Luxurious Apartment @ **LALMATIA**

CRYSTAL LIGHT

UNION DEVELOPMENT
a friend in need

Project Details

Nature	Residential Building
Project Address	Plot # 3/3, Block # G, Lalmatia, Dhaka.
Storied	Ground Floor + 7 Floor = 8 Storied Building
Land area	4 Katha
No. of apartment	07
No. of car parking	07
No. of Elevator	01
Apartment size	2090 Sft.
Parking	Ground Floor
Apartment contains	3 Bed, 3 Baths, 3 Veranda, Living, Dining, Family Living Kitchen with Veranda, Maid's Toilet, Store room.
Common Features	Reception, Guard Post, Electro-mechanical Room, Guard Room & 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.

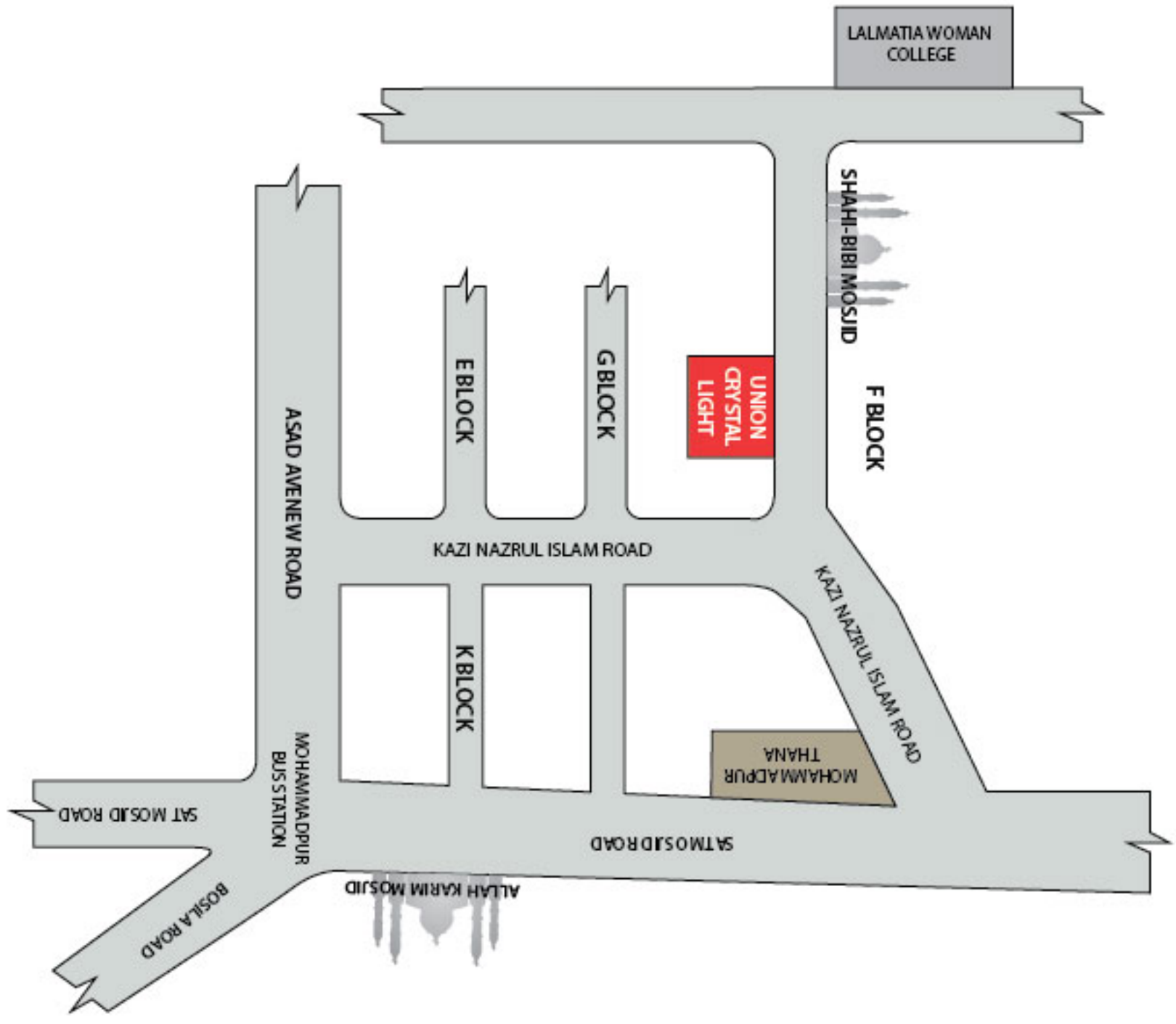
An exclusive home

Project Introduction

"Union Crystal Light" is a modern edifice of Union Development & Technologies Limited features an 08 storied residential building with the apartments enjoying south facing advantage. It is located in the quite residential area of Lalmatia Block G which ensures a relaxed and comfortable stay. All the modern facilities are easily available in this location. Various hospitals (i.e. City Hospital, Al-Noor Eye Hospital, Vision Eye Hospital), Banks, Shopping Malls and renowned educational institutions (i.e. Mohammadpur Preparatory School, St. Joseph High School, Lalmatia Mohila College) Town Hall Bazar, are very close to this residential building. Thus a sophisticated environment around Crystal Light makes it a very desirable place to live in.

So **"Union Crystal Light"** will be your long-waited dream home.

LOCATION MAP



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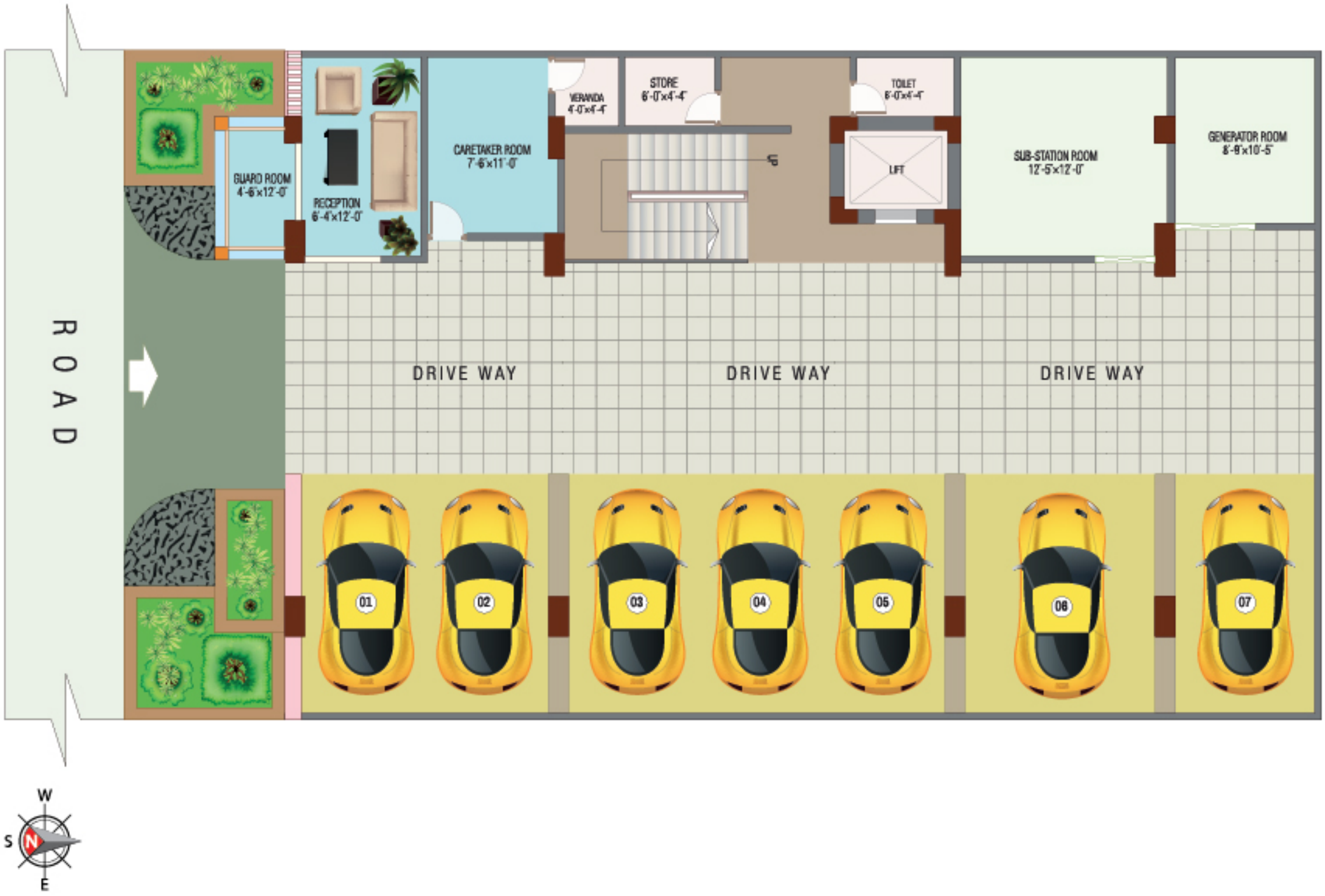
Ground Floor Plan



Typical Floor Plan

TYPE-A : 2090 SFT.

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 outgoing person, vehicles and goods.
- Project name & 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.).

- LIFT
- One (01) number of International Standard (imported) of SANYO Lift or equivalent with 08 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.

LIFT LOBBIES & STAIRCASES

- Mirror polish 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 nonmagnetic, SS handrail and post.
- Stair railing will be made of stainless still.
- Spacious lift lobby in each floor.

APARTMENT LAYOUTS

- Will maximize advantages, especially in relation to the daylight and outside view.
- Cross ventilation to be ensured throughout the apartments as far as possible.
- Privacy will be emphasized in designing the layout so that the master and second bedrooms are located away from the guest bedroom and main entertainment areas.

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

4.0 FEATURES & AMENITIES OF THE APARTMENT

- **DOORS**
- Solid 36mm Thickness imported Decorative Main Entrance Door Frame (Malaysian Tek/Ctg Tek/Hatil .) and Ctg teak Chowkath with
  (a) Door Chain.
  (b) 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 veneer.
- All Internal Door frames are made of Malaysia/Mahgoni 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 provision.
- All bedroom's window size for all units own by landlords must be as wider as possible and not more than 20" height from the floor level.

FLOOR & VERANDAH

- Full height safety grills with 5mm. thickness flat bar in Verandahs with front side.
- Floors in Homogeneous Tiles or equivalent.
- Tiles size 24"x 24" mirror polish. (China)
- All Verandahs in matching Homogeneous Foreign Tiles or equivalent Tiles.
- Safety grills with 5 mm thickness flat bar and 4" gap between the bars.
- Railing shall be provided as per architectural design.
- Suitable light point provision.
- Washing area with tiles finish.

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 (MK- Singapore/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 or equivalent.
- 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/ Singer).
- 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 (Nazma/Satter Metal) in all Bathrooms.
- All bathrooms to be provided with commode and basin of RAK Karla/Orient and maid toilet with RAK long pan, other fittings & fixtures like soap case, towel rail, toilet paper holder etc. are good quality imported set.
- Good Quality RAK Glazed Tiles in Bathrooms size 10"X16"/ 12"X20"
- 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.

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.

- 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.

5.0 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.

6.0 MAJOR STRUCTURAL MATERIALS

STEEL

D-form Bar 60/70 grade as per structural design.

Manufactured by

i. BSRM steels
ii. Rahim Steel Mills Ltd.
iii. AKS steels
iv. Other Equivalent High Standard Steel Mills.

CEMENT

Manufactured by:

i. Lafarge surma Ltd (Supercrit Brand)
ii. Holcim Bangladesh Ltd. (Holcim Brand)
iii. Scan Cement.
iv. Other Equivalent High Standard Bangladesh Manufacturer.

PLASTER

i. Mir cement.
ii. Premier cement.
iii. Shah cement.
iv. Seven Rings

AGGREGATES

- 100% Bolder crash Bolagong, Sylhet stone mixed chips for foundation column, under ground water reservoir.
- Slab with good quality stone chips.
- 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.

7.0 CONCRETE MIXING

Mixing Ratio 1:1.5:3

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

8.0 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.

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. 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.

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

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.

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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UNION DEVELOPMENT & TECHNOLOGIES LIMITED

Union Heights, Level-4, 87, Sheikh Rasel Square (New), 55-2, West Panthapath (Old), Dhaka-1205.
Tel: +88-02-58150897, 8129786, Fax: +88-02-8152227
E-mail : info@uniondevelopment.org

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