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+8801711 556 191
+8801711 430 561

Introduction

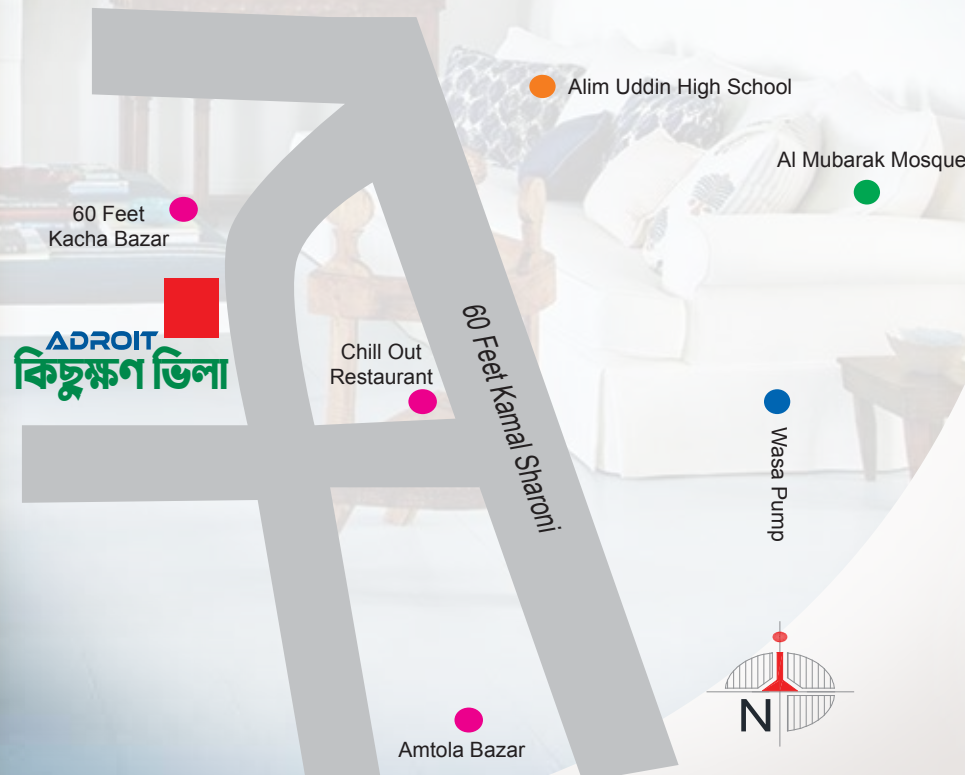
Adroit Home Design Ltd. is emerging as one of the leading real estate company in Bangladesh. The company is managed by young dynamic professionals, working proactively in a challenging environment. **Adroit Home Design Ltd.** is committed to provide excellent service to its customers and to develop a corporate culture focused on quality in order to excel in its performance.

We are successfully developing residential projects in a number of different venues. We have endeavored to make a positive impact in all our projects and have utilized these experience to benefit clients and associates. This characteristic of molding each situation into a successful transaction has resulted in allowing use to emerge from the turbulent market and made us stronger than ever.

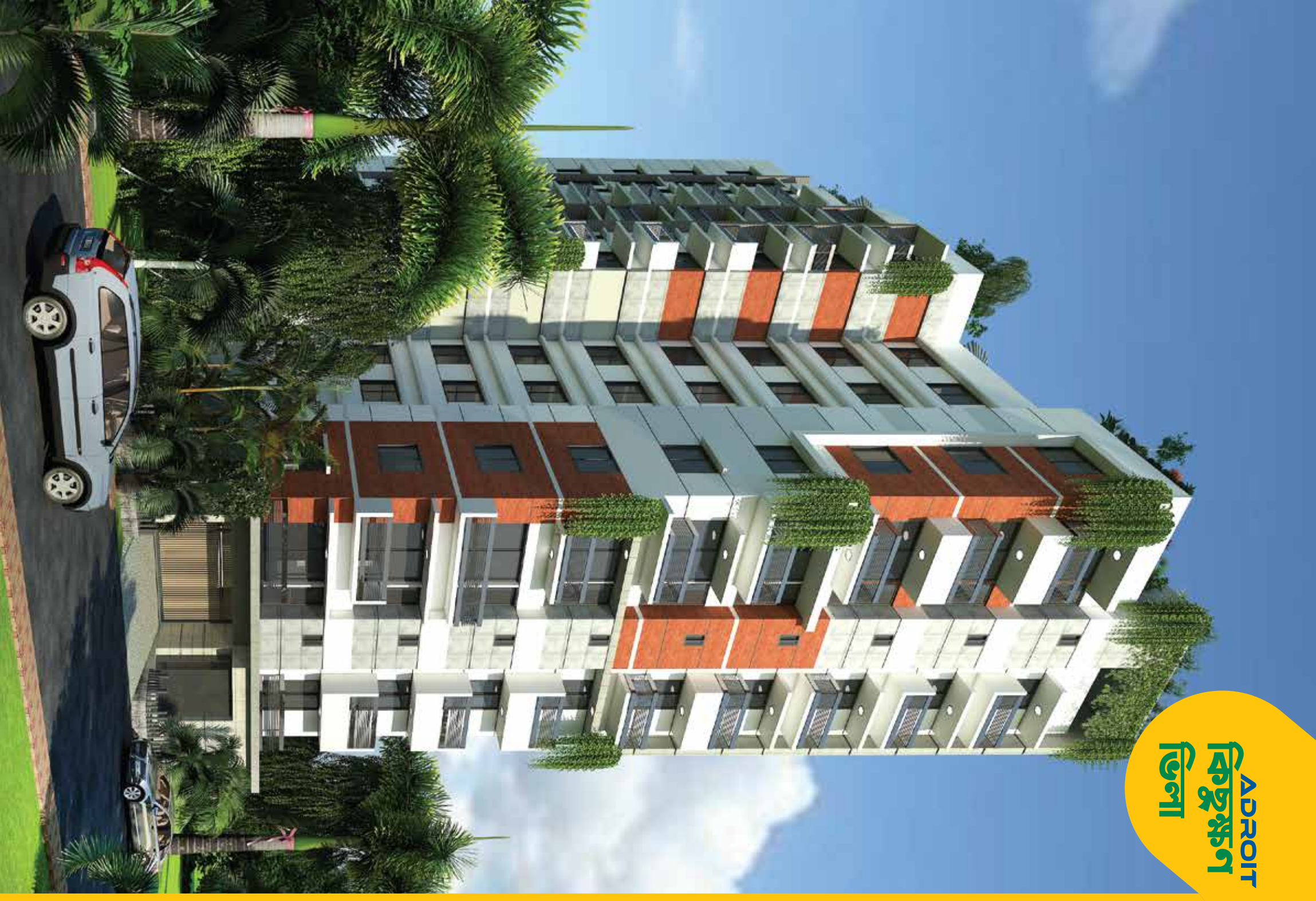
Project Detail

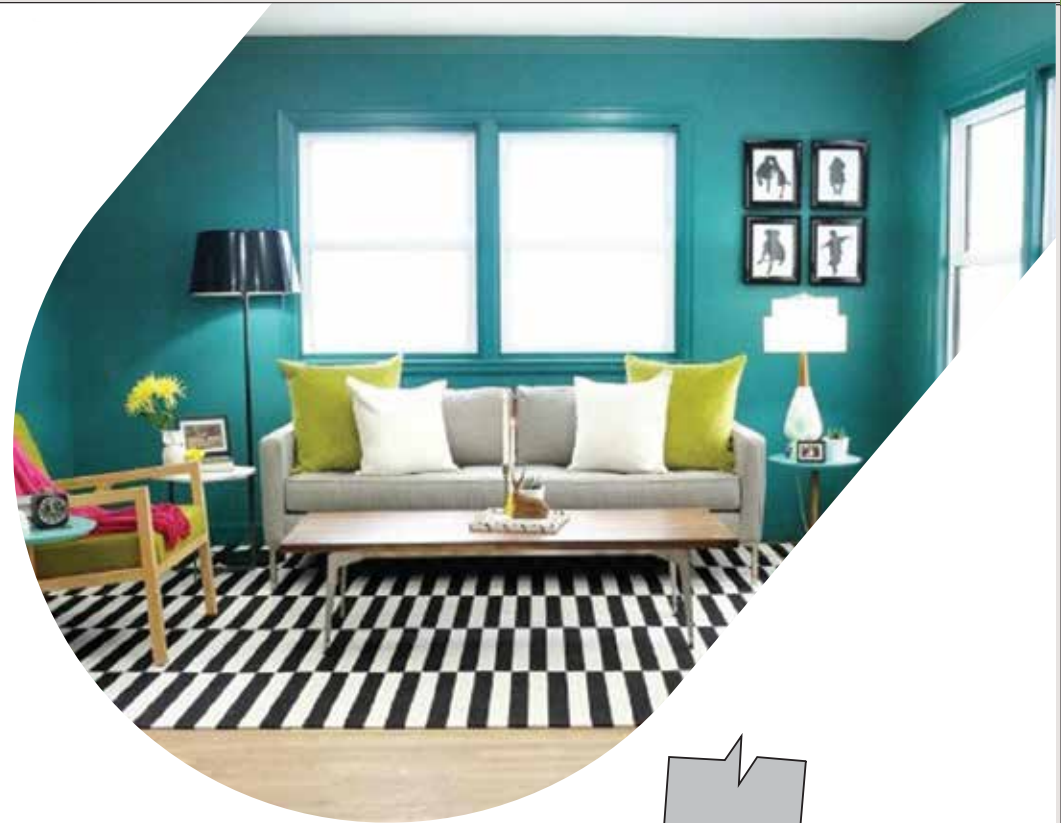
Project Name:	Adroit Kichukkhan
Address:	235, 237/6, South Pirebagh Mirpur, Dhaka.
Land Area:	10 Katha
Facing:	East Facing
Flat Size:	1392sft., 1409sft., 1450sft., 1485sft.
Storied:	10 Storied Building
Parking	20nos (Approx.)

Location Map



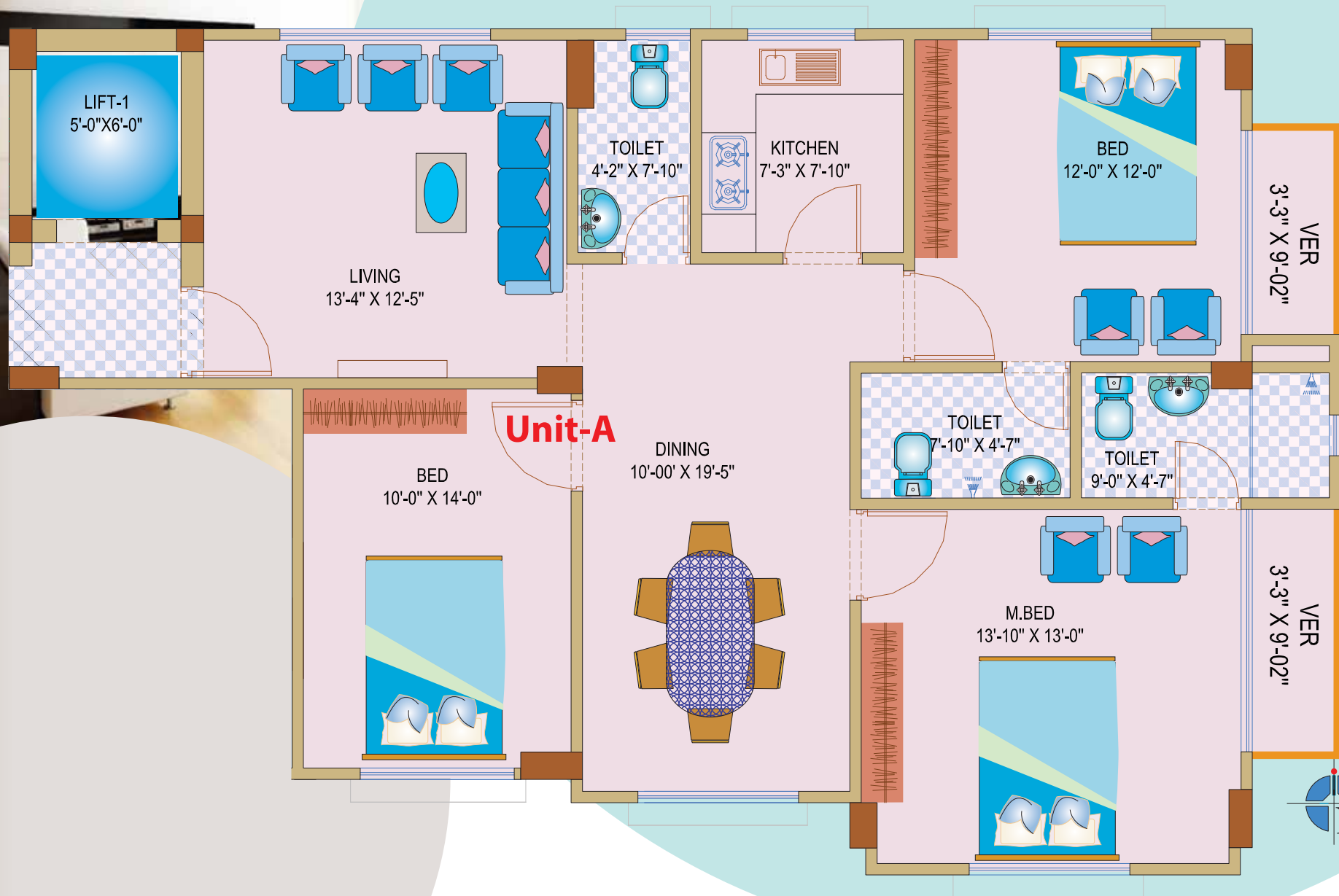
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Ground FLOOR PLAN

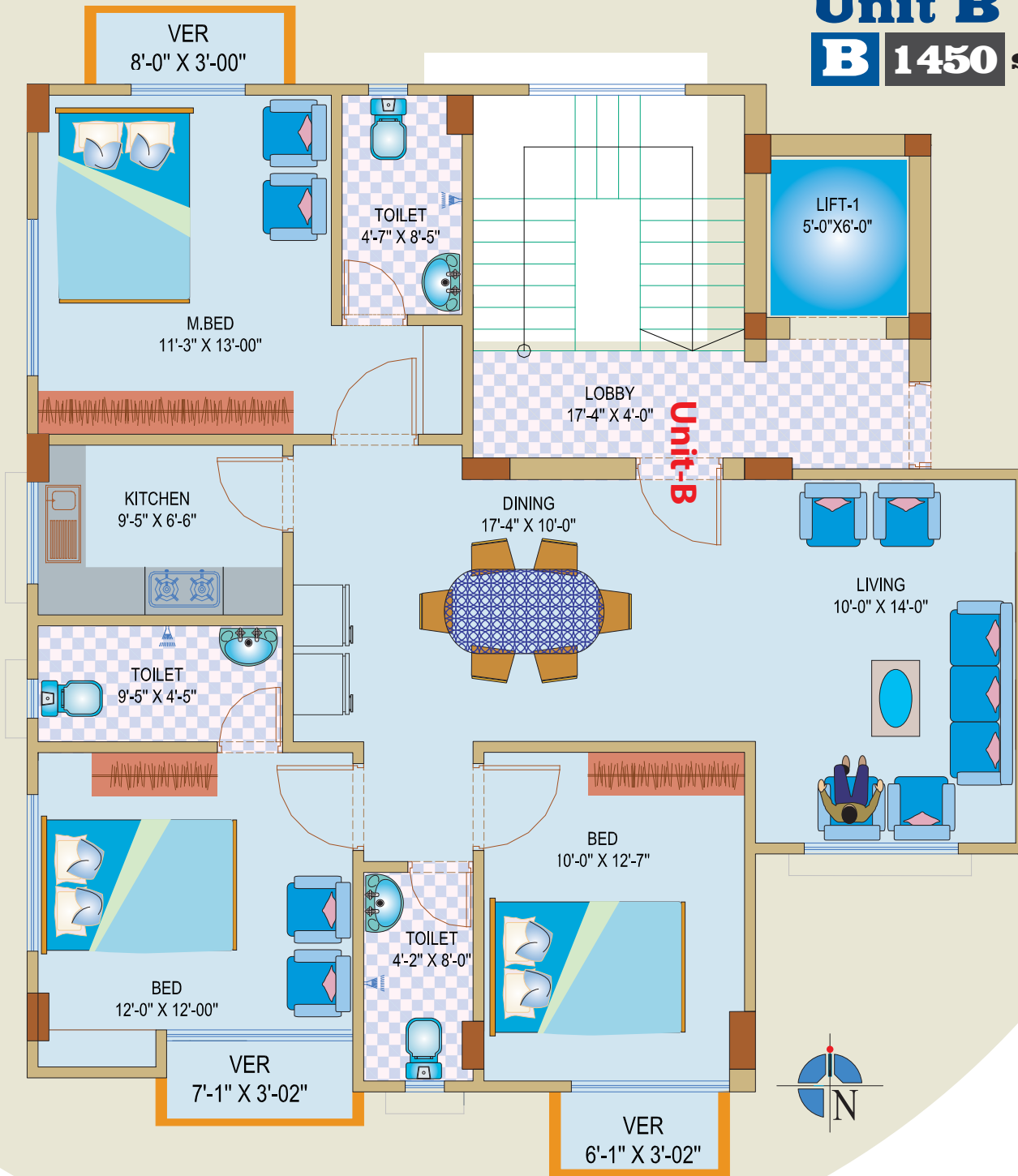
Unit A 1485 sft.



Unit B

B 1450 sft.

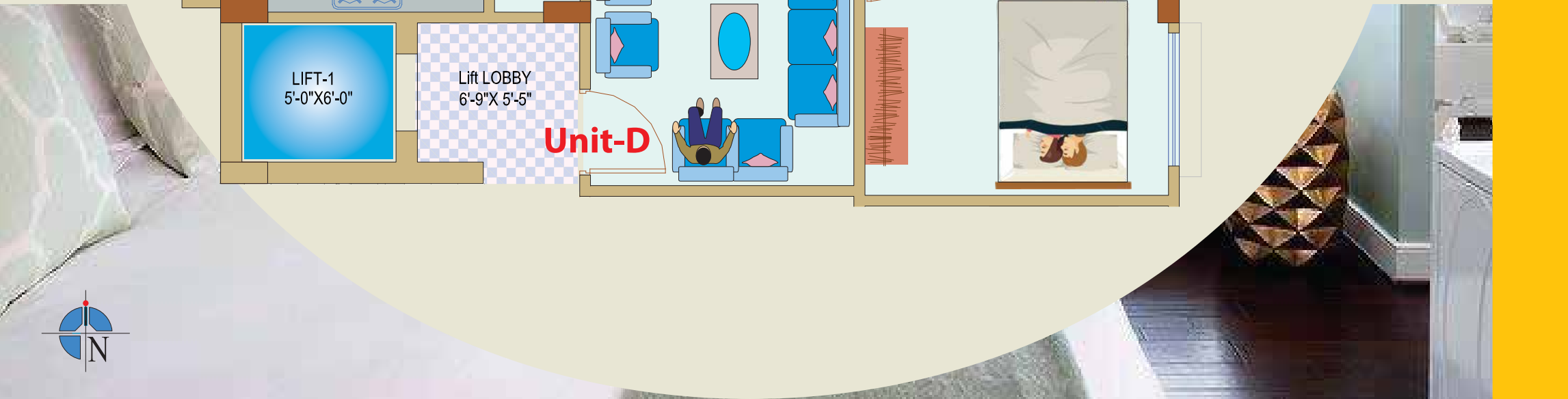
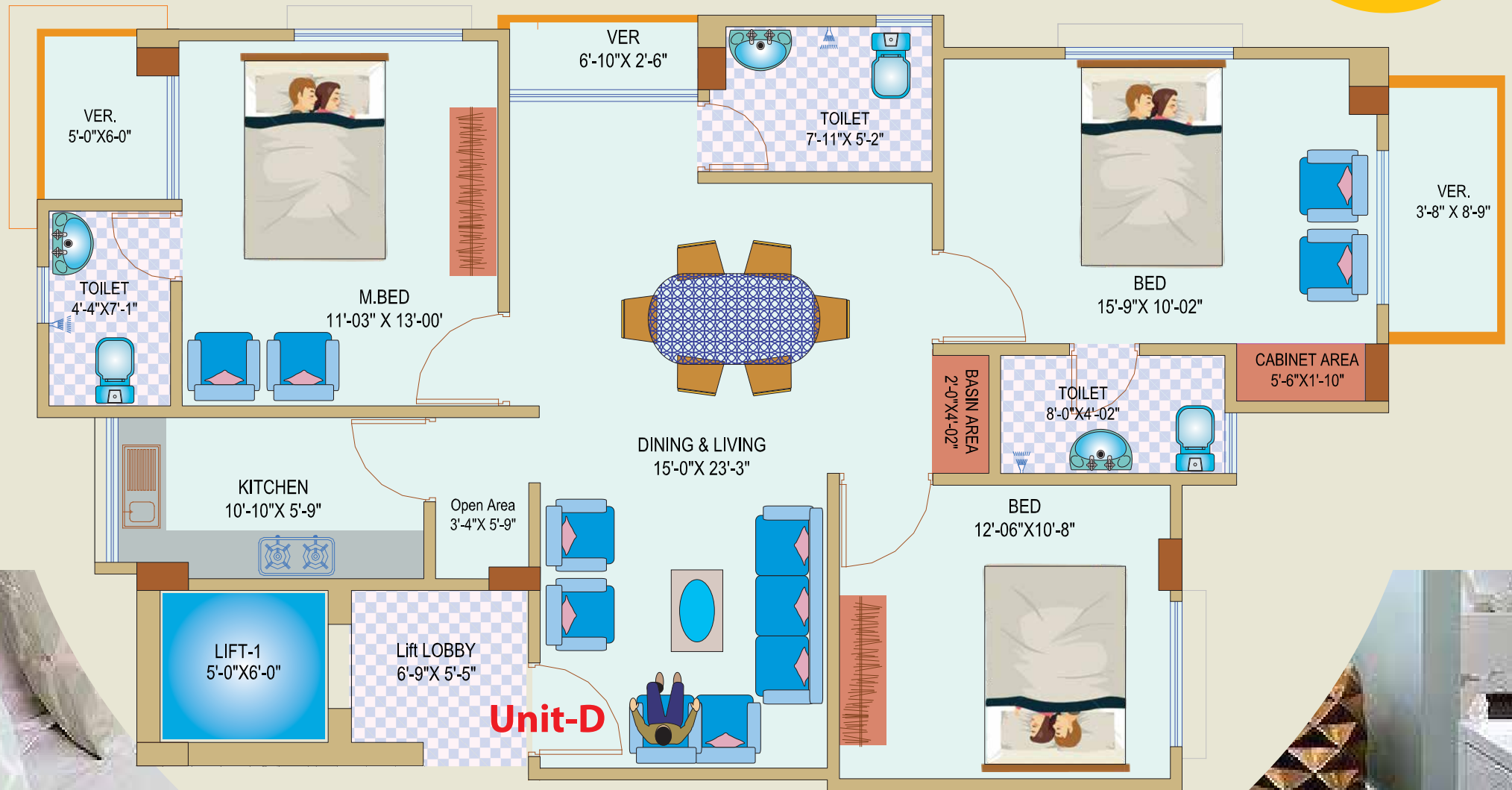
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Unit C 1392 sft.



Flat **D** 1409 sft.





FEATURES OF THE PROJECT

Other Compliances:

- 2 Numbers of Standard High quality 8 Passenger Lift.
- Standard Quality KVA Diesel original UK Generator.
- PDB / DESA / DESCO Certified Sub-Station, PFI and Internal Transformer.
- BRB / Paradise/ Super shine Standard HT and ST Cables.
- PDB / DESA / DESCO Standard Main and Individual Electric Meters.
- Main DB and all DB Box are standard quality with Legrand /ABB/DACO Standard Circuit Breaker and Copper Bass Bars.
- 5 kg dry powder Fire Extinguisher for each floor.
- Standard Electric cables like BRB / BBS / Super shine.
- Two water Pump Pedrollo.
- High quality Standard Sanitation system, fittings and fixtures.
- Provision for intercom phone systems, CCTV for each floor.
- Standard Earthing to protect electric and electronic appliances and thunder .
- RAJUK approved plan for Architectural, Civil and Electric design.

ARCHITECTURAL FEATURES:

- Well ratification of spaces.
- Intelligent circular system both from horizontal and vertical.
- Detailed and defined furniture and fixtures layout.
- Aesthetically elegant outlook of the building.
- Maximization of advantage, especially in relation to the daylight and outside view.
- Cross ventilation.
- Privacy of master and Second bed rooms will be ensured. These rooms may be away from guest room

STRUCTURAL FEATURES:

- Structural design parameters based on American Concrete Institute (ACI) and

American Standard of Testing Material (ASTM) codes and BNBC.

- Structural designs will be prepared regarding the 'Earthquake Consideration', according to the requirements of zone II seismic intensity.
- Sub-soil investigation and soil composition comprehensively analyzed by latest digital testing equipment and laboratory technique
- Heavy reinforced cement concrete foundation.
- Systematic structural combination of steel reinforced concrete frame.
- Reinforced cement concrete floor slabs.
- Structure capable of withstanding wind loads measuring up to 210km. per hour. Structure analysis for Design utilizes the latest methodology.
- All construction tools like mixer machine, vibrator, vibromax, rope hoist, rod cutter, level machine, theodolite, construction hand tools etc. to be arranged by the developer.

SPECIFICATION OF THE APARTMENT:

Bathrooms/toilets:

- Essentially correct Uniform Floor slope towards Water Outlet.
- Best Quality Local sanitary fittings (Company Standard) in all Bathrooms.
- Best Quality Two -High commode systems for two toilets & one pan system Toilet (SARIFE) with push shower.
- Full height Mirror polish Tiles in all bathroom (size 10"x 20") up to ceiling (Grate wall /AKIJ/Charu wall tiles).
- Mirror for each toilet.
- wall mount SS Porcelain Soap Case in all bathrooms.
- Homogeneous Floor tiles in all Bathrooms (16"x16") Grate wall /AKIJ/Charu)
- RAK/CHARU Pedestal basin in All bathroom
- Best Quality locally available CP fittings & Exhaust fan Provision in all Bathrooms.
- RFL Solid PVC door in all Bath Rooms.
- Plastic paint on the ceiling to prevent dirt and dampness arising from moisture.
- Provision for Hot and Cold water in two bathrooms.
- C. P Towel rails in all bathrooms.
- Toilet paper holder in all bathrooms.
- Mirrors in all Bathrooms with overhead Lamp's provision.

- Wall tiles up to ceiling.
- Toilet ventilation of aluminum sliding window with frosted glass.
- Best quality Chrome Plated Fitting
- All Chrome plated fittings carry Manufacturer's warranty.
- One Washing machine power point and water in out provision in any location

FLOORS:

- Inside of each apartment floors will be mirror polish (size 24"x24") Tiles. (Grate wall /AKIJ/Charu). (105/-Double layer)
- Full body Homogeneous (RAK/ Grate wall /AKIJ/Charu) on stair case and wall tiles.
- Mirror polish wall tiles for wall of lift lobby (size 12"x24")

Verandah and Floor of verandah:

- Full height safety grills with 11mm. thickness square bar in all Verandahs.
- Tiles size 24"x 24" mirror polish. (Company standard GREAT WALL, CHAARU/AKIJ.
- Suitable light point provision.
- Essentially correct Uniform Floor slope towards Water Outlet point.

ELECTRICAL:

- Best Quality Foreign imported electrical switches (Winner/CHINT) Circuit breakers, plug point, light point and other fittings.
- Electrical distribution box with circuit breaker, Brand Legrand from CHINT) equivalent and main switch.
- Concealed fire-resistant copper electrical wiring (best quality original BRB/BBS Cable).
- Provision of electric GEYSER in two Bathrooms
- Independent electrical Meter for each apartment.
- All Power outlets with earthing Connection.
- Concealed Fan hook.
- Provision for air Conditioner in master Bedroom, Child room,
- Light and Fan points in all rooms, Kitchen, Dining space, all toilet and Verandahs.
- Two pin mobile charging point in all rooms.
- Three pin power combine switch UK in Two room, Dining space,
- Provision for Two light points & Two fan Points connection of foreign made Generator.
- Emergency electricity connection in lift, Water Pumps, Lobby, intercom service, CCTV Periphery minimum 3 side's coverage and Ground floor Lift lobby, Boundary wall & all common spaces.
- Provision for Emergency electricity connection in Roof top
- Roof top may be used as community hall, toilet.
- Roof top will be provided with light structured community space with a Kitchen and a toilet. (Hand wash and toilet must be separate.)
- Concealed intercom, CCTV cable,
- Electrical provision for micro-oven, freezer, kitchen hood in kitchen room and dining space.

- Separate electrical cable and electrical meter will be used for each apartment.
- Power points for Exhaust fans in all toilets and kitchen

DOORS AND WINDOWS:

- Solid Chittagong teak wood decorative Sutter & Shikari wood chow kat with polish will be used for main entrance door with
- Door Chain, Mortise lock.
- Check viewer, Solid Brass door Knocker, Apartment No. in Brass, Door handle with lock
- Calling bell Switch of good quality.
- All bed rooms door with best quality mortise locks.
- Enter lock will be handle system.
- Well-furnished and attractive doors & shutters of Chittagong teak wood Veneer Flush door a rooms& kitchen. with French polish & Mahogany Chow kat, company should be Super /Partex/AKIJ.
- Sliding KAI/ALCO Thai aluminum windows with 5mm glass complete with mohair lining and Rainwater Barrier in Tinted Aluminum Section
- Safety Grills in all windows, color as matched with Aluminum Section in Enamel paint.

WALLS:

- Outside Brick walls are 5" (Plastered) by 1stClass Auto Machine made bricks.
- All internal Brick walls may be of 5" by 1stClass Bricks.
- Smooth finished Painting work.
- Roof top parapet wall

KITCHEN:

- Concrete shelf or work top at 2.5 feet height from floor level. up to 7' wall Tile's size 10"x 20" (Grate wall /Charu/AKIJ)
- Suitable located Exhaust fan Provision.
- One High polished Double bowl Stainless Counter top steel Gazi /RFL.
- Provision for double burner gas outlet.
- Electrical provision Oven & kitchen hood.
- Matching Floor Tiles and washing corner.
- Power points for Exhaust fans in kitchen
- Down wash in kitchen verandah
- Best Quality sanitary fittings (Company Standard) in kitchen room.

PAINTING & POLISHING:

- Super Enclude paint on outside (Berger).
- Smooth finished and colored plastic paint on all internal walls & ceilings (Berger).

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Plastic paint on the ceilings of Bathrooms .

- French polished door frames & Shutters.
- Synthetic enamel paint (Elite) on girl, Verandah railing, window, and metallic surface.

UTILITY LINES (WATER & GAS):

- Concealed water lines with best quality GI or PVC fittings.
- Sewerage & Stream water Connected to WASA.
- Water Reservoir Designed to hold water supply for five days with additional half day in the roof top tank for all apartments.
- Two best quality water pumps of which one jet pump. (pedrollo).
- Gas Pipeline connection from TITAS distribution system as per total 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
- fire extinguisher will be provided in each floor
- Water firefighting equipment for fire protection system and fire hose reel in every floor of building
- False ceiling to cover the utility lines in ground floor
- Drainage system for surface and rainwater connected with drain/ WASA line.
- Underground water reservoir for 05 (five) days water storage capacity
- Provide and install Best quality TITAS Gas materials for internal wiring of gas line.
- Utility connection cost will be borne by the developer.
- Provision for Telephone at master bed room and living area (Parallel)

GENERAL AMENITY:

- Main Gate: Highly secured gateway with decorative lamps and well-designed brass plate/ chrome plate logo of the complex with Tiles.
- Spacious Entrance & Driveway with security arrangement for control of incoming and outgoing person, vehicles, goods etc.
- Car parking as well as Ground floor area will be protected with secured fencing with comfortable driveways. Ground floor especially drive way will be covered by pavement tiles.
- Strong Iron grill is to be fixed all around the wall adjoining building to protect the properties of the ground floor from any kind of robberies by the miscreants/anti-social elements.
- Spacious stair Case with easy climbing facilities and adequate lighting. Arrangements.
- Water firefighting equipment for fire protection system and fire hose reel in every floor of building

- Elaborate intercom system to connect each apartment to the security room Separate drivers waiting area.
- Secured guard room.
- Kitchen & toilet facilities for caretaker & Guard.
- CCTV for all place and floor, Internet Connection in each apartment
- Personal mail box for each apartment
- Light fitting above the drive way up to reception area to define the entrance.
- Mirror polish tiles in the ground floor lobby
- Mirror polish tiles in reception area and lobby.
- Substation room, Generator room etc.
- Separate driver waiting area
- An elegantly designed main reception lobby decorated with floor tiles, personalized mailbox and stylish reception counter for visitors check-in.
- Designed and decorated visitor waiting room.
- Prayer room on ground floor or roof top.
- Provision for Telephone at master bed room and living area (Parallel)

LIFT LOBBY SPACE & STAIR:

- Spacious and Decorated lift lobby at each floor
- Mirror polish tiles in the ground floor lift lobby and lift wall.
- Mirror polish tiles in all other lift lobbies
- Non sleep Glazed Full body Homogeneous tiles with brass nosing in all staircases.
- Stair along with non-magnetic, original SS handrail and post.
- Stair railing will be made of original stainless still.
- A fire extinguisher at each floor (As per specification as given by the fire Brigade)

ELECTRO-MECHANICAL FACILITIES:

Generator

- A Standby Emergency Generator in case of power failure for operating:
- Lift, Water Pump
- Lighting in common spaces, stairs and Security points
- Two Fans and Two Lights points in each apartment.
- CCTV and Intercom telephone,
- Roof top, Guard room, Parking area, Drive way, Gate, Boundary wall,

SPECIFICATION OF GENERATOR:

Generator Set	: Water cooled diesel engine system.
Engine	: Original Perkins UK.
Alternator	: Original Stamford
Capacity	: As per calculation requirement.
Brand/Origin	: Perkins with Canopy.

SUBSTATION WITH ROOM:

High quality Substation 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 and substation. Light fittings with fan arrangement.

LIFT: NUMBER OF LIFT: 02 (TWO).

Specification Of Lift:

- Brand : FUJIHD-02nos (Original FUJIHD or Express Elevator importer)
- Speed : 60 meter per minute.
- Stoppage : Every floor stoppage.
- Drive System : AC – 2 speeds or VVVF Drive system.
- Capacity : 08 persons.
- Type : Gearless
- Country of Origin : China,
- Well-furnished and attractive doors and cabin with decorated,
- Emergency alarm provision.
- Maintenance warranty as per supplier agreement.
- Voltage Stabilizer, Ceiling Fan at the machine room

WATER PUMPS:

Two best quality water pumps, of which one standby. (Pedrollo)

INTERCOM SYSTEM:

- PABX Intercom system connected to each apartment from the reception desk and guard post
- Provision for Telephone at master bed room and living area (Parallel)

CCTV and Internet:

- CCTV for all place and floor, Internet Connection in each apartment.
- CCTV Cable should be use High quality Cat6 UTP Cable Brand Original D-Link or Micronet.
- CCTV and Internet cable should be connected to be server room through Concealed wall.
- CCTV and Internet joining cabinet box should have in every floor.

GROUND FLOOR:

Building Entrance:

- Heavy secured entrance gate with decorative lamps and Crystal plate logo of the complex.
- Spacious entrance & decorative pavement tiles in the driveway.
- Sculpture, painting or mural work within main entrance as suitable for building.
- Caretaker's room with toilet and kitchen.
- Well-designed landscaping will be provided on the Ground floor & in front of the building.
- 11' Heights's entrance space (if possible).

- Decorated and furnished guest waiting corner or space in the ground floor.

CAR PARKING:

- Comfortable independent car parking will be clearly defined & marked with apartment numbers to avoid any confusion.
- Concrete stopper for each car for self-parking.
- Main entrance Car drive way ceiling should be designed by wood or still from ground floor entry point to lift lobby.

SECURITY ARRANGEMENTS:

- Guard post for twenty-four hours security.
- Security provision through Guardroom to control incoming and outgoing persons, Vehicles and goods.

OTHER AMENITIES:

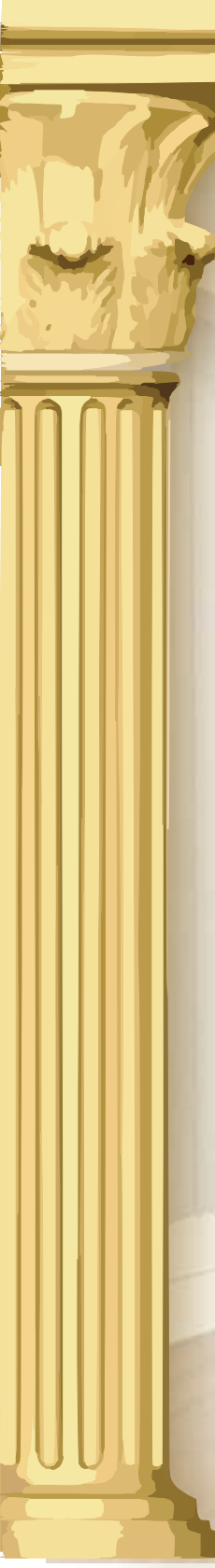
- Car parking mark with number.
- Comfortable internal driveway with non-slippery tiles.
- All the corners of columns at Ground floor will be protected with MS angles.
- Decorated and furnished guest waiting corner or space in the ground floor.

ROOF TOP:

- Well-designed protective 3'.50" height parapet wall with MS Railing pipe.
- Provided under non slippery tiles.
- Average 4" thick Lime terracing/pavement tiles in rooftop to protect overheating.
- Lift machine room with proper ventilation and Air-conditioner point.
- Water outlet provision for gardening/ others
- RCC overhead tank for 03(three) days water storage capacity with automatic censor for controlling the over flow. RCC overhead tank should be made by chemical.
- Proper Drainage System.
- Separated clothes drying area with lines for drying laundry
- Complex Managements' Room.
- Flower Beds with decorative plantation.
- 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.
- Minimum One gas burner facility and Pantry facility with washing area
- Proper slope for efficient roof drainage

Supervision:

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Direct supervision at every stage of construction by experienced engineers to ensure highest quality. One or more engineers will be engaged for full time supervision and major control.

AFTER HAND OVER SERVICES

General:

- Preparation of Bye-Laws and formation of Apartment owners Association
- Recruitment and Training of Association Staffs
- Development and Bill Collection and Payment system.
- Project related documents handing over to the association.
- Supervision of the Complex by technical person for one year handing over the project to the apartment owners.

ENGINEERING & TECHNICAL:

In case of engineering & technical support the developers Second party will extend it support for:

- Plumbing problem.
- Electrical problem.
- Problem with aluminum section.
- Intercom related problems.
- Door & wooden work-related problems.
- Rectification of the damp area of the paint surfaces.
- To repair the cracks of plastered surfaces.
- To give support to maintain the logo area of the project.

AFTER SALES SERVICE:

- One year after sales service with free of cost for all items.
- Training the complex staffs.
- Developing the logistics support systems.

MAJOR STRUCTURAL MATERIALS:

- Cement : Scan cement /Lafarge /Mir/premier/Bashundhara Cement.
- Steel : 60/72.5 grade deformed bar in all structural members
- Manufacturer : AKS/SS/KSRM/RSRM.
- Stone Chips : All Stone chips for all structure part i.e., foundation, columns, beams & Slab. High strength 3/4-inch downgraded stone chips (As per design specification).
- Brick Chips : Brick Chips for drop wall, false slab, lintel & sun shed.
- Sand : Sylhet sand for main structure.
- Bricks : First class auto machine made and gas burnt Bricks.



General Terms & Conditions

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APPLICATION

Application for allotment of apartment should be made on prescribed application form duly signed by the applicant.

PAYMENT

The buyer will make the payment as per payment schedule. A/C payee cheque or bank draft or pay-order in favour of **Adroit Home Design Ltd.** payment from overseas US Dollars or EURO are to be calculated at the prevailing official conversion rate to be Bangladesh Taka on the date of payment.

DELAY IN PAYMENTS

The purchaser must strictly adhere to schedule of payment in installment to ensure timely completion of the construction. Delay in payment shall make the purchaser liable to excess 3% per month on the amount of payment delayed up to 90 (Ninety) days. If the payment is delayed beyond 90 days then the company shall have the right to cancel the allotment after a notice of reminder. In such cases at the rate of 10% to be deducted from the total apartment price & the rest amount to be refunded as per contract.

DEVELOPMENTS RIGHT

The developer reserves the right to make any alternation, addition, revising of the total or any part of the architectural and structural design or working drawing and limited change can be made in specification for overall interest of the project without any prior notice to the buyer or any legal authority.

REGISTRATION COST

The buyer will pay stamp duties, registration fees, taxes, legal and govt. Charges, VAT and other miscellaneous expenses likely to be incurred in connection with the registration of deed.

INCIDENTAL & DEVELOPMENT COST

Connection charges/fees, security deposits and other incidental charges exposure relation to gas, water, sewerage, electric connection and development cost etc. are not included with apartment cost. The buyer should make these payments.

POSSESSIONS

After full payment of apartment price and other charges the possession of each apartment shall be handed over to the buyer. Until and unless dues are not clear, possession of the apartment will be held by the company.

OWNERSHIP TRANSFER/ SHIFTING

The buyer will have the option to transfer ownership or shift the apartment to any other project/building of the company by giving a sum of Tk. 50,000/- (fifty thousand) only for ownership transfer/shifting charge.

CHANGES

Minor changes may be incorporated by **Adroit Home Design Ltd.** in design and specification if necessary. Allottee/buyer shall also have the option to make minor internal changes within the possibilities and limitations of total building system & perspective view of the building.

OWNER'S ASSOCIATION

The buyer must undertake to become a member of the owner's association which will be the owner's of the apartment with the view to maintain the general affairs of the apartment complex for common interest. Each apartment owner must initially deposit Tk. 25,000.00 (Twenty five Thousand) only as reserve fund before taking over the apartment.



I n t e r i o r S o l u t i o n

- Design & Development
- Building Construction
- Interior Design
- Office Space
- Resort
- Residential
- Furniture
- Showroom
- All Kinds of Interior & Exterior



House - 9/3 (1st Floor), Road - 1, Block - B
Section -06, Mirpur, Dhaka
E-mail: adroitd.bd@gmail.com
Phone: +88-09-612 990 990
www.adroitbd.com