

an exclusive lake view apartment project of glg assets ltd

the art of living . . .

# GLG Ar Rayyaaain

PLOT # 08, LAKE DRIVE ROAD, SECTOR # 07, UTTARA

AN EXCLUSIVE  
APARTMENT COMPLEX OF



**GLG**  
ASSETS LTD

a home is a building that

*shake the experience*

a home evokes **memories . . .**

**GLG**  
**Ar Rayyaan**  
PLOT # 08, LAKE DRIVE ROAD, SECTOR # 07, UTTARA



It is a great pleasure to introduce our new project "GLG AR RAYYAAN; a 1887 sqft. lake & park view single unit apartment at Plot # 08, Lake Drive Road, Sector # 07, Uttara Model Town, Dhaka.

GLG AR RAYYAAN - 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 AR RAYYAAN - is surely set to make a stunning land mark at UTTARA.

**project name**

GLG AR RAYYAAN

**project address**

PLOT # 08, LAKE DRIVE ROAD, SECTOR # 07,  
UTTARA MODEL TOWN, DHAKA.

**nature**

RESIDENTIAL BUILDING

**storey**

GROUND + 08 LIVING FLOOR

**land area**

4.0 KATHA

**no. of apartment**

08 NOS.

**no. of car parking**

08 NOS.

**no. of elevator/ lift**

01 NOS.

**apartment size**

A = 1887 sft.

**parking**

GROUND FLOOR

**apartment contains**

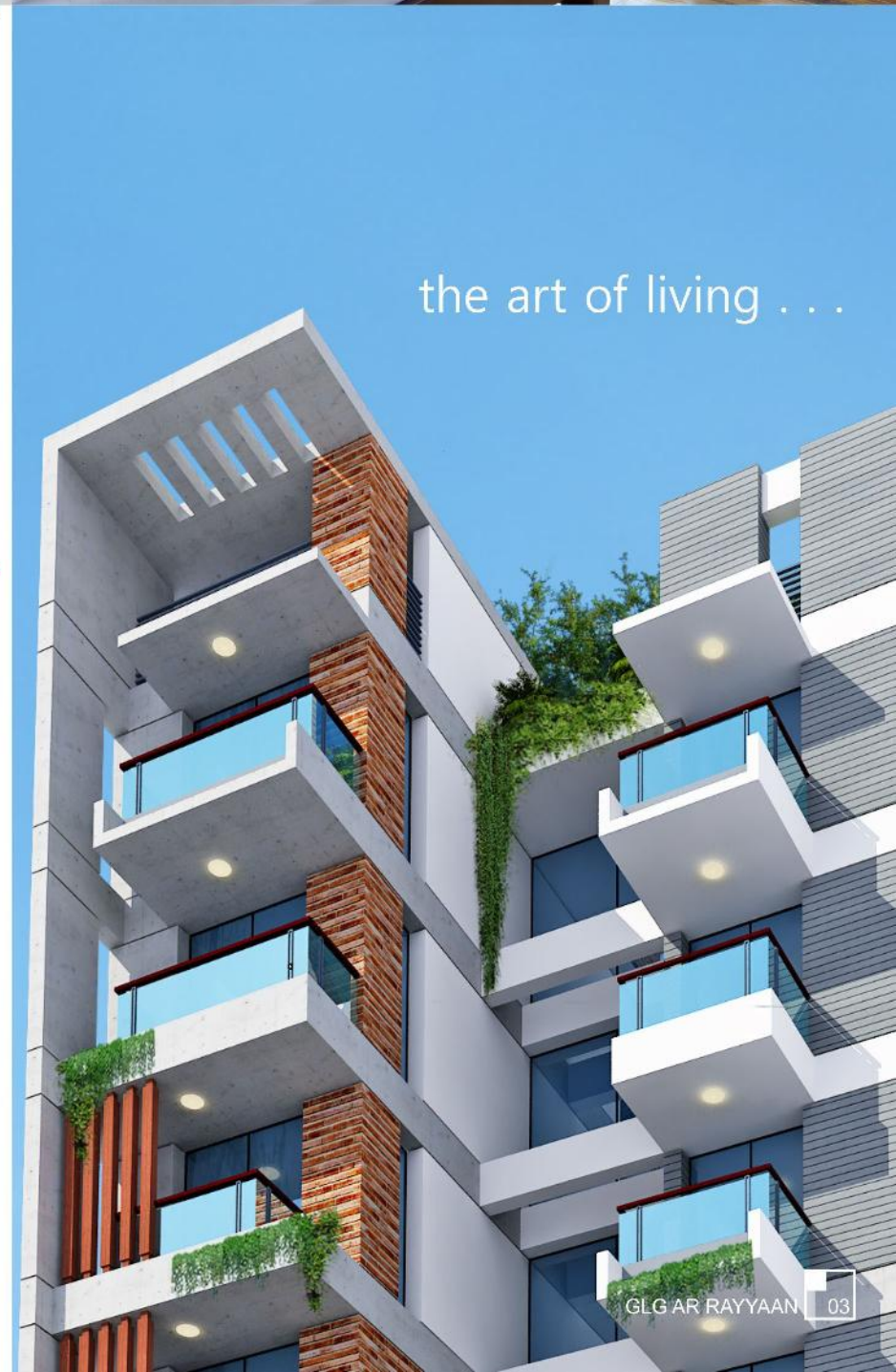
04 BED, 03 BATHS (02 attached), 03 VER, LIVING,  
DINING WITH FAMILY SPACE, KITCHEN WITH VER &  
MAID'S TOILET.

**common features**

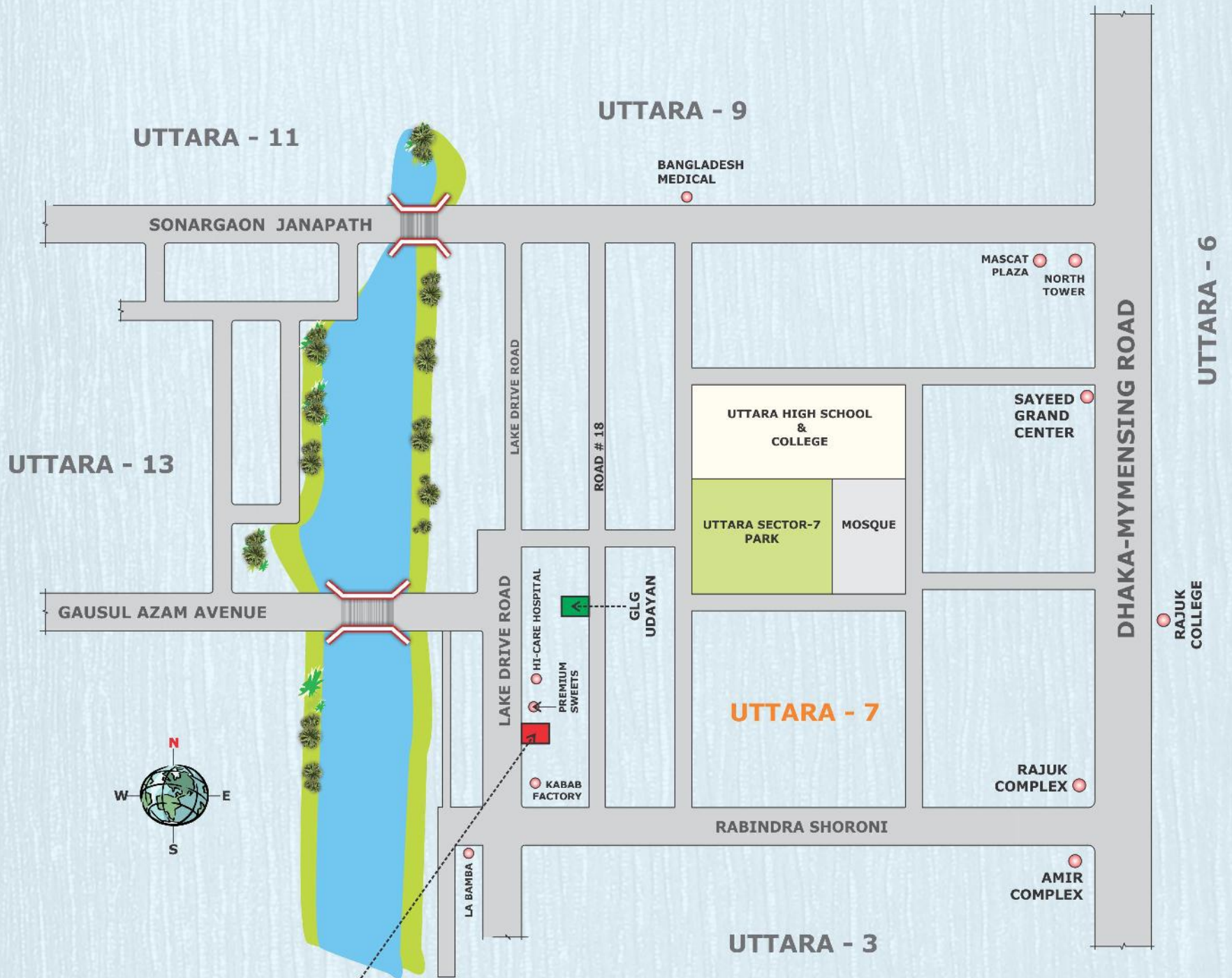
GUARD POST, RECEPTION, SUB-STATION  
GENERATOR ROOM, GUARD & CARETAKER  
ACCOMMODATION AT GROUND FLOOR

PLANTATION, COMMUNITY SPACE, MACHINE  
ROOM AT ROOF-TOP

**PROJECT INFORMATION**



# location map



**GLG**  
**Ar Rayyaan**

PLOT # 08, LAKE DRIVE ROAD, SECTOR # 07, UTTARA

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PERSPECTIVE VIEW OF **GLG AR RAYYAAN** AT UTTARA R/A, DHAKA

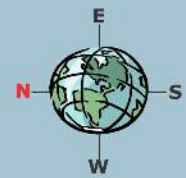


# GLG Ar Rayyaan

PLOT # 08, LAKE DRIVE ROAD, SECTOR # 07, UTTARA



**GROUND FLOOR**



80'-0" WIDE LAKE DRIVE ROAD



# GLG Ar Rayyaan

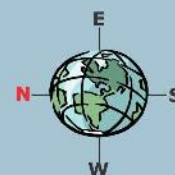
PLOT # 08, LAKE DRIVE ROAD, SECTOR # 07, UTTARA



UNIT TYPE **a**  
1887 sft.



**TYPICAL FLOOR**



80'-0" WIDE LAKE DRIVE ROAD

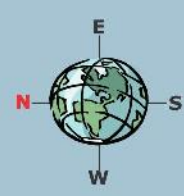


# GLG Ar Rayyaan

PLOT # 08, LAKE DRIVE ROAD, SECTOR # 07, UTTARA



**ROOF-TOP FLOOR**



# Features & amenities

## **BUILDING ENTRANCE**

The front elevation of the building will have a combination of decorative materials with wall creeper.

Project Name (**GLG AR RAYYAAN**) & Logo; Stylish letter on attractive background.

C.C camera provision at entrance.

Security control and guard room.

professionally designed greenery enhanced entrance (as per available space) with water proof halogen lights.

The building will have a heavy ornately designed entrance gate with necessary light fittings.

## **CAR PARKING & DRIVEWAY**

Adequate car parking space will have artistically designed paving tiles .

All columns will be partly tiled or clad with bricks with column guards to prevent damage by cars.

Wheel guard for each parking.

The parking spaces will be reserved through marking respective apartment numbers on the adjacent wall as per allotment.

## **RECEPTION**

Elegantly designed reception lobby .

Reception desk with marble / granite top.

Visitor seating facilities.

PABX / Intercom system connection with each apartment.

Separate Mailbox for each apartment.

## **STAIR & LOBBY**

Designed Wooden hand rail with post throughout the staircase.

Decorative stair & lobby as per Architectural design.

## **LIFT**

One superior 08(eight) persons lift from Sword/ Canny.

Stainless steel cabin and doors.

Lift to have adequate lighting, emergency alarm and intercom line.

## **GENERATOR**

01 unit canopied perkins / cummins generator will ensure uninterrupted power supply.

Sufficient Capacity to cover Common area Lights, Lift, Water Pumps.

01(one) Light & 01(one) Fan in all bed room, Living & Dining.

01(one) light point in all bathrooms & kitchen and 01 (one) two pin socket in each apartment.

## **SUB- STATION**

A Sub-station will be arranged on the ground floor. Brand - Digital power / United Shakti.

## **CABLE TV PROVISION**

Provision for satellite dish antenna with multi channel capacity from the commercial cable TV operator in living area & master bed.

## **ROOF TOP**

Protective parapet Wall.

Planters & seating space.

Quality roof top finishers to make the roof as Water proof area.

Community Room / Office with wash room facilities.

## **WATER PUMPS**

Two Units. European Origin Pedrollo.

## **INTERCOM**

Panasonic intercom set in each apartment to connect reception & others apartment.

Wall mount hand set at suitable location with MK socket.

## **TELEPHONE**

Concealed telephone line in living area & master bed.

## **WATER RESERVOIR**

R.C.C Water proof water reservoir in under ground and roof top.

## **GROUND FLOOR FACILITIES**

Car washing provision near to car parking area. Caretaker's room & cooking space with gas burner.

Toilet for Caretaker, Driver and Guards.

Termite protection treatment in ground floor.

## **DOORS**

Imported decorative main entrance door with:

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

All Door frames are made of Teak Chamble.

All internal door shutters will be made by teak vineer flash door with mortise lock with french polish.

PVC laminated wooden color shutters will be used in all bathrooms.

## **WINDOWS**

Sliding Windows as per Architectural Design of the Building

5mm thickness clear glass with mohiar lining with Thai aluminium.

Safety Grills in all Windows.

Mosquito net provision in all windows.

## **WALLS**

Good Quality 1st class machine made auto bricks.

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" tiles in general floor (China).

4 inch skirting will be provided.

## ELECTRICAL

- ABB/MK/equivalent Electrical Switches, Plug Points and other Fittings connectors' cables will be concealed.
- All Power Outlets with earthing Connection.
- Provision for Air-conditioners in all 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 ABB/Havells.
- SDB from Havells.
- 3 nos. 3-pin power point in each apartment at M.bed, 2nd bed & dining area for refrigerator.
- Washing machine point at suitable location.

## PAINTING & POLISHING

- Soft Color plastic paint in all internal walls and ceilings (Berger).
- French polished door frames & shutters.
- Exterior Wall will be Weather coat paint (Berger).
- Grills and railing synthetic enamel paint (Berger).
- Boundary gates spray finished with duco paint.
- Column protective metal corners painted with synthetic enamel paint (Berger).



## KITCHEN

- Impressively work top with granite .
- Double burner gas outlet with kitchen hood provision.
- Wall tiles along kitchen counter.
- Matching floor Tiles .
- Concealed hot and cold water lines.
- One Stainless steel counter-top sink (double bowl single tray 48") with Mixer.
- Exhaust fan at suitable position.

## BATH ROOMS

### MASTER BATHROOM :

- High quality imported bathtub, cabinet basin with marble counter-top, commode, basin & water closet by cotto.
- Hot & cold water lines provision.
- Bathtub mixer with hand shower, basin mixer, shower mixture, angle stop cock, moving shower by cotto.
- Porcelain soap case, towel rail, toilet paper holder, basin shelf .
- Wall tiles with matching non-slip floor.

### CHILDREN BATHROOM :

- Commode, water closet, pedestal basin by cotto.
- Hot & cold water lines provision.
- Basin mixer, bib cock, concealed stop cock, angle stop cock, moving shower by cotto.
- Porcelain soap case, towel rail, toilet paper holder, basin shelf.
- Wall tiles with matching non-slip floor.

### COMMON BATHROOM :

- Commode, water closet, pedestal basin by cotto.
- Bib cock, pillar cock, angle stop cock, moving shower by cotto.
- Porcelain soap case, towel rail, toilet paper holder, basin shelf .
- Wall tiles with matching non-slip floor.

### MAID'S BATHROOM

- Local made long pan with lowdown, shower & mirror.
- Ceramic tiles on floor & wall

- Large Mirrors in all bathrooms with overhead Lamps.
- Uniform floor slope towards water outlet.
- All Chrome Plated Fittings and fixture carry Manufacturer's Warranty."
- Matching floor & wall tiles will be used in all bathrooms.

### DINING BASIN

- Decorative dining basin at dining area with light point.
- Only cold water provision with 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 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.

## **STRUCTURAL AND GENERAL ENGINEERING FEATURES**

### **MAJOR STRUCTURAL MATERIALS**

#### **STEEL**

Deformed Bar Manufactured By RSM/AKS/BSRM/KSRM.

#### **CEMENT**

Manufactured by Insee/ Supercrete/ Aman Cem.

#### **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. 2.5 FM coarse sand for Sylhet Sand
- II. 1.5 FM for Local Sand.

### **UTILITY CONNECTIONS**

All Apartments will have independent Gas Connection for two Burners.

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 DESA 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.

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



## RESERVATION

Application for allotment of apartments in **GLG AR RAYYAAN** 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 after deducting 5% of the total sales price only after resale of the apartment.

## 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, 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 construction period, 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. 50,000.00 (fifty 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

