

FARE

NIRJAR

LUXURY APARTMENT
4/1, mirbagh, mogh bazar, dhaka.



FARE BUILDERS LIMITED

We Always Ensure Fast Accurate Reliable And Excellent Apartment

PREFACE



S.M. Zahidur Rahman
Chairman & Managing Director
FARE BUILDERS LTD.

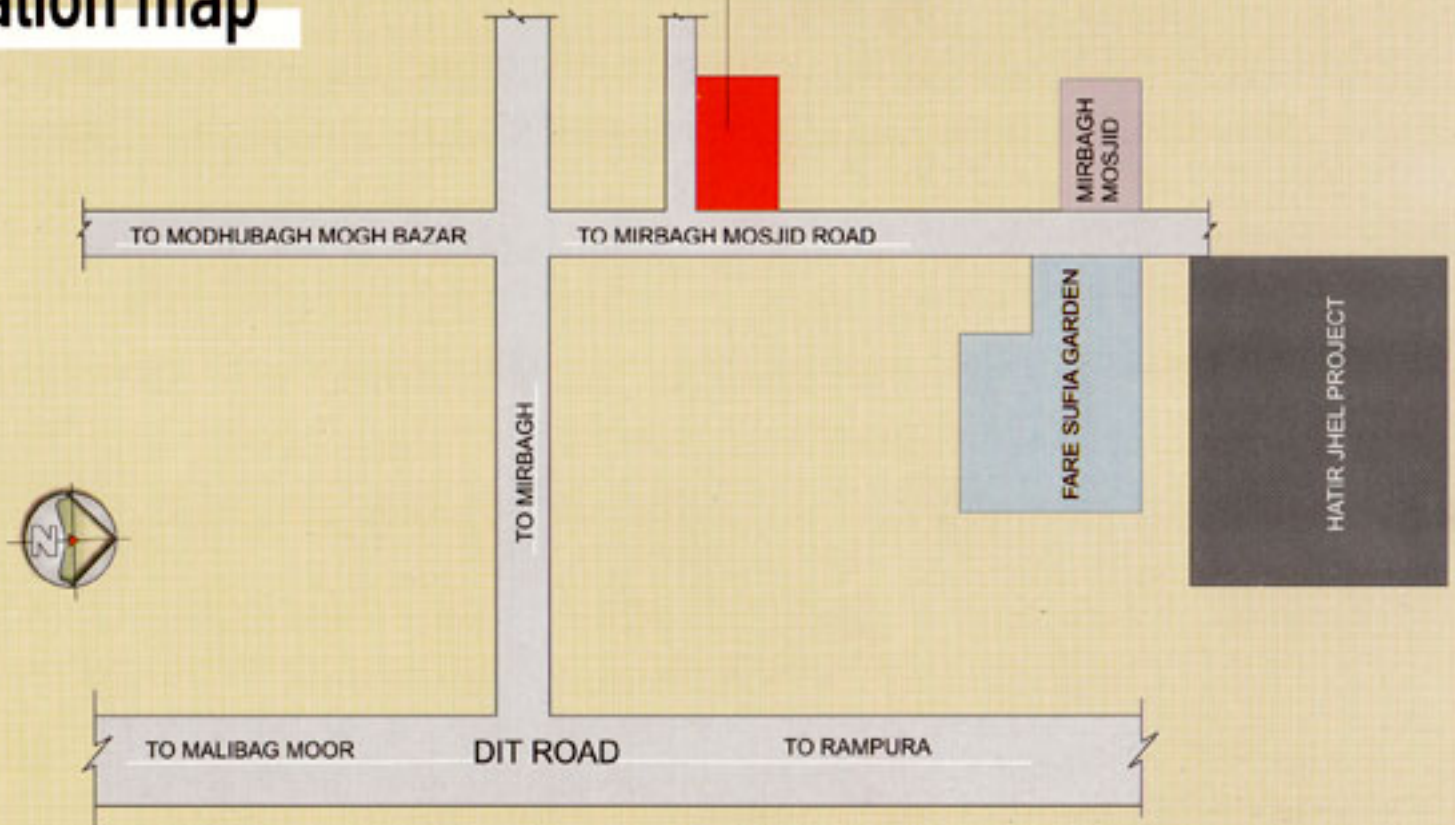
Dhaka has witnessed an unprecedented growth of residential apartments all around in recent years. Sadly, these apartments only the basic necessities of a customer, a shelter from sun and rain. But man's eternal desire for a "homely home", where making your future.

Keeping this reality in mind **FARE BUILDERS LTD.** has undertaken a project at 4/1Mirbagh,Mogh Bazar Dhaka. in most prestigious location with beautiful panoramic view all around.



location map

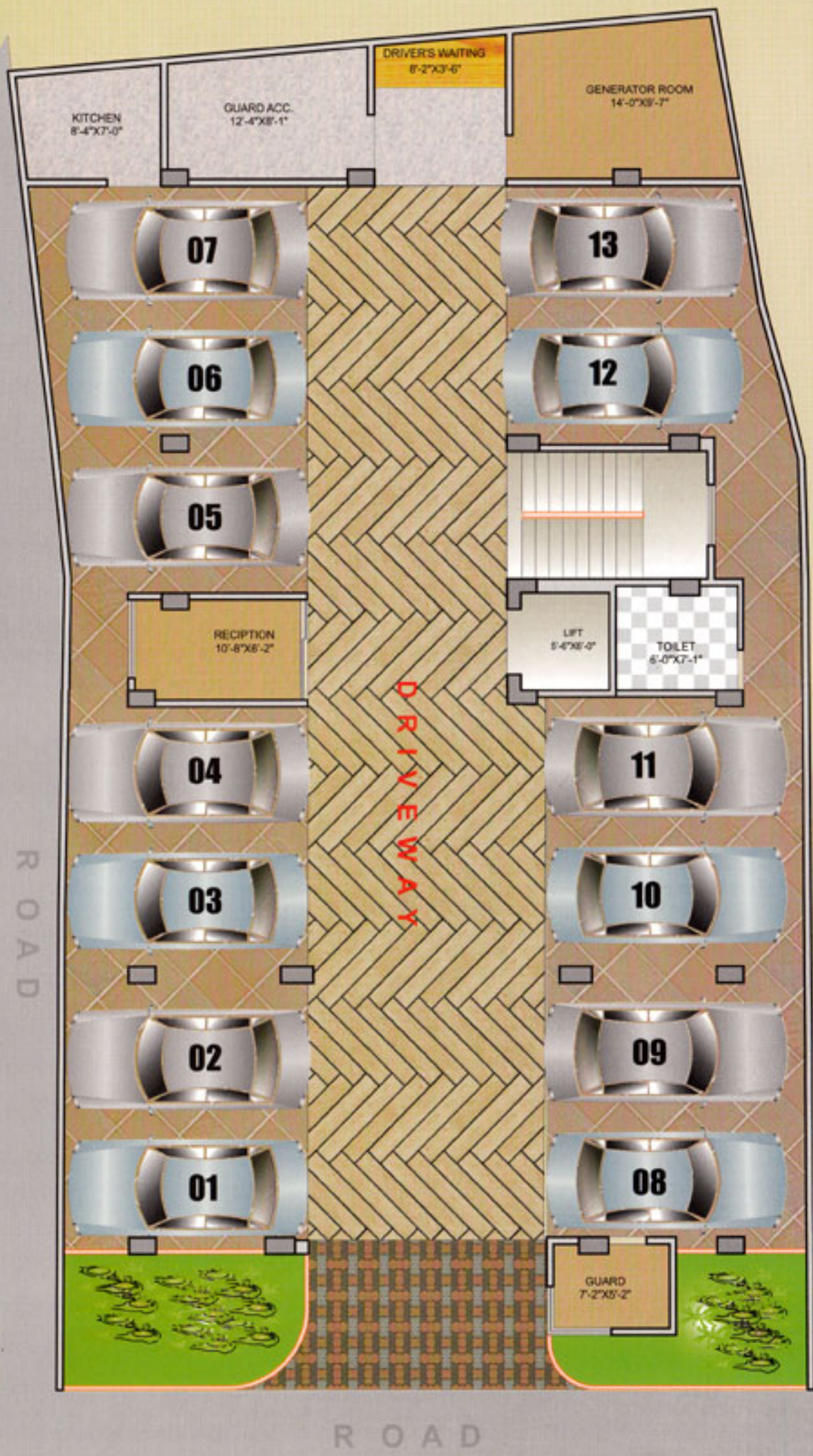
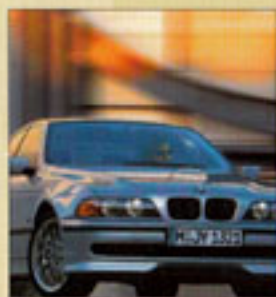
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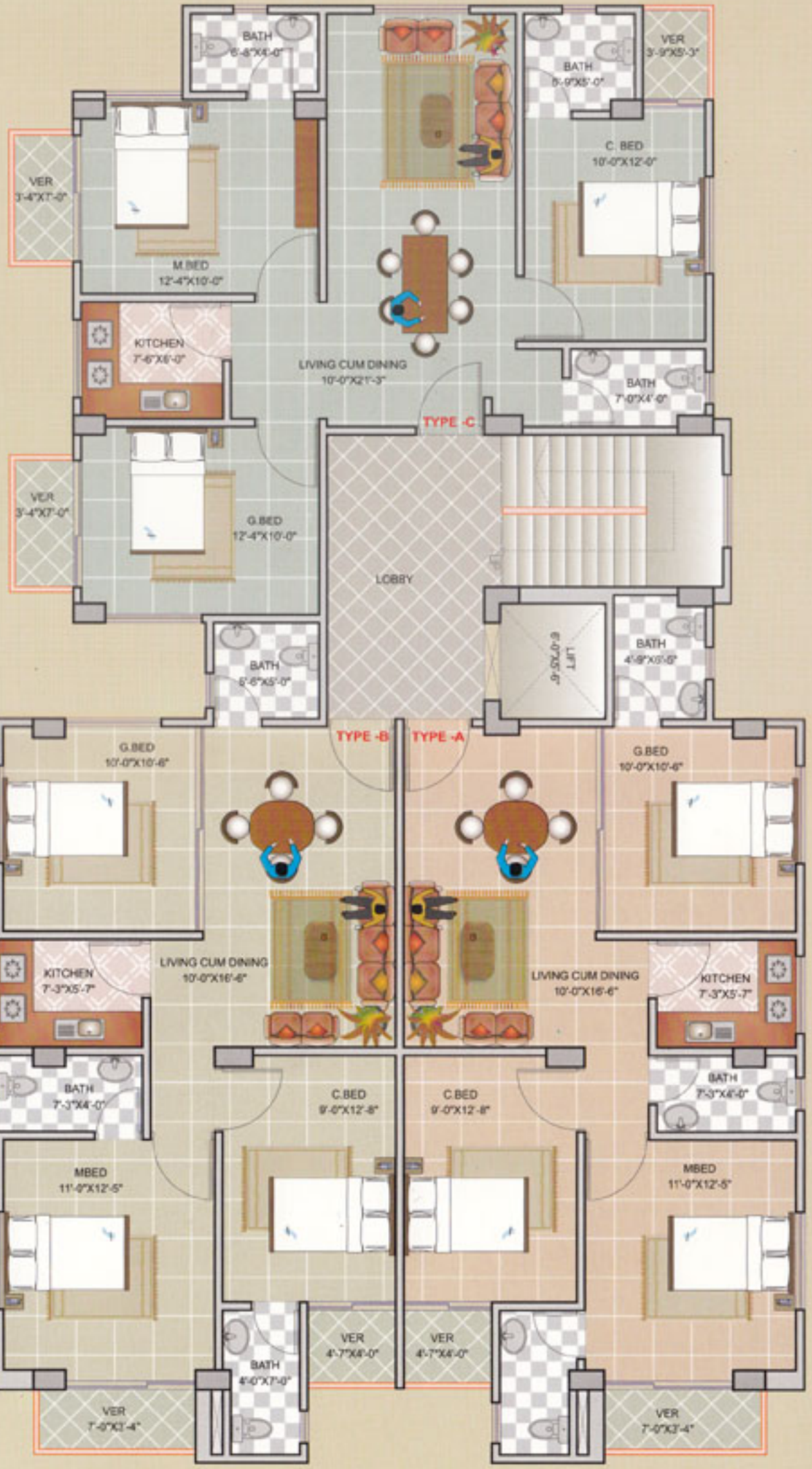
FARE NIRJAR



parking



TYE-A-1220 sft
TYE-B-1220 sft
TYE-C-1260 sft



typical floor plan

FEATURES

amenities

INDIVIDUAL AMENITIES OF APARTMENT

DOORS:

Solid Decorative Imported/ Local Main Entrance Door Shutter with impressive main Door lock, Check Viewer, calling bell switch, decorative apartment no. etc. Imported good quality internal door lock will be used in internal door. Teak Chambol Veneered Flush door Shutters with French polish in internal rooms and Verandah locations. (PARTEX) Main door frame will be Teak Chambol/ Equivalent. Internal door frame will be Mahagoni. Toilet Doors of durable quality PVC with matching color for toilets/bathrooms. (UNITED/RFL), Toilet door frame will be wood (garjan/Upvc/Equivalent)

WINDOWS:

4" section (min: 1.2 mm thick) Aluminum Sliding Windows, 5 mm thick white (clear) glass with mohair lining and rainwater barrier in aluminum section as per Architectural Design of the Building. Internal aluminum sliding will be 3" thickness Safety Grills (solid squar bar) in all windows & veranda with matching enamel paint.

WALLS AND PARTITIONS:

External and internal wall walls of 5" thick 1st class bricks. Internal wall surfaces of smooth finished plaster.

ROOM FINISHES:

Homogenous Tiles in floor and skirting (4" height) of all rooms and verandahs. (Size: 16"x16") (RAK/CBC/SUN POWER/MIR/Great Wall) Plastic paint in all internal walls and in ceiling of soft color. (Aqua/Elite/Berger/Equivalent). French polish in doorframe & shutter.

OUTSIDE PAINT:

Exterior walls of Durocem/weather proof paint (Elite/Berger/Equivalent).

TOILET FEATURES:

R.A.K (Karia) equivalent Commode with lowdown and pedestal basin (Karia) in master bathroom (Without marble shade) and in second bath, other bathrooms will have oriental pan (RAK-Karia- Without marble shade) and pedestal basin. Glazed ceramic wall tiles in all bathrooms up to false ceiling (Size: 8"x12") (RAK/Fu-Wang/CBC/MIR/Great Wall) with border and décor. Matching non slip ceramic floor tiles in all bathrooms (Size: 12"x12") (RAK/Fu-Wang/CBC/MIR/equivalent). Good quality local made CP fittings i.e. Towel rail, Soap case, etc. in all bathroom. (Gloria/ Sattar/Sunbath/ equivalent) Storage space over toilet (R.C.C false ceiling) Hot & Cold water provision in master bath. Good quality P.P.R (P.V.C type PIPE) will be used in Toilet piping.

KITCHEN:

Double burner gas outlet over concrete platform finished with matching wall tiles. Ceramic wall Tiles up to 36" height (Size: 8"x12") (RAK/G-WALL/Fu-wang/CBC/MIR) in front of tiled platform with border and decor. Matching Ceramic Tiles in floor. (size: 12"x12") (RAK/Fu-Wang/C.B.C/MIR/Equivalent). Good quality single bowl stainless steel sink with sink cock. (Saudi Arabia/Malaysia). Good quality P.P.R (PVC type PIPE) will be used in Kitchen piping Exhaust fan in kitchen. Kitchen hood provision in kitchen.

ELECTRICAL FEATURES:

Good quality MK Type switches and sockets. (China/equivalent) Separate Electric distribution box for each apartment. Provision for Air-conditioner in Master Bed and 2nd bed (2 AC point) Electric cable (B.R.B/Paradise/Singer) Telephone socket in living area and in master bed and in 2nd bed. Verandahs with suitable light point. Concealed intercom line with set. Concealed satellite TV cable in the living and Master bedroom and in 2nd bed. Electric outlets, cables, wires etc.

BUILDING ENTRANCE:

Secured decorative MS gate with lamp as per the elevation & perspective of the building. Attractive Apartment Logos. Comfortable internal driveway. Guard post.



FEATURES

RECEPTION LOBBY:

- Reception desk with intercom set.
- Tiled floor in reception area
- Intercom system for the apartment.

LIFT, LOBBIES & STAIRCASE:

- One (1) nos. of imported ACVVVF type passenger lift of 6 person's capacity (LG-OTIS-SIGMA)/ Equivalent.
- Spacious lobby in each floor.
- Floor tiles in all lobbies and staircase with proper lighting system.

ROOF TOP:

- Clothe drying area for drying laundry.
- Decorative Gardening Area.

UTILITY CONNECTIONS: (As per Gov't Rules)

- Water line connection from DWASA.
- Individual Double Burner Gas connection.
- 220 V power connections by Single Phase from substation.

OTHER INCLUSIONS:

- Treatment in rooftop to protect from overheating.
- Parapet wall up to 3 feet height in roof top.

Features & Amenities

Project will be planned and designed by professional Architects and structural design Engineers.

Structural design parameters will be based on American Concrete Institute (ACI) and American Standards of Testing Materials (ASTM) and BNBC codes.

Sub-soil investigation and soil composition bearing capacity will be analyzed by a reputed organization and reputed laboratory.

Building will comprise of reinforced cement concrete (R.C.C) foundation, column, beam and slab considering earthquake and wind effect with modern design concept as per BNBC code of practices applicable for Dhaka, Bangladesh. Stone chips shall be used in R.C.C for footing, columns & grade beams.

Comprehensive checking and testing of all steel reinforcement and R.C.C will be conducted by professional design and engineers supervising and at reputed laboratory.

All structural materials including steel [60 grade deformed steel bar-(10mm-25mm)] manufactured by Anwar Ispat/Elite/Rahim/Metrocem/in column, grade beam, beam and in footing, cement (Crown/CEMEX/Shah/Lafarge/Seven Circle/Ultratech etc.).

- Allotment of apartment will be first served basis.
- For delayed payment, extra charge @ 25% per month on the due.
- If the payment is delayed by more than 90 days, the authority shall have the right to cancel the allotment without any notice.
- If an allottee desires to cancel the allotment, the cancellation may be accepted on deduction of 10% of the paid up amount as service charge.
- Allottee shall have to pay all fees, stamp duties, registration costs, documentation charges, VAT, Tax & miscellaneous.
- Connection fees/charges, security deposits and other charges related to Gas, Water, Sewerage, Power Connection etc are to be paid as utility charges.
- Various interior designing, additional fitting and fixtures as per choice of allottee(s) may done by developer at the cost of allottee(s) concerned.
- If the project is abandoned for any reason beyond the control of FARE BUILDERS LTD, Such as act of GOD, Economic Depression, Political/Civil commotion, Change in Fiscal/Commercial policy of the Government the FARE BUILDERS LTD, will refund the entire money deposited by the allottee but the allottee will not be Entitled to any other claim whatsoever.
- An owner's cooperative of common will be formed for the management/maintenance of facilities & have to deposit Tk. 50,000/= to build up a "RESERVE Fund."



amenities



Solid bricks (1st class) shall be manufactured by reputed manufacturers, Brick chips, Stone chips, Sylhet sand, etc. will be of highest available quality.

Concrete works attaining a crushing strength of minm.2500 psi to 3000 psi (cyl. test) 28 days will be used depending on design and concrete mix ratio, and water/cement ratio as per BNBC codes.

Full foundation, Full column and column base, grade beam, will be casted by stone chips and M.S 60 grade deform bar will be used in all column, column base, grade beam and full foundation.

Roof slab along with roof beam, Lintin, False slab, Drop wall will casted by Brick chips.

Terms & Conditions