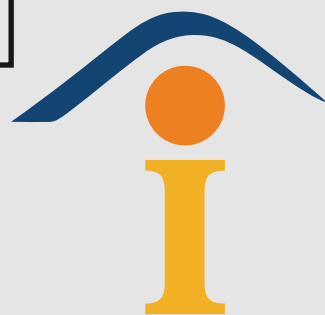




**IDOL
DREAM
HOMES LTD.**

We don't just build homes
we craft dreams into reality.

Idol ridrim



**IDOL
DREAM**
HOMES LTD.



**IDOL
DREAM
HOMES LTD.**

Idol Dream Homes Ltd. has been a trusted name in the real estate and development sector for the last 8 years. From the very beginning, our focus has been more than just constructing buildings – we design every project around our clients’ safety, comfort, and lifestyle. Over the years, we have successfully completed multiple residential and commercial projects and built a strong, hands-on professional team.

During these eight years we have:

- Established a reputation for modern design, durable construction, and high-quality materials
- Earned client trust through on-time project handover and responsive customer support
- Built a skilled team of architects, engineers, and planners who deliver innovative solutions in every project
- Worked to implement eco-friendly and energy-efficient building concepts

At Idol Dream Homes Ltd, we believe in “Secure Investment, Quality Address.” With 8 years of experience, professional management, and a well-organized team, we are committed to creating even more modern, comfortable, and sustainable living and commercial spaces in the years ahead.



**IDOL
DREAM
HOMES LTD.**

PROJECT NAME:

IDOL RIDRIM

LOCATION:

PLOT-45, ROAD – 501, SECTOR-17 JOLSHIRI
ABASHON RUPGONJ ,NARAYANGONJ, BANGLADESH

CATEGORY:

RESIDENTIAL MODERN APARTMENTS

LAND AREA:

5 KATHA

NUMBER OF APARTMENT:

8 NOS

STORIED:

(G+M+8) 8 STORIED BUILDING

APARTMENT TYPE:

1 (SINGLE)

SIZE:

2850SFT (APPROX.)

PROJECT FACING:

EAST FACING

NUMBER OF CAR PARKING:

9 NOS

AT A GLANCE



LOCATION MAP

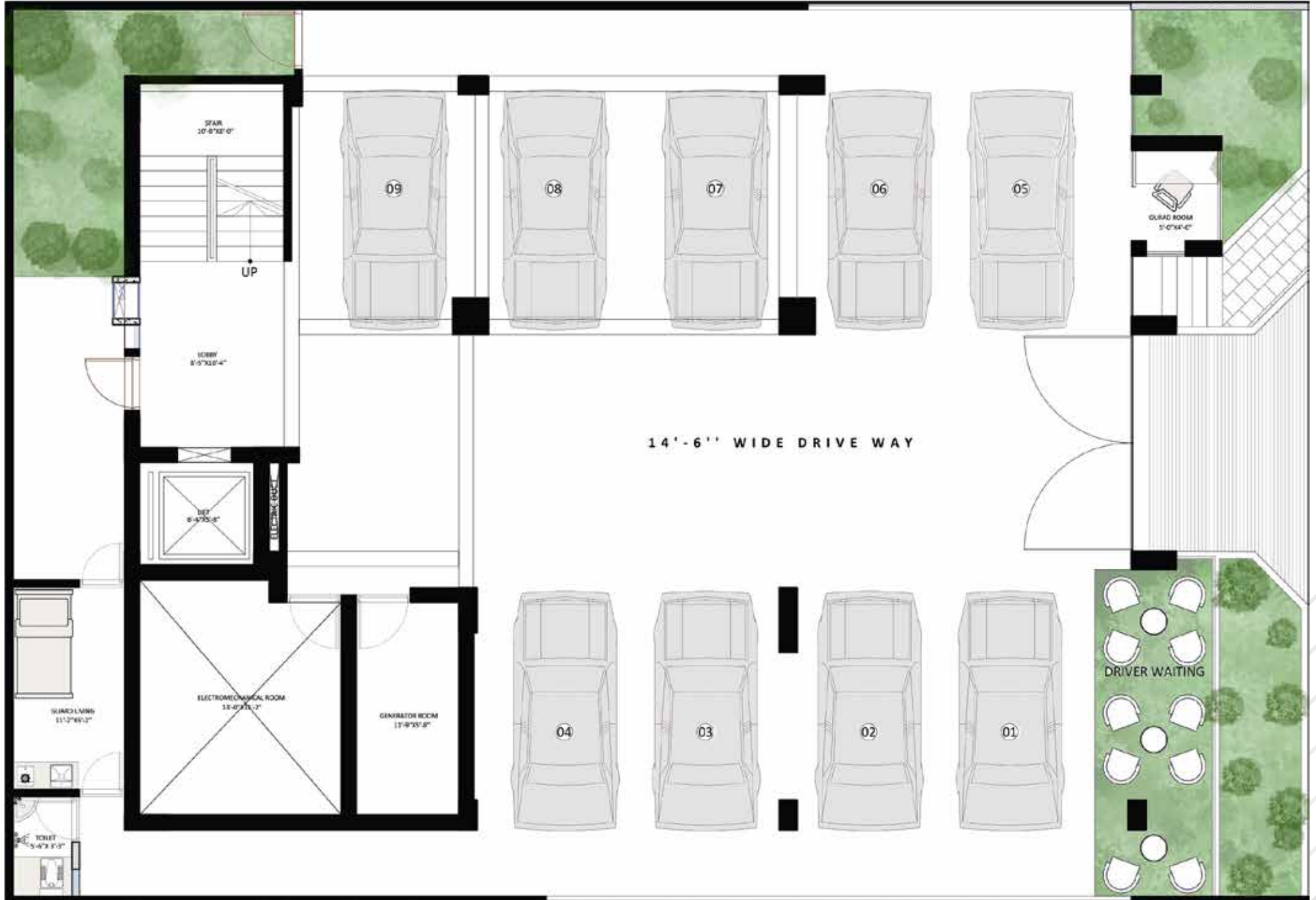
plot-45, road – 501, sector-17 jolshiri
abashon rupgonj ,Narayangonj, bangladesh



TYPICAL FLOOR 3D VIEW



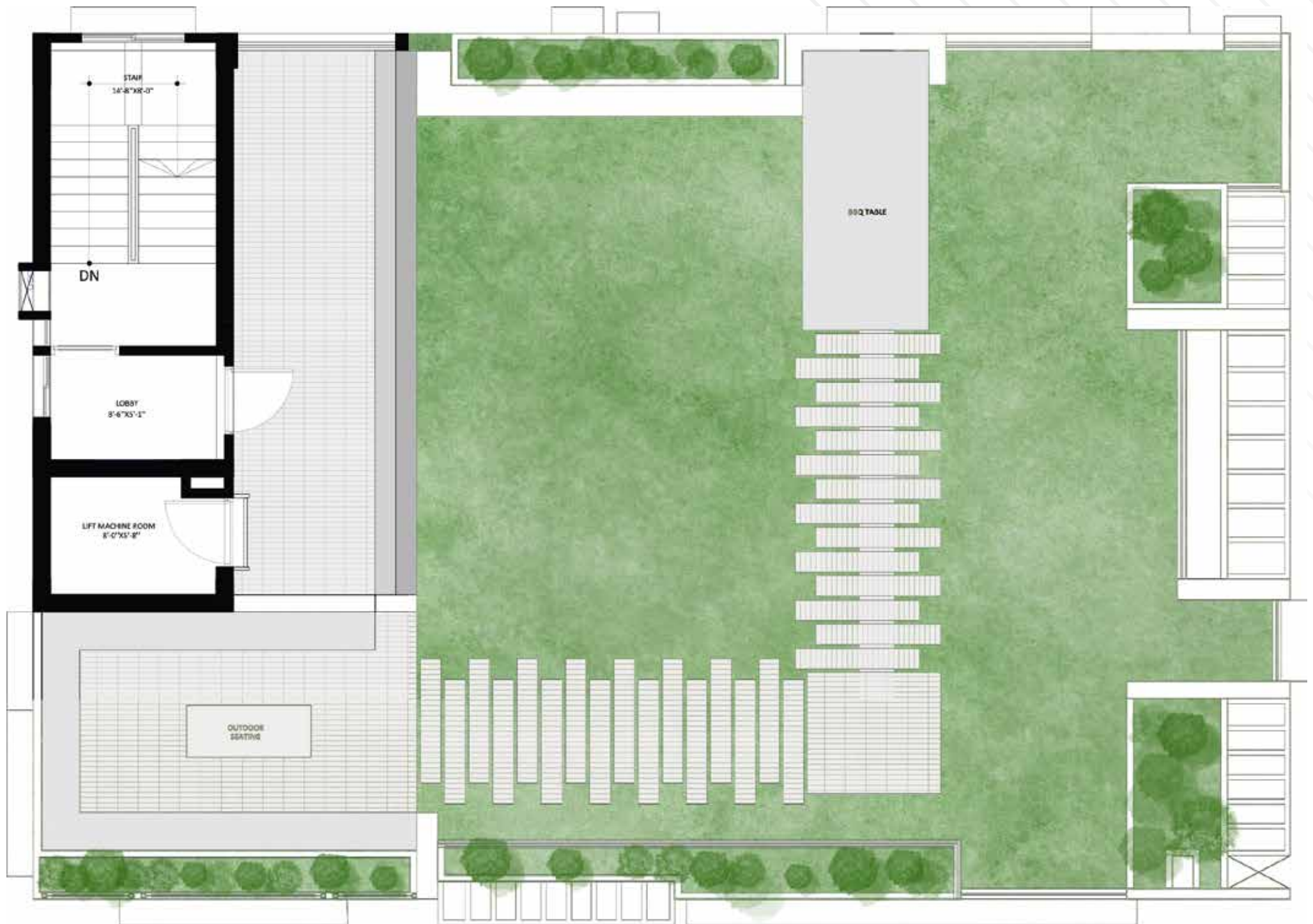
GROUND FLOOR PLAN



GROUND FLOOR 3D VIEW



ROOF PLAN





Disclaimer: All images used are for illustrative purposes only and are intended to convey the concept and vision for the project. These may alter as work progresses and do not necessarily represent accurate depiction of the finished product, and specifications may vary.



PARKING & MEZZANINE



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ROOF TOP



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IDOL RIDRIM

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FEATURES & AMENITIES

CEMENT:

- PORTLAND FRESH/ SEVEN COMPOSITE CEMENT RINGS / EQUIVALENT LIKE CROWN / FRESH / SEVEN RINGS / EQUIVALENT.

REINFORCEMENT:

- GPH/BSRM/EQUIVALENT STANDARD 500 w/ 60/4C GRADE DEFORMED BAR AS PER STRUCTURAL DESIGN.

RCC CASTING:

- USED READY MIX CONCRETE FOR RCC CASTING OF FOUNDATION, COLUMN, BEAM, AND SLAB .
- READY MIX CONCRETE IS TAKEN FROM NDE CONCORD AND EQUIVALENT READY-MIX PLANT.

GENERAL CRITERIA:

- PLOT IS SURVEYED BY DIGITAL SURVEY REPORT FROM HIGHLY PROFESSIONAL/ STANDARD RECOGNIZED SURVEY FIRM.
- RAJUK SHEET, ARCHITECTURAL, STRUCTURAL, ELECTRICAL, PLUMBING DESIGN IS BASED ON DIGITAL SURVEY REPORT AND PREPARED BY RECOGNIZED CONSULTING FIRMS.
- R.C.C FRAMED STRUCTURE IS DESIGN AS PER BNBC AND ACI CODE AND CONSIDERING EARTHQUAKE LOAD OF 7.5 RICHER SCALE. HEAVY REINFORCEMENT CEMENTS CONCRETE FOUNDATION ON THE BASIS OF SOIL TEST REPORT.
- FOUNDATION AND SUPER STRUCTURE DESIGN AND CONSTRUCTION SUPERVISION SHALL BE DONE BY GROUP OF STRUCTURAL ENGINEERS WITH WIDE RANGE OF PROFESSIONAL EXPERIENCE.
- TO ENSURE THE HIGHEST QUALITY OF WORKMAN- SHIP IN CONSTRUCTION DIRECT SUPERVISION IS CARRIED OUT AND PLAN BY A GROUP OF QUALIFIED ENGINEERS.
- ALL KIND OF CONSTRUCTION MATERIALS ARE TESTED FROM BUET.
- PILING STRENGTH IS CONFIRMED BY PILE LOAD TEST.
- SAND: SYLHET SAND (FM-2.5) AND LOCAL SAND (FM-1.5)

INTERNET FACILITY:

- WI-FI PROVISION FOR INTERNET CONNECTION OF INDIVIDUAL APARTMENT AND CCTV CONNECTION.

WALL FEATURES:

- 1ST CLASS BANGLA /AUTO BRICK WILL BE USED FOR ALL INTERNAL AND EXTERNAL WALLS AS PER ARCHITECTURAL PLAN & DESIGN.
- SMOOTH FINISHED WALLS.
- WALL THICKNESS: EXTERNAL WALL: 5"/10" AND INTERNAL WALL: 5".
- PLASTER THICKNESS : EXTERNAL PLASTER: 0.75" AND INTERNAL PLASTER : 0.5"

MAIN DOOR FEATURES:

- DOOR FRAME/ CHOWKAT WILL BE CHITAGONG SAGUN WOOD/ EQUIVALENT.
- DOOR SHUTTER DECORATIVE MADE.
- HEAVY DUTY DOOR LOCK FROM IMPORTED BRAND
- DOOR CHAIN.
- DOOR VIEWER.

INTERNAL DOORS:

- INTERNAL DOOR FRAME WILL BE TEAK CHAMBLE WOOD/ EQUIVALENT.
- INTERNAL DOOR SHUTTER WILL BE DURABLE AND STRONG VENEERED FLUSH DOOR.
- BEST QUALITY IMPORTED ROUND LOCK.
- BATHROOM DOOR WILL BE IMPORTED LOCAL MADE BEST PVC
- WATER PROOF QUALITY DOORS.

WINDOW FEATURES:

- SECTION : BEST QUALITY 4" THAI ALUMINIUM SILVER COLOR SECTION.
- GLASS: 5MM CLEAR GLASS WITH MOHAIR LINING
- RAIN WATER BARRIER INSIDE OF 4 INCHES ALUMINIUM SECTIONS.

TILE FEATURES:

- FLOOR WILL BE COVERED BY BEST QUALITY RAK/STAR/ EQUIVALENT TILE.
- SIZE OF TILE : MAIN FLOOR (HOMOGENEOUS). 20"x 20"(STAR), BATHROOM & KITCHEN FLOOR(HOMOGENEOUS): 12'X12' (RAK/ STAR), BATHROOM & KITCHEN WALL: 8" X 20" (STAR)

ELECTRICAL FEATURES:

- ALL ELECTRICAL WIRING WILL BE CONCEALED.
- IMPORTED MK TYPE OR EQUIVALENT STANDARD ELECTRICAL SWITCHES & SOCKETS.
- ALL CIRCUIT BREAKER WILL LS/ KAWAMURA.
- ALL POWER OUTLETS WITH EARTH CONNECTION.
- PROVISION FOR AIR CONDITION ALL ROOMS.
- EACH APARTMENT SHALL HAVE INDEPENDENT TELEPHONE LINE PROVISION.
- PROVISION FOR CONNECTION OF SATELLITE DISH ANTENNA FROM THE COMMERCIAL CABLE TV OPERATOR IN ONE POINT.
- H & C LINE PROVISION IN MASTER BATH AND OTHERS BEDS BATH WITH KITCHEN.

PAINT AND POLISH FEATURES:

- PAINT FROM TOP BRANDED COMPANY LIKE BERGER / ROXY / ASIAN.
- WALL PLASTIC PAINT (OFFWHITE COLOR).
- CEILING DISTEMPER (WHITE COLOR).
- OUTSIDE: WEATHER COAT.
- RAILING & GRILL: ENAMEL PAINT.
- DOOR FRAMES AND SHUTTER: FRENCH POLISH.

SANITARY FEATURES:

- BEST QUALITY RAK/ EQUIVALENT SANITARY WARES IN ALL BATHROOM & KITCHEN
- SANITARY FITTING (NAZMA): BIB COCK, ANGLE STOP COCK, CONCEALED STOP COCK, BASIN MIXER, MOVING SINK COCK, MOVING SHOWER ETC.
- ALL OTHER ACCESSORIES WILL BE STANDARD QUALITY.
- COMMODE WITH LOWDOWN (RAK): ALL BATH PAN WITH LOW DOWN [ASIAN] : SERVANT BATH.
- WIRING: PPR PIPE (SEW/ EQUIVALENT) AND UPVC PIPE (NATIONAL/ EQUIVALENT).

LIFT:

- HIGH QUALITY FULLY EUROPEAN STANDARD BEST QUALITY LIFT WILL BE INSTALLED, VOLTAGE STABILIZER & 8 PERSON LIFTING CAPACITY.
- WELL MECHANIZED AND MODERN TECHNOLOGY SUPPORTED.
- LUXURIOUS FURNISHED AND FULL STAINLESS STEEL MIRROR ARCHING.
- 1 NOS 540 KGS LIFTING CAPACITY 8 PERSONS EQUIVALENT.
- ADEQUATE LIGHTING FACILITIES.
- MODERN CALLING SYSTEM.
- AUTO LANDING FOR SAFETY.

KITCHEN:

- IMPRESSIVE DESIGN PLATFORM WITH RAK/ STAR TILES.
- DOUBLE BURNER GAS OUTLET.
- ONE STAINLESS STEEL SINK BOWL (SWEET HOME THAILAND) WITH MOVING SINK COCK.
- MATCHING HOMOGENEOUS FLOOR TILE (RAK/STAR) AND WALL TILE UP TO 7'-0" HEIGHT.
- PROVISION FOR EXHAUST FAN / KITCHEN HOOD UTILITY FEATURES.

GENERATOR::

- EUROPEAN STANDARD GENERATOR WILL BE INSTALLED.
- SUPER SILENT AND VIBRATION FREE.
- BUILT IN FOREIGN CANOPY.
- AUTOMATIC CURRENT TRANSFER SWITCH (ATS).
- CAPACITY TO COVER : LIFT. PUMP, INTERCOM.
- LOBBY, STAIRCASE, COMMON SPACE LIKE CAR PARKING, RECEPTION, COMMUNITY ROOM, GUARD POST, CC CAMERA, MAIN GATE, DRIVERS WAITING AREA ETC.



FEATURES & AMENITIES

BUILDING ENTRANCE & COMMON FEATURES:

- A STRONG AND WELL DESIGNED MAIN GATE WITH A POCKET GATE FOR GENERAL MOVEMENT.
- AN ORGANIZED AND DECORATIVE GUARD POST.
- ATTRACTIVE GARDEN IN THE FRONT SIDE OF THE BUILDING.
- SEPARATE ROOM FOR GUARD & MANAGER WITH TOILET AND KITCHEN FACILITY.
- MAIN GATE TO DRIVE WAY WILL BE DECORATED BY PAVEMENT TILE.
- LOGOS WILL BE ARTISTIC AND ORGANIZED TEXTURED / WELL DECORATIVE ELEMENTS.
- A COMBINED MAIL BOX.

INTERCOM:

- FROM RECOGNIZED MULTINATIONAL COMPANY LIKE PANASONIC / IKE / EQUIVALENT.
- INTERCOM CONNECTION WILL BE EVERY APARTMENTS, RECEPTION, GUARD ROOM, COMMUNITY ROOM ETC.
- FIRE PROTECTION SYSTEM:
- SUFFICIENT FIRE EXTINGUISHERS
- FIRE ALARM.

LIGHTING PROTECTION DEVICE:

- EARLY STREAMER EMISSION AIR TERMINAL (ABB) DEVICE.
- EARTHLING WITH DOWN CONDUCTION (BRB/COP PERTECH/ RR IMPERIAL).

SOLAR CONNECTION:

- ADEQUATE SOLAR CONNECTION AS PER GOVERNMENT RULES AND REGULATION.

UTILITY LINE:

- ELECTRICITY & GAS SUPPLY WILL BE OF INDIVIDUAL APARTMENT WISE.
- ELECTRICITY & WATER SUPPLY AND SEWERAGE WILL HAVE COMMON
- METER FOR THE PROJECT.
- ASSEMBLING OF ALL UTILITY AND SEWERAGE CONNECTIONS DEPEND ON
- GOVERNMENT POLICY.
- PROVISION FOR GAS RETICULATION SYSTEM OF INDIVIDUAL APARTMENT.

SALIENT FEATURES

WATER PUMPS:

- 1 UNITS (5.5 HP) SUFFICIENT AND POWERFUL LIFTING WATER PUMP WITH
- CONTROL PANEL WILL SUPPLY FOR PROPER AND UNINTERRUPTED WATER SUPPLY.
- 1 UNIT (1.5 HP) PUMP FOR WATER SUCTION FROM MAIN LINE.
- PUMP WILL BE EUROPEAN STANDARD LIKE PEDROLLO/ EQUIVALENT.

LIFT, LOBBIES AND STAIRCASE:

- SPECIOUS LIFT AND STAIR LOBBY IN EACH FLOOR.
- LIFT FRONT WALL & FLOORS WILL BE RAK/ STAR TILES.
- ALL STAIRS WILL BE FURNISHED WITH HOMOGENEOUS STAIR TILES (RAK/ STAR).
- DECORATIVE IDENTIFICATION PLATES OF FLOORS & APARTMENT WILL BE PROVIDED.
- PROTECTED BY CCTV CAMERA.

ROOF TOP FACILITY:

- PROTECTIVE STANDARD HEIGHT PARAPET WALL.
- CC CASTING WITH DECORATIVE PAVEMENT TILES AS PER COMPANY POLICY.
- ROOF TOP GARDEN WITH GOOD LOOKING PLANTATION AS PER COMPANY POLICY.
- OPEN CORNER WITH GARDEN SEATS.
- CLOTH LINES FOR DRYING IN SEPARATE AREAS.
- CHILD PLAY AREA.
- ROOF TOP SITTING ARRANGEMENT.
- WIDE ROOF TERRACE.

GENERAL AMENITIES:

- ELECTRICAL SUPPLY APPROXIMATELY 220V / 440V FROM DPDC SOURCE WITH SEPARATE MAIN CABLE AND LT PANEL/ DISTRIBUTION BOARD.
- WATER SUPPLY CONNECTION FROM WASA SUFFICIENT AS PER TOTAL CALCULATED CONSUMPTION.
- UNDER GROUND WATER RESERVOIR WITH 1 NO LIFTING PUMPS AND SUCTION PUMP.
- SEWERAGE SYSTEM PLANNED FOR LONG TERM REQUIREMENT.
- GAS PIPE LINE CONNECTION (DEPEND ON GOVERNMENT APPROVAL) FROM TITAS DISTRIBUTION SYSTEM OR GAS RETICULATION SYSTEM AS PER TOTAL CALCULATED CONSUMPTION, ADEQUATE SAFETY MEASURES INCORPORATED.
- THE BEAUTIFICATION, PLANTATION, EQUIPMENT & FURNITURE OF THE COMMON FACILITIES WILL BE PROVIDED BY THE COMPANY UPON AT ACTUAL CALCULATION OF OUT BY BASIS.

CLIENT SERVICE:

- PREPARATION OF BY LAWS AND COMMITTEE FORMATION OF APARTMENT OWNERS ASSOCIATION.
- 1 (ONE) YEAR SERVICE FROM SUPERVISION, REPAIR AND RECTIFICATION OF TECHNICAL DEFECTS (CONDITIONAL).
- COMPANY WILL PROVIDE SERVICE FOR REGISTRATION, MUTATION AND HOLDING TAX ASSESSMENT TO MAKE THE CLIENT HASSLE FREE (AT ACTUAL COST).





**IDOL
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Contact Us:

Address: 2697 Madani Road Ave, Dhaka 1212, Bangladesh

Email: info@idhbd.com | Web: idoldreamhomes.com

Cell: 01976-601666 | Tel:09638668800 |