

FEATURES AND AMENITIES OF UTOPIA AROMA

Plot # 36, Road # 03, Sector # 10, Uttara, Dhaka.

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. Compressive Cylinder test from BUET for every slab, with a copy for the landowner.
8. The Structure will be in BEAM SLAB column frame load bearing system in accordance with specification detailed below.
9. a. **Structural Members-** Footing, Grade Beam, Columns, Beams, Slab (in case of flat slab) with ¾” **picked stone chips** and **RCC in1:1.5:3** with bearing stress of **3500psi**.
b. **Non-structural RC members-** Stair, Lintels, false slab etc. With picked brick chips and **RCC in1:1.5:3** with bearing stress of **3000 psi**.
c. Cast in Situ **Pile works-** Stone shingles.
10. Assurance of highest quality of workmanship in construction through direct supervision rendered by a group of experienced technical hands and professionals.

Cement : **Holcim** for Structural works, **MIR** for finishing works

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

Brick : Fire Burned machine made bricks - **REX** for 1st class brick works & Picked.

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

Cables : **Paradise Cables**.

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

Transformer : **Local 100KV Energy Pac / Siemens**

Lift : **(6 person) 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. **Elaborate Video 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. (as described).
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 6500 gallon and overhead water reservoir of 2500 gallons storage capacity with 1 (one) lift pump (automatic) and one standby pump and one at source, i.e. Total **3 water pumps. Maximum capacity for 2 days reserve for use at all points.**
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 (35 KV)** for use of lift, water pump, stair and common space lighting plus lights and fans for flats as highlighted later.

15. Gas pipeline connection from Titas gas connection.
16. One **100 KVA transformer** 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 Allot tee
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, water & electrical meters.**
21. **Termite protection treatment of ground 15 year Guarantee**
22. **Central Gas Geyser for Hot Water (400 gallon)**
23. Proper earthing and Lighting Arrester.
24. Proper water protective DPC in Ground Floor at Foundation Level.
25. **4 Smoke detector for every flat.**
26. **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. 7" thick heat resistant lime terracing over roof slab, with 0.75" RCC 12"X12" tiles over Lime terracing for heat insulation.
3. **Roof top Association & Gymnasium room with attached toilet.**
4. External water line 1 nos. one for each section for washing and other uses
5. Separated cloths line 5 numbers for each side. One for each unit.
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 teak wood (Indonesian teak imported shutter 18,500 Tk. range)
3. Metal door chain
4. Check viewer
5. Superior quality imported paddle door lock.
6. Security Dead Bolt.

Internal door:

1. Solid frame of shilkoroi/ chicrashi/ mahogany wood.
2. **Imported Indonesian** single pallah solid door for **master, 2nd & 3rd** bedrooms with best quality varnished finish.
3. **Teak veneered flush door** kitchens, toilets and other service doors with best quality varnished finish.
4. All bathroom doors to have water repellent lacquer polish on interior face.
5. 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.(All outer section 4")
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.
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.

Floor finish:

1. Local **24"X24"** 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 **18mm granite** finished platform.
4. One stainless steel sink (single bowl).

5. **Local mirror polished wall tiles** upto lintel height above counter top along the sink line & burner position upto lintel height.
6. **Built in Kitchen Hood** for **exhaust** at a suitable position in relation to burner location.
7. **Hot & cold water connection to central geyser.**

Bathrooms:

1. **R.A.K/ Fu-Wang ceramic floor and wall tiles**, (Wall tiles up to 7'0" from floor).
2. Master toilet Imported **LAUFEN / GRAVENA (Thailand price range 15,000/- Tk.)** equivalent commode with low down and pedestal wash basin with Grohe fittings. Other toilets to have Local **RAK (Orient)** fixtures.
3. **Hot/ Cold-water** connection lines to local source in **master** and **2nd toilet** connected to central Geyser.
4. **Servant toilet floor** and walls to be finished local **12" X 8" RAK ceramics tiles.**
5. Fitting Master toilet to have **GROHE fitting** (China) medium range & other toilet to have local best quality SARKAR, NAZMA, RATON, Servant toilet to RAK 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 **Legrand (Energy Pac)**.
2. **Four (4) nos. emergency lights** and **three (3) 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 4 (four) electrical points** for air conditioner in **master & 2nd bedroom & dining room and living room** respectively.
6. **Three telephone points & two Internet line/ apartments.**
7. Electrical Distribution board with imported Circuit Breaker (MEM/ Legrand/ LG)
8. All power outlets to have proper earthing connections.