



New Landmark:
DREAMLAND
**ROUDA
GARDEN**

Shuvecha-168, Mia Fazilchist R/A, Subidbazar, Sylhet

introduction

Dreamland property developer marked its beginning in the year 2000, with a vision to provide superior quality residence with in the city. Our Aim is to provide with the most efficient space utilization, excellent internal and external designs to ensure comfortable Living for all. We take the utmost care to deliver the most structurally sound apartments, planning the smallest details to ensure our apartments can withstand earthquakes and recurrent natural disasters that affect the city such as flooding.

When you think about residences, the first thing that will come across your mind is that the area must be the central point of the city. It is located in an area where an individual/person has easy access to essential services such as healthcare services, educational institutions, super shops and if possible as well as exclusive shopping malls, exquisite restaurants. If there is also access to governmental services, then it is a residence of your dreams.

DREAMLAND "ROUDA GARDEN" is like a dream asset- a secure family friendly themed dream asset. This is the place where you can find and transform your dream house into reality.

MIA FAZILCHIST is one of landmarks of natural green areas of Sylhet. and the home to some remarkable schools, colleges and universities along with crucial life saving hospitals such as 'Sylhet MAG Medical College' and 'Ragib Rabeya Medical College'. It is also home to one of the main two spiritual sites in Sylhet-Shahjalal (Rh.) Dargah. There are also renowned restaurants, boutiques, banks established here. Enriched in every contemporary comfort, dotted with gardens, lakes and natural retreat, Shubidbazar is a desired area to live in and is preferred heaven for those who desire a secure yet sensational lifestyle.



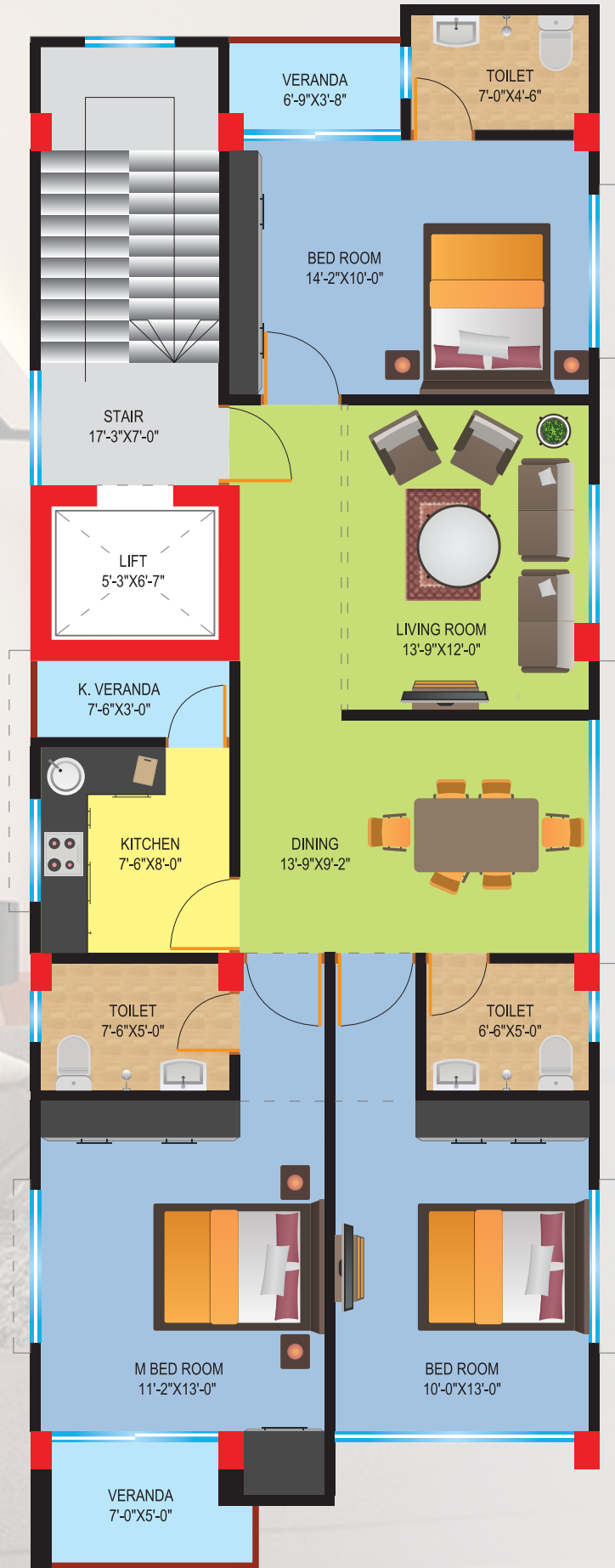
R O U D A G A R D E N

DREAMLAND

BIRDS EYE VIEW

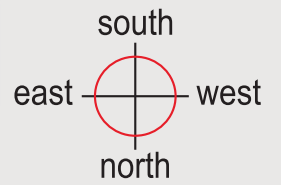
DREAMLAND

FLOOR PLAN

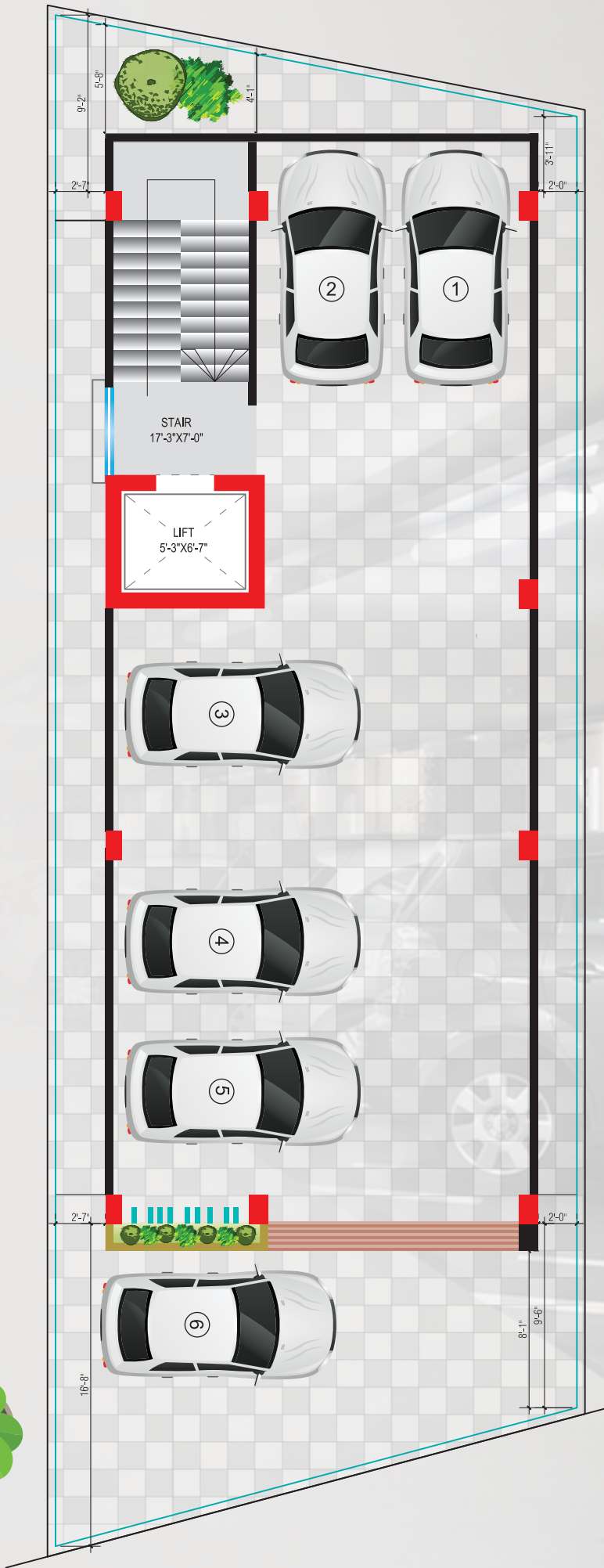


TYPICAL FLOOR PLAN

(floor area 1345 sft)



PARKING SPACE



ROUDA GARDEN

PARKING SPACE

PROJECT BRIEF

Project name	: ROUDA GARDEN
Location	: Shuveccha-168 Mia Fazilchist R/A, Subid Bazar, Sylhet
Storied	: 7 (seven) storied Residential building
Flats	: 6 (Six)
Flat Size	: Type-Single Unit 1345 sq.ft (inside 1112 sq.ft + stair, lift, lobby & common 233 sq.ft)
Common Space:	Stair, Lift, Rooftop, Sitting Area (swimming pool is not included)
Car parking	: Ground floor (6 nos.)
Build By	: DREAMLAND PROPERTY DEVELOPER Udichi, Anamika-30/A, East Shahi Eidgah, Sylhet.

OUR SPECIALITIES

- We set the standards in architecture with modern innovative designs.
- Our apartments are affordable & comfortable.
- We handover our apartments on time.
- With our extensive experience we believe we can deliver the best apartments to our clients by building them their dream homes.

OUR FACILITIES

- Each apartment consists of
 - 3 bed/ 3 bath/ 3 verandahs
 - Spacious living rooms
 - Centralized dining room with natural ventilation.
- Fire safety system.
- Spacious stairs and communal area with advanced integrated lift system to improve access to all floors.
- Car parking facilities.
- Each floor is connected with intercom-telephone.
- Water facilities provided by our own deep tubewell.
- Payments can be made on a monthly basis over **18** months, clients that wish to pay the full amount will receive a special discount on the total figure.
- DREAMLAND **"ROUDA GARDEN"** is accessible to mainstream schools, hospitals & mosque such as Scholars Home, Euro Kids, Anonda Niketon, Rise School, Jalalabad Ragib Rabeya Medical College & Hospital, Modern Clinic, Shahjalal (Rh.) Dargah, as well as supershop Swapno (amberkhana), Agora (subid bazar) main road and better transport facilities.

GENERAL FEATURES & AMENITIES

- Building will be planned and designed by professional Architects and structural design Engineers.
- For all service connections and disposals (sewerage, solid waste, etc.) will be followed Bangladeshi building codes.
- Sub-soil investigation and soil composition will be analyzed from laboratory.
- Building will be comprised of reinforced cement concrete (R.C.C) foundation, column, beam and slab considering systematic and wind effect with modern design concept.
- Comprehensive checking and testing of all steel reinforcement will be conducted by professional design and supervising engineers.
- The area of the house is above the highest flood level that with no risk of flooding.
- Structure is designed to withstand earthquakes of considerable magnitude of sylhet.
- Pilling-Citu Pilling

MAJOR STRUCTURAL MATERIALS:

- Steel** : 500 W deformed bar. Steel for structural works
- Cement** : reputed company of Bangladesh. Having crushing strength of 4000 psi, for more Than 28 days curing & fineness more than 90%.
- Bricks** : first class tested by the laboratory.
- Aggregate** : well graded Stone chips will be use for all column and making the full structure.
- Sand** : FM-2.2 coarse sand for concrete (sylhet). F.M-1.5 medium local sand for plaster & brick work.

BUILDING ENTRANCE:

- Secured decorative gate with lamp as per the elevation & perspective of the building.
- Functional Comfortable Drive-way with pavement Tiles.
- Attractive Apartment Logos.
- Guard post with adequate lighting.
- Drivers Rest Room with Toilet facilities.
- PABX/Intercom system connected with each apartment.

LIFT, LOBBIES & STAIRCASES:

- Imported Passenger Lift.
- Spacious lift lobby in each floor.
- Floor tiles in all lift lobbies and staircase with proper lighting system

ROOF TOP:

- Roof top garden.
- Roof top Swimming pool.
- Cloth drying area.
- Community space with toilet.
- Protective Parapet wall.
- Adequate Sitting arrangements in roof top.

PAINTING AND POLISHING:

- Internal walls & ceiling - Plastic emulsion paint of soft color.
- Grilles & railings - Synthetic Enamel Paint.
- Exterior walls - Weather Paint.
- Boundary walls - Weather Paint
- Boundary Gate(s) - Synthetic Enamel Paint

APARTMENT LAYOUT:

- The total layout has been thoughtfully arranged to maximize advantages, specially in relation to the day light from all sides and cross - ventilation throughout. Spreading the layout from end to end. The master has emphasized privacy and second bed rooms have been located away from the guest. All rooms can take advantage of both the winter sunlight and cool summer breeze.

BALCONIES:

- Comfortable adequately sized balconies are strategically located. These have both aesthetic and functional values.

FEATURES & AMENITIES

MAIN APARTMENT FEATURES:

- Solid Teak Decorative Main Door with
 - a) Viewer, b) Calling Bell Switch, c) Door Knocker, d) Apartment Number.
- Floors finished with homogeneous Tiles 16"x16".
- Smooth Finished Plastic Paints on walls and ceiling in Soft Colors.
- Internal Doors of Strong and Durable Veneer Flush Door Shutters with French polish.
- Intercom with connection to Concierge Desk.
- MK Type Electric Switches, Plug Points and Other Fittings.
- Electric Distribution Box with circuit Breaker in suitable Place.
- Two Emergency lights, One Fan Points each Apartment.
- All power Outlets with earthing Connection.
- Provision for Air conditioners in 3 Bedrooms and Living Area.
- Verandahs with suitable Light Points.

KITCHENS:

- The kitchens are beautifully designed luxuries with ceramic tile worktops and stainless still sinks. Wall and floor tiles in colored ceramics complement the traditional styling. The kitchen has been expertly designed to take most appliances. Cabinet shutters are not included.

KITCHEN FEATURES:

- Impressively designed Platform with ceramic tile Worktop.
- Quality wall Tiles.
- Quality Floor Tiles 16"x16".
- Hot and Cold Water Lines.
- One Imported Stainless single-bowl Counter-Top Steel Sink with Mixer.
- Suitable Located Exhaust fan.

BATHROOM FEATURES:

- All Bathrooms with inner-side Waterproof / Laminated Plastic Doors.
- Quality Sanitary Wears Manufactured in Bangladesh by foreign Companies.
- Full Height Tiles in Bathrooms i.e. up to false ceiling height.
- Quality Floor Tiles in Bathrooms.
- All Mirrors in Bathrooms with over head lamps.
- Quality Local Made Bath room Fittings.
- Storage space over toilets.
- Separate points for Geysers.

WINDOWS:

- Aluminum Sliding Windows, mohair lining and rain water barrier (mosquito net option) in aluminum section as per Architectural Design of the Building.
- Clear glass (5mm Thickness).
- Safety Grills in all windows with matching enamel paint.

TILES:

- Floors in standard homogenous (16" x 16") tiles finishing.

COMMON FACILITIES OF THE COMPLEX

UTILITY CONNECTIONS:

- 3-Phase main power supply to the building from available source of concerned authority.
- Main water supply and sewerage connections from available source of concerned authority.
- Separate prepaid card system for each apartment according to the individual meter.
- Individual Double Burner Gas connection (cylinder gas)

OTHER INCLUSIONS:

- Parapet wall of adequate height in rooftop.
- Under ground and roof top water reservoir for 3 days water storage.
- Good quality water pump.
- One Standby Generator for the building.
- Three Emergency Lights and one fan Points in each apartment.
- Emergency Electric supply through Generator for common space, stairs and operating lift.
- Termite protection treatment in Ground Floor.
- Garbage disposal regulated by Owner's Co-operative Society.
- Sewerage System planned for long time requirement.

TERMS & CONDITIONS

1. APPLICATION

Interested purchaser are requested to apply In the prescribed application form duly signed by the applicant with the Booking money of tk. 5,00,000 (Five lach) only.

2. ALLOTMENT

Dreamland property developer receipt of the application booking money will issue an allotment letter in favour of the applicant and after 10% down payment (within a month) an agreement will be done with the purchaser with a schedule of payment for the balance amount.

3. MODE OF PAYMENT

All payments shall be made cross cheque. Bank draft or pay order to Dreamland property developer. Dreamland Property Developer against which respective receipt will be issued. Purchaser who lives abroad may make payment in foreign exchange by TT or DD as per exchange rate issued by the Bangladesh Bank as on the date of payment received.

4. SCHEDULE OF PAYMENT

The purchaser must strictly adhere to the installment schedule to ensure timely completion of the construction works. Delay in payments beyond the due date will make the allottee liable to pay a charge of Tk. 2% per month on the amount of payment delayed.

5. CANCELLATION OF ALLOTMENT

Non-payment of installment beyond the 3 (three) months the Dreamland Property Developer shall have the right of cancel the allotment. In such an even the amount deposited to the company will be refund (after deducting Tk. 5,00,000 only) after resale of the apartment space. If the allottee at any time during the construction period decides to surrender his/her allotment Dreamland Property Developer will refund the money to the allottee after deducting booking money and payment will be made in installment basis after resale the space.

6. DOCUMENTATION CHARGES & GOVT. TAXES

The purchaser shall bear all costs relating to transfer. VAT, gain tax any other Govt.Taxes.

7. COMPANY'S RIGHT

Dreamland property developer reserves the right to make changes up to 10% in the specification, design and or layout to the apartment species/project if they deem necessary for the better interest in the money of the project. The company has the right to reject application.

8. REFUND

For any reason beyond the control of the Dreamland Property Developer, Acts of God or otherwise the company if compelled to abandon the purchaser shall be refund with all deposited money. In such situation the purchaser will not to claim any kind of compensation or interest on the money deposited.

9. POSSESSION/LAND TRANSFER

Possession and title of the apartment shall remain with the company until the full payment of the installment and all other chaques/dues are made by the purchaser. After payment of all installments the purchaser will own proportionate share of land on which the building is situated as well as the specific flat.

10. TIME SCHEDULED

The project has officially commenced is scheduled to be completed within 18 months. However the time schedule for the project could be extended by a reasonable time limit not exceeding 6 (six) months due to unforeseen circumstance which are beyond the control of Dreamland Property Developer.

11. HAND OVER DATE

June 2022



DREAM HOME

Block-E, Road-5, House-158
Shahjalal, Uposhahar, Sylhet.



OSRAH HOME

Block-A, Road-2, House-8
Shahjalal, Uposhahar, Sylhet.

**A TRACK
RECORD
THAT SPEAKS
FOR ITSELF**



ASAR HOME

Shuveccha-100, Fazilchist R/A,
Subid Bazar, Sylhet.



ARBA'A HOME

Shuveccha-102, Fazilchist R/A,
Subid Bazar, Sylhet.

CONTACT ADDRESS

Sylhet Corporate Office:

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PROJECT ADDRESS

DREAMLAND ROUDA GARDEN

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Subidbazar, Sylhet

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