



Theme CORDELIA

BASHUNDHARA R/A

THEME CORDELIA

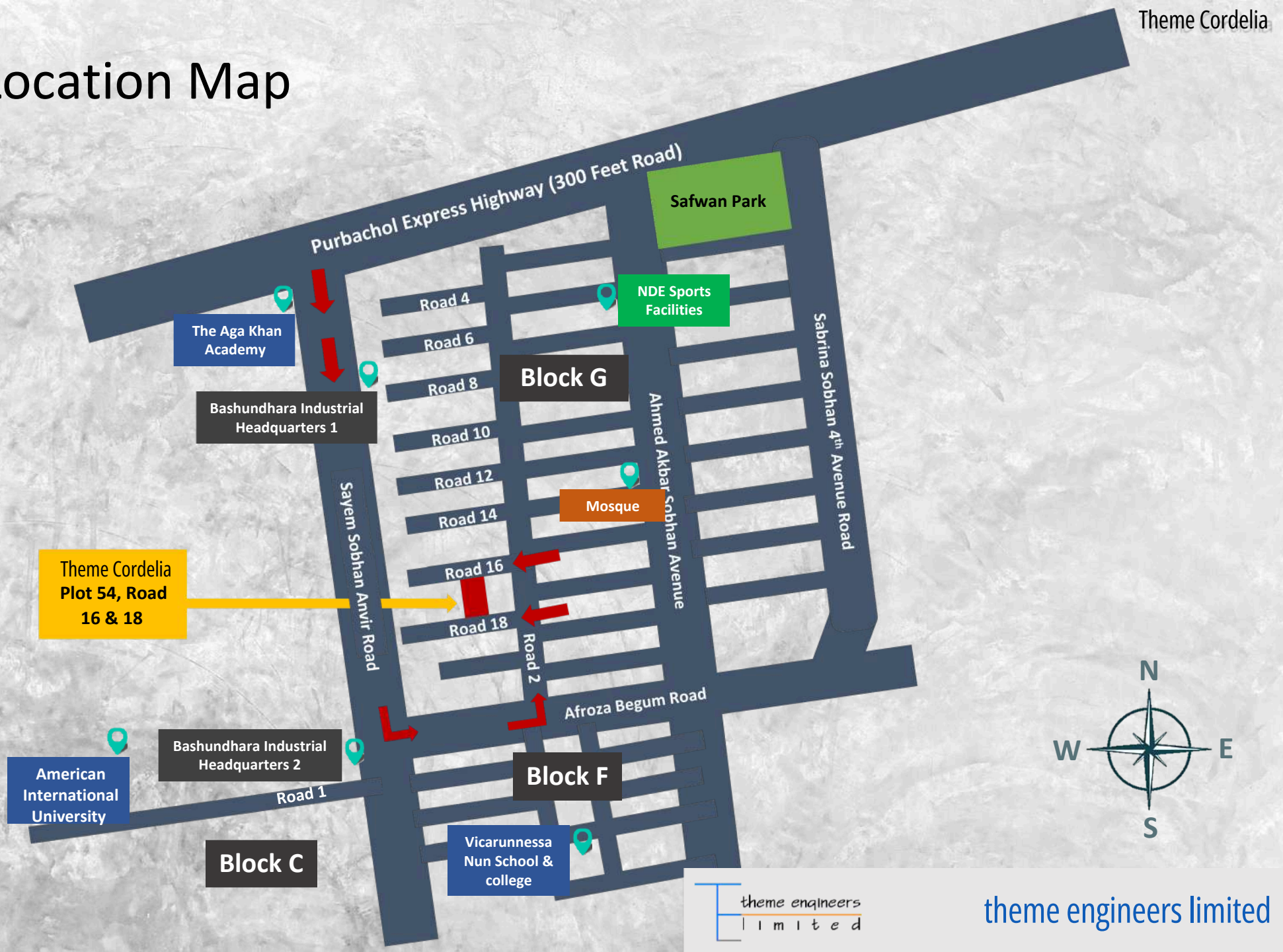
We are excited to acknowledge that THEME ENGINEERS LTD has started a new project at G block near the main entrance close to Purbachol 300 feet road of Bashundhara R/A, Dhaka. This project has the privilege of both side road at north and south.



During design our architects had a major focus on well ventilation system, comfortable sizes of bed rooms and living areas, well equipped common facilities , greenery inside apartments and luxury in every touch of finishing. Our highly professional engineers and experienced architects has designed each areas of living based on the analysis of client's daily necessity, measuring their luxury with ease and comfort in every single detailing corner and the elegant outlook of the building which will be the legacy of each client's trademark.



Location Map



Project Brief

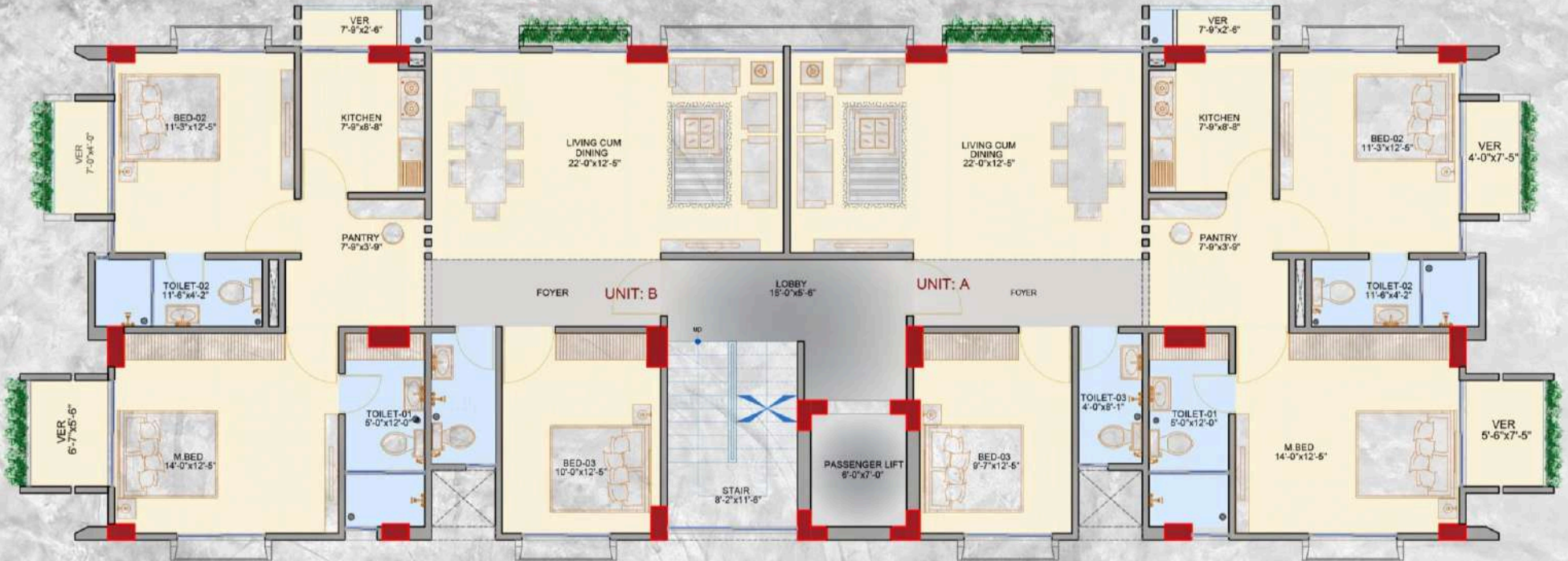
Name of the project:	Theme Cordelia
Type of Building:	Residential
Stories of Building:	G+9 (10 storied)
Plot Facing:	South and North
Land Area:	8 Katha
Address:	Plot no. 54, Road no. 16 & 18, Block G, Bashundhara R/A
Number of Apartments:	18 Nos.
No. of Elevator:	1 No.
Apartment Sizes:	Type A: 1550 SFT; Type B: 1550; Type C: 3100 SFT
No. of Parking:	:18 Nos.
Common Features:	Generator room, Guard Room, Caretaker, Substation room at ground floor Gardening area, Cloth Drying area, machine room at rooftop
Handover Date:	July 2025



Design Work

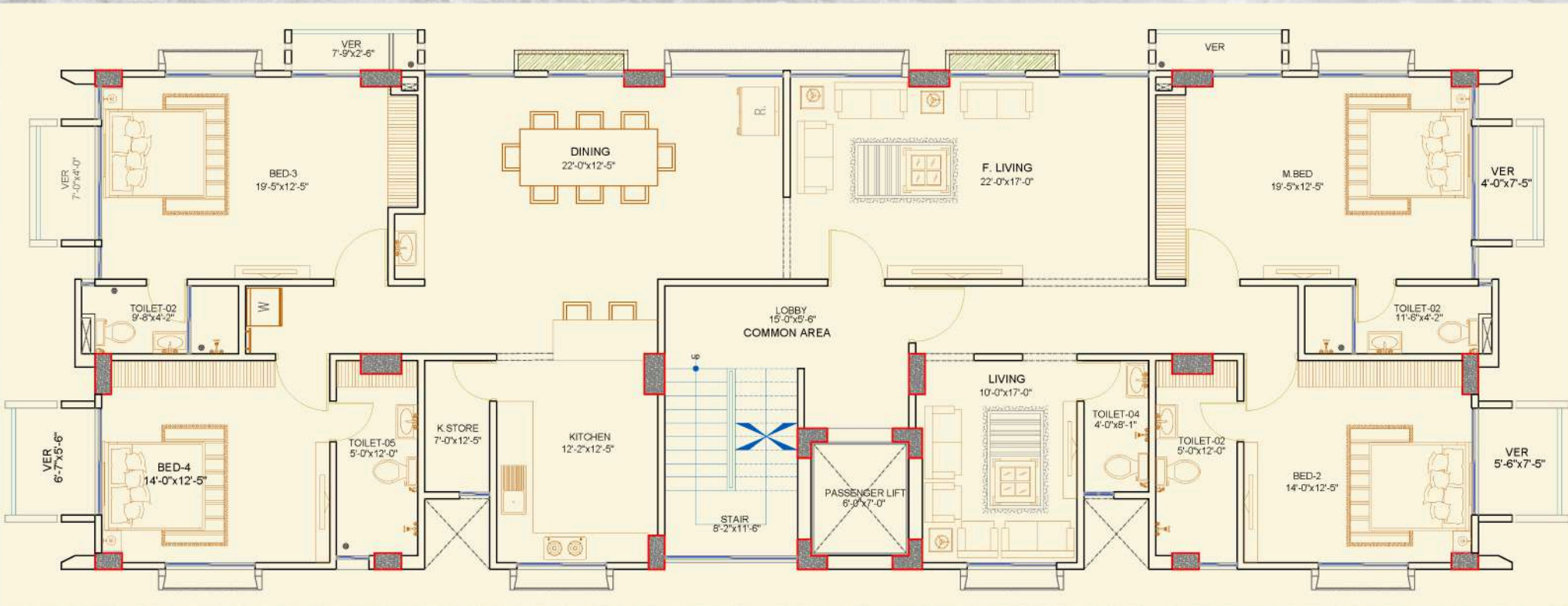
- Architectural Design:** Aesthetic & functional aspects of the building are considered during architectural design.
- Geo-technical Design:** Foundation design are done by professional civil/ geo-technical engineers.
- Structural Design:** Structural design are done by professional civil/ structural engineers following BNBC & ACI code
- Design Method:** RCC frame structure as per USD method






Typical Floor With Furniture Layout Plan.
Not to Scale.

Type A: 1550 sft
Type B: 1550 sft



N  typical floor plan
Not to Scale.

Type C: 3100 sft

Car Parking



- Car Parking and Drive way will be aesthetically designed and finished with Pavement tiles
- 18 Parking Spaces (Area $\pm 120\text{sft}$ each)
- Parking spaces will be reserved and marked with respective apartment numbers.
- All columns will be partly painted, tiled or dressed with bricks with column guards to prevent damage by cars

Major Construction Materials

Materials in Concrete (RCC)

Foundation:	Cement, stone Chips, coarse sand & fine sand.
Column:	Cement, stone Chips, coarse sand & fine sand.
Beam & Slab:	Cement, stone Chips, coarse sand & fine sand.
Drop Wall, False Slab:	Cement, brick Chips, coarse sand & fine sand.

Re-Bar Steel

Re-bar Steel Grade:	Grade-72 & Grade-60
Re-bar Steel Brand:	KSRM/ BSRM/ Bandar Steel/Equivalent.

Aggregate

Coarse Aggregate:	Crushed stone, crushed brick, shingle.
Fine Aggregate:	Sylhet sand, local sand.

Building Walls

Outside Wall:	5" machine made auto brick work with cement plastering or cladding works as per design.
Internal Wall:	5" machine made auto brick work with cement plastering.

Cement

RCC Frame:	Scan/ Fresh/ Bashundhara/ Equivalent.
Brick Works:	Scan/ Fresh/ Bashundhara/ Equivalent.

Others Finishing

Boundary Gate:	Secured and decorative entry/ exit gate with lamp post and guard room. Beautifully arranged garden in ground
Ground Floor Garden:	floor
Parking & Drive Way:	Finished with pavement tiles.

Amenities

Elevator

Elevator Number:	1 (One) nos.
Elevator Capacity:	8 (Eight) Passengers.
Drive System:	(2:1), AC-VVVF, 32 Bit (Gearless).
Elevator Brand:	Sigma/ Sunny/ Fuji HD/ Equivalent.

Generator

Support:	Full Load (for light & fan)
Capacity:	60 KVA or as per design.
Engine Brand:	Cummins/ Deutz/ Ricardo.

Sub-station

Capacity:	150 KVA or as per design.
Transformer Brand:	Power Breeze/ Energypac/ Green Power

Water Reservoirs and Pump

U.G. Water Reservoir:	2 days water supply (as per BNBC).
O.H. Water Tanks:	1 day water supply (as per BNBC).

Electrical Works

Electrical Wire/ Cable:	BBS/ Partex/ BRB/ Poly.
Power Point:	2 Nos power point for domestic equipment.
AC Point:	AC point in all bed rooms.
Distribution Circuit Breakers:	LS Korea/ ChintsChina/ Sussi
Electrical Fitting & Fixture:	Switches, Plug points, fan dimmer etc. (MK type) (Imported).
Light fixture in Stair-Lobby:	1 Point (Imported from China).

Intercom, Internet and Dish Point

Telephone Points:	1 point at each apt. (MK Type) (Imported)
Brand/ Origin:	Taiwan/ Malaysia/ China
CCTV:	CCTV security in boundary gate.

Specifications

Floor Finishing

Room:	Mirror polished tiles (R.A.K/ Greatwall/ X-Ceramics/ Sheltech/ Equivalent) in all rooms & verandahs. Size 32"X32" (Theme Standard)
Kitchen:	Homogeneous tiles (R.A.K/ Greatwall/ X-Ceramics/ Sheltech/ Equivalent) in the kitchen. Size 24"X24" (Theme Standard).
Toilet:	Homogeneous tiles (R.A.K/ Greatwall/ X-Ceramics/ Sheltech/ Equivalent) in all toilets. Size 16"X16" (Theme Standard).

Wall Finishing

Toilet:	Ceramic tiles (R.A.K/ Greatwall/ X-Ceramics/ Sheltech/ Equivalent) in all rooms & verandahs. Size 12"X20" (Theme Standard)
Kitchen:	Ceramic tiles (R.A.K/ Greatwall/ X-Ceramics/ Sheltech/ Equivalent) in all rooms & verandahs. Size 12"X20" (Theme Standard).

Wall Finishing in Stair & Elevator

Ground Floor Lift Wall:	Finished with tiles (Theme Standard).
Other Floors Lift Wall:	Finished with Ceramic Design tiles (R.A.K/Greatwall/X-Ceramics/Sheltech/Star). Size 12"X20" (Theme Standard).

Specifications

Lobby Finishing in Stair and Elevator

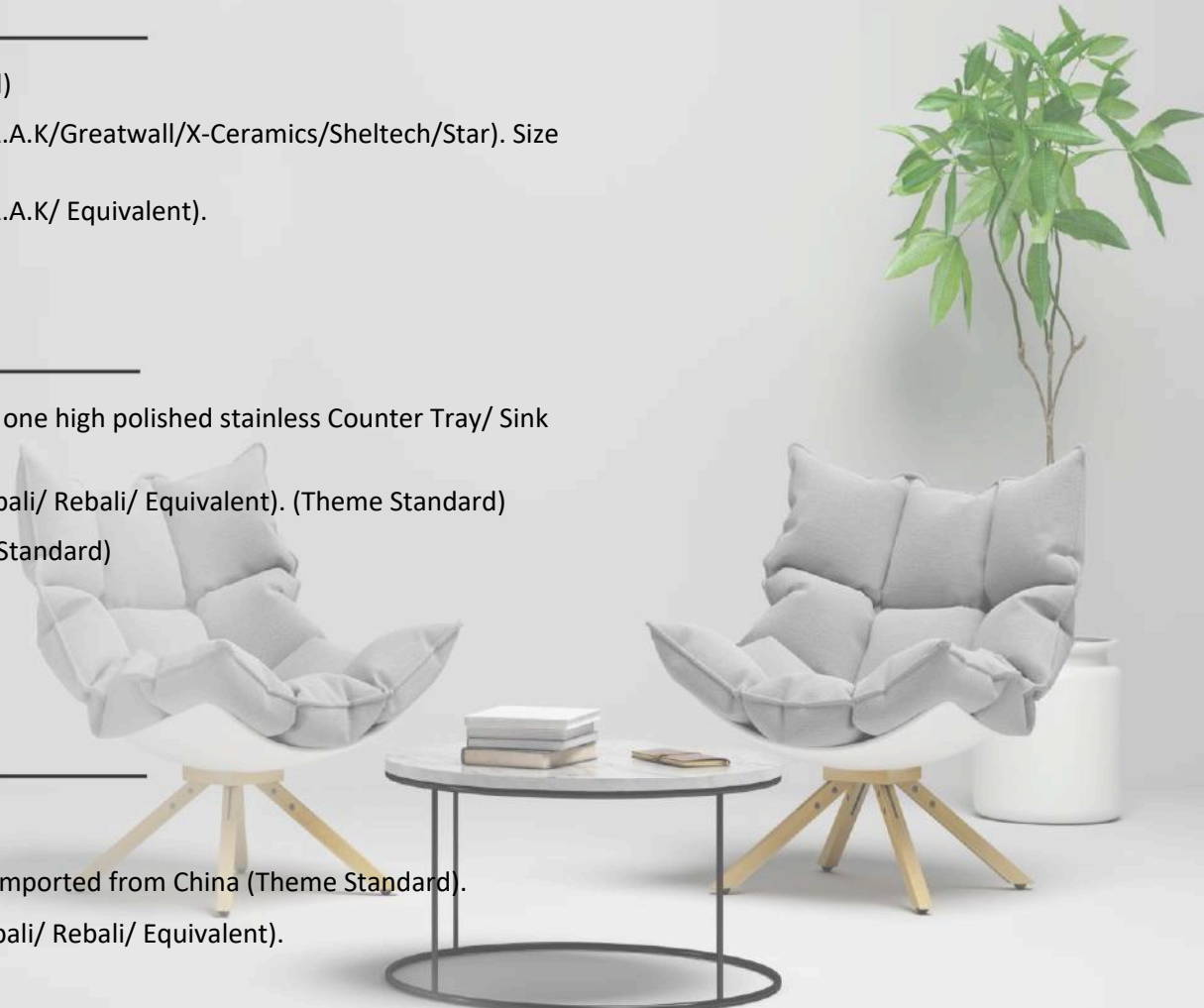
Ground Floor:	Finished with tiles (Theme Standard)
Other Floors:	Finished with Homogeneous tiles (R.A.K/Greatwall/X-Ceramics/Sheltech/Star). Size 24"X24" (Theme Standard).
Stair Tread & Riser:	Finished with Homogeneous tiles (R.A.K/ Equivalent).

Kitchen Area Fitting and Fixture

Counter Top:	Kitchen Counter Top with granite & one high polished stainless Counter Tray/ Sink (Single Bowl) with moveable mixer.
CP Fittings:	Chrome plated (Nazma/ Sharif/ Haibali/ Rejali/ Equivalent). (Theme Standard)
Water Line:	Hot & Cold water line PPR. (Theme Standard)
Exhaust Fan:	Imported (Theme Standard).

Dinning Area Fitting and Fixture

Wash Basin:	Wash Basin (RAK) with pedestal.
Mirror:	Good quality mirror in dining area. Imported from China (Theme Standard).
CP Fittings:	Chrome plated (Nazma/ Sharif/ Haibali/ Rejali/ Equivalent).



Specifications

Master Toilet Fitting and Fixture

Commode & Basin:	Commode & Pedestal Basin (RAK/ Stela/ Equivalent).
Mirror:	Good quality mirror. Imported from China (Theme Standard).
CP Fittings:	Chrome plated (Nazma/ Sharif Equivalent). (Theme Standard).
Overhead Shower:	Imported.
Water Line:	Hot & Cold water line PPR (Theme Standard)
Exhaust Fan:	Imported (Theme Standard)

Other Toilet Fitting and Fixture

Commode & Basin:	Commode & Pedestal Basin (RAK/ Stela/ Equivalent).
Mirror:	Good quality mirror. Imported from China (Theme Standard).
CP Fittings:	Chrome plated (Nazma/ Sharif/ Haibali/ Rejali/ Equivalent China). (Theme Standard).
Overhead Shower:	Imported (Theme Standard).
Water Line:	Hot & Cold water line PPR (Theme Standard)

Sliding Door and Window

Sliding Door Frame:	3" aluminum window frame (Altech/ KAI).
Sliding Glass Shutter:	5 mm thick white glass (Nasir/ PHP).



Specifications

Main Entrance Door

Frame:	12" wide Solid Teak Wood frame (Ctg).
Shutter:	Solid Teak Wood (Ctg). Lever Handle Lock
Security Lock:	(Imported from China). Wide Angle Viewer
Check Viewer:	(Imported from China).
Door Chain:	Imported from China.
Door Knocker:	Imported from China.

Toilet Door

Frame & Shutter:	uPVC door frame and shutter in all toilets. (Akij/ Partex)
Lock:	Knob Lock (Imported).

Other Room Door

Frame:	6" wide Solid Mehgani (Chemically treated 2 Machine seasoned) wooden frame.
Shutter:	Garjon Veneered flush door shutter.

Painting Work

Ceiling:	Plastic paint (Berger/ Asian/ Dulux).
Inner Wall:	Super aclosed Plastic paint (Berger/ Asian).
Outer Wall:	Super aclosed Weather Coat (Berger/ Asian).
Painting in MS:	Enamel paint (Berger/ Asian).

Polishing Work

Entry Door:	French polish in frame & shutter.
Room Door:	French polish in frame & shutter.

Terms & Conditions

Company's Right

Buyers are liable to pay for any change or modification in specifications requested by them. Company reserves the right to refuse any such request that may affect building façade, exterior of apartment and service systems etc. The Company reserves the right to modify the standard specifications and features due to non-availability, shortage of supply, hike of market price, architect suggestion or overall standardization/ benefit of the project.

Price Escalation

The Company reserves the right to revise the apartment prices in light of the contemporary market standard in unanticipated cases of exorbitant price escalation of building materials, massive economic deflation, or, such substantial changes in the market.

Loan/ Mortgage

The buyers may avail Home Loan from banks/ financial institutions by mortgaging the allotted apartment through a tri-partite agreement with the developer. The developer will give necessary support to the buyer for processing the loan application whereas the final decision of sanctioning the loan depends on buyer's credit merits and loan-giver's discretion. The buyer must start the loan sanctioning process with ample time in hand because no exemption of penal charges will be given for any scheduled payment delayed due to the time required for loan processing.

Other Relevant Costs

The responsibility of construction of the apartment and common premises according to the finishing specifications mentioned in this brochure rests with the developer. But the cost, quality, timely supply & finishing execution of any additional/ alternate item of finishing would be considered as buyer's own responsibility. The buyer shall make the payment directly to the authorities concerned. Should the company incur any incidental expenditure on these accounts, the buyer shall be liable to reimburse the proportionate share of that amount to the company. The buyer shall bear all the costs relating to VAT/Tax on land and apartment, transfer and registration of apartment including the related incidental expenses.

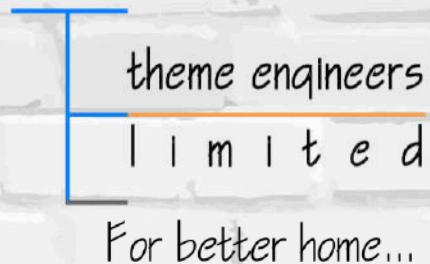
General Disclaimer

Furniture layout in this brochure is indicative of how the unit may be used. Apartments are sold unfurnished. Illustrations provided are only to facilitate presentation. Features & amenities may vary as per availability based on market price/ design requirements/ Price fluctuation etc. All site plans, specifications, dimension, design, measurement and location are indicative and are subject to change as may decided by the company. Revision, Alteration, Modification, Addition, Deletion, Substitution or Recast if any may be necessary during construction.

Note: 1 Sq. Feet = 0.0929 Sq. Meter

With deep roots in the real estate sector for the past 3 decades, THEME Engineers has emerged as one of the most trustworthy builders in Bangladesh. Our **Director (Marketing) Engr. Sadman Sakib**, has a B.Eng(Civil) from Prestigious Victoria University of Australia and years of experience in sales and marketing. Under the leadership of our sales director, we are committed to making the experience of purchasing and selling a flat, a worry-free encounter.

We are not merely a real estate developer; rather, we are way beyond the tag of “property developer”. We live by the idea of transforming lives by leveraging superior technology and top-notch craftsmanship. Our **Managing Director, Engr. K M Mostafijur Rahman** is a reputable civil engineer from RUET and has over 30 years of experience in both domestic and international projects. With a massive nationwide presence that is escalating at every year THEME Engineers is clearly poised for more successful projects in the upcoming days.



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