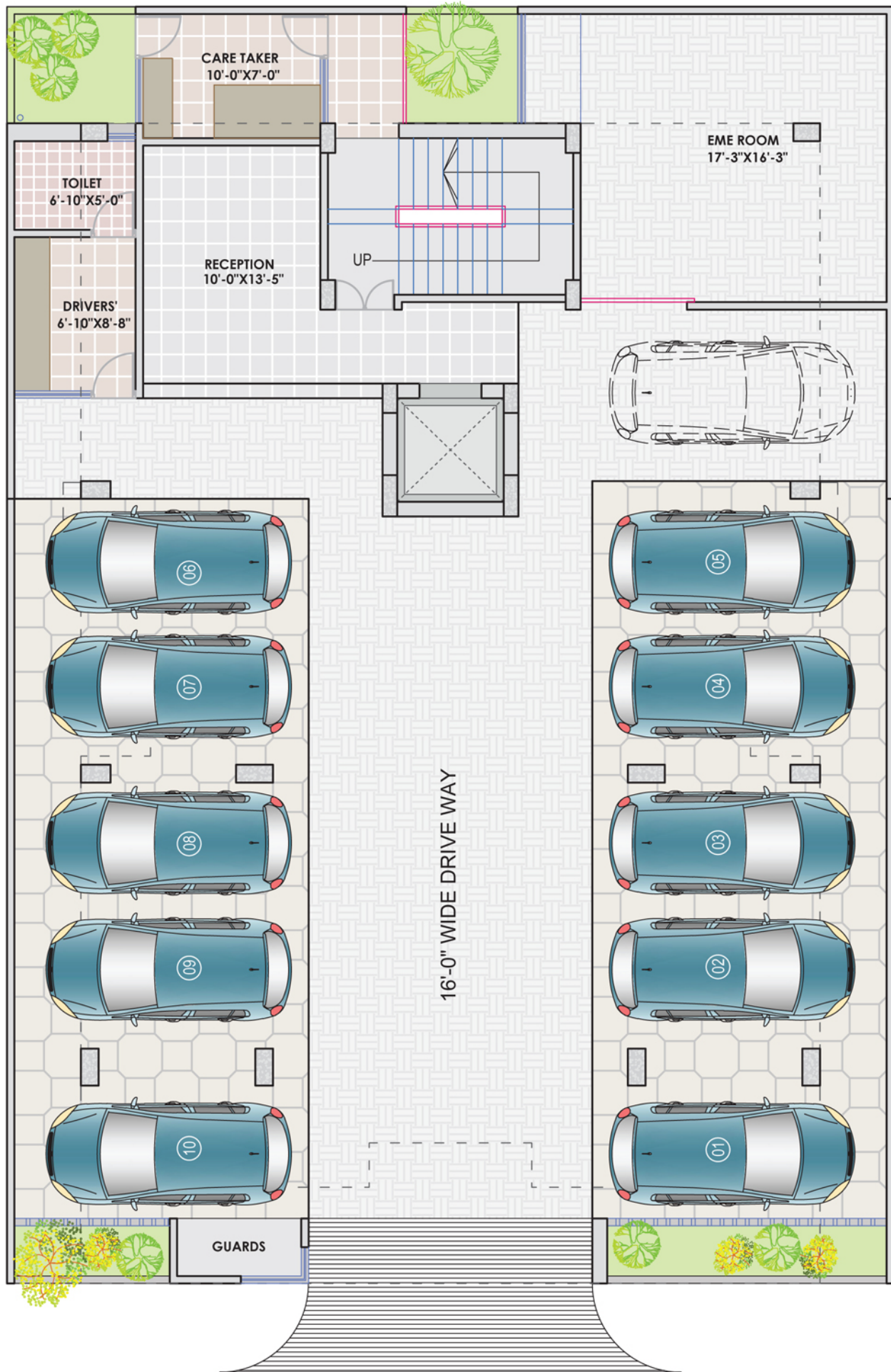
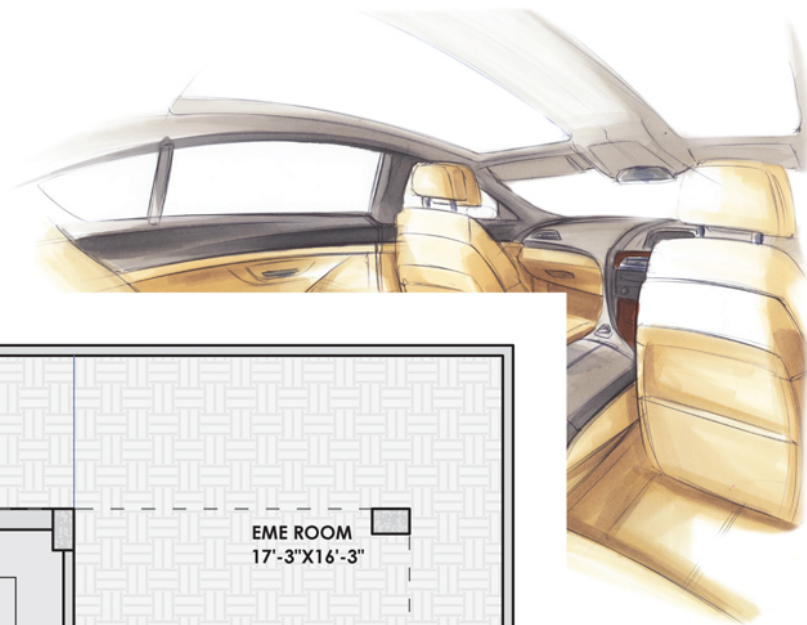


Gemcon
Nibash

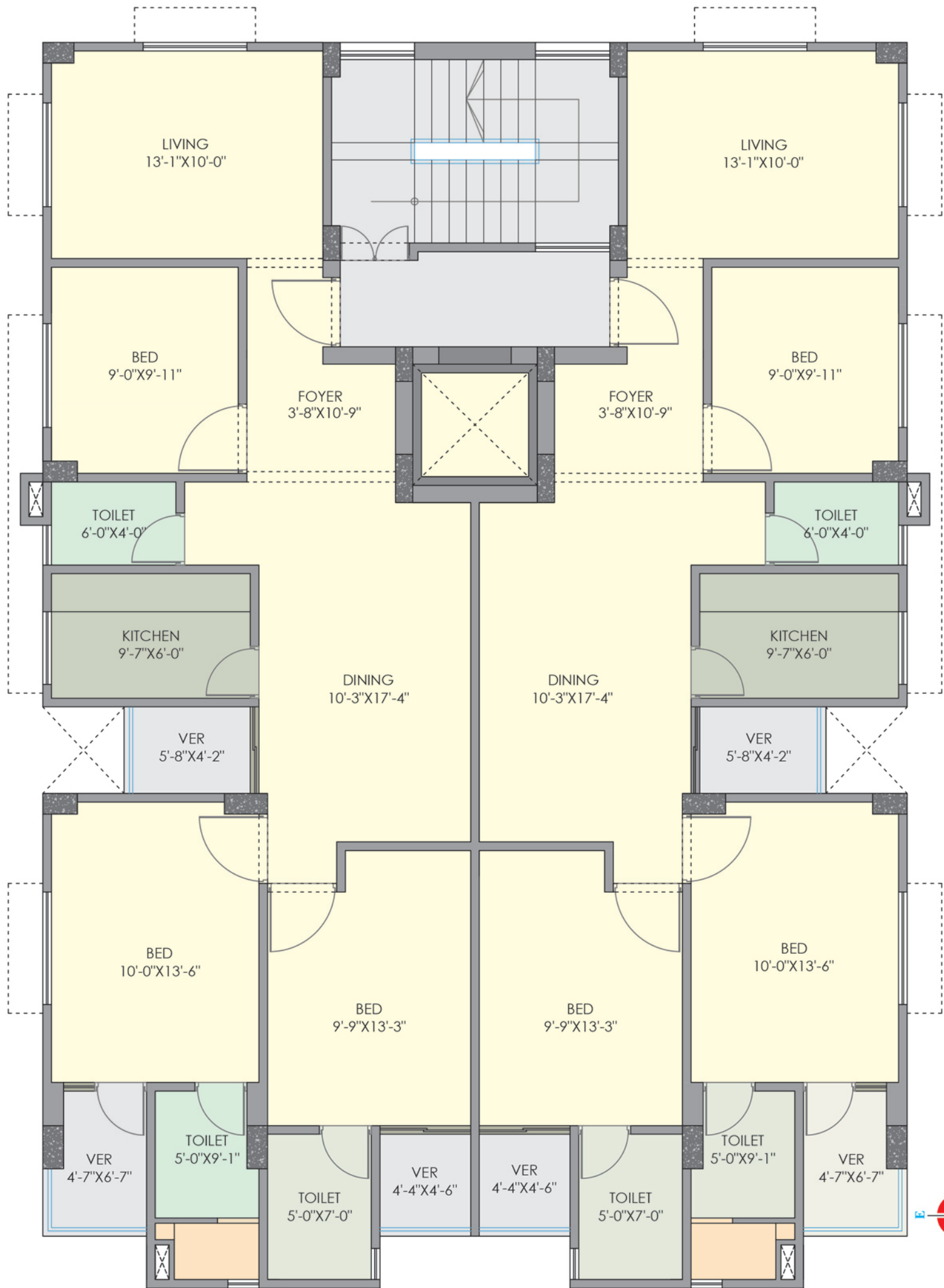


Ground Floor Plan

Parking Area



Typical Floor Plan

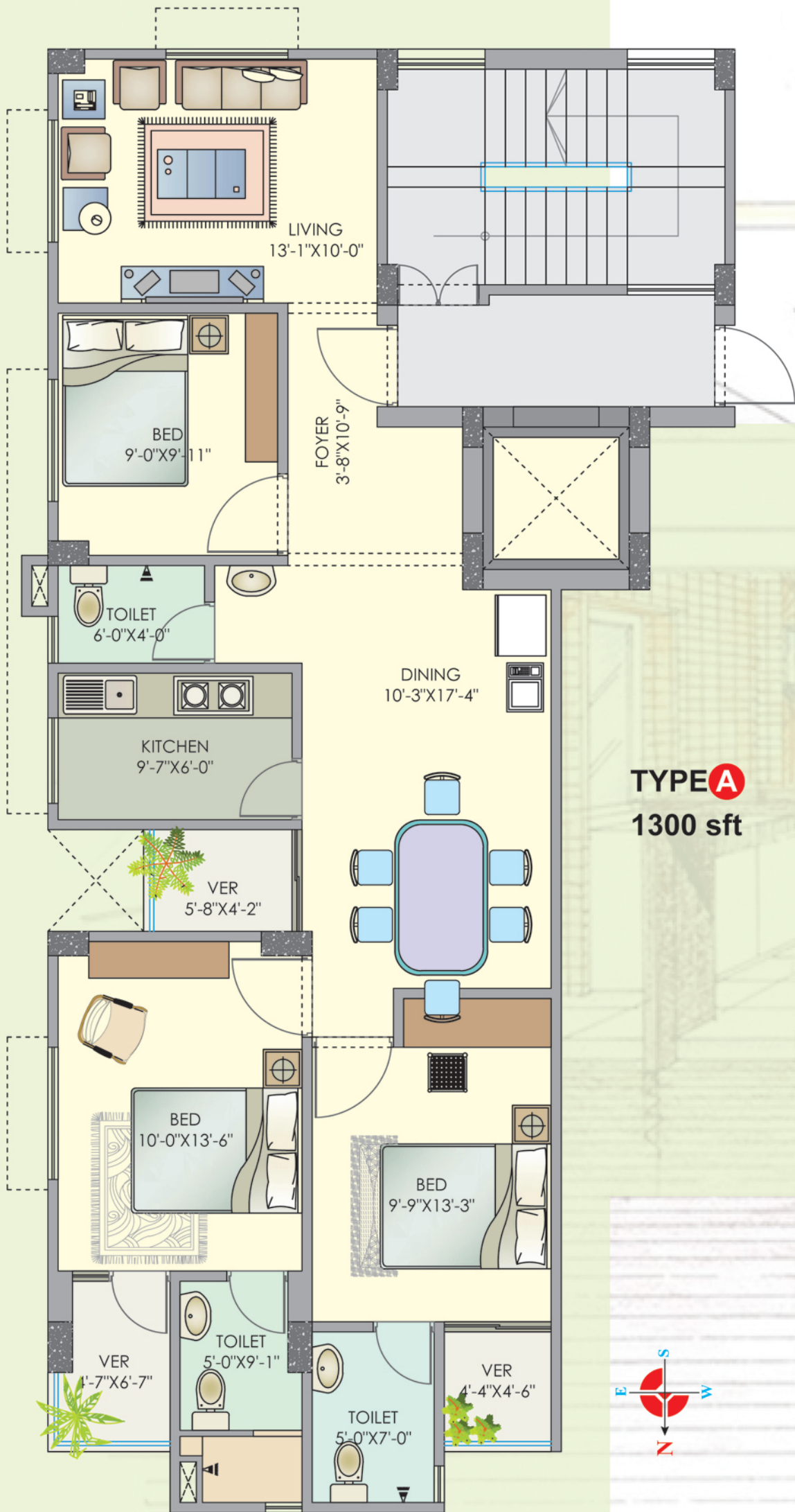


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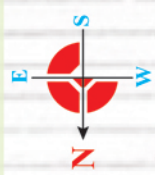
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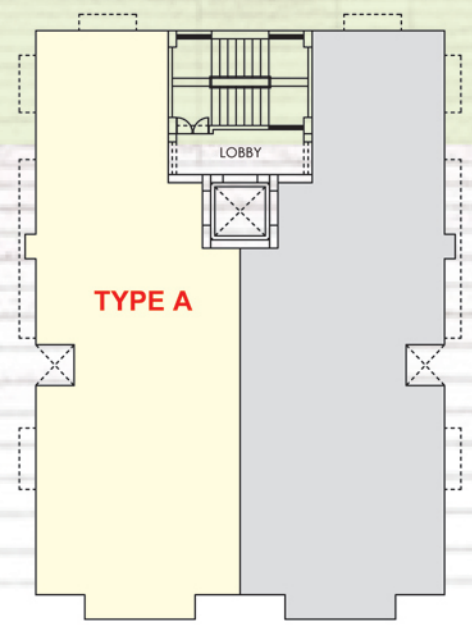
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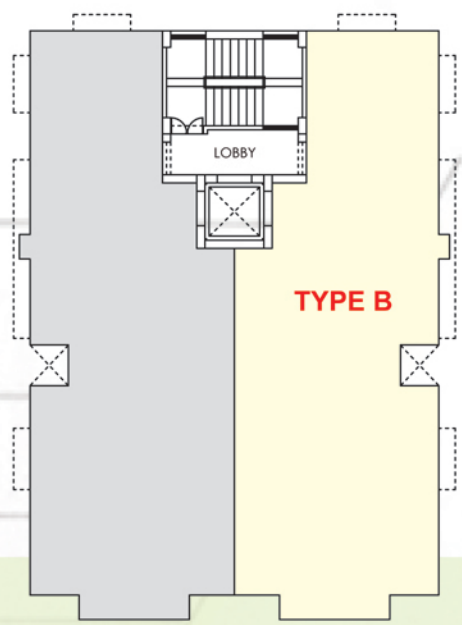
TYPE A
1300 sft



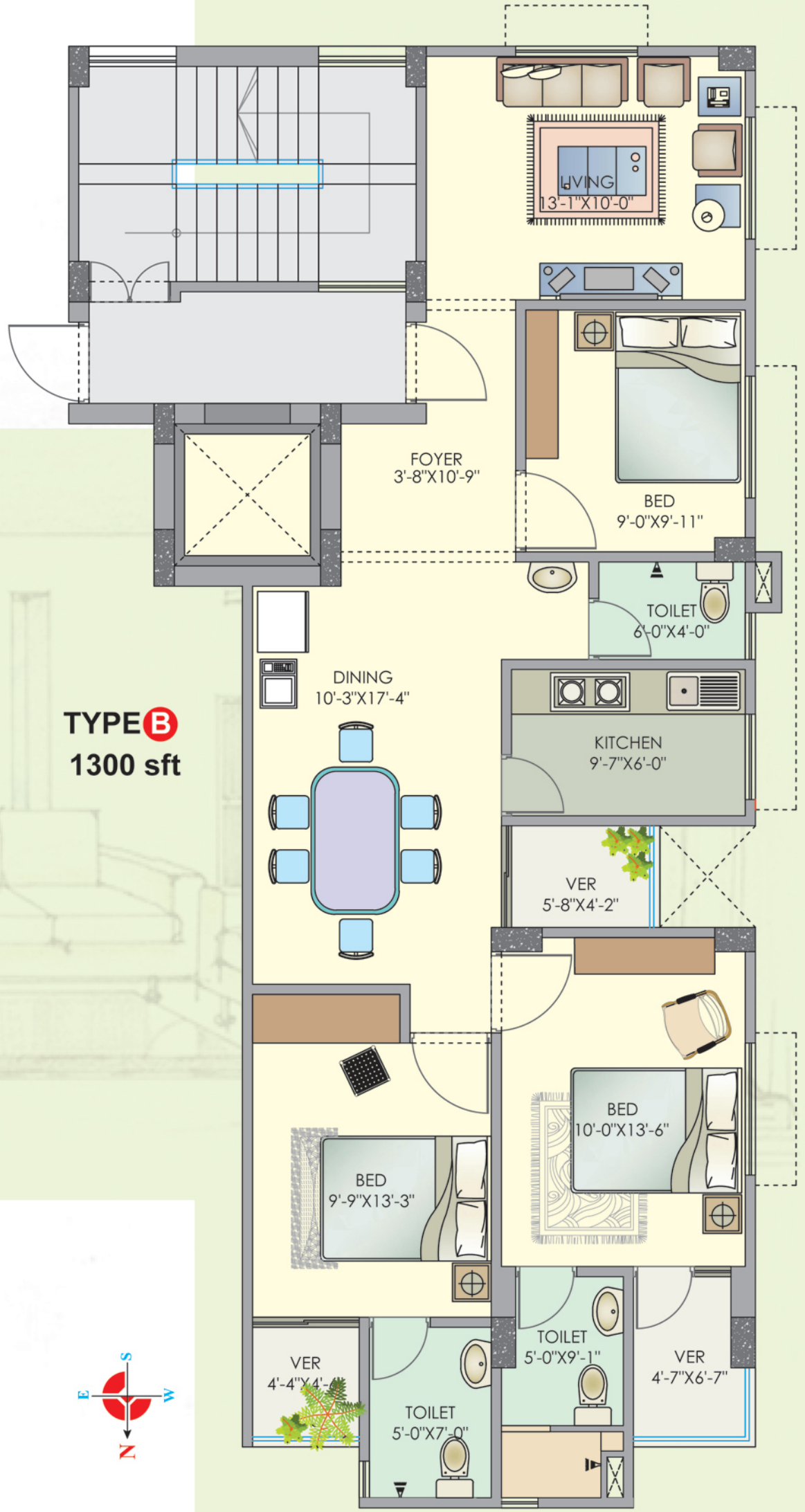
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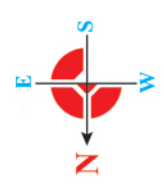
R o a d



R o a d



R o a d



Features & Amenities

Floor features:

- 24" x 24" tiles in all typical floors. (RAK/ Equivalent).
- 24" x 24" Mirror polished tiles to be fitted in the reception lobby on ground floor .
- Nosing tiles in stairs and lift lobby with mirror polish tiles/granite combination.(RAK/equivalent).

Bathrooms features:

Master bathroom:

- Good quality Homogeneous floor tiles.(RAK/equivalent)
- Good quality ceramic wall tiles in all bathrooms up to ceiling height with Border & Decor. (RAK/ equivalent)
- Combi set will be RAK/ Equivalent. Other fittings will be of GCL standard.
- Inner side lacquered veneered flush door/ PVC door (Partex /Akij)
- Provision for Hot and cold concealed water lines.
- Cabinet basin RAK with Marble top.

All other bathrooms:

- Good quality Homogeneous floor tiles (12"x12").(RAK/equivalent)
- Good quality ceramic wall tiles in all bathrooms up to ceiling height with Border & Decor. (RAK/ equivalent)
- Standard quality fittings. (Nazma / Sharif)
- Combi set with Pedestal basin.(RAK / Equivalent)
- Good quality PVC door. (RFL/equivalent)
- Standard size mirrors in bathrooms with overhead lamps.
- Standard quality accessories (Nazma/ Sharif) i.e. Towel rail, Toilet paper holder, Push shower, Soap case in all Bathroom.
- Ground floor toilet Long pan,Basin will be RAK/equivalent. Toilet fittings will be Nazma/sharif.

Kitchen features:

- 12" x 12" floor tiles. (RAK/ equivalent)
- Good quality ceramic 10"x13" wall tiles up to 5'-0" height with Border & Decor. (RAK/ equivalent)
- Concrete work top at standard height with Granite worktop. (as per design).
- Wall tiles up to standard height above the sink.(RAK/equivalent)
- One counter top steel sink (Single bowl single tray) of brand Sweet home/Equivalent.
- Suitably located box type exhaust fan. (Thailand/ equivalent)
- Provision for concealed hot and cold water lines

Door and Window features:

Main entrance door will be provided with -

- Seasoned Chittagong Teak door frame.
 - Decorative solid Chittagong Teak wood shutter with French polish.
 - Door chain, check viewer, solid brass, door knocker, apartment number plate, doors handle with security lock (Korea/ China Origin).
- 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)
 - All windows and sliding will be of 5 mm clear glass with mohair lining and rain water barrier in aluminium section (local) and provision of mosquito nets.
 - Verandah railing will be as per approved design perspective/elevations.

Electrical features:

- Good quality available electrical switches, circuit breakers and other fittings. (Schneider-VIVACE/ Imported/equivalent)
- Lucrative light fixture in staircase and lobby area. (GCL Standard)
- Independent electric meter in each apartment.
- Standard quality electrical distribution box with main switch.
- Nicely finished Concealed electrical wiring. (BRB/Paradise/ equivalent)
- All power outlets with earthing connection.
- Provision for air conditioner in master bed and living area (if DESCO/DPDC permits).
- 5 lights, 3 fans point will have emergency backup in each apartment.
- Emergency power backup 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:

- Smooth finished and soft colored plastic paint on internal walls and ceilings(Burger/Equivalent).
- Safety grills will have matching color enamel paint as per perspective (Burger/Equivalent).
- Verandah railing will be as per the design of perspective (Burger/Equivalent) .
- Exterior wall will have weather coat as per GCL standard.

Utility lines (Water & Gas) features:

- Two best quality water pumps. (Pedrollo / equivalent).
- Under ground 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.



Features & Amenities

Civil Works:

- All interior walls will be plastered 5" brick wall.
- Waterproof provision 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 RCC framed 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.
- Structure will be capable of withstanding earthquakes as per BNBC Code.

Major Structural Materials:

- Cement : Scan/Holcim/Lafarge surma/Cemex/ Seven Rings/equivalent. (as per availability)
- Steel : BSRM/AKS/ KSRM/ Baizid/Anwar/equivalent. (Grade —60/72)
- Coarse aggregates : Graded Good quality Stone/Brick chips.
- Bricks : 1st class standard bricks.
- Coarse Sand : Sylhet Sand (FM=2.2-2.5)
- Fine Sand : Local Sand (FM=1.2-1.5)
- All Structural Materials including Steel, Cement, Bricks, and 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 BRTC, BUET for further quality assurance

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Electro-Mechanical amenities:

- LIFT: ONE (08 Person) Superior quality lifts will be provided (European/equivalent)
- GENERATOR: One brand new imported diesel generator of adequate capacity with canopy-
- Engine : Perkins/Cummins/SDMO/Equivalent.
- Alternator : Stamford/Macaulty/Dale/ equivalent (Made in European origin).
- AMF : UK/USA/Equivalent.
- TRANSFORMER: One Transformer with PFI panel board and other required accessories as specified by DPDC/DESCO.

Disclaimer:

In case of non-availability of the materials mentioned in the brochure, equivalent products/materials will be used and Gemcon City Limited reserves the sole discretion to determine the standard of fittings and fixtures.

