

# CELEBRATING THE FULFILLMENT OF OUR DREAMS



IN PURSUIT OF EXCELLENCE



YOU HAVE CHOSEN
TO BUY FROM



WE MAKE
HOMEOWNERSHIP
A JOYFUL
EXPERIENCE











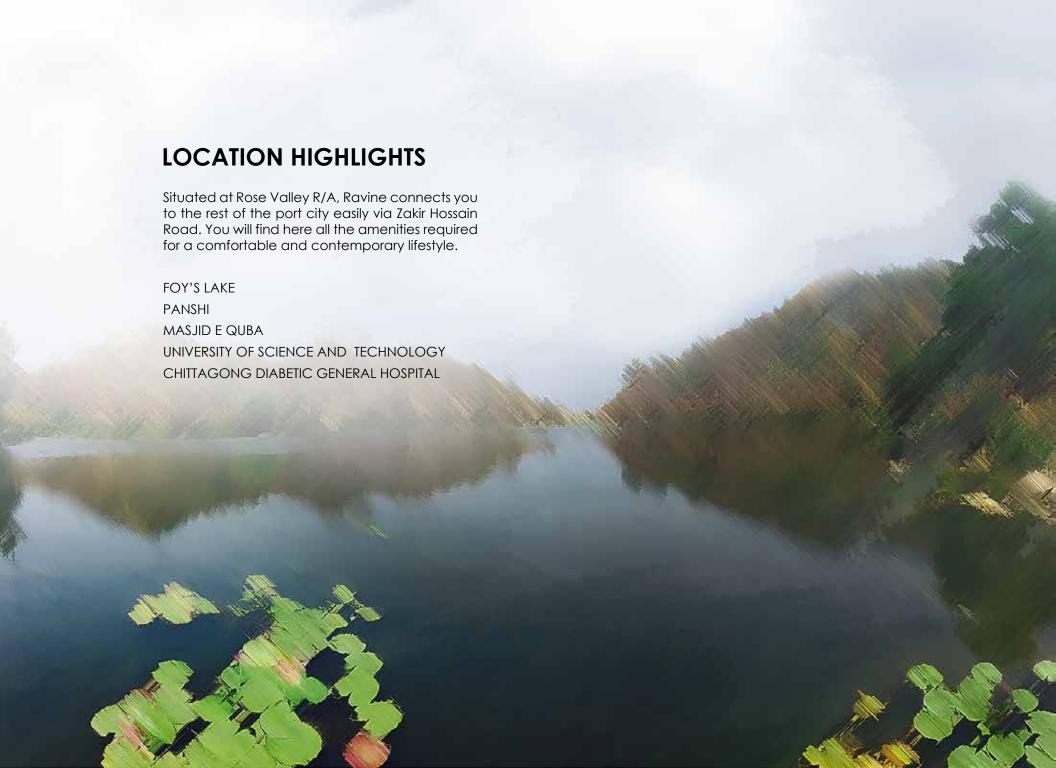
#### **LOCATION MAP**



Ravine

PLOT #08
ROSE VALLY R/A
CHATTOGRAM









#### **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**



30'-0" wide road Rosevally R/A

## 3rd-5th FLOOR PLAN TYPE: A • 2056 SFT









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.





#### 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:

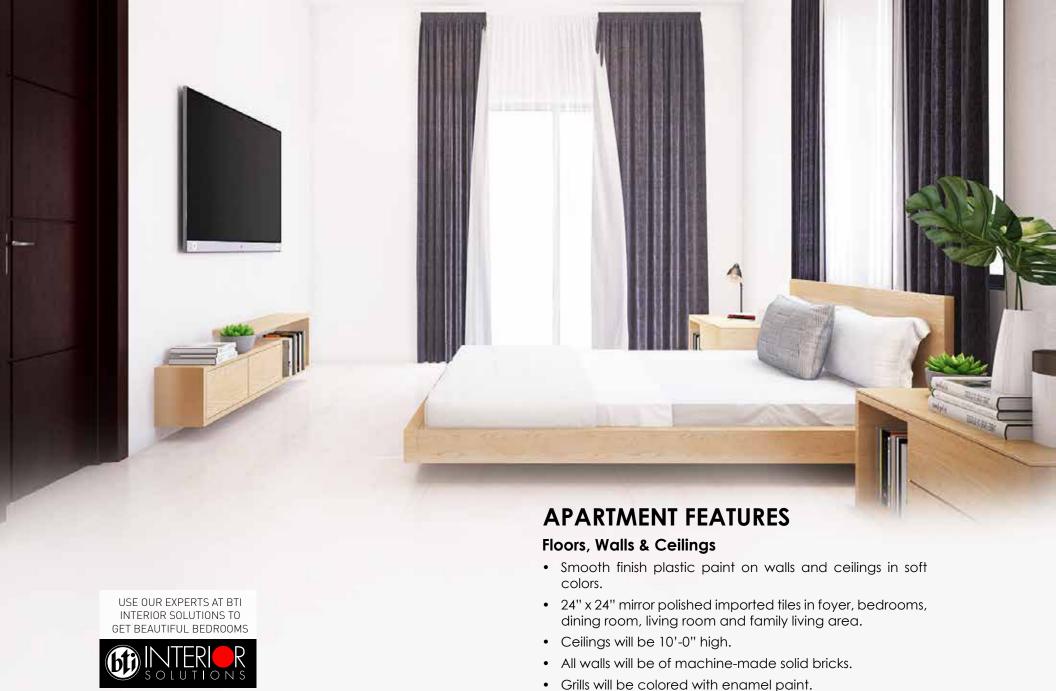
- Engine-Perkins/Cummins or good quality as per developer's choice.
- 2. Alternator- Stamford/ Mecc-Alte or good quality as per developer's choice.

#### 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.









- 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









#### 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.

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#### **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

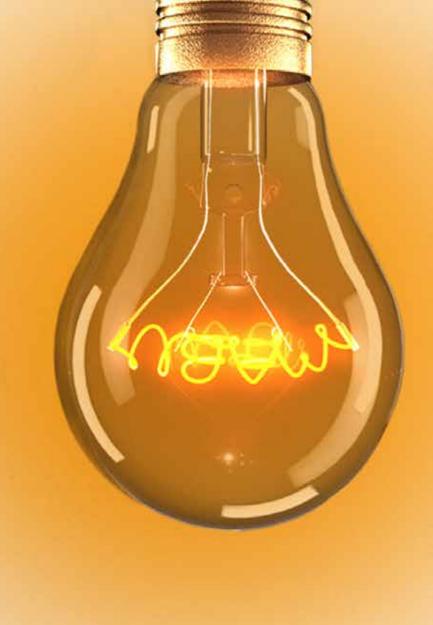
- Locally manufactured floor and wall tiles up to 7'-0" high and PVC false ceiling.
- Long pan, moving shower and mirror.

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#### **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.





### 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

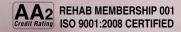
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#### CHITTAGONG OFFICE:

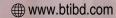
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in pursuit of excellence...