ONWARD KARKA

AN INTERNATIONAL BUSINESS CENTRE WITH A LOCAL PRESENCE
ONWARD DEVELOPERS 01

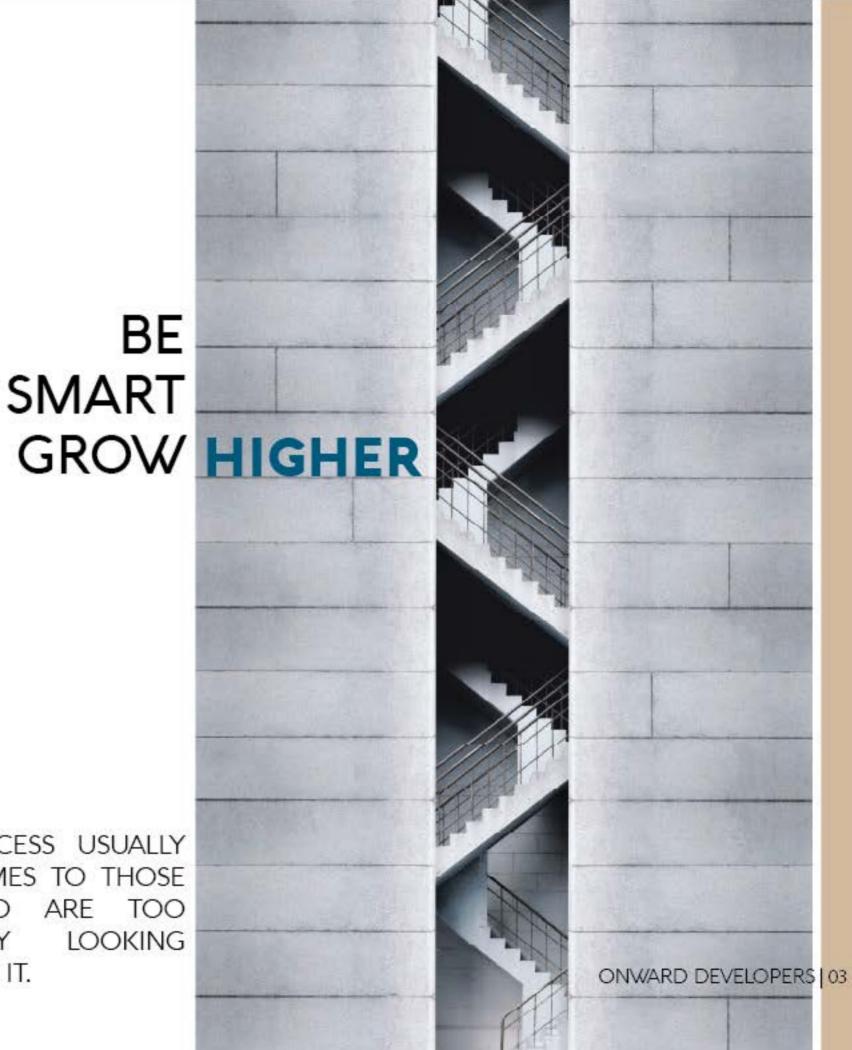
ONWARD KARIKA IS YOUR BUSINESS

DESTINATION

Mirpur is one of the prominent regions of Dhaka city. Established in 1962, it is located to the north-east of the city. It currently occupies a total area of 58.66 square kilometres and has a residing population of 632,664. Mirpur is well planned by National Housing Authority. It is mostly known for its diverse historical sites. So it is difficult to find a commercial space in highly density populated area. Most Recent Bangladesh Government introducing Metro Rail on this area.

That is why we are developing the project ONWARD KARIKA to grow your business in this area. Find your business goal with us.





SUCCESS USUALLY COMES TO THOSE WHO ARE TOO BUSY LOOKING FOR IT.

ONWARD DEVELOPER

Onward developers limited is one of the largest and most well-reputed ISO Certified. RAJUK Enlisted Real Estate developers and builders organizations in Bangladesh. Has been incorporated to make housing solutions in the megacity of Dhaka. Already we have delivered many residential project in all over Dhaka city. We are committed to providing excellent services to its customers and it is keen to develop a corporate culture focused on quality in order to excel in its performance.

The company is managed by a group of highly skilled and qualified Managers, Architects & Engineers. The company's board of directors is very educated and has years of experience in the real estate industry.

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A B O U T T H E PROJECT

ONWARD KARIKA

Mirpur is one of the most busy area in Dhaka City. There are many people living in this populated area. Most Recent Bangladesh Govt. introducing Metro Rail on this area. There are a lot of business and Govt. Organizations are situated here. Such as Mirpur Stadium, Mirpur Girls Ideal School, Fire Service, Sha Ali Plaza, BRTA, Scholastica Mirpur campus, SOS Hermann Gmeiner College, Dhaka Dental College, Residential Zone, NAM Garden, Police Convocation Center.

We are offering an Unique & Iconic business space for your business with Modern Architecture, Nature friendly glass oriented space, Customer Support, Around Green Environment, Collaborate with Govt. and other useful institute like Educational, Training center, Medical, Bank, Residential area, commercial zone, wide space for different type of business.

We are expecting Bank, Branded Showroom, Office Space, Buying House, Diagnostic Center, Food Court.

PROJECT AT A GLANCE

PROJECT NAME : ONWARD KARIKA

: PLOT-2, ROAD-01, BLOCK-A, **ADDRESS**

SECTION-13 (MAIN ROAD) MIRPUR.

LAND ARFA : 10 KATHA.

BUILDING ORIENTATION : SOUTH.

BUILDING HEIGHT : B1+B2+10.

ROAD : 120 FFFT.

TOTAL PARKING : 30.

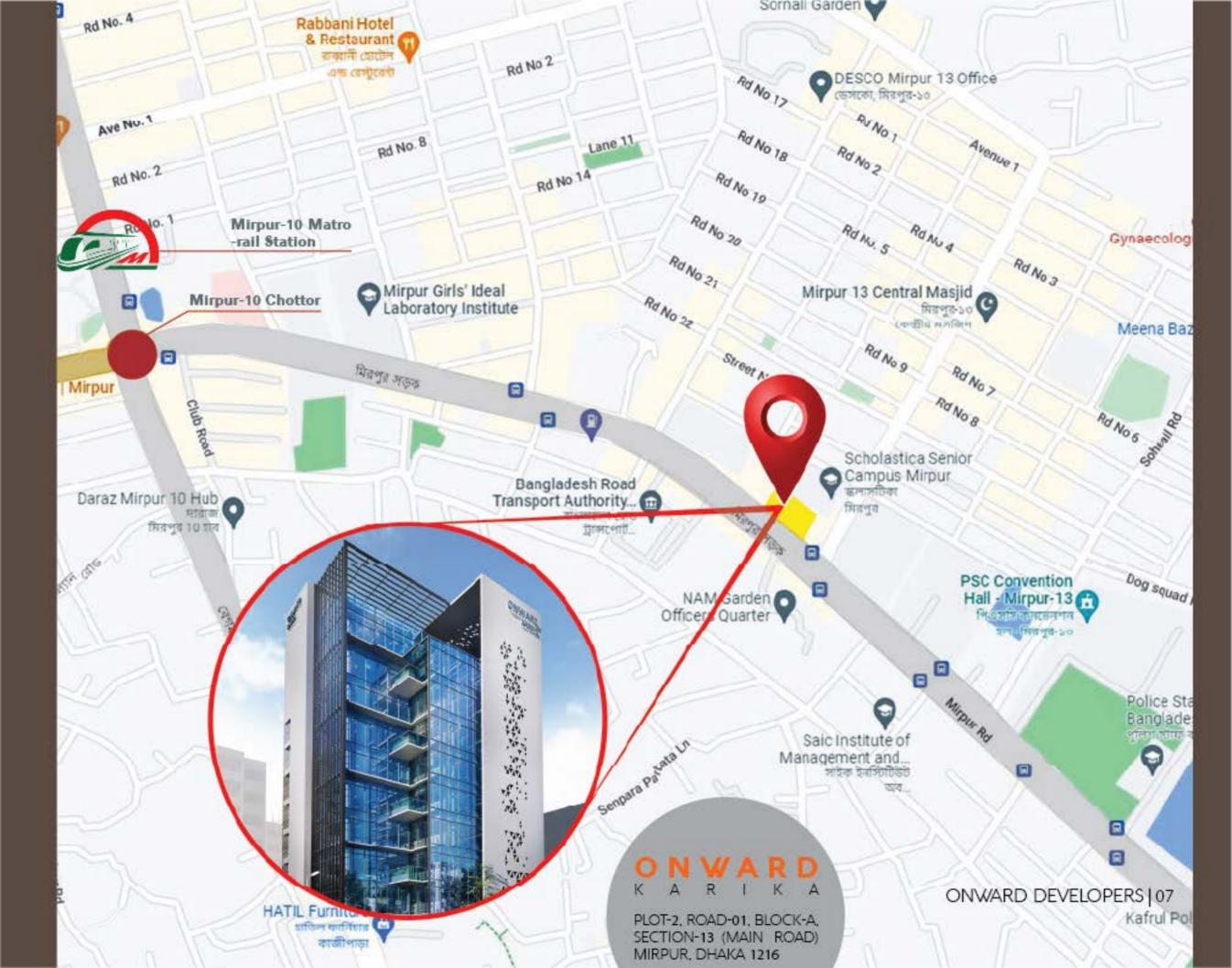
NO. OF ELEVATOR : 02.

: ONGOING WORK. STATUS

MIRPUR 13 (MAIN ROAD), DHAKA-1216.

RIGHT DESTINATION OF YOUR BUSINESS.





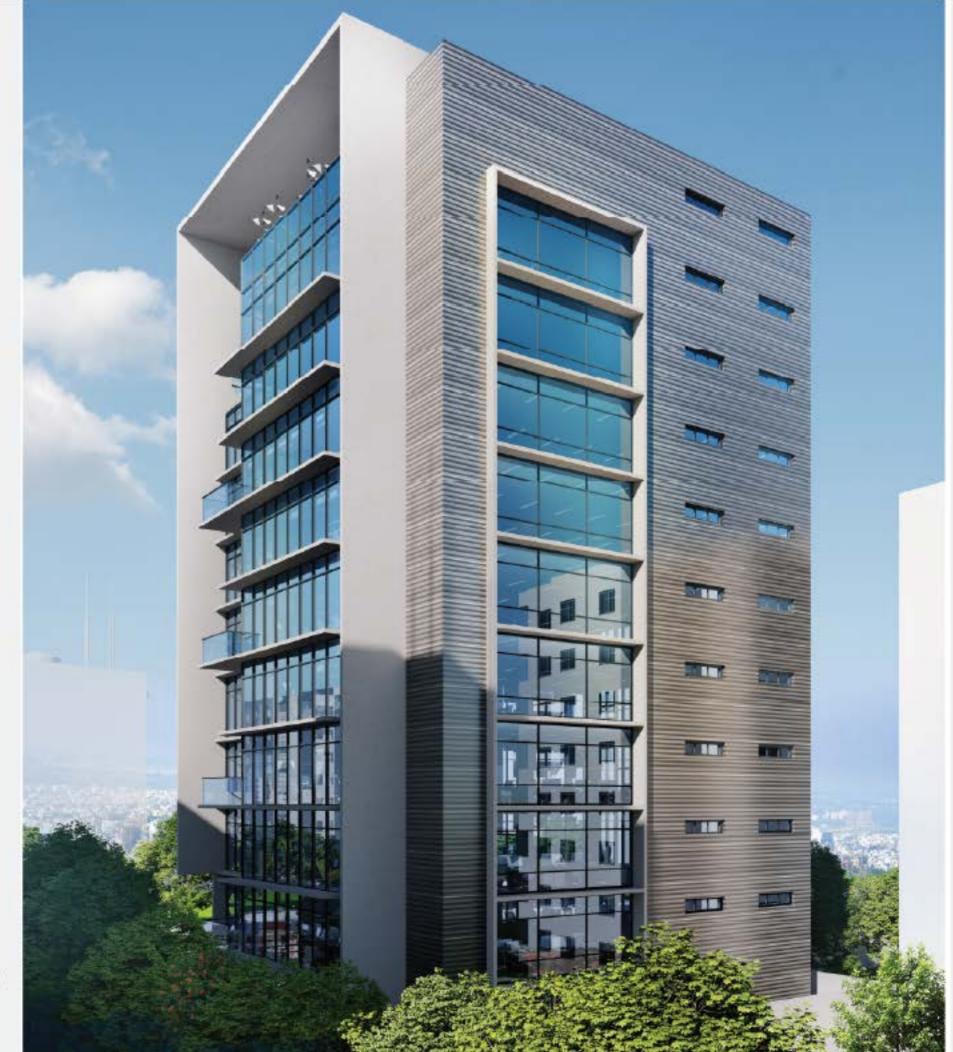


ONWARD KARIKA

INDICATES YOUR BUSINESS & SUCCESS

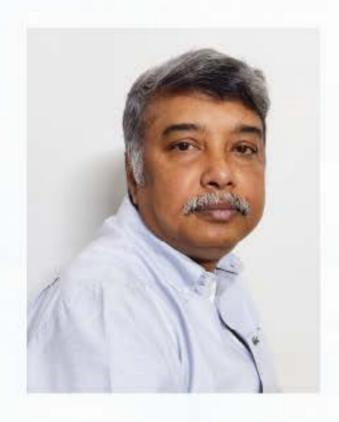
An environment that offers only encouragement for your every endeavour. Where obstacle don't exist. Where you are connected to the business environment with nature sorrunding.

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MESSAGE FROM ARCHITECT



ONWARD KARIKA TOWER is an exclusive commercial project for corporate office and show rooms stands tall on the prime location of Mirpur in the hub of urban Dhaka. This unique architectural landmark reflects today's corporate aesthetics and demands. ONWARD KARIKA TOWER is a one of a kind project in the real estate history of Bangladesh with its proposed LEED (Leadership in Energy Environmental Design) Gold certification from USGBC (US Green Building Council). This ensures that ONWARD KARIKA TOWER has been designed with the utmost care of its environment and inhabitants. ONWARD KARIKA TOWER with its exceptional design in the most prestigious location of the capital is rich in aesthetics. quality and functionality. The whole concept behind ONWARD KARIKA TOWER has been to design a business address which would make the occupiers, visitors and the community at large feel the presence of "ex-cellence in architecture" that is comparable to that of any international city. Some of the project highlights that make ONWARD KARIKA TOWER stand out in the crowd include:

- 1. US LEED Gold certified (proposed).
- Situated in a 120 feet wide road south facing plot at Section 13, Mirpur.
- 3. Up to 55% of energy saving features.
- 4. Fair face facade.

- Open spaces with stunning interior detailed work.
- 6.2 (Two) High Speed Passenger Lifts.
- 7. State of the art fire protection system.
- 8.2 (Two) basements for adequate parking space.
- BNBC code design implementation for earthquake resistance.
- And many more with magnificent architectural design a long with state of the art contemporary features.

"ONWARD KARIKA TOWER promises to be a unique commercial address for those seeking the best". When completed to the rigors of international standards we expect ONWARD KARIKA TOWER to become the city's premier building.

AR. MD. ZEHAD HOSSAIN





AN ART OF CREATING BUSINESS ZONE

CLASSIFICATION OF BUILDING

Occupancy Classification : Occupancy Type F1, Commercial

Fire Resistance Classification : Fire Zone 1 (Ref. BNBC-93, Part-3, Sec. 3.1.2.1)

STRUCTURAL SYSTEM

Latest software & design methods have been implemented for structural analysis. Seismic factors considered properly in designing & for execution of work. Special Moment Resisting Frame (SMRF) system adopted for the building. Latest software & design methods have been implemented for structural analysis. Seismic factors considered properly in designing & for execution of work. Special Moment Resisting Frame (SMRF) system adopted for the building.

SOIL INVESTIGATION

Soil investigation has been done by well-known professional experts with proper care & attention. Analysis of the relevant soil samples was performed by BUET laboratories. Design of the foundation of the building developed based on the soil test report.

WIND CONSIDERATION

Basic wind speed V= 210 KM/H considered for Dhaka Table 6.2.8 of BNBC-93.

SOFTWARE & COMPUTER PROGRAM

Basic wind speed V= 210 KM/H considered for Dhaka Table 6.2.8 of BNBC-93.

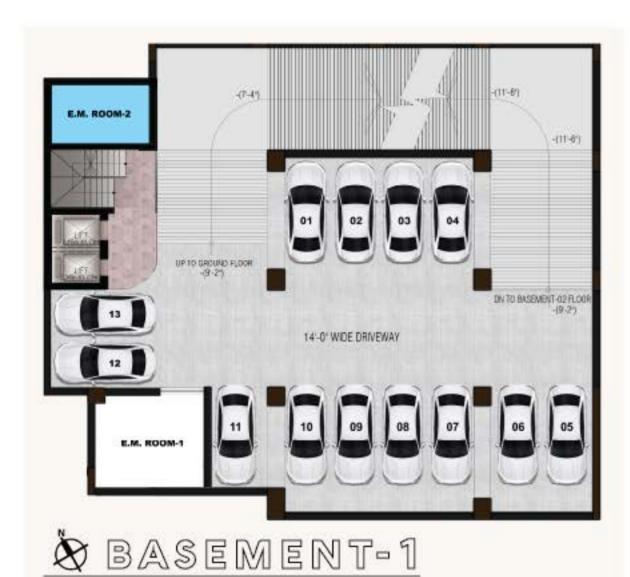
DESIGN METHOD

Ultimate Strength Design (USD) method (Chapter 6, Part 6 of BNBC) adopted for design of all R.C structralmembers.

AESTHETIC & FUNCTIONAL ASPECTS

Well articulation of space, detailed & well defined furniture and fixtures layout. Exterior facades of the building developed considering modern architecture reflecting commercial aesthetics. Anodized aluminium profiles accented with high-tech glass and imported materials shall be used on the exterior surface of the building when needed.







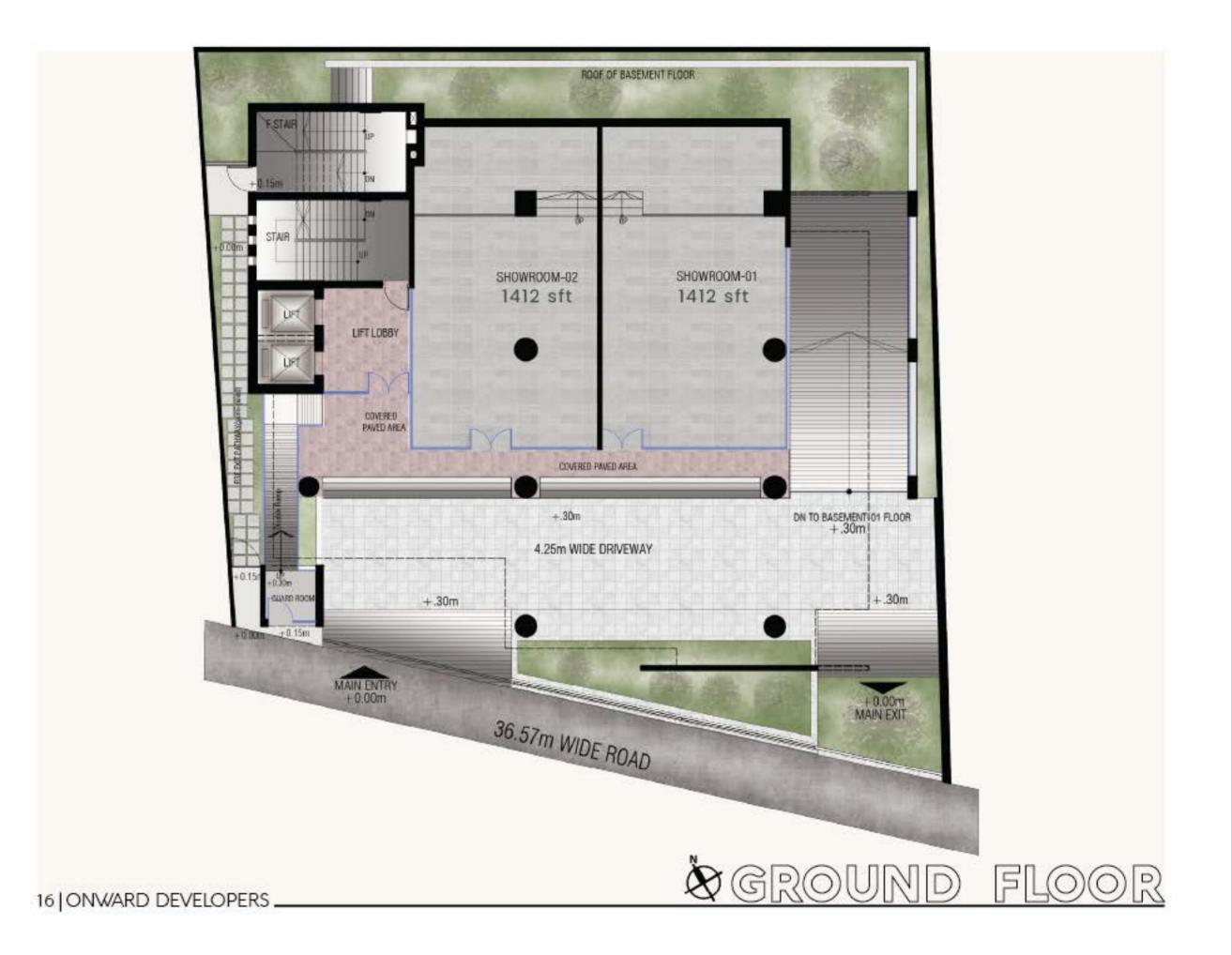




BASEMENT-2



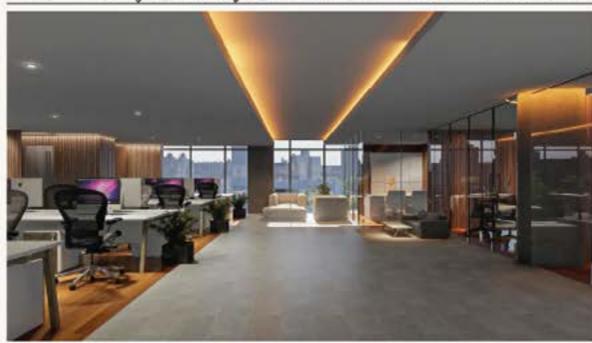








🕸 1ST, 3RD, 5TH & 7TH FLOOR











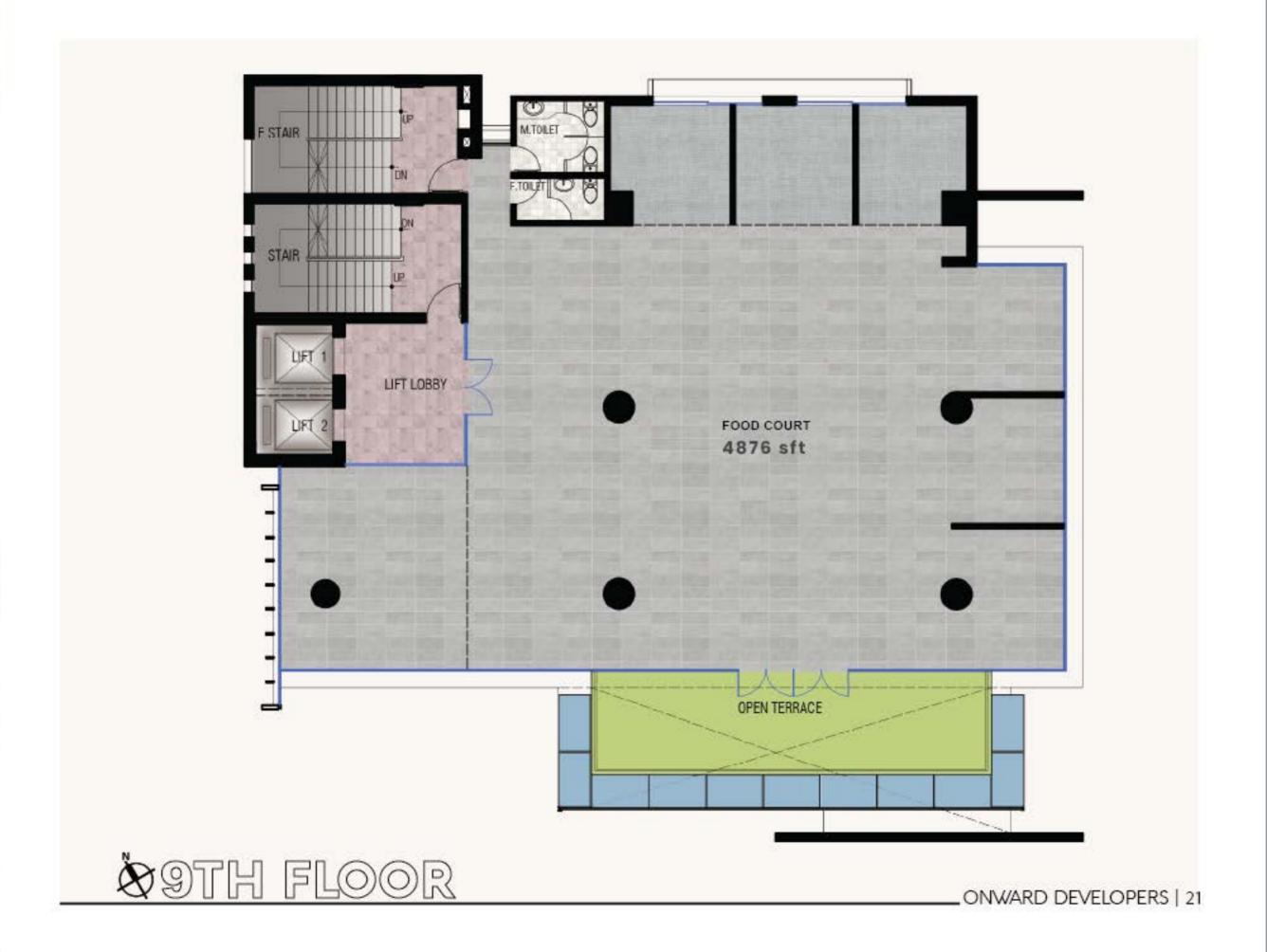


2ND, 4TH, 6TH & 8TH FLOOR



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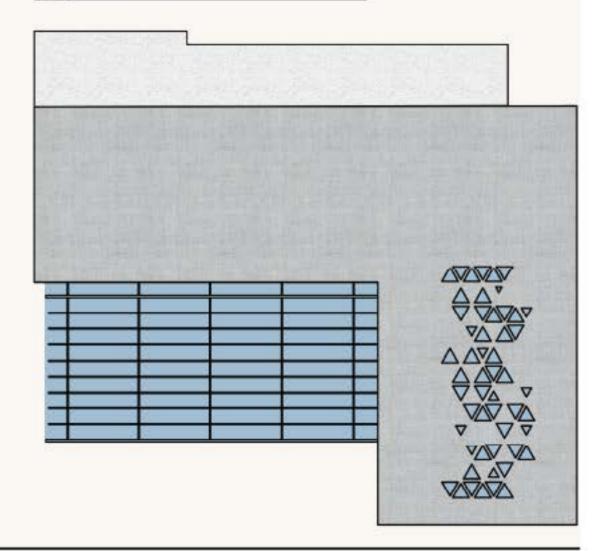
















FAILURES



BOUNDARY WALL/FENCING & GATE

Secured and attractive boundary walls / fencing having proper sequence with the elevation of the total building. Secured and decorative entry / exit stainless steel gates.

Beautiful designed building name and logos at suitable places of the building/ complex.

ENTRANCE / LOBBY

Main entrance shall be protected with modern rolling shutter on the ground floor. The secondary entrance though two way tempered glass door supported with security system. Entrance lobby floor finished with superb combination of marble, granite and mirror polished tiles on the floors.

RECEPTION

Elegantly designed reception is on the ground floor. Reception desk and floor is finished with superb combination of marble, granite and mirror polished tiles.

SECURITY MANAGEMENT ROOM

Suitable room / space for round-the-clock control and management of security of the complex. Proper tools and equipment for pin-point surveillance covering all key locations of the building complex.

STAIR & LOBBY

Stair railing and hand rail made of stainless steel (S.S) pipe. Lobby and common corridors shall have a combination of granite /marble/homogeneous tiles. Floor marking made of metal/acrylic permanently placed on a suitable place easily visible from the lift cabin / stair case.

RESTING SPACE FOR CARETAKER / GUARDS / DRIVERS

Resting space for Caretaker, Security guards and Drivers in suitable location with Sufficient toilet facility.





AMENITIES

CAR PARKS & DRIVE-WAY

Car parking on 2 (two) basement floors. Comfortable and functional drive-way. Covered and specious car parks in secured premises.

ROOF TOP

Lime terracing or equivalent work shall be done with proper slop for better thermal insulation. Necessary equipment in support of the building shall be installed on roof.

WATER RESERVOIRS

Underground water reservoir to hold sufficient quantity of water to meet up requirement of the building according to regular standard. Water reservoir shall also be considered to meet up the firefighting requirement.

ELEVATOR

2 (Two) Nos. passenger elevator of Asian/European origin. elevator or lift to have adequate lighting, will furnished door and cabin emergency alarm an intercom with Programmable microprocessor. Warranty and free maintenance service shall be carried out by the importer/ supplier for the period of 1 (one) year starting from the date of completion, installation, testing and Commission of the escalator.

GENERATOR

One standby Diesel Generating set or required capacity powered by Cummins /Perkins engine and coupled with Stamford/MeccAlte alternator for operating the lifts, water pumps, lighting in common areas and stairs. The generator will also cover the Elevators, water pumps, intercom service, staircase, lobbies, all common space like car parking, main gate, building security lights, sub-station room etc. Warranty and free maintenance service shall be carried out by the importer/ supplier for appeared of 1 (one) year starting for from the date of Completion of installation testing and Commission of The generator.

TRANSFORMER / ELECTRICAL SUB-STATION

1 (one) No. distribution transformer of required capacity of Bangladesh origin to provide adequate power load to each shop/ unit/ suite. LT/HT switch gear & LT-PFI panels with electronic meter as per requirement of the competent authority. Warranty and free maintain service shall be carried out by the manufacturer/ supplier for a few of 1 (one) year starting from the date of energizing the sub-station.

WATER PUMPS

2 (Two) numbers of water pumps of required capacity of pedrollo/ Pentax brand of Italy origin shall be provided for lifting water from underground reservoir to roof top tank. Warranty and free repair service shall be carried out by the seller of the pumps providing guarantee card in respect of free repair for 1 (one) year from the the date of the the date of its delivery.

INTERNET FACILITY

Provision for connection of internet line through Wi-Fi from commercial cable operator.

SATELLITE DISH TV

Provision for the connection of satellite dish television from the commercial cable TV operator with multi- channel Capacity.

INTERCOM

Telephone Junction box(s) shall be provide in a suitable location of the building providing option of telephone connection to each shop/commercial unit.

AIR CONDITIONING

Individual well-managed Air Conditioning components (VRF) for each commercial floors will be installed.

FIRE FIGHTING SYSTEM

Modern fire fighting and fire protection systems will be installed in the commercial complex.

BUILDING SPECIFICATIONS

FOUNDATION

Appropriate design of foundation and superstructure of the building shall be carried out by reputed design engineers. Water proofing materials shall be used in proper proportion for structure/concrete from dampness.

STRUCTURE

The building will be Reinforced Cement Concrete (RCC) Framed structure of Special Moment Resisting Frame (SMRF) system. All parts of the super-structure will be interconnected by Ties & Beams.

WALL

Exterior walls will be fair face/ as-cast concrete as per architectural drawings, Internal partition will be 5 " thick brick wall. Temped Glass with aluminum curtain on external faces as per demand of architectural drawings and design.

All bricks walls of saline free machine made 1st class solid bricks. Smooth finish with ¾ " thick cement sand plaster.

VERANDAHS

Verandahs Railings shall be elegantly designed with stainless steel posts and glasses as per demand of architecture drawings.

PLUMBING WORK

Water supply lines with CPVC or PPR pipes of foreign origin or with GI pipes of Adamjee(NTL). Plastic Thread Type of Pedroll brand shall be used for proper fixing of G.I pipes and fittings. Rain water, waste water & sewerage lines with UPVC pipes and fittings of National Polymer (NPL) or Sajan International, Solvent Cement of Singapore/Malaysia origin shall be properly used assuring a permanent joint between UPVC pipes and fittings.

ELECTRICAL WORK

The Electrical design shall be carried out following BNBC 1993 or its latest available update. In case of any particular provision not available, the IBC (International Building Code) 2003 shall be followed. PVC conduits and fittings of RFL/ Meghna/ Npoly or equivalent brand of Bangladesh origin. Concealed electrical wires of BRB/ Partex/ Meghna/ Sq/ Bijli/ Elco or equivalent brand Cables of Bangladesh origin. Adequate number of electrical outlets for lighting in common areas. Sufficient and proper provision for Air Coolers in each area. Switches and sockets of ABB/ Legrand brand in common areas. Circuit breakers of ABB/ Legrand brand in common areas. All power outlets will have proper earth connection.

PAINTING & POLISHING

Internal wall & ceiling

Wooden Surface

Grills & railings Exterior wall Boundery Wall Boundary Gates Plastic emulsion paint (Berger/ Asian Paint) of soft color or equivalent

- French polish/paint as per practical demand

- Synthetic Enamel Paint

- Weather Paint - Weather Paint

- Spray finish with enamel paint.

Staircase & all common rooms & areas - Plastic emulsion paint.

DOORS

The main door/entry door of each commercial unit/office suite shall be of tempered glass fitted with handle and lock.

Water proof door complete with a frame fitted with accessories in bathroom and dry kitchen (if there be any).

BATHROOM

Bathroom facility in the commercial unit shall be provided as per demand and provision in the drawing. Bathroom shall be fitted with good quality fixtures, fitting and sanitary wares. Homogenous floor tiles of RAK/ Great wall or equivalent of Bangladesh origin.

Glazed ceramic wall tiles of RAK / Great wall or equivalent bangladesh origin shall be used on the walls up to false ceilling of all bathrooms.

Wash basin with mirror and overhead lamp. Towel rail, shop case, tissue paper holder.





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ONWARD PLEASANCE

Apartment Size **Building Size**

Location

: 1480, 2220 sft.

:B+G+9

: Plot-305A & 305B, Road-06, Block-E,

Bashundhara R/A,

Dhaka.



ONWARD QUINTUS

Apartment Size

: 1244,1410, 1723 sft.

Building Size

:G+9

Location

: West Razabazar,

Dhaka.

BASHAR HEIGHTS

Commercial cum Residential **Building Size**

Location

:B1+B2+G+13 : 217/3, Taltola Begum

Rokeya Sharani,

Dhaka.



ONWARD TIVOLI

Apartment Size : 1568, 1697,

1702, 1842 sft. :B+G+9

Building Height Location

: 48/1, Aga Sadek

Road, Old Dhaka.





ONWARD CHANDAN **TOWER**

Apartment Size

: 1255, 1630, 1650

1710, 1750 sft.

Building Size Location

: B+G+9

: Mirpur-10



ONWARD NABILA

Commercila Building

: 5000 sft. (Approx.) Floor Size :B1+B2+B3+G+18 **Building Size**

: House-9, Road-14, Location

Block-SW(C), Gulshan-1, Dhaka.



ONWARD A.R. TOWER

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A Concern of ONWARD GROUP







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