

AAIRAH

Corporate Office

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AAIRAH

ZAMAN ISTANA

Welcome to.

JOLSHIRI

New era of comfort living



JOLSHIRI ABASON first ever smart city of bangladesh

AAIRAH



AAIRAH NAHAR
Plot: 34
Road :506 , Sector: 16

AAIRAH ZAMAN ISTANA
Plot: 15
Road :406 , Sector: 11



- Mosque
- Golf Course
- Police Outpost

Proposed

- Play Field
- Park
- N&P School
- Mosque
- Filling Station
- Market/Kachabazar
- 5 Star Hotel
- University
- Cultural Center
- Small Clinic
- Community Center
- Sub Station

PROJECT at a GLANCE

NAME:
ZAMAN ISTANA

ADDRESS:
PLOT: 15; ROAD: 406; SEC: 11 JOLSHIRI ABASHON, RUPGONG, NARAYANGONJ, BANGLADESH.

PROJECT TYPE:
RESIDENTIAL BUILDING

LAND AREA:
5 KATHA

STORIED OF BUILDING:
(G+8) 09 STORIED

NUMBER OF APARTMENT:
08 NOS.

SIZE OF APARTMENT:
2850 SFT.

TOTAL CAR PARKING:
09 NOS.

LIFT:
1 No

DEVELOPER:
AAIRAH LIMITED

OTHER FACILITIES
Lift, Generator, Fire Extinguishing, Community Room, Garden, Bar-B-Q Zone, Terrace, Walkways, natural light and ventilation in all apartment.



designed to inspire awe at first glance.

GROUND FLOOR Axono



GROUND FLOOR PLAN





3D view

3D view

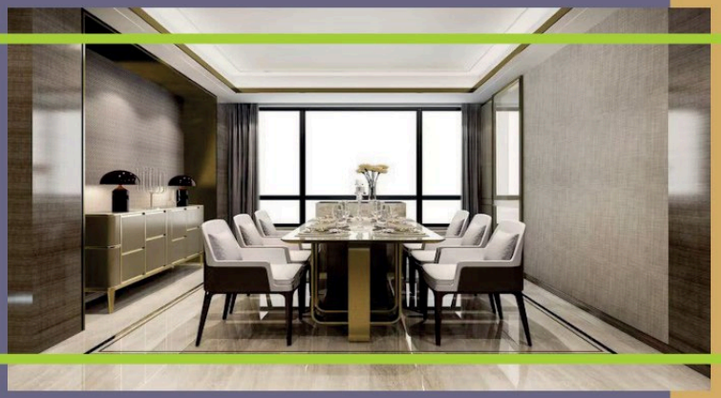
MEZZANINE FLOOR PLAN



3D view









2nd & 3rd FLOOR **Axono**

2nd & 3rd FLOOR PLAN



N

5th & 6th FLOOR PLAN



N

3D view

ROOF PLAN


CLOTH DRYING AREA
RAIN WATER OUTLET
RAIN WATER OUTLET
RAIN WATER OUTLET
RAIN WATER OUTLET
RAIN WATER OUTLET
RAIN WATER OUTLET
STAIR
16'-6"X8'-4"
DN
LIFT MACHINE ROOM
12'-1"X6'-8"
UP
N

“Unwind Under the Sky”



GENERAL FEATURES

EXTERIOR HIGHLIGHTS:

Impressive double-height main entrance for a grand arrival experience.
Lush greenery with decorative pot plantations throughout open areas.
Attractive exterior lamps and concealed lighting to beautifully illuminate the facade at night.
Smartly patterned paving blocks for driveways and car park areas, blending functionality with visual appeal.
Stylish front elevation combining grooves, cladding tiles, glass, and premium paint finishes.
A secured and decorative modern entrance gate with a dedicated concierge for 24/7 monitoring. Secure, aesthetically designed boundary wall complementing the building's facade.
Comprehensive CCTV surveillance covering all entry points, lift lobbies, and the building perimeter.

GROUND FLOOR HIGHLIGHTS:

A tastefully designed and fully furnished waiting lounge is located near the entrance. Accent lighting in common areas to showcase vertical architecture and lush surroundings.
An efficient drainage system is installed around the building perimeter for proper water runoff. Dedicated drivers' waiting area with attached toilet.
Reserved parking spaces allocated for each apartment.
Intercom connectivity from the concierge to all units.
Easily accessible garbage bin for residents and waste collection staff.

MEZZANINE FLOOR:

Provision for a meeting room or visitor's lounge, furnished as per the architect's design. Stylish lighting to create an elegant ambiance. Powder room facilities.

ROOF TOP:

Beautifully designed landscaped rooftop.
BBQ area with a portable BBQ table.
Water- and heatproof rooftop with an effective drainage system.
Protective parapet wall/railing 4'-0" high around the periphery.
Non-slippery, weather-resistant tiles throughout.
Separate clothes drying area with lines for drying laundry.



Features & Amenities

Tiles:

- All floors, excluding the kitchen and bathrooms, will be finished with high-quality, branded floor tiles that perfectly blend durability and aesthetic appeal.
- Kitchen and bathrooms will feature glazed ceramic tiles on the walls in elegant colors and patterns, enhancing visual appeal. The floors will be finished with color-coordinated, matte-finished, non-slip tiles to ensure safety and style.

Doors

- **Main Door:** The main entrance will feature a solid Burma Teak door measuring 3'-9" x 7', equipped with premium fittings including a door chain, check viewer, door knocker, and an elegant apartment nameplate for added security and style.
- **Internal Door:** All internal doors, except for bathrooms, will feature 7' high French-polished teak chamble veneer door shutters set within matching teak chamble door frames, adding a touch of sophistication and warmth to the interior spaces.

Sliding doors & windows:

- Sliding glass windows and doors will be provided as per the floor plan, complete with mohair lining, rainwater barriers, and fly-proof netting to ensure comfort, durability, and protection from the elements.
- Safety grills on windows and full-height grills on kitchen verandas.

Bathroom Features

- High-quality, branded sanitary ware (wash basins, lavatory seats, etc.) installed in all bathrooms.
- Marble counter top with imported cabinet basins in the master and second bathrooms;
- Other bathrooms will feature branded pedestal basins as per the developer's choice.
- Customized shower areas with curtain rails in master bathrooms for privacy and water containment.
- Premium faucets, fittings, bathroom accessories, and large mirrors in all bathrooms.
- Concealed hot and cold waterlines in all bathrooms.
- Bathroom doors with teak chamble or shill koroi frames and formica shutters from Super, Amber, or Akij.

Painting & Polishing:

- Interior: Plastic paint (Berger/Asian/Nippon/Dulux).
- Exterior: Weather coat or master paint.
- Polished wood surfaces and enamel-painted metal surfaces.

Kitchen Features:

- Granite in kitchen counter top.
- High-polished stainless steel kitchen sink with an imported mixer faucet.
- Provision for gas burner inlet and outlet in the kitchen.
- Concealed hot & cold waterline.

Lift, Lobbies & Staircases

- High-quality 1-8 passenger lift from a reputed international manufacturer, as per Jolshiri guidline, featuring an auto voltage regulator, inverter, adequate lighting, full-height photocell sensor, and emergency alarm.
- Tiled staircase for easy maintenance and a clean aesthetic.
- Tiled floors and attractively designed lift walls to enhance the elegant look of lift lobbies on each floor.
- Sliding window in stair landing for natural light and ventilation.

Electrical Features

- Adequate light points, concealed fan hooks, and power outlets in all bedrooms, living room, dining space, kitchen, toilets, and balconies.
- Designate space and suitable power outlets for air conditioners in the master bedroom, the child's bedroom, and the living room.
- Concealed connection outlets for cable TV, telephone, and one internet connection in the living room and master bedroom.
- CCTV surveillance system and video intercom in each apartment.
- One intercom set with a concealed line in the family lounge.
- Provision for an exhaust fan in the kitchen.

Lights:

- Provision for wall brackets in all bedrooms, the living room, dining/family lounge, and common areas.
- Appropriate lighting provided in bathrooms, kitchen, staff bedroom, and verandas.

Generator:

- A diesel-run emergency auto start/stop canopied generator, imported from Europe, will be provided for power failure backup, with the **following specifications:**
- Engine: Perkins/Cummins or high-quality options as per the developer's choice.
- Alternator: Stamford/Mecc-Alte or high-quality options as per the developer's choice.

The generator will support:

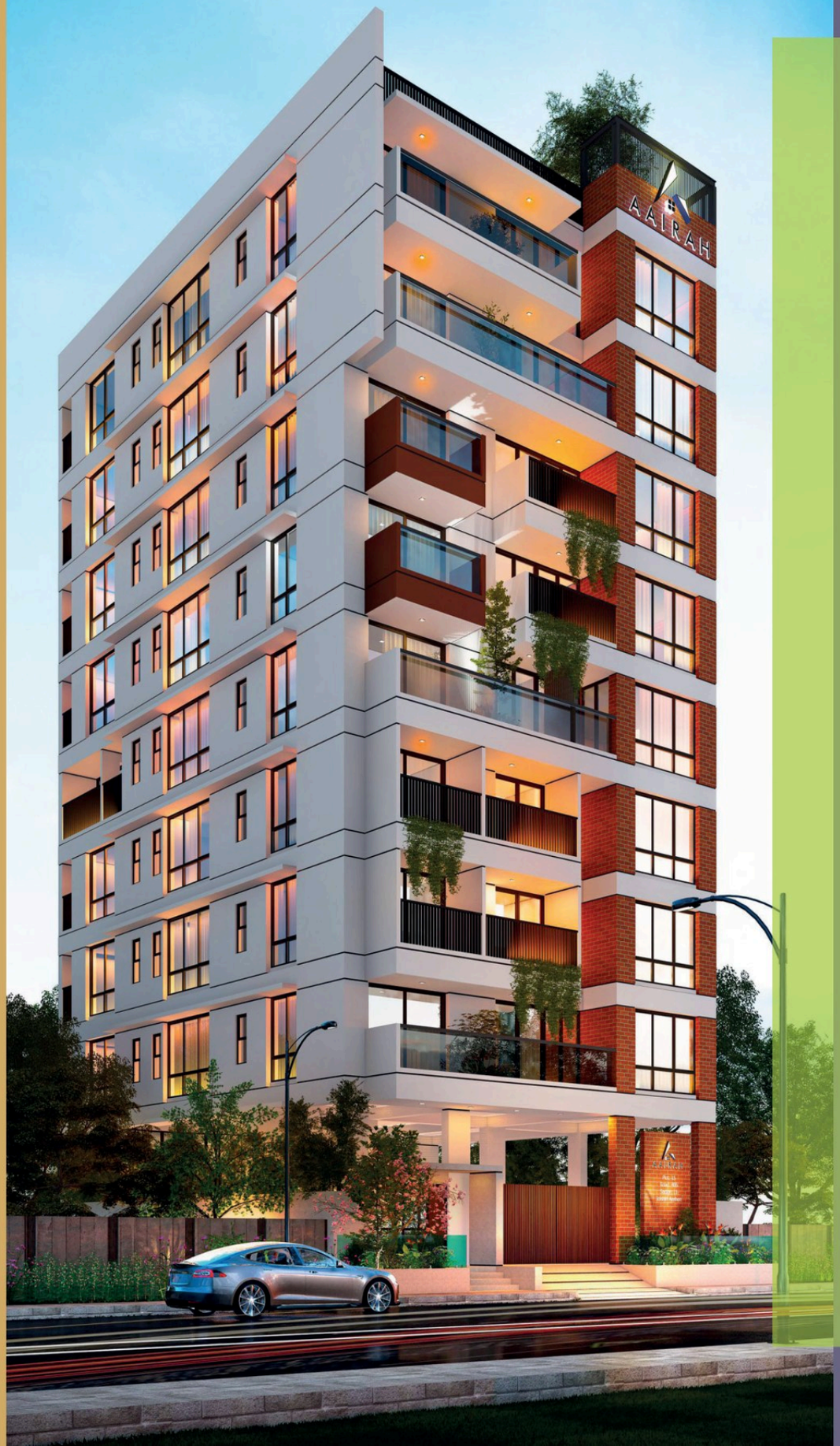
- A high-capacity standby generator will provide full backup power to all electrical points in each apartment, excluding air conditioning units. It will also ensure uninterrupted power for essential services such as the lift, water pump, lobbies, intercom system, staircases, car parking area, and reception.

Substation:

- Transformer with LT panel board and PFI plant of required capacity to ensure efficient power distribution and voltage control.
- Imported electrical switches, circuit breakers, plug points, and other accessories for enhanced safety, durability, and performance.

Water:

- Underground water reservoir with a lifting pump to store two days' consumption capacity.
- Overhead water tank on the rooftop with the capacity to serve half a day's requirement.
- One standby water pump for emergency use.
- Deep Tube well.



Designed for life, built with care. Exceptional spaces don't happen by chance—they're created by people who care deeply and design with purpose. Every element is carefully considered to enhance your everyday moments and adapt seamlessly to your lifestyle.

TECHNICAL FEATURES

- **Structural Design & Materials**

- Structural design will follow the guidelines of BNBC 2020, American Concrete Institute (ACI), and ASTM (American Standards for Testing Materials) codes.
- Wind load design will consider a wind velocity of 210 km/h by BNBC.
- Earthquake resistance will be ensured following BNBC standards for Seismic Zone 2.
- 60-grade deformed bars will be used at all structural elements.
- Exterior walls will be constructed using 1st class machine-made solid bricks.
- Interior walls will be 5" thick, made of plastered brickwork.
- High-quality cement will be used for plastering, with admixture added to external plaster to prevent dampness.



- **Major Structural Materials:**

- Steel: High-strength deformed bars from reputed manufacturers such as BSRM, RSM, AKS, KSRM, GPH, or equivalent.
- Cement: Quality cement sourced from renowned cement brands in Bangladesh.
- Aggregates: Sourced from trusted suppliers, ensuring high-grade materials for optimal strength and durability.
- Bricks: 1st class machine-made auto bricks for enhanced durability and uniformity.
- Sand: Coarse Sand: FM 2.5 to FM 3.00
  Fine Sand: FM 1.2 to FM 1.50



Notes:

Any optional or additional work may be carried out by the Developer at an additional cost to the apartment owner, subject to negotiation and approval by both parties. In case of non-availability or shortage of the materials mentioned in the proposal, equivalent materials of similar quality and price will be used. The warranty period will be one year from the date of handing over possession of the apartments to the landowner. During this period, any major defects observed will be rectified by the Developer.



After Sales Service

- Preparation of Bye-Laws and formation of the Apartment Owners Association.
- Recruitment and training of Association staff.
- Development of bill collection and payment systems.