



NGN PROPERTIES LTD.





Crating *Homes* that tell your *Story*

HIGHLIGHTS

SUB-HEADLINE HERE |

NGN PROPERTIES LTD.

➤ One of the fast growing companies in Real Estate Sector, specializes in developing quality apartment complexes in the prime locations of Dhaka City.

➤ its mission is to involve itself in making the dreams come true of its valued clients through providing quality apartments at reasonable & desired price.

➤ its vision is set example in Real Estate Sector and Ultimately become one of the leading housing companies of Bangladesh through the utilization of innovative entrepreneurial skill.

➤ We think business is all about crating the difference through the addition of extra value for example, incorporating earthquake resistant devices in the apartment complexes.

➤ To create this value, perform all the duties in a desired way and satisfy our valued clients, our efficient teams of engineers, architects and other expertise has been sorking unhinderedly since inception.



Project INFO

Project Name	: NGN PROPERTIES LTD.
Address	: House # 24, Road # 03, Sector # 15/F Uttara Model Town, Dhaka-1230.
Plot Size	: 03 Katha
Accessroad Width	: 60 Feet/ 30 Feet Coner Plot
Building	: G+6 Storied
Rajuk Ckonstruction	: স্মারক নম্বর - রাজউক/
Approval Number	: 25.39.0000.099.33.287.20
Occupancy Type	: Single Flat & Duplex Flat
Developer	: Theme & Dream Development
Consultant	: Chattogram Consultant



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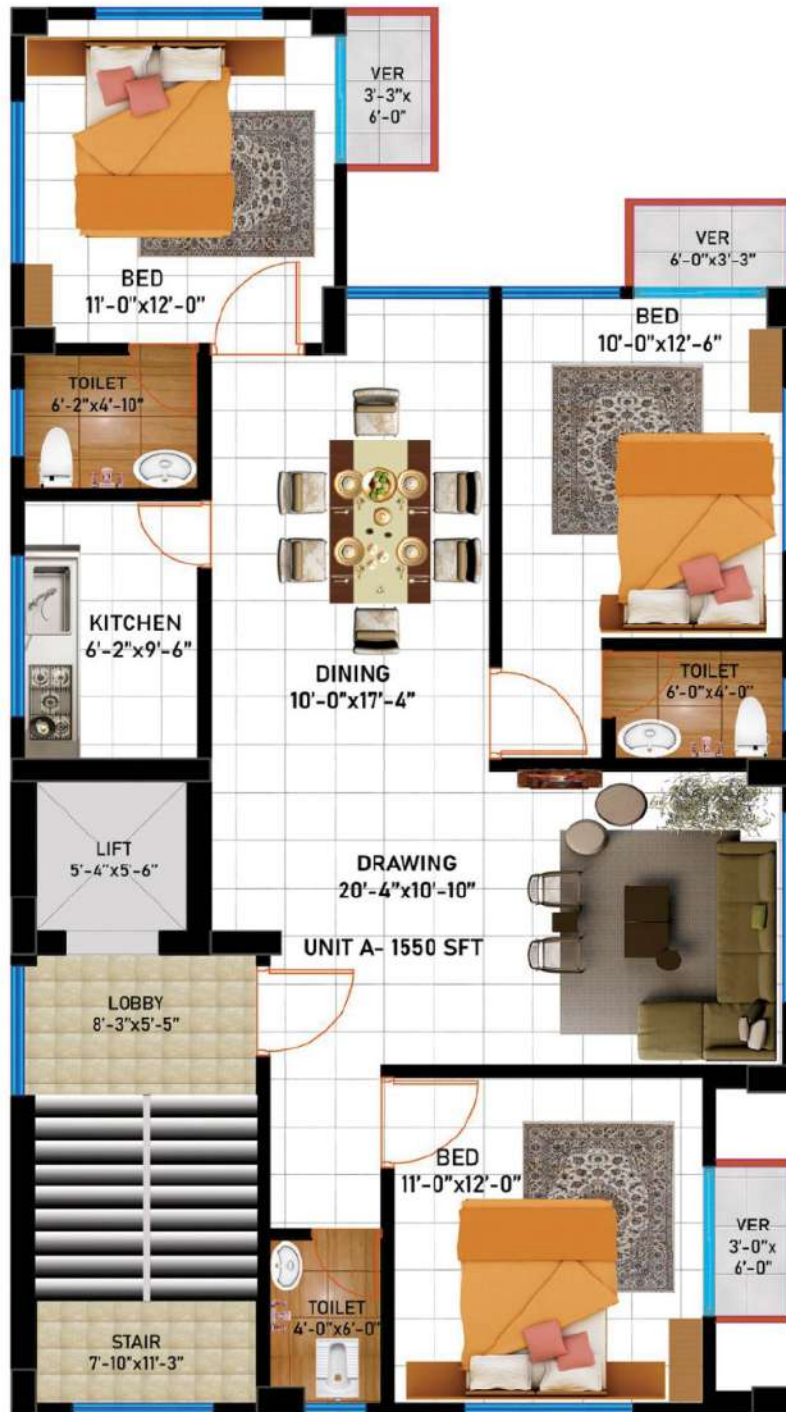




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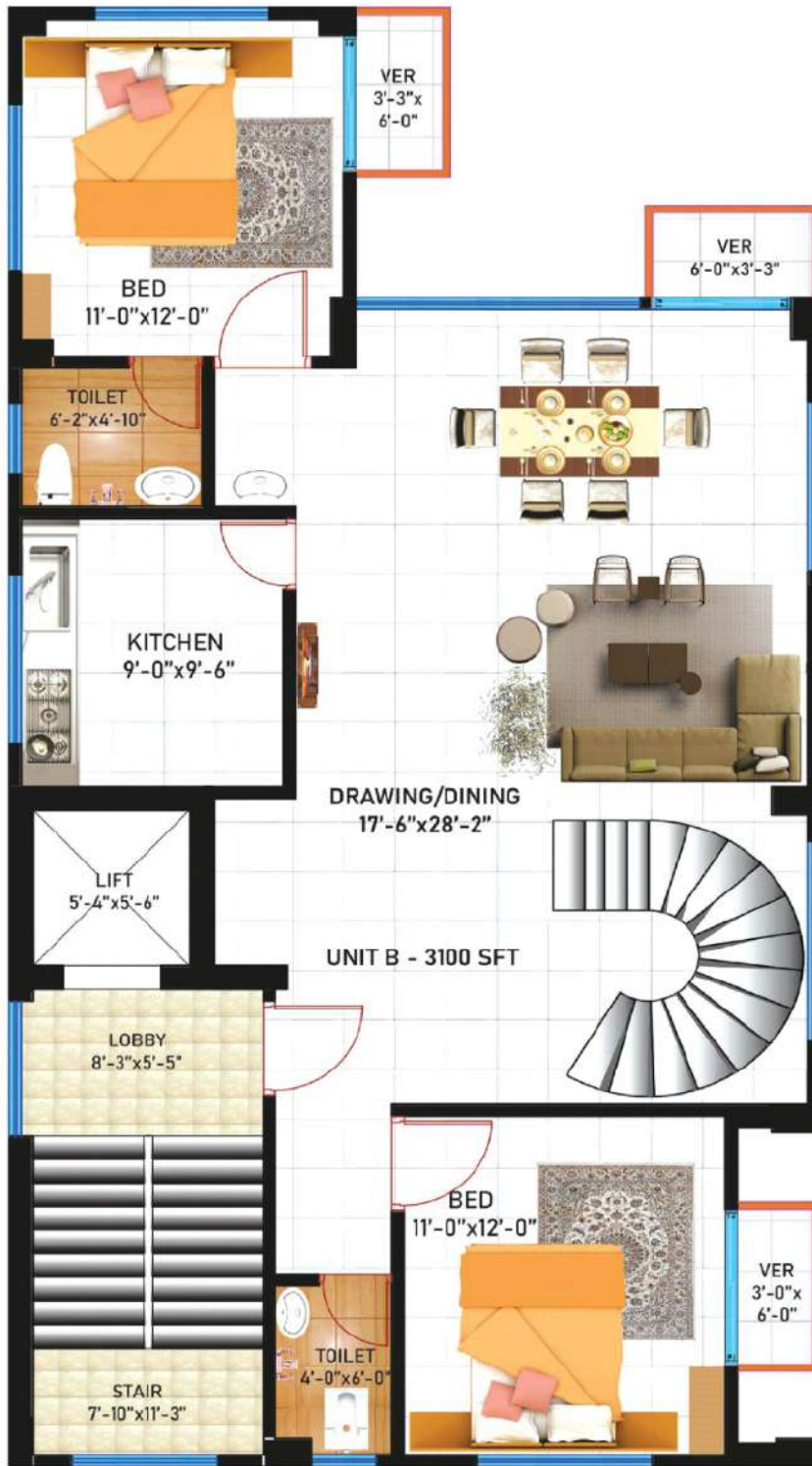
GROUND FLOOR



OPEN RAJUK LAND



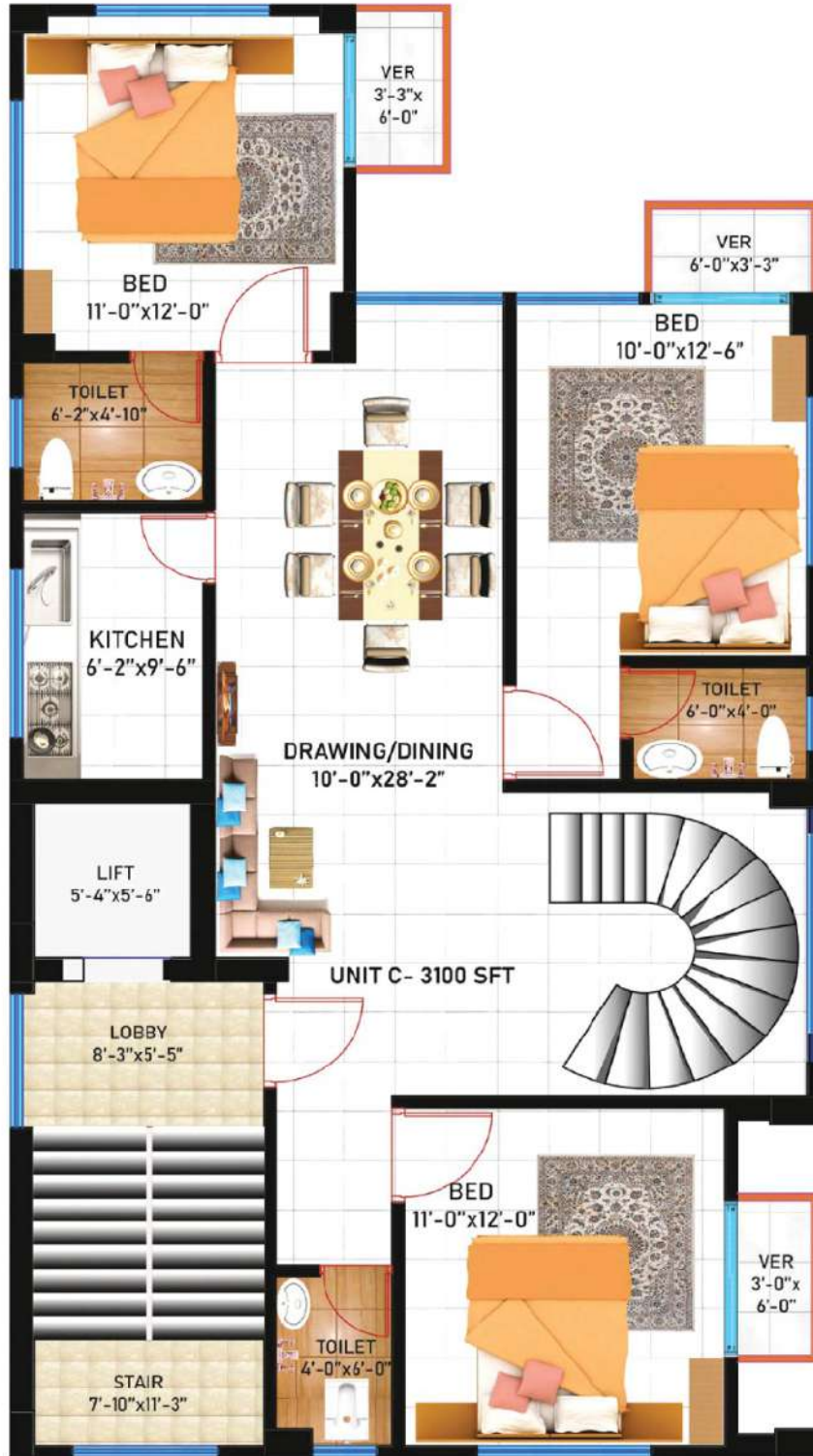
1ST TO 4TH FLOOR **Single Unit**



OPEN RAJUK LAND



5TH FLOOR **luxurious Duplex**



OPEN RAJUK LAND



6TH FLOOR **luxurious Duplex**



OPEN RAJUK LAND



ROOF-TOP VIEW



APARTMENT FERATEURES & AMENITES

BUILDING ENTRANCE

Secured, decorative & styles main gate made of a combination of S.S, wood & others materials depend upon architectural design & perspective view of building. styles & decorative logo (THEME AND DREAM D VE OPMENT) with attractive background (granite/marble) and decorative address plate, TO-LET plate at suitable location in front of project, attractive & captivating plater with adequate lighting in front of building. Guard room & close circuit camera at suitable place in the entrance of the building.

RECEPTION

Impressive & workable R.C.C reception desk as per Architectural design. Mirror polish tiles in floor reception area. Visitor seating facilities & close circuit camera monitoring system at reception area. Intercom connection with each apartment from reception. Notice board at suitable location.

CAR PARKING & DRIVEWAY

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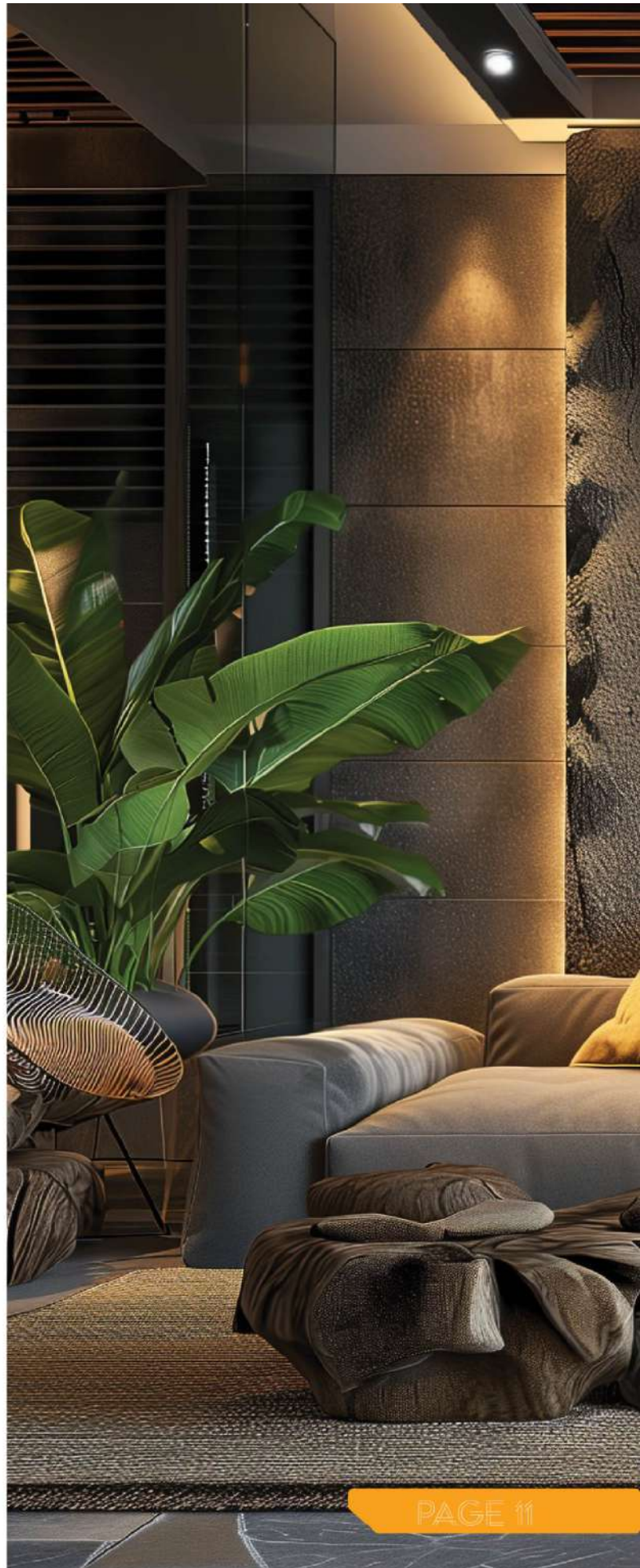
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Comfortable & functional driveway with full pavement tiles. Protective metal column guard & security grill with fiber sheet over boundary wall. Reserve car parking with proper marking & car parking number plate. Striking & decorative false ceiling with adequate lighting at parking & driveway area.

STAIR & LOBBY

Mirror polish DBL/RAK/Equivalent tiles at ground floor lobby & 12"*24" stair tiles at Ground floor to roof top stair with lobby. 24"*" polish tiles on ground floor lift wall & 12"*24" Rustic/mirror polish tiles of other lift wall. S.S hand rail with stair railing through the stair case at Ground Floor to top floor.



LIFT

One Superior Six (06) person's capacity lift JI/AH/equivalent with ARD Impressive and decorative stainless steel cabin & door with adequate lighting inside the lift. Emergency alarm & intercom inside the lift.

ROOF TOP

Aesthetic & durable finished roof top, combination of tiles to make the roof water proof & decreasing heat. Entrancing planter & seating space at suitable location at roof top. Protective parapet wall & adequate lighting facilities. Cloth drying area at suitable location.

GENERATOR

One canopied, soundless & sufficient capacity generator for uninterrupted power supply Jonchi/Rikardo or equivalent to cover the common facilities (Lift, water pump & common space light) and Four (04) lights & Four (04) fans in all bed rooms, living room, dining room in each apartment. One (01) light in all bathrooms & kitchen in each apartment.

Fire Fighting

We will provide firefighting System in hole apartment Building.

WATER RESORVOIR PUMP

Sufficient capacity, leak proofed & hygienic R.C.C Underground water reservoir (UGWR) & overhead water tank (OHWT). Sufficient capacity two (02) unite water pumps (RFL/GAZI/Equivalent).

INTERCOM

Intercom system connected to each apartment from reception (panasonic/Wquivalent). Master set with PABX system at reception & wall mountain 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.

GROUND FLOOR FACILITIES

Terminate protection all though the ground floor & surrounding the boundary. Guard/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.



DOORS

Main Entrance Door (Solid wood) with: (a) Handle Lock (b) Door Chain (c) Eye Viewer (d) Calling Bell Switch (e) Apartment Number (Brass/Crafted) (f) Door stopper Main Door is made of Segun/Chittagong Teak/Equivalent. All internal door frames are made of teak chamble or equivalent and door shutters are cham gold vaneer flash door. All bathroom doors are RFL Cosmic Plastic or equivalent.

MASTER & CHILDREN BATHROOM

Provided commode, water closets by RAK (karala). Hot & cold lines provision. Shower, mixer, basin mixer, anfle stop cock, bib cock, moving shower by Nazma/Sattar or equivalent. Imported S.S soap case, towel rail, toilet paper holder, basin self. wall tiles (12"×24") with border, decor 5 pace and matching floor (12"×12") by Great wall/RAK/DBL or Equivalent.

COMMON BATHROOM

Provided with long pan and pedestal basin by R.A.K karala). Only cold water lines provision. Bib cock, pillar cock, angle stop cock, concealed stop cock, moving shower by Nazma/Sharif/Equivalent. Imported S.S soap case, towel rail, toilet paper holder, basin self. Wall tiles (12"×24") with border, decor/5ps and matching floor (12"×12") by Great wall/DBL/RAK washing machine provision at suitable place.

KITCHEN

Impressively full counter top with 24"×24" tiles. Double burner gas outlet with 1 no kitchen hood provision. Great wall RAK/DBL or Equivalent wall tiles (12"×24") up to 7" height with border & decor maximum 5 pace. Matching 24"×24" Mirror polish floor tiles Great wall RAK/DBL or Equivalent. Concealed hot & cold water line provision with mixer. One stainless steel counter-top sink (Double bowl single tray 20"×36" with mixer by Nazma/Sattar or Equivalent. Exhaust fan at suitable position. Two electrical power points on work top for electrical appliance.

WINDOWS

Sliding Windows as per Architectural Design of the building 5mm thickness ocean glass with mohair lining with Thai aluminum KAI/Equivalent. Mosquito net provision only. Safety Grills in all windows.

WALLS

Good Quality 1st Class brick. Smooth Finish Walls. Exterior wall thickness will be 5" and internal wall thickness will be 5" according to architectural drawing & elevation. FLOOR & VERANDAH 24"×24" Mirror polish floor tiles (RAK/DBL/Equivalent) in general floor. 4-Inch shirting will be provided.



ELECTRICAL

Super star/MK/equivalent Singapore Electrical switches, plug points and other fittings connector's cables will be concealed. All power outlets with earthing connection. Provision for Air-conditioners in Master bed rooms & child room. Electrical distribution box with main switch. All electrical lines wiring would be concealed with pvc pipe. All electrical lines wiring would be concealed with BRB/BBS/equivalent cable. Circuit breaker from Havells/Equivalent. SDB from Havells 1no 2-pin connection and 1no, 3-pin connection for each bed room, dining, living and kitchen. 1no. 2-pin connection for all bathrooms for electric razor. Exhaust fan provision for all bathrooms. Washing machine 1no, point at common bath area. One refrigerator and one deep freeze point at dining space.

PAINTING & POLISHING

Soft color plastic paint in all internal walls and ceilings (Berger/Asian paint or equivalent). French polished door frames & shutters. Exterior wall will be weather coat paint (Berger/Asian paint or Equivalent). Grills and railing synthetic enamel paint (Berger/Asian paint or Equivalent).

MAJOR STRUCTURAL MATERIALS STEEL

Manufactured by BSRM/KSRM(72.50 Grade Deform bar).

CEMENT

Manufactured by Lafarge Super Crete

AGGREGATES

stone chips will be used on Foundation, Columns, Grade beams, floor beams, UGWR & OHWR.

1st class Auto brick picket chips will be use on slabs & stair.

BRICK

First class gas/coal burn auto bricks (Machine MAde).

UTILITY CONNECTIONS

All Apartments Will have independent Gas Connection for two Burners. It will depend on Government policy.

GENERAL AMENITIES OF THE COMPLEX

Electricity supply approx. 220V/240V from DSCO source with separate main cable and LT panel/Distribution Board. Water supply Connection from WASA sufficient as Total Calculated Consumption. Underground water Reservoir with one Main Lifting pumps and standby pump. Sewerage system for long-term requirement.





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Contact Us



01733310814



01775791627



ngnpropertieslimited@gmail.com



House 01 Road 4/A Sector 15/C-1
Uttara, Dhaka-1230



www.ngnproperties.com