

Better Living

SSG
Holdings



SSG SIDDIQUI'S LEGACY, MOHAKHALI DOHS

PROJECT LOCATION

Plot 25, Lake Road, Mohakhali DOHS, Dhaka 1206

Contact: 01755522072

The journey of Super Star Group began with a pretty simple vision; making world class electronic products available for the people here in Bangladesh, certainly at an affordable price that they will not be acceptable by everyone, but also lead the company to become the leader in its category of business. For over last two decades the company under the brand name "SUPER STAR" has been leading and successful manufacturer, importer and marketer of electrical accessories and equipment.

In the year 1994, The company started its journey by establishing its first venture, an Incandescent lamp plant located at Narayanganj. The Company specializes in providing wide range of lighting and other electrical solution for residential, commercial, and other special needs. The target of the company is simple, offering with a wide range of high-quality lighting solution for the customers in Bangladesh, leading the lighting manufacture industry and becoming the number one choice in both house hold and industrial sector of the country.

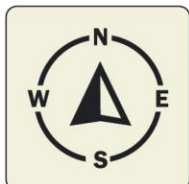
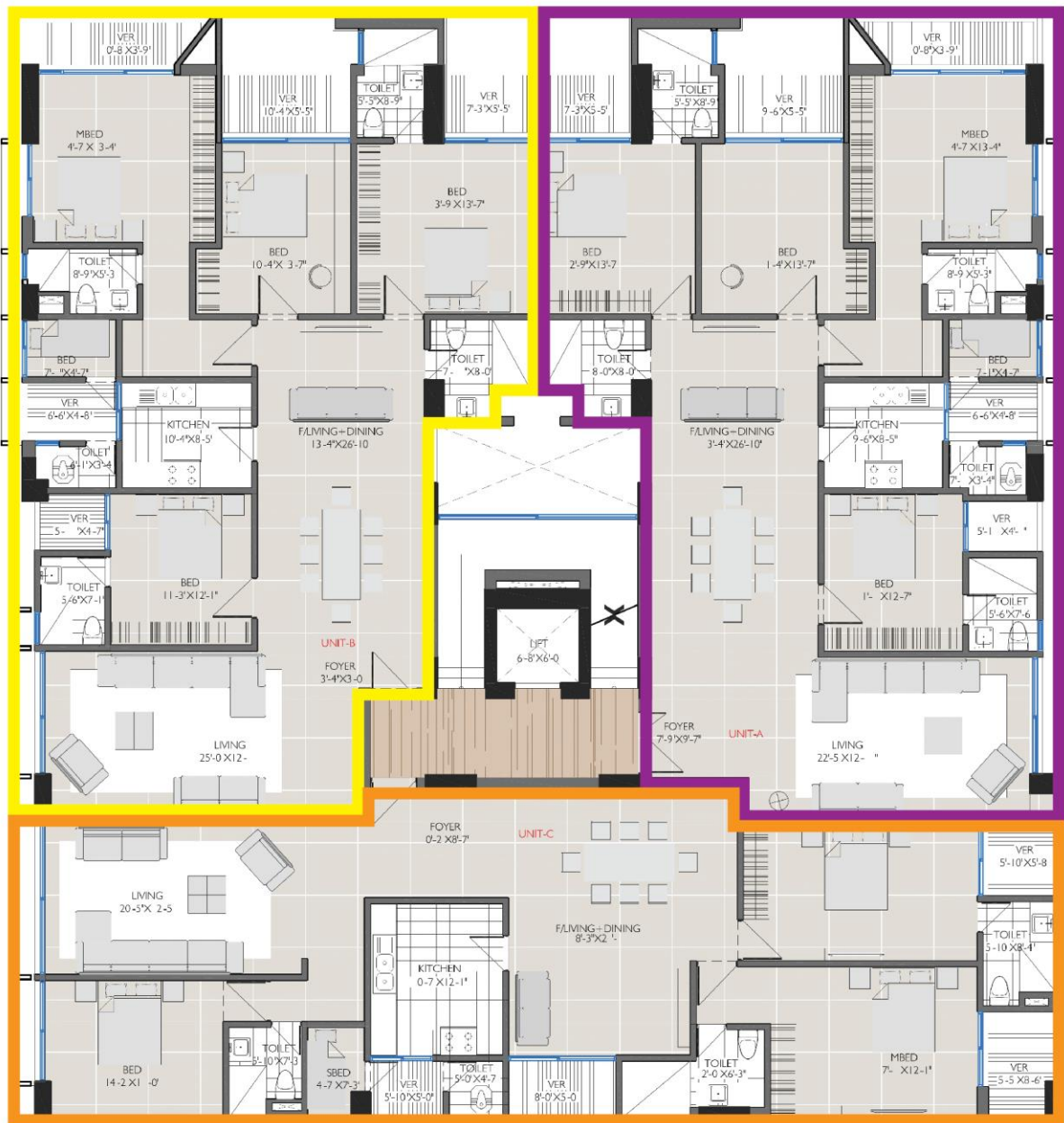
SSG Holdings is a company limited by it's shares incorporated under the laws of Bangladesh with its Registered Office at 3rd Floor, UCEP Cheyne Tower, 25 Shegun Bagicha, Ramna, Dhaka 1000, Bangladesh since 2012. It is one of the prestigious strategic business units of Super Star Group. SSG Holdings envisions being the real estate development wing of the group. Our endeavor is to reinvent the concept of space in its sincerest sense & reinstall those simple values of living that we almost gave up on. We do not expect our products to be measured in quantity. Perhaps parameters like love, freedom & laughter are more appropriate tools for measuring its value. We understand the need for a perfect home. We fulfill your needs of safety & security; give you a place where you can come back to your loved ones, the place of your comfort, the place of your peace and all these at a price that is affordable by you. That is what we are here to deliver to your perfect home, at the perfect price. Making sure everything you have is exactly what you have wanted.

Through our projects we wish to create awareness among people for real estate of what is really possible. We are committed to making this venture a truly worthwhile & enjoyable experience for our clients, shareholders & management team.

PROJECT FEATURES

- Premium Eight Storied (B+G+7) Residential Building in 12.5 Katha Land
- Wide Parking Spaces in Basement & Ground Floor
- Well Decorated Reception Area
- Embellish Rooftop Area with Lush Green Garden
- Modern Finishing Materials
- Multipurpose Community Space with Prayer Holy Place
- Fire Extinguisher for Safety
- World Renowned European Brand's Lift
- European Branded Generator
- CCTV Surveillance for Security
- Eco Friendly Solar System
- Automated Water Reservoir
- Few Meters Distance from Lake & Central Mosque

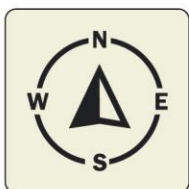
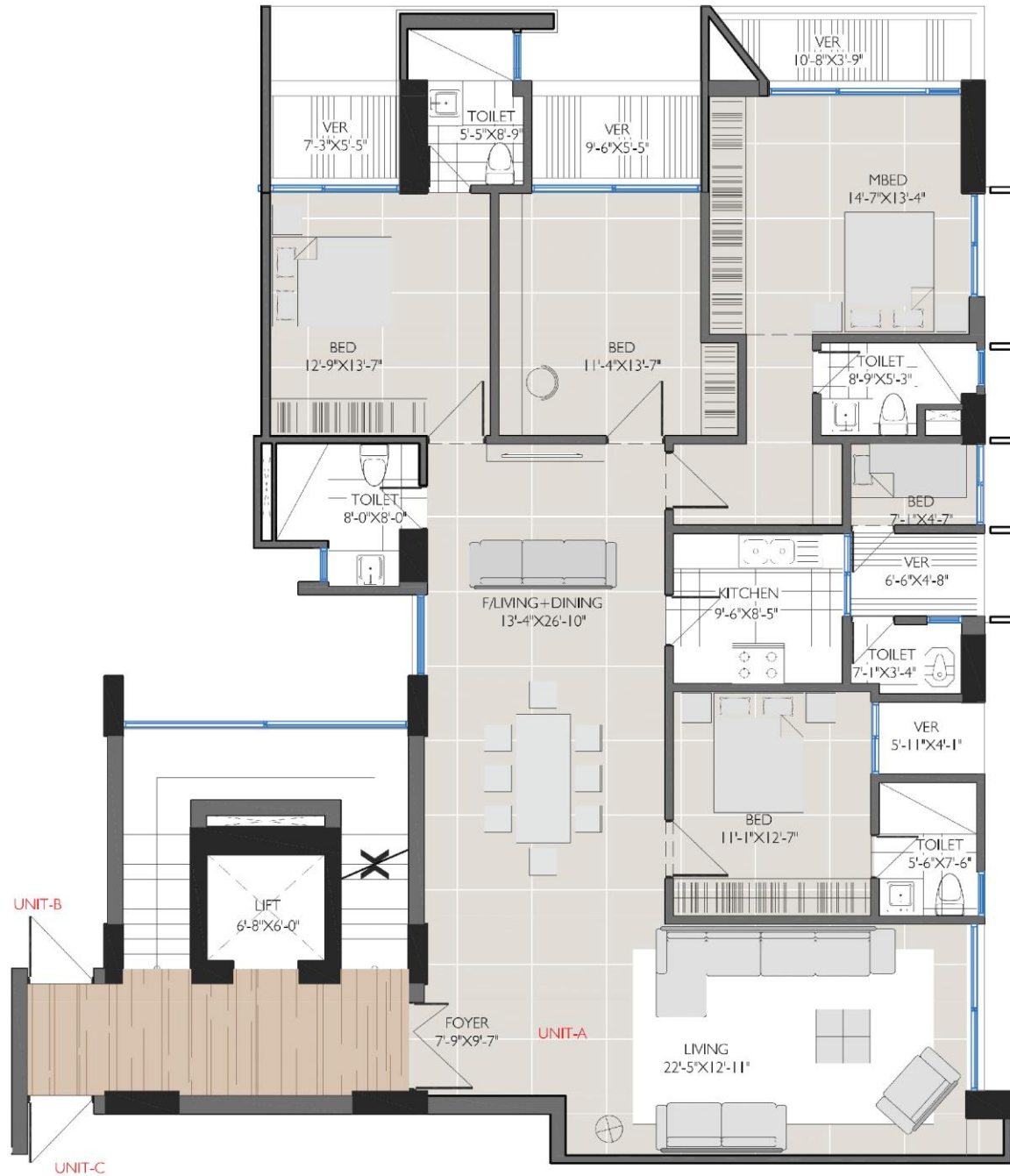
FLOOR PLAN



3 UNIT FLOOR

- A = (± 2573 SFT)
- B = (± 2542 SFT)
- C = (± 2355 SFT)

2nd & 4th Floor

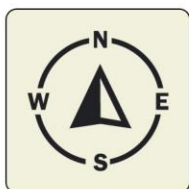
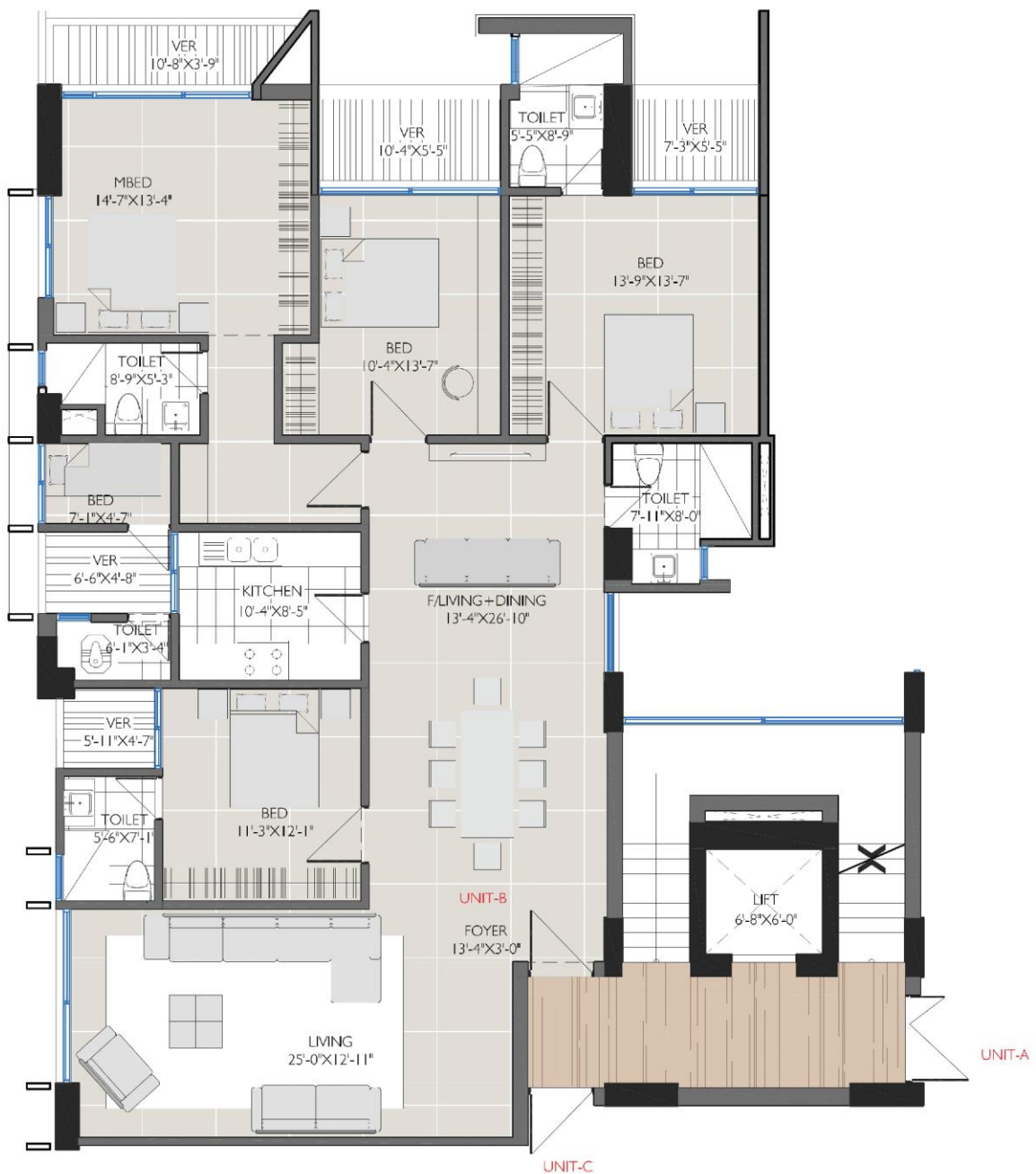


UNIT A

± 2573 SFT

- 2nd Floor North Open
- 4th Floor East & North Open

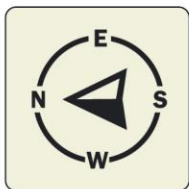




UNIT B
± 2542 SFT

■ 2nd & 4th Floor North Open

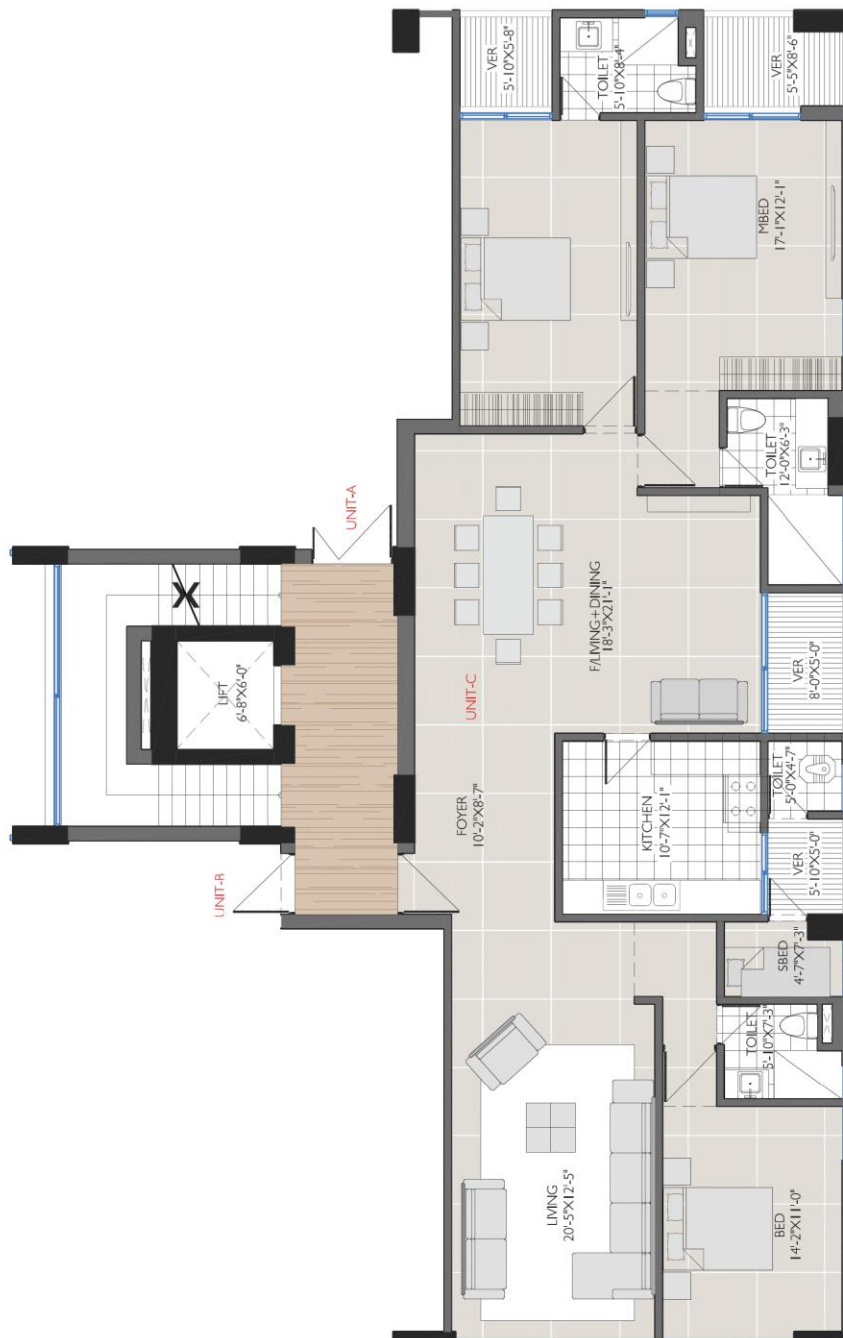


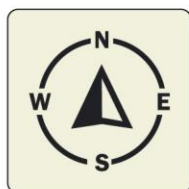
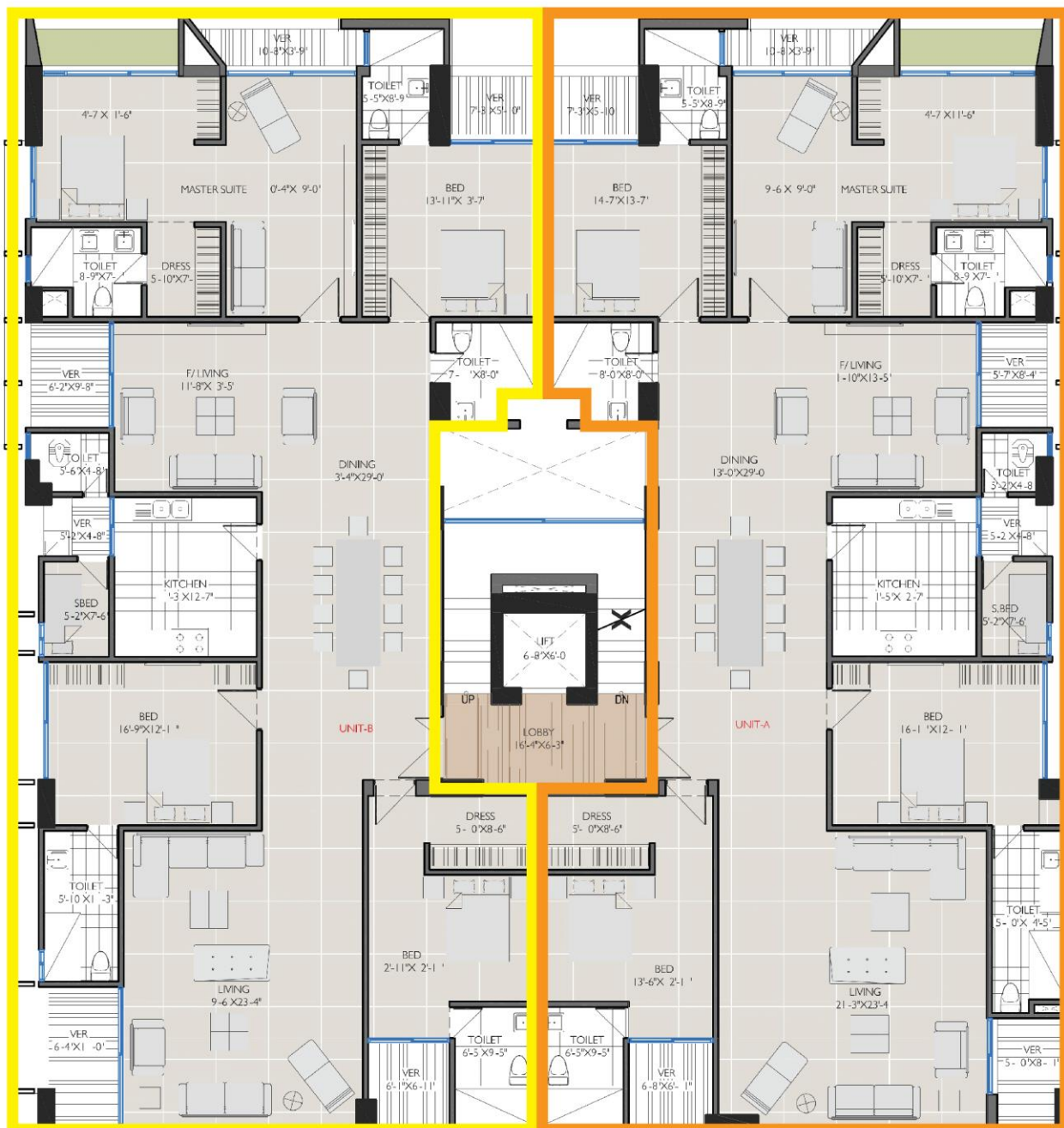


UNIT C

± 2355 SFT

■ 2nd & 4th Floor South



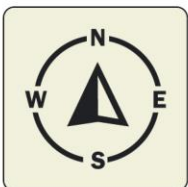


2 UNIT FLOOR

A = (± 3745 SFT)

B = (± 3720 SFT)

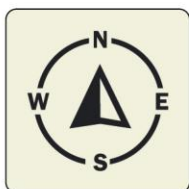
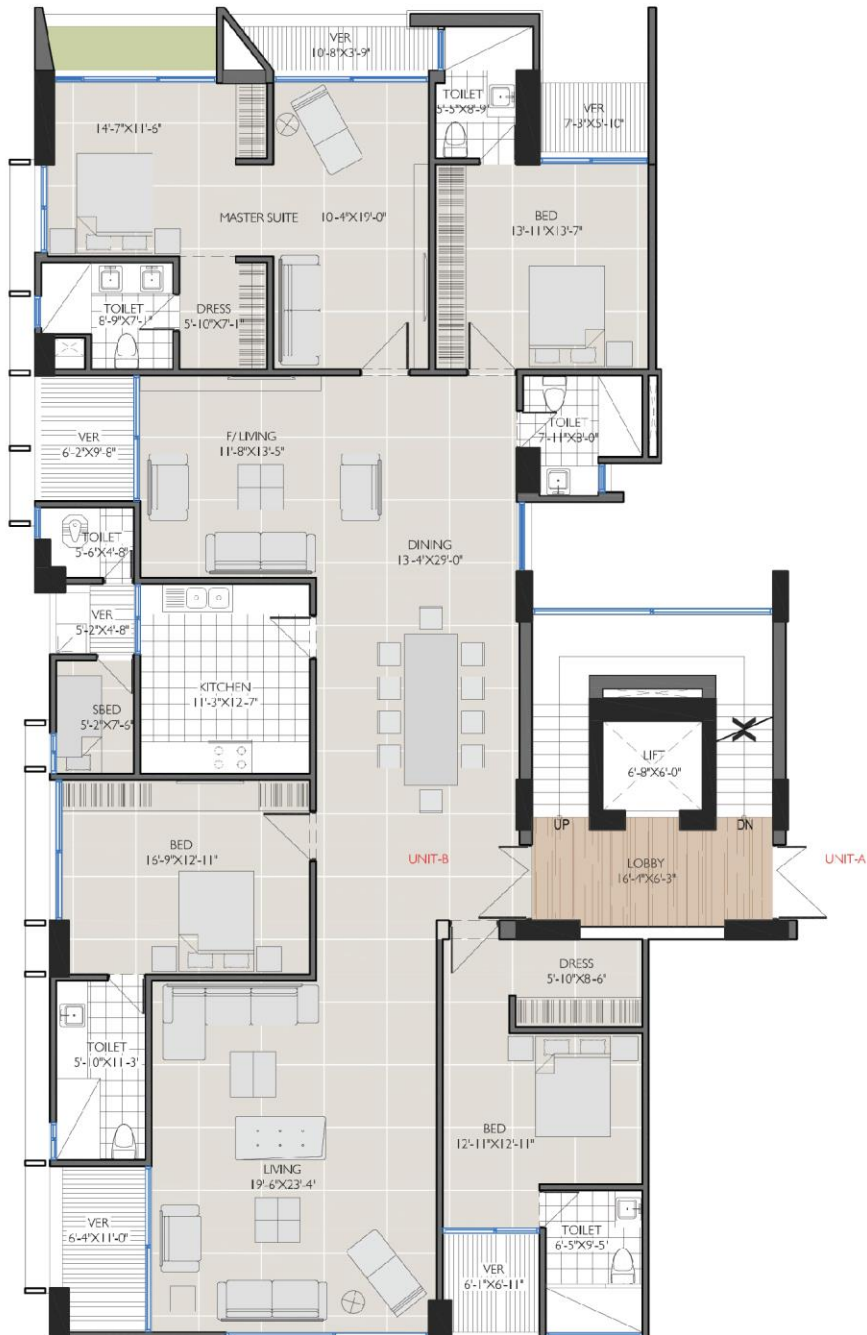
7th Floor



UNIT A
± 3745 SFT

■ 6th & 7th Floor East & North Open

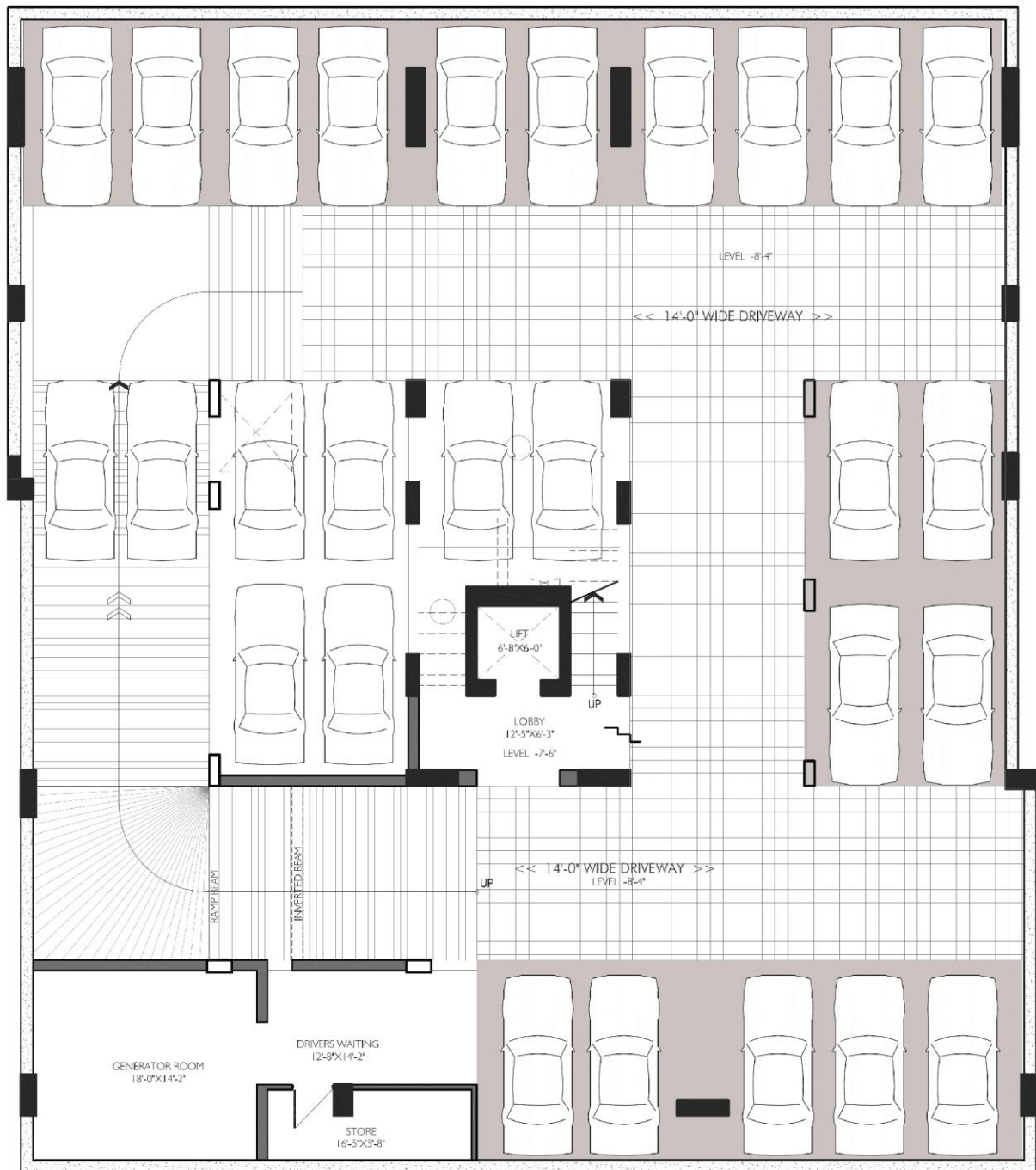




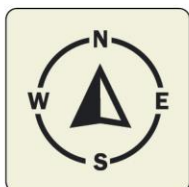
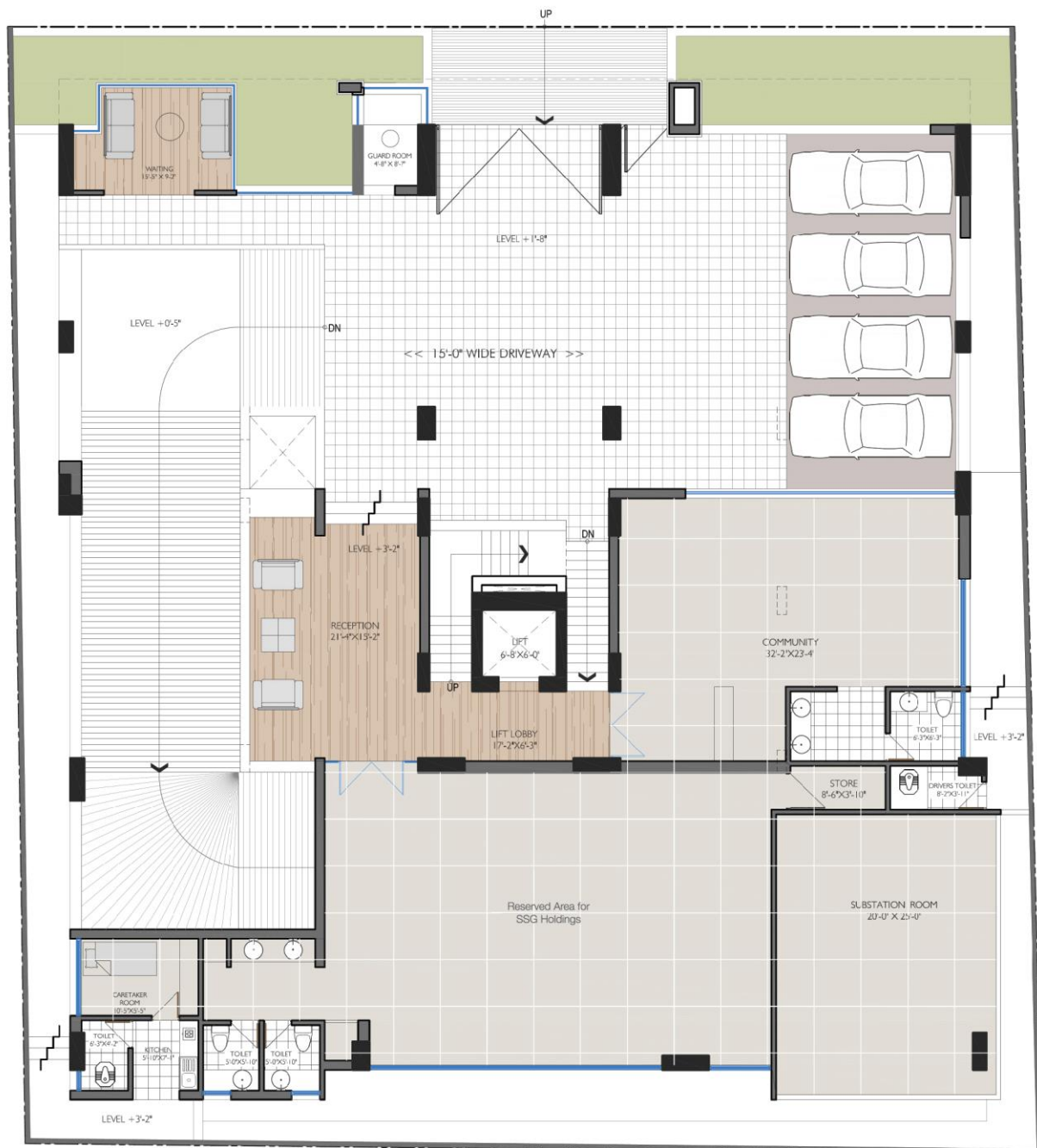
UNIT B
± 3720 SFT

■ 6th Floor North Open





Basement



Ground Floor

1.1 WALLS

- Walls below ground are water proof RCC
- Outside walls as per architect's design
- All interior walls as per architect's design
- Rooftop parapet wall

1.2 BATHROOMS

- Foreign made Sanitary Fitting (Haibali or equivalent) (Commode, Basin, Soap case, Glass Shelf, Towel rail, Toilet paper holder) in all bathrooms except maid's
- Bath Tub (imported) in Master Bathroom or Glass Partition
- Foreign/Local (RAK/AKIJ/DBL or equivalent) made Tiles (12" x 24", within BDT 100) in all Bathrooms except maid's up to ceiling height
- Cabinet Basin in Master bathroom with Marble in basin top and Pedestal Basin in other Bathroom(s)
- Foreign/Local (Best) made large Mirrors in bathrooms with overhead lamps
- Tiles in floor and wall (RAK) of servant and driver's bathroom up to 7' height with long pan, low down (PVC) & shower
- Provision for Hot & Cold-water line in all bathrooms & kitchen

1.3 FLOORS

- Foreign (Chinese)/Local (RAK/AKIJ/DBL or equivalent good quality) tiles (within BDT 150) on floor and skirting (32"x32")
- Foreign (Chinese)/Local (RAK/AKIJ/DBL or equivalent good quality) tiles (within BDT 120) in Stair
- Foreign (Chinese)/Local (RAK/AKIJ/DBL or equivalent good quality) tiles in lift lobby (within BDT 120) of all floors

1.4 ELECTRICAL

- Super Star Branded Electrical Switches, Circuit Breakers & Plug points
- Super Star Branded Light fixtures in Stair and Lobby
- Super Star Branded Independent Electric Meter for each apartment
- Foreign made electrical distribution box with Super Star Branded Main Circuit Breaker in each apartments
- Super Star Branded Concealed fire resistant electrical wiring & Local best quality Fan Hooks
- All power outlets with Earthing connection
- Provision for Air Conditioner in all Bedrooms and the Living room
- Light point in each Verandah
- Provision for PABX Telephone in Dining Room & Internet lines in all Bedrooms and Living Room
- Provision for TV & Satellite Dish Line in all Bedrooms and Living Room

1.5 DOORS & WINDOWS

- Solid Chittagong Shegun Teak Decorative main Entrance Door with Check Viewer Apartment number plate
- Door lever handles with security lock should be smooth & glided downwards to avoid hassle
- All Doors with good quality Mortise Locks and necessary fittings
- Aluminum sliding windows and doors with 5mm Glass completed with mohair lining and Rainwater Barrier in 4" Aluminum Section with the fly proofing net (ETA) Kai/Chung Hua/Alco/-MAXX
- Best quality locks in aluminum windows & doors
- Internal doors are of strong and durable Veneer Flush Door Shutters (300 Tk./sft)
- All internal door frames are to be of Mahogany
- Safety grills with matching color Enamel paint in all windows
- All bathroom doors are Veneer flush with inner side water proof Formica or equivalent

1.6 KITCHEN

- Counter as designed with imported granite top as per architectural design
- Foreign (Chinese)/Local (RAK/AKIJ/DBL or equivalent good quality) Wall tiles (within BDT 100) height will be up to roof level
- Super Star Branded Exhaust fan
- One high polished imported stainless-Steel Sink with mixer
- Provision for Double burner Gas outlet
- Hot & Cold-Water line
- Kitchen cabinet or Kitchen Hood

1.7 PAINTING & POLISHING

- Weather coat paint (Berger or equivalent) on outside walls
- Smooth finished and soft colored plastic paint (Berger or equivalent) on all internal walls & ceilings
- Enamel paints (Berger or equivalent) on the ceilings & walls of kitchen & bathrooms
- French polished door frames & shutters
- Verandah railing according to the design of the Architect

1.8 UTILITY LINES (WATER & GAS)

- Concealed Gas (depends on government's decision)
- Sewerage and Water lines would be as per policy of Government
- Hot & cold-water lines in Master bathrooms & Kitchen
- Water reservoir designed as per design
- All items of Serial No. 1.1 to 1.7 to be purchased with the approval with the LANDOWNERS

GENERAL AMENITIES

1. One standby Emergency Generator (European Standard) for operating in case of power failure of
 - a) Four Light, Four Fan points and One TV point in each floor
 - b) Emergency power in Lift, Water Pumps, Lobby, Intercom service, Common spaces like Car parking, Reception area. Security room and Main gate
2. Fire Extinguisher in each floor, EME Room (as per requirement) & lift machine room
3. One Superior quality European Brand high-speed lifts with capacity of 10 (Ten) passengers
4. Two best quality water pumps with standby facilities (Pedrollo or equivalent brand) with Auto Load & Auto Shut Down System

FEATURES OF GROUND FLOOR

1. ENTRY: Heavy secured gateway with decorative lamps and logo of the Complex. Spacious entrance and paved driveway as per design
2. RECEPTION AREA
 - Granite/Marble in Reception floor
 - Granite/Marble top on reception desk
 - Bathroom
 - Paint on walls
 - Logo of the Complex
 - Separate Letterbox
3. PABX SYSTEM
 - Elaborate PABX System to connect each Apartment from the reception desk & guard post
4. CAR PARKING
 - Car Parking will be clearly defined and marked with apartment numbers to avoid any confusion and to ensure comfortable exit and entry
 - Stopper for each Car for safe parking

SECURITY ARRANGEMENT

- Guard post with intercom connection for 24 hours security
- Security Control by CCTV cameras in strategic positions
- Intercom/PABX system across the property for internal communication (Panasonic)
- Secured boundary wall to protect unexpected entry & exit
- Driver's Waiting Area
- Guard Room
- Bathrooms for Drivers & Association Staff
- Kitchen for guards

STRUCTURAL AND GENERAL ENGINEERING FEATURES

- Sub-soil investigation and soil composition comprehensively analyzed by latest testing equipment and laboratory techniques
- Structural Design Parameters based on American Concrete Institute (ACI)
- American Standards of Testing Materials (ASTM) code
- All Design & construction work will be carried out as per Bangladesh National Building Code (BNBC)
- Total sub-structure and super-structure design and supervision by a team of reputed and professional structural design engineers
- All structural materials including steel, cement, bricks, Sylhet sand, stone chips, other aggregates etc. of high standard and screened for quality including laboratory testing
- Supervised at every stage by a team of experienced and qualified engineers to ensure highest quality of workmanship
- Protection from cyclone wind up to 230 km/hr incorporated in structure design
- Structure designed to withstand earthquake of 7.50 on Richter Scale
- The Building is a R.C.C. framed structure with footings column, beam, slab etc. Outside and inside walls are of as per design. Roof is water/heat proof as per architectural design

MAJOR STRUCTURAL MATERIALS

- RMC: NDE/SHAH/AKIJ/CROWN or available equivalent brand
 - Cement: Fresh, Mir, Premier etc. or Equivalent as per availability in the Market
 - MS Bar: Grade 72 (or as per design)
- Manufactured by: SCRM/ Abul Khair Steel/BSRM/KSRM
- Chips: Stone Chips well graded aggregate (as per design)
 - Bricks: 1st Class Auto Bricks (high strength gas fired)
 - Sand : Sylhet/ Local coarse, fine sand (as per design)
 - Direct supervision at every stage of construction by team experienced and qualified Civil Engineers to ensure quality workmanship
 - Systematic Testing of concrete and other completed work samples at every stage from quality control laboratories

OTHER ELEMENTS

- Cloth drying arrangement at rooftop
- Washing machine provision
- Security grill with square bar as per design

AFTER HANDOVER SERVICE

The following after sales services will be provided by SSG Holdings Limited

- Preparation of Bye-Laws and formation of Apartment Owners Association
- 12 (Twelve) months free repair & maintenance of technical problems
- Free supervision of Complex and repair 'rectification of technical defect' by an Engineer for 12 (Twelve) months



Corporate Office

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Customer Care
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