

U T T A R A N S T R U C T U R A L D E S I G N E R S



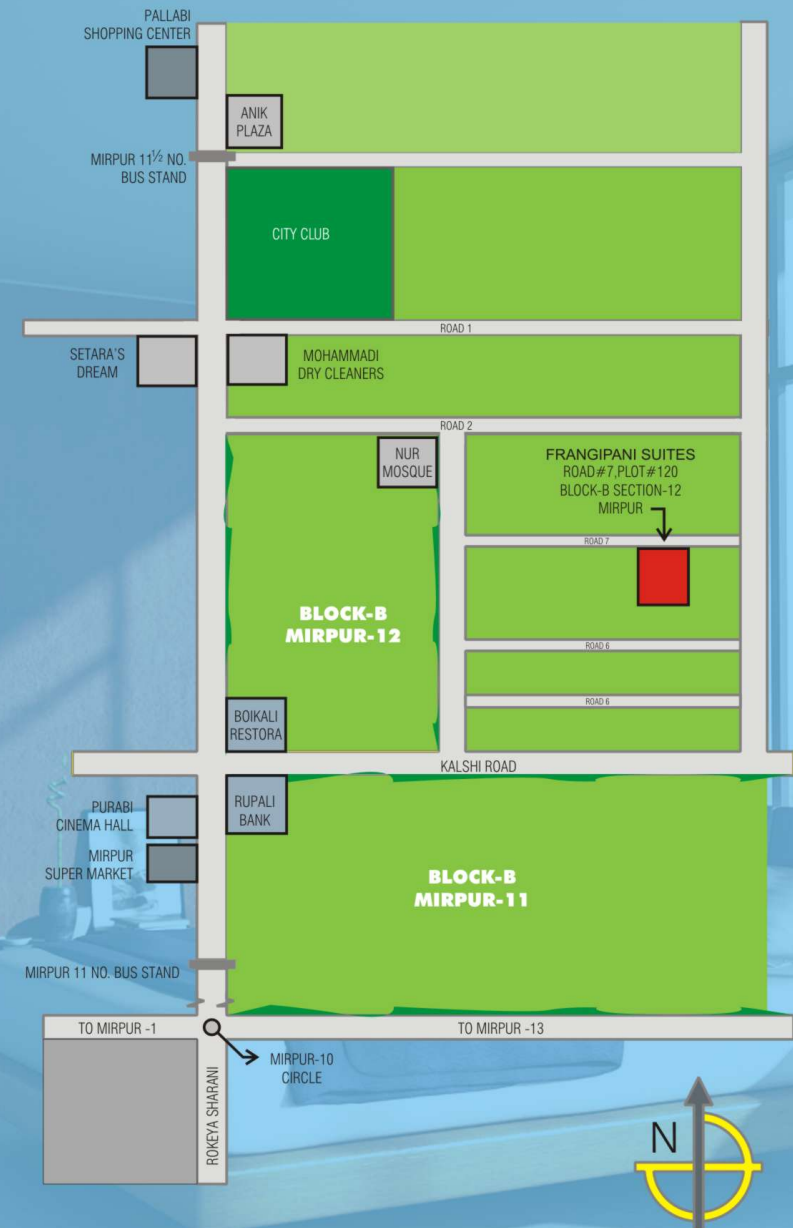
U T T A R A N  
*Frangipani suites*

A T M I R P U R



# Introduction

UTTARAN STRUCTURAL DESIGNERS LTD, reputed for their commitment and quality, brings to you a luxurious apartment building project FRANGIPANI SUITES at the residential area of MIRPUR. The project offers a unique blend of luxury and comfort within affordable price. The project location enables its dwellers to enjoy the convenience of living within close range of all the city facilities, contemporary architectural design has ensured a very comfortable living standard with all flairs of modern lifestyle



## Location map

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*Frangipani suites*

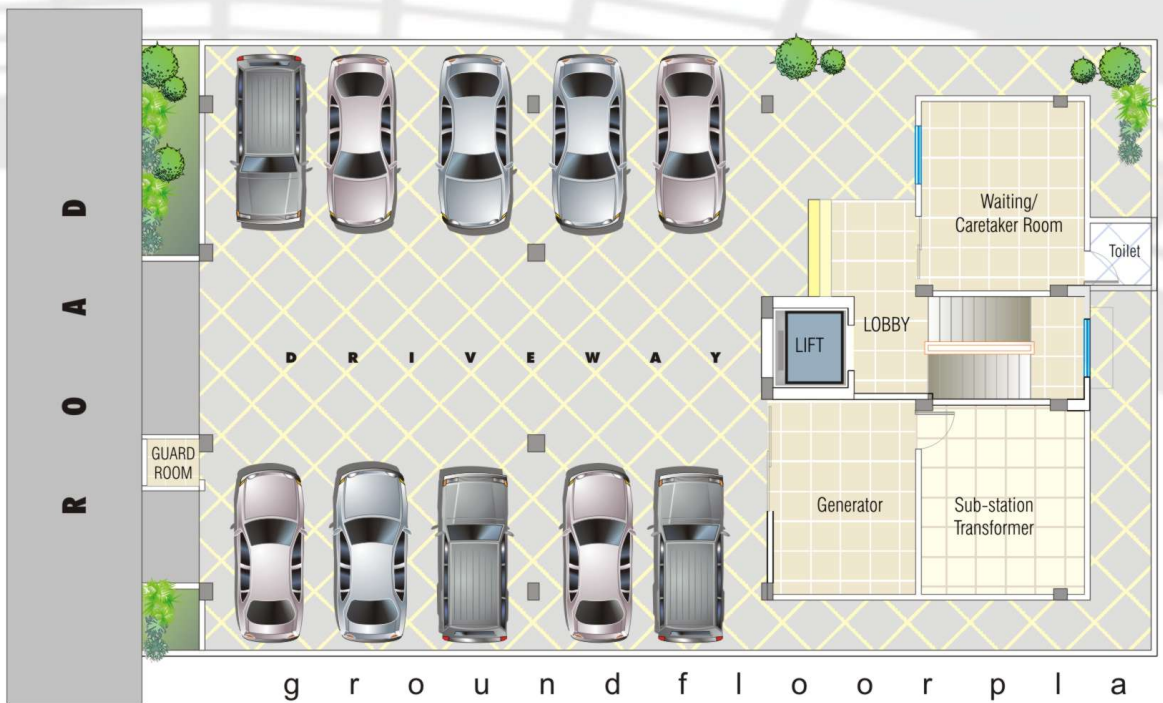


UTTARAN  
STRUCTURAL  
DESIGNERS  
LIMITED

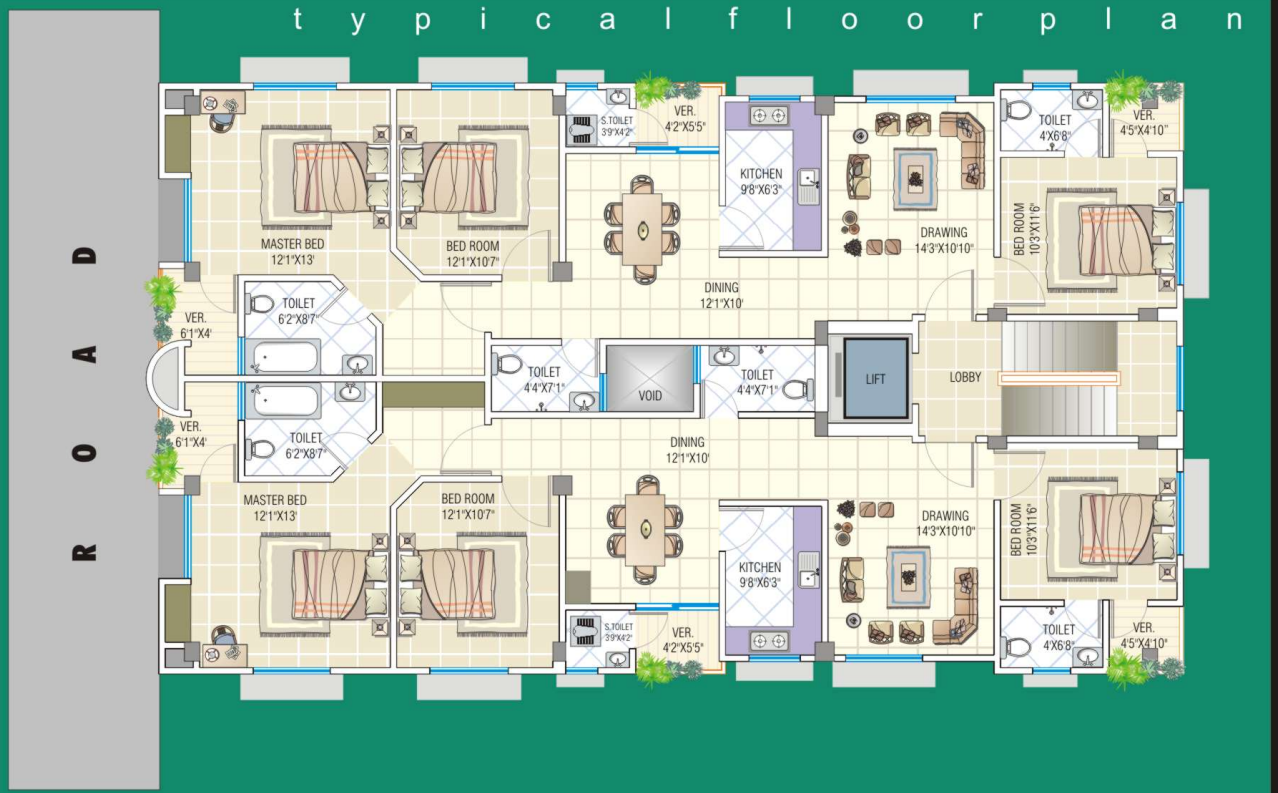




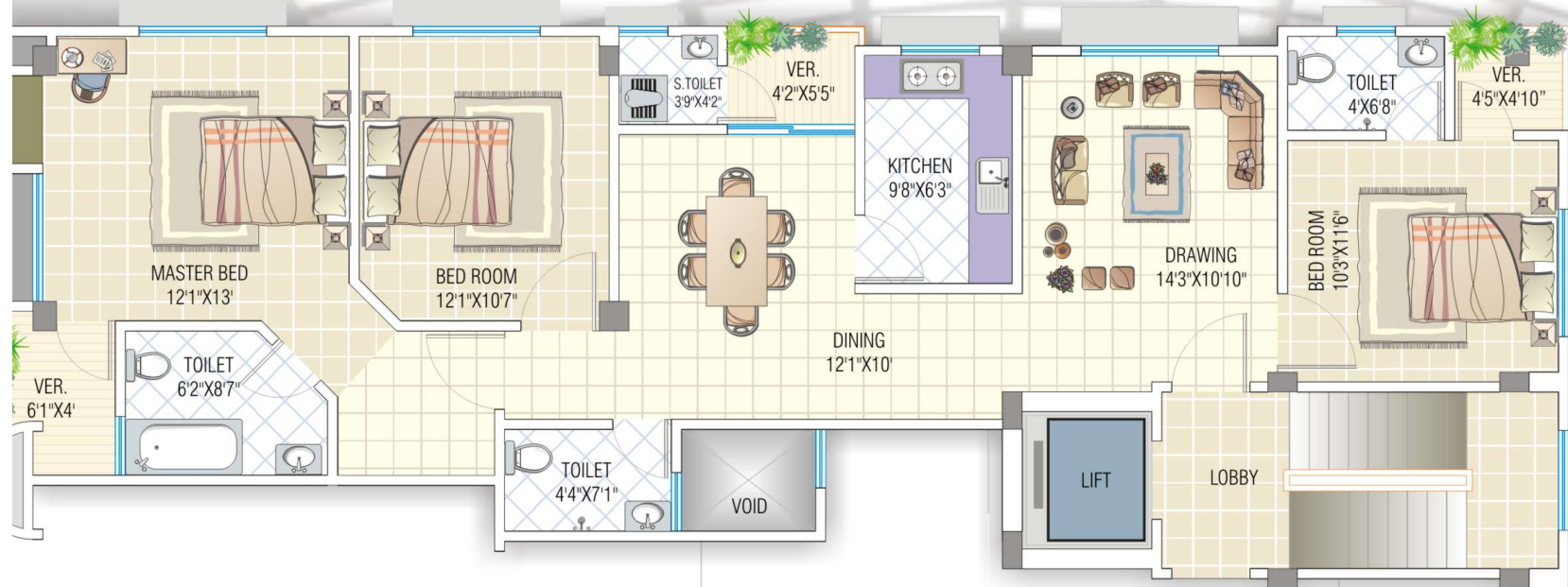
# GROUND FLOOR PLAN



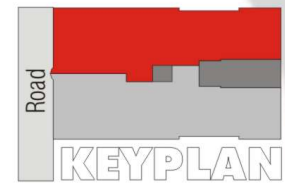
ground floor plan



typical floor plan

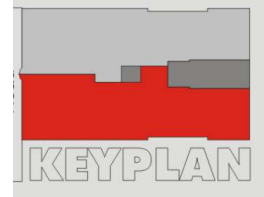


**A**  
TYPE  
1400  
SFT



z e a p a r t m e n t s i z e o p a

**B**  
TYPE  
1400  
SFT





# Features and amenities

## GENERAL:

- ▶ Covered, secured car parking space on Ground floor
- ▶ RCC Frame structure using crushed stone
- ▶ Modern contemporary Architectural Design
- ▶ Architectural Design ensuring ample natural lighting and proper ventilation
- ▶ Individual mail box
- ▶ Generously proportioned staircase and lift lobby
- ▶ Guard room, caretaker's room, toilet, on ground floor.
- ▶ Common meeting room on roof
- ▶ Tiled reception lobby
- ▶ Termite protection treatment if required
- ▶ Secure heavy entrance with decorative lamps
- ▶ Intercom facilities between flats and reception desk

## APARTMENT FEATURES:

- ▶ Solid decorative main entrance wooden door with impressive door lock, apartment number plate, check viewer, etc.
- ▶ Floors will be Glazed Tiles( RAK / CBC/FU-WANG/SUNPOWER or equivalent)
- ▶ SPD paint on internal wall and ceiling
- ▶ Weather resistant paint on exterior walls.
- ▶ All windows are sliding with 5mm clear colored glass complete with mohai lining and 3 inch Aluminum section and safety grill.
- ▶ Veneered Flush door shutters with lock and French polish will be used for all Internal doors except Toilet.
- ▶ Toilet door will be PVC.
- ▶ Superior quality lifts with adequate speed.

One stand-by emergency generator for the following:

- A) Lift.
- B) Water pump
- C) Lighting in common space & stairs.
- D) Emergency light/fan point in every apartment.(3 points)

## AFTER SALES SERVICE

- ▶ Preparation in Bi-Laws and formation of Owner's Association
- ▶ Recruitment and training of electrician/ lift operator/ Plumber
- ▶ Development of bill collection and paying system

## ▶ Generation of Owner's Association Fund

Free service and maintenance of technical problems for one year from handover.

## BATHROOM FEATURES:

- ▶ Inside walls (up to seven feet/false ceiling height) will be covered with glazed tiles and floors will be finished with non-slip floor tiles (RAK/CBC/FU-WANG/SUNPOWER or equivalent).
- ▶ Best quality Local made Sanitary wares (RAK/BISF or equivalent) will be fixed.
- ▶ Hot water provision will be kept in Master bathroom and kitchen
- ▶ Commode set with pedestal Basin will be provided in attached bathrooms.
- ▶ Fittings, fixtures like, Faucet, Towel rail, moving shower, Soap case,
- ▶ Toilet paper holder, Mirror over Basin are of standard local fittings

## KITCHEN FEATURES:

- ▶ Platform with tiled work top. Double burner gas outlet over concrete platform.
- ▶ RAK / equivalent Homogeneous floor tiles.
- ▶ One counter-top (single bowl) stainless steel sink.
- ▶ Provision for exhaust fan at suitable location
- ▶ Separate Downwash at area in Kitchen/ verandah.
- ▶ Up to 7' high wall tiles running on wall along the sink and gas cooker.

## ELECTRICAL FEATURES:

- ▶ Foreign electrical switches, circuit breakers, plug points and other fittings (MK Type).
- ▶ Independent electric meter in each apartment.
- ▶ Electrical distribution box with Main Switch.
- ▶ Concealed electrical wiring (BRB/Paradise Cables)
- ▶ All power 3-pin outlets with earthing connection for all necessary points like TV, Fridge, Micro-oven, Washing machine, Ironing in corridor and Computer.
- ▶ Calling bell switch to be provided to the near main entrance door.

## 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
- ▶ Concrete cylinders are tested from BUET to ensure desired strength
- ▶ Tensile strength of steel tested from BUET



# Terms and Conditions

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.

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.

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

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.

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 at to third party.

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.

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).

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.

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.

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 any interest within a reasonable period. However, the allottee will not be entitled to claim any demurrage whatsoever.

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**UTTARAN STRUCTURAL DESIGNERS LTD.**

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member **REHAB**