



McGrath - Jalshiri
Khilgaon

LOCATION MAP



McGrath - Jalshiri
 Road # 02, H # 1398/15/1,
 1398/15/2, 1398/15/3
 Khilgaon , Dhaka-1219.

LOCATION HIGHLIGHTS

EDUCATIONAL INSTITUTIONS

- Khilgaon govt High school
- National Ideal high school & College
- South point school & College
- Pollima shongshod school

HOSPITALS

- Mugda medical hospital
- khidma hospital

SHOPPING MALLS

- Taltola city Corporation market
- Paka Masjid Market



AT A GLANCE



House:1398/15/1,1398/15/2,1398/15/3
Riaz Bagh khilgaon, Dhaka - 1219.



A-1555, B-1497,
C-1176 & D-1535 sft
Apartments



19 Parking



2 Lifts (8 Passengers)



Prayer Room



3 Bed Rooms



Built over 9 katha



Number of floors: G+9

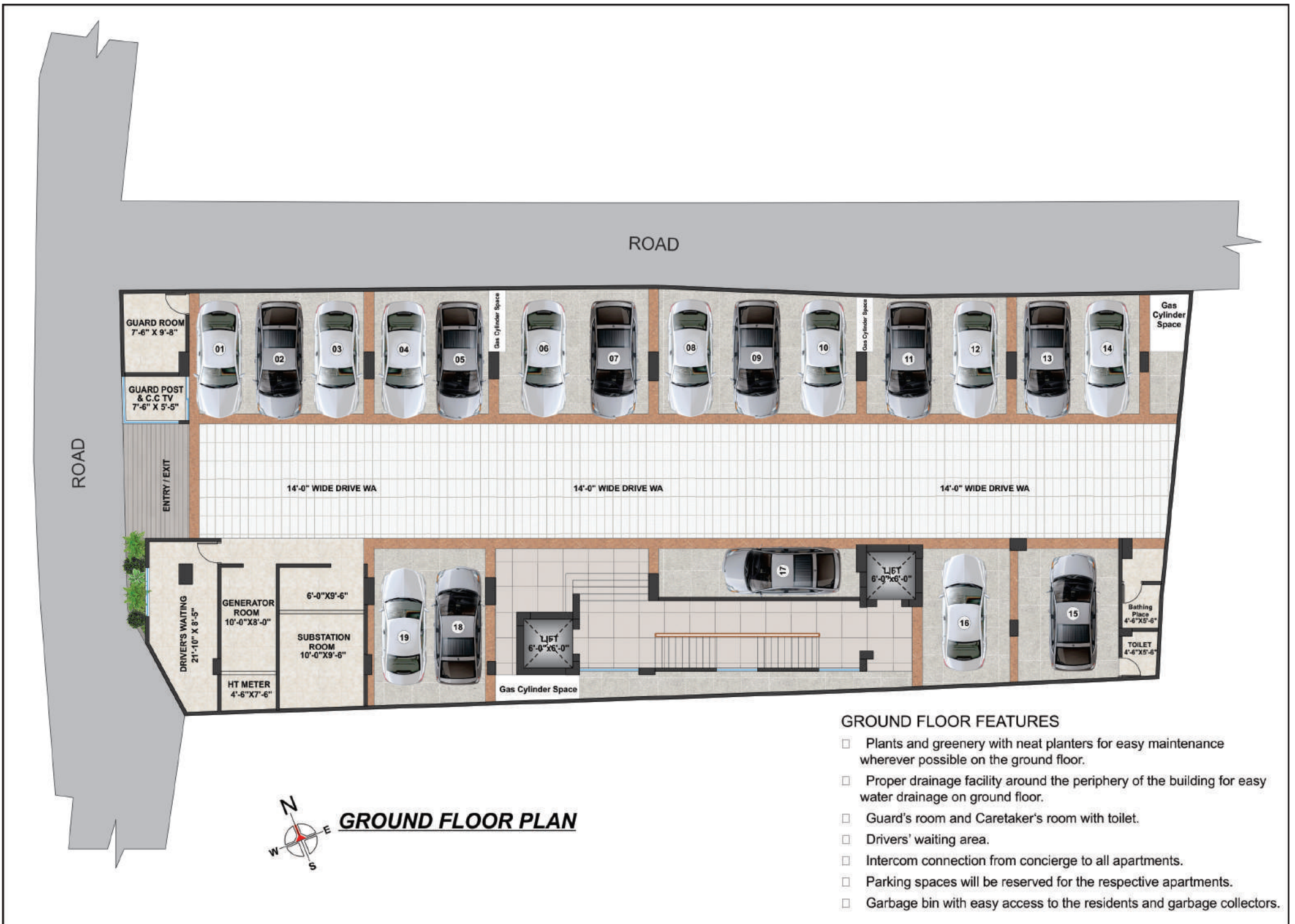


Cylinder Gas
Line Provision



BUILDING ENTRANCE

- The front elevation of the building will have a stylish combination of cladding, groove, glass and paint (as per design).
- CCTV monitoring system for 24/7 surveillance of the building with cameras covering the periphery of the building.
- Secured and well-designed boundary wall to match the building façade.

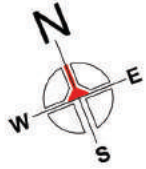


GROUND FLOOR FEATURES

- Plants and greenery with neat planters for easy maintenance wherever possible on the ground floor.
- Proper drainage facility around the periphery of the building for easy water drainage on ground floor.
- Guard's room and Caretaker's room with toilet.
- Drivers' waiting area.
- Intercom connection from concierge to all apartments.
- Parking spaces will be reserved for the respective apartments.
- Garbage bin with easy access to the residents and garbage collectors.



TYPICAL FLOOR PLAN



TYPE-A : 1555 SFT



TYPE A=
1555 sft

LIVING
10'-4" X 15'-0"

DINING
24'-4" X 10'-1"

D F

TOILET
7'-2" X 5'-0"

TOILET
5'-0" X 6'-8"

KITCHEN
5'-10" X
12'-2"

BED
9'-0" X 12'-2"

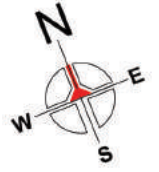
VER
8'-6" X 3'-0"

M. BED
12'-8" X 13'-9"

TOILET
5'-0" X 6'-8"

VER
7'-8" X 2'-7"

LIFT
6'-0" X 6'-0"

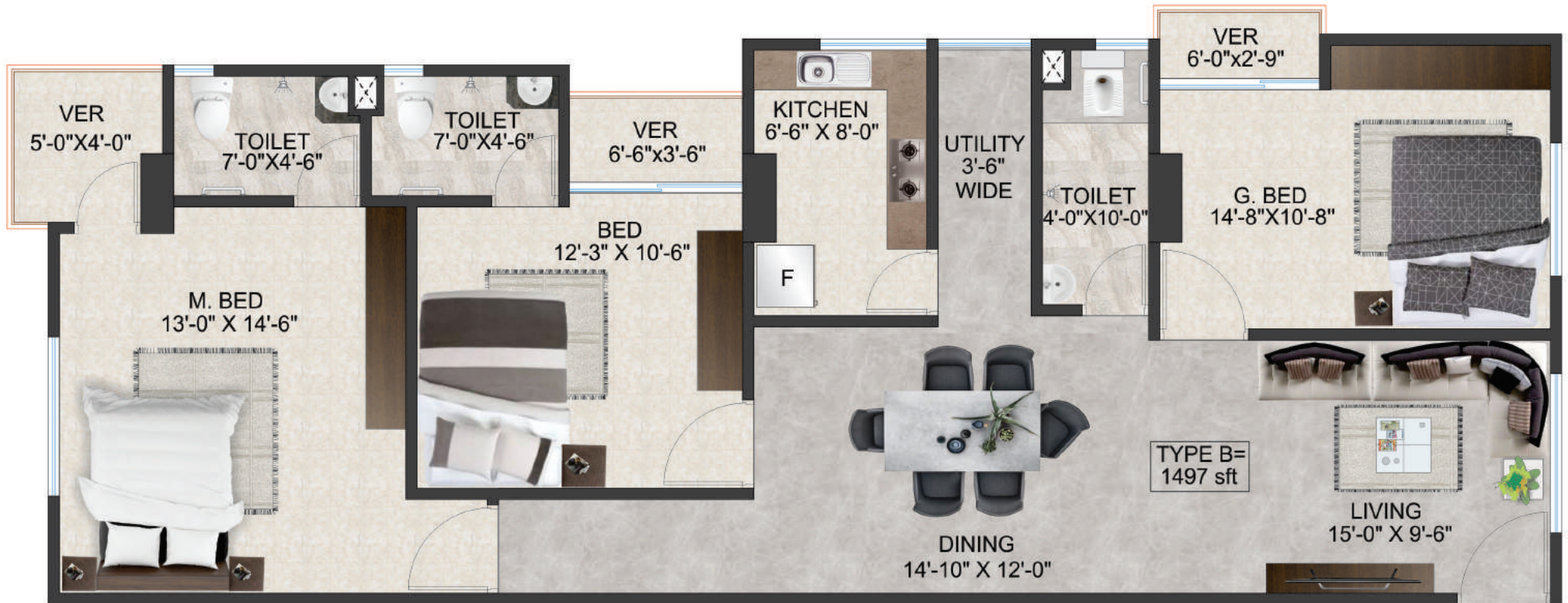


TYPE- A : 1555 SFT





TYPE- B : 1497 SFT





TYPE- B : 1497 SFT



TYPE- C :1176 SFT



TYPE C=
1176 SFT

TYPE- C :1176 SFT



TYPE- D :1535 SFT



TYPE- D :1535 SFT





Rooftop FEATURES

1. Designed landscaped rooftop
2. Pavement tiles protection from heat.
3. Protective parapet wall 4'-0"
high around the periphery.
4. Roof top Community Hall room
5. Cloth Drying

STATE OF THE ART APARTMENT FEATURES :

Floors :	24"x24" Mirror polished local tiles CBC / Great wall / AKIJ for all bedrooms, living room, dining room, verandahs & kitchen verandah with non-slip tiles matched to the floor scheme.
Main doors & frame :	Deep Chittagong teak (3'-6"x 7'-0") main entrance with 6" mehegoni frame. chain, handle lock, tower bolt & door viewer also be proposed .
Internal doors :	7'-0" Height polished veneer door shutters with mehegoni door frame for all internal doors except bathrooms.
Sliding doors & windows :	Wider sliding glass windows by KAI and doors used as per floor plan complete with mohair lining, rainwater barrier, and fly-proof netting provision.
Security and safety :	Safety grills on verandah up to 2'-6".
Painting :	Smooth finished plastic paint on all internal walls, distemper paint on ceilings, enamel paint on all grills & weather coat in out side by Berger.
Electrical :	Imported gang type electrical switches, plug points and other fittings. Provision for air conditioners with power point at any 2 points designated in the electrical design, in addition to an internet connection point in the dining area.
Lights :	Provision for wall button holder & ceiling rose in all bedrooms, dining room, living room, and common area. Appropriate lighting in bathrooms, kitchen & verandahs.
Cable connections :	Concealed television line in master bed & living area.

WATER :

- Underground water reservoir with lifting pump to store two days consumption capacity.
- An overhead water tank above the rooftop with capacity to serve half-day retirements.
- An emergency water pump.

NOTE: Additional fittings and fixtures (according to customers choice) will be done at an additional cost.

STRUCTURAL & GENERAL ENGINEERING FEATURES :

- Sub-soil investigation and soil composition will be tested by using the latest testing equipment.
- The design of the foundation and superstructure will be conducted by a group of highly experienced structural and foundation engineers.
- Structural design will be prepared using latest design methods, conforming to superior structure quality.
- Structure capable of withstanding earthquakes measuring 7.5 on the richter scale.
- Heavy reinforced cement concrete foundation will be made depending on the soil test report.
- Comprehensive checking of all steel reinforcements will be performed by professional design and supervising engineers.
- Systematic structural combination of steel reinforced concrete frame and shear wall core will be furnished.
- All structural members such as columns, beams, slabs, stairs etc. will be built with strength reinforced cement concrete.
- Best quality of all construction materials such as stone chips, cement, steel (1st class 60 grade still bar,) sylhet sand, local sand and other aggregates will be used as per strict adherence to technical specifications.

BATHROOM FEATURES :

Door :	Laminated plastic door & frame.
Sanitary ware :	Local sanitary ware by Stella.
C.P fittings & accessories :	C.P fittings & accessories by Sattar.
Tiles :	Wall and floor tiles made-in-Bangladesh.
Basins & mirrors :	Basin & mirror in all bathroom will have local pedestal basin as per developers choice.
Waterline :	Concealed hot & cold waterlines in master bathroom / with 2nd bathroom.

KITCHEN FEATURES :

Platform :	Marble shade tiles in the kitchen counter top.
Wall & floor tiles :	Wall tiles (up to 7'-0") and floor tiles made in Bangladesh.
Sink :	Single bowl sink.
Gas Connection :	Cylinder gas line connection for stove.

LIFT, LOBBIES & STAIRCASES :

- Lift (Sigma China) will be from a reputed international manufacturer as per developers choice to be installed with auto voltage regulator, inverter, adequate lighting, full-height photocell sensor and emergency alarm.
- Tiled staircase for easy maintenance and a clean look.
- Tiled floors with attractively designed lift walls will complete the look of lift lobbies on every floor.
- Sliding window in stair landing to ensure light and ventilation.

GENERATOR :

- An emergency auto start/stop canopied generator imported from china as per the developers choice.
- Support lift, water pump, lighting in common space, stairs and 2 lights & 2 fan points in every flat.



Building a new home is one of the biggest decisions you'll ever make. Whether you are building your new home in Dhaka, as far south as North or up Bay of Bengal to Tea Gardens, you want to be sure the home builder you choose is one who has experience where it counts.

Knock down rebuild in Dhaka has become more and more popular. You love your street, the outlook, the land, the location, and the neighbours, but you have outgrown your current home. Knocking down your old house and rebuilding a new one is actually easier and generally cheaper per square feet than renovating your home or building an extension. With a team of specialists offering extensive knowledge on knock down rebuild, you can be confident that you will be guided in the right direction through your new build journey.

LET'S BUILD TOGETHER





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GENERAL DISCLAIMER

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