

স্বপ্নবিলাস

নবীনগর, সাভার





K H E E J U R T E K

D E N D A B O R

স্বপ্নবিলাস

Gonosastho
Medical College &
Hospital

Army Formation
Driving Field

RAB-4

National Martyr's
Monument

K U R G A O
P R R A N P A R A

Nabinagar
Bus Stand

Savar Cant.
Vegetable Market

Nabinagar
Post Office

Savar Cant.
Golf Club

S A V A R
C A N T O N M E N T

Savar Cant.
Public School & College

Jahangirnagar
University

স্বপ্নবিলাস

Mouza : Pathalia & Enayetpur

Rs Plot No : 96 ,1155

Nabinagar,savar, Dhaka



Live in a
GATED COMMUNITY
and Bask in the Tranquility of Shopnobilash

Away from the chaotic routine of the city, a beautiful gated community named Shopnobilash will take your breath away. Enjoy the benefits of living in a community while the serenity of Savar relieves you of your stress.

LOCATION HIGHLIGHTS

Dhaka Aricha Highway | Jahangir Nagar University
Savar Cantonment | National Martyr's Monument | Savar Golf Course
Enam Medical College and Hospital | Dhaka EPZ



AT A GLANCE

- Situated over 90.75 Kathas
- 7 storied residential buildings
- 228 units in 7 towers
- 206 parking spaces
- 10 high quality lifts



A COMPLETE COMMUNITY

- KIDS' PLAY AREA
- MEET & GREET SPACE
- GYM SPACE
- MINI AMPHITHEATRE
- GREENERY AND WALKWAY
- PRAYER ROOM
- COMMUNITY HALL
- MINIMART
- PHARMACY
- ATM BOOTH







BUILDING ENTRANCE

- The building will have architecturally designed entrance gates.
- The full front elevation of the building will have a stylish combination of groove 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 facade.
- Separate provision for putting up 'to-let' board.
- Well designed boundary wall to match the building facade.



RECEPTION LOBBY

- Smart reception lobby.
- 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.



COMMON TO ALL RESIDENTS

LIFTS, LOBBIES & STAIRCASES

- 9 stretcher and 1-8 passenger capacity lifts 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.

GENERATOR

- Diesel run emergency auto start/stop generator will be imported from Europe for use in case of power failure with:
- Engine-Perkins/Cummins or as per developer's choice.
- Alternator- Stamford/ Mecc-Alte or as per developer's choice.
- Generator will support the following:
- Lift, water pump and lighting in common space and stairs.
- Two light and two fan points in every apartment, one light point in kitchen.
- One point for refrigerator and one point for television.

FIRE PROTECTION SYSTEM

- Fire alarm, Fire extinguisher on every floor.

FLOORS, WALLS & CEILINGS

- Smooth finish plastic paint on walls and ceilings in soft colors.
- 16" x 16" homogeneous tiles in foyer, bedrooms, dining room, and living room area.
- Ceilings will be 10'-0" high.
- Provision for ceiling fans in all rooms.
- All walls will be made of concrete hollow block/ locally available bricks as per developer's choice.
- Grills will be colored with enamel paint.
- Basin provision in dining area.

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 Koroj) throughout the building, except the bathrooms.
- French polished strong and durable veneer door shutters used for internal doors, except the bathrooms.
- PVC door shutters with PVC door frames & tower bolt used for bathrooms.
- Cylindrical lock on all other doors.
- Sliding glass windows and doors (as per design) complete with mohair lining, rainwater barrier and provision for fly proof net in all aluminium section.
- Flat bar safety grills on all windows.
- Verandah railings with full height grill (as per design).





KITHCHEN FEATURES

- Local floor tiles.
- Local wall tiles with up to 7'0" height along kitchen counter.
- Strong and durable veneer flush door shutters with wooden frame.
- Concrete platform at 2' 8" height from floor level with tiled work top.
- Double burner gas outlet over concrete platform to support burners.
- One high polish counter top single bowl sink.
- Exhaust fan suitably located.
- Provision for energy saving light brackets.

BATHROOM FEATURES

- Local combiclosets in all bathrooms.
- Local floor and wall tiles in all bathroom walls up to full height.
- Shower area in all bathrooms.
- All bathrooms will have local pedestal basin.
- Standard size mirror in all bathrooms.
- PVC door frame with PVC door shutter and tower bolt .
- Local chrome plated fittings in all bathrooms as per developer's choice.
- Stainless steel cockroach gratings in all bathrooms.
- Push-shower with combined bib cocks in all bathrooms.
- Porcelain soap cases, towel rail, shower curtain rail, toilet paper holder in bathrooms -good quality as per developer's choice.
- Provision for energy saving light brackets.
- PVC catdoor over false slab.
- Concealed hot and cold water line in master bathroom.



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. Brand - SQ or as per developer's choice.
- Concealed television line in master bedroom and living room area.
- Imported gang type electrical switches, plug points and other fittings as per developer's choice.
- Provision for wall brackets in all bedrooms, dining area, living room & common areas as per design.
- Provision for air conditioners with power points in master bedroom and living room.
- All power outlets with earthed connections.
- Ceiling fan provision in all bedrooms, living room, dining room & family living area.
- Maid's calling bell switch in master bedroom.

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.
- One deep tube well.





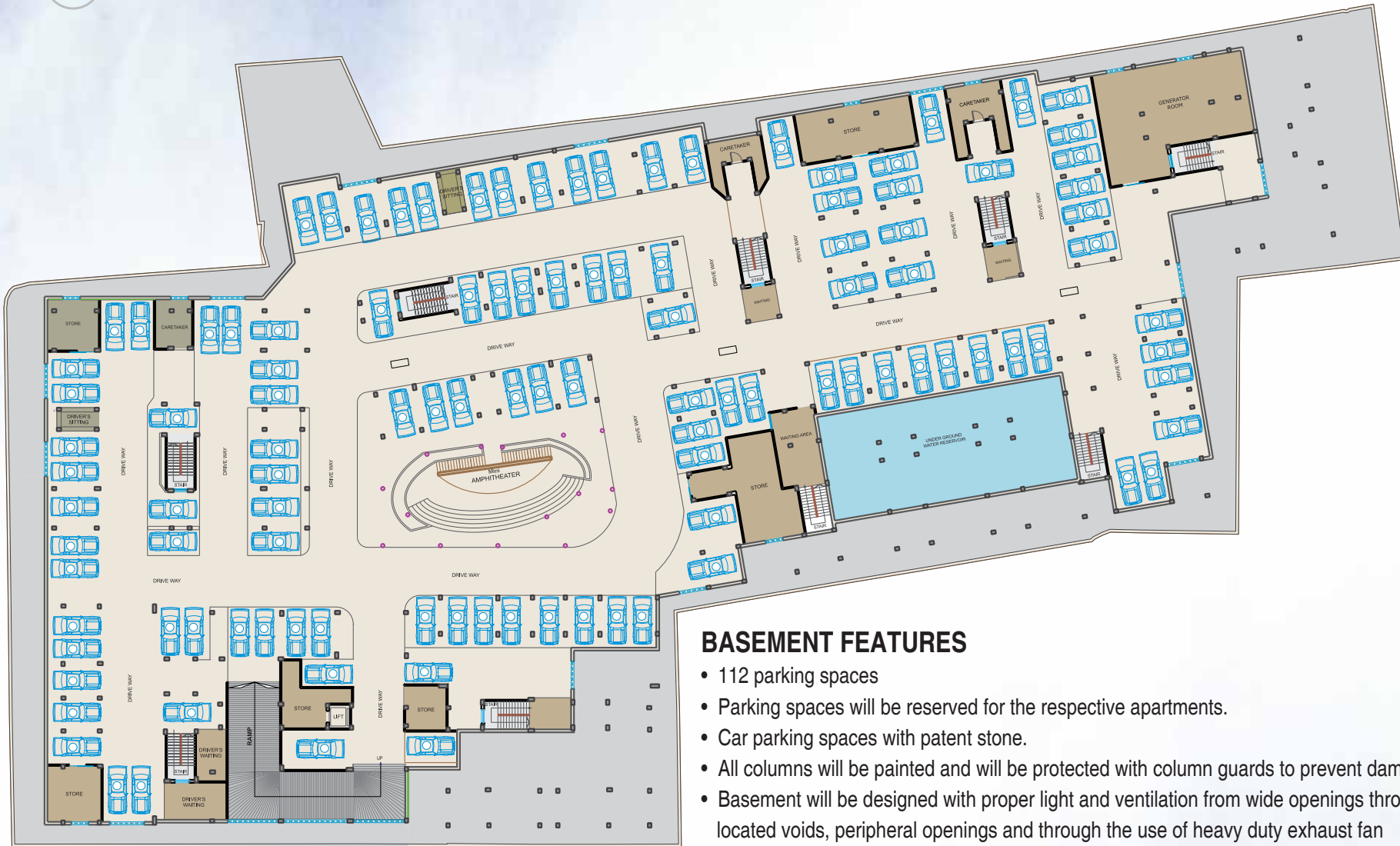
KEY PLAN



Shopnobilash offers you a vast range of floor plans to choose from. Whether you want a small or spacious apartment, we have it covered for you with apartment size ranging from **783 sft.** to **1308 sft.**



BASEMENT PARKING



BASEMENT FEATURES

- 112 parking spaces
- Parking spaces will be reserved for the respective apartments.
- Car parking spaces with patent stone.
- All columns will be painted and will be protected with column guards to prevent damage by cars.
- 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 water drainage system and arrangement of water suction to ensure fast and easy water drainage for prevention of rain water flooding
- Adequate lighting system



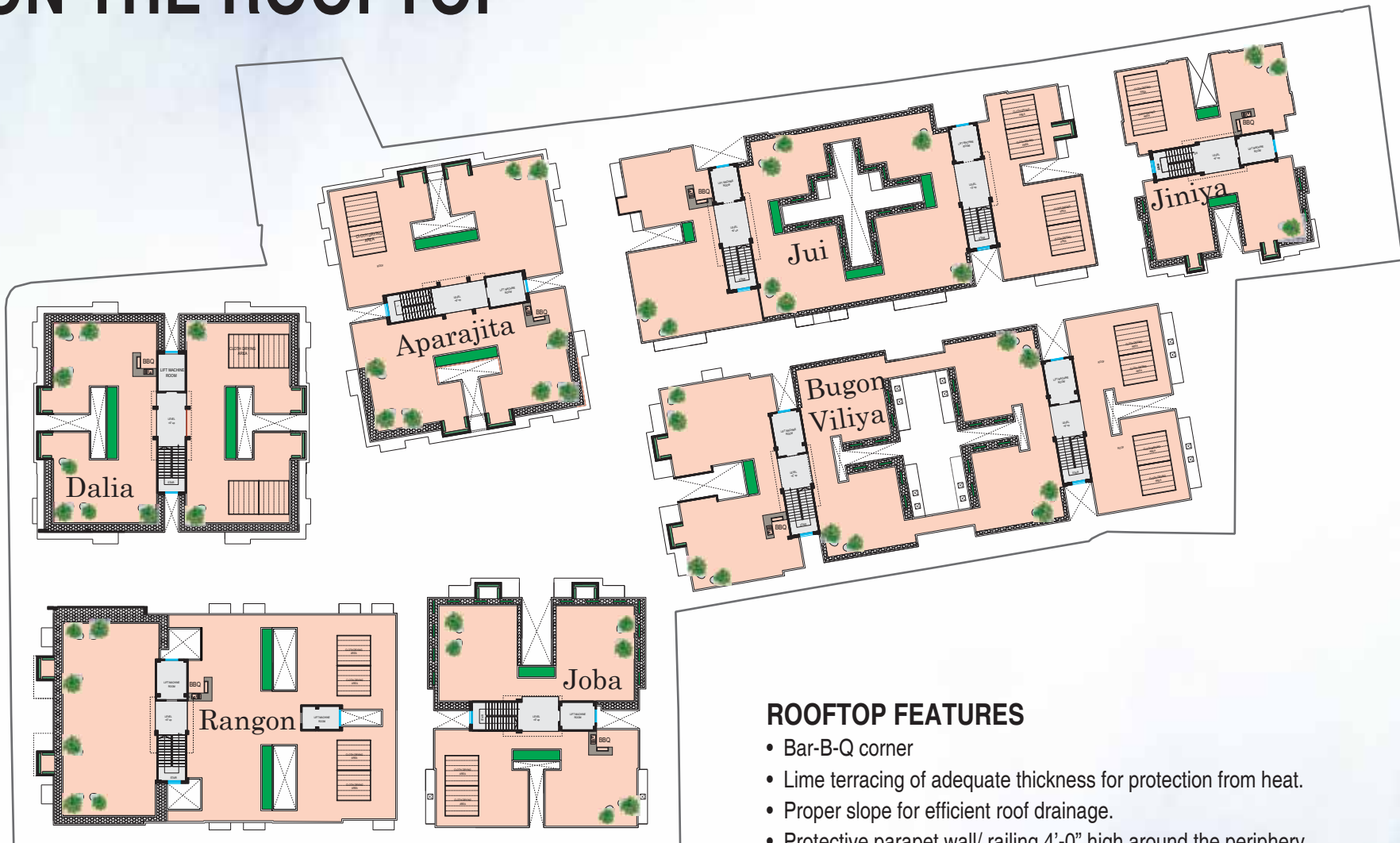
GROUND FLOOR PLAN



GROUND FLOOR FEATURES

- 94 parking spaces
- Community hall
- Children's play zone
- Gym sapce
- Prayer room.
- CCTV network.
- High ceiling to allow ample light and ventilation.
- Approach ramp will be covered with tiles as per design.
- Proper drainage facility around the periphery.
- Garbage bin with easy access for the residents and garbage collectors.
- Drivers' waiting area
- Walk way on ground floor around the peripheri of the whole complex.
- Mini Amphitheatre.

RELAX AND ENJOY ON THE ROOFTOP



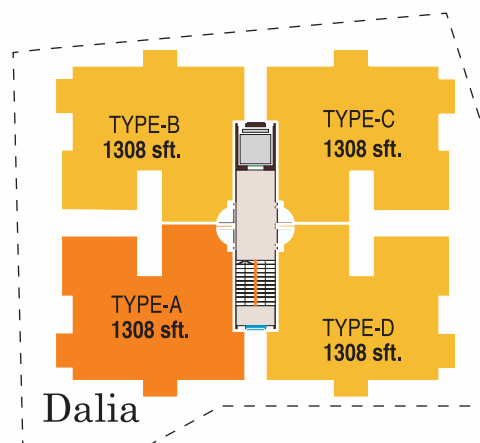
BIRD'S EYE VIEW OF 7 ROOFTOPS

ROOFTOP FEATURES

- Bar-B-Q corner
- Lime terracing of adequate thickness for protection from heat.
- Proper slope for efficient roof drainage.
- Protective parapet wall/ railing 4'-0" high around the periphery.
- Separated clothes drying area with lines for drying laundry.

Dalia

TOWER- 01
TYPE-A **1308 sft.**

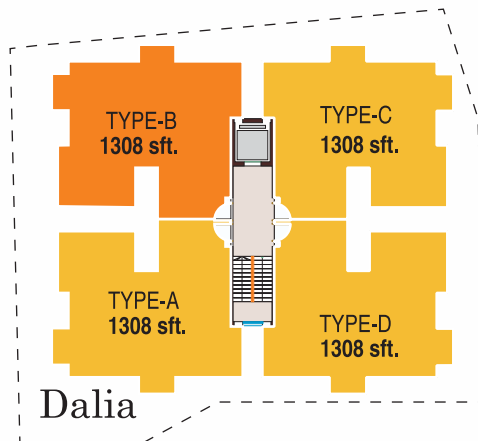


KEY PLAN



Dalia

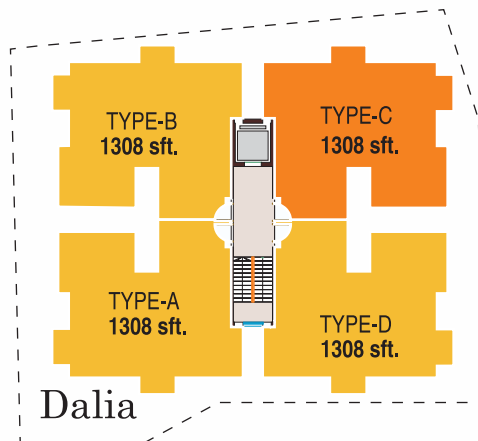
TOWER- 01
TYPE-B | **1308 sft.**



KEY PLAN

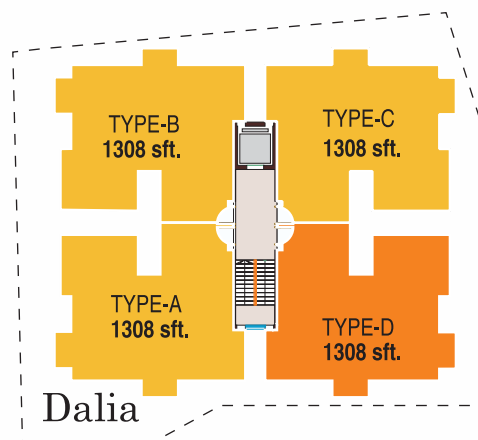
Dalia

TOWER- 01
TYPE-C | **1308 sft.**

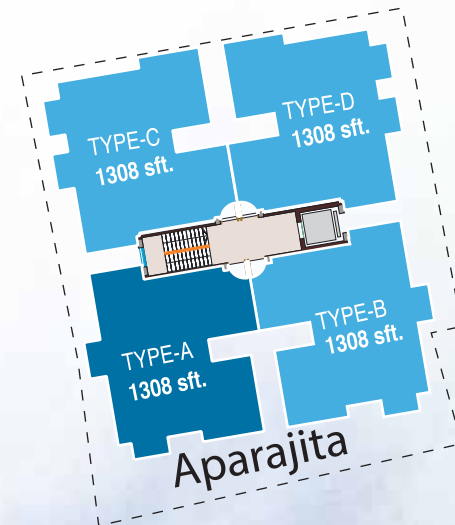


Dalia

TOWER-01
TYPE-D | **1308 sft.**

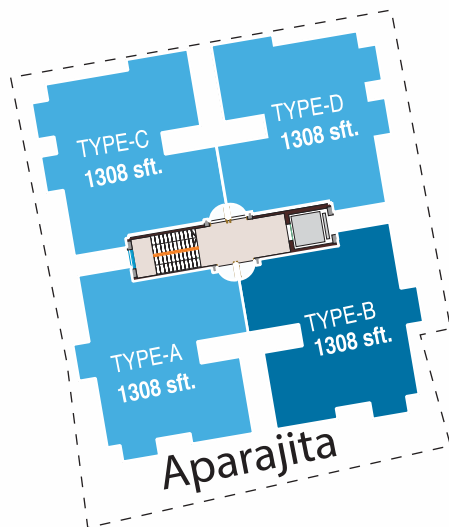


Aparajita
TOWER- 02
TYPE-A **1308 sft.**

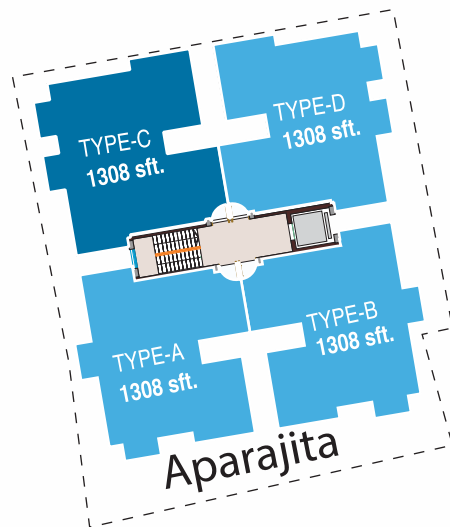


N
KEY PLAN

Aparajita
TOWER- 02
TYPE-B **1308 sft.**



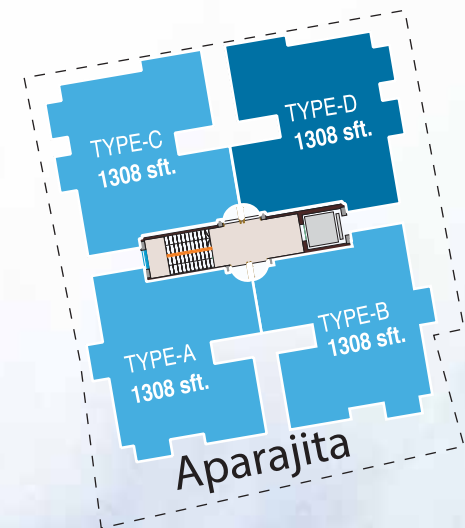
Aparajita
TOWER- 02
TYPE-C
1308 sft.



KEY PLAN



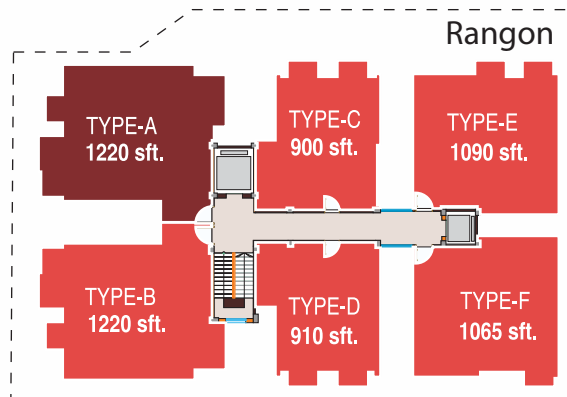
Aparajita
TOWER- 02
TYPE-D **1308 sft.**



Rangon

TOWER- 03
TYPE-A

1220 sft.

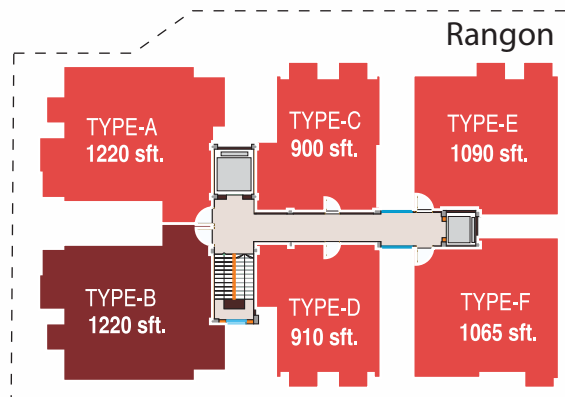


KEY PLAN

Rangon

TOWER- 03
TYPE-B

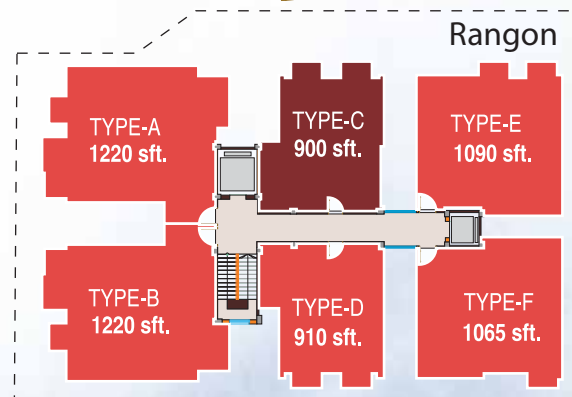
1220 sft.



KEY PLAN

Rangon
TOWER- 03
TYPE-C

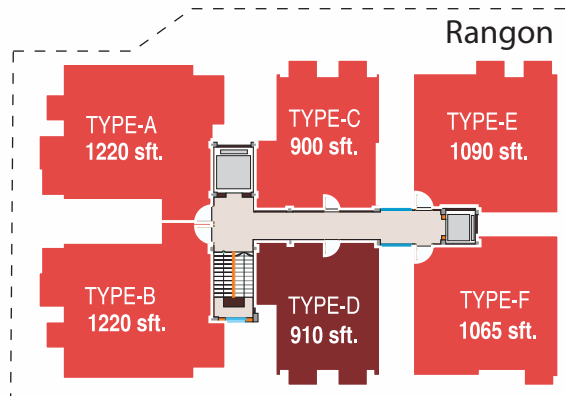
900 sft.



KEY PLAN

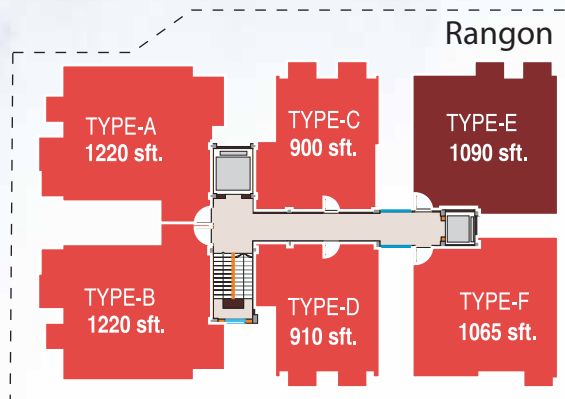
Rangon
TOWER- 03
TYPE-D

910 sft.



Rangon TOWER- 03 TYPE-E

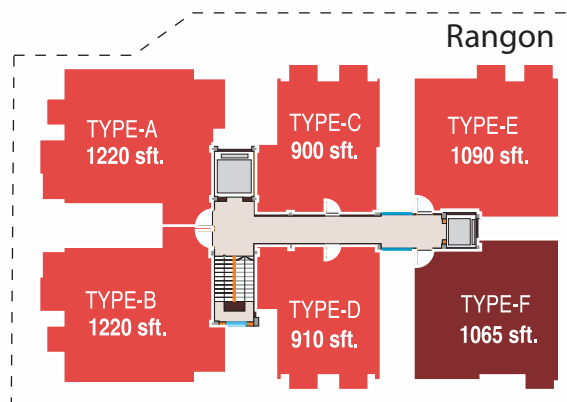
1090 sft.



KEY PLAN



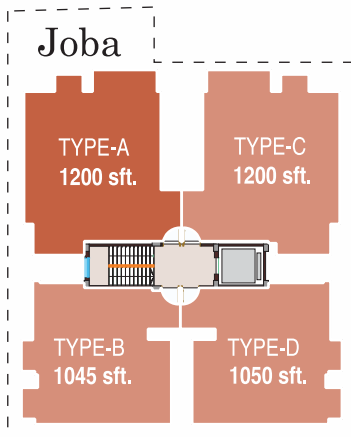
Rangon
TOWER- 03
TYPE-F | **1065 sft.**



Joba

TOWER- 04
TYPE-A

1200 sft.

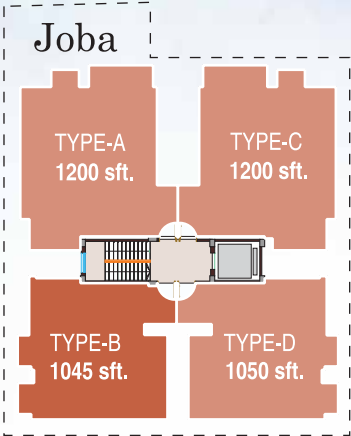



KEY PLAN

Joba

TOWER- 04
TYPE-B

1045 sft.



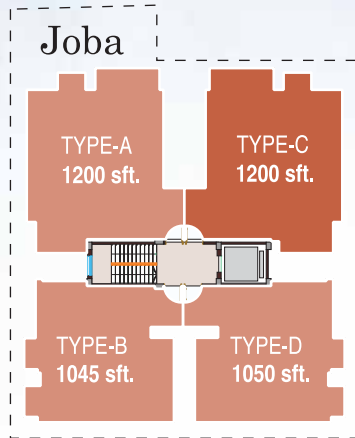
KEY PLAN



Joba

TOWER- 04
TYPE-C

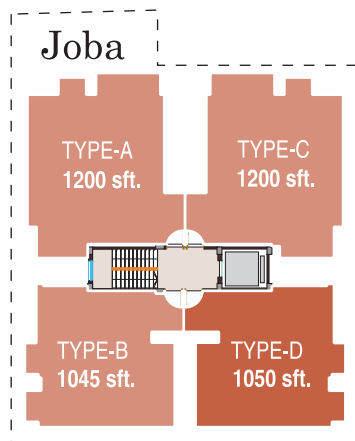
1200 sft.



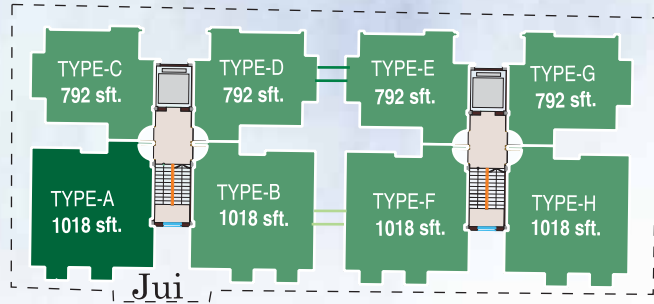
KEY PLAN



Joba
TOWER- 04
TYPE-D | **1050 sft.**



KEY PLAN

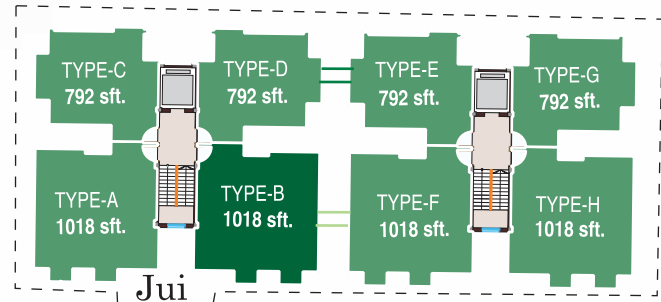


KEY PLAN

Jui
TOWER- 05
TYPE-A | **1018 sft.**



Jui
TOWER- 05
TYPE-B | **1018 sft.**



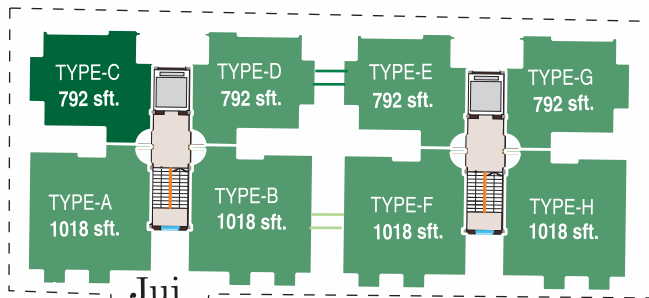

KEY PLAN

Jui
TOWER- 05
TYPE-C

792 sft.

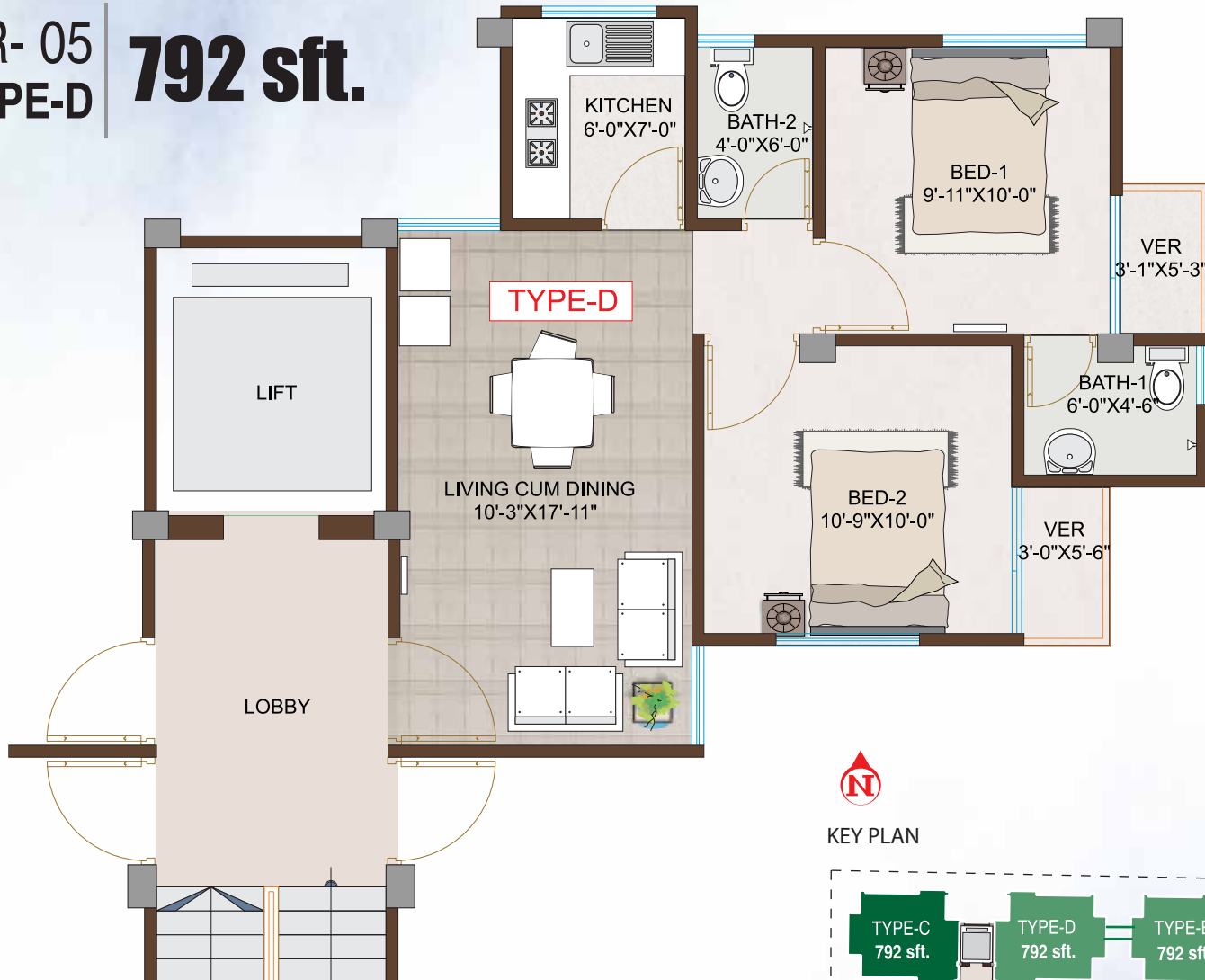


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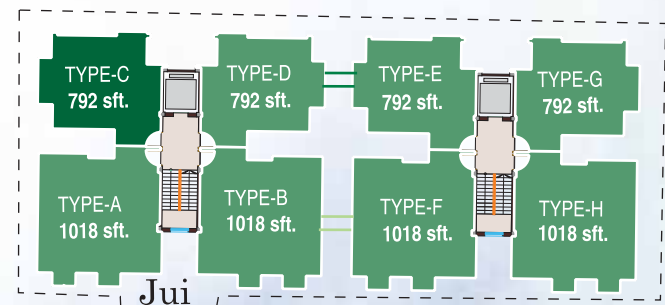


Jui
TOWER- 05
TYPE-D

792 sft.



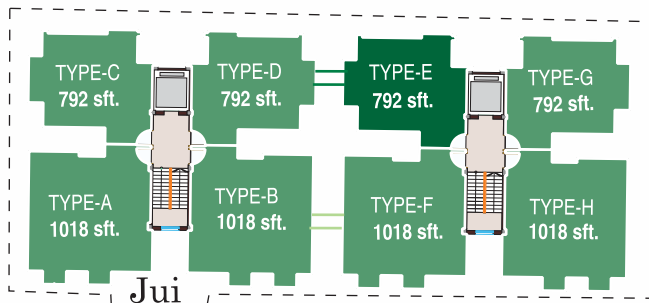
KEY PLAN



Jui
TOWER- 05
TYPE-E | **792 sft.**

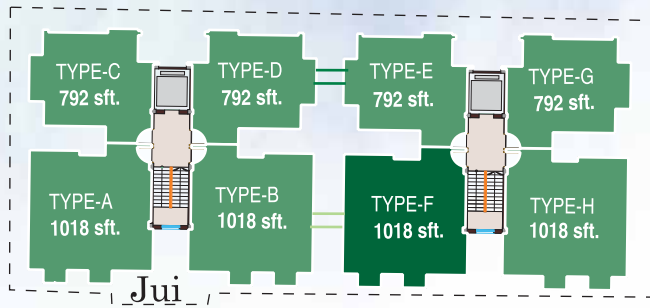


KEY PLAN





KEY PLAN



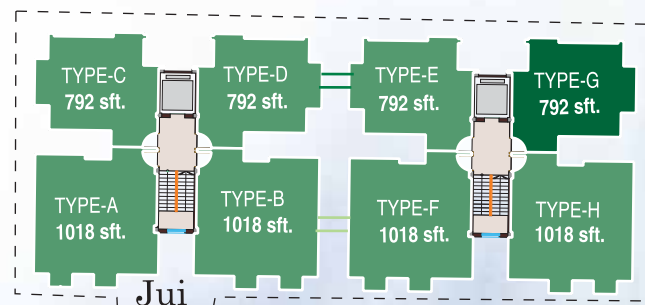
Jui
TOWER- 05
TYPE-F | **1018 sft.**



Jui
TOWER- 05
TYPE-G | **792 sft.**



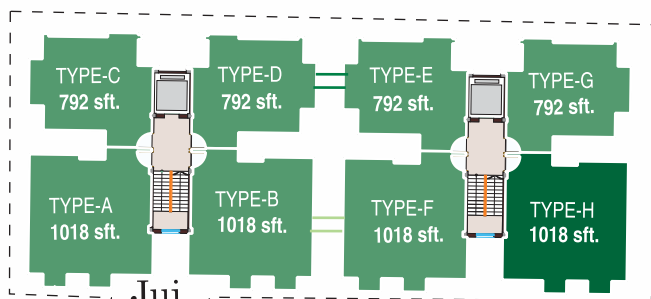
KEY PLAN



Jui
TOWER- 05
TYPE-H | **1018 sft.**

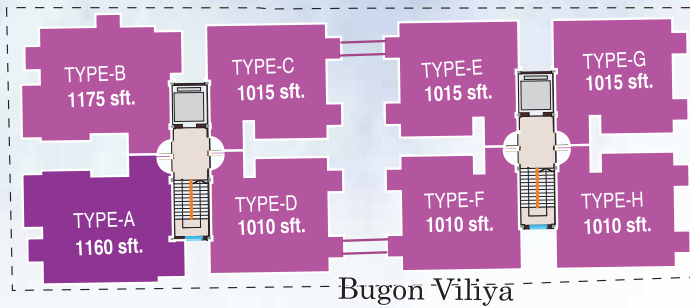


KEY PLAN





KEY PLAN



Bugon Viliya
TOWER- 06
TYPE-A

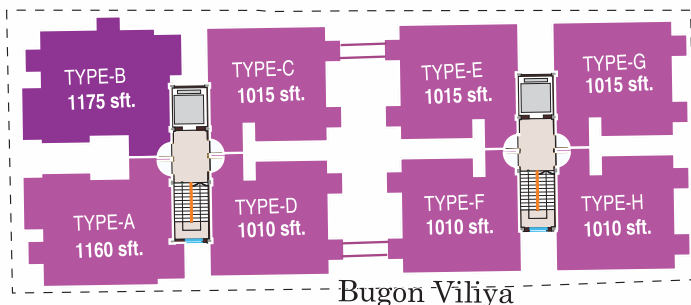
1160 sft.

Bugon Viliya
TOWER- 06
TYPE-B

1175 sft.



KEYPLAN



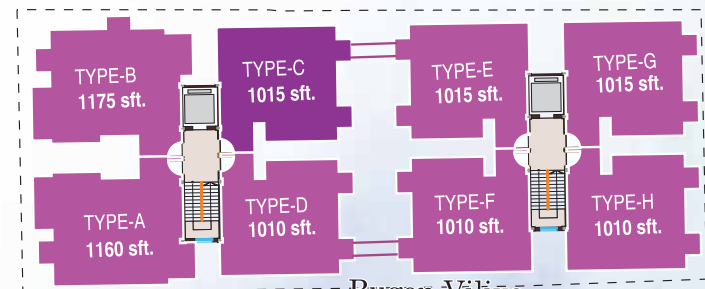
Bugon Viliya

TOWER- 06
TYPE-C

1015 sft.



KEY PLAN



Bugon Viliya

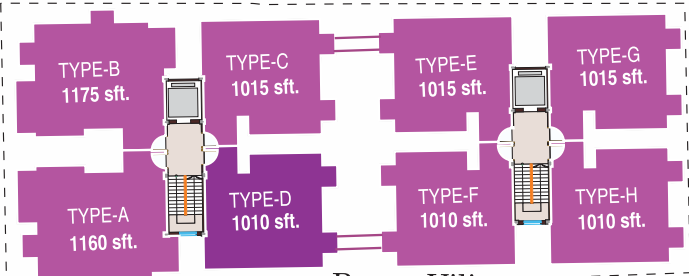
Bugon Viliya

TOWER- 06
TYPE-D

1010 sft.



KEY PLAN



Bugon Viliya



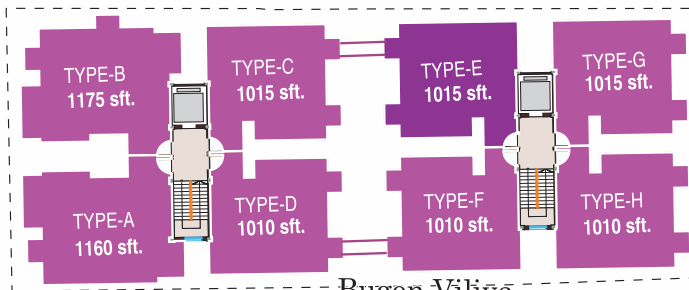
Bugon Viliya

TOWER- 06
TYPE-E

1015 sft.



KEY PLAN

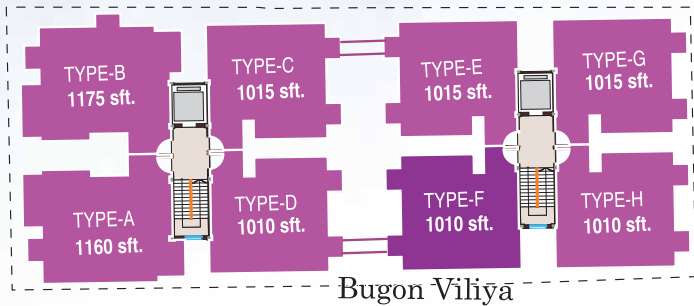


Bugon Viliya

Bugon Viliya
TOWER- 06
TYPE-F | **1010 sft.**



KEY PLAN



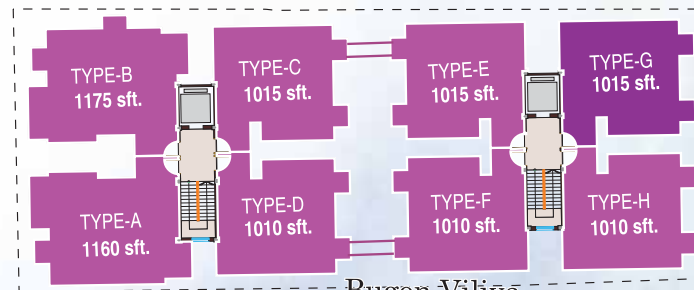
Bugon Viliya

TOWER- 06
TYPE-G

1015 sft.



KEY PLAN



Bugon Viliya

Bugon Viliya

TOWER- 06
TYPE-H

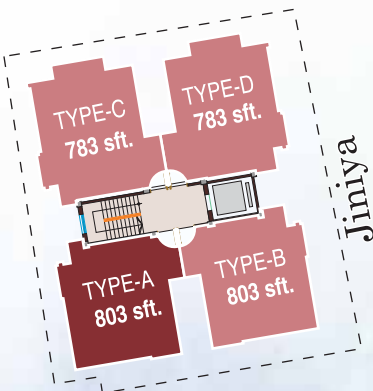
1010 sft.



Jiniya

TOWER- 07
TYPE-A

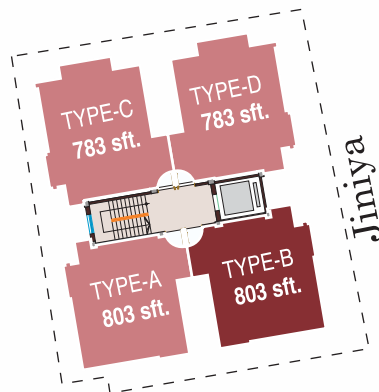
803 sft.



KEY PLAN

Jiniya
TOWER- 07
TYPE-B

803 sft.



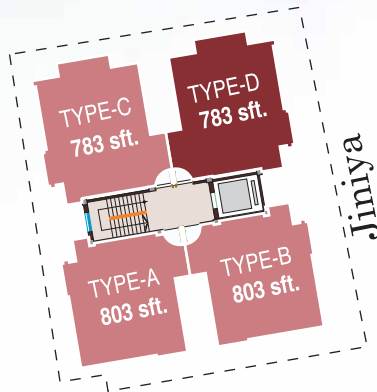
Jiniya
TOWER- 07
TYPE-C
783 sft.



Jiniya

TOWER- 07
TYPE-D

783 sft.




KEY PLAN





STRUCTURAL & GENERAL ENGINEERING FEATURES

- Building built to 76'-0" height with ground floor car park height 12'-0" and floor to floor height of each apartment 10'-0" in accordance with Cantonment board 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 concrete hollow blocks or 1st class local bricks as per developer's choice.
- 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.
- 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 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.

NIGHT VIEW



That's what bti has always been about.

Each and every member since bti's inception in 1984 has been trained to pursue excellence whilst achieving the single goal of 'Making homeownership a joyful experience' for our customers. Our large team of dedicated and highly skilled designers, architects, engineers, planners, creative minds to date, all work single-mindedly with the same goal in mind.

We are well known in the real estate sector for setting high standards of customer service and heavily invest in achieving international standards of work ethics and design development.

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email: info@btibd.org

CHATTOGRAM OFFICE
bti Landmark
549/646, Zakir Hossain Road, Wireless More
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email: info_ctg@btibd.org

btibd.com |  **16604**

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