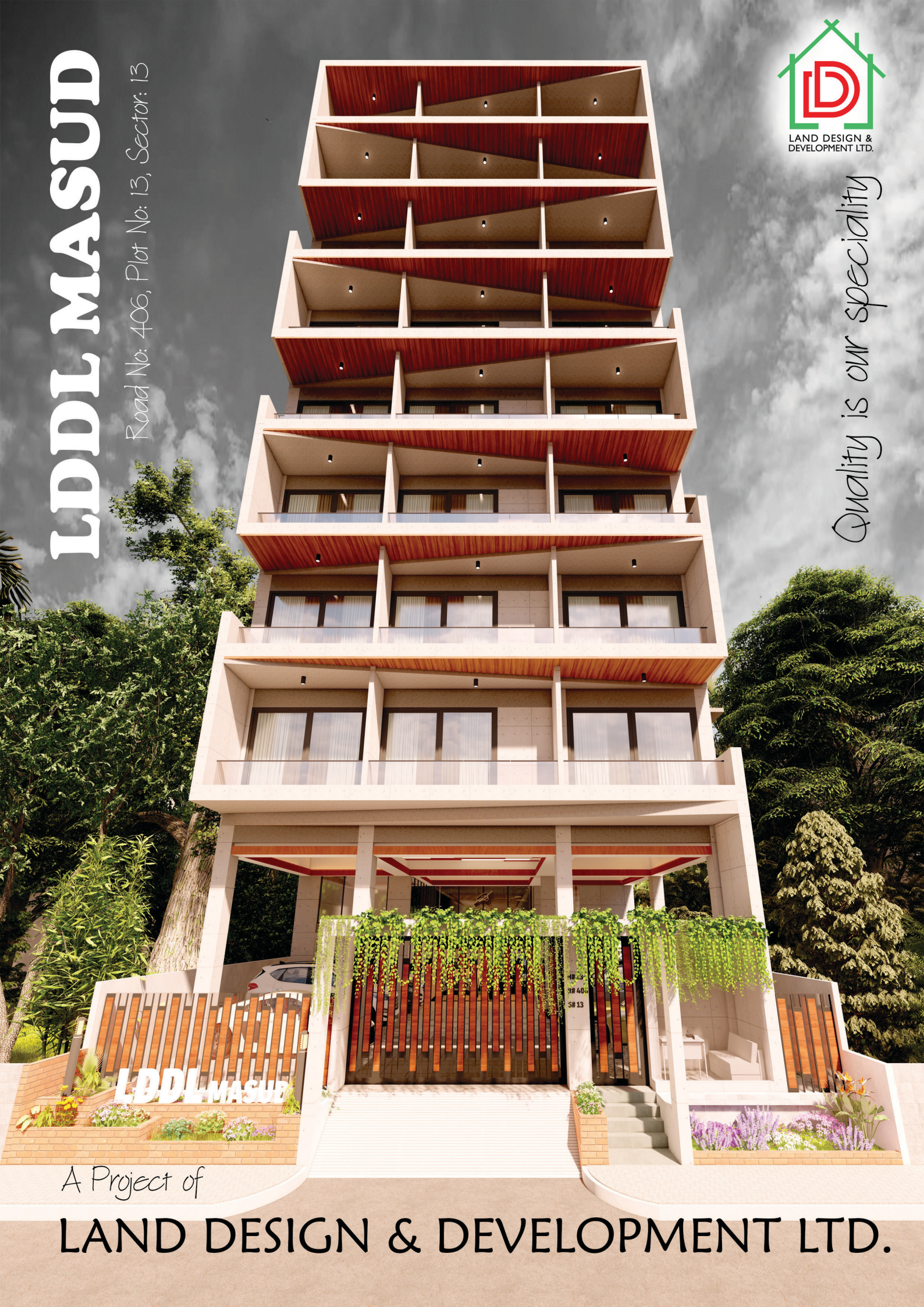


LDDL MASUD

Road No: 406, Plot No: 13, Sector: 13



Quality is our speciality



A Project of

LAND DESIGN & DEVELOPMENT LTD.

PROJECT OUTLINE

Project Name

LDDL MASUD

Project Address

House no: 13, Road no: 406,
Sector: 13, Jolshiri Abashon.

Nature

Residential

Storey

G+ Mezzanine+ 08th Floor

Land Area

5 katha

No of Apartments

8 Nos

No of car parking

11 Nos

No of Elevator/Lift

01 Nos

Apartment size

Unit A- 2740 sft

Parking

Ground Floor

Apartment Contains

Unit A- 03 Beds, 05 Baths (3 Attached), 03 Ver, Dining, Living, Kitchen with ver.

Common Features

Grand Entry with a spacious drive way, Guard post, Car Parking & Generator room, Toilet, etc.

Plantation, Machine Room, Cloth Drying Area at Roof Top.

INTRODUCTION

It is our pleasure to introduce a new project **LDDL MASUD**.

In the effort of commitment; designer, Architects put the best efficiency on the maximization of functional aspects as well as the esthetics of the project, creating responsive openness and comfort.

The apartments in this complex are expression of contemporary architecture, equipped with modern, stylish and elegant fittings and texture.

LDDL MASUD is a residential complex featuring all the modern facilities an amenities you would demand of a home suited to your modern life style.

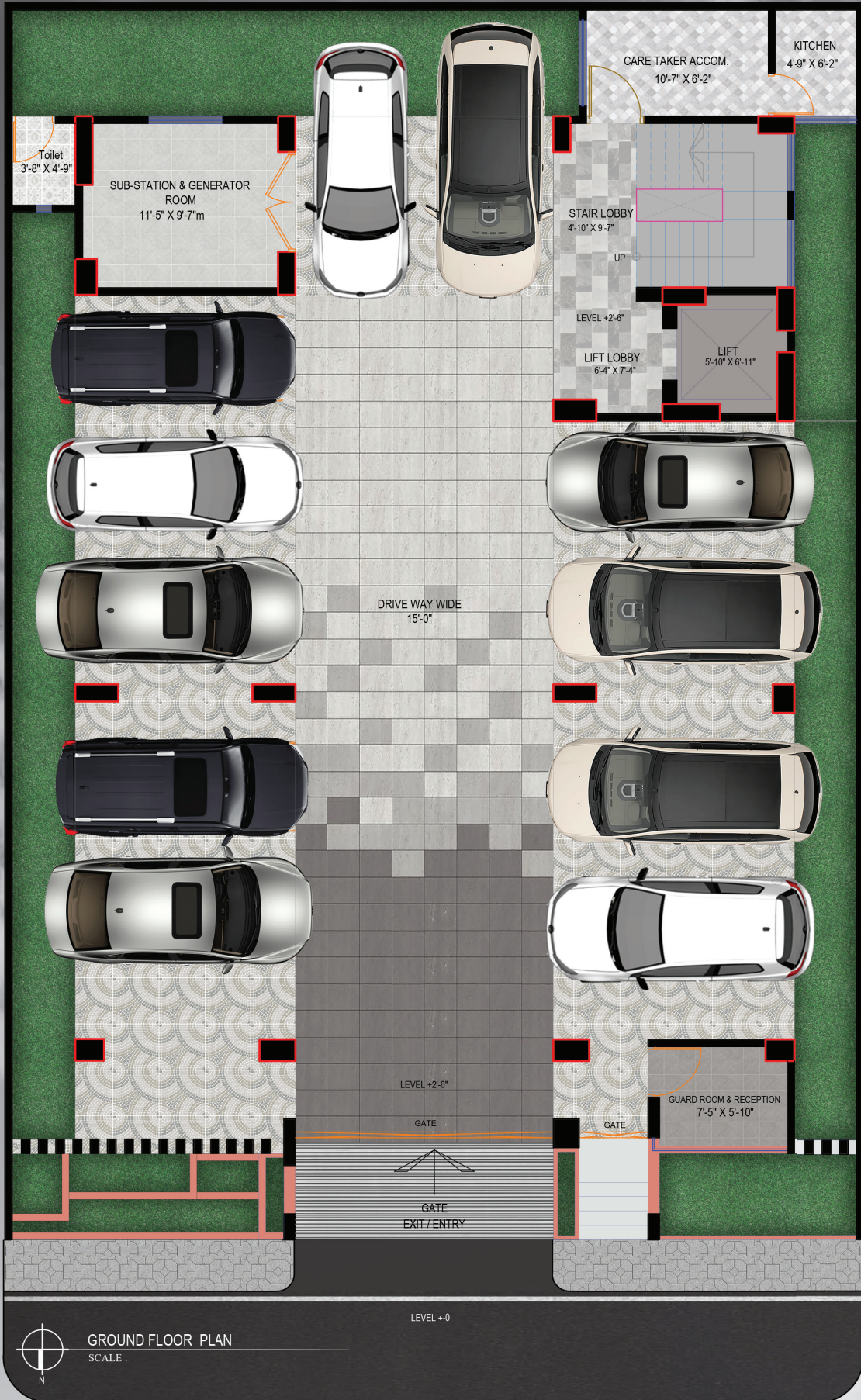
Our attention is obvious in the open-style architecture with contemporary design prudence without compromising the functionality of each individual surrounding and proximity to civic center all together creates a unique site of its type that one would love to live in.



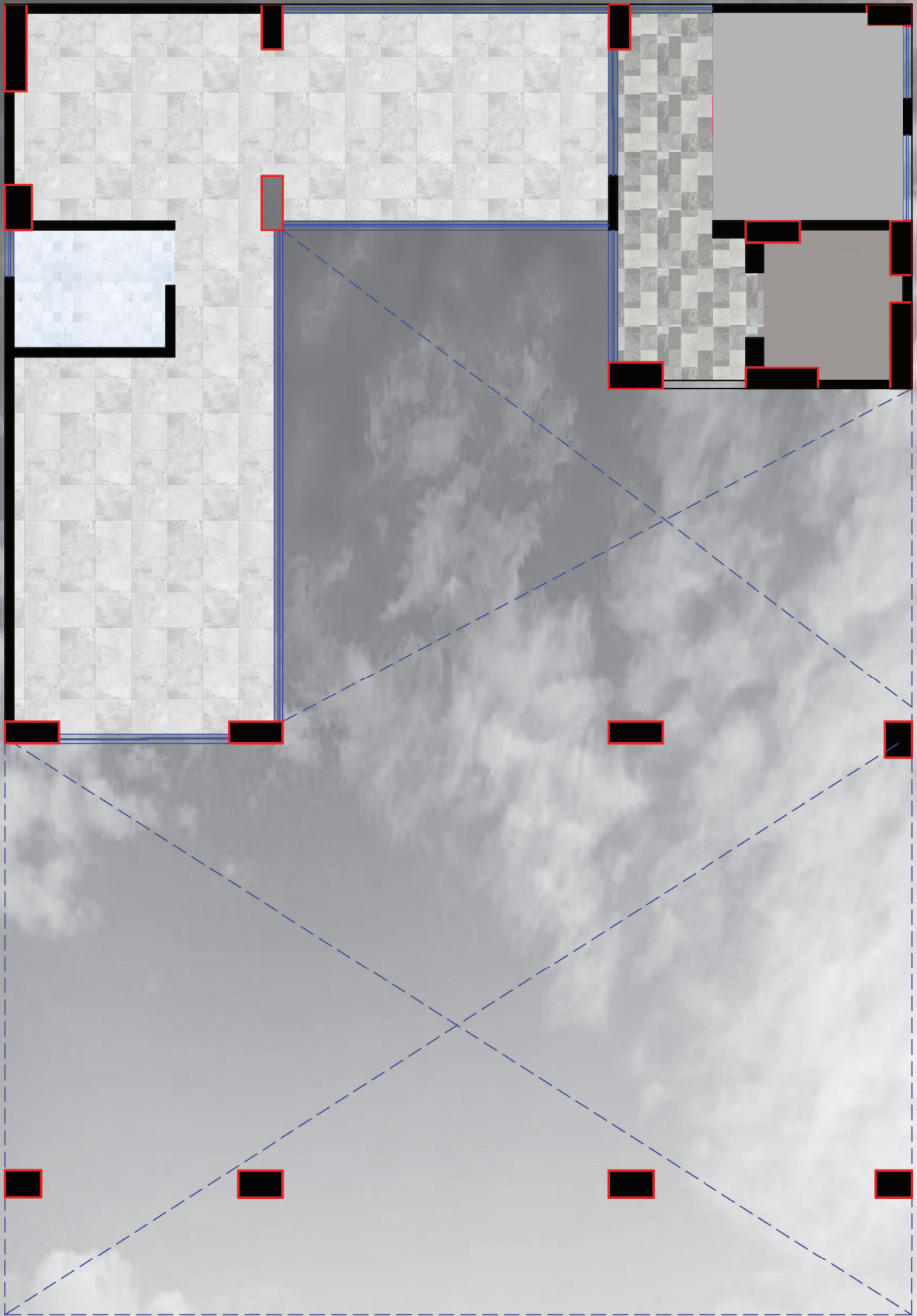
LOCATION MAP



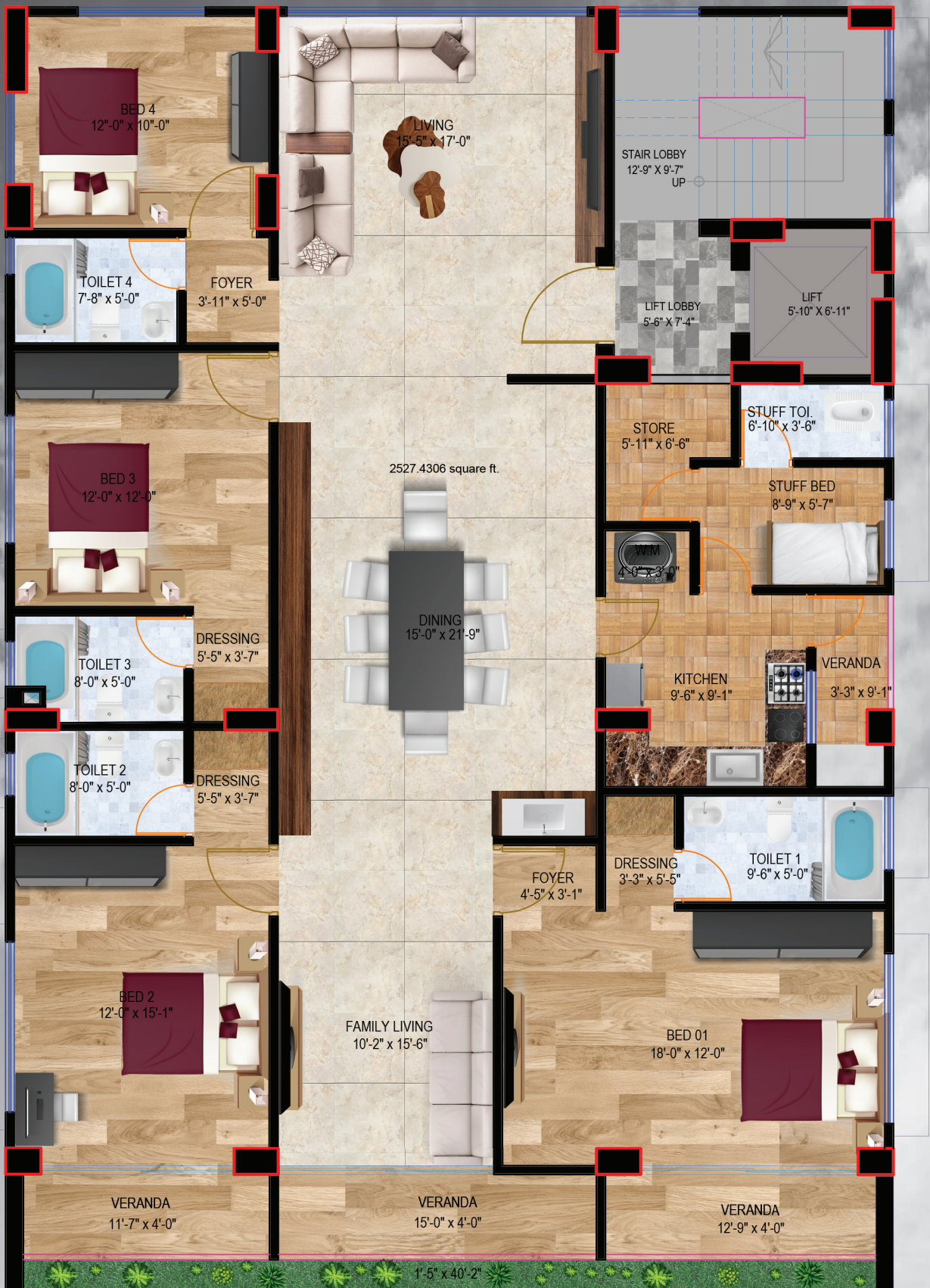




38' WIDTH ROAD



MEZZANINE FLOOR PLAN



TYPICAL FLOOR PLAN



Roof Plan
SCALE :

FEATURES & AMENITIES



BUILDING ENTRANCE

Decorative Gate with Lamp Posts as per the elevation & perspective of the building. Logos on front building façade. Comfortable internal driveway. Extra Heights in Ground Floor. Elevated lift lobby.

GUARD ROOM & BOUNDARY WALL

Reception Option from Guard Room. Intercom Facilities from the Guard Room. Secured Boundary Enclosure.

LIFT (subject to full load electric connection from concern authority)

1 (One) International Standard Lift [Giant / Otis / Sword / Fuji or Equivalent]. Adequate lighting. Fast & reliable service to residents on all floors. 6 (Six) person's capacity.

STAIR & LOBBY

Spacious lift lobby in each floor. Floor tiles in all lift lobbies (RAK/CBC/DBL Ceramics/ China or Equivalent). Stair tiles in all staircases (RAK / CBC / DBL / Ceramics/ China or Equivalent).





FEATURES & AMENITIES

APARTMENT LAYOUT

Will maximize advantages especially in relation to the daylight and outside view. Privacy will be emphasized in designing the layout so that the master and second bedrooms are located away from the guest bedroom and main entertainment areas.

CABLE TV

Provision for connection of satellite dish antenna with multi-channel capacity from the commercial cable TV operator in Master Bedroom, Family Living / Main Living.

GENERATOR

International Standard Generator (DengFeng / FG. Wilson / Pramac / equivalent). Adequate KVA capacity to cover Lift, Pumps, Common Lights and 5 (Five) Lights, 3 (Three) Fans, 1 (One) TV point and 1 (One) Fridge point per Apartment.

WATER PUMP

Two Units (One standby). International Standard Pump (RFL or Gazi or Equivalent).

INTERCOM

International Standard (Panasonic/ IKE or Equivalent). To connect each Apartment to the concierge Desk.

ROOF TOP

Protective parapet Wall. Lime Concreting Surface in Roof Finishing or Tiles with Water Proofing Coat. Small Community Space Subject to Design.

FEATURES & AMENITIES

- DOORS

(Teak or Imported Wood)

Decorative Main Entrance Door with

- (a) Door Chain
- (b) Check Viewer
- (c) Calling Bell Switch of Good Quality
- (d) Solid Brass Door Knocker
- (e) Apartment Number in Brass / Crafted

Internal Doors of Strong and Durable Veneer Flush door Shutters with French Polish.

All Internal Door frames are made of Gamari / Teak chamble / Mahogoni / Shil Korai / Imported Wood.

All Bathrooms & Verandahs will be Flush Door.

FEATURES & AMENITIES

WINDOWS

Sliding Windows as per Architectural Design of the Building. 4" Aluminum Section (Elco/KAI/BTA or equivalent) with 5 mm thickness clear glass. Mosquito net will be provision. Rain Water barrier in 4" Aluminum Sections. Safety Grills in all windows.

WALLS

Good Quality 1st Class Bricks. Smooth Finish Walls. Exterior & Interior wall thickness will be 5".

FLOOR & VERANDAH

Tiles on Floors, Size 24" x 24" (RAK / CBC / DBL / China or Equivalent). Tiles on Verandahs, Size 16" x 16" (RAK / CBC / DBL/ China or Equivalent).

PAINTING & POLISHING

Plastic Paint on all internal walls and ceilings in soft colors (Berger / Asian/ Elite / Aqua or Equivalent). French polished Doorframes & Shutters. Exterior Wall will be Weather coat paint (Berger / Asian / Elite / Aqua or Equivalent).

KITCHEN

Impressively designed Platform with Marble / Granite Worktop. Double Burner Gas Outlet Provision. Good Quality Wall Tiles (RAK / CBC / DBL / Sheltech Ceramics/ China or Equivalent). Matching Floor Tiles ((RAK / CBC / DBL / Sheltech Ceramics/ China or Equivalent). One Stainless Counter-top Single Bowl Steel Sink. Provision for Exhaust Fan. Washing corner in Kitchen Verandah. Provision for kitchen hood. Hot Water Line in sink for One Unit.

FEATURES & AMENITIES

ELECTRICAL

BRB/Poly/Automation/ Bizlee or equivalent for Electric Cable. Click / MEP / Legrand / SSG or Equivalent Electrical Switches, Plug Points and other Fittings. Fancy Light Fixtures in all Rooms. All Power Outlets with Earth-in Connection. Provision for Air-conditioners in all Master Bedrooms. Verandahs with suitable Light Points as per Design. Electrical Distribution Box with Main switch.

• BATH ROOMS

Essentially correct Uniform Floor Slope towards Water Outlet. Good Quality Sanitary Wares in all Bathrooms (RAK / Stella / Star or Equivalent). Good Quality Glazed Tiles in Bathrooms (RAK / Stella / Star or Equivalent). Matching Floor Tiles in all Bathrooms (RAK / Stella / Star or Equivalent) All Mirrors in Bathrooms with overhead Lamps. Good Quality Chrome Plated Fittings (Rebali / Haibali / Nazma / Sharif / Gloria / Satter or Equivalent).

All Chrome Plated Fittings carry Manufacturer's Warranty.

Soap Cases and Towel Rails.

Cabinet Basin with Marble Worktop in Master Bath.

Tiles on Floor and Wall upto 7 feet in Maid's bath with Long Pan, Shower and Lowdown.

Concealed Hot and Cold Water lines in all Bath and Kitchen (in single unit 2nd floor) only Master Bath (in two unit floor 1st and 3rd floor)

All external & internal pipe will be uPVC (A1 Polymer/Sajan/Matador/ Lira or Equivalent)

FEATURES & AMENITIES

GENERAL AMENITIES OF THE COMPLEX

Reserved Car Parking in Covered & Protected Ground Floor for Residents with Comfortable Driveways.

Electricity Supply approx. 220V/440V from DESA source with separate Main cable and LT Panel/Distribution Board.

Water Supply Connection from WASA sufficient as per Total Calculated Consumption.

Underground Water Reservoir with one Main Lifting Pump and Standby Pump.

Sewerage System planned for long-term requirement after working out a septic and or soak well.

Gas Pipeline Connection for future provision from Distribution System as per Total Calculated Consumption, Adequate Safety Measures incorporated.

STRUCTURAL AND GENERAL ENGINEERING FEATURES

Total Foundation and Superstructure Design and Supervision by a team of reputed and professional Structural Design Engineers. Structural Design Parameters based on BNBC Codes. Structural Analysis for Design utilizes the latest Methodology. Heavy Reinforced Cement Concrete Foundation. Systematic Structural Combination of Steel Reinforced Concrete Frame and Shear wall Core. Foundation & Column will be Reinforced Cement Concrete with Stone Chips. Floor Slabs & Beams shall be Reinforced Cement Concrete with Well Burn Brick chips.

Sub-Soil Investigation and Soil Composition comprehensively analyzed. Comprehensive Checking and Testing of all steel reinforcement by professional Design and Supervising Engineers. All Structural Materials including Steel, Cement, Bricks, Sylhet Sand and other Aggregates etc. of highest available standard and screened for quality. Direct Supervision at every stage of construction by a team of experienced and qualified Civil Engineers to ensure Highest Quality of Workmanship. Protection from Cyclone Winds up to prevalent speeds incorporated in structure design. Structure designed to withstanding Earthquakes of prevalent intensity

FEATURES & AMENITIES

MAJOR STRUCTURAL MATERIALS

STEEL

Deformed Bar Manufactured by AKS/BSRM/RSM.

CEMENT

Manufactured by Crown/Lafarge/Seven Rings/Bashundhara.

AGGREGATES

Stone chips will be used for all major structure (foundation, columns, beams, slabs & water reservoir).

BRICKS

First Class machine made bricks.

SAND

1. Coarse Sand (2.5 FM)
2. Fine Sand (1.5 FM)

UTILITY CONNECTIONS

All Apartment will have independent Gas Connection for two Burners.

All Apartments will have Independent electric meter. A common WASA meter for total building.

GENERAL AMENITIES OF THE BUILDING

Electricity Supply approx. 220V/440V from DPDC source with separate main cable and HT Panel/Distribution board.

Water supply connection from WASA sufficient as per total calculated consumption. Underground Water Reservoir with one Main Lifting Pumps and Standby Pump.

Sewerage System for long-term requirement. Gas pipeline connection from TITAS Distribution System as per total calculation consumption, Adequate Safety Measures incorporated.

TERMS & CONDITIONS



LEGAL PROCEDURES

A Registered Deed of Agreement will be executed between the Landowner and the Developer incorporating all terms and conditions. A Registered General Power of Attorney shall be provided by the Landowner to the Developer which is to be approved by Concerned Govt. Authority.

DESIGN

After Completion of MOU Developer will Submit Documents to RAJUK for Land Use Clearance (LUC). After finalization of the floor plan with the Landowner, the Developer will prepare the RAJUK plan for submission to RAJUK for approval. The Developer will then prepare the presentation drawings (for brochure) and the working architectural drawings, structural drawings, electrical & plumbing drawings.

NOTE

All utility connections are subject to approval of concerned Authorities.



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