

When living is comfort, the location and surrounding of a home comes in to mind. Moreover, when it's about living in a city like Dhaka, many things to count on. Space congestion, communications, convenience, facilities, level of community and many more! After a very busy and stressful working day, anyone can expect a moderate home to get in. HLM Galaxy is a modern apartment project having almost every features & facilities in it.

It is located at Chand Housing, road no. 02, Mohammadpur, a very prestigious residential area in Dhaka. All the facilities like, number of Prominent Schools, Congregational Mosque, Colleges, Public/Private Universities, full support Hospitals, Medical Colleges, Big Shopping Malls, Park & Lakes, Super stores, ATM service and many are in very close reach. Another most important fact is about wide road and connectivity. The location of HLM Galaxy is covered with so many roads & routes. One can easily move almost anywhere by own or public transport from here. So, when your living address is at HLM Galaxy, you are totally in comfort and tension free zone.

Constructions material and good engineering with regular supervision is a very important fact to count either for those buyers who is going to own an apartment with their whole life earnings or even for them who got surplus of money. Because, it is matter of safety and security for the whole family. Family, a total world. Would anybody compromise to it? We know it, the answer is NO. And that is why we are confident and happy. Cause, we have only one thing in our way, that is COMMITMENT to our customers. We are paying our attention & effort to deliver the best. BEST-for us it means, we are holding others trust on our shoulder. We cannot escape from it. We never.

Relations, the ultimate objective here in HLM Developer & Builders Ltd. We believe, relationship is the final agreement which cannot be written on paper but we can make it, we can keep it.

Welcome to HLM Galaxy.

Project Information

Project type : RESIDENTIAL

Land area : 6KATHA

Unit/floor : 02

Number of Apartment : 16

Apartment Size : TYPE A-1070 SFT. TYPE B-1100 SFT.

Project Height : 9 STORIED

Architecture : ARCH. MR. EHSANUL KARIM (IAB K-084)

Structural Design : ENG. MR. MD. SAIDUR RAHMAN (IIB M-19024)

Project starts : AUGUST 2013

Project hand over : DECEMBER 2015

G HLM GALAXY

Project location: CHAND HOUSING, ROAD NO. 02, MOHAMMADPUR, DHAKA, BANGLADESH

Project type: RESIDENTIAL

LAND AREA-6KATHA, NUMBER OF APARTMENT: 16, APARTMENT HEIGHT: 9 STORIED, APARTMENT SIZE: 1070 & 1100SFT.

HLM DEVELOPER & BUILDERS LIMITED

Ground Floor Plan-Car Park

25'-0" Wide Road

LEVEL
UP
+10'-0"

LEVEL
UP
+2'-6"

14'-0" WIDE DRIVE
WAY

14'-0" WIDE DRIVE
WAY



ELECTRO-
MECHANICAL ROOM
10'-8"x12'-7"



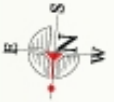
STAIR
10'-0"x
12'-0"

UP

LOBBY

LIFT
6'-6"x5'-0"

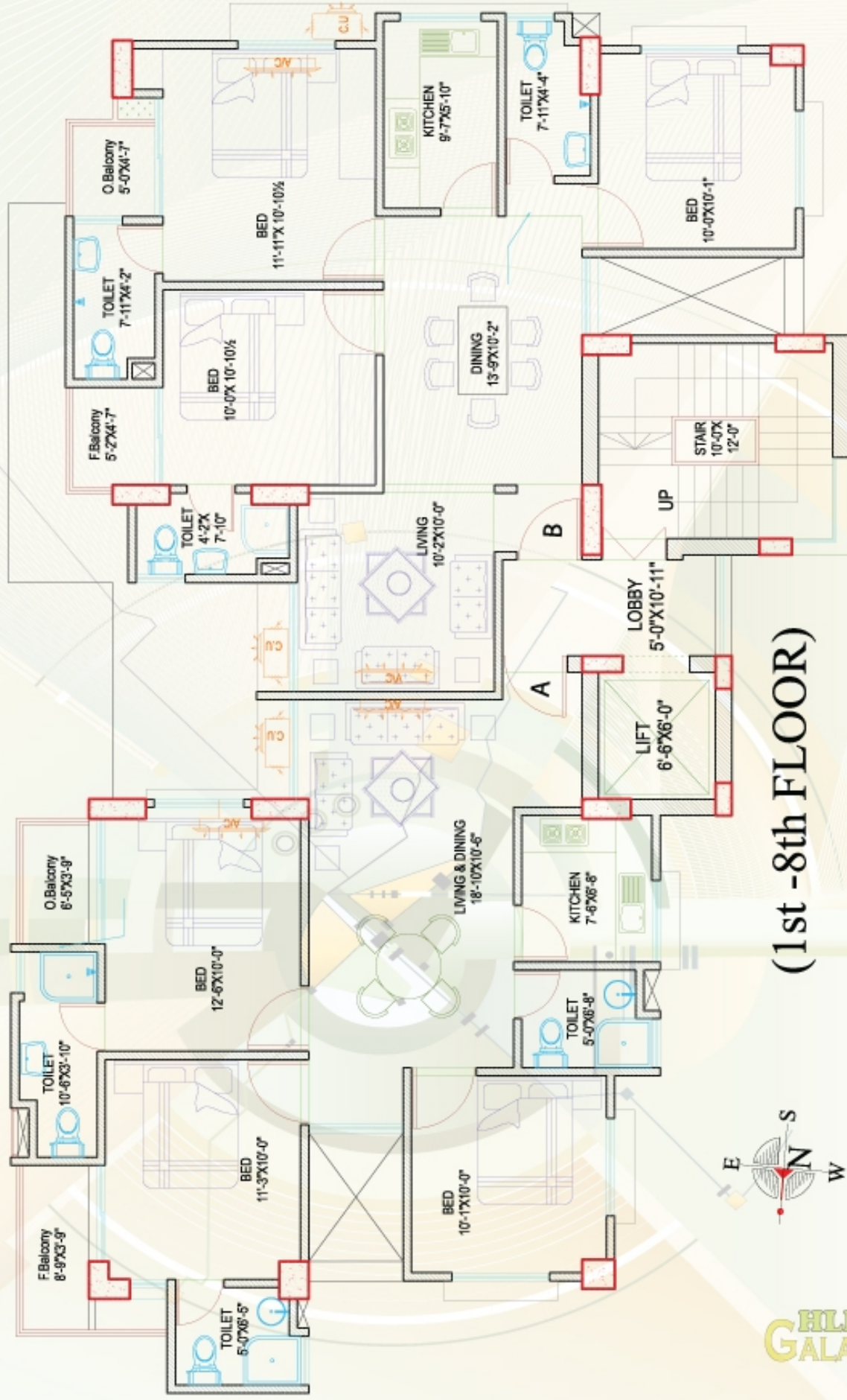
LEVEL
UP
+3'-0"



GROUND FLOOR PLAN

Type A-1070 SFT.

Type B-1100 sft.



3D Presentation (1st floor-8th floor)



Type A-1070 sft.

Type B-1100 sft.



Type A

Size: 1070 sft
3 bed room
Living & Dining
3 Toilet
2 Verandah
1 Kitchen
North East facing



Type B

Size: 1100 sft
3 bed room
Living & Dining
3 Toilet
2 Verandah
1 Kitchen
South East facing

MAJOR STRUCTURAL MATERIALS

Steel: 60/72.5 Grade deformed bar of BSRM/AKS/Equivalent.

Cement: Shah/Cemex/Holcim/Scan/Equivalent.

Bricks: 1st class brick/automatic gas burnt bricks.

Sand: 2.5 FM Coarse sand for concrete (Sylhet). 1.5 FM medium sand from Gozaria.

Chips: Stone chips from Bholagonj for casting foundation, column, Beam and Roof slab.

COMMON FACILITIES OF THE COMPLEX

Building Entrance

Secured decorative Main gate with lamp posts as per the elevation & perspective of the building with security post to control outgoing and incoming person, vehicles, goods etc. Attractive Apartment Logo on polished marble or granite. Boundary wall of six feet height and necessary measure is to be taken around the building to avoid unexpected entry and exit. Reserved, demarcated, protected and covered car parking for residents with non-skid finish. Comfortable internal driveways with related design pavement block/tiles.

RECEPTION

Guard room at the reception, Separate Toilet for visitors with RAK sanitary wares.

Light fittings matching to ceiling/wall color. A retiring room for the caretaker (if possible).

LIFT LOBBIES & STAIRCASES

Spacious lift and stair lobby in each floor with proper light point. Homogeneous floor tiles (RAK/Great Wall/ Fu-Wang/Equivalent) in all lift and stair lobbies. Stair tiles in all stair cases (RAK/Great wall/ Fu-Wang). Wooden railing on top of decorative stair railing. Wall tiles (RAK or Equivalent) in front of all lift wall. Fire extinguisher in each stair lobby.

LIFT

The Building Complex will have 01 (One) International Standard Lift (Korea.China origin) Schindler/GV/Movi/Sigma Maan Bangladesh or Equivalent) for the apartments. Total 9 (Nine) Stoppage (Ground+8 stoppage). AC/VVVF (Variable Voltage, Variable Frequency) driving system. Simplex full collective control. ROOF TOP Protective parapet wall of 4 (Four) feet height. Roof top garden and lighting with open corner garden seat. Cloth drying area as per approved plan and design. Lime Terracing work on roof top will be provided to avoid over heating. A room for meeting of the owners' association.

TRANSFORMER

Rating as per requirement. Assembled in Bangladesh. Component from Germany, Spain and Japan. PFI: As per requirement of total load.

GENERATOR

One original water cooled residential diesel generator for operating in case of power failure. As Follows in Each Apartment in case of power Failure: Four light & three fan points. Emergency power in Lift, Pumps, Intercom service and Common spaces light like car-parking spaces, Staircase and lobby, Reception area, Security room. Main gate & Association Room. Brand: F.G Wilson/Date/Forest city/Equivalent. Engine: Parking/Deutz/Forest city Equivalent. Alternator: New age Stamford/Leroy Somer.

Origin: United Kingdom/itali/France/Germany. Capacity: As per requirement. Rating: As per calculated requirement.

DOORS

Solid Shegun (shutter & frame) for main door & flush wooden for internal door same with Impressive Door handle with lock(China),Door chain,Check Viewer,Calling bell switch, Bras/chrome plate apartment no. etc. All internal door frames thickness 2.5"x5" (wall covered), are made of Mahogon/Teak Chambal or as per seasonal available wood. Water proof solid plastic laminated door for all bathrooms and solid wooden door for verandah.

WINDOWS

4" sectional width Aluminum Sliding Windows (KAI/Chung Hua/ Altech) with 5 mm thick tinted clear glass (Taiwan/Malaysia), mohair lining as per Architectural Design of the Building. Rain-water barrier in aluminum section. Single sliding mosquito net provision. Imported lock in windows. Strong Safety Grills in all windows.

WALLS AND PARTITIONS

Internal & external wall of 5" thick of good quality machine made and Gas Burnt 1st Class bricks. Wall surfaces of smooth finished plaster.

FLOOR TILES

Homogeneous tiles (RAK/Great Wall/Equivalent/China 16"x16") in all rooms and verandah floor except kitchen verandah.

PAINTING & POLISHING

Plastic Paint (Berger/Asian/RAK/Equivalent) in all internal walls and ceilings of soft colors. French polish in doorframes & shutters. Exterior wall will be Weather proof paint (Berger/Asian/RAK/Equivalent) as per architectural design of the building. All MS surface will be painted by enamel paint of Berger/Asian Paint/Equivalent.

VERANDAH RAILING

Well architectural designed grill up to full height except road side verandah. Drop and floor wall up to certain height.

BATH ROOMS

Glazed wall tiles up to 7 feet height and non-slip tiles in every bathroom. Best quality sanitary ware and best quality fittings. Mirror above every basin. Soap case, towel rail and toilet paper holder.

KITCHEN

Impressively designed cooking space provision over concrete platform top finish. Glazed wall tiles up to 7 (Seven)feet height around the kitchen from floor (RAK/Great Wall/Equivalent) Matching non slip floor tiles (RAK/Great Wall/Equivalent). One stainless counter top steel single howl sink mixture(Nazma/Satter). Concealed hot and cold water line provision.

ELECTRICAL FEATURES

MK type switches, socket and other fittings. Electric cable (BRB/BBS/Paradise/Equivalent) in concealed PVC conduits. Separate Electric distribution distribution box for each apartment with circuit breakers, change over and Main switch. All power outlets with earth connection. Provision for Air-conditioner (Split) in Master, 2nd Bedroom & Living Room. Suitable light point provision in Verandahs. Concealed intercom line. Concealed satellite TV cable and telephone line in Master Bed & Living room with sockets. Washing machine provision.

UTILITY CONNECTIONS

Water supply will have common meter connection & proper sewerage system for long term requirement for the project. 220/440V power connection with separate main cable an LT panel/distribution board with transformer with three phase meter for each apartment. Separate meters for common uses. Gas pipeline connection from TITAS Distribution System (as per Government rules & order) as per total calculated Consumption.

OTHER INCLUSIONS

Under ground and roof top water reservoir for sufficient water storage. Provision for PABX system to connect each apartment from the guard post. CCTV Provision at ground floor to secure the whole complex.

In this terms & conditions, HLM Developer & Builders (Pvt.) Limited is considered as the Company which is the developer & builders of HLM Galaxy. Other hand, the Customer(s) is considered as potential/agreed buyer(s).

Application

Potential customer(s) will submit application in prescribed form provided by HLM Developer & Builders (Pvt.) Limited duly filled and signed by the Customer(s). The company reserves the right to accept or decline any application without assigning any reasons whatsoever.

Booking

Booking shall be made by submitting application duly filled and signed by the Customer(s) along with the booking money and other required documents. The booking amount would be BDT250000 up to the period of structural constructions. If any booking is applied during finishing work the amount would be determined by the Company. After completion of the job, a booking confirmation/allotment letter will be given to the Customer(s).

Down Payment

Down payment for an apartment would be 30% of total value. This amount of down payment will remain same up to structural constructions period. Down payment while finishing work will be determined by the Company. Total price will be calculated by excluding the booking amount. It is to be noted that the total price doesn't includes utility or incidental costs.

Instalments

Amount left after down payment could be paid in instalments set by a negotiation between the Company and the Customer(s). A payment schedule will be fixed after the negotiation and it is strictly prescribed to pay according to the schedule.

Special Offer

The Company may offer a special package or discount on rate for one off payment.

Mode of Payment

All payment to be made by A/C payee cheque, bank draft, Pay Order or TT in favor of HLM Developer & Builders Limited for which respective receipts will be issued and the receipts will be effective after the amount is credited to Company's account. The Company will not take responsibility for any cash payment without proper receipt from authorized person/department of the Company. Foreigners and Non-resident Bangladeshi may pay in foreign currency through bank. Conversion into Taka will be done at current exchange rate of Bangladesh Bank.

Delayed Payment

The Customer(s) must strictly hold on to the payment schedule to ensure timely completion of constructions work and to avoid to pay extra charges. In case of delayed payment, the Customer(s) will be charged BDT 10000 or 7% of the delayed payment amount whichever is higher per month.

Cancellation of Allotment

In case of surrender or cancellation of allotment by the Customer(s) is prior to a 03 months notice. In case, the payment is delayed more than 60(sixty) days, the Company shall have the right to cancel the allotment. For both cases, the amount deposited with the Company will be refunded after deducting spent amount (at least 10% of the total agreed value) only after resale of the apartment.

Transfer of ownership

Customer(s) will not have the right or power to transfer the ownership to other Party before complete hand over from the Company. In case of ownership transfer before the said option by the Customer(s), the Company will determine the option or charges.

Deed of Agreement

An agreement will be made between the Company and the Allottee for safeguarding the interest of Allottee as well as the Company after payment of minimum 50% of total value of the apartment.

Transfer Costs

All cost related to transfer of ownership like; sell permission(if required), stamp duty, registration cost, Government Tax, VAT, documentation charge, incidental expenses will be borne by the Customer(s) at actual basis before registration.

Handover of possession

The possession of each apartment shall be duly handed over to the Customer(s) on completion and upon full payment of instalments and other charges. The Schedule of implementation has been systematically prepared to ensure smooth progress of work with the consideration of 6 months grace period. Construction is scheduled to be completed within 36 months from the date of commencement of work except reasons beyond control of force measure, natural calamities, political instabilities or disturbance, strikes, acts of nature, non availability of constructions material etc.

The Company's rights

The Company may make minor changes in the specifications and may make changes in design and/or layout of the apartment if necessary.

Owners' Association

The Customer(s) must undertake to become a member of the Owners' Association and eventually the management of the total apartment building along with all common facilities maintained by the Company and land owner him/herself.

Note: Until full payment is made and possession obtained, the Customer(s) shall not carry out any extra work/modification within the apartment complex (either interior or exterior) on their own. In the same way the Customer(s) shall not mortgage the property with Bank or any other parties before possession.

***Any image or any offer printed in this catalogue may vary with the original and the Company is not bound to deliver or supply according to this catalogue. The Company is also not liable for any printing mistake here. Foreigners must follow the rules & regulations of related concerned government authorities.*

Location map of HLM GALAXY
(captured from Google)



Route map of HLM GALAXY

