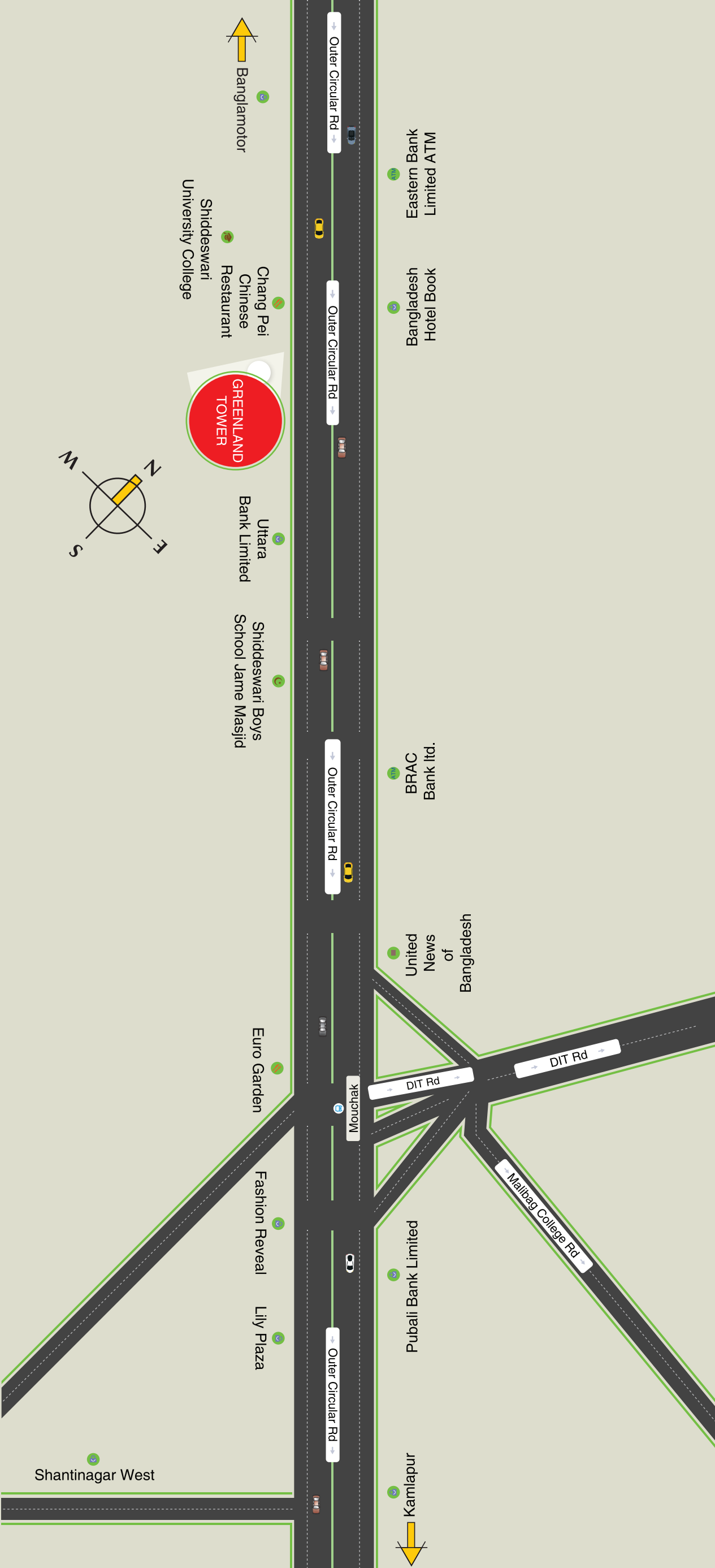


GREENLAND TOWER



Project at a glance

General Description of the Project

Greenland Tower stands in a central location of Mogbazar, Mowchak, Siddheswari area. It is a commercial and residential complex designed to enable the use of both the facilities independently. Commercial and residential portion have independent entry and exit. All the amenities and facilities are independently designed.

The project has double basements that provide enough parking space for residents as well as commercial users. Facing the Circular road that leads to Kamalapur Railway station from Banglamotor via Mogbazar crossing the project is in close proximity to schools, colleges, hospitals, shopping malls and other public facilities offering an easy and comfortable life for the residents.

About the Project

Project Name	: Greenland Tower
Structural Engineer	: Dr. M. Samim Z. Bosunia
Architect	: Naim Ahmed Kibria
Land Size	: 18 Katha
Levels	: B+SB+G+12
Number of Building	: 1 (One)
Number of Apartments	: 36
Size of Apartments	: 1272, 1280, 1357 & 1436 sft
Commercial Floor Size	: Ground 4715, 1st 6584, 2nd 7884, 3rd & 4th 6705 sft, 5th - 11th 2032, 12th 1163 sft
Expected Handover	: December 2018
RAJUK Approval No	: ১৯৯৬৮/১৯৯৬/৪১/৩৫ ৪৪৮/২০১৬/১০৭৬

Building Entrance

An impressive entrance approach with modern light fixtures and "Greenland Tower" logo on exotic metal/stone background welcomes one to this contemporary designed apartment building. The heavy decorative MS secured gate designed as per elevation and perspective of the building will add to the grand look of the entrance.

Doors

Apartment Entrance Door

Door frame will be Teak Chamble/Shill Karai or equivalent good quality timber available while door shutter will be made of Chittagong teak fitted with check viewer, door chain, door stopper, tower bolt, imported handle lock and door knocker. Each apartment will have apartment number made of Acrylic plate or equivalent material.

Internal Doors

All internal door frames will be made of Shill Karai/Teak Chamble/equivalent and door shutters will be of teak veneer with French polish. Internal doors will be fitted with round lock.

Toilet Doors & Cat Doors

All toilets doors will be of best quality plastic doors (RFL/United/National Polymer/equivalent) while cat doors will be made of Gamari.

Verandah Railing

Made of MS flat/box bars with contemporary architectural design.

Window

Good quality aluminum (Chung Hua/Kai/equivalent) sliding windows fitted with PHP-/Nasir brand 5 mm thick transparent glass, mohair lining and rain water barrier in aluminum sections. Safety grills in all windows with matching enamel paint.

Tiles

- Floor tiles : Imported mirror polished tiles in all apartments, lift lobby and reception area (homogenous 16"x16").
- Stair tiles: Will be of RAK standard (12"x12").
- Toilets tiles: Toilet floors will be RAK standard (homogenous 12"x12"). Toilet walls RAK standard glazed tiles (8"x10").
- Kitchen Tiles: Kitchen floors will be RAK standard homogenous tiles (12"x12") while kitchen walls will be RAK standard glazed tiles (10"x12").

Bathroom Features

- Cabinet Basin with marble top in Master bath and Pedestal basin in other bath rooms (RAK or Equivalent).
- Best quality (Haibali/Nazma) or equivalent imported CP fittings (bathtub mixer, basin mixer, shower mixer, angle stop cock, sink mixer in all bath).
- Standard size mirrors in bathrooms along with overhead lamp points.
- Concealed hot and cold water line in master and common bathroom.

Electrical Features

- Electric cable (BBS/BRB/Paradise) in concealed PVC conduits or equivalent.
- MK type /equivalent switches and sockets.
- Separate electric distribution box with good quality circuit breakers.
- All power outlets with earth connection.
- Provision for Air-conditioner in all bed and living room.
- Concealed satellite TV cable in master bed room and living room.
- Concealed intercom line.
- Entrance door- bell provision.
- Light fixture in stair and lobby.
- Independent electric meter (digital) for each apartment.
- 4 emergency (Generator) electrical points in each Apartment.
- Emergency power ponit (Generator) in lobby, intercom service, common spaces like car parking, reception area, security room and main gate.

Kitchen

- Double burner gas outlet over concrete platform covered with granite top finish.
- Wall tiles up to ceiling height all side (RAK 10" X 12")
- Suitably located exhaust fan provision.
- One single bowl stainless counter-top steel sink with mixer.
- Down wash at kitchen veranda.
- Provision for kitchen hood.

Painting & Polishing

- Exterior walls with weather coat paint (Berger/Asian/Elite)
- Smooth finished and soft colored luxurious plastic paint on all internal walls & ceilings (Berger/Asian/Elite).
- French polished door frames & shutters.
- Polished veranda railing according to the design perspective.

Utility Line (water & gas)

- Two best quality imported centrifugal water pumps (Pedrollo/Gazi/equivalent).
- Water reservoir designed to hold two days water supply with additional half day in the rooftop tank.
- Concealed water lines with white color PPR pipe.
- Gas pipeline connection from Titas Gas Distribution System connecting each apartment and also care taker room. However, in case of domestic use of gas if any Government restriction is imposed in future Government decision will be adhered to.

Electro Mechanical Devices

- One standby auto start 250KVA emergency standby generator for commercial and one standby auto start 100KVA emergency standby generator for residential with engine: Kohler/Perkins / Deutz / Caterpillar / Cummins/ equivalent.
- A 1000 KVA Transformer (Navana/United General Electric/Adex) as per requirement of total load.
- Four superior quality high-speed lift, (LG/ Otis / Hyundai/IGV/Vertex/equivalent) with the following specifications:
 - Carrying capacity: minimum 8 (eight) persons (550 kg).
 - Well-furnished along with attractive door and cabin.
 - Emergency alarm and landing provision.
 - Noiseless.
 - Low power consumption.
 - Speed: 1.5 meter/sec.
 - Drive System: AC/VVVF.

Reception Area

- Residential portion will be featured with a well decorated reception desk with intercom system connecting each apartment.

Special Features/General Amenities

- The structure is constructed considering Seismic Factor.
- Spacious entrance with security arrangement for control of incoming and outgoing persons, vehicles, goods etc.
- Main lobby and reception area in secured premises with an impressive reception desk.
- Car parking in two specious basements for residents as well as commercial users.
- Spacious, comfortable driveways.
- Staircase with easy to climb steps and adequate lighting.
- Garden within protective parapet wall on rooftop.
- Elaborate fire control and firefighting arrangement.
- Elaborate Intercom system to connect each apartment to the Reception Desk.
- Lighting in common spaces and stairs.
- Four emergency electrical points in each Apartment
- Provision for care taker room, bathroom for outside visitors/drivers along with drivers waiting area.
- CCTV coverage in residential as well as commercial block.
- Community and prayer room.



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