

home for peace . . .

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ASSURE
G R O U P
ISO 9001: 2015 QMS Certified



Plot # 41, Road # 01, Sector # 06, Uttara
Dhaka, Bangladesh

AN EXCLUSIVE RESIDENTIAL PROJECT OF
ASSURE DEVELOPMENT & DESIGN LTD.
www.assuregroupbd.com

Project Information

PROJECT NAME

ASSURE *NIRJHOR*

PROJECT ADDRESS

Plot # 41, Road # 01, Sector # 06, Uttara
Dhaka, Bangladesh

NATURE

Residential

STORIED

Ground + 8 Living Floor

LAND AREA

5.26 Katha (More or Less)

FACING

South

NO OF APARTMENTS

08 Nos.

NO OF ELEVATOR/LIFT

1 No.

APARTMENT SIZE

2444 SFT

APARTMENT CONTAINS

04 Beds, 05 Baths (04 Attached), 03 Ver, Living,
Dining, Family Living, Kitchen with ver, Maids Toilet.

COMMON FEATURES

Guard Post, Waiting, Caretaker Bed, Generator
Room, Sub-station at Ground Floor.

Community Space, Plantation, Cloth Drying Area,
Machine Room at Roof-top.



Introduction

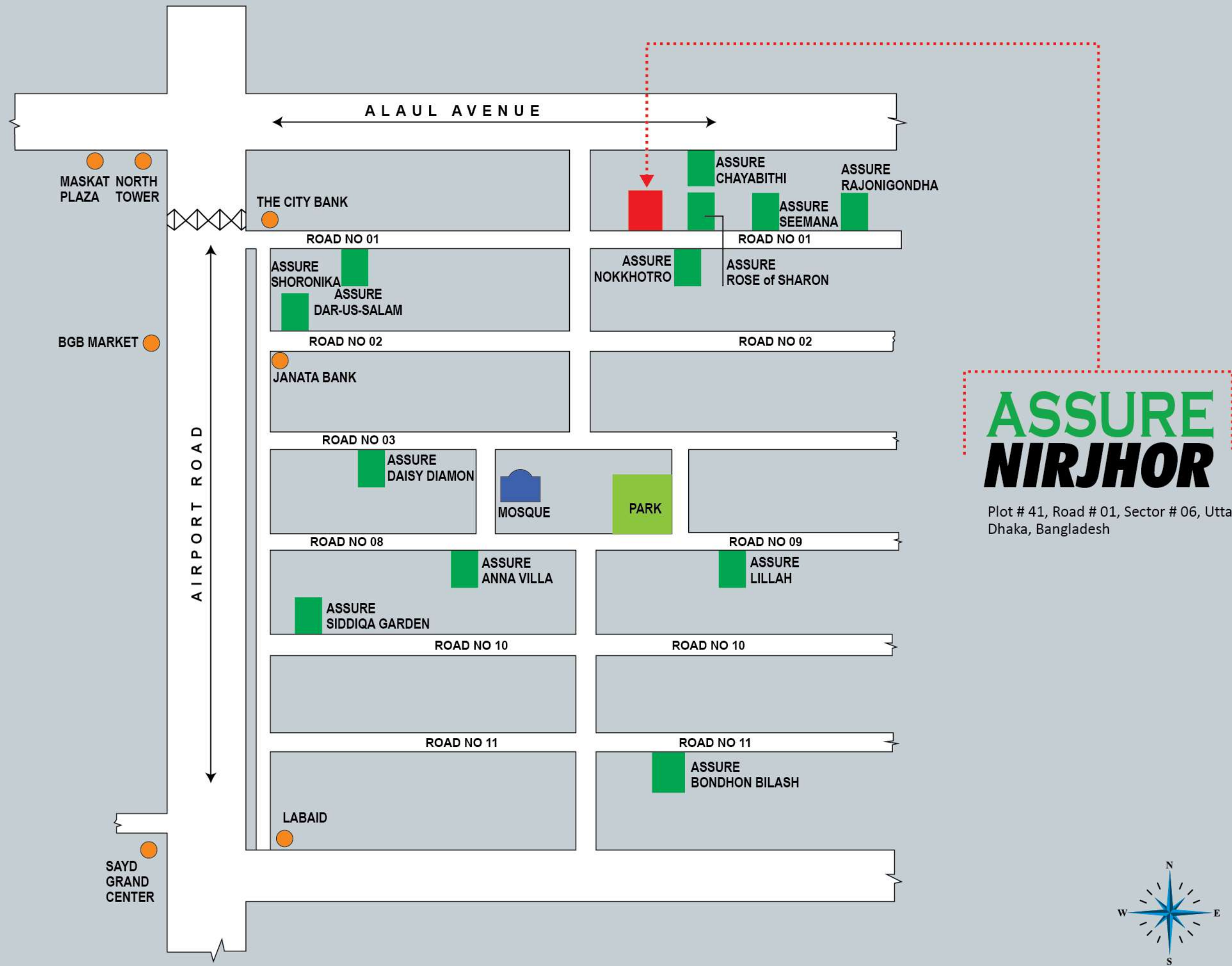
It is a great deal of pleasure to introduce our new project, **ASSURE NIRJHOR** at Plot # 41, Road # 01, Sector # 06, Uttara, Dhaka, Bangladesh; one of the most calm & quite residential area for peaceful living.

While designing architect put the best effort on maximization of functional aspects as well as the aesthetics of the project, creating necessary comfortable space. The apartments in this complex are expression of contemporary architecture, equipped with modern, stylish, elegant fittings and fixture.

ASSURE NIRJHOR is a Residential Complex featuring with all the modern facilities and amenities which you would demand of a home suited to your modern lifestyle. Our attention to detail is obvious in the architecture with contemporary design flair, incorporating all the functionality of each individual surrounding and proximity to civic center all together creates a unique site of its type that one would love to live in.



Location Map





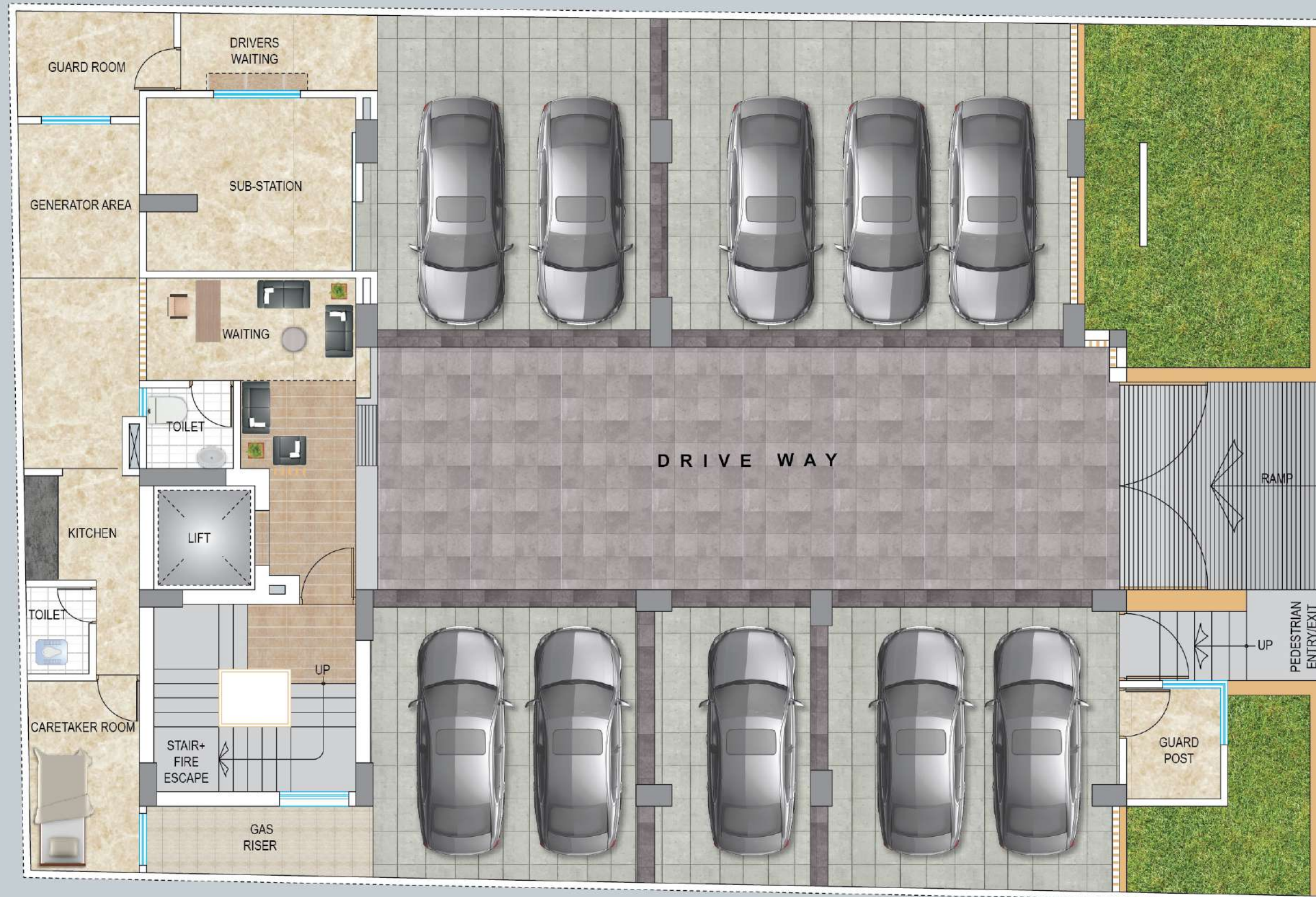
Perspective View of **ASSURE** NIRJHOR

ASSURE NIRJHOR

Green building and earthquake safe



Ground Floor Plan

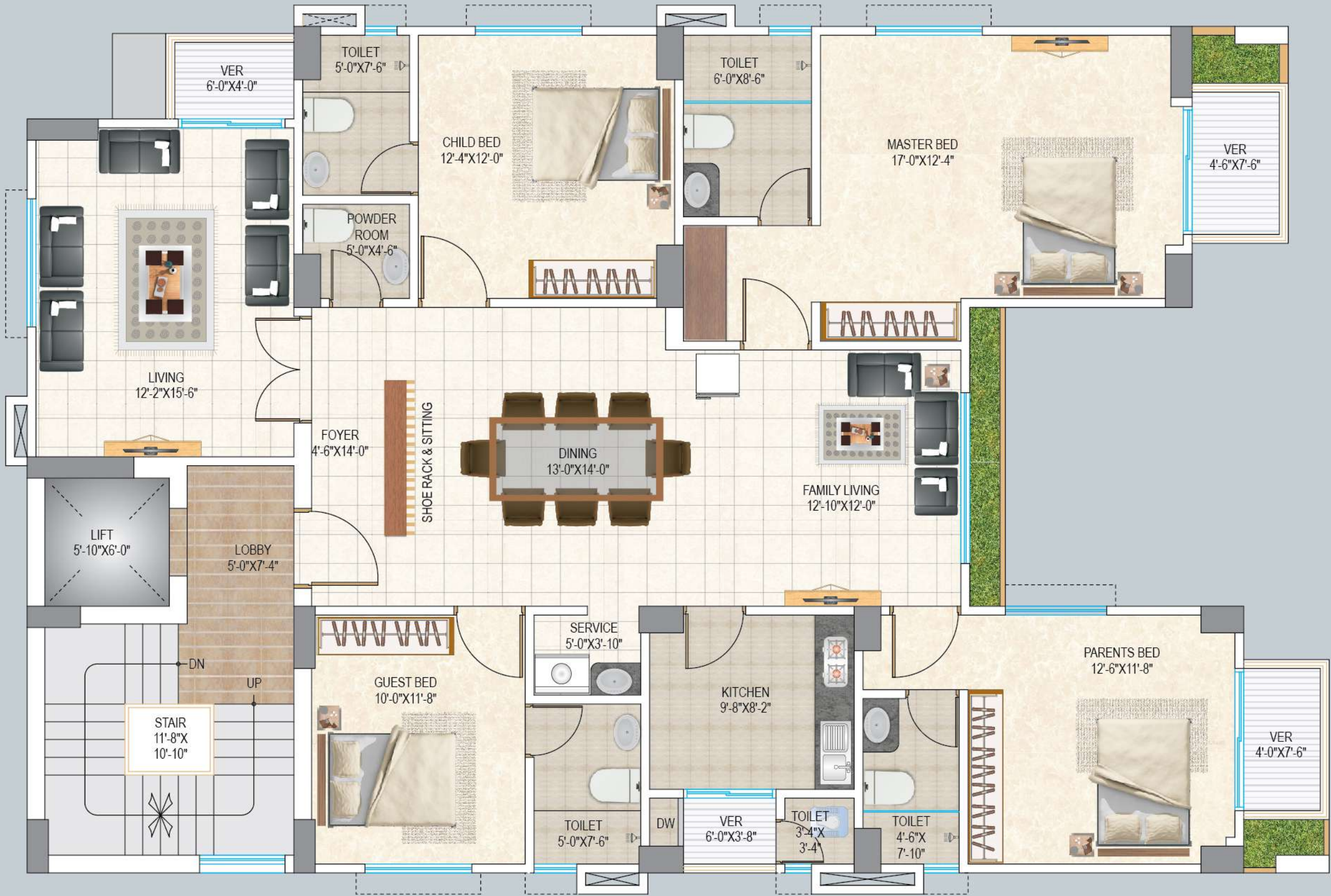


Axonometric View



Typical Floor Plan

Floor Area : 2444 Sft.

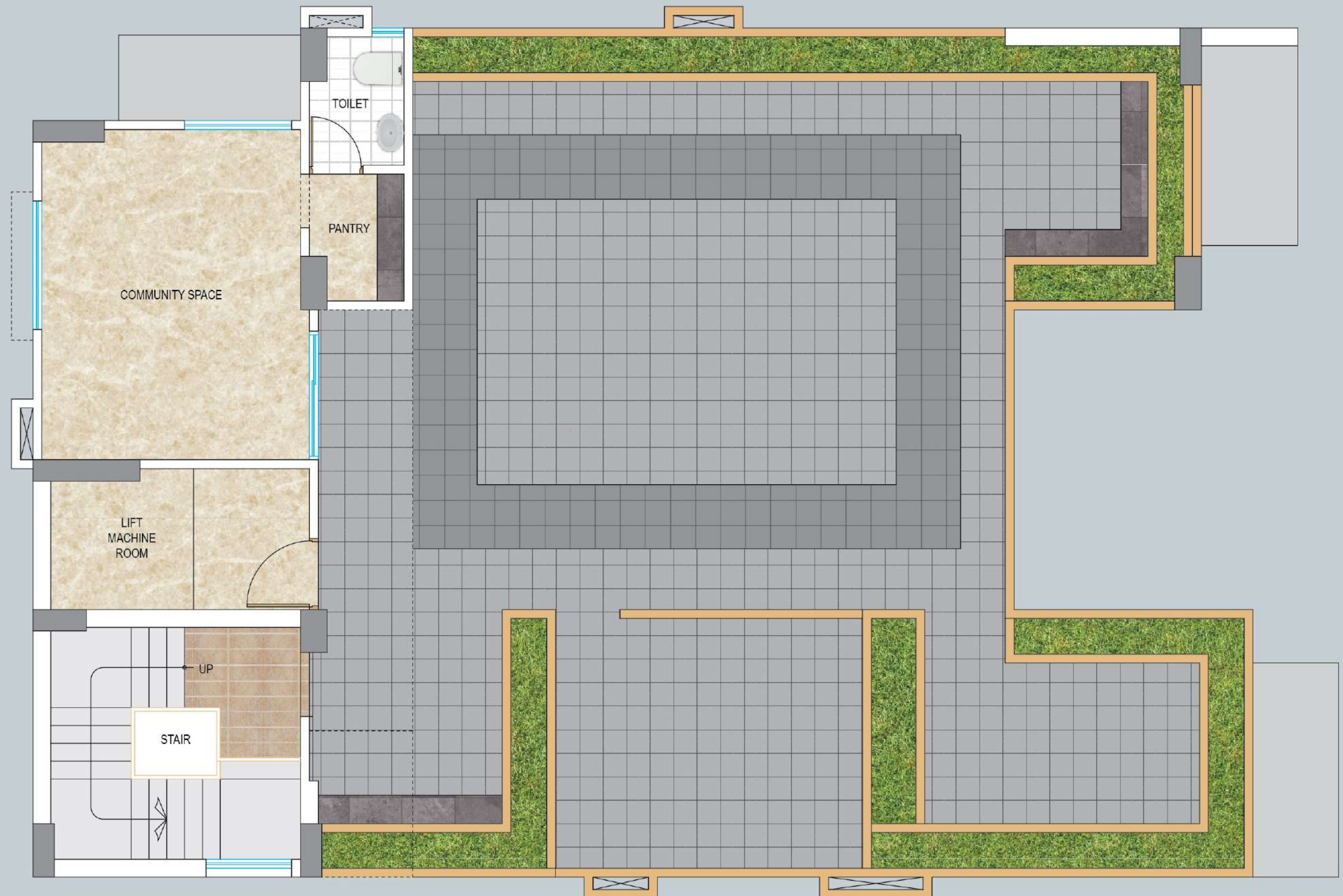


ASSURE *NIRJHOR*

Live an enhanced lifestyle



Roof Top Plan



Features & Amenities

BUILDING ENTRANCE

Secured, decorative and stylish main gate with a combination of S.S, M.S, wood and other materials as per architectural design and perspective view of the building.

Stylish and decorative Logo (**ASSURE NIRJHOR**) with attractive background (Granite, CNC and small fountain) and ACP / stainless steel made address plate, To-Let plate at suitable location in front of project (As per architectural design).

Attractive and captivating planter with adequate lighting in front of building (As per design).

Guard post at suitable location at the entrance of the building (As per architectural design).

Common area will be designed by the Architect with high class features as per the design of the landscaping.

CAR PARKING & DRIVEWAY

Comfortable and functional driveway and easy ramp with pavement tiles. Protective metal column guard and security grill with fiber sheet over boundary wall.

Reserved car parking with proper marking and car parking number plate.

Wheel guard for safety parking (if required).

Adequate lighting at parking and driveway area.

Impressive planter adjacent to boundary wall (As per architectural design).

One parking area may be reserve as per developers prerogative.

RECEPTION

An elegantly designed reception lobby with Exclusive Tiles in the floor (depends on space and as per Architectural design).

Visitor's seating facilities (depend on space) at reception area.

Impressive and workable reception desk with Marble / Granite work top (As per design).

Intercom connection with each Apartment from reception.

A/C Provision (As per requirement).

Notice board, Emergency number plate & Logo of Assure at suitable location.

Decorative ceiling with lights as required will be used to enhance the grandeur of the lobby.

STAIR & LOBBY

Mirror Polish Tiles at ground floor lobby and Fu-Wang/Hua Thai Tiles on stair lobby from Ground floor to roof top.

Mirror Polish Tiles at Ground floor lift wall and Rustic/Mirror Polish China Tiles on others floor lift wall (As per design).

S.S hand rail with stair railing through the stair case and king post at ground floor. (as per design)

LIFT

01 (one) superior 08 passengers' capacity Lift.

Brand: Fuji/Canny/Sigma/Equivalent.

Lift will be with –

- VVVF
- Inverter
- Voltage Stabilizer
- Adequate lighting, photocell sensor and emergency alarm.
- Well finished door, cabin and mirrors on the wall
- Capacity to serve resident of every floor
- Hatch door of lift to be SS mirror etching finish in every floor.

GENERATOR

01 (one) Canopied Generator will be provided to ensure un-interrupted power supply.

The generator will have–

- Engine- Cummins/ Perkins.
- Alternator – Stamford or Mecc-alte
- Rating – as per calculated requirement.
- Capacity – as per requirement.

The Generator will support back-up electricity supply and will serve –

- Lift
- Water pump

- Lighting in common space and stairs
- One light and one fan point of all bedrooms, Living room, Dining room and one light point in kitchen and all bathrooms of each Apartment.

SUB-STATION

A Sub-station will be arranged on the ground floor. Brand- United Shakti/ Becher Electric/ Prince Electric/Equivalent.

Sub Station Equipment's-

- Transformer - rating as per requirement
- HT Switch Gear (LBS), if required
- Power Factor Improvement (PFI) Plant
- Drop Out Fuse (DOF)
- Lightening Arrestor (LA)
- Heat Shrink..

WATER RESORVOIR & WATER PUMP

Sufficient capacity, leak proofed & hygienic R.C.C underground water reservoir (UGWR) & overhead water tank (OHWT). Sufficient capacity two (02) unit water pumps (Pedrollo).

INTERCOM

Intercom system connected to each apartment from reception (Panasonic/Equivalent).

Master set with PABX system at reception and wall mount hand set at suitable location in each apartment.

CABLE TV

Cable TV provision with multi-channel capacity from commercial cable operator in living room and master bed room by high quality dish / TV socket and cable.

Individual dish junction box provision at ground floor for smooth and clear picture.

TELEPHONE

Telephone line provision in living room by high quality telephone socket and cable.

INTERNET

Provision for one Internet line in each Apartment at suitable location.

GROUND FLOOR FACILITIES

Termite protection all through the ground floor & surrounding the boundary wall.

Guard room, care taker room with toilet & kitchen, drivers waiting area with seating facilities at suitable location at ground floor depends on availability of space.

Car washing facilities near parking area.

ROOF TOP

Aesthetic and durable finished roof top, with Non Skid tiles over 3-inch layer roof treatment by special type CC casting with chemical to make the roof water proof and to decrease heat.

Entrancing planter and seating space at suitable location at roof top.

Protective parapet wall and adequate lighting facilities.

Attractive green area / planter as per Architectural design.

Water proof finished roof top with well-designed rain water drainage system.

Cloth drying area in suitable location.

DOORS

Main door: Decorative Chittagong Teak door shutter with -

- Imported handle lock
- Door chain
- Eye viewer
- Apartment number plate

Wall covered Main door frame will be of Chittagong Teak.

All internal door frames (Section: 10 x 2.25) will be of Teak Chamble wood/SheelKoroi/Equivalent.

All bath rooms' door frames are will be of Teak Chamble/SheelKoroi/Equivalent wood and section will be Assure standard.

All internal door shutters will be of Teak Chamble flash door (Imported).

All bath rooms door shutter will be of PVC laminated/Water proof (wooden).

All door frame and shutter will be finished by high quality French polish.

WINDOWS

Assure standard MS grill at every window made of solid square bar.

4-inch silver colour aluminium section (ALTEC/BTA / KAI/ Equivalent) with 5 mm glass and mosquito net provision.

Provision of water proofing barrier at bottom and two sides made of cement mortar.

Proper use of mohair and rubber to make the shutter air tight.

All window shutters should be sliding as per Architectural design.

WALLS

Auto brick for internal and external wall.

Smooth plaster finished with paint.

Exterior wall should be provided 5 inch subject to architectural design.

Internal wall will be 5-inch thick.

Chemical will be used to protect the wall from damp and salt.

Water barrier at window seal and drip course at sunshade will be provided to protect rain water.

FLOOR & VERANDAH

Mirror Polish 24x 24-inchRAK/AKIJ/DBL/Equivalent Tiles in general floor.

4-inch skirting will be provided.

PAINTING & POLISHING

Soft Color plastic paint in all internal walls and ceilings (Berger / Asian / Equivalent).

Lacquer Polished Doorframes and Shutters.

Exterior Wall will be of Weather coat paint (Berger / Asian / Equivalent).

Grill and railing-Synthetic Enamel Paint (Berger / Asian / Equivalent).

Main Gates-Spray finished with duco paint.

Column protective metal corners painted with Synthetic Enamel Paint (Berger / Elite / Asian / Equivalent).

ELECTRICAL

Concealed electrical wiring by using high quality PVC pipe all over the building.

Individual circuit as per electrical design.

Standard SDB (Havels/Equivalent).

Air condition provision all bed room and living room with well drainage system and outdoor unit placing system.

One two pin and one three pins at all bed room, Living, dining and Kitchen.

One two pins at all bath room for electric razor (Except servant bath).

One refrigerator and one deep freezer point at dining space (depends on space).

Washing machine point at suitable location. (Subject to space accommodation and design)

All electric outlets will be connected with earthing.

All electrical cable will be BRB or BBS and switch socket ABB/MK Singapore.

All circuit breaker will be Havels/Equivalent.

Calling bell provision at main entry.

KITCHEN

Impressive and comfortable Granite finished work top.

Full height wall tiles all through the walls (RAK/AKIJ/DBL/ Equivalent).

Matching floor tiles (RAK/AKIJ/DBL/Equivalent).

Washing corner at verandah or under sink with tiles finished and well drainage system.

Double gas burner provision.

Concealed hot and cold-water line provision.

One single bowl single tray (40 inch) high-quality stainless-steel sink with sink mixer.

Two electric power points on work top for electrical appliance.

Exhaust fan at suitable location.

Kitchen hood provision.

All others CP fittings will be of Sattar/Equivalent.

Water filter provision will be provided in suitable area.

Features & Amenities

BATH ROOMS

MASTER BATHROOM :

Master bath to be provided separate shower zone by made of tiles barrier with sliding glass (Assure standard), cabinet basin with marble work top and high standard commode with water closets (RAK/Equivalent). Hot & cold-water line provision with shower mixer with spout, basin mixer, angle stop cock, push shower, moving shower etc. by Sattar/Equivalent. Bathroom accessories (Soap case, towel rail & paper holder) are made of stainless steel (Sattar/Equivalent). Full height RAK/AKIJ/DBL/E quivalent wall tiles (12 X 24) with border & decor and matching floor tiles will be provided in the Master bath. One large mirror will be provided in the master bath. Exhaust fan at suitable location in master bathroom.

PARENT'S BATHROOM :

Parent's bath to be provided separate shower zone by made of tiles barrier with sliding glass (Assure standard), cabinet basin with marble work top and high standard commode with water closets (RAK/Equivalent). Hot & cold-water line provision with shower mixer with spout, basin mixer, angle stop cock, push shower, moving shower etc. by Sattar / Equivalent. Bathroom accessories (Soap case, towel rail & paper holder) are made of stainless steel (Sattar/Equivalent). Full height RAK/AKIJ/DBL/ Equivalent wall tiles (12 X 24) with border & decor and matching floor tiles will be provided in the Parent's bath. One large mirror will be provided in the Parent's bath. Exhaust fan at suitable location in parent's bathroom.

CHILD BATHROOM :

Child bath to be provided separate shower zone by made of tiles barrier, pedestal basin and high standard commode with water closets (RAK/Equivalent). Only cold-water line provision with conceal stop cock, bib cock, angle stop cock, moving shower by Sattar/Equivalent. Bathroom accessories (Basin self, Soap case, towel rail & paper holder) are made of stainless steel (Sattar/Equivalent). Full height RAK/AKIJ/DBL/Equivalent wall tiles (12X24) with border & decor and matching floor tiles will be provided in the Child bath. One large mirror will be provided in the Child bath. Exhaust fan at suitable location in child bathroom.

GUEST BATHROOM :

Guest bath to be provided separate shower zone by made of tiles barrier, pedestal basin and high standard commode with water closets (RAK/Equivalent). Only cold-water line provision with conceal stop cock, bib cock, angle stop cock, moving shower by Sattar/Equivalent. Bathroom accessories (Basin self, Soap case, towel rail & paper holder) are made of stainless steel (Sattar/Equivalent). Full height RAK/AKIJ/DBL/Equivalent wall tiles (12X24) with border & decor and matching floor tiles will be provided in the guest bath. One large mirror will be provided in the guest bath. Exhaust fan at suitable location in guest bathroom.

COMMON BATHROOM :

Common bath to be provided separate shower zone by made of tiles barrier, pedestal basin and high standard commode with water closets (RAK/Equivalent). Only cold-water line provision with bib cock, angle stop cock by Sattar/Equivalent. Bathroom accessories (Basin self, Soap case, towel rail & paper holder) are made of stainless steel (Sattar/Equivalent). Full height RAK/AKIJ/DBL/Equivalent wall tiles (12X24) with border & decor and matching floor tiles will be provided in the Common bath. One large mirror will be provided in the Common bath. Exhaust fan at suitable location in common bathroom.

SERVANT/MAID BATHROOM :

Servant/Maid bathroom to be provide standard size pan (RAK/Equivalent). Only cold-water line provision with conceal stop cock, bib cock, angle stop cock, moving shower by Sattar / Sharif / Equivalent. Bathroom accessories (Soap case, towel rail, paper holder) are made of good quality local stainless steel. Full height wall tiles (12 X 20) and matching floor tiles (RAK/ DBL/ AKIJ/ Equivalent) will be provided in the servant / maid bath. One standard mirror will be provided in the maid bath.

DINING BASIN

Cabinet Dining basin with marble counter top at dining area with light point. Full height RAK/AKIJ/DBL/Equivalent 12"x20" wall tiles at dining basin. Only cold-water line provision with Sattar/Equivalent CP fittings.





Features & Amenities

Total Foundation and Superstructure Design and Supervision by team of reputed and professional Structural Design Engineers. Structural Design Parameters based on Bangladesh National Building Code (BNBC), American Concrete Institute (ACI), American Standards of Testing Materials (ASTM), British Standard (BS) and Indian Standard (IS) Codes. Structural Analysis for Design utilizes the latest Methodology. Heavy Reinforced Cement Concrete Foundation. Systematic Structural Combination of Steel Reinforced Concrete Frame and Shear wall Core. Floor Slabs all Reinforced Cement Concrete. Sub-Soil Investigation and Soil Composition comprehensively analyzed. Comprehensive Checking and Testing of all steel reinforcement by professional Design and Supervising Engineers. All materials including Steel, Cement, stone chips, Sylhet Sand and other Aggregates etc. of highest available standard and screened for quality. Direct Supervision at every stage of construction by a team of experienced and qualified Civil Engineers to ensure Highest Quality of Workmanship. Construction Site Equipment employed includes Vibro-hammers, Mechanical Rollers, Steel Cutting & Bending Equipment, Welding Equipment, Concrete Mixers, Concrete Vibrators, Water Pumps, Material Handling Equipment, Leveling Instruments etc. Systematic Testing of concrete and other completed work samples at every from Quality Control Laboratories. Protection from Cyclone Winds up to prevalent speeds incorporated at structural design. Structure designed will be flowed by Seismic zone of Bangladesh according to BNBC for Earth quake.

MAJOR STRUCTURAL MATERIALS

STEEL

All reinforcement is 72.5 grades deform.
Brand: AKS /KSRM / RAHIM/GPH/RSRM//Equivalent.

CEMENT

Brand: Crown/Lafarge Surma/Seven Ring /Bashundhara/Shah/Equivalent Cement.

AGGREGATES

Stone chips will be used for all major structure (foundation, columns, beams, slabs & water reservoir).

BRICKS

1st class auto bricks.

SAND

- I. Coarse Sand (FM-2.5 to FM-3.00)
- II. Fine Sand (FM-1.2 to FM-1.50)

UTILITY CONNECTIONS

Gas pipeline facility for each apartment will be provided, connections will depend on Government approval/ Sanction policy. Double burner gas stove provision for each apartment. LPG provision in case of unavailability of Government connection. All Apartments will have Independent Electric meter. A common WASA meter for total complex.

GENERAL AMENITIES OF THE COMPLEX

Electricity Supply approx 220V/440V from DESCO source with separate Main cable and HT Panel/Distribution Board. Water Supply Connection from WASA sufficient as per Total Calculated Consumption. Underground Water Reservoir with one Main Lifting Pumps and Standby Pump. Sewerage System for long-term requirement.

Terms & Conditions

RESERVATION :

Application for allotment of apartment in **ASSURE NIRJHOR** should be on the prescribed application form, duly signed by the applicant along with the earnest money and other necessary documents. Allotment will be made on "first come first serve basis". The company reserves the right to accept or reject any application without assigning any reason there to.

ALLOTMENT :

After receipt of the application, booking money and downpayment, ASSURE DEVELOPMENT & DESIGN LTD. will issue/execute an agreement for allotment and payment schedule. The applicant/ allottee shall continue payments as per the schedule of payment.

ALLOTMENT TRANSFER :

Until full payment of all installment and other charges and completion of registration; the allottee shall not have the right to transfer the allotment to a third party. In case of transfer before registration, allottee shall have to follow the company's rules and regulations.

PAYMENT :

All payment of booking money, installments, additional works and other charges should be made in favor of ASSURE DEVELOPMENT & DESIGN LTD. Foreigners and Non-Residence Bangladeshi may make payment in foreign exchange by TT or DD as per exchange rate issued by Bangladesh Bank as on the date of application and subsequently on dates of installments payments.

SCHEDULE OF PAYMENTS :

That the allottee must strictly adhere to the schedule of payments indicated in this allotment agreement.

LOAN FACILITIES :

The allottee will be allowed to avail Housing Loan for the purpose of purchasing the apartment/commercial space if the concerned bank/FI deem fit and proper by assessing the credibility of the allottee(s).

DOCUMENTATION VAT & OTHER CHARGES :

The allottee will pay stamp duties, VAT, registration fee, gain tax, share transfer fee, documentation charges and other miscellaneous expenses likely to be incurred in connection with the deed of agreement for allotment, registration and transfer etc.

DEVELOPER'S RIGHT :

The company reserves the right to make changes in both architectural and structural design of the project as deemed fit and proper by the company.

POSSESSIONS :

The possessions of the apartment will be handed over to the allottee after completion of the apartment/commercial space and after full payment of the installments and other charges.

DESIGN CHANGE :

During the construction work, all allottee/client are allowed to contact in writing with ASSURE DEVELOPMENT & DESIGN LTD. within stipulated time about any changes of the allotted apartment.

CUSTOMER CARE :

After executing and signing of Agreement for Allotment, honorable allottees/clients will contact with the Customer Care Department of the company for any kind of customer service related queries and requirements. Companies dedicated Customer Care Department is always ready to give their post sales services to the Honorable apartment allottees of the project building.

INTERIOR & SERVICE :

Company will also provide interior solution services to the allottees/clients of the project building for transforming allottees/clients ordinary spaces into a cozy and extra ordinary living spaces.

AFTER HANDOVER SERVICE :

This Building will be maintained by the company. This maintenance period will be commenced immediately after "One year of free maintenance period after the handover date".

OWNER'S ASSOCIATION :

Company will form a Owners Association, and the allottees/clients will become a member of that Owner's Association of the project building with the view to maintain the general affairs of the project building, and all the allottees/clients will have to abide by the rules, regulations, by laws of that association.

NOTE :

- Other financial terms and conditions will be followed according to Company rules.
- Allottee/Client will not carry out any changes in the exterior perspective view or design of the project building including the allotted apartment/ unit.
- Upgradation of different finishing material will be done on the basis of additional payment.
- All the above terms and conditions including others are will be inserted elaborately in the Deed of Agreement for allotment as per company policy.





Disclaimer:

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ASSURE DEVELOPMENT & DESIGN LTD.

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