

GEMCON MEKHOLA

at Banani



GEMCON
CITY LIMITED

we build premium apartment to match your life style

Introduction

GEMCON CITY Limited proudly announcing the launching of our new venture in **Banani**, one of the most exiting locations of the city dwellers keeping in mind the affordability of buyers from all segment who wishes to live in the arena where life gives it's full scope to see itself more intensely. "**Gemcon MEKHOLA**" – by name, the project is located at Plot No79, Road No.-3, Block-F, Banani, Dhaka. It offers every facility and amenity that GEMCON CITY Limited can extend.

This is a South facing plot blessed with road to the South side of the plot. Excellent road network, amenities and daily necessities all within a few minute walk and those are the things that made this project unique to live in.

This time we are making 1 (one) buildings comprising of 12 (Twelve) exotic apartments on 10.2 katha land keeping open space for green landscaping. While designing Architects put most of the efforts on maximization the functional aspects keeping the aesthetic sense in mind. A bright combination of simplex and duplex apartment units on each floor of the building symbolize perfect contemporary architecture, equipped with modern, stylish and elegant fittings and fixtures.

This brochure will provide you the relevant details. We will appreciate your sending mails, making calls and visiting either our office or projects. Our ever-friendly Sales & Marketing team is always ready to meet your all sorts of queries.

At a glance

Address:

Plot No79, Road No.3, Block-F, Banani, Dhaka

Type:

Residential.

Size of Land:

10.12 Katha.

Building Height:

2B+G+8 Storied .

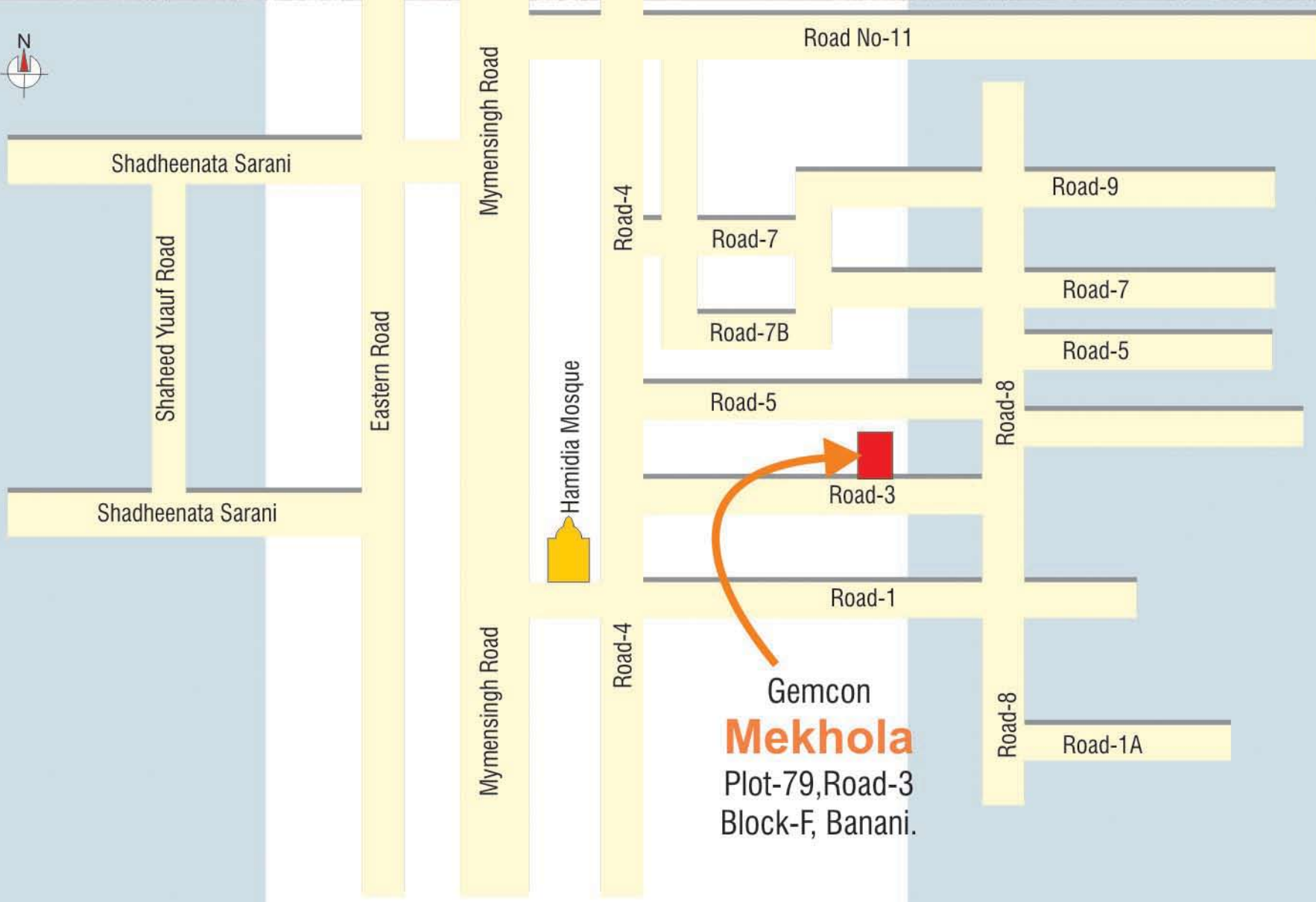
Size Range :

2650 to 3706 sft. (approx.)

No of Car Park:

24 nos. at 2 nos. Basement

Location Map



**Gemcon
Mekhola**
Plot-79, Road-3
Block-F, Banani.



GEMCON
VECHOLA

GROUND FLOOR PLAN



Road-3

Road-3

Road-3





TYPE A

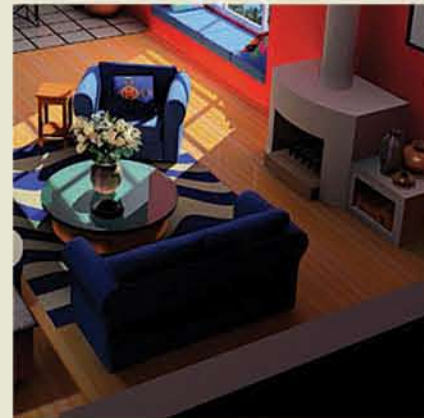
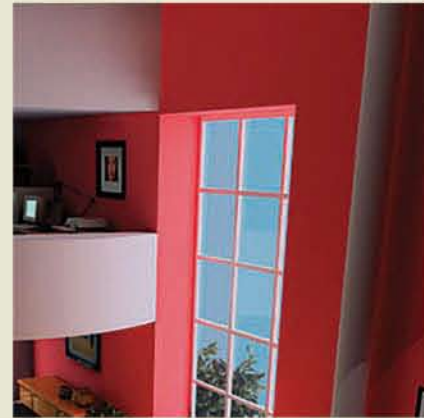
Simplex

1st floor | 2nd-8th floor
2777 sft (approx) | **2650 sft (approx)**



DUPLEX

3706sft
(Approx.)

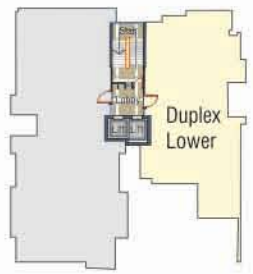


A duplex apartment is a intelligently designed architectural marvel allowing urban crowd to enjoy what villas and luxurious palaces could offer earlier. Vertically split living area will of course help to break the monotony of our city life.



Duplex Lower

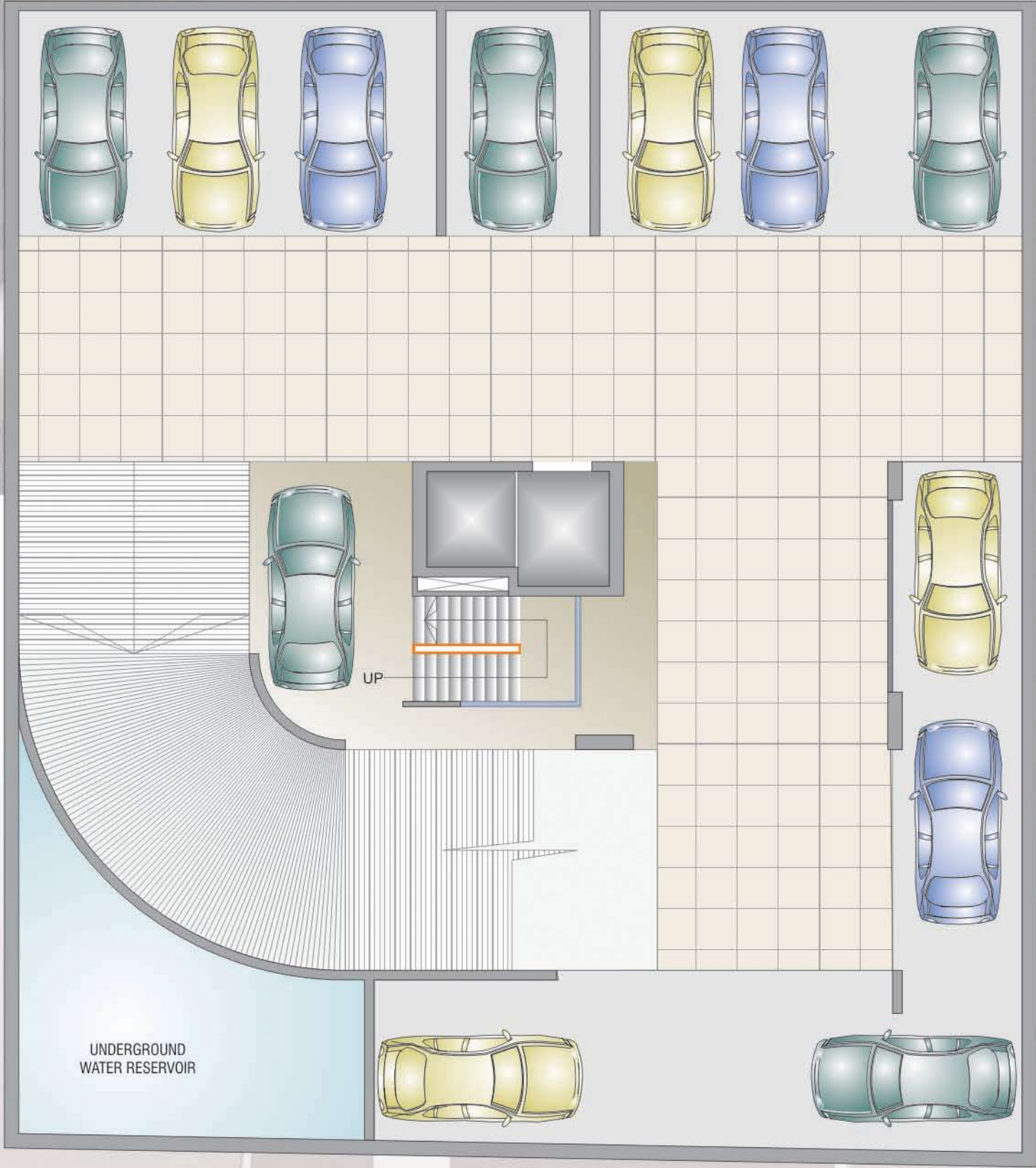
Level



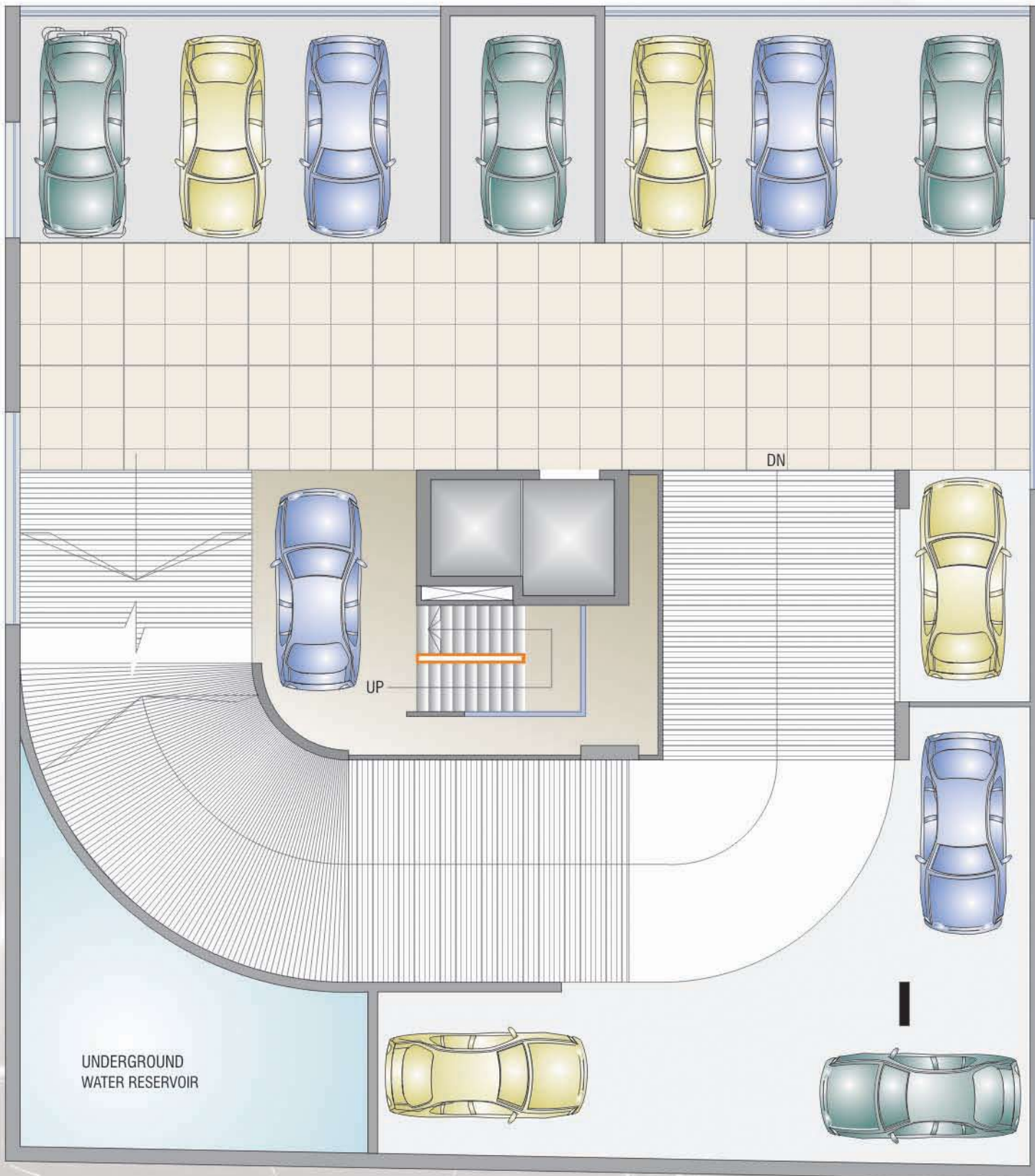


Duplex Upper Level

LOWER BASEMENT PLAN



UPPER BASEMENT PLAN



Key Features



Energy Efficient Green Building



Children Play Area



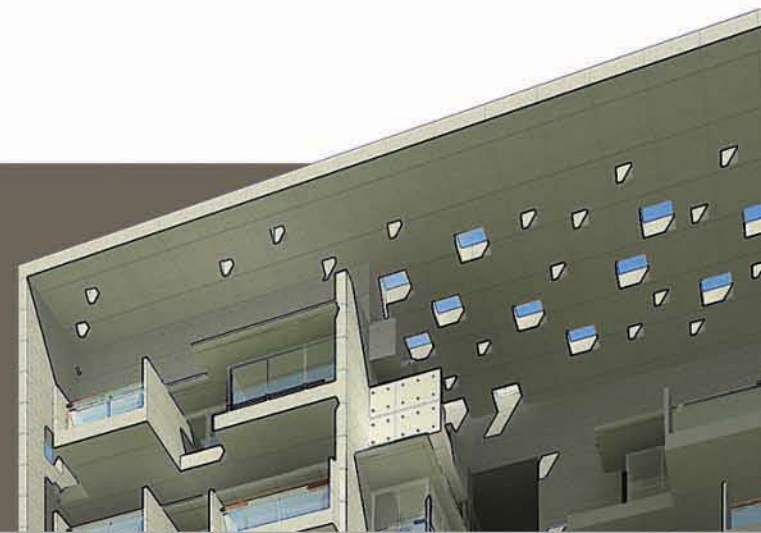
Roof Garden



Fire Fighting & Safety Equipments



Solar panels



Main Apartment Features

Floor features:

Mirror polished 24" x 24" tiles in all typical floor. (Imported/equivalent)
30" x 30" Mirror Polished tiles (made with granite dust) of minimum of to be fitted on the reception lobby.
Nosing tiles in stair and lobby with matt tiles/granite combination. (Imported/equivalent)

Bathrooms features:

Master bathroom will be exclusively furnished with following features

- Imported floor tiles. (Imported/equivalent)
- Good quality brand ceramic wall tiles in all bathrooms up to ceiling height. (Imported/Equivalent)
- Combi set will be COTTO/equivalent. Other fittings will be imported standard.
- Cabinet basin with Marble/Granite 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

- Imported/equivalent floor tiles.
- Good quality ceramic wall tiles in all bathrooms up to ceiling height. (Imported/equivalent)
- Standard quality fittings and fixtures. (Nazma/Sattar/equivalent)
- Pedestal basin. (Imported/RAK/equivalent)
- Inner-side lacquered veneered flush door/ PVC door. (Partex / Akij / 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 be of Sattar/equivalent.

Door and Window features:

Main entrance door will be provided with

- Seasoned Burma Teak Frame.
- Decorative Shutter Seasoned Burma teak 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 chamber 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.

All windows would be double glazed (helium filled) with transparent tempered glass.

Verandah railing will be of SS bar and glass and top rail would be of 3" in diameter and thickness not less than 2 mm.(As per approved design perspective/elevations)

Kitchen features:

16" x 16" floor tiles will be provided. (Imported/equivalent)
Concrete work top will be provided at standard height from floor level with granite worktop.
Wall tiles up to standard height above the sink and Double burner gas outlet. (Imported/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. (Imported/equivalent)
Lucrative light fixture will be provided in staircase and lobby area. (Swash/Crescent)
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)
All power outlets with earthing connection.
Provision for air conditioner in master bed, child bed and living area.
All lights, fans and one fridge point will have emergency backup in each apartment.
Emergency power backup will be provided for lift, lobby, stair, intercom service, water pumps, common spaces like car parking, reception area, security room and main gate.
Cable TV line provision shall be in master bedroom and living room/family space.
Two telephone connections point in master bed room and living room.
Concealed fan hook.

Painting & Polishing features:

Exterior wall will have as cast fair face finishing or Weather coat/ Durocem paint (Berger/Aqua/equivalent) at exterior walls.
Smooth finished and soft colored plastic paint on internal walls and ceilings (Berger/Aqua/equivalent).
Safety grills will have matching color enamel paint (Berger/equivalent)
Verandah railing will be as per the design of perspective. (Aqua/equivalent)

Utility lines (Water & Gas) features:

Two best quality water pumps will be provided [one standby] (Pedrollo/SAER-Italy/equivalent).
Water reservoir designed to hold two days water supply with additional half day in the roof top tank.
Concealed gas line pipe layout with adequate safety measures.

Civil Works:

Outside walls will be as cast fare faced RCC wall or 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.

Features & Amenities



Features & Amenities

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 analyzed soil composition shall be ensured.

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 Mills Ltd. / BSRM/ KSRM/equivalent. (Grade – 60/72)
- Coarse aggregates: Graded Good quality Stone/Brick chips.
- Bricks : Good quality machine made gas burned 1st class bricks.
- Coarse Sand : Sylhet, Coarse Sand (FM=2.2-2.5)
- Fine Sand : Local Sand (FM=1.2-1.5)

All Structural Materials including Steel, Cement, Bricks, Sylhet Sand will be of high standards and properly screened for quality.

Direct supervision at every stage of construction will be ensured by team of experienced and qualified Architects and Engineers for high quality workmanship.

Systematic testing of concrete will be done at different stages of work from BUET for further quality assurance.

General Amenities:

Lavish green area and children's play area at ground floor.

Secured gateway with spacious driveway at entrance will be provided. Security provision with CC TV 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 with toilet.

Staircase will have comfortable steps and adequate lighting.

Separate area in rooftop with individual clotheslines for drying laundry.

Elaborate Intercom system connected each apartment from the concierge desk.

Spacious community space at GF will be provided.

LIFT: Two superior quality lifts (One service/stretchers type) of European origin will be provided

having 8(eight) person capacity with adequate lighting, attractive cabin, emergency alarm and escape provision.

GENERATOR: One newly imported Diesel generator of adequate capacity which is sound Attenuated will be used having -

- Engine of European Origin/Deutz(Germany)/equivalent.
- Reputed Alternator preferably European origin/Stamford/equivalent.
- Auto Mains Failure (AMF) and Auto Transfer Switch (ATS) control panels made of UK/USA (subject to) availability.

TRANSFORMER: One Transformer with PFI of required capacity, panel board and other required accessories as specified by DPDC (e.g MCCB switches, bus-bar copper, earthing, switch gear etc.) shall be provided of

Energy Pac/equivalent brand.

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 & Condition

- **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 on 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. Bangladeshi 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 10% of total payment only. Before registration and handing over the apartment to the Allottee, the space cannot be transferred to any other person 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 built.
- **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 borne by Allottee. Allottee will be charged proportionately of the total cost.
- **Changes:** Minor changes may be incorporated by **Gemcon City Ltd.** in design and specification. 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., political instability **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 "**Gemcon Mekhola Owner's Welfare Association**" will be formed and after payment of all instalments and charges, will be a member of the said society. Each Allottee must deposit Tk. 200,000/- for each space towards the reserved fund before final documentation and taking the possession of the space.



live
BIG



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