

MOLLIK TOWER





- **AL-BYET DEVELOPERS.** Turned up with a view to offering the best quality apartments to the valued customers. AL-BYET DEVELOPERS is highly concerned about building quality apartments with adroit workmanship and the best construction materials which surpasses the client's expectations and take it beyond it.
- Apartment owners of our various projects are our true brand ambassadors with their eternal contentment and gratification on the faces.
- AL-BYET DEVELOPERS has constructed other projects in different areas of the city and handed them over to the clients on time that put a great smile of thankfulness to their faces.
- Spirited young professionals made AL-BYET DEVELOPERS one of the leading developers of the country. AL-BYET DEVELOPERS recognizes the great efforts of its hard working professionals who are the key to its success and indispensable asset of the organization. The management of AL-BYET DEVELOPERS ACE believes only in achievement of customer's satisfaction to its optimum level that has led the company to the way of its being success.

YOUR TRUST OUR COMMITMENT

PROJECT BRIEF

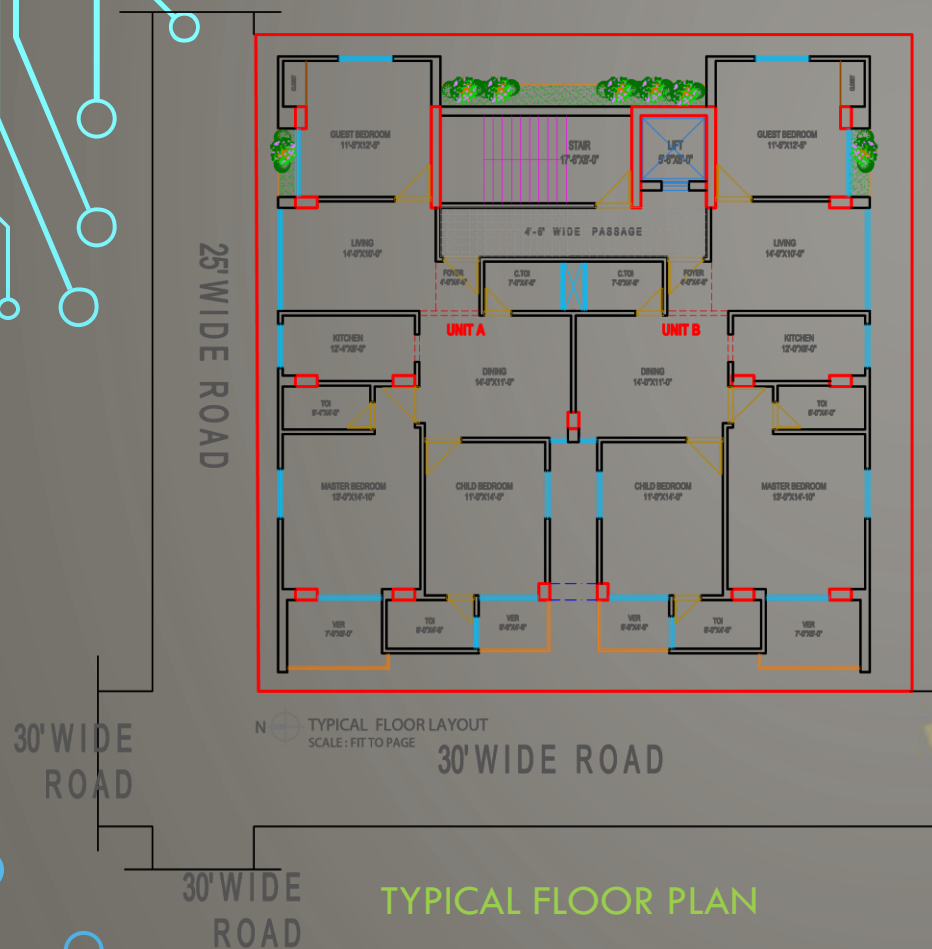
- **NAME OF THE PROJECT** : MOLLIK TOWER
- **TYPE OF BUILDING** : RESIDENTIAL
- **STORIES OF BUILDING** : G+9 (10 STORIED)
- **PLOT FACING** : NORTH & WEST
- **LAND AREA** : 5.00 KATHA
- **ADDRESS** : SETU HOUSING, BESIDE
SECTOR-17, UTTARA.
- **NUMBER OF APARTMENTS:** 18 NOS
- **NUMBER OF LIFT** : 1 NOS
- **APARTMENT SIZE** : 1450 SFT (DOUBLE UNIT)
2900 SFT (SINGLE UNIT)
- **COMMON FACILITIES** : GENERATOR ROOM,
GUARD ROOM CARETAKER ROOM,
SUB-STATION AT GROUND FLOOR.
- **PARKING** : 15 NOS



3D VIEW

- **Design work**
- **Architectural design:** Aesthetic & functional aspects of the building are considered during architectural design.
- **Geo-technical design:** Foundation design are done by professional civil/ geo-technical engineers.
- **Structural design:** Structural design are done by professional civil/ structural engineers following BNBC & ACI code.
- **Design method:** RCC frame structure as per USD METHOD.





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25' WIDE ROAD

30' WIDE ROAD

30' WIDE ROAD

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GROUND FLOOR LAYOUT
SCALE: FIT TO PAGE

30' WIDE ROAD

CHIEFMASTER ROOM

STAIR
17'-8" X 8'-0"

14'-0" WIDE DRIVEWAY

LIFT
5'-6" X 8'-0"

ELECTRO-MECHANICAL ROOM

GUARD ROOM

GROUND FLOOR PLAN

15 PARKING FACILITIES



1. ENGINEERING FEATURES

Structural:

- Structural design parameters will be based on American Concrete Institute (ACI) &
- American Standard of Testing Materials (ASTM) codes and Bangladesh National Building
- Code (BNBC).
- All sub-structural & super-structural elements are designed according to
- BNBC with sufficient strength in order to withstand both superimposed vertical load (i.e. Dead & Live) and lateral load (i.e. Earthquake & Wind Pressure).
- Architectural planning and Structural design to be prepared by reputed and professional consultant.
- R.C.C. (Reinforced Cement Concrete) frame structure sound and safe foundation.
- All floor slabs are of reinforced cement concrete.
- All structure, all beams, all columns, constructed by stone chips.
- Soil test by reported Soil Test Company.

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2. MAJOR STRUCTURAL MATERIALS

Steel:

Deformed bar (72.5 grade steel/TMT bar) Manufactured by:

- GPH Ispat.
- AKS.
- Rahim Steel Mills Ltd.
- Bangladesh Steel & Re-Rolling Mills Ltd. (BSRM)

Cement:

- KSRM.

High quality Portland Composite Cement (PCC). Manufactured by:

- Lafarge Supercrcrete.
- Crown Cement.
- Shah Cement.
- Akij.
- King Brand

Aggregates:

1st Class 3/4" downgraded stone chips in footing, column, beam, slab and all structural members as per structural design

Bricks:

1st Class Machine Made bricks for partition wall.

Sand:

- 2.5 FM Coarse Sand for concrete.
- 1.5 FM Fine Sand for plaster & partition wall.

RMC (Ready Mix Concrete) :

Slab and beam casting will be done by RMC (Ready Mix Concrete).

- BDC
- Crown
- ABC
- Mir
- Akij

3. SUPERVISION

- Direct supervision at every stage of construction will be conducted by experience
- Engineers to ensure highest quality workmanship.
- Full supervision and quality assured by the expert who has practical experience in supervision and quality assurance.
- Diploma / B.Sc Degree civil engineer will be engaged for full time supervision.

4. GENERAL FEATURES

- Concealed Electric, Telephone, Intercom, Internet, Gas and Water supply lines.
- Hand set intercom connected with reception/guardroom with set.
- AC provision for all bed rooms and drawing room.
- Best quality electric wire and materials (BRB/BBS/paradise) and electrical fittings (export quality).
- Secured car parking space with specific flat ID at ground floor as per car parking layout plan.

5. GENERAL SERVICE EQUIPMENTS:

lift specification:

number of lift : 01 (ONE) passenger lift.

Capacity : 8 person's capacity.

Brand : sigma, mitsubishi-thailand/equivalent.

Drive system : AC-VVVF (variable voltage variable frequency)

intercom : machine room, reception lobby/gourd room & lift.

Alarm : emergency alarm provision.

Service : one year free service, maintenance & warranty will be provided by the brand company.

Lighting : well decorative adequate lighting.

Generator:

number : 01 (one) standby generator in case of power failure (fullload).

Brand : SDMO/dale/forescity or equivalent.

Engine : parkins/deutz/cummins.

Alternator : new age stamford/leory somer or equivalent.

Origin : european brand.

Starting system : auto starter.

Sound : canopy sound proof (built-in).

Fire protection system:

wet fire extinguisher on each floor common lobby.

Fire bucket and all type of fire protection materials near generator and substation room.

System will design as per BNBC code

Generator Coverage:

- Full load coverage during electricity failure.
- Sub-station with Transformer:
- Equipment : Transformer, Distribution board, LT / HT panel, PFI panel & Circuit Breakers.
- Brand : Power Pac / ADEX / ABB / Tokai / Saif Powertec or equivalent.
- Cable : BRB / BBS / PARADISE or equivalent.
- Capacity : As per load calculation.
- Work done by : PDB / DESCO / DESA / DPDC expert contractor.
- Intercom & Cable TV:
- Intercom & Cable TV connectivity in each apartments, reception and guard room.
- Satellite dish will be multi channeled from the commercial cable TV operator.
- Cable TV provision in Master bed, Living room & Family living room.
- Intercom provision in Dining room.
- Internet & Telephone Service:
- Connectivity in each apartment.
- Concealed Internet cable line provision in suitable place.
- Concealed Telephone line provision in Master bed, 2nd bed and Family Living room.

Water Pumps:

- Number of pumps : 01 pumps.
- Brand : Pedrollo / Saer or equivalent.
- Country of origin : Italy or equivalent.
- Operation schedule : 01 for full operation and 01 for stand-by.
- Capacity : As per architectural design and requirement.

6. APARTMENT FEATURE

doors:

original malaysian decorative main entrance door with door frame, brass plated apartment number, door chain, check viewer, door stopper, safety lock and magnate with wall rubber at every door.

All bathroom doors will be custom designed flash door wood & veneer board with laminated coating.

Veneer door (partex/equivalent) including mortise lock with french polish for kitchen.

All internal doors will be custom designed flash door.

Windows:

3" aluminum section with mosquito net along with safety grills where necessary.

Room finishes:

best quality mirror polish tiles in all floor (size 24" x 24") (china/equivalent).

Painting & polishing:

plastic paint in all internal walls and ceiling (berger /Asian /equivalent).

Weather coat paint in all external walls (berger/asian/equivalent).

Door frame & shutter will be matt varnish / french polish.

All grills will be matt / glossy enamel paint (berger/asian/equivalent).

Walls and partitions:

internal wall 5".

Wall surfaces of smooth finished plastered.

Electrical features:

best quality switches and sockets (legrand- china/ snider-china / MK- singapore/equivalent).

Separate electric distribution meter box for each apartment.

All power outlets in all bed, dining and living room.

Good quality circuit breakers (ABB/semens-india/legrand-china).

Best quality electric wire and materials (BRB/BBS/paradise) and electrical fittings.

Independent sub meter included in all apartments as per design.

Security lights in the compound, car parking, and light in all common space.

AC provision for all bedrooms, formal living & family living.

Kitchen features:

**double burner gas point over marble/granite topped platforms.
One high polish stainless steel double bowl counter top steel sink with mixer.
Concealed hot and cold water lines.
Exhaust fan point with fan.
Floor tiles homogenous best quality mirror polish tiles (China or equivalent.)
Walls fully tiles.
Power points for micro-oven, fridge.
Two pin points for blender, excess light point.
Provision for geyser point.
Smoke hood provision.**

Bathroom features:

**soft color sanitary wares in all bathrooms (sattar / nazma / american standard/equivalent).
Floor tiles homogenous best quality mirror polish & glazed wall tiles (china or best quality chrome
plated fittings with manufacturer's warranty (sattar / nazma /american standard/ equivalent)
decorated mirror set (export quality) in bathrooms with overhead lamps.
Showerheads, towel rail, soap cases and tissue paper holder (good quality china).
Bath tab in master bath with fittings.
Two pin point in all toilet for electric shaver & hair dryer.
Commode in all bath rooms except servant toilet.
Concealed hot & cold water line in all toilets except servant toilet.
Shower set in master bed and child bed (good quality china)
provision for geyser in all bath rooms except servant toilet.
For servant toilet; shower, lowdown pan, extra bib cock.**

7. UTILITY SERVICES

water line:

individual separate water line from the water tank for each flat.

Internal connecting pipe - GI or PPR.Cpvc

A common WASA meter for the whole building complex.

Gas connection:

gas connection to be provided. (Subject to approved by govt.).

Electricity line:

connection from desa / desco / dpdc / pdb with adequate load for each apartment along with independent electric meter.

Solar system:

solar system will be installed as per govt. Rules and regulations.

Sewerage system:

planned for long term requirement.

8. COMMON FACILITIES OF THE COMPLEX

building entrance:

secured decorative gate with lamp as per the elevation & perspective of the building with approve design.

Comfortable internal driveway.

Separate mail box for the building.

Guard post.

Intercom connection from every apartment.

Decorative ground floor ceiling.

Front view of the building will be decorative.

Land escape and flower garden with flowers and trees at the front of the building (as per design).

Aesthetic architectural view.¹²

Water tank:

under ground water tank and overhead water tank will design as per BNBC code.
Capacity will be calculated as per design and BNBC code.

Pipe usage:

all kind of pipes will be uses as per architectural design and BNBC code.

Upvc pipe – bengal / national polymer / anwar / RFL / equivalent

PVC pipe – local made available in market.

GI pipe – asian / bashundhara / hatim / falcon / equivalent.

Building name:

name of building will be placed in an aesthetic view at a suitable place.

A separate place for displaying address of the building.

Size and location of the name of building will be determined upon mutual agreement by both parties.

A separate plate accommodating for TO-LET displaying.

Building front side and out side:

landscaping with aesthetics view.

Structure with aesthetic view.

Garden with trees.

Flower beds with grass, flowers and trees.

Car park & drive way:

individual car parking will be marked with number plates.

Driveway will be finished as per architectural design.

Note

Items specified in this fixture will be supplied as per market availability. In case of non-availability or shortage of supply of any specification item(s), equivalent item (in terms of price and quality) will be used.

TERMS AND CONITIONS

company right's:

buyers are liable to pay for any change or modification in specifications requested by them.

Company reserves the right to refuse any such request that may affect building façade, exterior of apartment and service systems etc.

The company reserves the right to modify the standard specifications and features due to non-availability, shortage of supply, hike of market price, architect suggestion or overall standardization/benefit of the project.

Price escalation:

the company reserves the right to revise the apartment prices in lihgt of the contemporary market standard in unanticipated cases of exorbitant price escalation of building materials, massive economic deflation or such substantial changes in the market.

Other relevant costs:

the responsibility of construction of the apartment and common premises according to the finishing specifications mentioned in the brochure rests with the developer.

But the cost, quality, timely supply and finishing execution of any additional/alternate item of finishing would be considered as buyer's own responsibility.

The buyer shall make the payment directly to the authorities concerned.

Should be company incur any incident expenditure on these accounts, the buyer shall be liable to reimburse the proportionate share of that company.

The buyer shall bear all the costs relating to VAT/TAX on land and apartment, transfer and registration of apartment including the related incidental expenses.



THANK YOU

AL-BYET DEVELOPERS

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