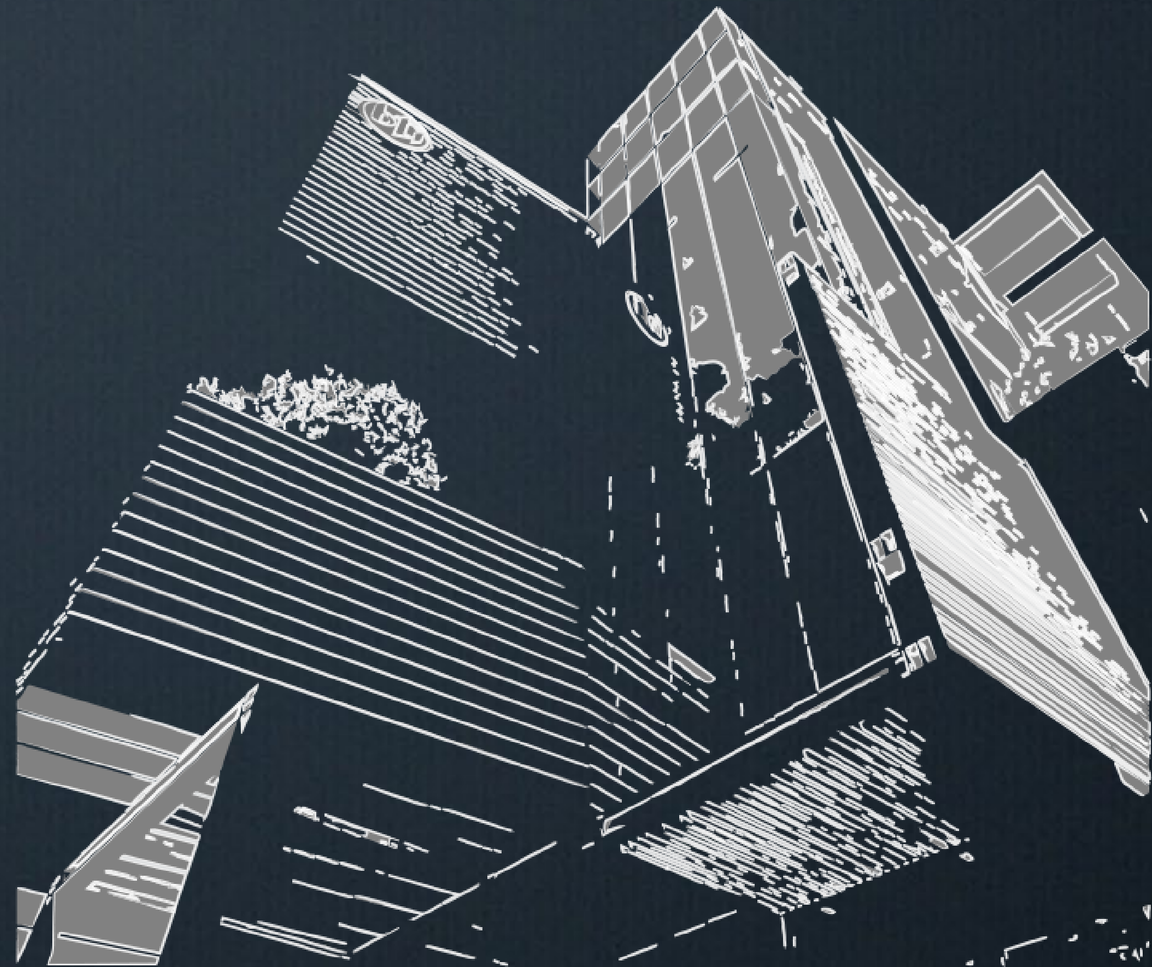
bti Landmark

the iconic milestone

LEED GOLD CERTIFIED (Proposed)



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"Architecture should speak of its time and place, but yearn for timelessness."

- Frank Gehry

A Feast For The Eyes
A Supreme Landmark On Its Own

Being one of the larger buildings on a 30 katha plot of land, located on the burgeoning and posh Gulshan Avenue, bti Landmark's architecture surely transcends the present time factor.

LEED GOLD CERTIFIED (Proposed)

bti Landmark

the iconic milestone

the most strategic location

Situated on a 3 sided corner plot facing east, west and north in the lucrative location of Gulshan Avenue. bti landmark stands tall and majesitc.

LEED GOLD CERTIFIED (Proposed)

bti Landmark
the iconic milestone

A distinguished address indeed

An exceptional building in the neighborhood of the most prestigious local and multinational companies surrounded by the best dining and shopping services in Dhaka, this corporate address is truly incomparable.

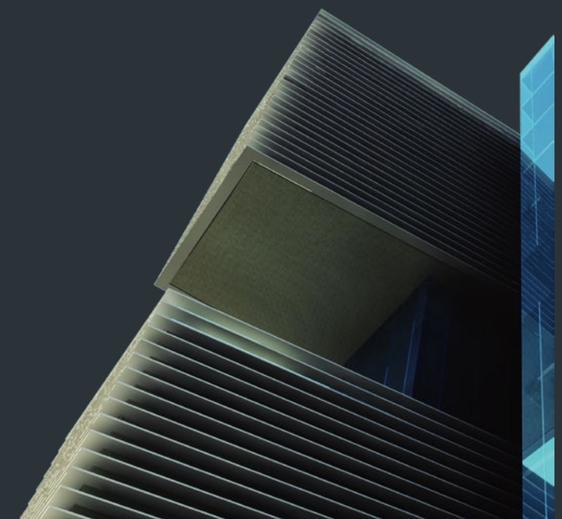
Photo credit Wahid

Geared for a comfortable
Working environment

LEED GOLD CERTIFIED (Proposed)

Creating A Link Between Modern & Futuristic Architecture

The building is cloaked by exterior glass which allows ample light to enter from all sides. The use of cool reflective glass in an outdoor panorama, maintaining aesthetic standards and economical effectiveness enable a flow of comfortable light and temperature control. Sheathed with "LOW E" insulated tempered-laminated safety glass, the building facade incorporates anodized aluminum louvers that regulate solar heat gain percentage and aid in energy conversion. Additionally, every space entry door is door is swing tempered glass door with SS handle. The exterior walls are augmented with fair face which gives the modern look and is suitable for fighting the onslaughts of nature.



LEED GOLD CERTIFIED (Proposed)

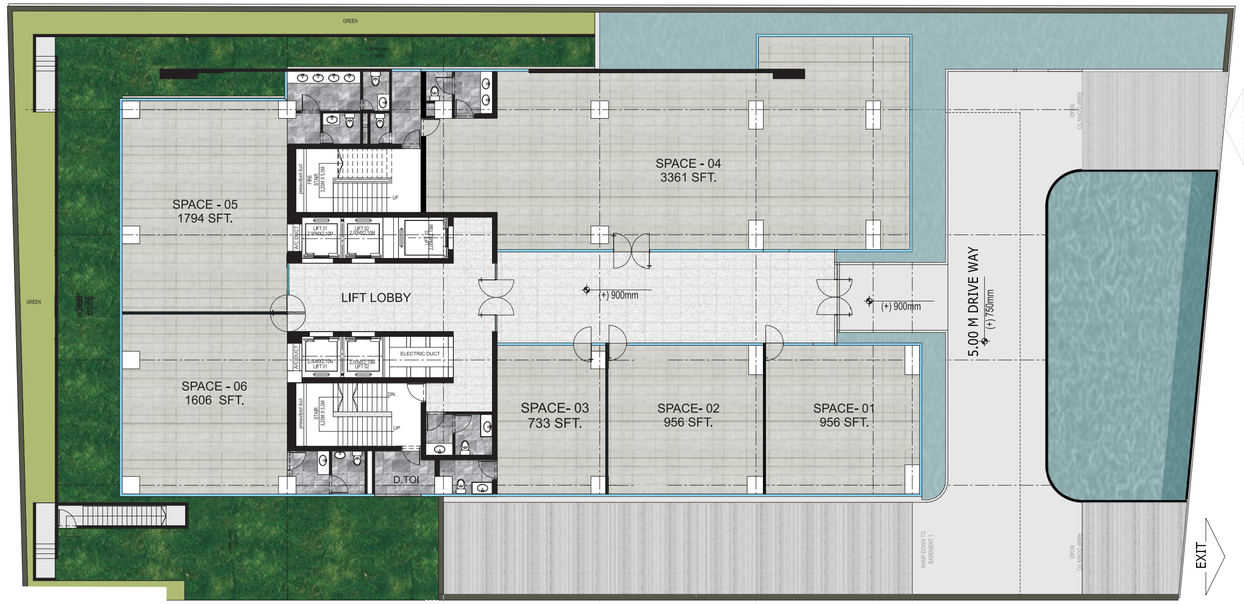
Aesthetics & Functionality
A Rare Combination

bti Landmark is capable of saving up to 55% energy by naturally cooling the workplace with low e glasses. The fair face façade adds to the heat protectiveness feature of the building. The incorporation of voids in the architecture of the building also adds a cooling effect to the office temperature improving air flow within the building.

LEED GOLD CERTIFIED (Proposed)

LEED GOLD CERTIFIED (Proposed)

THE EXQUISITE ENTRANCE



GROUND FLOOR PLAN

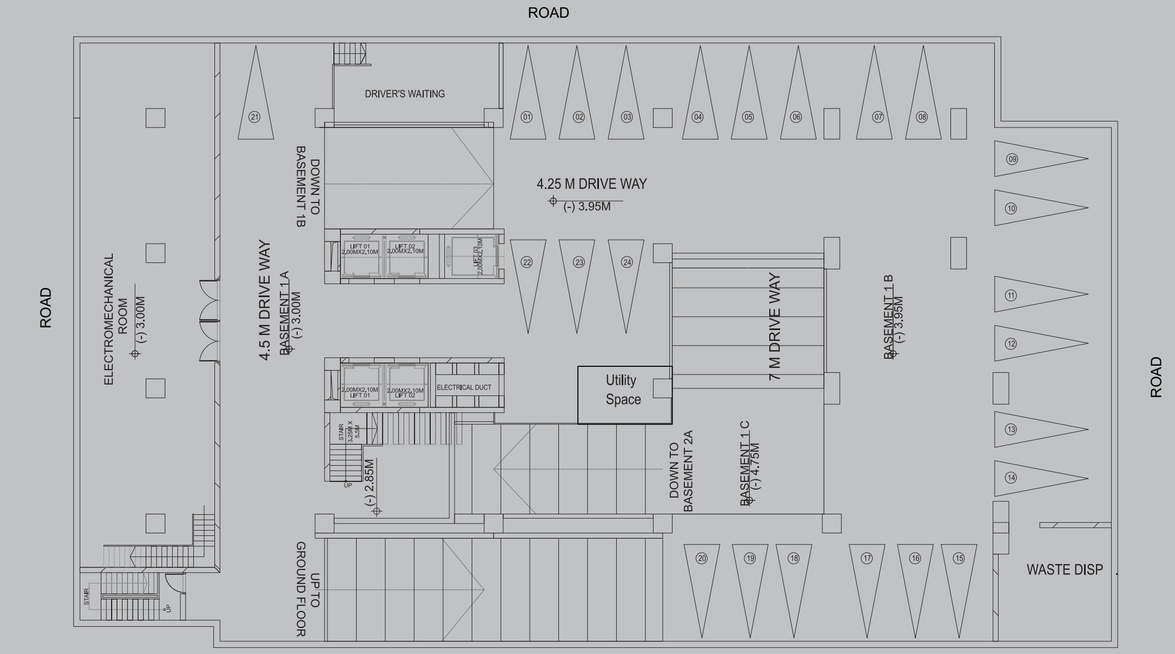
Well designed car parking area

A wide and spacious car dropping area leads its way into the parkways that are wide and spacious. The 3 level basement has parking area for 100 cars. There are 24, 37 and 39 parking spaces in basement 1, 2 and 3 respectively.

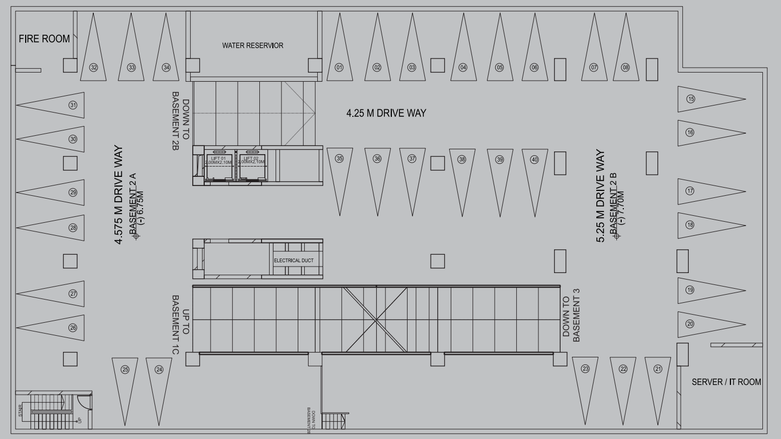
The basement provides well protected car parking spaces designed with ample amount of light and ventilation from wide openings through suitably located voids and periphery openings. Artificial lights and exhaust fans have been incorporated wherever possible, along with a provision for water suction and drainage system and proper fabricated barrier to ensure fast and easy water drainage. Water sprinklers are placed in all three basement levels in case of unanticipated fire emergency. For easy monitoring concave mirrors are suitably positioned.

LEED GOLD CERTIFIED (Proposed)

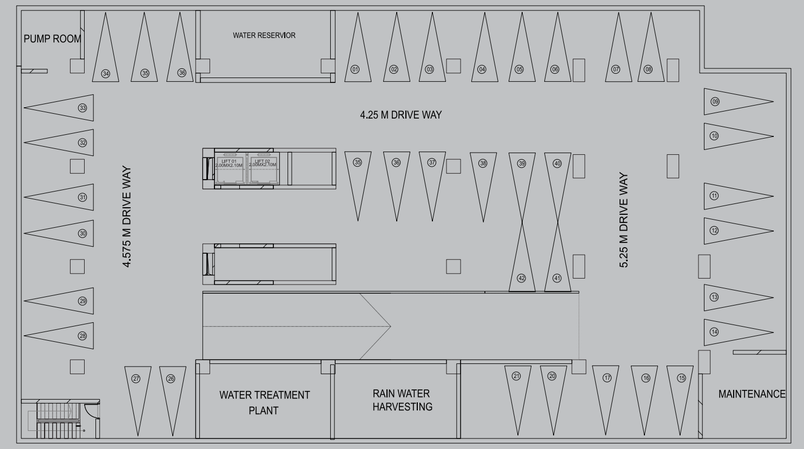
The Basement Parking Floor Plans



BASEMENT - 01



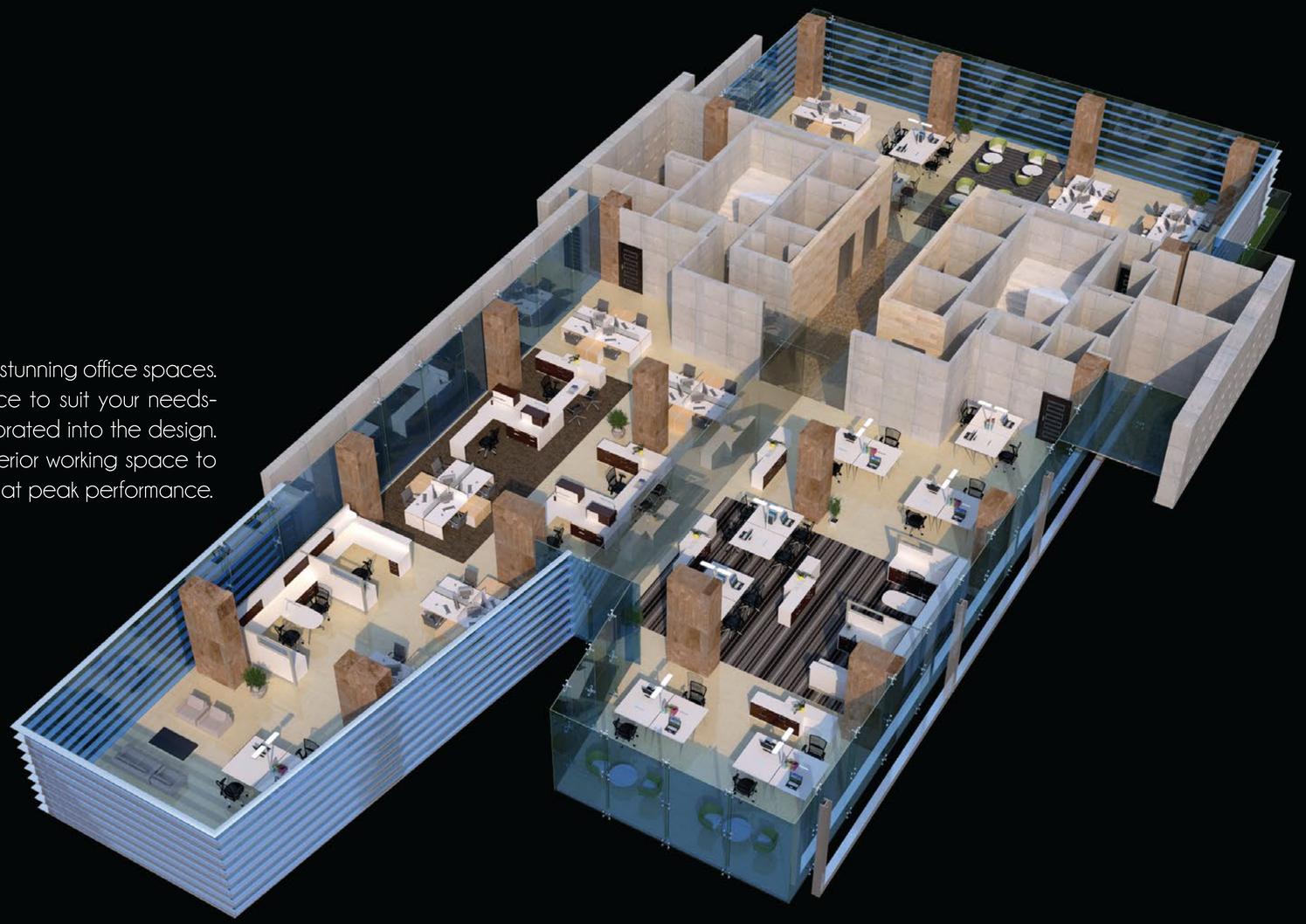
BASEMENT - 02



BASEMENT - 03

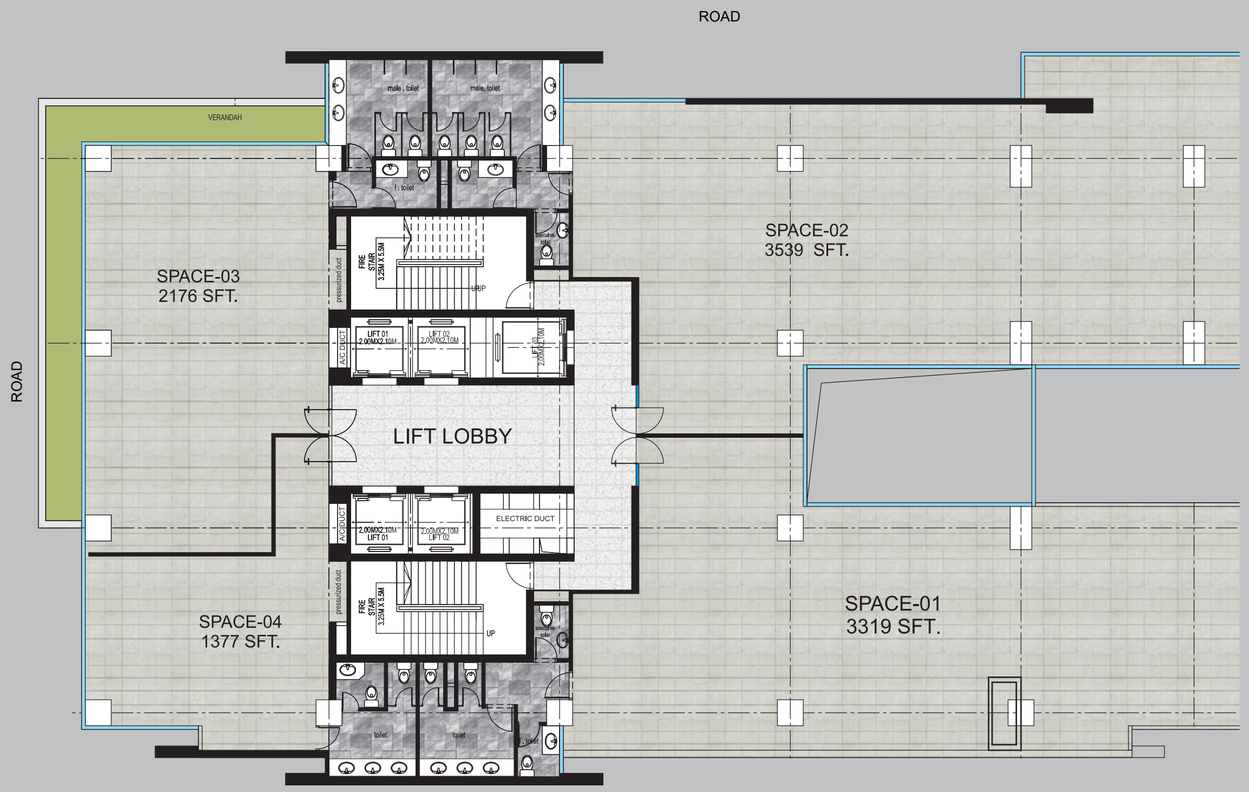
Impeccable Design
For Efficiency

bti landmark has been meticulously designed to provide you with stunning office spaces. There is scope for versatility in interior design of the office space to suit your needs- whether you need open space or privacy- both can be incorporated into the design. The architecture has been focused to ensure a comfortable interior working space to increase your productivity and ensure your business is operating at peak performance.

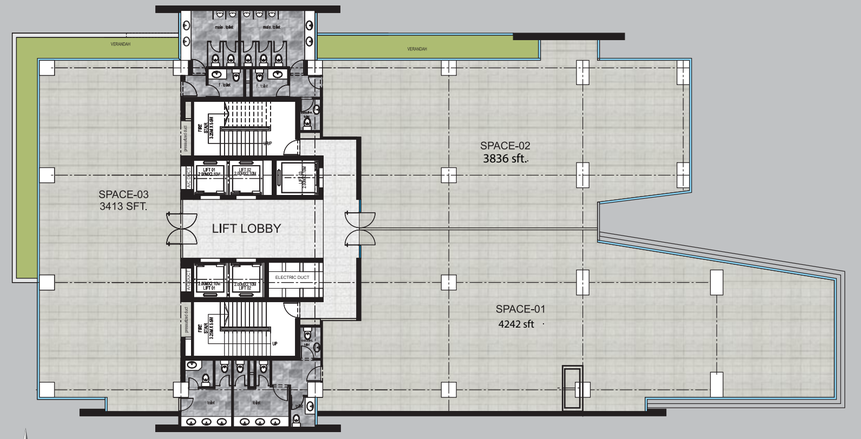


LEED GOLD CERTIFIED (Proposed)

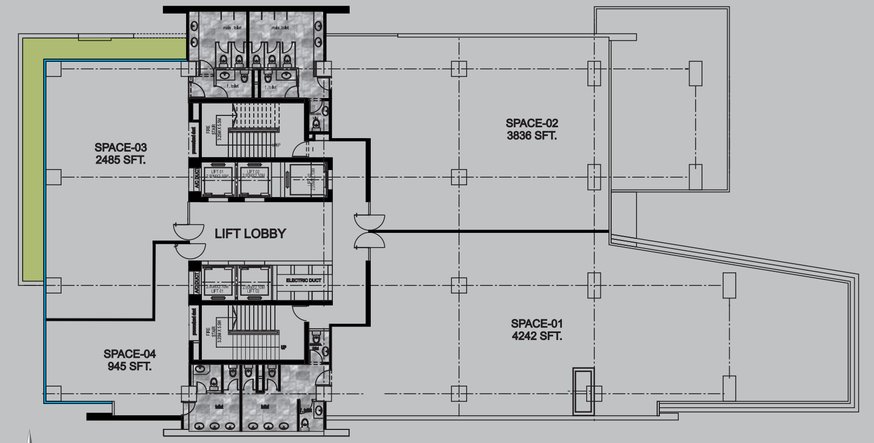
FLOOR PLAN



FIRST FLOOR

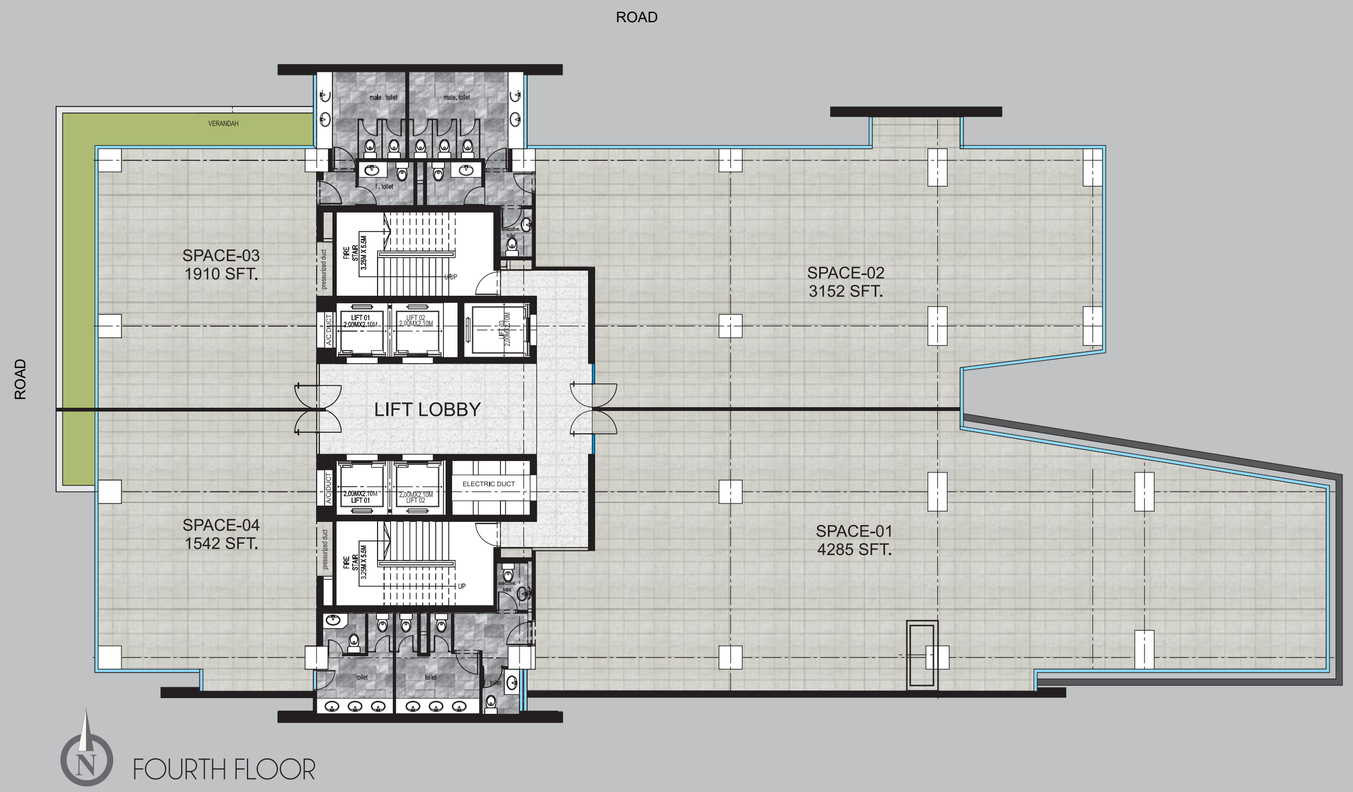


SECOND FLOOR

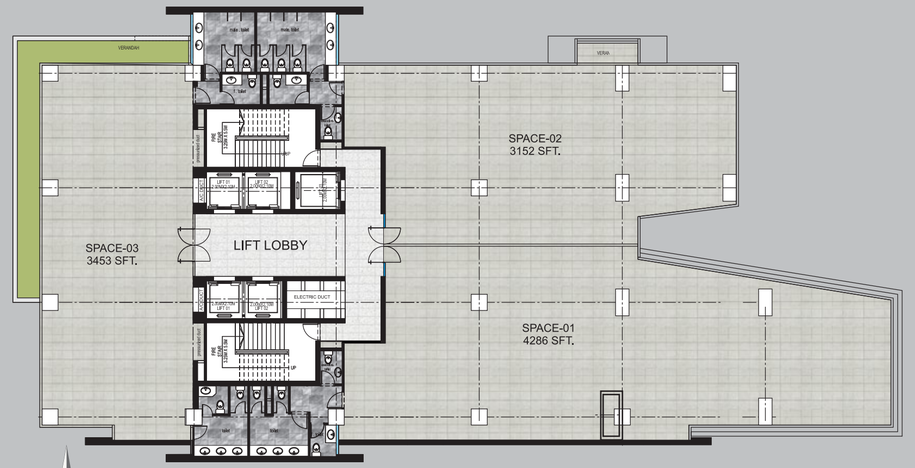


THIRD FLOOR

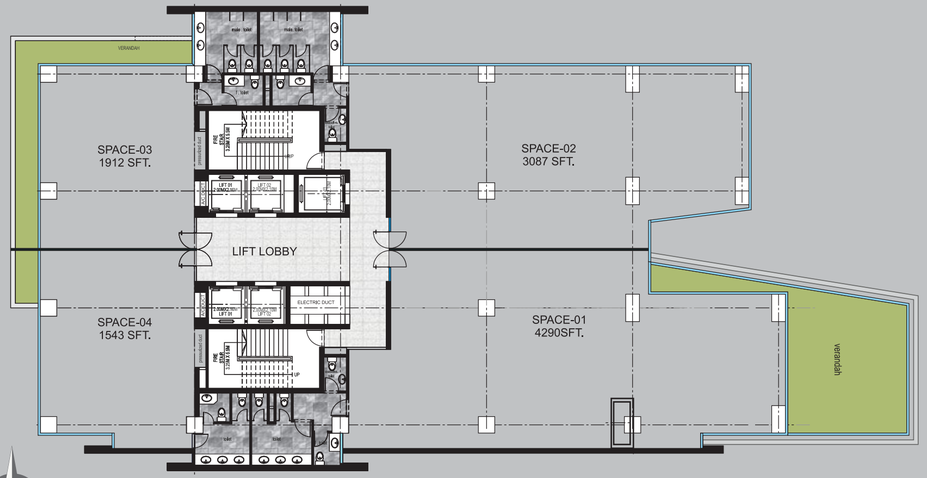
FLOOR PLAN



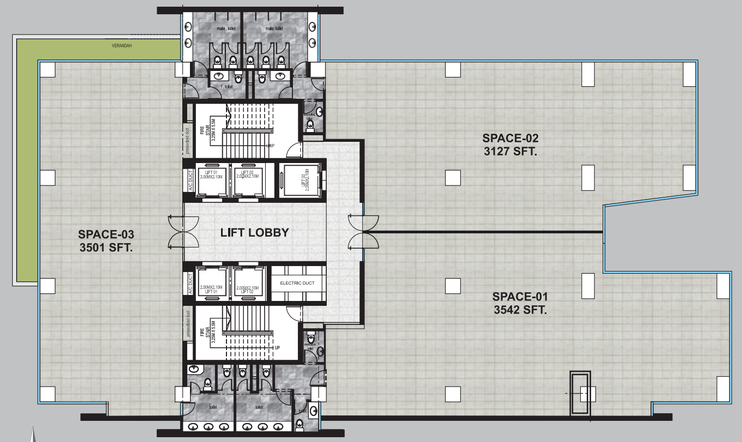
FOURTH FLOOR



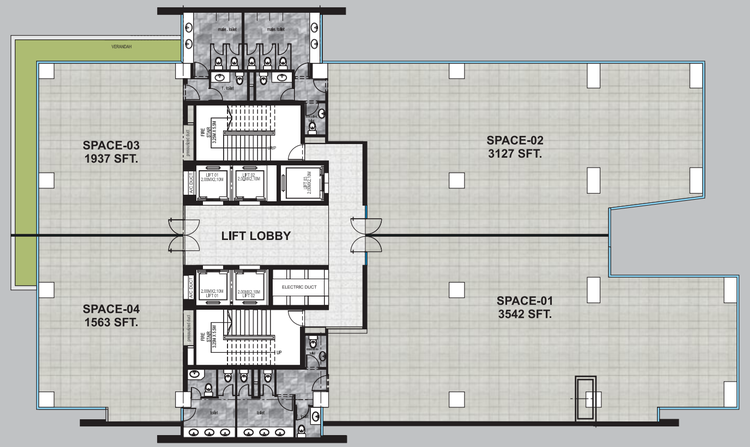
FITH FLOOR



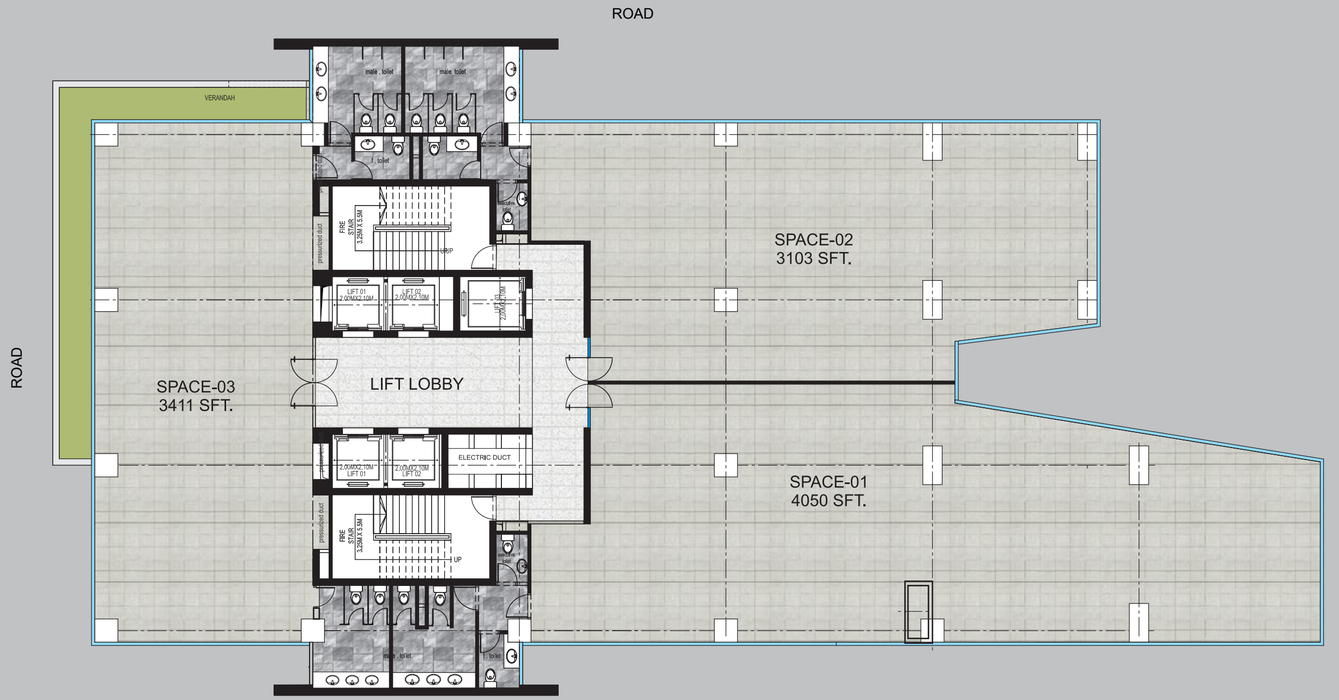
SIXTH FLOOR



SEVENTH FLOOR



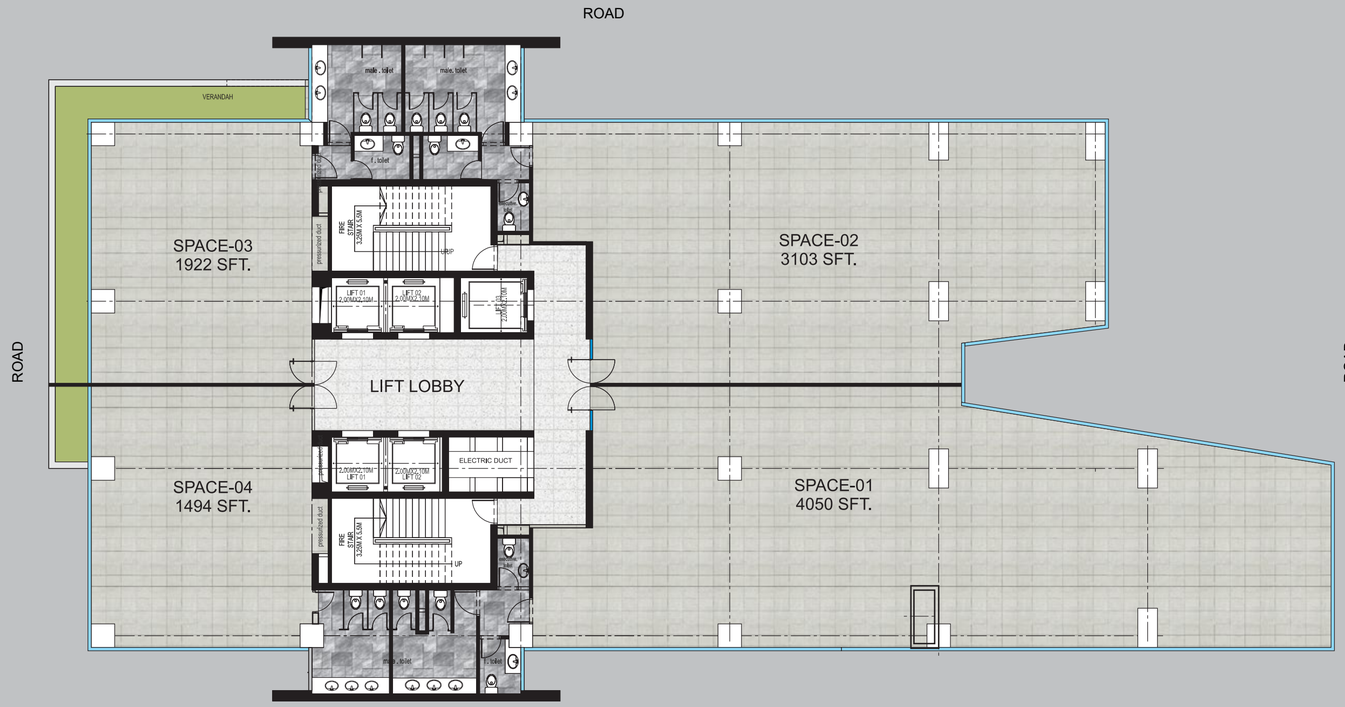
EIGHTH FLOOR



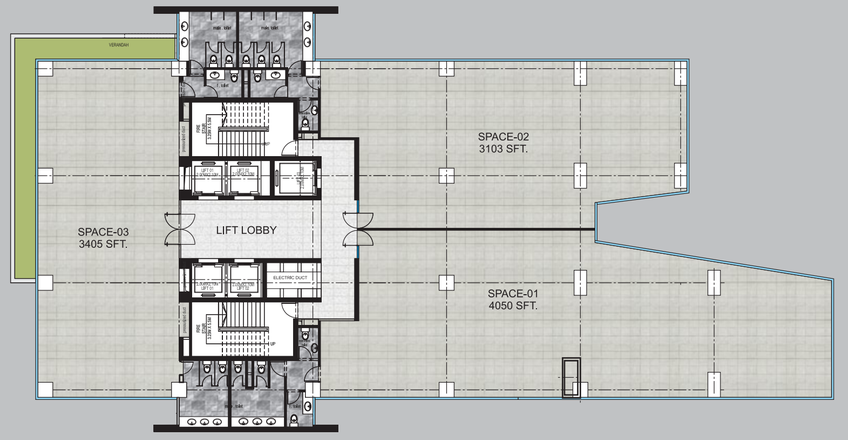
NINTH FLOOR

FLOOR PLAN

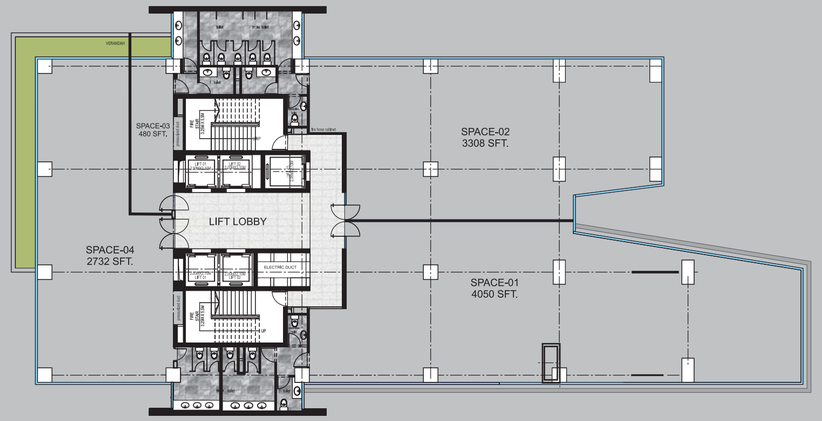
FLOOR PLAN



TENTH FLOOR



ELEVENTH & THIRTEENTH FLOOR

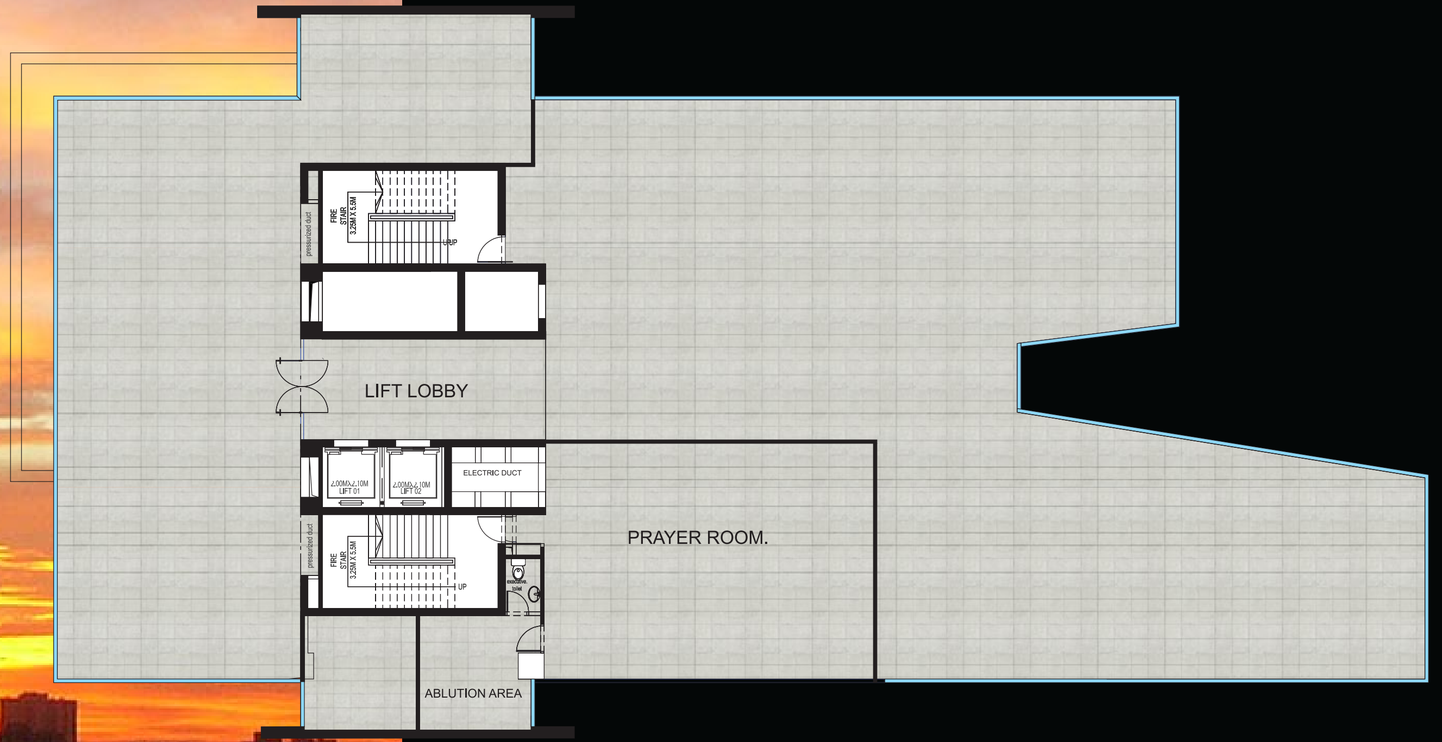


TWELVETH FLOOR

ROOFTOP

beyond the sky

on the 13th floor



LEED GOLD CERTIFIED (Proposed)

LEED GOLD CERTIFIED (Proposed)

Lifts and Staircases

- 5 high-speed fifteen passenger capacity lifts with ELD from reputed international manufacturers
- Three lifts out of five will be serving passengers from basements to all 13 floors
- Two fire proof lifts serving from the ground floor up to the 13th floor
- The main staircase and other stairwells are conveniently located with favorable ventilation conditions and airspaces

Modern Necessities

Modern Necessities

LEED GOLD CERTIFIED (Proposed)

Security features

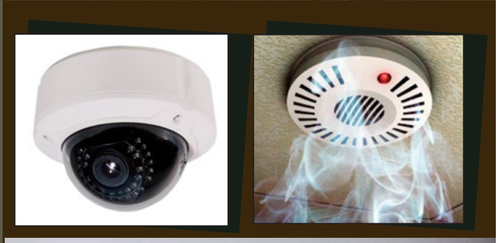
- CCTV monitoring installed all around the building complex
- A public announcement system maintained at all times
- Monitoring Room to control all incoming and outgoing persons, vehicles and goods

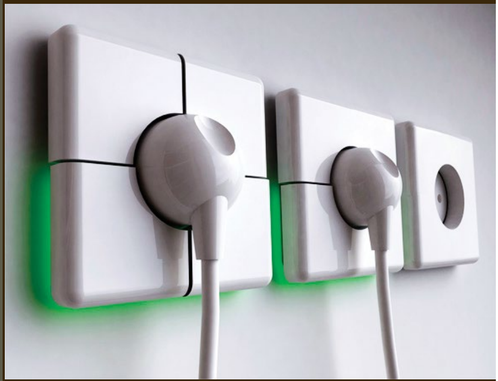
Fire Protection

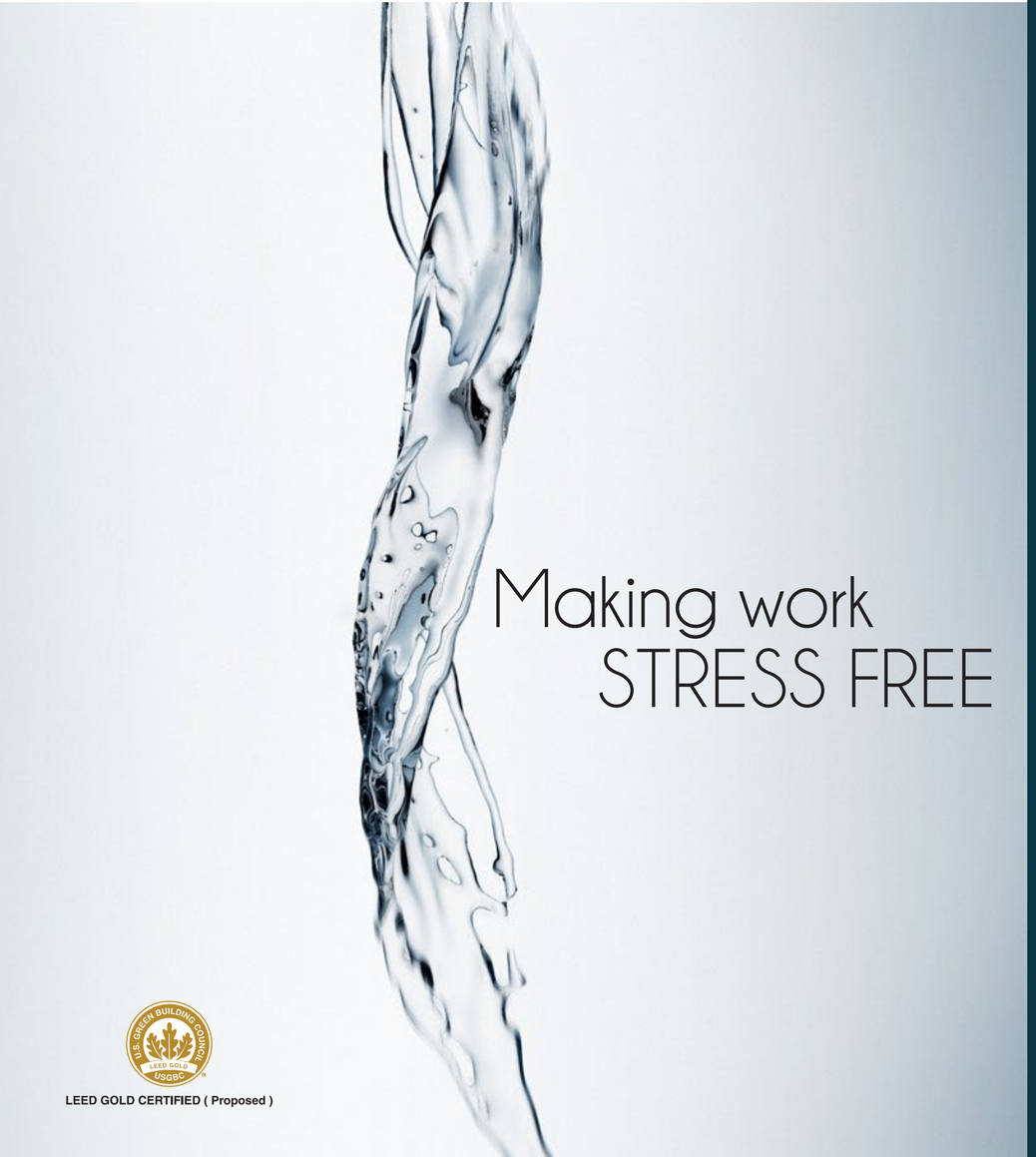
- Fire alarm system with heat and smoke detectors installed at every level along with every common area.
- Water hose reels conveniently placed at every floor with connection to the main water line to ensure the availability of water at all times.
- Fire extinguisher on every floor
- Free passage leading to emergency exit staircase with fire protected doors

Electrical features

- Each floor/space has a separate electrical distribution box that is connected to the main circuit breaker through BBT
- Independent digital electric meters
- Adequate Imported switches, sockets, plug points all over the building
- Provision for internet connection and telephone lines with master distribution box in basement
- All electrical lines are earthed and all wiring, telephone lines, gas and water lines are concealed







Making work STRESS FREE

LEED GOLD CERTIFIED (Proposed)

Other Conveniences

- The building will be centrally air conditioned
- PABX
- Wi-Fi throughout the building
- Connection to a commercial gas line
- Full-time backup generator for uninterrupted power supply

The stunning NIGHT VIEW

bti Landmark is especially stunning in the evening as the lighting for the building exterior is enigmatically planned, focusing on interesting angles rather than flooding the entire space with blinding lights. The rooftop of the building will bear obstruction and aviation lights while the water body feature on the ground floor will be accentuated with submersible lights. The landscaping and other service areas are highlighted using well positioned sodium lighting system. All the elements combine to maintain the Landmark's splendor and further accentuate its elegance.

LEED GOLD CERTIFIED (Proposed)

a bti creation

designed by

Ar. Mustapha Khalid Palash

SYNOPTIC BIO

Mustapha Khalid Palash is one of the most illustrious names in the realm of contemporary architecture of Bangladesh. He and his team has placed the mega city Dhaka to a different height by creating aesthetic, sustainable and functional architectural masterpieces one after another for last one and half decade.

Graduating from the Department of Architecture, Bangladesh University of Engineering and Technology [BUET] and been awarded with Habibur Rahman Award for excellence in Design and passed from same school with distinction, he started his career as a practicing architect and later joined Department of Architecture, BUET as faculty. He quit BUET as Assistant Professor and founded his own office Vistaara Architects in 1998 along with his wife Ar. Shahzia Islam and Ar. Md. Foyez Ullah. After leaving BUET Palash has been teaching as visiting faculty in several Universities. He received training on Architecture under the grant by famous Architect Tadao Ando in 1995.

Through the success of Unique Trade Centre [UTC], Dhaka, Palash and his team need not to look back. Among the architectural masterpieces, Grameenphone Corporate Head Quarter, Bashundhara City, The Westin Dhaka Hotel, Peoples Insurance Bhaban, Lab Aid Cardiac Hospital, Bangla Link Head Office, Robi Head Quarter, Siaam Tower, SPL Western Tower, Abdul Monem Business District, Delvistaa Building are noteworthy.

He received several national and international award among which, IAB Design Award 1998, Architect of the Year 2005 (India), Berger Award for Excellence on Architecture 2007, Holcim Green Built Bangladesh Prize 2010. Today, Vistaara is being considered as one of the most advanced architectural offices in the country having largest number of architects working there.

34 YEARS IN DHAKA | **13** YEARS IN CHITTAGONG | **4** YEARS IN COMILLA

Projects Completed ON TIME Since 1984...

building technology & ideas ltd.

...since 1984

in pursuit of excellence...

About bti

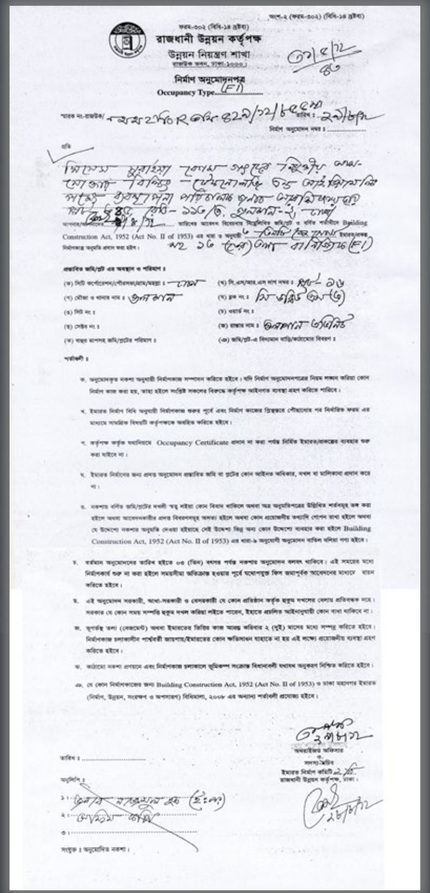
bti is a pioneer real estate developer in Bangladesh established in 1984. Almost three decades have passed since our humble beginnings. All these years have been used wisely to ensure that bti grows into a leading name in this sector. bti is one of the founder members of Real Estate Housing Association of Bangladesh (REHAB) and the first real estate company in Bangladesh to be awarded with the internationally recognized ISO 9001-2008 certification for quality in 'Service, Design and Construction of Buildings'. We have expanded our operation from Dhaka to Chittagong and Comilla, and plan to spread rapidly to the other major cities of Bangladesh.

To achieve professionalism in our trade that is beyond comparison; to ensure that we remain the best in our industry; to raise the importance of customer care to a level that stays unparalleled in our sector, we have worked very hard over the last three decades. That is how we do business – by working on our strengths and overcoming our weaknesses. To achieve all of the above, we have on board a team of dedicated and highly skilled designers, architects, engineers, planners, creative minds – all working singularly towards the same goal of pursuing excellence.

In 2014, building technology & ideas ltd. completed its 30 years in pursuit of excellence. With the immense labor and hard work of the bti team and immeasurable support from our patrons and well-wishers, bti has now accomplished a 30 years' dominion over the real estate industry of Bangladesh. With a vision to eventually become a major international real estate developer of South Asia, bti has effectively completed more than 300 projects in Bangladesh up to December 2014. The upcoming projects are even better and more technologically advanced than ever before.

Let us bring our passion for superior design, lasting value and a great building experience into your lives- because that is what we do best!

Rajuk Approval



রাজধানী উন্নয়ন কর্তৃপক্ষ
উন্নয়ন নিয়ন্ত্রণ শাখা

নির্মাণ অনুমোদনপত্র
Occupancy Type: (F)

Construction Act, 1952 (Act No. II of 1953) এর ধারা ৬ অনুযায়ী ৬ (তিন) তিন বছর মেয়াদে ইমারতসমূহ নির্মাণের অনুমতি প্রদান করা হইল।

প্রস্তাবিত অট্টালিকা এবং অবস্থান ও পরিমাণ।

(ক) মিটি কর্পোরেশন/পৌরসভা/ছাড়পত্র। — নাম
(খ) মৌজা ও থানার নাম। উলশান
(গ) দাগ নং।
(ঘ) খতিয়ান নং।
(ঙ) প্লট নং। সি-এফ/ডি-(ডব্লিউ)
(চ) প্লটের পরিমাণ।
(ছ) রাস্তার নাম। উলশান অ্যাভিনিউ
(জ) সমগ্র জলপথ অট্টালিকার পরিমাণ।
(ঝ) অট্টালিকা-এ শিলাখন্ড পাটি/অট্টালিকার বিবরণ।

শর্তাবলী।

ক. অনুমোদনকৃত নকশা অনুযায়ী নির্মাণকাজ সম্পাদন করিতে হইবে। যদি নির্মাণ অনুমোদনপত্রের নিয়ম লঙ্ঘন করিয়া কোন নির্মাণ কাজ করা হয়, তাহা হইলে লঙ্ঘিত সকলের বিরুদ্ধে কর্তৃপক্ষ আইনগত ব্যবস্থা গ্রহণ করিতে পারিবে।

খ. ইমারত নির্মাণ বিধি অনুযায়ী নির্মাণকাজ শুরুর পূর্বে এবং নির্মাণ কাজের ত্রিস্তরের পৌঁছানোর পর নির্মাণকৃত কাজের এক মাসের পাক্ষিক বিষয়টি কর্তৃপক্ষকে অবহিত করিতে হইবে।

গ. কর্তৃপক্ষ কর্তৃক অব্যাহতে Occupancy Certificate প্রদান না করা পর্যন্ত বিল্ডিং ইমারত/ব্যবহারের ব্যবহার শুরু করা যাইবে না।

ঘ. ইমারত নির্মাণের জন্য প্রদত্ত অনুমোদন প্রস্তাবিত জমি বা প্লটের কোন অতিরিক্ত অধিকার, দখল বা মালিকানা প্রদান করে না।

ঙ. সরকার বর্ণিত অট্টালিকা সম্পর্কে শুধু সাইটে কোন বিষয় পরিলক্ষিত অথবা অত্র অনুমোদিপত্রের উল্লিখিত শর্তাবলীর ভঙ্গ করা হইলে অথবা আবেদনকারীর প্রদত্ত বিবরণসমূহ অসত্য হইলে অথবা কোন প্রয়োজনীয় তথ্যাদি গোপন করা হইলে অথবা যে উদ্দেশ্যে সরকার অনুমতি দেওয়া হইয়াছে সেই উদ্দেশ্য ভিন্ন অন্য কোন উদ্দেশ্যে ব্যবহার করা হইলে Building Construction Act, 1952 (Act No. II of 1953) এর ধারা-৯ অনুযায়ী অনুমোদন বাতিল বলিয়া গণ্য হইবে।

চ. বর্ধমান অনুমোদনের তারিখ হইতে ৬৩ (তিন) বৎসর পর্যন্ত অনুমোদন বলবৎ থাকিবে। এই সময়ের মধ্যে নির্মাণকার্য শুরু না করা হইলে সময়বৃদ্ধির আবেদন যুক্তিসঙ্গত কারণ দর্শানোপূর্বক বিল জমাপূর্বক আবেদনের মাধ্যমে বাতিল করিতে হইবে।

ছ. এই অনুমোদন সত্ত্বাধীনী, আদা-সত্ত্বাধীনী ও দেখভালকারী যে কোন প্রতিষ্ঠান কর্তৃক ভূমির দখলের কোনরূপ প্রতিবন্ধকতা সৃষ্টি করিবে না। সরকার যে কোন সময় সম্পত্তি ভূমির দখল দাবিয়া পাইতে পারেন, ইমারত প্রয়োজন অইনানুযায়ী কোন দাবা থাকিবে না।

জ. ভূগর্ভস্থ জল (বেজমেন্ট) অথবা ইমারতের ভিত্তির কাজ আরম্ভ করিবার ২ (দুই) মাসের মধ্যে সম্পন্ন করিতে হইবে। নির্মাণকাজ চলাকালীন পার্শ্ববর্তী জায়গায়/ইমারতের কোন ক্ষতিসাধন যাহাতে না হয় এই মর্মে প্রয়োজনীয় ব্যবস্থা গ্রহণ করিতে হইবে।

ঝ. অট্টালিকা নকশা প্রণয়নে এবং নির্মাণকাজ চলাকালে সুবিধাভোগ সংক্রান্ত বিধানাবলী যথাযথ অনুসরণ নিশ্চিত করিতে হইবে।

ঞ. যে কোন নির্মাণকাজের জন্য Building Construction Act, 1952 (Act No. II of 1953) ও ঢাকা মহানগর ইমারত (নির্মাণ, উন্নয়ন, সংরক্ষণ ও জনগণের) বিধিমালা, ২০০৮ এর অন্যান্য শর্তাবলী প্রযোজ্য হইবে।

তারিখ :
অনুলিপি :
১।
২।
৩।
সংযুক্ত : অনুমোদিত নকশা।

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