



# রাশিড উদ্দিন ভিলা

৩০৭, ইসলামপুর জংকোন্ট রোড, কুমিল্লা সদর, কুমিল্লা



## INTRODUCTION

**The Structural Engineers Ltd.** is one of the frontrunners in the Real Estate Sector of the country.

**Inception :** 1983 as construction and consultancy firm ; debut in Real Estate sector in 1994.

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, Chattogram)** including renowned residential and commercial zones in **Gulshan, Dhanmondi, Banani, Uttara, Central Road, Green Road, Lalmatia, Mohammadpur, Shamoly, Mirpur, Elephant Road, Eskaton Road, Indira Road, Tikatuly, Joarshahara, Zigatola, Bashundhara, Gandaria, Kallyanpur, Malibagh, Milkhet** 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. Through-out 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

**SEL**

রশ্মিচন্দ্রন ভিলা

৩০৭, ইসলামপুর জজকোর্ট রোড, কুমিল্লা সদর, কুমিল্লা

<b>Building</b>	: 9 (৩+৪) Storied Residential Building
<b>Nos. of Flats</b>	: 40 (Forty)
<b>Type A</b>	: (South-west) facing : <b>1691</b> sft (157.16 sqm)
<b>Type B</b>	: (South-east) facing : <b>1691</b> sft (157.16 sqm)
<b>Type C</b>	: (East) facing : <b>1463</b> sft (135.97 sqm)
<b>Type D</b>	: (North-east) facing : <b>1691</b> sft (157.16 sqm)
<b>Type E</b>	: (North-west) facing : <b>1691</b> sft (157.16 sqm)

### Our Mission

Creating environment friendly dwellings for ultimate satisfaction of customers

### Our Vision

Developing planned habitat for future generations

### Current Status

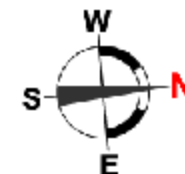
Completed : **212** Ongoing : **33**

Upcoming : **17** and more

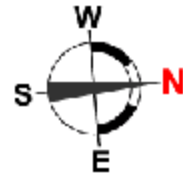
[illegible]

# GROUND FLOOR PLAN



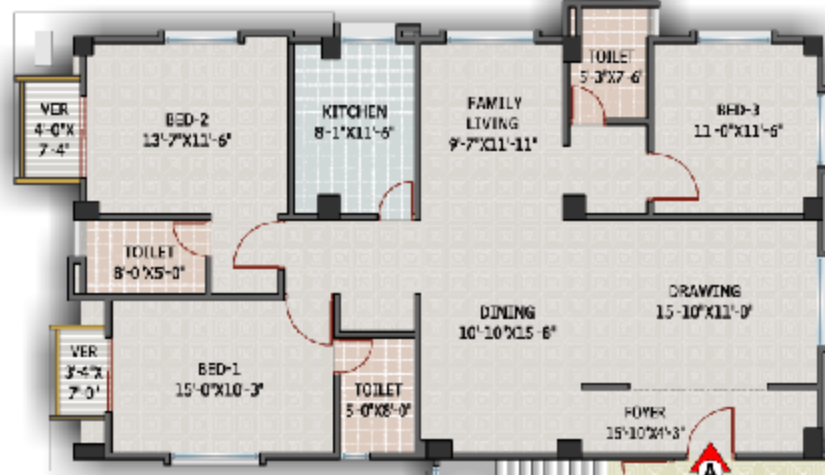


# TYPICAL FLOOR PLAN



E 1691 sft. (157.16 sqm)

A 1691 sft. (157.16 sqm)



A

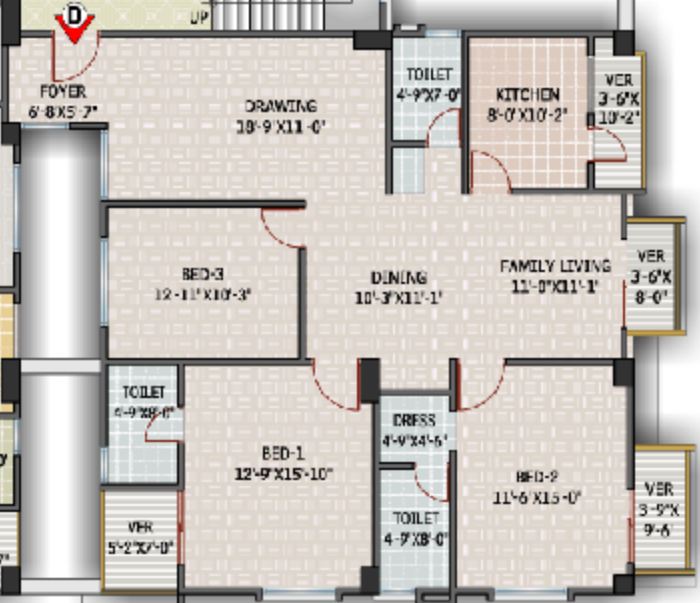
E



B 1691 sft. (157.16 sqm)



C 1463 sft. (135.97 sqm)



D 1691 sft. (157.16 sqm)

# TYPICAL FLOOR PLAN

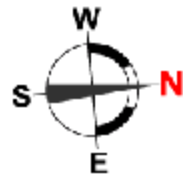
**A**: 1st-8th (1486+127+78)  
**1691** sft (157.16 sqm)



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

TYPICAL FLOOR

# TYPICAL FLOOR PLAN



**B** : 1st-8th

(1486+127+78)

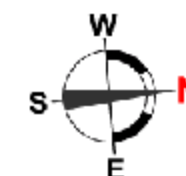
**1691** sft (157.16 sqm)



KEY PLAN



# TYPICAL FLOOR PLAN



**C** : 1st-8th  
(1286+110+67)  
**1463** sft (135.97 sqm)

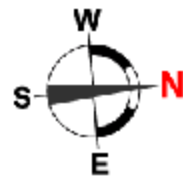


KEY PLAN

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

TYPICAL FLOOR

# TYPICAL FLOOR PLAN



**D** : 1st-8th

(1486+127+78)

**1691** sft (157.16 sqm)



KEY PLAN



## TYPICAL FLOOR PLAN



**E : 1st-8th**

(1486+127+78)

**1691 sft (157.16 sqm)**



KEY PLAN



**Building :**

- 9-storied (G+8) in R.C.C frame structure.

**Ground Floor :**

- Car park, Guard room, Caretaker's room, Drivers' sitting with toilet, Electro-Mechanical room etc.

**1st to 8th floor :**

- 5 nos. Flats in each floor.

**Roof :**

- Open terrace common to all owners for cloth drying & general use.

**R.C.C**

**Cast-in-situ Pile :**

- Proportion 1: 1½ :3 using stone shingles and coarse sand.

**Pile cap, Column, Grade Beam & O.H. water tank:**

- Proportion 1: 1½ :3 or 1:2:4 (as per design requirement) using crushed stone chips and coarse sand.

**Beam & Slab :**

- Proportion 1:2:4 using picked jhama brick chips and coarse sand.
- 60/40 grade M.S. deformed bar to be used as reinforcement.
- Structural design shall be done considering earthquake and wind force as per requirements set in the Bangladesh National Building Code (BNBC).

**Walls :**

- 5" thick solid brick walls with well burnt 1st class bricks. Proportion 1:6 using medium sand.

**Plaster :**

- Sand cement plaster using washed clean medium sand. External plaster shall have admixture to prevent dampness.

**Floor :**

- 400mm x 400mm Polished tiles (RAK / STAR / DBL or equivalent)

**Main Lobby (Gr. Floor) :**

- 600mm x 600mm Mirror polished Homogeneous tiles (RAK / STAR / DBL or equivalent)

**Lobby & Stair case :**

- 300mm x 300mm Homogeneous tiles (RAK / STAR / DBL or equivalent)

**Lift front wall :**

- 300mm x 500mm Glazed tiles or Mat finished tiles (RAK / STAR / DBL or equivalent).

**Main Door :**

- Wall covered decorative chawkat of solid Loha wood.
- Solid wooden shutter imported from Malaysia with door chain, door viewer & good quality handle lock.

**Internal Doors :**

- Wall covered chawkat of solid Loha or imported hard wood.
- Door shutter shall be of Teak chamble veneered flush door with mortice lock.
- Toilet doors shall be of uPVC / plastic wood shutter & frame and painted with enamel paint.
- All wooden surfaces shall be polished and finished with clear varnish.

**Windows :**

- Sliding Aluminium windows with 3" standard Aluminium sections (silver colour).
- Glazing will be of 5mm clear glass complete with lock, roller & mohair lining.
- Grill of appropriate M.S. Section.

**Paintings**

**a) Interior :**

- SPD of Berger (Robbialac / Elite) or equivalent of elegant color.

**b) Exterior :**

- Weather coat paint of Berger (Robbialac) or equivalent of elegant color.

**Toilet**

**a) Master :**

- Commode with lowdown (RAK Karla or equivalent).
- Basin with Pedestal and mirror of appropriate size & shape.
- Moving head shower and mixer.
- Hot & cold water line.

- 200mm x 500mm glazed tiles (RAK / STAR / DBL or equivalent) on wall upto 7 feet height.

- 300mm x 300mm Homogeneous / Glazed tiles (RAK / STAR / DBL or equivalent) on floor.

**b) Second toilet :**

- Commode with lowdown (RAK Karla or equivalent).
- Basin with Pedestal and mirror of appropriate size & shape.
- Moving head shower and mixer.
- Hot & cold water line.

- 200mm x 500mm glazed tiles (RAK / STAR / DBL or equivalent) on wall upto 7 feet height.

- 300mm x 300mm Homogeneous / Glazed tiles (RAK / STAR / DBL or equivalent) on floor.

**c) Common toilet :**

- Long Pan with lowdown (RAK or equivalent).
- Basin with pedestal and mirror of appropriate size & shape.
- Moving head shower.

- 200mm x 500mm glazed tiles (RAK / STAR / DBL or equivalent) on wall upto 7 feet height.

- 300mm x 300mm Homogeneous / Glazed tiles (RAK / STAR / DBL or equivalent) on floor.

**d) Others :**

- All bathroom fittings will be of local made good quality (Haibali / Sharif / Nazma or equivalent). Geyser excluded.

**Kitchen :**

**a) Floor :**

- 400mm x 400mm Homogeneous tiles (RAK / STAR / DBL or equivalent)

**b) Work-top :**

- Ferro-cement work-top with green marble (Indian).

**c) Wall :**

- Plastic paint, 200mm x 500mm glazed tiles (RAK / STAR / DBL or equivalent) up to up to 7'-0" height all around except kitchen cabinet area.

**d) Others :**

- Lower cabinet under work top with plastic wood.
- Single-bowl single-tray stainless steel sink.
- Double burner gas outlet.
- Exhaust fan with cover (China).

**Electrical**

- Concealed wiring with BRB / SQ / BBS / Super Shine or equivalent cables through PVC conduits.
- Power point for AC in all bed rooms and drawing room.
- M.K. / Lolon or equivalent type Gang switches.

**Lift**

- 01 (one) no. 08 (eight)-person and 01 (one) no. stretcher (900 kg) V V V lift (Hyundai / Fuji HD or equivalent).

**Generator**

- Stand-by diesel generator with residential type silencer & sound canopy to supply adequate electricity to each flat to cover light, fan, TV, fridge etc. in all rooms plus power for lift, stair, parking area.
- All power points will remain excluded from electricity supply from generator.

**Intercom**

- PABX system connecting all flats & reception desk.

**Cable TV line**

- Concealed cable TV line outlets in drawing room, master bed and 2nd bed room. (Connection not included)

**Telephone outlets**

- Telephone socket outlets in master bed room and drawing room.

**Internet line**

- Concealed internet cable with outlet in dining room.

**Water pump**

One electrical water pump and one stand-by pump.

**Please Note:**

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