

SPECIFICATIONS OF THE PROJECT

1.00 ARCHITECTURAL, STRUCTURAL AND GENERAL ENGINEERING

1.1 SOIL TEST:

- Soil investigation will be done by well-known professional experts with proper care and attention.
- Design of foundation and super structures of the building will be based on the soil test report.

1.2 STRUCTURAL SYSTEM:

- The structure will be interconnected by Ties and Beams i.e. frame Structure.
- Water proofing material shall be used in correct proportion in the foundation for better protection of structure/concrete from dampness.

1.3 CODES AND STANDARD:

- Bangladesh National Building Code (BNBC), American Concrete (AC), American Society for Testing and Materials (ASTM), Building Code Requirements for Reinforced Concrete shall be followed.

1.4 WIND CONSIDERATION:

- Basic wind speed, $V=220$ km/Hour shall be considered for related area.

1.5 SEISMIC CONSIDERATION:

- As per Seismic Zoning Map (Ref. Fig-6.2.10 of BNBC-93) in and around Bangladesh, special provision for seismic design will be incorporated.
- RCC framed structure to be capable of withstanding earthquakes measuring up to 7.0 on Richter scale.

1.6 DESIGN METHOD:

- Updated Ultimate Strength Design (USD) method will be adopted for design of all R.C. structural actions/activities.

1.7 FLOOD LEVEL:

- Plinth level will be finalized by the both parties and approval authorities on ground.

1.8 FLOOR HEIGHT:

- Floor height shall be 9'-0" including roof slab.

1.9 AESTHETIC & FUNCTIONAL ASPECTS:

- Exterior facades of the building will be developed considering modern architecture reflecting residential/commercial aesthetics.
- Anodized aluminum windows accented with glass in front and other side Clear/ Tinted of the building as per design.
- Cross ventilation for natural air circulation and wide windows for allowing natural light will be incorporated in the floor plan.
- Emphasis to be given to the privacy of master, first and second bed room in relation to the common users facilities.

1.10 DRAWING, DESIGN AND APPROVAL:

- All the drawings such as architectural, Structural, plumbing, electrical, etc. will be prepared by the developer engaging qualified professional personnel/consultants who are reputed for the related works.
- Foundation and structural design may be checked by another structural Engineer, if desired by the first Party. Any logical changes found necessary to be incorporated by the Developer for finalization.

MAJOR MATERIALS DETAILS :

1.1 STEEL:

- 72 Grade High Strength Deformed Bars (Billet) will be used in foundation, column, slab from Rahim steel/ BSRM / Anwar/ KSRM/AKS/Baizid/ Prime/ Equivalent.
- 40 Grade deformed steel used for piling (if necessary).

2.1 CEMENT:

- Lafarge/Holcim/Scan (structure) Fresh (Brick work & Plaster).

3.1 AGGREGATE:

- 3.2 Stone chips/Brick chips in foundation, column and grade beam i.e. plinth and water reservoir.
- 3.3 Brick chips in floor, slab, slab beam, stairs, roof, lintel, false slab etc.
- 3.4 Brick chips shall be made from 1st class picked bricks of minimum 2000 psi crushing strength.
- 4.1 Bricks : 1st class local/ Auto brick will be used.

5.1 SAND:

- Coarse Sand (Sylhet Sand) of minimum F.M.2.2-2.5 (To be used in RCC works).
- Medium Sand of minimum F.M.1.2-1.5 (To be used in RCC works).

6.0 STRUCTURE:

- 6.1 Foundation: RCC casting as per structural design (1:1.5:3) using ¾" Stone chips/Brick chips and 50% Sylhet Sand & 50% Medium Sand.
- 6.2 Column & Grade Beam: RCC casting as per structural design (1:1.5:3) using ¾" Stone chips/Brick chips and 50% Sylhet Sand & 50% Medium Sand.
- 6.3 Slab & Beam: RCC casting as per structural design (1:2:4) using ¾ inches 1st class Bricks picked chips with 50% local sand and 50% Sylhet sand.
- 6.4 Railing, Door, Wall False Slab, Shelves etc. RCC casting as per structural design (1:2:4) using ¾ inches 1st class bricks picked chips with 100% local sand sand.

7.0 GENERAL FEATURES OF THE COMPLEX

- 7.1 Stair : Stair handrail made of matured Mehogini/ Shil koroi wood with solid and quality M.S. Bar.
- 7.2 Water Reservoirs : Large underground water tank/reservoir (R.C.C.) to hold water to meet up 2 day's requirement of the occupants of the building.
- Roof top overhead water tank (R.C.C.) will have the capacity to hold water to meet up 1 day's requirement of the occupants of the building.

8.0 WATER PUMP

- a. No. of water pump : 2 (two) Nos. of water pump
- c. Brand/Origin : Saer of USA or Pedrollo of Italy or Korea.

9.0 FEATURES & AMENITIES OF APARTMENT

- 9.1 **DOORS - Main Door:** Door Frame- Mahagoni, Shil Koroi. Door Shutter-Mahagoni, Gamari/Malaysian Door/ Equivalent. • Design- Outer side of shutter will be decorative. Finishing-Burnished. Lock-Handle Lock (China).

BED ROOM & KITCHEN DOOR

- Door Frame-Matured Mahogany, shilkorai.
- Door Shutter-Best quality Gorjon veneered flush door shutters manufactured by Partex, RFL,
- Frame Width-Wall width (5.5 inches). Finishing-Polished, Lock-Mortise (Round) Lock (China).

VERANDAH DOORS

- Door Frame-Matured Mehogni/silkorai/Imported Wood. Door Shutter-Partex, RFL
- Frame Width-Wall width (5.5 inches). Finishing-Polished. Lock-Quality Bolt/Sitkani.

TOILET DOORS:

- Complete Door-PVC Door (RFL/Bengle/Equivalent).
- Lock-Foreign Quality Bolt/Sitkani.

10.0 WINDOWS:

- Horizontally sliding type wide windows.
- 4" wide aluminum profile/sections (BTA/Fu-Wang/Chung Hue).
- 5mm thick P.H.P/Nasir (Clear) matched with the color of aluminum sections as per architectural design. Frontal windows will be with standard quality glass.
- Safety and well-designed grilles of M.S.(3mm thick/ 12mm) flat bar/ Squire bar.
- Rainwater barrier providing high bottom sections and masonry bead with sealant around the inner side of window.
- Glass :Nasir/ PHP Glass/Equivalent

10.1 WALL:

- All walls of Solid Bricks (Good Quality 1st class local/ Auto bricks)
- All internal and exterior walls will be 5" thick.

11.0 FLOOR:

- General rooms & Bedrooms–All the 16" x 16"/24"x24" RAK/Fu-Wang/ Equivalent Homogeneous tiles for flats.
- Verandahs & Toilets– 12" x 12" and suitable glazed standard size of Homogeneous Tiles of RAK/Fu Wang/Equivalent., Wall 8 x 12/10 x 16.

12.0 KITCHEN: Floor and down washing area with 12" x 12" size and suitable glazed standard size of tiles of RAK/Fu-Wang/ ATA/ Mir/ STAR. Wall Tiles RAK. Wall 8 x 12/10 x 16

- Verandah Railings shall be solid MS section/bar as per drawing.
- Full Grills made of M.S. Flat Bars/ Squire Bar shall be provided with all verandahs.

13.0 PAINTING & POLISHING

- Internal walls & ceiling-Plastic RAK /Berger/Elite paint (for all bed rooms soft colour).
- Wooden Surfaces – Polish.
- Grilles & railings – Enamel Paint (RAK /Berger/Elite).
- Exterior walls – Weather coated Paint (RAK /Berger/Elite).
- Boundary Gate – Spray finish with Enamel paint (if necessary).
- Staircase, all common – Plastic emulsion paint (RAK/ Berger/Elite). Rooms & Common areas.
- Ground Floor Columns – Column protective metal corners painted with synthetic enamel paint (RAK /Berger/Elite/).

14.0 KITCHEN:

- Counter Top - Impressively designed Platform with Tiled/ Marble/ Granite worktop for all flats
- Floor-Floor and down washing area with heavy duty good quality 12" x 12" size tiles of RAK /FU-WANG/ STAR ATA/ Mir.
- Wall-The wall above the counter (working platform) up to the Roof level with Tiles of RAK/FU-WANG/ Equivalent.
- Water Line-Concealed water lines to the sink with best quality PPR Pipes.
- Sink- Single bowl with single high polished Stainless steel counter.
- Exhaust Fan- Box type quality exhaust fan to be fixed at a suitable location.

15.0 BATH ROOM AND TOILETS:

- Full (7'-0") wall of all toilets shall be finished with matching Glazed Tiles of RAK/FU-WANG/ ATA/ Mir/ Star tiles. Size- 8 x 12/10 x 16.
- Matching Floors tiles in all bath rooms and toilets shall be finished with floor tiles of RAK/FU-WANG ATA/ Mir/ Star or equivalent brand.
- Pedestal type basin, Comode with toilet paper holder and soap case made of SS (RAK/ Equivalent) in the toilets.

- All porcelain materials such as combi-set, long pan, low down are RAK and soap case, paper holder, etc. shall be Nazma/ Sattar/ Sharif/Sarkar/ Ratan.
- Concealed Stopcock, pillar cock, concealed bib cock, moving shower etc, shall be Nazmz/ Sattar/ Sharif/Sarkar/ Ratan.with manufacturer's warranty.
- Provision for Concealed Hot and Cold water lines with all Master baths. (if necessary)
- Angle stopcock, commode shower are good quality.
- Towel bar/Towel Ring and concealed grating are chrome plated best quality.
- All bathrooms will have concrete false ceilings at lintel level with openings (cat doors) covered by Melamine board/ Equivalent doors. The space created over false ceiling of each bath room can suitably be used as store space.

16.0 PLUMBING:

- All pipes will be concealed in ducts.
- Water supply lines with superior quality G.I./PPR pipes and fittings of Bangladesh origin.
- Plastic Thread Tape of Pedrollo/A1 brand shall be used for proper fixing of pipes and fittings.
- Rain water and waste water lines with UPVC pipes of Lira/RFL/A1 polymer/ Equivalent Brand.
- Sewerage lines with UPVC pipes of RFL/LIRA/ A1 polymar/ Equivalent Brand Bangla deshi origin and with UPVC fittings of Singapore/Malaysia origin.
- Solvent Cement of Singapore/Malaysia origin shall be properly used assuring a permanent joint between UPVC pipes and fittings.

17.0 ELECTRICAL:

- PVC conduits and fittings of RFL/ BRB brand of Bangladesh origin.
- Concealed electrical wires of BRB/BBS/Poly/ Super sign Cables of Bangladesh origin.
- Individual meter of the make and model as recommended by concern authority with a sanction of required load to each apartment.
- Sufficient power points for using domestic equipment and Air Condition. Master Bedroom and Living room should have provision for AC. Proper concealed water out point to be made for each AC point. (if necessary)
- MEP/MK/ Simens /ABB or equivalent electrical switches, sockets and fan dimmers.
- Main switches and Circuit breakers made of MEP/ ABB/Simens (original) Equivalent.
- All power outlets will have proper earth connection.
- MDB and SDB to be set up as per the requirements the boundary.
- Concealed lines for Telephone and Television in living and master bedroom.
- Provision for Satellite Television in living and master bedroom.
- Verandah with suitable Light Points.

18.0 PRECAUTIONARY & SECURITY MEASURES:

18.01 Roof & Ground Treatment

- Protected terrace on roof-top with standard height (3.5- 4feet) well designed parapet wall.
- Roof top, covered with minimum four (4) inches thick lime concrete with chips. If it is chips, lime and surki then the ratio will be – 7:2:2.
- Adequate rain water outlets.
- Proper slope shall be maintained to protect the roof from the dampness.
- Cloth drawing lines.

19.0 CONNECTIONS TO UTILITIES:

19.01 ELECTRICITY:

- 3-phase main power supply to the building from available source of concerned authority.
- Each apartment will have separate Electric Meter installed in the meter panel board provided in the sub-station/meter room. Meters will be numbered as per flat number.
- Separate billing system for each apartment according to the individual meter.

19.2 WATER/ SEWERAGE

- Water supply and sewerage system will be planned for long-term requirement as per total consumption.
- Main water supply and sewerage connections from available source of concerned authority.
- Central billing system according to existing rule of the concerned authority.

19.3 TELEPHONE AND SATELLITE DISH TV

- Provision for concealed connection of satellite dish television and telephone to Family living room and Master Bed Room of all flats.
- Cost and work of piling, electro mechanical item like lift, generator, substation and HT & LT cable will be finalized by discussion with Land owner.

SPECIAL NOTE : In case of non-availability or shortage of supply of any specified item, an equivalent item competing quality will be used by discussion with land owner.

SOME EXCLUSIVE SERVICES:

- 18th month maintenance warranty on our finished product from the date of Handover of the proposed projects.
- To ensure our valued clients satisfaction on our product, we will inform each and every client thorough letter/ over phone before casting.
- We will provide cylinder test report (By Buet) in every stage RCC casting for our valued clients satisfaction.
- We will provide Roof top garden in the proposed project for ensure our unique service with respect to others in the markets.

GENERAL TERMS & CONDITION

Agreement: “S N Z Construction Concept & Properties Ltd.” and landowner will be required to execute an agreement for safe guarding the interest of the Landowner as well as “S N Z Construction Concept & Properties Ltd.”

Payment: Payment will be made up by both parties mutual understanding, under consideration of both parties financial safety on the basis of work in progress.

