

Woodland Dwelling

Zaidul's Neer

at JA-78 Mohakhali Wireless Gate, Dhaka

... Building your dreams



Come Home & Be Amazed



INTRODUCTION

Dear valued Customers,

With great pleasure we present, 'ZAIDUL'S NEER'.

Dhaka, being the largest city and capital of the country, is greatly contributing to overall national socio-economic growth. Woodland Dwelling is well known developer in Dhaka, have timely responded to the necessity of time and growing demand of elegant housing and emerged as a classic developer to cater the need of the quality customers in the city.

Here we would like to introduce to you the details of a excusitely beautiful building project, Which is unique in many ways, and represents a beautiful modern multi-storied building of Woodland Dwelling.

Finally the project will be managed by Woodland Dwelling will be happy to have you as our customers for owning one of the apartments to be available soon.

For pleasant & comfortable living, location of the house plays a significant role. Keeping this reality in mind, Woodland Dwelling has undertaken a project at JA-78 mohakhali wireless gate (Behind square Building), Dhaka-1212.

One of the most prestigious locations in the capital, with beautiful panoramic view all around, mohakhali is also known for its serene atmosphere & respectable neighborhood. We have put our best efforts to bring maximum level of comfort by providing the most modern amenities, which are required for quality living, to Woodland Dwelling.

At Woodland Dwelling, we strictly believe in maintaining the highest quality of workmanship, building materials & deadline while following the planning approval issued by RAJUK. The skilled member of Woodland Dwelling always put the wishes of their client at the top most priority thus providing their best efforts to ensure complete customer satisfaction & guarantee a long-term business relationship.

We wish you a very happy life in the beautiful apartment provided by Woodland Dwelling.

All the best & happy living!

PROJECT DETAILS

NAME OF THE PROJECT : ZAIDUL'S NEER.

**ADDRESS : JA-78 MOHAKHALI WIRELESS GATE
(BEHIND SQUARE BUILDING)
DHAKA- 1212.**

PLOT SIZE : 14.60 KATHA.

BUILDING TYPE : RESIDENTIAL BUILDING.

NUMBER OF APARTMENTS : 30 NOS.

**APARTMENTS SIZE : UNIT-A: 2,265 SFT.
UNIT-B: 1,711 SFT.
UNIT-C: 1,510 SFT.
UNIT-D: 1,500 SFT.
UNIT-E: 1,700 SFT.**

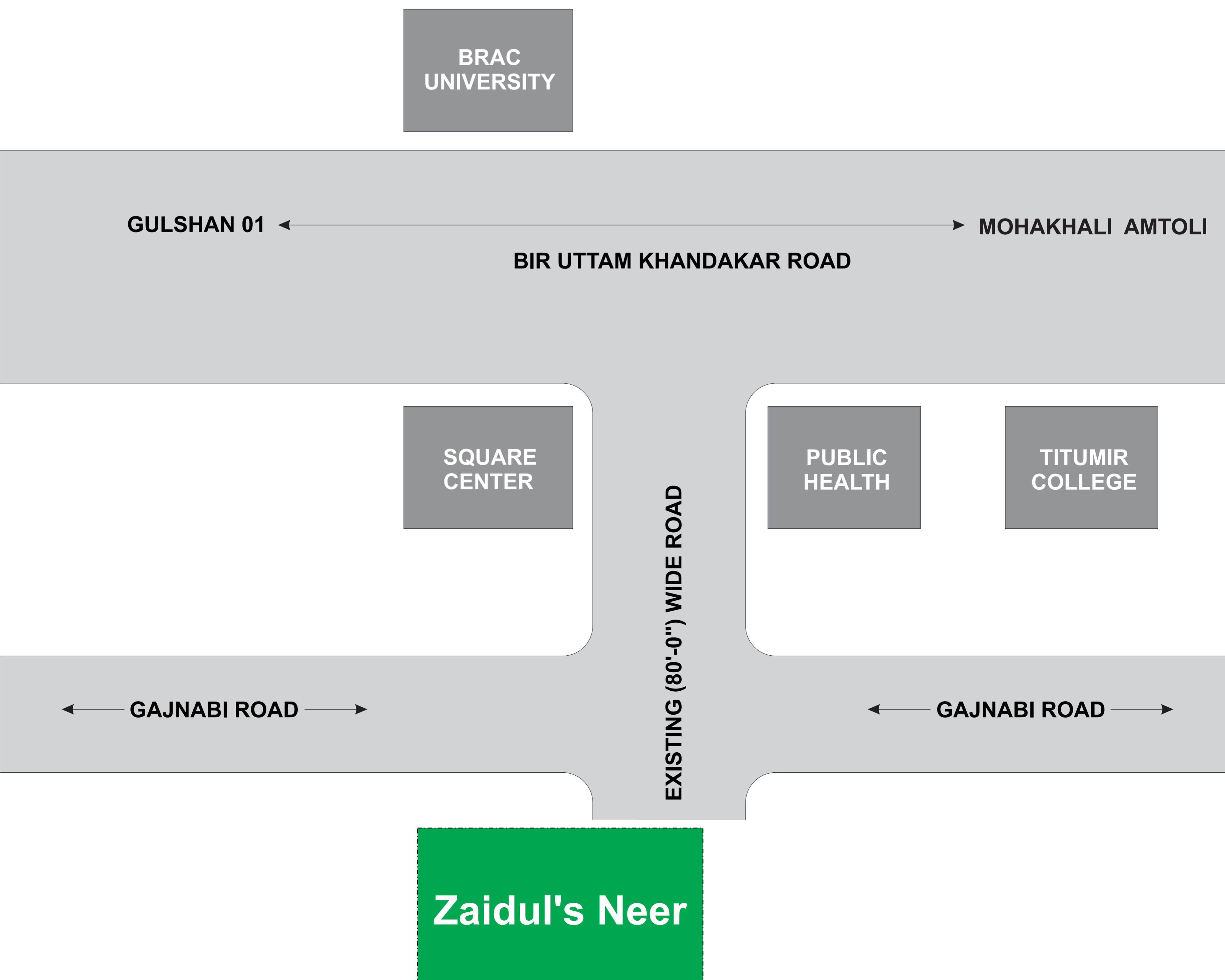
WORK START : JANUARY ' 2025.

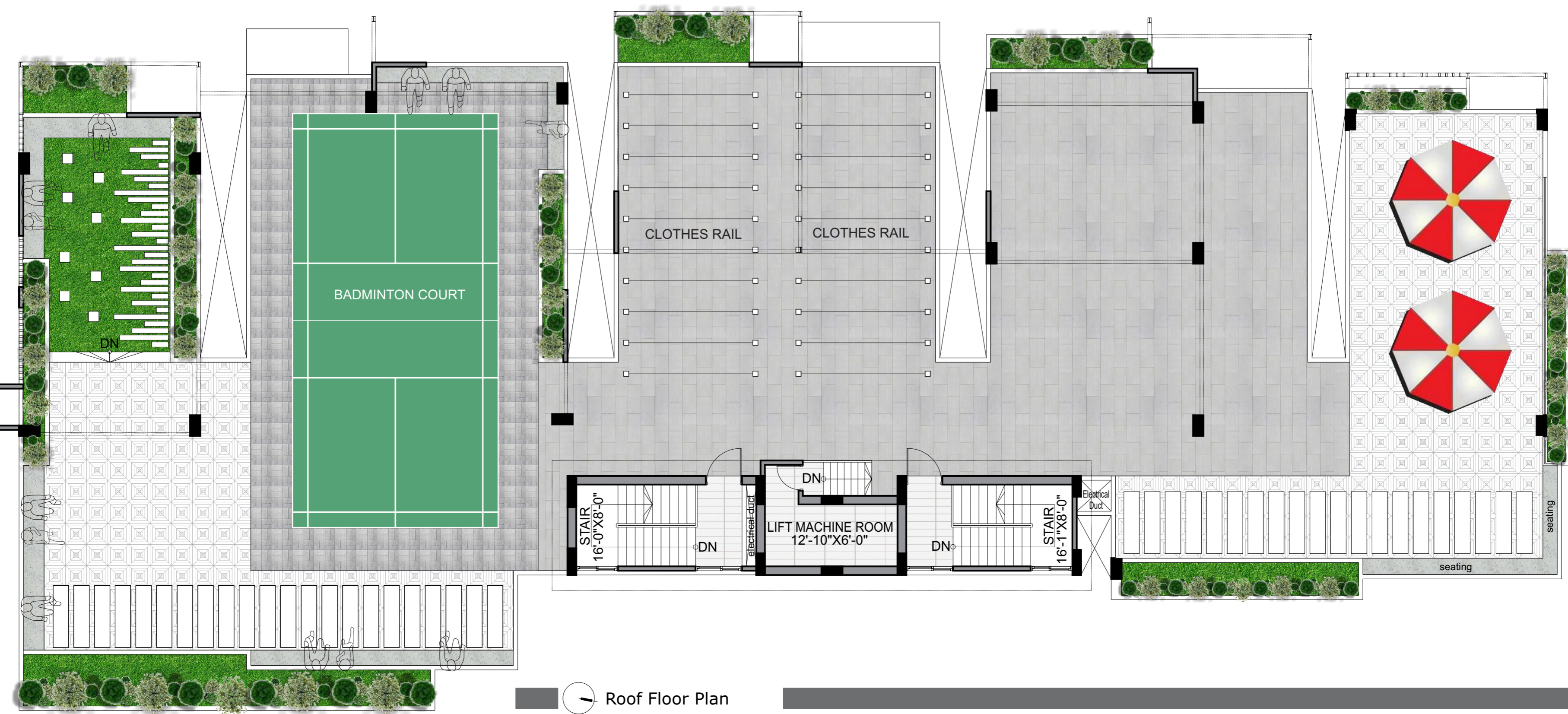
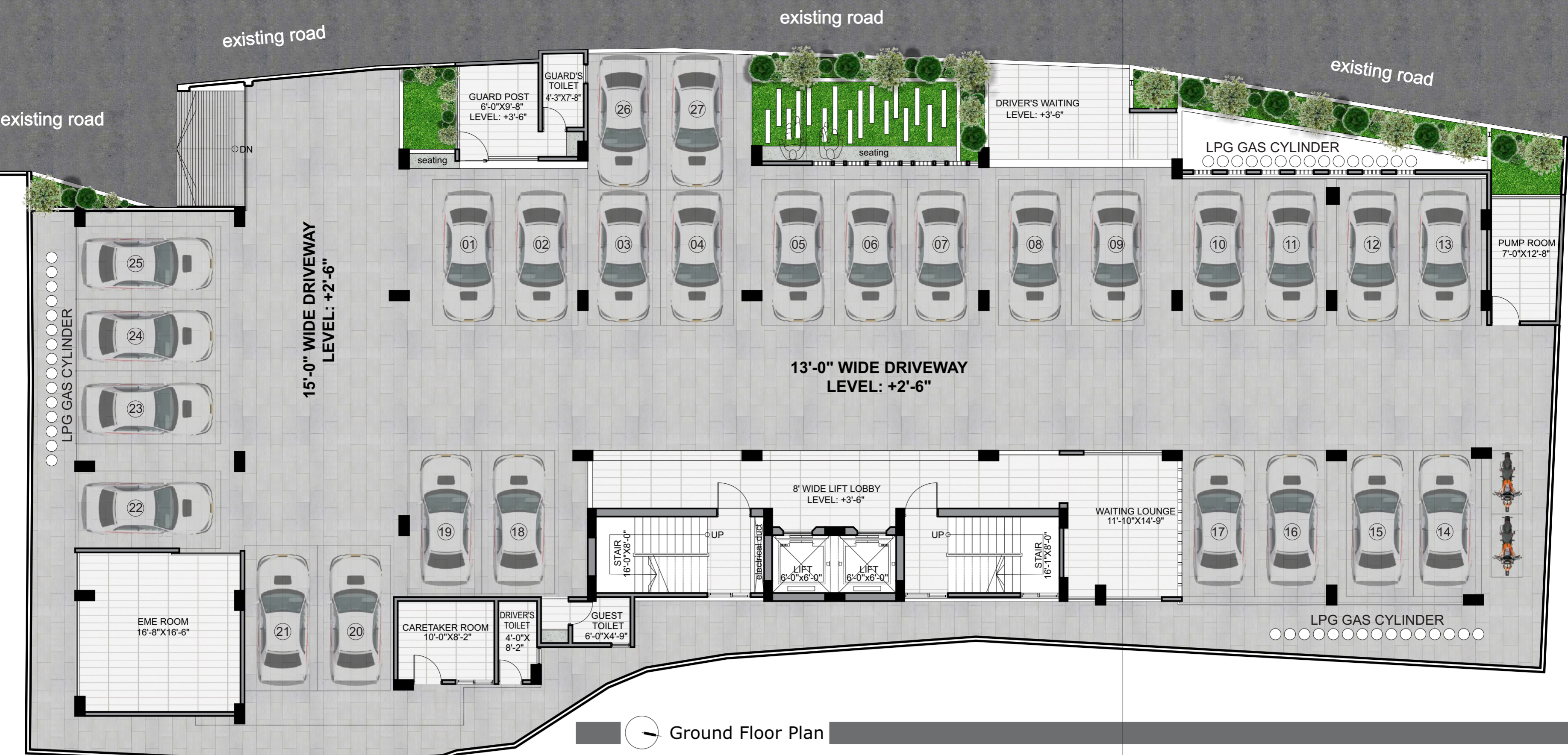
EXPECTED DELIVERY : JUNE ' 2028.

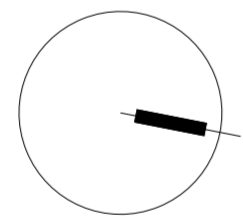
DEVELOPER : WOODLAND DWELLING

CONSULTANT : VASTUVITA ARCHITECTS.

**GRAPHICS : KALPAGRIHA
(ARCHITECTURE FOR GREEN LIVING)**

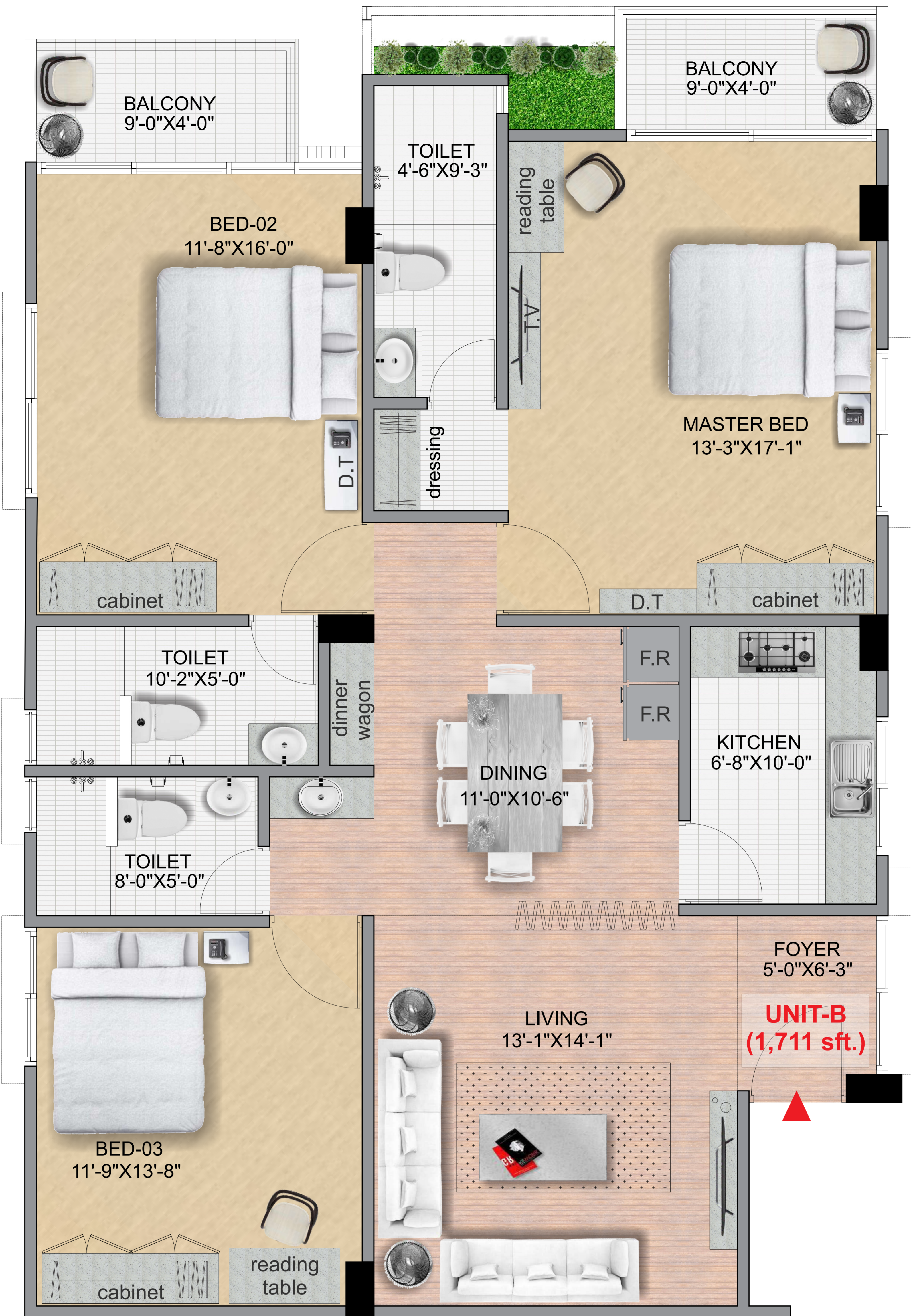






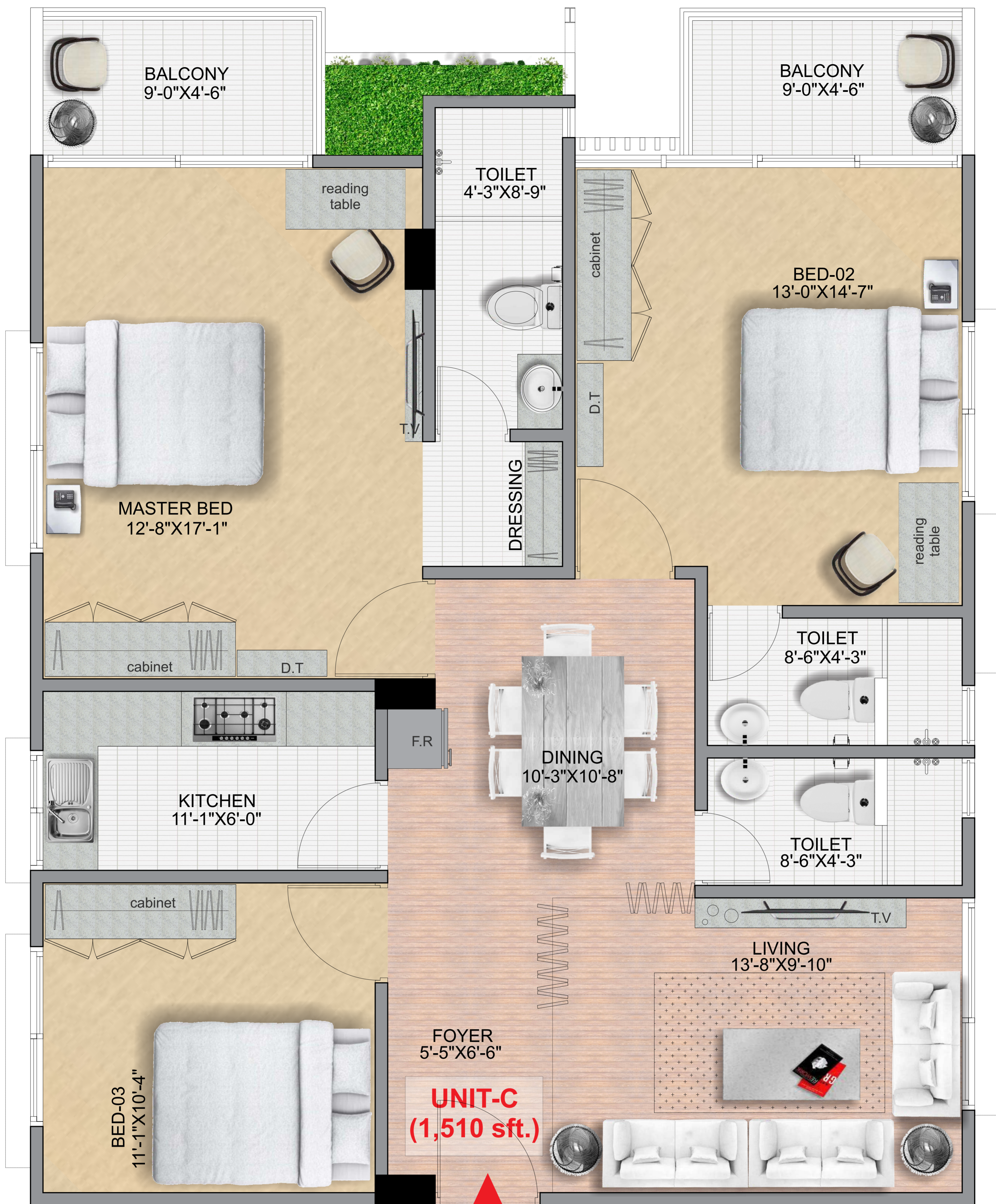
Unit: A [2,265 sft.]





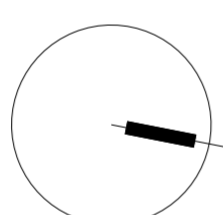
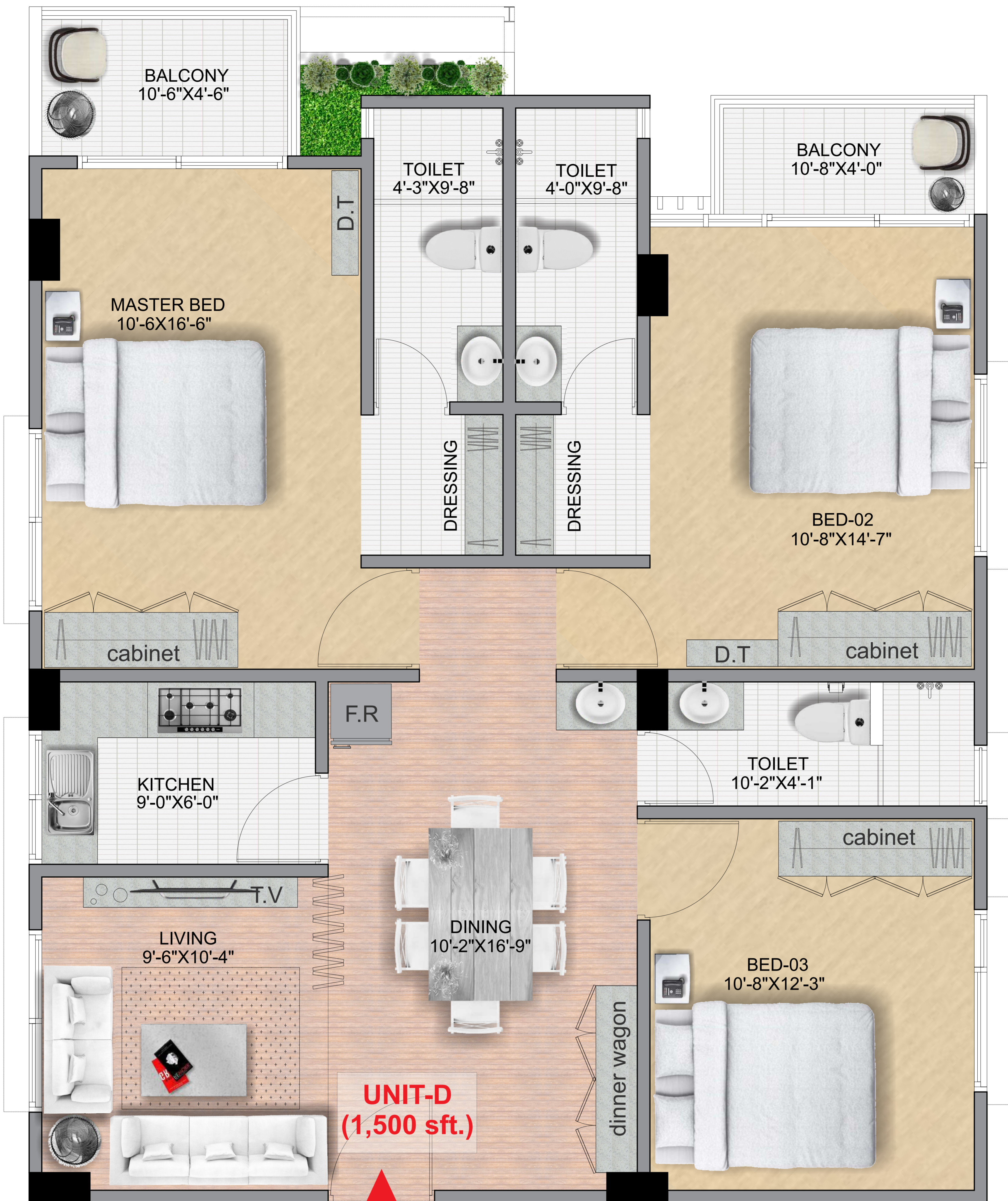
Unit: B [1,711 sft.]





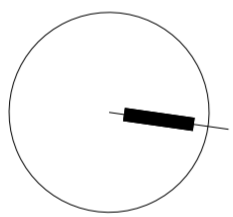
Unit: C [1,510 sq ft.]





Unit: D [1,500 sft.]

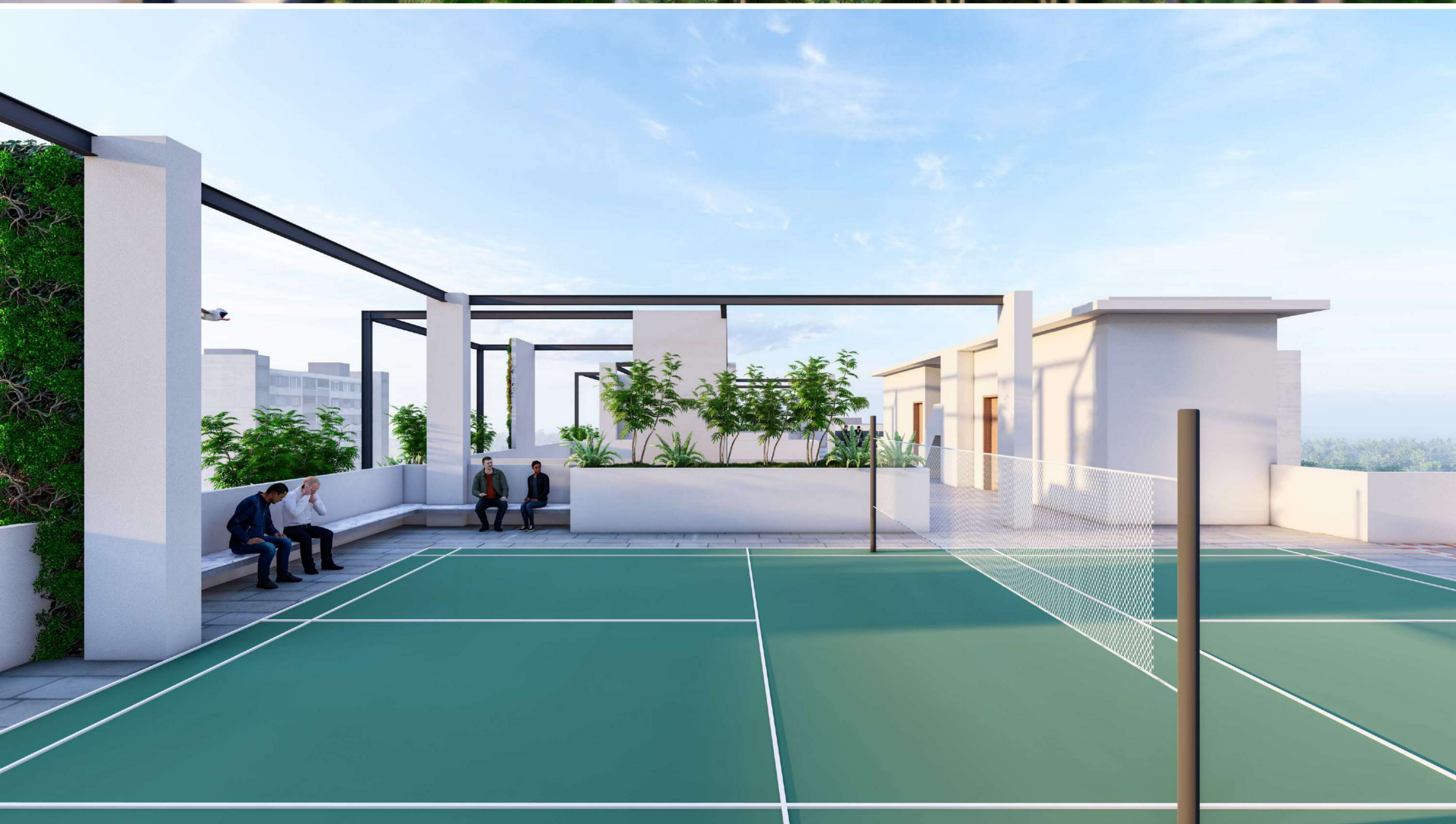




Unit: E

[1,700 sft.]





FEATURES & AMENITIES:

MAJOR STRUCTURAL MATERIALS STEEL:

- 72 Grade Deformed Bar Manufactured by BSRM/ RSM/ AKS/ KSRM/ GPH/ RRM/ SALAM Steel or equivalent.

CEMENT:

- Manufactured by Crown/ Lafarge / Seven Rings/ Bashundhara/ Premiere or equivalent.

AGGREGATES:

- Stone chips will be used for major structures foundations & columns.
- Beams, slabs, and other 1st class picket Brick chips.

BRICKS:

- First Class bricks.

SAND:

- Coarse Sand (FM-2.5 to FM-3.00)
- Fine Sand (FM-1.2 to FM-1.50)

FLOOR:

- Floor tiles CBC/AKIJ/Great Wall/Sheltech or equivalent, size 24" x 24" Bedrooms, Drawing, Dining, Family Living, Verandah Space & Lobby.
- Stairs will be provided by above mentioned tiles with adequate size.
- 4-inch skirting will be provided.

WALLS:

- Boundary wall (5" thick) on four sides of the scheduled plot of land.
- All Exterior and interior walls will be 5" thick solid brick construction (1st Class) and strong sand cement plastered.
- Rooftop Protective parapet wall 3 feet high.

DOORS:

- MAIN DOOR: Decorative wooden door with seasoned Shegun.
- Check-Viewer
- Apartments number brass plate.
- Calling bell.

All internal door frames will be of Teak Chamble wood / SheelKoroi /Mehegoni or equivalent.

All bathroom and verandah door frames & shutter will be of plastic wooden laminate and the section will be Woodland Dwelling standard.

All internal door shutters will be of Veneer flash doors.

WINDOWS:

- Sliding windows of 4" section provided with clear/colour glass with: Mohair lining.
- Good quality wheel locks in windows
- Best quality wheel for smooth moving
- Safety grill of M.S section with matching color enamel paint in all windows.
- Mosquito Net.

MASTER BATHROOM:

- Good Quality commode & Basin in Master Bath.
- Conceal stop cock, pillar cock, bib cock, angle stop cock, moving shower by Nazma / Sattar / Sharif / equivalent.
- Glassed tiles wall up to full height (CBC/AKIJ/Great Wall/Sheltech or equiv.).
- Floor tiles 12"x12" & Wall tiles 12"x18".
- Good quality standard-size Mirrors.
- Soap cases & towel rail.
- Overhead shower.
- Hot and cold-water lines.
- Water supply pipes sewerage and wastewater P.V.C pipes.
- Separate Plug points.
- Provision for exhaust fan.

GENERAL AND CHILDREN'S BATH:

- Good Quality commode & Basin.
- Conceal stop cock, pillar cock, bib cock, angle stop cock, moving shower by Nazma / Sattar / Sharif / equivalent.
- Soap case towel rail and paper holder are made of good quality local stainless steel.
- Glassed tiles wall up to full height (CBC/AKIJ/Great Wall/Sheltech or equiv.).
- Floor tiles 12"x12" & Wall tiles 12"x18".
- Good quality standard-size Mirrors.
- Soap cases & towel rail.
- Overhead shower.
- Hot and cold-water lines.
- Water supply pipes sewerage and wastewater P.V.C pipes.
- Separate Plug points.
- Provision for exhaust fan.

SERVANT BATHROOM:

- Standard size pan.
- Wall tiles up to full height 8"x12" & Floor tiles 12"x12" (CBC/AKIJ/Great Wall/Sheltech or equivalent).
- Conceal stop cock, pillar cock, bib cock, angle stop cock, moving shower by Sattar / Sharif / Nazma or equivalent.
- Soap case towel rail are made of good quality local stainless steel.
- Provision for exhaust fan.

DINING BASIN:

- Basin with Granite worktop at the dining area with light point.
- Wall tiles (12"x18") up to 7' in height (CBC/AKIJ/Great Wall/Sheltech or equivalent).
- Only cold-water provision.

KITCHEN FEATURES:

- (12"x18") wall tiles 7 feet in height & floor tiles 12"x12" (CBC/AKIJ/Great Wall/Sheltech or equivalent).
- Double Burner Gas Outlet over the concrete platform to support Burners.
- One Stainless counter top single bowl single tray steel sink.
- Provision for an exhaust fan will be provided.
- Concealed hot and cold-water line provision with mixer.

ELECTRIC FEATURE:

- All electric wiring and fan hooks will be concealed.
- Concealed dish antenna lines in the master bedroom and living room.
- Suitably located electrical distribution board with control devices for each apartment.
- Electrical to be used in concealed wiring (BRB/BBS/Citizen or equivalent)
- Good quality Electrical switches, sockets & other fittings to be used.
- Air conditioning points in all bedrooms and living.
- All apartments will have separate electrical meters.
- All power outlets with earthing connection.

UTILITY CONNECTIONS:

- A gas pipeline facility for each apartment will be provided, connections will depend on Government approval/Sanction policy.
- Double burner gas stove provision for each apartment.
- LPG provision in case of unavailability of Government connection.
- All Apartments will have an Independent Electric meter.
- A common WASA meter for the total complex.

PAINTING:

- All interior wall plastic & Ceiling will be distemper (Berger/Asian paint/Aqua/RFL or equivalent)
- All exterior walls in weather coat to protect against heat and dampness (Berger/Asian paint/Aqua/RFL or equivalent)

LIFT FEATURES:

- SIGMA / HYUNDAI / Equivalent Jerk-free, smooth operative 02 (two) Lift with decorative cabin and 6-person capacity having latest drive technology.
- Well-finished door, cabin, and mirrors on the wall.
- Capacity to serve residents of every floor.

GENERATOR:

- PERKING / CUMMINS / Equivalent One canopied sufficient capacity generator for uninterrupted power supply to cover the common facilities (Lift, water pump & common space light).
- Generator connection will provide for Light Point (9 nos) 3 bed, kitchen, dining, drawing & 3 toilet, Fan Point(3nos) 2 bed and dining.

SUB-STATION:

- A sub-station will be arranged on the ground floor as per DESA/DESCO/Govt. authority demand.
- Sub Station Equipment's are:
 - Transformer – rating as per equipment.
 - HT Switch Gear (LBS), if required.
 - Power Factor Improvement (PFI) Plant.
 - Drop Out Fuse (DOF), etc.

WATER RESORVOIR & WATRER PUMP:

- SUBMERSIBLE PUMP (Deep Tube-Well) for uninterruptible water supply facilities, leak-proofed R.C.C underground water pump.
- One Reservoir (UGWR) & one overhead water tank (OHWT).
- Sufficient capacity for two (02) unit water pumps.

CABLE TV:

- Cable TV provision with multichannel capacity from commercial cable operator in living room & master bedroom by high-quality dish / TV socket & cable.

TELEPHONE:

- Telephone line provision in the living room and master bedroom by high-quality telephone socket & cable.

INTERNET:

- Provision for one internet line in each apartment at a suitable location.

CC CAMERA:

- Security cameras will be provided which cover all areas.

GROUND FLOOR FACILITIES:

- Termite protection all through the ground floor & surrounding the boundary.
- Guard room, caretaker room with toilet & kitchen, drivers' room, reception room.
- Car washing facilities near the parking area.

ROOFTOP:

- Aesthetic & durable finished rooftop with treatment by special type CC casting using chemicals to make the roof waterproof & decrease heat.
- Entrancing planter & seating space at a suitable location on the rooftop.
- Landscaping with a sculpture for aesthetic purposes.
- Protective parapet wall & adequate lighting facilities.
- Child play and Cloth drying areas are provided at a suitable location.
- Badminton Court will be provided.
- Open sky BBQ zone/party zone.

GENERAL FEATURES:

- Intercom system between Reception and each Apartment
- Secured limited car parking on the ground floor on payment for the flat owners.
- Water motor to pump, water from underground reservoirs to the overhead reservoir.
- Electric Supply will be the connection from the DESCO/ concerned Govt authority.
- Firefighting extinguisher.
- CC Camera, Reception/Visitors waiting room.

STRUCTURAL AND GENERAL ENGINEERING FEATURES:

A group of highly qualified planners, Architects, Engineers, and other professionals are working together to present the following features:

- Structural design will be performed by a qualified professional.
- Structural design parameters are based on all the latest Bangladesh National Building Code (BNBC) codes.
- The building will be framed of reinforced cement concrete (R.C.C) the building is safely designed considering all adverse factors; Material shall be used on basis of structural design to get the required strength.
- Subsoil investigation & tests will be done by competent soil testing companies.
- Structure capable of withstanding earthquakes & wind load as per BNBC standard.
- Concealed dish cable line.
- Rooftop BBQ zone, badminton court, child play zone, cloth dry zone.





WOODLAND DWELLING

— YOUR COMFORT, OUR CONCERN —

Woodland Dwelling

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