

SEL પ્રિય નિવાસ



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, Zibatola, Bashundhara, Gandaria, Kallyanpur, Malibagh, Nilkhet** etc. At **SEL**, customer satisfaction is our focal point, because we understand that earning the satisfaction of our clients and 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 ummary

SEL প্রিয় নিগাম

বাড়ি - ৪০২, রোড - ১০২, ধানমন্ডি, ঢাকা

RAJUK A. No. : 25 .39 .0000 .

Date : , 2024

Building : 10 (৩+৭) Storied Residential Building

Nos. of Flats : 07 (seven)

Simplex (2nd to 8th Floor) : 2113 sft (196.38 sqm)

Our Mission

Creating environment friendly dwellings for ultimate satisfaction of customers

Our Vision

Developing planned habitat for future generations

Current Status

Completed : 254 Ongoing : 57

Upcoming :17 and more

3D (S-E) VIEW

SEL ផ្ទះ ជិត១១



Location Map



SEL প্রিমি় নিগাম

বাড়ি - ৪০২, রোড - ৯০২, শ্রীনগর, ঢাকা





Gr. Floor Plan



1st Floor Plan



Simplex (1449+333+331)
2113 sft (196.38 sqm)



2nd to 8th Floor Plan

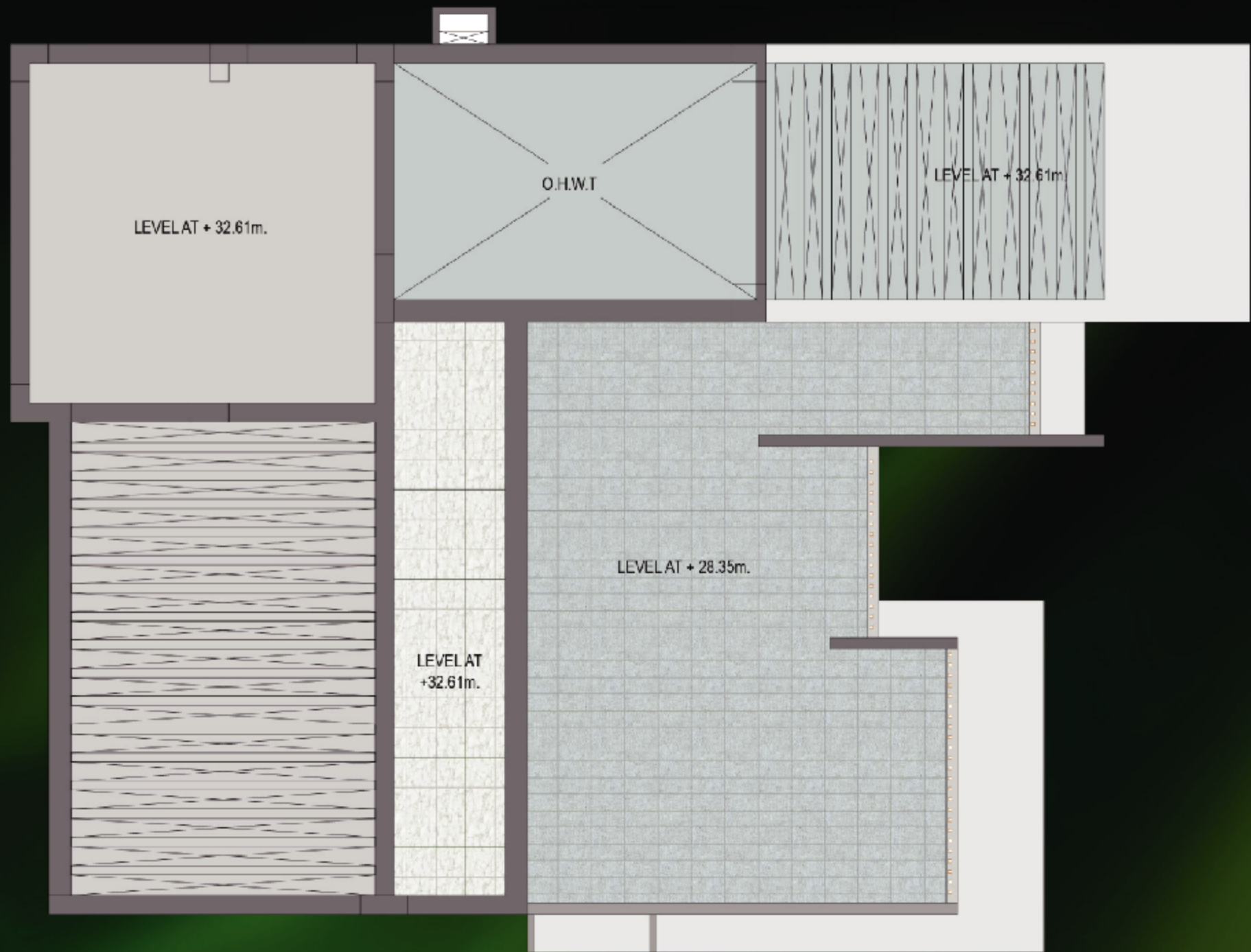


Simplex
 2113 sft

9th Floor Plan (roof)



Top Roof Plan



3D (n-e) VIEW

SEL 150 150 150



BUILDING :

- * **Building :** 10-storied (G+9) building in R.C.C frame structure.
- * **Ground Floor :**
 - * Car park, Electro-mechanical room, Generator room, Meter room, Guard post Under ground water reservoir etc.
- * **1st floor :** Association room, Drivers' seating etc.
- * **2nd to 8th Floor :** 1 No. of Apartment in each floor.
- * **9th Floor :**
 - * Swimming pool, GYM and open terrace common to all owners for cloth drying & general use.

R.C.C :

Foundation & Column :

- * Proportion 1:1½:3 or 1:2:4 (as per design requirement) using crushed stone chips and 100% Sylhet sand.

Beam, Slab and Overhead water tank :

- * Proportion 1 : 2 : 4 using picked jhama bricks chips and ⅓rd Sylhet sand & ⅓rd medium sand.
- * **Reinforcement :** 60/40 grade M.S. deformed bar to be used as reinforcement.

Structural design :

- * Structural design shall be done considering earthquake and wind force as per requirements set in the Bangladesh National Building Code (BNBC).

WALLS :

External :

- * 175mm (finished) masonry wall using hollow concrete block for heat and sound insulation.

Internal :

- * 125mm (finished) masonry wall using 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 :

Main Floor :

- * 600 x 600mm Mirror polished tiles (Chinese or equivalent). Price within Tk. 200 per sft.
- * **Lift Lobby (Gr. floor):** 600mm x 600mm Mirror polished Granite / Marble (Indian)
- * **Other floors :** 600mm x 600mm Mirror polished tiles (Chinese or equivalent).
- * **Lift front wall : Gr. floor :** 300mm x 600mm Marble (Indian).
- * **Other floors :** 300mm x 600mm Glazed or Mat finished tiles (Chinese or equivalent).
- * **Stair case :** 300mm x 600mm Homogeneous tiles (Chinese).

DOORS :

Entrance Door :

- * Wall covered decorative chawkat of solid Teak chamble / Hard wood imported from Malaysia.
- * Door shutter shall be of solid wood ready made imported from Malaysia of price within Tk. 20,000 with door chain, door viewer and good quality handle lock of price within Tk. 5,000.

Internal Doors :

- * Wall covered chawkat of solid Teak chamble / Hard wood imported from Malaysia.
- * Door shutter shall be of Teak chamble veneered flush door of price within Tk. 5,500 with cylindrical lock of price within Tk. 1,200.
- * Toilet doors shall be of plastic wood shutter with frame of plastic wood and painted with enamel paint.
- * All wooden surfaces shall be polished and finished with clear varnish.

WINDOWS :

- * Sliding Aluminium windows with 4" standard Aluminium sections (silver colour) in outer wall with provisions for mosquito net shutter and 3" sections (silver colour) in common area.
- * Glazing will be of 5mm clear / tinted glass complete with lock, roller & mohair lining.
- * Grill of appropriate M.S. Section.

PAINTINGS :

a) Interior :

- * Plastic Emulsion paint of Berger (Robbialac) /Asian paint or equivalent of elegant color.

b) Exterior :

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

TOILETS :

a) Master & Second toilet :

- * 300mm x 600mm glazed tiles (China or equivalent) with border in walls up to false ceiling height of price within Tk. 200 per sft.
- * 300mm x 300mm wall matching floor tiles (China or equivalent) on floor of price within Tk. 200 per sft.
- * Cold & hot water line with provision for connecting to electric water heater.
- * Combi commode (Cotto-BD /Haibali or equivalent) including push shower of price within Tk. 20,000.
- * Cabinet basin (Cotto-BD /Haibali or equivalent) of price within Tk. 7,000.
- * 24" x 36" imported bevelled edge mirror of price within Tk. 1,200.
- * Shower mixer with moving head shower and spout (Dada /Marquis or equivalent) of price within Tk. 10,000.
- * Basin mixer (Dada /Marquis or equivalent) of price within Tk. 8,500.

Specifications

TOILETS :

b) Common toilet :

- 300mm x 600mm glazed tiles (China or equivalent) with border in walls up to false ceiling height of price within Tk. 200 per sft.
- 300mm x 300mm wall matching floor tiles (China or equivalent) on floor of price within Tk. 200 per sft.
- Cold & hot water line with provision for connecting to electric water heater.
- Combe commode (Cotto-BD / Haibali or equivalent) including push shower of price within Tk. 20,000.
- Pedestal basin (Cotto-BD / Haibali or equivalent) of price within Tk. 5,000.
- 24" x 36" imported bevelled edge mirror of price within Tk. 1,200.
- Shower mixer with moving head shower and spout (Haibali or equivalent) of price within Tk. 7,000.
- Basin mixer (Cotto-BD / Haibali or equivalent) of price within Tk. 5,000.

c) Maid's toilet :

- 200mm x 300mm glazed tiles (RAK / STAR or equivalent) on wall up to false ceiling of price within Tk. 50 per sft.
- 300mm x 300mm Homogeneous tiles (RAK / STAR or equivalent) on floor of price within Tk. 50 per sft.
- Pan with lowdown (RAK or equivalent) price within Tk. 2,000.

d) Others :

- All bathroom fittings will be of good quality (Dada / Marquis / Haibali or equivalent).

KITCHEN :

a) Wall :

- 300mm x 500 mm glazed tiles (China or equivalent) above the work-top (except cabinet area) up to 7'-0" height from floor of price within Tk. 200 per sft .

b) Floor :

- 400mm x 400mm homogeneous tiles (China or equivalent) of price within Tk. 200 per sft.

c) Work-top :

- Ferro-cement work-top with 16mm thick Marble (Indian). Price within Tk. 700 per sft.

d) Others :

- Lower cabinet under the work-top with plastic wood (design as per SEL standard).
- Single-bowl single-tray stainless steel sink of price within Tk. 9,000.
- Sink mixer (Haibali or equivalent) of price within Tk. 5,000.
- Cold & hot water line with provision for connecting to electric water heater.
- Double burner gas outlet. Exhaust fan with cover (China) of price within Tk. 1,000.

ELECTRICAL :

- Concealed wiring with BRB /BBS / Partex cables through PVC conduits.
- Power point for AC in all bed room, living room, family living & dining room.
- Legrand (Belemco) /MK type / Aulmo S-20 or equivalent brand gang switches.

LIFT :

- 01 (one) No. 13 (thirteen)-person capacity VVVF lift (Fuji HD / Schneider or equivalent).

GENERATOR :

- 01(one) no. stand-by diesel generator with residential type silencer & sound canopy to supply adequate electricity to each flat to cover light, fan, TV, fridge etc. 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 & all bed rooms. (Connection not included)

WATER PUMP :

- One electrical water pump and one stand-by pump (Gazi pentax / Marquis or equivalent).

TELEPHONE OUTLETS :

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

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 payment.