

METROPOL PARASOL

at Bashundhara



Criteria of Apongriho Nirman Properties Ltd.

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 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!





**METROPOL
PARASOL**

at Bashundhara



WELCOME TO OUR PROJECT

Project Name	: Metropol Parasol
Project Address	: Plot No- 496 & 497, Road- 11, Block – E, Bashundhara R/A. Dhaka.
Land Area	: 06 Katha
Orientation of the Land	: Corner Plot
Font Road	: Front road 25 Feet & Side road 60 Feet wide
Per Floor	: 02 Unit
Storied	: (G+ 09) 10 (Ten) Storied
Total Flat	: 18 No.
Size of Flat	: 1400 sft.
Number of Car Parking	: 16 No.



Metropol Parasol

Artful yet sophisticated

Each apartment presents as a luxurious home with breathtaking views of the outer world. Careful attention to details contributed to create a unique and distinctive architectural design. Every residence provides a timeless aesthetic with modern functionality.

The Living Room

Utilise this refined entertaining space for get-togethers and celebrations. The Living Room offers a multitude of flexible areas to extend the entertainment space of your new home.

The Bedroom

The perfect place for comfort, privacy, and relaxation with personal ensuite. The master bedroom has its own garden, and each bedroom has its own balcony for a serene and green atmosphere with abundance of natural light.

The Terrace

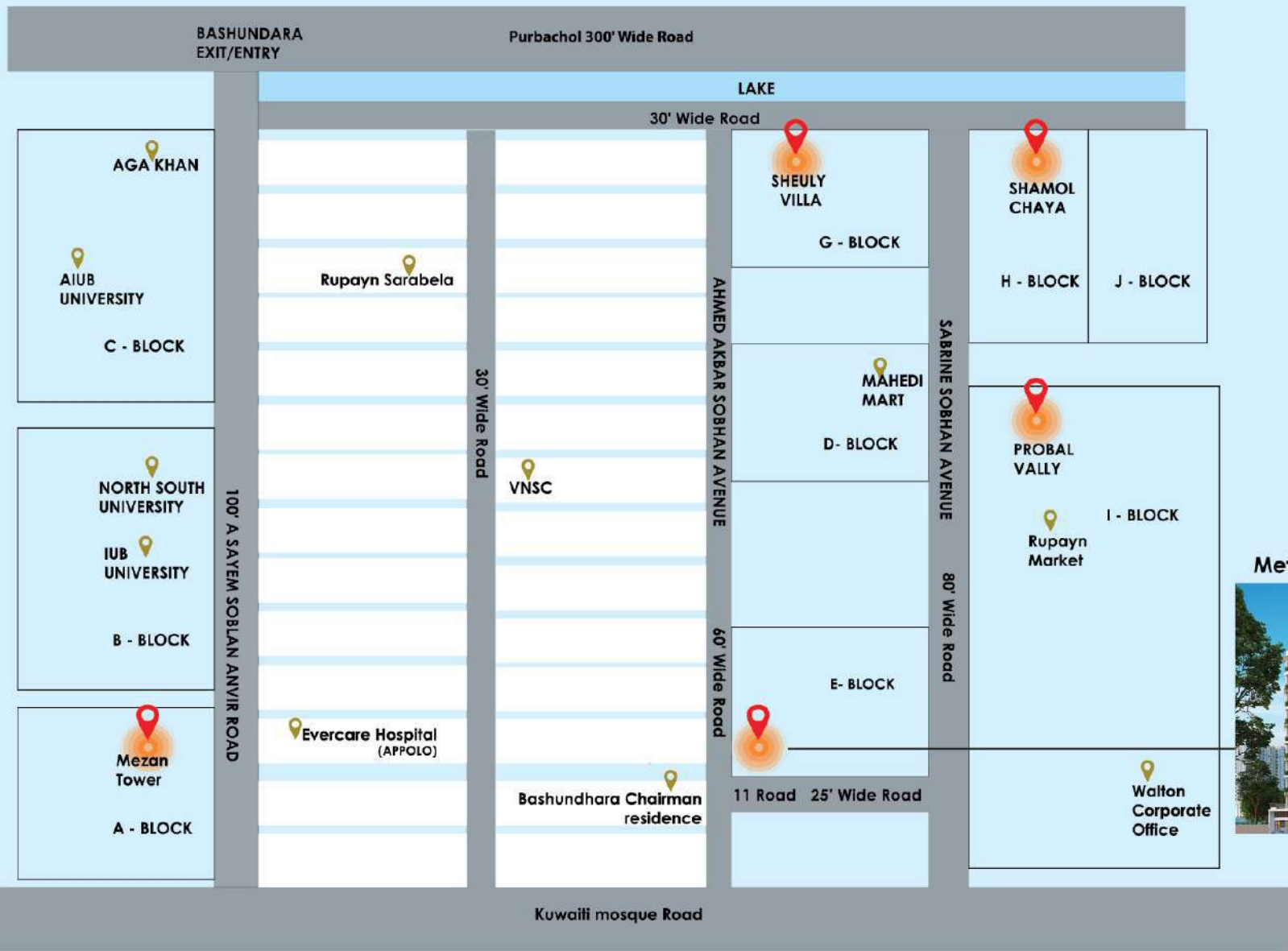
Clever landscaping and striking architectural notes, make The Terrace a lush and relaxing sanctuary for entertaining or connecting with your neighbours with an elevated ambience of a rooftop lounge. A calming zone for wellness and wellbeing, this is the place to re-energise and reconnect.

The Metropol Parasol is grand in scale and a benchmark for the level of luxury, comfort and style housed within.



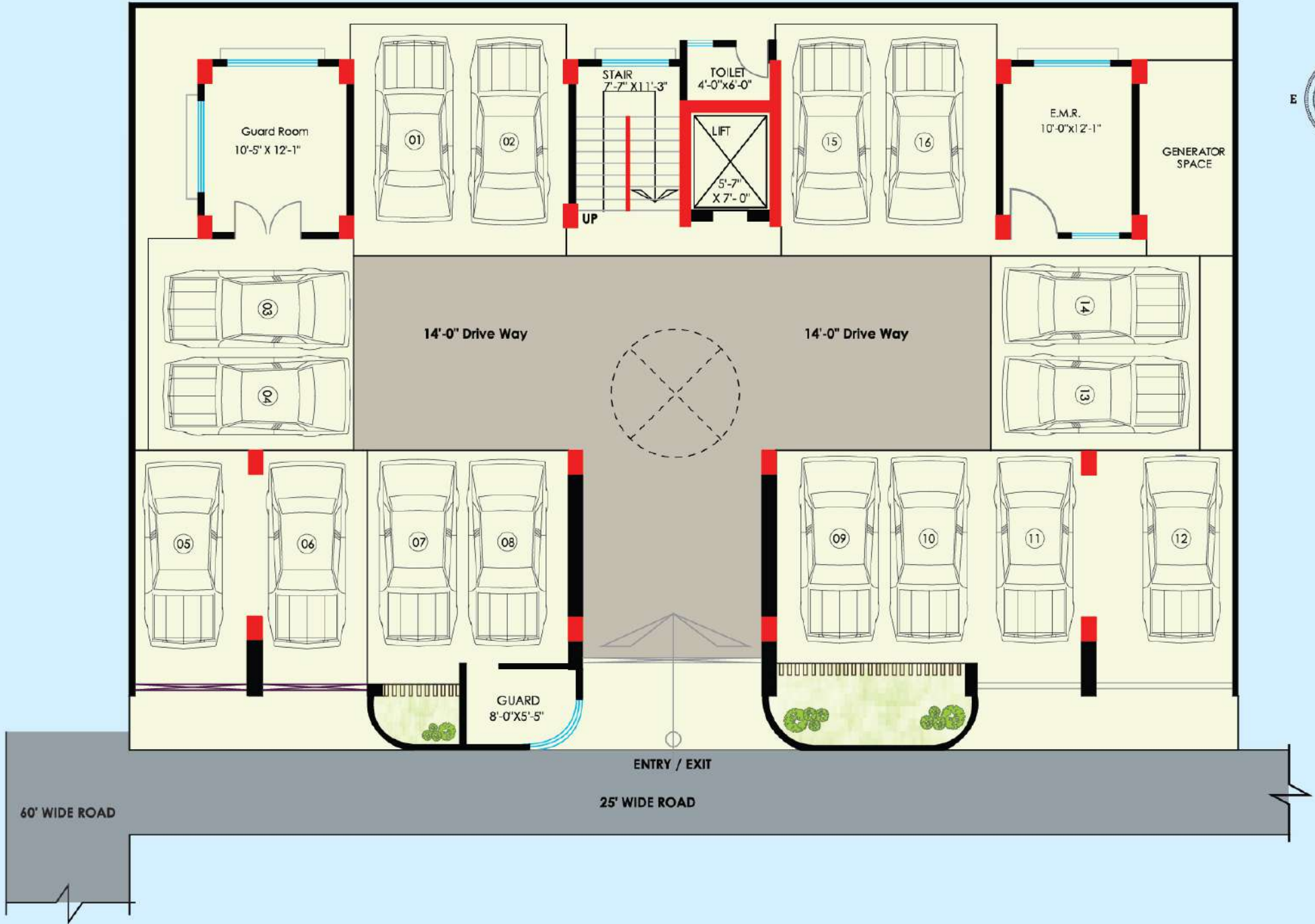


LOCATION MAP



Metropol Parasol

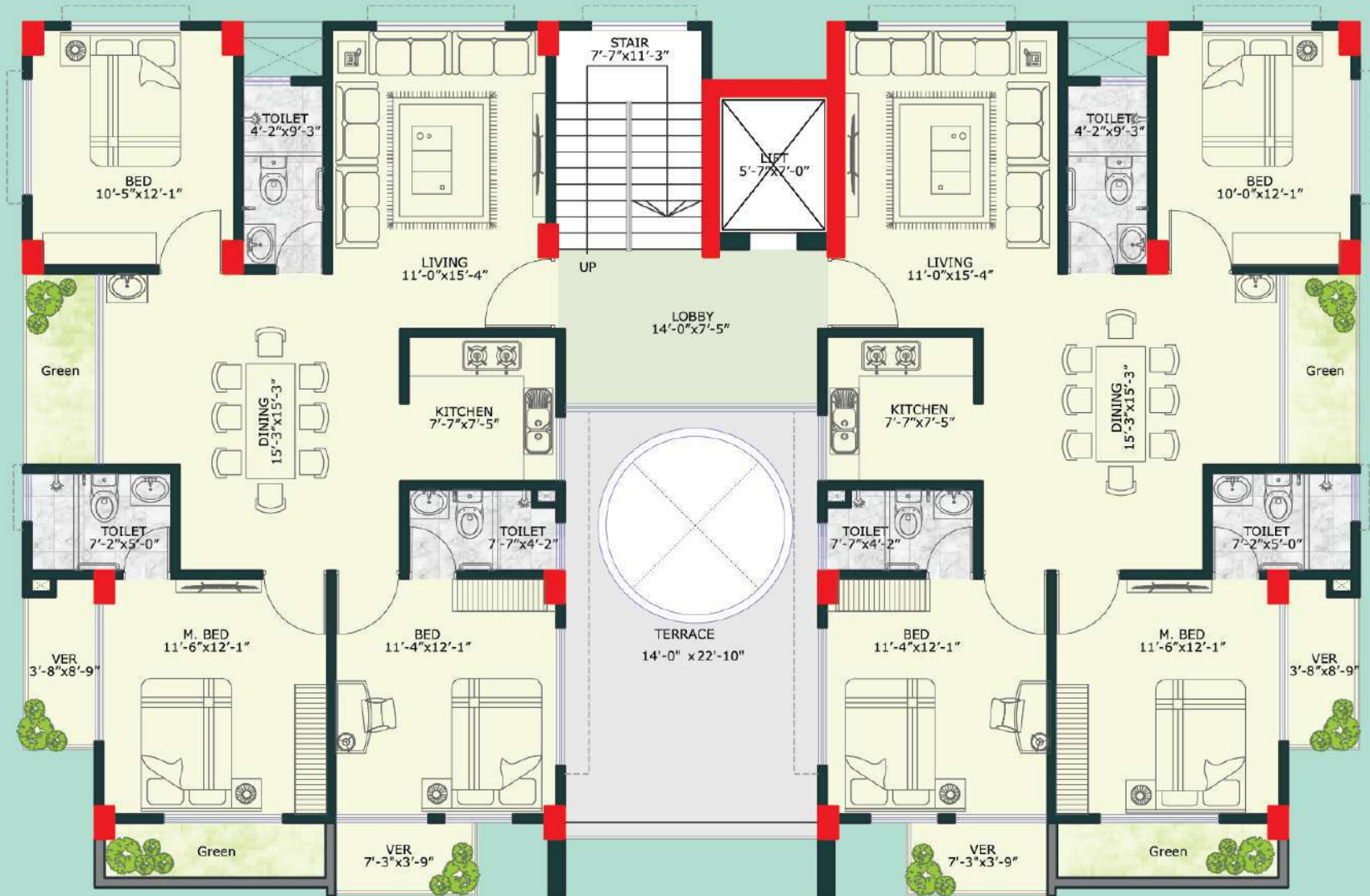




GROUND FLOOR



1st FLOOR PLAN



Type - A : 1400 sft.

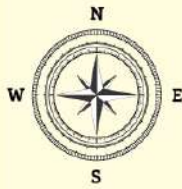
Type - B : 1400 sft.



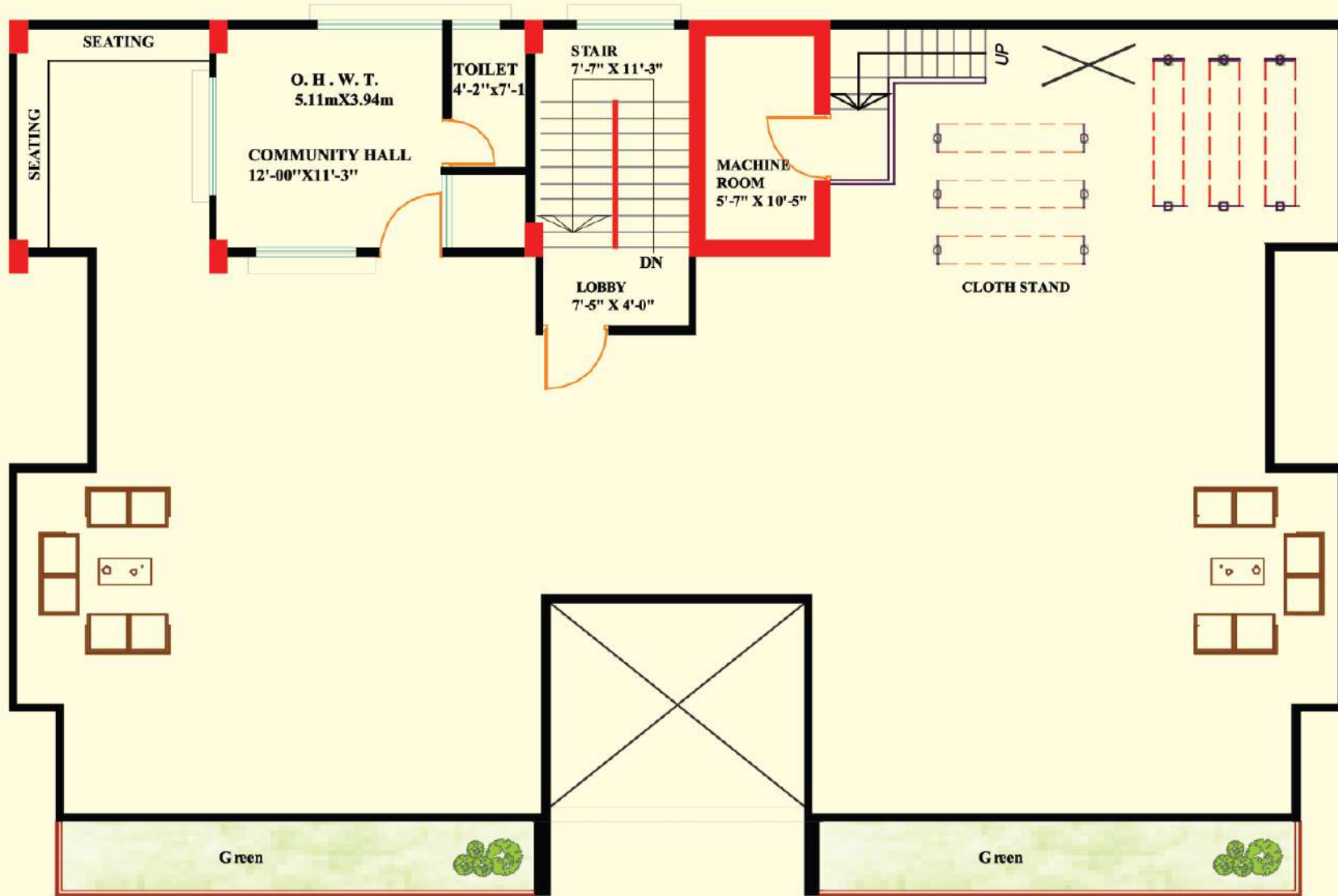
2nd to 9th FLOOR PLAN

Type - A :1400 sft.

Type - B :1400 sft.



ROOFTOP PLAN





FEATURES AND AMENITIES

Doors & Windows:

Main Door:

- Decorative main entrance door.
- Door shutter made of Solid Chhattagram Teak (Shegun) solid door or equivalent.
- Door frames are the best quality Mahogany solid wood.
- Handle with good quality security lock.
- Door Chain.
- Check Viewer.
- Apartment number brass/wood.
- Magnetic door stopper, hinge, tower bolt etc.

Internal doors:

- All door frames are the best quality Mahogany solid wood.
- All internal doors are veneered flush door shutters.
- French polish on door shutters & doors.
- All doors with good quality mortise locks.
- Magnetic door stopper.

Toilet & Verandah:

- Laminated or lacquer polished waterproof door shutters for all verandahs.
- PVC or equivalent doors will be provided in all bathrooms with mortise locks.

Windows:

- Aluminum sliding window with 5mm tinted glass.
- Mohair lining with proper lock at both sides.
- Rain water barrier in 4 inch aluminum section.
- Window seal (If required).

Windows Grill & Verandah Railings:

- Grills will be colored with enamel paint.
- Beautifully designed MS railing in all verandah.

Bathrooms:

- Cabinet/ Pedestal basin in master bathroom.
- Commode in master bath & 2nd bed.
- Pan in common bathrooms.
- Pedestal basin in others bathrooms (RAK/ Star/Akij).
- Sanitary fittings in all bathrooms (Sharif / Sattar /Nazma).
- Wall tiles in wall up to false ceiling (RAK / STAR / CHARU / Xmonica/ Akij, Size 10" X 16").
- Glazed floor tiles for all bathrooms (RAK / STAR / CHARU / Xmonica / Akij, Size 12"X12").
- Good quality mirror in all bathroom (Bangladesh origin or equivalent).
- Hot & cold water lines provision in master bathrooms.
- Provision for energy saving light point 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 16" (RAK / STAR / CHARU / AKIJ).
- Good quality exhaust fan line in suitably location.
- Single bowled stainless steel kitchen sink.
- Gas line for a double burner gas stove.
- Electric line and other facilities to install kitchen hood.
- Water line for install water purifier.
- Stove, kitchen hood, water purifier to supplied and installed by the owner himself.

Electro-Mechanical Facilities: Electrical

- Bangladeshi made good quality 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, SQ cables or equivalent).
- All power outlets with earthing connection.
- Electrical line and other facilities for installing air conditioning in all bed rooms.

TV & Wi-fi Facilities:

- Dedicated cable line for internet and Wi-fi connection.

Satellite Facilities:

- Dedicated cable line for connecting satellite dish antenna with multi-channel capacity.

Main Floor:

- Mirror polish from RAK/CBC/AKIJ/CHARU / AKIJ of size 24"X24" with 4" skirting of same tiles.
- Best quality workman ship to maintain proper alignment and joint.

Verandah:

- Mirror polished floor tiles as internal floor finish.
- MS box grill and railing.
- Suitable light points.

40% Open Area

South Facing

Cross Ventilation

B-Q-B Zone

Community Room with Washroom

Garden at Ground Floor & Rooftop



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 3'6".

Lift Lobby & Stair:

- Stair & Lift Lobby with proper security.
- Stair MS rail with MS post support (depends on design).
- Non slippery tiles use floors & skirting of staircases 10"X12".
- Homogeneous nosing tiles in stairs.
- Lift front wall will be of tiled finish in ground floor and tiled finish in other floor in full height.
- Tiled floor finish in lift lobby 16"X16".

Painting & Polishing:

- Weather coated Paint on outside walls (Berger/Elite/Asian or equivalent).
- Smooth finished and soft colored plastic paint on all internal walls & ceiling (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.
- 05 (One) energy savings light & 03 (Three) fan point. 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, LeorySomer, Mac-Altee or Equivalent.
- Capacity: As per calculated requirement.

Fire Fighting of the Complex:

- Fire extinguisher (stair landing area) according to the necessary firefighting requirement.
- Fire alarm system in Common area.

Lift:

- 01 (one) with inverter and voltage stabilizer.
- Brand : Fuji or equivalent
- Speed: 60 meter per minute.
- Stoppage: Every floor stoppage.
- Drive Systems: AC-VVVF.

- Capacity: 6 Persons.
- Other Feature : Adequate lighting, photocell sensor, emergency alarm, well finished door, cabin with handrail, mirror on the walls, hash doors of lift to SS mirror etching finished in every floor with voltage regulator & auto rescue device.

Water Pumps:

- Two good quality water pumps, of which one standby (RFL, 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 logo of the complex.
- Spacious entrance & decorative driveway.
- Care taker's room with kitchen.
- Toilet for Guard and Drivers.
- Grand Lobby, lift core and stare 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:

- 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 provision in Ground floor common area.
- Fire alarm system.

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.
- 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.
- Proper Drainage System.

Major Structural Materials Steel:

- Bandor Steel / Rahim Steel / BSRM / KSRM / AKS / Anowerlspat or equivalent high standard steel mills

Cement: Manufactured by

- Freshh Cement / Bashundhara Cement / Seven Ring Cement / Akij Cement / Holcim Cement / 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 intel false slabs and other ancillary structures.

Brick:

- First class standard bricks.

Sand:

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

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 1400 sft. More / less.

- Living space
- Dining space
- Three bedrooms
- Three Bathrooms
- Kitchen
- Two 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 eh requirements of zone II seismic intensity proposed by BNBC –2006 Special design consideration will be adopted on earthquake Shaked 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 dure 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. toe be arranged by the developer.

Engineering Features:

- All structural materials including Steel, Cement etc. of highest available will be screened of 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 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 filed 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 Architect 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.

Electrical Features:

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

- Circuit Breaker (MCCB & 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 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 (RFL/ Bashundhara/ Equivalent)
- Sewerage & Rain water lines of UPVC Fittings (AKIJ/Bestec/ National Polymar/ 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.
- Project related documents handing over to the Association.



Night View



Apongriho Nirman Properties Ltd. is an exclusive developer and builder for proper planning, designing, constructing to handing over building project with sincerity, integrity and dignity by providing high quality technical and managerial people, construction materials, modern technology and architecture. Customers and stockholders have to follow the following procedures, terms and condition as described below:

- 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. believes in cordial relationship with customers in all respect. For any construction project, allocation of found is most important for proper project management. For this reason company expects timely payment from the customers. The company "Apongriho Nirman Properties Ltd." has all right to cancel the allotment of any customer if he/she failed to pay his monthly installment for 02 (two) consecutive months. It will be accepted payment adding 3% more with his/her principle amount of his monthly due installments. If company has to cancel any customer's allotment for the failure of following payment schedule, company will refund his deposit after deducting 10% from his total paid amount and the allocated apartment has to be sold to other customers.
- If it is necessary to alter 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. as variation of present agreement which may incur additional cost requires to pay by the client.
- The construction completion period may be affected by circumstances beyond the control of Apongriho 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, Apongriho 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 through a registered process.
- 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 Nirman Properties Ltd. for which respective receipts will be issued. Bangladesh is residing abroad may remit payment as per conventional rules of Bangladesh Bank.
- Payment of installments, car park road costs and all other charges to be made on or before due dates. Apongriho Nirman Properties Ltd. may issue reminders to the Allottee: not with standing 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 sale 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.

MEMBER REHAB

RAJUK REGISTERED



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