

# ORCHARD NAZMA

*signature*

BASHUNDHARA R/A



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BUILDING YOUR DREAM ASSETS

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# LOCATION\_

KHILKHE T

BASHUNDHARA  
CONVENTION



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PLOT: 406, ROAD: 8, BLOCK: D  
BASHUNDHARA R/A

## AT A GLANCE



PLOT:406, ROAD: 8, BLOCK: D  
BASHUNDHARA R/A

SOUTH FACING / CORNER PLOT

BUILT OVER: 5 KATHA

NUMBER OF FLOOR: G+9

SINGLE UNIT: 2350 SFT

4- BEDROOM APARTMENTS

RAJUK APPROVAL NO:  
25.39.0000.106.33.1138.20

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## CONVENIENCES NEARBY



### EDUCATIONAL INSTITUTIONS

- PLAYPEN SCHOOL • HURDCO INTERNATIONAL SCHOOL
- VIQARUNNISA NOON SCHOOL • THE AGA KHAN ACADEMY
- NORTH SOUTH UNIVERSITY • INDEPENDENT UNIVERSITY

### RECREATIONAL FACILITIES

- JAMUNA FUTURE PARK • RUPAYAN SHOPPING SQUARE
- SHEIKH HASINA INTERNATIONAL CRICKET STADIUM, PURBACHAL

### GROCERY

- MEHEDI MART • BAZAR SHARABELA • SHWAPNO • WHOLESALE CLUB

### CONVENTION CENTER

- INTERNATIONAL CONVENTION CITY BASHUNDHARA (ICCB)

### HOSPITALS

- EVERCARE HOSPITAL, DHAKA
- BASHUNDHARA EYE HOSPITAL & RESEARCH INSTITUTE
  - BARIDHARA GENERAL HOSPITAL
  - UPASHAM HEALTH POINT-PVT LTD.
  - DHAKA METRO EYE HOSPITAL

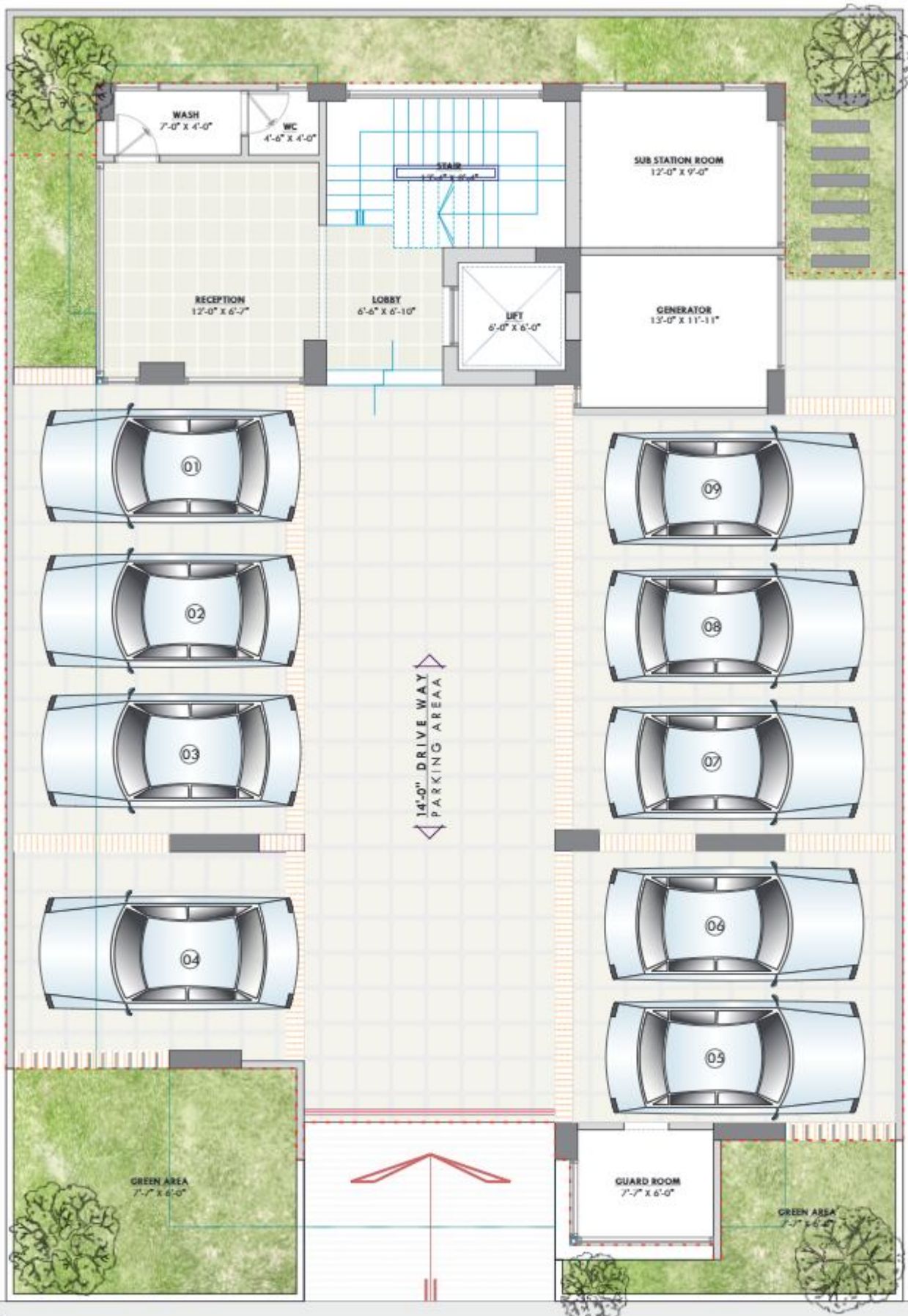


## BUILDING ENTRANCE

>THE FRONT ELEVATION OF THE BUILDING WILL HAVE A STYLISH COMBINATION OF CLADDING,GROOVE,GLASS AND PAINT(AS PER DESIGN)

>SECURITY CONTROL ROOM WITH CCTV MONITORING SYSTEM FOR 24/7 SURVEILLANCE OF THE BUILDING WITH CAMERAS COVERING ALL ENTRANCE POINTS, ALL LIFT LOBBIES AND PERIPHERY OF THE BUILDING AS PER DEVELOPERS' DECISION.

>SECURED AND WELL DESIGNED BOUNDARY WALL TO MATCH THE BUILDING FAÇADE.



## GROUND FLOOR PLAN

20'-0" WIDE ROAD  
LEVEL: 0'-0"

### GROUND FLOOR FEATURES

- > PLANTS AND GREENERY WITH NEAT PLANTERS FOR EASY MAINTENANCE WHEREVER POSSIBLE ON THE GROUND FLOOR.
- > PROPER DRAINAGE FACILITY AROUND THE PERIPHERY OF THE BUILDING FOR EASY WATER DRAINAGE ON GROUND FLOOR.
- > GARBAGE BIN WITH EASY ACCESS FOR THE RESIDENTS AND GARBAGE COLLECTORS.
- > DRIVERS' WAITING AREA WITH TOILET FACILITIES.
- > INTERCOM CONNECTION FROM CONCIERGE TO ALL APARTMENTS.









 **ROOF TOP PLAN**



## ROOF TOP FEATURES

- > LANDSCAPED ROOFTOP.
- > BBQ AREA WITH PORTABLE BBQ TRAY.
- > LIME TERRACING OF ADEQUATE THICKNESS FOR PROTECTION FROM HEAT.
- > PROTECTIVE PARAPET WALL/ RAILING 4'-0" HIGH AROUND THE PERIPHERY.
- > SEPARATED CLOTHES DRYING AREA WITH LINES FOR DRYING LAUNDRY.

# STATE-OF-THE-ART

# APARTMENT FEATURES

## **BUILDING ENTRANCE\_**

- >Secured Decorative Gate with Lamp Post as per the elevation & prospectively of the building.
- >Exclusive and creative designed logo.
- >Comfortable internal driveways with sufficient space with enough light and spot light.
- >Guard room and drivers sitting space.
- >Landscaping works as per designed by the architect.

## **RECEPTION LOBBY\_**

- >Reception desk with Granite/Marble top as per ACTS Asset standard.
- >Well decorated reception room with sitting provision for guests.
- >Intercom set with super vision.
- >Granite or marble design tiles floor in the reception area
- >CCTV camera a waterproof top in entrance and ground floor lift lobby.

## **GROUND FLOOR\_**

- >Decorated Entrance Lobby with high ceiling, Lift Core, Stair Case as AAL standard.
- >Aesthetically designed landscape in the ground floor AAL standard.
- >Selective car parking space for individual apartment (marked with Apt. No.) in ground Floor.

## **LIGHTENING PROTECTION\_**

- >High pulse and fuse voltage early streamer emission lightning conductor shall be Installed for building lightning protection as per BNBC.

## **DOORS\_**

- >Decorative Main Entrance Door (Burmatic Wood) with --
- >Good quality door lock with decorated handle for the main door
- >Round locks for the other doors
- >Calling Bell Switch of Good Quality
- >Door Knocker
- >Apartment Number
- >Internal Doors of Strong and Durable Flush Door (Hatil/Partex/Equivalent)
- >All Toilet Door will be of Solid wood (Gammary) with laminated flush door (Partex/Equivalent).
- >Imported Hardware (Brand: Axon/Equivalent) Door Lock, Hinge,Door Chain,Check Viewer, Tower bolt and others accessories.
- >Mahogany/Gammary/Teak Chambal Seasoned Wood for Internal door frame.

## **WINDOWS\_**

- >White powder coated paint on aluminum sliding windows as per architectural design.
- >5 mm thick. clear glass with mohair lining
- >Rain Water barrier with 4" Aluminum Section (AltechKai/BTA)
- >Full height Sliding Grills at entrance to verandahs and verandahs railing as per Architectural design.
- >Mosquito net provision in all windows.

## **WALLS\_**

- >Good quality 1st class bricks
- >Smooth finish walls.
- >Exterior wall thickness will be according to design; internal wall thickness will be 5".

## **FITTINGS FOR MASTER BATH\_**

- >Imported commode.
- >Imported Basin with a granite/marble countertop.
- >Imported CP bathroom fittings and accessories brand; Axon / Haibali / Equivalent.
- >Wall tiles (12"x 24") best quality local tiles (RAK/AKIJ/DBL/Equivalent)
- >Floor tiles (12" x 12") (RAK / AKIJ / DBL / Equivalent).
- >Conceal hot and cool water lines.
- >Exhaust fan provision for proper ventilation.
- >Mirror in bathroom with provisions lamps.

### **CHILDREN AND COMMON BATH\_**

- >Imported commode and Basin (Pedestal)
- >Imported CP bathroom fittings and accessories brand; Axon / Haibali / Equivalent.
- >Wall tiles (12"x 24") best quality local tiles (RAK/AKIJ/DBL/Equivalent)
- >Floor tiles (12" x 12") (RAK/AKIJ/DBL/Equivalent).
- >Conceal hot and cool water lines.
- >Mirror in bathroom with provisions lamps.

### **SERVANT'S BATH\_**

- >Pan with Low down RAK/AKIJ.
- >Floor and wall tiles up to 7' height (RAK/AKIJ/Equivalent).
- >Chrome plated local fittings. (Nazma / Sattar / Akij).
- >Floor tiles RAK local / equivalent (12"x12")
- >Wall tiles RAK local / equivalent (8" x12").

### **KITCHEN\_**

- >Impressively Designed Platform top finished with Granite top.
- >Double Burner Gas Outlet Provision. Wall tiles up to 7 (Seven) feet except cabinet area.
- >One Stainless steel (Imported) Counter-top Single Bowl Sink with a sink Mixer.
- >Provision for fixing of Exhaust Fan in kitchen.
- >Non-slippery Floor tiles (16" x 16"). Wall tiles (24" x 12") (RAK/AKIJ/DBL/Equivalent)
- >Conceal hot and cool water lines.

### **GENERAL FLOOR\_**

- >(32"x 32') imported mirror polish tiles with 4" wall flash skirting for all bedrooms, F.living & non-slippery tiles for all verandahs.

### **PAINTING POLISHING\_**

- >Plastic Paint in all internal walls and ceilings. Exterior wall will be weather coat painted. in soft colors (BERGER) equivalent.
- >French polished doorframes & shutters.
- >High quality painting(weather coat exterior paint) on outside walls and boundary walls as per design (BERGER),
- >Polish: All doors must be French polished.

### **ELECTRICAL\_**

- >Imported gang-type electrical switches, all plug points and other Fittings for all apartments.
- >Sub-station/ transformer (Adex / Energy Pac / Powermann / Equivalent) as per requirement of total load.
- >Light fixtures in stairs, lift front and lobby including spotlights as per AAL standard.

### **GENERAL AMENITIES OF THE COMPLEX\_**

- >Independent Electricity Meter for each apartment.
- >Water and Sewerage Connection will have common meter for the project.
- >1.5" dia water supply connection from WASA.
- >Underground water reservoir with two pumps of brands European Standard/Pedrollo.
- >Sewerage system planned for long term requirement.
- >Concealed intercom line to each apartment with connection to concierge desk and other apartments.
- >Total 2 nos.TV antenna outlets inside apartment.
- >Electricity Supply approx.220V/ 440V from DESCO sourcewith separate main cable and LT Panel/Distribution Board PFI Panel.
- >Water Supply Connection from WASA sufficient as per Total calculated Consumption.
- >Proper lighting and ventilation in parking area,
- >All columns will be covered in the ground floor with steel with a garter 3feet from the ground for better parking assistance.
- >Spot-lights in entrance way as per design.

### **LIFT\_**

- >Capacity: Eight (8) persons (650kg) capacity one (1) International Standard Lift.
- >Brand / Origin: (Mitsubishi-Shanghai/Fuji/LG Korea/SIGMA) for 8 persons (650kg) capacity.

### **STANDBY GENERATOR\_**

- >60KVA capacity (as required) to cover Lifts, Pumps, Common Lights and all Lights & Fans, in all flats with canopy sound proof generator.
- >Generator set: Water Cooled Diesel Engine system.

### **ROOF TOP\_**

- >Modern heat proofing system and damp proof system with proper non slip tiles and gardens.
- >Roof tiles (12"x12") to be provided and shall be treated as compulsory for the roof.

### **WATER RESERVOIR\_**

- >Underground water reservoir and roof top water tank will be constructed to hold sufficient quality of water for minimum of 2 days.

### **UTILITY CONNECTIONS\_**

- >Electricity supply will be of individual Apartment-wise Sub-meter and connection for the Complex. Each apartment will have independent Electric meter.(Single / Three phases as per DESCO rules) so that all AC, fans, fridges etc. and other higher power required homely equipment's can run at the same time.
- >Water Supply and Sewerage will have common Sub-meter connection for the complex and central gas water heater line to be provided if possible.
- >GAS supply will be of individual apartment-wise double burner connection and central gas water heater if possible.
- >Water supply connection form WASA sufficient as per total calculated consumption.
- >All utility line will be concealed installation.

### **MAJOR STRUCTURAL MATERIALS\_**

- >Deformed Bar, 60/72grade and 500 X-treme
- >Manufactured by KSRM/AKS/BSRM/RAHIM steel.

### **STRUCTURAL AND GENERAL ENGINEERING FEATURES\_**

- >Total Foundation and Super Structure Design and Supervision by a team of reputed and professional Structural Design Engineers.
- >Structural Design Parameters based on Bangladesh American Concrete Institute (ACI) and American Society for Testing & Materials (ASTM) Codes.
- >Structural Analysis for Design utilities by the latest Computer Software.
- >Heavy Reinforced Cement Concrete Foundation.
- >Systematic Structural Combination of Steel Reinforced Concrete Frame and shear wall Core, Floor Slab, are all Reinforced Cement Concrete as per Standard Design.
  
- >Complete building structural design will be according to BNBC/ACI and follow the specification accordingly. Sub-soil Investigation and soil Composition comprehensively analyzed. Comprehensive Checking of all Steel reinforcement by professional Design and Supervising Engineers. 60/72 grades M.S. deformed (AKS/BSRM/RAHIM/KSRM) rod to be used according to the designer's specification. Singles/ bhutovanga to be used in Piling and Crashed Stone Chips (20 mm down) to be used for other Structural-Works. High quality Portland composite cement (Lafarge supercrete/Saven Ring-Special) to be used. Direct Supervision at every stage of construction by a team of experienced and qualified Civil Engineers to ensure highest quality of Workmanship. Protection from Cyclonic Winds up to 210 KPH speed incorporated in structural design and Earthquake to withstand up to 7.5 (Seven and a half) on Richter Scale. All construction materials like Machine made Bricks / Auto machines Sylhet Sand, Coarse Sand and Coarse Aggregates etc. will be of standard good quality.
  
- >Exterior / Interior walls will be with 1st class bricks as per Architectural plan. Average 1/4" thick cement plaster for outer plaster works.
- >Overhead water tank as per requirement.
- >Underground water reserve damp proofing & septic tank as per requirement.
- >The Building will be reinforced cement concrete (RCC) framed structure of special moment resisting frame (SMRF) system. All parts of the structure will be interconnected by ties & beams with shear core wall.

# your SAFETY is what matters to us most

> WE PROVIDE FIRE ESCAPE FOR EMERGENCY EXIT WITH FIRE PROTECTED DOOR & ARE EXTINGUISHER TO MITIGATE ANY CHANCE OF FIRE DAMAGE.

> AN EARTHQUAKE-RESISTANT DESIGN BY A TEAM OF EXPERIENCED AND QUALIFIED CIVIL ENGINEERS TO ENSURE THE HIGHEST QUALITY OF WORKMANSHIP AND SAFETY.

> THE STRUCTURAL STRENGTH OF OUR BUILDING MATERIALS IS CHECKED IN QUALITY-CONTROLLED LABS AT EVERY STAGE OF CONSTRUCTION.

> OUR UNPARALLELED CUSTOMER SERVICE FOCUSES ON FULFILLING ALL COMMITMENTS ON TIME, TO ENSURE OUR CUSTOMERS ARE MORE THAN JUST HAPPY WITH US.

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*signature*

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PLOT NO: 497, BLOCK NO: D,  
ROAD NO: 01, BASHUNDHARA R/A

 [mail@actsasset.com](mailto:mail@actsasset.com)

 **+88 019 20 85 85 32**

 [www.actsasset.com](http://www.actsasset.com)