

# NAGAR *Dolonchapa*

Plot-223, Road-8, Block-J, Bashundhara R/A, Dhaka-1229



## PROJECT AT A GLANCE...

Project Name	:	<b>NAGAR DOLONCHAPA</b>
Address	:	Plot-223, Road-8, Block-J Bashundhara R/A, Dhaka-1229
Land Area	:	10 Katha
Facing	:	South Facing
Building Height	:	G+09 (10 Storied Building)
Building Type	:	Residential
Total Number of Apartments	:	18 Nos
Number of Parkings	:	18 Nos
Number of Units	:	02 Nos (each Floor)
Apartment Size	:	Unit A - 2450 sft. (approx.) Unit B - 2450 sft. (approx.)
Arrangement	:	4 Beds, 4 Baths, Living, Family Living Dining, Kitchen, 3 Verandahs

## BUILT IN FACILITIES ARE...

 Rooftop BBQ Zone	 Green Area	 40% Open Space
 Prayer Area	 Imported Generator	 Imported Lift
 Rooftop Community Hall	 24 Hours CCTV Surveillance	 Open Terrace
 Sub-Station	 Modern Firefighting System	 Kids Play Zone



The Best From  
*Baghundhara*  
Residential Area





# LOCATION MAP

**NAGAR**  
*Dolonchapa*

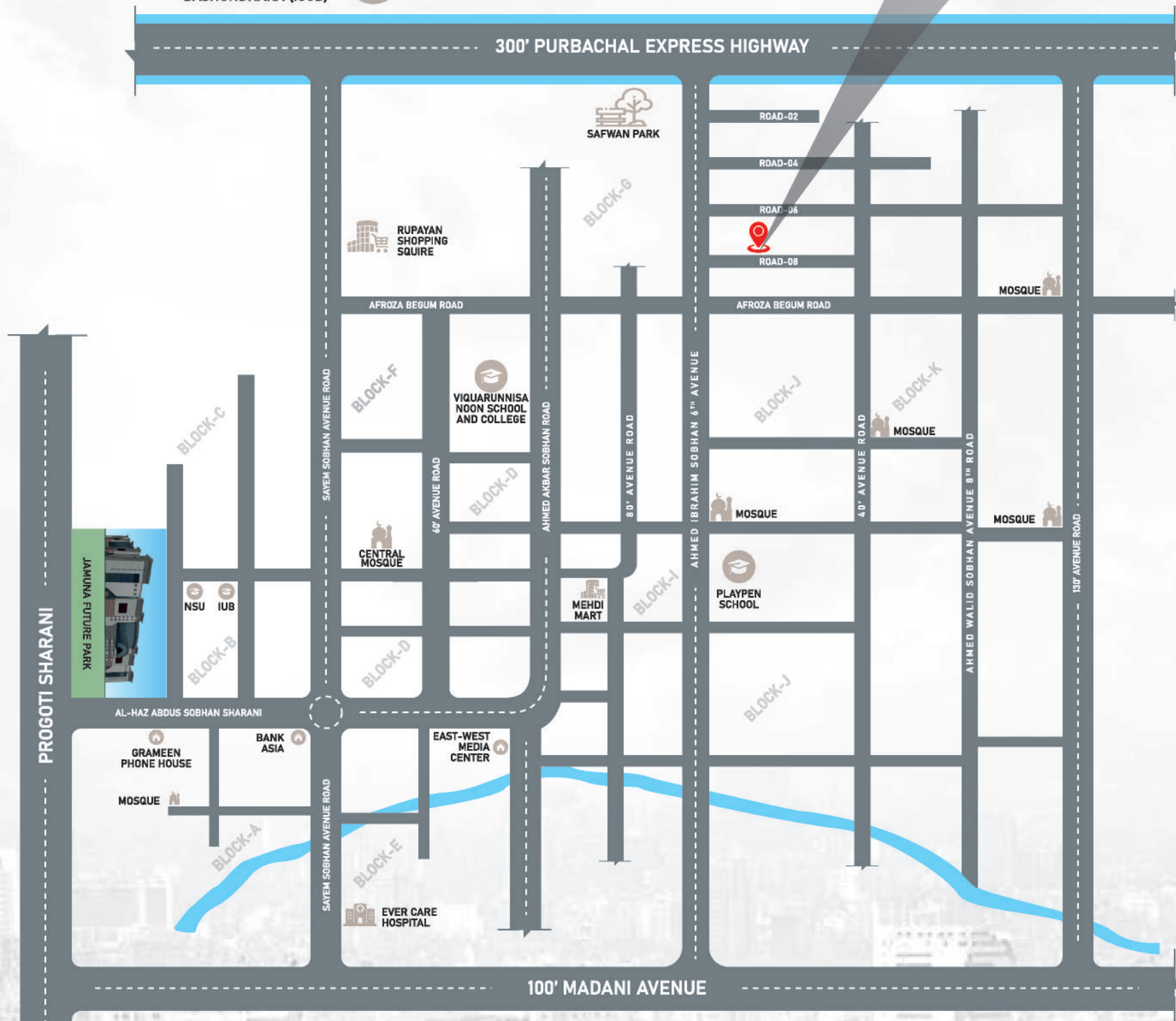
@ Plot-223, Road-8  
Block-J, Bashundhara R/A, Dhaka-1229



INTERNATIONAL  
CONVENTION CITY  
BASHUNDHARA (ICCB)



300' PURBACHAL EXPRESS HIGHWAY



**CLOSE AT HAND**



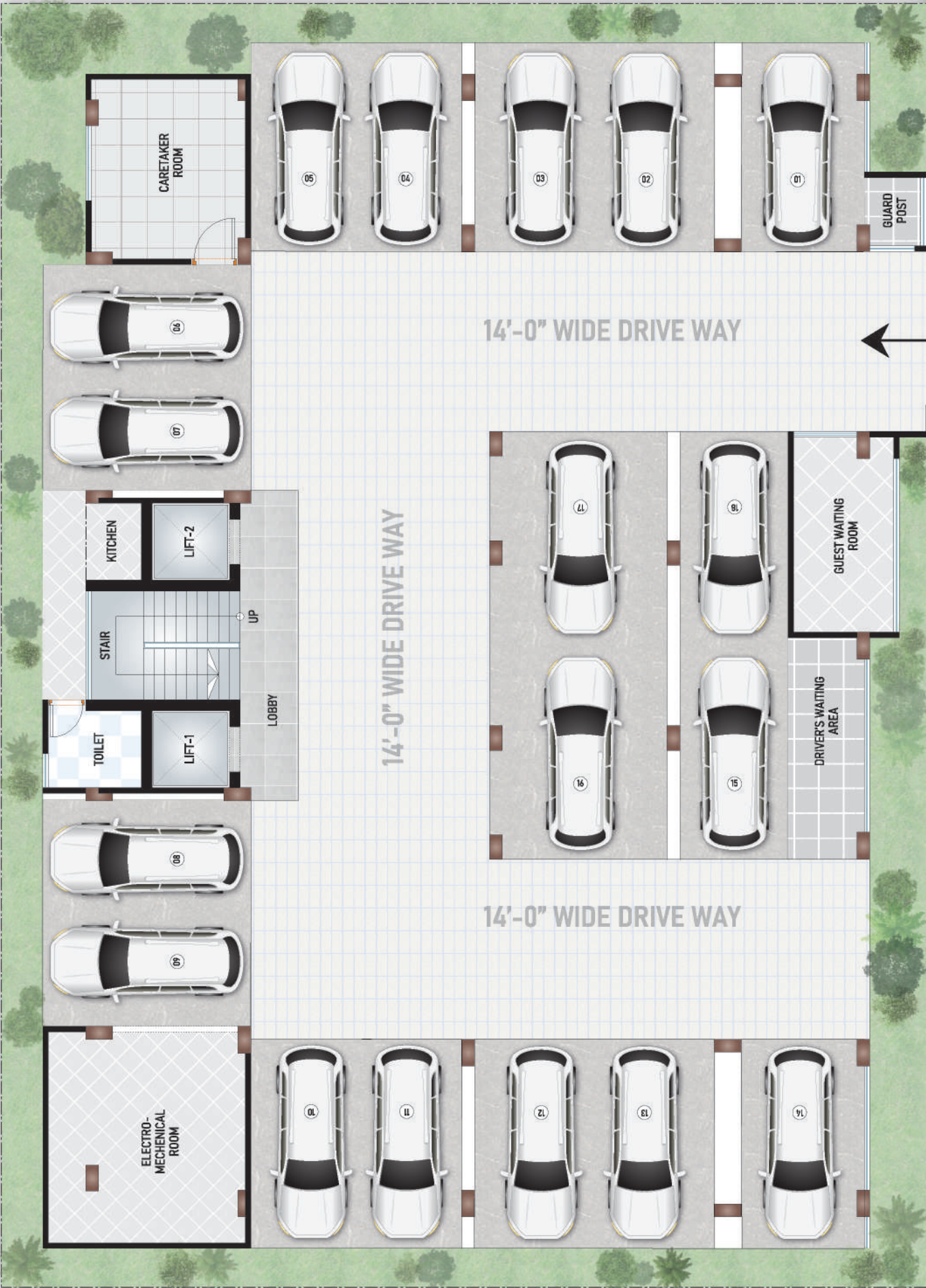


# NAGAR *Dolonchapa*





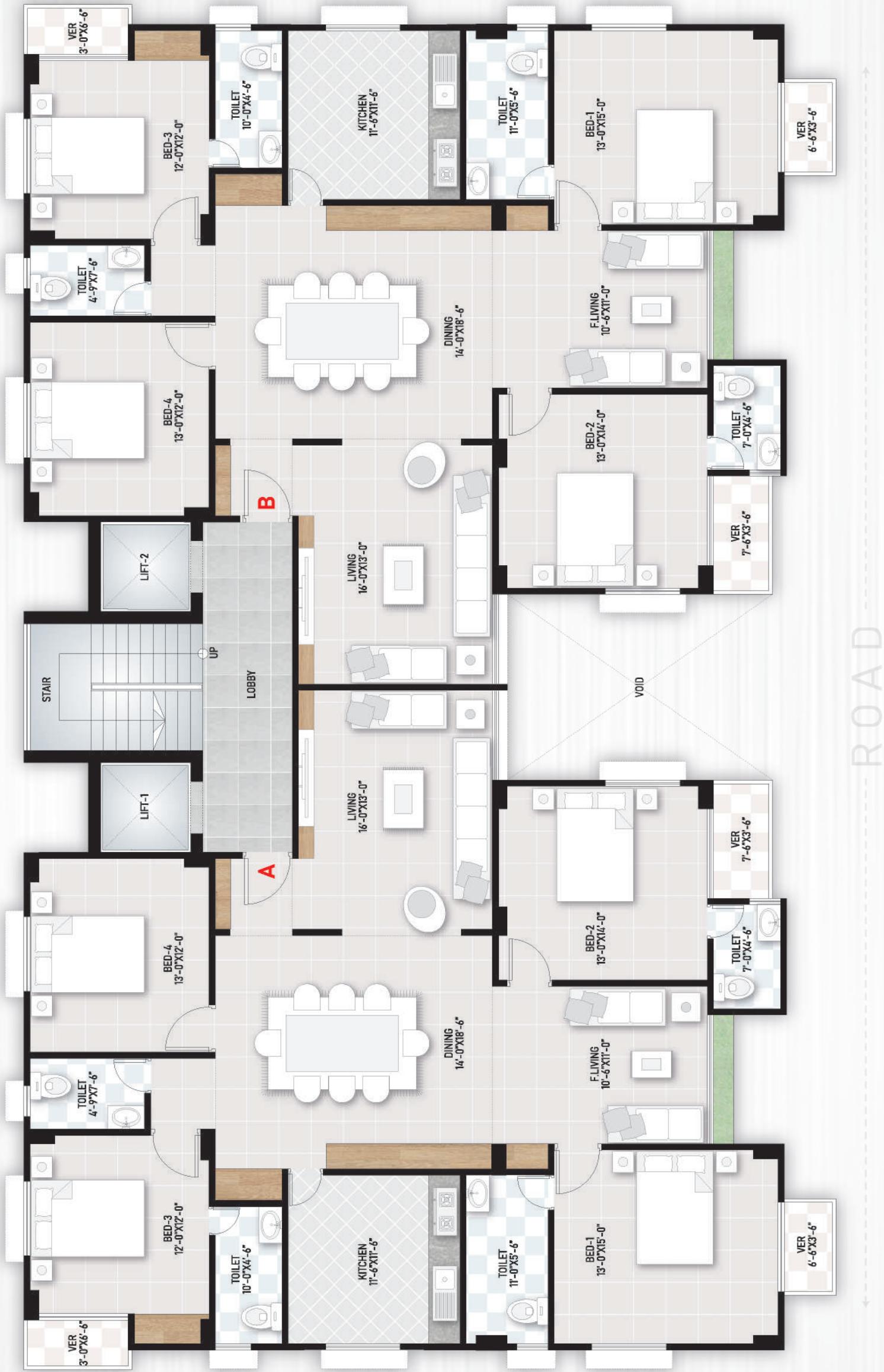
GROUND FLOOR PLAN



25'-0" WIDE ROAD





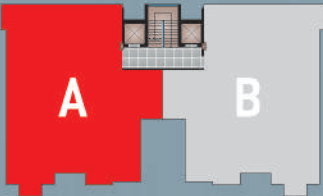


TYPE - A 2450 sft.  
TYPE - B 2450 sft.

TYPICAL FLOOR PLAN



TYPE **A** **2450** sft. (approx.)



KEY PLAN



TYPE **B** **2450** sft. (approx.)





Dreams  
are *Everywhere...*







## FEATURES & AMENITIES

<b>STRUCTURE</b>	<ul style="list-style-type: none"> <li>❖ Structural design parameters based on American Concrete Institute (ACI) and American Standards of Testing Materials (ASTM) codes.</li> <li>❖ Structural design has considered wind velocity of 210 kmph &amp; earthquake resistance criteria for Seismic Zone 2.</li> <li>❖ 72.5 (500W) grade MS deformed bar (BSRM/ KSRM/ Baizid Steel/ Equivalent) will be used as reinforcement.</li> <li>❖ Standard quality cement from Scan Cement/Shah Special Cement/ Insee Cement and ¾" stone chips will be used in the slab of the RCC Frame Structure.</li> </ul>	
<b>WALLS &amp; PARTITIONS</b>	<ul style="list-style-type: none"> <li>❖ All walls of 5" thickness made of machine made solid bricks.</li> <li>❖ Wall surfaces with damp-proof plaster and a smooth finishing.</li> </ul>	
<b>WINDOW/GRILL</b>	<ul style="list-style-type: none"> <li>❖ Sliding glass windows with 4" Silver/White colored KAl Anodized Aluminum Section, rainwater barrier with built-in-sliding frame locks.</li> <li>❖ All window glazing with 5 mm thick tinted or clear glass with mohair lining.</li> <li>❖ Safety grills with MS Square Bar in all windows and veranda with matching enamel paint.</li> <li>❖ Provision for mosquito-pooof netting for all external windows &amp; sliding doors.</li> <li>❖ Sunshade with suitable design.</li> </ul>	
<b>DOORS</b>	<b>Apartment Entrance</b>	Solid Decorative Segun Wood Main Entrance Door with solid wood Frame, Imported Security Lock (handle Type), Tower Bold, Check Viewer, Door Chain, Solid Brass Door Knocker, Door, Calling Bell Switch & Apartment Number Plate.
	<b>Internal Rooms</b>	Veneered Segun Fibre Partex Flush Door with Cylindrical Mortise Lock and Magnetic Stopper and Solid Wood Frame with Decorative Bit.
	<b>Balconies</b>	Anodized Aluminum Frame Sliding Door with clear glass and built-in-sliding frame locks & mohair lining.
	<b>Toilets</b>	Good Quality Toilet doors of Durable ECHO/Cosmic Door with matching color and Mortise Lock or handle.



<b>TILED AREA</b>	<b>Internal Rooms</b>	❖ 24X24 Imported/RAK/Equivalent Mirror-Polished Laser-cut Floor Tiles. ❖ 04" Skirting with same Mirror-Polished Floor Tiles.
	<b>Balconies</b>	❖ Matte-finished non-slippery Ceramic Tiles/Mirror-Polished Laser-cut Floor Tiles.
	<b>Toilets</b>	❖ Imported/RAK/Equivalent glazed Ceramic wall tiles with borders & décor on wall and matching non-slippery floor tiles on the floor.
	<b>Kitchen</b>	❖ Imported/RAK/Equivalent glazed ceramic wall tiles with décor on wall and matching homogeneous matte-finished non-slippery floor tiles.
	<b>Kitchen Worktop</b>	❖ Impressively designed Kitchen Worktop will be finished with Granite.



<b>SANITARY FITTINGS &amp; FIXTURE</b>	<b>Master Bath</b>	❖ Cabinet Basin and Commode with Toilet-Shower. ❖ Combi-set Brand: COTTO/ Equivalent. ❖ Bordered Showering Area & head Shower.
	<b>Other Baths</b>	❖ Pedestal Basin and Commode with Toilet-Shower. ❖ Combi-set Brand: RAK/ Equivalent. ❖ Bordered Showering Area & head Shower.
	<b>General</b>	❖ Three Concealed hot & cold water lines with UPVC pipes & fittings. ❖ Best quality head shower & water faucets will be provided. ❖ All sanitary wares will be color-coordinated with tiles. ❖ Mercury coated highly finished Mirror with overhead lamp points. ❖ Best quality Showerheads, Towel Rail, Soap Cases and Tissue Paper Holder and exhaust Fan.
<b>PAINT &amp; POLISHING</b>	❖ Acrylic Plastic paint (Berger/Asian or equivalent) on the all internal walls. ❖ Weather Coat (Berger/Asian or equivalent) on the exterior walls & boundary walls. ❖ Brilliant White Paint on Ceiling. ❖ French Polish in all Doorframe & Shutters. ❖ Synthetic Enamel Paint on grills and metallic surface.	
<b>KITCHEN FEATURES</b>	❖ Impressively designed Granite worktop with provision for under-counter cabinets (cabinet not included). ❖ One highly polished stainless steel kitchen sink (single bowl-single tray) with sink mixture. ❖ Provision for Kitchen Hood. ❖ Provision for gas burner inlet & outlet and exhaust fan (10" dia). ❖ Tiled washing corner (at floor-level) with bibcock.	



<b>ELECTRICAL FITTINGS</b>	<ul style="list-style-type: none"> <li>❖ All apartments will have sufficient light points, concealed fan hooks, power outlet points and designated space for AC at suitable locations.</li> <li>❖ Standard quality concealed electrical wiring with BRB/PERTEX/Equivalent wires.</li> <li>❖ MK switches and sockets.</li> <li>❖ Separate electric distribution box for each apartment.</li> <li>❖ Provision for AC in three bedrooms: Bed-1, Bed-2 and another as per owner's choice.</li> <li>❖ Cable TV and Telephone provision at two points (as per owner's choice)</li> <li>❖ Internet connection point at one point (as per owner's choice)</li> <li>❖ Intercom set with concealed intercom line or IP Phone.</li> </ul>
<b>LIFTS</b>	<ul style="list-style-type: none"> <li>❖ Maan Bangladesh Imported 02 (Two) Lifts.</li> <li>❖ Both will be 10 (Ten) passenger-capacity.</li> <li>❖ AC-VVVF Drive system.</li> <li>❖ Well-furnished and attractive doors &amp; cabin.</li> <li>❖ Reliable service to residents/stoppage at all floors.</li> <li>❖ Full-height photocell with Emergency alarm provision.</li> </ul>
<b>LIFT LOBBY &amp; STAIR</b>	<ul style="list-style-type: none"> <li>❖ Combination of Mirror polished, Homogenous Tiles with marble/granite in ground floor lift lobby and other floors lift walls.</li> <li>❖ Homogeneous floor tiles in all other lift lobbies and Homogeneous Stair tiles in all staircases.</li> <li>❖ Stair Railing with SS Pipe.</li> </ul>
<b>MAIN BUILDING ENTRANCE</b>	<ul style="list-style-type: none"> <li>❖ Secured decorative main Gate with Lamp post as per the elevation &amp; perspective of the building.</li> <li>❖ Security provision through guardroom to control incoming and outgoing persons, vehicles and goods.</li> <li>❖ Project Name with address and Company logo on polished Marble/Granite or other lucrative matter.</li> <li>❖ Comfortable internal driveway with pavement block.</li> <li>❖ Light fittings above the driveway up to reception area to define the entrance.</li> </ul>
<b>RECEPTION ROOM &amp; LOBBY</b>	<ul style="list-style-type: none"> <li>❖ Reception Desk with an intercom set with Intercom connection from every apartment.</li> <li>❖ Tiles-finished concierge desk.</li> <li>❖ Standard homogeneous/mirror polished floor tiles in the reception area, guest waiting room and lobby.</li> <li>❖ Separate toilet for visitors with required electrical fitting-fixture.</li> <li>❖ Security guard room and drivers' waiting area with toilet facilities.</li> </ul>
<b>GENERATOR</b>	<ul style="list-style-type: none"> <li>❖ One Standby Emergency Generator for operations in case of power failure of, Lifts, Water Pumps, Lighting in Driveway, Gate, Boundary Wall, Lifts Lobby, Stair and other common spaces.</li> <li>❖ One light point, one fan point in all bedrooms, dining &amp; living. One light in kitchen &amp; in all toilets, One TV point</li> </ul>
<b>SUB-STATION</b>	<ul style="list-style-type: none"> <li>❖ Standard Sub-Station with LT and PFI panel as per required capacity.</li> <li>❖ Electricity supply approx 440V from DESA/DESCO source with separate main cable and LT panel/distribution board (as per requirement of DESA/DESCO).</li> <li>❖ Protected electrical room/space as required for Sub-Station.</li> <li>❖ Light fittings with fan arrangement.</li> </ul>
<b>CC TV SYSTEM</b>	<ul style="list-style-type: none"> <li>❖ CC system for the entire common area with night vision camera connected via backbone Optical fibre to NVR &amp; monitoring screen in the designated security center for 24/7 hours safely.</li> </ul>
<b>FIRE SAFETY</b>	<ul style="list-style-type: none"> <li>❖ Separate Water line with pump and hose reel box &amp; pipe for Fire Fighting System Use.</li> <li>❖ One fire extinguisher in each floor for firefighting system.</li> </ul>
<b>ROOF TOP FACILITY</b>	<ul style="list-style-type: none"> <li>❖ Protective well-designed parapet wall.</li> <li>❖ Average 4" thick Lime Terracing or pavement tiles with chemical treatment on the rooftop to protect overheating of the rooftop.</li> <li>❖ Open corner with Garden Seats.</li> <li>❖ Cloth drying lines.</li> <li>❖ Lift's machine room.</li> <li>❖ Water outlet provision for gardening/other purposes.</li> <li>❖ RCC Overhead tank.</li> </ul>
<b>GARBAGE</b>	<ul style="list-style-type: none"> <li>❖ Garbage Bin in ground floor for residents.</li> </ul>





## ENGINEERING FEATURES

- ❖ Total Foundation and superstructure design and supervision by a team of reputed and Professional Structural Engineers.
- ❖ Structural design parameters based on American Concrete Institute (ACI) and American Standards for Testing Materials (ASTM) codes and Bangladesh National Building Codes (BNBC).
- ❖ Structural analysis for design carried out by EXACT method that utilizes the latest computer software.
- ❖ Heavy reinforced cement concrete foundation.
- ❖ Systematic structural combination of steel reinforced frame and shear wall core.
- ❖ All structural materials including steel, cement, bricks, Sylhet sand and others aggregates of highest standard screened for quality including laboratory testing
- ❖ Floor slabs all reinforced cement concrete.
- ❖ Sub-soil investigation and soil composition comprehensively analyzed by the latest testing equipment and laboratory techniques.
- ❖ Comprehensive section by section checking and testing of all steel reinforcement by professional design and supervising Engineers.
- ❖ Structure Designed to withstand Earthquakes of prevalent intensity.
- ❖ Systematic testing of concrete and steel reinforcement at every stage from quality control laboratories (BUET).
- ❖ Direct supervision at every stage of construction by a team of experienced and qualified Civil Engineers to ensure highest quality of workmanship.

## TERMS & CONDITIONS

<b>APPLICATION</b>	❖ All interested buyer will need to apply for allotment on a prescribed application form (supplied by the company) duly signed by the applicant along with the Booking Money. Allotment will be made on first come first serve basis. Allotment of apartment is made and confirmed only upon encashment of the Booking Money. The company reserves the right to accept or reject an application without assigning any reason thereof.
<b>PAYMENT</b>	❖ The Purchaser will make the payment as per agreed payment schedule. All payment should be made by A/C payee cheque or bank draft or pay order in favor of Nagar Holdings Limited. Payments from overseas in US Dollars will be calculated at the prevailing official conversion rate to Bangladeshi Taka on the date of payment realization.
<b>SIGNING OF THE DEED OF AGREEMENT</b>	❖ After confirmation of allotment, the buyer has to sign a Deed of Agreement within 30 (thirty) days from the date of making the payment of Booking Money.
<b>POSSESSION</b>	❖ The possession of the apartment will be handed over to the purchaser after completion of the construction works and receiving total installments and other charges from the allottee. Until and unless the dues are paid, possession of the apartment will not be handed over to the allottee.
<b>DELAY IN PAYMENT</b>	❖ The allottee undertakes to pay delay charges at the rate of 1% per 10 days on the amount of payment delayed beyond the due date. If the payment is delayed for 30 days, the company shall have the right to cancel the allotment without any notice to the allottee. In such case buyers deposited amount will be refunded after sale out the same apartment to a new buyer and also an amount of TK. 5,00,000 (Five Lac) only will be deducted from the buyer's deposited amount as incidental charges.





<b>NHL's RIGHTS</b>	<ul style="list-style-type: none"> <li>Nagar Holdings Limited reserves the rights to make changes in both architectural and structural design of the project, limited changes can be made in specifications for overall interest of the complex.</li> </ul>
<b>ALLOTMENT TRANSFER &amp; CHANGE</b>	<ul style="list-style-type: none"> <li>Until making the full payment of installments and other charger, the buyer shall have no rights to transfer the allotment to any third party except the buyer's spouse or children with written approval from the company. In this respect, charges will be applicable in both (Successor &amp; Third party) cases.</li> <li>If any purchaser/buyer wants to change his/her apartment, he/she must pay TK. 5,00,000 (Five Lac) in favor of the company for a new allocation.</li> </ul>
<b>REGISTRATION</b>	<ul style="list-style-type: none"> <li>The company will register a Deed of Sale in favor of the buyer after receiving the price in full. The purchaser/buyer shall bear all cost relating to registration formalities and all taxes (such as Registration Fee, Gain Tax, Stamp Duties, VAT, AIT etc.). Registration of deed of sale on valuation of the apartment with proportionate share of land, power of attorney (if any), legal costs or any other charges imposed by the government in connection with transference of the apartment will be borne by the allottee.</li> </ul>
<b>INCIDENTAL COST</b>	<ul style="list-style-type: none"> <li>Connection charges/expenses relating to gas, water, sewerage and electric connection etc. are not included with the price of the apartment. The purchaser will also make payment in favor of the company for the utility connections. Policy of such connections will always depend on prevailing Govt. policy.</li> </ul>
<b>FORCE MAJEURE</b>	<ul style="list-style-type: none"> <li>In the event of natural calamity, civil war, strike or any act of God beyond the control of the company then the company shall not be held liable for any result, delay or abandoning the project.</li> </ul>
<b>OWNER'S ASSOCIATION</b>	<ul style="list-style-type: none"> <li>Maintenance of all common services and facilities after completion of the project will be done by respective owners' co-operative society, which will be formed in due time. Each apartment owner will deposit Tk. 1,00,000.00 (Taka One Lac) only to the company for the reserve fund of the society before taking possession of the apartment. Income of reserve fund shall be used for maintenance and repair of common facilities of the project.</li> </ul>



SERVICE  
COMMITMENT  
QUALITY  
TEAMWORK  
INNOVATION  
ON-TIME HANDOVER  
CARE

*Thank You for  
Being with us...*



Call us for Queries

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01755 648312 | 01755 648314



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