



www.cubeholdingsltd.com

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a way of comfortable living





prelude

All domiciles have a certain form, that's certainly cubic and that's the core form of it. It has three dimensions like Height, Width and Depth. These three dimensions confirm the form of a Cube. This core theme is the actuality of naming our company – Cube Holdings Limited (CHL).

So, what remains to make a domicile? That is CHL's concern. CHL are adding some aesthetic values on it as per your taste and demands. To create a domicile CHL highly prefers to consider your Comfort of Living and that's the way we are adding the aesthetic values and that's the top argument of our branding.

In spite of distinctive architecture, quality conservation, robust construction, natural balance, rich location etc. comfort is our prime concern and that's the reason of our outstanding brand values. We mainly care your taste and dignity. Our consumers are our spokesmen.

CUBE - is the way of comfortable living.



ROAD WAY LOCATION



KEY FACT

THE PROJECT

উৎসব (Uttshov)

LOCATION

Plot: 107, Road: 05 (25 Feet)
& 4th Avenue (80 Feet)
Block I, Bashundhara R/A, Dhaka

LAND AREA

4.0 Katha

TYPE OF BUILDING

(G+9) Residential Building

APARTMENT SIZE

1910 sft (App.)

DEVELOPER

CUBE HOLDINGS LTD.
ENLISTED RAJUK
MEMBER REHAB

ARCHITECT

M. Wahid Asif & Ahmed Imtiaz Khan

APPROVAL NO.

রাজউক- ২৫.৩৯.০০০০.১০৬.৩৩.৫৯৯/২৯



1st FLOOR TYPICAL FLOOR PLAN



1910 sft
[3 BED ROOM]





SPECIFICATION

DOORS:

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

WINDOWS:

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

FLOORS:

- Bed Rooms, living space, dining space, family living space will be finished with laser cut mirror polished floor tiles (24"X 24").
- All verandahs will be finished with floor tiles (24"X 24").

WALLS:

- All partition walls will be made of best quality bricks finished with plaster and plastic paint.
- Exterior wall (Except Fair Faced RCC portion) ten inches (10") thickness brick wall finished with plaster and weather coat paint and Interior brick walls will be five inches (5") thickness.

BATHROOMS:

- Cabinet basin with marble top in Master Bath.
- Good quality sanitary wares.
- Matching tiles in walls up to false ceiling.
- Matching floor tiles (non-slippery) in all bathrooms.
- Good quality local C.P (Chrome Plate) fittings.
- Concealed Hot & Cold-water lines in Master and 2nd Bath.
- Overhead storage spaces above toilets.
- Tiles on floor and wall in Maid's Bath with Long Pan, Lowdown and Shower.
- Stainless steel fittings, soap cases, towel rails, towel rings, tissue paper holders etc.
- Exhaust Fan in all Bathrooms.

KITCHEN:

- Impressively designed Granite work top.
- Double Burner Gas Outlet.
- RAK/DBL/Equivalent wall tiles in front of gas cooker and sink area.
- Non-slippery floor tiles (24"X 24").
- One Stainless Steel Sink with Mixer.
- Suitably Located Exhaust Fan.
- Concealed Hot & Cold-water lines.
- Washing corner in Kitchen verandah.

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 electrical switches, plug points and other fittings.
- International standard 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.
- Cantilever Verandah with suitable light points.

WATER RESERVOIR:

- Underground reservoir will be built with inner tiles (white) lining to ensure maximum hygienic standards.
- Underground & overhead reservoirs will have total capacity of three (03) days water consumption.

COMMON SPECIFICATIONS:

GENERATOR:

- International Standard auto start sound proof Deutz/ Perkins/ Equivalent generator.
- Adequate KVA capacity to cover lift, common lights, pumps and 10 lights, 5 fan, 1 refrigerator point, 2 power points & 1 calling bell point in each apartment as per CHL standard (Except AC).

LIFT, LIFT LOBBY & STAIRCASE:

- One (01) ThyssenKrupp/ Sigma/ Fuji/ Soard/ Equivalent lift having a capacity of eight (08) passengers each with stabilizer, power backup and emergency alarm/ phone system.
- Adequate lighting.
- Fast and reliable service to residents of the building.
- Spacious lift lobby in each floor with adequate lighting.
- Stainless steel grill and glass in stair rail.

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:

- BBQ Corner
- Clothes drying wire.
- Damp/water-proof & heat-protection course will be implemented as per design.
- Sufficient water outlet with uniform slope.
- Adequate Electric points.
- Roof Top Garden with sitting facilities.

BUILDING ENTRANCE:

- Secured Decorative Steel Gate with a man (pocket) gate & guard posts as per elevation & perspective of the Building.
- Aesthetically designed 'Project Logo'.
- Comfortable ramp & internal drive way with sufficient lighting.

PARKING AREA:

- Car parking area will be covered, protected and secured in the ground floor.
- Comfortable and wide driveways with sufficient lighting facilities shall be provided.
- Individual parking bays will be clearly defined and properly marked with apartment numbers.
- Parking area floor will be tastefully covered with pavement tiles.
- Safety grills along the boundary wall will be provided.

RECEPTION LOBBY:

- Aesthetically designed Reception Desk with Marble/Granite/Tiles top.
- Marble/Granite/Tiles floor in the Reception area.
- Sufficient Lighting Arrangements.

CARETAKER'S ACCOMMODATION, GUARD ROOM & DRIVERS REST AREA:

- Separate room for caretaker's accommodation.
- Separate toilet with pan & shower facility for caretaker.
- Separate Kitchen for Caretaker.
- Separate Guard room and Drivers' waiting area.

BOUNDARY WALL:

- Boundary wall around the plots to ensure safety, security and privacy.

STRUCTURAL AND ENGINEERING FEATURES:

- The structure of the building will be based on RCC frame structure. The maximum external sharing walls will be of Fair Faced RCC.
- Total foundation, structural design and supervision will be done by a team of reputed and professional Design Engineers.
- Structural Design parameters will be based on American Concrete Institute (ACI) and American Standards of Testing Materials (ASTM) Codes.
- Structural analysis for design, utilizing the latest Methodology.
- Heavy reinforced cement concrete with stone chips in foundation, water tanks, columns, beams & floor slabs.
- Sub-Soil Investigation and soil composition is comprehensively analyzed.
- Comprehensive Checking and Testing of all steel reinforcement will be done by professional design and supervising Engineers.
- All structural materials including Steel (72/60/40grade deformed bar from (BSRM/AKS/RSRM/RSM/SSRM/Equivalent Steel Ltd.), Cement (Lafarge Supercrete/ Crown/ Bashundhara/ Fresh/ Shah/Equivalent), Bricks (1st class), Sylhet Sand (2.5fm), 1.5fm local sand from Mymensing, Stone Aggregates (3/4 down of good standard).
- Safety standards designed to withstand earthquake and wind load as per BANGLADESH NATIONAL BUILDING CODE.
- Construction Site Equipment employed includes vibro-hammers, mechanical rollers, steel cutting & bending equipment, welding equipment, concrete mixers, concrete vibrators, water pumps, materials handling equipment, leveling equipment, theodolite etc.
- Systematic testing of concrete.

UTILITY LINES AND OTHER SERVICES:

- All apartments will have independent electric meter up to 8 KW load sanction.
- All apartments will have independent gas connections for two burners.
- Water connection to the whole Apartment building will have one common meter.
- Electricity supply will be approx. 220v/440v from DESCO source with separate main cable and LT panel / Distribution Board.
- Water supply connection from the WASA sufficient as per total calculated consumption.
- Sewerage system planned for long term requirement.
- Termite Protection Treatment.

LANDSCAPING:

- Boundary wall with planters and adequate lighting.
- Specially designed landscaping in the entrance area.
- Planter box in each apartment.
- Greenery on the ground floor and roof top.

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.