



mir
SARWAR
Tower

@ Tejturi Bazar

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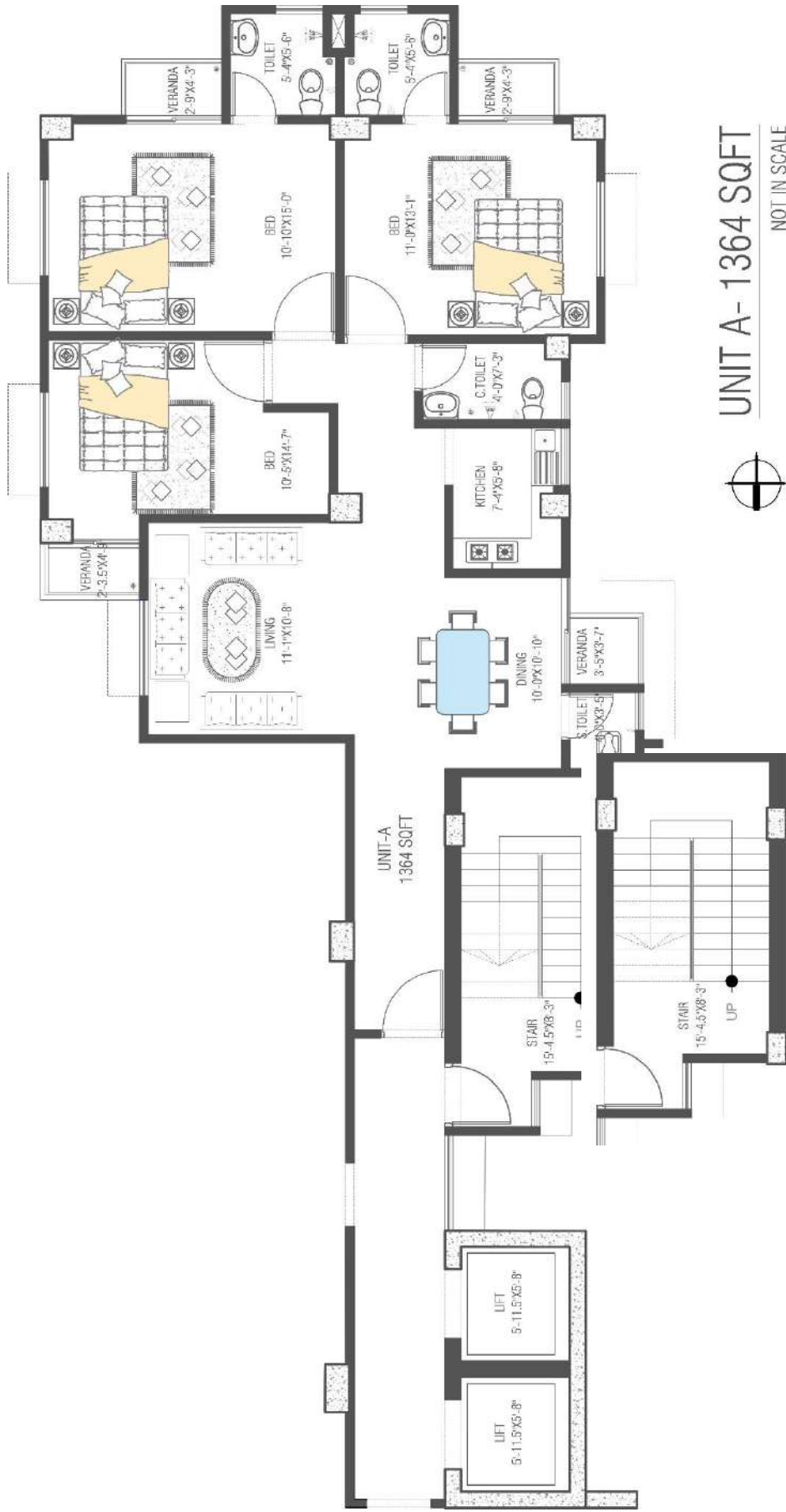
LOCATION





Mir Sarwar Tower, the 10-storied residential complex, is located at 47 West Tejturi Bazar, Dhaka. Standing on 10.6 Katha land, it comprises 26 apartments in total. Each floor consists of 3 units besides a community space, on the 1st floor, with 2 residential units. Required parking is also provided by covering the ground floor area with one basement.

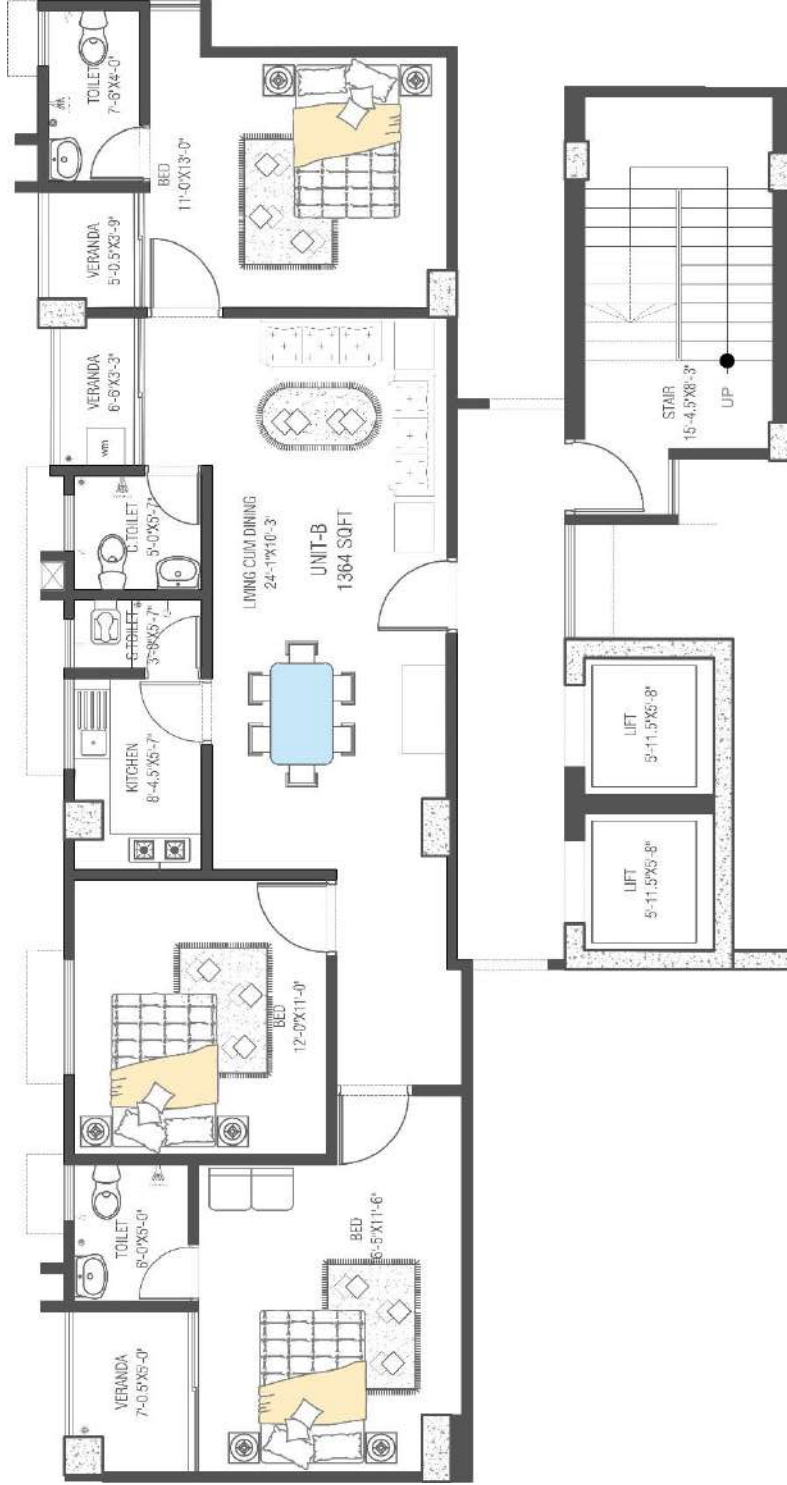
Mir Sarwar Tower offers you to choose your suitable home from apartments of 1364 sqft to 1376 sqft approximate areas. Here spacious rooms are planned with an affluent flow of fresh air and natural light to promise you perfect pleasure and peace of mind. Besides all the exclusive features, this apartment provides its dwellers the privilege of proximity to all the urban facilities.



UNIT-A
1364 SQFT

UNIT A-1364 SQFT

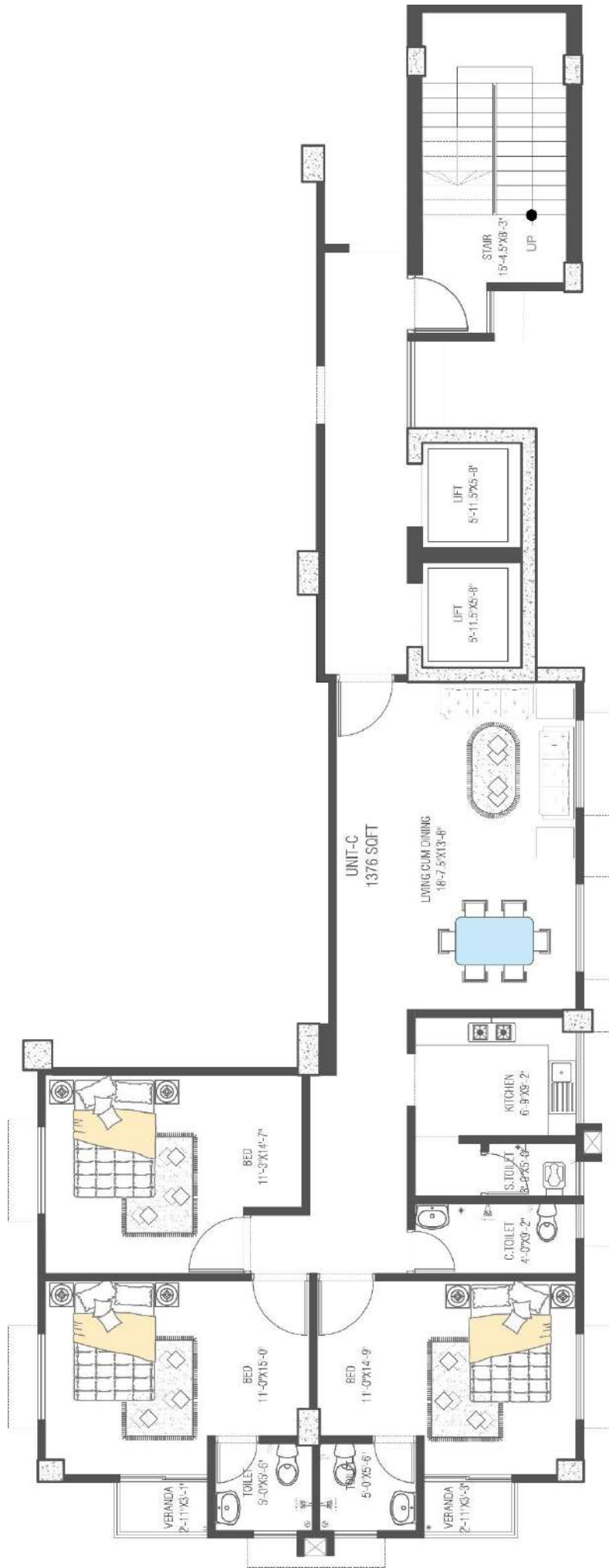
NOT IN SCALE



UNIT B- 1364 SQFT

NOT IN SCALE





UNIT C-1376 SQFT
NOT IN SCALE

Features & Amenities

CIVIL WORKS

- The building structure will be reinforced Cement Concrete (**RCC**) frame structure with slab.
- Structural design in considering earthquakes and winds intensity (**210 km per hour**) as per Bangladesh National Building Code (**BNBC**).
- Average 4” thick lime terracing in rooftop to protect overheating.
- All external walls and apartment separation wall will be 8” brickwork with smooth plaster.
- All internal walls will be 5” brickwork with smooth plaster.
- Exterior walls will be painted with weatherproof paint (**ROXY/RFL/RAK or equivalent**).
- Internal paint (wall and ceiling) will be plastic paint.
- For general floor mirror polish homogeneous tiles (**24”x24”**) **MIR/AKIJ/SHELTECH or equivalent**.
- Railing shall be provided with MS post in verandahs. Full heights MS safety grill (subject to Architect acceptance).
- 4” silver aluminum section in all windows & sliding shutters with mosquito netting.
- Good quality bricks, stone aggregate (for column, footing, grade beam and underground reservoir only) will be used as per structural design requirement.
- Good quality available Machine-made 1st class/Concrete bricks/Hollow block.
- 75 / 60 grades deformed bar will be used in the structure.
- MIR Cement will be used.

ELECTRICAL WORKS

- Good quality **MK type/ Energy Pac/ Super star** or equivalent electrical switches & sockets.
- Good quality electrical sub distribution box (SDB) with circuit breaker (**HAVELS or equivalent**).
- Provision for air-conditioner in Master bed.
- Plug points for electrical geyser in Master bath.
- Standard quality concealed cable wiring for intercom, telephone, and cable connection.
- Each apartment shall have one telephone line provision in Master bed and Living room.
- All Power Outlets with earthing connection.
- Electrical plan in each apartment with adequate points.
- Cable TV in Master bed & Living area.
- Wi-Fi provision in each apartment.

BATHROOM FEATURES

- Standard quality sanitary wares in all bathrooms (**RAK/STELLA/CHARU or equivalent**).
- Standard quality chrome plated (CP) fittings in all bathrooms (**SATTAR or equivalent**).
- Standard quality one soap case, one paper holder, push shower and one towel rail in all bathrooms.
- Mirror in all bathrooms with overhead lamp points.
- Pedestal Basin with combi set in Master, Child & Guest Toilet (**RAK/STELLA/CHARU or equivalent**).
- Provision for hot water lines in Master Bathroom.
- MIR/AKIJ/SHELTECH** ceramic tiles on floor & wall up to 7’-0” height.
- Provision for exhaust fan.
- For toilet homogeneous/ceramic floor tiles (**12”x12”**).

KITCHEN FEATURES

- Impressively designed platform with homogeneous tiles finished worktop.
- Standard quality **MIR/RAK** glazed ceramic wall tiles up to 7’-0” height.
- Double burner gas outlet.
- RAK/MIR** glazed homogeneous floor tiles.
- One stainless steel sink (single bowl, single tray) with mixture.

- Suitably located one exhaust fan provision.
- Provision for hot water line in kitchen.
- Washing machine provision.

DOORS

- Solid Imported/Chittagong teak main entrance door shutter with -
 - ❖ Solid wooden door frame
 - ❖ Check viewer
 - ❖ 01 Door handle Lock and 02 good quality tower bolt.
 - ❖ Calling bell switch of good quality
 - ❖ Apartment number Plate
- Internal door shutter of Gorjan veneer flush door shutters (**HATIL/PARTEX/OTOBI/RFL**) with French polish.
- For verandah & toilet door shutter will be Gorjan veneer flush door shutter with lacquered in appropriate side (**HATIL/PARTEX/OTOBI/RFL**).
- All internal door frames of seasoned Mehogani/Equivalent wood with French polish.
- All internal doors with good quality mortise lock with one tower bolt.

OTHER FEATURES

- 02 (Two) International Standard Lifts of 08 (Eight) passengers capacity. (**Sigma/Schneider/Fuji or equivalent**)
- Intercom system.
- Cylinder system Gas connection each apartment.
- Each apartment will have independent electrical meter.
- Water supply connection and sewerage outlet facility by WASA with a common meter for total complex.
- Fire extinguisher will be provided in each floor as per existing country's building code.
- Cloth drying line at rooftop.
- All wiring will be concealed with separate cable for each apartment.
- Ceramic wall tiles & homogeneous floor tiles in all lift lobbies. (**24"x24" MIR/AKIJ/SHELTECH or equivalent**).
- Homogeneous nosing stair tiles in all staircases (**MIR/AKIJ/SHELTECH or equivalent**).
- Stair MS railing along with wooden handrail and post.
- One Standby auto start emergency Generator with sound reducing canopy for operation in case of power failure of:
 - Lifts
 - Water Pumps
 - Lighting in drive Way, gate, boundary wall, lift lobby, stair and other common spaces,
 - 01(one) light and 01(one) fan Point in three bedrooms, dining & living area, 01(one) light point in kitchen (Total 11 points in each apartment).
 - Electricity supply approx. 220/440 volt from DESA/DESCO authority with transformer, protective device, separate main cable with LT & PFI panel (Power Mann/ Betelco or equivalent) and distribution board as per DESA/ DESCO rule. Capacity and load will be calculated as per final requirement at the end of the project completion and before placing order.
 - CC camera in ground floor for security coverage in reception area, boundary, main gate and lift lobby area.

POST HAND OVER SERVICE:

- Preparation of Bye Laws and formation of Apartment Owners Association
- Recruitment and training of Association staffs.
- Development of bill collection and paying systems
- 12 (Twelve) months free repair & maintenance of technical problems.