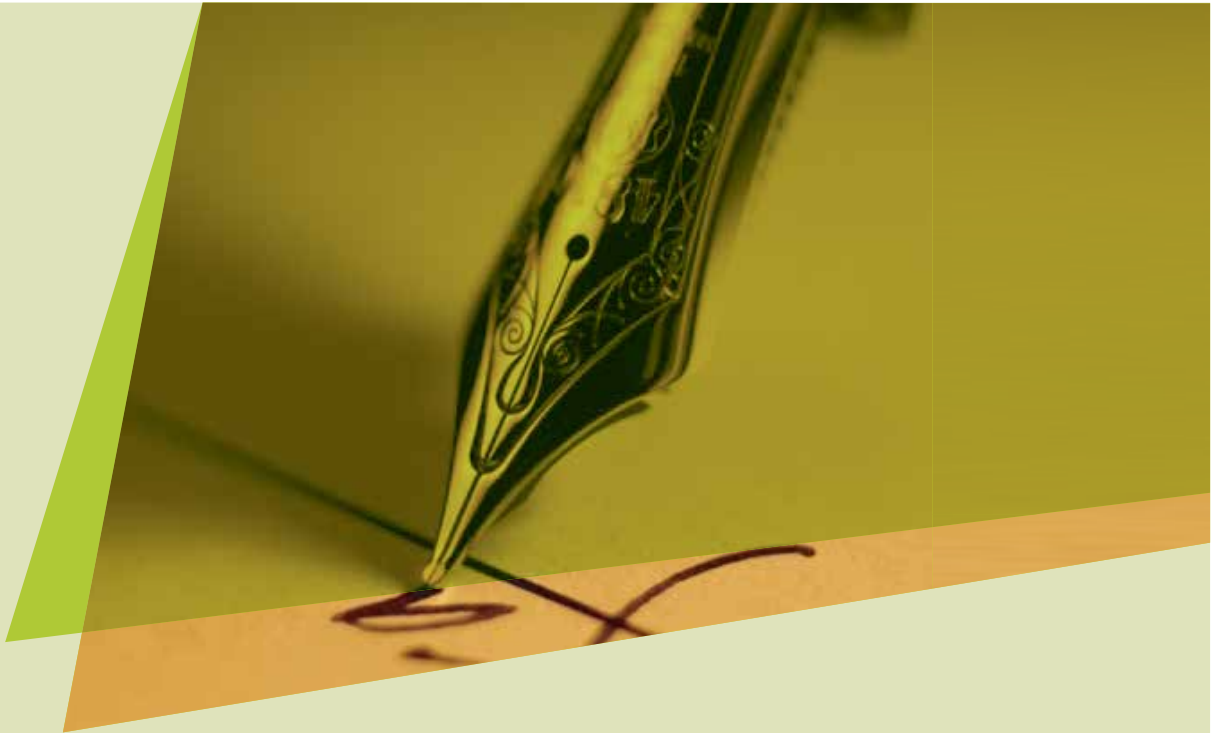


built today - designed for tomorrow...
MUZAFFAR
Garden City



Simco Holdings Limited
a member of Simco Group



Preface

Simco Holdings Limited, a member of Simco Group, presents **MUZAFFAR GARDEN CITY** almost at the heart of Sector 10 at Road- 1, House-7, Ranabhola, Uttara, Dhaka. The project will be built on 30ft wide road, 42 Kathas of land, 50% of which has been left open for plenty of light, fresh air and open-space for children's playground.

These exceptional collections of apartments of different types, sizes of state of art designs are suitable for various income groups. Each apartment is unique in FOUR independent

towers: ■ **A-Sweety** ■ **B-Maryam** ■ **C-Nimmi** and ■ **D-Mihrimah**.

Based on the concept **"TIME TO COME OUT OF CONCRETE JUNGLE"** will give the residents of this beautiful creation, open space on all sides with plenty of light and fresh air. The open ground will provide safety and security for the children of the complex residents as it is a secure and sound gated community.

The Architectural plan features Three bed rooms with ensuite bathrooms, living room, spacious Kitchen & Dinning spaces, servant den & bath room, veranda and much more. Apartments are designed to have plenty of light and air all day long for healthy living.

Strictly following the BNBC Code and American Concrete Institute (ACI) code. The structure will be capable of withstanding any natural forces like cyclone, high wind and earthquake. Professional engineering team will be on site every day to ensure quality construction and elegant finishing.

Located in the heart of Uttara Mega City the project is extremely conveniently located. Surrounded by all necessary amenities, Shopping Malls, Schools and Colleges, Universities, Modern Hospitals, renowned Restaurants, Clubs and other recreational facilities.

MUZAFFAR GARDEN CITY is created based on our **"Built today - Designed for Tomorrow"** concept, a gated-community with all the safety and security in mind for modern living, for healthy upbringing of your family and Heavenly living in Security, comfort and Luxury.



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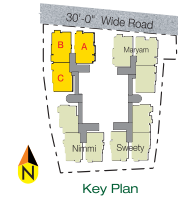


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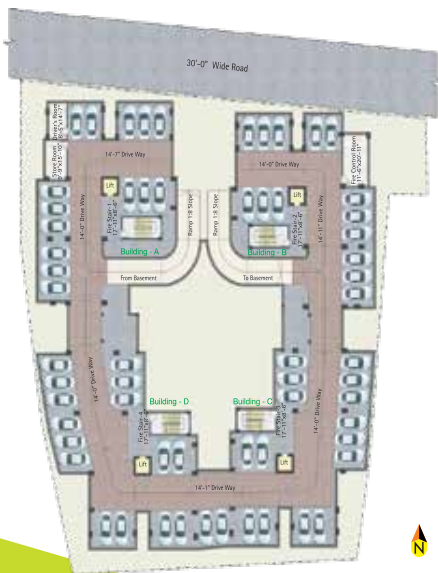
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Typical Floor Plan

Tower-D: MIHRIMAH
Type-A: 1410 sft.
Type-B: 1398 sft.
Type-C: 1349 sft.

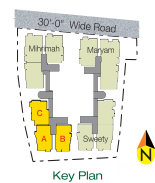


Basement Floor Plan: 61 Cars



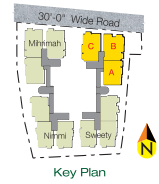
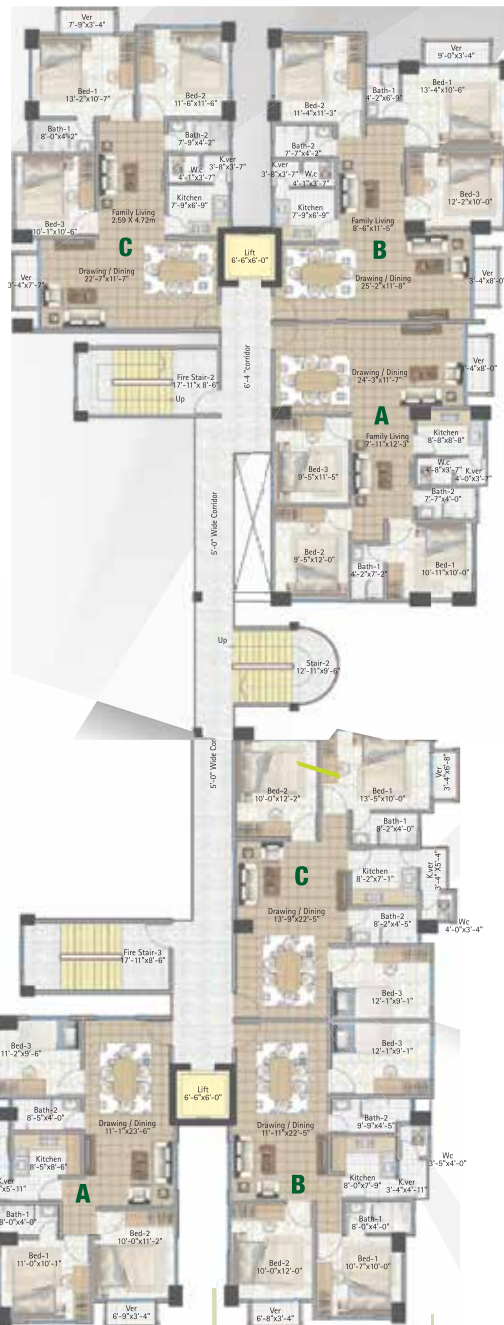
Typical Floor Plan

Tower-C: NIMMI
Type-A: 1227 sft.
Type-B: 1239 sft.
Type-C: 1306 sft.



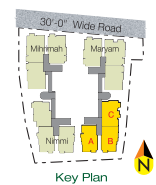


Typical Floor Plan



Tower-B: MARYAM
Type-A: 1293 sft.
Type-B: 1366 sft.
Type-C: 1379 sft.

Ground Floor Plan: 60 Cars



Tower-A: SWEETY
Type-A: 1186 sft.
Type-B: 1221 sft.
Type-C: 1287 sft.



computer generated view of
open space and play ground at Muzaffar Garden City

Standard Features

Engineering Features

- ◆ Reputed professional consultant will prepare architectural planning and structural design.
- ◆ Structural design parameters based on American Concrete Institute (ACI) and American Society for Testing Materials (ASTM) codes.
- ◆ Heavy reinforced cement concrete foundation.
- ◆ Systematic structural combination of steel reinforced concrete frames & shear wall core.
- ◆ Floor slabs all reinforced cement concrete.
- ◆ Sub-soil investigation and soil composition comprehensively by latest testing equipment and laboratory techniques.
- ◆ Comprehensive section by section checking and testing of all steel reinforcement by professional designers and supervising engineers.
- ◆ Direct supervision at every stage of construction by a team of experienced and qualified professional to ensure highest quality of workmanship.

Supervision

- ◆ Experienced engineers will supervise directly at every stage of construction to ensure highest quality workmanship.
- ◆ Full supervision and quality assured by the experts who have many years of practical experience on supervision and quality control of a numerous residential and commercial building projects.

Apartment Features

Doors:

- ◆ Metal Door for main entrance door with foreign door lock and handle.
- ◆ Check viewer and safety chain.
- ◆ Good quality calling bell switch beside the main door and apartment number plate.
- ◆ Internal door frames will be made from wood.
- ◆ Veneer wood door shutter including mortise lock & tower bolt with French polish for internal door shutter.
- ◆ Best quality PVC door frame and shutter for toilet.

Windows:

- ◆ Aluminum sliding windows with mosquito net provision at external window.
- ◆ Rain water barrier in external window.
- ◆ Standard safety grill in all windows with matching enamel paint.

Walls:

- ◆ All internal & external walls will be 5" brick walls with 1st class bricks as per architectural drawing.
- ◆ Wall surface will be finished with smooth plaster and plastic paint.

Room Finishes:

- ◆ RAK or equivalent Homogenous floor tiles (16"×16") in all rooms.
- ◆ Plastic paint in all internal walls and distemper paint on ceilings (Berger/Asian/Aqua/Equivalent).

Standard Amenities

Veranda:

- ◆ Veranda railing will be as per design.
- ◆ Rain water barrier in all verandas.
- ◆ RAK/Equivalent floor tiles (16"×16").

Painting & Polishing:

- ◆ Plastic paint in internal walls (Berger/Asian/Aqua).
- ◆ French polish in door frames and shutters.
- ◆ All grill, railing and metallic surfaces will be painted with enamel paint.
- ◆ Good quality weather coat at exposed surface of building (Berger/Asian/Aqua).

Bathrooms:

- RAK/Equiv. ceramic tiles (10"×13") up to false slab in all bath and (8"×12") size tiles up to 5' height in servant bath.
- RAK/Equiv. commode and basin in all bathrooms (excluding servant toilet).
- Long pan with plastic lowdown in servant toilet of RAK/equivalent.
- Standard quality soap cases, towel rail, paper holder, glass shelf will be the best quality local made at all bathrooms (excluding servant toilet).
- Ceramic floor tiles in all bathrooms (12"×12") of RAK/Equivalent tiles with matching wall tiles.
- Provision for hot and cold water in master bath and child bath.
- Soap case, towel rail in servant toilet.
- Large size (24"×24") mirror with overhead lamps at master bath and (18"×24") size mirror with overhead lamps at other bathrooms except servant bathroom.
- Grating in all bathrooms & kitchen.
- Cockroach grating in master bathroom.

Electrical:

- Best quality wires (BRB/Paradise/Equiv).
- Imported switches and sockets.
- Separate electric distribution box for each apartment.
- All power outlets with earth connection.
- Telephone sockets in master bed, child bed and living room.
- Concealed intercom line.
- Satellite TV cable in the living, family living room and master bedroom.
- AC provision for master bed, child bed and living room.
- 4 emergency light and fan points to serve at the time of power failure.

Kitchen Features:

- Concrete platform for sink and gas burner.
- One high polished stainless steel sink with mixture (Turkey/Malaysia/Thailand/Equiv).
- Concealed hot and cold water line.
- Exhaust fan located at any suitable place.
- Homogeneous RAK/Equiv. floor tiles (16"×16").
- Glazed wall tiles upto 7' height (RAK/Equiv.)

Building Entrance:

- Secured decorative MS gate with proper lighting system as per design.
- Comfortable internal driveway.
- Separate mail box and guard post.

Reception Lobby:

- Reception desk with intercom system to connect each apartment.
- Tiled floor in reception area.
- Security guards and driver's waiting room and toilet.

Lift Lobbies and Staircases:

- One 8 passenger lift.
- Tiled floor in reception area.

Generators:

- One residential standby generator will be provided.
- Generator will serve lift, water pump, stairs, community room and all emergency points

Parking:

- Enough parking spaces on the basement and ground floors. The parking spaces will be reserved through marking the respective apartment numbers.
- Spacious and comfortable internal driveway.
- Drivers waiting room with toilet.

Substation and Water Pump:

- A substation will be provided on the ground floor with the required capacity.
- Substation equipment will be best quality (local standard).
- 2 water lifting pump (Pedrollo/Sear/equiv.) with auto change over switch (one standby).

Utility Connection:

- Gas pipeline connection in each apartment.
- Each apartment will have independent electric meter.

Roof Top:

- Water proofing for protection.
- Garden, cloth drying area.



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computer generated
birds eye view of Muzaffar Garden City



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