

Forest Green Ph: 0181146913

# GEMCON Sanchita

at dhanmondi



**GEMCON**  
CITY LIMITED

House- 44, Road- 16 (27 old), Dhanmondi  
Dhaka- 1209, Bangladesh.  
Tel +88 02 9138252  
[www.gemconcity.com](http://www.gemconcity.com)

Hot Line :  
01755 584551  
01755 584553  
01755 584555

MEMBER REHAB

*General Disclaimer :*  
The information contained in this Brochure and  
Plans are subject to change as may be required  
by the authority or the projects architect.  
All measurements are approximate.  
All illustrations are artist's impression only.





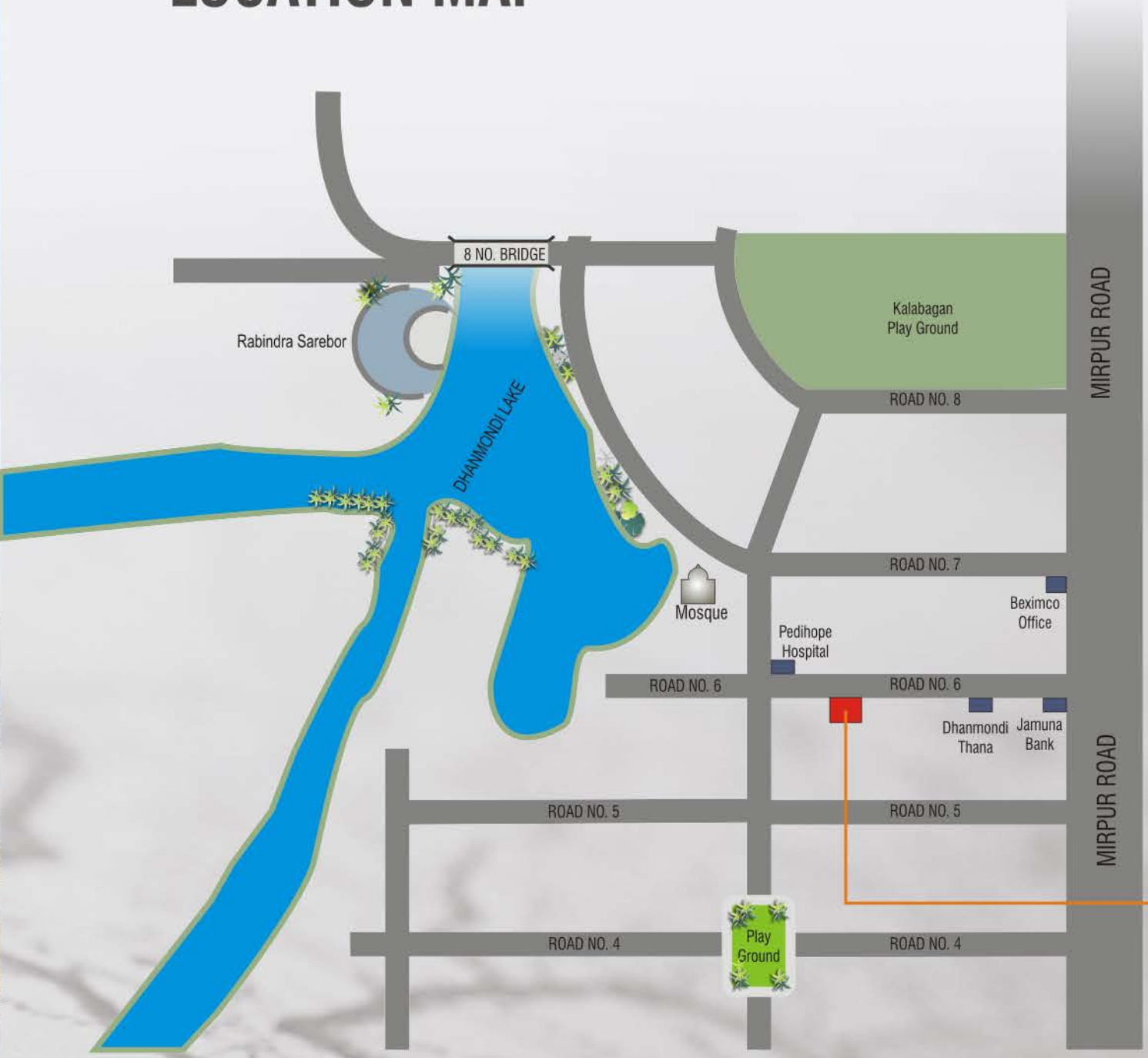
## Project at a Glance

Type	: Exclusive Residential Apartments
Address	: House-25, Road-6, Dhanmondi R/A
Size of Land	: 15 Katha (More or Less)
No. of Basement	: 02
No. of Storied	: G+9 (10 storied)
Size range	: 2135 to 2175 sft. (approx.)
Apartment No	: 27 nos.
No. of Car Parking	: 42 nos.





## LOCATION MAP

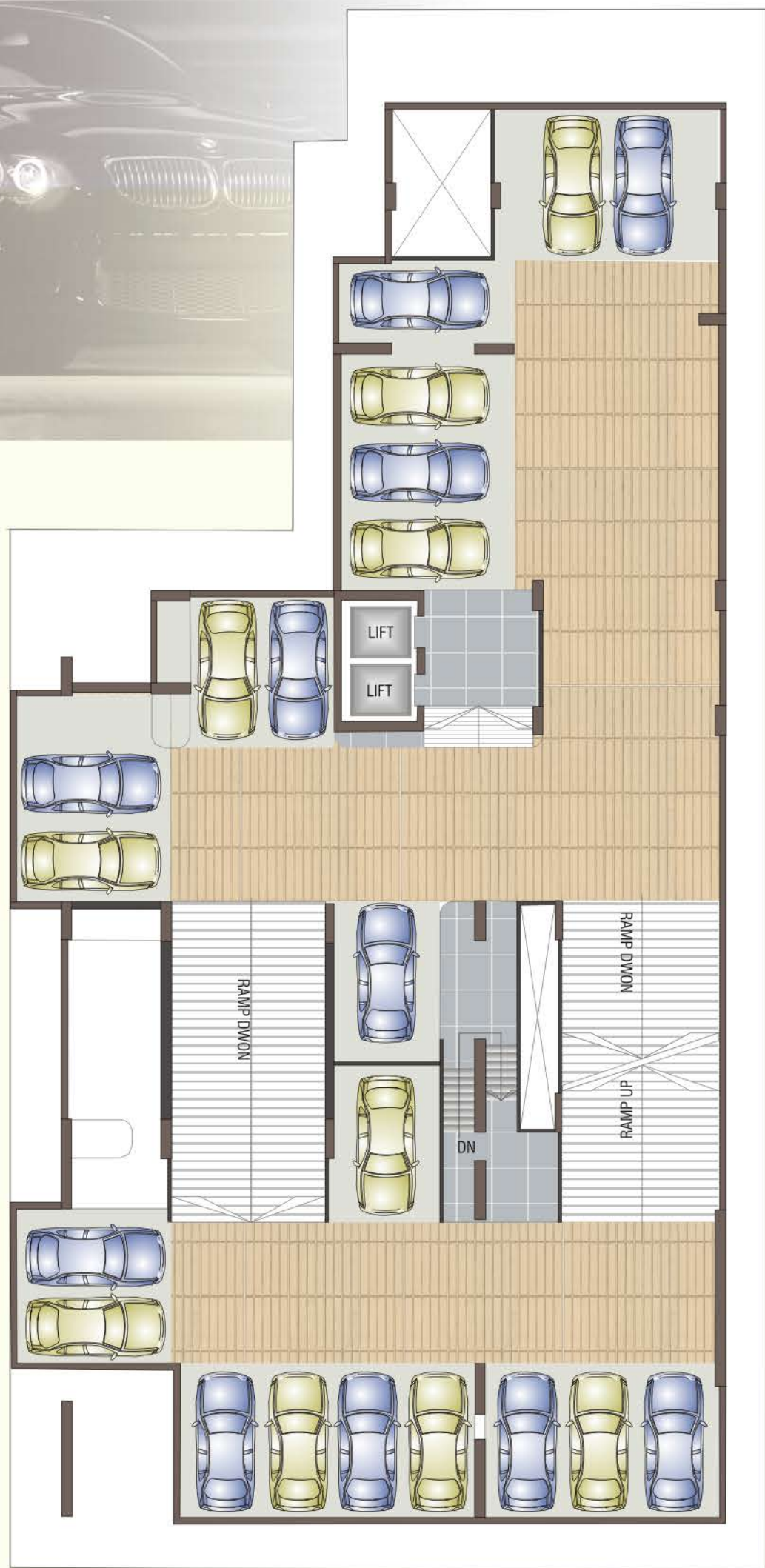


**GEMCON**  
**Sanchita**  
House-25, Road-06  
Dhanmondi, Dhaka.

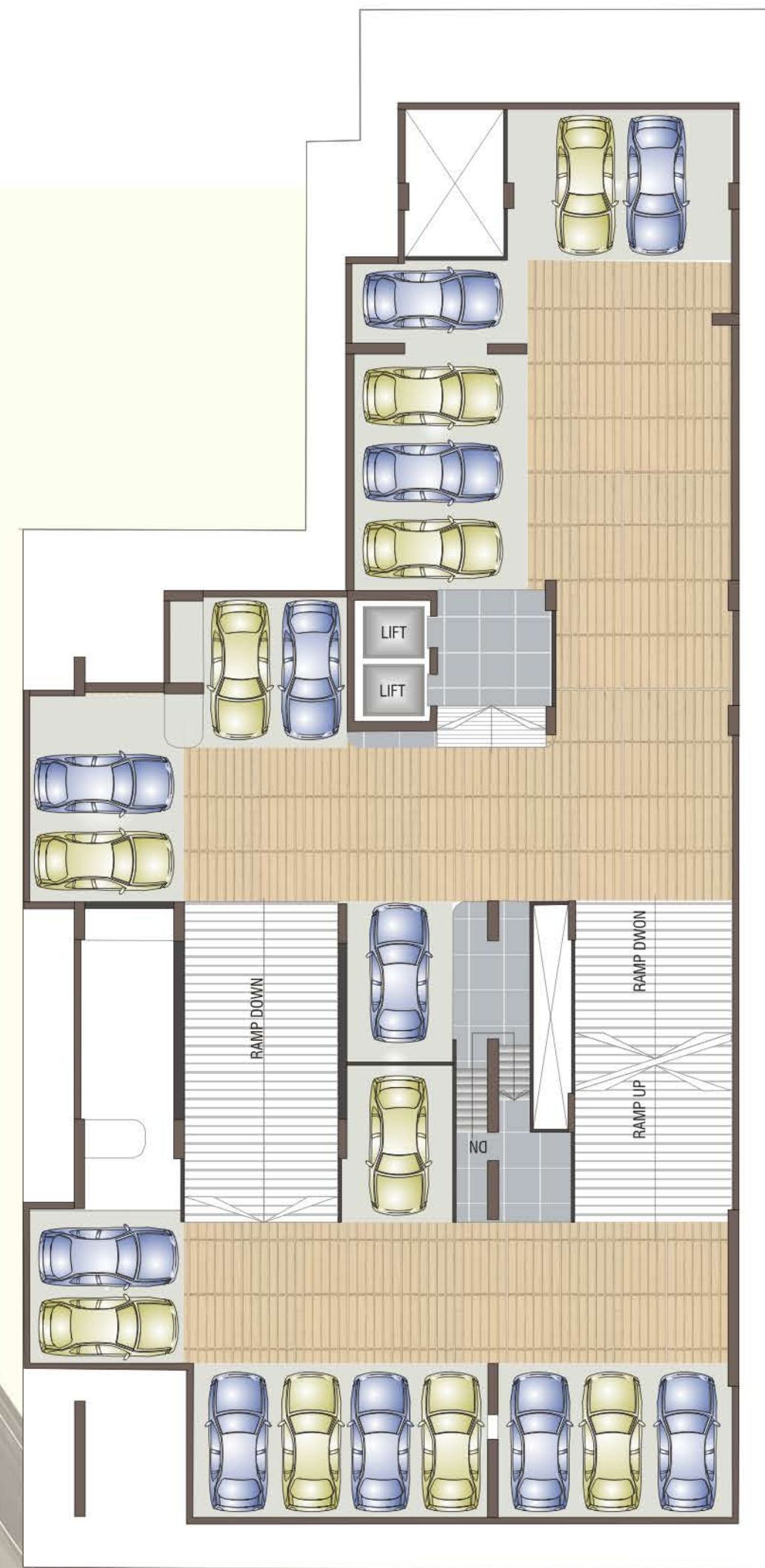




Basement 01



Basement 02





## Ground Floor Plan

3 STORIED BUILDING

12'-0" WIDE ROAD



50'-0" WIDE ROAD NO. 06



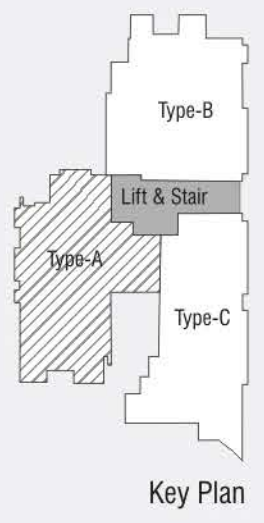
# Typical Floor Plan





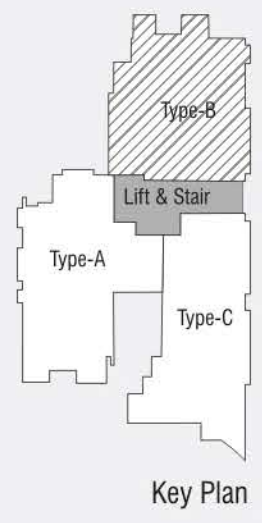
# TYPE-A

2175 sft. (approx.)



# TYPE-B

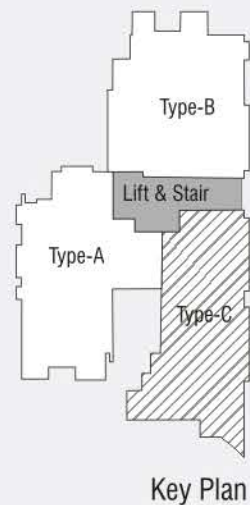
2135 sft. (approx.)





## TYPE-C

2135 sft. (approx.)



## Features & Amenities

### Floor features:

- Mirror polished 24" x 24" tiles in all typical floors. (Imported/ equivalent)
- Imported mirror polished tiles will be provided in the reception and GF lobby area.
- Nosing tiles in stairs. (Imported/ equivalent)
- Mirror polished tiles in all other lift lobby. (Imported/ equivalent)

### Bathrooms features:

#### Master bathroom:

- Imported floor tiles.
- Best quality glazed wall tiles in all bathrooms up to ceiling height. (Imported/ equivalent)
- Exclusive Combi set will be provided. (Cotto/ equivalent).
- Cabinet basin with Marble/ Granite top.
- Inner-side lacquered veneered flush door/ equivalent. (Partex/ Akij/ equivalent)
- Hot and cold concealed water lines.

#### All other bathrooms:

- Imported/equivalent floor tiles.
- Good quality glazed wall tiles in all bathrooms up to ceiling height. (Imported / equivalent)
- Standard quality fittings and fixtures. (Imported/ equivalent)
- Pedestal basin. (Imported/ equivalent)
- Inner-side lacquered veneered flush door. (Partex/ Akij/ equivalent) (Berger / equivalent)
- Large 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 and toilet fittings will be of Imported/ equivalent.
- Homogeneous tiles in floor and glazed tiles (standard quality local made) in walls upto 7 feet of servant's bathroom with long pan, low down (PVC) & shower.

### Kitchen features:

- 16" x 16" floor tiles will be provided. (Imported/ equivalent)
- Concrete work top will be provided upto standard height from floor level with granite worktop.
- Glazed wall tiles up to standard height above the sink and 1 (one) high polished sink will be provided. (Imported/ equivalent)
- Suitably located exhaust fan will be provided. (Imported/ equivalent)
- Concealed hot and cold water lines will be provided.

### 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 will be provided with

- Seasoned teak chamble/ equivalent 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 will have best quality (5 mm) clear glass.  
Verandah railing will be as per approved design perspective/elevations.

### 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/ Equivalent)
- Independent electric meter will be provided in each apartment.
- Standard quality electrical distribution box will be provided with main switch.
- Best electrical wiring will be provided. (BRB/ Paradise/ Equivalent)
- All power outlets with earthing connection.
- Provision for air conditioner in all bed and living area as per DPDC regulations.
- All lights and fans point will have emergency backup in each apartment.
- Emergency power backup will be provided for lift, lobby, stair, intercom service, water pumps and common spaces such as car parking, reception area, security room and main gate.
- Cable TV line provision will be in master bedroom and living room/ family space.
- 1 (One) telephone connections point in master bed room or living room.
- Concealed fan hook.

### Painting & Polishing features:

- Smooth finished and soft colored plastic paint on internal walls and ceilings. (Berger/ equivalent).
- Safety grills will have matching color enamel paint. (Berger/ equivalent).



# Features & Amenities

## Utility lines (Water & Gas) features:

- Two best quality water pumps will be provided. (Pedrollo/ SAER-Italy/ equivalent).
- Under Ground Water Reservoir (UGWR) will be constructed to hold two days water supply and additional half day in the roof top tank.
- Concealed gas line pipe layout with adequate safety measures.

## Civil Works:

- Outside walls will have plastered brick wall. (as per design)
- All interior walls will be plastered 5" brick wall.
- Walls separating apartments will 10" brick wall. (As per design)
- Lime terracing and damp proof solution for the 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 Reinforced Concrete Cement (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 engineers.
- Structure will be capable to withstand earthquake and wind intensity as per **BNBC Code**.
- Major Structural Materials:
  - Cement : Lafarge supercrete/ Cemex/ Scan/ equivalent. (as per availability).
  - Steel : BSRM / Rahim Steel Mills Ltd./ KSRM/ equivalent. (Grade- 60/72)
  - Coarse aggregates : Graded Good quality Stone/ Brick chips.
  - Bricks : Good quality machine made gas burned 1<sup>st</sup> class bricks/ equivalent.
  - 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, Sylhet sand will be of good quality 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 quality assurance.

## Electro-Mechanical amenities:

- LIFT : Two superior quality lifts (6/8 passengers) of Korean /European origin/ equivalent will be provided.
- GENERATOR: One brand new imported diesel generator of adequate capacity with canopy -
  - Engine : Perkins/ Cummins/ Deutz/ equivalent.
  - Alternator : Stamford/ Leroy somer/ equivalent.
  - AMF : UK/ USA/ equivalent.
- TRANSFORMER : One Transformer with PFI panel board and other required accessories as specified by DPDC/ DESCO.

## 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 will be of granite concierge desk completed with individual apartment mailboxes.
- Separate area in rooftop for drying laundry.
- Intercom system connected to each apartment from the concierge desk.
- Spacious community space at ground floor.
- Stair railing will be of SS (3" diameter) or with wooden (Chittagong Teak) top hand rail.

**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.

# Terms & Conditions

- **Application** : Application of the apartment will 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** : Remaining amount shall be payable in monthly equal installments by A/C Payee cheques in favor of **Gemcon City Ltd.** 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 apartment can not be transferred to any other person by the Allottee.
- **Deed of Agreement:** A deed of agreement will be signed between **Gemcon City Ltd.** and **Allottee** after paying 30% of total amount of the apartment.
- **Possession & Land Transfer:** Possession and title of the apartment shall rest with **Gemcon City Ltd.** until full adjustment of the installments 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 etc. **Gemcon City Ltd.** will refund the entire money deposited by the Allottee within 180 days from the announcement made to those effects. Allottee will not be entitled to any other claim whatsoever.
- **Welfare Association:** For the interest of all the occupants of the complex a "**Gemcon Sanchita Owner's Welfare Association**" will be formed and each Allottee, after payment of all installments and charges, will be a member of the said society.

