





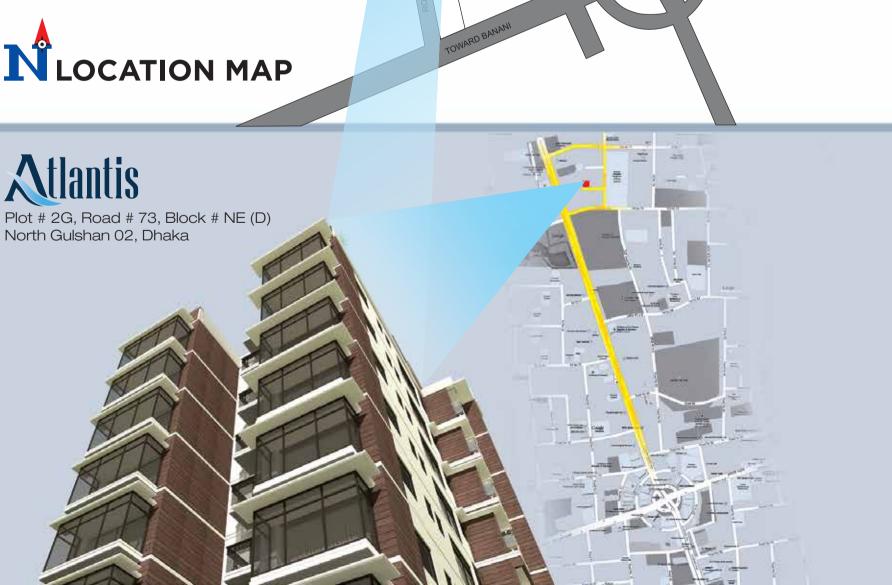
Atlantis has been designed to perfection, allowing ample natural light and easy ventilation to brighten your home. To complement the magnificent architecture and design, only the premium quality fittings and fixtures have been used throughout your home. Our commitment is to detail and all of these minutely designed perfections culminate into an impeccable blend of luxury, style and excellence in living. The tranquil roof garden, the entertainment area adjacent to your living room and all of the little comforts that this home offers are yours to appreciate. With single unit apartments, you share these comforts with just a select few likeminded neighbors.

Amidst the onslaught of tensions ever present in Dhaka city, a home at Atlantis will be your safe haven, your very own sanctuary to feel that necessary sense of rejuvenation essential to begin your day refreshed and rejoiced.

### **EXCELLENCE IN EXCLUSIVITY AND ACCESSIBILITY**

With a number of embassies scattered around you, a home at Atlantis gives you a very exclusive feeling. That only tells part of the story though. Atlantis is just a short stroll away from Gulshan Avenue, allowing you to enjoy all the pleasures of Gulshan. Take your pick from the myriad of exclusive eateries, restaurants and coffee shops scattered around Gulshan and Banani, quite easily the food hub of Dhaka City. All the major banks are littered around you for your convenience, and your medical needs are taken care of at United Hospital a stone's throw away. The most elite and prestigious schools of Dhaka are just a short drive away, as are some of the best universities. Your grocery and shopping needs will be more than satiated at the high end shopping plazas and superstores, and all the international clubs in Gulshan ensure you never fall short of recreation after a stressful day at work.





ULSHAN

PAKISTAN EMBASSY

GERMAN EMBASSY

**GULSHAN LAKE** 

NORTH AVENUE TOWARD BARIDHAR





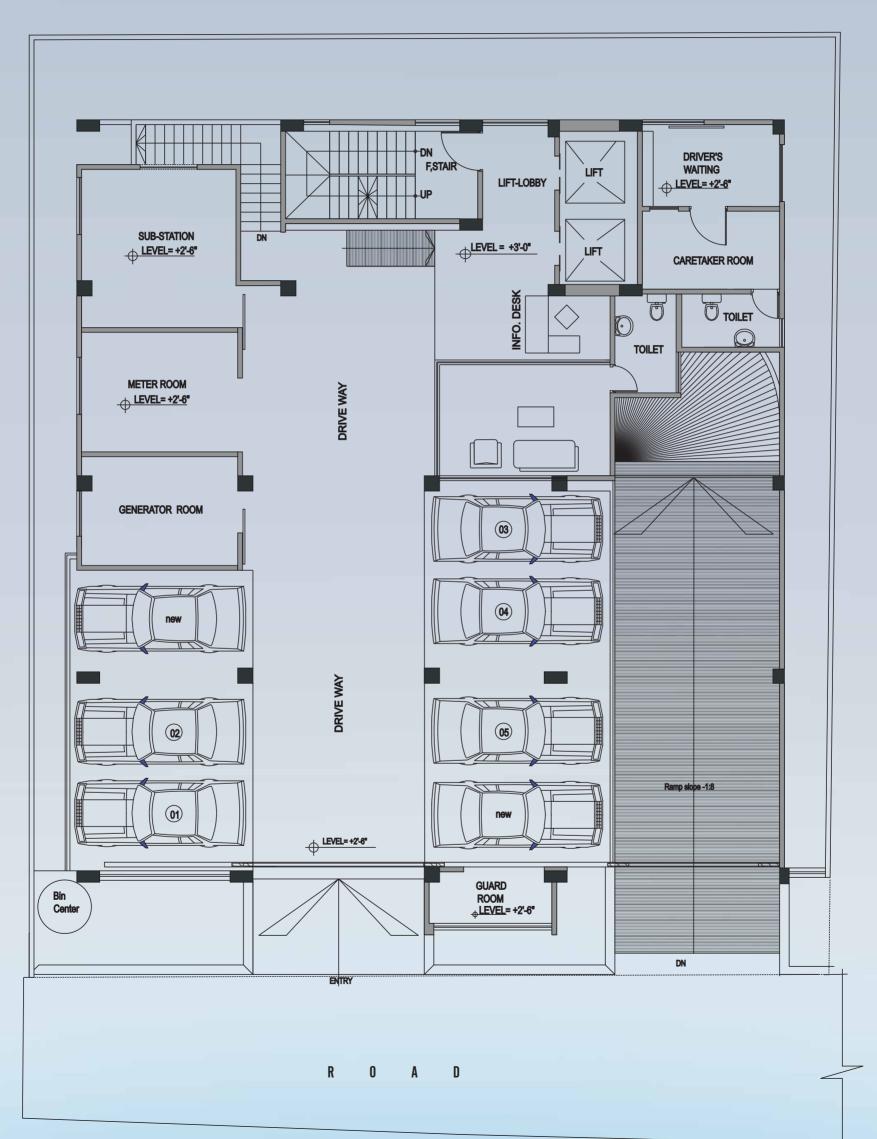
# THE INCREDIBLE OPULENCE

Atlantis' exceptional architecture is a gift to the eyes of the beholder. As the gates open, you encounter the quintessence of lavishness and artistry, fully adorned with a striking combination of cladding and paint. The ultramodern exteriors of this building add definition to the essence of opulent living as do the inviting interiors, with a promising juxtaposition of haute and harmony. The reception lobby with its exquisite artistic appearance guarded with a frameless glass entrance door makes the careful balance of style and elegance evident the moment you step in.

# PRACTICAL DESIGN

- The architecture of Atlantis incorporates open ventilation and natural light into your home.
- Air spaces and voids are located to maximize crosswinds.
- Single units give you privacy.
- Central water purification facilities let your home make the most of its natural resources.
- Bay windows with master bedroom and second bedroom.

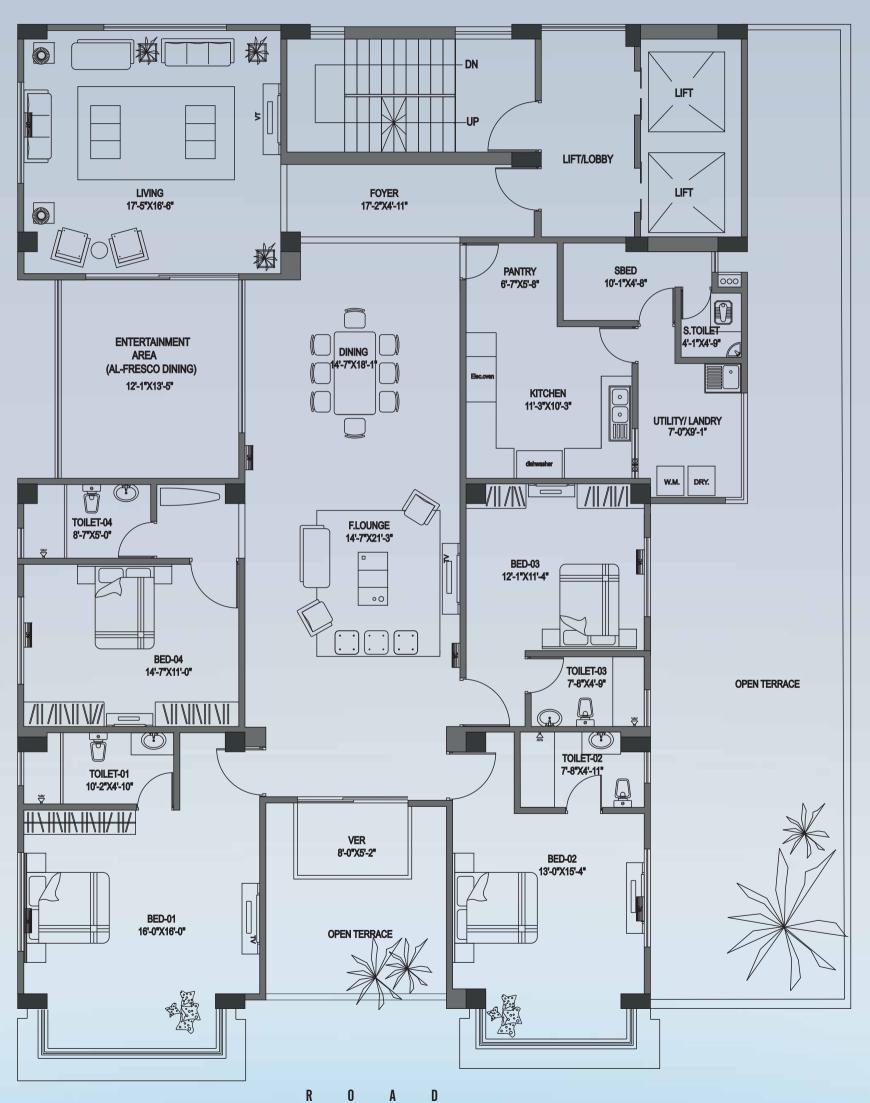




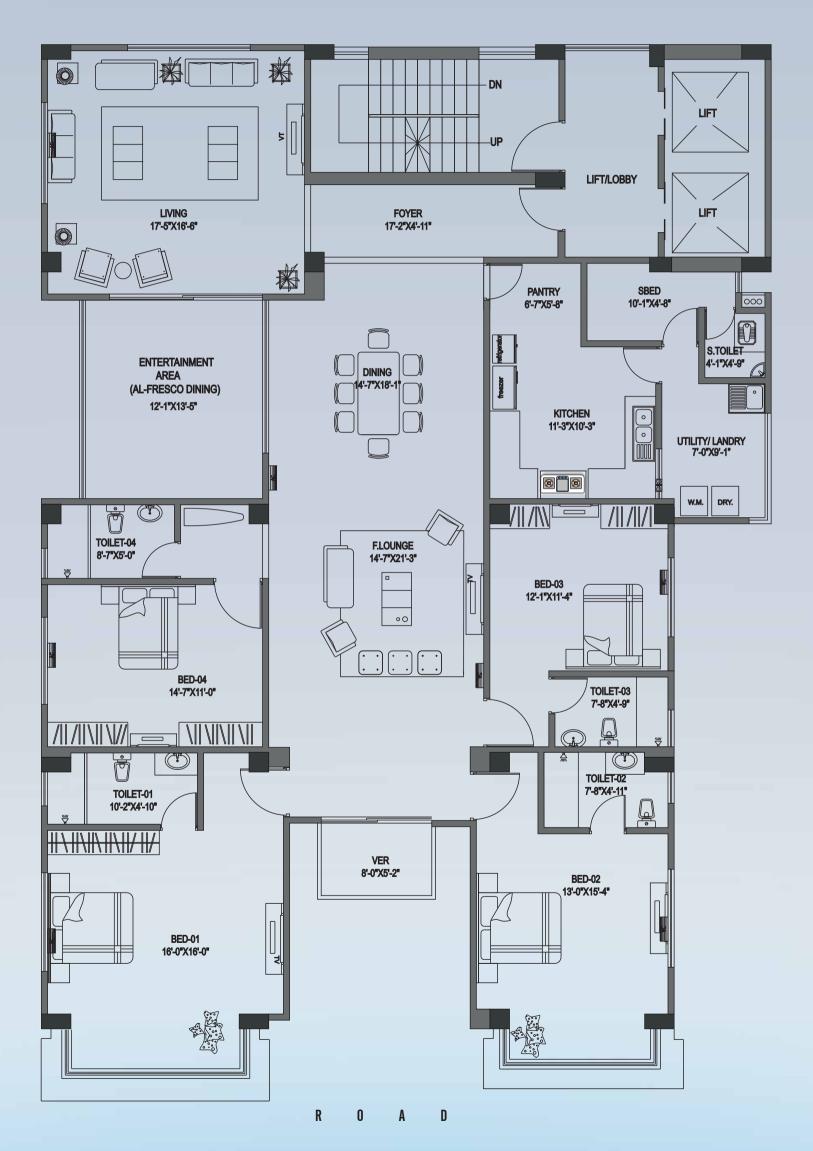
# BASEMENT FLOOR PLAN



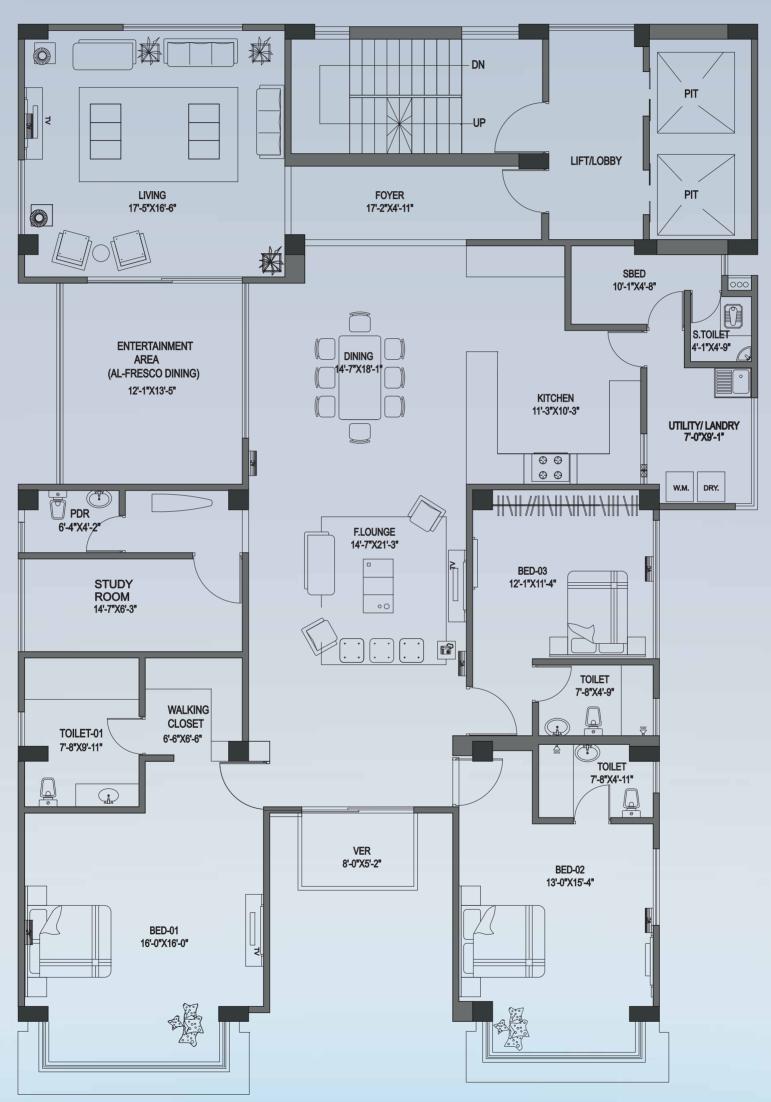




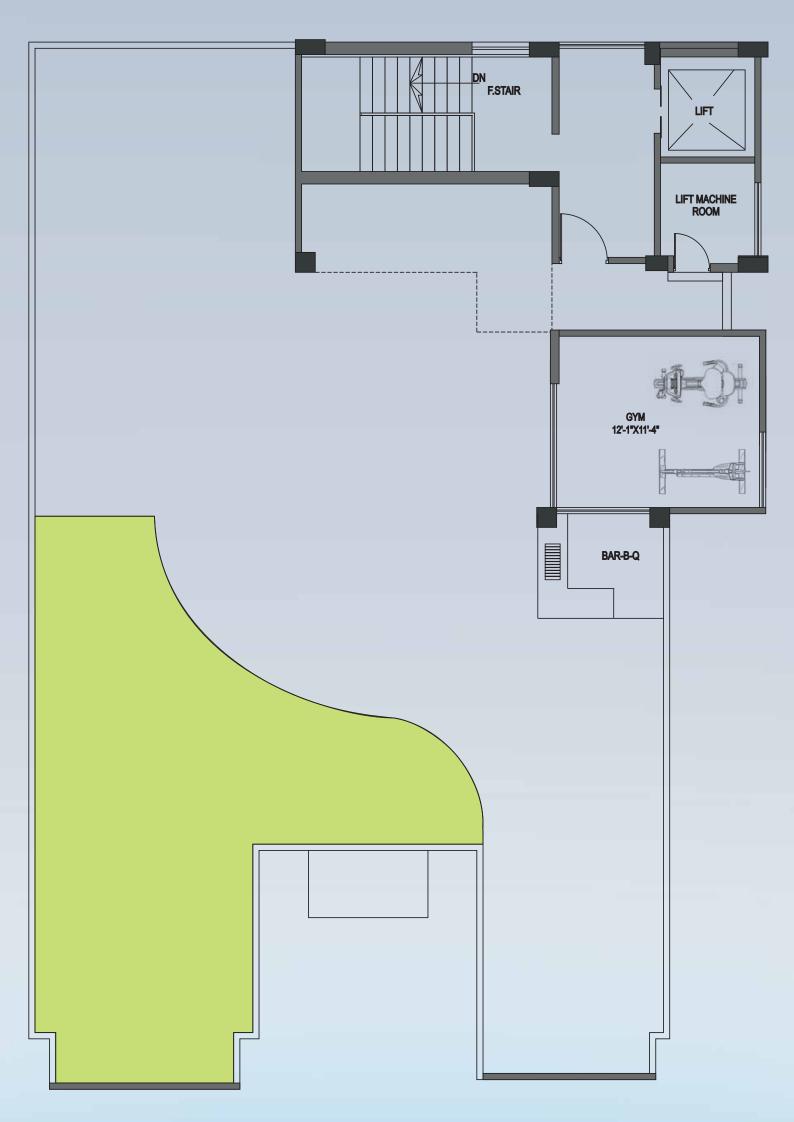












R O A D

#### THE LEISURELY HAVEN

The rooftop of Atlantis is a fabulous multipurpose facility; a serene sanctuary for you to relax and unwind in, or a lively and exciting space to entertain your friends and family. Paved patio area, lined with shrubbery and planters, together within protective parapet walls creates an immediate visual treat. The space is interspersed with a green lawn and together with comfortable seating around the softly lit greenery, it's sure to delight your loved ones for many nights.



## ELEMENTARY CONVENIENCES

#### **GROUND FLOOR**

- An elegant guest reception lobby with an air-conditioned visitors' waiting area clad with marble floors/a selection of stylish and elegant materials.
- Tall rooms with high ceilings to allow for ample light and ventilation.
- Approach ramp will be covered with paving tiles according to land size (as per design)
- Plants and greenery wherever possible on the ground floor for easy maintenance and to make for that neat look.
- A strategically placed Guard room for monitoring of gates round-the-clock.
- CCTV network connected with master bedroom and lift lobby, basement and rooftop.
- A drainage facility around the periphery of the building to allow easy water drainage on the ground floor.
- Garbage disposal with easy access for residents and garbage collectors.
- A caretaker room with toilet for comfortable accommodation.
- Video intercom connection from concierge (guard room) to all apartments to ensure maximum security.

#### **BASEMENT FEATURES**

- The basements will be designed with proper light and ventilation provision through suitably located voids, periphery openings and the use of heavy duty exhaust fan.
- Drivers' waiting area
- Water drainage system, a water suction pump and use of barricades are designed to ensure fast and easy water drainage and are provided as preventive measures in case of any water related hazard or flooding into the basement.
- Basement floors to be fully tiled with pavement tiles as per design.
- Basement will be adequately lighted throughout.
- Convex lens at each corner of driveway.
- Water sprinklers.

#### **PARKING**

- 16 parking spaces provided.
- For its beautification the parking area will have decorative false ceiling (as per design) in ground floor.
- All columns will be partly painted, tiled or clad with brick, wood, culture stone, etc. with column guards to prevent damage by cars.
- There will be wheel guards for each car parking.
- Parking spaces with wider wheel guard & hidden drainage will be separately marked for individual apartment owners as per allotment.
- Convex lens at the entrance of the basement and well lighted car park markings ensure safety.





#### UNINTERRUPTED POWER

In order to maintain electricity 24 hours a day throughout the year in case of power outage, an Auto Starter Canopied Generator (imported from Europe) supports 100% back-up electricity supply inside the apartments as well as for the lift, water pump, lights in common spaces and stairs.

- 1. Engine-Perkins/Cummins or good quality as per developer's choice.
- 2. Alternator- Stamford/ Mecc-Alte or good quality as per developer's choice.

#### FIRE PROTECTION SYSTEM

Fire escapes with fire protected doors and handles, are positioned at convenient locations with fire alarms at every floor to give auto alarms in case of emergency. Each floor is also provided with Fire Extinguishers.

# MODERN JUTILITIES

#### **WATER**

- Underground water reservoir with capacity of up to 2-days' consumption.
- An overhead tank on the rooftop serves the homeowners with a capacity of half-a-day's consumption.
- 2 Lifting pumps include a standby water pump for emergency use.
- Pressure pump connected to all bathrooms (of the top 2 floors) will be installed to ensure a fast and steady flow of water.
- A central water purification plant will supply treated fresh water to all apartments.
- Provision for Electric Geysers to ensure hot and cold water supply to all water outlets.
- Water supply with a common meter for main connection from WASA.

#### **GAS**

- Gas connection from TITAS (subject to provision by the Govt.)
- Allotment of gas pipeline (G.I. pipe) connection as per total calculated consumption
- Individual gas riser with regulator for each apartment.

#### **ELECTRICITY**

- Individual digital meter for electrical connection in each apartment.
- Separate digital meter for common use.
- An auto-starter generator to ensure 100% back of electricity supply in case of power failure as described earlier.

# STATE-OF-THE-ART APARTMENT FEATURES

#### **FLOORS**

- Elegant marble (Italian origin) is prevalent throughout the apartment in the foyer, bedrooms, dining room, living room and family lounge, except verandah.
- 24"x24" mirror polished, imported tiles will be used in all the balconies

#### **DOORS**

- Pretreated, termite protected wood will be used throughout the building.
- Main entrance door will be double leaf of solid Burma Teak, 5'0" wide 11" wall cover, and will include apartment name plate, door chain, check viewer, door knocker, door handle with mortise lock and security lock.
- Strong and durable Burma Teak French polished solid door shutters with Handle lock in all internal doors.
- Fabricated Sliding safety grill with aluminum sliding doors, using thick sections and good quality bearing wheels provide for smooth sliding and minimum sound. Mosquito sliding net doors sections in rooms connected to verandahs.

#### **WINDOWS**

- Sliding windows with mohair lining and rainwater barrier in 4" aluminum sections with multiple sliding (as per design)
- Aluminum windows in bathrooms and kitchens.
- Fly-proof netting in aluminum sections on all windows
- Hollow square bar safety grills on windows painted with enamel paint (as per design.
- Stainless Steel verandah railing with tempered glass (as per design).
- Full height and full width aluminium glass window in living and dining room with safety grill.



#### **ELECTRICAL FEATURES**

- All power outlets with earthed connections
- Imported gang type electric switch, plug-points and other fittings (as per developer's choice), with concealed electric wiring (BRB or Paradise or BBS or good quality, as per developer's choice).
- Electric distribution box with main circuit breaker (Siemens or ABB or good quality, as per developer's choice).
- Direct intercom connection with Concierge (guard room).
- Concealed spotlights in ceiling in bedrooms, dining, living & family living (as per design).
- Fancy light fixtures in bedrooms, living & family living.
- Provision for satellite dish antenna connection along with cable network connection in bedrooms, living & family living.
- Power points for air Conditioners in all rooms.
- Telephone connection point in master bedroom and living room.
- Concealed ceiling fan provision in bedrooms, living room, dining room & family living room.
- LED light points in all bedrooms.
- Maid's calling bell switch in the master bedroom & dining space.





## STRUCTURAL & GENERAL

### **ENGINEERING FEATURES**

- Building built to 109'-0" ft height with the ground floor height of 12'-6" and floor to floor height of each apartment 10' ft in accordance with FAR and RAJUK regulations.
- Structurally strong building design based on ACI/BNBC/ASTM to withstand 210 km/hr winds and earthquake resistance as per BNBC.
- High strength deformed (HSD) steel reinforcement.
- · Adequate concrete design strength based on USD.
- Stone as aggregate to be used in all major RCC structure.
- All bricks to be used will be machine made or hollow brick and damp-treated salinity proof.
- Total foundation and superstructure design and supervision by a team of reputed and professional structural design engineers.
- Structural analysis for design carried out by "EXACT" method that utilizes the latest computer software.
- Heavy reinforced cement concrete foundation.
- Systematic structural combination of steel reinforced concrete frames and shear wall core.
- Floor slabs all reinforced cement concrete.
- Sub-soil investigation and soil composition comprehensively analyzed by latest testing equipment and laboratory techniques.
- Comprehensive section-by-section checking and testing of all steel reinforcement by professional design and supervising engineers.
- All structural materials including steel, cement, bricks, Sylhet sand and other aggregates etc. of highest standard and screened for quality including laboratory testing.
- Direct supervision at every stage of construction by a team of experienced and qualified civil engineers to ensure highest quality of workmanship.
- Modern construction site equipment employed includes steel cutting equipment, welding equipment, concrete mixers, concrete vibrators, water pumps, leveling equipment, steel shutter & steel scaffoldings etc
- Systematic testing in quality control laboratories of concrete and other completed work samples, at every stage.



## **RAJUK APPROVAL**

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	ক্রম-৩০২ (বিধি-১৪ দ্রষ্টবা)
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ক, অনুমোলনকৃত নকশা অনুযা	টা নির্মাণকাজ সম্পাদন করিতে হইবে। যদি নির্মাণ অনুযোদনগঢ়ের নিয়ম লক্ষন করিয়া
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খ, ইমারত নিমাশ বিধি অনুযায়ী	নির্মাণকাজ কলর পূর্বে এবং নির্মাণ কাজের প্রিছজরে পৌছানোর পর নির্মারিত ফরম এর
মাধ্যমে সামগ্রিক বিখটি কর্তৃ	পঞ্চকে অবহিত করিতে হইবে।
ণ, কর্তপক্ষ কর্তৃত্ব হথানিয়মে	Occupancy Certificate প্ৰদান বা কয়া পৰ্যন্ত নিৰ্মিত ইমানত/প্ৰকৃত্যের বাবছার তক্ত
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v. Yunev Sofrete non esce	অনুমোদন প্ৰকাৰিত অমি বা প্ৰটোৱ কোম আইনত অধিকাৰ, দখল বা মালিকামা প্ৰদাম কৰে
म् ।	अपूर्णांना विकासक जान या प्रकार देशन जाहरूक व्यवकात, तनत वा स्थापकार विवास करव
	ক্ষ্মী করু দাইয়া কোন বিবাদ থাকিলে অথবা জন্ম অনুমতিপত্তের উল্লিখিত শর্মসমূহ ভঙ্গ করা প্রদত বিবরণসমূহ অসতঃ হুইলে অথবা কোন প্রয়োজনীয় তথ্যানি খেলন রাখা হুইলে অথবা
যে উদেশ্যে নকশার অনুমতি	দেওয়া হইহাছে সেই উদ্দেশ্য ভিন্ন অন্য কোন উদ্দেশ্যে ব্যবহাৰ করা হইলে Building
Construction Act, 1	952 (Act No. II of 1953) এর ধারা-৯ অনুযোগী অনুযোগন বাতিল বলিয়া থণ্য ছইবে
চ, বর্তমান অনুমোদনের তারিং	র ইউতে ০০ (তিন) বহসর পর্যন্ত নকশার অনুযোগন বলবং থাকিবে। এই সময়ের মা
ানমাণকাৰ তল না কৰা হয়। কৰিতে হইবে।	সে সমলনীয়া অভিন্যান্ত ইওয়া পূৰ্বে ব্যৱসমূক কিন জ্বনাপুৰ্বক আবেদনের মাধ্যমে নবায়ন
	াথা-সমকারী ও বেসরকারী যে কোন প্রতিষ্ঠান কর্তৃক যুকুম পর্যাসের বেলায় প্রতিবন্ধক নহে।
	বিশালককার ও বেলককার বাবে বিলাল আক্তরণ কর্তৃক ব্যুক্ত সমস্যার বেলার বাবেক্তক নাহে। পতি চকুম দক্ষা কবিয়া শইতে পারেন, ইয়াকে প্রচলিত অবীনানুষায়ী কোন রাধা অভিবে লা।
জ. ভূগর্ভস্থ তলা (বেজমেন্ট) ত	মধবা ইমারতের ভিত্তির কাজ আবস্ক করিবার ২ (পুই) মানের মধ্যে সম্পদ্ধ করিতে হইবে।
নির্মাণকাল চনাকাশীন পার্থব	কী ভাষণাৰ/ইমানকের কোপ কবিনাবন মাহাকে দা হয় এই পক্ষে প্রয়োজনীয় নাধবহা প্রথণ
করিতে হইবে।	
वः, कार्रातमा सकना श्रमग्रास अवश	নির্মাণকান্ধ চলাকালে কুমিকম্প সংক্রান্থ বিধানাবলী থবাখন অনুকরণ নিস্কিত কবিছে হাইবে।
এ. যে কোন নিৰ্মাণকাজের জন্য	Building Construction Act, 1952 (Act No. II of 1953) व लंबा प्रशासन देशाहरू
(নির্মাণ, উন্নয়ন, সংরক্ষণ ও	অপসারণ) বিধিমালা, ২০০৮ এর অন্যান্য শর্কবলী রায়েক্তা হইবে।
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