Exclusive Apartment @ **Lakecircus**

Union

noor empire

UNION DEVELOPMENT

a friend in need

Project Details

Nature	Residential Building
Project Address	7/4, North Dhanmondi, Kalabagan, Dhaka.
Storied	Ground Floor + 8 Floor
Land area	6.67 Katha
No. of apartment	16
No. of car parking	16
No. of Elevator	1
Apartment size	1760 & 3520 Sft.
Parking	Ground Floor
Apartment contains	3 Bed, 3 Baths, 3 Ver, Living, Dining, Kitchen with Maid's Toilet
Common Features	Reception, Guard Post, Electro-mechanical Room, Guard & Caretaker Accommodation at Ground Floor Plantation, Community Space, Machine Room, Cloth Drying Area at Roof-Top, Roof-Top garden & Sitting Area, Management Room with Attached Toilet.

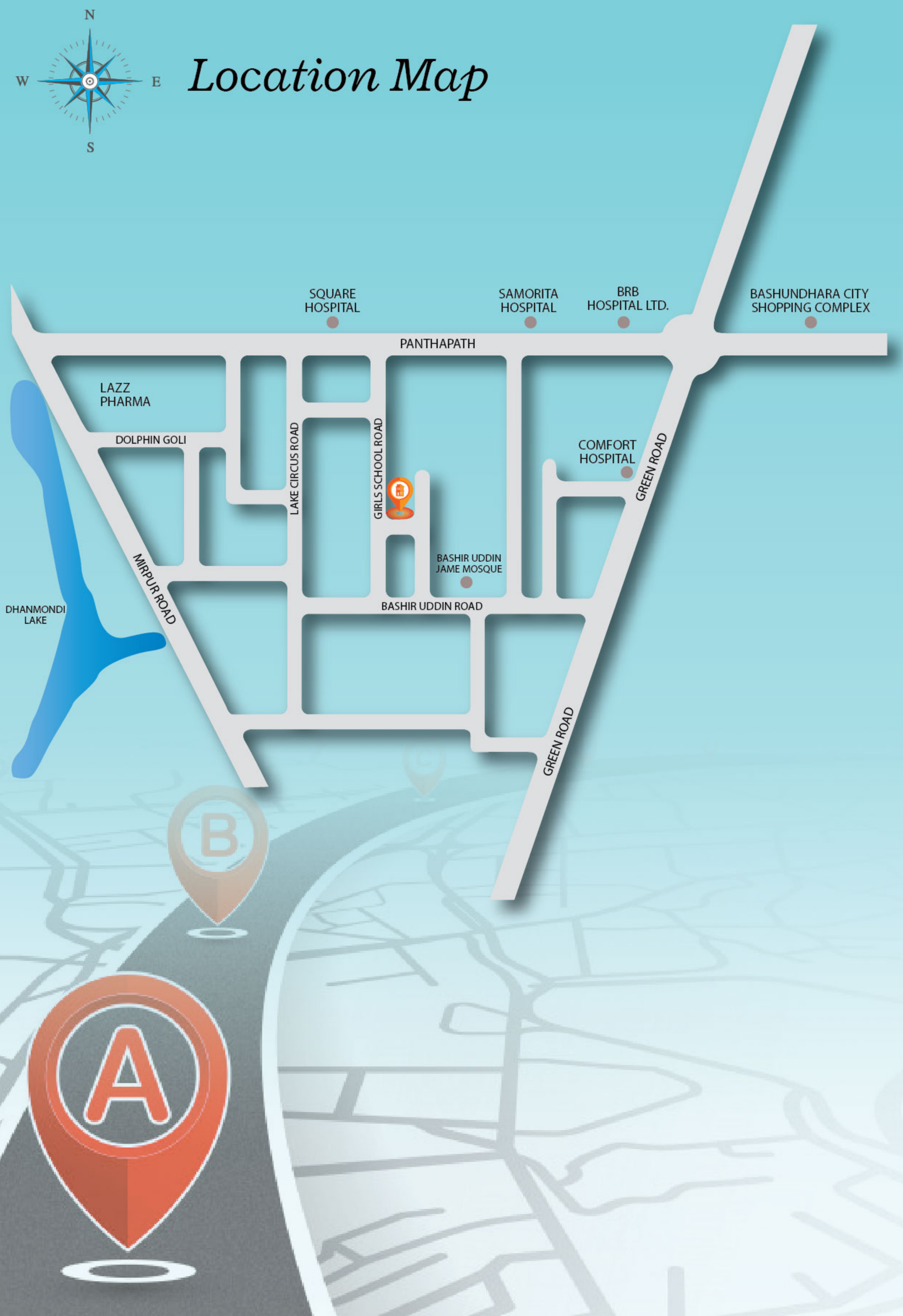
Project Introduction

"Union Noor Empire"
A distinct & luxurious residential project of Union Development & Technologies Ltd. It is a south faced 08 (Eight) storied building having impressive outlook and presentable architectural view in Kalabagan area. It is a corner plot building with 3 sided road that everyone can get sufficient natural light and fresh air from every corner of building for comfortable & pleasant living.

Square Hospital, Samorita Hospital, BRB Hospital, Bashundhara City shopping mall, Swapno, KFC, Dhanmondi Lake etc. are within its walking distance. Reputed educational institutions also with all other amenities make it one of the most attractive location of Dhaka city.

"Union Noor Empire" will give you the upmost comfort of living which is enriched by its safe, calm and quite environment. It will be your long-waited dream home.

Location Map



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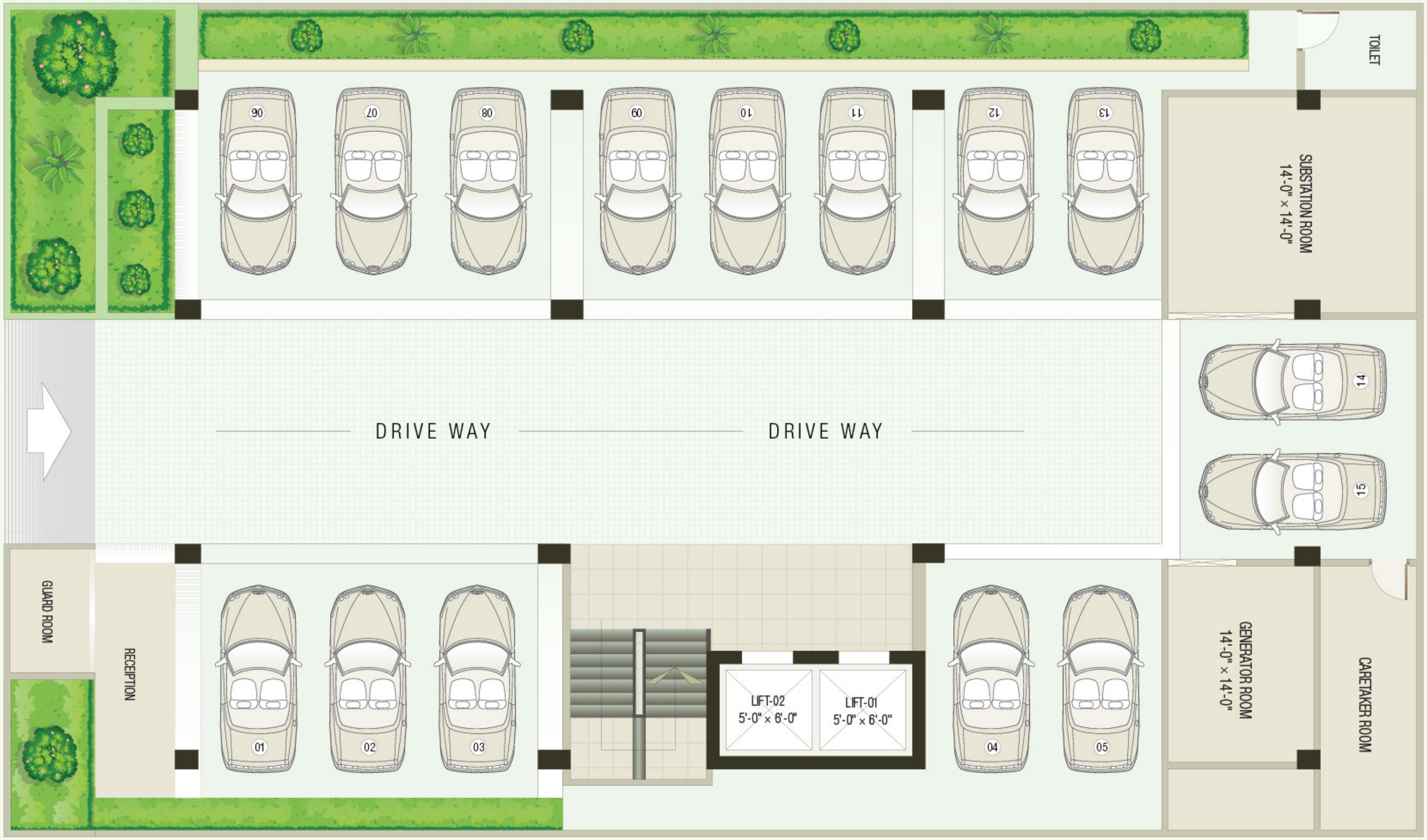
GROUND FLOOR PLAN



TYPE -A & B 3570 Sft.

SIMPLEX FLOOR PLAN

TYPE -A 1760 Sft. | TYPE -B 1760 Sft.

TYPICAL FLOOR PLAN

1.0 SALIENT FEATURES OF THE APARTMENT COMPLEX

■ BUILDING ENTRANCE AND RECEPTION LOBBY

- Secured Decorative Gate with Lamp Posts as per the elevation & perspective of the building.
- Security provision through guardroom to control incoming and out going person, vehicles and goods.
- Project name (Union Noor Empire) & address with company logo.
- Personal mail box for each apartment.
- Comfortable internal driveway.
- Independent car parking clearly defined and marked with apartment number.
- Light fitting above the drive way up to reception area to define the entrance.
- Mirror polishes foreign tiles in the Ground Floor Lobby.
- Standard Glazed Homogeneous floor tiles in the reception area and lobby.
- Required electrical fitting-fixture (light, fan etc.).

■ ELEVATOR (LIFT)

- Two (02) number of International Standard (imported) of SANYO (Japan Origin) Lift with 06 passengers capacity.
- Adequate lighting.
- AC-VVVF Drive system.
- Well-furnished and attractive doors & cabin with decorated.
- Full height photocell.
- Emergency alarm provision.
- Maintenance warranty as per supplier agreement.
- Shaft Size (W×D) (mm) - 1800 mm x 1800 mm.
- Overhead height (mm)- 4500mm (Standard).
- The Depth of pit (mm)- 1500mm (Standard).
- Floor name- G-1-2-3-4-5-6-7.with Auto rescue device.
- Car / Cabin Entrance- Single.
- Elevator Type- Passenger Lift.
- Hoist way Type- Concrete/Brick.
- Machine Room Position- Directly above Hoist way.
- Control Type- SANYO 32-bit microprocessor.
- Capacity/Load (kg)/Person-630 kg / 08 Persons.
- Speed-1.0 m / s.
- Travel height (M)- Total 24 m (Approx.).
- No. of Floors / Stops-08 / 08.
- No .of entrance/Doors-01(One).

■ LIFT LOBBIES & STAIRCASES

- Marble/Granite/ Tiles finish in the Ground floor lift lobby and lift walls or as per architectural design.
- Glazed Homogeneous floor tiles in all other lift lobbies.
- Glazed tiles in others lift walls.
- Non sleep Glazed Homogeneous tiles with brass nosing in all staircases.
- Stair along with non magnetic, SS handrail and post.
- Stair railing will be made of stainless still.
- Spacious lift lobby in each floor.

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SATELLITE DISH ANTENNA

- Provision for connection of satellite dish antenna for each apartment with multi channel capacity from the commercial cable TV operator.
- Provision for 01 no. internet connection in each apartment.

GENERATOR CUM SUBSTATION WITH ROOM

- One standby International Standard Generator emergency auto start with canopy (Residential Sound reducing) Details specifications-
- Brand- POWERLINK
- Engine- Perkins
- Country Of Origin- UK
- Alternator- Leroy Somer
- Leroy Somer- France
- Country Of Manufacturer- UK
- Country Of Assembler- Powerlink Power System (UK)
- Port of Shipment- Felixstowe UK.
- Factory- Leeds ,UK
- Cycle-4 Stroke
- Fuel used or run by- Diesel
- For operator in case of power Failure of Lift, Water Pumps, Intercom and others emergency light and fan.
- Capacity to cover Lift, Pumps, Common Lights (Lighting in driveway, gate, boundary Wall, Lift lobby, Stair and other common Spaces) and 01 Light and 01 fan per room for Apartment along with all bathrooms, kitchen and 01 television connection .
- Standard Sub Station with LT/HT and PFI panel as per required capacity.
- Electricity supply approx 440V from DPDC/ DESCO source with separate main cable and LT panel/ distribution board (as per requirement of DPDC/ DESCO).
- Protected electrical room/space as per required for Generator & Substation.
- Light fittings with fan arrangement.

UNDER GROUND WATER RESERVOIR WITH PUMP

- One for full operation & one for standby water PUMPS (Pedrollo (Italy)/ Saer) for lifting required water from under ground water reservoir to overhead tank at rooftop.
- Underground water RESERVOIR FOR 03 (three) day's water storage capacity (40 gallons per head, per day).

ROOF TOP FACILITY

- Well-designed protective 4'-0" height parapet wall along with perimeter flower-tubs in few places.
- Average 4" thick Lime terracing/pavement tiles in rooftop to protect over heating.
- Cloth drying Area.
- Complex Managements' Room.
- Lift machine room with proper ventilation.
- Flower Beds with decorative plantation.
- RCC overhead water tank with automatic censor for controlling the over flow.
- Piping/ plumbing on roof top shall be arranged in such away, so that it does not obstruct walking of roof top.
- Protected children's area.

- **PABX & TELEPHONE:**
- Standard PABX telephone system (Panasonic Brand) in each apartment to communicate with the guard posts.
- Each apartment shall have two telephone lines provision.
- All wiring will concealed with separate cable for each apartment.

- **DRIVER'S SITTING ROOM/SPACE**

1 Sitting Room/Space will be in ground floor.
1 Standard Glazed Homogeneous floor tiles RAK 12"×12".
1 Light fittings ceiling fan.
1 Tiles finish for the driver's and guards.

2.0 FEATURES & AMENITIES OF THE APARTMENT

- **DOORS**
- **Solid 36mm Thickness imported Decorative Main Entrance Door Shutter (Hatil/Malaysian Tek/Ctg Tek.) and Ctg teak Chowkath with**

a) Door Chain.
b) Wide Range Check Viewer.
c) Calling Bell Switch of Good Quality.
d) Solid Brass Door Knocker.
e) Apartment Number in Brass.

- **Internal Door of Strong and Durable veneer Flush door Shutters with French polish champ/Oak veneer.**
- **All Internal Door frames are made of Malaysia/Ctg Teak/Teak Chambal or equivalent.**
- All Bathroom Doors water proof fiber laminating or equivalent.

- **WINDOW**
- Sliding aluminum windows as per Architectural Design of the Building.
- 5 mm thicknesses clear glass with mohair lining.
- Rainwater barrier in 4" aluminum section at external windows.
- Safety Grills in all windows.
- Mosquito net in all windows will provide.

- **FLOOR & VERANDAH (EXCEPT DUPLEX OF LAND OWNER)**
- Full height safety grills with11mm. thickness Square bar in Verandahs with front side.
- Floors in Homogeneous Foreign Tiles.
- Tiles size 24"x 24" mirror polish (China)

- **ALL VERANDAHS IN MATCHING HOMOGENEOUS FOREIGN TILES.**
- Safety grills with 11 mm thickness Square bar and 4" gap between the bars.
- Railing shall be provided as per architectural design.
- Suitable light point provision.
- Washing area with tiles finish.

AMENITIES & TECHNICAL SPECIFICATIONS

- **PAINTING & POLISHING**
- Plastic paint in all internal walls and on ceiling (Berger).
- Exterior wall will be painted by weather coat paint (Berger).
- French polish in all doorframe & shutters.
- Synthetic enamel paint (Elite) on grill, verandah railing and metallic surface.

- **ELECTRICAL:**
- Foreign electrical switches (Schnider- Malaysia), plug point, light point and other various points.
- Fan hook box for ceiling fan with power point.
- Electrical distribution box with circuit breaker, Brand Legrand from Energy Pack or ABB FROM Italy.
- Provision for window/ Split air-conditioner in all bedrooms and living area.
- Separate cable will be used for each apartment.
- All Power Outlets with Earthling Connection with required.
- Concealed fire resistant copper wiring from reputed manufacturer (BRB/ Paradise/ BBS).
- Separate space provision for outdoor unit of split AC outside of the building.
- Provision of Electric GEYSER in three Bathrooms and kitchen.

- **BATH ROOMS**
- Essentially correct Uniform Floor slope towards Water Outlet.
- Good quality foreign Sanitary Wares (Company Standard) in all Bathrooms.
- All bathrooms to be provided with commode and basin of RAK VANISH and maid toilet with RAK long pan, other fittings & fixtures like soap case, towel rail, toilet paper holder etc. are good quality imported set (Company Standard).
- Good Quality RAK Glazed Tiles in Bathrooms size 8”×20”/ 10”×16”/ 12”×20”
- Matching non slip Floor Tiles in all Bathrooms size 12”x12”.
- All Mirrors in Bathrooms with overhead Lamps.
- Good Quality Chrome Plated Fittings.
- All Chrome Plated Fittings carry Manufacturer’s Warranty.
- Porcelain Soap Cases and Towel Rail.
- One Bathtub provision in Bathrooms.
- Tiles on Floor and wall up to 7 feet in Maid’s bath with, RAK Long Pan, Shower and Lowdown.
- Concealed Hot and cold Water lines for all baths except maid bath.
- Wall tiles up to lintel level.
- Uniform floor slope towards water outlet.
- Toilet ventilation of aluminum sliding window with frosted/designed Glass & Fan

- **KITCHEN**
- Impressively designed platform with marble/Granite Worktop.
- Double Burner Gas Outlet.
- Provision for oven setup.

- **GOOD QUALITY WALL TILES (RAK) FROM WORK TOP UP TO LINTEL LEVEL.**
- Matching Floor Tiles and washing corner.
- Suitably Located Exhaust Fan provision.
- Provision for concealed Hot water lines at kitchen sink. (Ariston Italy)
- One imported (Malaysia) stainless counter top steel sink with sink mixture.
- Electrical provision for cooker hood, micro-oven, freezer.

- **Utility Lines**
- Gas pipeline connection from TITAS distribution system as per total calculated consumption adequate safety measures incorporated.
- Gas supply will be of individual apartment wise with two burners Connection (subject to Gov. Approval).
- Each apartment will have Independent Electric Meter as per Gov. approval.
- Water supply connection and sewerage out let facility by WASA with a common meter for total complex.
- A fire extinguisher will be provided in each floor.
- False ceiling to cover the utility lines in ground floor.
- Drainage system for surface and rainwater connected with drain/ WASA line.
- Sewerage system with PVC pipe in ground floor. (4", 6", 12")

3.0 STRUCTURAL AND GENERAL ENGINEERING FEATURES

- **CODES AND STANDARD**
- Bangladesh National Building Code-1993 (BNBC), American Society for Testing and Materials (ASTM), American Welding Society (AWS), Building Code Requirements for Reinforced Concrete (ACI 2002. IBC-2000) & Uniform Building Code, 1997 (UBC-97) shall be followed.

- **CODES AND STANDARD**
- Basic wind speed, V=210 Km/ Hour shall be considered for Dhaka from Table 6.2.8 of BNBC-93.

- **SEISMIC CONSIDERATION**
- Seismic Zoning Map (Ref. Fig- 6.2.10 of BNBC-93) has been developed by Experts considering fault zones in and around Bangladesh. Co-efficient for seismic Zone-2 are all being considered as Z= 0.15 for Dhaka City, I= 1.25, S= 1.25 and R= 12 (All factors correspond to Richter Scale 7.0 to 8.0). Special provision for seismic design shall be incorporated considering the fault zones in and around Bangladesh such as Assam, Tripura, Bogra etc.

- **GENERAL ENGINEERING FEATURES**
- Total foundation and super structure will be designed and supervised by the experienced and professional structural design engineers.
- Building design parameters will base on American concrete institute (ACI) and American standard of testing material (ASTM) codes and BNBS.
- Comprehensive checking and testing of concrete reinforcement and BUET laboratory considering for each floor casting.
- Structural Designed considering earth-quake (up to 7.5 Richter scale) and wind density (210 km/hr) as per Bangladesh National Building Code (BNBC).
- Total foundation will be designed after sub soil investigation report.
- Cylinder tests, slump tests shall be performed during concrete casting from BUET.
- Netting and washing of the chips and sand.
- Watering the chips & Bricks up to saturated point.

- **SUPERVISION:**
- Direct supervision at every stage of construction by experienced engineers to ensure highest quality.
- One of more engineer(s) will be engaged for full time supervision and Major control.

4.0 MAJOR STRUCTURAL MATERIALS

- **STEEL**
- D-form Bar 60/70 grade as per structural design.
- **Manufactured by**

a) BSRM steels.
b) Rahim Steel Mills Ltd.
c) AKS steels.
d) Cement (O.P.C)

- **Manufactured by:**

i. Lafarge surma Ltd (Supercrit Brand)
ii. Crown Cement.
iii. SCAN Cement.
iv. JBC Cement.
v. Hyundai Cement.

- **PLASTER**

i. Metrocem Cement.
ii. JBC Cement.
iii. Shah Cement.
iv. Fresh Cement

- **AGGREGATES**

- 100% Bolder crash Bolagong, Sylhet stone mixed chips for foundation column, under ground water reservoir.
- Slab with good quality stone chips,& Ready mix with-
- NDE Ready mix Concrete Ltd.
- Sena Kalyan ready-mix Ltd.
- Crown Cement Ready-mix Ltd.
- Mir ready-mix concrete Ltd.

- **BRICKS**

- First Class/ Gas burned Machine Made auto Bricks.

- **SAND**

- 2.5 FM Course Sand, (Sylhet) for Concrete.
- 1.5 FM Mymansing sand for plaster.

5.0 CONCRETE MIXING

- **MIXING RATIO 1:1.5:3**

- For foundation, column.
- 28 days concrete strength=(f'c=3,500 psi, Slab f'c= 3000 psi)

- **MIXING RATIO 1:2:4**

- For lintel, false slab, drop wall etcetera
- 28 days concrete strength=(f'c=2,500 psi)
- Vibrator, Mixture machine should be used in concrete casting.
- Clear cover 1.5" for column and beam, 2.5" for below plinth level.

6.0 AFTER SALES SERVICE

- One year after sales service with free of cost.
- Help to formation the co-operative society.
- Training the complex staffs.
- Developing the logistics support systems.

TERMS & CONDITIONS

APPLICATION

Interested buyer shall submit application on the prescribed form duly signed by him/ her along with earnest money. UDTL reserves the right to accept or reject any application without assigning any reason.

ALLOTMEN

Allotment will be made on first come first served basis. On acceptance of application & earnest money, UDTL will issue an allotment letter to the applicant on receipt of which he/she shall start making payments as per the schedule of payments in the brochure. Buyers willing to make a onetime payment will be entertained with substantial discount. Until the full payment of installments, buyer shall have no right to transfer the allotment to the third party.

PAYMENT

All payments shall be made by A/C Payee Cheque or Bank Draft or Pay-order in favor of "Union Development & Technologies Ltd.". Bangladeshis residing abroad may remit payments by TT or DD. Buyer must strictly follow the payment schedule. UDTL may issue reminders to the buyer for delay in payment beyond due date. The buyer is liable to pay a delay charge @ 0.1% per day on the amount of payment delayed. If the payment is delayed beyond 30 days UDTL shall have the right to cancel the allotment. In such an event the amount paid by buyer shall be refunded after deducting 10% of the deposited amount or Tk. 5,00,000/= (Five lac) whichever is higher. This deduction is also applicable in the event of cancellation in any means.

COMPANY'S RIGHT

The Company may take minor changes in the design both Architectural & Structural of the project should these become necessary. Limited changes in the specification and facilities may be made by UDTL for overall interest of the project.

HAND OVER

The possession of the apartment will be handed over within 30 months from the date of commencement of construction work except for reasons beyond control of UDTL such as force majeure, natural calamities, political disturbances, strikes, Acts of God or economic conditions, etc. This hand over will only be made after the full payment of installments.

UTILITY CONNECTION

Connection fee, security deposit for water, Gas & Electricity and incidental costs relating to these are not included in the price of apartment.

REFUND

For any reason beyond the control of UDTL like force majeur, natural calamities, political disturbances, strikes, Acts of God or economic conditions, etc., the company may be bound to abandon the Project. In such an event the buyer will be entitled to refund of all installments along with the earnest money already paid by him/ her.

TRANSFER OF OWNERSHIP

Proportionate share of undivided & undemarcated land will be registered in favour of each allottee as per the current rules & regulations of Ministry of Works.

TRANSFER COST

All costs relating to transfer of ownership of the proportionate share of land will be borne by the allottee on actual basis.

MANAGEMENT

The buyer must undertake to become a member of the Owners' Cooperative Society that will be formed by the owners of the apartments for the management of common services such as lift, pumps, security, compound, etc. Each allottee must initially deposit Tk. 25000.00 (twenty five thousand) only in the Reserve Fund of the Association or Company for maintaining management expenses of the complex.

DEED OF AGREEMENT

The punchers will be responsible to complete the Deed of Agreement between Developers and Puncher within the seven days of booking the Apartment and both the parities will be liable to follow all the Terms & Conditions mentioned in the Deed of Agreement.

SOLAR PANNEL

Solar pannel cost for getting power Desco or Desa is not included with cost of utility Connection.

Attention

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