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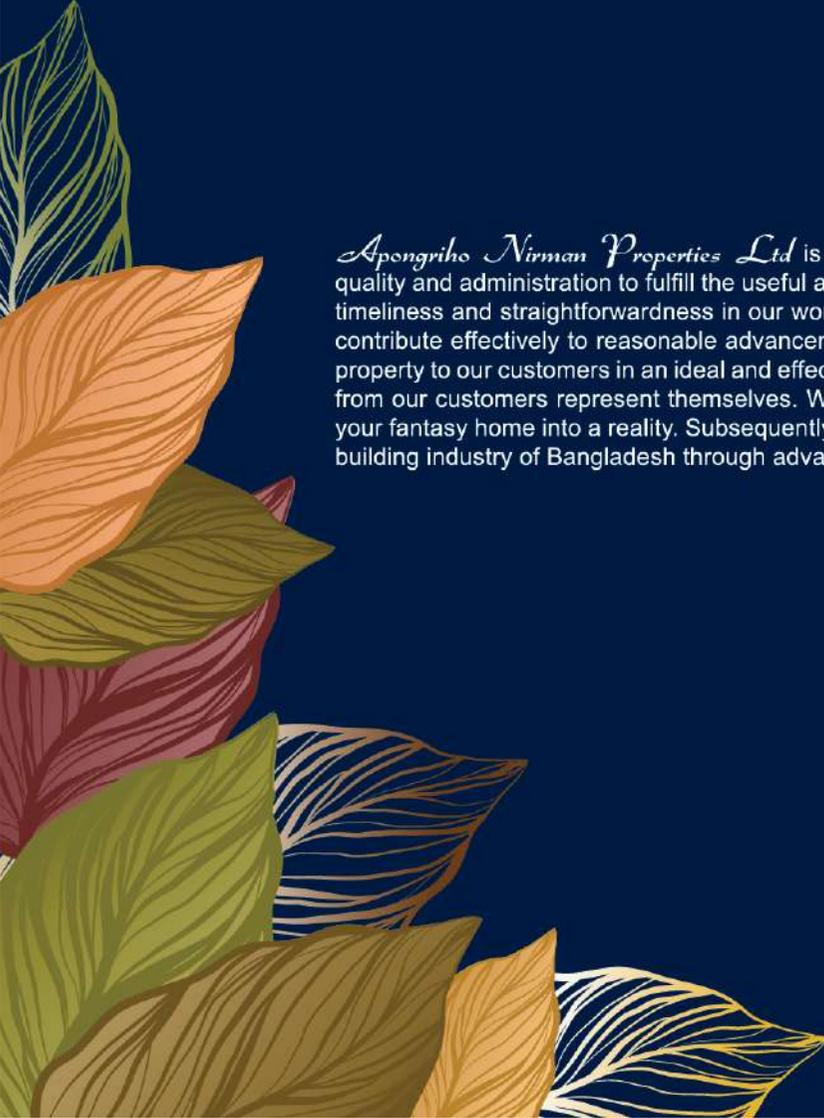


আপন

গৃহের



আপনগৃহ  
new style and green living



*Apongriho Nirman Properties Ltd* is aspiring to give the best expectations of technologically modern methodology, morals, quality and administration to fulfill the useful and tasteful needs of clients and partners. Our vision is to look after quality, dependability, timeliness and straightforwardness in our work while conveying fantastic support to our customers and partners, and from that point contribute effectively to reasonable advancement of Bangladesh's home building industry. We at Apongriho endeavor to convey the property to our customers in an ideal and effective way. The entirety of our properties are versatile and earthquake proof. The applause from our customers represent themselves. We at Apongriho guarantee you that with our experience and capacity, we will transform your fantasy home into a reality. Subsequently, our main goal is to reclassify the quality and consistency of administration in the home building industry of Bangladesh through advancement, new style and current innovation!



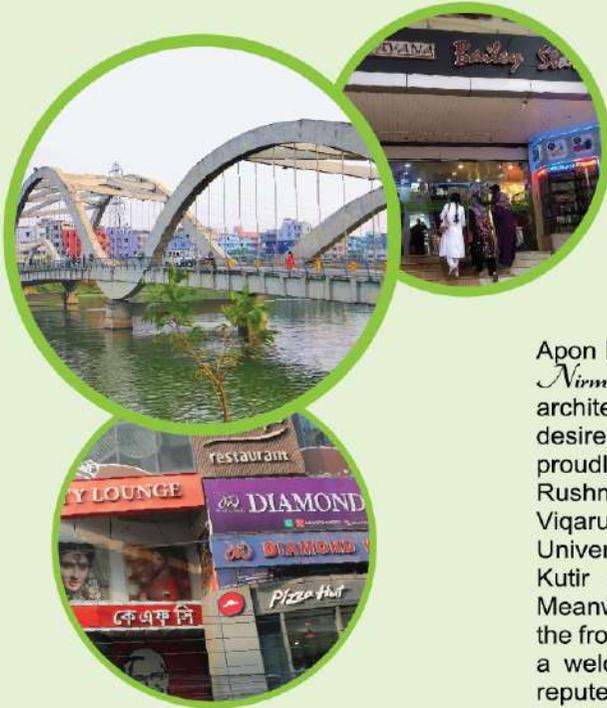


## Location Map

The location of this project is 214 Outer Circular Road Boromogbazar, Dhaka. This ten-storied residential building comprises of three types of apartments.



## Surroundings



Apon Kutir is one of the exclusive projects of *Apongriho Nirman Properties Limited* which aims to build architecture of style, comfort and bliss for those who desire a classy living. This 10 (ten) storied building stands proudly in Moghbazar. Hatirjheel, Holy Family Hospital, Rushmono Specialized Hospital, Ad-Din Hospital, Viqarunnesa Noon School & College, Siddheswari University are situated very closely with the Project. Apon Kutir enters into the stardom of living apartments. Meanwhile, an open playground with nice landscaping in the front makes way for unsullied sunbeams, fresh air and a welcoming view. Moreover, the area has number of reputed educational institutions including Viqarunnesa Noon School and College, Wills Little Flower, Siddeswari Girls & University. Shopping malls like Aarong, Mouchak Market, Twin Tower, Karnaphuli Garden etc stand around the project. Additionally, banks and ATM Booths are also available nearby. Motijheel commercial area, Segunbagicha, Baily road, Bangladesh Secretariat, Ramna park are also within walking distance of the project.



## Key Facts

Address :  
214 Outer Circular Road Boromogbazar, Dhaka.

Land Area :  
10.42 Katha

Building Height :  
10 Storied (G+9+Basement)

Units Per Floor :  
03 (Units )

Number of Apartments :  
27 Apartments

Number of Car parking :  
31 parking

Size of each Apartment:  
Type A –1970 sft (approx), Type B – 1275 sft (approx), Type C –1380 sft (approx).



## Specialty of Aponkutir

- 46% Open Area
- Double Entry & Exit
- Double height building
- Excellent landscaping
- Children's play ground
- GYM / Fitness Room
- Rooftop Garden



**An Architecture**  
of Tranquility & Art.



## Landscape

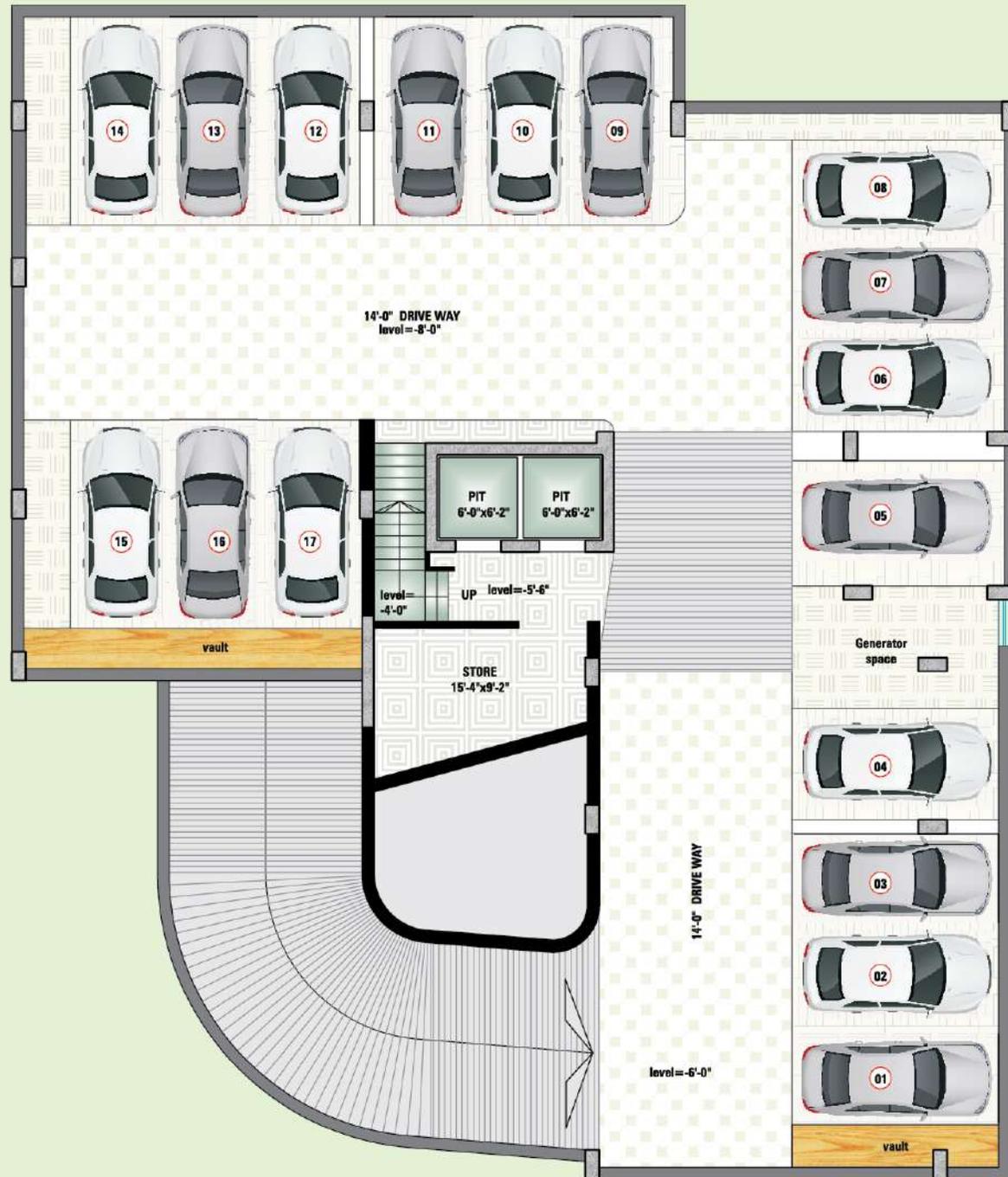
- Children Playground
- Water Body with Fountain
- Foot Bridge
- Foot Walkway
- Green Open Space
- Stencil Driveways



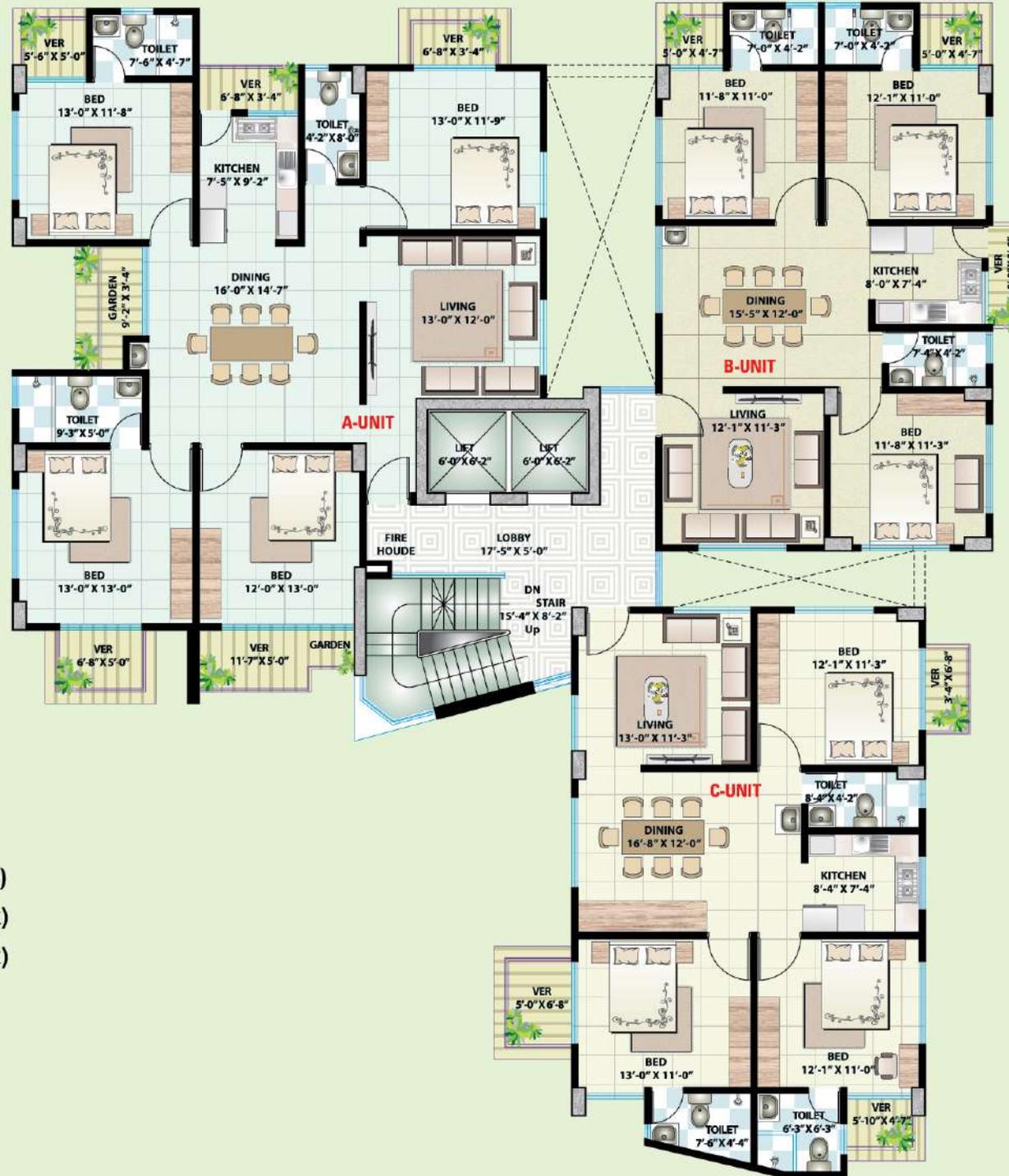
# Ground Floor



# Semi Basement



# Typical Floor Plan



- Type - A 1970 sft. (Approx)
- Type - B 1275 sft. (Approx)
- Type - C 1380 sft. (Approx)



# Typical Floor Plan

**TYPE-B**  
1275 sft. (Approx)

- 3 (three) Bedrooms,
- 3 (three) Verandahs,
- 3 (three) Toilets,
- Spacious Kitchen,
- Living,
- Dining.



# Typical Floor Plan

## TYPE-A 1970 sft. (Approx)

- 4 ( four) Bedrooms,
- 2 (two) Gardens,
- 3 (three) Verandahs,
- 3 ( three) Toilets,
- Spacious Kitchen,
- Living,
- Dining.



# Typical Floor Plan

## TYPE-C 1380 sft. (Approx)

- 3 (three) Bedrooms,
- 3 (three) Verandahs,
- 3 (three) Toilets,
- Spacious Kitchen,
- Living,
- Dining.



# Rooftop Floor Plan

- Gym / Fitness
- Association Room
- Green Area
- Seating Space
- Coth Drying String





**General  
Features**

## Doors & Windows

### Main Door :

Decorative main entrance door shutter and door frame made of Solid Chhattagram Teak (Shegun) or Teak Chamble.

- Handle with good quality security lock.
- Door Chain.
- Check Viewer.
- Apartment number brass/ wood.
- Magnetic door stopper,hinge,tower bolt etc.

### Internal Doors:

- All internal doorframes are of best quality Mahogany solid wood.
- Chhattagram Teak/ Teak Chamble veneered flush door shutters.
- French polish on door shutters and frames.
- All doors with good quality mortise locks.
- Magnetic door stopper.

### Toilet & Verandah Doors:

- Laminated or lacquer polished waterproof door shutters for all verandahs to make it waterproof.
- All bathrooms doors will be the best quality (PVC or equivalent)
- All doors with good quality mortise locks.
- Door stopper.

### Windows:

- Aluminum sliding window with
- 5mm tinted/ clear glass
- Mohair lining
- With proper lock at both sides
- Rain water barrier in 4 inch aluminum section.
- Provision for mosquito net in aluminum section.
- Window seal (if required)

### Window Grills And Verandah Railings:

- Grills will be colored with enamel paint.
- Beautifully designed ms railing in all verandahs.

## Bathrooms:

- Cabinet / Pedestal basin in master bathroom.
- Commode in master bath.
- Commode in others bathrooms except maid toilet (RAK-Karla/ Star-Sara).
- Pedestal basin in others bathrooms (RAK-Karla/ Star-Sara).
- Sanitary chrome plated fittings in all bathrooms (Sharif/ Sattar).
- Shower mixer (Sharif/ Sattar)
- Basin mixer (Sharif/ Sattar)
- Wall tiles in wall up to false ceiling (RAK/ STAR/ CHARU)
- Glazed floor tiles for all bathrooms (RAK/ STAR/ CHARU)
- Large mirror in master bathroom (Bangladesh origin or equivalent).
- Hot and cold water lines provision in all bathrooms.
- Towel rail, tissue holder, soap case, glass shelf to be provided.

## Kitchen:

- Suitably placed RCC shelf for oven and sink with worktop.
- Glazed wall tiles up to 7' height. Size 10" X 13" (RAK/ STAR/ CHARU).
- Suitably located Exhaust Fan proper dia as per requirement.
- One high polished stainless counter top steel sink with mixer Single bowl single tray on the counter top.
- Provision for one double burner gas outlet.
- Hot and cold water lines provision in kitchen sink.
- Kitchen hood provision in kitchen room.
- Water purifier provision in kitchen room.

## Electro-Mechanical Facilities: Electrical

- MK type electrical switches, sockets as per developer standard.
- Light fixtures in stair and lobby as per developer standard.
- Independent electric meter for each apartment.
- Each power outlet will have separate Circuit Breaker.
- Electrical distribution box with main Circuit Breaker in each apartment.
- Concealed electrical wings (BRB, Partex, BBS, RR cables or equivalent).
- All power outlets with earthing connection.
- Provision for Air Conditioner in all Bed Rooms and Main Living Rooms.

## Telephone Facilities:

- Provision for telephone in master bedroom and main living room.
- Provision for wifi/ internet connection.



**Satellite Facilities:**

- Provision for connection of satellite dish antenna with multi-channel capacity.
- From commercial cable TV Operator in master bedroom and main living room.

**Main Floor:**

- 24"x24" mirror polish tiles 4" skirting with similar tiles.(RAK / CBC / Akji / Charu)
- Proper alignment of floor tiles by maintaining room to room same joint.

**Apartment Foyer:**

- An entrance door opens to a stylish foyer.
- Apartment foyer will be designed to maintain privacy from unknown guest.

**Verandah:**

- Same as general floor tiles (24"x24").
- Railing & grill shall be provided as per design on roadside.
- Suitable light points.

**Walls:**

- All interior walls will be 5" thick with properly burnt 1st class bricks (as per design requirement).
- All exterior walls will be 5" thick with properly burnt 1st class bricks.
- All interior walls will be plastered.
- Parapet wall at roof top (decorative and safe height).

**Lift Lobby & Stair:**

- Stair & Lift lobby with proper security.
- Stair wooden rail with steel post support (depends on design).
- Non Slippery tiles n floors and skirting of staircases.
- Homogeneous nosing tiles in stairs.
- Lift from wall will be of tiles or marble on ground floor and quality tiles on the other floors up to full height.
- Tiles on the floors of lift lobby in the ground floor.

**Painting & Polishing:**

- Weather coated paint on outside walls (Berger/ Elite/ Asian or equivalent).
- Smooth finished and soft colored plastic paint on all internal walls & ceilings (Berger/ Elite/ Asian or equivalent).
- French polish for doorframes & shutters.

**Generator:**

- One standby emergency generator in case of power failure for operating:
- Lift.
  - Water Pump.
  - Lighting in common spaces, stairs and security points.
  - One light & one fan point in all bedrooms, living & dining. One light point in kitchen and in every bathroom.

**Specification Of Generator:**

- Generator Set : Water cooled diesel engine system with canopy.
- Engine : Cummins/ Perkins/ equivalent.
- Alternator : Newage Stamford, Leory Somer, Mac-Altee or equivalent.
- Capacity : As per calculated requirement.

**Substation:**

- Standard sub-station with HT/ LT and PFI panel as per required capacity.
- HT switch gear drop out fuse, heat shrink, and transformer-rating as required.
- Electricity supply as per requirement capacity from DPDC source with separate main cable and LT panel/ distribution board (as per requirement of DPDC/ DESCO).
- Protected electrical room/ space as per requirement for Generator & Substation.
- Light fittings with fan arrangement and exhaust system.

**Fire Fighting Of The Complex:**

- Fire extinguisher in each floor (stair landing area) according to the necessary firefighting requirement.
- Fire bucket and fire extinguisher will be in substation room.
- Fire alarm system in each floor (Common area).

**Lift:**

- 02 (Two) with inverter and voltage stabilizer.
- Brand : Made by Turkey/ Thailand/ Korea as per developer choice.
  - Speed : 60 meter per minute.
  - Stoppage : Every floor stoppage.
  - Drive Systems : AC – VVVF.
  - Capacity : 6/8 Persons.
  - Other Feature : Adequate lighting, photocell sensor, emergency alarm, well finished door, cabin with handrail, mirror on the walls, hash doors of lift to be SS mirror etching finished in every floor with voltage regulator & auto rescue device.



**Water Pumps:**

- Two best quality water pumps, of which one standby (Pedrollo, Gazi or equivalent).

**Intercom System:**

- PABX intercom system connected to each apartment from the reception desk or guard post (Panasonic/ Chaina or equivalent).

**Ground Floor****Building Entrance:**

- Heavy secured entrance gate with decorative lamps and crystal plate logo of the complex.
- Spacious entrance & decorative driveway.
- Well designed reception desk with visitors' seating area and toilet.
- Drivers' waiting area.
- Care taker's room with kitchen.
- Toilet for Guard and Drivers.
- Grand Lobby, lift core and store case.
- Parking area will be covered by pavement tiles.
- Duct of the parking area will be concealed by decorative false ceiling.
- Car wash water line provision.

**Car Parking:**

- Comfortable independent car parking will be clearly defined and marked with apartment numbers to avoid any confusion.

**Security Arrangements:**

- Guard post for 24 Hours security.
- Security Provision through guardroom to control incoming and outgoing persons, vehicles and goods.
- CC TV in Ground floor common area.
- Fire alarm system in each floor.

**Other Amenities:**

- Car parking mark with number.
- Comfortable internal driveway with pavement tiles.
- All the corners of columns at Ground floor will be protected with MS angles (Column Edge Girder).

**Roof Top:**

- Well-designed parapet wall of adequate height.
- Heat proofing treatment to be provided under non-skid tiles.
- Lift machine room with fan and light points.
- Water outlet provision for gardening/ others.
- Cloth drying wire for each apartment.
- RCC overhead tank for required water storage capacity.
- Roof top garden will be built with Planters & lighting.
- Proper Drainage System.

**Major Structural Materials Steel :**

Manufactured by

- Rahim Steel Mills Ltd.
- BSRM
- KSRM
- AKS
- Bandar Steel

Or other equivalent high standard steel mills.

**Cement:**

Manufactured by

- Bashundhara Cement
- Seven Rings Cement
- Akij Cement
- Holcim Cement Ltd
- Premier Cement

Or other equivalent high standard cement manufacturer

**Aggregates:**

- Stone chips in foundation, columns, beams, slabs, overhead water tank and underground reservoir.
- High strength ¾ inch downgraded first class picked jhama brick chips in lintel false slabs and other ancillary structures

**Bricks:**

- First Class standard bricks.

**Sand:**

- 2.5 FM coarse sand for concreting work.
- 1.5 FM medium sand for brick work, plaster & tiles work

**R.C.C Work Reinforcement****Reinforcement:**

- All 500W or 60 grade MS deformed bar (as per design requirement)
- Concrete for column, overhead water tank and underground reservoir:
- Concrete mix proportion: 1:1½:3 or 1:2:4 (as per design requirement)
- Crushed stone chips and Sylhet sand
- Concrete for Slab:
- Concrete mix proportion: 1:2:4 (as per design requirement)
- Sylhet sand/ Medium sand/ Stone chips as per strength requirement.
- Concrete for other non – structural members (False Ceiling, Shelves etc.)
- Concrete mix proportion: 1:2:4 (as per design requirement)
- First class brick chips
- Medium sand/ Sylhet sand .



**Plaster Work:**

- For concrete surface mix proportion will be 1:4 (Using washed clean medium sand to avoid salinity)
- For brick surface mix proportion will be 1:5 (Using washed clean medium sand to avoid salinity)
- For external plastering thickness of plaster will be ¾" (avg)
- For internal plastering thickness of plaster will be ¾" (avg)

**Electricity Supply:**

- Electricity connection as per the load approved by the Concerned Authority.

**Gas Supply:**

- In Case of Govt. restriction to connect the Gas line, our company will provide the facilities of cylinder line connection in place of Titas Gas line. (Cylinder will be provide by the customer)

**Water Supply/ Reservoir:**

- Central water line system to be provided.
- Underground and overhead reservoir for the storage of water from WASA Lines.

**Sewerage System:**

- Sewerage line shall be connected with WASA main line.

**Optional Features:**

- Various interior designing, additional fitting and fixtures as per choice of specific Owner will be arranged at cost basis.
- Which includes the cost and the service charge after the approval of the company.

**Architectural Features:**

- Well articulation of spaces.
- Intelligent circular system both from horizontal and vertical direction.
- Detailed and defined furniture and fixtures layout
- Aesthetically elegant outlook of the building
- Maximization of advantages, especially in relation to the daylight and outside view.
- Cross ventilation to be ensured throughout the apartments as far as possible
- Privacy will be emphasized in designing the layout so that the master and second bed rooms are located away from the guest bedroom and main entertainment areas.
- Land owner's observations and requirements will be highly considered during the design procedure.
- Spacious and well decorated lift lobby and stair case that will serve both aesthetic and ease movement purpose.

**Each Apartment Measuring: Type- A 1970 sft (Approx), Type-B 1275 sft (Approx), Type-C 1380 sft (Approx) may consist Of:**

- Foyer
- Living Space

- Dining Space
- Three/ Four Bedrooms
- Three Bathrooms (Including One Common Bathroom)
- Kitchen with Kitchen Verandah
- Two/ Three Verandahs

**Structural Features:**

- Structural design parameters based on American Concrete Institute (ACI) and BNBC – 2006 ( Bangladesh National Building Code)
- Structural designs will be prepared, regarding the Earthquake Consideration' as per code based design according to the requirements of zone II seismic intensity proposed by BNBC – 2006. Special design consideration will be adopted on earthquake shaken vulnerable members such as footing, joint, stirrups, tie bar and all related structural component.
- Sub-Soil investigation and soil safe bearing strength shall be comprehensively analyzed by latest digital testing equipment and laboratory techniques by a reputed soil investigation firms. Sufficient number of bore hole will be tested due to the evaluation of soil strength & characteristics for dependable level of confidence.
- Structural materials shall be based on American Concrete Institute (ACI) and American Standard of Testing Material (ASTM) codes and BNBC (Bangladesh National Building Code/ ISO/ BS Standard).
- Structural load and their combination shall be as prescribed by BNBC – 2006/ IBC
- Structural serviceability shall be in accordance with BNBC – 2006/IBC standard.
- Structure capable of withstanding wind loads measuring as per BNBC requirements.
- All construction tools like mixer machine, vibrator, rope hoist, rod cutter, and construction hand tools etc. to be arranged by the Developer.

**Engineering Features:**

- All structural materials including Steel, Cement etc of highest available will be screened for quality including laboratory testing especially from BUET
- Average 04 inches of CC or LCC will be provided on the top floor slab with non-slippery tiles (Pavement Tiles) for the protection of heat and Water Seepages
- Total foundation and superstructure design to be supervised by a team of reputed and professional structural design engineers
- Systematic testing of concrete and other completed work samples at every stage will be carried out from quality control laboratories of BUET.
- All field tests of construction material will be conducted frequently for maintaining of quality of works.
- Detailed section by checking and testing of all steel reinforcement by professional design and structural engineers
- Height of each apartment floor to floor will be comfortable for human occupancy grade as per design by experienced professional Architect.
- Ground floor will have an increased height as per guidance of reputed professional depending upon the Architectural Design and the Plumbing System.
- Parking Level will be elevated by an adjacent permanent Bench mark for flood water resistance.
- Sufficient storage capacity of UGWR & OHWT will be constructed as per requirements based on per capita usage and other factors.



### Supervision:

- Direct supervision at every stage of construction by a team of experienced and qualified civil engineers to ensure the quality workmanship.
- One or more civil engineer(s) will be engaged for full time supervision and quality control.

### Electrical Features:

BNBC Codes to be introduced for Safely Controlling Devices such as:

- Circuit Braker (MCCB and MCB)
- Drop out Fuse
- Lightning Arrestor for the protection of main electric lines
- Water Grade/ Electrical Grade Conduit
- Insulated Earthing Wire
- Thunder Protection Terminal

### Plumbing Features:

- Sanitary design to be planned for 100 Years
- UPVC material and pipes to be used for vertical soil pipe line for sanitation.
- PPR pipe will be used for water supply network with proper elevation
- Different sections GI, PPR pipe will be used at different floor for maintaining equal inlet water pressure to whole building.
- Underground Reservoir to be planned according to the capacity of 02 (Two) days consumption for the standard inhabitants
- Final leakage check up in the water distribution pipes network by the latest compressor machine.
- Auto controller will be used in both Underground and Overhead Water Tank.
- Plumbing network will be designed will be designed by professional engineers that will ensure proper water supply and sanitation with less water hammering and it will be enhanced by maximum concealed technology.
- Best quality CP fittings like angle stop cock, Bib Cock, Shower Mixer, Push Shower, Grating, Pillar Cock, Soap Case, Paper Holder, Towel Rail and others will be used.

### Utility Lines:

- Concealed Water lines of PPR Pipe.
- Concealed Internal Gas lines of GI Pipe (Korean/ Bashundhara/ Equivalent)
- Sewerage & Rain water lines of UPVC Pipe (Bestec/ National Polymer/ RFL/ Gazi/ Bengal/ A1)
- UPVC Pipe Fittings – UPVC Fittings (Bestec/ National Polymer/ RFL/ Gazi/ Bengal/ A1)
- For External Gas line, Titas Gas approved pipes will be used.
- Electrical Line will be provided as per DESCO/ DPDC standard with properly designed substation.
- Individual Electric Meter will be used for each flat.

### After Hand Over Services

#### General:

- Preparation of Bye-Laws and formation of Apartment Owners Association.
- Development of Bill collection and Payment system
- Project related documents handing over to the Association.
- Time to time supervision of the Complex by a technical person for 1 (One) year after Handing over the project to the Apartment Owners.

#### Engineering And Technical:

In case of engineering and technical support, the Developer Second Party will extend its support for 01 (One) year after handing over the apartments:

- Plumbing Problem
- Electrical Problem
- Problem with aluminium section
- Intercom related problems
- Door and wooden work related problems
- Rectification of the damp area of the painted surfaces
- To repair the cracks of plastered surfaces
- To give support to maintain the logo area of the project.





## Terms & Conditions

*Apongriho Nirman Properties Ltd* is an exclusive developer and builder for the planning, implantation and allotment of all facilities of the project a modern to present a modern and luxurious apartment complex.

- Application for allotment of apartments should be made in the prescribed application form duly signed by the applicant. *Apongriho Nirman Properties Ltd* reserves the right to accept or reject any such application without assigning any reason.
- Allotment of apartment will be on the first come first serve basis. After the acceptance of the submitted application, *Apongriho Nirman Properties Ltd* will issue an allotment letter whereby the applicant shall start making payments as per schedule of payments contained in the agreement/ allotment.
- The buyer must pay all installments and other expenses within dates to ensure completion of the construction timely.
- The Allottee is required to pay transfer fee, if necessary, gain tax, stamp duty, registration fee, documentation charge, VAT, miscellaneous expenses and other charges as per Government rules and regulations that are likely to be incurred in connection with the registration and transfer process.
- Connection fees/ charges, security deposit and other incidental charges relating to Utility services (Gas, Water, Sewerage, Power connection etc) are not included in the price of apartments. These charges/ fees will have to be paid by the Allottee(s) to *Apongriho Nirman Properties Ltd*.
- The *Apongriho Nirman Properties Ltd* are always very corial cooperative with the customers. But the company have all right to cancel the allotment. The allotment will be cancelled if the customer failed to pay the installment at the 2 (two) consecutive months. Despite the discontinuity of the 2 (two) months installment, it will be accepted the installment only 3% addition of money with the principal amount of monthly installment. If within 2 (Two) months, customer failed to pay of the total dues then the allotment of the flat will be cancelled. The customer's money only will be back after sell out the same flat. The amount of money that will be by only 10% deduction from the total amount of that customer has paid as installment.
- If it is necessary to after the specifications, design and layout of the apartment and any other facility, *Apongriho Nirman Properties Ltd* reserves the right to do so.
- Various interior design, additional fittings and fixtures as per choice of allottee(s) may be completed by *Apongriho Nirman Properties Ltd*.
- The construction completion period may be affected by circumstances beyond the control of *Apon griho Nirman Properties Ltd.*, such as natural calamities, political disturbances, price escalation, material scarcity, and changes in the country's fiscal policy, among others.
- For unforeseen reasons beyond the control of *Apongriho Nirman Properties Ltd*, the company may abandon the project and terminate the contract without any compensation to Allottee(s). In such an event, *Apon griho Nirman Properties Ltd* shall refund the down payment and all installments deposited by the Allottee without interest.
- Each Allottee shall be the Owner of the allotted apartment including common spaces such as stair case, stair lobby, guests' waiting room, reception area, driveway, rooftop etc. by means of physical possession as well as though a registered instrument.
- A management Association will be formed for the maintenance of common facilities of the complex by the flat owners. Each Allottee will be a member of association and abide by the rules and regulations.
- The Allottees, after payment of dues, will elect among themselves a Board of Management for managing the general affairs in the common interest. Each Allottee must deposit Tk 50000/= (Taka Fifty Thousand) only for each apartment towards the reserve fund for initial common service expenses of the complex.
- All payments of booking, installments, additional fixtures and other charges shall be made by Bank Draft or Pay Order or A/C payee cheque in favour of *Apongriho Properties Ltd* for which respective receipts will be issued. Bnagladeshis residing abroad may remit payment as per conventional rules of Bangladesh Bank.
- Payment of installments, car parking costs and all other charges to be made on or before due dates. *Apongriho Properties Ltd* may issue reminders to the Allottee: notwithstanding the issue of reminders, the Allottee must adhere to the schedule of payments to ensure timely completion of construction.
- That if anyone, after this allotment, desires not to buy the apartment from the company, the deposited money shall be returned by installments after the said apartment or within 6 Months from the date of receiving application for cancellation of allotment (whichever is earlier) and after deducting 10% of the sales price as compensation.
- If the price of materials increase more than 10% within the scheduled completion time, the company will have the right to revise the rate of the apartment.



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*Aongriho Nirman Properties Ltd.*

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