

# **Exclusive South Facing Apartment**

**895, Adorsho Road, Monipur, Mirpur-10, Dhaka**

**Flat Size -1350 & 1330 Sft**



Cell: 01746801415, 01917275501

## Preface:

**Innova Development Ltd.** an up growing developer company with a motto of “Innovating green living”. Our journey is to contribute in building the new Bangladesh by using the latest construction technologies of green. We are a team to work with to imply world class real-estate concepts across various business lines with the highest standards of professionalism, ethics, and quality. We design a space of serenity, a mere indulgence to the natural resources and a careful balance between contemporary need and desire of peace.

In this trend **Innova Development Ltd.** whose main vision is “**Innovating green living**” is in pursuit of creating a living space with all the essence of human life. Our project **Innova Konica Garden** in the auspicious location of 895 Adorsho Road, Monipur, Mirpur-10, Dhaka is one of our creative pursuits.

The location is a superb attraction for the residents within the close proximity of urban needs. Our designers are on their relentless effort to create a successful community living by accommodating all functions in a comfortable layout. As a result, the residents are blessed with maximum benefit of resources of our beautiful tropical climate. All the amenities provided for the building will foster the beauty of living in an urban setting. So Innova try to create a new address in your life inshallah.

In detail two units have been arranged with South & road facing in an central core. The element of the nature is highly regarded here. Efforts are concentrated to catch the maximum air and light from south and negate the scorching west sun in ventilation and cautiously planned to accommodate natural lightings. On the top of that, it ensures a smooth living, dynamic, contemporary and needless to say, a very functional one.

As a whole **INNOVA KONICA GARDEN**, stands out as an icon of urban beauty with an emblem of elegance for its proud owners.

## At a glance:

Project Name	: Innova Konica Garden.
Project Address	: Plot No-895, Adorsho Road, Monipur, Mirpur 10, Dhaka,
Land area	: 5.58 khatha (9.16 decimel as practical & Dholil)
Stored of Building	: G+8 (Ground floor parking + 8 Apartment floor)
Nos of Apartment	: 16 Nos.(2 Nos each Floor).
Total Parking	: 12 Nos(Developer 01 Parking with Each Apartment)
Facing of Apartment	: South With Road Facing both Apartment.
Each Apartment Contains	: 3 Bed, Living, Dining, Family Living, Kitchen, 3 Toilet, 4 Verandah, Green Planter in Each Flat.
Common Amenities	: Reception with Guest Waiting Lounge, Diver Waiting, Guard Room, Caretaker room, 2 Toilet, EME in Gr. Floor & Community hall/Prayer place, Zymnatiam, Obluation, change, Children Play Area, BBQ Area, Green with seating area on roof floor.
Duration of Project completing	: 3 Years from Start construction.





**INNOVA**  
Innova  
Konica Garden  
H # 895,  
Amdara Road, Mirpur  
Mirpur, Dhaka.  
Developer  
Innova Development Ltd.

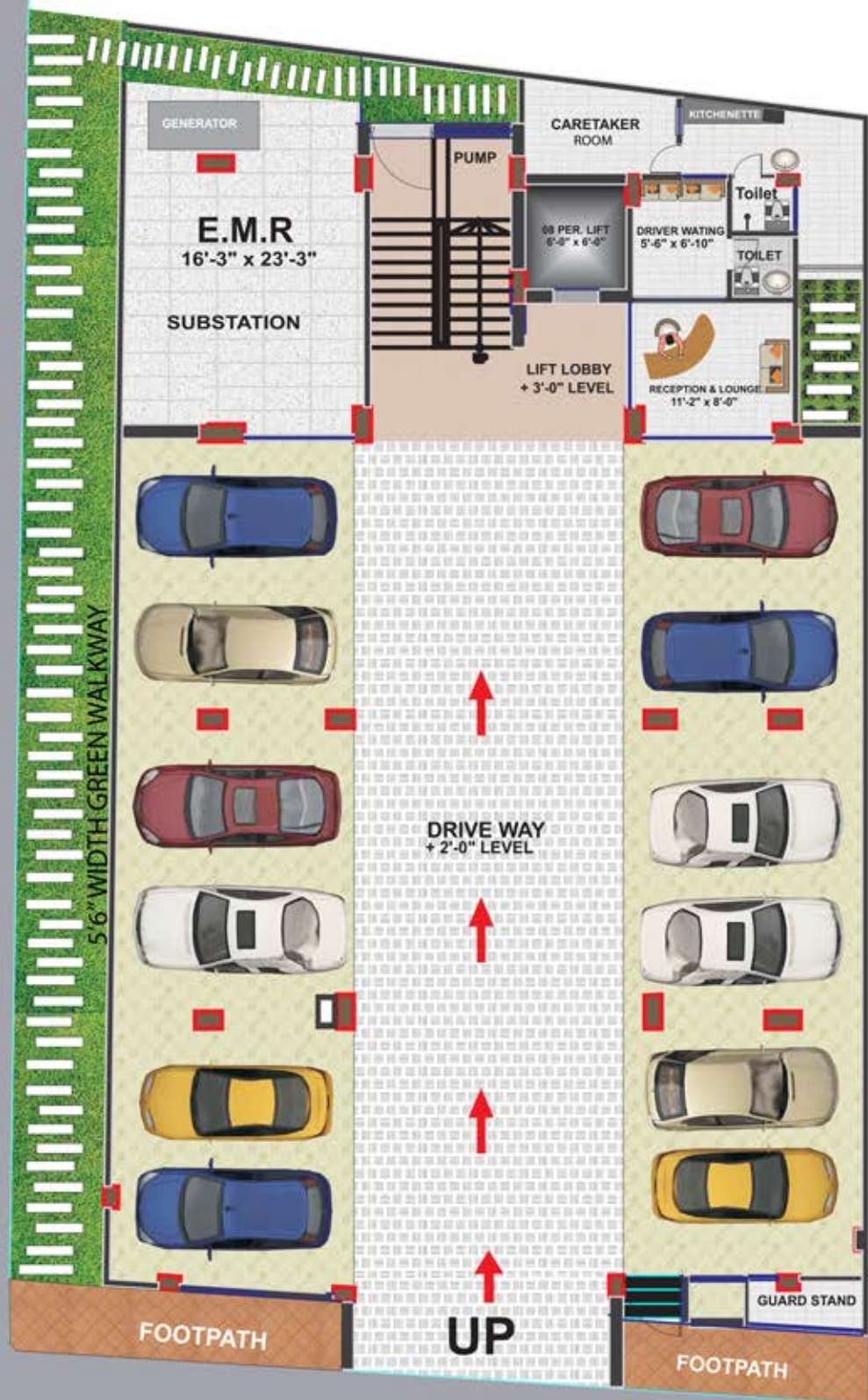
**INNOVA**  
Konica Garden

Perspective View

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DPA PROPOSED 20'-0" WIDE ROAD (Existing 9'-0" Road)



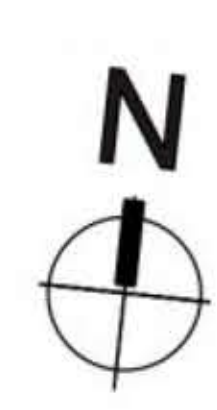
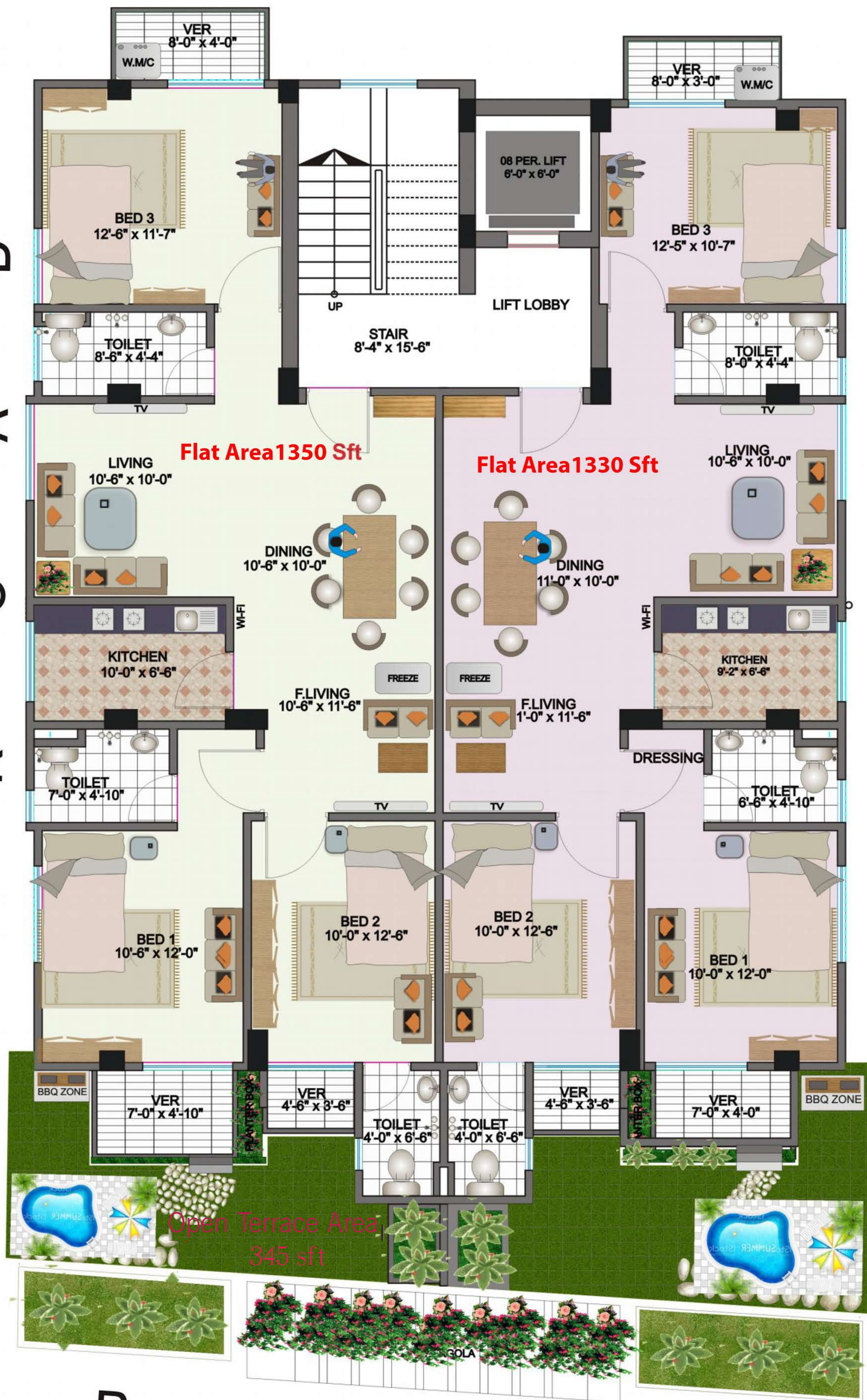
20'-0" wide road



**GROUND FLOOR PLAN**



R  
O  
A  
D



**1ST FLOOR PLAN**  
SCALE:- NOT TO SCALE

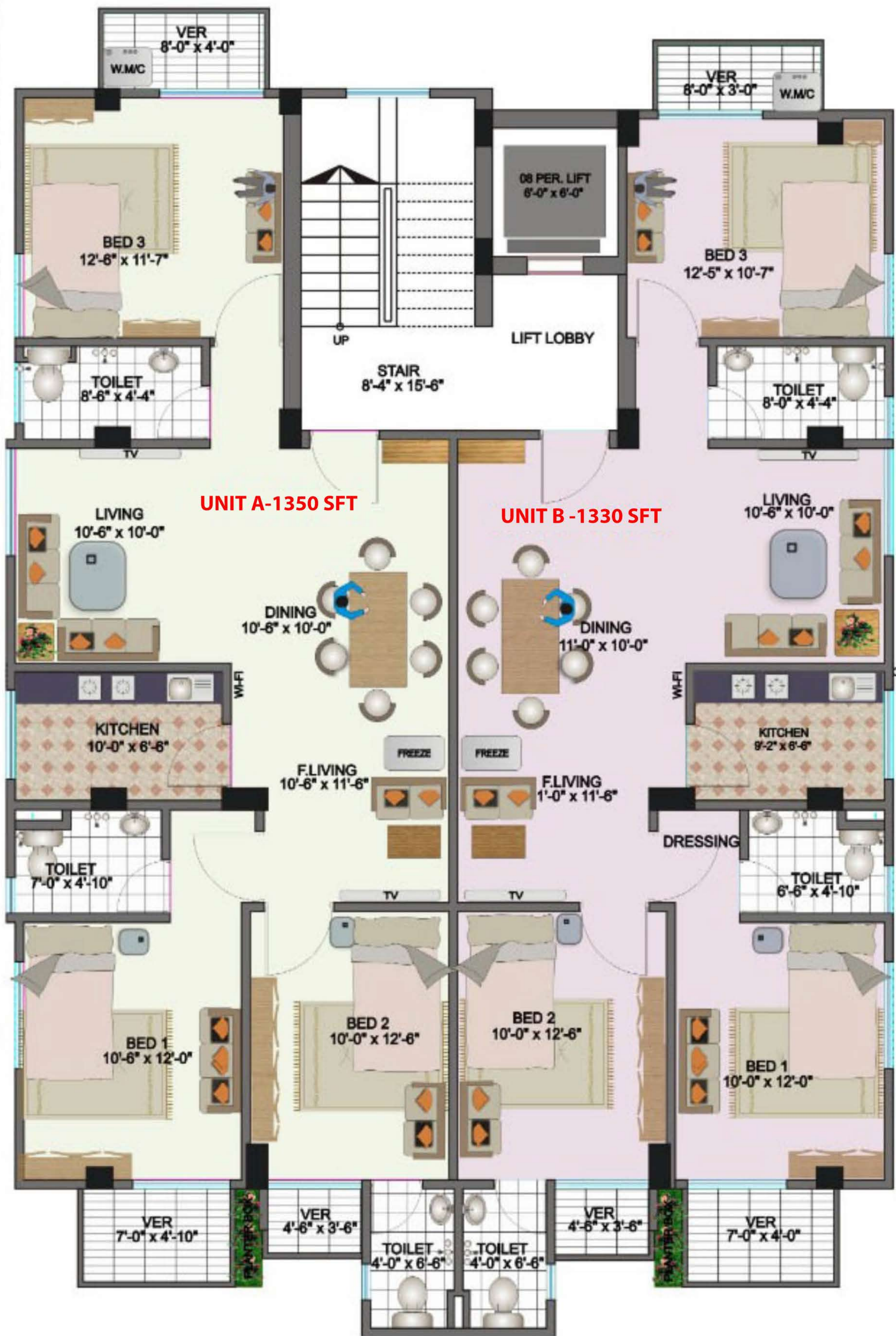
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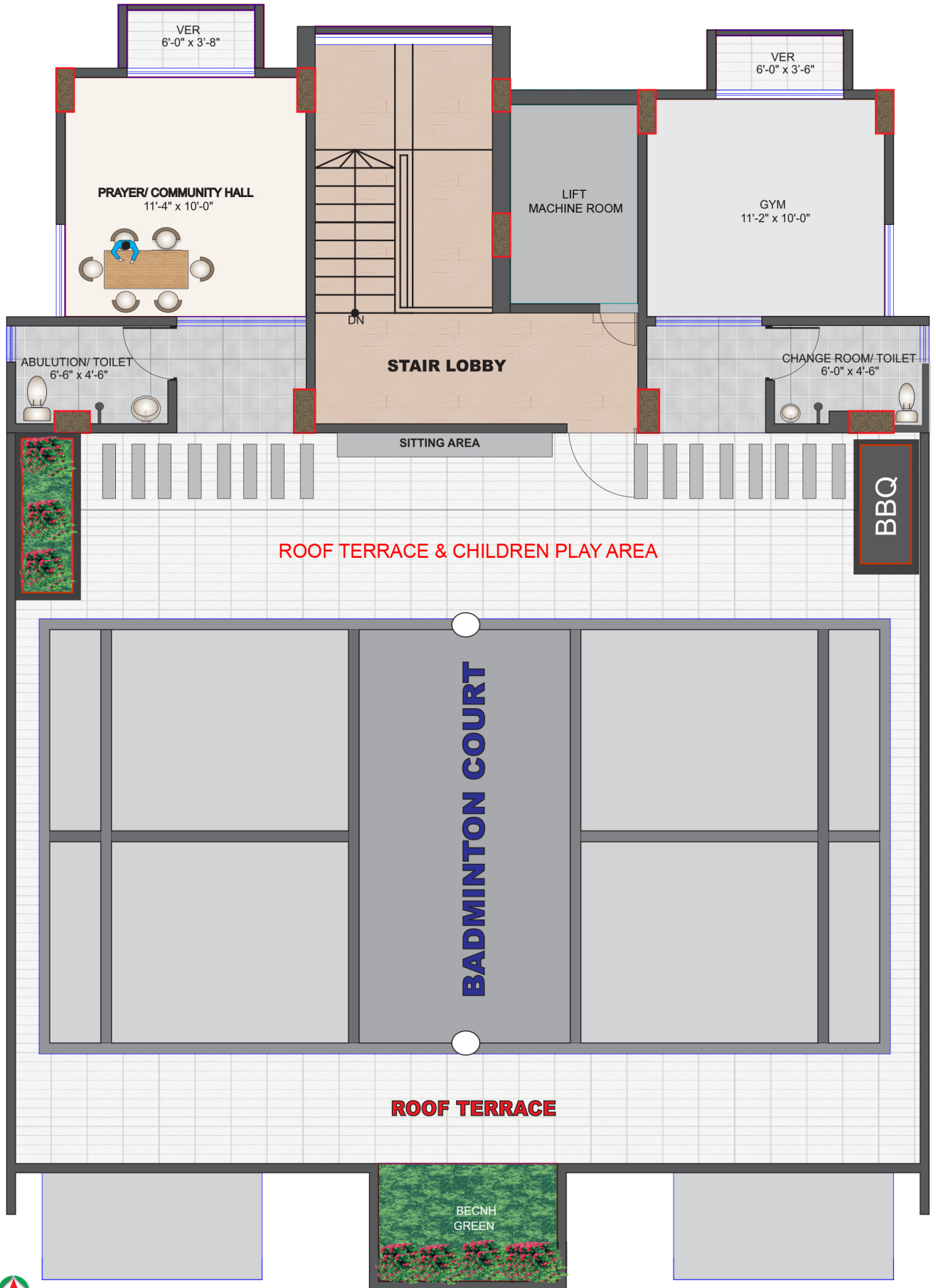
**INNOVA**  
DEVELOPMENT LTD.  
*Innovating Green Living...*





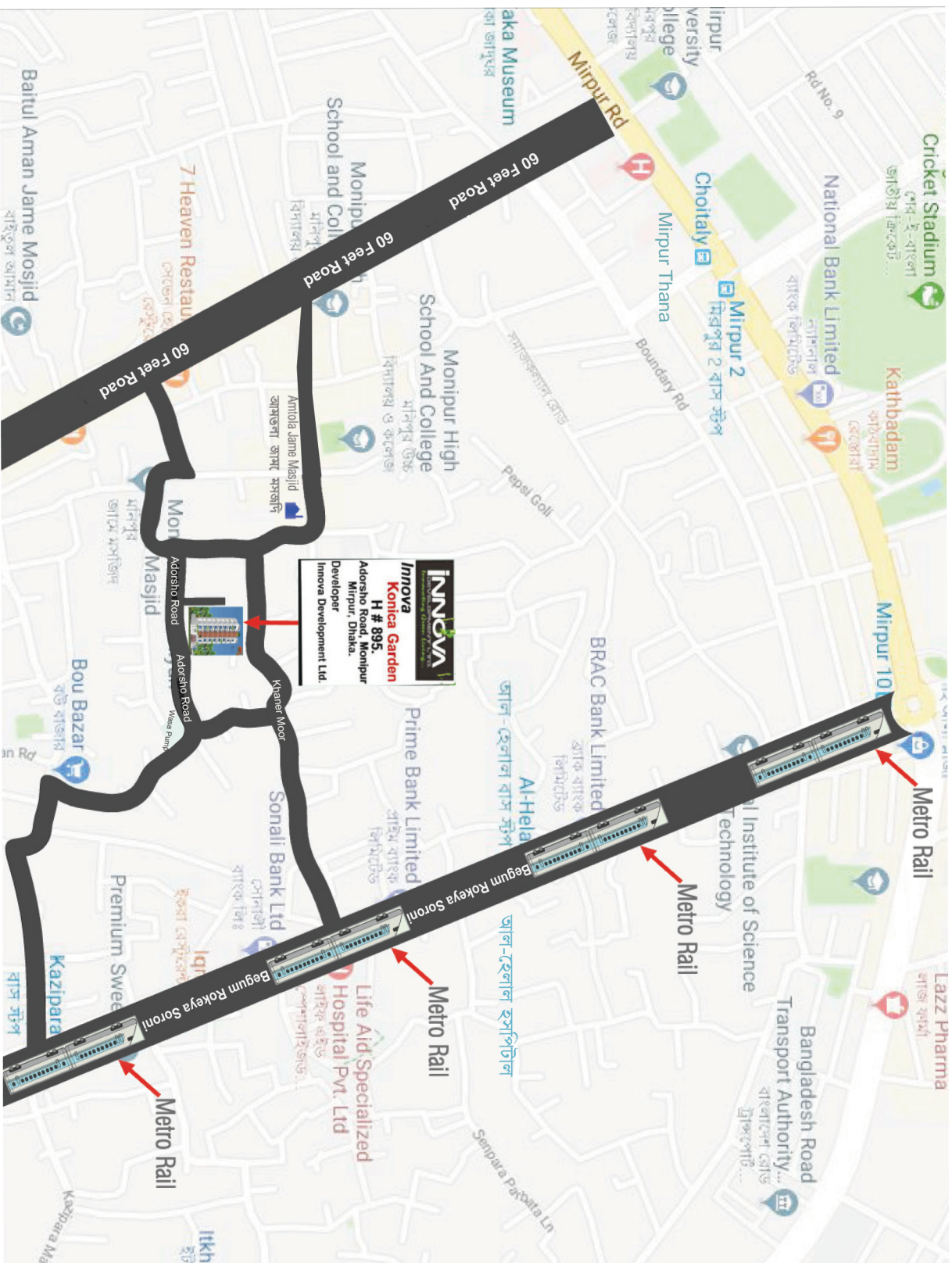
**TYPICAL FLOOR**  
SCALE:- NOT TO SCALE





**ROOF TOP**

# Location Map of Innova Konica Garden





# Specification

- **Civil works**

- A RCC framed structured building in consideration of earthquake factor up to 8. (Design considered in seismic Zone- 2).
- Structure designed as per Bangladesh National Building Code (BNBC 2008).
- All internal and outer bricks wall will be by 5"/10" thick by 1<sup>st</sup> class bricks.
- Interior paint– Plastic Emulsion Paints.
- Exterior paint & cladding – weather coated paints. & front toilet area tiles cladding.
- Floor tiles in all bed room, living, dining & family by 24"\*24" homogeneous floor tiles,
- Windows with MS safety grill & 4" width Thai aluminums.
- 60/72.5 grade deformed bar will be used in all structural members.
- Good quality material will be used.

- **Electrical works**

- Electrical points with standard concealed PVC wiring.
- Air condition provision in master bed and child bedroom.
- Provision for one telephone line with two points in living room and master bed.
- Good quality available electrical switches, Sockets circuit breaker and other fittings.
- Provision of intercom in dining area.
- Two tube light point in each room, one point each toilet, verandah & kitchen.

- **Kitchen Features**

- Double burner gas point including LPG cylinder system. Also provision of microwave & elect induction cooker.
- Concrete platform with finished granite techure tiles works top (2'-6" height from the floor level).
- Provision of gas connection on availability of Government rules.
- Ceramic tiles on walls up to 7'-0" height with in match Homogeneous floor tiles.
- Standard quality stainless steel single bowl sink with cock.
- Provision for Exhaust fan, kitchen hood & water purify system

- **Bathroom Features**

- Concealed water and waste waterlines.
- Ceramic wall tiles up to 7'-0" height in all toilets with match on Homogeneous floor tiles.
- Good quality toilet accessories for all toilets.
- Standard quality sanitary fittings & fixer.
- Hot & cold-water system provision in master & child bath room.

- **Door Features**

- Main entrance Door panel & frame by Seasoned & decorative solid wood (Teak Chambal/Shilkoroi/Meheguni).
- All internal door frame by seasoned ( Shilkoroi/meheguni/equivalent) good quality wood & panel by veneered flash door.
- Waterproof good quality doors for toilet, kitchen and verandah.
- Good quality handle lock, Check viewer and security chain at main entry door.

- **Lift**

- One (01) no. international standard 08 (Eight) passenger lift with 02 year replacement warranty & 10 years' service warranty.

- **Generator**

- Standby generator with auto change over switch for supplying power in case of power failure of lift, water pump, lighting in common space and stairs, one light and one fan point in all bed, drawing.one point each toilet & kitchen room.

- **Other Features**

- Independent meter in each apartment.
- Homogeneous tiles in Stair, lift lobby and other common usages floors.
- DPDC/Desco power supply by internal sub station & check meter.
- Recaption lounge, diver waiting, guard & caretaker room including two toilet in ground floor.
- Prayer place/community hall, Gymnasium, BBQ area, children play area on Roof.
- Decorated design SS stair Railing, MS verandah Railing & main gate.
- Finished lobby, recaption waiting lounge at ground floor.
- 3 days consume capacity under ground & 1 day capacity overhead water tank.
- Designed pavement block tiles in ground floor parking & rooftop.

## *Terms and Conditions:*

- **Allotment**
  - Allotment shall be on first-come first-serve basis on receipt of booking money as application.
- **Payments**
  - All payments are to be made by cross cheque/Bank draft/ Pay order in favor of INNOVA DEVELOPMENT LTD, against which money receipt will be issued.
  - The buyers must strictly adhere to the schedule of payment to ensure timely completion of construction work.
  - Add delay in payment up to two installments will make the buyer claimable to pay 3% interest per month on the payable amount.
  - If the payment is delayed beyond three installments, the company shall have the right to cancel the allotment. In such an event the amount paid by the buyer will be refunded incidental charge.
- **Cancellation of Right**
  - In case of any cancellation of booking of an apartment by a client, the amount deposited will be refunded after the selling of that apartment to the new buyer and deduction of incidental charges of BDT 100,000/- (one lac) only.
- **Company Rights**
  - The company reserves the right to accept or reject application of apartment. The company may make minor changes in design and specification of the project if those becomes necessary.
  - The completion period of the construction of the project can be affected by unavoidable circumstances beyond the control of the company, like force measure, natural calamities , political disturbance strikes and changes the fiscal policy of the state etc.

# Innova Development Ltd.

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