

Pallabi Palace

@ Pallabi Extension



O.K. PROPERTIES LIMITED

Enlisted RAJUK Cantonment Board MEMBER REHAB

Pallabi Palace

@ Pallabi Extension



message

Message

From The Desk of Honorable Managing Director



Kazi Rafiqul Islam

Ex. MP Bogra-1

Dear Patrons:

As-Salaamu-Alaikum-Wa-Rahmatullah

By the grace of Almighty Allah, **O.K. Properties Limited** had been established in January of the year 2000 with a view of "Comfort & Safety" in the construction of "Luxurious & Quality" residential apartments and Commercial spaces in various prime location of Dhaka city. In today's day and age, a number of companies have engaged themselves in the real estate sector for the mitigation of housing accommodation.

O.K. Properties Limited has a royal plan to introduce innovative ideas to represent buildings, comprising of all modern facilities for the comfort of clients.

O.K. Properties consists of a highly qualified, experienced, dynamic and inspired management team of Engineers, Architects, Marketing and other professionals.

Our aim is to develop quality housing & commercial properties with high standards at reasonable prices, to achieve customer contentment to respect and comply with Safety, Environmental and legal requirements.

We plan to build a "Satellite Town" in the near future for the "Middle class earning Citizens" of Bangladesh.

We at **O.K. Properties** are loyal to endow the best real estate investment opportunities, which convene customer expectation through creativity, continual development, professionalism, sincerity and reliability.

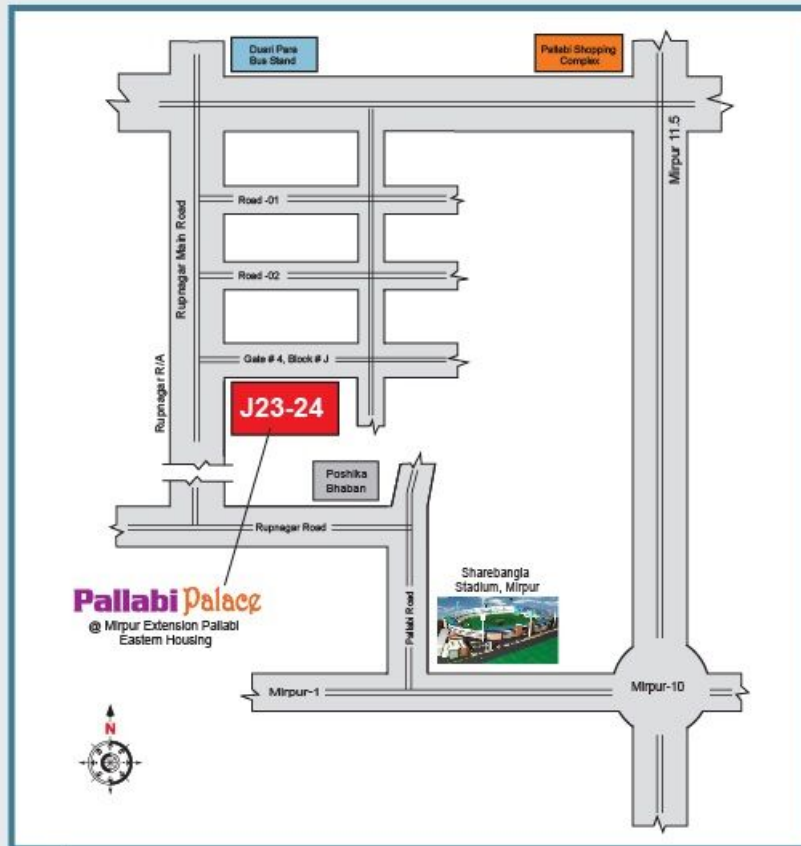
We hope that you will continue to support us in all our future endeavour with your inputs. We value your views immensely for the successful building of our country's real estate sector.

Our Motto means, "Your safety- we make into comfort".

Kazi Rafiqul Islam

Managing Director : **O. K. Properties Ltd.**
Chairman : **O. K. Enterprise (Pvt.) Ltd.**
Director : **RANS Real Estate Ltd.**

LOCATION MAP

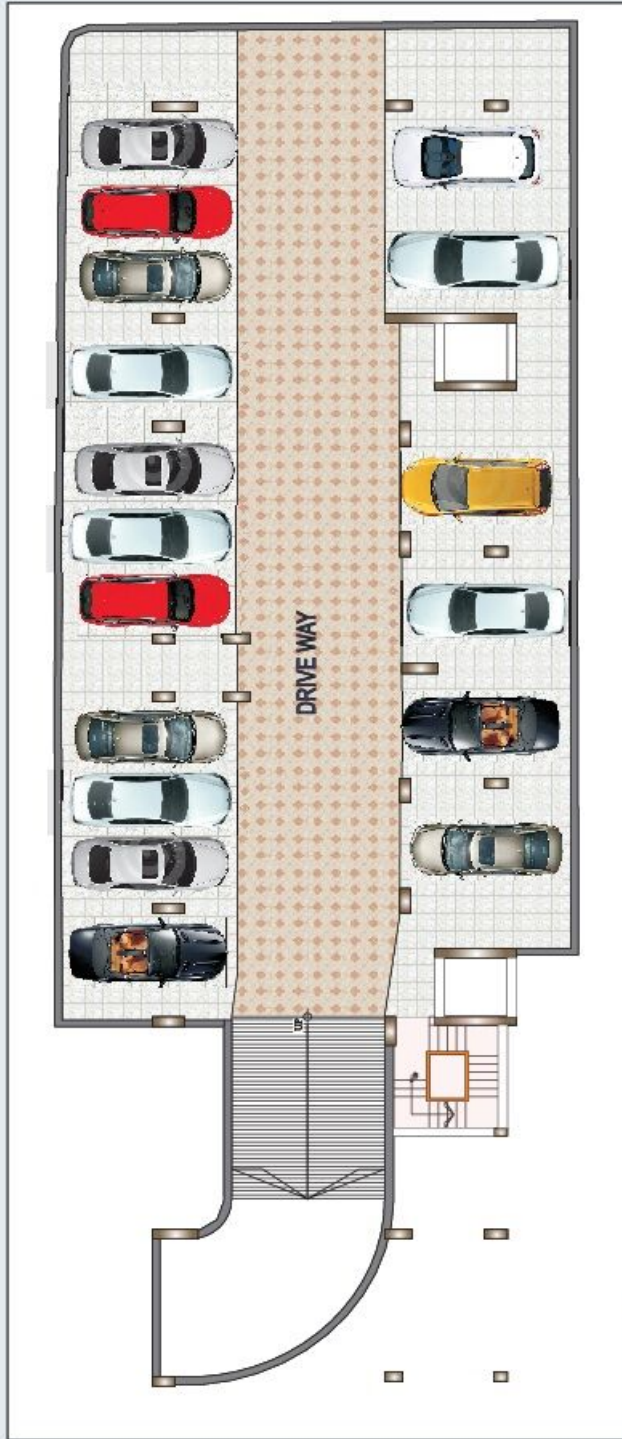


PROJECT OVERVIEW

Project name	: Pallabi Palace
Project location	: Plot # J23-24, Gate-4, Block-J Ex. Pallabi, Mirpur, Dhaka.
Land area	: 11 Katha
Number of Apartment in each floor	: 4 no's
Facing	: East-North-West
Building heights	: 10 Stored (Besment+G.F. + 9th floor)
Total Number of Apartments	: 36 no's
Size of Apartments	: Type - A-1 = 1315 sft., Type - B-1 = 1174 sft. Type - A = 1169 sft., Type - B = 1103 sft.
Starting date of work	: August 2015
Completion date of work	: February 2019
Consultant	: matrix.



BASEMENT PLAN



GROUND FLOOR PLAN



TYPICAL FLOOR PLAN



TYPE -A-1
Size: 1315 sft.



TYPICAL FLOOR PLAN

TYPICAL FLOOR PLAN

TYPE -A-1, Size :1315 sft.

TYPE -B-1, Size :1174 sft.

TYPE -B, Size :1103 sft.

TYPE -A, Size :1169 sft.



TYPICAL FLOOR PLAN



TYPE -B-1
Size: 1174 sft.



TYPICAL FLOOR PLAN



TYPE -B
Size: 1103. sft.

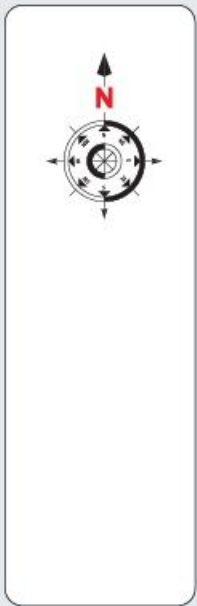
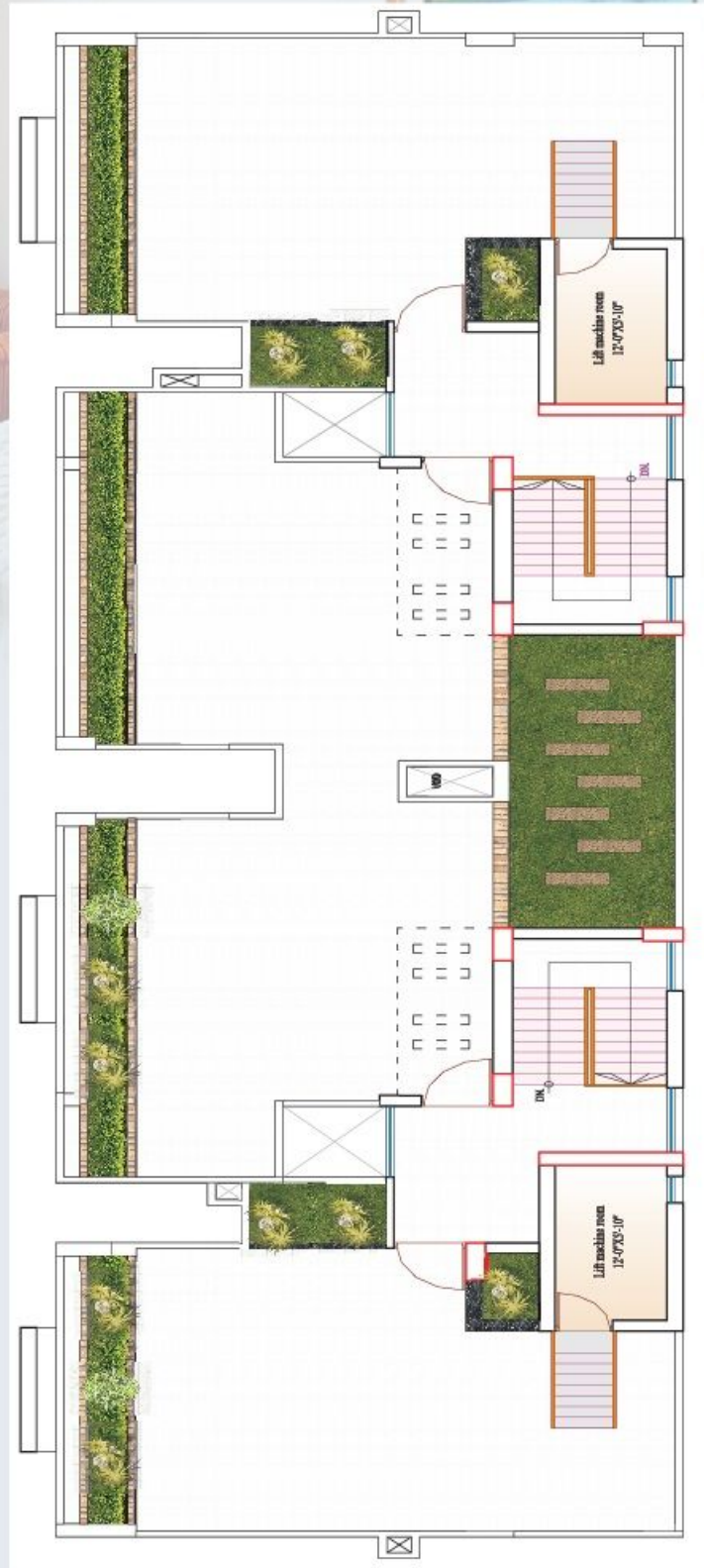


TYPICAL FLOOR PLAN

TYPE -A
Size: 1169 sft.



ROOF FLOOR PLAN



FEATURES AND AMENITIES

MAIN ENTRANCE FEATURES

- * Solid decorative Malaysian door shutter with Mehgoni door frame, superior quality handle lock, Metal chain, check viewer, Normal polish.

INTERNAL DOOR

- * Mehgoni door frame with strong and durable veneer flash door (Partex) high quality polishing and cylindrical Lock for all bed room.

FLOOR FINISH (ALL HOMOGENOUS)

- * Homogeneous tiles of local origin 12"x12"Grate Wall/China Bangla with 4"Glazed tiles skirting .

WINDOWS

- * Windows of Aluminium 3" section (BD) brand,5 mm clear glass with mohair lining ,security grill (flat bar made)

MASTER BATHROOM FEATURES

- * Essentially and correct uniform slope on floor towards water outlet * Upvc plastic door made BD .
- * Local origin Glazed wall tiles (8"x 12") and (12"x12") Floor tiles,Grate Wall/ China Bangla
- * Concealed hot and cold water lines in master bathroom .
- * Fittings and feature of high quality Local made (Sharif/Monthaha)
- * Wall tiles up to 7 feet with commode, (RAK - Modle - Karla)

2nd/Common Bathroom Features

- * Essentially and correct uniform slope on floor towards water outlet * Upvc plastic door made BD .
- * Fittings and feature of high quality Local made (Sharif/Monthaha)
- * Local origin Glazed wall tiles (8"x 12") Grate Wall/ China Bangla , Monthaha (12" x 12") floor tiles
- * Glazed tiles on wall up to 7 feet with Long Pan (RAK)

KITCHEN FEATURES

- * Platform with work along with the sink line covered by local origin tiles .
- * Provision for double burner gas outlet over the platform , single bowl 30" stainless sink (RFL/ GAZI)
- * Local wall tiles up to 2 feet height above counter top and along the sink and gas burner counter (China Bangla/Grate Wall)
- * Provision for exhaust fan ,provision for emergency light in 1 point .

PAINTING

- * Smooth finish high quality plastic paint on interior wall and distemper at ceiling . * Enamel paint on Bathroom and kitchen ceilings .
- * Soft colour high quality weather proof painting on out side walls .

UTILITY LINES

- * Electricity and Gas supply will be of individual apartment -wise meter and connection of water supply and sewerage
- * will have common meter connection for the project .

MISCELLANEOUS FEATURES

- * All electrical wiring, phone lines, Gas (as per government rules)& water supply lines will be concealed .
- * Concealed TV Antenna line provision at one in living room location of each apartment . * One telephone connection points in living room /drawing room .
- * All electric switches, plug points, etc are local origin (super star/MEP) * Provision for air conditioners is only Master bed room * 2 Emergency Light Point 1Kitchen 1 Living Room .
- * Only Master Bed and Living Room will be 3 wall light points all other bed 2 wall light points.


GENERAL AMENITIES

- * Reception area in the ground floor.
- * Elaborate Intercom system to connect each apartment with the guard room/reception . * Covered parking space in ground floor with easy driveways.
- * Superior quality 8 (eight) person lift with adequate speed, proper lighting, emergency alarm & escape provision from reputed international manufacturers'.
- * Underground water reservoir of adequate storage capacity with one main lifting pump.
- * One standby generator for use of the lift, water pump, common space, security lights, one light in living room & one light in master bed room in each flat.

STRUCTURAL AND ENGINEERING FEATURE

- * The design will maximize advantages, especially in relation to the daylight and outside views.
- * Cross ventilation to be ensured throughout the apartment as far as possible.
- * Privacy will be emphasized in designing. * All external & internal walls will be five inch.
- * All the apartments related to structural design based on American Standard of Testing Materials and American concrete code.
- * All structural members such as columns, beams, slabs, stair with high strength reinforced cement concrete, all steel are 60 grade .
- * All construction materials used including cement , bricks , sylhet sand, local sand and other aggregates etc of high quality and screened properly as per specification .
- * To ensure highest quality of workmanship in construction direct supervision is made at site by a group of qualified civil Engineers and Architects .




রাজধানী উন্নয়ন কর্তৃপক্ষ ২০১৭/১৩
 উন্নয়ন নিয়ন্ত্রণ শাখা
 নির্বাহী অনুমোদনপত্র
 Occupancy Type: ১-২ (আবাসিক/বাণিজ্যিক)
 তারিখ: ০৫/০৩/১৭

সনদ নং: ৫৫৬/৩৩/১৭
 তারিখ: ০৫/০৩/১৭

স্থান: শ্রীমতী স্মৃতি সড়ক, গুলশান-২, ঢাকা
 উন্নয়নকারী: শ্রীমতী স্মৃতি সড়ক গুলশান-২ প্রকল্প
 ডি.ও.এ. স্ব.শ্রীমতী স্মৃতি সড়ক

পরিচালক/সি.ই.এ. এর স্বাক্ষর ও পরিচয়:
 (ক) শ্রীমতী স্মৃতি সড়ক গুলশান-২ প্রকল্প, (খ) শ্রীমতী স্মৃতি সড়ক গুলশান-২
 (গ) শ্রীমতী স্মৃতি সড়ক গুলশান-২, (ঘ) শ্রীমতী স্মৃতি সড়ক গুলশান-২
 (ঙ) শ্রীমতী স্মৃতি সড়ক গুলশান-২, (চ) শ্রীমতী স্মৃতি সড়ক গুলশান-২
 (ছ) শ্রীমতী স্মৃতি সড়ক গুলশান-২, (জ) শ্রীমতী স্মৃতি সড়ক গুলশান-২

নির্বাহী অনুমোদন নম্বর: ৫৫৬/৩৩/১৭

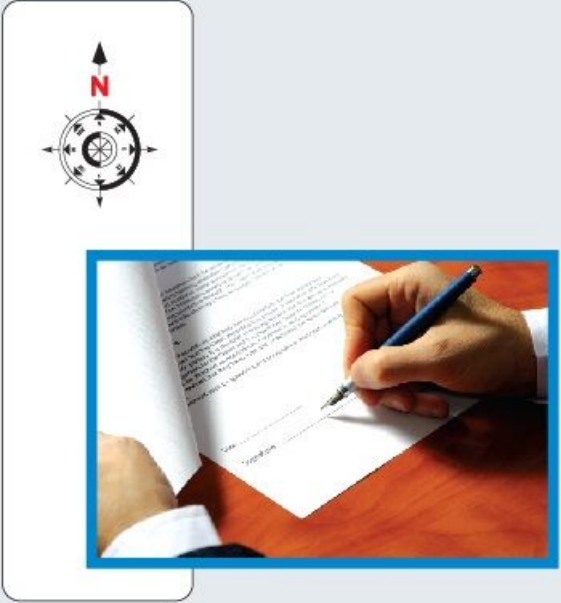
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**RAJUK APPROVAL
DOCUMENT
&
REHAB MEMBER CERTIFICATE**





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