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City Light

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INTRODUCTION



Md. Shofiqul Islam
Managing Director
City Light Properties Ltd.

Managing Director Speech

Ladies and Gentlemen, As the Managing Director of City Light Properties Ltd, it brings me great pleasure to welcome you all today. Our journey in the real estate industry has been one of growth, resilience, and dedication. I stand here today not just as a representative of our company, but as a steward of our shared vision for excellence in real estate. As we look to the future, let us continue to embrace change with optimism and resilience.

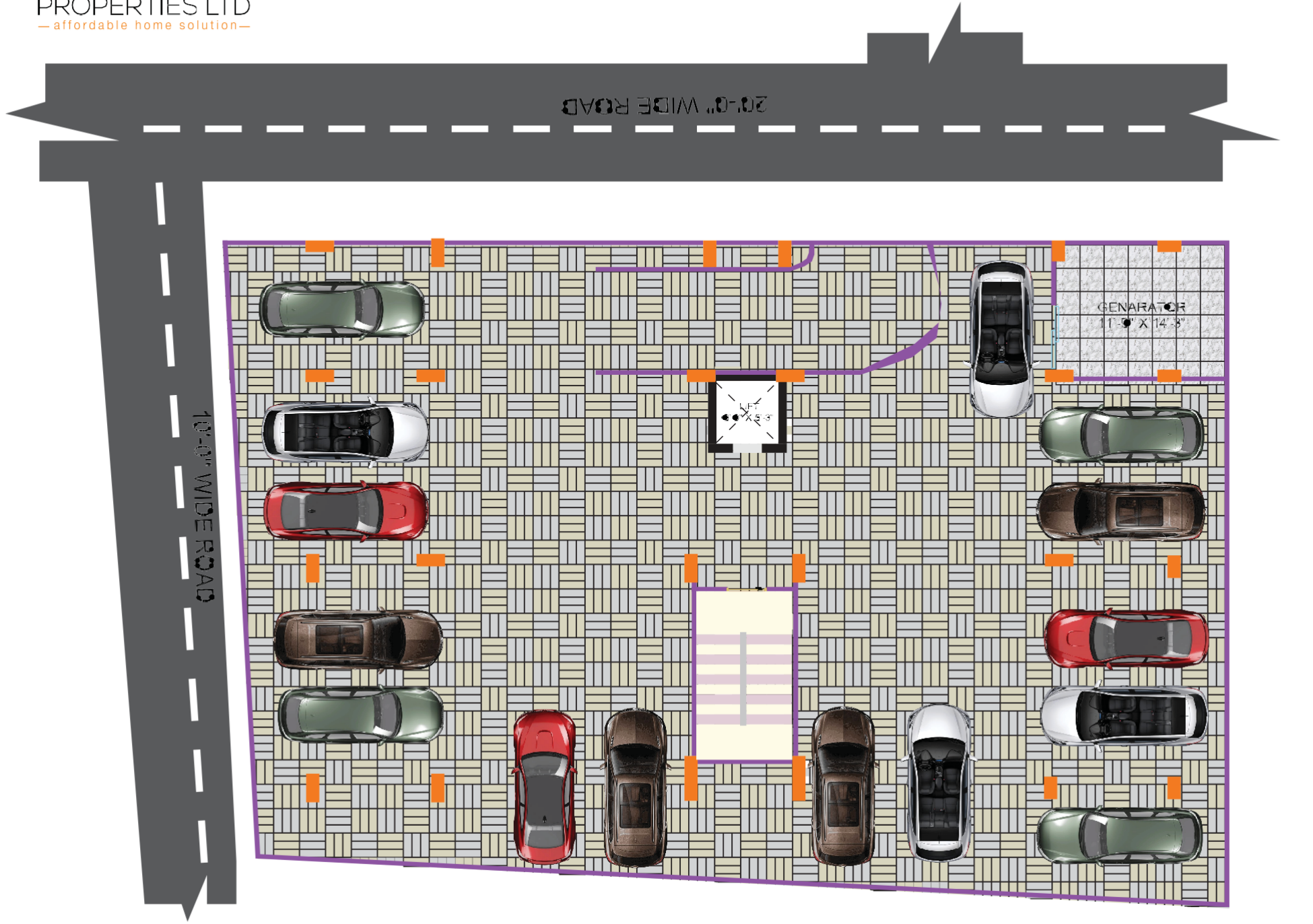
Let us build upon our strengths, learn from our experiences, and remain steadfast in our commitment to excellence. Together, we have the power to shape the landscapes of tomorrow and redefine the standards of real estate. In closing, I would like to express my sincerest appreciation to each and every one of you. Your dedication, passion, and expertise inspire us to reach greater heights. As we embark on this journey together, let us forge ahead with courage, integrity, and a shared sense of purpose.

Thank you.

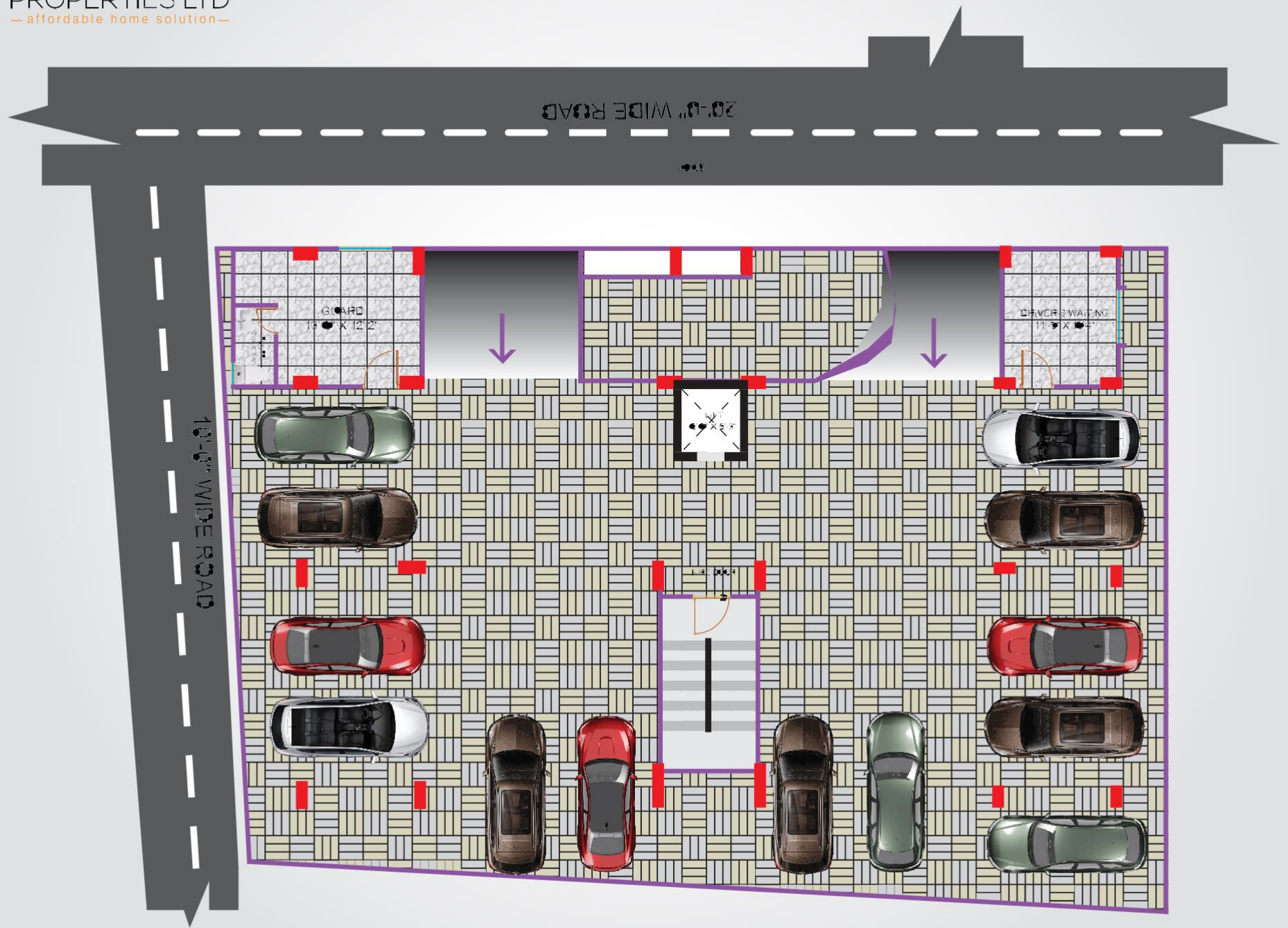
Development Plan in Brief.....

△Rajuk Approval Number-	25.39.0000.099.33.93.20
△LocationoftheLand	: Holding No-17/14, Alobdirtek, Mirpur, Dhaka-1216 CS-2178,2184 RS-6693,6699, Bauniya, Pallabi, Dhaka.
△ Land Area	: 8.00 Katha
△ Height of the Building	: B+G+9 Storied
△ Total Units/Apartments	: 36 Apartments
△ Car Parking	: 29 Nos.
△ Apartment Size	: 1260 Square Feet
△ Project Duration	: 36 months from the date of Approval of RAJUK plan.
△ Ground Floor	: Car Parking, Reception and security Room with other facilities.
△ Building name	: City Light Neer
△ Land facing	: West&North

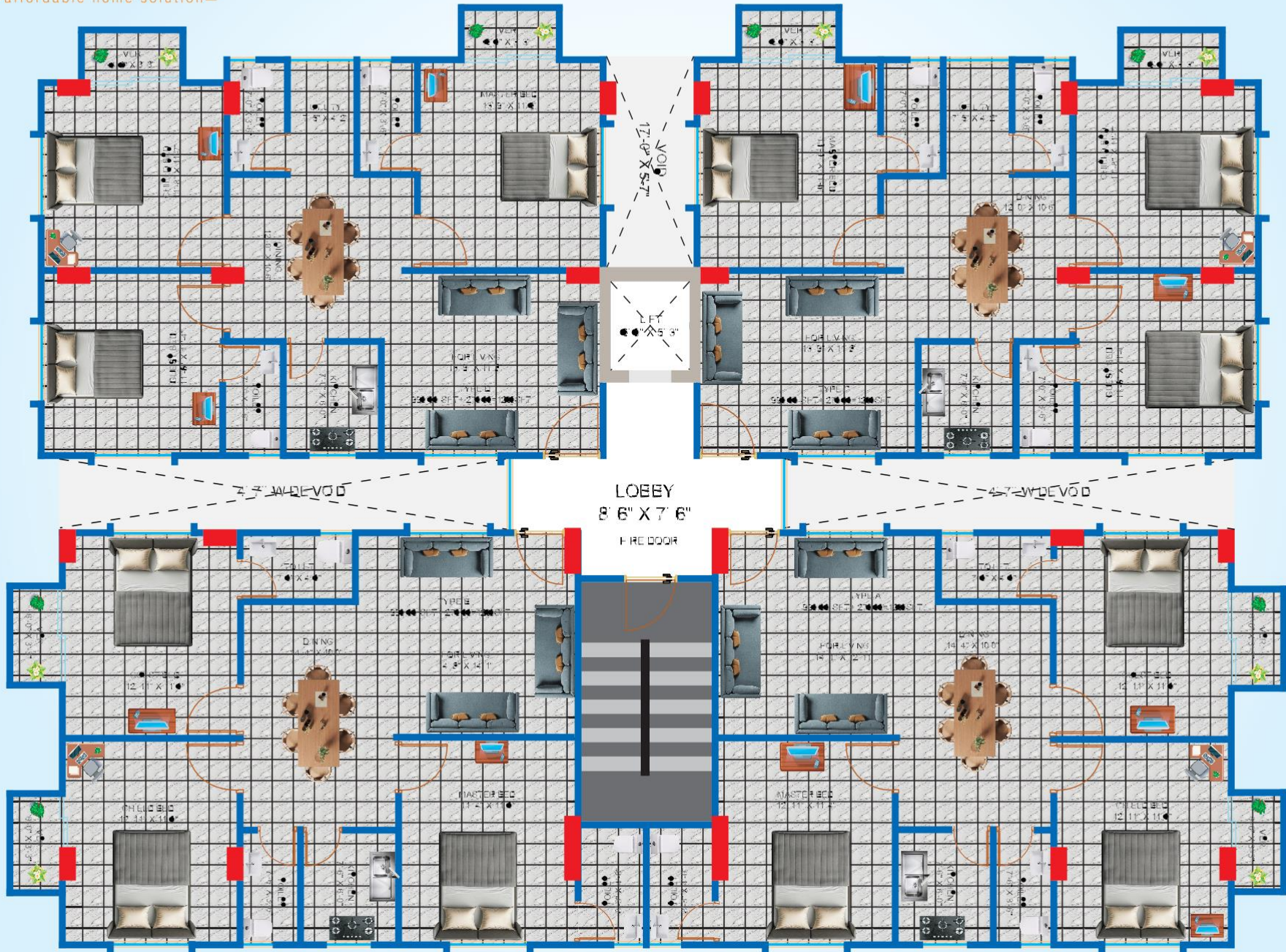
BASEMENT FLOOR



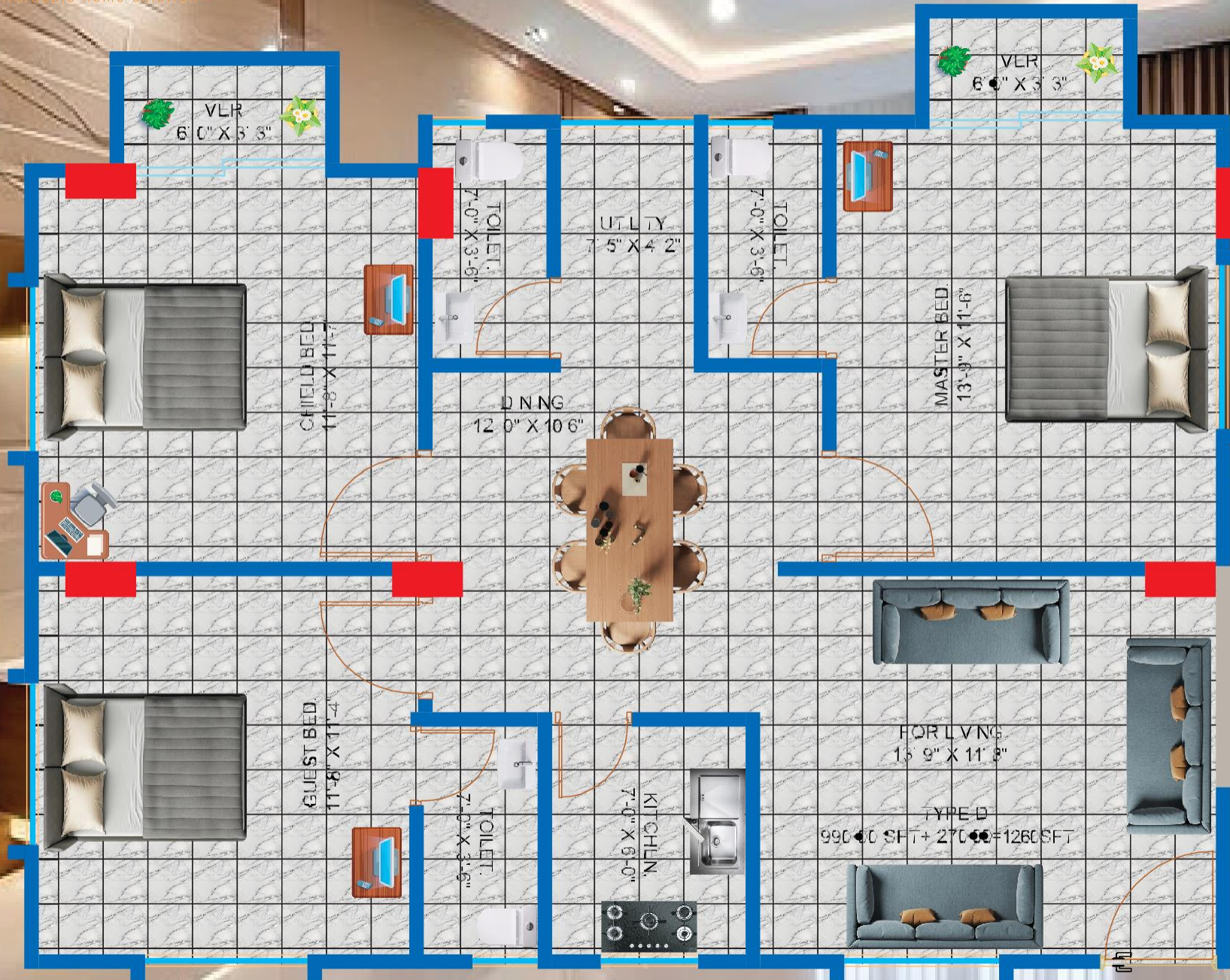
GROUND FLOOR



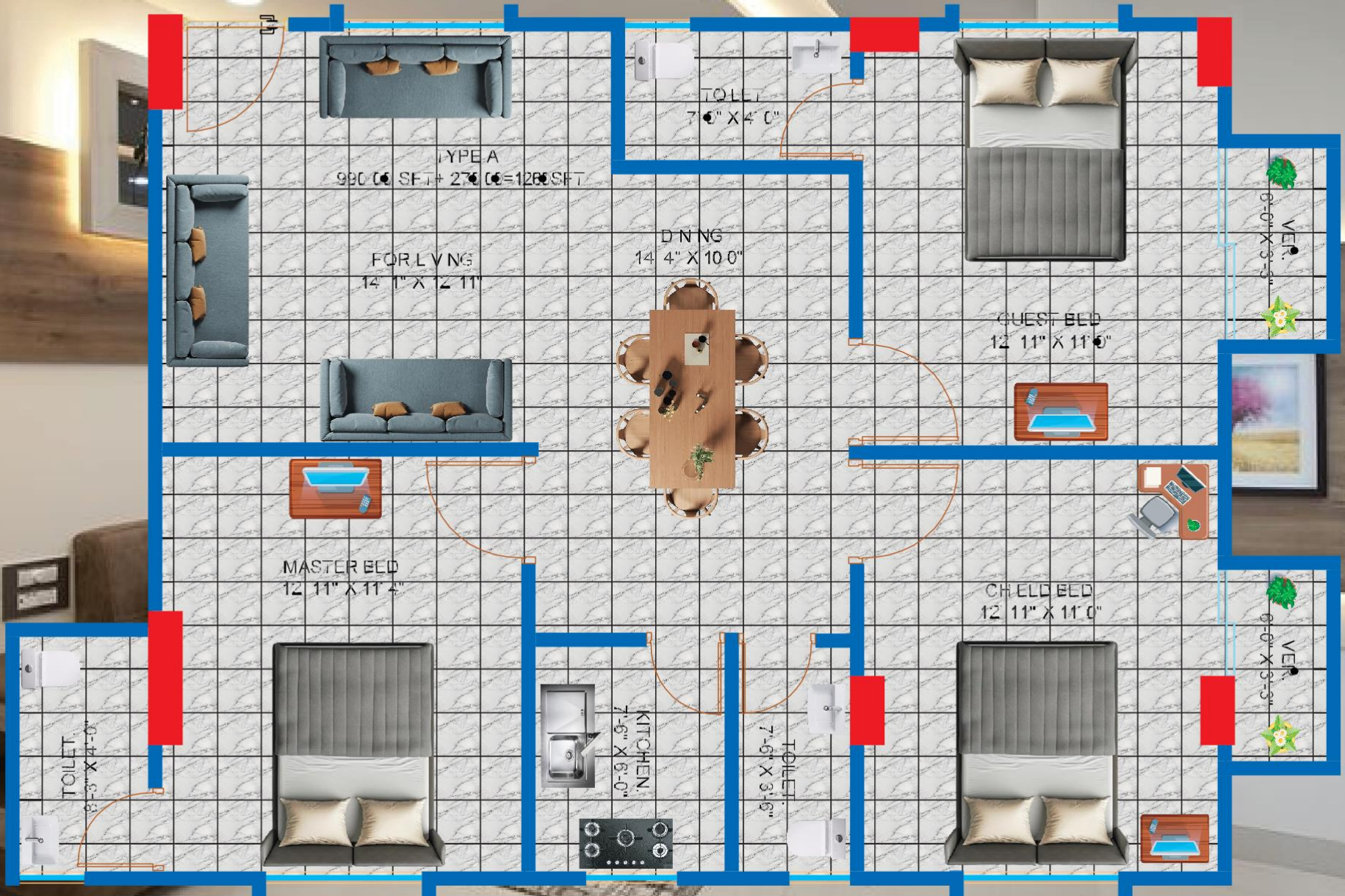
TYPICAL FLOOR



TYPICAL FLOOR



TYPICAL FLOOR



Specifications of the development

Specifications of the development

Architectural Features

- Well Articulation of Spaces
- Intelligent Circular System both from horizontal and vertical
- Detailed and Defined Furniture and Fixtures Layout
- Aesthetically Elegant Outlook of the Building
- Maximization of advantages, especially in relation to the daylight and outside view
- Cross ventilation to be ensured throughout the apartments as far as possible
- Each apartment will consist of Three Bedrooms, Three Toilets, One Kitchen, Dining cum living and 2 Verandahs

Structural Feature & Engineering Features

- Structural design will be in accordance with Earthquakes consideration as per the requirement of Zone II seismic intensity
- Sub-Soil Investigation and soil composition comprehensively analyzed by latest digital testing equipment and laboratory techniques.
- Heavy reinforced cement concrete foundation
- Systematic structural combination of steel reinforced concrete frame.
- Reinforced cement concrete floor slabs
- Structure capable of withstanding wind loads measuring up to 270km per hour
- Direct supervision at every stage of construction by a team of experienced and qualified Civil Engineers to ensure highest quality workmanship.
- Average 03 inches LC with adequate thickness in the top floor slab for the protection of heat and Water vapours
- Total Foundation and superstructure design to be supervised by a team of reputed and professional structural design engineers.
- Detailed section by section checking and testing of all steel reinforcement by professional design and structural engineers.

Electrical Features

- Safety Controlling Devices such as LS/LG Circuit Breaker (MCCB and NCB), Drop out Fuse
- Switch & Socket will be MK Type China origin or Company Standard.
- Lightning Arrestor (Earthling) for the protection of main electric line.
- Insulated Earthing Wire
- BNBC Codes be standardized
- 100-200KVA Sub-Station (Requirement as per DESCO).

Plumbing Features

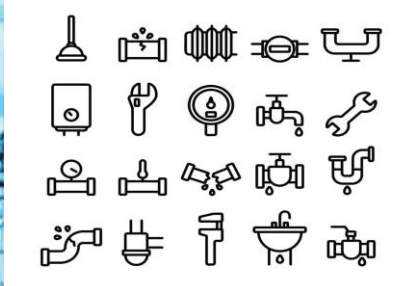
- Sanitary Design to be planned for 100 years.
- UPVC materials and pipes to be used as Sew Company Standard.
- Under Ground Reservoir to be planned according to the capacity of 05(Five days) consumption for the standard inhabitants.
- Final leakage Check up in the water distribution pipes network by the latest compressor machine.

Doors & Windows

- Solid Shegun (Chitattong/Jossor) Wooden Door in main entrance and Shegun (Chitattong/Jossor) wooden door frame with Door Chain, Check Viewer, Apartment Number Acrylic Board and Door Handle with Lock (China Origin or equivalent)
- Internal doors are of strong Partex veneer flush door shutters and Menguni door frame with polish.
- U PVC (RFL Gold) Door shutters for all Toilets.
- All doors having company standard Mortise Round Locks.
- Sliding Window with 5mm thickness white glass completed with mohair lining and rain water barrier in 4 inch aluminum section.
- 12mm Solid Square bar Safety grills with matching color enamel paint in all windows.
- Provision for mosquito net in aluminum section.

Stair

- MS rail with MS post support at stair.





Specifications of the development

☪ Toilets

- Sanitary Fittings such as Bib Cock, Shower Head, Consul/Stop Cock (Sharif, Nazina or equivalent)
- Sanitary accessories such as Towel rail, Soap case, P/V/C Paper holder, Mirror, Mirror Stand in all bathrooms as Company Standard.
- 8"X20" size Ceramic Tiles in wall up to false ceiling. (RAK, Great wall, CBC or equivalent)
- 16"X16" size Homogenous floor Tiles for all bathrooms. (RAK, Great wall, CBC or equivalent)
- Paddle Stand Basin and Commode with lowdown in Master Toilet. (RAK/Star/Akiz Karla model or equivalent)
- Paddle Stand Basin and Pan in Other Toilets (RAK/Star/Synthia or equivalent)
- Hot and Cold Water Line Provision in Master Toilet.

☪ Verandah

- All Front side verandah Railing 3'-0" feet Height MS Box Rail and MS Bar Designed. (As Per Designer Recommendation)
- All Back side Verandah Railing 3'-0" feet MS Box Designed.

☪ Kitchen

- Suitably Placed R. C. G shelf for oven and sink with Tiles worktop.
- 8"X20" Ceramic wall & 24"X24" Homogenous floor tiles (RAK, Great wall, CBC or equivalent)
- Exhaust Fan Provision in Kitchen
- Company Standard stainless steel sink at counter top with moving sink cock.
- Provision for one double burner gas outlet. (As per Govt policy)

☪ Electrical Fittings

- MK Type Electrical switches, sockets (Company standard or equivalent)
- Light Fixtures in stair and lobby (Company standard or equivalent)

- Independent electric meter for each apartment (Hosaf, Cemco, Tokai or equivalent)
- Electrical distribution box with main Circuit Breaker (ABB Germany) in each apartment.
- Concealed electrical wiring (BRB, SQ, Super shine or equivalent)
- All power outlets with earthing connection.
- Provision for Air conditioner in master bed room and child bed room.
- Provisional for TV (Satellite dish Line) in living room and master bed room.
- Provisional for Telephone line & Internet in living room.
- Provisional for intercom line in dining room.

☪ Floors

- 24"X24" size Homogenous Floor Tiles in all bed room floor. (RAK, Fawang, Great wall, CBC or equivalent)
- 8"X20" size Ceramic Wall Tiles in all Toilet and Kitchen walls. (RAK, Great wall, CBC or equivalent)

☪ Walls

- All External and Internal Walls will be in 5" thickness with plaster.
- 2'-6" Rooktop parapet wall in roof and one multipurpose room.

☪ Painting & Polishing

- Weather Coated paint on outside walls (Berger, Asian Paint, Aqua, or equivalent)
- Smooth finished and soft colored plastic paint on all internal walls & Disturber paint on all ceilings.
- French polish for door frames & shutters.

Electro Mechanical Facilities

☪ Lift

- One 6 passengers Imported Lift (Turkey/Spain/China/Taiwan Origin)

☪ Generator

- One 40-55 Kva Ricardo/Cummings Brand Generator (China or equivalent) If DESCO Recommend
- Three light and Two fan point are connected with generator connection in each apartment.

Specifications of the development



Intercom System

- PABX Intercom system connected to each apartment from the reception desk and guard post. (Panasonic, China or equivalent)

Water Pumps

- Two best quality water pumps of which one stand by. (Imported Pedrollo, Rfl, Gazi Brand or equivalent) Ground Floor

Building Entrance

- Heavy secured entrance gate with decorative lamps and Crystal plate logo of the complex
- Spacious entrance & decorative pavement tiles in the drive way.
- Sculpture, Painting or mural work within main entrances as suitable for building.
- Well designed Reception Desk with Visitors Seating Area and Toilet
- Covered Drivers Waiting Area with one toilet.

Car Parking

- Comfortable Independent Car Parking will be clearly defined and marked with apartment numbers to avoid any confusion.

Security Arrangement

- Guard post for 24 hours security
- Covered protected security grill on the Ground floor.

Major Structural Materials

Steel

- 60/40 Grade Deformed Bar Manufactured by Anwar, Ispa, Rahim Steel, SASM
- Abul Karim Steel & Re-Rolling Mills Ltd.(AKS)
- Kazi Steel (KSRM) • Other Equivalent 500 W High Standard Steel Mills

Steel Using Details

- 500W Deformed bar used in all base, column & Roof. (As per design)
- 400W Deformed bar used in all piling, lintel & fall slab. (As per Design)

Cement

- Anwar Cement, Shah Cement, Bangladesh Ltd/ Scan (Heidelberg) cement Industries Ltd., Lafaz Surma Cement, Bashundhara Cement Trading Company Ltd, (King Brand) and any other Equivalent High Standard Bangladesh Manufacturer.

Aggregates

- Stone chips (Bhutan origin or Pakur India) for base and Column.
- High strength 3500 PSI Concert For Slab, Beam Etc

Bricks

- First class standard Bricks for wall. (Gazipur/Mankong)

Sand

- 2.5 F M Course Sand (Sylhet) for Concrete
- 1.5 FM Medium (Gozaria, Mymensing, Buwapur) Utility Facilities

Gas Supply

- Gas supply pipe line provision with one outlet in kitchen for one double burner from Govt. Titas Gas company shall be provided (As per Govt. Policy)

Water Supply / Reservoir

- Central water line system to be provided.
- Underground and Overhead reservoirs for the storage of water from WASA Lines.

Sewerage System

- Sewerage line shall be connected with WASA main line.

Optional Features

- Various interior designing, additional fitting and fixtures as per choice of specific Owner will be arranged at cost basis after the approval of the company.




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