

# ZAEEM - HASAN VILLA

*Eight Storied Apartment Project*



**Zaeem Properties Ltd.**  
*Your Trusted Source*

Zaeem Properties Limited (ZPL) is a private limited company registered with the Joint Stock Companies and Firms (JSCF) in July 2017. ZPL has been in the business of construction for more than four years and mainly builds low-cost modern apartment buildings for middle-income level clients. We use modern technologies, and design is one of our prime concerns.

A passionate team of engineers, architects, experienced management, and skills labour force invest their best in building apartments that our clients look for.

Zaeem-Hasan Villa is the 2nd apartment project in the Cadet College R/A, Chandana, Joydevpur, Gazipur. Our first apartment project in the same housing area has been handed over in November 2021 and is loved by our valued clients.



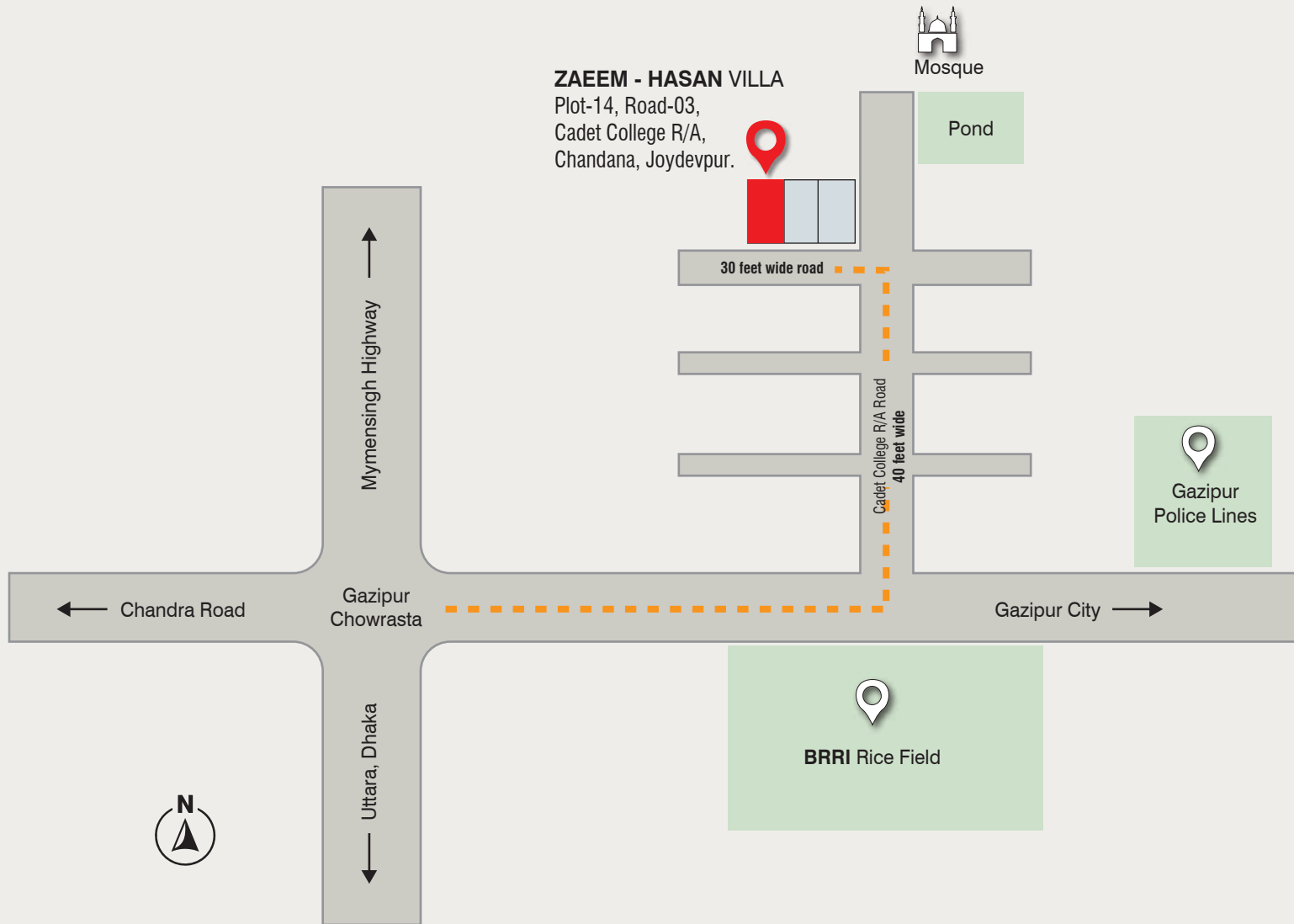


## ZAEEM - HASAN VILLA

Zaeem-Hasan Villa is an eight-storied apartment building approved by RAJUK and each floor consists of two units having exactly the same facilities. The gross area of each apartment is 1250 sft. Every apartment unit is full of elegance and integrates all the amenities and features of modern concepts and ideas of space, openness, exterior outfits and interior illustrations. It offers a decent taste to our valued clients who wish to have a nice living with their beloved ones.

This apartment project is located just opposite of Bangladesh Rice Research Institute (BRRI), Joydevpur, Gazipur, and it is one of the most popular areas to reside. It will take only a 10-12 minute drive to reach Hazrat Shahjalal International Airport, Dhaka after the opening of Gazipur Mass Rapid Transit (MRT).

# PROJECT LOCATION



# PROJECT BRIEF

Project name : Zaeem-Hasan Villa

Address : Plot-14, Road-03,  
Cadet College R/A,  
Joydevpur, Gazipur

Land area : 4.15 Katha

Total floor : G+7 (8 storied)

Facing : South facing

Units per floor : 02 units

Apartments : 14 nos

Car parking : 07 nos

Apartment size : **1250 sft**

Apartment contains:

**3 Beds | 3 Verandahs | 1 Living |**  
**1 Dining | 1 Kitchen | 2 Baths**

\* Perspective View may change for better adjustment during realtime construction





 **GROUND FLOOR PLAN**

Car Parking: **7** nos.



**N 1ST TO 7TH FLOOR PLAN**

Apartment size: **1250** sft



## MATERIALS

	<b>Construction</b>
<b>Structure</b>	Earthquake resistant RCC framed building.
<b>Wall</b>	First class brick/ Hollow block.
<b>Cement</b>	Top class cement for RCC, brick wall, plaster etc. (Bashundhara/Seven Rings/Crown/eqv.)
<b>Steel</b>	72/60 grade deform bar as per design (Rahim Steel/AKS/Anwar Ispat/eqv.)
<b>Aggregate</b>	Stone chips for foundation, column. 1st class picket chips for other structures.
<b>Sand</b>	Sylhet sand and local sand as per design ratio.
	<b>Others</b>
<b>Interior</b>	Lift lobby & staircase- contemporay & modern design tiles cladding and paint finish.
<b>Exterior</b>	As per 3D perspective design & real time construction requirements.
<b>Steel grill</b>	All window grill with 11 mm X 11 mm solid square bar.
<b>Railing</b>	MS railing at veranda as per architectural design.



**Zaeem Properties Ltd.**  
*Your Trusted Source*

# AMENITIES

**Main gate**  
**Car Parking**  
**Lift**  
**Generator**

## Common features

Heavy secured gate as per architectural design.  
Spacious entrance with good quality paving driveway.  
One 8 passenger lift of SS finish cabin. (Chinese brand)  
30 KVA standby diesel generator. (Origin-China).  
Total 6 points for each unit (3 for light & 3 for fan).  
Required numbers of fire extinguisher for each floor (common area).  
PABX system, guard accommodation, guard kitchen, toilet etc.

**Fire Safety**  
**Others**

## Utility lines

**Water**  
**Electricity**  
**Gas**

Concealed water line. Common meter for water line.  
Individual electric meter for each apartment as per REB rules.  
Cylinder gas systems will be provided at ground floor for each apartment.

## Electrical works

**Electrical Switches**  
**Circuit Breaker**  
**Wiring**  
**Air Condition**  
**Cable TV Point**  
**Intercom**  
**Earthing**

Best quality electrical switches (MK-China), plug points & other equipments.  
Main circuit breaker in each apartment.  
Concealed electrical wiring (BRB/BBS/eqv.)  
Provision for air condition in three bedrooms and living room.  
One satellite dish line at living room.  
One PABX connection at living room.  
All power outlets with earthing connection.



# SPECIFICATIONS

## General floor

**Floor** Mirror polish 24" X 24" floor tiles with 4" skirting.

## Kitchen

**Work top** Concrete shelf with marble work top/ best quality tiles.

**Wall tiles** Glazed 12" X 20" tiles up to full height (except decor border).

**Floor tiles** Homogeneous 12" x 12" floor tiles.

**Exhaust fan** Suitably located exhaust fan; if required.

**Sink** One single bowl stainless steel sink with sink cock.

## Bathrooms

**Master bathroom** Commode with lowdown & pedestal basin. Under counter basin.

**Second bathroom** Commode with lowdown & pedestal basin.

**Bathroom wall** Glazed 12" X 20" ceramic tiles in all bathrooms.

**Floor tiles** Homogeneous 12" X 12" floor tiles.

**CP fittings** Good quality CP fittings.

**Other fittings** Quality soap case, towel rail, mirror, tissue holder, push shower etc.

## Doors & windows

**Main entrance** Solid decorative main entrance door shutter with check viewer, security lock & handle lock.

**Internal doors** Strong & durable Mahogany chowkath and flush door shutters with quality polishing.

**Sliding windows** 5 mm clear glass completed with rainwater barrier in 4" aluminum section.

**Toilet doors** Good quality plastic door.

## Paintings

**Interior** Smooth finished and soft color plastic paint on all internal walls & ceilings.  
(Asian/ Berger/ equi.)

**Exterior** Weather coat.

**Grill Paint** Enamel paint.



# TERMS & CONDITIONS

## **Company's right**

Buyers are liable to pay for any change or modification in specifications requested by them. Company reserves the right to refuse any such request that may affect building facade, exterior of apartment and service systems etc. The company reserves the right to modify the standard specifications and features due to non-availability, shortage of supply, hike of market price, architect suggestion or overall standardization/ benefit of the project. The company reserves the right to revise the apartment prices in light of the contemporary market standard in unanticipated cases of exorbitant price escalation of building materials, massive economic deflation, or, such substantial changes in the market.

## **Loan/ mortgage**

The buyers may avail home loan from banks/ financial institutions by mortgaging the allotted apartment through a tri-partite agreement with the developer. The developer will give necessary support to the buyer for processing the loan application whereas the final decision of sanctioning the loan depends on buyer's credit merits and loan-giver's discretion.

The buyer must start the loan sanctioning process with ample time in hand because no exemption of penal charges will be given for any scheduled payment delayed due to the time required for loan processing.

## **Construction & completion of the project**

The responsibility of construction of the apartment and common premises according to the finishing specifications mentioned in this brochure rests with the developer. But the cost, quality, timely supply & finishing execution of any additional/ alternate item of finishing would be considered as buyer's own responsibility.

## **Other relevant costs**

The buyer shall make the payment directly to the authorities concerned. Should the company incur any incidental expenditure on these accounts, the buyer shall be liable to reimburse the proportionate share of that amount to the company. The buyer shall bear all the costs relating to VAT/Tax on land and apartment, transfer and registration of apartment including the related incidental expenses.



### Disclaimer

- Furniture layout in the brochure is indicative of how the unit may be used.
- All site plans, specifications, dimension, design, measurement and location are indicative and are subject to change as may decided by the company.
- Revision, alteration, modification, addition, deletion, Substitution or Recast if any may be necessary during construction.

### Corporate Office:

House-10/12 (3th floor), Road-06,  
Block-A, Section-10,  
Mirpur, Dhaka-1216.  
E-mail: [musharraf.abn@gmail.com](mailto:musharraf.abn@gmail.com)  
Tel: +88 0258051143

### Project Site Office:

House-11 (8th floor), Road-3,  
Cadet College R/A, Chandana,  
Joydevpur, Gazipur.  
Contact: +8801713 046 252, +8801714 066 442

