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An address blended with Art & Architecture



A **JAHURUL ISLAM** COMPANY



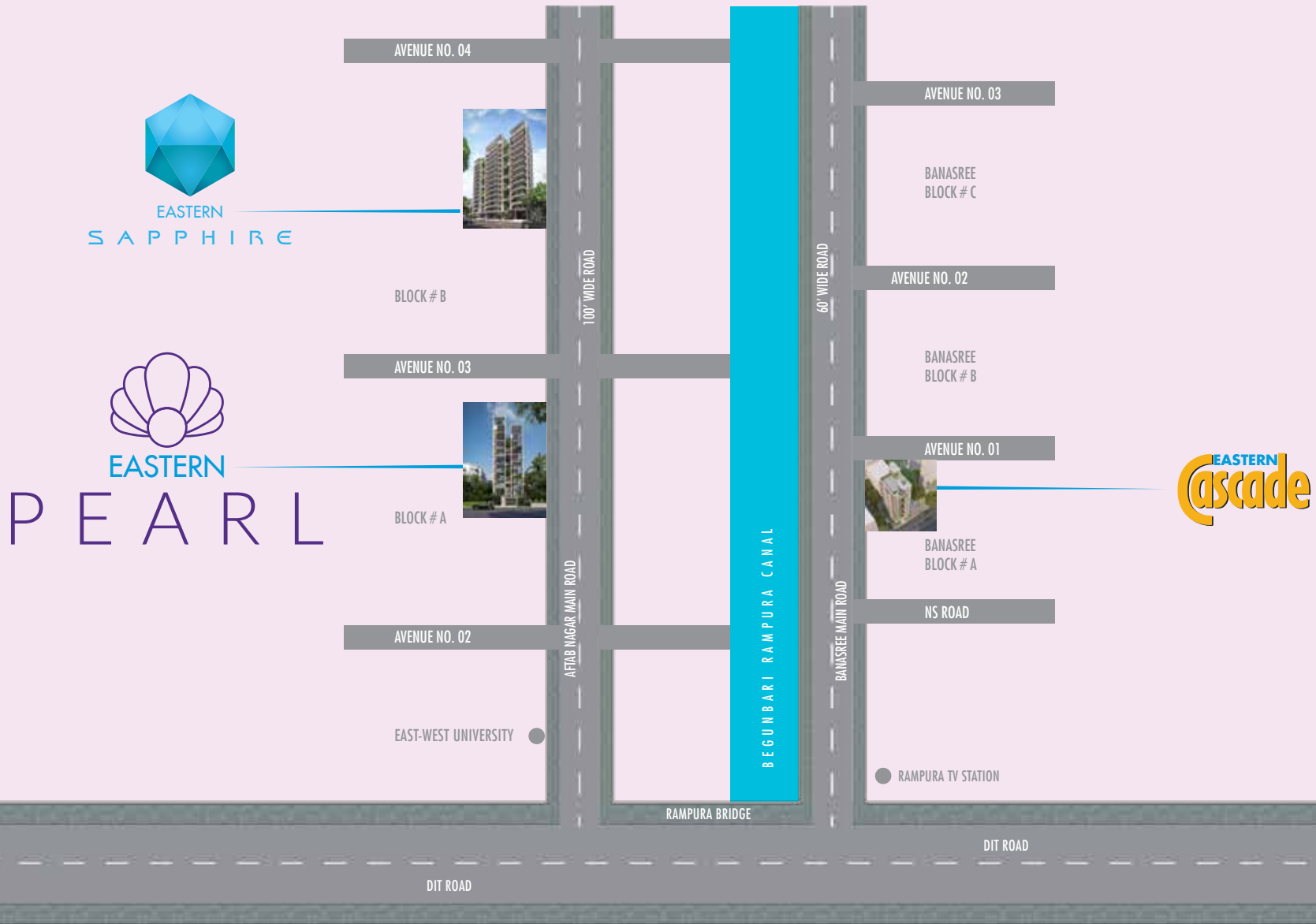
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Location:

Plot # 30, Block # A, Main Road,

Jahurul Islam City, Aftabnagar, Dhaka.

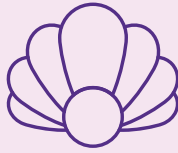




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project information

Location	: Plot # 30, Block # A, Main Road, Jahurul Islam City, Aftabnagar, Dhaka
Number of Storied	: 10 Storied
Land	: 05.00 Katha
Total Parking	: 09 (Nine) Nos.
Total Unit	: 09 (Nine) Nos.
Unit Size	: 2145 sft - 2165 sft
Building Type	: Residential

- SOUTH FACING PLOT
- 100' WIDE FRONT ROAD
- LOFTY HEIGHT GROUND FLOOR FOR AMPLE AIR AND LIGHT
- PRIVATE LOBBY FACILITED SINGLE UNIT ON EACH FLOOR
- EMBRACE NATURE ON EVERY FLOOR WITH A PLANTER.



Level-02, Level-03, Level-05, Level-07 & Level-09 Plan

AREA : 2145 sft.





Level-04, Level-06, Level-08, & Level-10 Plan

AREA : **2165** sft.





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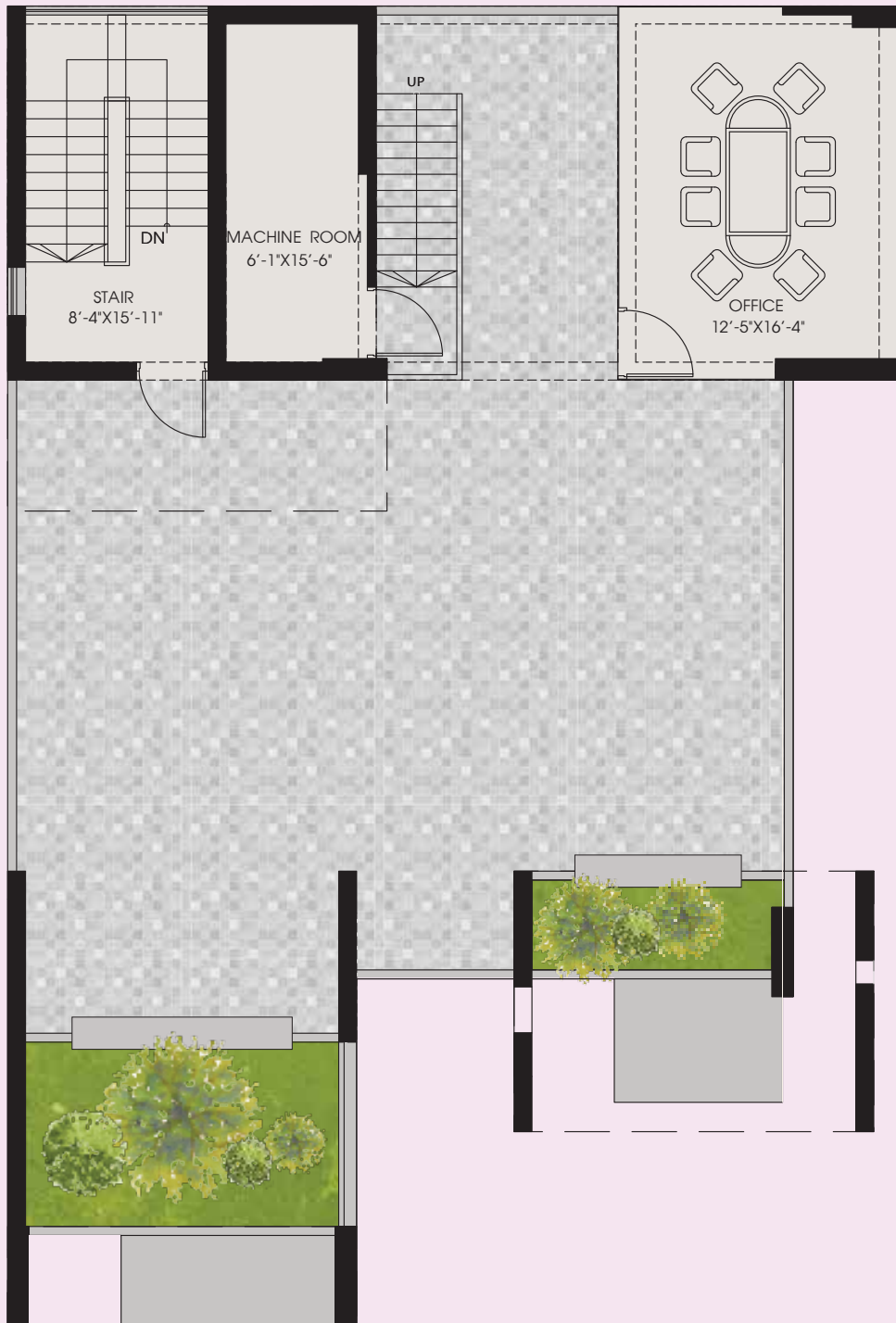
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Level-01 Plan



Roof Level Plan



FEATURES AND AMENITIES

GROUND FLOOR

- Artistically crafted logo with possible combination brushed aluminum, glass, tiles, marble or granite will be used for the project name and address.
- High ceiling to allow ample light and ventilation.
- Car Parking spaces paved with tiles or pavers.
- Guard room with light & fan.
- All columns will have column guards to prevent damage by cars.
- The parking spaces will be reserved and marked with respective apartment numbers on adjacent walls according to the allotment.

RECEPTION LOBBY

- Reception lobby designed with a selection of stylish material.
- Intercom connection from reception to all apartments.

LIFT, LOBBIES & STAIRCASES

- 01 (One) high quality lift (8 Passengers) from reputed international manufacturer (Brand: Sigma/Sword/ Surapid/Schnieder) to be installed with:
 - (1) Auto voltage regulator.
 - (2) Inverter.
 - (3) Adequate lighting.
 - (4) Photocell sensor.
 - (5) Emergency alarm.
 - (6) Built in Intercom.
 - (7) Auto landing system (ALD)
- Emergency fire alarm system with fire Hydrant.
- Intercom.
- Tiles on the main lobby. (RAK/AKIJ/DBL or Equivalent)
- Tiles will be used on Lift wall on the all floor. (RAK/AKIJ or Equivalent)
- Tiled staircase for easy maintenance.
- Stair railing handle will be M.S. Square box/pipe/wood.
- Stair railing will be M. S.

APARTMENT FLOOR & WALLS

- 24"x24" laser cut mirror polished RAK/AKIJ/DBL or equivalent tiles in foyer, bedrooms, living, dining, family living and verandah.
- All walls will be of 1st class brick/cement concrete block.

DOOR, WINDOWS, LOCKS AND VERANDAHS

- Imported/Chittagong teak solid wooden main entrance door with: Check viewer, Calling bell switch, Apartment no, Imported Door handle lock and Security lock.
- Local Veneered flush door shutter will be used for internal doors.
- Internal door frame will be of teak chamble or equivalent.
- Veneere flush door shutter with one side laminated will be used for all bathrooms.
- PVC flush door shutter will be used for maids toilet.

- Mortise round lock on all other doors except servant toilet brand china.
- Sliding windows and doors with glass complete with mohair lining, rain water barrier and fly proof netting in all aluminum sections.
- Safety grills in all windows.
- Verandah railings with MS grill.

PAINT AND POLISH

- Exterior wall paint will be of weather coat paint/cladding (Berger/Asian/equivalent).
- Smooth finish plastic paints on internal walls and ceiling in soft colors. (Berger/Asian/equivalent).
- Polish in wooden door frames and doors shutter.

KITCHEN FEATURES

- Full height RAK/AKIJ/DBL or equivalent wall 24"x12" tiles with matching floor 24"x24" tiles.
- Concrete platform at 2'-8" height from floor level with granite work top.
- Double burner gas outlet over concrete plate form to support burners.
- One high polish stainless steel counter top (single/double bowl) sink with mixer.
- Tiled washing area in the kitchen verandah.
- Hot and cold water line.
- Geyser provision.
- Exhaust Fan at suitable location.
- Provision for washing machine with water inlet, outlet and electric connection.

BATHROOMS FEATURES

- Commode, lowdown and basin RAK/ROSA/CHARU or equivalent in all bathrooms.
- Floor and wall tiles RAK/AKIJ/DBL or equivalent in all bathroom walls up to full height.
- Shower encloser in master bathroom.
- Shower area in other bathroom.
- Basin with marble counter top in master bathroom. Other bathrooms will have pedestal basin.
- Mirror along counter top in master bathroom.
- Chrome plated fitting in all bathrooms. (Brand: Sharif/Nazma/Sattar)
- Push shower in all bathrooms except servant toilet.
- Soap holder, towel rail and toilet paper holder in all bathrooms.
- Concealed hot and cold water line in all bathrooms, except maids bathroom.
- Geyser provision in Master Bath, 2nd bathroom, 3rd bathroom & Kitchen except maids bathroom.
- Maid toilet floor and wall tiles local up to 7'-0" high and long pan and water tap.



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ELECTRICAL FEATURES

- Independent digital electric meter for main electricity supply for each apartment.
- Electrical distribution box with main circuit breaker.
- All electrical wiring, Phone lines and Water lines etc. will be concealed.
- Concealed T.V antenna line in Master Bed bedroom, living room or family living area.
- Telephone connection points in master bedroom and family living area.
- Provision for Wi-Fi connection.
- Gang type electrical switches, plug points and other fitting.
- Light fixtures local in all bedrooms, dining room, family living area and living room.
- Tube light sets in the kitchen, maids room and all bathrooms
- Provision for air conditioner split type with power points in Master Bed & 2nd Bed, and Living, Dining & 3rd Bed (conduit provision)
- All power outlet with earthing connections.
- Intercom connection from concierge to all apartments
- Ceiling fan provision in all bedrooms, living room, dining room and family living area.
- Individual digital meter for each apartment.
- One Light in stair Landing and One light provision in stair mid landing.
- MDB for whole building and SDB for each apartment.
- CC TV on ground floor.

SUB-STATION

- Substation 150 KVA on the ground floor consisting of :
 - (1) Transformer rating according to requirement.
 - (2) High Tension (HT) Switch Gear/ LOAD Break Switch (LBS) if required.
 - (3) Power factor improvement (PFI) Plant.
 - (4) Drop Out Fuse (DOF).
 - (5) Lighting Arrester (L A).
 - (6) Heat Shrink.

GENERATOR

- Diesel 40 KVA run emergency generator for use in case of power failure with the following features :
 1. Engine: Perkins/Cummins or equivalent
 2. Brand: Aosis/Leega Powar (DP)/Tempest/FG Wilson/equivalent
 3. Alternator: Stamford / Mec Alte or equivalent.
 4. Rating – As per requirement.
 5. Capacity - As per requirement.
 6. Stand-by auto start/stop
 7. Canopied (Sound proof)
- Generator will support the following :
 1. Lifts. 01 (One)

2. Water pump.
3. Lighting in common space and stairs.
4. One light and one fan point in every room, one light point in kitchen, One refrigerator & one TV.

COMMON UTILITIES.

- Electricity supply 220v/440v with separate main cable from DESA and Lt Panel/ distribution board.
- Gas pipeline connections according to total calculate consumption: GAS main pipeline (TITAS). Subject to Govt. approval. Otherwise provide necessary arrangement for cylinder gas provision.
- Water Supply connection: Hot & Cold water line in all bathrooms and kitchen except S/T.
- Gas, electricity and water meter: individual gas riser with individual regulator for each apartment (TITAS GAS), one common water meter for main water connection (WASA), and individual digital meter for electrical connection in each apartment (DESCO). (Subject to Govt. approval)
- All mainline utility connections as per standard Government agencies (TITAS GAS, WASA, DESCO etc.)
- Sewerage system planned for long term requirement.

WATER.

- Underground water reservoir with lifting pump to store two days consumption of water.
- An Overhead water tank above the rooftop with capacity to serve half day requirement.
- One standby water pump for emergency.

ROOF TOP.

- Protective parapet wall as per architectural design.
- Water proofing finishing roof top with well-designed rain water drainage system.
- Cloth drying stand at roof.
- Paver/Tiles finished seating space.
- BBQ with wash area at roof top.

FIRE PROTECTION SYSTEM.

- Fire extinguisher at every floor for Lobby.

AFTER SALES SERVICE

The following after sales services will be provided by The Developer.

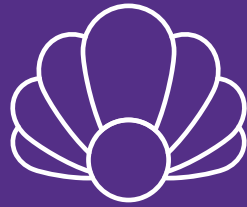
- Preparation of Bye-Laws and formation of Apartment Owners Association.
- 12 (twelve) months free repair for construction default only.

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Where you can refresh yourself



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