

the art of living ...

GLG DISHA'S REVERIE

PLOT # 31, ROAD # 13, SECTOR # 12, UTTARA, DHAKA



AN EXCLUSIVE APARTMENT COMPLEX OF



GLG
ASSETS LTD

project information

project name
GLG DISHA'S REVERIE

project address
PLOT-31, ROAD-13, SECTOR-12, UTTARA, DHAKA

nature
RESIDENTIAL BUILDING

storey
GROUND + 06 LIVING FLOOR

facing
NORTH

land area
3.0 KATHA

no. of apartment
06 NOS.

no. of car parking
06 NOS.

no. of elevator/ lift
01 NOS.

apartment size
1587 SFT.

parking
GROUND FLOOR

apartment contains
**03 BED, 03 BATHS(02 ATTACHED), 02 VER (ATTACHED)
LIVING, DINING, FAMILY LIVING/STUDY/PRAYER
ROOM, KITCHEN WITH VER, MAID'S TOILET.**





introduction

It is a great pleasure to introduce our new project "**GLG DISHA'S REVERIE**"; a north facing apartment at Plot-31, Road-13, Sector-12, Uttara, Dhaka.

GLG DISHA'S REVERIE - is like a dream asset, a theme of a secured family enjoy area. As your well-wisher we believe, this is the place where you will find your dream home in to reality.

Considering the incumbent necessity of exclusive and luxurious living, there are some extra ordinary amenities in the residential area of Uttara; where reputed schools, colleges, universities and aristocratic hospitals and shopping malls with wonderful communication system; that make it one of the most coveted locales of Dhaka city.

While designing, architects put the best effort on maximization of functional aspects as well as the aesthetics of the project, creating responsive openness and comfort. The apartments in this project are expression of contemporary architecture, equipped with modern, stylish and elegant fittings and fixtures.

GLG DISHA'S REVERIE - is surely set to make a stunning landmark at UTTARA.

Happiness
starts from here . . .

Location Map





PERSPECTIVE VIEW OF
GLG DISHA'S REVERIE AT UTTARA R/A, DHAKA

GLG DISHA'S REVERIE

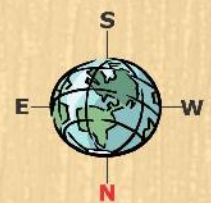
PLOT # 31, ROAD # 13, SECTOR # 12, UTTARA, DHAKA



ENTRANCE VIEW, GLG DISHA'S REVERIE



GROUND FLOOR

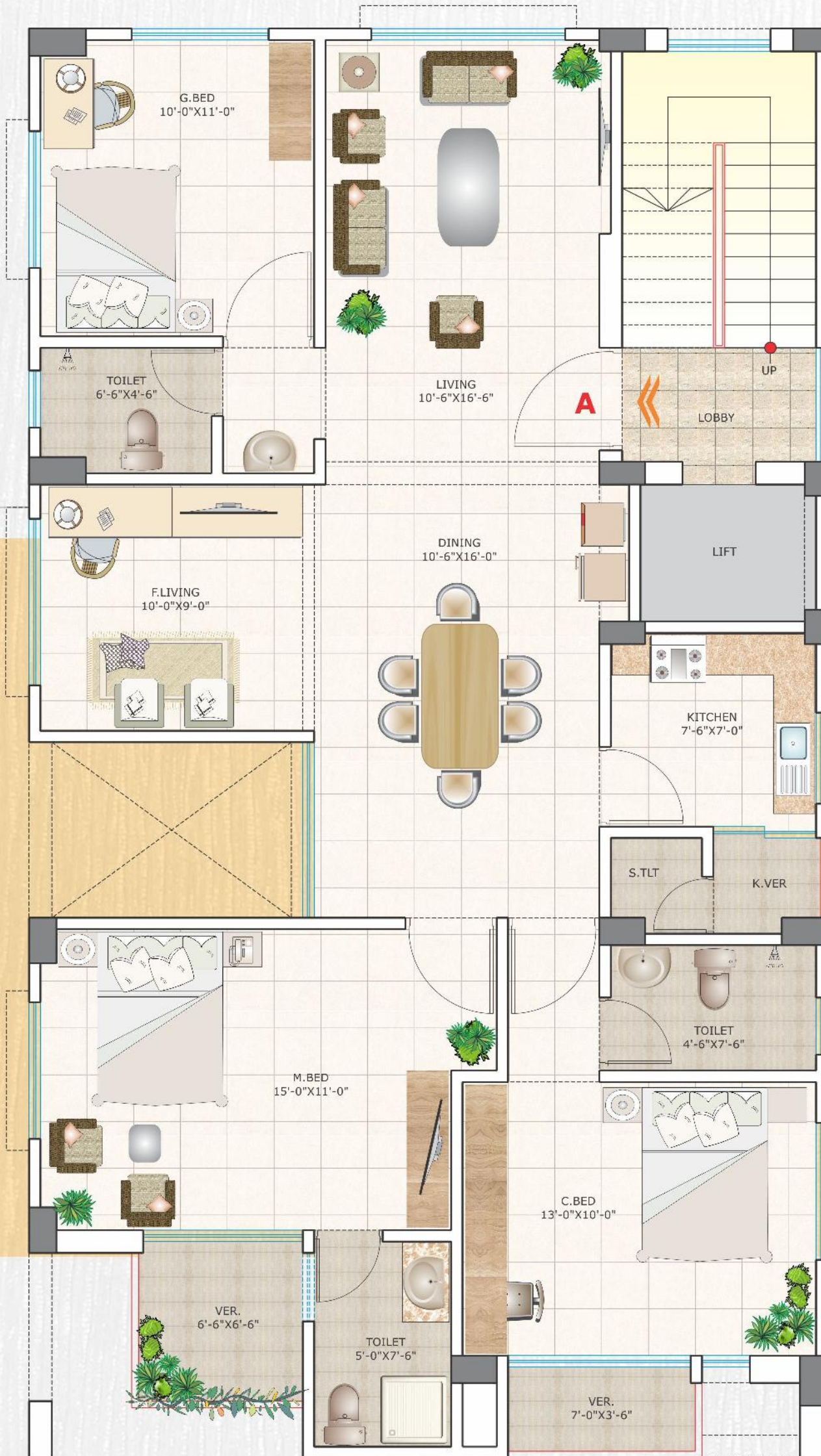


30'-0" WIDE ROAD

GLG DISHA'S REVERIE

PLOT # 31, ROAD # 13, SECTOR # 12, UTTARA, DHAKA

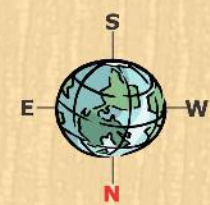
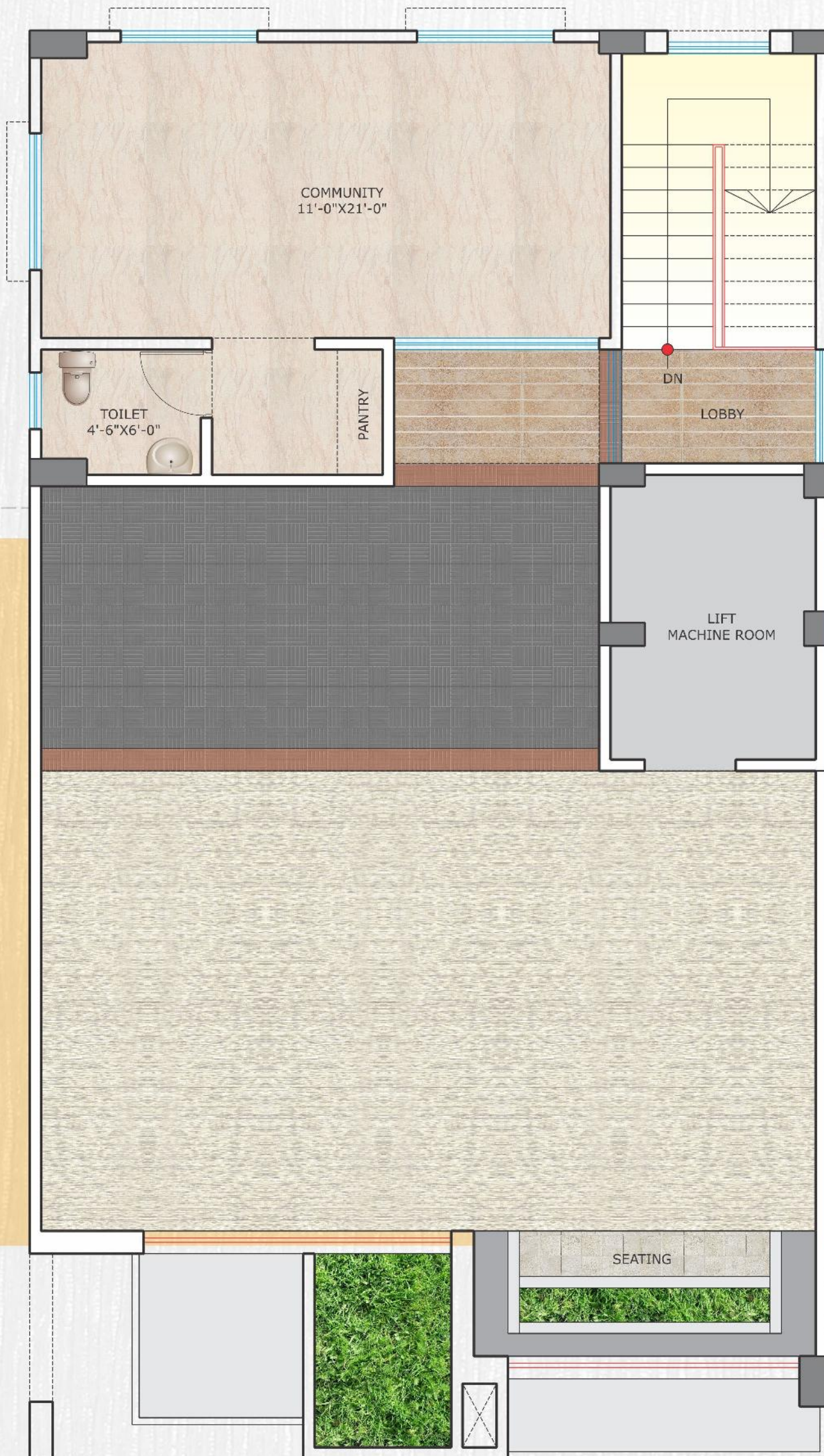




TYPICAL FLOOR | 1587 sft.







ROOF-TOP FLOOR

BUILDING ENTRANCE

Secured, decorative & styles main gate made of a combination of S.S, M.S, wood & others materials depend upon Architectural design & perspective view of building.

Styles & decorative logo (**GLG DISHA'S REVERIE**) with attractive background (granite / marble) and decorative address plate, To-Let plate at suitable location in front of project.

Attractive & captivating planter with adequate lighting in front of building.

Guard room & Close circuit camera at suitable place in the entrance of the building.

CAR PARKING & DRIVEWAY

Comfortable & functional driveway with full pavement tiles.

Protective metal column guard & security grill with fiber sheet over boundary wall.

Reserve car parking with proper marking & car parking number plate.

Striking & decorative false ceiling with adequate lighting at parking & driveway area.

RECEPTION

Impressive & workable R.C.C / wooden reception desk with marble / granite work top.

Mirror polish floor tiles in reception area.

Visitor seating facilities & close circuit camera monitoring system at reception area.

Intercom connection with each apartment from reception.

Notice board & individual letter box at suitable location.

STAIR & LOBBY

Mirror polish China tiles at ground floor lobby up to 1st floor stair & Fu-wang stair tiles at 1st floor to roof top stair lobby.

Decorative mirror polish / rustic tiles on lift wall at all floors.

Wooden (Teak) hand rail with stair railing through the stair case & designed king post at ground floor.

LIFT

One superior six (06) persons capacity lift (Canny / Sword/GYG).

Impressive and decorative stainless steel cabin & door with adequate lighting inside the lift.

Emergency alarm & intercom inside the lift.

GENERATOR

One canopied, soundless & sufficient capacity generator for uninterrupted power supply (Ricardo / Perkins/Equivalent) to cover the common facilities (Lift, water pump & common space light) and one (01) light & one (01) fan in all bed rooms , living room , dining room in each apartment. One (01) light in all bathrooms & kitchen except servant bathroom in each apartment.

WATER RESERVOIR & 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 & 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 & master bed room by high quality dish / TV socket & cable.

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

TELEPHONE

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

Individual telephone junction box provision at ground floor for smooth & clear sound.

GROUND FLOOR FACILITIES

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

Prayer space, Guard accommodation, toilet, kitchen, 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 & durable finished roof top, combination of mosaic & tiles to make the roof water proof & decreasing heat.

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

Community room / office room with attached toilet facilities with adequate lighting.

Protective parapet wall & adequate lighting facilities.

Cloth drying area at suitable location.

DOORS

Imported Decorative Main Entrance Door (Solid wood) with:

- (a) Handle Lock (Imported quality)
- (b) Door Chain
- (c) Eye Viewer
- (d) Calling Bell Switch
- (e) apartment Number (Brass/Crafted)
- (f) Door stopper

Main Door frame is made of Teak Chamble(5.75"x2.25") and Main Door shutter is Imported Solid Wood (Brand- TTI).

All internal door frames are made of Teak Chamble (5.75"x2.25") and door shutters are Teak Chamble Veneer flash door.

All bathrooms door frames are made of Teak Chamble (4"x2.25") and door shutters are wooden color PVC laminated.

Features & Amenities

WINDOWS

Sliding Windows as per Architectural Design of the Building
5mm thickness clear glass with mohiar lining with Thai aluminum.

Safety Grills in all Windows.

Mosquito net provision only.

WALLS

Good Quality machine made gas/ coal burn 1st class brick.

Smooth Finish Walls

Exterior wall thickness will be 5"/10" and internal wall thickness will be 5" according to architectural drawing & elevation.

FLOOR & VERANDAH

Mirror polish 24"x 24" homogeneous (China) floor tiles in general floor.

4 inch skirting will be provided.

ELECTRICAL

Art DNA /ABB /MK Electrical Switches, Plug Points and other Fittings connectors' cables will be concealed.

All Power Outlets with earthing Connection.

Provision for Air-conditioners in M.Bed, 2nd Bed & Living.

Electrical Distribution Box with Main switch.

All electric lines wiring would be concealed with PVC pipe.

All electric lines wiring would be concealed with BRB/BBS cable.

Circuit breaker from Havels/Equivalent.

SDB from Havells.

01 (one) 2-pin connection and 01(one) 3-pin connection for each bed room, dining, living and kitchen.

01 (one) 2pin connection for master bathroom for electric razor.

Exhaust fan for all bathrooms.

Washing machine 1no point at suitable location.

01 Refrigerator and 01 deep freeze point at dining space.

PAINTING & POLISHING

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

French polished door frames & shutters.

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

Grills and railing synthetic enamel paint (Berger/ Elite /Asian).

Boundary gates spray finished with duco paint.

Column protective metal corners painted with synthetic enamel paint (Berger/ Elite/Asian).

KITCHEN

Impressively full counter top with tiles .

Double burner gas outlet with kitchen hood provision.

RAK Wall Tiles up to lintel level (12"x18").

Matching 12"x12" homogeneous floor Tiles (RAK).

Concealed hot and cold water line provision with mixer.

One Stainless steel counter-top sink (single bowl single tray 36"x20").

Exhaust fan at suitable position.

01 (one) Electrical Power Points on work top for electrical appliance.



BATH ROOMS

MASTER BATHROOM :

Marble top cabinet basin, commode, water closet by RAK.

Hot & cold water lines provision.

Basin mixer, shower mixer, angle stop cock, moving shower by Sattar.

Porcelain soap case, towel rail, toilet paper holder, basin shelf (RAK).

Wall tiles (12"x18") with matching floor(12"x12") by RAK.

CHILDREN BATHROOM :

Provided with high quality pedestal basin, commode, water closet by RAK.

Hot & cold water lines provision.

Shower mixer, Basin mixer, angle stop cock, moving shower by Sattar.

Porcelain soap case, towel rail, toilet paper holder, basin shelf (RAK) matching with colour.

Wall tiles (12"x18") with matching floor(12"x12") by RAK.

COMMON BATHROOM :

Provided with commode/pan, water closet, pedestal basin by RAK.

Only cold water lines provision.

Bib cock, pillar cock, angle stop cock, concealed stop cock, moving shower by Sattar.

Porcelain soap case, towel rail, toilet paper holder, basin shelf (RAK).

Wall tiles (12"x18") with matching floor(12"x12") by RAK.

MAID/Servant BATH :

Long pan with lowdown (RAK), wall tiles with matching floor (RAK).

CP fittings are Sattar.

Only cold water lines provision.

Large Mirrors in all bathrooms with overhead Lamps.

Uniform floor slope towards water outlet.

All Chrome Plated Fittings and fixture carry Manufacturer's Warranty."

DINING BASIN

Pedestal basin at dining area with light point.

Wall tiles up to lintel level (RAK).

Only cold water provision with Sattar CP fittings.

Structural And General Engineering Features

Total Foundation and Superstructure Design and Supervision by team of reputed and professional Structural Design Engineers.

Structural Design Parameters based on American Concrete Institute (ACI) and American Standards of Testing Materials (ASTM) 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 Vibratos, 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 in structure design.

Structure designed will be flowed by Seismic zone of Bangladesh according to BNBC for Earth quake.

MAJOR STRUCTURAL MATERIALS

STEEL

Deformed Bar Manufactured By AKS/KSRM/BSRM/RSRM/SAS.

CEMENT

Manufactured by Crown/ Lafarge/ Akij / Bashundhara.

AGGREGATES

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

BRICKS

First Class machine made auto bricks.

SAND

I. Fine Sand (FM = 1.2 ~ 1.5)

II. Coarse Sand (FM = 2.5~ 3.0)

UTILITY CONNECTIONS

All Apartments will have independent Gas Connection for two Burners (subject to Government policy).

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 .

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.

Gas Pipeline Connection from TITAS Distribution System as per Total Calculated Consumption, Adequate Safety Measures incorporated.



Terms & Conditions

RESERVATION

Application for allotment of apartments in **GLG DISHA'S REVERIE** 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 and booking money, GLG Assets Ltd. will issue an allotment letter and payment schedule. The applicant/ allottee shall then start making payments as per the schedule of payment.

ALLOTMENT TRANSFER

Until full payment of all installment and other charges & registration; the buyer shall not have the right to transfer the allotment to a third party.

PAYMENT

All payment of booking money, installments, additional works and other charges should be made by A/C payee cheque or pay order or bank draft or cash in favor of GLG Assets Ltd. foreigners and Bangladeshi residing abroad 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 paid.

SCHEDULE OF PAYMENTS

That the SECOND PARTY must strictly adhere to the schedule of payments indicated in this allotment agreement. Delay in payments beyond the schedule date will make allottee liable to pay a delay charges of 5% per month interest on the amount of payment delayed. If the payment is delayed for 30 days, the company shall have the right to cancel the allotment. In such case the amount paid by the allottee will be refunded as per company policy.



LOAN FACILITIES

Should the allottee desire a Housing Loan, the company will do all that is possible to help secure the loan.

DOCUMENTATION VAT & OTHER CHARGES

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

INCIDENTAL COST

Utility connection charges are not included with the price of apartments. The purchasers will also make these payments.

DEVELOPER'S RIGHT

The company reserves the right to make changes in both architectural and structural design of the project.

POSSESSIONS

The possessions of the apartment will be handed over to the purchaser after completion of the apartment and after full payment of the installment and other charges. Until and unless the dues are not paid, possession of the apartment will be hold by the company.

DESIGN CHANGE

During the handover, all allottee must consult with GLG Assets Ltd. about any changes of both architectural & structural within the building complex. Otherwise the developer not liable for any risk/damage due to unnoticed change.

OWNER'S ASSOCIATION

The purchaser must undertake to become a member of the owner's association, which will be formed by the developer with the view of maintaining the general affairs of the complex interest. For reserve fund each apartments must initially deposit tk. 40,000.00 (forty thousand) to the company.

NOTE

Other financial terms and conditions will be followed according to Company rules.

Client will not enforce any change in building elevation.

Up gradation of different finishing material will be done on additional payment.

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CORPORATE OFFICE

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MEMBER **REHAB** **RAJUK** **ENLISTED**

