PROMOTE
MINTU PALACE



LUXURIOUS APARTMENT

at

PLOT : B-47, ROAD : 03, BLOCK : B,
AFTABNAGAR, DHAKA.

PROJECT AT A GLANCE

PROJECT NAME :
PROMOTE MINTU PALACE

LOCATION :
PLOT : B-47, ROAD : 03, BLOCK : B,
AFTABNAGAR, DHAKA.

DEVELOPER:
PROMOTE CONSTRUCTION LTD.
Eastern Plus, Suit-17, 7th Floor,145,
Shantinagar, Dhaka-1217, Bangladesh.

LAND AREA :
3.5 KATHA

NUMBER of FLOORS:
8 Storied (G + 7)

NUMBER of APARTMENTS:
07 (1 UNITS PER FLOOR)

NUMBER of PARKING:
07 (GROUND)

APARTMENT TYPES:
TYPE - A : 1650 SFT.

EXPECTED COMPLETION DATE.:
30 JUNE' 2026

ARCHITECTURAL CONSULTANT:
Ar. Mehedi Hasan
vector architects
H : 745, R : 08, ADABOR, DHAKA

STRUCTURAL CONSULTANT:
Engr. Md. Ahsan Habib
Center for Structure & Architecture
H : 01, R : 01, Block : F, Sector : 01,
AFTABNAGAR,DHAKA

LOCATION MAP



PROMOTE
MINTU PALACE
PLOT : B-47, ROAD : 03, BLOCK : B,
AFTABNAGAR, DHAKA.

BIR UTTAM RAFIQUL ISLAM AVENUE

PGCB
HEAD OFFICE

AVENUE NO. - 03

JAHURUL ISLAM AVENUE

ROAD NO. - 02

ROAD NO. - 03

AFTABNAGAR
CENTRAL
JAME MOSQUE
(B - BLOCK)

AVENUE NO. - 04

Road No. 2

Ahsan-Moor

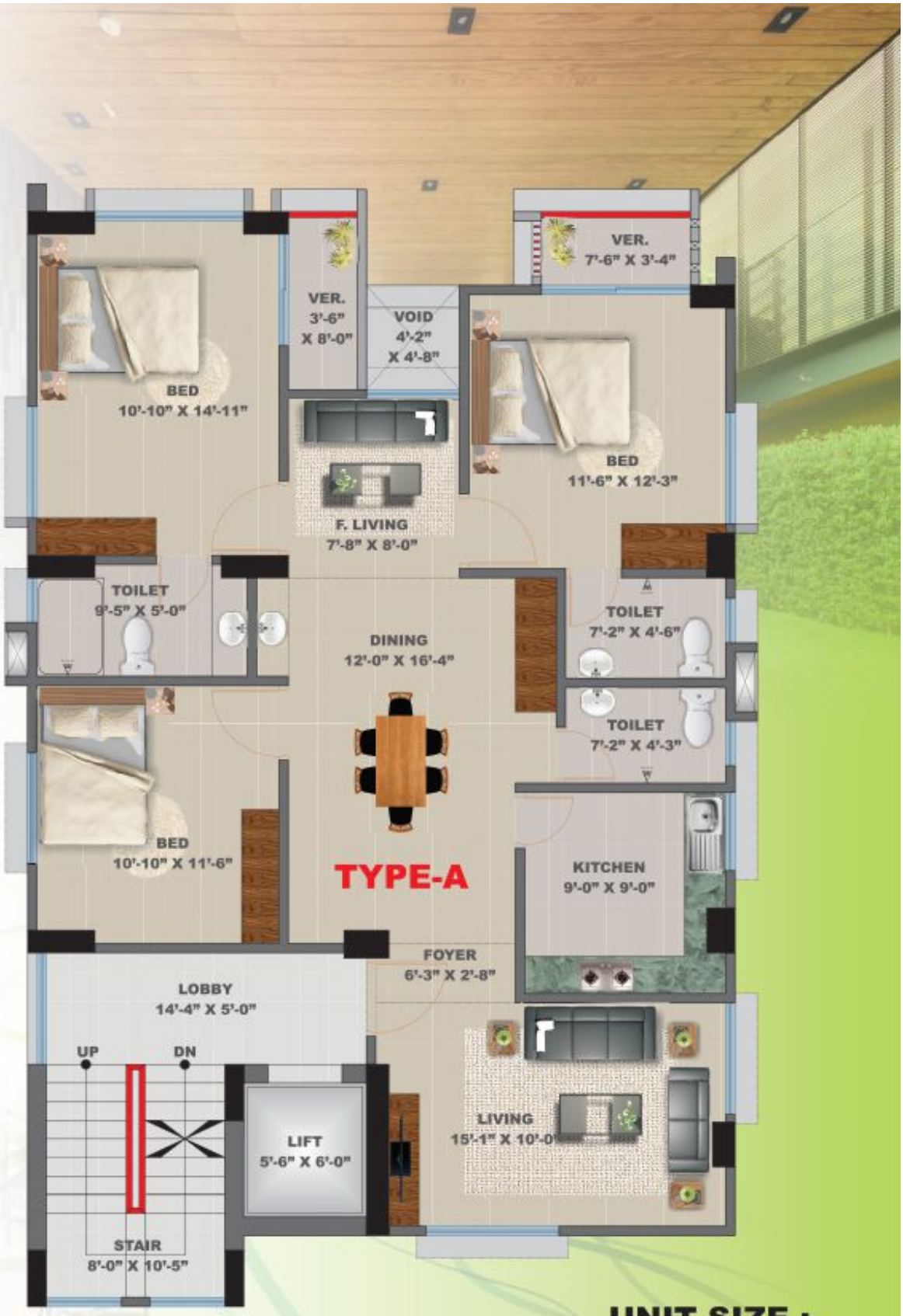
aka Imperial College

Main Rd



GROUND FLOOR PLAN

TYPICAL (1ST - 7TH) FLOOR PLAN



UNIT SIZE :

TYPE A : 1650 SFT.


N
SEATING
VOID
SEATING
ROOF TERRACE
CLOTH
DRYING
STAND
STAIR
8'-0" X 17'-7"
DN
LIFT
MACHINE
ROOM
5'-6" X 14'-0"
FOYER
6'-3" X 4'-5"
TOILET
9'-0" X 4'-0"
COMMUNITY
15'-1" X 10'-0"
ROOF PLAN

PERSPECTIVE VIEW

FEATURES & AMENITIES

Building Entrance :

- Heavy secured entrance gate with decorative lamps and acrylic logo of the complex.

Architectural Features :

- Simple disciplined, straight forward planning, abundant natural air & light facilities, cross ventilation.

Structural Features :

- R.C.C moment Resisting Frame (MRF) with heavy R.C.C footings.
- Interior and exterior partition wall will be made of 1st class bricks.
- Portland cement will be used in all R.C.C member.(Shah / Crown / Seven Ring / Basundhara / Fresh / Mir)
- De-formed mild steel round bar 500W (BSRM / CSRM / KSRM / Rahim Steel / AKS / GPH)
- Structure adequately capable of with standing earth quakes of 7.5 on Richter scale and cyclone wind up to 250km/hr.
- Total foundation and super structure design and supervision by experienced professional engineers.
- Structural design parameters are based on American Concrete Institute (ACI), American Standard Institute of Testing Materials (AST) and Bangladesh National Building Code (BNBC).
- Structural Works of Foundation, G.Beam, Column & Beams will be of Stone Chips and other Structural Works will be of Brick Chips . Other materials are of good standard and screened for quality including laboratory testing.

Reception & Lobby :

- Main lobby, Reception area and Guard room with concierge desk.
- Elaborate intercom provision to connect each flat to the concierge desk.
- Driver waiting room with toilet and Caretaker Rest Room.

General Features :

- Provision for CCTV Camera to ensure Apartment security.
- Stand by generator for operating in case of power failure.
- Secured and covered car parking space.
- Main water line connection from WASA with common meter.
- Electricity supply 220/440 volt form PDB/DESCO source with separate main cable and LT panel/Distribution board.

Generator :

- One stand by Generator reputed international manufactures company made of China.
- Capacity to cover lift, water pumps, common lights, full house electricity supply with cover 02 lights & 02 fans per flat (as per electrical drawing requirements).

Water reservoir :

- Under ground water tank & overhead water tank for drinking water from WASA supply with water lifting pumps shall be provided.
- Under ground water reservoir to accommodate two days consumption.

Lift :

- Standerd One lift with 8 person capacity.
- Adequate light & safety.
- Fast & reliable service to residents on all floors.
- Emergency power connection with standby generator.

Utility Facility :

- Concealed Gas, Water, Electric, TV& Intercom/Phone line.
- Intercom, Land pone & dish antenna line will be provided in the living room and master bed room.

FEATURES & AMENITIES

Electrical Feature :

- All wiring with standard cables through Conceal PVC conduits.
- All switch sockets will be (China) imported quality.
- Provision with power points for AC in master bed.
- Provision for dish (TV) point & telephone point, 1 intercom line in each flat.
- Provision for power point for woven in kitchen.
- Provision for power point for washing in common bath.
- Provision for 2 light, 1 two-pin-socket & 1 fan point in each room.

Doors :

- Main entrance door will be made of solid Ctg. Segun with frame with check viewer safety lock & flat number.
- All door frames shutter will be veneer flush door except Bathrooms.
- All door frames will be made Mahogany wood except main entrance and bathrooms.
- All Bath room Door in Plastic.

Windows :

- Sliding aluminum 4" window with 5mm clear glass.
- Standard safety 4.5 mm thick flat bar or 12mm square bar grills in all windows with matching enamel paint.

Kitchen Feature :

- Best quality local (Sunflower/Great wall/CBC/RAK/STAR) tiles (8"X12") will be provided in walls up to 7' height from floor.
- Best quality local 12"X12"(Great wall/CBC/RAK/STAR) tiles will be provided in floor.
- Provision for Double burner gas outlet.
- Stainless steel counter top sink.
- Provision for exhaust fan.
- Concrete shelves will be made at 2'-6" from the floor.
- Dish wash provision in kitchen.

Bathroom Features :

- All water lines will be concealed.
- Provision for hot and cold water line and electric geyser at master bath and child bath.
- Best quality local 12"X20"(Sunflower/Great wall/CBC/RAK/STAR) equivalent ceramic tiles will be provided in walls and home generous 12"X12" in floor.
- All commodes, basin will be of RAK (kararra model)
- Master & Chield Bathroom commodes & Basin others Bathroom W.C.
- Bathroom door frame and shutter will be P.V.C door.
- All sanitary fittings will be best quality local (Sattar / Shrif / Nazma)
- Mirror in all bathrooms.

Floor Tiles :

- Best quality local homogeneous tiles 24"X24" (Great wall/Sunflower/CBC/RAK/STAR) will be provided in floors.

Painting & Polishing :

- Plastic paint on internal wall, Distemper on ceiling and external wall will be weather coat.
- All grills & railing will be painted with matching enamel paint.
- French polished door frames and shutters.

Railing :

- Stair Railing: SS pipe & Ver, MS Box or MS Square bar.

Roof Top Facility :

- Protective parapet wall.
- Open corner with garden seats.
- Separate area with cloth lines for drying.
- Separate area for community & prayer space with attached Toilet.

*All Features & Fittings choice of The Developer.

TERMS & CONDITIONS

- **Reservation :**
  Application for booking of apartments shall be made in the prescribed application from duly signed by the application with down payment. The company has the right to accept or reject any application.

- **Allotment :**
  After receipt of the application, the applicant will be requested to confirm the booking by making the down payment with in a specified period, Allotment is made generally "First Come First Serve basis".

- **Mode of payment :**
  All payment shall be made by cross cheque, bank draft or pay order to "PROMOTE CONSTRUCTION LTD." Against which respective receipts will be issued. The company shall not take responsibility for any cash payment made without proper receipt.

- **Schedule of payment :**
  The buyer must strictly adhere to the installment schedule to ensure timely completion of the construction work. Delay in payments beyond the due date shall make the allotted liable to pay a charge of 10% per month on the amount of payment delayed.

- **Cancellation of allotment :**
  Non-payment of installment, beyond two months of the schedule date the company shall have the right to cancel the allotment. In such an event the amount deposited with the company will be refunded after deducting 1,50,000/- (one loc fifty thousand) Only after resale of the apartment in question.

- **Documentation charges :**
  The buyer shall bear all Costs relating to transfer, registration, vat, govt. tax and any other govt. Taxes.

- **Incidental costs :**
  Connection fees, Security deposit & incidental expenses/charges relating to gas, water, sewerage, Power connection are not included in the price of the apartment, the buyers shall reimburse all the expenses incurred by the company on these when requested for.

- **Refund :**
  For any reason beyond the control of the company, acts of govt. or otherwise, the company if compelled to abandon the project, the buyer shall be refunded with all deposited money, in such situations the buyer will not be entitled to claim any kind of compensation or interest on the money deposited.

- **Handover :**
  The possession of each apartment and parking space shall duly be handed over to the allotted on completion and full payment of installments and other charges and dues. Prior to this the possession of the apartment will remain with the company.

- **Optional Features :**
  Various interior designing and additional fittings and fixtures as per choice of owner/allottee may be done at cost basis company.



Note :
Until full payment is made and possession obtained, the buyer shall not do any extra work/modification work within the apartment complex on his or her own. The company has right to any minor change/modification for betterment of the project.

NIGHT VIEW



PROMOTE CONSTRUCTION LIMITED

Eastern Plus, Suit-17, 7th Floor,145, Shantinagar, Dhaka-1217, Bangladesh.
e-mail : promoteconstructionltd@gmail.com.
Phone : +88 01308 083275, +88 01613 454506.