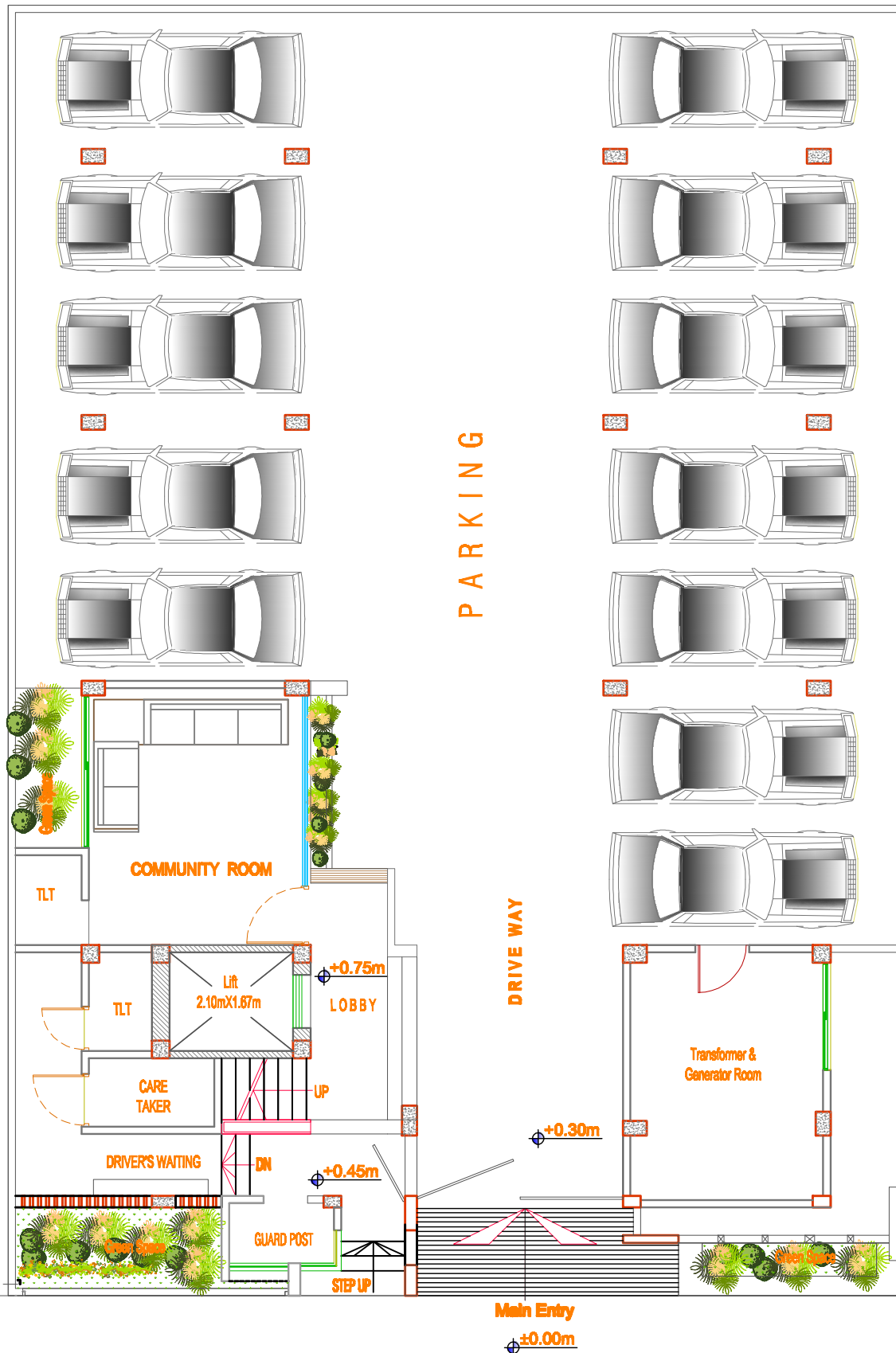


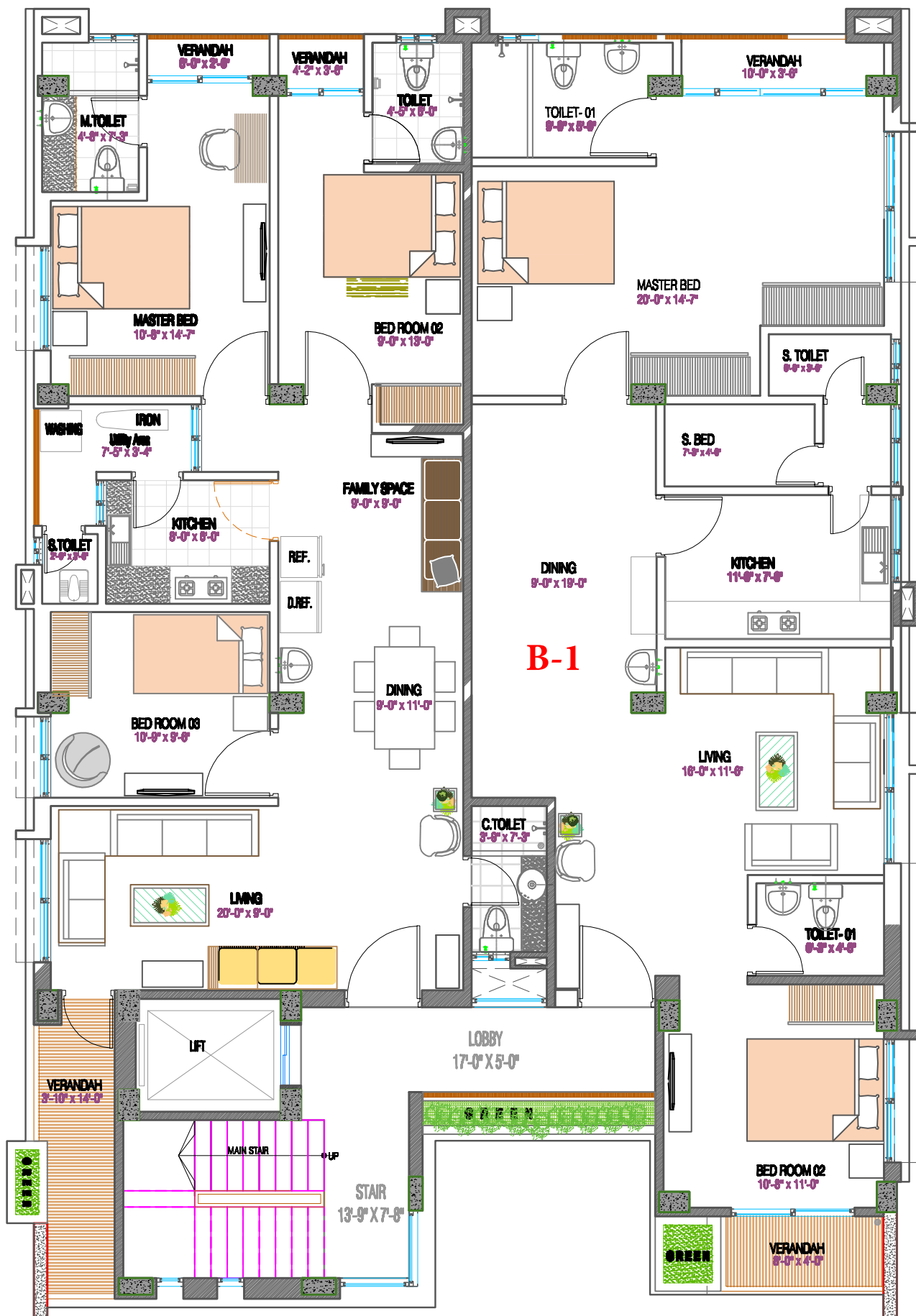


## **Max Monica Empori**

House # 317, Road # 21, New DOHS Mohakhali, Dhaka

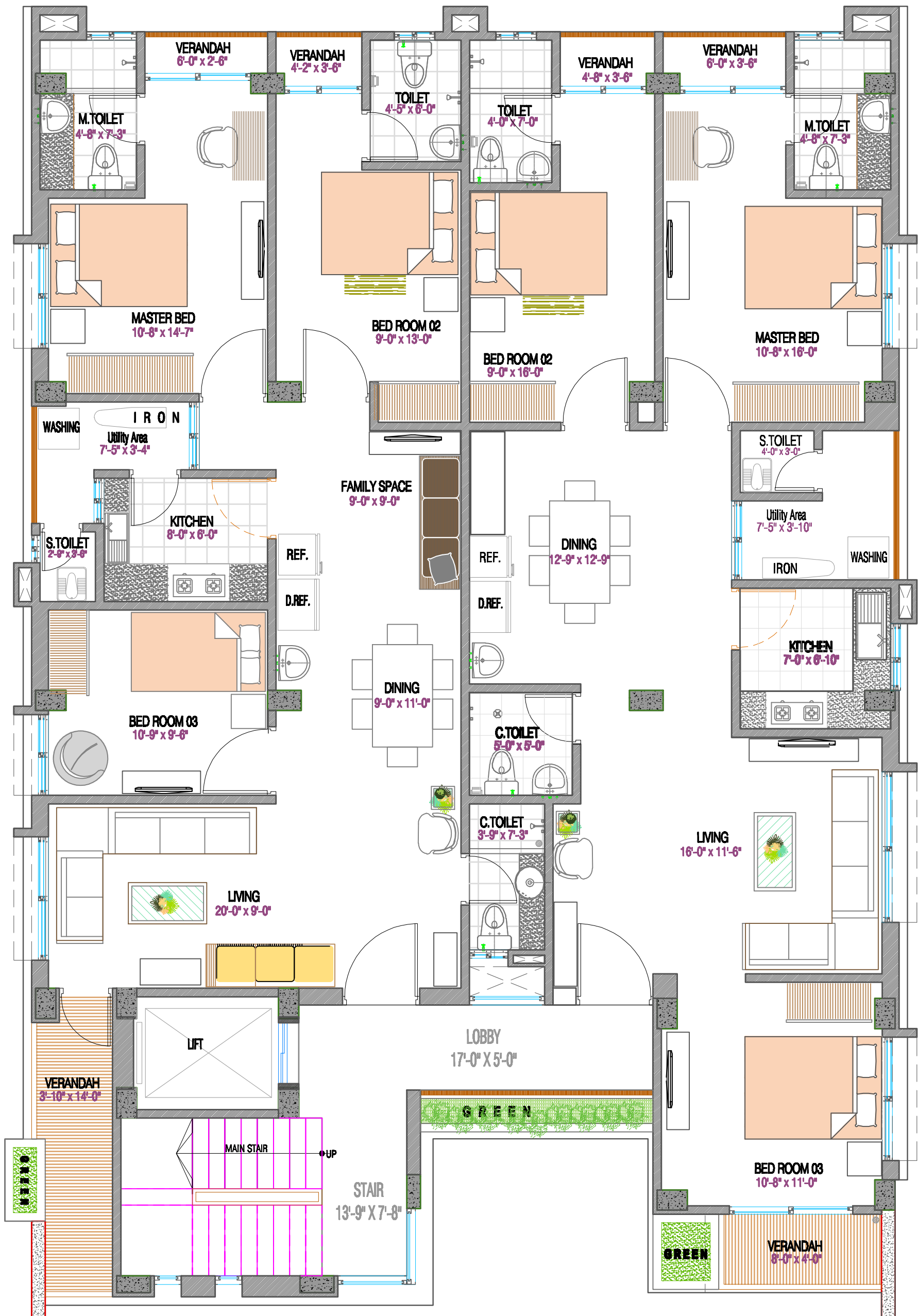


**GROUND FLOOR PLAN**  
**SCALE = 1: 100**

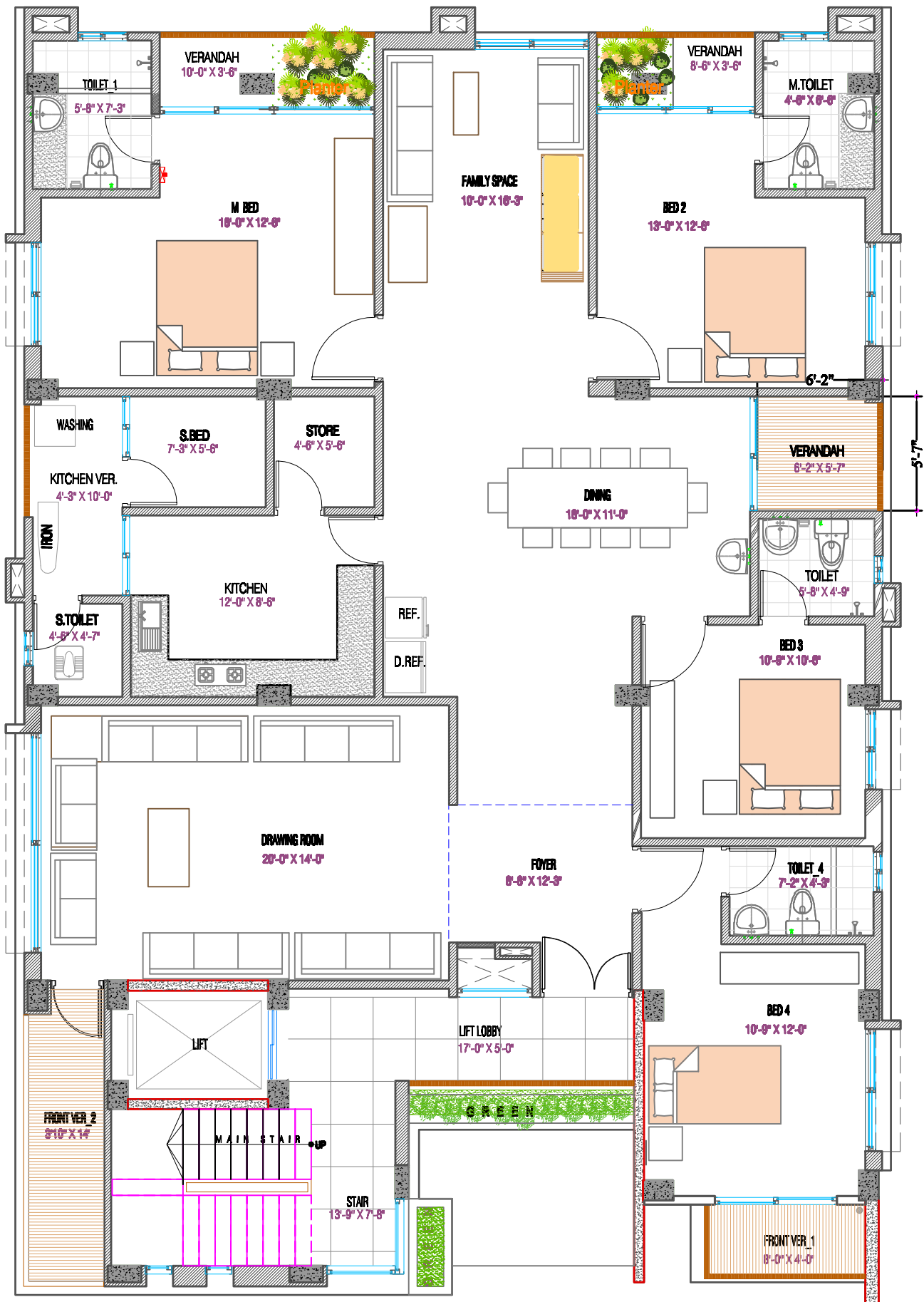


**1ST FLOOR PLAN**

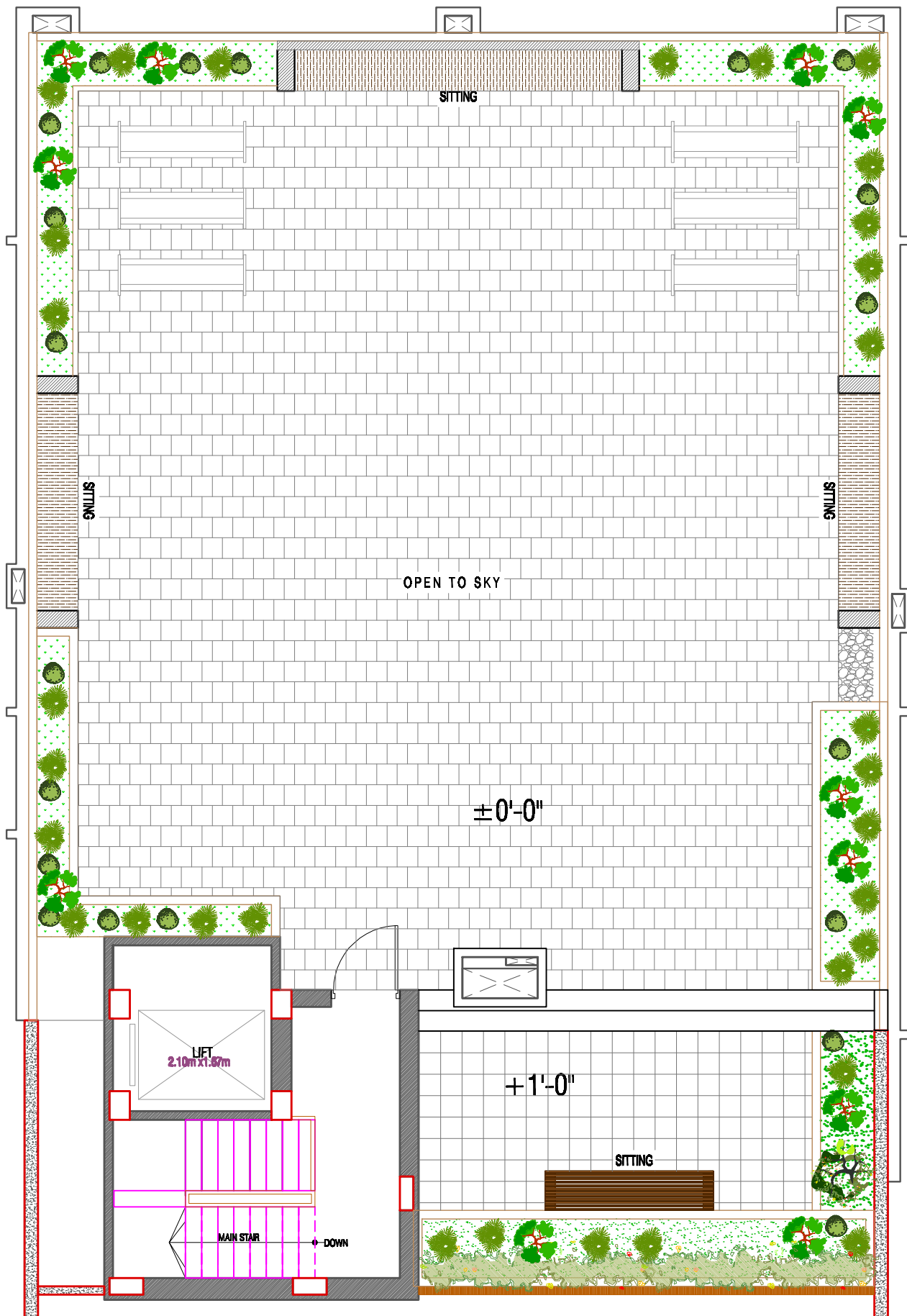




**DOUBLE UNIT FLOOR PLAN**



**SINGLE UNIT FLOOR PLAN**







**LIFT LOBBY**



**WAITING ROOM**



**FORMAL LIVING**



**FAMILY LIVING & DINING**





# **SALIENT FEATURES OF APARTMENT BUILDING**

## **1. SELIENT FEATURES**

### **1.1 Ground floor/ Building Entrance/Reception lobby**

- Heavily secured, modern vehicular & pedestrail entrance.
- Guard post.
- Full furnished Visitors seating area & Community Meeting Room.
- Fitness Corner.
- Independent Car parking marked with apartment numbers.
- Caretaker's room with furnished & cooking facilities.
- Driver's resting area
- Plants corner, Gardening.
- Common toilet.
- Transformer room
- Generator room
- Pump Room
- Intercom.

### **1.2 Roof Top**

- Protective parapet Wall
- Bar-B-Q Corner with Gas connection & outdoor seating and shade.
- Gardening.
- Cloths drying area.
- Heat protection treatment
- Solar Panel as per required load (If need).

### **1.3 Apartment Layouts (As per Final Architectural design)**

#### ***For single unit per floor***

- Foyer.
- Master Bed with attached Toilet & Varandah with Green area.
- 2nd Bed with attached Toilet & Varandah with Green area.
- 3rd Bed with attached toilet & Verandah
- 4<sup>th</sup> Bed
- Common Toilet
- Formal living room
- Family living room
- Dining space with verandah
- Kitchen with Kitchen Cabinet & utility varandah  
(Should be modern open Kitchen)
- Store
- Servant's room & Survents Toilet.

## ***For double unit per floor***

- Foyer (As per design)
- Master Bed with attached Toilet & Varandah
- 2nd Bed with attached Toilet & Varandah
- 3rd Bed
- Common Toilet
- Formal living
- Family living
- Dining space
- Kitchen with Kitchen Cabinet & utility varandah  
(Should be modern open Kitchen)
- Servant's room & Servants Toilet (optional)

### **1.4 Lift Lobby & Staircase**

- Spacious lift lobby in each floor
- Marble / Granite in ground floor lift front wall & lift lobby
- Exclusive Tiles in upper floor lift front wall & lift lobby
- Tiles in staircases
- Modern Light Fitting

## **1 FEATURES & AMENITIES**

### **2.1 Apartment Floor**

- All Bedroom with attached verandah, foyer, formal living, family Living and dining area : Imported 24"x24" homogeneous tiles from China.

### **2.2 Window**

Brand : Chung Hua/BTA/Nikki/Altech or equivalent

- Provide full height sliding window in design for maximum lighting.
- 4" Aluminum section with mosquito net.
- 5 mm thickness glass with mohair lining
- Safety Grills - Veranda / Balcony : As per Architectural design.

### **2.3 Doors**

- All Door Frame : Segun
- Apartment Main Entrance Door Shutter : Burma Teak as per modern Architectural design.
- All other Door Shutter : Veneered Flush Door
- Door accessories : Cheek viewer- Imported  
Apartment Number plate  
door handle with lock - Imported  
Security lock - Imported



## **2.4 Painting & Polishing**

- Weather coated paint/Clear Leker for Exterior wall as per Architectural design
- Plastic paints for interior wall and in ceiling.
- Burnish in Entrance gate
- French polished in all other Doorframe & Shutter.
- Enamel paint for grill,

## **2.5 Kitchen**

- R.C.C self for oven and sink with marble top
- Tiles : Wall (Up to 7' feet height) – 12"X18" RAK / China or equivalent Tiles  
Floor & Verandah--- 12"X12" RAK / China or equivalent Tiles
- Sink : (Imported)
- Mixture & hot and cold water line ---- Local best/Imported
- Gas outlet
- Kitchen cabinet (20 sft approximate) ---- as per Architectural design.

## **2.6 Toilet**

### **Master Toilet**

- Provision for hot and cold water
- Commode ---- Haibali or equivalent (Hydraulic)
- Basin ----- Counter Basin with marble top ----- Haibali or equivalent
- Basin mixture, Basin west, Angle Stop Cock,  
Conceal Bib Cock, Moving Shower, Push Shower,  
Glass Self, Mirror, Soap Case, Towel Rail,  
Paper Holder, Grating Box Net etc. - Local best / China

### **2<sup>nd</sup> & 3<sup>rd</sup> Toilet**

- Commode - RAK or equivalent
- Basin - RAK or equivalent
- Basin mixture, Basin west, Angle Stop Cock,  
Conceal Bib Cock, Moving Shower, Push Shower,  
Glass Self, Mirror, Soap Case, Towel Rail,  
Paper Holder, Grating Box Net etc - Local best / China
- Tiles - Master, 2<sup>nd</sup> & 3<sup>rd</sup> Bed :
- Wall – 12"X18" RAK /China or equivalent Tiles with 3 pcs. Decor.
- Floor ----- 12"X12" RAK /China or equivalent Tiles

### **Servant Toilet**

- Pan Low down and other fittings will be provided Maids toilet.
- Wall tiles up to ceiling and non-slip homogeneous floor tiles in Maids Bath
- Conceal Bib Cock, Soap Case, Towel Rail & Paper Holder

## 2.7 Electrical

- MK or Export quality electrical Switches, Plug Points and other Fittings.
- All power Outlets with Earthing Connection.
- Air conditioning line in all bedrooms and drawing room.
- Provide Substation and Transformer as per requirements.
- Electrical distribution box with main Circuit Breaker in each flat.
- Independent Electric Meter for each Apartment
- Concealed Wiring
- Cable -BBS/ BRB/ Paradise or equivalent
- Telephone line in master bed and drawing room
- Plug points for refrigerator/freezer/ Iron/Computer etc.
- Tube light / energy saving light in all rooms, toilet, verandah etc.

## 2.8 Stair

- Wide staircase with natural ventilation
- Stair wood/stainless steel (SS) rail with bar post support as per Architectural design.
- Stair & lift lobby with proper security
- Floor and Skirting in Tiles (RAK /MIR/CBC or equivalent)
- Lift front wall exclusive tiled or as per Architectural design.

## 2.9 Generator

45 KVA one standby, auto generator with canopy from Ricardo or equivalent in case of power failure for operating:

- Lift
- Water pump with auto control
- Light, fan, TV in each Apartment and common & community space
- Origin : USA / UK / Europe / Asia.
- Starting System : Auto Starter.

## 2.10 Fire safety

- Fire extinguisher in ground floor, according to the necessary fire fighting requirement.

## 2.11 Lifts

- Numbers : 1 (one) international standard lifts
- Capacity : 8 Persons
- Brand : General /Fuji Yada or equivalent
- Speed : 1 Meter per Sec.
- Drive System : AC-2speed or VVVF (Variable voltage & Variable Frequency)
- Emergency Landing : Stand-by Battery Support with Auto Switch.

### **2.12 Water Pump**

- Two Units auto run/stop.
- Brand- Pedrola / Gazi
- Individual underground and Overhead water reservoirs will have adequate storage capacity considering domestic use and fire fighting demand.

### **2.13 Intercom**

- Good Quality and Standard (Panasonic or Equivalent)
- To connect each Apartment to the concierge Desk

### **2.14 Cable TV and Telephone Provision.**

- Provision for connection of satellite dish antenna in all Bedrooms & Family Living including.
- Provision for parallel Telephone connection in Master Bedroom, child bed & Family Living Space.
- Provision for Broad Band Connections (Wiring) in all Bedrooms & Family Living.

## **3 GENERAL AMENITIES COMPLEX**

- Electricity Supply approx 220V / 440V from DPDC source with separate Main cable and LT Panel/Distribution Board.
- Water Supply Connection from WASA sufficient as per Total Calculated consumption.
- Underground Water Reservoir with one Main lifting Pump and Standby Pump.
- Sewerage System planned for long-term requirement.
- Gas Pipeline Connection from TITAS Distribution System as per Total Calculated Consumption, Adequate Safety Measures Incorporated if authority permits & provide LPG system.
- Termite Protection Treatment of Ground Floor
- A fire Extinguisher on each floor lift Lobby
- Decorative General Notice Board with lights at the ground Floor Lobby
- Personalized Mailboxes for each Apartments
- Logo of the Complex

## **4 STRUCTURAL AND GENERAL ENGINEERING FEATURES**

- Total Foundation and Superstructure Design (Piling if necessary) and Supervision by a team of reputed and professional Structural Design Engineers.
- Structural Design Parameters based on the American Concrete Institute (ACI) and BNBC codes.



- Structural Analysis for Design carried out by the EXACT method that utilizes the latest Computer Software's.
- Heavy Reinforced Cement Concrete Foundation.
- Floor slabs all Reinforced Cement Concrete.
- Sub-Soil investigation and Soil composition comprehensively analyzed by latest testing equipment and laboratory techniques.
- Comprehensive Section-by-Section checking and testing of all steel reinforcement by professional Design and supervising Engineers.
- All structural material, including Steel, Cement, Bricks, Sylhet Sand and other Aggregates etc of highest standard and screened for quality including laboratory testing(BUET).
- Modern construction site equipment employed includes mechanical Rollers, Steel Cutting & Bending Equipment, Welding Equipment, Concrete Mixers, Concrete Vibrators, Water Pump, Material Handling Equipment, Leveling Instruments, Throdolite etc.
- Protected from Cyclonic Winds up to prevalent speeds incorporated in structure design.
- Structure designed to withstanding Earth quakes of prevalent intensity

## 5 MAJOR STRUCTURAL MATERIALS

### 5.1 Steel

- 60/40Grade Deformed Bar

**RAND: Anwar steel /KSRM/ GPS or equivalent.**

### 5.2 Cement

- High standard Bangladesh Manufacturer

**BRAND : King brand (Bashundhara)/ Crown/ Mir cement or equivalent.**

### 5.3 Aggregates

- Stone chips only in foundation
- High strength  $\frac{3}{4}$  inch down graded brick chips in other R. C.C. work (as per design specification)

### 5.4 Bricks

- First Class standard Bricks

### 5.5 Sand

- 2.5 FM course sand, (Sylhet) for concrete
- 1.5 FM Medium

## **6 UTILITY CONNECTION**

- All Apartments will have independent Gas connection for two Burners and provision for Gas Oven, (If authority permit )
- All Apartments will have independent Electric meter up to with required Load sanction in each Apartment.
- A common WASA meter .
- Connection costs for the Landowners' Apartments will be borne by the Developer
- Provision for LP gas use.

## **7 EXTRA WORK**

- Extra money will be charged as per '**Max Building Technologies Ltd**' rate for extra work. The rate for extra work will be circulated before starting the construction.

## **8 FUTURE MANAGEMENT OF THE COMPLEX**

ALL ALLOTTEE INCLUDING THE LAND OWNER SHOULD BE THE MEMBER OF THE RESPECTIVE CO-OPERATIVE SOCIETY AND SUCH SOCIETY WILL BE RESPONSIBLE FOR THE FUTURE MANAGEMENT OF THE APARTMENT.

- Preparation of Byelaws and Formation of Apartment Owners Association:  
At the time of handing over the project, the Developer will assisted to form an Owners Association and to prepare a Byelaws for the association.

All allottee including the Land owner should be the member of the Owners Association and such Association will be responsible for the future management of the apartment.