



Ravine

ROSE VALLEY R/A, CHATTOGRAM

CELEBRATING
THE FULFILLMENT OF OUR DREAMS



IN PURSUIT OF EXCELLENCE



YOU HAVE CHOSEN
TO BUY FROM

THE
Classic
COLLECTION
Live in Style

**WE MAKE
HOMEOWNERSHIP
A JOYFUL
EXPERIENCE**



ASK ABOUT OUR OTHER COLLECTIONS

The
PREMIUM
collection
Discover Ultimate Luxury

The
COMMERCIAL
collection
your business address

THE
STANDARD
COLLECTION
affordable luxury



THE GATEWAY TO YOUR DREAM HOME

A contemporary home situated in the residential area of Rose Valley, Chattogram, Ravine has been crafted keeping in mind your utmost comfort. A 7- storied residential building with single unit apartments, Ravine gives you all the privacy you crave. The apartments have been spaciouly and smartly designed where you can enjoy gentle breezes and bright daylight. Ravine gives you more than just a roof over your head as it comes with rooftop greenery, BBQ area and community hall for you to enjoy life to the fullest.

LOCATION MAP



Ravine

PLOT #08
ROSE VALLY R/A
CHATTOGRAM



LOCATION HIGHLIGHTS

Situated at Rose Valley R/A, Ravine connects you to the rest of the port city easily via Zakir Hossain Road. You will find here all the amenities required for a comfortable and contemporary lifestyle.

FOY'S LAKE

PANSHI

MASJID E QUBA

UNIVERSITY OF SCIENCE AND TECHNOLOGY

CHITTAGONG DIABETIC GENERAL HOSPITAL



BUILDING ENTRANCE

The building will have an architecturally designed entrance gate.

The full front elevation of the building will have a stylish combination of cladding, glass 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.



CAR PARKING

6 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.

All columns will be partly painted, tiled or dressed with bricks with column guards to prevent damage by cars.





GROUND FLOOR



3rd-5th FLOOR PLAN TYPE: A • 2056 SFT



ROOFTOP



ROOFTOP FEATURES

Rooftop greenery as per design with sitting arrangement and garden lights.

Community hall with attached powder room and provision for air conditioning, lighting and power points.

BBQ area.

Lime terracing of adequate thickness for protection from heat.

Proper slope for efficient roof drainage.

Use of light reflective texture paint in combination with matte finish tiles for protection against dampness.

Protective parapet wall/ railing 4'-0" high around the periphery.

Separated clothes drying area with lines for drying laundry.



BIRDS EYE VIEW



COMMON TO ALL RESIDENTS

LIFT, LOBBIES & STAIRCASE

A high quality 8 passenger lift (from reputed international manufacturer 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.

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.



WATER FACILITIES

Underground water reservoir with lifting pump to store two days' consumption capacity.

An overhead water tank above the rooftop with capacity to serve half-a-day's 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.



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 bedroom),
4. One light point in kitchen and all bathrooms.
3. One point for refrigerator and one point for television.

APARTMENT PURVIEW

- 1 unit on each floor.
- Rooms are well ventilated with adequate lighting as best as possible.
- Special emphasis has been placed on the orientation and the location of the plot.
- Carefully arranged verandahs, doors and windows contribute to the design.
- All apartments have a foyer space for privacy.





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.
- All walls will be of machine-made solid bricks.
- Grills will be colored with enamel paint.

USE OUR EXPERTS AT BTI
INTERIOR SOLUTIONS TO
GET BEAUTIFUL BEDROOMS



Doors, Windows & Verandahs

- Teak decorative 3'9" wide main entrance door with door chain, check viewer, door knocker, apartment name plate and door handle with mortise lock.
- Termite protected, pretreated wood will be used as doorframe throughout the building.
- French polished strong and durable veneer door shutters used for internal doors.
- Modern molding on internal doorframes of teak chamble.
- Laminated flush door shutters and wooden door frames used for bathrooms.
- Cylindrical lock on all internal doors.
- Sliding glass windows and doors as per design complete with mohair lining, rainwater barrier and fly proof netting in all aluminium sections.
- Flat bar safety grills on all windows.
- Full height M.S. verandah railings as per design.

USE OUR EXPERTS AT BTI
INTERIOR SOLUTIONS TO GET
BEAUTIFUL LIVING ROOMS





USE OUR EXPERTS AT BTI
INTERIOR SOLUTIONS TO GET
BEAUTIFUL DINING ROOMS





KITCHEN FEATURES

- Local floor tiles - Good quality as per developer's choice.
- Local wall tiles with border and decor up to 7'0" height - Good quality 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
- One high polish counter top Single bowl sink with mixer.
- Tiled down wash area in the kitchen verandah.
- Exhaust fan suitably located.
- Provision for kitchen hood.
- Tubelight sets and provision for energy saving light brackets.

USE OUR EXPERTS AT BTI
INTERIOR SOLUTIONS TO GET
BEAUTIFUL KITCHENS





BATHROOM FEATURES

- Local Combiclosets in all bathrooms as per developer's choice.
- Local floor and wall tiles in all bathroom walls up to full height.
- Shower area with curtain rail in all bathrooms.
- Marble countertop cabinet basin in master bathroom as per developer's choice.
- Other bathrooms will have pedestal basin as per developer's choice.
- Full width mirror over the basin area in all bathrooms.
- Laminated flush door shutters with wooden frame.
- Local chrome plated fittings in all bathrooms - Sattar or 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, toilet paper holder in bathrooms - RAK or as per developer's choice.
- Concealed hot and cold water line in the master and second bathrooms.
- Tubelight sets and 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.

USE OUR EXPERTS AT BTI
INTERIOR SOLUTIONS TO GET
BEAUTIFUL BATHROOMS



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.
- Concealed television line in master bedroom, living room and family living area.
- Telephone connection points in master bedroom and living area.
- Imported gang type electrical switches, plug points and other fittings – Futina or as per developer's choice.
- Internet connection point in master bedroom and living room.
- Provision for wall brackets in all bedrooms, dining area, family lounge, living room and common areas as per design.
- Tubelight sets in the kitchen, maid's room and bathrooms for adequate lighting.
- Provision for air conditioners with power points in all bedrooms , living room & Dining room.
- All power outlets with earthed connections.
- Concealed ceiling fan provision in all bedrooms, living room, dining room and family living area.
- Maid's calling bell switch in master bedroom.



OPTIONAL FEATURES

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.



STRUCTURAL & GENERAL ENGINEERING FEATURES

- Building built to 78'-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 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.
- 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 solid brick and 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.
- 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 and 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.

DHAKA OFFICE:

bti CELEBRATION POINT

PLOT: 3&5, ROAD: 113/A, GULSHAN, DHAKA 1212

email: info@btibd.org


CHITTAGONG OFFICE:

bti LANDMARK

549/646, ZAKIR HOSSAIN ROAD

WIRELESS MORE, WEST KHULSHI, CHITTAGONG


email: info_ctg@btibd.org

 **16604, 096 1319 1919**



REHAB MEMBERSHIP 001
ISO 9001:2008 CERTIFIED



 www.btibd.com



building
technology
& ideas ltd.®

in pursuit of excellence...

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. Features and amenities may vary as per availability based on market prices/design requirement/ price fluctuation.