DESIGN CONSULTANT
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ASTHA
comfort living

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LAKE SHINE

YOUR PRESTIGIOUS CONDOMINIUM RESIDENCE
BLOCK N, BASHUNDAHRA R/A

INTRODUCTION

It is a great pleasure to announce the commencement of our latest 17(Seventeen) storied residential Apartment building " LAKE SHINE ",Bashundhara R/A,Dhaka, Bangladesh.Construction of the project is running and expected handover by the end of December, 2027.The Apartment is situated beside of 25 ft wide road.The " LAKE SHINE" is proposed for Four unit in each floor. Design of the building is fascinating one in respect of compactness. Although the flat size is around 2045 sft. There are 3 beds, 3 toilets, Kitchen, Drawing, Dining, Family living & Verandahs area is every unit. Any interested person is requested to visit the site to understand the neighborhood, quality & speed of construction.We believe that the location will attract every body and with the co-operation of the valued clients.We also believe that we will be able to make the project a successfully done in respect of time & quality of construction.

DESIGN CONSULTANT

Designed by the renowned design consultancy firm **GREEN WINDOWS LTD**. " LAKE SHINE " will bring to life all the things you wished for your home , including things which you probably haven't even dreamed of .

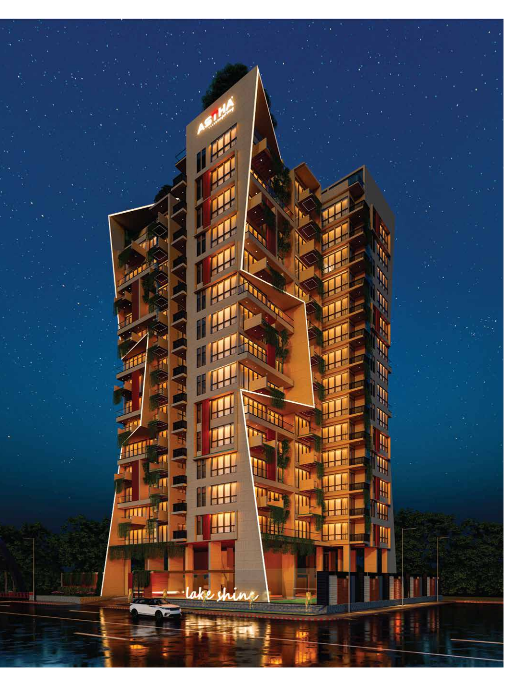
GREEN WINDOWS LTD also tries to bridge the gaps between architectural values and the current crisis of a responsible architecture , in order to generate a conversation among people , communities and nature for a healthy society . We are extra careful for safety of our clints. Architectural, Structural, Electrical and Plumbing design parameters will be based on the RAJUK GAZETTE , ACI , ASTM and BNBC code .

GREEN WINDOWS LTD has been a consultant for many mega projects and has advise Bangladesh government in national level project .

LAKE SHINE

PROJECT AT A GLANCE

Project Name	: LAKE SHINE
Address	: BLOCK-N PLOT 6172-A&B, BASHUNDHARA R/A,DHAKA.
Building Height	: 2B+G+M+16
Land Area	: 20.95 Katha
Building Type	: Residential
Number of Unit	: A,B,C & D unit
Number of Parking	: 64 nos
Building Facing	: SOUTH & EAST



SURROUNDS

- Bashundhara Public School & College
- Playpen School
- International School Dhaka
- Hurdco International School
- North-South University
- American International University, Bangladesh
- Independent University,Bangladesh

- Evercare Hospital, Dhaka
- Bashundhara Eye Hospital & Research Institute
- Kurmitola General Hospital

- Jamuna Future Park
- Rupayan Shopping Square
- Bashundhara Sports Zone
- Mosque in 1-minute walking distance
- Central Mosque nearby
  Wide roads:200ft,130ft,50ft Connecting or
- Intersecting 300ft & Madani Avenue
  All reputed banks

PROJECT
LOCATION MAP
AND SURROUNDING AREA

LAKE SHINE

WELLNESS FEATURES

GREEN BUILDING	WAITING LOUNGE	WALKING TRACK	CAR PARKING
UNIQUE DESIGN	DOUBLE HEIGHT ENTRY	BADMINTON FIELD	KIDS PLAY AREA
RECEPTION LOBBY	FIRE SAFETY SYSTEM	ENOUGH OPEN SPACE	ROOFTOP GARDEN
ROOF TOP GYM	ROOFTOP BBQ ZONE	HIGH-SPEED LIFT	SWIMMING POOL
360 SECURITY SYSTEM	CROSS VENTILATION	COMMUNITY HALL	24 HOURS POWER BACKUP
CENTRAL LPG	PRAYER ROOM	WIDE LAKE	MEZZANINE

"Simplicity is the ultimate sophistication."

-Leonardo da Vinci

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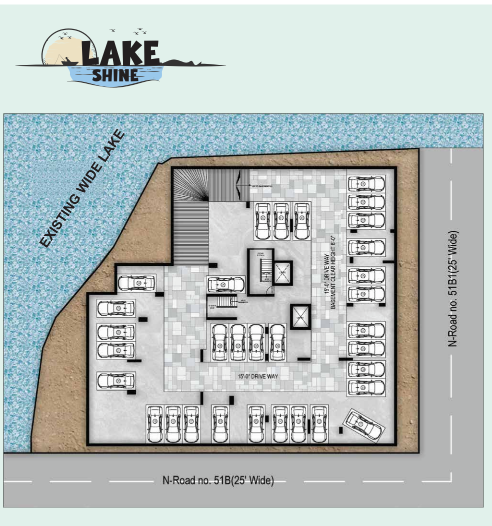
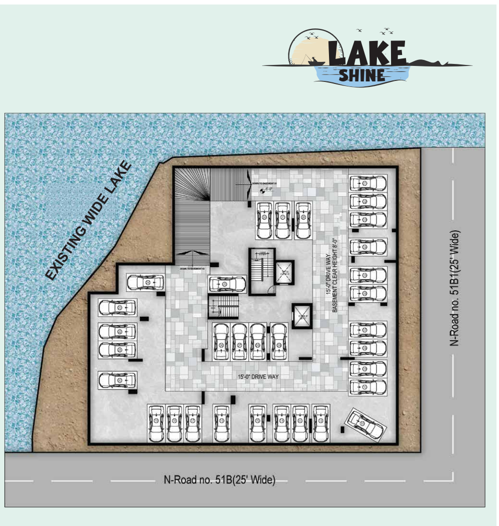
comfort living

LAKE SHINE



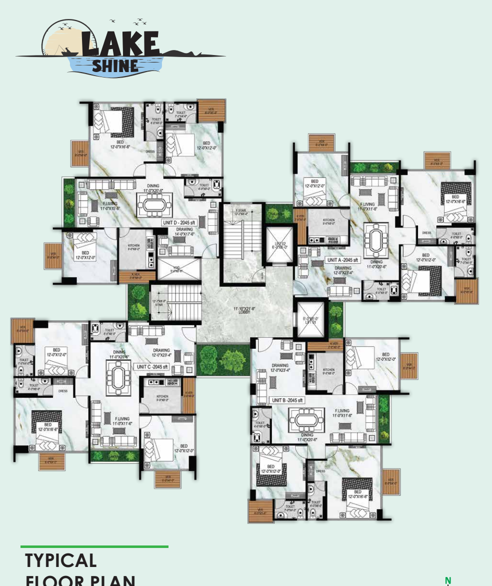
BASEMENT 02
CAR PARKING
32 NOS



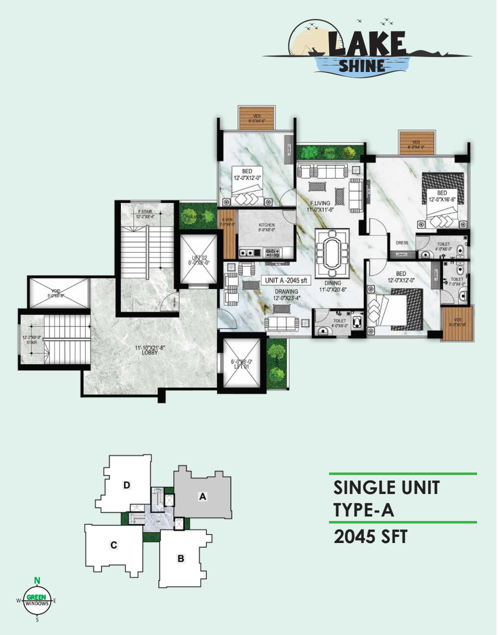
BASEMENT 01
CAR PARKING
32 NOS

GROUND FLOOR PLAN

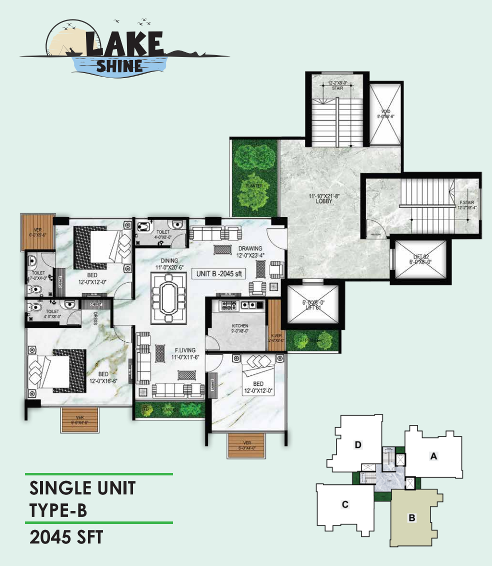
MEZZANINE FLOOR PLAN



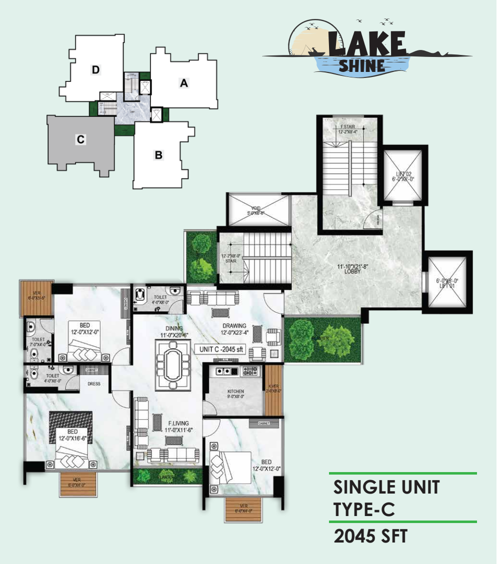
TYPICAL FLOOR PLAN



SINGLE UNIT
TYPE-A
2045 SFT



SINGLE UNIT
TYPE-B
2045 SFT



SINGLE UNIT
TYPE-C
2045 SFT

SINGLE UNIT
TYPE-D
2045 SFT

A Beautiful
Life Begains
At
Home.

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MAJOR STRUCTURAL MATERIALS & FEATURES

Cement
Crown/Fresh/Shah/Premier/Equivalents

Reinforcement
Extreme 500W/60/40 grade deformed bad as per structural design. BSRM/Rahim/Aks/Equivalents

Brick
1st Class/Auto Bricks will be used for all internal and external wall as per architectural design and drawing.

General Criteria
Architectural, structural, Electrical, plumbing design is based on survey report and prepared by recognized firm.
Rajuk All R.C.C work will be poured with picked/singles/3/4" downgraded stone chips.
R.C.C frame structure is design as per BNBC and ACI code and considering earthquake load at 7.5 Richter scale.
Heavy reinforcement concrete foundation on the basis of soil test report Foundation and super structure design and construction supervision shall be done by group of structural engineers with wide
range of professional experience to ensure highest quality of workmanship in construction & direct supervision in carried out & plan by group of qualified engineers
All kind of constructional materials are tested form BUET/Standard recognized testing lab.

FEATURES & AMENITIES

Features & Amenities:

Wall
1st class/Auto brick
Exterior and interior wall will be 5 inches
All walls will be plastered after architectural and structural layout checking by New Vision Group engineers wall will be standard finished.

Doors
Main entrance door will be solid & decorative.made of Chittagong Shogun or equivalent wood..
Heavy duty door imported lock from recognized brand Door Chain.
Check viewer

Internal Door
All internal doors will be durable and strong PARTEX flash door or equivalents
Bathrooms door will be PVC water proof doors.
All internal doors will be good quality lock.

Windows
Sliding aluminium windows as per architectural design.
5mm thick glass with mohair lining
Rain water barrier inside of 3 inches aluminium sections
Safety grills in all windows

Floor & verandah
Well decorative 16"x16" Homogeneous floor tiles from RAK or Akij equivalents

Painting & polishing
Smooth finished plastic (Berger or equivalent) on all wall and ceiling in soft colors
French polished doorframes & Shutters
Exterior wall be master coat or weather coat painted (Berger or equivalent)

Electrical
All electrical wiring, phone line will be concealed.
Imported MK type or equivalent standard electrical switches. plug points, fan dimmers and other fittings.
All power outlets with earth connection
Provision for air condition in one bed and drawing room

Bath Rooms
Good quality RAK or equivalents sanitary wares in all bathroom
Good looking & well quality RAK or equivalent tiles in all bathroom
Others bathroom will be standard quality fittings like Bib cock, Angle stop cock, moving shower, concealed stop cock etc. will be standard brands in our country.
Other all accessories will be standard quality.
Master bathrooms will have high commode with lowdown (RAK standard or equivalent) .
Other toilets will have pan with lowdown from RAK or equivalent

Kitchen
Impressive designed platform with RAK or equivalent tiles.
Provision for double burner
Wall tiles with well decorative design (RAK or equivalent) up to cabinet or 7 feet in all walls surrounding the kitchen.
Matching homogeneous floor tiles (RAK or equivalent) One stainless steel single bowl sink with moving sink cock
Provision for Exhaust fan

Utility Lines
Electricity & Gas supply will be of individual apartment-wise.
Water supply will have common meter for the project.

FEATURES & AMENITIES

Community Hall Room
Community Hall/Room with attached toilet and sanitary ware (RAK or equivalent)
Floor shall be finished with decorative tiles (RAK or equivalent)
SALIENT FEATURES:

Building Entrance
A strong & well designed main gate with a pocket gate for general movement.
A well decorative guard post.
Main gate to driving way will be well casting and decorative pavement tile.
Logos will be well textured/fare faced/well decorative.

Reception Lobby
Main Lobby & Reception area will be 24"x24" mirror polished foreign tiles. False ceiling will be well decorative with coup effective mirror lighting.
Well designed & good looking visiting room/space.
Driver's seating area.
4 port full CCTV security system will be cover full ground floor and other important areas of the building.

Lift
2 nos High quality imported eight persons lift with voltage stabilizer.
Well and modern technology supported.
Well furnished & full stainless steel hair line/mirror aching.
480kgs to 530kgs lifting capacity 8 persons,
Adequate lighting.
Fast and reliable service to residents on all floors.
Modem calling system
Auto landing for safety

Lift Lobbies & Staircases
Specious lift & stair lobby in each floor
Lift front wall of floors will be tiles
All stair will be finished with homogeneous stair tiles (RAK or equivalent))
Hand rail made of SS pipe and specially designed MS railing shall be provide Decorative identification plates of floors will be provided.

Apartment Layouts
The design will maximize advantages, especially in relation to the daylight and outside views
We will ensure about 90% of lighting facilities inner of the flats cross Ventilation
Privacy will be emphasized in designing

FEATURES & AMENITIES

Generator
European standard imported Generator.
Foreign Standard Canopy
Capacity to cover Lift, Pump, Intercom services. Staircase, Lobby area. Common spaces like Car parking. Reception. Security room. Main gate, Garden etc. areas.
Generator power will also cover in each flat for 1 light.
2 Fans

Water Pumps
2 Units water pump will supply for proper and uninterrupted water supply.
Pump should be imported from European union like Pedrollo and equivalents
One pump for water suction from main line
Another pump for water lifting from reserve tank.

Roof Top
Protective parapet wall with standard height.
Roof top garden with good looking plantation.
Open corner with garden seats.
Community Hall
Children play provision
Walking track etc.

Intercom system
From imported and recognized company like Panasonic, IKE or equivalents.
Intercom connection will be between apartments, reception and guard room.

General Amenities
Electricity supply approximately 220V/440V from DESCO/DPDC source with separate main cable and LT panel/Distribution boardWater supply connection from WASA as per total calculated consumption.
Underground water reservoir with one lifting pump and a suction pump.
Sewerage system planned for long term requirement
Gas pipeline connection from Titas distribution system as per total calculated consumption, adequate safety measures incorporated as per GOVT. DECISION.

Client Service
Preparation of By-Lows and committee formation of apartment owners association.
1(one) year service for repairing works.

Note : All item mentioned in the above specification are based on ASTHA standard . Incase of non - availability of the materials mentioned in the specification equivalent materials in terms of quality and available in the market will be used and ASTHA reserves the sole discretion it determine the standard of fittings and fixtures . Any requirment / Choice beyond the ASTHA Standard items will bo considered as Optional Requirement of the buyers ..