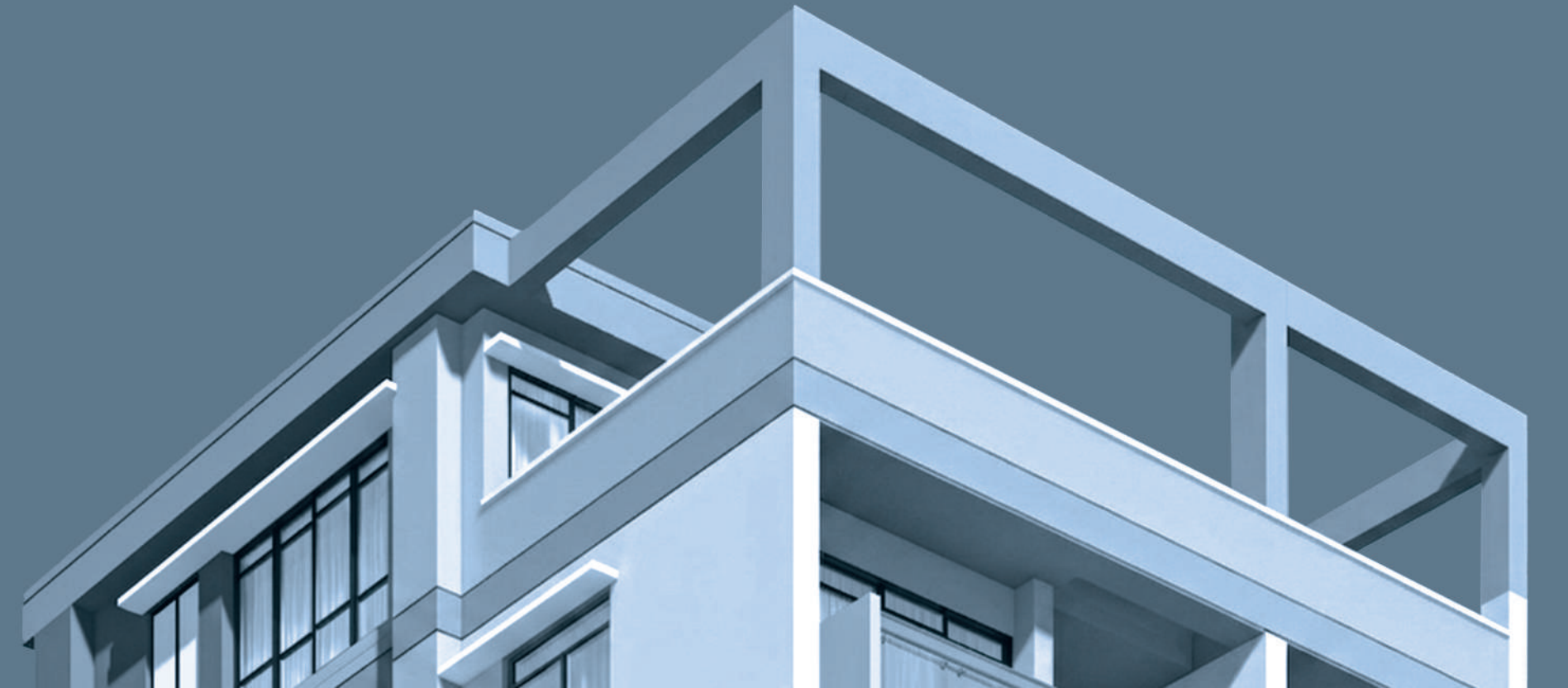


NEW DHAKA
NIRALA





Project Brief

Location: Plot-316, Road-18, Block-E
Bashundhara R/A, Dhaka

Land Area: 3 katha

Storied No.: G+6 | **Size:** 1700 (+) sft | **Parking:** 6

Project Credit

Developer: New Dhaka City Development. Ltd.

Tel: +88-02-55036456, 55036457

Email: info@newdhaka.com.bd

Website: www.newdhaka.com.bd

Hotline: 01890003939



The luxury of quiet living

True luxury is often found in what is absent- the noise, the crowd, the chaos. NIRALA embraces this idea, offering a living experience defined by calm, clarity, and space. Each home is designed to feel expansive yet intimate, where architecture and function align seamlessly. The flow of light and air enhances every corner, while the lowdensity layout ensures a sense of exclusivity and peace. NIRALA invites you to experience a different kind of urban life, one where comfort is quiet, and luxury is deeply personal.

NEW DHAKA NIRALA





Plo# 316, Road # 18, Block # E, Bashundhara R/A, Dhaka-1229.

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ART OF NIRALA >

“Nature Connected Verandahs”

The verandahs and balconies extend the living experience beyond interior walls, welcoming natural light, fresh air, and openness into everyday life. These spaces create a calm connection with the outdoors while enhancing the sense of freedom within the home.

NIRALA

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ART OF NIRALA >

“Inviting Living Experiences”

The drawing room is envisioned as a welcoming space where conversations flow naturally and everyday moments feel elevated. Its open and balanced atmosphere blends comfort, elegance, and social connection effortlessly.

NIRALA



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“Restful
Master
Retreats”

The master bedrooms are designed as private sanctuaries filled with natural light, ventilation, and serenity. Thoughtfully positioned within the layout, they offer comfort and calm without feeling enclosed.

NIRALA



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ART OF NIRALA >

“Adaptive Culinary Functionality”

The kitchen is planned to support modern living through efficiency, organization, and ease of movement. Every element is designed to ensure practicality while maintaining spatial harmony throughout the home.

NIRALA



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ART OF NIRALA >

“Lively Dining Essence”

Designed as a vibrant gathering space, the dining area brings warmth, interaction, and togetherness into everyday living. Its open connection with surrounding spaces creates an inviting atmosphere that comfortably supports both intimate family meals and lively social gatherings.

NIRALA

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ART OF NIRALA >

“Assured
Everyday
Comforts”

The bathrooms are designed with simplicity, ventilation, and functionality in mind. Balanced proportions and thoughtful detailing transform daily routines into experiences of ease, comfort, and quiet refinement.

NIRALA



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NIRALA

Key Features

Land Area	3 katha
No. of Storied	G+6 (7-Storied R/B)
Apartment Size	1700 (+) sft.
Total No. of Apartments	6 Nos.
No. of Stair	1 No.
No. of Lift	1 No.
No. of Parking	6 Nos.
No. of Apartment Each Floor	1 No.

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Each Floor Apartment Details

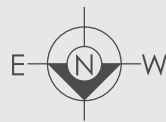
Master Bed Room	1 No.
Child Bed Room	1 No.
Guest Bed Room	1 No.
Servant Bed/Kitchen Store	1 No.
Living	1 No.
Family Living	1 No.
Dining	1 No.
Kitchen	1 No.
Servant Toilet	1 No.
Common Toilet	1 No.
Attached Toilet	2 Nos.
Apartment Verandah	3 Nos.
+ Green Area & Community Area	



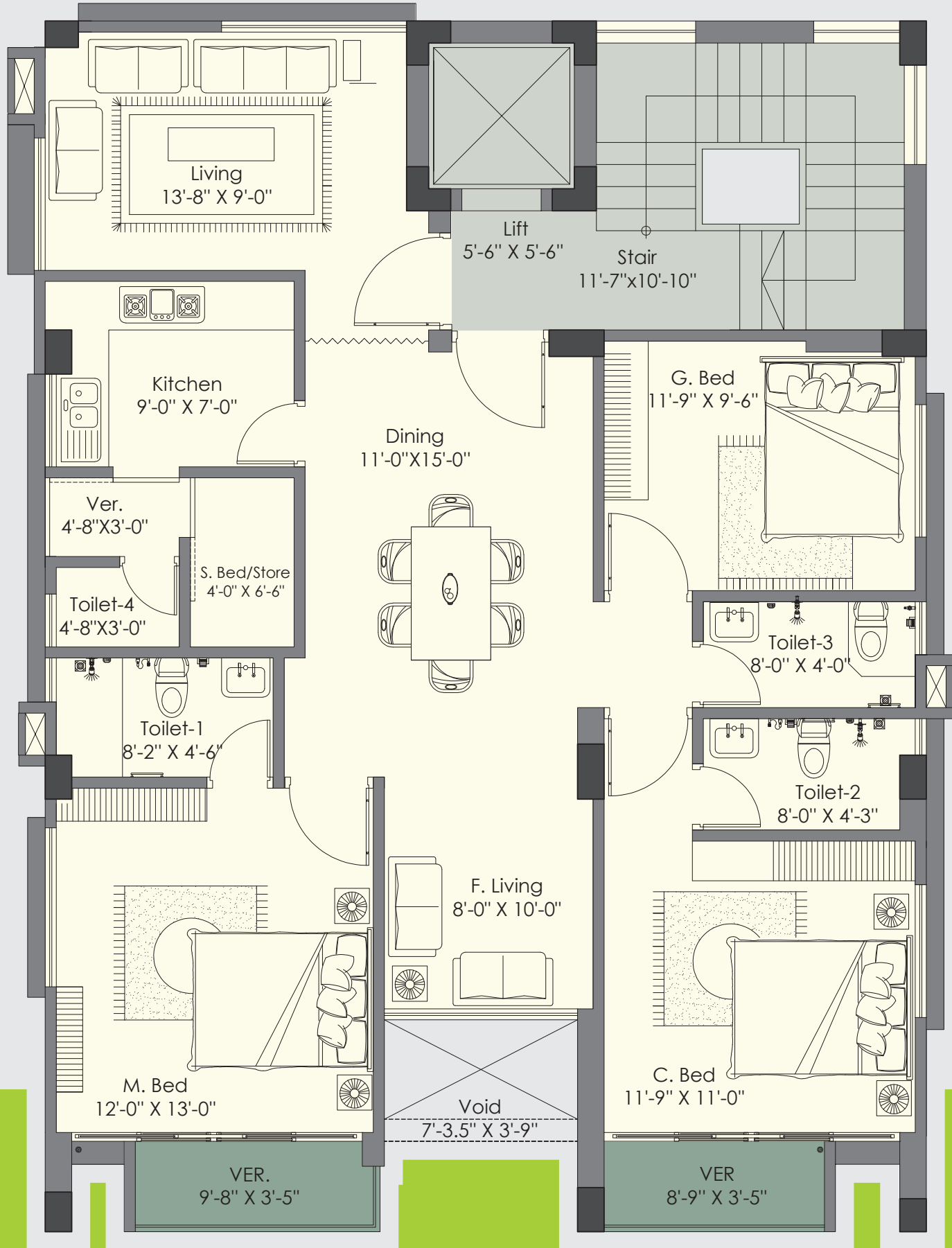
FLOOR PLAN
[Typical]

FEATURES

- 1. Master Bedroom
- 2. Guest Bedroom
- 3. Child Bedroom
- 4. Living
- 5. Dining
- 6. F. Living
- 7. Kitchen
- 8. Toilet 1
- 9. Toilet 2
- 10. Toilet 3
- 11. Toilet 4
- 12. Veranda 01
- 13. Veranda 02
- 14. Veranda 03
- 15. Stair
- 16. Lift



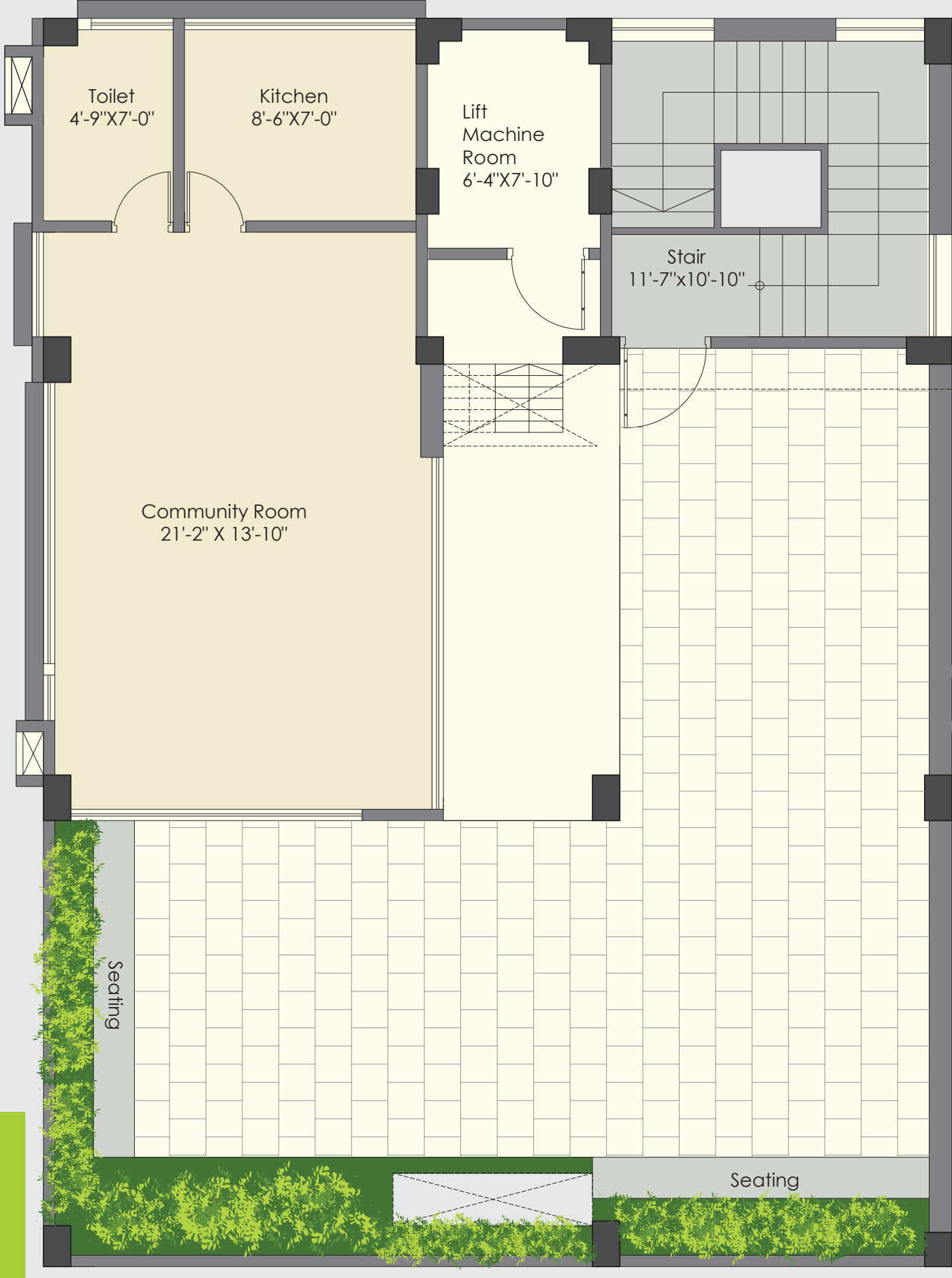
SIZE
1700 (+) sft.



FLOOR PLAN
[Roof]

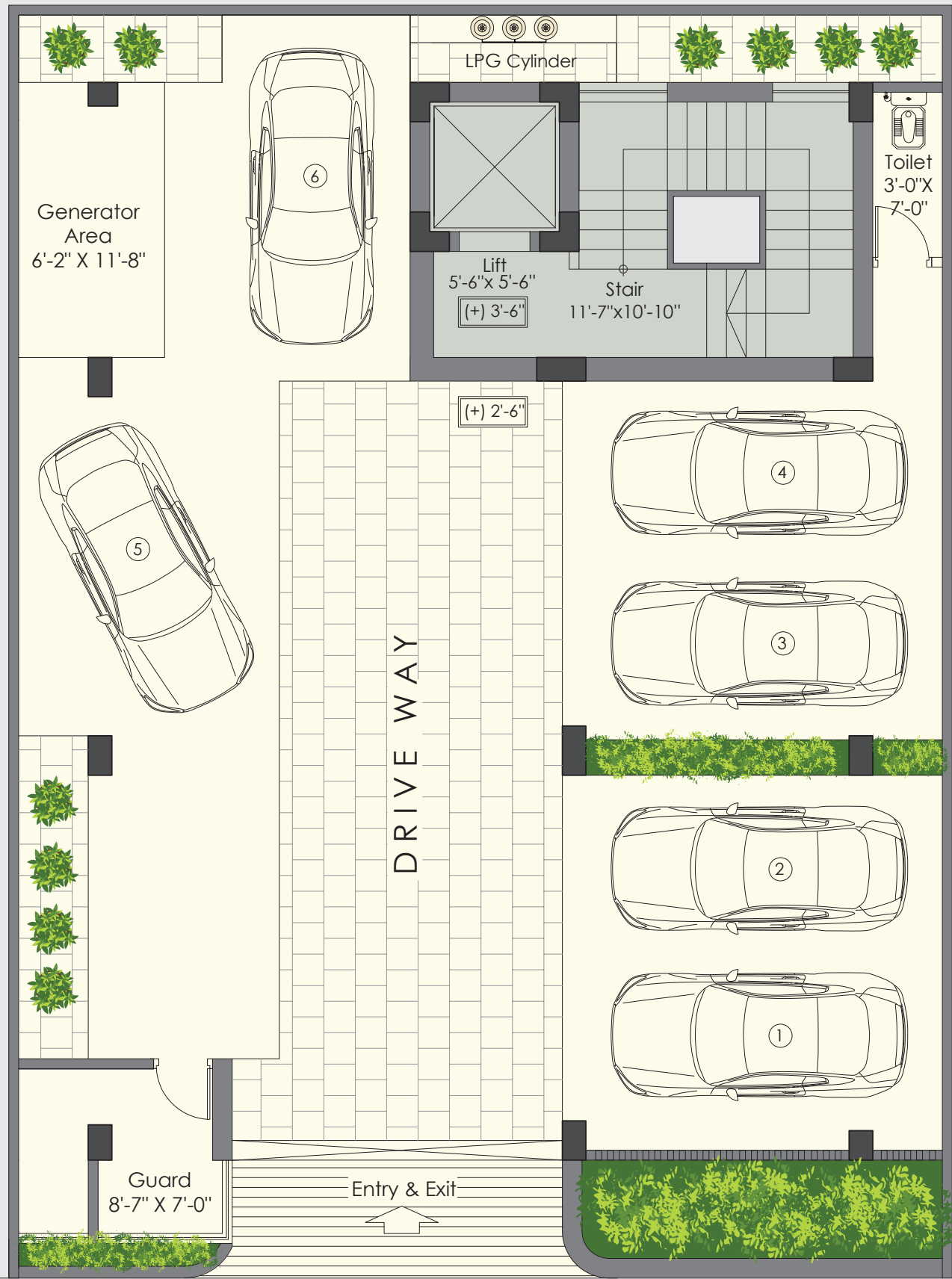
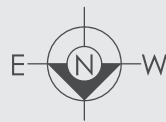
FEATURES

- 1. Roof
- 2. Community Room
- 3. Kitchen
- 4. Toilet 1
- 5. Lift Machine Room
- 6. Sitting Place



FLOOR PLAN

[Ground]



25' Wide Road

FEATURES & AMENITIES OF THE APARTMENT

STRUCTURAL AND GENERAL ENGINEERING FEATURES:

1. Structural design parameters based on Bangladesh National Building Code (BNBC), ACI and ASTM codes.
2. For all service connections (UGWR and OHWT) and disposal (sewerage, solid waste, etc.), building codes have been followed.
3. Subsoil investigation and soil composition are comprehensively analyzed with the latest testing equipment and laboratory techniques.
4. All casting have done by Boulder Stone Chips/ Imported stone
5. MS rod provided according to the structural design.
6. Structure capable of withstanding earthquakes measuring up to 7.5 on the Richter scale.
7. Major structural materials:
Cement: Crown/Bashundhara/Fresh or equivalent Cement.
Steel: BSRM /KSRM/RSRM/AKS or any other reputed company.
Brick/chips: All bricks or pickets will be of 1st class category/Auto bricks as and where applicable.
8. All structural materials, including steel, bricks, Sylhet sand, local sand, and other aggregates etc. the good standard is maintained and time-to-time screened for quality.
9. Direct supervision at every stage of construction

by a team of experienced and qualified civil engineers to ensure the highest quality workmanship.

10. Total foundation and superstructure design and supervision by a team of reputed and professional structural design engineers.
11. The building will be planned and designed by professional Architects and Structural Design Engineers.

SANITARY AND PLUMBING WORKS:

1. Hot and cold line provision all Toilets including Kitchen
2. Cabinet Basin provided in Master and Child toilets
3. High commode provided all Toilets and low commode in servant Toilet.
4. The commode and basin set will be in the medium range of Star/RAK/Akiz/Stella or equivalent (standard quality), Brand Karla or Orient of RAK
5. Single bowl and single tray Sink provided in Kitchen, Brand: RFL or Equivalent
6. CP fitting (Shower mixture, Sink Mixture, Basin mixture and others fittings) provided by Sunbird, Sattar or Sharif Company.
7. A mirror will be provided with every basin Nasir glass.
8. All internal wiring by Cpvc pipes
9. Provide Gas line with GI pipe

TILES AND MARBLE WORKS:

1. 12''X20'' size Ceramic Tiles at Toilet wall and Kitchen wall up to 7 ft height. Brand : RAK/STAR/AKIZ
2. 12''X12'' size Homogeneous Tiles at Toilet and Kitchen Floors. Brand: RAK/STAR/AKIZ
3. 24''X24'' size Homogeneous Tiles at General Floors; Brand: RAK/STAR/AKIZ
4. 16''X16'' size Mat type Tiles at Verandha; Brand: RAK/STAR/AKIZ
5. 2'X3' (18mm Thickness) marble provided at counter top at M. Toilet and Child Toilet
6. 2'X1' (8mm thickness) marble provided at Counter top at Kitchen

ELECTRIC WORKS:

1. All concealed pipes will be of N Poly /Lira /Royel Poly or equivalent.
2. All wire /cable will be of Eastern/BBS /Poly cables/equivalent. (with sufficient load)
3. All circuit breakers will be of good quality, such as Wener /Kivi/Super Star/ equivalent.
4. SDB C ESDB boxes will be made from good-quality steel sheets of 16 SWG/ equivalent.
5. Switch and socket fittings will be of good quality (Wener /Super Star /SQ or equivalent).
6. Light fixtures in the stairs and lobby.

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FEATURES & AMENITIES OF THE APARTMENT

- 7. Independent electric meter in each flat (Hosaf or equivalent) 3-phase.
- 8. Electrical distribution box with main switch.
- 9. Power outlets with earthing connection.
- 10. Provision for air conditioning in all bedrooms.
- 11. Concealed fan hooks in every room.
- 12. Emergency power in the lift, lobby, intercom service, car parking, stairs, reception area, security room, main gate, water pump, etc.
- 13. Solar Panel (best possible) for DESCO/ PDB approval.
- 14. Provision for TV point in two rooms, oven point etc.

WOODEN WORKS:

- 1. CTg. Teak Door frame and Solid Door shutter (40mm thickness imported) provided at Main Entrance
- 2. Mehagoni/Sill karoi/ Teak Chamble door frame and Teak veneered flush door shutter (40mm thickness) provided at Internal Doors (Brand: Partex/Amber/Akiz)
- 3. PVC Door (Best quality) provided at all Toilets
- 4. Imported Handle lock, Security Lock, Check Viewer and others accessories provided in Main Door Shutter
- 5. Mortise/Round Lock, Tower bolt, Magnetic stopper at Internal Door shutter.

GRILL AND RAILING WORKS:

- 1. ½" square MS solid bar at window grill
- 2. MS Verandha railing as per Architectural design

THAI WORKS:

- 1. 4" Thai section provided at Window and Verandha partition: Brand: KAI/Altech/ Chung Hua
- 2. 5 mm clear glass at Window and Verandha partition, Frosted Glass at Toilet window; Brand: PHP/Nasir

PAINT AND POLISH WORKS:

- 1. Plastic paint provided at internal wall and ceiling; (Brand: Asian/Berger)
- 2. Enamel paint provided at Grill, Verandha railing, Stair Railing and Toilet ceiling (Brand: Asian/Berger)
- 3. Weather coat provided at outside as per Architectural view ; (Brand: Asian/Berger)
- 4. Spirit polish provided at Door frame and shutter.

ELECTRO-MECHANICAL WORKS:

- 1. 6 persons capacity Lift provided, Brand: FUJI/OTIS/SIGMA/THYSSENKRUP (TKE)
- 2. 30 KVA Generator provided (Best quality China Brand)
- 3. Emergency electric supported: 10 (Ten) points for light and fan at every flat, Lift, Pump and Common spaces

- 4. Fire Extinguisher provided at every floors
- 5. Lighting Arrester provided at Roof

COMMON SPACES WORKS:

- 1. At stair Non Slippery Tiles (Thread type RAK or any other brand) provided
- 2. Marble provided at Lift Lobby and wall at Ground Floor
- 3. China/RAK/ STAR Glaze type Tiles provided at Lift Lobby and wall at all others floors
- 4. Combination MS and SS Stair railing provided
- 5. Provide Caretaker room, Driver's waiting place, Guard room, staff Toilet at Ground Floor
- 6. At roof community room, Kitchen and Toilet provided
- 7. Pavement Tiles with colored marked of parking provided on Ground Floor
- 8. Column Guard (3.5 feet height) provided where required
- 9. Attractive Main Gate and pocket Gate provided with Lamp Light
- 10. Gardening with floor types light provided on Ground Floor
- 11. Apartment number Bruss/Wooden and Parking name plate provided
- 12. Attractive Logo with LED light provided beside Main Entrance



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