



OCTAVIA @ HOUSE\_08, ROAD\_2/B, SECTOR\_04, UTTARA

# O4

UTTARA

# OCTAVIA

HOUSE-8, ROAD-2B  
SECTOR-4, UTTARA

CREATING  
INSPIRATION

## DOM-INNO

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DOM INNO

[www.dominno-bd.com](http://www.dominno-bd.com)

DOMINNO **ÜCTAVIA**, along with its elegance and glamour in aesthetic, ensures the environment or habitat of its clients offering Luxurious shelter, exclusive, amenities, proximity to nature and happiness through rejuvenation.



architect: md. abdu salam
consultant: profile ltd.
developer: DOMINNO

# ÜCTAVIA



# features & amenities

**DOM INNO**

## ROOM FINISHES:

- Homogeneous floor tiles (RAK/Equivalent) in all rooms and verandahs.
- Acrylic plastic emulsion Paint in all internal walls and white distemper on ceilings (Burger/Elite/Equivalent), french polish in doorframes & shutters as per architect's choice.

## OUTSIDE PAINT:

- Exterior walls of Weather coat paint/ cement paint (Berger/ Elite) as per architect's choice.

## TOILET FEATURES:

- RAK (Venice) / Equivalent combiset cabinet basin with marbel top in master bath & commode, lowdown and pedestal basin in 2nd bath, 3rd bath(RAK Karalla), other bathrooms will have RAK oriental pan, lowdown & basin (except maids toilet )
- Glazed wall Tiles in all bathrooms up to full height 7(Seven)feet (RAK / Equivalent)
- Homogeneous floor tiles in all bathrooms (RAK /Equivalent).
- Basin mirrors of good quality with overhead lamp (provision).
- Good quality local made CP fittings (Sattar/ Montaha/ Sunbird/ Equivalent).
- Porcelin Soap cases, Paper holder and towel rails etc. in all bathrooms except maid toilet.
- Maid toilet with long pan and lowdown.
- Storage space over toilets, except servant toilet.
- Glazed wall Tiles (RAK / Equivalent) upto 7 feet height in Servants Toilet.
- Concealed hot & cold water line in master bath & 2nd bath.
- One bath tab in master bath & 2nd bath (shower tray).

## KITCHEN:

- Double burner gas outlet over concrete platform with tiles finished top. (Homogenous)
- Glazed Wall Tiles up to 3 feet height (RAK / equivalent) in front of concrete platform
- Homogenous Floor tiles (RAK/ equivalent)
- Good quality stainless steel sink with mixer.
- Concealed hot and cold water lines.
- Exhaust fan at suitable location (provision).
- Down wash at suitable location.

## ELECTRICAL FEATURES:

- MK type (ABB/Equivalent) electric switches and sockets.
- Separate Electric distribution box for each apartment.
- All power outlets with earth connection.
- Provision for Air-conditioner in Master Bed and 2nd Bed / living and one extra point at actual.
- Telephone socket in Master bed, 2nd Bed and living/E.living.
- Verandahs with suitable light points.

# typical floor plan



Area: 2315 sft

# roof plan



## GENERAL FEATURES

- Building is planned and designed by professional Architects and structural Design Engineers.
- For all service connections and disposals (sewerage, solid waste, etc.) BNBC building codes will be followed.
- Structural design parameters will be based on American Concrete Institute (ACI) and American Standards of Testing Materials (ASTM) and BNBC codes.
- Sub-soil investigation and soil composition will be analyzed from laboratory.
- Building will be comprised of reinforced cement concrete (R.C.C) in foundation, column, beam and slab considering seismic and wind effect with modern design concept.
- Comprehensive checking and testing of all steel reinforcement will be conducted by professional engineers.
- All structural materials including steel (deformed / tor steel bar), cement (Scan, Cemex, Holcim, Lafarge, King Brand, etc.), Stone chips, Sylhet sand, etc. will be of highest available standard.
- For concrete works to give crushing strengths of 2500 psi to 4000 psi (cyl.test) at 28 days depending on concrete ratio & design

## AMENITIES OF THE APARTMENT:

### DOORS:

- Solid Chittagong teak/equivalent Decorative Main Entrance Door with impressive Door lock, Door Chain, Check Viewer, calling bell switch, impressive apartment no. Plate etc. As per architect's choice.
- Veneered Flush door Shutters (partex/ equivalent) with French Polish in internal rooms and Verandah locations.
- All internal Doorframes will be of Teak chambul, main door frame shegun.
- Mortice Lock in all doors.
- Toilet Doors of durable partex water proof lacquer shutter door
- Servant toilet good quality durable PVC Door & other toilet door frame will be wooden
- All Verandah Doors /siding aluminum with security sliding grill.

### WINDOWS:

- Aluminum Sliding Windows, mohair lining and rain water barrier in aluminum section as per Architectural Design of the Building.
- Clear Glass (5mm Thickness)
- Safety Grills in all windows with matching enamel paint.
- Safety Grills inside Verandahs. (As per architect's choice).

### WALLS AND PARTITIONS:

- Internal and external wall of 5" thick 1st class bricks.
- Wall surfaces of smooth finished plaster.

features & amenities

## ground floor plan (parking)



- Concealed intercom line at suitable Location
- Concealed satellite TV/dish cable in the Master bed, 2nd Bed and living/F.living.
- Two refrigerator point, one washing machine & one micro oven point.

#### COMMON FACILITIES OF THE COMPLEX:

##### BUILDING ENTRANCE:

- Secured decorative main gate as per the elevation & perspective of the building
- Attractive Apartment Logos with plantation.
- Comfortable internal driveway.
- Separate Mailbox.
- Guard post.
- Guard accommodation
- Toilet, kitchen, Drivers waiting space at ground floor.

##### RECEPTION LOBBY:

- Impressive reception desk with intercom set.
- Impressive reception area.
- Intercom system for each apartment.

##### LIFT LOBBIES & STAIRCASE:

- Spacious lift Lobby in each floor.
- Special Floor tiles in all lift lobbies and staircase with proper lighting system
- Fire extinguisher in each lobby

##### LIFT:

- Imported passenger lift of adequate passengers capacity

##### ROOF TOP/GROUND FLOOR:

- Children play area.
- Cloth drying area.
- Community space with toilet & kitchenette.
- Roof top finish considering water proofing and heat protection.
- Roof garden & sitting area.

##### UTILITY CONNECTIONS (AT ACTUAL):

- Water line connection from WASA.
- Individual double burner gas connection.
- 220/440 v power connection.
- Individual DESA meter for each apartment

##### OTHER INCLUSIONS:

- Parapet wall of adequate height in rooftop.
- Water pump of adequate capacity/stand by pump.
- Sub station (if required).
- Generator of adequate capacity.
- Emergency supply through generator for lighting in common spaces, stairs, lift & four light points, four fan points each apartment.

