

A stylized crown logo in yellow, composed of several curved lines that form a crown shape. It is positioned above the text 'Crown' and 'Imperial'.

MHM
Crown
Imperial





MHM Properties Ltd. is a real estate development company based in Dhaka. Since its inception in 2011, we have consistently delivered innovative and high-quality projects to our clients and customers. We specialize in superior construction techniques, unique design, and planning.

We take a deeply analytical and sustainable approach to all our projects' acquisition, development, and asset management. Our dedicated team consists of talented management executives who share a common entrepreneurial focus and commitment to serving our clients and customers. We are a dedicated team of truly passionate professionals who understands our client's needs and demands, and our track record of maintaining our commitment sets us apart.

MHM *Crown* Imperial

The **MHM Crown Imperial** is a ten-story architectural marvel located in the bustling hub of South Paikpara, Mirpur, Dhaka. This magnificent structure offers a one-of-a-kind blend of refinement and functional design. It is not simply a building; it is a monument exhibiting Dhaka's urban beauty. It is a symbol of Mirpur's continual progress. Its sleek façade and sophisticated interiors revolutionize city living, making it an ideal site. **MHM Crown Imperial** is a brilliant gem in Dhaka's cityscape, a tribute to modern architectural prowess.



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At A Glance

Project Name
MHM Crown Imperial

Developer
MHM Properties Limited

Structural Engineer
Engr. Goutam Kumar Sharma

Architect
Zenat Islam

Rajuk Approval Memo No.

Expected Handover Date
December 2024





Holding no # 293/1,
Road- 7, Block- A,
South Paikpara, Mirpur,
Dhaka- 1216.



Apartment size
Type A-**1570** sft.
Type B-**16010** sft.
Type C- **1275** sft



Total Land
8.04 Katha



Levels
10 (Ten) Storied



3 Beds, Living, Dining,
3 Bathrooms,
3/4 Verandas, Kitchen.



16 no. (Approx.)
Car Parking



Community Hall at
Rooftop with Garden,
Decorative Reception
as per Architectural
Designed, Lucrative
Front view with Garden



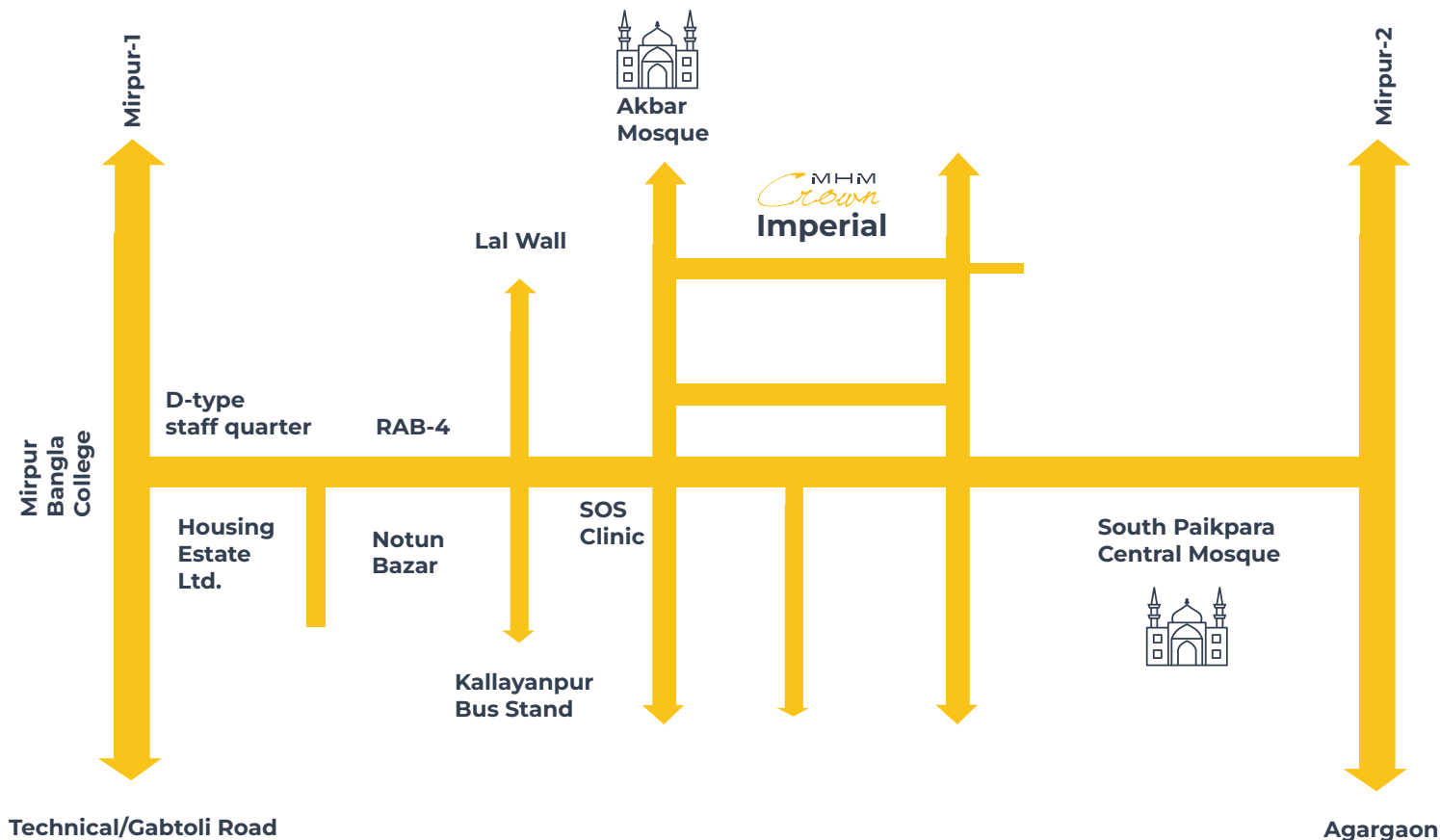
Lifts
Capacity: **8 Person**



CCTV Surveillance



Fire Extinguishers





Restaurants

Chillout, Blasta Burger, SatSotero Restaurant, Chader Bari Rooftop, Chefs fast food, Rahmania Hotel & Restaurant



Medical Centers

SOS Medical Center, Delta Medical College & Hospital, BIHS General Hospital, Noble Care, BSH



Banks

Al-Arafah Islami Bank Limited, One Bank, NCC Bank, Dutch Bangla Bank Ltd, City Bank, EBL.



Mosque

Al Masjidul Akbar jame moshjid, South Paikpara, Central Jame Moshjid, Mufti Jame Moshjid,



Recreational Places

ACL Gym, Muscle Fitness Gym, D-type colony playground, Kallyanpur playground



Academic Institutions

Riaz Uddin High School, Model Academy High School, Hakkani Mission School, Khan International School, Prime International School, Govt. Bangla College, Dhaka Technical College





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Type-A
1570 sqft





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3 Beds
 Living
 Dining
 3 Bathrooms
 3/4 Verandas
 Kitchen

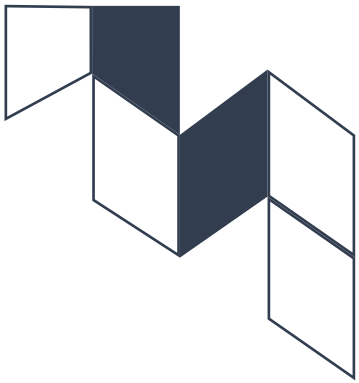


Type-B

1610 sqft



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3 Beds
Living
Dining
3 Bathrooms
3/4 Verandas
Kitchen



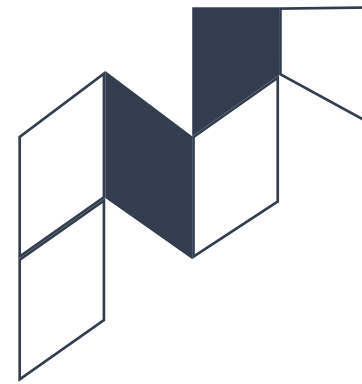


Type-C

1275 sqft

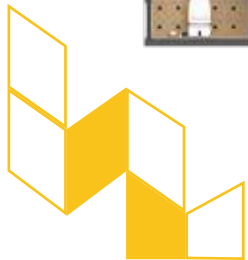
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3 Beds
Living
Dining
3 Bathrooms
3/4 Verandas
Kitchen



FLOOR

- 24" x 24" Homogeneous tiles (RAK/STAR or Equivalent) in the bedrooms, living room, dining, and all verandas floors and skirting;
- 12" x 12" Homogeneous tiles (RAK/STAR or Equivalent) in stairs;
- 12" x 12" Homogeneous tiles (RAK/STAR or Equivalent) in all stair lobby, lift lobby's floor;



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DOORS & WINDOWS

- Solid Mahogany decorated main entrance door with apartment numberplate, check viewer, stylish handle lock, magnet stopper with other necessary fittings;
- All internal door frames are made of Mahogany as per seasonal availability;
- Internal doors are 7 @height solid and durable Partex/AKIJ/Super or Equivalent
- Veneered Flush door with French polish; 3 © ©Aluminum sliding windows with 5mm Black/white glass, complete with mohair lining & rainwater barrier;
- Good quality PVC doors & Frame in toilets;
- All doors are fitter with a good quality round door lock and rubber stopper;
- Good quality locks in aluminum windows and doors;
- Full Height Safety grills on windows and verandas;

WALLS

- Walls below ground are waterproof RCC;
- Exterior walls are 5 © ©brickwork (as per architect drawing) with cement and sand plaster;
- All interior walls are also 5 © ©brickwork with fine & smooth plaster;



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BATHROOMS

- Glazed 12 © ©x20 © ©ceramic wall tiles (RAK/STAR or Equivalent) in all bathrooms up to ceiling height;
- All bathroom floor tiles are 12 © ©x12 © ©matching (RAK/STAR or Equivalent) Homogeneous tiles;
- Pedestal basin in two bathrooms & commode in one bathroom, long pan in two bathrooms;
- Concealed Hot & Cold waterlines in one bathroom;
- RAK/Rosa/Stella or Equivalent Branded Basin, Commode, Long pan & Standard quality sanitary fittings in all bathrooms;
- Standard-quality soap case, towel rail, toilet paper holder, and glass shelf in all bathrooms;
- Mirrors in all bathrooms with overhead lamps;

KITCHEN

- Kitchen counter with a tiled counter-top at 2.75 feet height from floor level;
- The kitchen counter wall will be covered by 12" x 20" ceramic tiles (RAK/STAR or Equivalent) up to seven feet in height;
- 12" x 12" Homogeneous floor tiles (RAK/STAR or Equivalent) in kitchen floor & veranda;
- Stainless steel sink (Single bowl- single tray);
- Provision for double burner gas outlet; (Connection depends on Govt. approval)
- Tiled dish wash area under the sink in the kitchen and veranda;





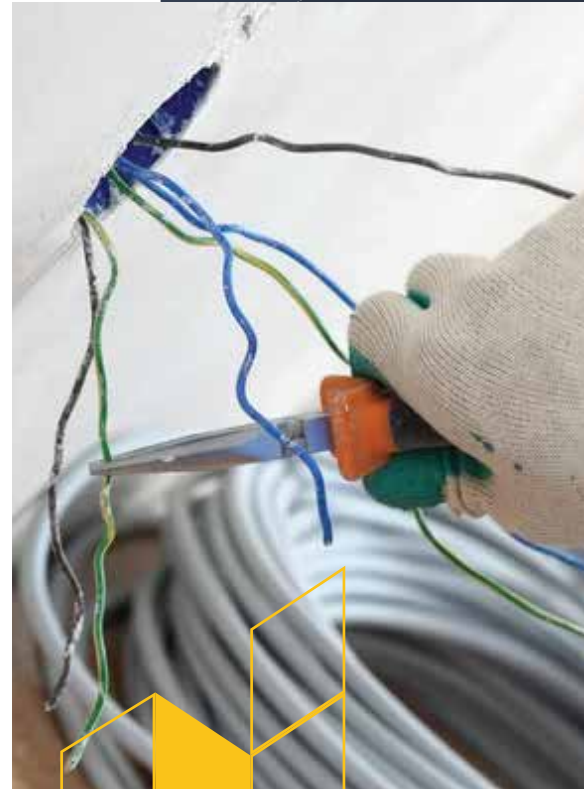
PAINTING

- Asian weather coat paint on exterior walls;
- Smoothly finished and soft off-white/white colored plastic paint (Asian Paint) on all interior walls & ceiling;
- Hand polish paint on all wooden doors & wooden frames.
- High-quality enamel paint (Asian Paint) on grills and other metallic surfaces;
- Safety grills are painted with matching color enamel paint in all windows and verandas;

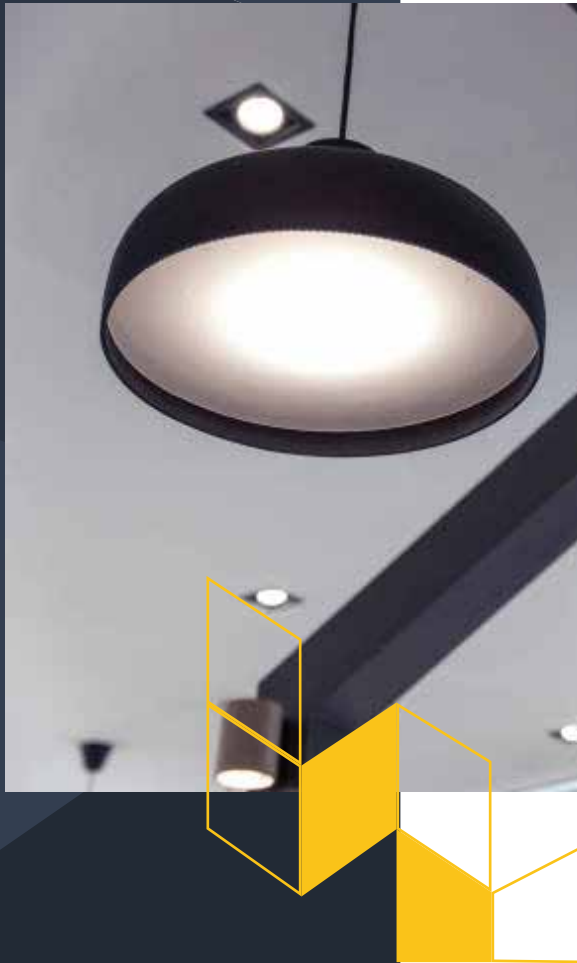
ELECTRICAL

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- Good quality electrical piano-type switches;
- Original MK steel box for electrical switches, plug points, and other fittings;
- Individual electric meter & connection for each apartment;
- Individual electrical distribution box-/SDB with main circuit breaker and other required circuit breakers for each line;
- All electrical wirings in apartments/building are concealed; BRB/BBS/RR Kabel or equivalent cable is used for all electrical wirings;
- An adequate number of power points and fan hooks for ceiling fans in each room.



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- Three lights and one fan provision for each bedroom. Adequate number of lights and fan provisions for living and dining room;
- Provision for Air Conditioner connection in the two bedrooms;
- Water geyser point in one bathroom;
- One Freeze & One washing Machin provision for each Apartment.
- One light point and one exhaust fan provision in the kitchen;
- One light point in each toilet, one light point in verandas;
- Two-pin power point provision with every switchboard;
- Provision for TV, Satellite Dish, and Telephone lines in the living room;
- Generator power supply for two lights & one fan for each apartment;

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GROUND FLOOR

Secured and elegant gateway with decorative lamps, name, and address of the complex;

Well-decorated reception desk;

Homogeneous tiles (RAK/STAR or Equivalent) with decoration in the reception;

Decorative lighting in the reception area;

Very Lucrative spacious entrances as Architectural Designed and wide driveways with pavement tiles;

Drivers' sitting area, Caretaker/Guard Room & Toilet;

Parking spaces will be reserved & marked with numbers according to the allotment;

Spacious passenger drops off area;

SECURITY

CCTV surveillance in the entrance and ground floor are;

PABX system will be installed, which connects each apartment from the reception desk or guard post;

Guard post with intercom connection for 24-hour security;

Secured boundary wall to protect unwanted entry & exit;

Guard Room to monitor CCTV and entry/exit to the building;

Fire extinguisher for each floor of the whole building;



WATER

Underground water reservoir with lifting pump to store two days' consumption capacity, an overhead water tank above the rooftop;

Best quality water pumps with standby facilities (Gazi/ Marquis or equivalent brand);

GENERATOR

One standby AutoStart emergency generator of Perkins/Fujian Power or equivalent (made in China). Soundproof/ canopy water-cooled diesel engine system of (as per load calculation) KVA capacity will be installed on the ground floor;

The generator will have adequate power to operate a lift, water pump, lighting in common areas, stair and an adequate number of light points and fan points in each apartment in case of power failure;

ROOFTOP

Rooftop protected with 4 © © parapet wall around the periphery;

Spacious community hall for multipurpose use;

Lime terracing of adequate thickness for protection against heat;

Green plantation surrounding a rock fountain and seating area with underflow lighting to enlighten the view of the rooftop;

LIFT

One Brand-new Standard quality lift (Made in China) of 06 person's capacity shall be installed in the building (as per architectural design);

Substation & Transformer

All necessary equipment/accessories of the substation set will be installed on the ground floor in the substation room;

IEC, BSTI & BUET certified soundless transformers will be installed of (as per load calculation) KVA.

LT Panel	:	ABB(Italy)
PFI Panel	:	EPCOS (Germany)
Cable	:	BRB/BBS/RR Kabel

Note: Items specified in this annexure will be supplied as per market availability. In case of non-availability or shortage of supply of any specific item(s), equivalent items (in terms of price and quality) will be used per MHM Properties' selection. All optional or additional fittings and fixtures (according to customers' choice) may be done at an additional cost after approval from MHM Properties Ltd.

STRUCTURAL & GENERAL ENGINEERING FEATURES

Sub-soil investigation and soil composition comprehensively analyzed by the latest testing equipment and laboratory techniques;

Structural design parameters based on the American Concrete Institute (ACI) and American Standards of Testing Materials (ASTM) code;

Total sub-structure and superstructure design and supervision by a team of reputed and professional structural design engineers;

All structural materials, including steel, cement, bricks, Sylhet sand, stone/brick chips, other aggregates, etc. of a high standard and screened for quality, including laboratory testing;

Supervised at every stage by a team of experienced and qualified engineers to ensure the highest quality of workmanship;

Testing of concrete cubes & work samples at every stage from quality control laboratories;

Protection from cyclone winds up to 200 km/hr is incorporated in structural design;

The structure is designed to withstand an earthquake of 7.00 on the Richter scale;

The building is an RCC-framed structure with footings, columns, beams, slabs, etc. Outside walls are 5'10" (as per Architect Drawing) thick and inside walls are of 5" thick bricks with plaster;

MAJOR STRUCTURE MATERIALS

Cement: Seven Rings/Lafarge/Crown/Seven Horse/Premier or equivalent;

Re-Bar : Grade 60/72 Manufactured by- AKS/Rahim/KSRM/SAS/CSRM/VSL or equivalent;

Bricks : 1st Class Bricks;

Sand : Sylhet/ Local coarse, fine sand;

Direct supervision at every stage of construction by a team of experienced and qualified Civil Engineers to ensure quality workmanship;

AFTER-SALES SERVICE

MHM Properties Ltd. will provide the following after-sales services:

-Preparation of bylaws and formation of Apartment Owners Association;

-Supervision of apartment complex and repair/rectification of the technical defect (if any) by an engineer for three months after the project is handed over, and the developer will bear the cost;



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