

# Message.....



**S.M Zahidur Rahman**  
Chairman & Managing Director  
**FARE Builders Limited**

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 436 Baitul Aman Housing, Adabar Dhaka. in most prestigious location with beautiful panoramic view all around.



## Location Map



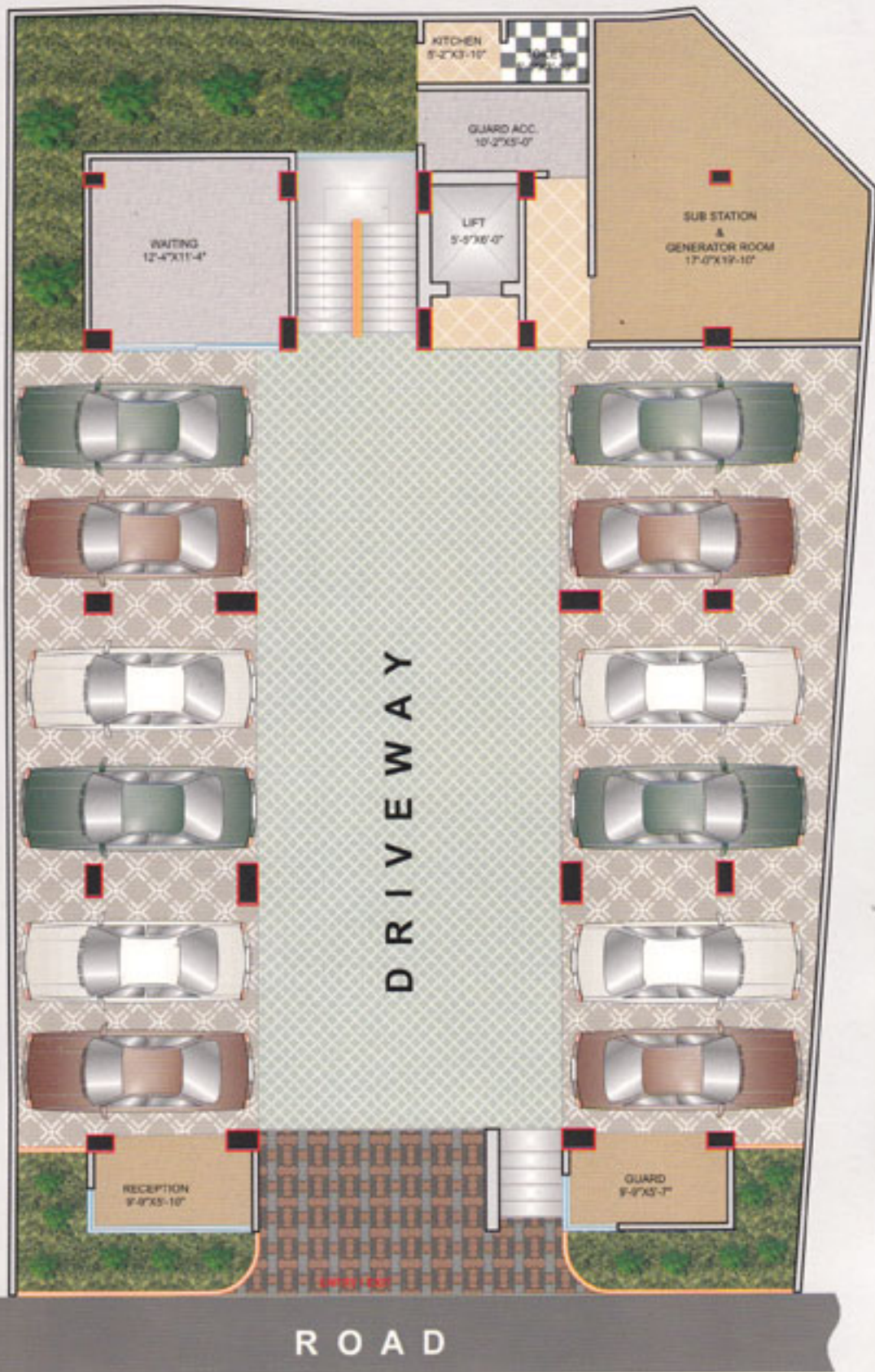




# parking



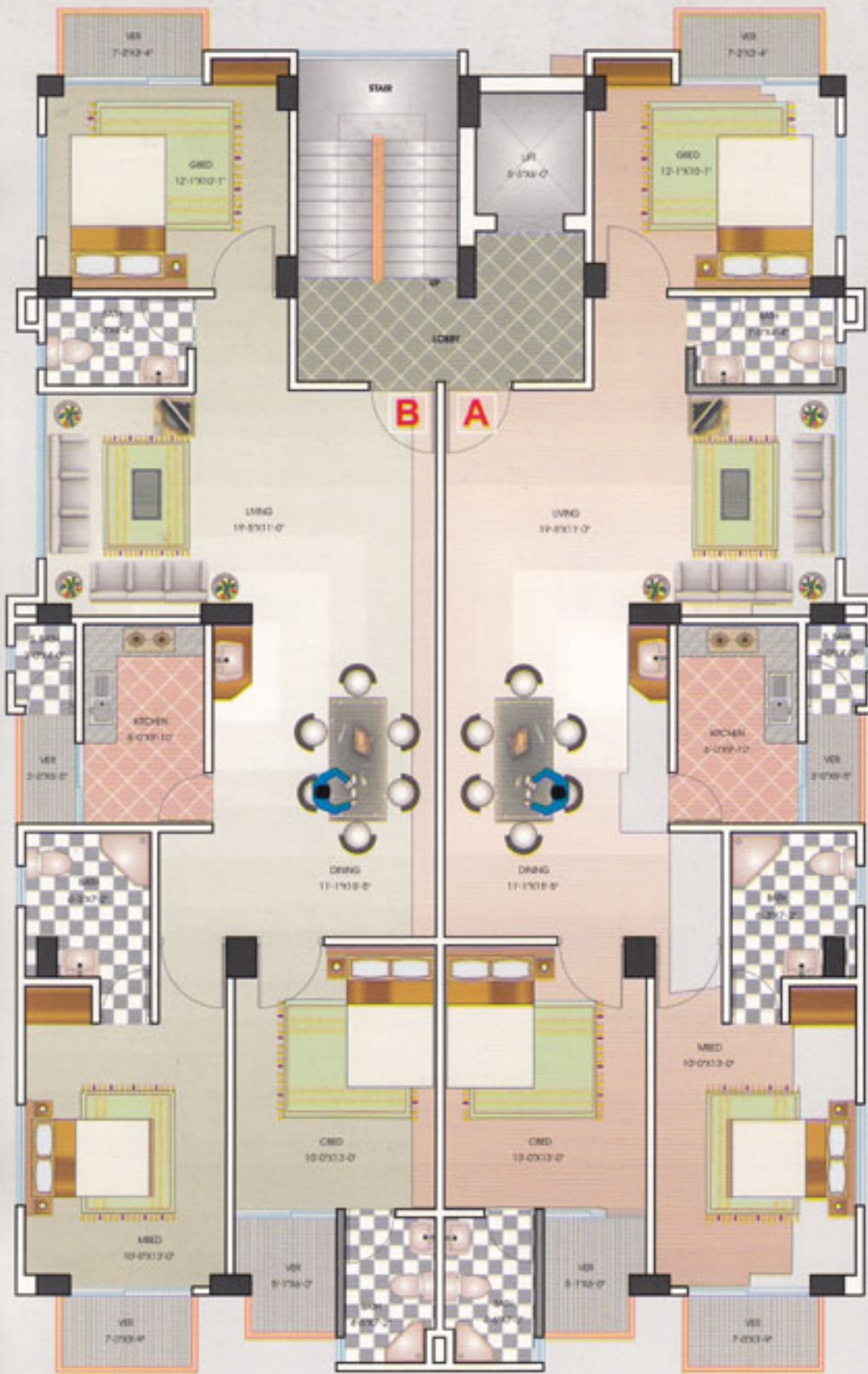
## GROUND FLOOR PLAN



ROAD

# ground floor plan

**TYPE-A-1500 sft**  
**TYPE-B-1500 sft**



**TYPICAL FLOOR PLAN**



**Typical floor plan**

### 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 and Internal door frame will be Teak Chambol/ Equivalent.  
 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 (minm: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/RAK/Equivalent).  
 French polish in doorframe & shutter.

#### OUTSIDE PAINT:

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

#### TOILET FEATURES:

R.A.K (Karla) equivalent Commode with lowdown and pedestal basin(Karla) in master bathroom  
 (Without marble shade) and in second bath, other bathrooms will have oriental pan (RAK-Karla- 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 PPR (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



**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 From MAAN Bangladesh Ltd.)/ 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 Govt Rules)**

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

**OTHER INCLUSIONS:**

amenities



## Terms & Conditions

**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 supervising engineers and at reputed laboratory.

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

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) at 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