to Architectural design  
Provision of insect protective net





## PAINT

SPD with line putti on internal walls  
Weather resisting paint on exterior wall  
High quality vernish on wooden door  
Enamel paint over anti-corrosive red oxide base coat on grills / railings

## FLOOR FINISH

RAK/Fuwang/equivalent homogenous floor tiles on rooms and verandahs  
4" / 6" skirting works with tiles  
Non-slip Stair floor tiles on staircase  
Mirror polish tiles on lift lobby on ground floor

## BATHROOMS

Concealed water supply and sanitary lines  
Bestecs/National/equivalent best quality uPVC sanitary pipes with foreign uPVC fittings  
Bashundhara/equivalent silver GI pipes and best quality local fittings as water supply lines  
RAK/FuWang/CBC equivalent tiles upto full height on walls in bathrooms  
High quality RAK/BISF sanitary wares  
Chrome plated fittings in bathrooms  
Bathtub / Shower Trey in Master bath  
Foreign fittings, mixtures in Master bath  
Cabinet Basin in Master bath  
Provision of hot water line in Master bath  
Large size mirror  
Storage capacity over bathrooms

## KITCHEN

Suitably placed concrete slab worktop  
Wall tiles (RAK/Fuwang/equivalent) upto 7'-0" height in front of worktop  
Tiled finishing on worktop  
Provision of hot water line  
Bashundhara gold/equivalent GI pipe for internal gas lines.  
Double burner gas outlet  
High quality stainless steel sink with foreign fittings  
Suitably placed exhaust fan  
Provision of kitchen cabinet

## ELECTRICAL

All concealed line  
BRB/Paradise/equivalent cable wiring  
MK switch and sockets, UK origin Singapore manufactured  
Provision of Air Conditioner in Living room and Master bed  
Legrand / Scimens / LG European manufactured circuit breakers  
Intercom connection at each flat

## ELEVATOR

Six person, six stops high efficiency lift  
European origin, Asian Manufactured  
AC-VVVF technology  
Voltage stabilizer

## STANDBY GENERATOR

Standby Diesel Generator as per required design load  
European origin, Asian manufactured  
Auto start  
Protective Canopy

## AFTER SALES SERVICE

One year free maintenance service after handover for problems due to constructional fault  
One year free service from supplier of lift  
One year free service from supplier of generator  
Services related to transfer, registration of flat towards the buyer  
Arrangement of loan facility

UTTARAN



Uttaran Structural Designers Limited

09

# Terms &



## Conditions

### Application

Interested purchasers should submit application in the prescribed form, duly signed by him/her along with the booking money. The developer reserves the right to accept or reject any application without assigning any reason.

### Agreement

After acceptance of the application by the developer, the allottee and the company will be required to execute a deed of agreement to safeguard the interest of both parties.

### Price of Apartment

The price of the apartment and the car parking along with proportionate undivided and undemarcated land shall be settled at the time of application.

### Other Cost

In addition to the apartment & parking price, the allottee shall bear all expenses related to utility connection, e.g gas, electricity, water & sewerage etc. as well as sell permission, stamp duty, registration expense, VAT, AIT, legal and any other miscellaneous expenses related to transfer of the flat and also any incidental cost thereto.

### Payment Schedule

The allottee shall strictly maintain the agreed payment schedule described in the application form. All payment should be made in favour of UTTARAN Structural Designers Ltd. Through a/c payee cheques/pay orders/bank drafts against issuance of money receipt by authorized person. Any delay in payment shall cause the allottee to pay a delay fine at a rate of three percent per month on the payment delayed. If a payment is delayed beyond two months, the developer shall have the right to cancel the allotment and resale the flat to third party.

### Price Adjustment

If the cost of construction materials of the building/apartment increases more than ten percent during the construction period from the present market price due to any reason beyond the control of the developer, the allottee shall pay increased cost proportionate to his/her/their share to be assessed and apportioned by the developer.

### Developer's Right

The developer reserves the right to make any minor modification in the design and/or the specification of the building for overall interest of the project caused by any unavoidable reason(s).

### Flat Size

All flat sizes mentioned in the brochure include net area, wall area, lift lobby, staircase, floor and building common area. The finally handed over flat sizes are subject to RAJUK approval, final working drawings and/or changes/alterations at construction stage. However, in all cases the total price of apartment shall be determined based on the mutually agreed unit price settled at the time of booking and final flat size measured after construction.

### Modification in Design or Specification

The allottee may request for minor modification in internal arrangement design and/or standard specification of the project by applying in prescribed form. The developer reserves the right to accept or reject such changes and the allottee shall be liable to pay any modification expenses as incurred by the developer.

### Cancellation of Allotment

The developer will cancel the allotment if the allottee fails to make payment as per payment schedule. In case of such cancellation, the developer will refund the received amount to the allottee only after resale of the flat, after deduction of the booking money as service charge, and without any interest. In the case that the project is abandoned by the developer due to any unavoidable reason(s), the allottee will be refunded the paid amount without any interest within a reasonable period. However, the allottee will not be entitled to claim any demurrage whatsoever.



## বাসানবিলাস

Plot 17, Road 6, Sector 10  
Uttara Model Town  
Dhaka

**contact:**

### **Uttaran Structural Designers Limited**

17/13 paribag (2nd to 4th floor), sonargaon road, dhaka-1000  
phone : 8615557, 8652380, 8653260, fax : (880-2) 8653452  
e-mail : [info@uttaranbd.com](mailto:info@uttaranbd.com), web : [www.uttaranbd.com](http://www.uttaranbd.com)