



PDDL
aesthetic
Camellia



Camellia

Project Brief

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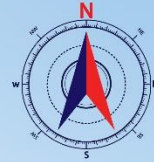
Project Name	:	
Location	:	22, Dhalpur (Near DCC Community Center), Jatrabari, Dhaka.
Land Area	:	20 Katha (Approx.)
Storied	:	15 storied with 1-level basement
Number of Tower	:	2 nos.
Apartment	:	1100 sft, 1125 sft & 1300 sft.
Total parking	:	80 nos.
Facing	:	(80'- 0" West)
Number of lift	:	4 nos.
Fire Escape	:	2 nos.

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Location Map



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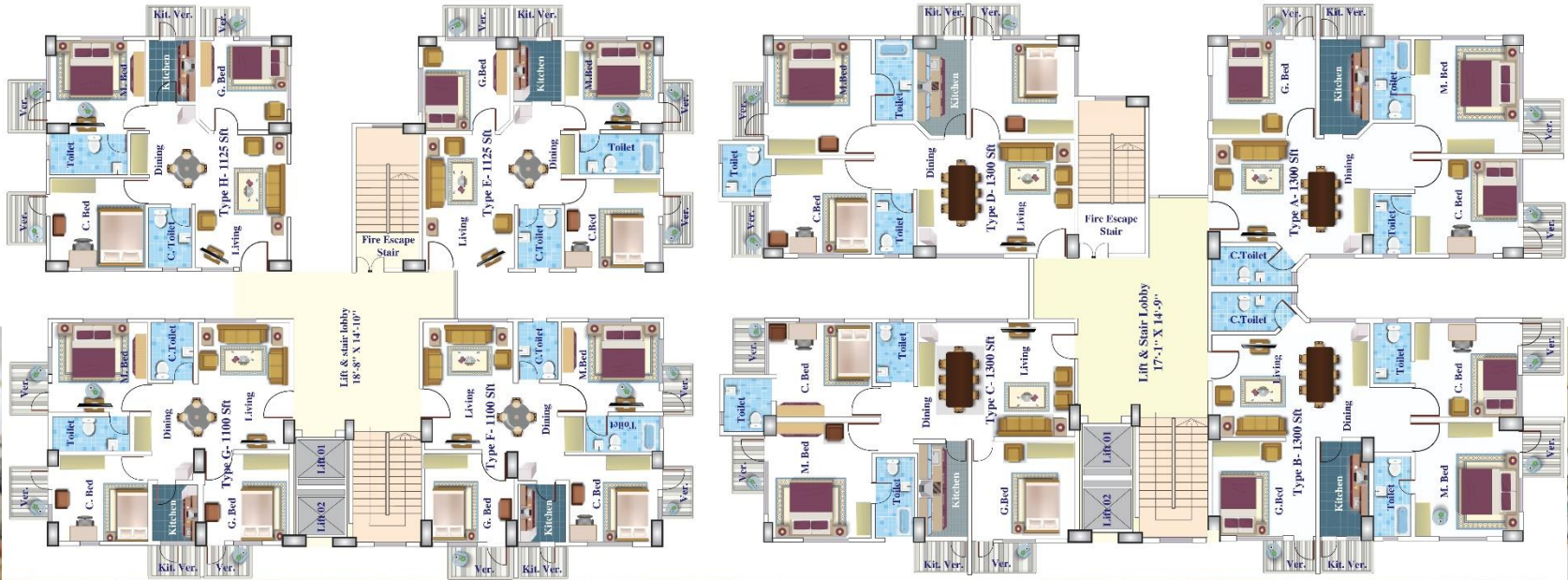


Project Perspective

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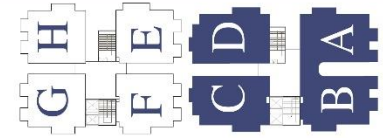


Typical Floor Plan



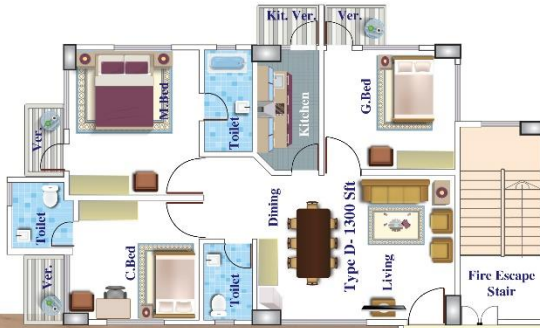
Key Plan

Key Plan



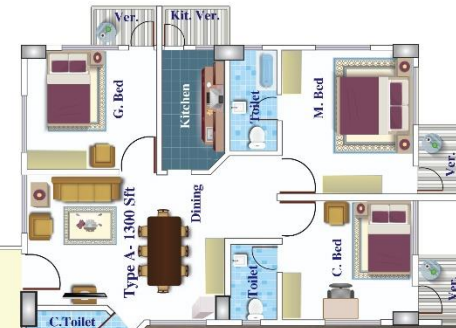
Type D: 1300 sft

Living & Dining	17'-10" X 12'-04"
G. Bed	10'-02" X 11'-06"
Veranda	03'-06" X 07'-03"
G. Toilet	06'-06" X 04'-02"
Kitchen	10'-03" X 05'-06"
Kit.ver	03'-06" X 05'-11"
Toilet	05'-08" X 05'-04"
C. Bed	10'-03" X 11'-11"
Veranda	06'-00" X 03'-06"
Toilet	08'-07" X 04'-02"
M. Bed	12'-04" X 11'-11"
Veranda	06'-00" X 03'-06"



Type A: 1300 sft

Living & Dining	17'-07" X 12'-04"
G. Bed	10'-03" X 11'-11"
Veranda	03'-06" X 07'-03"
G. Toilet	06'-06" X 04'-02"
Kitchen	10'-03" X 05'-06"
Kit.ver	03'-06" X 05'-11"
Toilet	05'-08" X 05'-04"
C. Bed	10'-03" X 11'-11"
Veranda	06'-00" X 03'-06"
Toilet	08'-08" X 04'-02"
M. Bed	12'-04" X 11'-11"
Veranda	06'-00" X 03'-06"



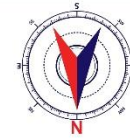
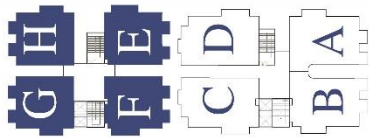
Type C: 1300 sft

Living & Dining	17'-10" X 12'-04"
G. Bed	10'-03" X 11'-08"
Veranda	03'-06" X 06'-00"
G. Toilet	04'-03" X 08'-10"
Kitchen	10'-03" X 05'-06"
Kit.ver	03'-06" X 05'-08"
Toilet	06'-06" X 04'-02"
C. Bed	10'-03" X 12'-02"
Veranda	06'-00" X 04'-06"
Toilet	04'-02" X 08'-07"
M. Bed	12'-04" X 12'-02"
Veranda	06'-00" X 04'-06"

Type B: 1300 sft

Living & Dining	17'-07" X 12'-04"
G. Bed	10'-03" X 11'-08"
Veranda	03'-06" X 06'-00"
G. Toilet	04'-03" X 08'-10"
Kitchen	10'-03" X 05'-06"
Kit.ver	03'-06" X 05'-08"
Toilet	06'-06" X 04'-02"
C. Bed	10'-03" X 12'-02"
Veranda	06'-00" X 04'-06"
Toilet	04'-02" X 08'-07"
M. Bed	12'-04" X 12'-02"
Veranda	06'-00" X 04'-06"

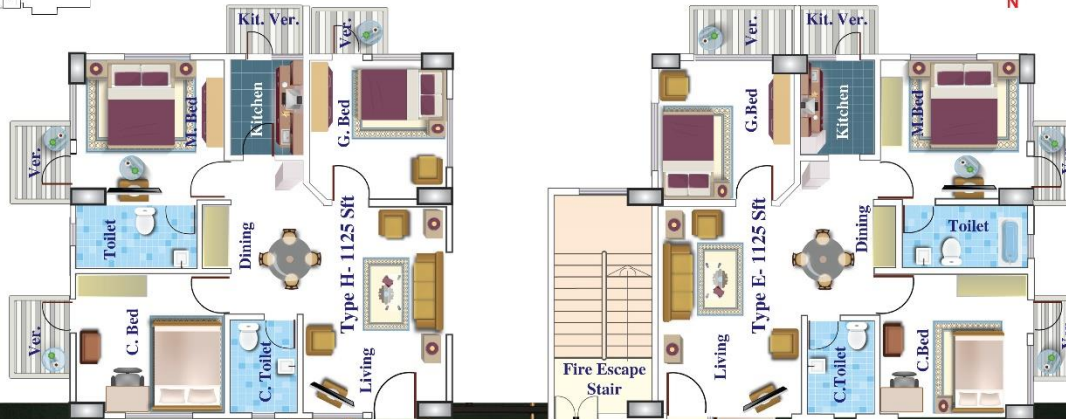




Key Plan

Type H: 1125 sft

Living & Dining	17'-09" X 15'-02"
G. Bed	10'-03" X 11'-02"
Veranda	03'-06" X 08'-00"
G. Toilet	06'-11" X 05'-00"
Kitchen	07'-00" X 05'-06"
Kit.ver	03'-06" X 05'-09"
C. Bed	10'-03" X 11'-01"
Veranda	06'-05" X 04'-06"
Toilet	04'-06" X 09'-05"
M. Bed	10'-03" X 11'-00"
Veranda	06'-00" X 04'-06"



Type E: 1125 sft

Living & Dining	15'-09" X 14'-05"
G. Bed	10'-03" X 11'-08"
Veranda	03'-06" X 08'-00"
G. Toilet	06'-11" X 05'-00"
Kitchen	07'-00" X 05'-06"
Kit.ver	03'-06" X 05'-06"
C. Bed	10'-03" X 11'-01"
Veranda	06'-05" X 03'-06"
Toilet	04'-06" X 09'-05"
M. Bed	10'-03" X 11'-00"
Veranda	06'-00" X 03'-06"

Type G: 1100 sft

Living & Dining	16'-01" X 15'-02"
G. Bed	10'-01" X 10'-04"
Veranda	03'-06" X 08'-00"
G. Toilet	06'-07" X 05'-00"
Kitchen	07'-00" X 05'-06"
Kit.ver	03'-06" X 05'-09"
C. Bed	10'-00" X 10'-06"
Veranda	06'-05" X 04'-06"
Toilet	04'-00" X 09'-05"
M. Bed	10'-03" X 11'-05"
Veranda	06'-00" X 04'-06"

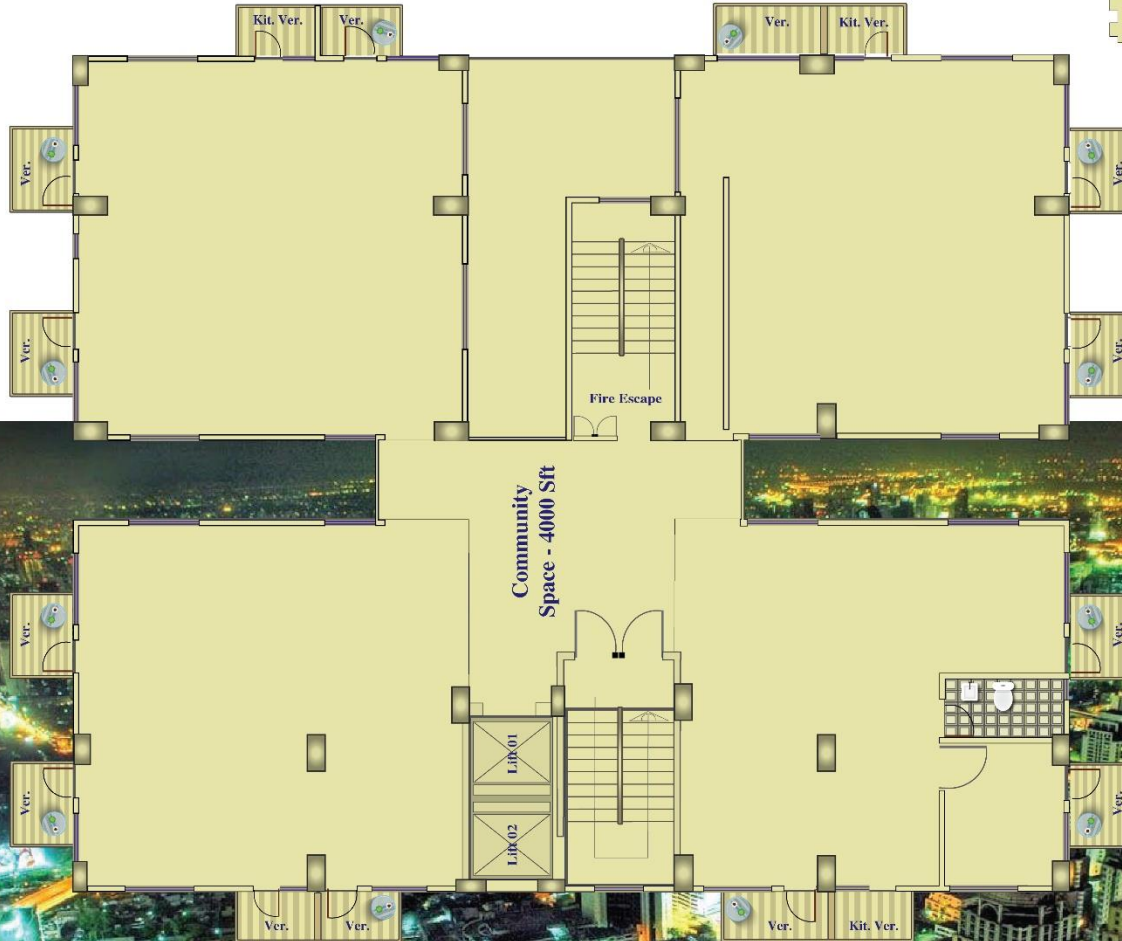
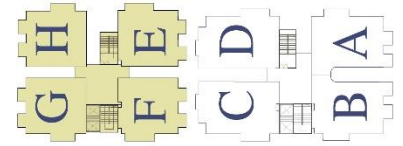


Type F: 1100 sft

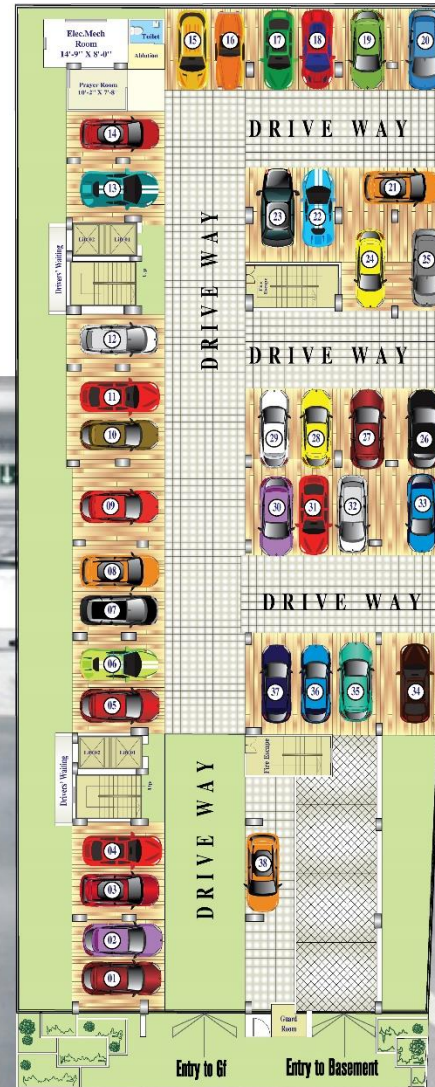
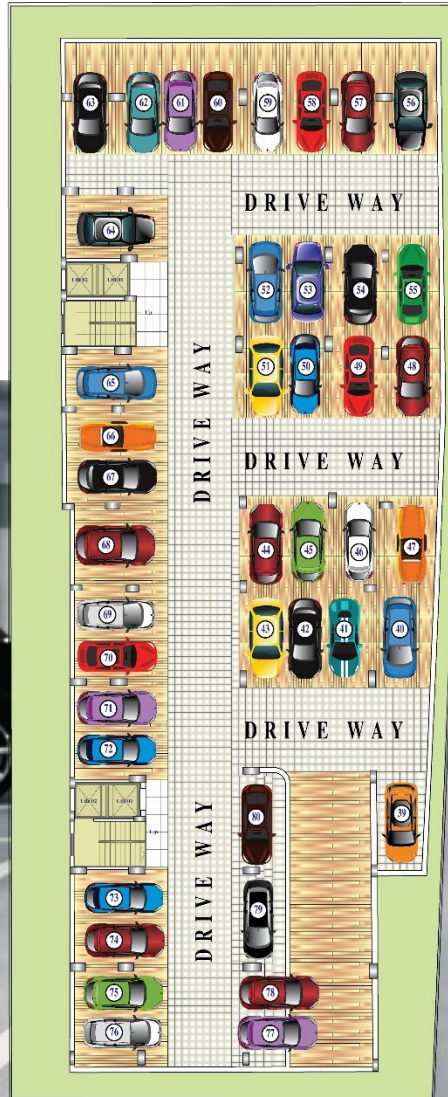
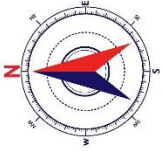
Living & Dining	16'-07" X 14'-05"
G. Bed	10'-03" X 10'-02"
Veranda	03'-06" X 08'-00"
G. Toilet	06'-06" X 04'-07"
Kitchen	06'-07" X 05'-06"
Kit.ver	03'-06" X 05'-09"
C. Bed	10'-03" X 11'-01"
Veranda	06'-00" X 03'-06"
Toilet	04'-00" X 08'-06"
M. Bed	10'-03" X 11'-05"
Veranda	06'-00" X 03'-06"



14th Floor Plan

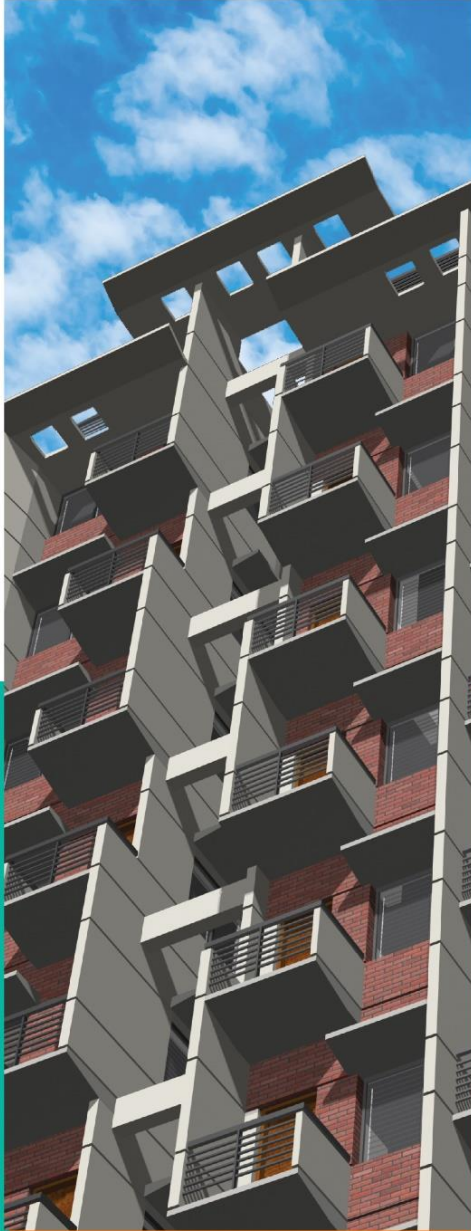


Community Space



80' Wide Road

GENERAL AMENITIES



ENTRANCE GATE

- Heavy secured entrance gate with decorative lamps and brass plate logo of the complex.
- Spacious & decorative paving driveway.

RECEPTION LOBBY

- Floor tiles in reception floor
- Granite top register dock on reception desk
- Plastic paint on wall
- Wide sliding aluminium door where necessary
- Separate sofa for sitting arrangement & reception toilet for visitors
- One fan for reception desk

CAR PARKING

- Car Parking will clearly define and marked with apartment number to avoid any confusion.

SECURITY ARRANGEMENT:

- Guard post for 24 hours security
- Drivers waiting room
- Toilet for drivers & guards

BATHROOMS

- Good quality local Commode, Basin, Soap tray, Towel rail, Toilet paper holder in all bathrooms except maid's.
- Good quality local CP fittings for all bathrooms.
- Good quality local ceramic tiles up to ceiling (RAK / Fu-Wang / Equivalent).
- Mirror in all bathrooms (except maid's toilet).
- Good quality local ceramic tiles in floor & wall up to 5'-0" height (Maid's toilet).

KITCHEN

- Concrete shelf 2'-8" from floor level with ceramic tiles work top.
- Good quality ceramic tiles (RAK / Fu-Wang / Equivalent) in floor & wall along work top (2.5 feet above work top).
- Hot and cold water provision.
- One high polished stainless counter top steel sink with mixer (single bowl-single tray).

DOORS & WINDOWS

- Solid decorated imported/local silkorai-gamari
- Door chain
- Check viewer
- Mortice lock
- Internal doors are of Chapalish or equivalent quality flush door shutters with French polish.
- Plastic door frame & shutter for all bathrooms.
- All internal door frames of Chickrashi/ Jarul/ Silkarai as per seasonal availability.
- All doors with Mortice lock
- Sliding windows with 5mm tinted glass completed with mohair lining and rain water barrier in 3 inch bronze aluminum section.
- Safety grills with matching color enamel paint in all windows.



GENERAL AMENITIES

FLOORS

- Good quality local ceramic floor tiles 16"X16" (RAK / Fu-Wang / Equivalent).

WALLS

- Walls below ground are of water proof RCC.
- All exterior walls are of plastered 5" / 8" Brick work.
- All interior walls also of plastered 5" Brick work.
- Roof top parapet wall.

STAIR

- 2.5"x2" Metal box with 1.25" x 1.25" hollow metal post /support.

GRILL

- MS hollow box of 1/2" square box with proper spacing.

PAINTING & POLISHING

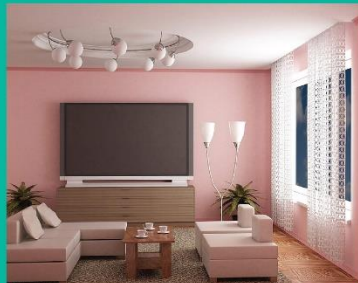
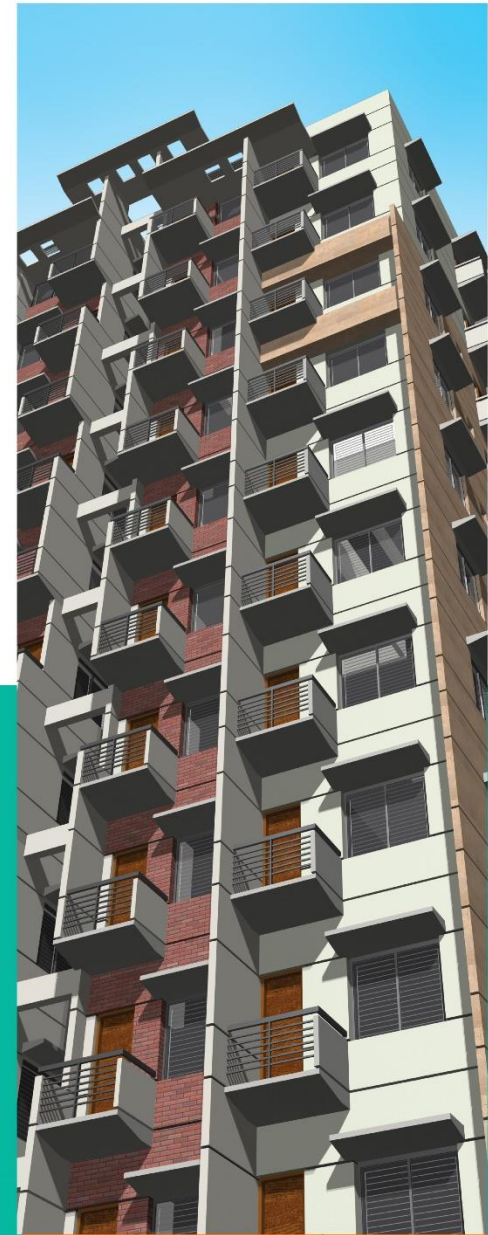
- Weather coat paint on outside wall.
- Smooth finish and soft colour plastic paint on all internal wall & ceiling.
- French polished door frames and shutters.
- Verandah railing as per design of perspective.

ELECTRICAL

- Sub-Station as per requirement of DPDCL.
- Electrical switches, circuit breakers, plug points and other fitting fixtures.
- Light fixtures in stair and lobby.
- Independent electric meter for each Flat.
- Electric sub-distribution box with Circuit Bracker in each Flat.
- Conceal electrical wiring (BRB / Paradise Cable / Equivalent).
- All power outlets with earthing connection.
- Conceal fan hook.
- Provision for Air Conditioner in Master Bedroom & Second Bedroom.
- Provision for Telephone line & Satellite dish antenna in living room and Master Bedroom.

STANDBY EMERGENCY GENERATOR IN CASE OF POWER FAILURE FOR OPERATING

- Lifts
- Water pumps
- Lighting in common spaces and stairs
- Two light points (Master bed & Living room) and one fan point (Master bed) in each apartment



GENERAL AMENITIES



GENERATOR

- Generator Set: Air / Water cooled diesel engine system
- Engine: Cummins / Perkins / Deutz / John Deere / equivalent
- Alternator: Newage Stamford/ Leoyr Somer/ Mc Altee / equivalent
- Origin: China / equivalent

FIRE EXTINGUISHER:

- Two fire extinguishers in each floor

LIFT

- Capacity: 8 (eight) passengers
- Origin: China (European Standard or equivalent)
- Speed: 1 meter per sec.
- Stoppage: 15/15
- Drive system: AC/VVVF, Variable Voltage, Vibrate Frequency
- Intercom: Provide between Car Machine room and Reception Lobby

WATER PUMP

- Two best quality 2.5 hp water pumps (AMFL Standard) including one standby pump.

PABX SYSTEM

- PABX system connected to each apartment from the reception desk and from the guard post.

UTILITY FACILITIES

- Gas Supply :
 - Gas supply pipe (Asia / Bashundhara or any other equivalent quality) line with one outlet in kitchen for one double burner.
- Water Supply & Reservoir :
 - Central water line system to be provided.
 - Under ground and roof water reservoirs for drinking water from WASA supply with water lifting pumps and electric motors shall be provided.
- Sewerage System :
 - Sewerage line shall be connected with WASA main line.
- Power Supply System:
 - Central power connection from PDB / DESA / DPDC / DESCO to be provided through owns sub-station.

MAJOR STRUCTURAL MATERIALS:

- MS Bars / Steel:
 - 60/72 Grade deformed reinforcing will be used.
- Coarse Aggregates:
 - Stone chips confirm to proper gradation and size for footing/ raft, retaining wall, column, beam & slab and Pea-gravels for cast-in-situ pile.
 - Picked jhama brick chips confirm to proper gradation and size for remaining components of the structure.
- Fine Aggregates:
 - Coarse/Sylhet Sand of > 2.5 FM for concrete.
 - Medium Coarse Sand of > 1.5 FM for brick work.
 - Fine Sand of > 1.0 FM for plaster.
- Cement:
 - Akiz / Crown / King / Shah / any other local cement available in the market.
- Brick:
 - First class standard bricks.





TERMS AND CONDITIONS

01. Aesthetic Property Development Ltd. and Pioneer Design & Development Ltd. are the exclusive developer's and builder's for planning, implementing and allotment of all facilities of PDDL AESTHETIC CAMELLIA as a modern and luxurious apartment complex, consisting of self-contained apartment, reserved car parking, other features etc. described in details.
02. Applications for details allotment of apartment should be made on the prescribed application form duly signed by the applicant along the Earnest Money. Aesthetic Property Development Ltd. and Pioneer Design & Development Ltd. has the right to accept or reject any application without assigning any reason thereto.
03. On acceptance of an application, Aesthetic Property Development Ltd. and Pioneer Design & Development Ltd. will issue an allotment letter with specific terms and conditions to the applicant. The applicant/allotment shall then start makings payment as per Schedule of Payment. Allotments of apartments are made on first come first served basis.
04. All Payment of earnest money, installments, additional works and other charges shall be made by Bank Draft or Pay Order in favour of "Aesthetic Property Development Ltd." and "Pioneer Design & Development Ltd." for which respective receipts will be issued. Bangladeshi's residing abroad may remit payment by TT, DD or A/C Payee Cheque.
05. Payment of installment, car parking costs and all other charges are to be made on the due dates. Aesthetic Property Development Ltd. and Pioneer Design & Development Ltd. may issue reminders to Allottee but, not with standing the issue of reminders, the Allottee must adhere to the Schedule of Payment to ensure timely completion of construction.
06. Delay in payment beyond the due date will make the Allottee liable to pay a delay charge of 0.1% per day on the amount of payment delayed. If the payment is delayed beyond 60 days Aesthetic Property Development Ltd. and Pioneer Design & Development Ltd. shall have the right to cancel the allotment. In such an event the amount paid by the Allottee will be refunded after deducted the Earnest Money and other service charges.
07. Aesthetic Property Development Ltd. and Pioneer Design & Development Ltd. and the Allottee will be required to execute an agreement for safeguarding the interest of the Allottee as well as Aesthetic Property Development Ltd. and Pioneer Design & Development Ltd.
08. Connection fees / charges, security deposit & other incidental expenses relating to gas, water, sewerage and electric connections are not included in the price of apartment. These payments will be made by Aesthetic Property Development and Pioneer Design & Development Ltd. directly to the authorities concerned, on the Allottee's account. The Allottee will be billed proportionately on actual costs basis.
09. Limited changes in the specification, design and / or layout of the apartments and other facilities may be made by Aesthetic Property Development Ltd. and Pioneer Design & Development Ltd. in larger overall interest.
10. Aesthetic Property Development Ltd. and Pioneer Design & Development Ltd. may cancel an allotment on non-payment of installment in discharged of reminders and after final information to Allottee by registered post at the address given in the application form.
11. The possession of each apartment shall be duly handed over to the Allottee on completion and on full payment of installments; other charges and other dues till then the possession will rest with Aesthetic Property Development Ltd. and Pioneer Design & Development Ltd.
12. The Allottee will pay stamp duties, registration fee, documentation charges and other taxes and expenses likely to be incurred in connection with the Deed of Agreement, Allotment, and Registration Transfer etc. Only the actual sums shall be charged.
13. After taking over of apartment or the project, the Allottee(s) must consult Aesthetic Property Development Ltd. and Pioneer Design & Development Ltd. prior to undertaking any structural or layout changes within the apartment complex. Failure to do so will be at the sole risk of the Allottee(s).
14. The Schedule of Implementation has been methodically prepared to ensure both high quality and smooth progress of work. Construction is schedule to be completed within 60 (sixty) months from date of commencement of construction.
15. The completion period of the construction of the project can be affected by unavoidable circumstances beyond the control of Aesthetic Property Development Ltd. and Pioneer Design & Development Ltd. like force majeure, natural calamities, political disturbances, materials scarcity or price escalation, strikes and changes in the fiscal policy of the state, etc.
16. Aesthetic Property Development Ltd. and Pioneer Design & Development Ltd. may enhance the price of sold apartments in case of abrupt increase of construction materials price.
17. If, for any reason beyond the control of Aesthetic Property Development Ltd. and Pioneer Design & Development Ltd. the implementation of the project is abandoned, Aesthetic Property Development Ltd. will refund to the Allottee the Earnest Money and all installments deposited within 60 (sixty) days from the announcement made to this effect. In this eventually, the Allottee will not be entitled to any claims or damage whatsoever.
18. The Allottee, after full payment of dues, will elect from among themselves a Board of Management for managing the general affairs in the common interest. Each Allottee must deposit Tk.30,000/- (Taka thirty thousand only) for each allotmentof apartments towards the Reserve Fund for initial common service expenses of the complex.
19. Payment Schedule:
 - a. Booking money Taka 1,00,000/- (Taka One Lac Only)
 - b. Down payment 30% of total price will be paid within 7(Seven) days of booking money payment.
 - c. Remaining amount will be paid in equal monthly installments.

Eye Level View

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Corporate Office 1:

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(Opposite Of Mohammadi Housing Society Gate #3)
Mohammadpur, Dhaka.
E-mail-pioneer.p2d@gmail.com
Web-www.pddlmatrix.com
Cell- +88 01711 065 614, +88 01725 494 446

Jatrabari Office:

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Cell- +88 01325 407 017

Consultant: