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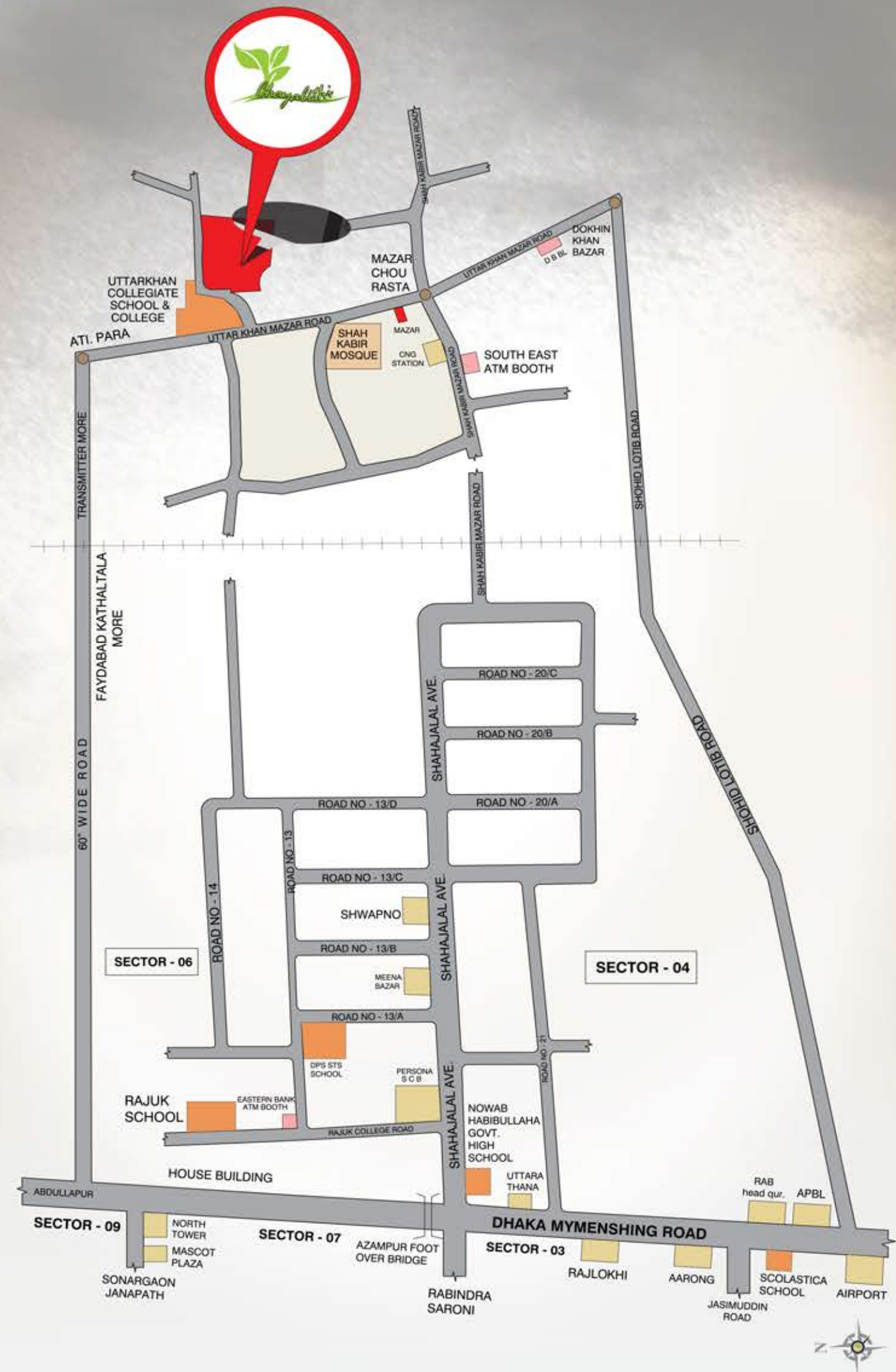






**A home away from  
noise and pollution  
of the city.**

Location: Uttarkhan Mazar Road  
Mouza: Uttarkhan, Uttara, Dhaka







Chayabithi, situated on 48 kathas land, will give you a community of your own. It consists of two towers having a total of 158 apartment units. Tower 1 is north-west facing whereas Tower 2 is north facing allowing you to enjoy cross breezes.







# The Gateway to your home

- The building will have two (as per Design) architecturally designed entrance gate.
- The full front elevation of the building will have a stylish combination of groove, cladding and paint (as per design).
- Greenery enhances the stylish entrance gate with a concierge for easy monitoring of the building round the clock.
- Artistically crafted logo used for the project name, company logo and easily visible address on the front façade.
- Separate provision for putting up 'to-let' board.
- Common area lighting designed to highlight the lush landscape, vertical architectural features and elements of the building.
- Secured and well designed boundary wall to match the building façade.



## RECEPTION LOBBY

- Smart reception lobby designed to suit the building's character will be made up of a selection of stylish and elegant materials.
- Focus will be on energy saving lights inside the building wherever possible.
- Intercom connection from concierge to all apartments.
- Register dock for visitor's check-in at the concierge.
- Decorative material will be used on the ground floor reception lobby and lift walls (as per design).
- CCTV network

## LIFTS, LOBBIES & STAIRCASES

- 4 High quality Stretcher lifts (from reputed international manufacturer or good quality as per developer's choice) to be installed with auto voltage regulator, inverter, capacity to serve residents on every floor, adequate lighting, full-height photocell sensor and emergency alarm, mirrors on the wall, hand phone, stainless steel mirror etching finish on the doors at the ground floor and hairline finish on other floors
- Tiled staircase for easy maintenance and a clean look.
- Tiled floors with attractively designed lift walls will complete the elegant look of lift lobbies on every floor.
- Sliding window in stair landing to ensure light and ventilation.





# Parking at Basement & Ground Floor

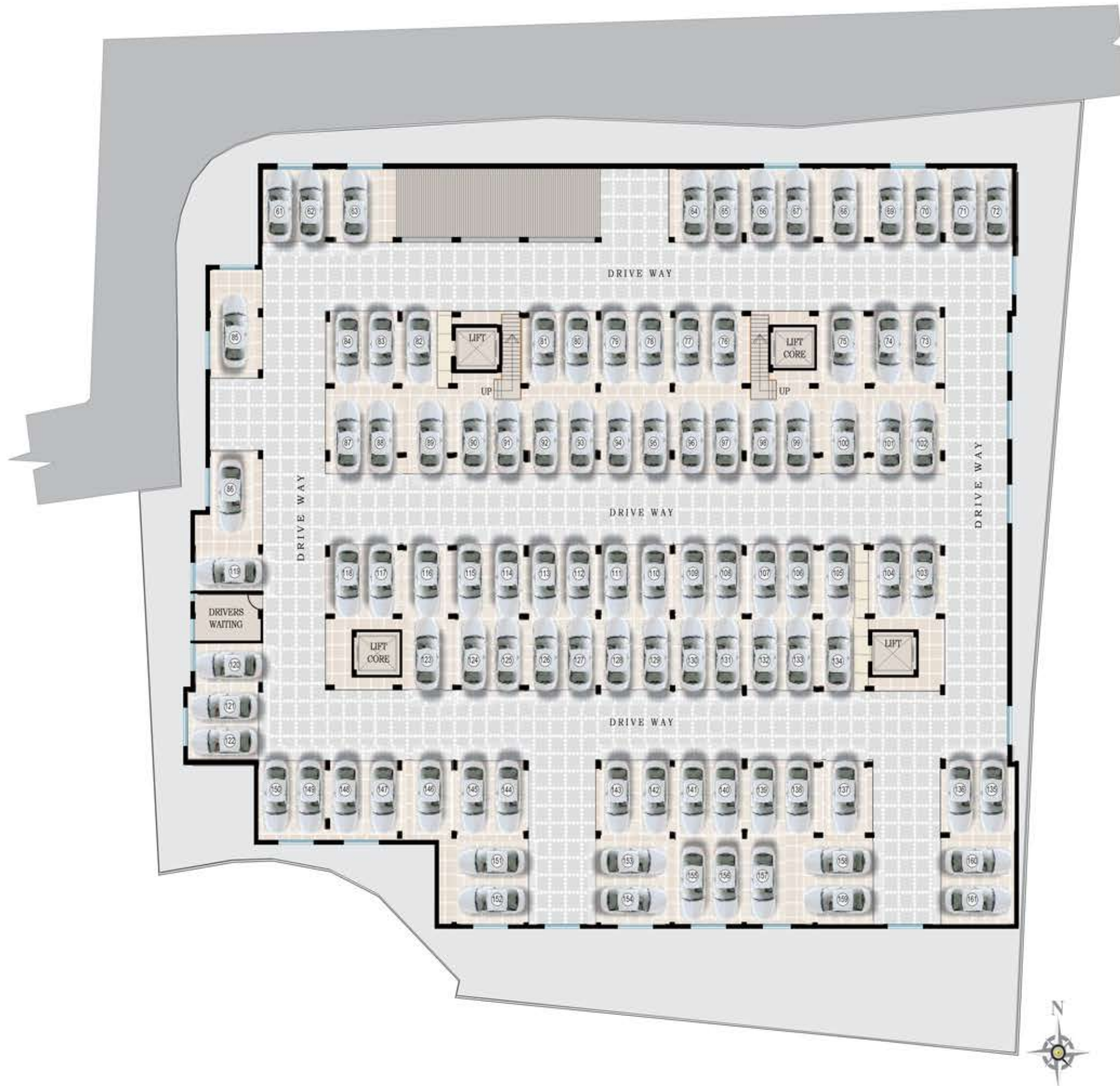
There will be a total of 161 parking spaces on ground floor & basement.





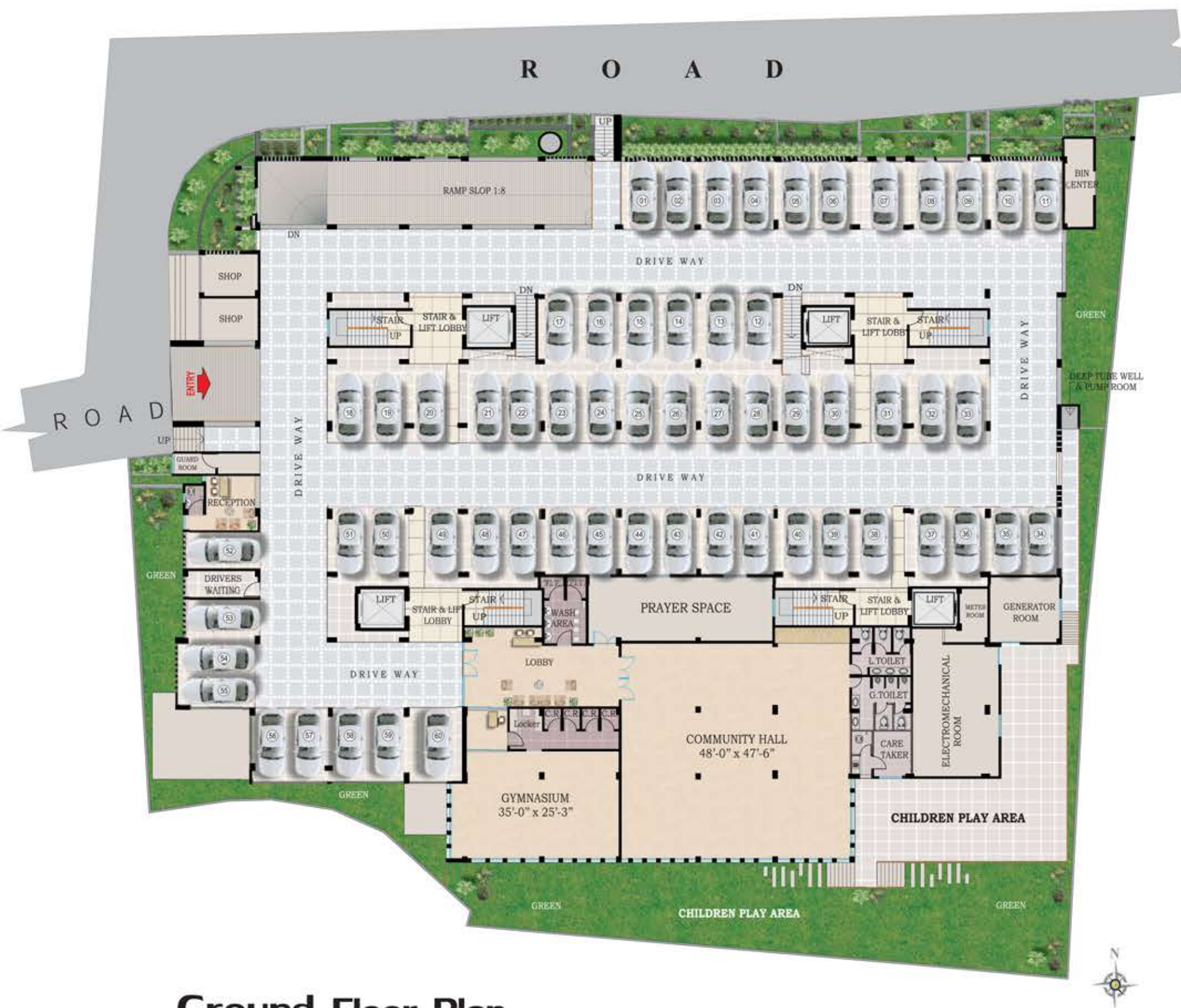
# Basement Floor Plan Features:

- Total 101 parking spaces in basement including 3 dependent parking spaces.
- Parking spaces will be reserved and marked with respective apartment numbers on the adjacent wall or appropriate location and will be according to the allotment.
- Car parking spaces with tiles or cladding bricks in different combinations.
- Driver's waiting area and planned driveways to allow smooth car movement.
- 2 out of 4 lifts provide service to the basement.
- Separate staircase to ground floor.
- Basement will be designed with proper light and ventilation from wide openings through suitably located voids, peripheral openings and through the use of heavy duty exhaust fan
- Proper fans, water drainage system and arrangement of water suction to ensure fast and easy water drainage for prevention of rain water flooding
- All columns will be painted and will be protected with column guards to prevent damage by cars.



**Basement Floor Plan**





**Ground Floor Plan**

# Ground Floor Facilities

- 60 car parking spaces
- Two separate entry & exit gates
- Reception lobby with waiting area
- Community hall with washroom
- Outdoor children play area
- Gym space/ sports room
- Surrounding greenery



Enjoy Life at



Common community bonding areas are provided to make life better in apartment living.





A large, modern community hall with a high ceiling and large windows covered in blue vertical blinds. The room is filled with round tables covered in white cloths, each set with black bowls, plates, and cups. The chairs are dark wood with red upholstered seats. A central pillar is visible, and the overall atmosphere is clean and professional.

# Community hall

A large community hall caters to important meetings or fun celebrations.





## Well-Planned Apartments

- Each floor will have 18 units. Tower 1 has 10 units and Tower 2 has 8 units
- Special emphasis has been placed on the orientation and the location of the plot.
- Void between two towers allows cross ventilation in every apartment unit and ensures privacy.
- Carefully arranged verandahs, doors and windows also contribute to the design.



- ① Entry Gate
- ② Pedestrians Entry
- ③ Stair-lift Lobby
- ④ Community hall
- ⑤ Gym Space
- ⑥ Children's Play area
- ⑦ Shops





# Floor Plans

All apartment units have a minimum of 2 balconies for openness and ventilation.

Most apartments have **2 bedrooms** for compact, comfortable and affordable living.  
In **Tower 1**, apartments **D,E,F,G** & in **Tower 2**, apartments **O,P,N,M** have **3 bedrooms**.



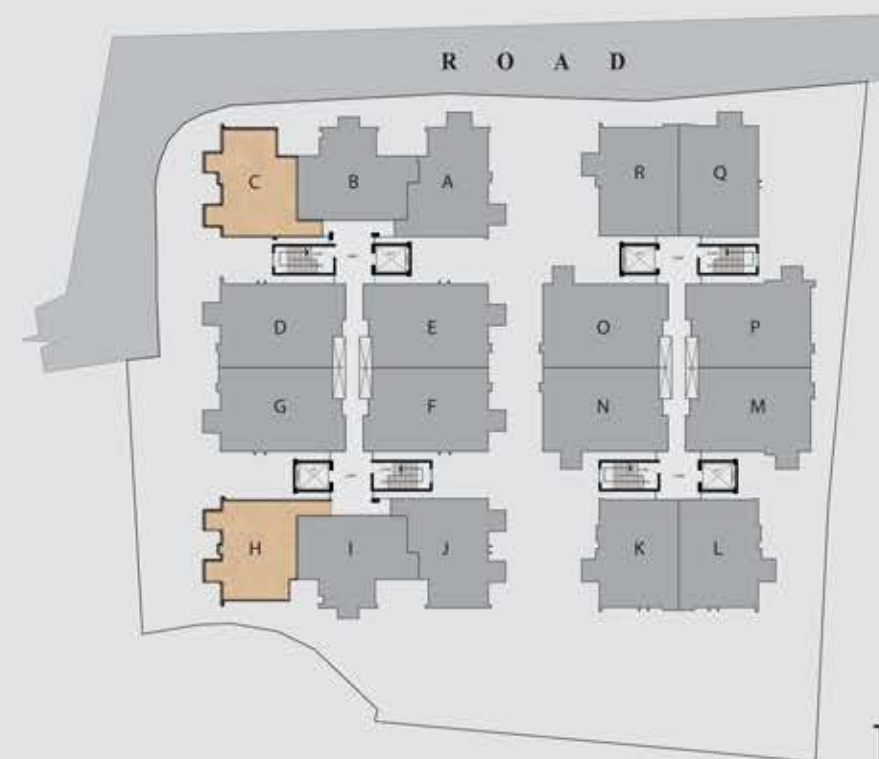




# Tower 1 – Type H & C

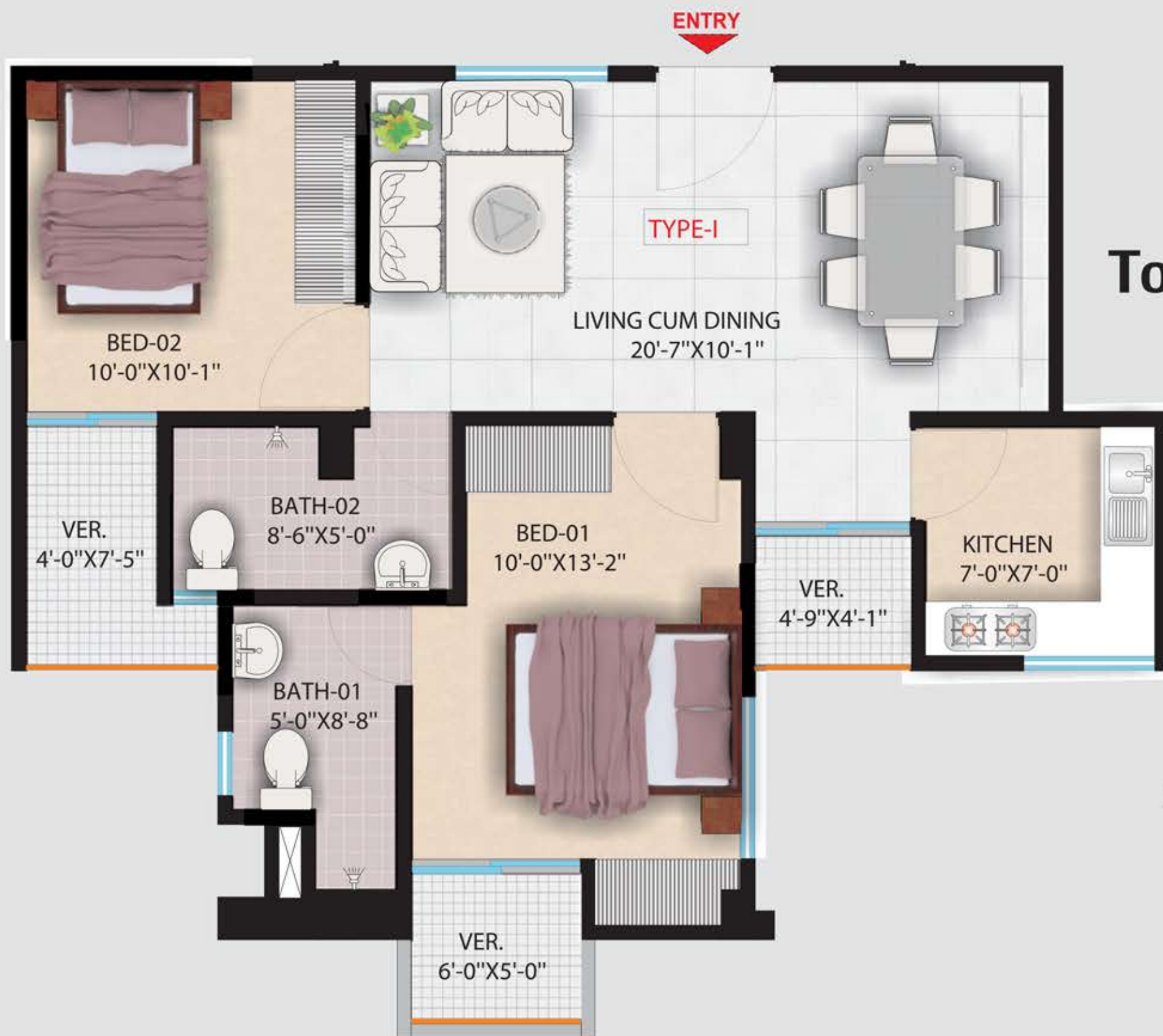
# 945 sft.

## 1st to 9th Floor Plan



Key Plan

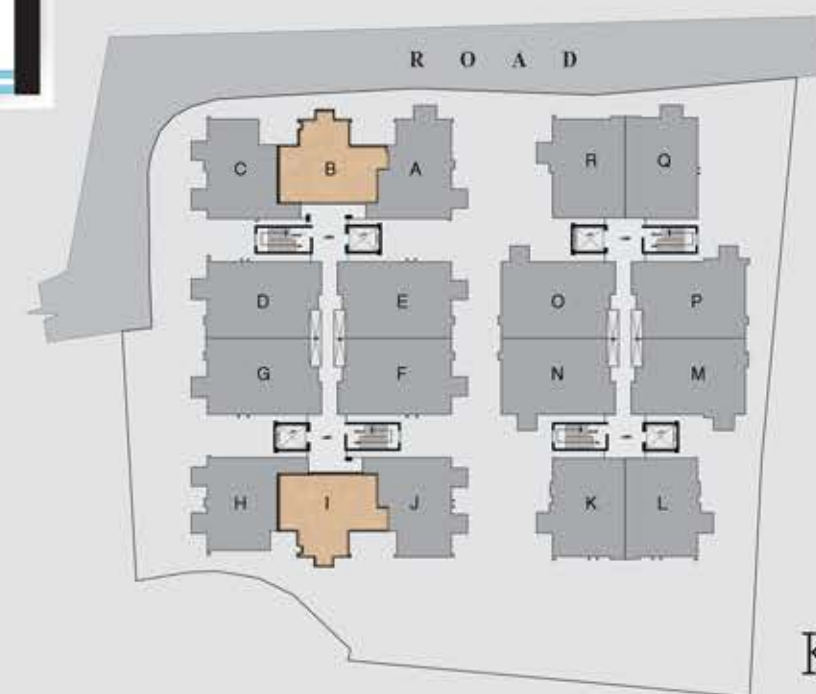




# Tower 1 – Type I & B

# 955 sft.

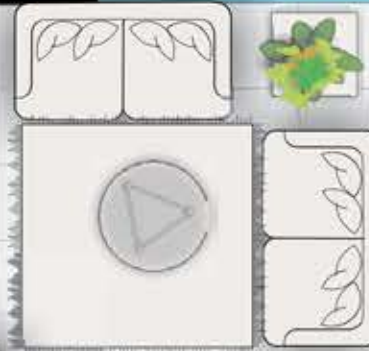
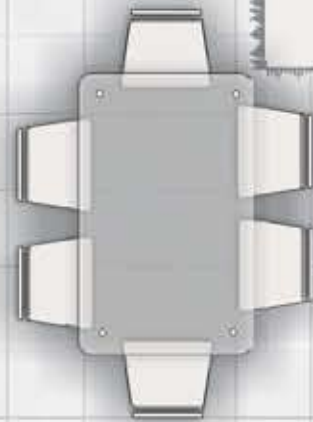
## 1st to 9th Floor Plan





ENTRY

TYPE-J



LIVING CUM DINING  
12'-0"X14'-3"

BED-02  
10'-0"X10'-6"

VER.  
5'-0"X6'-0"

BATH-02  
6'-0"X6'-6"

KITCHEN  
8'-0"X7'-0"

BED-01  
10'-10"X12'-7"

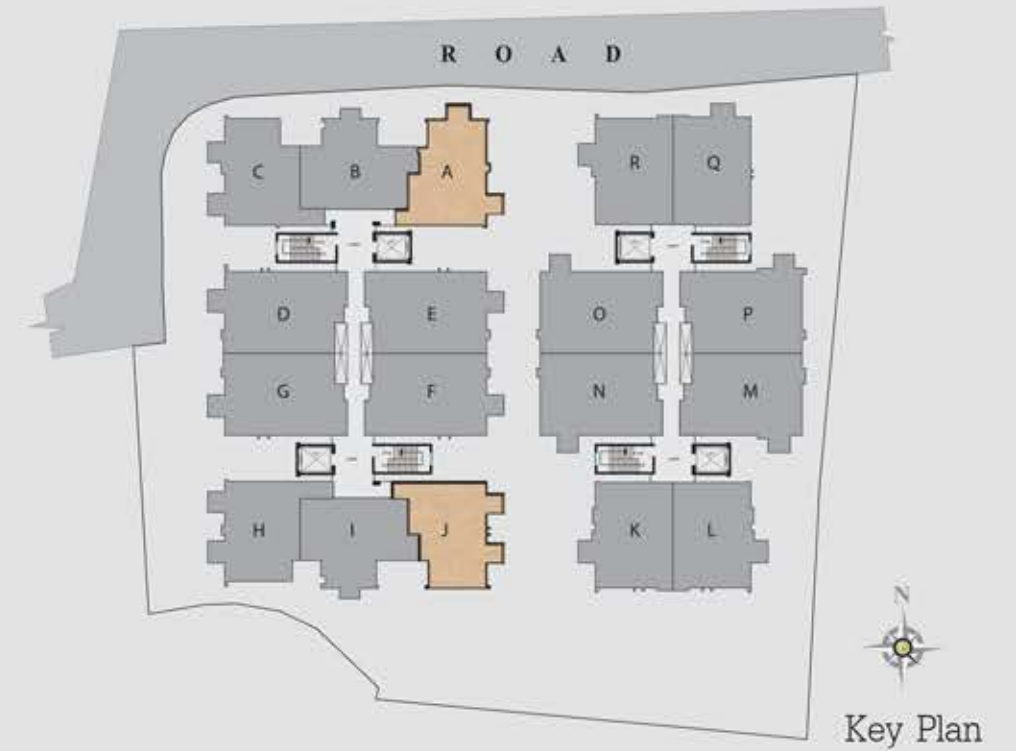
VER.  
5'-0"X6'-0"

BATH-01  
5'-0"X7'-9"

# Tower 1 - Type A & J

## 935 sft.

### 1st to 9th Floor Plan



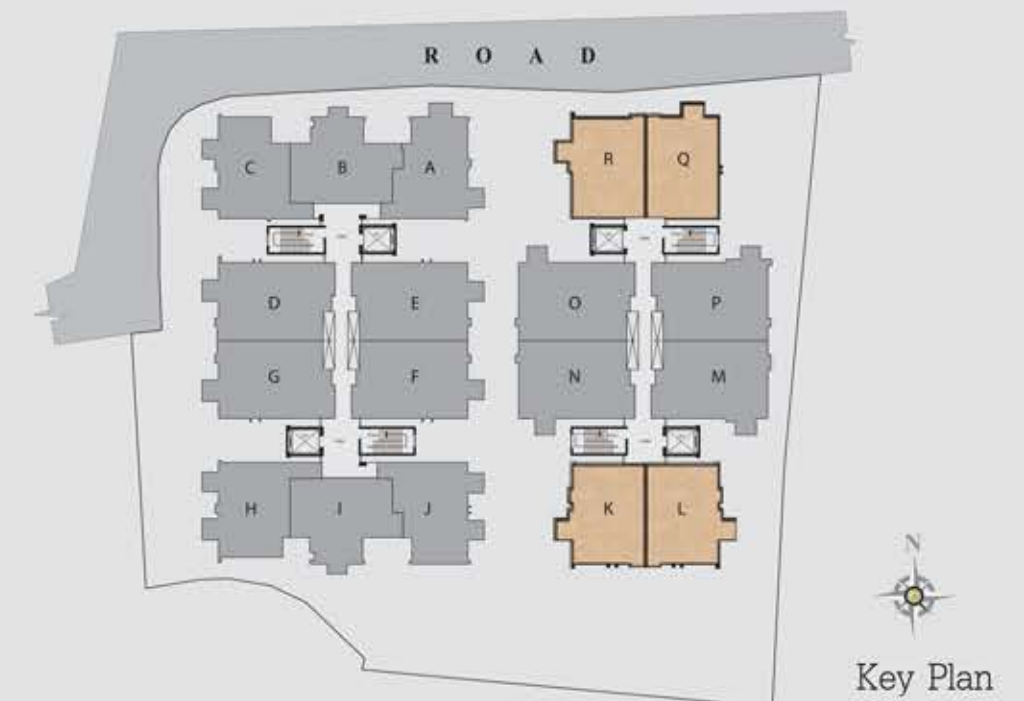




Tower 2- Type K, L, Q & R

# 960 sft.

1st to 9th Floor Plan

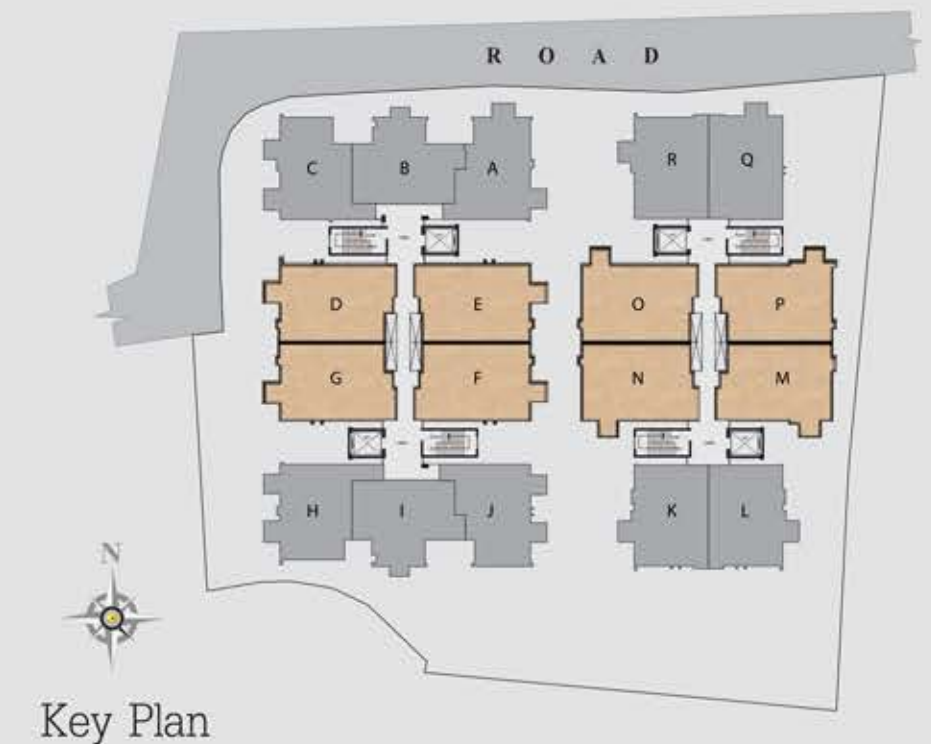






**Tower 1 – Type D,E,F,G**  
**Tower 2– O,P, N, M**  
**1065 sft.**  
**1st to 9th Floor Plan**

*\*(E, F, N & O is not availabel in 9TH FLOOR)*

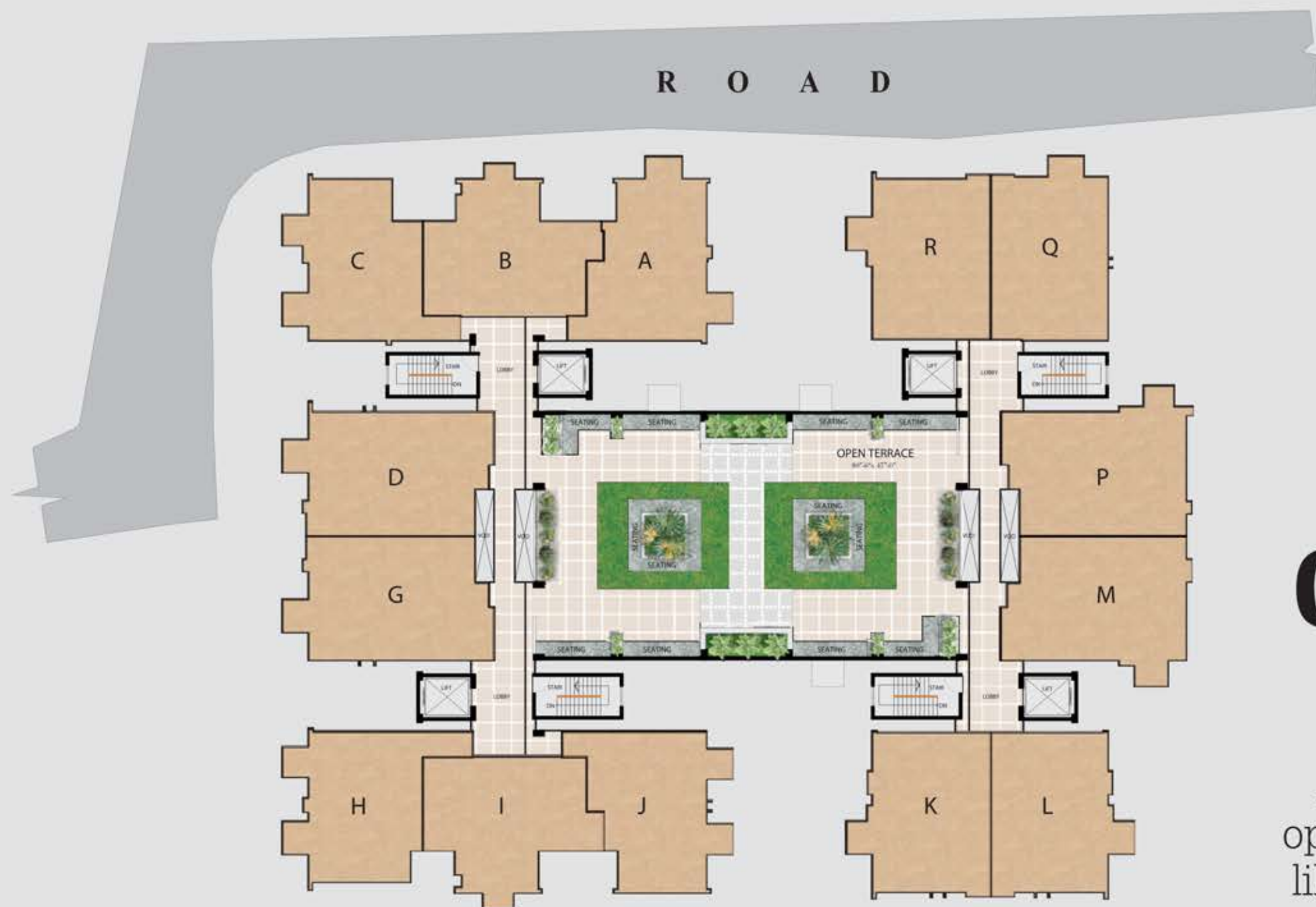






Large open to sky terrace  
on 9th floor with  
greenery and sitting area





# LAYOUT WITH OPEN TERRACE

## 9th Floor Key Plan

Apartments on 9th floor oversee the open terrace. Great place for those who like the idea of being next to a terrace open to the skies.







## Floors, Walls & Ceilings

- Smooth finish plastic paint on walls and ceilings in soft colors.
- 16" x 16" Homogenous tiles or decorative concrete flooring in foyer, bedrooms, dining room, and living room area.
- Ceilings will be 10'-0" high.
- Provision for ceiling fans in all rooms.
- All internal walls will be made of locally available bricks/hollow block.
- Grills will be colored with enamel paint.

## Doors, Windows & Verandahs

- Teak decorative 3'9" wide main entrance door with door chain, check viewer, door knocker, apartment name plate, door handle with mortise lock.
- Termite protected, pretreated wood will be used as doorframe (Shil Koroi) throughout the building, except the bathrooms.
- French polished strong and durable veneer door shutters used for internal doors, except the bathrooms.
- Modern molding on internal door frames of Shil Koroi.
- PVC door shutters with PVC door frames used for bathrooms.
- Cylindrical lock on all doors.
- Sliding glass windows and doors as per design complete with mohair lining, rainwater barrier and fly proof netting provision in all aluminium section.
- Flat bar safety grills on all windows.
- Verandah railings with full height grill as per design.







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beautiful rooms



The background of the entire page is a sepia-toned photograph of a construction site. It shows a dense network of vertical and horizontal steel reinforcement bars (rebar) forming a grid. In the center-left, there is a dark silhouette of a person, likely a construction worker, standing and looking towards the right. The overall tone is warm and industrial.

## STRUCTURAL & GENERAL ENGINEERING FEATURES

- Building built to 108'-6" height with ground floor car park height 11'-0" and floor to floor height of each apartment 10'-0" in accordance with RAJUK regulations.
- Structurally strong building design based on ACI/BNBC/ASTM to withstand 210 km/hr winds and earthquake resistance as per BNBC.
- High strength deformed (HSD) steel reinforcement (as per design).
- Adequate concrete design strength based on USD.
- Stone as aggregate to be used in major RCC structures (column and footing only).
- All bricks to be used will be first class brick (Local Brick) / hollow block and damp treated salinity proof.
- Total foundation and superstructure design and supervision by a team of reputed and professional structural design engineers.
- Structural analysis for design carried out by "EXACT" method that utilizes the latest computer software.
- Heavy reinforced cement concrete foundation.
- Systematic structural combination of steel reinforced concrete.
- R.C plank and joist system Floor slabs with all reinforced cement concrete.
- Sub-soil investigation and soil composition comprehensively analyzed by latest testing equipment and laboratory techniques.
- Comprehensive section-by-section checking and testing of all steel reinforcement by professional design and supervising engineers.
- All structural materials including steel, cement, bricks, Sylhet sand and other aggregates etc. of highest standard and screened for quality including laboratory testing.
- Direct supervision at every stage of construction by a team of experienced and qualified civil engineers to ensure highest quality of workmanship.
- Modern construction site equipment employed includes steel cutting equipment, welding equipment, concrete mixers, concrete vibrators, water pumps, leveling equipment, steel shutter & steel scaffoldings etc.
- Systematic testing in quality control laboratories of concrete and other completed work samples, at every stage.





## Use our interior design experts

All optional work or additional fittings and fixtures according to customers' choice may be done at an additional cost after approval of bti. Kitchen cabinets and built-in wardrobes may be ordered separately at an additional cost. Interior design consultation set up through bti is also available at an extra cost.



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bti Celebration Point  
Plot: 3&5, Road: 113/A, Gulshan, Dhaka 1212  
email: [info@btibd.org](mailto:info@btibd.org)

**Chittagong Office:**

bti Landmark  
549/646, Zakir Hossain Road  
Wireless More, West Khulshi, Chittagong  
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