

Eminent Mansion de Manirul

KA-16/3/A/1, Kuril, Baridhara, Dhaka-1229



EPL

eminent in development

Eminent Properties (pvt.) Ltd.

Perspective View



Brief Outline

Project Name :

Eminent Mansion de Manirul

Building Details:

11 Storied Residential cum Commercial Building with Basement

Facing :

North

Commercial Space :

2X3350 SFT.

Number of Apartment:

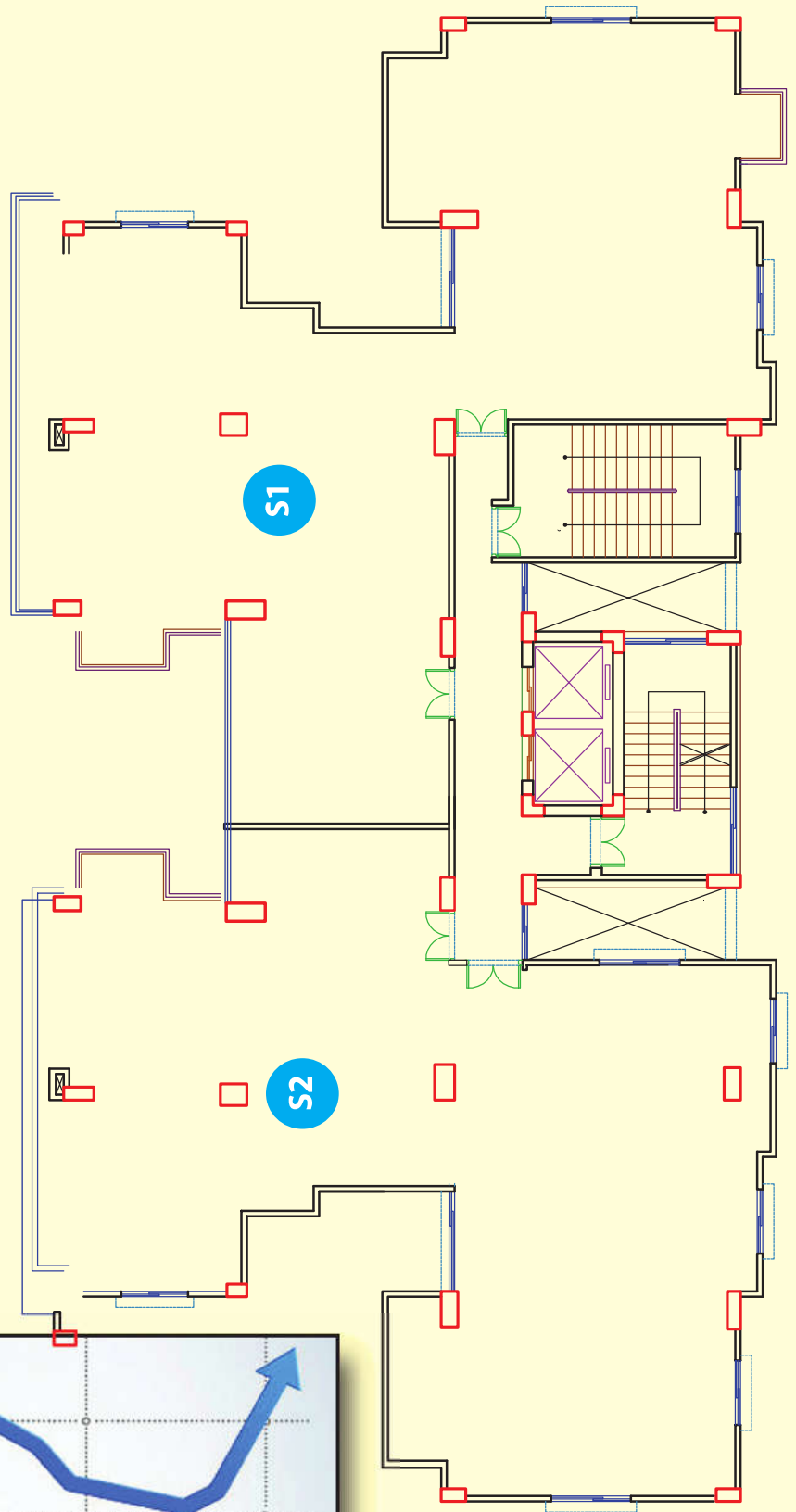
32 Number

Size of Apartment :

A- 1525 SFT., B- 1545 SFT.
C- 1560 SFT., D- 1505 SFT.

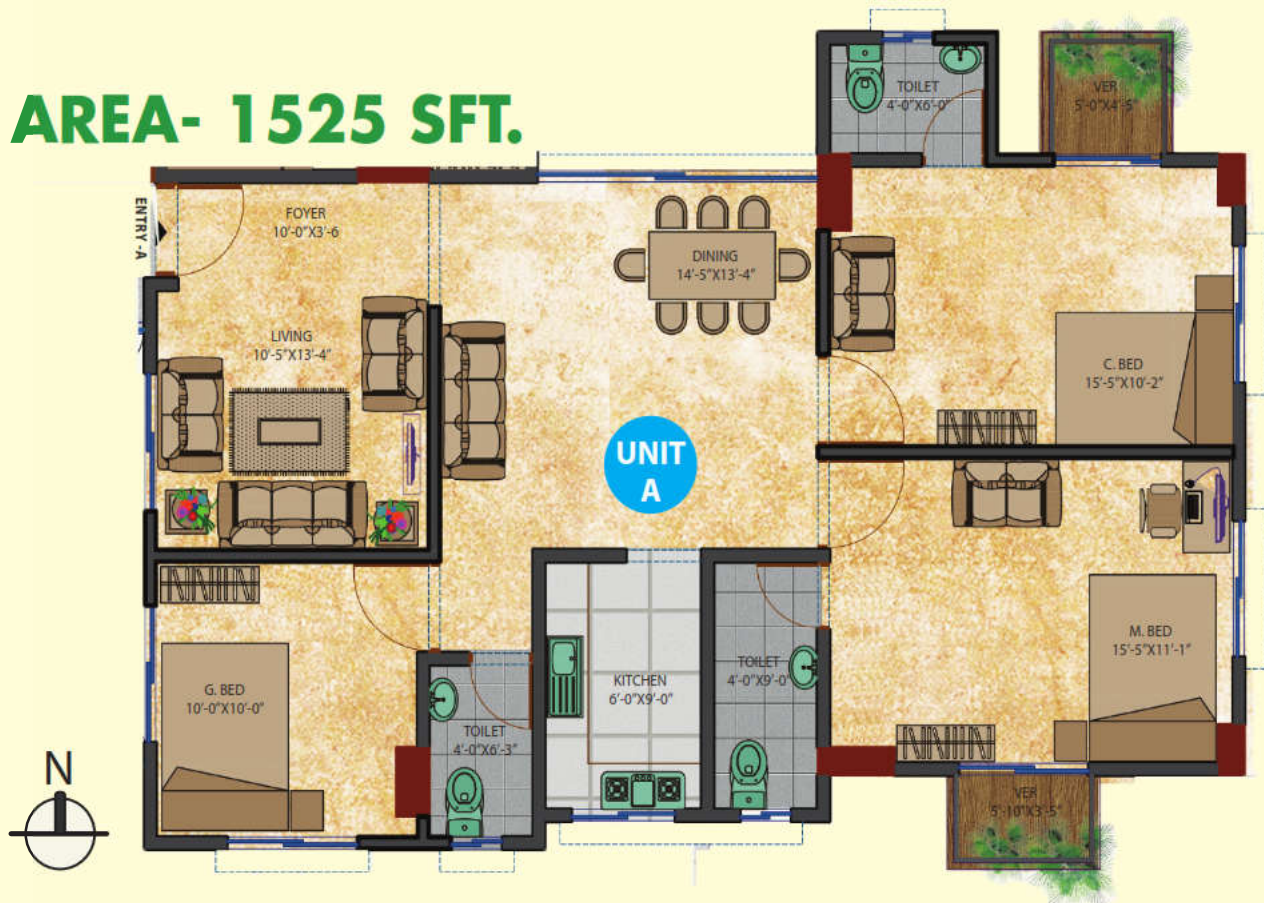
Commercial Floor Plan

**AREA: S1-3350 SFT.
S2-3350 SFT.**



Apartments Plan

AREA- 1525 SFT.



AREA- 1545 SFT.



Apartments Plan

AREA- 1560 SFT.



AREA- 1505 SFT.





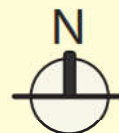
Typical Floor Plan

A- 1525 SFT.

B- 1545 SFT.

C- 1560 SFT.

D- 1505 SFT.



Ground Floor Plan



Basement Floor Plan

General Features & Amenities of the Project



STRUCTURAL FEATURES

- The Building will be designed with RCC Frame Structure as per Soil Investigation Report.
- The Structural Design will be prepared to prevent windload upto 200 kmph and earthquake upto 6.0 on Richter Scale.
- All structured materials including Steel (BSRM / AKS / RSRM / KSRM / RAHIM / PRIME), Cement (SUPERCREETE / SCAN / CEMEX / HOLCIM/ PREMIER / SHAH), Stone (¾" for foundation and singles for piling), Bricks, Sand etc. will be available standard and screened for quality.
- First Class Brick work with plaster for both inner and outer walls. Proper curing shall be done considering reasonable time for every RCC, Brick and plaster work.
- Total Foundation, Structural Design and Other Designs and Supervisions will be done by a team of reputed professional Designers and Engineers.

GROUND FLOOR & MAIN ENTRANCE

- Ground Floor will be used for Main Entrance, Car Parking with Driveway, Reception, Guard Facilities, Utility Facilities.
- There will be 50% (approx) open space in the Ground Floor in which 25% will be pavement and other 25% will be Green Area.
- Ground Floor will be designed in such a way that it will have enough Car Parking Spaces for the Apartment Owners with proper Driveway and then other spaces will be used for Utility Room, Guard Room with Toilet & Kitchen and reception. But there may be needed some modification after structural works and it will be done by the Developer's standard.
- Car Parking identification through the Parking No.
- A mailbox for the whole project will be placed at the noticeable area in the Ground Floor.
- Main Entrance's Door will be enough secured and made of Stainless Steel as per Developer's Design.
- The Main front (wall) of the building will be tiles work with the Nameplate of the project on polished marble/granite/tiles.

RECEPTION & LOBBY

- Security provision to control incoming and outgoing person(s), goods and vehicles through Reception.
- Marble/Granite/Tiles finished Concierge Desk.
- Local Homogeneous Tiles (16"X16") will be used for the Reception.
- Lobby will be furnished by local homogeneous tiles by matching with the colour & size of the staircase tiles.
- Reception & Lobby will have adequate electrical facility (Light, Fan etc.)

LIFTS

- The complex will be consist of 2 (Two) Lifts.
- The Lifts will be 6(Six) passengers capacity.
- The Lifts will be AC-VVVF and SS Mirror finished Cabin & Doors in all floors.
- The Lifts will have stoppage in all floors.
- The Lifts will have Full height Photocell to avoid collision with the door.
- The Lifts will have Emergency Alarm Service with Contact Phone.
- The Lifts will have necessary safety features as required.

GENERATOR

- The Generator will be Chinese branded with 50KVA (40KW) load capacity.
- The Generator will have Auto Turnover Switch (ATS) for quick operation.
- The Generator will support the Lifts, Common Spaces, Water Pump and one light and fan in all rooms of every apartment.

INTERCOM

- The Intercom System will be standard quality.
- The Intercom System will connect every apartment from reception.
- The Intercom will have internal communication system among the apartments.
- There will be individual set for every apartment for the Intercom.

ELECTRICAL SUBSTATION

- There will be a separate room for the Substation.
- Necessary equipments like Transformer, PFI, LT panel, LT Cable etc. will be installed as per the concerned authority (DPDC/DESCO).
- All necessary safety features will be provided for the Substation.

TELEPHONE, AC & SATELLITE DISH CABLE

- Each Apartment will have separate Telephone line in the Drawing Room including parallel line in the Master Bedroom.
- AC's provision (Window/Split) will be provided in the Master Bedroom.
- Satellite Dish Cable facility will provided in the Drawing Room with separate cable facility.

STAIRCASE & ROOFTOP

- Homogeneous Stair Tiles for the full Staircase.
- Stair Railing will be made of Stainless Steel as per Developer's Design.
- Well designed and standard Parapet Wall around the Roof.
- The top floor's roof will have proper heat insulation (lime terracing) with 4" thickness.
- Community Room with a toilet (if permitted from RAJUK).

General Features & Amenities of The Project



TILES

- Every apartment's floor will be furnished by Local Homogeneous Tiles (16"X16") by the selected design from the Developer.
- 4" Skirting with the floor tiles.
- Pointing will be done by matching with the floor tiles.
- Other Tiles Work (if required) will be done as Developer's Standard.

DOORS

- Readymade Malaysian Door will be provided in Main Entrance with Handle Lock, Check Viewer, Security Chain, Apartment No. Plate facilities.
- All Chowkats/Door-Frames will be made of Mehgani.
- Internal doors will be made of Veenered Flush Door with good quality Mortise Lock.
- All bathroom doors will be plain PVC Plastic Door (United/RFL/Equivalent).
- False Ceiling Door will be made of Veenered Board.

WINDOWS

- Aesthetically designed safety Grills of MS Flatbar with 5mm thickness for all windows.
- Windows will be made of 3" Thai Aluminum Frame fitted by 5mm colored glass with mohair lining.
- Rainwater barrier will be provided for the external windows.
- Bathrooms' window will have embossed glass.
- Windows will be both way sliding type.

VERANDAH

- Properly slopped towards the rainwater pipe.
- Railing will be made of MS Pipe and MS Square Bar as per Developer's Design and Standard.
- Electric point provision with switch for the Light.

KITCHEN

- Impressively designed platform with Tiles top.
- Local Ceramic Wall Tiles (8"X12") in the walls upto 7'-0" height.
- Local Homogeneous Tiles (12"X12") in the Floor.
- Necessary electric points for the Electric Equipments.
- One R.C.C. Shelf as per design.
- Double Burner Gas Cooker outlet facility.
- Stainless Steel single bowl Sink with single tray.
- Provision for Exhaust Fan / Kitchenhood.
- Small Washing area (if possible) will be provided.

BATHROOM

- Properly slopped towards the water outlet.
- Local Ceramic Wall Tiles (8"X12") in the walls upto full height.
- Matching Local Homogeneous Tiles (12"X12") in the Floor.
- Sanitary Fittings & Accessories will be of RAK / Equivalent.
- All basins will be Pedestal Basin.
- Mirror with a lamp points for all bathrooms.
- All tapes and accessories like shower, soap holder, toilet paper holder etc. should be local branded (VIP / Gloria / Equivalent).
- Combi Set with flushing system will be provided for the Master Bathroom.
- Geyser's provision (hot & cold water line) in the Master Bathroom.
- Sufficient Electric points as required.
- False Ceiling in all bathrooms (if possible).

PAINTING & POLISHING

- Ceilings and Internal walls will be painted with Plastic Paint (maximum 2 colors).
- External Walls will be painted with Weathercoat.
- Car Parking Area will be painted with Plastic Paint as Developer's Standard.
- Balcony grills will be painted as per design and Developer's standard.
- Other grills will be painted with Enamel Paint as per design.
- All kinds of wooden works will be French polished.

ELECTRICAL LINE & FEATURES

- 220V AC power supply with individual Electric Meter.
- The load will be the sanctioned load from the concerned authority (DPDC / DESCO).
- BRB/BBS/PARTEX/Equivalent Cable shall be used for wiring with proper Earthing.
- Cabling should be done separately from every apartment and commons spaces.
- MK Type Electrical Switches, Sockets, Dimmers will be provided.
- Sub Distribution Board (SDB) with Circuit Breakers will be provided for every apartment.
- Necessary concealed points for Lights, Fans, Fancies, Freezer etc.

WATER RESERVOIR & WATER PUMP

- Water Reservoir at the underground will be designed to contain enough water (at least for 2 days) to serve the whole building.
- Water Supply Tank on the roof will have the optimum capacity water storage.
- Water Reservoir and Water Supply Tank will be treated properly to avoid leakages and other inconveniences.
- High Quality (Pedrollo / Saer / Equivalent) 2 Water Pumps for lifting water and Standby.

UTILITY CONNECTIONS

- Concealed Water and Gas lines.
- Separate gas riser (if permitted) will be provided for every apartment.
- A common water meter from WASA for the total building.
- Necessary Inspection Pits for the Sewerage Line connect to the Septic Tank at underground.
- Septic Tank will connect to the main line.

NOTES

- For any kind of extra work (not stated in the specification) requires the approval from the Developer.
- The payment of extra work must be paid in advance. If advance payment is not made within 15 (Fifteen) days after receiving the information, company will execute the work as per standard specification.
- No outside Engineers / Technicians / Workers will be allowed to work in the project before handover the project.

Completed Project



EMINENT SQUARE



EMINENT GLORY



EMINENT SOUTH BREEZE



EMINENT PALACE



EMINENT ASHRAFIS PLAZA



EMINENT PRANTIK



EMINENT SIDDIQUI VILLA



EMINENT CORNER



EMINENT PALASH KUTIR



EMINENT ARIF VIEW



EMINENT HEAVEN



EMINENT MASTER MANJIL



EMINENT SWAPNIL



EMINENT HAMIDUL VILLA



EMINENT BANOFUL



EMINENT SIRAJ VILLA



EMINENT PARADISE



EMINENT MUKUT NILOY



EMINENT NIRIBILI



EMINENT MAHMUDA KUTIR



EMINENT FERDOWS LODGE

ON GOING PROJECTS.....



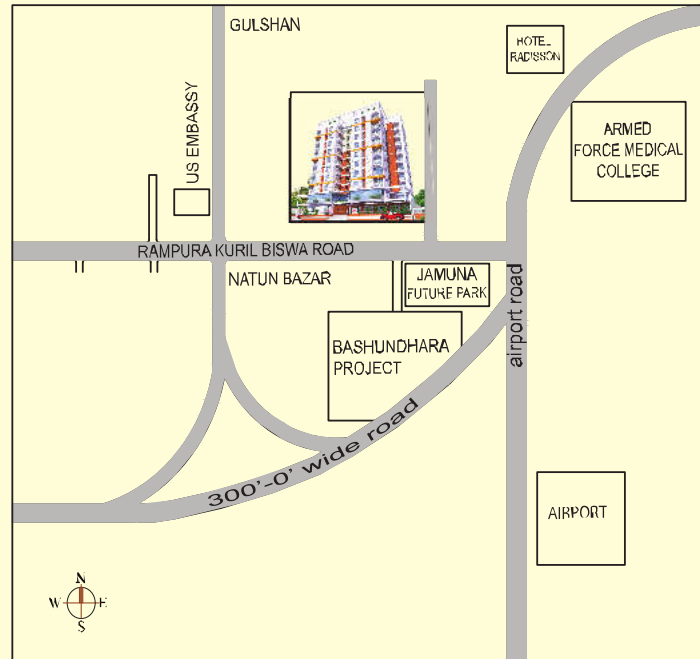
EMINENT MANSION DE MANIRUL

CONSULTANTS



ORIGIN CONSULTANTS

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Certified ISO 9001:2015



Member REHAB



RAJUK Enlisted



EPL

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