



New Haven

PANCHLAISH R/A, CHITTAGONG

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A romantic couple is shown in a dark, intimate setting. The woman is playing a violin, and the man is smiling and looking at her. The background is dark with soft, out-of-focus lights (bokeh) in shades of blue and green. A bright, glowing green light trail curves across the bottom right corner of the image, adding a dynamic and magical feel. The overall mood is romantic and joyful.

*We make home ownership
a joyful experience*

A lucrative location

Situated in the prestigious location of Panchlaish in Chittagong, your home in New Haven makes sure you are well connected to reputed medical facilities, educational institutes and recreation centers for a convenient lifestyle.



New **Haven**
PANCHLAISH R/A, CHITTAGONG

Plot No # 17, Block # A, Road No # 01



New Haven

An impeccable design **ON A CORNER PLOT**

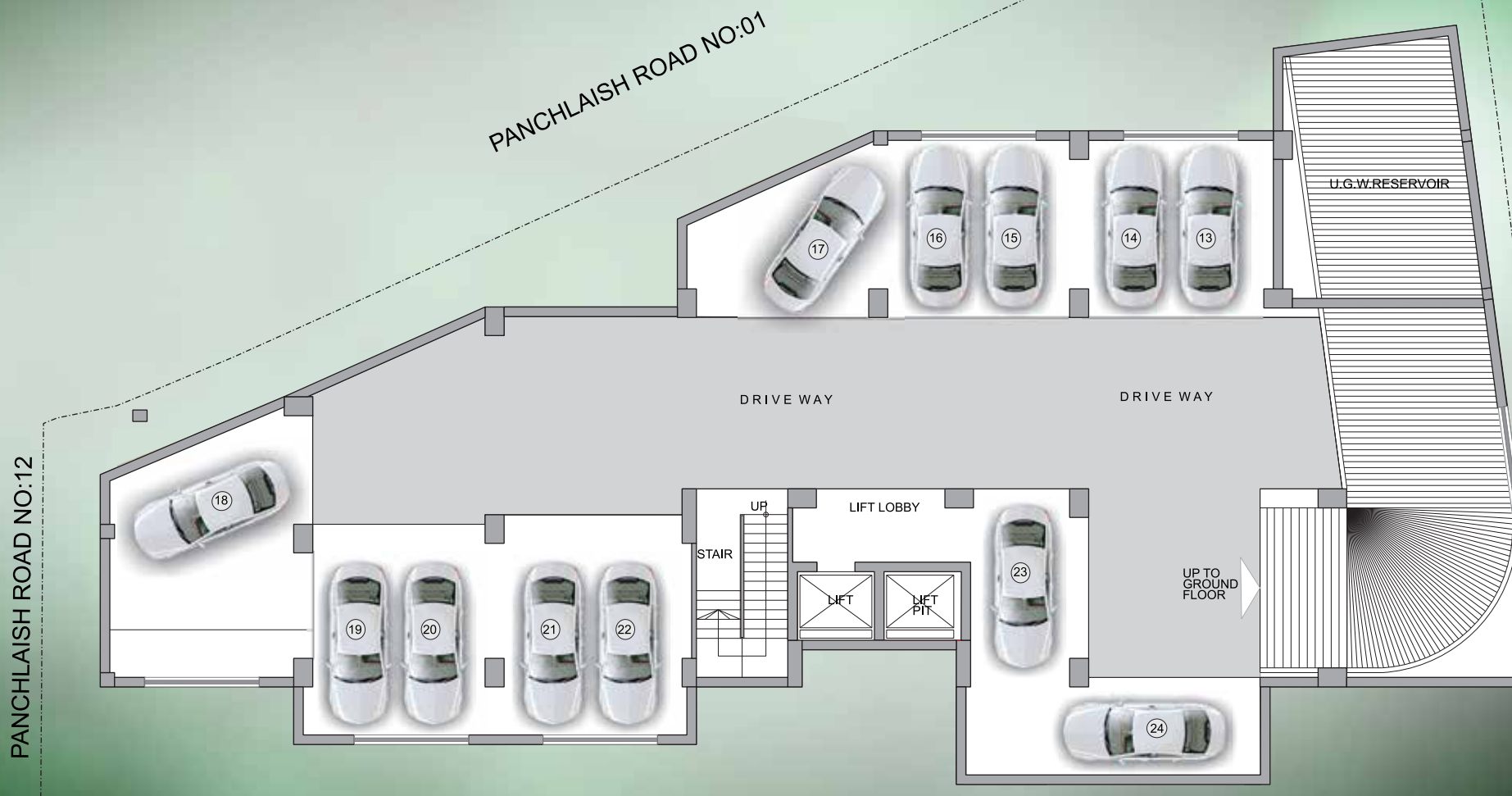
A fine blend of classic and modern architecture accentuates the front façade of New Haven and adds to the grandeur of your neighborhood. There will be 2 road sides with ample distance from your home so that you enjoy openness.



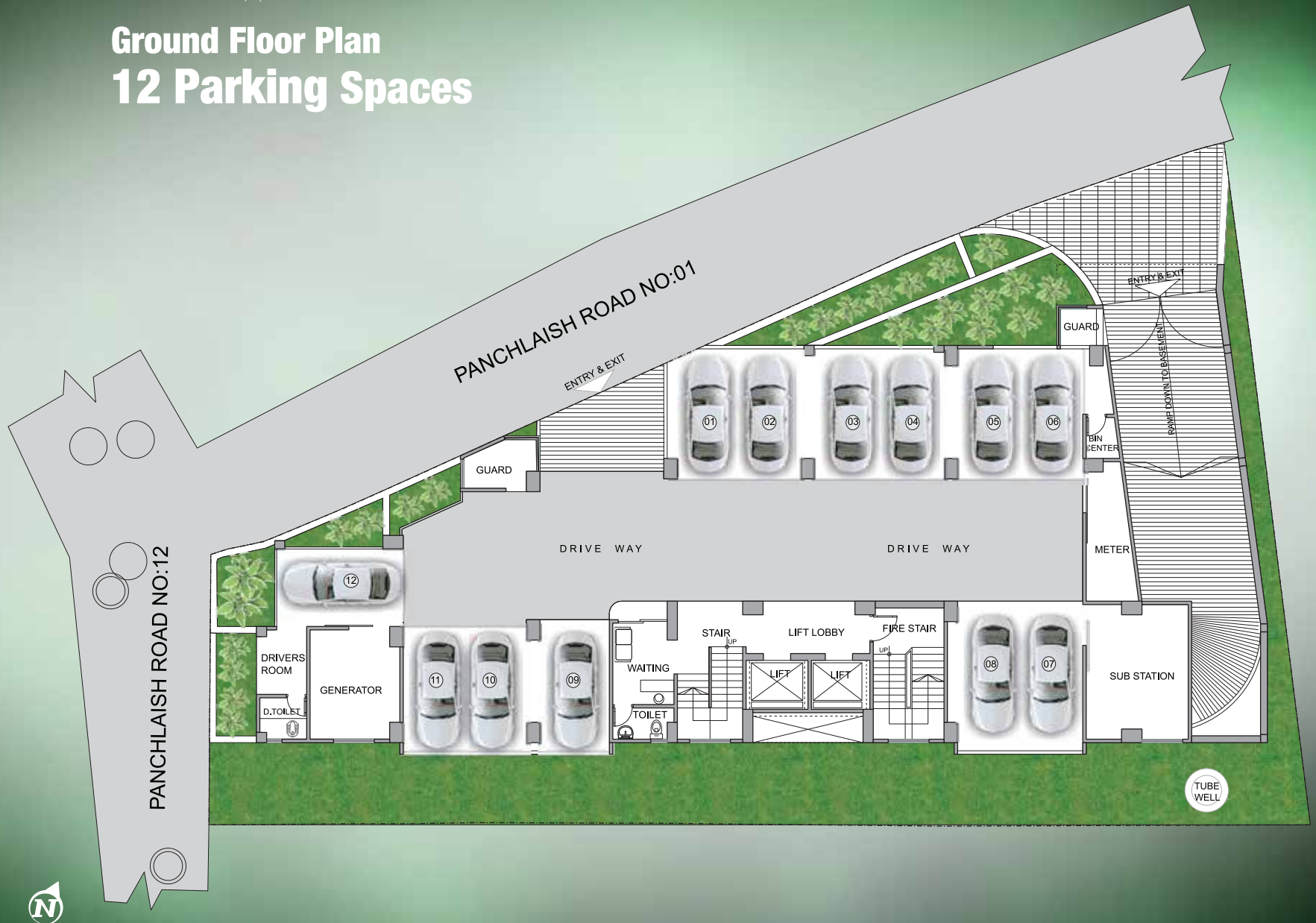
A refreshing ambience

Sited on a North west corner plot, New Haven consists of roadside facing apartments so your home is surrounded by openness where you can breathe freely.

Basement Floor Plan 12 Parking Spaces

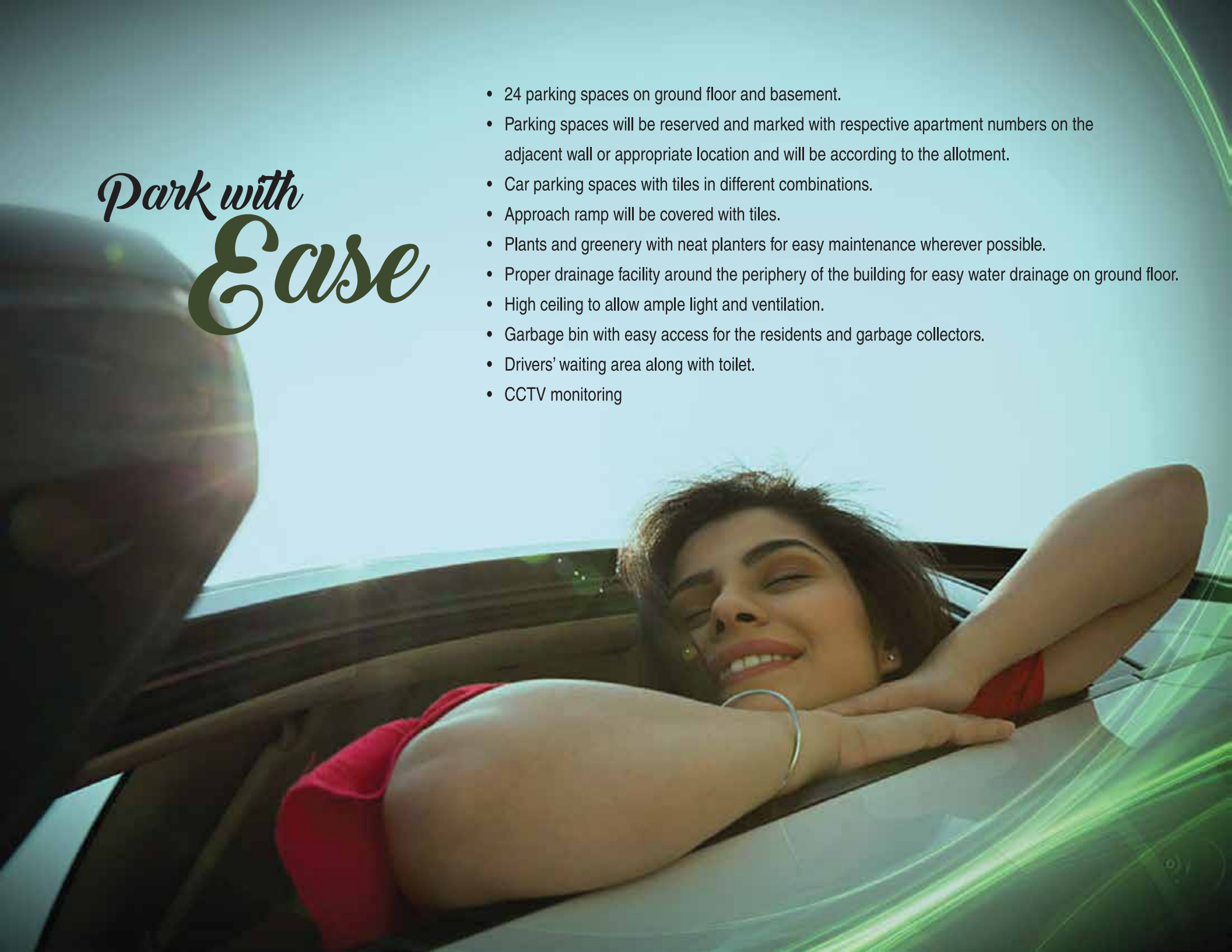


Ground Floor Plan 12 Parking Spaces



Park with Ease

- 24 parking spaces on ground floor and basement.
- 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 in different combinations.
- Approach ramp will be covered with tiles.
- Plants and greenery with neat planters for easy maintenance wherever possible.
- Proper drainage facility around the periphery of the building for easy water drainage on ground floor.
- High ceiling to allow ample light and ventilation.
- Garbage bin with easy access for the residents and garbage collectors.
- Drivers' waiting area along with toilet.
- CCTV monitoring



A man, a woman, and a baby in a stroller are walking on a paved path in a modern apartment complex. The man is wearing a light blue shirt and khaki pants, the woman is wearing a dark green top and light-colored pants, and the baby is in a black stroller with orange accents. In the background, there are several multi-story apartment buildings with balconies. A large green bush is in the foreground, and a tall black lamp post is visible. The overall scene is bright and sunny.

*Enter your
Happy world*

- The front elevation of the building will have a combination of cladding and paint.
- Greenery enhances the entrance gate with a concierge for easy monitoring of the building round the clock.
- The building will have an architecturally designed entrance gate.
- 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 waiting area 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.

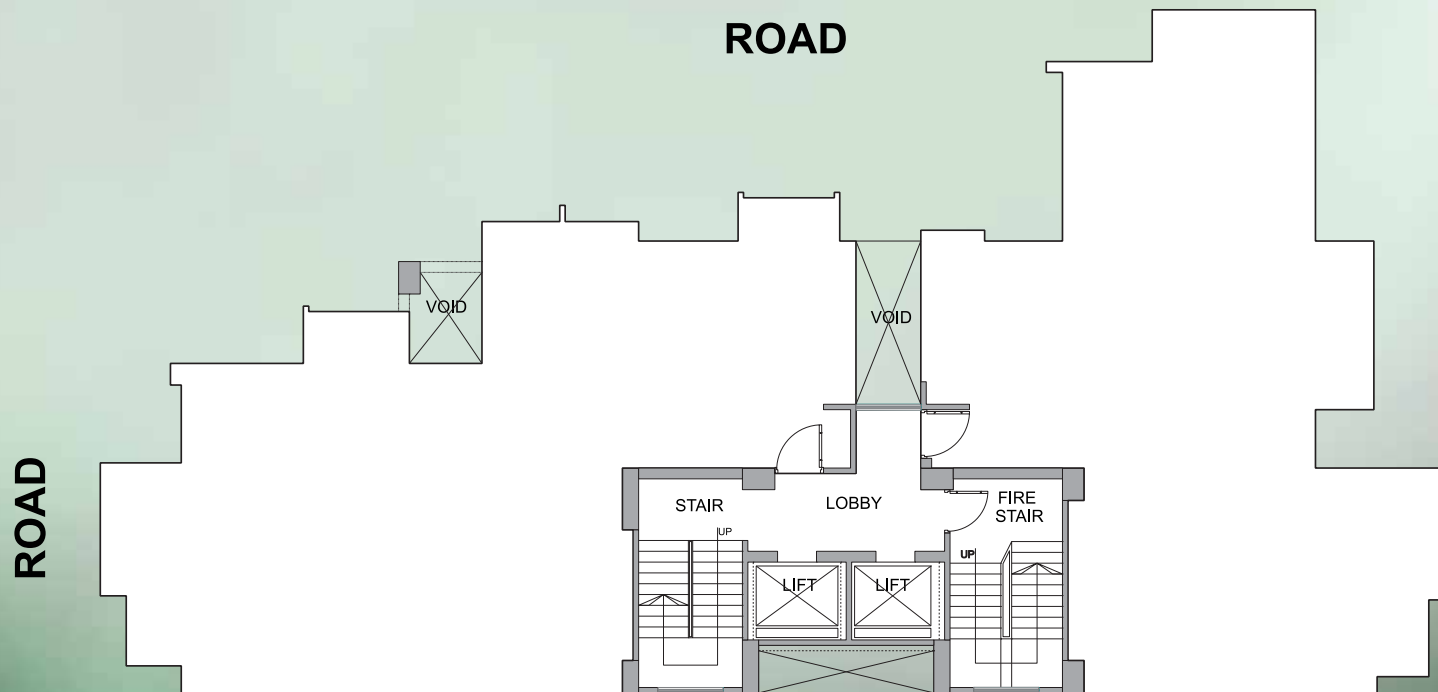


Different ideas for different families

New Haven offers you 3 apartment types- A, B and C. Choose from Type A or B which are both over 1700sft.

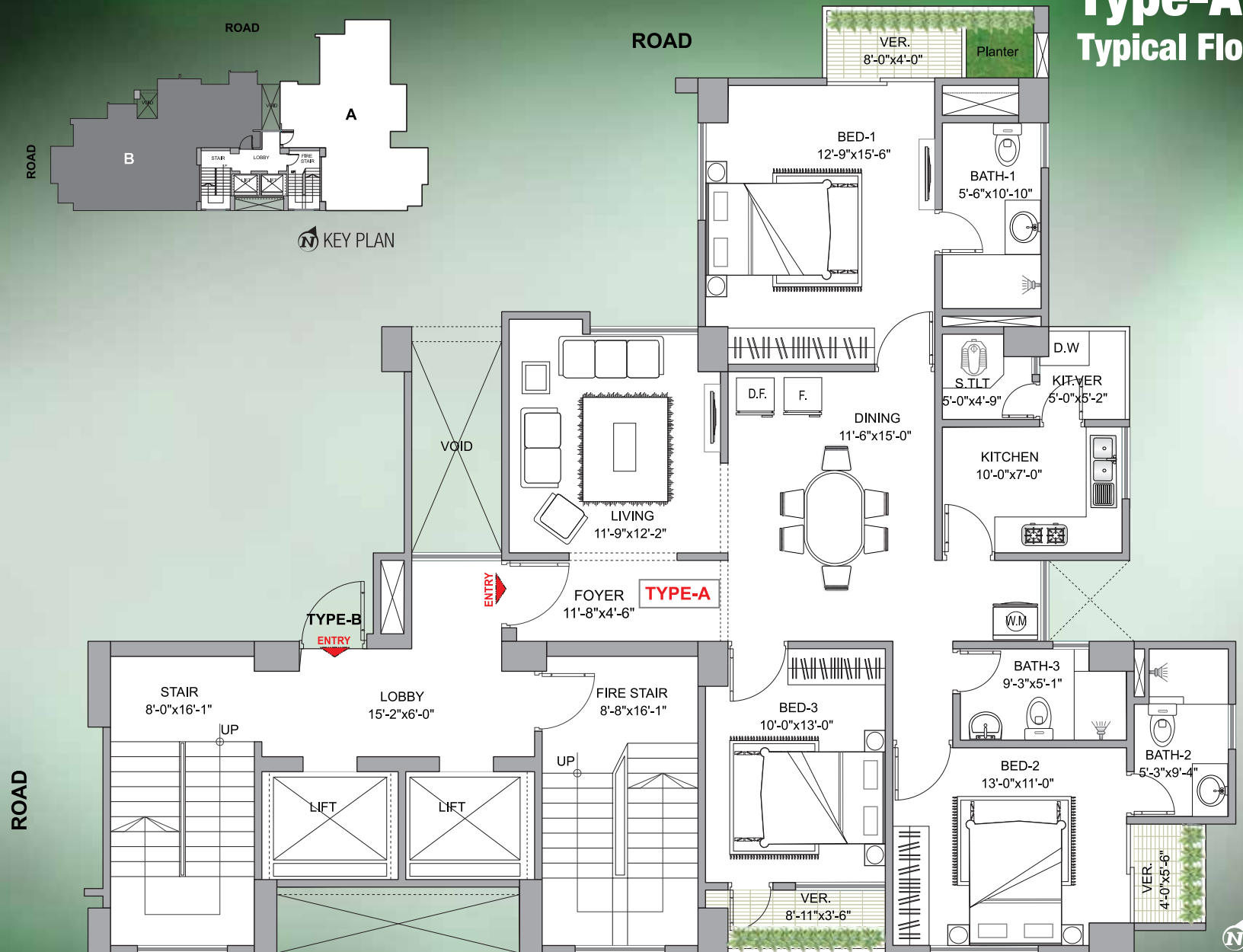
Type B includes a flexi floor plan for your convenience.

For a larger living space you can choose Type C on 12th floor which is almost 2000sft. You can also combine two floors of Type A or B to get an even larger home in the form of a duplex.



Key Plan

Type-A :1757 sft Typical Floor Plan

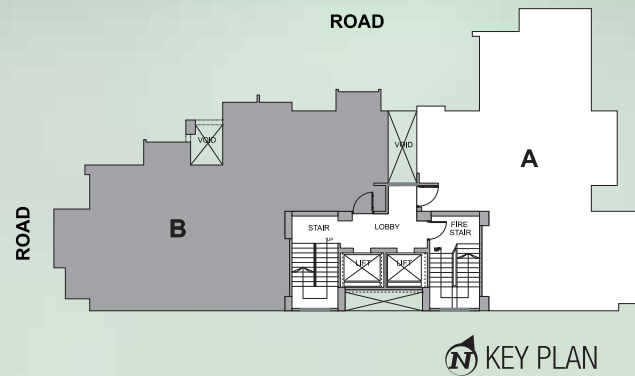


3rd, 5th, 6th & 10th Floor

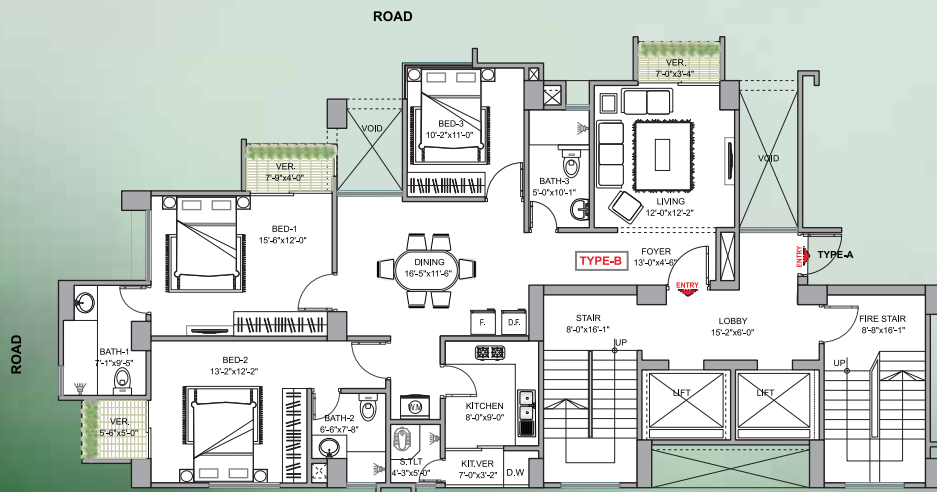
Choose either the Typical Plan or the Flexi Plan from

Type B

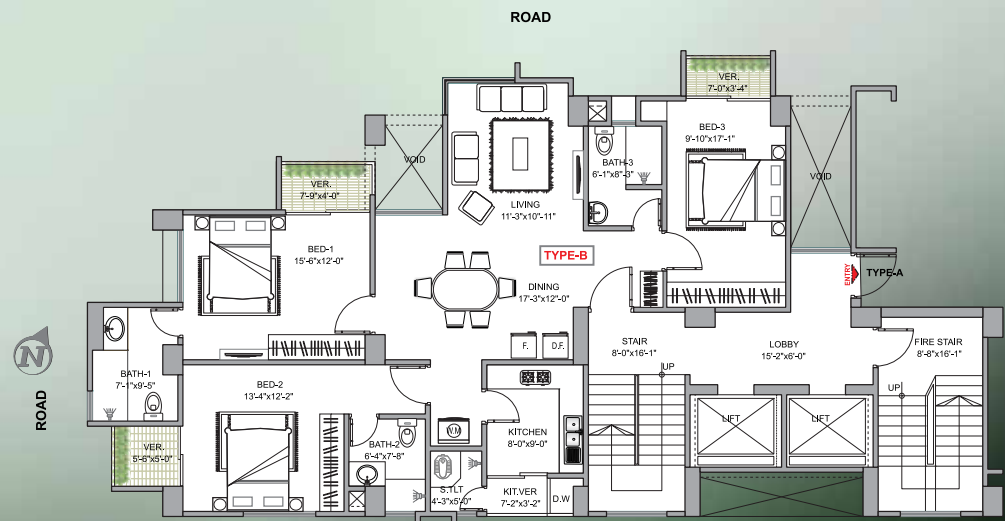
3rd, 5th, 6th, 10th & 11th Floor Plan



Typical Floor Plan



Flexi Floor Plan



ROAD

BEAM BOTTOM SLAB

OPEN TERRACE AT 1ST FLOOR

BEAM BOTTOM SLAB

BEAM BOTTOM SLAB

OPEN TERRACE AT 1ST FLOOR

STAIR

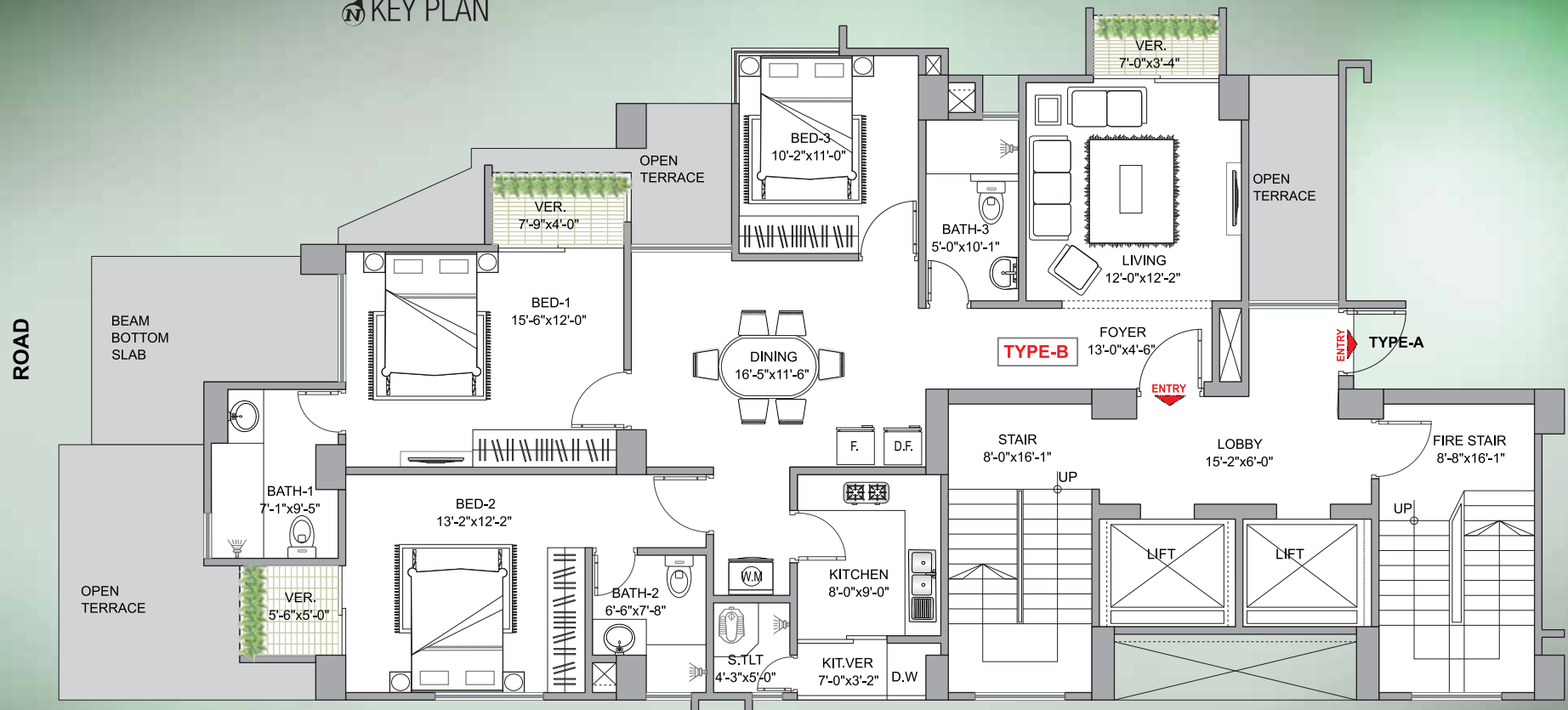
LOBBY

ELEVATOR SHAFT

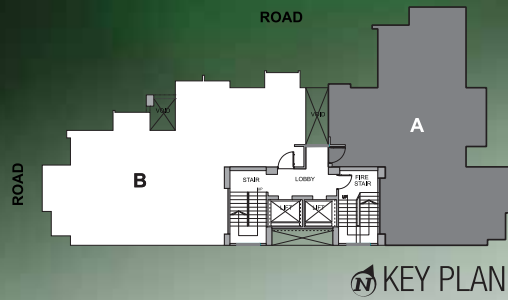
A

B

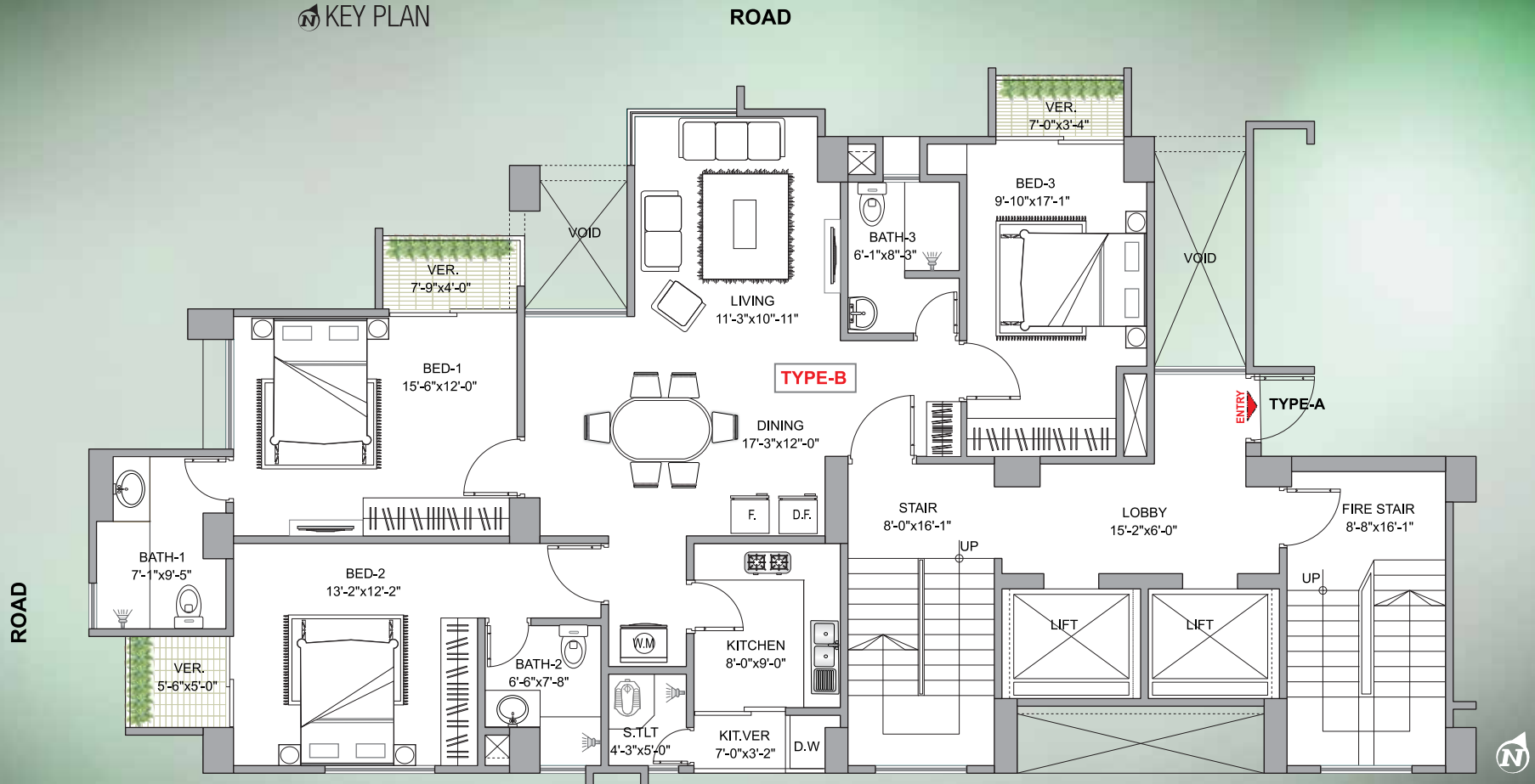
KEY PLAN



1st, 3rd, 5th, 6th, 10th & 11th Floor
145 sft Open terrace only on 1st floor

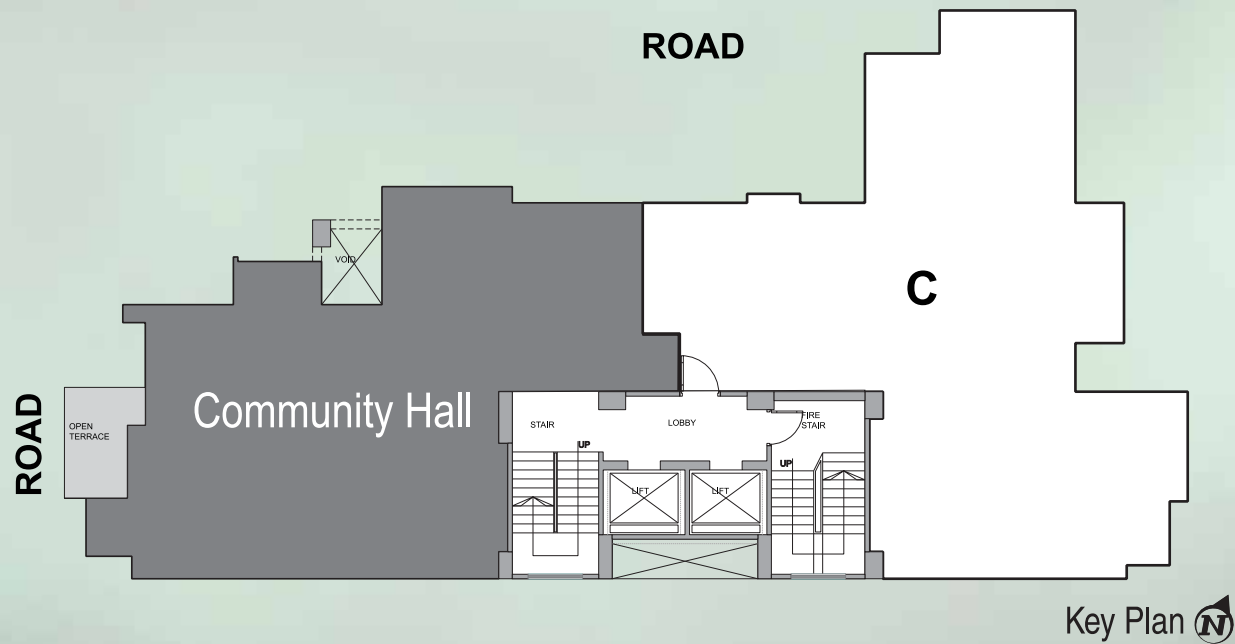


Type-B: 1757 sft. Flexi Floor Plan

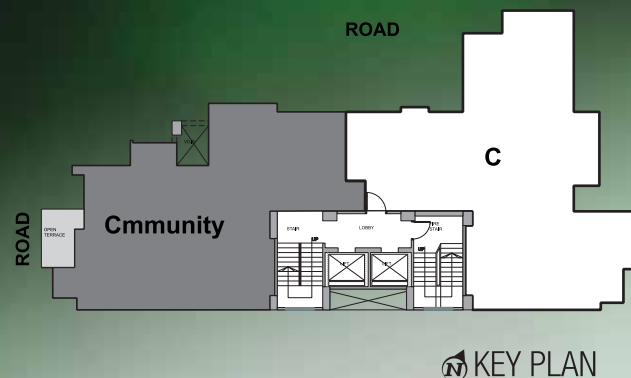


3rd, 5th, 6th, 10th & 11th Floor

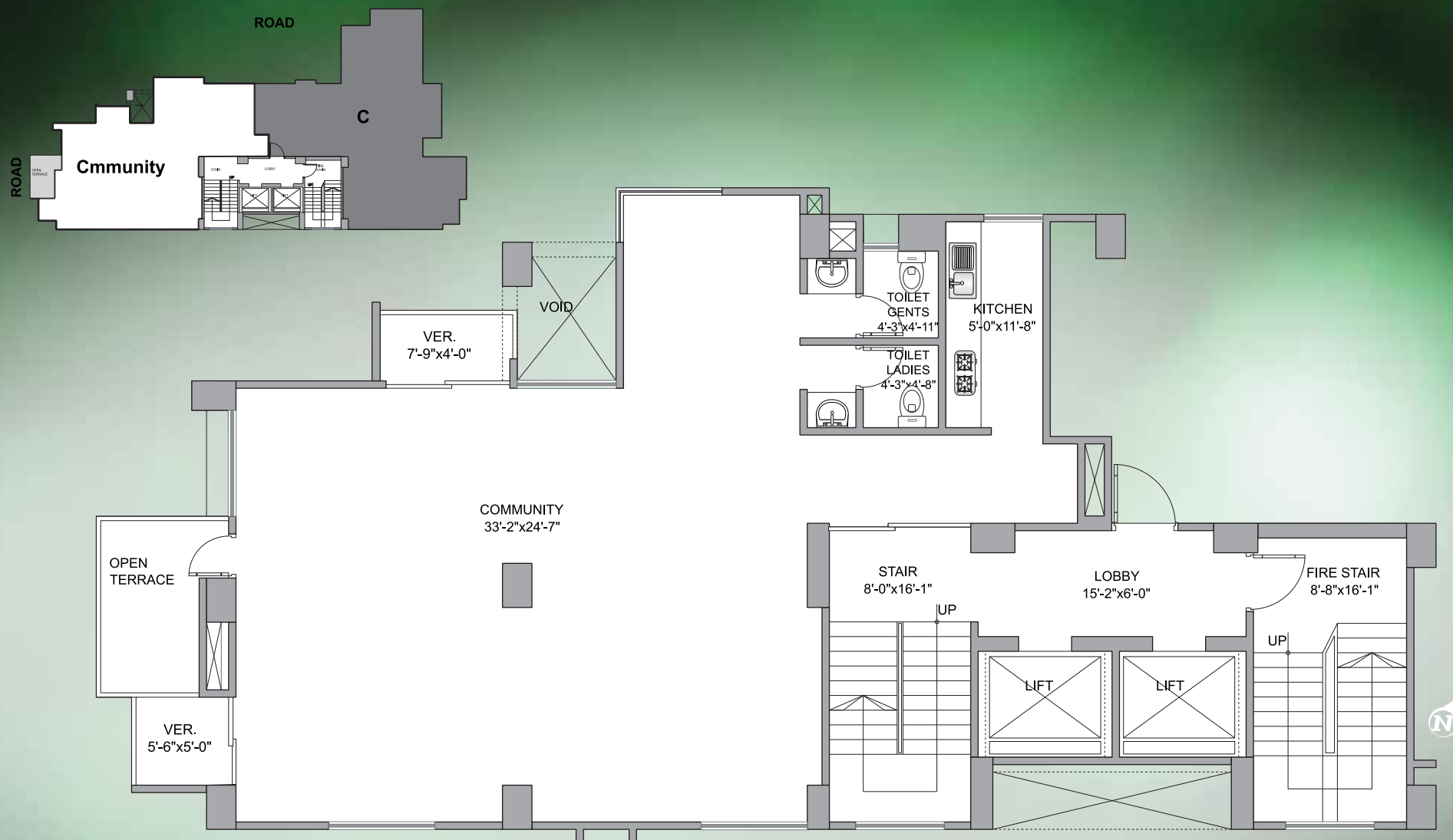
12th Floor includes a spacious community hall and one apartment, Type C which is 2010 sft.



Type-C: 1984 sft Floor Floor Plan



12th Floor



12th Floor Plan

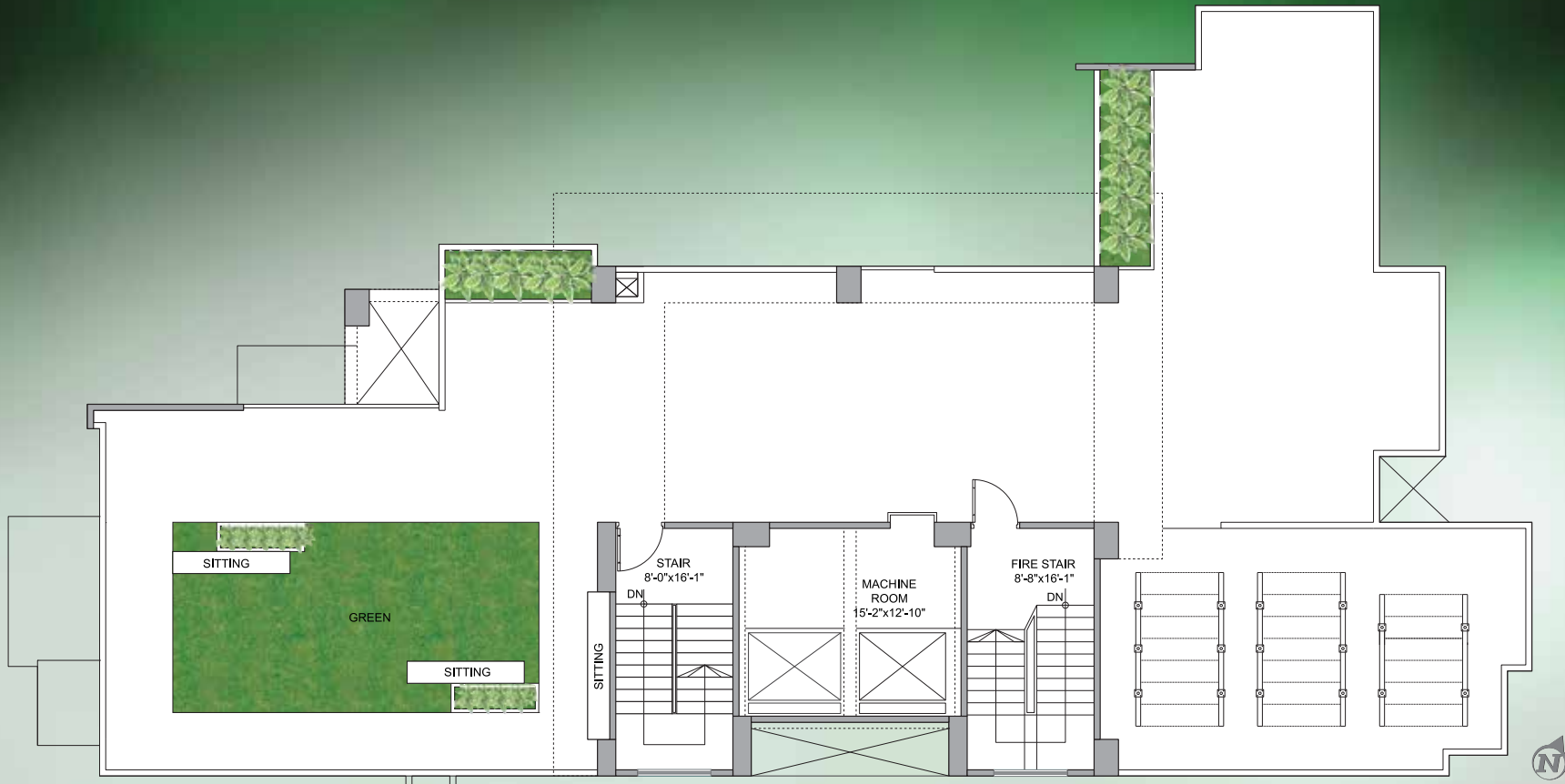
Celebrate life

An expansive community hall on 12th floor gives you the perfect opportunity to mingle with family and neighbors and enjoy quality time on special occasions. The best part is that you can take the lift all the way up to the 12th floor.

A man in a dark suit and glasses is seen from the back, looking out over a city at night. The city lights are visible in the background, and there are green light trails in the foreground. The text "Your personal retreat" is written in a white, cursive font in the upper right area.

Your personal retreat

The rooftop on New Haven provides you with a serene sanctuary where you can relax in solitude or spend quality time with friends or family. Enjoy the open views from here and take a break from the hectic city life.



Rooftop on 13th Floor

Rooftop Features

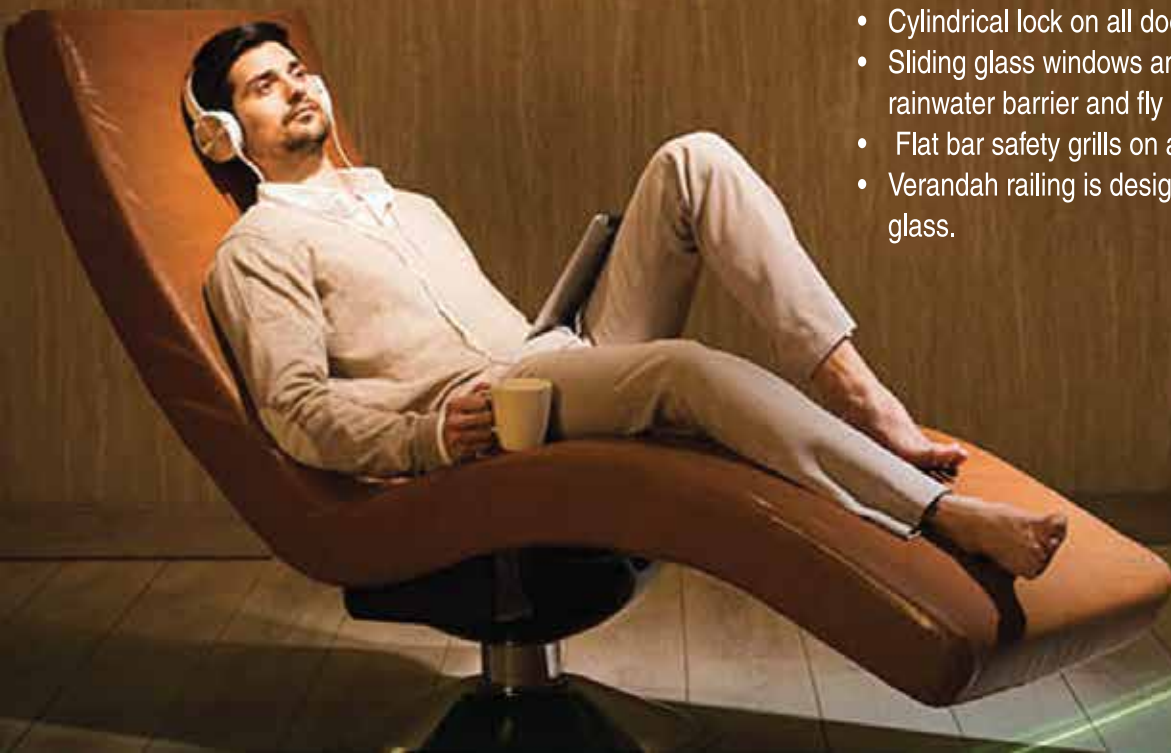
- Lime terracing of adequate thickness for protection from heat.
- Proper slope for efficient roof drainage.
- Use of light reflective texture paint in combination with paving tiles for protection against dampness.
- Protective parapet wall/ railing 4'-0" high around the periphery.
- Separated clothes drying area with lines for drying laundry.
- Community hall with separated wash rooms for gents and ladies and provision for air conditioning, lighting and power points.



A healthy environment

With astutely designed apartment layout New Haven ensures that you have a rejuvenated lifestyle with ample light and ventilation.

Apartment Features



Floors, Walls & Ceilings

- Smooth finish plastic paint on walls and ceilings in soft colors.
- 24" x 24" mirror polished imported tiles in foyer, bedrooms, dining room, living room and family living area.
- Ceilings will be 10'-0" high.
- Provision for ceiling fans in all rooms.
- All internal walls will be of machine made solid bricks/hollow blocks as per developer's choice.
- 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 throughout the building, except the maids' bathroom.
- French polished strong and durable veneer door shutters used for internal doors.
- Modern molding on internal door frames of teak chamble.
- Laminated flush door shutters and wooden door frames used for bathrooms.
- Cylindrical lock on all doors except maids' toilet.
- Sliding glass windows and doors as per design complete with mohair lining, rainwater barrier and fly proof netting in all aluminium section.
- Flat bar safety grills on all windows.
- Verandah railing is designed with a combination of low height wall, MS grill and glass.



LIFTS, LOBBIES & STAIRCASES

- 2 high quality 8 passenger lifts from reputed international manufacturer or 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 lift walls will complete the elegant look of lift lobbies on every floor.
- Sliding window in stair landing to ensure light and ventilation.

A woman with dark hair is relaxing in a large white bathtub. The tub is filled with water, and the surface is decorated with several lit candles and red flowers. The background shows a bathroom interior with a mirror and a lamp.

BATHROOM FEATURES

- Imported Combiclosets in all bathrooms as per developer's choice.
- Imported floor and wall tiles in all bathroom walls up to full height as per design.
- Shower area with curtain in all bathrooms.
- Imported marble countertop basin in master and second bathroom as per developer's choice.
- Other bathrooms will have imported pedestal basin as per developer's choice.
- Full width mirror along countertop in master bathroom and second bathroom.
- Formica pasted flush door shutters with wooden frame.
- Imported chrome plated fittings in all bathrooms except the maids' toilet as per developer's choice.
- Stainless Steel cockroach gratings in all bathrooms except maids' toilet.
- Push-shower with combined bib cocks in all bathrooms.
- Porcelain soap cases, towel rail, shower curtain rail, toilet paper holder in bathrooms-RAK or as per developer's choice.
- Concealed hot and cold water lines in all the bathrooms except maid's toilet.
- Provision for energy saving light brackets.

Maids' Bathroom

- Locally manufactured floor and wall tiles up to 7'-0" high and PVC false ceiling.
- Long pan, moving shower and mirror.



ELECTRICAL FEATURES

- Independent digital electric meter for main electric supply -Hosaf or Hayda or equivalent for each apartment.
- Electric distribution box with main circuit breaker-Siemens/ABB or as per developer's choice.
- All electric wirings will be concealed.
- Imported gang type electrical switches, plug points and other fittings as per developer's choice.
- Provision for wall brackets in all bedrooms, dining area, family lounge, living room & common areas as per design.
- Tubelight sets in the kitchen, maid's room and bath rooms for adequate lighting.
- Provision for air conditioners with power points in all bedrooms and living room.
- All power outlets with earthed connections.
- Satellite dish antenna line in master bedroom and family living area.
- Concealed ceiling fan provision in all bedrooms, living room, dining room & family living area.
- Maids' calling bell switch in the master bedroom.



KITCHEN FEATURES

- Imported floor tiles as per developer's choice.
- Imported wall tiles with border & decor up to 7'0" height as per developer's choice.
- Strong and durable veneer flush door shutters with wooden frame.
- Concrete platform at 2' 8" height from floor level with granite top.
- Double burner gas outlet over concrete platform to support burners.
- Provision for washing machine with water inlet, outlet and electric connection as per design.
- One high polish counter top double bowl sink with mixer.
- Tiled down wash area in the kitchen verandah.
- Exhaust fan suitably located.
- Provision for kitchen hood.
- Provision for energy saving light brackets.



Common To All Residents

Generator

- A diesel run emergency auto start/stop canopied generator will be imported from Europe for use in case of power failure with:
 1. Engine-Perkins/Cummins or good quality as per developer's choice.
 2. Alternator- Stamford/ Mecc-Alte or good quality as per developer's choice.
- Generator will support the following:
 1. Lift, water pump and lighting in common space and stairs.
 2. One light and one fan point in every room (including maid's bed), one light point in kitchen and all bathrooms.
 3. One point for refrigerator and one point for television.

Water

- Underground water reservoir with lifting pump to store two days' consumption capacity.
- An overhead water tank above the rooftop with capacity to serve half day requirement.
- Suction Pump to ensure uninterrupted water supply.
- One standby water pump for emergency.

Fire Protection System

- Fire escape for emergency exit with fire protected door.
- Fire alarm and Fire extinguisher on every floor.

- Building built to 138'-0" height with ground floor car park height 11'-6" and floor to floor height of each apartment 10'-0" in accordance with FAR and CDA regulations.
- Structurally strong building design based on ACI/BNBC/ASTM to withstand 220 km/hr winds and earthquake resistance as per BNBC.
- High strength deformed (HSD) steel reinforcement.
- Adequate concrete design strength based on USD.
- Stone as aggregate to be used in column and footing only.
- All bricks to be used will be machine made or 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 frames.
- Floor slabs 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. 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.
- Earthquake resistant feature on ground floor.



STRUCTURAL & GENERAL ENGINEERING FEATURES



USE OUR INTERIOR DESIGN EXPERTS

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



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General Disclaimer: Information contained in this brochure is subject to change. The measurements are approximate. Illustrations provided are only to facilitate presentation. Apartments are sold unfurnished. Furniture and fixtures are not part of the offer or contract.

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