

# SOUTH VALLEY



*where begins your new life style*

w w w . f a i r f a c e b d . c o m





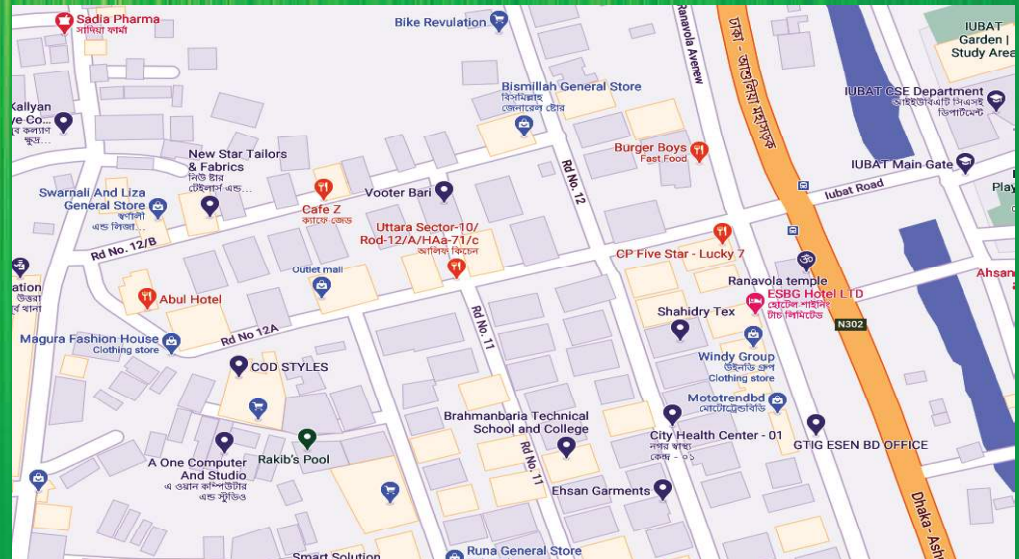
## preface with location map

Fair Face Holdings Ltd. is reputed for their commitment & quality and where convenience meets affordability. **Fair Face South Valley** here you will have the convenience of having all types of living facility within easy reach.

**Fair Face South Valley** is a **luxurious apartment** complex offering you a modern style of living opportunity in the Dhaka City. This project is **located in uttara** at House no. 04, Road no. 12/A, **Sector no. 10**. Beside the above project location in the vicinity of the other renowned established offices, market, school & college and surrounded with mosque, park for all & huge playground for children etc which is shown in the map as well.

For further information our most eligible marketing division will be assistance.

We invite you to come and visit that project which is ornamented with modern amenities and arrangement and **where begins your new life style** in sha Allah.



[www.fairfacebd.com](http://www.fairfacebd.com)



# SOUTH VALLEY

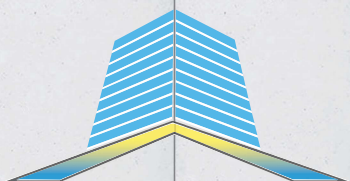


## PROJECT BRIEF

8 STORIED RESIDENTIAL  
APARTMENT BUILDING,

Plot No - 04,  
Road No - 12/A,  
Sector - 10,  
Uttara Dhaka - 1230.

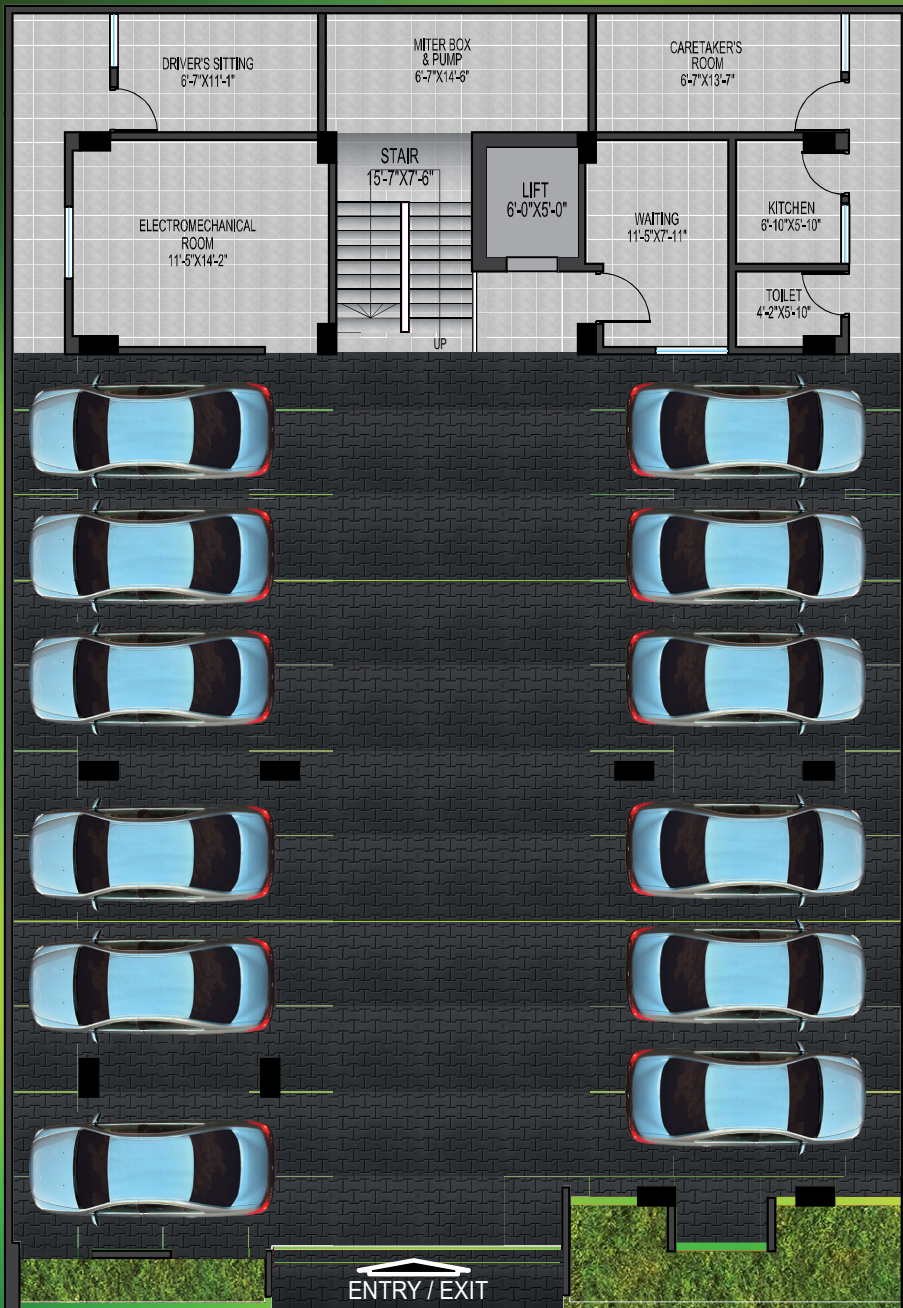
Number of Apartment: 07  
Apartment Size: 2600 sft  
(approx)



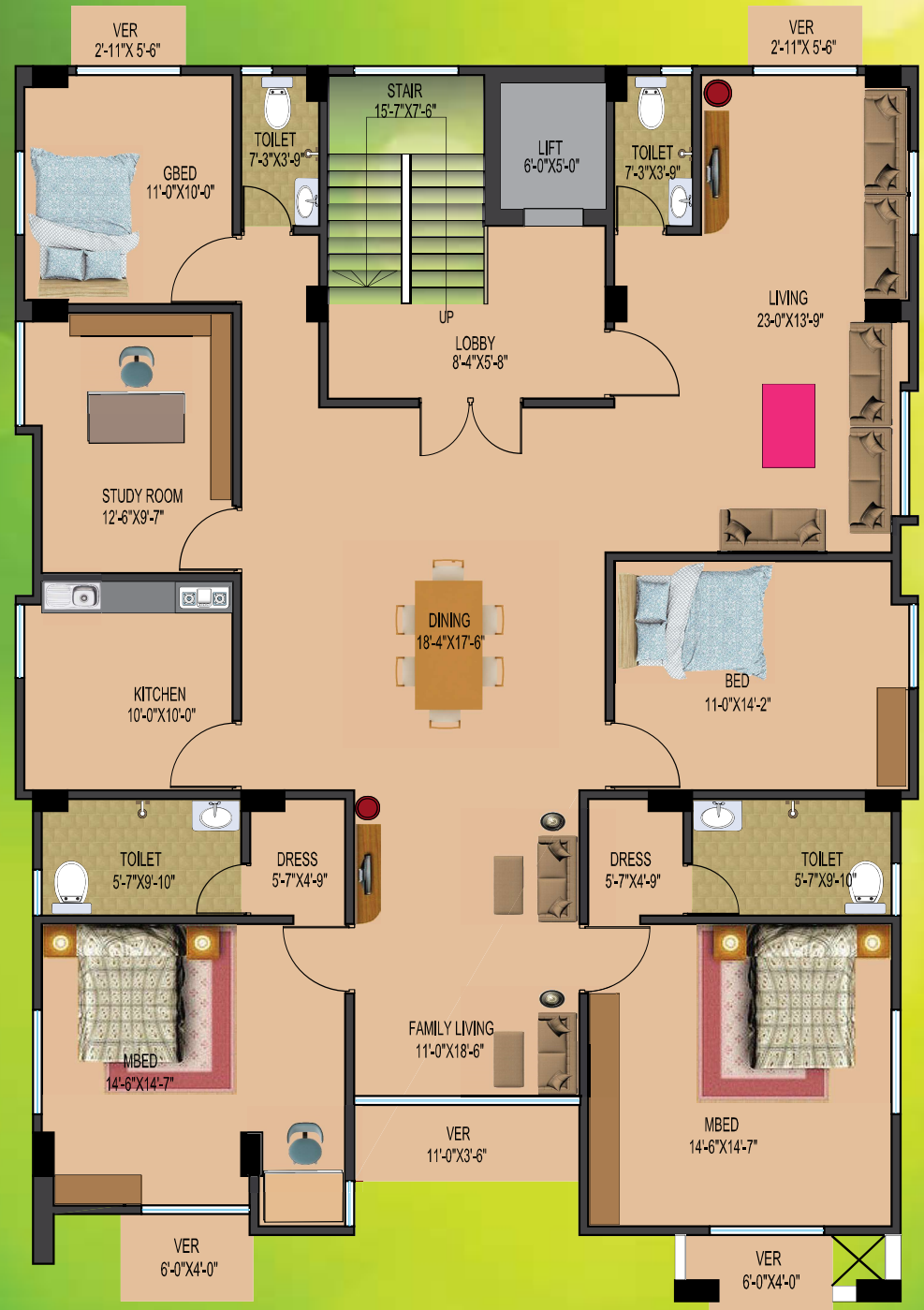
**FAIR FACE**

*where begins your new life style*

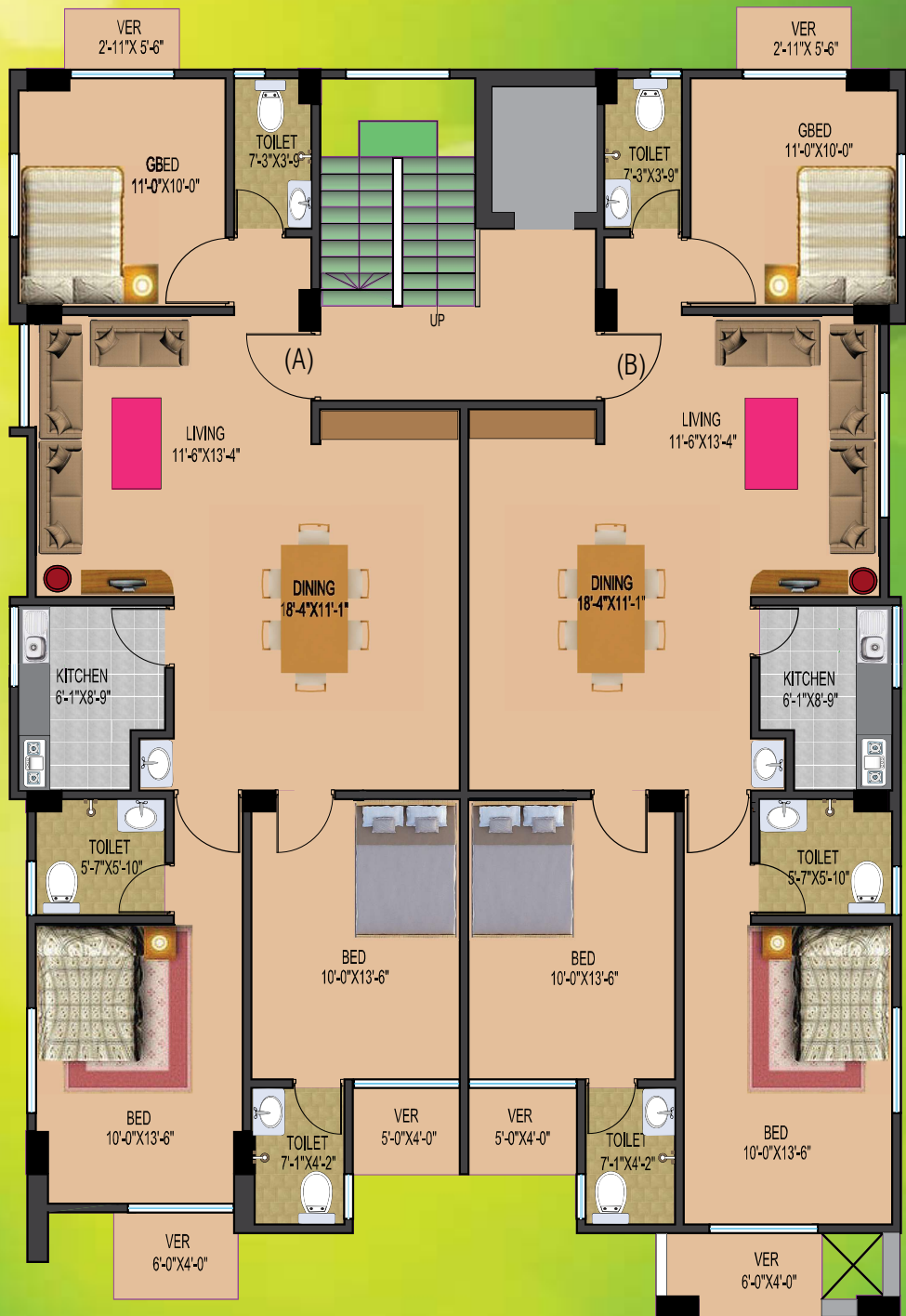




**GROUND FLOOR PLAN**  
Total Parking No - 12



**SINGLE UNIT PLAN**  
Apartment Size: 2600 sft (approx)



**DOUBLE UNIT PLAN**  
Apartment Size: 1300 sft (approx)





## 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, peddollo.)  
LTS System on roof top to protect Lightning.  
Toilet for Drivers, security Guard and common use.  
Caretaker Room and kitchen room.

## BATHROOMS

Use Best quality UPVC Threat pipe for internal wearing. (RFL)  
Sanitary Wares in all bathroom RAK Standard/ equivalent.  
Sanitary Crome Plated fittings in all bathrooms. (Best quality)  
Tiles in wall up to false ceiling - 12"x18" RAK Standard/ equivalent.  
Homogeneous floor tiles for all bathroom floor -12" x12" RAK Standard  
Pedestal basin in all bathroom except Master bathroom.  
Cabinet basin in master bathroom  
Large mirror, Glass self, shop case, Towel real, paper holder in all bathrooms.  
Commode in Master and Child Bathroom common bath will be pan.

## MAJOR STRUCTURAL MARERIALS

**STEEL** : 60/72.5 Grade Deformed Bar will use in all structural work.  
(BSRM/Rahim steel/ RSRM)  
**CEMENT** : Lafarge Cement/ Seven Ring cement/Crowan Cemment  
**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  
(Bhuapur)

## 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.

## KITCHEN

RCC shelf for oven and sink with tiles worktop.  
Tiles in wall up to 7 feet height - 12"x24" & 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.

## DOOR & WINDOWS

Decorative Burma /Chittgong teak main entrance door with: Door chain, Check viewer, Apartment Number, 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/SilKarai 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 3/4 inch bronze minimum section.

## ELECTRICAL

High quality BRBt/BBS/SQ 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.

## FLOORS

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

## 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/MS designed post support.

High Quality homogeneous tiles in stair and lobby- RAK Standard.

## 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.

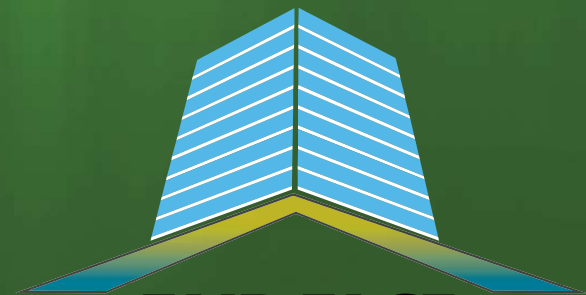
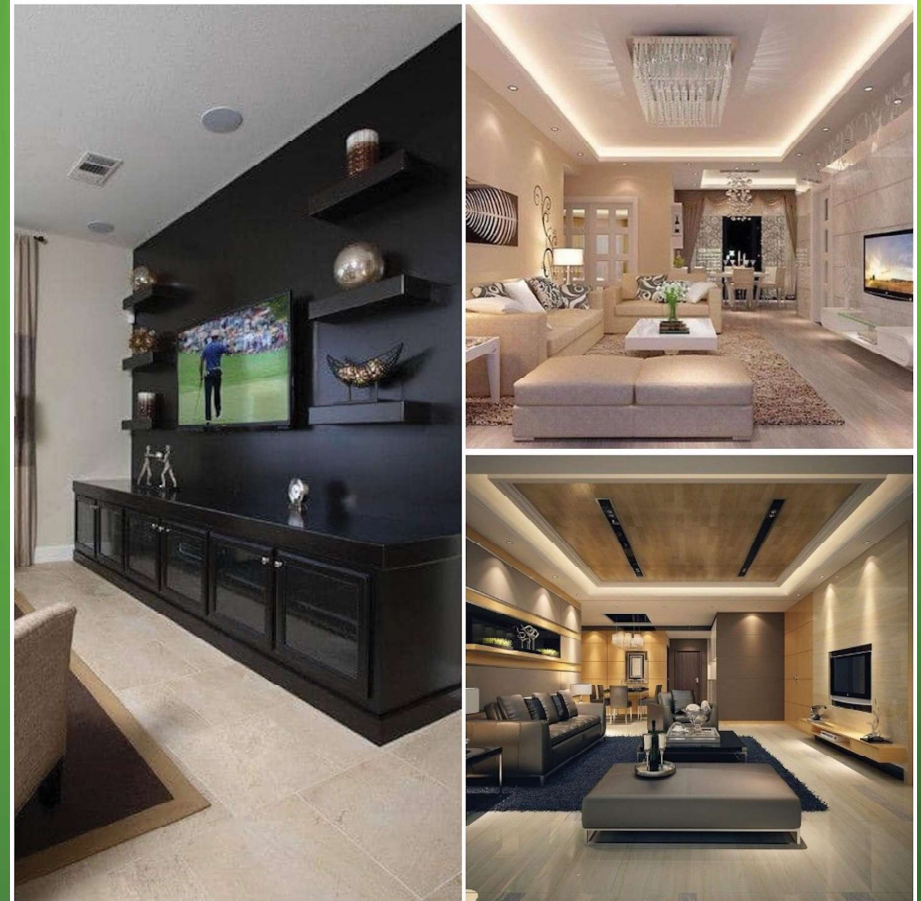
Speed : One meter per second.

## PAINTING & POLISHING

Smooth finishing Weather Coated paint on outside walls.(Berger /RAK / Asian).

Smooth finished and soft colored plastic paint on all internal walls & ceilings will be distemper.(Berger / RAK / Asian).

Enamel paint for grill & railing



**FAIR FACE**

*where begins your new life style*

[www.fairfacebd.com](http://www.fairfacebd.com)





## **FAIR FACE HOLDINGS LTD**

House: 48, (2nd Floor) Road: 12, Sector: 13, Uttara Model Town, Dhaka- 1230

Tel: +88 02 55085297, 55085298, Fax: 88 02 55085298. E-mail: fairfacebd@hotmail.com Web:www.fairfacebd.com