

GEMCON ATCHALA

apartment for sensational living at UTTARA



We build premium apartments to match your lifestyle

A PROJECT OF GEMCON CITY LIMITED .



GEMCON
CITY LIMITED

house-44 (5th floor), road-16 (27 old),
Dhanmondi, Dhaka - 1209, Bangladesh.

HOT-LINE

017 555 84 555, 017 555 84 552, 017 555 84 551

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about the Company

GEMCON CITY LIMITED.

The journey of success of GEMCON CITY LTD. has started in the real estate sector with a view of offering the Premium apartments for the valued customers. GEMCON CITY LTD. is highly concerned to build quality apartments with adroit workmanship and the best construction materials to exceed the clients expectation on the continuous basis. Our highly satisfied owners of apartments are our best brand ambassadors. Within our sector, we are growing at a fast pace to meet the ever increasing demand of our prospective buyers.

GEMCON CITY LTD. is a reputed name in the real estate development sector. The firm is equipped with well-trained professionals with a high degree of dedication and commitment towards their jobs to meet the growing demands of its highly valued client's upto the highest level of their satisfaction. Continuous improvement of its on-going technological change for the better has given the company its strong position in the market. Usage of quality materials with committed technical expertise supported by skilled labour force and supervised by extremely sincere management are responsible for the success of the company.

Since its establishment, the firm has experienced a series of success in its brief business history. This success would not have been possible without maintaining commitment, quality works and sincere blessings of our clients and the relentless effort and commitment from our dedicated team.

GEMCON CITY LTD. proudly presents a unique project GEMCON ATCHALA in a serene Location of Uttara, Dhaka. The Neighborhood is calm and safe as it is surrounded with the residents of the elites of Dhaka city. The roads are wide and covered by beautiful trees along the side, making the air fresh and the atmosphere pleasant and friendly.

The unique creation of GEMCON CITY LTD. is set on House #3, Road #31, Sector #7, Uttara, Dhaka 1213. It has been designed and planned in such a way to give you highly pleasant comfort with amiable surroundings. Architect put the best effort to maximization of functional aspects as well as the aesthetics of the project, creating responsive openness and comfort. The exterior of this building is expression of modern architecture.

GEMCON ATCHALA is to create a stunning landmark at Uttara in Dhaka. Hope you along with your family will like this unique creation of GEMCON CITY LTD. and will enjoy the facilities and atmosphere that are made only for you.

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Discover a
joyful **sanctuary**
in the sky, Enjoy a literary
discussion **with** friends
over hot tea
or chill out in **the breezes**
high **above the** Uttara.

EXCLUSIVENESS:

- Visionary pioneering young architect for aesthetics and functionality
- Designed for 210 km/hour wind and adequate earthquake limit as per BNBC Code.
- 50% of the project area will be green.
- 24"X24" Tiles in all typical floor.
- Combi-set will be COTTO/ imported/ equivalent in Master Bath.
- Nine emergency points (6 lights, 3 fans) will be provided in each apartment.
- Outside wall will be plastered 10" brick wall.
- One superior quality lift of European origin.
- PABX, secretarial and security system.
- Fire Extinguisher in each floor.

GEMCON **ATCHALA**



an ideal location



GEMCON **ATCHALA**

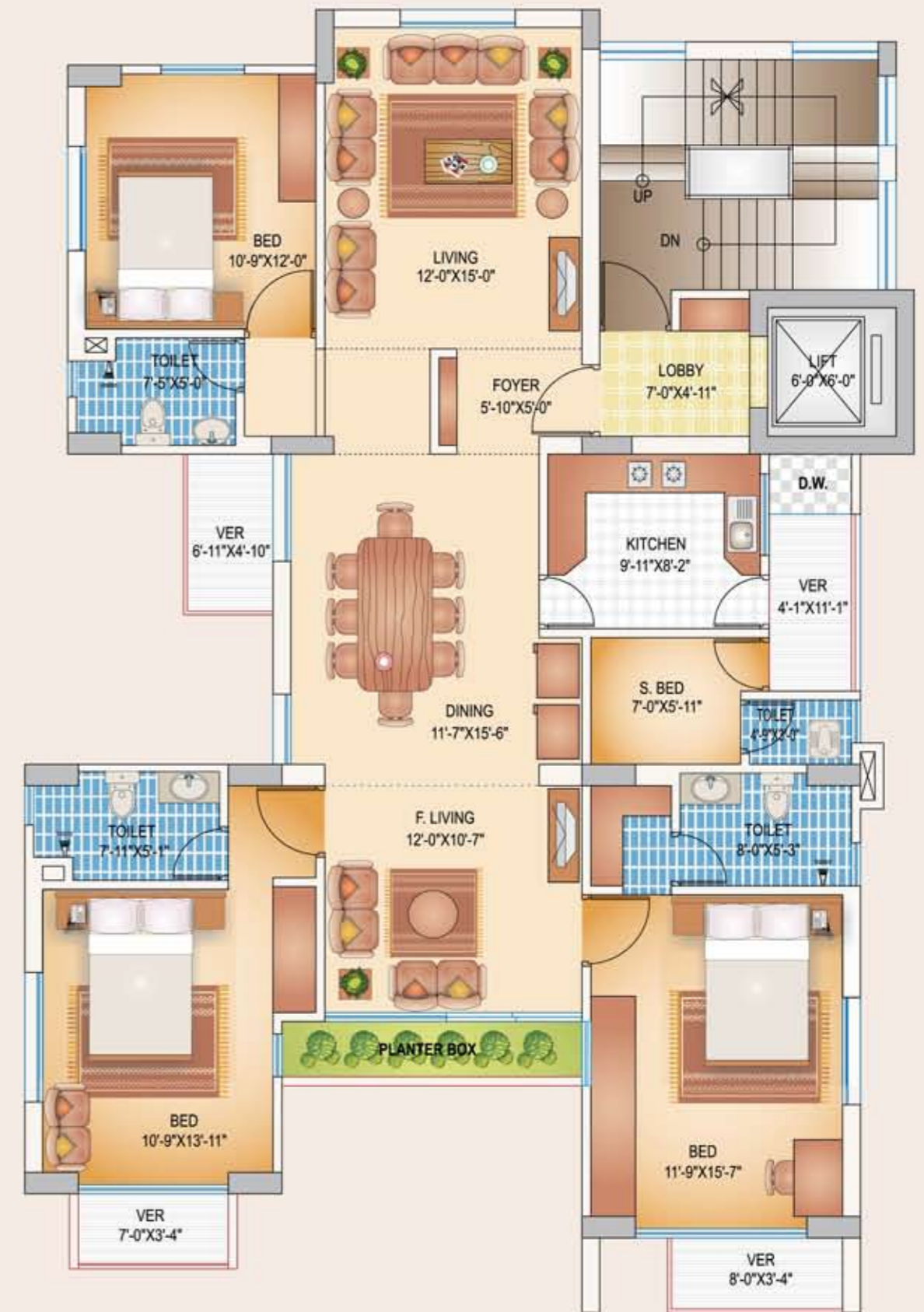
We build premium apartments to match your life style



In the heart of bustling Dhaka **GEMCON** **ATCHALA**
a life-style, you have never experienced.....

GROUND floor plan (PARKING AREA)

TYPICAL (1st - 8th) floor plan



R O A D



type A-2095 sft (approx.)



Revel in spaces
that UPLIFT the spirit.
life takes on a NEW livelier rhythm
at GEMCON ATCHALA.

Main Building – Entrance

Extra ordinary main gate with a combination of Wooden panel

& Metal as per perspective of the building.

Land-scape, Plantation and decorative raised garden in front of the building.

Security provision through guardroom to control incoming
and outgoing persons, vehicles and goods.

Project name with address and company logo on polished Marble

/ Granite or other lucrative matter.

Personal mail boxes for each apartment.

Comfortable internal driveway.

Car parking mark with number.

One CCTV in the guardroom for the security purpose.

Toilet in the ground floor.

Caretaker space.

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FEATURES & AMENITIES

GENERAL FEATURES

FLOOR FEATURES

- Mirror Polished 24" x 24" tiles in all typical floor. (RAK/Equivalent)
- Nosing tiles in stair and lobby. (RAK/Equivalent)

BATHROOMS FEATURES

- Master bathroom will be exclusively furnished with following features
 - 12"x 12" Homogeneous floor tiles. (RAK/Equivalent)
 - Good quality ceramic wall tiles in all bathrooms up to ceiling height. (RAK/Equivalent)
 - Combi set will be COTTO/Imported/Equivalent. Other fittings will be Imported/Equivalent.
 - Cabinet basin with Marble top.
 - Inner-side lacquered veneered flush door/ PVC door.(Partex /Akij/Equivalent)
 - Hot and cold concealed water lines.

- All other bathrooms will be provided with
 - 12"x 12" Homogeneous floor tiles. (RAK/Equivalent)
 - Good quality ceramic wall tiles in all bathrooms up to ceiling height. (RAK/Equivalent)
 - Standard quality fittings and fixtures. (Nazma/Sattar/Equivalent)
 - Pedestal basin. (RAK/ equivalent)
 - Inner-side lacquered veneered flush door/ PVC door.(Partex /Akij/Equivalent)
- Servant's bathroom (if provided in designed floor plan) will have
 - Long pan, low down and shower tiles in floor & wall (RAK/Equivalent).
 - Good quality fittings. (Nazma/Sattar/Equivalent)
- Enamel paint on walls and ceiling to prevent dirt and dampness. (Berger/Aqua/Equivalent)
- Standard size mirrors in bathrooms with overhead lamps.
- Standard quality fittings i.e. Towel rail, Toilet paper holder, Push shower, Soap case in all Bathroom.
- Ground Floor Toilet commode/Basin will be RAK/Equivalent. Toilet fittings will also be of Sattar/Equivalent.

DOOR AND WINDOW FEATURES

- Main entrance door will be provided with
 - Seasoned Chittagong Teak Frame.
 - Decorative seasoned Chittagong Teak Shutter with French polish.
 - Door chain, Check viewer, solid brass door knocker, Apartment number plate, doors handle with security lock.
- Internal Door in bedrooms with good quality locks will be provided with
 - Seasoned Teak Chamble door frame.
 - Strong and durable veneer flush door shutter with French polish. (Partex /Akij/Equivalent)
- Sliding windows will be of 5 mm clear glass with mohair lining and rain water barrier in Aluminium section and provision of mosquito nets.
- Window and verandah will have safety grills and Aluminium section.

KITCHEN FEATURES

- 16" x 16" floor tiles will be provided. (RAK/Equivalent)
- Concrete work top will be provided at standard height from floor level with smooth granite.
- Wall tiles up to standard height. (RAK/Equivalent)
- Suitably located exhaust fan. (Imported/Equivalent)
- One high polished stainless counter top with Double bowl steel sink with mixture.
- Concealed hot and cold water lines will be provided.



ELECTRICAL FEATURES

- Good quality available electrical switches, circuit breakers and other fittings. (MK / equivalent)
- Lucrative light fixture will be provided in staircase and lobby area. (Swash/Crescent/ equivalent)
- Independent electric meter will be provided in each apartment.
- Standard quality Electrical distribution box will be provided with Main Switch.
- Nicely finished Concealed electrical wiring will be provided. (BRB/Paradise/ equivalent)
- All power outlets with earthing connection.
- Provision for air conditioner in master bed and living area.
- Nine Emergency points (6 lights, 3 fans) will be provided in each apartment.

- Emergency power backup will be provided for lift, lobby, and intercom service, common spaces like car parking, reception area, security room and main gate.
- Cable TV line provision shall be in master bedroom and family space.
- One telephone connections point in master bed room or living room.
- Concealed fan hook.

PAINTING & POLISHING FEATURES

- Weather coat/ Durocem paint at outside walls. (Berger/Aqua/equivalent)
- Smooth finished and soft colour plastic paint on internal walls and ceilings (Berger/Aqua/equivalent).
- Safety grills will have matching colour Enamel paint (Berger/equivalent)
- Verandah railing will be as per the design of perspective.

UTILITY LINES (WATER & GAS) FEATURES

- Two best quality water pumps will be provided. [one standby] (Pedrollo/SAER/equivalent)
- Water reservoir designed to hold two days water supply with additional half day in the roof top tank.
- Titas gas approved concealed gas line lay out design with adequate safety measures.
- Sewerage and stream water connected to WASA.
- Individual Gas meter for each apartment will be provided as per permission of govt. authority.

CIVIL WORKS

- Outside walls will be plastered 10" brick wall.
- All interior walls will be plastered 5" brick wall.
- Walls separating apartments will 10" brick wall.
- Lime terracing on roof. Parapet wall will be 5" brick wall.

STRUCTURAL & GENERAL ENGINEERING

- Structural Design parameters are based on Bangladesh National Building Code (BNBC), American Concrete Institute (ACI) and American Standards of Testing Materials (ASTM) Codes.
- Building will be a framed RCC structure.
- Expert Sub-Soil Investigation and Soil composition analyzed shall be provided.
- Termite treatment shall be ensured in Ground Floor surroundings of the Building.
- Total foundation and superstructure Design and Supervision will be performed by a team of reputed and professional Structural Design Engineers.
- Systematic Structural Combination of Steel Reinforced Concrete Frame and shear wall Core as per design.
- Structure will be capable of withstanding earthquakes as per BNBC Code.



- Major Structural Materials
 - ▶ Cement : Holcim/ Cemex/Scan/Lafarge surma/equivalent. (as per availability)
 - ▶ Steel : Rahim Steel/BSRM/Anwar/equivalent.(Grade – 60/75)
 - ▶ Coarse aggregates : Graded Good quality Stone/Brick chips.
 - ▶ Bricks : Good quality 1st class bricks.
 - ▶ Coarse Sand : Sylhet, Coarse Sand (FM=1.8-2.2)
 - ▶ Fine Sand : Local Sand (FM=1.0-1.2)

- All Structural Materials including Steel, Cement, Bricks, Sylhet Sand and other aggregates etc. of the highest standard and screened for quality including Laboratory Testing.
- Direct supervision at every stage of construction will be ensured by team of experienced and qualified Architect and Engineers to ensure highest quality workmanship.
- Systematic Testing of concrete and other completed work samples shall be done at different stage from quality control laboratories from BUET.

GENERAL AMENITIES

- Secured gateway with spacious driveway at entrance will be provided. Security provision considered for control of incoming and outgoing persons, vehicles, goods etc.
- Main lobby and Reception area in secured premises with granite Concierge desk completed with personal mailboxes.
- Exclusively furnished visitors' waiting area will be provided.
- Covered & protected reserved car parking in ground with comfortable driveways as per design provision.
- Separate driver's waiting area and toilet.
- Staircase will have easy to mount steps and adequate lighting.
- Separate area in rooftop with clotheslines for drying laundry.
- Fire extinguisher will be provided in each floor.
- Elaborate Intercom system to connect each apartment to the concierge desk.

LIFT

- One superior quality Lift of European origin having 8 persons capacity, with adequate lighting, attractive cabin, emergency alarm and escape provision will be provided.

GENERATOR

- One newly imported Diesel generator of adequate capacity which is sound Attenuated will be used-
 - ▶ The Generator engine should be provided by one of the known brands of European origin.
 - ▶ Alternator should be of reputable make preferably of European origin.

TRANSFORMER

- One Transformer with PFI of required capacity, panel board and other required accessories as specified by DESCO shall be provided of Mega tek/ Energy Pac/ Equivalent.

N.B.: In case of non-availability of the materials mentioned in the proposal equivalent materials in terms of quality and price available in the market will be used and GCL reserves the sole discretion to determine the standard of fittings and fixtures.



TERMS & CONDITIONS

APPLICATION

Application for allotment of Apartment should be made on the prescribed APPLICATION FORM duly signed by the applicant along with Earnest Money (EM). On acceptance of an application, the company will issue an allotment letter to the applicant.

PAYMENTS

Balance shall be payable in monthly equal instalments by post dated A/C Payee cheques in favour of Gemcon City Ltd. on accepting the application with earnest money. Bangladeshis residing abroad may make all the payments in foreign exchange as per exchange rate issued by the Bangladesh Bank as on the date of payment received.

DELAY IN PAYMENTS

Allottee will be liable to pay delinquent charge of 0.10 % (point one zero percent) per day on the amount due.

CANCELLATION OF ALLOTMENT

If any cheque is dishonoured twice by the Bank and any payment is delayed by more than 60 (sixty) days, Gemcon City Ltd. shall have the right to cancel the allotment without any notice and the amount paid by the allottee will be returned except service charge of Tk. 3,00,000.00 (Three lac) only. Before registration and handing over the apartment to the Allottee, the apartment can not be transferred to any other person's by the Allottee.

DEED OF AGREEMENT

After adjustment of 30% of total price, Gemcon City Ltd. & the Allottee shall execute a Deed of Agreement.

POSSESSION & LAND TRANSFER

Possession and title of the apartment shall rest with Gemcon City Ltd. until full adjustment of the instalments and all other charges/dues including extra charges for delayed payment are made. Allottee will own a proportionate share of the land on which the building is situated.

DOCUMENTATION COST

The Allottee shall bear all costs related with stamp duties, registration fees and related all other taxes etc. Including legal and miscellaneous expenses likely to be incurred in connection with land & apartment transfer.

SERVICE FACILITIES COST

All cost of equipment and connection Fees/charges, security deposits and other incidental expenses relating to Gas, Power, Sewerage, Water connection etc. Will be on the Allottee's account. Allottee will be charged proportionately.

CHANGES

Minor changes may be incorporated by Gemcon City Ltd. in design and specification, should these become necessary. Minor internal changes also may be done by the Allottee but it must be within the possibilities and limitations of the total building system and must be executed through Gemcon City Ltd. The Allottee will pay the cost for any additional work. Allottee will not be permitted to execute any internal decoration and/or woodwork until completion of full payment and taking over of apartment from the Developer.

ABANDON OF PROJECT

If the project is abandoned for any reason beyond the control of Gemcon City Ltd. such as acts of God, economic depression, policy of the Govt. Gemcon City Ltd. will refund the entire money deposited by the Allottee within 180 days from the announcement made to this effect. Allottee will not be entitled to any other claim whatsoever.

WELFARE ASSOCIATION

In the interest of all the occupants of the complex a "Flat Owner's Welfare Association" will be formed and each Allottee, after payment of all instalments and charges will be a member of the society. Each Allottee must deposit Tk. 50,000/- for each apartment towards the Reserved Fund before final documentation and taking the possession of the apartment.

