

## **FEATURES AND AMENITIES OF UTOPIA SWAPNIL**

16/4, Lakecircus Kalabagan, Dhaka-1205

### **Structural & Engineering:**

- 1.Design consultancy rendered by a team of dedicated professionals.
- 2.Thorough investigation of sub soil condition
- 3.Structural design prepared with the help of staad-3 software, conforming to ASTM & ACI & BNBC design codes.
- 4.Structure capable of withstanding earthquakes of 7 (seven) on the Richter scale
- 5.Structural precaution from cyclone winds up to 200 kmh
- 6.Heavy reinforced cement concrete foundation considering the soil condition
- 7.All structural members such as columns, beams, foundation with **brick chips** with high strength reinforced cement concrete at 1:1.5:3. All non structural RCC members will be with **brick chips** and CC at 1:1.5:3 capable of 3000 psi designed loads with brick chips.
- 8.Assurance of highest quality of workmanship in construction through direct supervision rendered by a group of experienced technical hands and professionals.

**Cement** : **Holcim** / Crown for Structural works, **MIR** / Crown for finishing Works / Equivalent.

**Steel** : **Rahim Steel/ Basundhara / equivalent** - all 60 grade billet.

**Brick** : 1<sup>st</sup> class bricks – **ACCL / KYB / Modern / REX/Equivalent** for 1<sup>st</sup> class brick works & Picked.

**Sand** : Local Sourcing Sand/ 2.5 FM Coarse Sand & 1.5 FM Mediums

**Cables** : **Paradise** / Equivalent Cables.

**Generator**: **CUMMINS / Duetch**, US brand, India made + Acoustic canopy / Equivalent

**Transformer** : **Local Energy Pac / Navana / Equivalent**  
(As per electrical load sanction).

**Lift** : **(6 persons) Thai - Ji, Thailand.**

## Construction Equipment

- 1.Mechanized Rebar cutter.
- 2.Diesel Powered RCC mixer.
- 3.Electrical & Diesel RCC vibrator.
- 4.Lift Pumps.

## General Amenities:

- 1.Individual mail boxes at ground floor.
- 2.Building name and Logo on granite/ marble faced plate.
- 3.**Audio intercom system** to connect each apartment with the guardroom / reception (One connection per flat).
- 4.Car parking space at ground floor with easy comfortable driveway
- 5.Secured heavy main gate.
- 6.Separate reception area with Marble clad reception desk, and granite tiles works in floor.
- 7.Superior quality European / Asian origin lift with a passenger capacity of 6 (**six**) persons.
- 8.Sufficient lighting and easy to climb steps in the main stairs with attractive railing MS and wooden/SS handrail.
- 9.Stairs finished with best quality RAK / (Fu-Wang) stair tiles with ground floor lift lobby having granite-inlaid design.
- 10.Lift wall designed local mirror polished tiles in combination with Granite tiles at ground floor.
- 11.Underground and overhead water reservoir storage **maximum capacity for 2 days reserve for use at all points.** 1 (one) lifting pump and one standby pump and one at source, i.e. Total **3 water pumps**.
- 12.Sufficient water supply from **WASA** with **1.5”** line as per total required consumption.
- 13.Septic Tank with soak pit of sufficient capacity to cater to all apartments and common toilets within the structure.
- 14.One stand by **generator** as per requirement for use of lift, water pump, stair and common space lighting plus lights and fans for flats as high lighted later.
- 15.Gas pipeline connection from Titas gas connection.

16. One **transformer** (As per electrical load sanction) to ensure proper electric supply and distribution within the structure with load sanction of 3 phase 12KV for each flat from DESCO source with separate Main Line Cable & LT panel/ Distribution board and PFI. One 3 phase separate line as per required load for the Lift, Water pumps and common facilities.

17. All utility charges to be borne by the Allottee.

18. Reception Room, Power Room, Caretakers room at ground floor.

19. Fire extinguisher 1 for every flat & 1 for every landing.

**20. All flats to have separate gas & electrical meters.**

**21. Termite protection treatment of ground 15 year Guarantee**

**22. Central Gas Geyser for Hot Water.**

23. Proper earthing and Lighting Arrester.

24. Proper water protective DPC in Ground Floor at Foundation Level.

25. **CCTV security surveillance** for parking area and every lift landing with 7 days recording back up.

### **Roof Top Amenities:**

1. Protective Parapet wall up to 33” from finished rooftop.

2. Average 4.5” thick heat resistant lime terracing over roof slab.

**3. Roof top Association with attached toilet & Gymnasium room.**

4. External water line 1 nos. one for each section for washing and other uses

5. Separate cloth lines for each apartment.

6. Concealed water and service lines all preferably along the periphery as much as possible.

### **Main Entrance:**

1. Solid frame of Teak/ Mahogany wood

2. **Decorative shutter of** Burma / Ctg. Teak / Equivalent wood

3. Metal door chain

4. Check viewer

5. Superior quality imported paddle door lock.

### **Internal door:**

- 1.Solid frame of shilkoroi/ chicrashi/ mahogany wood.
- 2.**Imported** single pallah solid door for **master, 2nd & 3rd** bedrooms with best quality varnished finish.
- 3.**Teak veneered flush door** for kitchens & other service doors with best quality varnished finish and best quality PVC doors for toilets.
- 4.Superior Quality imported paddle lock for bedroom doors, and chrome **EPO** brand cylindrical door locks for other doors.

### **Windows:**

- 1.KAI/ BTA/ equivalent sliding aluminum section of bronze/silver colour.
- 2.5mm tinted/clear glass.
- 3.Proper mohair lining and rainwater barrier.
- 4.Provision for net fitting in aluminum section.
- 5.Security grill with flat bar.

### **Paints:**

- 1.Smooth finish, high quality plastic emulsions paint on interior walls and ceilings-distemper.
- 2.Enamel paint on bathroom ceiling.
- 3.Enamel paints on security grills.
- 4.Soft colour high quality weather proof paints on outside surface.
- 5.All paints: BERGER/Equivalent.

### **Floor finish:**

- 1.Local **16”X16”** homogeneous tiles. (**RAK/ MIR/ Fu-Wang**)
- 2.4” Local homogeneous tiles skirting.

### **Kitchen features:**

- 1.Local best quality ceramic tiles on floor.
- 2.Concealed water lines.
- 3.Double burner gas outlet on **mirror polish** tiles on worktop.
- 4.One stainless steel sink (single bowl).

5. **RAK ceramic wall tiles** upto 5' height above counter top along the sink line & burner position upto lintel height (no tiles below counter).

6. **Built in Kitchen Hood** for **exhaust** at a suitable position in relation to burner location.

7. **Hot & cold water connection to central geysers.**

### **Bathrooms:**

1. **R.A.K/ Fu-Wang ceramic floor and wall tiles**, (Wall tiles up to 7'0" from floor).

2. **Master toilet Orient (RAK)** / equivalent commode with low down and pedestal wash basin, 2<sup>nd</sup> & 3<sup>rd</sup> toilet Karla (RAK) / Equivalent.

3. **Hot / Cold-water** connection lines to local source in **master** and **2<sup>nd</sup> toilet** connected to central Geysers.

4. **Servant toilet floor** and walls to be finished local **12" X 8" RAK ceramics tiles**.

5. Master toilet to have RAK / Equivalent & other toilet to have local best quality NAZMA / RATON fittings, Servant toilet to have pan & imported PVC lowdown.

### **Electrical/AC/Telephone:**

1. All electrical wirings, phone lines, gas and water lines to be concealed with all general switches and 3 pin power sockets with **EG (Energy Pac) / Equivalent**.

2. **4 (four) nos. emergency lights** and **2 (two) fans** connected to Generator within the unit.

3. **Concealed TV antenna line provision** at **2 (two) locations** at each apartment

4. All apartment will have electrical meters (individually subject to sanction from respective authorities)

5. **Provision for 3 (three) electrical points** for air conditioner in **master, 2<sup>nd</sup> bed room and living room** respectively.

6. **2 (two) telephone points & 1 (one) Internet line/ apartments.**

7. Electrical Distribution board with imported Circuit Breaker (ABB/ Legrand/ equivalent)

8. All power outlets to have proper earthing connections.