



FAIR FACE

Roushan Serenity

AT SECTOR 11 UTTARA

FAIR FACE
Roushan Serenity

P R E F A C E

FAIR FACE HOLDINGS LTD. REPUTED FOR THEIR COMMITMENT & QUALITY AND WHERE CONVENIENCE MEETS AFFORDABILITY. FAIR FACE ROUSHAN SERENITY HERE YOU WILL HAVE THE CONVENIENCE OF HAVING ALL TYPES OF LIVING FACILITY WITHIN EASY REACH.

FAIR FACE ROUSHAN SERENITY IS A LUXURIOUS APARTMENT COMPLEX OFFERING YOU A MODERN STYLE OF LIVING OPPORTUNITY IN THE DHAKA CITY. THIS PROJECT IS LOCATED IN UTTARA, BY A 30 FEET WIDE ROAD. BESIDES THE ABOVE THE PROJECT LOCATION IN THE VICINITY OF THE OTHER RENOWNED ESTABLISHED OFFICES, MARKETS, SCHOOL & COLLEGE ETC. AS SHOWN IN THE LOCATION MAP.

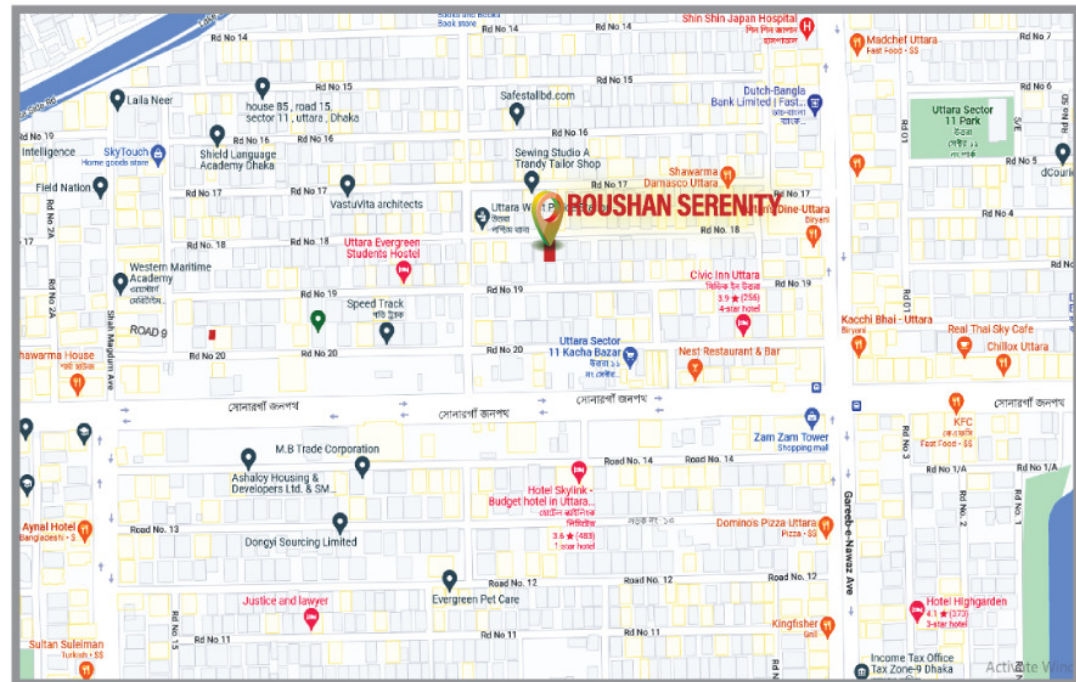
FOR FURTHER INFORMATION OUR MOST ELIGIBLE MARKETING DIVISION WILL BE ASSISTANCE.

WE INVITE YOU TO COME AND VISIT THIS PROJECT WITH THE MODERN AMENITIES AND ARRANGEMENT FOR OUR COMING GENERATION.

PROJECT LOCATION

Fair Face Roushan Serenity is a luxurious apartment complex offering you a modern style of living opportunity in the Dhaka City. This project is located in Uttara.

ADDRESS: Plot# 35, Road# 18, Sector# 11, Uttara, Dhaka-1230.





PROJECT INFORMATION

07 STORIED RESIDENTIAL APARTMENT BUILDING

ADDRESS: Plot# 35, Road# 18, Sector# 11,
Uttara, Dhaka-1230.

NUMBER OF APARTMENTS : 06

APARTMENT SIZE: Single unit 1600 sft.

SPECIAL AMENITIES

- Heavy secured entrance gate with decorative lamps and brass Plate logo of the complex.
- Intercom telephone system connected to each apartment. (Japan)
- Car Parking will be clearly defined and marked with apartment numbers to avoid any confusion.
- Guard post for 24 hours security
- Building Entrance 24 Hours observation by CCTV
- Fire extinguisher in each floor
- Two best quality water pumps (Gazi, RFL, peddrollo.)
- LTS System on roof top to protect Lightning.
- Toilet for Drivers, security Guard and common use.
- Caretaker Room and kitchen room.
- Driver waiting Room/ Sitting arrangement.

TYPICAL FLOOR PLAN



1600 SFT.

30' WIDE ROAD



3D FLOOR PLAN WITH CAR PARKING



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GENERAL AMENITIES



MAJOR STRUCTURAL MATERIALS

STEEL	: 60/72.5 Grade Deformed Bar will use in all structural work. (BSRM/ Rahim steel/ GPH/AKS)
CEMENT	: Lafarge Cement/ Seven Ring cement/Shah Cement
AGGREGATES	: High Strength 3/4 stone chips use in all structural works.
BRICKS	: First Class auto Bricks (Gas Burned)
SAND	: 2.5 FM Course Sand (Sylhet)for Concrete and 1.5 FM Medium (Gozaria)

STRUCTURAL & GENERAL ENGINEERING FEATURES

- Structural design parameters based on American Concrete Institute (ACI) and American standard of Testing Material (ASTM) codes and BNBC.
- Structural design will be earthquakes consideration. (**Richter scale up to 7.5**)
- Sub-Soil investigation and soil composition comprehensively analyzed by latest testing equipment and Laboratory techniques.

DOOR & WINDOWS

- Decorative Chittgong teak main entrance door with : Door chain, Check viewer, Apartment No., High Quality Security Lock (Imported)
- Internal door shutter are of strong veneer flush door .
- Plastic door for all bathrooms.
- All internal door frames are Teak Mehegini/ Jarul/ Sil Karai as per seasonal availability.
- All doors with quality Mortise Locks.
- Sliding window with 5 mm Clear glass completed with mohair lining and rainwater barrier in 4 inch bronze minimum section.
- Safety grill with matching color enamel paint in all windows.

BATHROOMS

- Use Best quality UPVC Threat pipe for internal wearing. (RFL/ Equivalent)
- Sanitary Wares in all bathroom RAK Standard/ Equivalent.
- Sanitary Chrome Plated fittings in all bathrooms. (best quality)
- **Tiles in wall up to false ceiling - 12"x20" RAK Standard/ equivalent.**
- Homogeneous floor tiles for all bathroom floor -12" x12" RAK Standard
- Pedestal basin in common bathroom.
- Cabinet basin in master bathroom, child bathroom & dining.
- Large mirror, Glass self, shop case, Towel real, paper holder in all bathrooms.
- Commode in Master & Child Bathroom.
- Pan in common Bathroom.
- Hot & Cold water provision in in Master & Child Bathroom.

GENERAL AMENITIES



KITCHEN

- RCC shelf for oven and sink with marble worktop.
- Tiles in wall up to 7 feet height - 12"x20" & floor will be 16" x16" Homoginius. (RAK Standard)
- Provision for exhausts fan/Kitchen hood in kitchen in each Flat.
- One high polished stainless steel counter top sink with tap (Single bowl single tray)
- Provision for one double gas outlet.
- RCC self after 7' ft. height on the wall in sweetable location.
- Wall cabinet provision.
- Hot & Cold water provision.

FLOORS

- Mirror Polish floor Tiles in all Main floor. (Size-24"x24") (RAK/ Equivalent)

WALLS

- Best quality 1st class bricks use for all internal and external wall
- All walls also will be plastered.
- Roof top protect by parapet wall-height 3'-6".

STAIR

- Stair SS rail with SS post support.
- High Quality homogeneous tiles in stair and lobby- RAK Standard.

PAINTING & POLISHING

- Smooth finishing Weather Coated paint on outside walls. (Berger/ Asian).
- Smooth finished and soft colored plastic paint on all internal walls & ceilings will be distemper. (Berger / Asian).
- Enamel paint for grill & railing
- French polish for door frames & shutters.

ELECTRICAL

- High quality BRB/BBS/Equivalent cable for all internal wiring.
- MK Type electrical switches, sockets & plug points (best quality)
- Lucrative Light fixtures in stair and lobby.
- Concealed electrical wiring.
- Provision for Air conditioner in master bed & child bed.
- Provision for TV & Satellite dish antenna in living room and master bedroom.

ELECTRO – MECHANICAL FACILITIES

GENERATOR

One standby Emergency Brand New Generator (As per adequate load) in case power failure for operating: Lift, Water pump, Lighting in common spaces and stairs.

Six Points in each apartment (Three light, Three Fan)

LIFT

One brand new imported Lift from a reputed company

- Brand : Sharp/Fuji/Equivalent
- Country of origin : Korea/China.
- Supply by : From a reputed company in BD.
- Capacity : 450kg /6 person.
- Speed : One meter per second.



PROJECTS OF FAIR FACE HOLDINGS LTD.

HANDOVER PROJECTS

- * FAIR FACE FERROZA PALACE"- PLOT-24, ROAD-10, SECTOR-10, UTTARA, DHAKA-1230.
- * FAIR FACE SUN FLOWER"- PLOT-73, ROAD-19, SECTOR-11, UTTARA, DHAKA-1230.
- * FAIR FACE KOHINUR"- PLOT-13, ROAD-07, SECTOR-13, UTTARA, DHAKA-1230.
- * FAIR FACE SOUTH BREEZE"- PLOT-44, ROAD-19, SECTOR-11, UTTARA, DHAKA-1230.
- * FAIR FACE LILY BLOSSOM"- PLOT- 12, ROAD-05, SECTOR-05, UTTARA, DHAKA-1230.

- * FAIR FACE SUNDEW"- PLOT-05, ROAD-05, SECTOR-05, UTTARA, DHAKA-1230.
- * FAIR FACE SUN RISE"- PLOT-86, ROAD-17, SECTOR-11, UTTARA, DHAKA-1230.
- * FAIR FACE DARUL MUTTAKIN"- PLOT-08, ROAD-05, SECTOR-05, UTTARA, DHAKA-1230.
- * FAIR FACE SHATILAH"- PLOT-17, ROAD-08, SECTOR-13, UTTARA, DHAKA-1230.
- * FAIR FACE TAJ MANSION"- PLOT- 76, ROAD-15, SECTOR-11, UTTARA, DHAKA-1230.

ONGOING PROJECTS



* FAIR FACE ROUSHAN SERENITY"
PLOT-35, ROAD-18, SECTOR-11, UTTARA, DHAKA-1230.



* FAIR FACE PRANTIK"
PLOT-11, ROAD-7, SECTOR-11, UTTARA, DHAKA-1230.



* FAIR FACE SOUTH VALLEY"
PLOT- 04, ROAD-12/A, SECTOR-10, UTTARA, DHAKA-1230.



* FAIR FACE SOUTH CASTLE"
PLOT-34, ROAD-15, SECTOR-12, UTTARA, DHAKA-1230.



* FAIR FACE SPRING FIELD"
PLOT-15, ROAD-6/B, SECTOR-12, UTTARA, DHAKA-1230.



* FAIR FACE A.B RESIDENCY"
PLOT-14, ROAD-12, SECTOR-03, UTTARA, DHAKA-1230.



* FAIR FACE GREEN HERITAGE"
PLOT-54, ROAD-18, SECTOR-03, UTTARA, DHAKA-1230.



* FAIR FACE LAKEVIEW"
PLOT- 37, ROAD-07, SECTOR-15/D, UTTARA, DHAKA-1230.



* FAIR FACE ALTIF MANSION"
PLOT- 02, ROAD-02/A, SECTOR-16/F (DIABARI), UTTARA,



* FAIR FACE SOUTH POINT"
PLOT-42, ROAD-05, SECTOR-10, UTTARA, DHAKA-1230.

- * FAIR FACE AFNA LODGE"- PLOT # 06, ROAD-15, SECTOR-06, UTTARA, DHAKA-1230.
- * FAIR FACE WAHID VILLA"- PLOT-28, ROAD-05/A, SECTOR-05, UTTARA, DHAKA-1230.
- * FAIR FACE SPRING MEADOWS"- PLOT-01, ROAD-02, SECTOR-15/I, UTTARA, DHAKA-1230.
- * FAIR FACE SUN SHINE "- PLOT-02/04, ROAD-08, SECTOR-15/D, UTTARA, DHAKA-1230.
- * FAIR FACE KHANIKA"-PLOT-07, ROAD-2/B, SECTOR-15/I, UTTARA, DHAKA-1230.

- * FAIR FACE SOUTHEND POINT"-PLOT- 14, ROAD-1/B, SECTOR-05, UTTARA, DHAKA-1230.
- * FAIR FACE SIKDER'S GLORY "- PLOT-06, ROAD-13, SECTOR-15/I, UTTARA, DHAKA-1230.
- * FAIR FACE APARAJITA"- PLOT-24, ROAD-1/A, SECTOR-16/C, UTTARA, DHAKA-1230.
- * FAIR FACE BLUESTAR "- PLOT-18, ROAD-03/A, SECTOR-16/A, UTTARA, DHAKA-1230.

FAIR FACE HOLDINGS LTD.

- OFFICE** : HOUSE#48 (2ND FLOOR), ROAD#12, SECTOR#13, UTTARA MODEL TOWN, DHAKA-1230.
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MEMBER REHAB

RAJUK ENLISTED