



City

KUNTAL

ity **1**



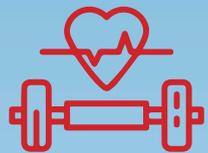
স্বপ্নের বাড়ি

আপনাদের
বাস্তুবায়নে আমরা...

LUMINOUS
প্ল্যান্ট সিটি
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KUNTAL CITY 1

SPECIAL FEATURES



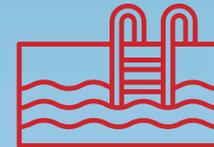
Male Female Gym



Play Ground



Walk Way



Swimming Pool



Prayer Area



CC Tv



BBQ Zone



Eco Friendly Design



Community Space



Indore Game



Owner Association Office



Super shop



Modern Architecture



Laundry



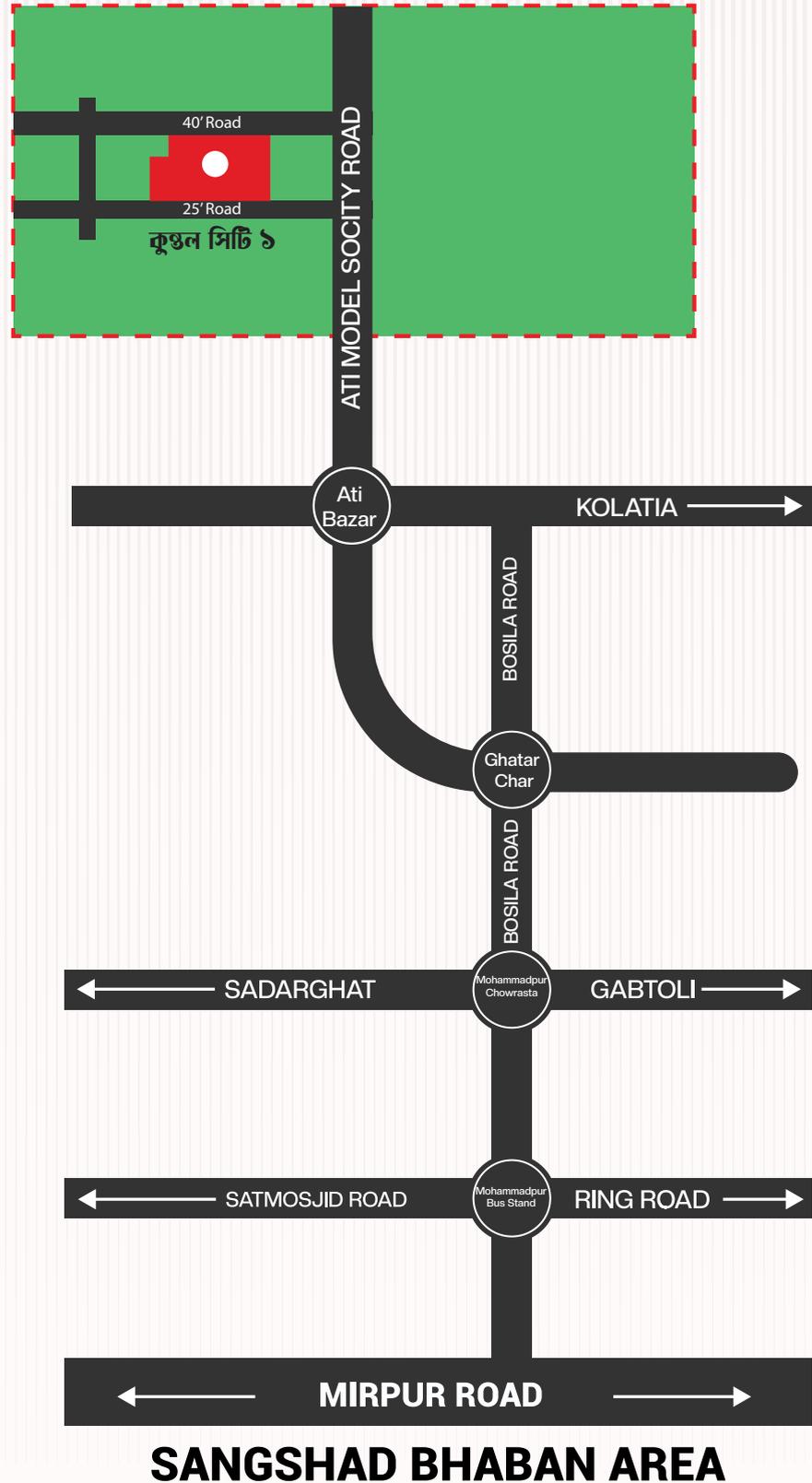
Library



Submersible Pump



PROJECT LOCATION



PROJECT AT A GLANCE

Project Name	: KUNTAL CITY 1
Address	: Road-08, 40' Avenue Road, Block-E, Ati Model Society, Keraniganj, Dhaka-1310
Building Height	: 18 Storied (B+G+M+16)
Building Type	: Residential
Land Area	: 52 Katha
Number of Building	: 03Nos
Number of Unit	: Building-1 (08 Unit per floor) Building-2 (05 Unit per floor) Building-3 (07 Unit per floor)
Number of Apartments	: 320 Nos
Number of Parking	: 320 Nos
Apartment Size	: 1495 sft. (Approx) (288 Flats)
Apartment Size	: 2290 sft. (Approx) (16 Flats)
Apartment Size	: 2390 sft. (Approx) (16 Flats)
Project Facing	: South

25'-0" WIDE ROAD



 BASEMENT FLOOR PLAN

40'-0" WIDE ROAD



BASEMENT FLOOR PLAN

25'-0" W I D E R O A D



GROUND FLOOR PLAN

40'-0" W I D E R O A D



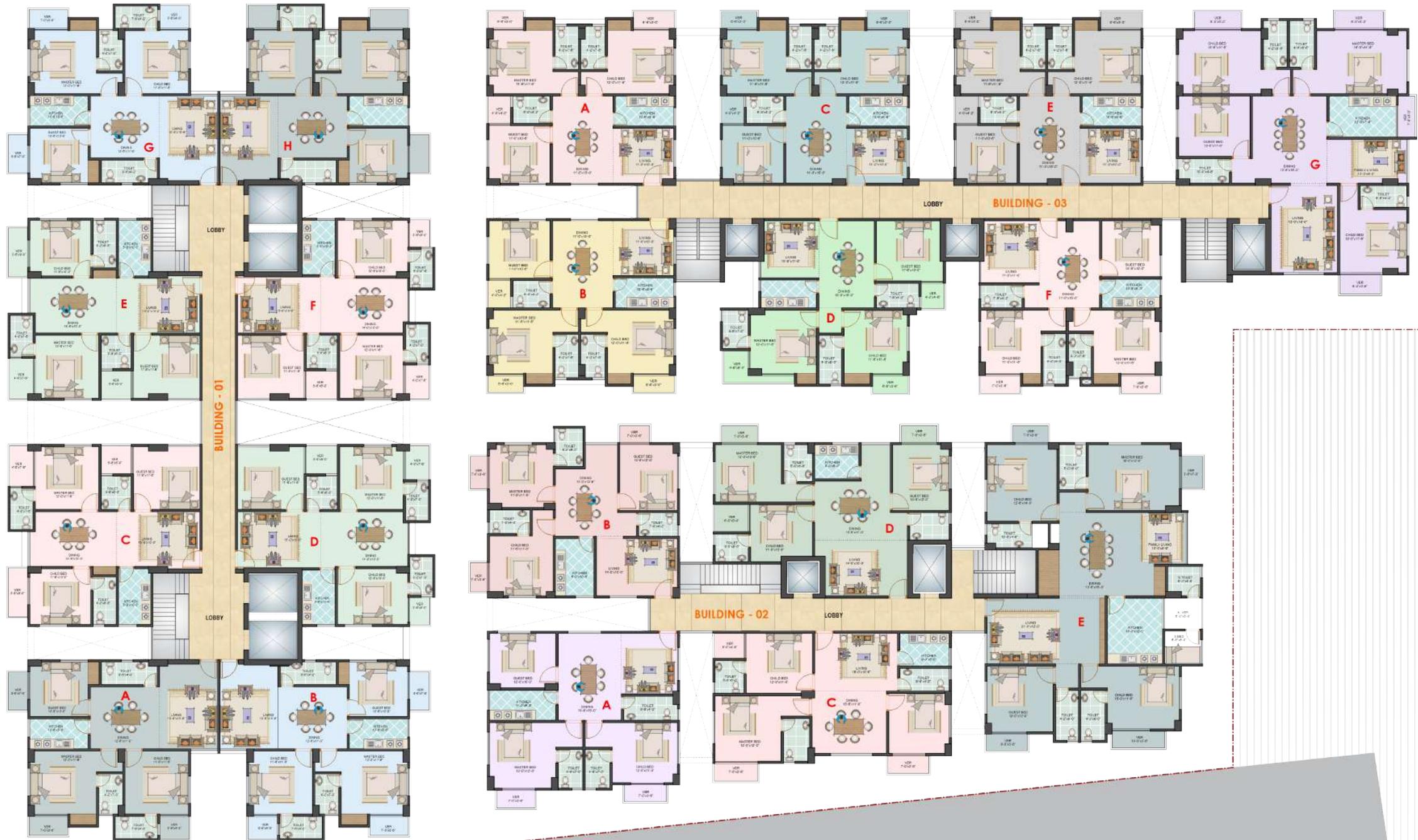
GROUND FLOOR PLAN



MEZZANINE FLOOR PLAN

MEZZANINE FLOOR PLAN

25'-0" WIDE ROAD



TYPICAL FLOOR PLAN

40'-0" WIDE ROAD

1 3
2

KEY PLAN



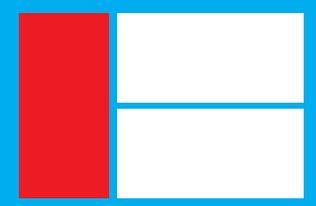


Per Floor 08 Units

Type A 1495 sft. Type B 1495 sft. Type C 1495 sft. Type D 1495 sft.
 Type E 1495 sft. Type F 1495 sft. Type G 1495 sft. Type H 1495 sft.
 Parking 120 sft.



BUILDING 1



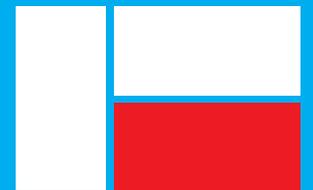


Per Floor 05 Units

Type A 1495 sft. Type B 1495 sft. Type C 1495 sft.
 Type D 1495 sft. Type E 2390 sft. **Parking 120 sft.**



BUILDING 2



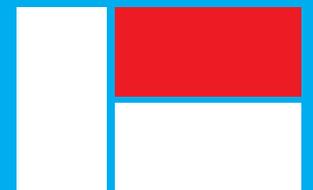


Per Floor 07 Units

Type A 1495 sft. Type B 1495 sft. Type C 1495 sft. Type D 1495 sft.
 Type E 1495 sft. Type F 1495 sft. Type G 2290 sft. **Parking 120 sft.**



BUILDING 3



Feature and Amenities

BUILDING ENTRANCE

- Double Height Entry.
- Heavy & Decorative Gate with Light as per Architectural design of the building.
- Greenery beside entrance as per perspective of the building.
- Logo on Polished Marble/Granite/Metal.
- Security team to provide 24 hours surveillance.
- One Wall Fan for Security Post.

CAR PARK AND DRIVEWAY

- Spacious internal driveway.
- Designed floor of paved tiles (Non slippery homogenous mat tiles).
- MS Column Guard on column at parking area.
- Reserved car parking marked with numbers.

WATER PUMPS

- Two pumps: one for full operation & one for stand by support.
- Brand: One Pedrollo/Sear/Pentax, Origin: Italy & One Gazi/RFL/Marquise.

ELECTRICAL

- Sub-Station to be installed as per Load Calculation.
- Fire Resistant Cable, Brand: BRB/BBS/SQ.
- SDB with main switch in each apartment (Breaker Brand: Andeli/ABB/Schneider/Equivalent).
- Switch socket and other fittings will be ART DNA/Legrand/MK.
- All power outlet with earthing connection.
- Ceiling Light in all verandah.
- Internet Point in Master Bed & Living room.
- Provision for Akash Digital TV.
- TV Dish Point in M. Bed, 2nd Bed, & Living room.
- Provision for AC points in all bedroom and living area.

GENERATOR

- A brand new imported International standard generator with residential Canopy System and manufacturer warranty (Welland power, Aksa or Equivalent).
- Engine: Cummins/Parkins or Equivalent.
- Alternator: Stamford/Mecc Alte (UK)
- Control Panel: Deep Sea (UK), ATS: Local.
- Adequate KVA Capacity to cover lift, Water Pump, Common Light and One Light & one Fan in all Bed, one Light in Kitchen, Dining & Living & All Bathroom. 3 Nos Power Point for Fridge, Living area & Master Bed.

ROOFTOP

- Protective RCC Parapet Wall (As per Design).
- Garden area and tiles top seating arrangement.
- Non slippery & weather resistant homogenous mat tiles.
- Rain Water drainage system.

LIFT

- Imported international standard passenger lift (8/10 person capacity)
- Brand: Otis/LGS/Schindler/Hyundai (Korea).
- Decorative cabin interior and ground floor entry door
- Provided with Auto Rescue Device (ARD)
- Full height photo-sensor & voltage stabilizer.

STRUCTURAL AND GENERAL ENGINEERING FEATURES

- Total foundation and superstructure design and supervision by a team of professional structural design engineering.
- Structural design parameters are based on BNBC and American concrete institute (ACI) & American society of testing & materials (ASTM) code.
- Structural analysis for design carried out by the latest computer software.
- Heavy reinforced cement concrete foundation.
- All floor slabs are of reinforced cement concrete.
- Sub-soil investigation and compositions are comprehensively analyzed by the latest and Laboratory techniques.
- Comprehensive checking and testing all steel reinforcement by professional design and supervising engineers.
- Direct supervision at every stage of construction by a team of experienced and qualified civil engineers to ensure highest quality of workmanship.
- Construction site equipment employed includes vibro-hammers, mechanical rollers, steel cutting & bending equipment, welding equipment, concrete mixers, concrete vibrators, water pumps, materials handling equipment, leveling instruments, and theodolite etc.
- Prevent from cyclone winds up to prevalent speeds incorporated in design.
- Systematic testing of concrete and other completed work samples stage from BUET.
- Structure designed to withstanding earthquakes of prevalent intensity.
- Thunder arrester.



Feature and Amenities

GENERAL AMENITIES OF THE COMPLEX

- CCTV with 24 Hours recording system.
- Electricity supply from DESCO with separate main cable and LT Panel/Distribution Board.
- Underground water reservoir with one main lifting pump and standby pump.
- Water capacity at underground water reservoir for two days & Rooftop water tank for one day.
- Sewerage lines planned for compatible requirements.
- 02 Nos fire extinguisher on each floor.
- Fire hydrant on each floor (water hose provision).
- Fire bucket and fire extinguisher will be in the substation room.
- Central Water purification system for drinking and cooking purpose (only for kitchen).

MAJOR STRUCTURAL MATERIALS

- Steel and rods (BSRM, KSRM, Rahim Steel, Anwar Ispat, AKS).
- Superior quality PCC and OPC cement (Crown, Seven Ring, Lafarge, Scan).
- Superior quality stone chips, Sylhet sand and medium sands.
- Sylhet sand (FM-2.5) & local sand (FM-1.50).
- All structural components are cast by stone chips & sylhet sand, slab & beam from RMC.
- High-quality machine-made auto bricks used in wall.

WINDOWS

- MS Grill in all windows with 12mm x 12mm square solid bar.
- Sliding windows as per Architectural Design of the complex.
- 5 mm thick Tinted/clear/Lake Blue glass with mohair lining
- Rain water barrier in 4 aluminum section EDF (KAI/BTA/Altech/equivalent).
- Mosquito net in all window & Sliding door (KAI/BTA/Altech/equivalent).

WALLS

- Good quality locks in aluminum windows.
- Wall thickness will be 5" to 10" as per design.
- 1st class Auto bricks.
- Smooth finish wall.

PAINTING & POLISHING

- Plastic paint on all internal walls and Ceilings. (color as per architectural design).
- Natural polish on door frame and shutter
- Weather coat paint on exterior wall
- Enamel paint in internal & external MS surface with prime coat paint
- Paint brand: Berger/Asian/ACI Dulux
- Partial fairface of outer column, beam, slab, wall as per building design

DOORS

- Main door Shutter made of Chittagong Teak; Size: 42"x94", Thickness: 38mm.
- Main Door Frame made of Chittagong Teak with both side decorative face molding.
- Decorative Main Entrance Door with
 - A. Mortise lock with Handle (Gulli, Yale or Equivalent).
 - B. Non-Magnetic Security Lock (Gulli, Yale or Equivalent).
 - C. Door Chain (Bullet) and Door Viewer with Knocker (Tiwan, Ezset).
 - D. Door Stopper (Magnetic).
 - E. Double Tower Bolt (Solid Brass).
 - F. Apartment Number Plate (Brass/Crafted).
 - G. Calling Bell Switch (Standard Brand)
- Internal door frames of solid wood (Teak Chamble/Ctg. Teak).
- Internal door Shutter (Bedroom & Kitchen) made of Burma Teak Veneer Flush Door, Size: 42x96.
- Thickness: 38mm (Akij, Partex, Amber or equivalent).
- Bathroom door shutter made of Formica door shutters of all bathrooms (Akij, Amber or equivalent).
- All door height will be 8 feet (except toilet).
- Cat door frames & shutter made of Chittagong Teak (Louver type).

"A house is a dream! How can it be built at a lower cost?"

We are pleased to have two well-established developer companies with us: Esquire Apartments Limited and Luminous Apartments Limited. Each sector is staffed by a team of skilled and experienced professionals, and their expertise is reflected in every one of our projects. We always prioritize selecting land that offers modern amenities and security for urban residents. The minimum land share price is determined based on the buyer's affordability, as well as the flat's location and floor level, which makes it easier to ensure a fixed price. We build the ground floor at a height of 13 feet to ensure ample light and air circulation. Before construction begins, we hold a meeting with every shareholder to discuss and finalize the project. All expenses are shared equally among the shareholders. Once the work starts, we keep all shareholders updated on the progress. Any optional work or improvement proposal may be carried out by the Company at an extra cost to the owner after negotiation and approval of both parties. In case of non-availability (or shortage of supply) of the materials mentioned in the proposal, equivalent materials in terms of quality and price available in the market will be used after negotiation and approval of both parties. We are committed to continuing the construction seamlessly according to the design until the building is handed over. Our work style, quality, and transparent approach in every step make us a trusted partner for our shareholders.

Feature and Amenities

BATHROOMS

- Company standard commode and cabinet basin in Master & 2nd Toilet. Brand: Cotto Thai/Inax or equivalent.
- Company standard commode and pedestal basin in other toilets. Brand: RAK/Akij or equivalent except servant's toilet.
- Ceramic wall tiles (size: 12"x24"/12"x20") glossy/matt finish & matching floor tiles in all bathrooms except servant bath.
- Company standard chrome plated fixtures and fittings in all toilets. (Cotto Thai/Inax or equivalent for master & 2nd toilet and RAK/Akij/Sharif or equivalent for other toilets except servant bath).
- Customize Shower encloser in Master and 2nd bath.
- Company standard basin mirror & mirror light except servant bath.
- Provision for exhaust fan.
- Servant's toilet with long pan, shower & lowdown and Company standard ceramic floor tiles and wall tiles up to 7 feet height.
- CPVC pipe & Fitting for all internal plumbing water line. Brand: Astral/Npoly/equivalent.
- One power point for beauty equipment uses in all bath rooms.
- Essentially correct uniform floor slope towards water outlet.
- Company standard Corner Basin in servant bathroom.



KITCHEN

- Double burner gas point over impressively designed with RCC slab & imported granite top. (Size: Seamless), Thickness: 18 mm
- One high polish Stainless Steel & Corrosion free imported Kitchen Sink. (Double Bowl & Single tray) Brand: Teka/SUS.
- Company standard ceramic wall tiles up to ceiling except upper cabinet area (Size: 12"x24"/12"x20") with matching floor.
- Electric Oven Power Provision.
- Kitchen Hood Provision.
- Separate Electric Plug Point for Geyser in Kitchen.
- Concealed Hot & cold-water line.
- 10" Plastic Exhaust Fan, Brand: Shansi/Vision/Super Star.
- Wash corner at kitchen verandah.
- Wooden Glass Door Shutter in Kitchen Door.



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