



CHANDRA MALLIKA

Luxurious Apartments

At Pallabi



Uttaran Structural Designers Ltd.

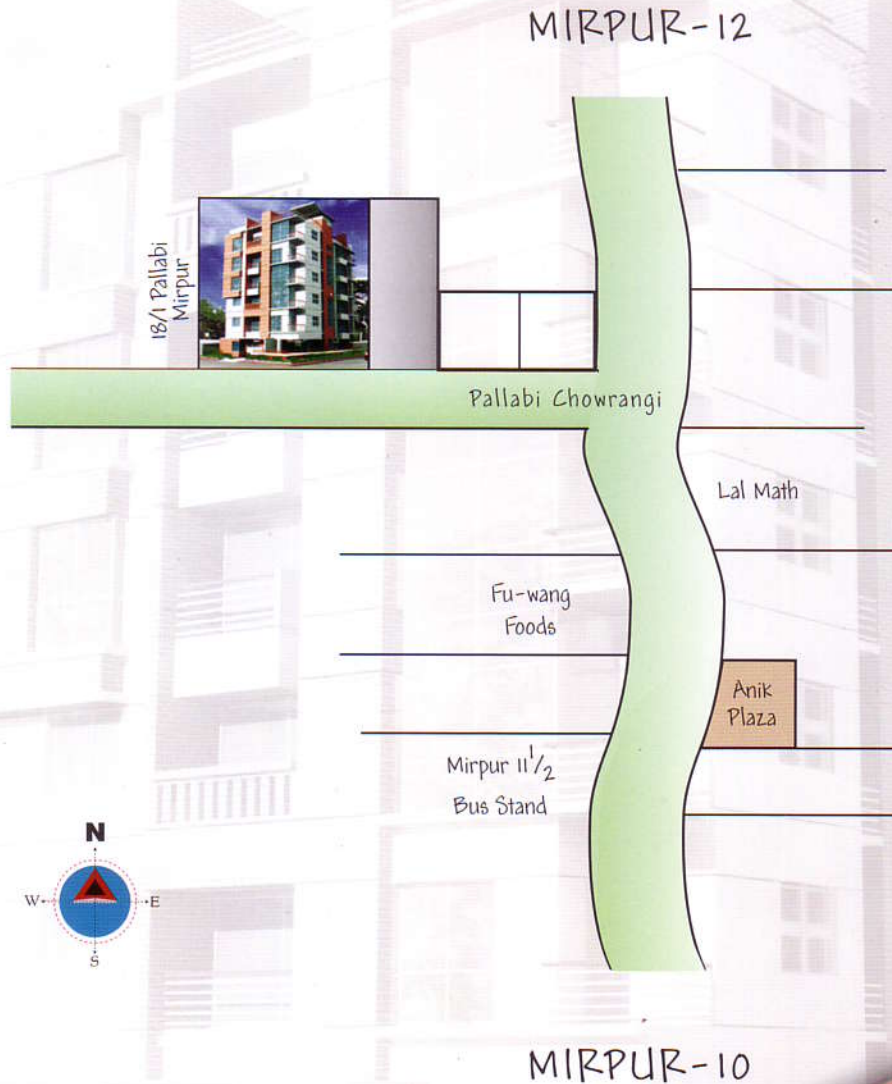
Introduction

Uttaran Structural Designers Ltd., as an engineering company, has been successful in achieving technical excellence in the real estate sector of Bangladesh. Owned and managed by well qualified and experienced technical professionals, the company always strives to deliver the highest level of comfort and satisfaction to its clients. With a vision to introduce the essence of luxury living at Mirpur, Uttaran now endeavors its new apartment building project *Chandramallika* at the very best location within Pallabi.

The south-east corner plot ensures ample natural lighting and ventilation in every corner of the building. The Architectural and Engineering design provides all the modern facilities of luxury living as well as a safe & secured structure.



LOCATION MAP



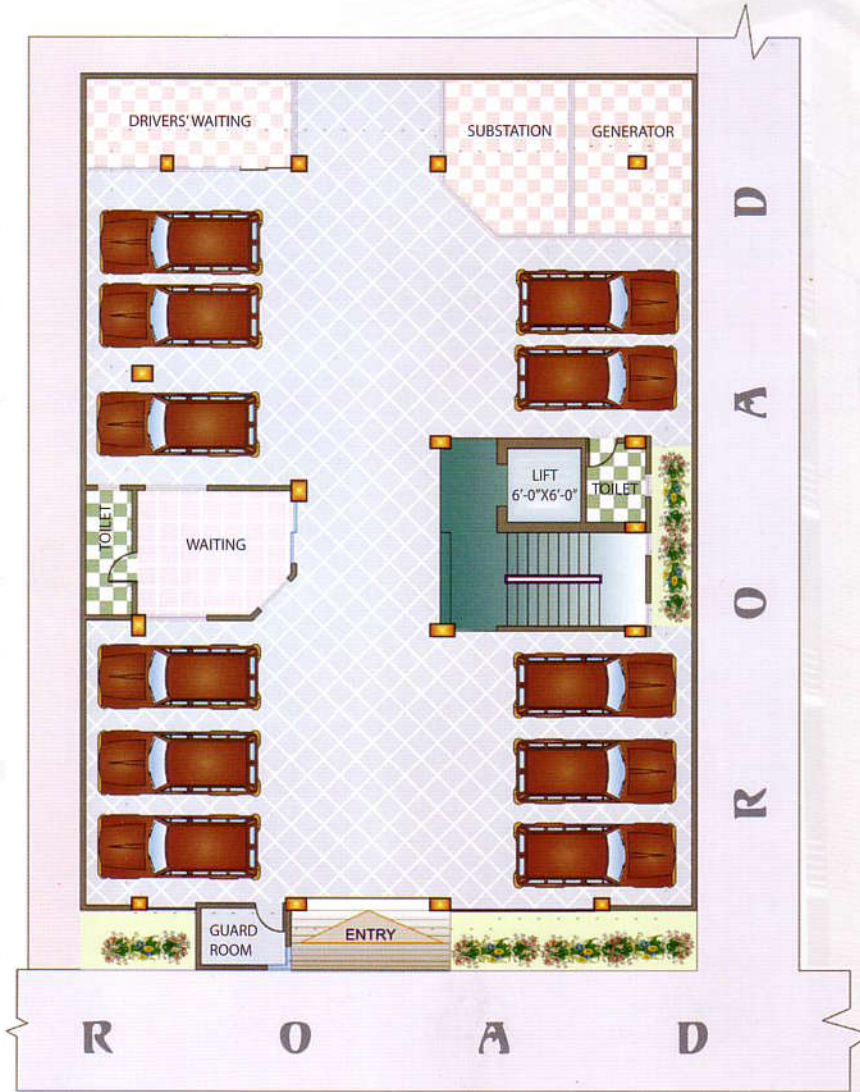
PERSPECTIVE VIEW

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Ground Floor plan

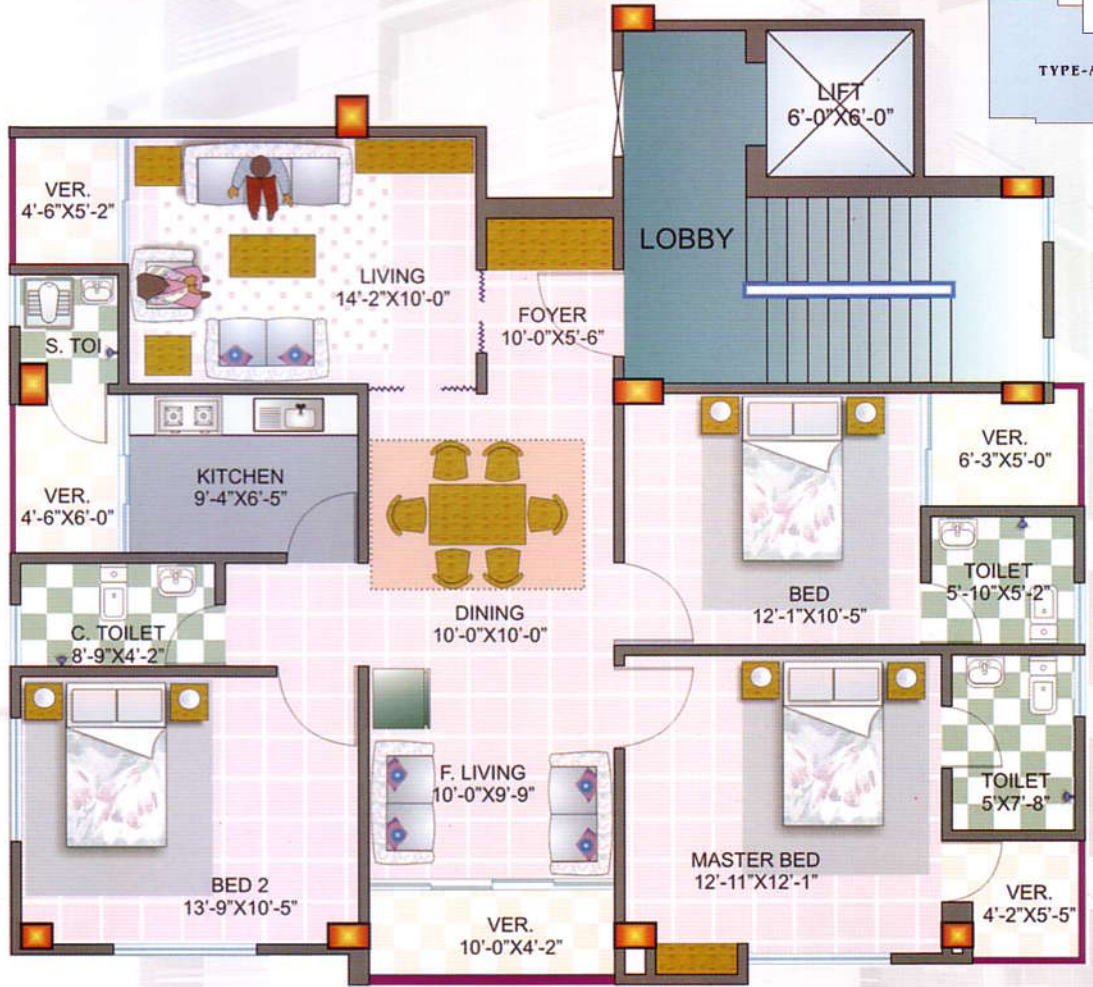
CAR PARKING



TYPE A

1475 sft

Floor Plan



R O A D

D
A
O
R



TYPE B

1475 sft

Floor Plan



R O A D



Apartment Features

General

- + Parking space on Ground floor
- + RCC Frame Structure using crushed stone – as per structural design
- + Modern Architectural Design
- + Architectural Design ensuring ample natural lighting and ventilation
- + Individual Mail Boxes
- + Generously proportioned staircase and lift lobby
- + Guard room, caretaker's room, toilet on ground floor
- + Common meeting room on roof
- + Tiled Reception lobby on ground floor
- + Secured heavy entrance with decorative lamps

Roof

- + Lime terracing heat & damp proof treatment on roof
- + Roof top meeting room with toilet
- + Protective 3'-0" high parapet wall
- + Cloths drying area

Structural Features

- + Building to be designed as per ACI, ASTM, UBC & BNBC codes
- + Computer aided structural analysis design using latest and comprehensive software
- + Consideration of earthquake load in structural design and detailing
- + Holcim/Cemex/Scan/equivalent brand cement to be used for all major structural concreting works
- + BSRM/Rahim/Anwar/equivalent brand 60 grade deformed bar to be used for all major structural reinforcement works
- + Sub-soil investigation by well qualified and experienced geo-technical engineers
- + Concrete mix design from BUET
- + Concrete cylinders are tested from BUET to ensure desired strength
- + Tensile strength of steel tested from BUET
- + Termite protection treatment, if required

Walls

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



Doors

- + Imported/Ready made/ctg. teak/equivalent decorative solid wood entry door
- + 6"/4" X 2.5" door frame using Teak Chumble/Silkoroi/Mahagoni/similar timber
- + All door shutters with Partex / similar particle board plain flash door
- + Heavy duty lock system & viewer on entry door, good quality door knocker, calling bell,
- + Apartment number plate – subject to architectural design
- + Mortise lock on internal doors
- + High quality PVC door or Partex /similar door with appropriate treatment on toilets
- + Aluminium sliding doors to verandas – subject to design

Floor Finish

- + RAK/Fuwang/equivalent floor tiles on rooms and verandas
- + 4" skirting works with tiles
- + Non-slip Stair floor tiles on staircase
- + Tiles on lift lobby on ground floor

Window

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

Paint

- + SPD paints on internal walls
- + Weather resistant paint on exterior wall
- + High quality vernish on wooden door
- + Enamel paint over anti-corrosive red oxide base coat on grills/railings

Apartment Features



Bathrooms

- + Concealed water supply and sanitary lines
- + Bestecs/National/equivalent best quality uPVC sanitary pipes with uPVC fittings
- + Bashundhara/equivalent silver GI pipes and best quality local fittings as water supply lines
- + RAK/FuWang/equivalent wall tiles on floor and upto full height on walls in bathrooms
- + RAK/equivalent sanitary wares
- + Chrome plated fittings in bathrooms
- + Large size mirror
- + Storage capacity over bathrooms
- + High quality fittings, mixtures in Master bath
- + Provision of hot water lines in Master bath
- + Good quality (pedrollo/equivalent) water pump

Kitchen

- + Suitably placed concrete slab worktop
- + Wall tiles (RAK/Fuwang/equivalent) upto 5'-6" height in front of worktop
- + Tiled finishing on worktop
- + Bashundhara gold/equivalent GI pipe for internal gas lines.
- + Double burner gas outlet
- + High quality stainless steel sink
- + Suitably placed exhaust fan
- + Provision of kitchen cabinet
- + Washing corner in kitchen or kitchen veranda

Elevator

- + Six person, six stops high efficiency lift
- + European origin, Asian Manufactured, LG-Ottis/equivalent
- + AC-VVVF technology
- + Voltage stabilizer

Electrical

- + All concealed line
- + BRB/Paradise/equivalent cable wiring
- + MK switch and sockets, UK origin Singapore manufactured
- + Cable TV and telephone sockets
- + Provision of Air Conditioners in Living room and Master bed
- + Legrand / Seimens / LG European manufactured circuit breakers
- + Samsung/Panasonic/equivalent intercom facility
- + Sabstation with individual meters

Standby Generator

- + Standby Diesel Generator as per required design load
- + European origin, Asian manufactured
- + Protective Canopy
- + Generator shall cover lift, staircase lights, parking lights
- + Emergency light/fan points in each apartment

After Sales Service

- + Preparation of Bi-laws and formation of Owners' Association
- + Recruitment and training of electrician / lift operator / plumber
- + Development of bill collection and paying system
- + Generation of Owners' Association Fund
- + Free service and maintenance of technical problems for one year from handover

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 the 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 favor of UTTARAN Structural Designers Ltd. Through a/c payee, cheques/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 three months/installments, 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 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 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 any interest within a reasonable period. However, the allottee will not be entitled to claim any demurrage whatsoever.





KRISHNACHURA
HOUSE # 97, ROAD # 07
SECTOR # 04, UTTARA



BAGAN BILASH
HOUSE # 17, ROAD # 06
SECTOR # 10, UTTARA



SWARNA LATA
HOUSE # 09, ROAD # 1/A
BLOCK # J, BARIDHARA

OUR PROJECTS

Member REHAB



Uttaran Structural Designers Ltd.

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