

VINTAGE **Iris**

AT BAITUL AMAN HOUSING SOCIETY



CONCERN OF UTTARAN STRUCTURAL DESIGNERS LTD

# INTRODUCTION

SEARCHING FOR AN AFFORDABLY PRICED COMFORTABLE AND CONTEMPORARY LIFESTYLE? .....

A NEW AND BETTER LIFESTYLE AWAITS YOU AT "IRIS". VINTAGE DEVELOPMENTS LTD OFFERS YOU A COMBINATION OF LUXURY, CONVENIENCE AND VALUE; IT INTRODUCES A HIGH QUALITY APARTMENT "IRIS" AT THE RESIDENTIAL AREA OF BAITUL AMAN HOUSING SOCIETY. THE APARTMENT IS DESIGNED FOR EASY LIVING.

DISCOVER A NEW SENSE OF LUXURY WITH A PERFECT MIXTURE OF STYLE AND CONVENIENCE. YOU WILL FIND APARTMENT WITH CUSTOM QUALITY AMENITIES DESIGNED ESPECIALLY FOR YOU. THE LOCATION OFFERS YOU THE CONVENIENCE OF LIVING WITHIN CLOSE RANGE OF ALL THE CITY FACILITIES. ITS CONTEMPORARY AND AESTHETICAL ARCHITECTURAL DESIGN ENSURES A VERY COMFORTABLE LIVING STANDARD WITH ALL FLAIRS OF MODERN LIFESTYLES.

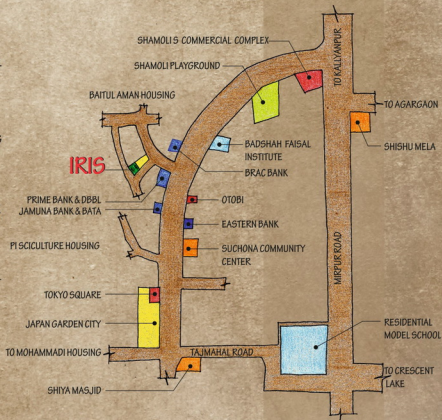
## PROJECT BRIEF

**TYPE OF PROJECT**  
NINE STORIED RESIDENTIAL  
APARTMENT BUILDING

**LOCATION**  
PLOT-432&433,  
ROAD- 03, BAITUL AMAN HOUSING  
SOCIETY, DHAKA-1207

**APARTMENT SIZES**  
TYPE A- 1400SFT, TYPE B- 1400SFT,  
TYPE C- 1520SFT, TYPE D- 1620SFT

**RAJUK APPROVAL NO**  
স্মারক নং- রাজউক/প/অস/৩/১০-৩বি-  
৮৬১/১১/১৭৪৭ স্মারক, তারিখ- ১৫/১২/১১  
৯(নয়) তলা আবাসিক (এ-২)



LOCATION MAP

# PERSPECTIVE



# PARKING

20'-0" WIDE ROAD



20'-0" WIDE ROAD



GROUND FLOOR PLAN



1400 SFT

TYPE B

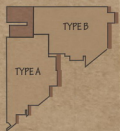


1400 SFT

TYPE A



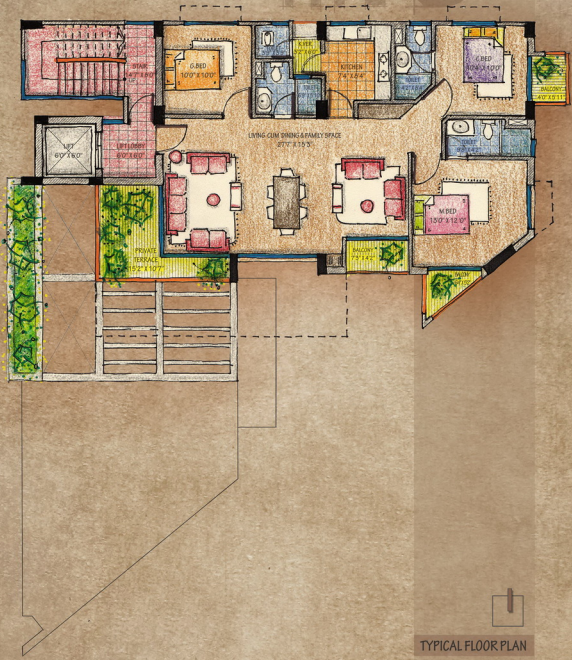
1ST FLOOR PLAN



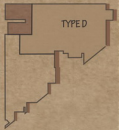


1620 SFT

TYPE D



TYPICAL FLOOR PLAN



# PERSPECTIVE



**PRIVATE  
ROOF TERRACE**



**COMMUNITY  
ROOF TERRACE**





# TERMS & 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 VINTAGE DEVELOPMENTS 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 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 without any interest within a reasonable period. However, the allottee will not be entitled to claim any demurrage whatsoever.

# FEATURES & AMENITIES

## GENERAL FEATURES

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 | Generously proportioned staircase and lift lobby | Guard room, waiting room, caretaker's room, toilet on ground floor.

## ROOF

4" lime terracing heat & damp proof treatment on roof | Protective 3'-0" parapet wall | Cloth drying area | Seating and Gardening area on 7<sup>th</sup> floor as per architectural design.

## APARTMENT FEATURES

### WALLS

10' / 5" Exterior wall using 1st class local bricks or machine made gas-burnt brick | 5" Internal partition wall using 1st class local bricks or machine made gas-burnt brick | All internal walls to be cement plastered and smoothly finished – subject to Architectural Design.

### DOORS

6' / 4" X 2.5" door frame using Teak Chumble / Shikoro / Mahogany or similar timber | Decorative solid wood entry door shutt er using Teak | All internal shutt er with Otobi/Partex / similar particle board plain flash door | Heavy duty European lock system | safety chain & viewer on entry door | Mortise lock on internal doors | High durability PVC door on Servents' toilets | Aluminium sliding doors to verandas – subject to design.

### WINDOWS

Anodized aluminium sliding window using ALTECH/ALCO/BTA/KAL/equivalent aluminium sections | 5mm clear glass on window | Safety grill on windows using 5mm thick M5 flat bar – subject to Architectural design | Provision of insect/mosquito protective net.

### PAINT

Plastic Emulsion with lime putti on internal walls | Weather coat on exterior wall | High quality vermish on wooden door | Enamel paint over anti-corrosive red oxide base coat on grills/railings.

### FLOOR FINISH

16"x16" RAK/Fuwang/equivalent homogenous floor tiles on rooms | 12"x12" RAK/Fuwang/equivalent floor tiles on verandas | 4" skirting works with tiles | Non-slip Stair floor tiles on staircase | 12"x12" Homogenous / ceramic floor tiles on bathroom floor | Mirror polish tiles on lift lobby at ground floor.

### ELEVATOR

High efficiency elevator with access from ground to all residential floors | Asian Manufactured. Brand: Schneider/Fuji/Hyundai or equivalent | AC-VVVF technology | Voltage stabilizer.

## STANDBY GENERATOR

Standby Diesel Generator as per required design load. European origin European/Asian manufactured | Auto start | Protective Canopy | Generator sufficient to cover the elevator, water pumps, common lights on entry, parking area, all lobbies and other emergency areas | 3(three) emergency light/fan points in every apartment.

## 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 | Sub-soil Investigation by top reputed company | Scan/Cemex/Lafarge/Crown/Diamond for major structural works | BSRM/ Rahim/ Bashundharal KSRM eqv. 60 grade deformed bar for major structural works.

## ELECTRICAL FEATURES

Ce concealed BRB/Paradise/equivalent cable wiring | MK Type switch and sockets in all outlets | Provision of 2(two) Air Conditioner: Master bed, Living room or 2nd bed | Energypac/ Legrand / Siemens / LG European manufactured circuit breakers.

## BATHROOM FEATURES

Ce concealed water supply and sanitary lines | RFL/A-1/equivalent best quality uPVC sanitary pipes with uPVC fittings | Bashundhara/Steelmark equivalent GI pipes or latest high quality PPR pipes as water supply lines | 10"x16" RAK/Fuwang/equivalent wall tiles upto full height in bathrooms | High quality RAK/Foreign origin/equivalent sanitary wares | Chrome plated fittings in all bathrooms | Shower tray 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 FEATURES

Suitably placed concrete slab work top | 10"x13" RAK/Fuwang/equivalent wall tiles upto 7'-0" height in front of work top | Mirror polished 24"x24" imported tiles on finished work top | Provision of hot water line | Double burner gas outlet | High quality stainless steel sink with sink mixture | Suitably placed exhaust fan | Provision of kitchen cabinet.



MEMBER REHAB - 942/2010



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