

Specification & Materials to be used

Doors & Windows:

- Solid decorative main entrance door (Imported from Malaysia) with:
 - Door chain
 - Check viewer
 - Solid brass door knocker
 - Apartment No. in brass/ plastic plate
 - Doors handle with security Lock.
- All Doors with good quality Mortise locks Bronze Aluminum fittings
- Sliding windows with 5 mm tinted glass completed with mohair lining and rain water barrier in 4 inch's Bronze Aluminum section with the provision of fly proofing net (BTA).
- Good Quality lock in windows.
- Internal doors quality is made of strong and durable chapalish flush door with French polish.
- Main door frame with shutter (Imported from Malaysia)
- All Internal door frames will be of Mehogani/Chapalish/Imported from Malaysia as per seasonal availability.
- Grills with matching color Enamel paint (Barger) and Aluminum section in all windows.

Floors:

- Homogeneous tiles in floor (Best local tiles) as per choice of the buyers (Size- 16" X16") (RAK/Great wall/CBC/ATM/Fu-Wang/MIR)/Equivalent.
- Homogeneous tiles in stair and lobby. (RAK/Great wall/CBC/ATM/Fu-Wang/MIR)/Equivalent.

Bathrooms:

- RAK Standard /Equivalent standard fitting and fixtures
- Glazed tiles in bathrooms up to ceiling height (RAK/Great wall/CBC/ATM/Fu-Wang/MIR)/Equivalent.
- All bathrooms with ceramic floor tiles (RAK/Great wall/CBC/ATM/Fu-Wang/MIR)/Equivalent.
- Standard size mirrors in bath rooms with overhead lamps.
- Enamel Paint on walls and ceiling to prevent dirt and dampness.
- Cabinet basin in Master bath with Marble top.
- Inner side laminated waterproof flush door.
- Concealed hot and cold water lines in master bed only.
- Local Tiles in floor and walls of maid bathroom with long pan, low down and shower.
- Nicely arranged bathroom fittings and fixtures.
- Essentially correct uniform floor sloped toward water outlet.
- Fixture and Fittings (Sunbird/Equivalent)

Electrical:

- Foreign electrical switches, circuit breakers, plug points and other fittings (Khind-Malaysia /Equivalent).
- Light fixture in stair and lobby (Imported/Swash/ Crescent).
- Independent electrical meter in each apartment.
- Electrical distribution box with Main Switch.
- Concealed electrical wiring (Singer/Paradise Cables)
- All power outlet with earthing connection.
- Provision for air conditioner in the master bed and living area.
- Emergency light/ Fan points in each apartment according to capacity of the Generator.

- Emergency power line in lift, lobby, intercom service, common spaces like Car Parking, Reception area, Security Room and Main Gate.
- Concealed fan hook.
- Concealed TV outlet in bedroom and Living Room.
- Concealed Telephone outlet at Master Bed Room and Living Area.

Walls:

- Outside walls will be plastered 5" standard brick work.
- All interior walls will be plastered 5" brick work.
- Roof top parapet wall.

Kitchen:

- Tiles (Great wall/CBC/ATM/Fu-Wang/MIR) in kitchen floor.
- Suitably located exhaust fan.
- One high polished stainless counter top steel sink with mixture.
- Concrete shell at 2.5 feet height from floor level with Granite Tiles top.
- A 2.5 feet band of wall tiles (Great wall/CBC/ATM/Fu-Wang/MIR) running on walls along the sink and gas cooker.

Painting & Polishing:

- Super aclose paint on outside walls (Berger).
- Smooth finished and soft colored plastic paint on internal walls and ceilings (Berger).
- Enamel paint(Mat Finishing) on the ceiling color matched with Bathroom tiles (Berger)
- Verandah railing according to the design perspective of S.S.

Utility lines (Water & Gas):

- One best quality water pumps (one standby) (Peedrollo /SAER- Italy/Equivalent).
- Water reservoir designed to hold two days water supply with additional half day in the roof top tank.
- Titas gas approved concealed gas line layout.
- Concealed gas and water lines.
- Gas pipe line connection from Titas Gas distribution system as per total calculated consumption with adequate safety measures.
- Approved quality Titas gas materials (Titas gas supplied).
- Individual Gas meter for each apartment (Titas gas supplied).
- Individual water meter for each apartment (WASA supplied- Subject to availability)
- G.I. Pipes will be of Bashundhara Gold/Equivalent.
- PVC Pipe will be of Aziz/National Polymer/Equivalent.

General Amenities

- Heavy secured gate way with decorated lamps and logo of the complex.
- Spacious entrance and driveway with security arrangement for control of incoming and outgoing persons, vehicle, goods etc.
- Main lobby and Reception area in secured premises with an impressive Concierge Desk.
- Car parking in covered and protected ground floor for residents with comfortable driveway.
- Staircase with easy to climb steps and adequate lighting with SS railing.
- Protective parapet wall in rooftop.

- Elaborate Intercom system to connect each apartment to the Concierge Desk.
- One standby emergency Generator (China Origin) in case of power failure of
 - The lift (European Origin/Otis/Equivalent)
 - Lighting in common spaces and stairs.
 - Three points in each Apartment for Light and Fan (Depending on the capacity of the Generator).
 - Substation (if required which will depend on the load calculation).
- Pavement Tiles in the driveway & car parking area.
- Marked Car Parking space for each Apartment.
- Caretaker/Guard/Drivers Room with Bathroom.
- Arrangement for drying clothes on the Rooftop.

Structural & General Engineering

- Structural Design parameters based on American Institute (ACI) and American Standards of Testing Materials (ASTM) Codes.
- Sub-Soil Investigation and soil composition comprehensively analyzed by latest testing equipments and laboratory techniques.
- Termite treatment in Ground Floor surrounding the Building.
- Heavy Reinforced Cement Concrete Foundation.
- Total foundation and super structural Combination of Reinforced Concrete Frame share wall Core.
- Reinforced Cement Concrete Floor Slabs.
- Comprehensive Section by Checking and Testing of all Steel reinforcement by professional Design and Structure Engineers.
- Structure capable of with standing earthquakes measuring up to 7.0 on Richter scale.
- Major Structural materials:

Cement	: Scan/Equivalent.
Steel	: Manufactured by: Kabir Steel Mills Ltd. / Equivalent.
Chips	: Brick chips : First class picket
Bricks	: Standard Brick : Good Quality 1 st class bricks.
Coarse Sand	: Sylhet, Coarse Sand.

- In the foundation up to grade beam and all columns will be of stone chips.
- All floor, drop wall, lintel, false slab etc. will be of 1st class picket.
- All Structural Materials including Steel, Cement, Bricks, Sylhet Sand and Other Aggregates etc. of the highest standard and screened for quality including laboratory Testing.
- Direct supervision at every stage of construction by team of experienced and qualified Civil Engineers to ensure highest quality workmanship.
- Systematic Testing of concrete and other completed work samples at every stage from quality control laboratories.

N. B.:

In case of non availability of the materials mentioned in the brochure, materials of similar quality and price available in the market will be used and Elite Properties reserves the sole discretion to determine standard of construction as well as finishing materials.

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