Exclusive Apartments @ Near Green Road (Alamin Road)

Jatisswar

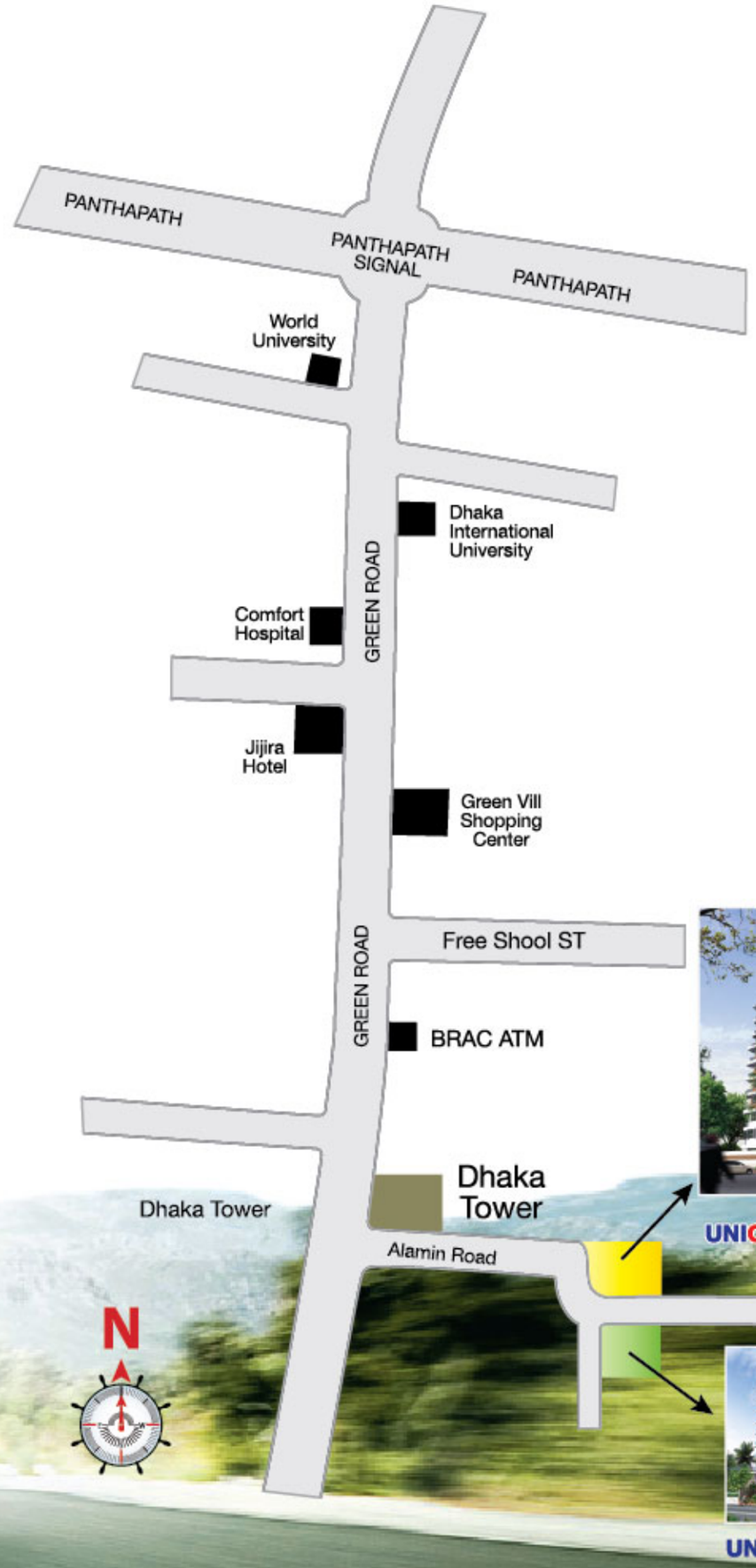
an absolute home...

UNION
DEVELOPMENT
a friend in need

Introduction

"Union Jatisswar" is one of the exclusive residential projects of Union development & Technologies Ltd. In Green Road area located at Plot # 37, Alamin Road with an excellent amenities and beautiful architectural view situated in an absolute clam and quite environment of living.

Basically it's an South facing apartment complex & West completely open. You will have a very comfortable & Secured life style here with all types of civic amenities like Dhaka New Market, Viqarunnassea School, Square Hospital,Labaid Hospital, YWCA School, Dhaka City College, Many Private Bank, Dhanmondi Lake are within its walking distance will make your life more convenient & Peaceful.



LOCATION MAP

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an absolute home...

GROUND FLOOR PLAN

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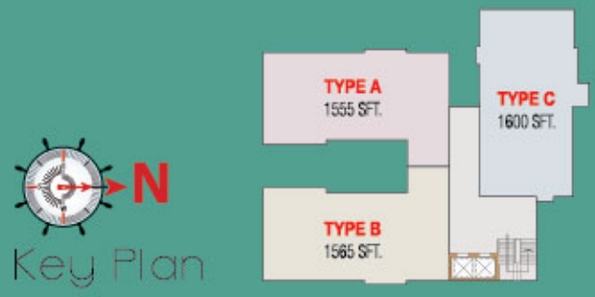
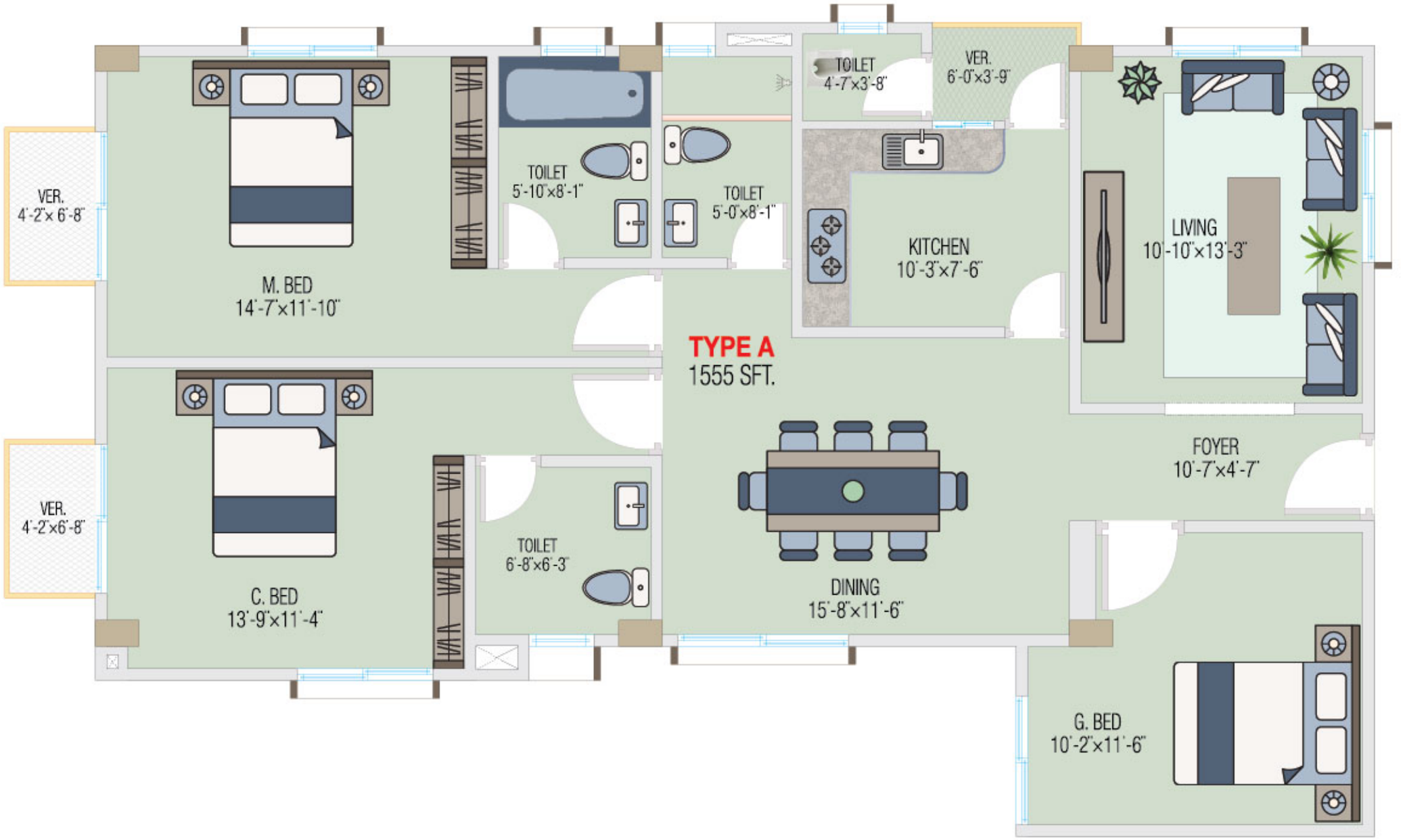
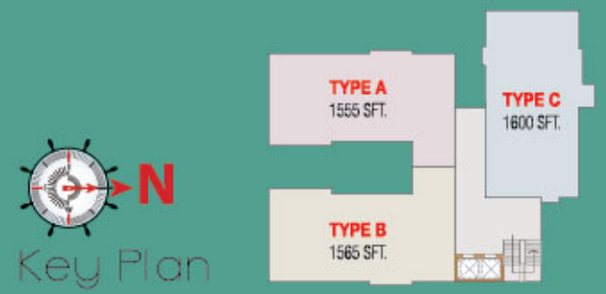
TYPICAL FLOOR PLAN

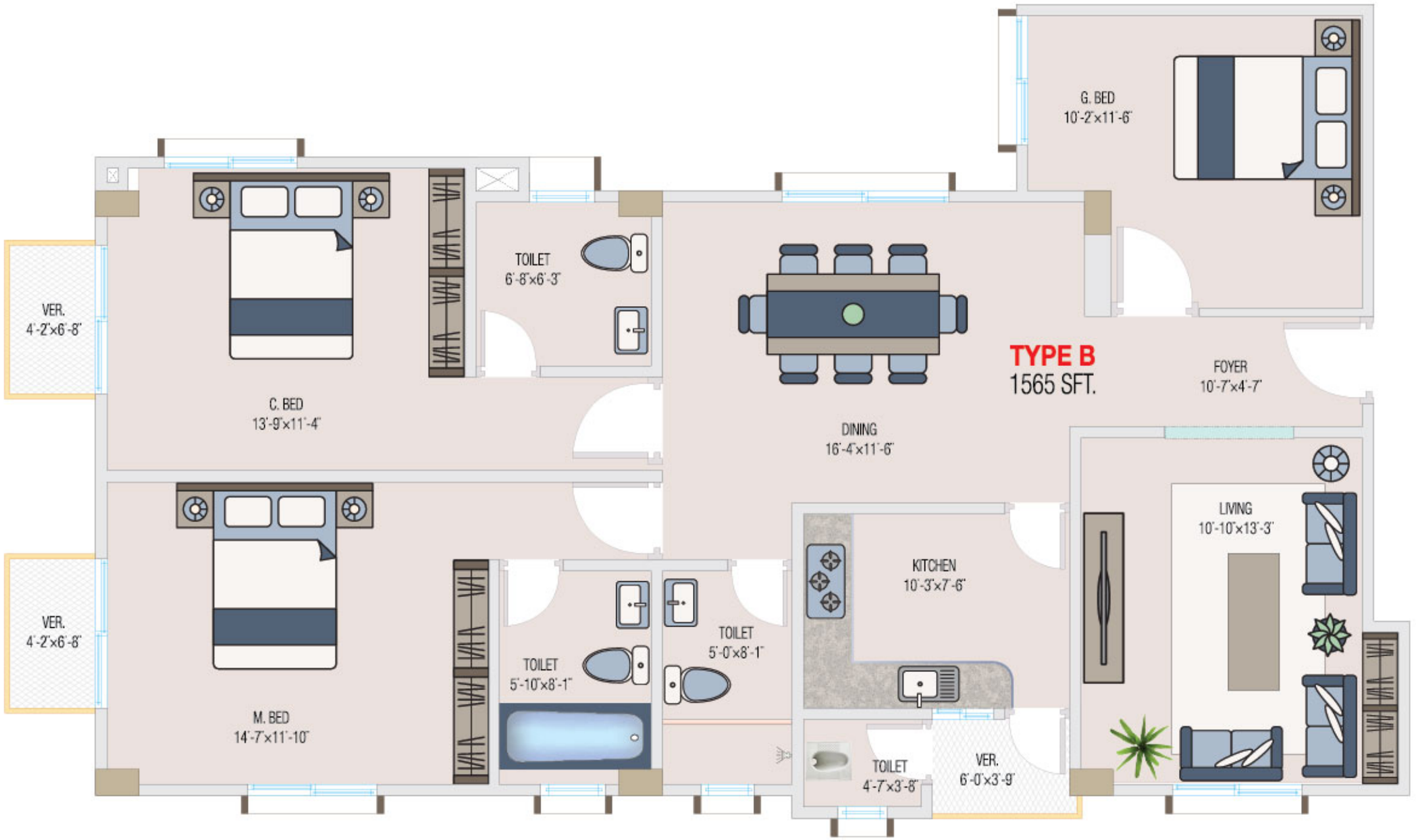
TYPE-A FLOOR PLAN 1555 SFT.



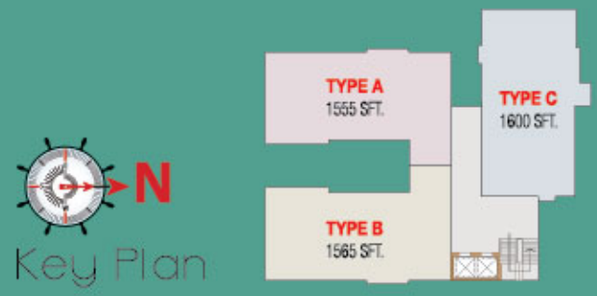


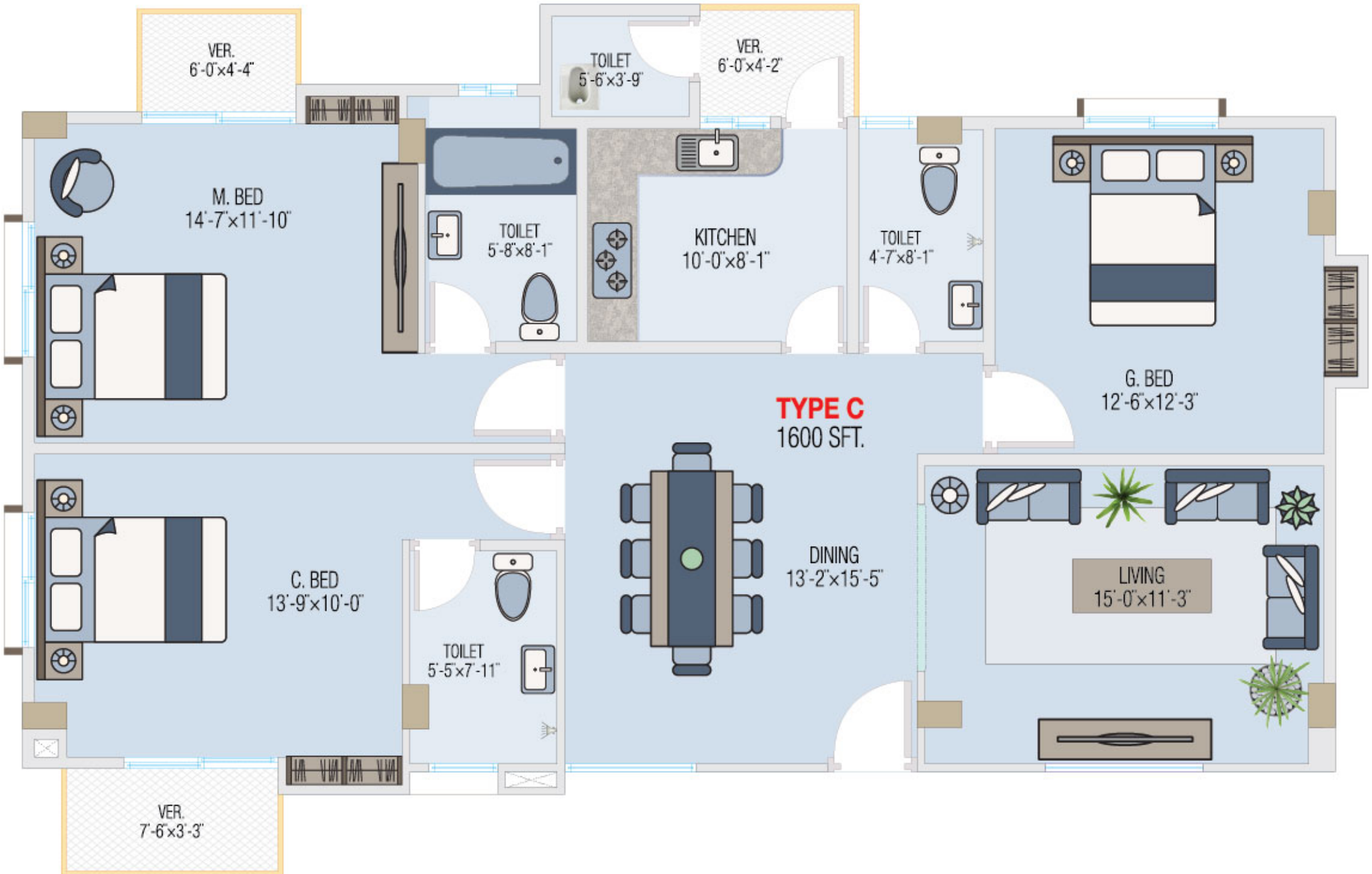
TYPE-B FLOOR PLAN 1565 SFT.





TYPE-C FLOOR PLAN 1600 SFT.





AMENITIES & TECHNICAL SPECIFICATIONS

COMMON AMENITIES

- Secured Decorative Gate with Lamp Posts and signs on logo of the Complex "Union Jatisswar" as the elevation & perspective of the building.
- Main lobby & Reception are to be Tiles finished with an impressive Concierge Desk complete with personal Mail boxes.
- Two International Standard SANYO (Japan Sanayo Elevator Company Ltd.) or equivalent Lifts with capacity of 06 persons with adequate lighting, well furnished doors & cabin, emergency alarm, Intercom and escape provision.
- Non sleep Homogeneous Tiles (RAK) in all staircase & lobbies.
- Each and every apartment will have individual meter for Gas & Electricity connection and common meter for water Supply connection.
- International Standard Generator (capacity of 60 KVA/required capacity) to cover Lift, Pumps, Common Lights including 01 Light and 01 fans each room and 01 light point in each bath room and kitchen in case of power failure.
- Two Units Water Pump (One standby).
- European Origin Pedrollo or Saer or Equivalent (required capacities).
- Intercom (Panasonic or Equivalent Brand) for each Apartment.

ROOF FACILITIES

- Protective parapet wall.
- Cloth Drying Area.
- Others common facilities as per design.

GENERAL ENGINEERING/DESIGN CRITERIA

- For concrete works to give crushing strengths of 3000 psi to 3500 psi (Cyl. test) at 28 days depending on concrete ratio & design.
- All structural Materials including Steel, Cement, Bricks, Sylhet Sand and other Aggregated etc. of highest available standard
- and screened for quality.
- Tor/Deformed Bar 60 grade as per structural design.
- Best quality First Class/ machine made Gas burned auto Bricks.
- Best quality stone chips with RCC structure.

SPECIFICATION

KITCHEN

- Impressively designed platform with Granite Worktop.
- Good Quality wall Tiles (RAK or Equivalent) from work top up to lintel (RAK or Equivalent, size- 8"x 20" / 12"x 20").
- Matching Floor Tiles and washing corner (size- 12"x 12").
- One Stainless Counter-top Steel Sink with Mixer of size 20"x40" (Malaysia).
- Concealed hot & cold water lines.

SPECIFICATIONS

BATHROOMS

- Imported quality Nazma/Satter Metal or equivalent brand Sanitary Wares in all Bathrooms.
- All bathroom to be provided with commode and basin of (RAK Vanis), maid bath with RAK long pan, other fittings & fixtures like soap case, towel rail, toilet paper holder etc. are company Standard.
- Good Quality Glazed Tiles in Bathrooms (RAK or Equivalent of size- 8"x 20"/10"x 16")
- Matching Floor Tiles in all Bathrooms (size- 12"x12").
- Mirrors in All Bathrooms.
- One Bathtub provision in Master Bathroom only.
- 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 bathroom's expect servant bathroom.

ELECTRICAL

- MK (Singapore) type or Equivalent Electrical Switches, Plug Points and other Fittings.
- Provision for Air-conditioners in all Bedrooms.
- BRB/Singer/Paradise or equivalent cable shall be used for all internal wirings.
- Concealed Intercom, Telephone lines (02) and TV/Satellite Dish connection (02) in each apartment.

DOORS & WINDOWS

- Solid 36mm Thickness Decorative Main Entrance Door (HATIL/ Mahegoni or /equivalent) and Chowkath with as per company Standard
- Internal Door of Strong and Durable veneer Flush door Shutters champ veneer with French polish.
- All Internal Door frames are made of Mahagoni/Malaysia/equivalent.
- All Bathrooms laminating flush door or equivalent.
- Sliding windows as per architectural design of the building.
- 5mm thickness glass with mohair lining.
- Rain water barrier in 4" aluminum sections.
- Safety Grills in all windows (5mm thickness flat bar).

WALLS, FLOORS & VERANDAHS

- Floors are to be finished with Homogeneous Tiles (RAK Standard) or equivalent (Tiles size 24"x 24" or Company Standard)
- All Verandahs will have the same.

PAINTING & POLISHING

- Plastic Paint in all internal walls and ceilings in soft Colors (Berger or equivalent).
- French polished Doorframes & Shutters.
- Exterior Wall will have Weather Coat (Berger or equivalent).

OPTIONAL FEATURES

- Various interior designing and additional fittings & fixtures as per choice of allottee may be arranged at cost basis upon approval of the company.

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.

ALLOTMENT : 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 one time 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. 2,00,000/= (Two 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.

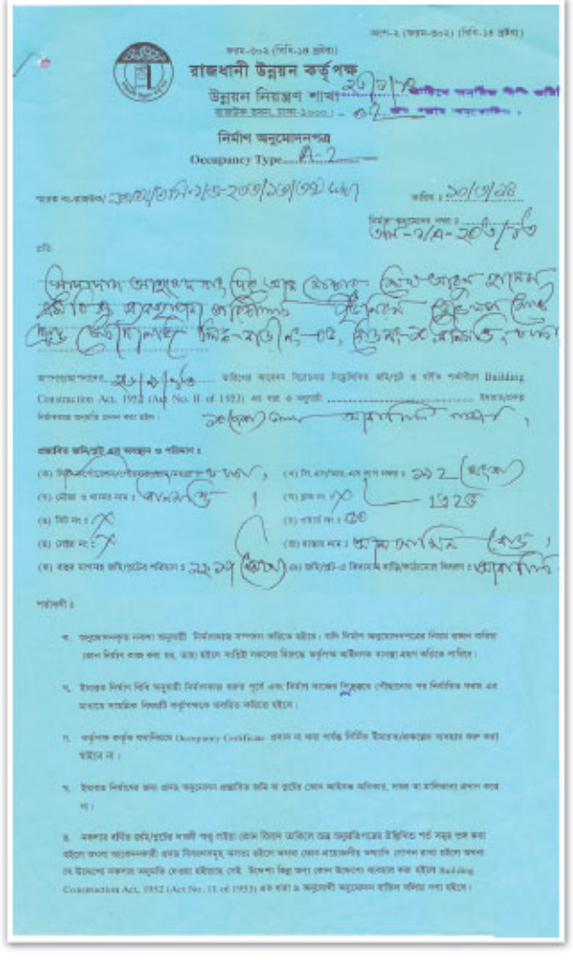
TRANSFER COST : All costs relating to transfer of ownership of the proportionate share of land will be borne by the allottee on actual basis.

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.

RAJUK Approveb Plan : নঅঅ/৩সি-১/এ-২০৩/১৩/৩৯স্থ, তারিখ- ১০/০৩/২০১৪


রাজধানী উন্নয়ন কর্তৃপক্ষ
উন্নয়ন নিয়ন্ত্রণ শাখা
নির্মাণ অনুমোদনপত্র
Occupancy Type

ISO 9001:2008 CERTIFIED

Attention

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UNION DEVELOPMENT
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Corporate Office:

Union Heights, Level-4, 87 Sheikh Rasel Square (New), 55-2, West Panthapath (Old), Dhaka-1205.
Tel: +88-02-58152520, 9116981, 9123036, Fax: +88-02-8152227, E-mail: union_development@yahoo.com