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মুপ্রভাত
উত্তরায়



[A WAY OF COMFORTABLE LIVING]



SUPROVAT

সুপ্রভাত AT A GLANCE

THE PROJECT

সুপ্রভাত (SUPROVAT)

LOCATION

PLOT- 11, ROAD- 17/B, SECTOR- 12,
UTTARA MODEL TOWN, DHAKA

LAND AREA

5 KATHA

TYPE OF BUILDING

(G+7) RESIDENTIAL BUILDING

BED ROOMS

4 Bed

APARTMENT SIZE

2305 sft (App.)

NO. OF APARTMENTS

7 NOS

OPEN SIDE

EAST (ROAD) & WEST (LAKE)
(40 % OPEN SPACE)

DEVELOPER

CUBE HOLDINGS LTD.
ENLISTED RAJUK
MEMBER REHAB

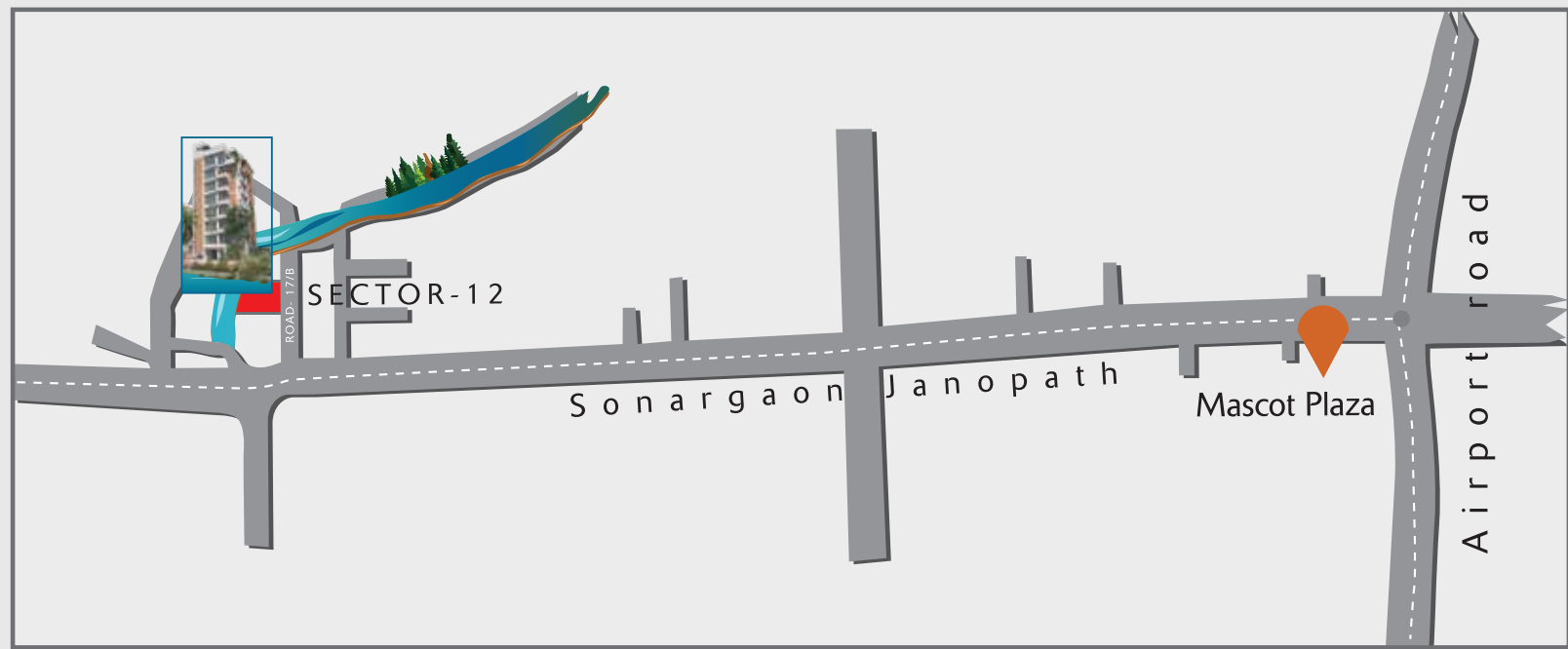
ARCHITECT

SHEIKH AHSAN ULLAH MOJUMDER


APPROVAL NO.

রাজউক -R 25.39.0000.090.33.376.18.319...স্ব





UTTARA, SECTOR-12

4
BED ROOMS
2305 sq. ft. (App.)
Single unit apartment 
Full fair face concrete building
Lake and Road
both side open forever
Near to metro rail station

LOCATION MAP





TYPICAL
FLOOR
PLAN
2305 sft





SPECIFICATION >

GENERATOR:

- Deutz/ Perkins/ Equivalent with auto change over switch.
- Enough capacity to cover lift, common lights, pumps and 10 light, 7 fan & 1 calling bell point in each apartment as per CHL standard (Except AC).

LIFT:

- One 8-passenger capacity Sigma/ ThyssenKrupp/Hyundai/ Equivalent Brand Lift.
- Fan, Emergency Alarm & Voltage Stabilizer.

INTERCOM:

- Panasonic or equivalent brand intercom to connect each apartment to the reception desk.

WATER PUMPS:

- Two units of Pedrollo/ Equivalent water pumps (including one standby).

FIRE SAFETY:

- There will be one universal type of fire extinguisher in the lobby of each floor.

METERS:

- Individual electric meter with circuit breakers are secured in a flush-metal panel box for each apartment.
- Common electric meter.

ROOF TOP:

- One clothes drying wire for each unit.
- Damp/ water-proof & heat-proof course will be implemented as per design.
- Sufficient water outlet with uniform slope.
- BBQ Corner.
- Toilet and Kitchen.
- Electric points & Fan Points.
- Roof Top Garden.

GROUND FLOOR:

- Reserved car parking for residents with comfortable driveways.
- Electric Sub-Station & Generator room.
- Reception Lobby.
- Underground water reservoir of required size.
- Secured gate as per design.
- Drivers' waiting, Caretaker room, Guardroom, Toilet & Kitchen.
- Greenery around the building.

DOORS:

Decorative solid wooden main entrance door (Chittagong Teak/ Equivalent) with door chain, check viewer, calling bell and good quality lock. Internal doors of Teak-Chamble veneer flush doors with French polish. All doors frames will be made of Teak-Chamble.

WINDOWS:

4" Aluminum section Sliding windows as per Architectural design. 5 mm thick clear glass with mohair lining and rain water barrier in aluminum section. Safety window grill of M.S. square bar.

FLOORS:

Imported mirror polish (24" x 24") tiles in all rooms. Verandah with imported tiles (24" x 24").

WALLS:

All exterior walls are 8"- 10" thick (except bathroom). All interior walls are 5" thick. 1st class brick work with smooth plastering. Designed 4" concrete parapet wall.

BATHROOMS:

Cabinet basin with marble top in Master Bath. Imported/ RAK/ Equivalent sanitary wares. Imported/ RAK/ Equivalent Tiles in walls up to false ceiling. Imported/ RAK/ Equivalent Homogeneous/ Ceramic Tiles on floor. Good quality local C.P (Chrome Plate) fittings. Concealed Hot & Cold water lines in Master Bath. Overhead storage spaces above toilets. RAK Tiles on floor and wall in Maid's Bath with Long Pan, Lowdown and Shower. Exhaust Fan in all Bathrooms.

Note: All items mentioned in the above Specifications are based on CHL standard. In case of non-availability of the materials mentioned in this specifications, equivalent materials in terms of quality and price available in the market will be used and CHL reserves the sole discretion to determine the standard of fittings and fixtures. Any requirement/choice beyond the CHL standard items will be considered as Optional Requirement of the buyers.



KITCHEN:

- Impressively designed Granite work top.
- Double Burner Gas Outlet.
- Imported/ RAK/ Equivalent Wall & Floor Tiles.
- One Stainless Steel Sink with Mixer.
- Suitably Located Exhaust Fan.
- Concealed Hot & Cold water lines.

PAINT AND POLISH:

The exterior surface of the building will be painted with weatherproof paint (Berger/ Elite/ Asian) of elegant colors (As per design). The internal surface will be painted with plastic paint (white/off white color). All doors will be French polished. Grills will be painted with synthetic enamel paint.

ELECTRICAL:

Provision for air conditioning in 3 Bedrooms & Living Room. A washing machine provision in verandah. Imported/Local good quality electrical switches & plug points. Electrical distribution box with main switch. Best quality (BRB/Supersign/ Paradise) wiring in each apartment. Electrical point for ironing. TV cables in Master bedroom and Family Living. One Internet connection point in suitable location.



Disclaimer:
All the renderings are virtually done and CHL shall have the executive right to change and modify the forms and conditions accordingly.