


MUNIRA URBAN VILA

PLOT: 363, BLOCK-E, ROAD:16,
BASUNDHARA R/A, DHAKA.

FOR DETAILS

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Your Gateway to a Richer Life

PROJECT AT A GLANCE

PROJECT NAME

MUNIRA URBAN VILA

PROJECT ADDRESS

Plot:363, Block-E, Road:16, Bashundhara R/A, Dhaka.

LAND AREA

3 Katha.

LAND FACING

South Facing, Corner Plot. 60' West / 25' South facing road.

APARTMENT SIZE

1670SFT (Apprx)

NO OF APARTMENTS

6 Nos.

NO OF LIFT

01

APARTMENT CONTAINS

03 Bed, 03 Bath (02 Attached), 03 Veranda, Living & Dining kitchen with veranda.

BUILDING HEIGHT

07 Storied (Ground parking + 06 storied building)

COMMON FEATURE

Caretaker Bed Room, Generator Room, ROOF TOP, Plantation, Cloth Dyeing area, seating area.



LOCATION MAP

MUNIRA

URBAN VILA

Basundhara R/A, Plot:363,
Block-E, Road:16





INTRODUCING MUNIRA URBAN VILA

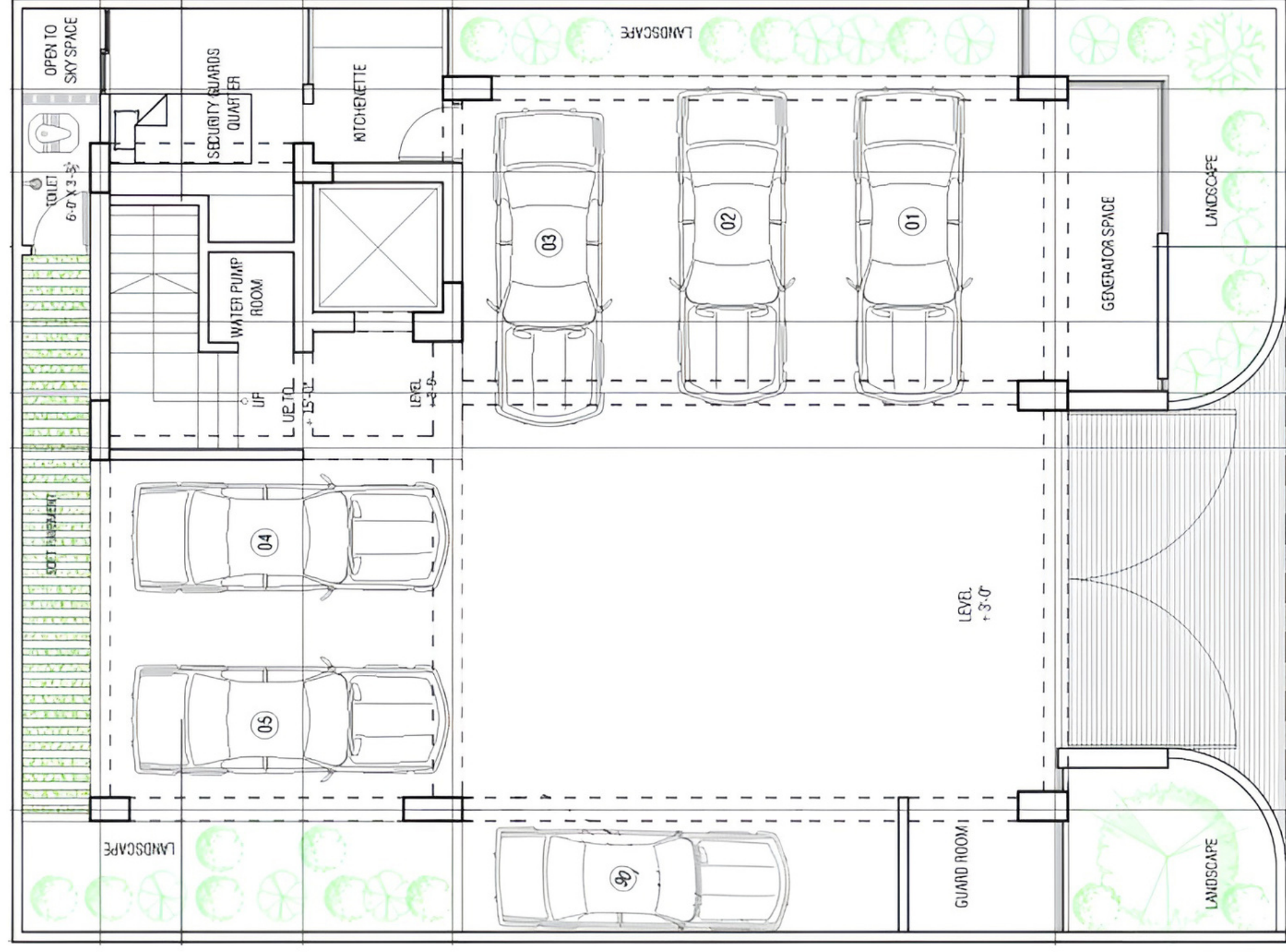
Imagine living in mega city's most hyped and prestigious location but avoiding all the hustle bustle. Imagine there is no trespassing, calm atmosphere, wide open veranda with green terrace view, social amenities (grocery, hospital, school, mosque, shopping mall) are within walking distance. Highly secured zone around Bashundhara R/A.

You can have all these in our upcoming project at Urban Munira Vila , designed for those with a sophisticated lifestyle and harmonized with luxury. Block E, South Facing, 3 katha corner Plot no 363, 25 Feet Road No 16 , 60 Feet Ahmed Akbar Sobhan Avenue.



MAIN VIEW OF PROJECT

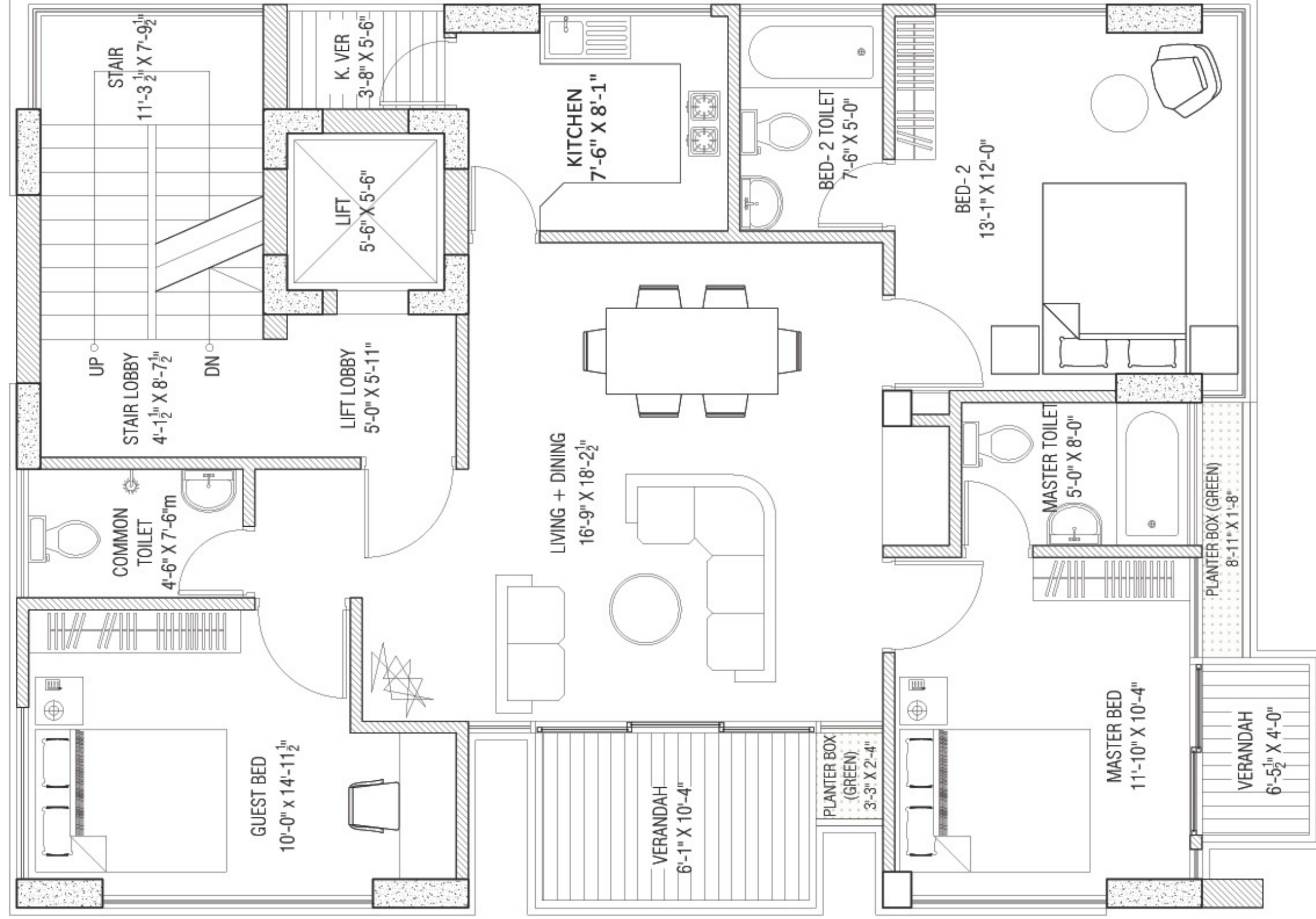
GROUND FLOOR



 GROUND FLOOR PLAN

TYPICAL FLOOR

Floor Area: 1670sft (Apprx)



ROOF TOP VIEW



FEATURES & AMENITIES

BUILDING ENTRANCE

Secured & stylish main and pedestrian gate made of a combination of M.S & other materials depend upon Architectural design & perspective view of building. Stylish & decorative logo (Munira Urban Vila) with attractive background and decorative address plate, To-Let plate at suitable location in front of project. Attractive & captivating planter with adequate lighting in front of building. Guard post at suitable place in the entrance of the building. Common area designed to highlight the landscaping and the vertical architectural features of elements of the Building Intercom connection with each apartment from guard post. Focus will be on energy saving lights inside the building wherever possible.

CAR PARKING & DRIVEWAY

Comfortable & functional driveway with full pavement tiles. Protective metal column guard & security grill with fiber sheet over boundary wall. Reserve car parking with proper marking & car parking number plate.

STAIR & LOBBY

Homogeneous tiles at ground floor lobby , Akij / Hua Thai / RAK / DBL / Fu-Wang tiles at stair lobby from ground floor to roof top. Mirror polish/ Rustic tiles on ground floor to top floor tils wall. Stainless Steel hand rail with stair railing through the stair case & designed king post at ground floor.

LIFT

One (01) superior Six(6) persons capacity lift.

Brand: Fuji/Canny/Walton / RFL / Equivalent.

Lift will be with

A) VVVF

B) Inverter

C) Adequate lighting, Photocell sensor & Emergency alarm.

D) Well finished door, cabin and mirrors on the wall.

E) Capacity to serve resident of every floor.

F) Hatch door of lift to be SS mirror etching finish in every floor.

GENERATOR

One canopied, soundless & sufficient capacity generator for uninterrupted power supply (Ricardo Chinese / Perkins Chinese / Wilson/ Equivalent) to cover the common facilities (Lift, water pump & common space light) and 1 (one) fan point in each apartment, one (1) light point in living, dining, kitchen & each toilet.

WATER RESORVOIR & WATER PUMP

Sufficient capacity, leak proofed & hygienic R.C.0 underground water reservoir (UGWR) & overhead water tank (OHWT). Sufficient capacity two (02) unit water pumps (Pedrollo / Gazi / Equivalent).

INTERCOM

Intercom system connected to each apartment from reception (Panasonic/Equivalent). Master set with PABX system at reception and wall mountain hand set at suitable location in each apartment.

CABLE TV

Cable TV provision with multi channel capacity from commercial cable operator in living room by high quality dish / TV socket and cable. Individual dish junction box provision at ground floor for smooth and clear picture.

TELEPHONE

Telephone line provision in living room by high quality telephone socket and cable.

INTERNET

Provision for one Internet line in each apartment at suitable location.

ROOF TOP

Aesthetic & durable finished roof top with pavement tiles with three inch layer, roof treatment by special type CC casting with chemical to make the roof water proof & decreasing heat. Entrancing planter & seating space at suitable location at roof top. Landscaping for aesthetic purpose.

DOORS

Main door : Imported decorative door shutter with- Imported handle lock Door chain Eye viewer Apartment number plate Main door frame are (Section: 5.75"x2.25") made of Teak Chamble/ Equivalent.

All internal door frames are (Section: 5.75"x2.25") made of Mehagany/Equivalent. All bath rooms' door frames are made of Sheel Kokroi/ Alibaba/ Mehagany/ Glass & Aluminum or Equivalent wood and section will be standard. All internal door shutters will be teak Chamble veneer flash door. All bath rooms door shutter will be PVC laminated. All door frame and shutter will be finished by high quality French polish.

WINDOWS

MS grill at every window. 4-inch silver color aluminum section (ALTEC/BTA / FU- WANG / Equivalent) with 5 mm clear glass. Provision of water proofing barrier at bottom and two sides made of cement mortar. Proper use of mohair and rubber to make the shutter air light. All window shutters should be sliding as per Architectural design. Glass Wall in Living 5mm glass aluminum frame, MS square bar.

WALLS

Good quality 1st class brick / AAC Block for internal and external wall. Smooth plaster finished with paint. Exterior wall should be provided 5 inch subject to architectural design. Internal wall 5 inch thick. Chemical will be used to protect the wall from damp and salt. Water barrier at window seal and drip course at sunshade will be provided to protect rain water.

FLOOR

Homogenous 24x24 inch DBL/RAK/AKIJ/XMONICA/CBC Tiles in general floor. 4-inch skirting will be provided.

ELECTRICAL

Concealed electrical wiring by using high quality PVC pipe all over the building. Individual circuit as per electrical design. Standard SDB (Havels/Equivalent). Air condition provision Master bed & Parents bed room with well drainage system and outdoor unit placing system. One two pin all bed, dining and drawing and one three pin at each bed, Living, Dining and Kitchen. One refrigerator point at dining space (as per design). Washing machine point at suitable location (as per space accommodation and design). All electric outlets will be connected with earthing. All electrical cable will be BRB /BBS/ Partex. Switch socket MK/ART DNA/ Aulmo/ORE SUPER/ ENERGY PAC Equivalent. All circuit breaker will be ENERGY PAC / Havels/ Equivalent. Calling bell provision at main entry.

PAINTING & POLISHING

Soft Color plastic paint in all internal walls and ceilings. (ASIAN PAINTS / Berger/ Equivalent) French Polished Door-frames and Shutters. Exterior Wall will be weather coat paint (Berger/Equivalent). Grill and railing - Synthetic Enamel Paint. (Berger/Equivalent) Main Gate- Spray finished with paint. Column guard painted with Synthetic Enamel Paint. (Berger/ Equivalent).

KITCHEN

Impressive and comfortable tiles finished work top. DBL/RAK/AKIJ (12"x20") wall tiles up to 7' height above kitchen worktop. Matching floor tiles (DBL/RAK/AKIJ). Washing corner at verandah & or under sink with tiles finished and well drainage system. Double gas burner provision. Single bowl single tray high quality stainless steel. Sink mixer (Sattar/Equivalent). Two electric point on work top for electrical appliance. Exhaust fan provision at suitable location. All others CP fittings are Sattar/Equivalent. Hot and cold waterline provision. Kitchen hood provision.

BATH ROOMS

MASTER BATHROOM:

Master bath with separate shower zone by made of tiles barrier, cabinet basin with tiles work top and, high standard commode with water closets (RAK / Akij Equivalent). Hot & cold- water line provision with shower mixer with spout, basin mixer, angle stop cock, push shower, moving shower etc. by Sattar/Sharif/ Equivalent. Bathroom accessories (Soap case, towel rail & paper holder) are made of good quality stainless steel. Full height (RAK / DBBL/ AKIJ) wall ties (12" X 20") and matching floor tiles (12" X 12") will be provided in the Master bath. One large mirror will be provided in the master bath.

CHILD BATHROOM:

Parents / Child bath to be provided cabinet basin with tiles work top and high standard commode with water closets (RAK / Akij/ Equivalent). Hot & cold water line provision with concealed stop cock, pillar cock, bib cock, moving shower etc. by Sattar/ Sharif / Equivalent. Bathroom accessories (Basin self, Soap case, towel rail & paper holder) are made of high-quality stainless steel. Full height wall ties (12" X 20") and matching floor tiles (12" X 12") will be provided in the Parents bath. One large mirror will be provided in the Parents bath

COMMON BATHROOM:

Common bath with pedestal basin and high standard commode with water closets (RAK / Akij/ Equivalent). Only cold-water line provision with conceal stop cock, pillar cock, bib cock, angle stop cock, push shower, moving shower etc. by Sattar/Sharif / Equivalent. Bathroom accessories Basin self, Soap case, towel rail & paper holder) are made of good quality stainless steel. Full height (RAK / DBBL/ AKIJ) wall tiles (12" X 20") and matching floor tiles (12" X 12") will be provided in the common bath. One large mirror will be provided in the common bath.

DINING BASIN

Cabinet Dining basin with marble work top at dining area with light point at suitable location. RAK/ DBL/ Akij Wall tiles (12"X20") up to 7' height. Only cold water provision with Sattar/Sharif CP fittings.

Total Foundation and Superstructure Design and Supervision by team of reputed and professional Structural Design Engineers. Structural Design Parameters based on Bangladesh National Building Code (BNBC), American Concrete Institute (ACI), American Standards of Testing Materials (ASTM), British Standard (BS) and Indian Standard (IS) Codes, Structural Analysis for Design utilizes the latest Methodology. Heavy Reinforced Cement Concrete Foundation. Systematic Structural Combination of Steel Reinforced Concrete Frame and Shear wall Core. Floor Slabs all Reinforced Cement Concrete. Sub-Soil Investigation and Soil Composition comprehensively analyzed. Comprehensive Checking and Testing of all steel reinforcement by professional Design and Supervising Engineers. All materials including Steel, Cement, stone chips, Sylhet Sand and other Aggregates etc, of highest available standard and screened for quality . Direct Supervision at every stage of construction by a team of experienced and qualified Civil Engineers to ensure Highest Quality of Workmanship. Construction Site Equipment employed includes Vibro-hammers, mechanical Rollers, Steel Cutting & Bending Equipment, Welding pment, Concrete Mixers, Concrete Vibratos, Water Pumps, Material Batching Equipment, Leveling Instruments etc. Systematic Testing of concrete and other completed work samples by Quality Control Laboratories. Protection from Cyclone Winds up to prevalent speeds incorporated at structural design. Structure designed will be flowed by Seismic zone of Bangladesh according BNBC for Earth quake.

MAJOR STRUCTURAL MATERIALS STEEL

STEEL:

Deformed Bar Manufactured By SS Steel / AKS/ KSRM/ Rahim/ GPH/ RSRM/ SSRM/Equivalent.

CEMENT:

Manufactured by Crown/ Seven Rings/ Bashundhara/ Lafarge/ Fresh/ Metrocem / Amancem/ Anwar Cement.

AGGREGATES:

Stone chips will be used for all beams, columns & water reservoir.

BRICKS:

First Class coal burn auto bricks or AAC bricks or CC Bricks or Hollow Block.

SAND:

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

UTILITY CONNECTIONS:

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 Independent Electric meter. A common WASA meter for total complex.

TERMS & CONDITION

RESERVATION

Application apartment in Munira Urban Vila should be on the prescribed application form, applicant along with the earnest money and other necessary documents. Allotment will be on "first come first serve basis". The company reserves the right to accept or reject any application without assigning any reason there to.

ALLOTMENT

After receipt of the application, booking money and down payment, Urban architecture & Builders limited. Will issue execute an agreement for allotment and payment schedule. The applicant allottee shall continue payments as per the schedule of payment.

ALLOTMENT TRANSFER :

Until full payment of all installment and other charges and completion of registration the allottee shall not have the right to transfer the allotment to a third party. In case of transfer before registration, allottee shall have to follow the company's rules and regulations.

PAYMENT :

All payment of booking money, installments, additional works and other charges should be made in favor of URBAN ARCHITECTURE & BUILDERS LIMITED Foreigners and Non-Residence Bangladeshi may make payment in foreign exchange by TT or DD as per exchange rate issued by Bangladesh Bank as on the date of application and subsequently on dates of installments payments.

SCHEDULE OF PAYMENTS :

That the allottee must strictly adhere to the schedule of payments indicated in this allotment agreement.

LOAN FACILITIES :

The allottee will be allowed to avail Housing Loan for the purpose of purchasing the apartment/commercial space if the concerned bank/FI deem fit and proper by assessing credibility of the allottee(s).

POSSESSIONS :

The possessions of the apartment will be handed over to the allottee after completion of the apartment/commercial space and after full payment of the installments and other charges.

DESIGN CHANGE :

During the construction work, all allottee/client are allowed to contact in writing with URBAN ARCHITECTURE & BUILDERS LIMITED within stipulated time about any changes of the allotted apartment.

CUSTOMER CARE :

After executing and signing of Agreement for Allotment, honorable allottees/clients will contact with the Customer Care Department of the company for any kind of customer service related queries and requirements. Companies dedicated Customer Care Department is always ready to give their post sales services to the Honorable apartment allottees of the project building.

DOCUMENTATION VAT & OTHER CHARGES :

The allottee will pay stamp duties, VAT, registration fee, gain tax, share transfer fee, documentation charges and other miscellaneous expenses likely to be incurred in connection with the deed of agreement for allotment, registration and transfer etc.

DEVELOPER'S RIGHT :

The company reserves the right to make changes in both architectural and structural design project as deem fit and proper by the company.

INTERIOR & SERVICE :

Depending on Client request company will also provide interior solution services to the allottees/clients of the project building for transforming allottee /clients ordinary spaces into a cozy and extra ordinary living spaces. This cost will be calculated separately and client will be notified.

OWNER'S ASSOCIATION :

Company will form a Owners Association, and the allottees/clients will become a member of that Owner's Association of the project building with the view to maintain the general affairs of the project building, and all the allottees/ clients will have to abide by the rules, regulations, by laws of that association. Land Owner / Owners representative will be the permanent president of the owner association. There will be an election for every two year to elect the association governing body.

AFTER HANDOVER SERVICE :

This Building will be maintained by the company. This maintenance period will be commenced immediate after "One year of free maintenance period after the handover date.

NOTE:

Other financial terms and conditions will be followed according to Company rules. Allottee/Client will not carry out any changes in the exterior perspective view or design of the project building including the allotted apartment/ unit. Up-gradation of different finishing material will be done on the basis of additional payment. All the above terms and conditions including others are will be inserted elaborately in the Deed of Agreement for allotment as per company policy.



UNDER CONSTRUCTION



URBAN CASCADE

Address: House:10, Road: 05, Sector-10,
Uttara, Dhaka. Land Area: 5.0 Katha.

UNDER CONSTRUCTION



URBAN EKOTA TOWER

Address: K-159/A, Joar Sahara Bazar
Road,Sahara, Dhaka. Land Area: 6.0 Katha.

UNDER CONSTRUCTION



URBAN FERDOUSI VILA

Address: K-159/A, Joar
Sahara Land Area: 2.5 Katha.

URBAN ARCHITECTURE & BUILDERS LIMITED

ADDRESS: HOSE: 25, ROAD: SONARGAON JANAPATH ROAD, SECTOR: 12, UTTARA, DHAKA-1230

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