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Since 1983

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Quality comes first,
Profit is it's logical sequence

SEL Amjad Square



The Structural Engineers Ltd.



About Us

Starting its journey in 1983 as construction and consultancy firm, which made its debut in Real Estate sector in 1994, The Structural Engineers Ltd. is one of the frontrunners in the Real Estate Sector of the country.

With a team of engineers and architects at the helm, SEL always gives top priority to the structural aspect of building construction, which ought to be the primary concern because a fanciful facade can never make up for a defective structure.

Blazing the trail in modern urban housing trends since its advent onto the real estate arena.

SEL has projects spread out all over Dhaka and (Cumilla, Khulna, Savar, Bogra, Chattogram, B. baria) including renowned residential and commercial zones in Gulshan, Banani, Uttara, Central Road, Green Road, Lalmatia, Mohammadpur, Shyamoli, Mirpur, Elephant Road, Eskaton Road, Indira Road, Tikatuly, Joarshahara, Zigatola, Bashundhara, Gandaria, Kallyanpur, Malibagh, Nilkhet etc.

At SEL, customer satisfaction is our focal point, because we understand that earning the satisfaction of our clients & customers is the only way for a business to thrive and prosper. We are intent on providing our customers satisfaction beyond their expectations – we believe in catering for customers' delight; because a satisfied customer becomes our 'goodwill ambassador'. With a view to achieving this goal, SEL has been practicing company-wide Total Quality Management (TQM) since 1995. Throughout the long years of dedicated service, our aim has always been to incorporate the best quality service with the best quality product for the ultimate satisfaction of our clients.

And as an acknowledgment of its superiority and excellence, after years of continued and dedicated effort, SEL earned ISO Certification in early 2010. We are dedicated to continuing in the same vein and provide even better service and product and the achievement of ISO 9001 : 2015 certification has infused us with inspiration and enthusiasm to do even better in the years to come.



Project Summary

Project Name



Project Address

: Plot-478 Malibagh DIT Road, Dhaka-1217

Number of Storey

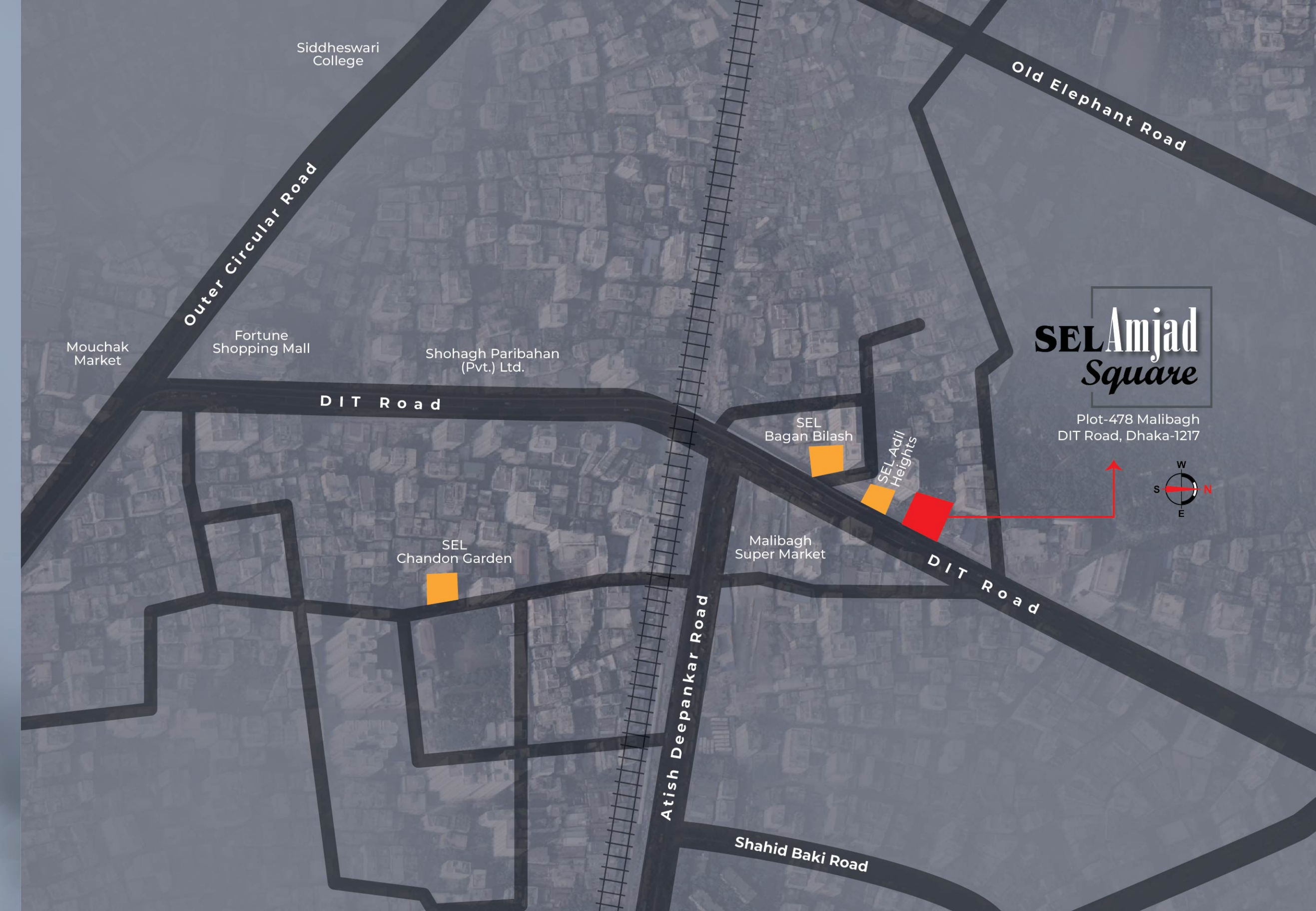
: 16 (B+G+15) Storied Commercial Building

RAJUK App. No.

: 25. 39. 0000. 122. 33. 1137. 21 / Date : May 09, 2022

Floor Size Summary / Details

Type of unit	Location	Usable area sft.	Common Area		Total Unit area In sft.	Total area In Sq.M
			Stair (a)	Others (b)		
Office (Gr.)	Ground Floor	1593	510	129	2232	207.43
Office (101)	1st Floor	2871	920	233	4024	373.98
Office (201-701)	2nd to 7th Floor	3236	1037	263	4536	421.56
Office (801)	8th Floor	2902	930	236	4068	378.07
			Plus 234 sft. Open Terrace			
Office (901-1101)	9th to 11th Floor	2902	930	236	4068	378.07
Office (1201)	12th Floor	2637	845	214	3696	343.49
			Plus 265 sft. Open Terrace			
Office (1301)	13th Floor	2637	845	214	3696	343.49
Office (1401)	14th Floor	2402	770	195	3367	312.92
			Plus 235 sft. Open Terrace			
Office (1501)	15th Floor	2402	770	195	3367	312.92



Plot-478 Malibagh
DIT Road, Dhaka-1217



Basement



29.56m Wide D.I.T. ROAD



N.B : The Layout Plans in the brochure are all indicative. Actual works shall be done according to final working drawings.

Ground Floor

(1593+510+129) 2232 sft (207.43 sqm)



29.56m Wide D.I.T. ROAD



N.B : The Layout Plans in the brochure are all indicative. Actual works shall be done according to final working drawings.



1st Floor 101
 (2871+920+233) **4024 sft** (373.98 sqm)



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SELAmjad
 Square

2nd to 7th Floor 201 to 701
 (3236+1037+263) **4536 sft** (421.56 sqm)



8th Floor 801
 (2902+930+236) **4068 sft** (378.07 sqm)
 Plus 234 sft open terrace



N.B : The Layout Plans in the brochure are all indicative. Actual works shall be done according to final working drawings.



9th to 11th Floor 901 to 1101
 (2902+930+236) **4068 sft** (378.07 sqm)



12th Floor 1201
 (2637+845+214) **3696 sft** (343.49 sqm)
 Plus 265 sft open terrace



N.B : The Layout Plans in the brochure are all indicative. Actual works shall be done according to final working drawings.



13th Floor 1301
 (2637+845+214) **3696 sft** (343.49 sqm)



N.B : The Layout Plans in the brochure are all indicative. Actual works shall be done according to final working drawings.

14th Floor 1401
 (2402+770+195) **3367 sft** (312.92 sqm)
 Plus 235 sft open terrace



15th Floor 1501
 (2402+770+195) **3367 sft** (312.92 sqm)



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Specifications

Building

• 16-storied (G+15) building with single basement in R.C.C. frame structure.

Basement

• Car park, Drivers' seating, Generator room, Under ground water reservoir etc.

Ground Floor

• Reception & grand Lobby, Commercial spaces, Caretaker's room, Drivers' seating, Electric sub-station & Check meter room etc.

1st Floor to 15th Floor

• Office / Commercial spaces, toilets etc.

Roof

• Open terrace.

Building Entrance & Lobby

• Attractive and Secured Gate with Lighting arrangement as per the elevation & perspective view of the building.

• Marble / Granite floor in Reception area.

• Name plaque on polished marble or tiles.

Lifts Lobbies & Staircases

• Spacious lift lobby on each floor.

• Polished Homogeneous floor tiles in all lift lobbies and glazed or mat finishing tiles (Chinese) on lift front wall.

• Homogeneous stair tiles (Chinese) in all staircases.

• Fire Extinguisher / firefighting accessories at staircase of each floor.

Structural and General Engineering features

• Total Foundation and Superstructure Design by a team of qualified and professional structural Design Engineers.

• Structural Design parameters based on Bangladesh National Building Code (BNBC) and American Concrete Institute (ACI).

• Structure designed to withstand Earthquakes as per BNBC.

• All structural materials including steel, cement, stones, hollow concrete block, Sylhet sand and other aggregates etc. of highest available standard.

• Direct supervision at every stage of construction by a team of experienced and qualified engineers to ensure highest quality of workmanship.

• All major concreting work will be done with ready mix concrete from SEL RMC plant.

MAJOR STRUCTURAL MATERIALS

Steel

400W and 300W Deformed Bar (as per design requirement)

Manufactured by :

(i) Rahim Steel Mills Ltd.

(ii) Elite Steel

(iii) KSRM or equivalent.

Cement

Manufactured by :

(i) Shah Cement Industries Ltd.

(ii) Lafarge Surma Cement Ltd.

(iii) Akij cement ltd. or equivalent.

Aggregates

Stone Chips for all columns, beams, foundations, slabs etc.

OTHER FEATURES AND AMENITIES

Walls

External

175mm thick (finished) masonry wall using hollow concrete block for heat protection.

Internal

125mm thick (finished) masonry wall using solid / hollow concrete block. Mortar proportion 1:5 using medium sand.

Plaster

• Sand cement plaster using washed clean medium sand.

• External plaster shall have admixture to prevent dampness.

Floor

• 24" X 24" Mirror polished tiles (Chinese) on floor of price not more than Tk. 140/= per sft.

Doors

• Swing door of tempered glass with security lock, handle etc.

• All Bathroom doors will have plastic wood frame and shutters of plastic wood and painted with enamel paint.

Windows

• Sliding windows / curtain wall as per architectural design of the building.

• Glazing will be of 5 mm thick clear /tinted glass with mohair lining in windows.

• Safety M.S. grills in all windows as per architectural design.

Painting

• Plastic Paint in all internal walls in soft color (Berger / Asian paint).

• Exterior Wall will be of soft color Weather coat paint (Berger / Asian paint).

Bath Rooms

Bath rooms at appropriate locations (shown in drawing) will have the following fittings & fixtures :

• Good quality sanitary wares in all bathrooms (Cotto BD / Haibali or equivalent)

• Good quality glazed wall tiles (Chinese) upto 7'-0" height in all bathrooms.

• Matching floor tiles (Chinese) in all bathrooms.

• Mirror above wash basin with overhead lamps.

• Good quality chrome plated fittings (Marquis / Haibali or equivalent).

GENERAL AMENITIES

• Reserved car parking in covered & protected basement floors with comfortable driveways.

• Underground water reservoir with one main lifting pump and one standby pump.

• Attractive landscaping at ground floor.

• Termite protection treatment of ground around the building.

Electrical

• Electrical distribution box with main switch.

• Internal electrical wiring and fixing of switch, socket etc. will be done by allottees.

• All floor space / block will have Independent electric meter for individual units.

Lifts

• 2 Nos. of 13 persons and 1 No. of bed lift for all the floors.

• All lifts will be of reputable origin (LGS / Fuji HD or equivalent).

Stand-by-Generator

• One stand-by-generator of adequate capacity with sound canopy for operating in case of power failure.

• The generator will supply power to lifts, pumps, car parks, common spaces, Intercom and all requisite light & fan points in the commercial complex except the 15A power points and additional light & fan points.

Electrical Pump

• One Gazi Pentax / Pedrollo / Marquis pump and one stand-by pump with auto start system.

PLEASE NOTE

• *All works of interior decoration, such as wooden paneling, wall cabinet making etc. can be done only after formally taking over the possession of the spaces by its owner / owners. SEL will not bear any responsibility for any damage to the unit caused due to execution of any work undertaken by the owner/owners.*

• *Modification of any item may be made on payment of differential cost within technical & aesthetic limit.*

• *Additional items not included in the above specification may be chosen on payment.*



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Square