

INNOVA Hamza Garden

680/7-9 East Monipur, Mirpur, (Monipur Baitur Rob Moszid Compound)
Mirpur-10, Dhaka -1216 (West Side of Kazipara Metro Rail Station)

**10 Storied 4 Bed Luxurious
Apartment Building on
9 Katha Land.**

Flat Size

Unit -A-1890 Sft

Unit -B-1480 Sft

Unit -C-1710 Sft



Innova Development Ltd.

Building Innovative Addresses...

85, Green Road (1st floor), Farmgate, Dhaka 1215.

Call: +8801917-275501, Email: innovadevelopmentltdmd@gmail.com

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 the trend **Innova Development Ltd.** whose main vision is **Building Innovative Addresses** is in pursuit of creating a living space with all the essence of human life. Our project **Innova Hamza Garden** in the auspicious location of 680/7, Monipur (Rob Mosque compound), 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 Three units have been arranged with North & 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 lighting. On the top of that, it ensures a Smooth living, dynamic, contemporary and needless to say, a very functional one.

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

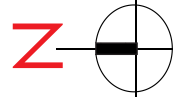
At a glance

Project Name	:Innova Hamza Garden.
Project Address	:plot No-680/7-9, Monipur (Bitur Rob Mosque Compound) Mirpur Dhaka -1216
Land area	:9 khatha (14.77 decimel as practical & Dholil)
Stored of Building	:G+9(Ground Floor Parking + 9 Apartment Floor)
Nos Of Apartment	:27 Nos. (3 Nos Each Floor).
Total Parking	:18 Nos.
Lift Facilities	:01-08 Person & 01-06 Person Stan By Lift.
Facing of Apartment	:North Facing With North-South Cross Ventilated Apartment.
Each Apartment Contains	:4 Bed, Living, Dining, Family Living, Kitchen , 3 Toilet, 3 Balcony, Green Planter In Each Flat.
Common Amenities	:Reception With Guest Waiting Lounge, Diver Waiting Guard Room, Caretaker Room, 2 Toilet, LPG Gas Hub & EME Room In Ground Floor. Community Hall, Party With BBQ Area, Gymnasium, Badminton Court, Children Play Area, Landscaping Green With Seating, Lift Machine Room In Roof Top.
Handover of the Project	:December 2026.



Existing 16'-0" wide road

4 STORED BITUR ROB MOSZID BUILDING



GROUND FLOOR PLAN



Type A- 1890 SFT

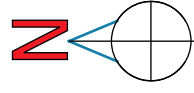
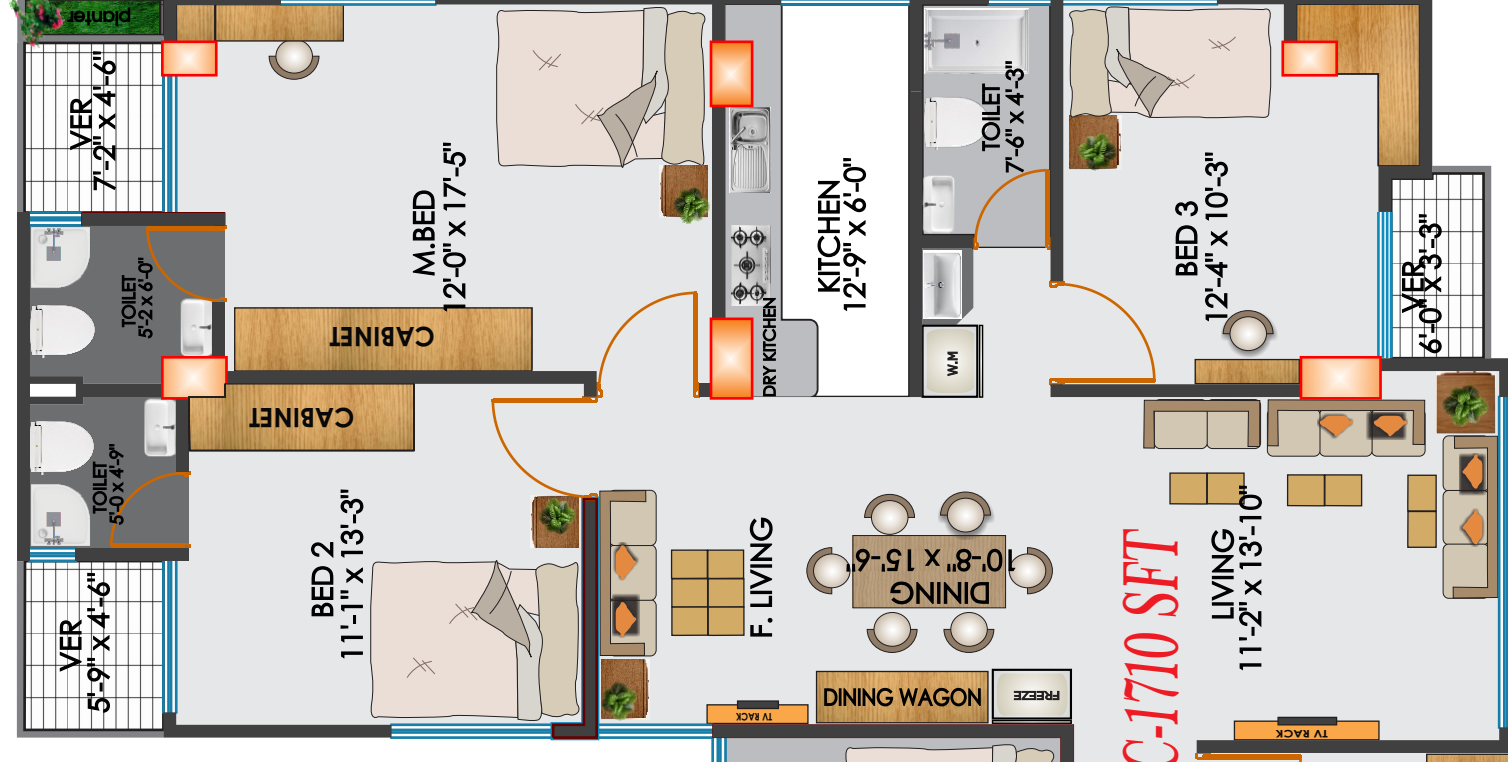
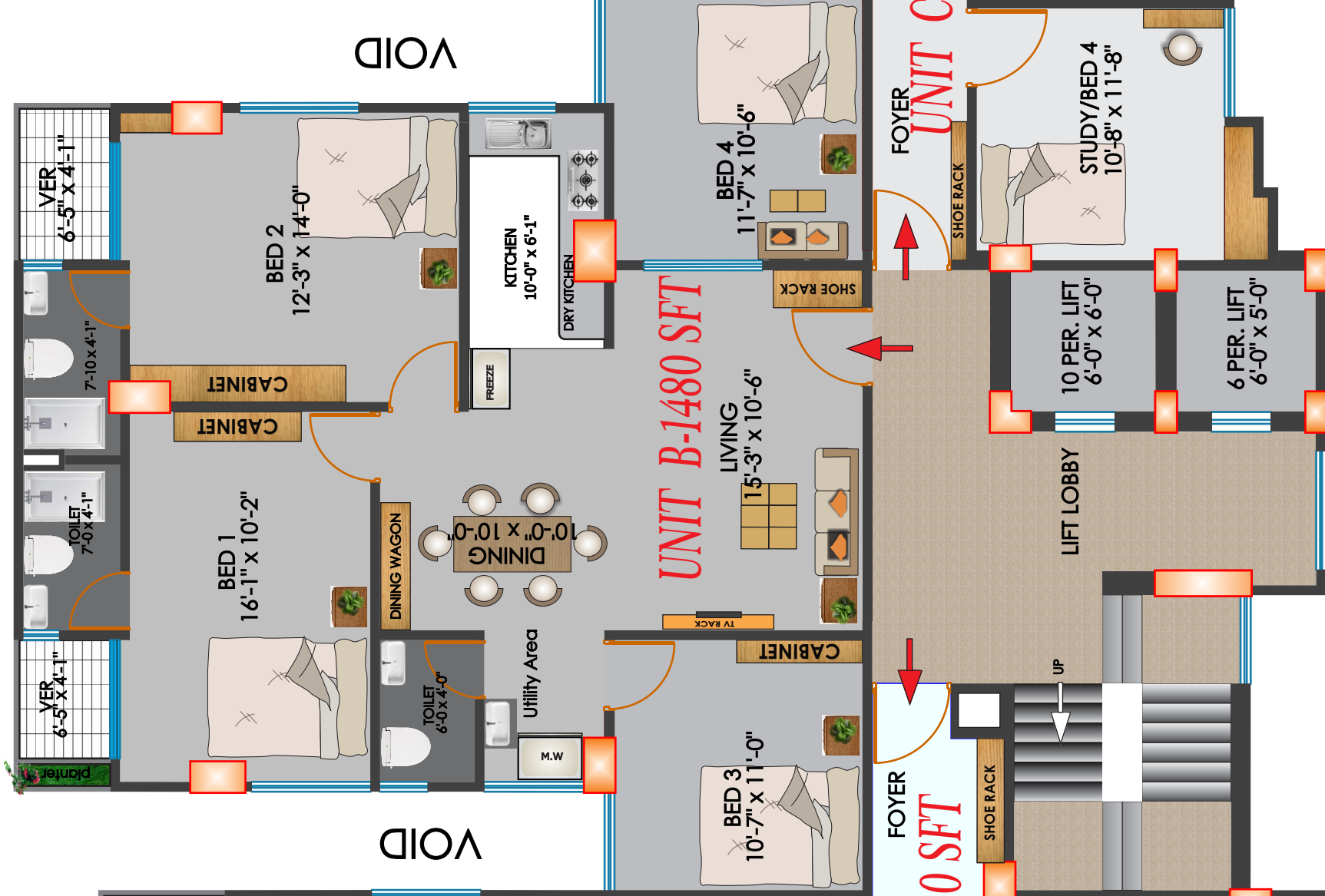
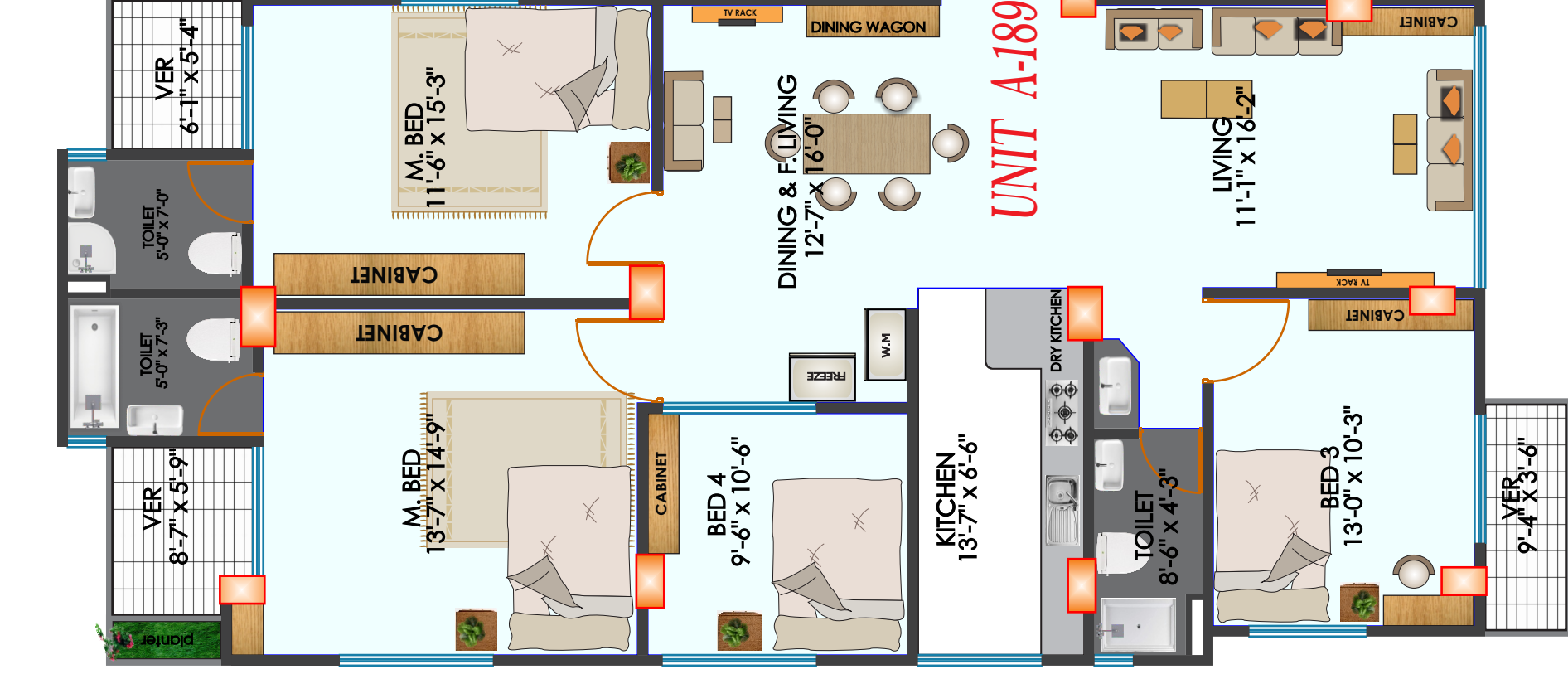
Flat Inside Area = 1550 sft.
 Floor Common Area(Stair & Lift) = 160 sft.
 General Common Area(GF & Roof) = 180 sft.

Type B- 1480 SFT

Flat Inside Area = 1180 sft.
 Floor Common Area(Stair & Lift) = 120 sft.
 General Common Area(GF & Roof) = 180 sft.

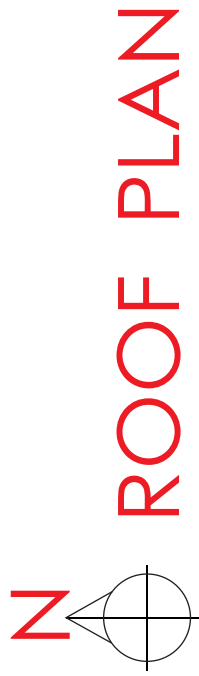
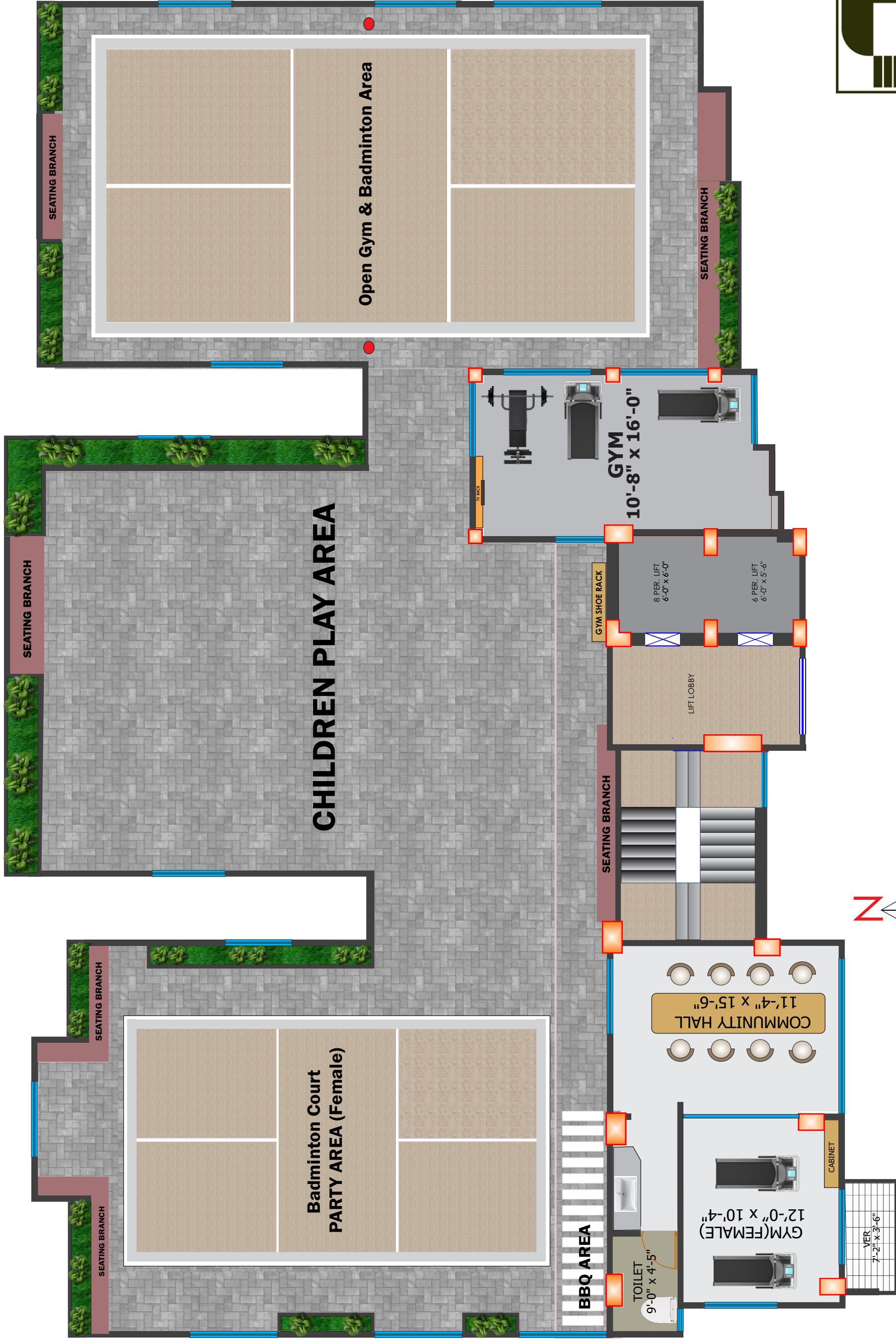
Type C- 1710 SFT

Flat Inside Area = 1380 sft.
 Floor Common Area(Stair & Lift) = 150 sft.
 General Common Area(GF & Roof) = 180 sft.



1ST TO 9TH (TYPICAL) FLOOR

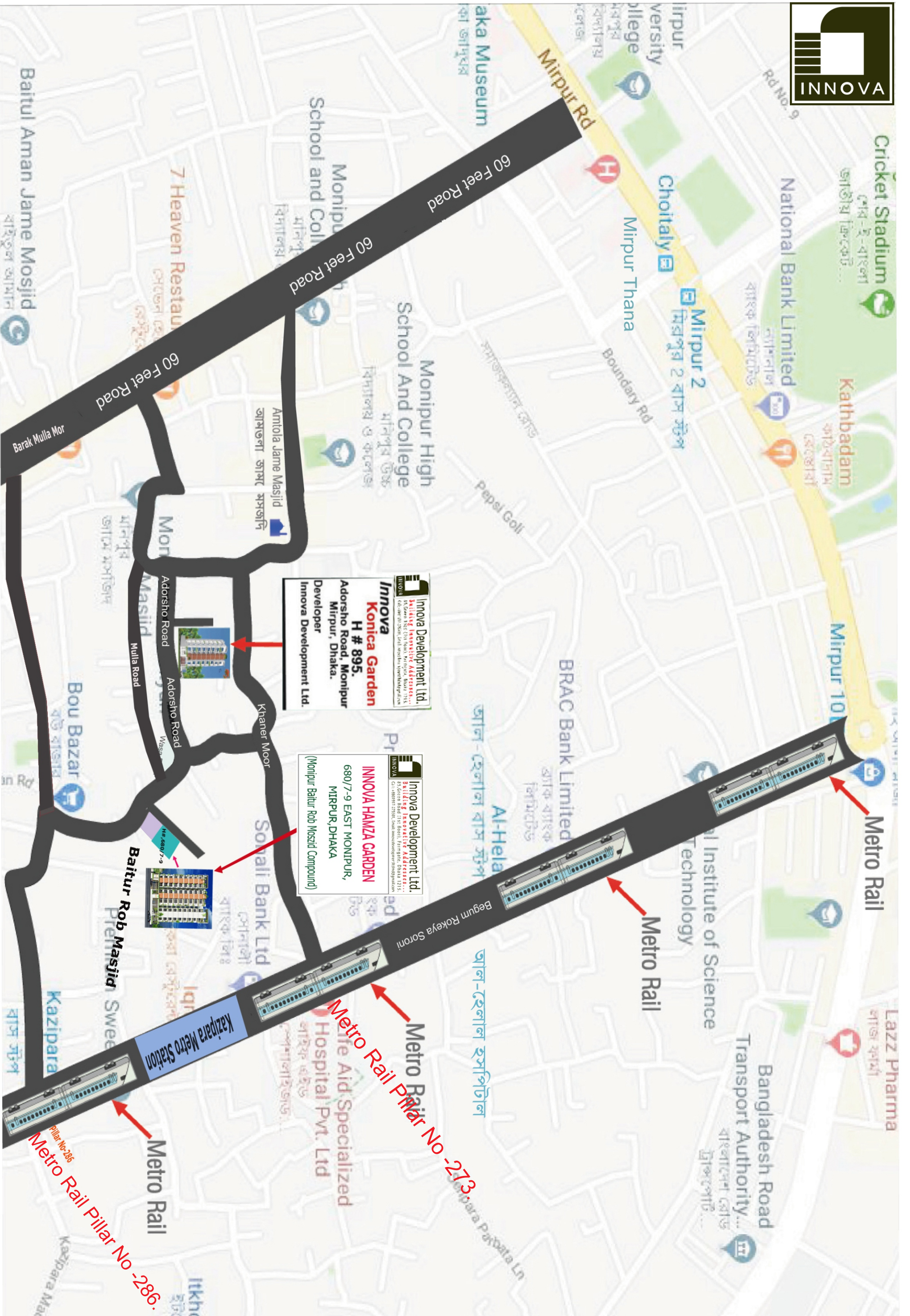








INNOVA HAMZA GARDEN.
Khalifa City East, Marina District,
(Municipal Building, 10th Floor, Corporate Zone)
Innova Development Ltd.



please find "Innova Hamza Garden" By Google Map

Specification:

● Civil Works

- RCC Framed Structural 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 1st class bricks.
- Interior paint - Plastic Emulsion Paints.
- Exterior paint & cladding -weather coated paints & front toilet area tiles/bricks cladding.
- Floor tiles in all bed room living & dining by 24"x24" homogeneous Floor tiles (Star/Charu/Shealtech/Euro/Eqv)
- Windows with MS safety grill & 4" width Thai Aluminium.
- 60/72.5 grade deformed bar will be used in all structural members.
- good quality materials will be used.

● Electrical Works

- Electrical points with standard concealed PVC wiring by BRB/SQ/ poly cable.
- Air condition provision in master bed and child bedroom.
- good quality available Electrical Switches, Sockets, Circuit Breaker and other fittings
- provision for one telephone line with two points in living room and master bed.
- Provision of intercom in dining area.
- Two tube light point in each room, one point each toilet, verenda & 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 wall tiles 12"x20" on walls up to 7'-0" height with in match Homogeneous floor tiles Star/ Charu.
- 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 by CPVC & UPVC (lira/ A-one/RFL /Equivalent)
- Ceramic wall tiles 10"x16" up to 7'-0" height in all toilets with match on Homogeneous floor tiles star/DBL/CBC/Charu/ Shelltech/ Equivalent.
- Good quality toilet accessories for all toilets EVA/ Shorif/ Sattar .
- Two toilet commode & one toilet pane system with pedestrial basin in all toilet and standard quality fixer & fittings by Akij/ Star/ Stella/ Equivalent.
- Hot & cold -water system provision in master & child bath room.

● Door Features

- Main entrance Door panel & frame by Seasoned & decorative solid wood by Ctg Teak wood.
- All internal door frame by Seasoned mahogany/ equivalent good quality wood & panel by veneered flash door with good quality polish.
- Waterproof PVC good quality door set for toilets.
- Good quality handle lock, check viewer and security chain at main entry door.

● Lift Features

- One (01) no. international standard 08 (Eight) passenger lift With 02 year replacement warranty .
- Another one lift option for future installation by flat owners association if needed.

● 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 stair. 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, Lift lobby and other common usages floor.
- DPDC/ Desco power supply by internal sub station & check meter.
- Reception 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 veranda railing & MS main gate .
- Decorated design MS main Gate In Main Entry.
- Finished lobby, reception 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 Check / 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 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.
- All payment should be cleared three month before hand-over/ registration of the flat.

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 300,000/- (three lac) only.

Flat Area Adjustment

- Agreemented/ mentioned flat area may be (+) or (-) of practical measurement after completing the building. It will be adjusted with final payment before hand-over/ registration.

Company Rights

- The company reserves the right to modify/ cancell any allotment to any flat by right reasons.
- The company may make minor changes in design and specification of project if those becomes necessary.
- The completion period of the construction 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, Overpriced construction materials, unavoidable development work around the project by government agencies etc.



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