


Noor JAMAL CASTLE

Plot-26, Road No-4/B, Sector -15/C, Uttara, Dhaka



a project of
NOOR UNIQUE BUILDERS LTD.

A full-page background image showing the silhouettes of construction workers and building structures against a sunset sky. On the left, a large concrete bucket is suspended by a crane. In the center, two workers are visible near a vertical rebar structure. On the right, the skeletal frame of a building under construction is shown. The sky transitions from a pale blue at the top to a warm orange and yellow near the horizon.

ABOUT US

"Alhamdulillah" **NOOR UNIQUE BUILDERS LTD.** is advancing with full confidence and customer satisfaction in the area of construction of residential project by the grace of almighty Allah. We always tried to ensure the best quality of construction with excellent design of our project. **NOOR JAMAL CASTLE** is an excellent apartment project of NUBL. We have chosen Uttara, which is one of the most calm and quite residential area for your aesthetic and comfortable living with a peaceful green surrounding.

NOOR JAMAL CASTLE is a Eight storied aesthetic beauty. It is a west facing project which beside on 60'-0" wide Road. It has total 7 exclusive apartments from 1st to 7th floor. In **NOOR JAMAL CASTLE** all apartment space are carefully planned to ensure enough light, airflow, ventilation and privacy. **NOOR JAMAL CASTLE** would offer latest amenities that one can think of to have in exclusive apartment and would have provided security and comfort of dream.

We have created an active, smart, dedicated and experienced team of Architects, Engineers and other professionals of this field to materialize your dream. The brochure gives you details about **NOOR JAMAL CASTLE**. The quality, trust, commitment and dependability is our business ethics. We assure you of our best possible support and services at all times.

COMPANY'S

Core Values

- Timely Handover ◀
- Phenomenal Achitecture ◀
- Honesty & Intregrity to the work ◀
- Customer relationship & acceptance ◀
- Satisfying during & after sales service ◀
- Ensure quality of construction materials ◀

Contract

Signature: _____

NOOR UNIQUE BUILDERS LTD.

A NEIGHBORHOOD THAT WEAVES COMFORTS OF LIVING



School & Collage:

Milestone School & Collage
Cambrian School & Collage



Hospital:

Hi-Care General Hospital Ltd.
Radical Hospital Ltd.



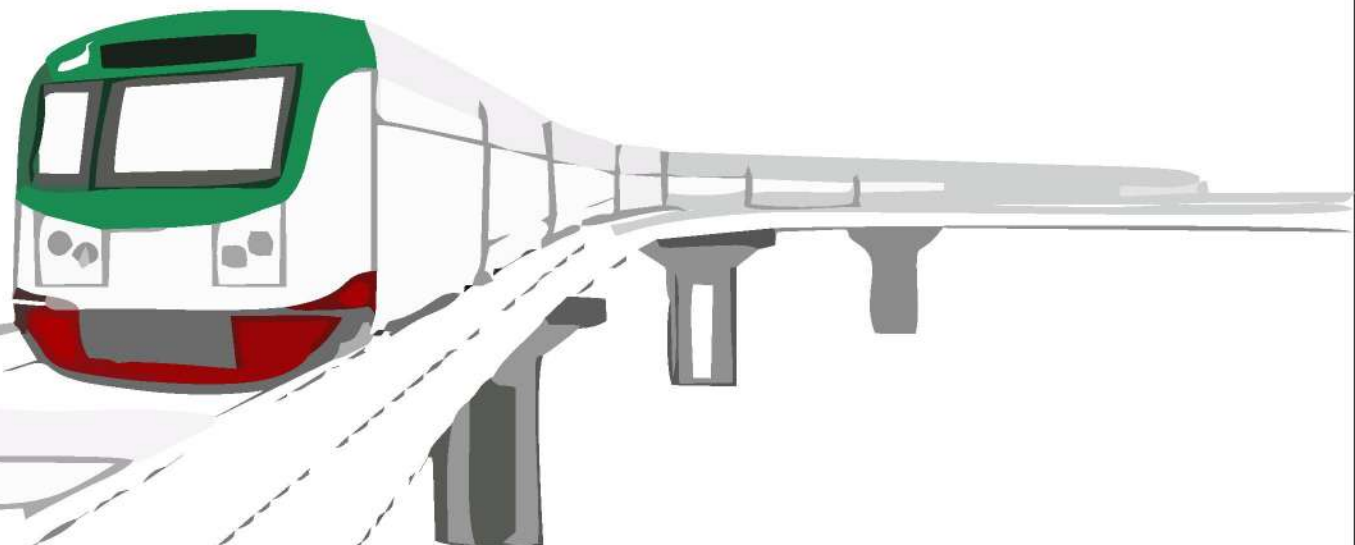
Bus/Train Station:

Uttara North Metro Station
Azampur Local Bus Stop



Park & Lake:

Rajuk Park
Rajuk Lake





Project At A Glance

Project Name:

NOOR JAMAL CASTLE

Project Address:

Plot-26, Road No-4/B, Sector -15/C, Uttara, Dhaka

Land Area: 3 Katha

Building Face: West Facing.

Number of Storey: Ground + 7 (8 Storied)

Apartment Size: 1550 sft.

No of Apartment: 7 Nos.

Front Road: 60 Feet Wide

Floor Distribution: Ground Floor, 7 Car Parking, Generator Room, Guard Room, Waiting Room, 1st to 7th Floor Apartment.

Apartment Consists: 3 bed room, 3 Bath, 3 Veranda, Living, Dining & Kitchen

IN BEST LOCATION UTTARA

Plot-26, Road No-4/B, Sector -15/C, Uttara, Dhaka





NOOR
JAMAL CASTLE



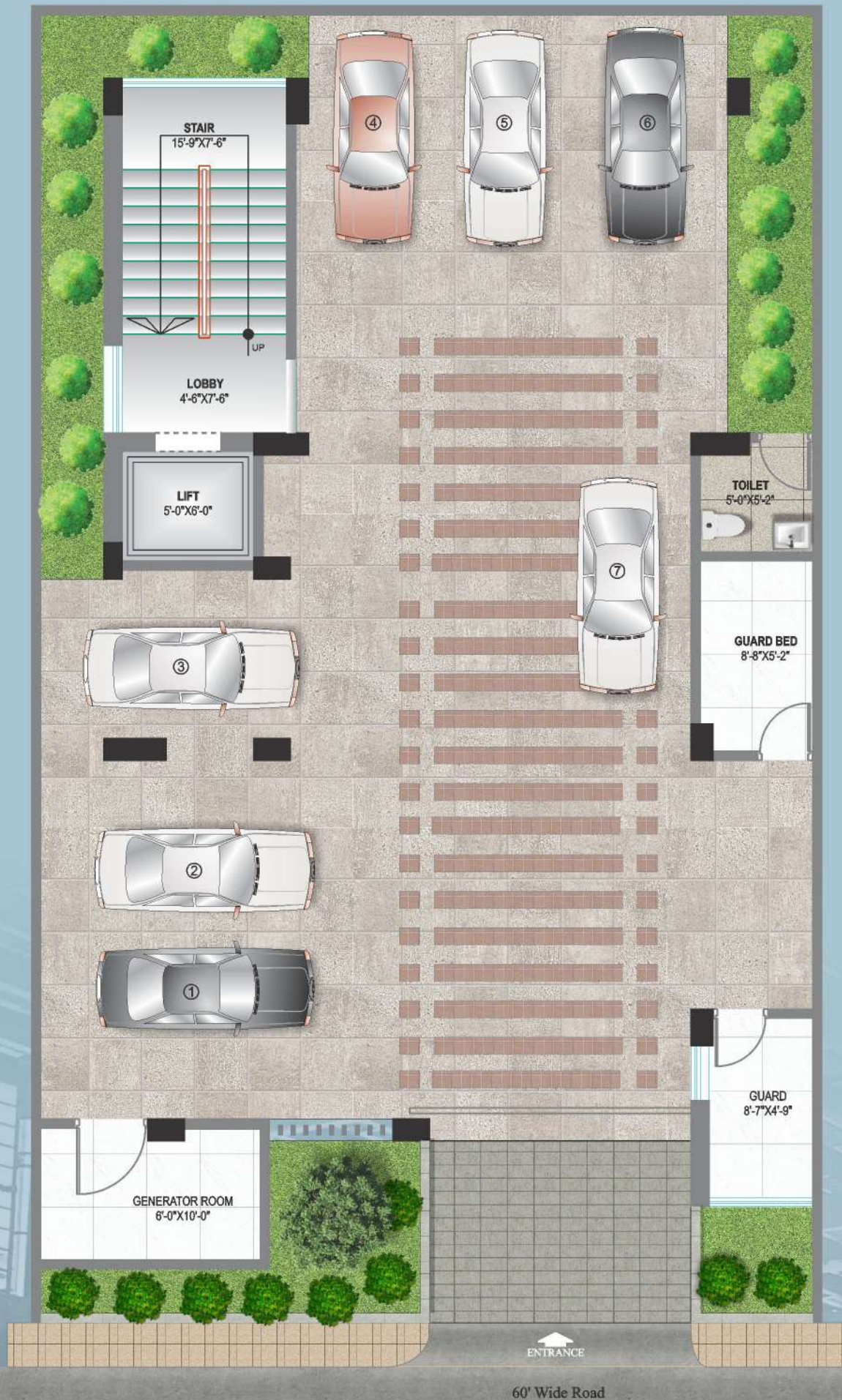
FIND YOUR **DREAM VILLA**



**NOOR
JAMAL CASTLE**

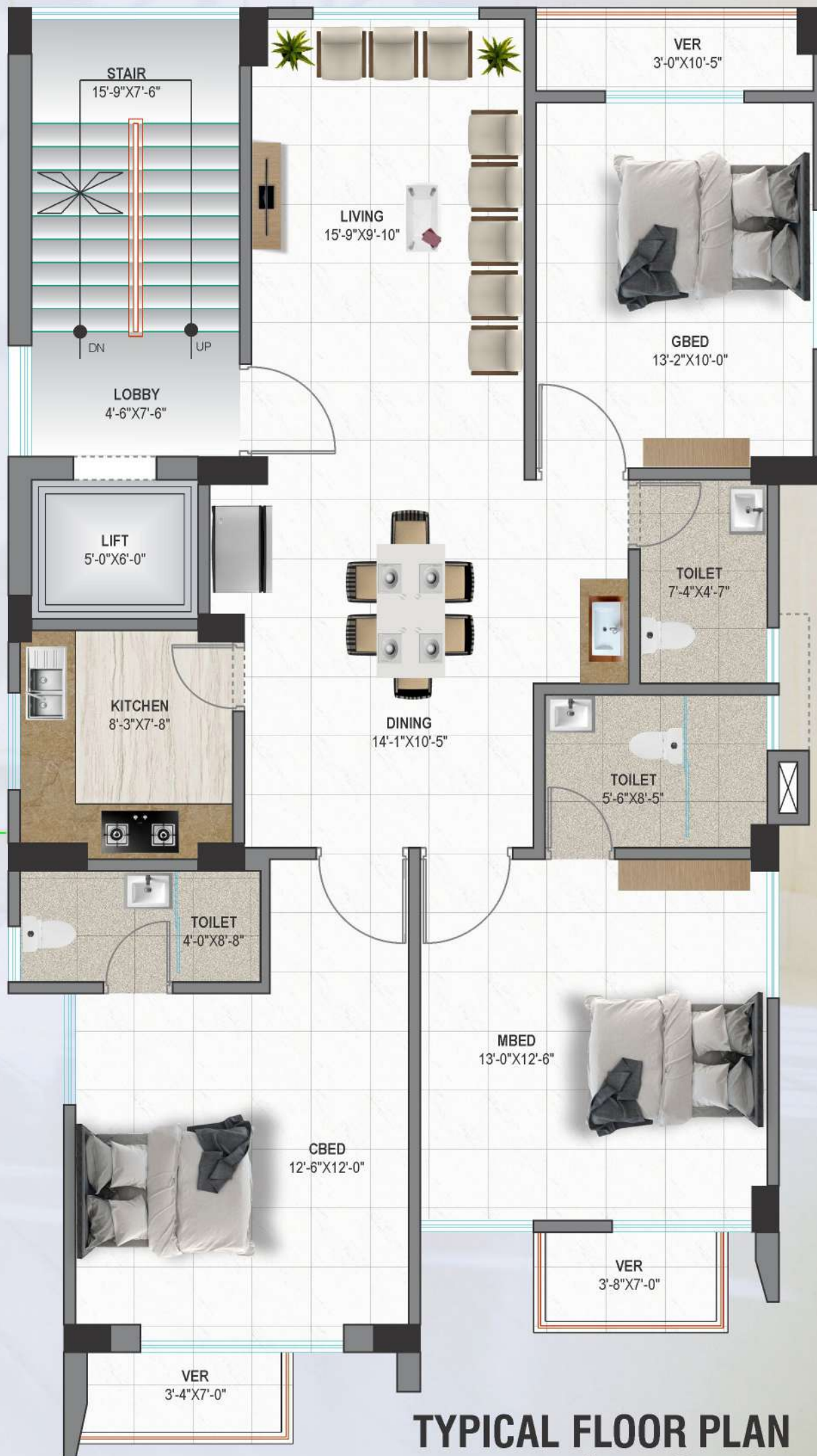
Plot#26, Road#4/B, Sector#18/C,
Uttara, Dhaka.

NOOR UNIQUE BUILDERS LTD.



Ground Floor Plan

7 car Parking



TYPICAL FLOOR PLAN 1550 sft.

3 Bed room, 3 Toilet, Living, Dining, Kitchen & 3 Veranda



ISOMATRIC VIEW 1550 sft.

3 Bed room, 3 Toilet, Living, Dining, Kitchen & 3 Veranda

Features & Amenities:

APARTMENT FEATURES

Apartment Size- 1550 sft.

3 Bedrooms : M. bed, C- bed, Guest bed.

3 Toilets : Two attached & one common.

Drawing & dining, 3 verandahs.

BUILDING ENTRANCE :

Secured gateway with spacious grand entrance and driveway.

Provision for controlling space of incoming and outgoing persons, vehicles, etc.

Reserved car parking, damp protected ground floor for resident.

Stylish and decorative Logo polished on marble /granite /glass piece.

APARTMENT LAYOUT :

The total layout will be thoughtfully arranged to maximize advantages specially relation to be the day light and the cross ventilation.

Spreading layout will emphasize privacy from end to end.

STAIR & LIFT LOBBY :

Spacious lift, stair and lobby in each floor.

Floor tiles in all lobbies (DBL/RAK/Equivalent).

Wooden hand rail with stair railing through the stair case.

LIFT :

One superior 08 (Eight) Passengers capacity lift (Fuji/Sigma).

Well furnished attractive doors & cabin with adequate lighting.

Emergency alarm and intercom inside the lift.

GENERATOR :

One canopied, soundless and sufficient capacity generator for uninterrupted power supply (Ricardo/Cummins/Equivalent) to cover lift, pumps, common lights, 5 (Five) lights and 3 (Three) fan Point in each apartment.

INTERCOM:

Panasonic or equivalent intercom system. To connect each apartment to the concierge desk.

WATER PUMP:

Standard quality water pumps (Pedrollo/Gazi) to be providing for water supply.

VERANDAH GRILL :

Verandah grill made by flat bar with 3-coated enamel paint as per design.

ROOF TOP :

Common multipurpose space with attach toilet used on roof for protection of over heating, dampness and maintaining proper slopes for efficient roof drainage.

Protective parapet wall, garden and adequate lighting.



DOORS:

Main door solid teak-chambol frame and main door shutter decorative sagun wood .
Main entrance door with door chain, check viewer, solid brass door Knocker, apartment no. in brass, Imported door handle lock.
All internal door frames are made of mahgoni and door shutters are Veener Flush door.
All bathrooms door shutter will be PVC.

WINDOW :

All windows sliding system aluminium will be 4" thickness with mosquito net provision as per architectural design.
5 mm thickness white glass with mohair lining.
Rain water barrier inside of 4" inches aluminium section.
Safety grills in all windows.

WALL :

Provide best quality 1st class brick/ Auto brick work with plaster.

FLOOR :

24"X24" tiles in all general floor (RAK or equivalent).
Standard quality tiles homogeneous in stairs and lobbies (RAK or equivalent).
4" skirting will be provided.

PAINTING & POLISHING :

Best quality Weather coat paint on outside wall (Berger or equivalent).
Smooth finished and soft colored plastic paint on all internal walls & ceilings (Berger/ Elite or equivalent).
French / Natural polished on door frames & shutters.
3-Coated enamel paint on verandah railing as per design.

ELECTRICAL :

Electricity supply from DESA/DESCO with separate main cable (NYY) and LT Panel board.
Imported standard quality MK switch and socket circuit breaker plug point and other fittings.
Electrical distribution box with main switch.
Concealed electrical wiring (BRB/BBS).
Independent electric meter in each apartment.
Earthing connection of all power outlets as per BBC codes of practice.
Provision for air conditioner in all bed room.
one concealed Intercom, TV and Internet line.
Light point in all verandahs

BATHROOM:

Full height wall tiles (12"X24") and floor tiles (12"X12") in all bathrooms (RAK or Equivalent).
Standard quality sanitary wares in all bathrooms (R.A.K or Equivalent).
Imported mirror in all bathrooms with overhead lamp.
Cabinet basin in master bathroom.
Pedestal basin in other bathrooms except maid (RAK or Equivalent).
Imported standard quality fittings (Sattar/ RAK/Sharif).
All bathrooms are best quality solid plastic doors.
Concealed hot and cold water line in master and children bath room.

**KITCHEN:**

Impressively full counter top with Granite.
Wall up to 7 feet standard quality tiles (12"X24") and matching (12"X12") floor tiles (RAK/equivalent).
Imported stainless steel sinks with mixture.
Provision for double burner gas outlet.
Concealed hot and cold water line.
Exhaust fan provision.

UTILITY LINES (WATER & GAS):

Separate electricity meter & gas supply connection provision for all apartments. (It will depend on government policy).
Water supply line will have common meter connection.
Underground water reservoir and overhead water tank each having adequate capacity.
Plumbing design and concealed gas lines approved by titas gas.
Approved quality titas gas materials for internal wiring gas line (Bashundhara Gold/Adamjee/Equivalent G.I)


OPTIONAL FEATURES :

Various interior designing & additional fittings and fixtures as per choice of clients may be arranged at the company but cost with bear clients after the approval of the company.

GENERAL FEATURES OF THE COMPLEX:

Gas pipeline connection from titas distribution system as per total calculated consumption, adequate safety measures incorporated.
Sanitary line using all UPVC pipe and fittings national polymer / Matadoor (Equivalent).
Structural Building frame shall be designed as per Bangladesh National Building Code (BNBC).





Structural & General Engineering:

Structural design parameters based on American Concrete institute (ACI) and American Standard f Testing Materials (ASTM) Codes.

Sub-Soil investigation and soil composition comprehensively analyzed by latest testing equipment's and laboratory techniques.

R.C.C foundation depending on the soil test report.

R.C.C foundation and superstructure design and supervisor by professional structural engineers team.

Comprehensive section by section checking and testing of all steel reinforcement by professional design and structural engineers.

Structure capable to resists earthquakes 7.5 on Richter scale.

BRICK FLAT SOLING:

Single layer brick flat soling in foundation or anywhere with 1st class brick true level including filling the gap with coarse sand.

10"BRICK WORK:

1st class brick work in cement mortar 1:5 with Portland cement and sand, up to plinth level, including racking out joint.

5" BRICK WORK :

125mm thick brick work in approved bond in superstructure wall or anwwhere in floor with auto brick and cement sand mortar (1:4) with Portland cement (Crown/ Seven Rings/ Bashundhara) and sand including racking out joints with sufficient water proof treatment.

R.C.C WORK:

Reinforced cement concrete (R.C.C) work with Portland cement (Crown/ Seven Rings/ Bashundhara). Coarse sand (Sylhet sand) of FM-2.5 medium sand local sand of FM- 1.5. 3/4 "down graded stone chips. For pile, pile cap, column, UGWT, RCC wall of proportion (1:1.5:3) with cement 100% Sylhet sand, stone chips. For grade beam, beam, slab, & others of proportion 1:1.5:3 with cement, 100 % sylhet sand and stone chips as per structural design. For slab and others proportion of 1:2:4 with cement, 100% Sylhet sand and 1st class picket jhama bricks chips as per structural design.

C.C WORK :

Reinforced cement concrete (1:2:4) with portland cement (Crown/ Seven Rings/ Bashundhara). Coarse sand (50% local sand & 50% shylet sand) and 20 mm down graded 1st class picket jhama brick chips as per design for coping, slab, cornice, railing drop wall, lintel, sunshade, staircase and other minor structural elements.

PLASTER WORK:

12 mm to 20 mm thick with Portland cement (Crown/ Seven Rings/ Bashundhara/ Equivalent) and medium sand in proportion 1:4 & 1:5.

REINFORCEMENT :

60/72 grade (AKS/RAHIM/BSRM/ Equivalent) steel deformed bar to be used for R.C.C work as per structural design.

SHUTTERING WORK :

Steel shutter for column & wooden shutter for beam, slab and others works.

Terms & Conditions:

APPLICATION :

Application for allotment of apartments should be on the prescribed application form, duly signed by the applicant along with the earnest money and other necessary documents. Allotment will be made on first come first serve basis. Noor Unique Builders Ltd. reserves the right to accept or reject any application without assigning any reason there to.

ALLOTMENT:

On acceptance of an application and receipt of the booking money, the company will issue an allotment letter in favour of the applicant along with the schedule payment of the balanced amount. The applicant/ allottee shall then start making payments as per the schedule of payment.

ALLOTMENT TRANSFER:

Until full payment of all installment and other charges & registration the buyer shall not have the right to transfer the allotment to a third party. In case of transfer before registration buyer will have to pay BDT 50000 as service charge/transfer fee to the developer.

PAYMENT:

All payment of booking money, installments, additional works and other charges should be made by A/C payee cheque or pay order or bank draft or cash in favor of NOOR UNIQUE BUILDERS LTD.

Foreigners and Non-Residence Bangladeshi may make payment in foreign exchange by TT or DD as per exchange rate issued by Bangladesh Bank as on the date of application and subsequently on dates of installments paid.

SCHEDULE OF PAYMENTS:

That the SECOND PARTY must strictly adhere to the schedule of payments indicated in this allotment agreement. Delay in payments beyond the schedule date will make allottee liable to pay a delay charges of 5% per month interest on the amount of payment delayed. If the payment is delayed for 60 days, the company shall have the right to cancel the allotment. In such case the amount paid by the allottee will be refunded after deducting 5% of the total sales price only after resale of the apartment.

LOAN FACILITIES:

If the allottee desire a Housing Loan, the company will do all that is possible to help secure the loan.

DOCUMENTATION VAT & OTHER CHARGES:

The allottee will pay stamp duties, VAT, registration fee, gain tax, share transfer fee, documentation charges, deed commissioning charge, sales permission and other miscellaneous expenses likely to be incurred in connection with the deed of agreement, allotment, registration and transfer etc. Only the actual amount shall be charged.

DEVELOPER'S RIGHT:

The company reserves the right to make changes in both architectural and structural design of the project.

POSSESSIONS:

The possessions of the apartment will be handed over to the purchaser after completion of the apartment and after full payment of the installment and other charges. Until and unless the dues are not paid, possession of the apartment will be hold by the company.

OWNER'S ASSOCIATION:

The purchaser must undertake to become a member of the owner's association, which will be formed by the developer with the view of maintaining the general affairs of the complex interest. For reserve fund, each apartment owner may have to deposit an amount of money as per association decision.

DESIGN CHANGE:

Client will not enforce any change in building elevation. Upgradation of different finishing material will be done on the basis of additional payment.

NOTE: Other financial terms and conditions will be followed according to company rules.

General Disclaimer:

The information contained in this Brochure and Plans are subject to change as may be required by the authority or the projects architect. All measurement are approximate. All illustrations are artist's impression only.

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