



Green Park

Navana Gardenia (Near Savar Cantonment)
Kuturia, Ashulia, Savar, Dhaka.



DSEC Limited

(A House of Creative Consultant)



PROJECT AT A GLANCE

About Us...

Welcome to DSEC Limited. We have started our journey with a team of experts in the real state sector. We ensure construction of best quality home for our honorable customers. All levels of work are closely monitored by our construction and management team. Architectural designs are also created by the renowned consultants.

| | | |
|------------------------------|---|--|
| Project Name | : | Green Park |
| Location | : | Navana Gardenia, Kuturia, Ashulia, Savar, Dhaka. |
| Land Area | : | 9200 sft. / 21.12 Dec. |
| Building Height | : | B+G+14 Floor. |
| Apartment Size | : | 1004/1250/1367 Sft. |
| Total Apartment | : | 84 Nos. |
| Total Car Parking | : | 38 Nos. |
| Work Start | : | December 2022 Insha Allah. |
| Handover Date | : | December 2026 Insha Allah. |
| Construction & Consultant By | : | DSEC Limited. |

Special Features

- High-magnitude earthquake tolerant and smart fire safety residential building.
- All time electricity & stand by generator service.
- Large cargo lift & passenger Lift.
- All time pure water supply from our own underground water pump.
- Super shop.
- ATM Booth
- Prayer Hall
- Pharmacy
- Library
- Community Hall
- Play ground for children
- Separate Gym for ladies & gents
- Well decorated roof top garden
- Walk way for jogging
- Bar-B-Q zone
- Gents parlor/Saloon
- Laundry shop
- Swiming Pool



BASEMENT & GROUND FLOOR PLAN





APARTMENT TYPE

- TYPE- A - 1367 SFT.**
- TYPE- B - 1367 SFT.**
- TYPE- C - 1004 SFT.**
- TYPE- D - 1004 SFT.**
- TYPE- E - 1004 SFT.**
- TYPE- F - 1250 SFT.**

TYPICAL FLOOR PLAN

TYPE - DUPLEX - 2008 SFT.



DUPLEX LOWER FLOOR

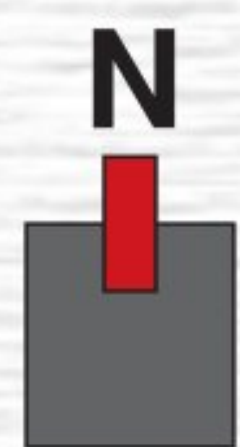
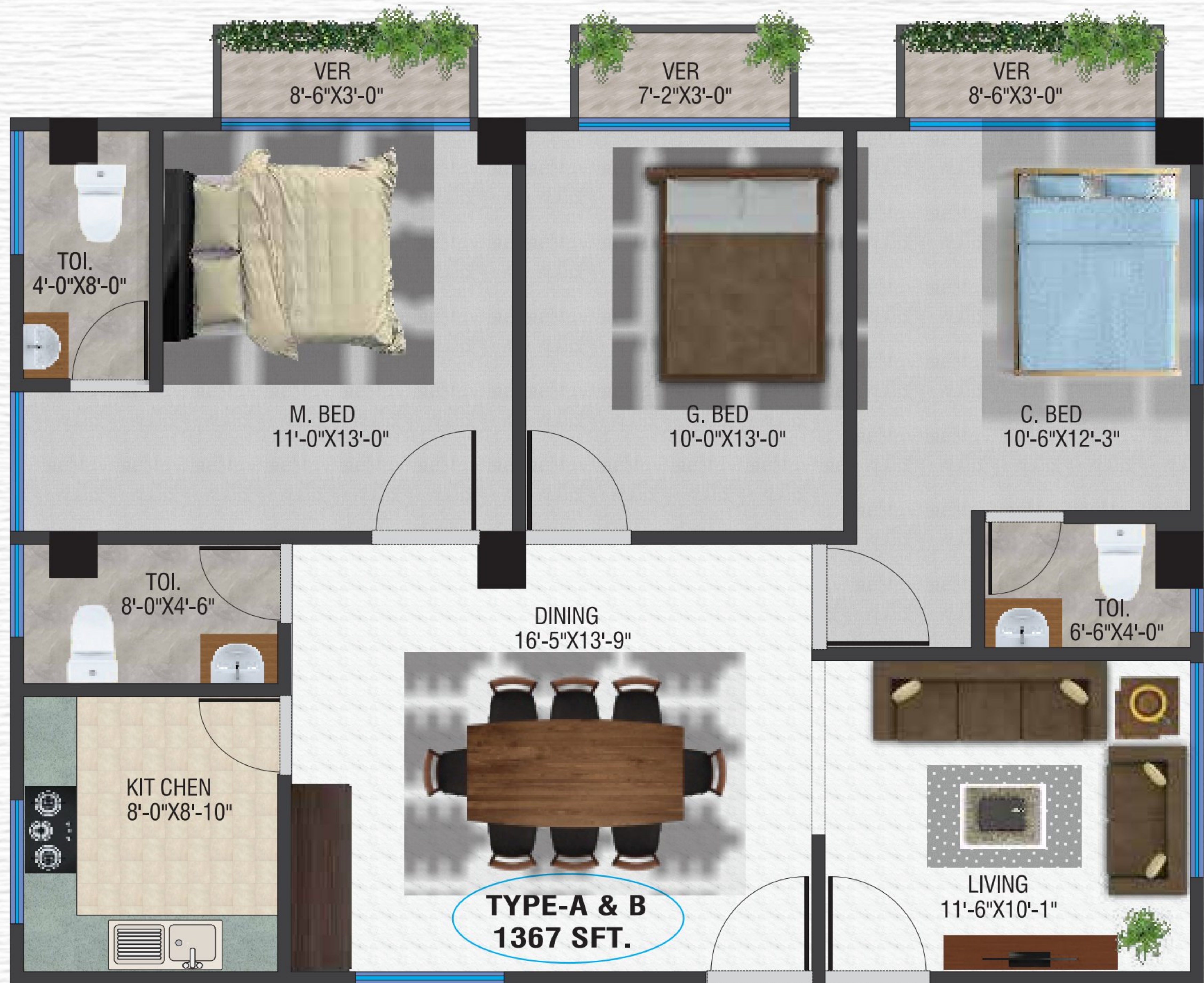
DUPLEX UPPER FLOOR

DUPLEX
UPPER 3D

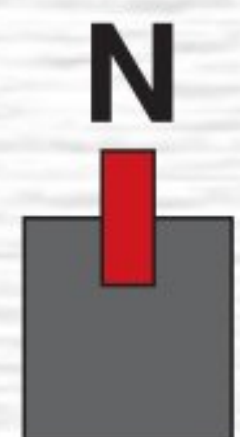


DUPLEX
LOWER 3D

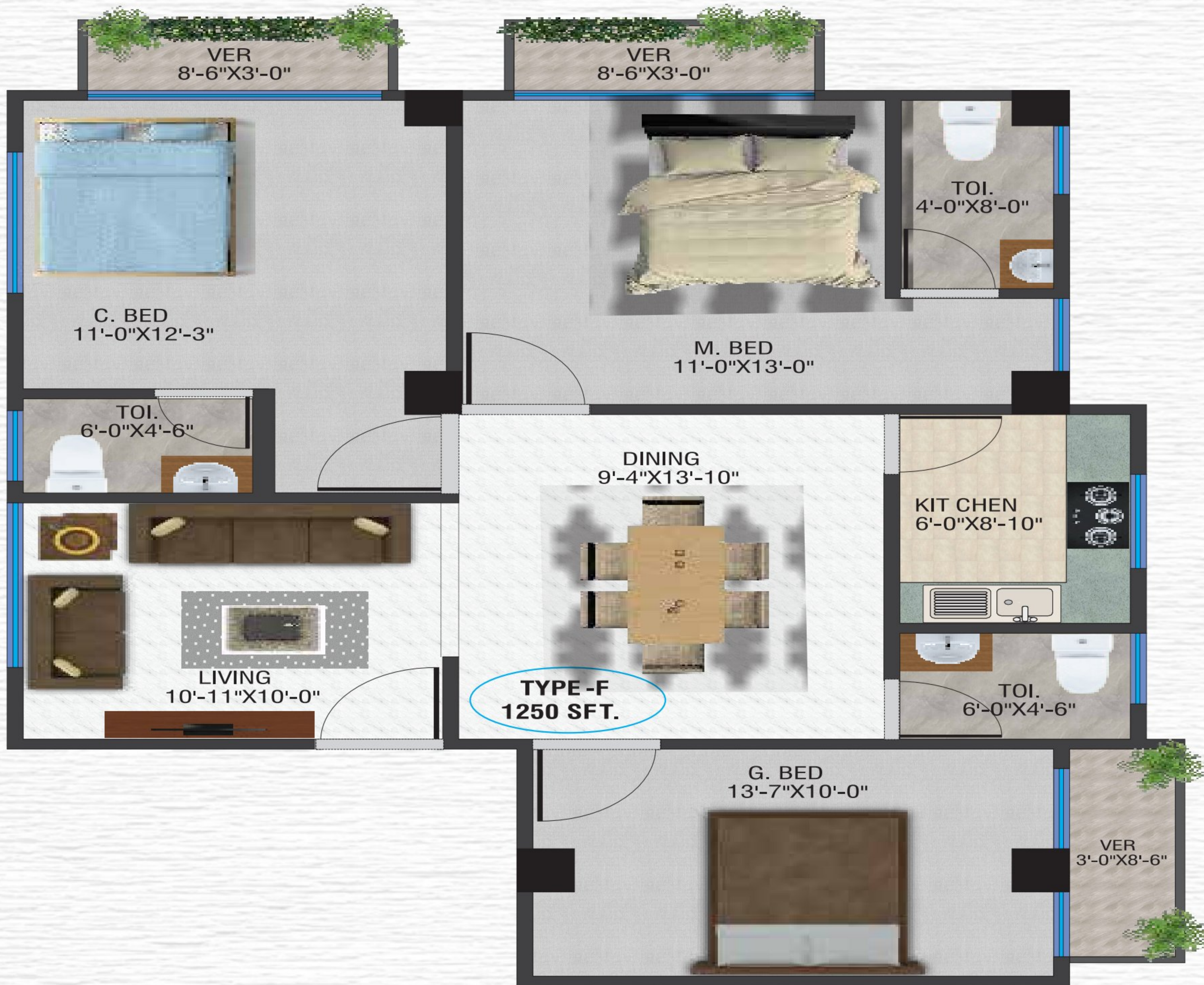




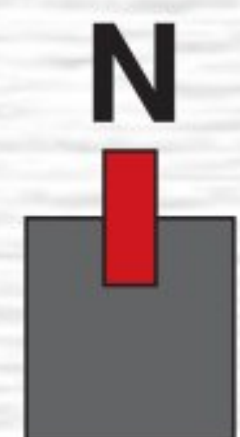
FLOOR PLAN TYPE A & B



FLOOR PLAN TYPE C, D & E



TYPE -F
1250 SFT.



FLOOR PLAN TYPE F

Facilities Available

Mosque



ATM Both



GYM



Rooftop Playground



Super Shop



Laundry Service



Facilities Available

Convention Center



Gents Parlour



Library



Swimming Pool



Pharmacy



BBQ Zone



Feature and Amenities

Building Entrance

There will be spacious entrance to the building with the perspective view:

- Secured decorative M.S front gate with lamp.
- Secured provision through guardroom to control incoming and outgoing persons, vehicles and goods.
- Name with address and company logos on granite or mirror polished tiles in attractive finish.
- Spacious internal drive way and car parking.

Reception Area and Lobby

An Exclusive designed reception and lobby with the following features :

- Granite/marble/tiles (mirror polished) finished concierge desk. As per DSEC Limited standard. All other lobby to have homogeneous mirror polished floor tiles.
- Lift front face wall granite or mirror polished tiles.
- Required electrical fitting-fixture (light, fan etc).

Elevator

- Elevator evaluation is an important electro mechanical aspect.
- Three superior quality elevator (Otis Korea/Toshiba/Mitsubishi/LG equivalent with adequate capacity. Two passenger lift and one cargo lift.
- Stoppage on all floors.
- Full height photocell protection.
- Emergency alarm provision.
- In case of power failure lift automatically move to next available stoppage & door will open automatically.

Lift Lobbies and Stair

- Spacious lift lobby in each floor.
- Floor tiles in all lift lobbies (RAK/Fu-wang/Greatwall or Equivalent), (Size : 16"×16").
- Stair tiles in all staircases (RAK/Fu-wang/Greatwall or Equivalent), (Size : 12"×12").
- Stair railing will be box-section with Hand rail.

Apartment Lay-Out

- Privacy will be emphasized in designing.

PABX

- PABX system in each apartment to communicate with the reception desk/guard posts.

Generator

One new standby emergency diesel generator (Siemens/euro power/china) with ATS of sufficient capacity for operation in case of power failure for the following :

- Lift.

- Water pump
- Lighting in drive way, gate, boundary wall, lift lobby, stair and other common space and adequate lighting in every apartment maximum 600 watts (four lights and three fans) per apartment.
- Standard substation with LT and PFI as per required capacity.
- Protected electrical room as required for generator and substation.

Water Pump

- Two water pumps (European Origin/Pedrollo/Gazi) for lifting required water from under ground water reservoir to roof to reservoir.

Roof Top

There will be will-viewed roof, along with :

- Well-designed protective parapet wall.
- Lime terracing in rooftop to protect over heating.
- Cloth drying line.
- RCC water reservoir for 01 (one) days water storage capacity.

Internet Facility

- Concealed coaxial wiring with separate cable for broadband internet line provision (without connection) in master bedroom/drawing area of each apartment.

General Amenities of the Complex

- Reserve car parking at basement and ground floor level for residential with spacious driveway.
- Concrete stopper for safe parking.
- Driver sitting spaces with attached toilet with light and fan. (Provision)
- Office space in ground floor.
- Prayer Hall with the place in rooftop.
- Mini super shop, Pharmacy, Laundry service, Gents parlor/saloon in ground floor.
- Separate Gym for ladies and gents.
- Electricity supply 415v (3 phase) from REB source with separate main cable and LT panel/distribution board (as per requirement of REB).
- Water supply connections with own submersible pump and sewerage out let facility.
- Sewerage Line system will be in underground and connected with the main line.
- Provision for connection of cable TV connection in master bad and living /family living area. All wiring will be concealed with separate cable for each apartment.
- Underground water reservoir for 02 (two) days water storage capacity.

Doors

Solid teak decorative main entrance door with :

- Door chain.
- Check viewer.
- Door handles with good quality security lock.
- Solid brass door knocker (Solid brass).
- Internal door of veneer flush door shutters with French polish.
- All internal doors frame are made of teak Chamblee/Shikorai/Mehegoni.
- Verandah and toilet doors with teak flush door with French polish of glass door.

Windows

- All windows will be fitted with aluminum and 5mm thick tinted glass.
- M.S sectional glass in windows.
- Safety grills in windows & verandahs.
- Rain water barrier inside 4 inches aluminum section.

Floors

- Distinctive homogeneous floors tiles in all floors as per Rak/Fu-wang/CBC/ Great wall standard.(Size :24"×24").
- Skirting 4" height.

Painting & polish

- Berger/Asia plastic paint/ Distemper in all internal walls and ceiling.
- Exterior wall will be painted by weather coat/ master coat.
- France polishes in all doorframe and shutters.
- Good quality enamel paint on verandah railing.

Walls

- All external walls will be 10"/5" brickwork with smooth plaster.
- All internal walls will be smooth plastered with 5" 1st class brickwork.
- Underground and overhead water reservoir wall will be RCC

Verandah

- Floors in distinctive homogeneous tiles.
- Railing shall be provided with MS section as per design.
- Suitable light points.

Kitchen

- Impressively designed platform with homogeneous tiles workshop.
- Standard quality matching wall tiles up to 7 feet floor height as per Rak/Fu-wang/CBC Great wall standard.
- One stainless counter top steel sink (single bowl single tray).

Bathrooms

- Uniform floor slope towards water outlet.
- Good quality sanitary wares.
- Wall tiles up to 7 feet height (RAK/Fu-wang or Equivalent size : (Size : 10"×16") & (10"×13").
- Matching floor tiles (RAK/Fu-wang or Equivalent size : (Size : 12"×12").

- Mirrors of suitable size in all bathrooms with overhead lamp points except servant toilet.
- Standard quality soap cases and one-towel rail in all bathrooms expect servant toilet.
- Standard quality push shower in all bathrooms expect servant toilet.

Sanitary & Plumbing

- Concealed GI, HCL, UPVC, PPR pipe and fitting in walls and shaft.
- Good quality fitting & features.

Electrical

- Best quality electrical switches, plug point, light points and other various points.
- Electrical distribution box with circuit breaker.
- Provision for windows air-conditioner in master bedroom and living room.
- Verandah with suitable light point.
- Flushed fan hooks in ceiling .

Utility Lines

- Every individual apartment will have separate electric meter.
- Connection of water supply will have common meter and common connection for sewerage for the project.
- Separate manual fire extinguisher for electrical fires will be provided.

Clint Service

- Preparation by laws and committee formation of Apartment owners Association.

Change/ Modification

- Various extra interior designing works and addition fittings and fixtures as per choice of the buyers may be done consistent with architectural drawing and design at an additional cost basis after approval of the Developer DSEC Limited.

Structural & Engineering Features Change/Modification

- Total Foundation and super structure will be designed and supervised by the experienced and professional structural design engineers and consultant.
- All the design parameters related to structural design will be based on the American Concrete institute and American Standard of Testing materials code.
- Regular comprehensive checking and testing of concrete and reinforcement at BUET laboratory at all critical stages.
- Structural design consideration for earth quake and wind factor is as per provision clearly defined in the Bangladesh national Building Code.
- Total foundation will be designed after sub soil investigation.

Major materials

- **Cement** : Cement from Scan/Holcim/Crown/ Shah or other equivalent standard Brand.
- **Steel** : 60 grade deformed bar from Rahim/BSRM/Bashundhara/AKS/KSRM or any other equivalent company who have reached consistent quality standard.
- **Chips** : Stone will be used as per structural design requirement.
- **Bricks** : Best quality available 1st class (cured)
- **Sand** : Best quality coarse sand.

Note : All utility connections are subject to approval of concerned Authorities.

Terms & Conditions

Application

- Application for allotment of apartment should be made on the prescribed application form duly signed by the applicant with the booking money. Allotment will be made on first come first serve basis. DSEC Ltd. has reserved the right to accept or reject any application (s) without assigning any reason what so ever.

Acceptance of Application

- On acceptance of an application, the company will issue an allotment letter to the applicant on receipt of which the application/allottee shall start making payment as per the schedule of payment.

Payment Terms

- Payments of earnest money, installments, car park costs, additional works and other charge shall be made by bank draft or pay order or cheque against which respective receipt will be issued. Bangladeshi residing abroad may remit payment by TT or DD.

Schedule of Payment

- Payments of installment, car park costs and all other charges are to be made on due dates. DSEC Ltd. may issue reminders to the allottee but not withstanding the issue of reminders, the allottees must adhere to the schedule of the payment to ensure timely completion.

Refunding & Cancellation of Allotment

- Delay in payment beyond the due will make the allottee (s) liable to pay delay charge on day basis as per Deed of Agreement. The allottee under take to pay delay charge at the rate of 0.1% per day on account of payment delayed beyond the due date. If the payments are delayed beyond 90 (Ninety) days, DSEC Ltd. shall have the right to cancel the allotment. In such and incidence the amount at 10% will be deducted from the total amount and the refund will be made after resale of the apartment.

Agreement

- DSEC Ltd. and the allottees will be required to sign an agreement for safeguarding the mutual interest of the allottees as well as DSEC Ltd.

Changes

- Minor changes in the specifications, design and/or layout of the apartment and other facilities may be made by DSEC Ltd. For overall interest or due to unavoidable circumstances.

Documentation

- DSEC Ltd. may cancel an allotment on non-payment of installment disregard or reminders and after final intimation to allottees by registered post at the address given in the application form.

Force Majeure

- The completion period of the construction of the project can be affected by unavoidable circumstances beyond the control of DSEC Ltd. like force majeure, natural calamities, political disturbances, materials scarcity or price escalation, strikes and changes in the fiscal policy of the Govt.

Company Right

- For the better interest of the project the company reserves right to make any alteration, addition, omission, revision in the plan of the apartment and in the layout plan.

Buyers Right

- If the buyer desires minor changes in internal layout and to fix additional fittings and of different qualities than that of the standard fittings and quality as mentioned in the brochure, the buyer shall bear the additional expenditure necessary.

Owner's Association

- The Company shall arrange formation of a Owner's Association named "Green Park Apartments Association" and all the apartment buyers shall become a member of that society.

Time of completion

- The time of completion of the project in schedule handover time. The time so fixed is extendable if it becomes necessary on account of act of Allah, natural calamity, strikes, civil commotion or any reason beyond the control of the company.

Handover of Possessions

- After three months of full payments and other charges the possession of allotted apartment and parking space will hand over to the buyer. Until or unless dues are clear, possession of the apartment will not be handed over.




DSEC Limited
 (A House of Creative Consultant)

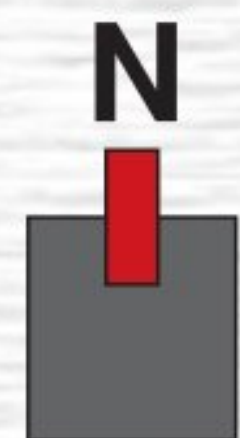
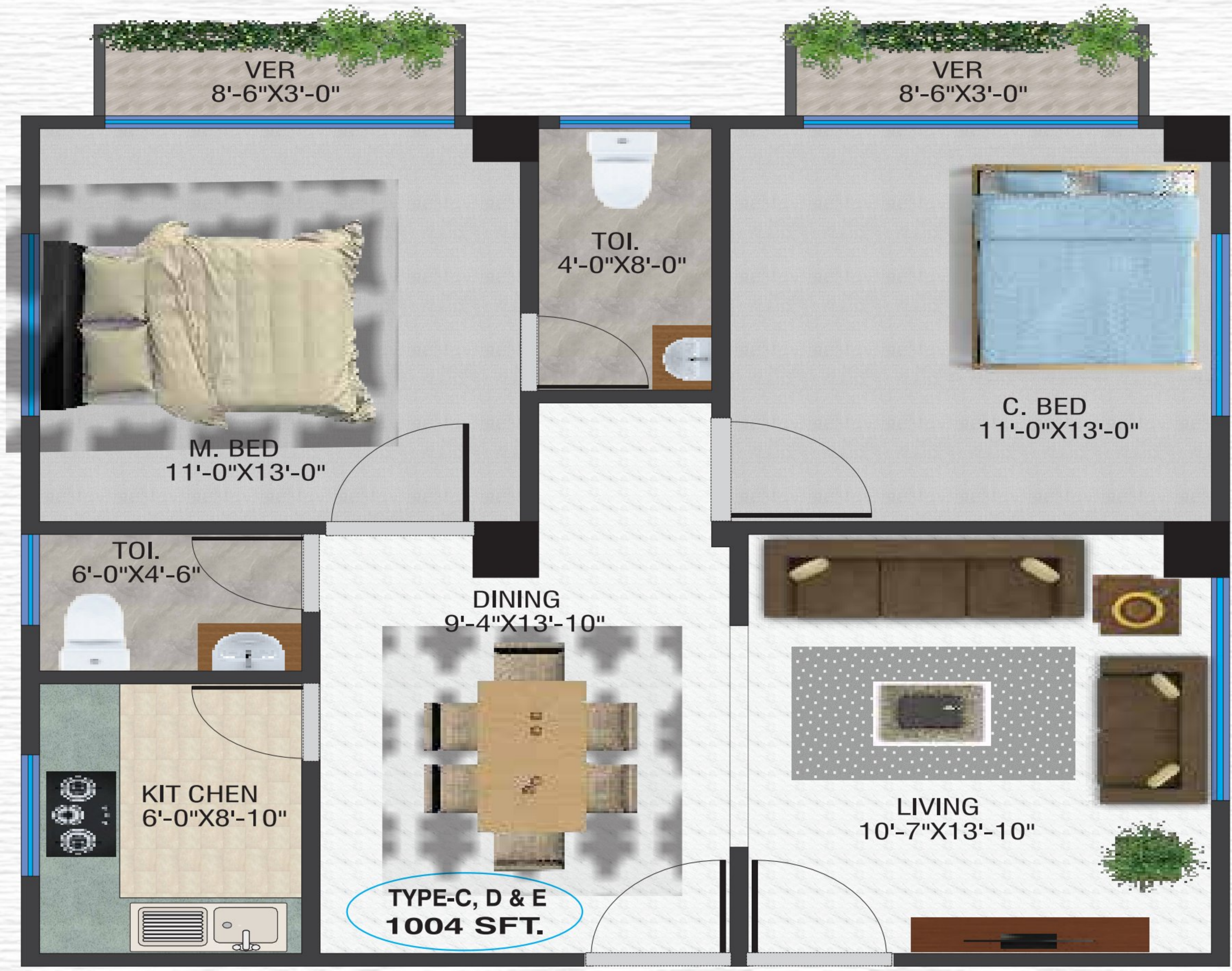
Corporate Office:

B-34, RS Tower (3rd Floor), Savar Bazar Bus Stand, Savar, Dhaka.
 Cell: +88 01845-961300, 01716-042673, 01718-183254, www.facebook.com/greenpark-dsecltd.

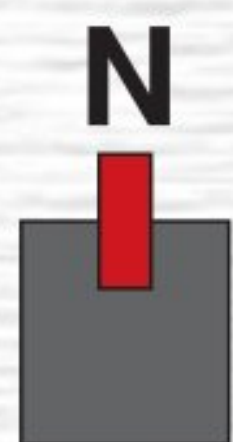
Hotline  +88 01716-982623
 +88 01732-566612

 greenpark.dsecltd@gmail.com

 www.greenpark2020.com



FLOOR PLAN TYPE C, D & E



FLOOR PLAN TYPE F

Facilities Available

Mosque



ATM Both



GYM



Rooftop Playground



Super Shop



Laundry Service



Facilities Available

Convention Center



Gents Parlour



Library



Swimming Pool



Pharmacy



BBQ Zone



Feature and Amenities

Building Entrance

There will be spacious entrance to the building with the perspective view:

- Secured decorative M.S front gate with lamp.
- Secured provision through guardroom to control incoming and outgoing persons, vehicles and goods.
- Name with address and company logos on granite or mirror polished tiles in attractive finish.
- Spacious internal drive way and car parking.

Reception Area and Lobby

An Exclusive designed reception and lobby with the following features :

- Granite/marble/tiles (mirror polished) finished concierge desk. As per DSEC Limited standard. All other lobby to have homogeneous mirror polished floor tiles.
- Lift front face wall granite or mirror polished tiles.
- Required electrical fitting-fixture (light, fan etc).

Elevator

- Elevator evaluation is an important electro mechanical aspect.
- Three superior quality elevator (Otis Korea/Toshiba/Mitsubishi/LG equivalent with adequate capacity. Two passenger lift and one cargo lift.
- Stoppage on all floors.
- Full height photocell protection.
- Emergency alarm provision.
- In case of power failure lift automatically move to next available stoppage & door will open automatically.

Lift Lobbies and Stair

- Spacious lift lobby in each floor.
- Floor tiles in all lift lobbies (RAK/Fu-wang/Greatwall or Equivalent), (Size : 16"×16").
- Stair tiles in all staircases (RAK/Fu-wang/Greatwall or Equivalent), (Size : 12"×12").
- Stair railing will be box-section with Hand rail.

Apartment Lay-Out

- Privacy will be emphasized in designing.

PABX

- PABX system in each apartment to communicate with the reception desk/guard posts.

Generator

One new standby emergency diesel generator (Siemens/euro power/china) with ATS of sufficient capacity for operation in case of power failure for the following :

- Lift.

- Water pump
- Lighting in drive way, gate, boundary wall, lift lobby, stair and other common space and adequate lighting in every apartment maximum 600 watts (four lights and three fans) per apartment.
- Standard substation with LT and PFI as per required capacity.
- Protected electrical room as required for generator and substation.

Water Pump

- Two water pumps (European Origin/Pedrollo/Gazi) for lifting required water from under ground water reservoir to roof to reservoir.

Roof Top

There will be will-viewed roof, along with :

- Well-designed protective parapet wall.
- Lime terracing in rooftop to protect over heating.
- Cloth drying line.
- RCC water reservoir for 01 (one) days water storage capacity.

Internet Facility

- Concealed coaxial wiring with separate cable for broadband internet line provision (without connection) in master bedroom/drawing area of each apartment.

General Amenities of the Complex

- Reserve car parking at basement and ground floor level for residential with spacious driveway.
- Concrete stopper for safe parking.
- Driver siting spaces with attached toilet with light and fan. (Provision)
- Office space in ground floor.
- Prayer Hall with the place in rooftop.
- Mini super shop, Pharmacy, Laundry service, Gents parlor/saloon in ground floor.
- Separate Gym for ladies and gents.
- Electricity supply 415v (3 phase) from REB source with separate main cable and LT panel/distribution board (as per requirement of REB).
- Water supply connections with own submersible pump and sewerage out let facility.
- Sewerage Line system will be in underground and connected with the main line.
- Provision for connection of cable TV connection in master bad and living /family living area. All wiring will be concealed with separate cable for each apartment.
- Underground water reservoir for 02 (two) days water storage capacity.

Doors

Solid teak decorative main entrance door with :

- Door chain.
- Check viewer.
- Door handles with good quality security lock.
- Solid brass door knocker (Solid brass).
- Internal door of veneer flush door shutters with French polish.
- All internal doors frame are made of teak Chamblee/Shikorai/Mehegoni.
- Verandah and toilet doors with teak flush door with French polish of glass door.

Windows

- All windows will be fitted with aluminum and 5mm thick tinted glass.
- M.S sectional glass in windows.
- Safety grills in windows & verandahs.
- Rain water barrier inside 4 inches aluminum section.

Floors

- Distinctive homogeneous floors tiles in all floors as per Rak/Fu-wang/CBC/ Great wall standard.(Size :24"×24").
- Skirting 4" height.

Painting & polish

- Berger/Asia plastic paint/ Distemper in all internal walls and ceiling.
- Exterior wall will be painted by weather coat/ master coat.
- France polishes in all doorframe and shutters.
- Good quality enamel paint on verandah railing.

Walls

- All external walls will be 10"/5" brickwork with smooth plaster.
- All internal walls will be smooth plastered with 5" 1st class brickwork.
- Underground and overhead water reservoir wall will be RCC

Verandah

- Floors in distinctive homogeneous tiles.
- Railing shall be provided with MS section as per design.
- Suitable light points.

Kitchen

- Impressively designed platform with homogeneous tiles workshop.
- Standard quality matching wall tiles up to 7 feet floor height as per Rak/Fu-wang/CBC Great wall standard.
- One stainless counter top steel sink (single bowl single tray).

Bathrooms

- Uniform floor slope towards water outlet.
- Good quality sanitary wares.
- Wall tiles up to 7 feet height (RAK/Fu-wang or Equivalent size : (Size : 10"×16") & (10"×13").
- Matching floor tiles (RAK/Fu-wang or Equivalent size : (Size : 12"×12").

- Mirrors of suitable size in all bathrooms with overhead lamp points except servant toilet.
- Standard quality soap cases and one-towel rail in all bathrooms except servant toilet.
- Standard quality push shower in all bathrooms except servant toilet.

Sanitary & Plumbing

- Concealed GI, HCL, UPVC, PPR pipe and fitting in walls and shaft.
- Good quality fitting & features.

Electrical

- Best quality electrical switches, plug point, light points and other various points.
- Electrical distribution box with circuit breaker.
- Provision for windows air-conditioner in master bedroom and living room.
- Verandah with suitable light point.
- Flushed fan hooks in ceiling .

Utility Lines

- Every individual apartment will have separate electric meter.
- Connection of water supply will have common meter and common connection for sewerage for the project.
- Separate manual fire extinguisher for electrical fires will be provided.

Clint Service

- Preparation by laws and committee formation of Apartment owners Association.

Change/ Modification

- Various extra interior designing works and addition fittings and fixtures as per choice of the buyers may be done consistent with architectural drawing and design at an additional cost basis after approval of the Developer DSEC Limited.

Structural & Engineering Features Change/Modification

- Total Foundation and super structure will be designed and supervised by the experienced and professional structural design engineers and consultant.
- All the design parameters related to structural design will be based on the American Concrete institute and American Standard of Testing materials code.
- Regular comprehensive checking and testing of concrete and reinforcement at BUET laboratory at all critical stages.
- Structural design consideration for earth quake and wind factor is as per provision clearly defined in the Bangladesh national Building Code.
- Total foundation will be designed after sub soil investigation.

Major materials

- **Cement** : Cement from Scan/Holcim/Crown/ Shah or other equivalent standard Brand.
- **Steel** : 60 grade deformed bar from Rahim/BSRM/Bashundhara/AKS/KSRM or any other equivalent company who have reached consistent quality standard.
- **Chips** : Stone will be used as per structural design requirement.
- **Bricks** : Best quality available 1st class (cured)
- **Sand** : Best quality coarse sand.

Note : All utility connections are subject to approval of concerned Authorities.

Terms & Conditions

Application

- Application for allotment of apartment should be made on the prescribed application form duly signed by the applicant with the booking money. Allotment will be made on first come first serve basis. DSEC Ltd. has reserved the right to accept or reject any application (s) without assigning any reason what so ever.

Acceptance of Application

- On acceptance of an application, the company will issue an allotment letter to the applicant on receipt of which the application/allottee shall start making payment as per the schedule of payment.

Payment Terms

- Payments of earnest money, installments, car park costs, additional works and other charge shall be made by bank draft or pay order or cheque against which respective receipt will be issued. Bangladeshi residing abroad may remit payment by TT or DD.

Schedule of Payment

- Payments of installment, car park costs and all other charges are to be made on due dates. DSEC Ltd. may issue reminders to the allottee but not withstanding the issue of reminders, the allottees must adhere to the schedule of the payment to ensure timely completion.

Refunding & Cancellation of Allotment

- Delay in payment beyond the due will make the allottee (s) liable to pay delay charge on day basis as per Deed of Agreement. The allottee under take to pay delay charge at the rate of 0.1% per day on account of payment delayed beyond the due date. If the payments are delayed beyond 90 (Ninety) days, DSEC Ltd. shall have the right to cancel the allotment. In such and incidence the amount at 10% will be deducted from the total amount and the refund will be made after resale of the apartment.

Agreement

- DSEC Ltd. and the allottees will be required to sign an agreement for safeguarding the mutual interest of the allottees as well as DSEC Ltd.

Changes

- Minor changes in the specifications, design and/or layout of the apartment and other facilities may be made by DSEC Ltd. For overall interest or due to unavoidable circumstances.

Documentation

- DSEC Ltd. may cancel an allotment on non-payment of installment disregard or reminders and after final intimation to allottees by registered post at the address given in the application form.

Force Majeure

- The completion period of the construction of the project can be affected by unavoidable circumstances beyond the control of DSEC Ltd. like force majeure, natural calamities, political disturbances, materials scarcity or price escalation, strikes and changes in the fiscal policy of the Govt.

Company Right

- For the better interest of the project the company reserves right to make any alteration, addition, omission, revision in the plan of the apartment and in the layout plan.

Buyers Right

- If the buyer desires minor changes in internal layout and to fix additional fittings and of different qualities than that of the standard fittings and quality as mentioned in the brochure, the buyer shall bear the additional expenditure necessary.

Owner's Association

- The Company shall arrange formation of a Owner's Association named "Green Park Apartments Association" and all the apartment buyers shall become a member of that society .

Time of completion

- The time of completion of the project in schedule handover time. The time so fixed in extendable if it becomes necessary on account of act of Allah, natural calamity, strikes, civil commotion or any reason beyond the control of the company.

Handover of Possessions

- After three months of full payments and other charges the possession of allotted apartment and parking space will hand over to the buyer. Until or unless dues are clear, possession of the apartment will not be handed over.