

THE
PALMS

Plot-37, Block-B, Aftabnagar, Dhaka

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AT A GLANCE

Plot-37, Block-B, Aftabnagar, Dhaka



Built Over 5 Katha



Number of Floors: G+9



Single-unit, 3-4 Bedrooms



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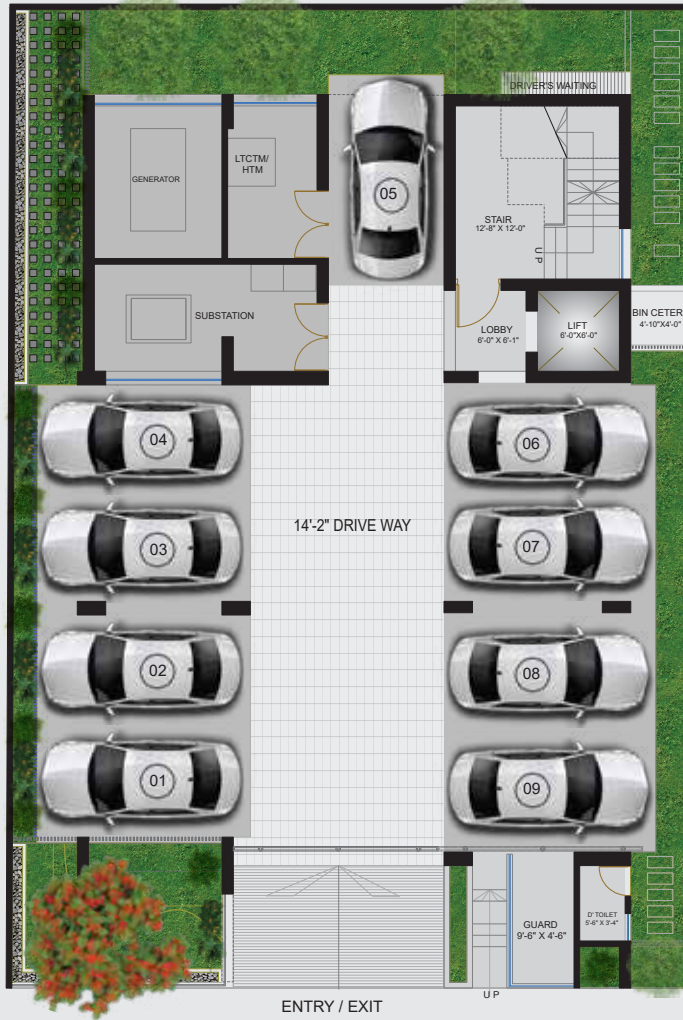




BUILDING ENTRANCE

- The front elevation of the building will have a stylish combination of groove, glass, and paint (as per design).
- Greenery enhances the stylish entrance gate with a concierge for easy monitoring of the building round the clock.
- CCTV monitoring system for 24/7 surveillance of the building with cameras covering the periphery of the building.

40' EXISTING WIDE ROAD



100' EXISTING WIDE ROAD

GROUND FLOOR PLAN



- Approach ramp will be covered with tiles (as per design).
- Proper drainage facility around the periphery of the building for easy water drainage on the ground floor.
- Garbage bin with easy access for the residents and garbage collectors.
- Guard room with toilet facilities.
- Intercom connection from concierge to all apartments
- There will be 9 parking spaces on the Ground floor.
- Parking spaces will be reserved for respective apartments

3RD FLOOR PLAN
2212 SFT





5TH & 6TH FLOOR PLAN 2212 SFT



9TH FLOOR PLAN
2072 SFT + TERRACE 83 SFT



N ROOF FLOOR PLAN



ROOFTOP FEATURES

- Aesthetically landscaped rooftop with waterbody.
- BBQ area with portable BBQ tray.
- Lime terracing of adequate thickness for protection from heat.
- Protective parapet wall/railing 4'-0" high around the periphery.
- Separated clothes drying area with lines for drying laundry.





APARTMENT FEATURES

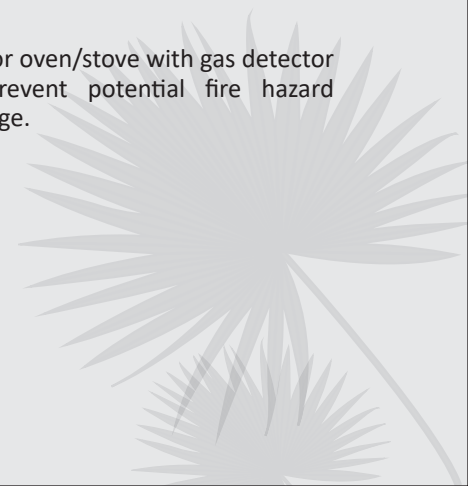
Floors:	32"x32" mirror polished made-in-Bangladesh tiles in foyer, bedrooms, living room, dining cum family lounge and all verandahs. Kitchen verandah with non-slippery local tiles matched to the floor scheme.
Main Door:	Solid Chittagong Teak 3'-9"x 7' main entrance door with door handle with Smart fingerprint access door lock with one look-over camera, and a 2-way voice support function.
Internal Doors:	7' high French polished veneer door shutters with Teak chamble door frame for all internal doors except bathrooms. Cylindrical lock in all internal doors.
Sliding doors & windows:	Sliding glass windows and doors used as per the floor plan, complete with mohair lining, rainwater barrier, and fly-proof netting.
Basin:	Provision for basin in dining area.
Security & Safety:	Safety grills on the windows and full height grill on the kitchen verandahs.
Painting:	Smooth finished plastic paint on all internal walls and ceilings.
Electrical:	Imported gang-type electrical switches, plug points, and other fittings. Provision for air conditioners with power points in all bedrooms, living room, dining cum family lounge as per Electrical Design. Internet connection point in dining cum family lounge. Staff calling bell switch in the Master bedroom. Remote control light and fan switch in the living room and dining cum family lounge.
Lights:	Provision for wall brackets in all bedrooms, dining cum family lounge and common area. Appropriate lighting in all bathrooms, kitchens, and verandahs.
Cable Connections:	Concealed television line in all bedrooms and family cum living area.

BATHROOM FEATURES

Door:	Laminated door shutter with Teak Chamble solid door frames.
Sanitary ware:	Imported sanitary ware.
C.P fittings & Accessories:	Made-in-Bangladesh.
Shower Area:	Customized shower area with curtain rail as per design.
Tiles:	Wall tiles (up to 7' height) and floor tiles made-in-Bangladesh.
Countertops & Basins:	Marble countertop imported cabinet basin in the Master bathroom and other bathrooms will have imported pedestal basin as per the developer's choice. Mirrors in all bathrooms.
Waterline:	Concealed Hot and Cold waterlines in all bathrooms including staff bathroom.
Staff Bathroom:	Wall and floor tiles with long pan and moving shower

KITCHEN FEATURES

Platform:	Granite in the kitchen countertop.
Wall & Floor Tiles:	Wall tiles (up to 7' height) and floor tiles made-in-Bangladesh.
Waterline:	Concealed Hot and Cold waterline.
Sink:	Single bowl sink.
Gas Connection & Detector:	LPG connection for oven/stove with gas detector connected to prevent potential fire hazard through gas leakage.



Lift, Lobbies & Staircases:

- 1 (One) high-quality 8-passenger lift (from reputed international manufacturer as per the developer's choice) to be installed with auto voltage regulator, inverter, adequate lighting, full-height photocell sensor, and emergency alarm, mirrors on the wall, handphone, stainless steel mirror etching finish on the doors at the ground floor and hairline finish on other floors
- Tiled staircase for easy maintenance and a clean look.
- Tiled floors with attractively designed lift walls will complete the elegant look of lift lobbies on every floor.
- Lifts to have Plasma Air inside the lift cabins.
- Sliding window in stair landing to ensure light and ventilation

Generator:

- A diesel-run emergency auto start/stop canopied generator will be imported from Europe for use in case of power failure with:
 1. Engine-Perkins/Cummins or any good quality as per the developer's choice.
 2. Alternator-Stamford/Mecc-Alte or any good quality as per the developer's choice.
- Generator will support the following:
 1. Lift, water pump, and lighting in the common space and stairs.
 2. One light and one fan point in every room, one light point in the kitchen, and all

bathrooms:

3. One point for the refrigerator and one point for television.

Water:

- Underground water reservoir with lifting pump to store two days' consumption capacity.
- An overhead water tank above the rooftop with capacity to serve half-day requirements.
- Suction Pump to ensure uninterrupted water supply.
- One standby water pump for emergency

NOTE: All optional work or additional fittings and fixtures (according to customers' choice) may be done at an additional cost after approval of bti. Kitchen cabinets and built-in wardrobes may be ordered separately at an additional cost. Interior design consultation set up through bti is also available at an extra cost.

Structural & General Engineering Features

- Structurally strong building design based on ACI/BNBC/ASTM to withstand 210 km/hr winds and earthquake resistance as per BNBC.
- Machine made concrete Hollow block or Solid bricks and damp treated salinity proof as per developer's choice to be used.
- All structural materials including steel, cement, bricks, Sylhet sand and other aggregates etc. screened for quality including laboratory testing.
- Systematic testing in quality control laboratories of concrete and other completed work samples, at every stage.





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