



Al kasr

at Nolbogh, Uttara, Dhaka

... Building your dreams

INTRODUCTION

"Bismillahir Rahmanir Rahim"

Dear valued Customers,

With great pleasure we present, '**AL KASR**'.

Dhaka, being the largest city and capital of the country, is greatly contributing to overall national socio-economic growth. Uttara Abashan Ltd. & Best Steps Ltd. are well known developer in Dhaka, have timely responded to the necessity of time and growing demand of elegant housing and emerged as a classic developer to cater the need of the quality customers in the city.

Here we would like to introduce to you the details of a excusitely beautiful building project, Which is unique in many ways, and represents a beautiful modern multi-storied building of Uttara Abashan Ltd. & Best Steps Ltd.

Finally the project will be managed by Best Steps Ltd. and will be happy to have you as our customers for owning one of the apartments to be available soon.

For pleasant & comfortable living, location of the house plays a significant role. Keeping this reality in mind, Uttara abashan Ltd. & Best Steps Ltd. have undertaken a project at plot no.-3823,3825, nalbhog main road, nolbogh, utara, dhaka.

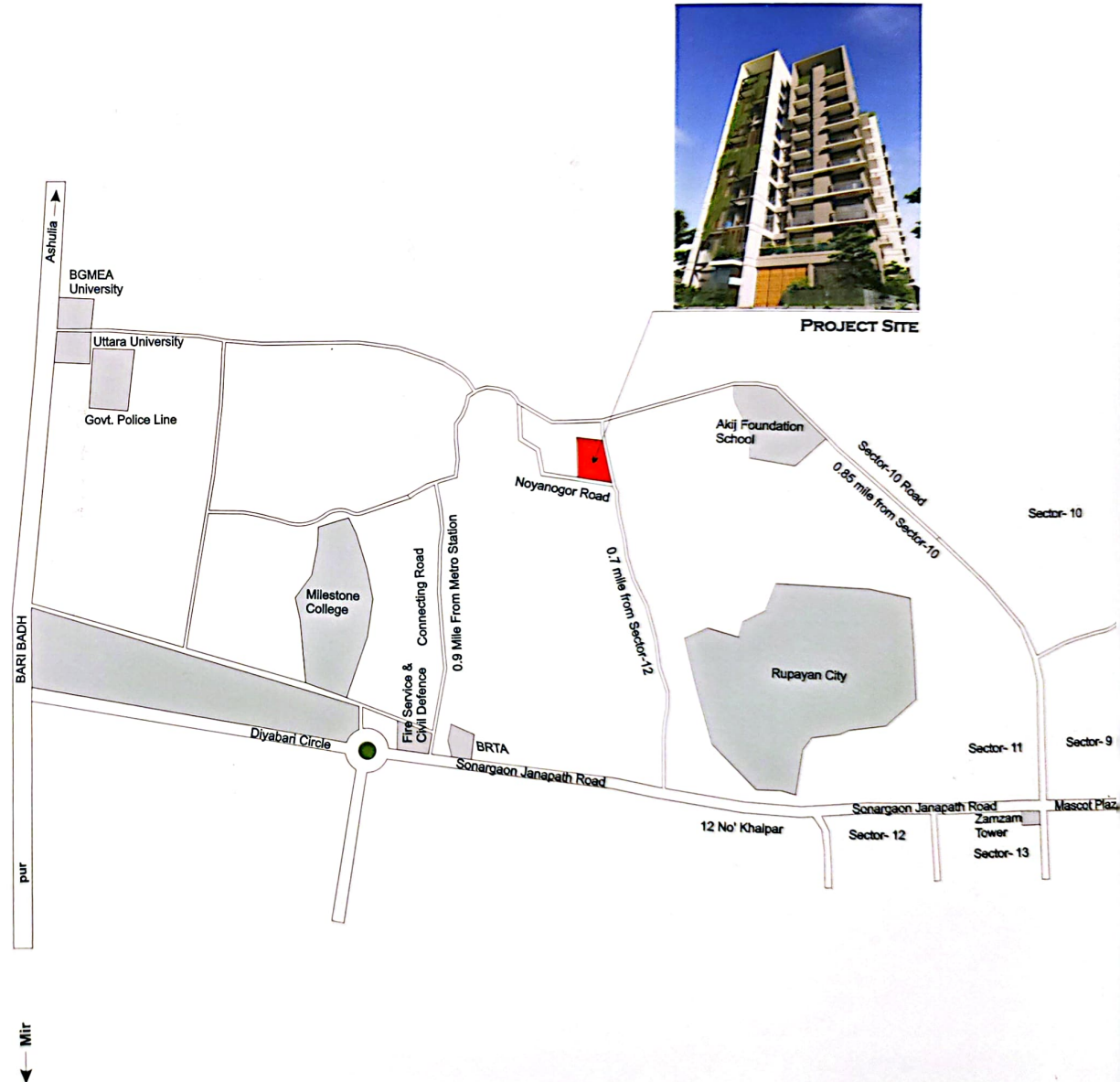
One of the most prestigious locations in the capital, with beautiful panoramic view all around, nolbogh is also known for its serene atmosphere & respectable neighborhood. We have put our best efforts to bring maximum level of comfort by providing the most modern amenities, which are required for quality living, to Al Kasr.

At Uttara Abashan Ltd. & Best Steps Ltd. we strictly believe in maintaining the highest quality of workmanship, building materials & deadline while following the planning approval issued by RAJUK. The skilled member of Uttara Abashan Ltd. & Best Steps Ltd. always put the wishes of their client at the top most priority thus providing their best efforts to ensure complete customer satisfaction & guarantee a long-term business relationship.

We wish you a very happy life in the beautiful apartment provided by Uttara Abashan Ltd. & Best Steps Ltd.

All the best & happy living!

UTTARA ABASHAN LTD. & BEST STEPS LTD.



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Location Map

PROJECT DETAILS

NAME OF THE PROJECT : AL KASR.

ADDRESS : PLOT NO- 3823, 3825, NALBHOG
MAIN ROAD, NOLBOGH, UTTARA,
DHAKA.

PLOT SIZE : 12.98 KATHA.

ACCESS ROAD WIDTH : 30'-0" [ON SOUTH]

BUILDING TYPE : RESIDENTIAL BUILDING.

DEVELOPER : UTTRA ABASHAN LTD. &
BEST STEPS LTD.

CONSULTANT : ORGANO ARCHITECTS.





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Ground Floor Plan



Entry view

GENERAL FEATURES & AMENITIES:

Salient features:

- Heavy secured entrance gate with decorative lamps and attractive logo of the complex.
- Spacious entrance & way.

Reception Lounge decorative with:

- 24 X 24 inch reception floor.
- Modern register dock on reception desk.
- Paint on walls.
- Wide sliding aluminum door where necessary.
- Separate sofa for sitting area & toilet for visitors.
- Logo of the complex on nicely arranged.

Car Parking:

Car parking will be clearly defined and marked with apartment numbers to avoid any confusion.

Security Arrangement:

- 2 (two) Guard post for 24 hours security.
- Video surveillance camera with night vision.
- Toilet for Drivers.
- One care taker room with toilet.

PABX SYSTEM

- Elaborate PABX system with video door phone connected to each apartment from the reception desk and from the guard post.

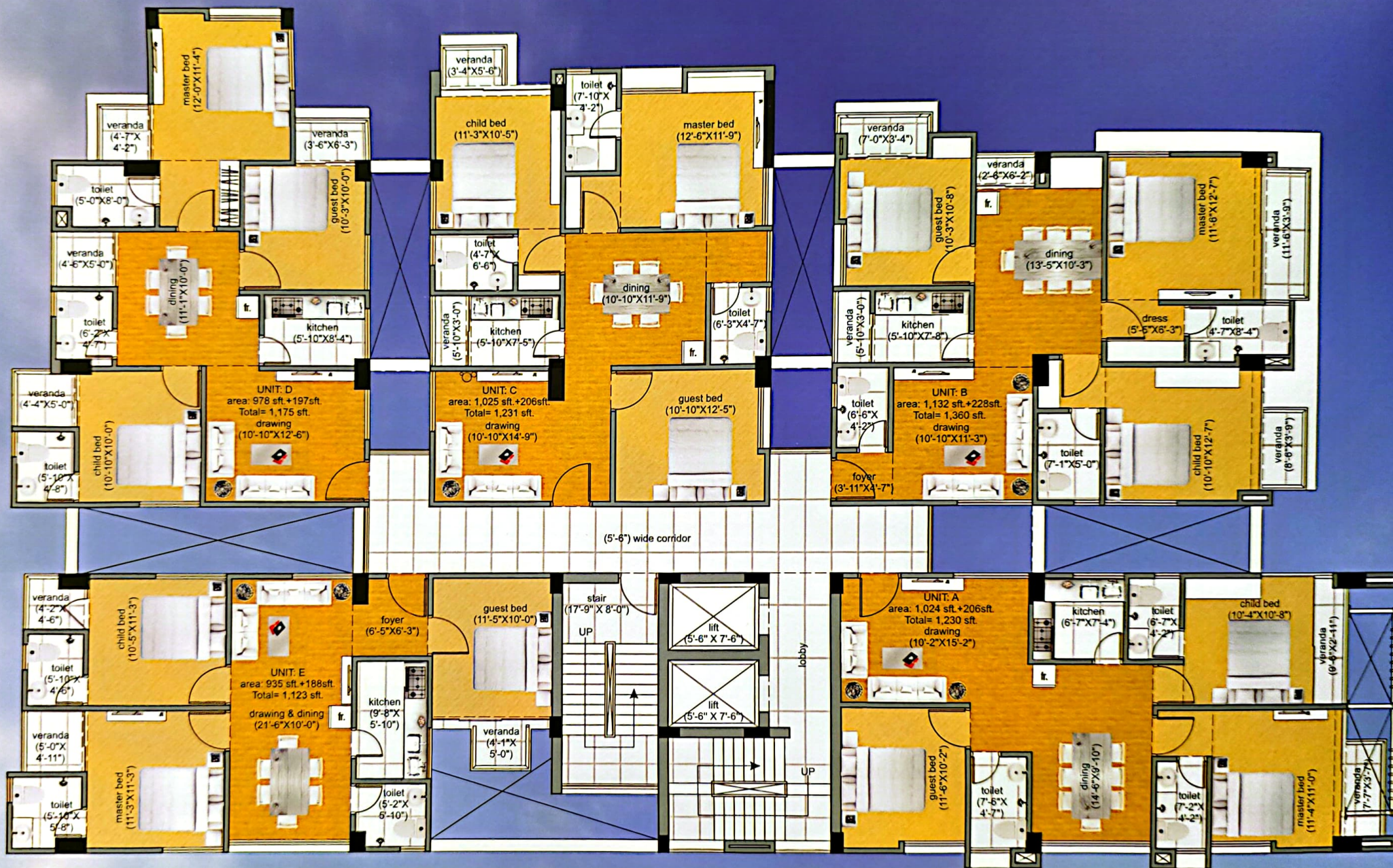
High End Design To Live In:

The floor plan arranged to get maximum natural light & wind in every units. All types of apartments have a view of poolside and garden on ground floor.

At green fantasy, windows open out to vistas of privilege. Unfolding before your eyes is the sweep of the elegant view of nature. The calm tranquility of the open spaces is a visual relief



Perspective view

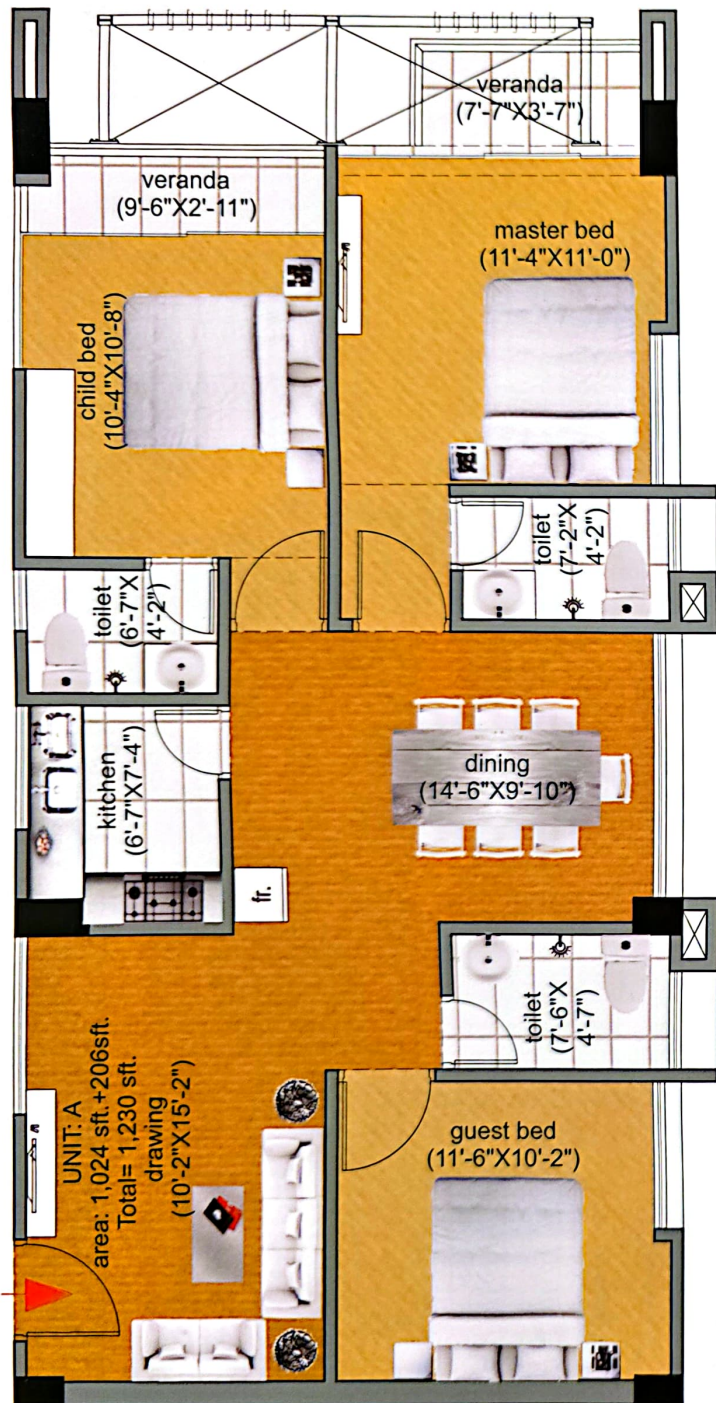




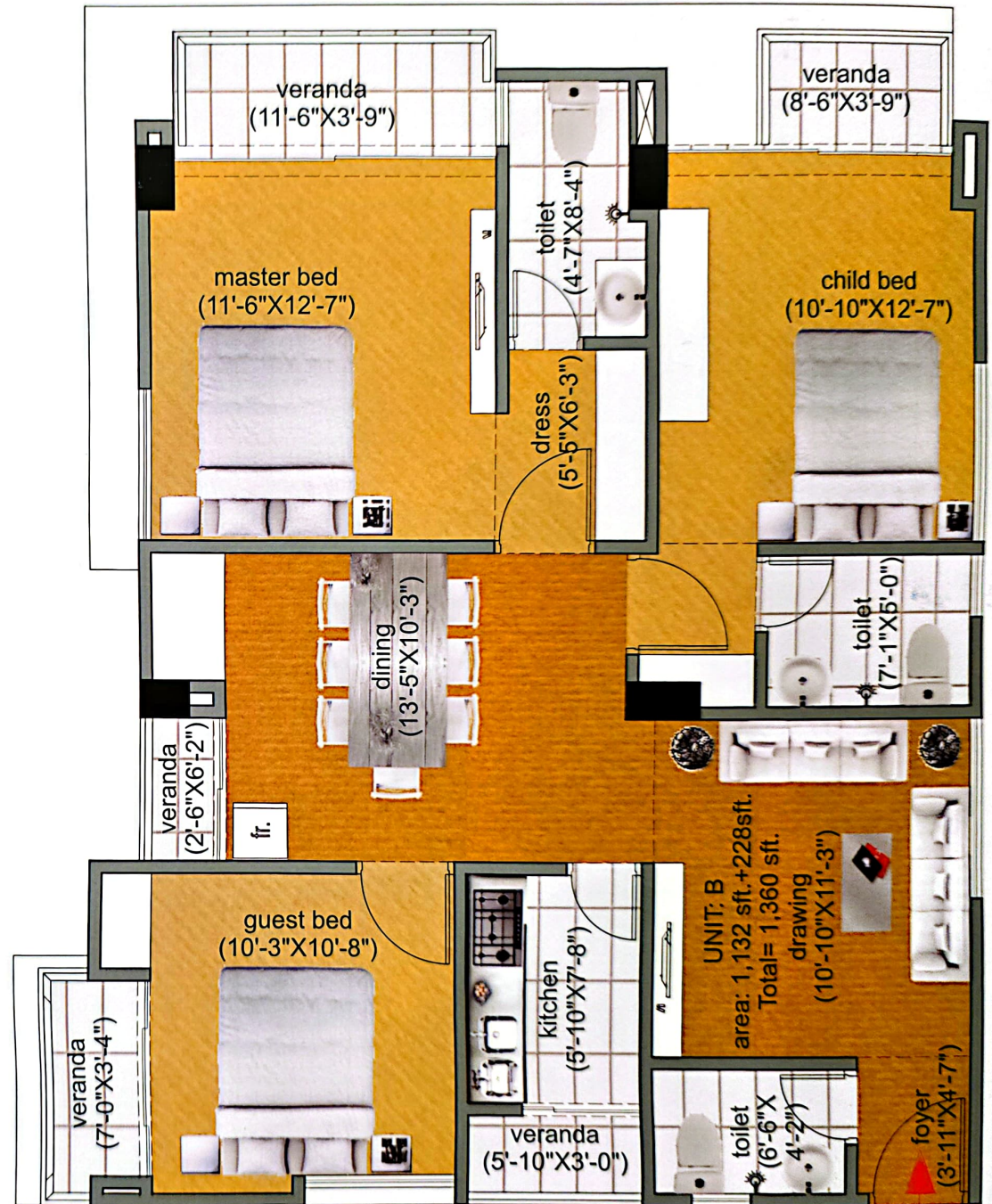
Perspective view

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Unit: A [1,230 sft.]



Unit: B [1,360 sft.]



STRUCTURE & GENERAL ENGINEERING FEATURES:

- Structural design parameters based on American concrete institute (ACI) and American Standard of testing material (ASTM) codes and BNBC.
- Structure capable of withstanding earthquakes measuring upto 7.5 on Richter scale.
- Sub-soil investigation & soil composition comprehensively analyzed by latest testing equipment and laboratory techniques.
- Heavy reinforced cement concrete foundation.
- Total foundation and superstructure design & supervision by a team of reputed and professional structural design engineers.
- Systematic structural combination of steel reinforced concrete from share will core.
- Reinforced cement concrete floor slabs.
- Comprehensive section by section checking and testing of all steel reinforcement by professional design and structural engineers.
- Structure capable of withstanding wind loads measuring upto 200km, per hour.

Cement: Supercreate, Sha, Mir or any other any local brand cement.

Steel: 60/72 grate deformed steel (Rahim/ RSRM/ AKS).

Aggregates: Stone chips in R.C.C. work (as per design specification).

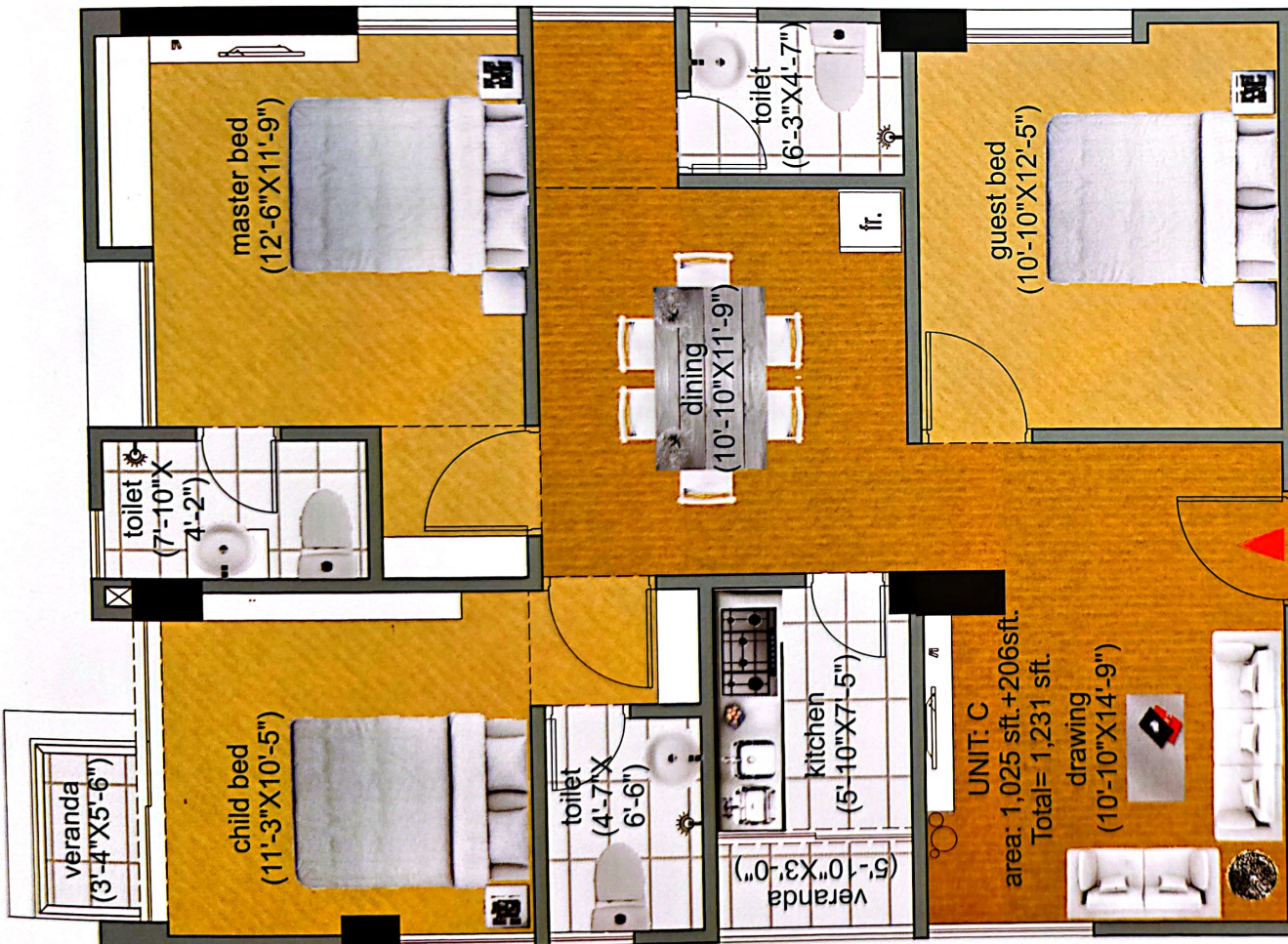
Bricks: 1st class standard bricks, local made bricks.

Sand: 2.5 FM. Coarse sand (Sylhet) for concrete, 1.5 FM. Medium sand.

- All structural materials including steel, cement bricks Sylhet sand and other aggregates, etc. of highest standard and screened quality including laboratory testing.

- Direct supervision at every stage of construction by team of experienced and qualified Civil Engineers to ensure highest Quality workmanship.

- Systematic testing of concrete and other completed work samples at every stage from quality control.



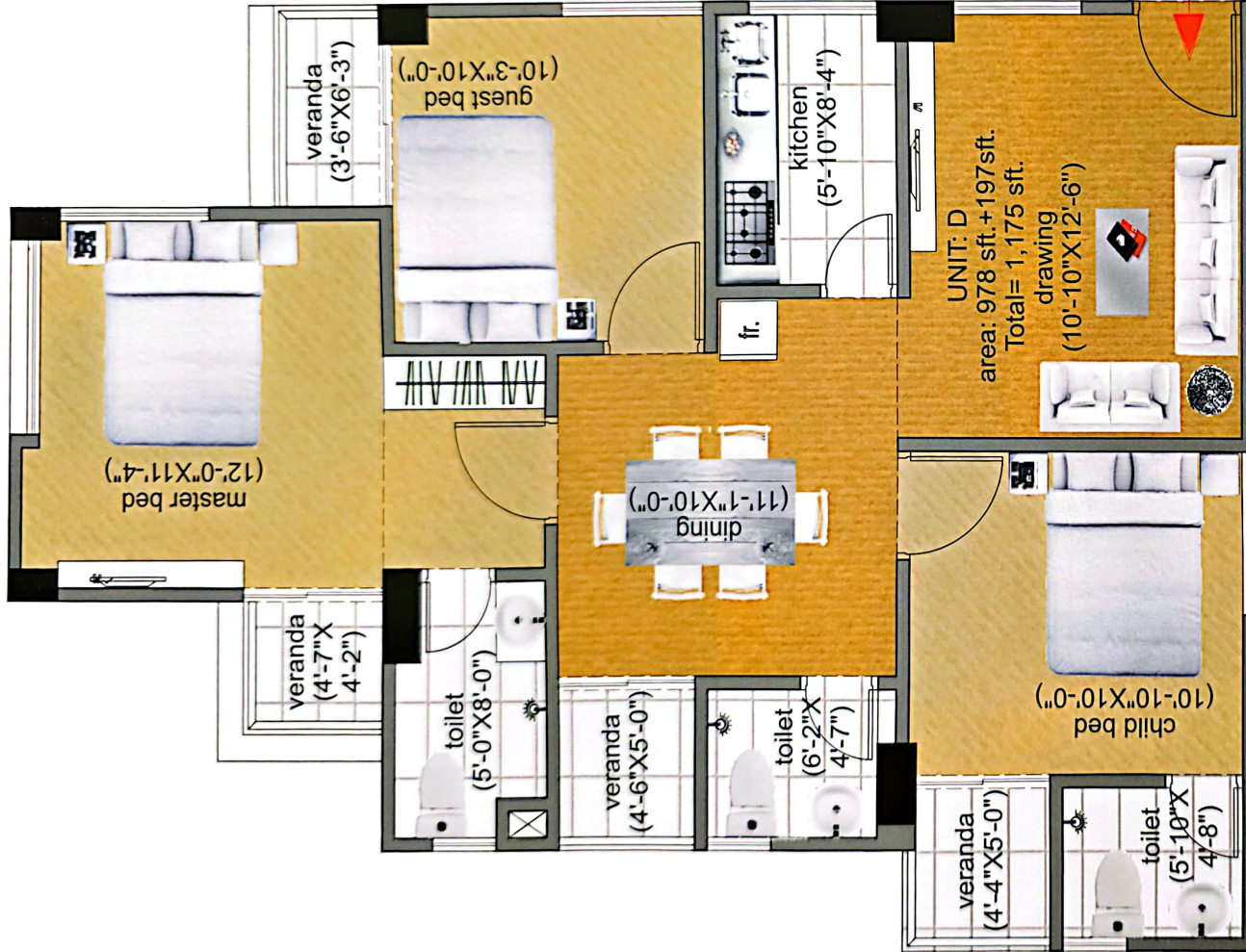
Unit: C [1,231 sft.]

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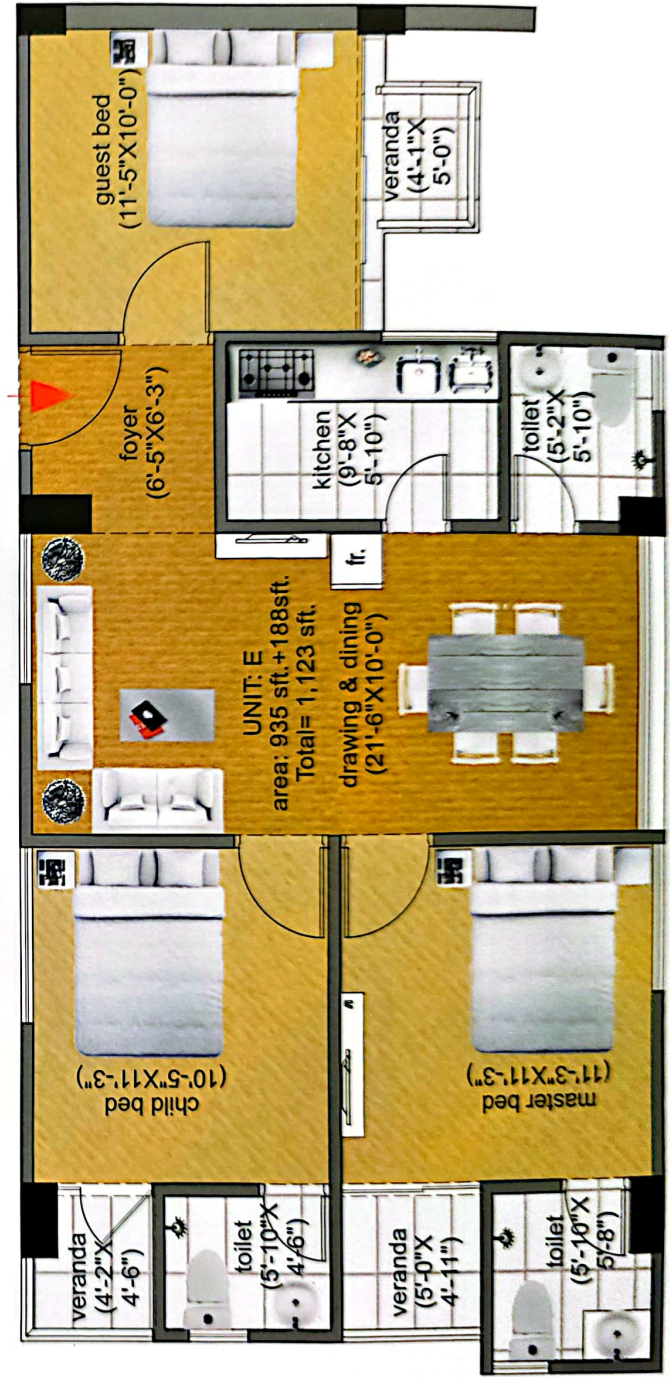
Unit: D

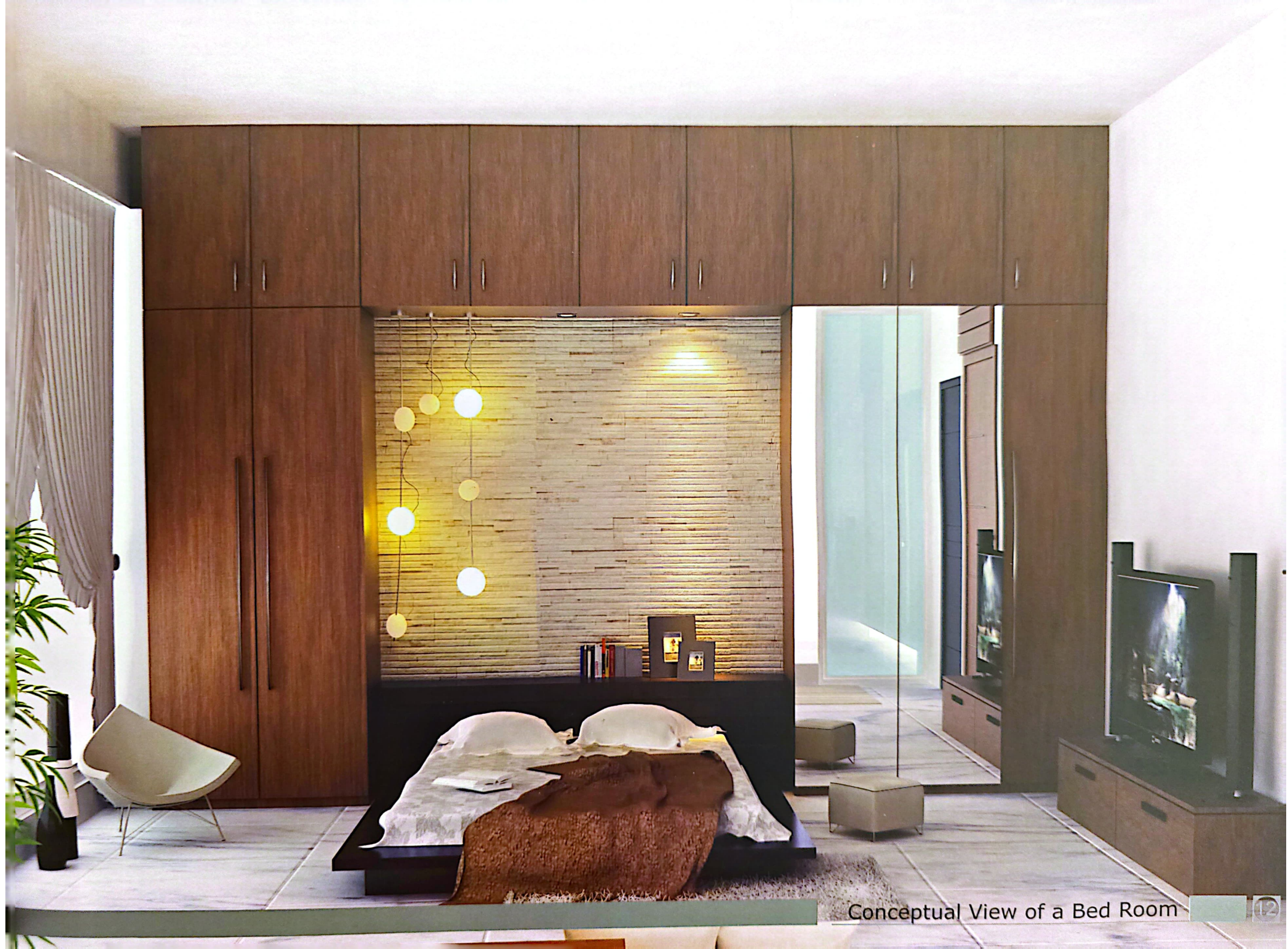
[1,175 sft.]



Unit: E

[1,123 sft.]





Conceptual View of a Bed Room

GENERAL AMENITIES:

One standby emergency Generation in case of power failure for operating.

- One lift in Each tower.
- One best Quality Water pumps.
- Lighting in common Spaces and stairs.
- Light and Fan point in Living & Dining and Light point in bathroom.

Specification of Generator

Generator Set: Imported water Cooled diesel engine system.

Specification on lift:

Number of lifts: 02 (two)

Capable: 12 (twelve) Passenger

Brand/ Origin: China Signed

Speed: 1 master per sec.

Stoppage: 7 Station for Tower.

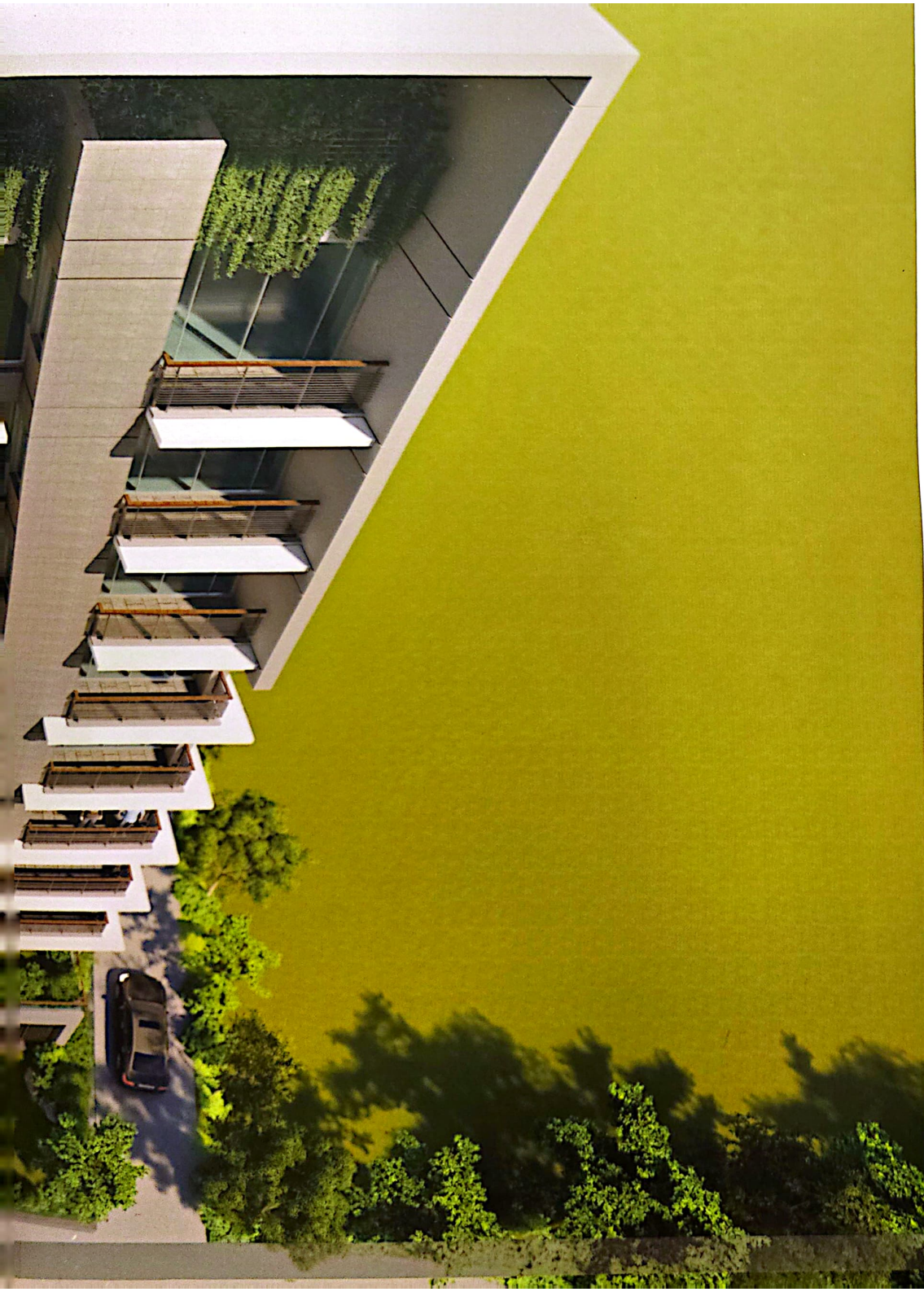
Electrical:

- Local electrical switches, circuit breakers, plug points and other fitting fixtures.
- Local branded Light fixtures in stair and lobby.
- Independent electric meter for each apartment.
- Electrical distribution box with main Circuit.
- Breaker in each apartment.
- Concealed Electrical wiring (Paradise/BRB Supersign/ Singer/ Equivalent Quality).
- All Power outlets with earthing connection.
- Concealed fan hook.
- Provision for Air conditioner in master bedroom.
- Provision for Telephone line, LAN & Satellite Dish.

Doors & Windows:

- Solid wood decorative main entrance door with (as per seasonal availability).
- Door handle Lock.
- Check viewer and security lock.
- Apartment No. in acrylic/ SS Latter panel.
- Internal doors are of strong Chapalish or equivalent Quality veneered flush door shutters with French polish door.
- All internal doors with good quality mortise lock.
- Sliding windows with 5mm tinted/ clear glass completed with mohair lining and rainwater barrier in 4 inch aluminum section (Local) as per perspective view of the building.
- Safety grills with matching color enamel paint in all external windows.





GENERAL AMENITIES:

Kitchen:

- Contrite shelf 2.67 feet height from floor level with granite (slab) work top.
- Good quality local wall tiles upto 7'-0" from floor level in all around.
- Suitable located exhaust fan.
- One high polished stainless counter top steel sink.
- Provision for one double burner gas outlet.
- Good quality Local Ceramic tiles in kitchen floor & Verandah.

Painting & Polishing:

- Master coat or weather coat paint on outside walls
- Smooth finished soft colored paint on all internal walls & ceilings.
- French polished door frames & shutters.
- Verandah railing as per the design of perspective.

Bathroom:

- Karls/ Venice/ Orient Combiset in master bath and child bath and long pan with lowdown, Basin, Soap case, Towel rail, Toilet paper holder in other bathrooms expect maid's.
- Good quality Local ceramic tiles (8' X 12') in wall upto ceiling.
- Good quality branded ceramic floors tiles (size 12" X 12") in all bathrooms (except maid's toilet).
- Mirror in all bathrooms (except maid's toilet).
- Concealed hot and cold water provision in master.
- Good quality Ceramic tiles (size 8: X 12") in walls (fill height) and floor maid's bathroom with long pan, lowdown (PVC) & head shower.

Stair:

- Stair stainless steel hand rail with metal post support.
- Stair & Lift lobby with proper security.

Walls:

- Walls below ground of water proof R.C.C.
- All interior walls are of plastered 5" brick work.
- Roof top parapet wall of suitable height.

Floors:

- Good quality local homogeneous mat polished floor tiles (12" X 12").

Utility Facilities

Gas Supply:

Gas supply pipe line with one outlet in kitchen for one double burner shall be provided. Gas connection from Titas gas company shall be provided upon approval from concerned Govt. Authorities.

Water Supply/ Reservoir:

Central water line system to be provided.

Under ground and roof water reservoirs for water from WASA supply with water lifting pumps and electric motors shall be provided.

Sewerage System:

Sewerage line shall be connected with WASA main line (As per availability).

Optional Features:

Minor interior designing, additional fittings and fixtures as per choice of buyer may be arranged at cost basis after the approval of the company.



Uttara Abashan Ltd.

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