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FINE HOMES

Bristy Niloy

SUPER LUXURIOUS APARTMENT

@
BASUNDHARA R/A

FINE HOMES
Bristy Niloy




FINE HOMES LTD.
— Fine Home, Fine Life —

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FINE HOMES LTD.
— Fine Home, Fine Life —

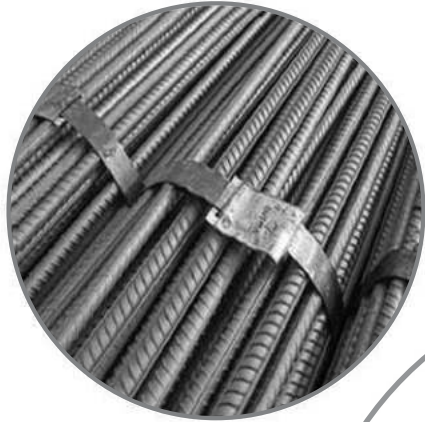
Fine Homes
Bristy Niloy



Dhaka, The Capital city of Bangladesh is a very promising city for the commercial and economic development. In the last 46 years of our independence it has gone through a complete change and requirement for effective and modern structures have increased. It is on its way to become a mega city in itself with a population surpassing the 10.4 million mark. But a balance between residential utilization of space and the comfort of the urban life is yet to be maintained. Keeping these in mind *Fine Homes Bristy Niloy* has been conceived exactly to create an optimum facility to generate highly effective residential functions.

Placed in a prime location in Dhaka & having wide road pass by the front side of the building, this Project will also be the most attractive residential complex for all classes of purchasers for its special location.

The Residential complex has been designed to give comfort and convenience to the residents to the fullest possible extent. Our attention to detail is obvious in the open style architecture with contemporary design flair without compromising the functionality of each space. The surrounding and proximity of civic centers all together creates the site a uniqueness of its type that one would love to live in **Plot no. 569, Road # 17, Block # F, Basundhara R/A**. Dhaka the best address. Select flats offer the best in luxury, not least among them, a modern Architecture to perfection is attached.



Fine Home, Fine life



ABOUT THE COMPANY

Our slogan is “**Fine Home, Fine Life**”. It is not only the slogan of our company but we really mean it. With this vision we have started our journey from January, 2015 and since then we are serving our honorable clients, landowner with their highest satisfaction by providing modern art of architecture with sound construction by using best available quality materials. That is why our honorable landowners and clients are our best brand ambassadors.

Our company is well equipped with well trained professionals (Directors, Managers, Engineers, Planners etc) with a high degree of dedication and commitment towards their job to meet the growing demands of its highly valued clients up to the highest level of their satisfaction.

Since its inception, the company has experienced a series of success in its brief business history. Continuous improvement of its on-going technological change for the better has given the company its strong position in the market. Usage of quality materials with committed technical expertise supported by skilled labour force and supervised by extremely sincere management are responsible for the success of the company.

This success would not have been possible without maintaining commitment, quality works, trust and sincere blessings of our clients and the relentless effort and commitment from our dedicated team.

ABOUT THE COMPANY



Fine Homes
Bristy Niloy

Location Map



On the Horizon of Basundhara

THE MOST LUXURIOUS & DESIRED RESIDENTIAL PROJECT

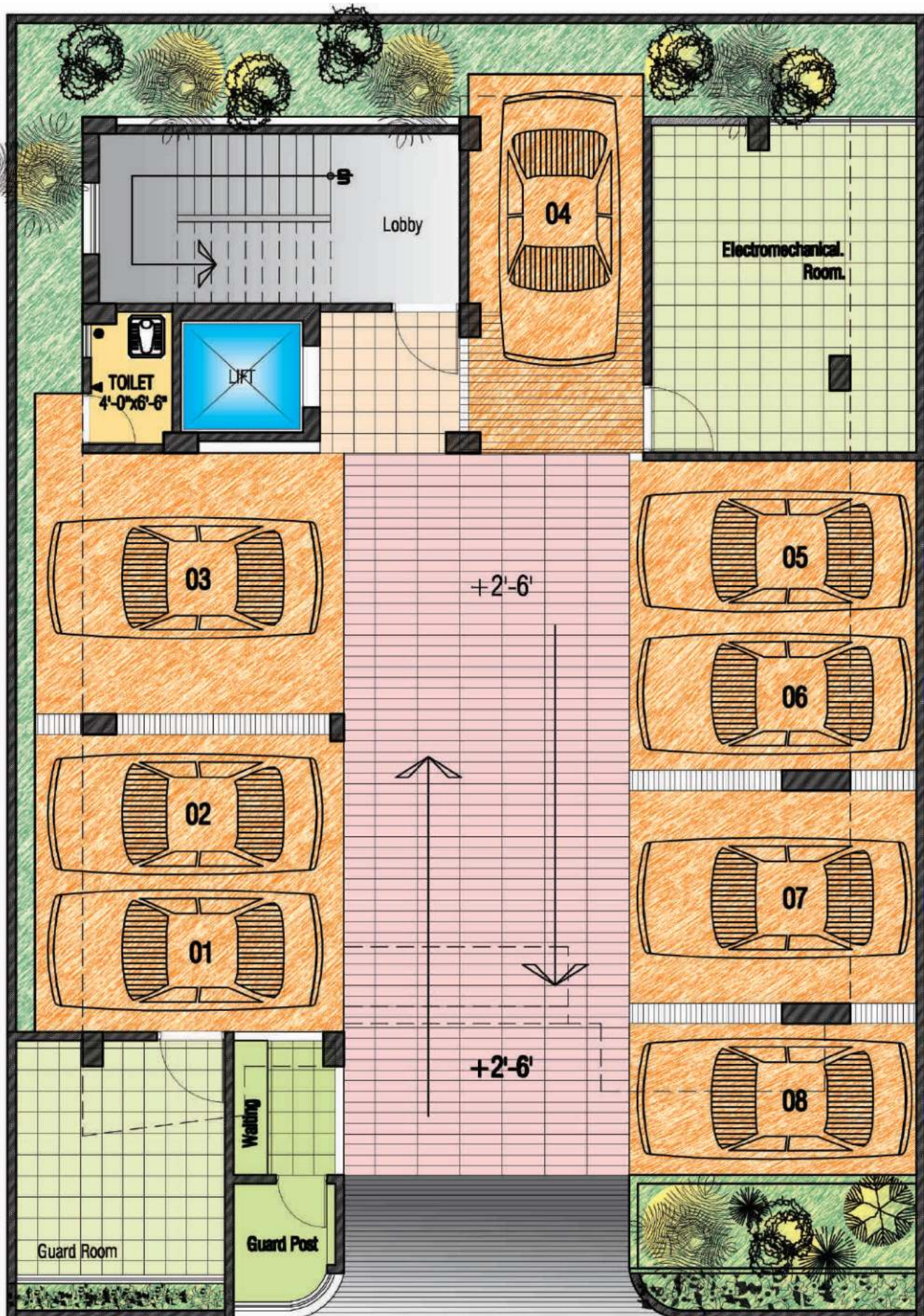


On the Horizon of Basundhara the most luxurious & desired residential project FINE HOMES LTD. proudly presents a unique residential project **Fine Homes Bristy Niloy** in the most prestigious Location, Basundhara, Dhaka. The Neighborhood is calm and safe as it is surrounded with the residents of the elites of Dhaka city. The roads are wide and covered by beautiful trees along the side, making the air fresh and the atmosphere and friendly.

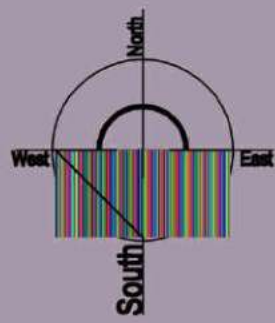
The unique creation **Fine Homes Bristy Niloy** is set on plot- 569, Road #17, Basundhara R/A, Dhaka. It has been designed and planned in such a way to give you highly pleasant comfort with amiable surroundings. Architect put the best effort to maximize the functional aspects as well as the aesthetics of the project, creating responsive elegance and comfort. The exterior of this building is the expression of modern architecture.

Fine Homes Bristy Niloy is the stunning landmark at Basundhara in Dhaka. Hope you will like this unique creation of **Fine Homes Bristy Niloy** and also enjoy the facilities and atmosphere that are made only for you and your beloved.





ENTRY/EXIT

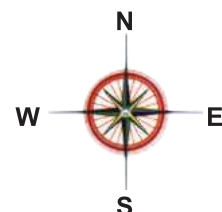


Existing 25'-0" Wide Road.

Fine Homes
Bristy Niloy



Typical Floor Plan



1700 sft.
(More Or Less)
(1st to 8th FLOOR)





Fine Homes
Bristy Niloy



01. Structural & Engineering:

1.1 Design Consideration & Supervision:

- Total foundation & Super Structure will be designed & supervised by Experience & professional structural design Engineers.
- Total foundation will be designed after sub-soil investigation report & soil composition comprehensively analyzed by latest testing equipment & laboratory techniques.
- Structural Building design parameters will be based on American Standard of testing Material (ASTM) & Bangladesh National Building Code (BNBC)
- Systematic structural combination of steel reinforce concrete frame and share wall core.
- The structural Building will be capable of withstanding of Earthquake measuring up to 7 Richter scale & protection Cyclone wind velocity up to 200 Km per hour.
- Comprehensive section by section checking & testing of all concrete and steel Reinforced cement by professional design & structural Engineers.
- Heavy Reinforced Cement concrete (RCC).
- Structural Analysis for design utilizes the latest computer software.

1.2 Major Structural & Finish materials:

- Steel: Deformed Bar 60/72.5 grade manufactured by BSRM/ KSRM or equivalent.
- Cement: (a) HOLCIM, (b) SCAN or equivalent
- Brick: Good quality 1st class solid Brick
- Sand: 2.5 FM course sand from Sylhet 1.5 FM medium sand
- Coarse Aggregate: Good quality 3/4" crashed VOLAGONJ stone chips for all columns, Great Beams, foundation.

02. Salient Features:

2.1 Main Building Entrance:

- An impressive & decorative heavy secured Grand Entrance gate with Elegant looks with increasing height form the road leveled with decorative lamp post & Standard LOGO of the complex.
- Spacious Entrance & Drive way with 24 hours security provision for control of incoming and outgoing persons, vehicles & goods etc.
- Provision for personal mail boxes for each Apartment.
- Reserved & protected car parking area in Ground floor for residents with comfortable drive way.
- Car parking mark with number.

2.2 Reception Lobby:

- An Elegantly designed main Reception lobby decorated with marble, Tiles & stylish reception counter for visitors check in.
- Separate decorative waiting room & Toilet for visitors.
- Fancy Electrical Light, Fitting & Fixture.

2.3 Lift:

- Lift form reputed International brand like Mitsubishi/OTIS/Schneider or equivalent.
- Well furnished and attractive Lift Door & Cabin,
- Providing fast & reliable service to residents on all floors.
- Adequate lighting.
- AC-VVVF Drive system.
- Best level of safety will be maintained with Emergency alarm and escape provision.
- Capacity 08 (eight) persons.

2.4 Lift lobbies staircase:

- The lift wall on the ground floor will be finished with Glazed Tiles while the same walls on the above floor will be finished with quality prints tiles (RAK or equivalent standard).
- The lift lobbies of ground floor will be finished with Homogenous/Mirror polished floor tiles (RAK or equivalent). Size: 24" X 24"
- Decorative Stair along with S.S hand rail & post.
- All stairs will be finished with Homogeneous stair tiles (RAK or equivalent).
- Spacious lift Lobby in each floor.



FEATURES & AMENITIES OF THE APARTMENT

2.5 Roof top facilities :

- Decorative and protective parapet wall on Roof top & open area for drying clothes.
- Lift Machine room in roof top.
- A community hall room with toilet facility.
- Separate protected Roof garden with seating arrangement.

2.6 Driver & Security guard room :

- Driver & Security guards waiting room with bathroom & kitchen facilities,
- Homogenous floor tiles with necessary light, fitting & ceiling fan provision.

2.7 Fire fighting of the Complex :

- A fire Extinguisher will be provided in each floor as per BNBC code.

2.8 Generator & Sub-station room :

- One standby auto start Emergency generator for operation in case of power failure of; (a) Lift & lift lobby, (b) water pumps, (c) Lighting in driveway, (d) Gate, (e) Stair & other common spaces (Brand:) & Canopy system.
- Two lights & two fans point provision in each Apartment.
- Standard Electric sub-station (as per required capacity).
- Protected specially for generator & sub-station electrical room.

2.9 Underground water reservoir with pumps:

- Under Ground reservoir for 02 (two) days water storage capacity with half day in the roof top tank.
- One for standby water pump for lifting required water from underground water reservoir to over head tank at roof top.

2.10 PABX. Telephone & Intercom systems:

- Standard PABX. Telephone & Intercom system connected to communicate to Apartment form reception desk.

2.11 Security fencing arrangement:

- Security fencing arrangement with MS D-form Bar & Angle along the boundary wall.

03. Features & Amenities of the Apartment.

3.1 Doors: Main Entrance door:

- Solid Decorative Malaysian main entrance door (with mehgani or equivalent doors frame) with
- Check viewer
- Door chain,
- Door handle with quality security handle door lock.
- Good quality calling bell switch
- Apartment number plate

3.2 Door: Internal Door:

- All internal doors are made of strong & durable Gamari/partex flash door shutters with round lock & French polish.

3.3 Door: Bathroom door:

- Good quality Plastic/PVC door for all bathrooms with Round lock or chicken/hook.

3.4 Door Frame:

- All internal doors frame (except toilet) are made of Mahogany wood or equivalent.

3.5 Windows:

- Sliding windows with 5 mm color glass with Mohair lining and rain water barrier in 4 inches Thai Aluminum section.

3.6 Windows Safety Grill:

- Solid SQ.Bar safety grills with matching color enamel paint in all windows.

3.7 Floors & wall Tiles:

- Homogeneous mirror polished Tiles (size: 24" X 24") for all floors, Verandah, Reception lobby (size: 24" X 24") and stair (size: 12" X 12"). And Ceramic glazes Tiles (size: 10" X 12") for all wall. (RAK or equivalent Standard).

3.8 Bath room features:

- Essentially correct uniform floor slope towards the water outlet.
- Good quality floor & wall tiles in all Bath rooms up to ceiling height. (RAK or equivalent Standard).
- Good quality fancy fitting & fixtures in all bathrooms such as. (Nazma/Sun Bird equivalent Standard).
- Good quality pedestal Basin.
- Good quality commode with hand shower in master bath.
- Good quality Long pan
- Good quality soap Case
- Good quality towel rail & toilet paper holder.
- Good quality shower
- Good quality standard size mirror with head lamp point
- Good quality PVC door with lock or chicken/hook.
- Concealed Hot & cold water Lines in Master Bathroom.
- Servant Toilet(as per design)

3.9 Kitchen Features:

- Impressive designed platform with Tiles worktop.
- Good quality wall Tiles up to Cabinet height (7 feet). (RAK or equivalent Standard).
- Homogeneous floor tiles. (RAK or equivalent Standard).
- Provision for Double burner outlet.
- Provision for Exhaust fan.
- One high polished stainless Counter top steel sink with mixture.
- Washing area in kitchen verandah (as per drawings) with tiles finish.
- Provision for concealed Hot & cold water Lines

3.10 Satellite Dish TV cable:

- Provision for connection of Dish and TV channel Operator in master bed room & living area.
- All wiring will be concealed with each Apartment.

3.11 Telephone & intercom facilities:

- Each Apartment will have independent two Telephone Connection points in master bedroom & living room.
- Intercom facilities system to connect with each apartment from the reception desk.

3.12 Provision for A/C:

- Provision for A/C connection point in master bedroom & living room.

3.13 Electricity with earth connection:

- Standard & good quality foreign electrical switches, socket, plug points, light points, circuit breaker & other various fancy fittings.
- All Apartments will have Independent Electric Meter as per required Load sanction from DPDC/DESCO.
- All power outlets with earthing connection.
- Electrical Distribution Box with main switch circuit breaker in each Apartment.
- All wiring will conceal with separate cable for each Apartment.
- Provision for Emergency power supply from standby Generator.
- Necessary points in each Apartment with Verandah light point.
- Standard quality PVC wiring pipe & electrical wiring cable.

3.14 Walls & Partition:

- Walls below ground level are water proof RCC.
- External walls of 5" thickness with 1st class solid bricks.
- Internal walls of 5" thickness with 1st class solid bricks.
- Roof top will be decorative & protective parapet wall.
- Wall surfaces of smooth finished plaster.

3.15 Verandah:

- Railing shall be provided with MS Grill section as per design.
- Distinctive polish floor Tiles with suitable Light points.

3.16 Painting & polishing:

- Weather Coated paint on outside walls.
- Smooth finished & attractive soft colored plastic paint on internal walls & ceilings.
- French polish for all door frames and shutters.
- Synthetic Enamel paint on the Bathroom Ceiling and all safety Grills with matching color.

3.17 Utility lines (Gas & water):

- Two best quality water pumps (one Z pump and one lift pump for full operation).
- Hot & cold water lines in Master Bathroom & Kitchen.
- Common water meter for Apartment.
- Titas gas Approved concealed gas line layout design.
- Gas pipe line connection from Titas gas distribution system as per total calculated consumption with adequate safety measured (as per Titas approval).

Note: All utility facilities will be provided as per Govt. rules & decisions.

3.18 Optional Features:

- Various extra interior designing works & additional fittings & fixtures as per choice of Flat/Apartment owners may be arranged at cost basis after the approved of the Landowner/Developer.

04. Plumbing:

All plumbing pipes like soil stack, rain stack, waste water stack & other plumbing pipes including Fittings shall be UPVC. The hot & cold water line shall be GI pipe.

Terms & conditions

GENERAL TERMS & CONDITIONS

01. Application:

Applications for allotment of apartments should be made on the prescribed application form duly signed by the applicant along with the Booking Money. Allotment will be made on "First Come First Serve Basis" **Fine Homes Ltd.** has the right to accept or reject any application without assigning any reason thereto.

02. Allotment:

On acceptance of an Application, **Fine Homes Ltd.** will issue an allotment agreement with specific terms and conditions to the applicant. The Applicant/Allottee(s) shall then start making payments as per schedule of payment.

03. Mode of payment:

All payments of Booking Money, Installments, additional works and other charges shall be made by cash draft or pay order or account payee cheque in favour of **Fine Homes Ltd.** for which respective will be issued. Bangladeshis residing abroad may remit payments by IT or DD.

04. Schedule of payment:

Payments of installments, car parking costs and all other charges are to be made on due dates. **Fine Homes Ltd.** may issue reminders to the allottee(s) but, notwithstanding the issue of reminders, the allottee(s) must adhere to the schedule of the payment to ensure timely completion of construction.

05. Penalty:

Delay in payment beyond the due date will make the allottee(s) liable to pay a delay charge of 3% per month on the amount of payment delayed. If the payments are delayed beyond 60 days **Fine Homes Ltd.** shall have the right to cancel the allotment. In such an incident the amount paid by the allottee(s) will be refunded after deduction of a certain amount (5% of total amount) and the refund will be given after resale of the apartment.

06. Agreement:

Fine Homes Ltd. and the Allottee(s) will be required to execute an agreement for safe guarding the interest of the allottee(s) as well as **Fine Homes Ltd.**

07. Changes:

Limited changes in the specifications, design and or Layout of the apartments and other facilities may be made by **Fine Homes Ltd.** in larger overall interest or due to unavoidable reasons.

08. Communication:

Fine Homes Ltd. may cancel an allotment on non-payment of installment in disregard of reminders and after final intimation to allottee(s) by registered post at the address given in the application form.

09. Possession:

The possession of each apartment shall be duly handed over to the allottee(s) on completion and on full payment of installments, other charges, and dues and till then the possession will rest with **Fine Homes Ltd.**

Terms & conditions

10. Documentation Charges, Govt. taxes etc:

The allottee(s) will pay stamp duties, registration fee, documentation charges, VAT, any taxes and expenses likely to be incurred in connection with the Deed of agreement, Allotment, Registration and Transfer etc. Only the actual sums shall be charged. **Fine Homes Ltd.** is the exclusive developer and builder of planning, implementing and allotment of all facilities of the project a modern apartment complex, consisting of self-contained apartments, reserved car parking other features etc described in detail in this brochure of the project.

11. Permission/Consultation:

After taking over the apartment of the project, the allottee(s) must consult with **Fine Homes Ltd.** prior to undertake any structural or layout changes within the apartment complexes. Failure to do so will be at the sole risk of the allottee(s).

12. Quality & Progress:

The Schedule of Implementation has been methodically prepared to ensure both high quality and smooth progress of works.

13. Force Majeure, Natural Calamity:

The completion period of the construction of the project can be affected by unavoidable circumstances beyond the control of **Fine Homes Ltd.** like force majeure, natural calamities, political disturbances, materials scarcity or price escalation, strikes and changes in the fiscal policy of the state etc. In that case, the allottee(s) will not claim any compensation.

14. Reserve Fund:

The allottee(s), after full payment of dues, will elect from among themselves a Board of Management for managing the general affairs in the common interest. Each allottee(s) must deposit TK 25,000.00 each allotment of apartment within the selective time period by Fine Homes Ltd. towards the reserve fund for initial common service expenses of the complex.

15. Utilities facilities:

Like water supply, gas, electricity will be provided as per Govt. rules and regulations.

Fine Homes
Bristy Niloy

ফরম-৩০২ (বিধি-১৪ প্রকৃতি)
রাজধানী উন্নয়ন কর্তৃপক্ষ
 উন্নয়ন নিয়ন্ত্রণ শাখা
 রাজউক ভবন, ঢাকা-১০০০।
 নির্মাণ অনুমোদনপত্র
 Occupancy Type (A-২)
 আংশ-২ (ফরম-৩০২) (বিধি-১৪ প্রকৃতি)

প্রতি
 নাম: শ্রীমতী সৌম্য কান্তি বিশ্বাস কন্যা শ্রীমতী সৌম্য কান্তি বিশ্বাস
 পিতা: শ্রীমতী সৌম্য কান্তি বিশ্বাস পিতা শ্রীমতী সৌম্য কান্তি বিশ্বাস
 ঠিকানা: ১০৭, মুনতান আহমেদ প্লাজা ৮ম তলা, ৩২ পুরানা পল্লী
 তারিখ: ২৪/১১/১৬
 নির্মাণ অনুমোদন নম্বর: ২৪/১১/১৬

আপনার/আপনাদের ২৪/১১/১৬ তারিখের আবেদন বিবেচনা করে নিম্নলিখিত জমি/প্লট ও বর্ধিত শর্তাধীন Building Act, 1952 (Act No. II of 1953) এর ধারা ৩ অনুযায়ী ৩২(খ) তলা নির্মাণ অনুমোদন প্রদান করা হল।

প্রস্তাবিত জমি/প্লট এর অবস্থান ও পরিমাণ:
 (ক) সিটি কর্পোরেশন/পৌরসভা/গ্রাম/মহল্লা:
 (খ) মৌজা ও খানার নাম: বঙ্গবন্ধু
 (গ) সিটি নং: ৮
 (ঘ) প্লট নং: ৮
 (ঙ) বাহুর মাপসহ জমি/প্লটের পরিমাণ:
 শর্তাবলী:
 ক. অনুমোদনকৃত নকশা অনুযায়ী নির্মাণ কোন নির্মাণ কাজ করা হবে, তাহা হইবে।

চ. বর্তমান অনুমোদনের তারিখ হইতে ০৩ (তিন) বছর পর্যন্ত নকশা অনুমোদন প্রত্যাহার করা হইলে সময়েসময় অতিক্রান্ত হওয়া পূর্বে যোগ্যতা পূর্ণ হইতে হবে।
 ছ. এই অনুমোদন সরকারী, আধা-সরকারী ও বেসরকারী যে কোন প্রতিষ্ঠান কর্তৃক ইকুম দখলের বেলায় প্রতিবন্ধক নহে। সরকার যে কোন সময় সম্পত্তি ইকুম দখল করিয়া লইতে পারেন, ইহাতে প্রচলিত আইনানুযায়ী কোন বাধা থাকিবে না।
 জ. ভূগর্ভস্থ তলা (বেজমেন্ট) অথবা ইমারতের ভিত্তির কাজ আরম্ভ করিবার ২ (দুই) মাসের মধ্যে সম্পন্ন করিতে হইবে। নির্মাণকাজ চলাকালীন পার্শ্ববর্তী জায়গায়/ইমারতের কোন ক্ষতিসাধন বাহ্যেতে না হইবে।
 ঙ. কাঠামো নকশা প্রণয়নে এবং নির্মাণকাজ চলাকালে ভূমিকম্প সংক্রান্ত বিধানাবলী যথাযথ অনুসরণ নিশ্চিত করিতে হইবে।
 ঞ. যে কোন নির্মাণকাজের জন্য Building Construction Act, 1952 (Act No. II of 1953) ও ঢাকা মহানগর ইমারত (নির্মাণ, উন্নয়ন, সংরক্ষণ ও অপসারণ) বিধিমালা, ২০০৮ এর অন্যান্য শর্তাবলী প্রযোজ্য হইবে।

অতিরিক্ত নকশা: ১০৭/১১/১৬
 অনুমোদিত নকশা: ১০৭/১১/১৬
 তারিখ: ২৪/১১/১৬
 সর্বোচ্চ অনুমোদিত নকশা।

অতিরিক্ত নকশা
 সদস্য-সচিব
 ইমারত নির্মাণ কমিটি
 রাজধানী উন্নয়ন কর্তৃপক্ষ, ঢাকা
২৪/১১/১৬

Our another Project . . .

FINE HOMES

Alor Bhubon



Holding # 27, Krishi Bank Road (Sona katara), Purba Badda, Dhaka.

