

ROSARIUM

AT MALIBAG 1ST LANE



YOU HAVE CHOSEN TO BUY FROM

CLASSIC

COLLECTION



ASK ABOUT OUR OTHER COLLECTIONS

LUXURY
COLLECTION

COMMERCIAL
COLLECTION

COMMUNITY
—LIFESTYLES—



MAKING HOME OWNERSHIP A JOYFUL EXPERIENCE FOR YOU

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, and creative minds, to date, all work single-mindedly with this common goal.

Being in this industry for nearly 40 years, we deliver residential and commercial spaces targeted for different sectors of the economy and in sync with our joint venture partners, resulting in happy landowners and customers.

We have successfully created apartments in the Luxury Collection, Classic Collection, Community Lifestyles as well as a business address in the Commercial Collection. Each one is distinctly different from the other and based purely on the economic strata and aesthetic requirements of our customer base.

However, the core mantra of 'Making homeownership a joyful experience' stays true for all our customers, no matter which collection they choose to invest in. Like so many others, hope that you will also choose to trust bti when you invest with us in an elegantly modern home at Rosarium, a part of our Classic Collection series of stylish and affordable homes.

bti is well known in the real estate sector in Bangladesh for setting high standards of customer service and we heavily invest in maintaining international standards of work ethics and design development.

Our past and ongoing achievements:

- Founder member of REHAB (Real Estate Housing Association of Bangladesh)
- First real estate company in Bangladesh to be awarded the internationally recognized ISO 9001-2015 certification for Quality Management system awarded by ANAB and UKAS for 'Service, Design, and Construction of Buildings'.
- First real estate company in Bangladesh to introduce column-jacketing systems at the ground floor to build earthquake-resistant buildings.
- Awarded LEED Gold certification in the design and construction of a commercial building.
- Manufacturing, using and selling concrete hollow blocks to create a shift from environmentally harmful clay bricks used in construction in Bangladesh.
- Providing a full range of services connected with the real estate sector as a one-stop solution for our customers, including brokerage, interior solutions, and architectural services.

Over the years, bti has added to its portfolio a number of business services to support our customers in every aspect of the real estate market and beyond.





A CELEBRATED ADDRESS, A BLISSFUL HOME

FIND THE JOY OF LIFE IN THIS SANCTUARY OF LOVE..

Malibagh 1st Lane is well known for the lively neighborhood that nurtures strong bonding between the residents. Well-connected to Motijheel, Gulshan and the cultural hubs of Shegunbagicha, Rosarium will surely be a home that grants you the best lifestyle Malibagh can offer. Rosarium is surrounded with a host of wonderful civic facilities- from schools and banks to medical services, all your needs will be taken care of easily!

LOCATION MAP



ROSARIUM

Plot # 130/1, Malibag 1st Lane

CONVENIENCES NEARBY



Educational Institutes:	Shiddeswari Boy's School, Stamford University Bangladesh, Shiddeshwari Girls' High School
Hospitals:	Dr. Shirajul Islam Medical College & Hospital, Holy Family Red Crescent Medical College Hospital, Dhaka Community Medical College & Hospital
Banks:	Eastern Bank Limited, Al-Arafah Islami Bank Ltd.
Restaurants:	BruTown Café, Eat & Enjoy, Midnight Sun 1, Caviar Chinese Restaurant
Shopping:	Mouchak Market, Twin Tower Concord Shopping Complex, Anarkoli Super Market, Century Arcade Shopping Mall
Recreational Spots:	Law College Field





A LIFESTYLE THAT STANDS OUT!

Rosarium's aesthetically pleasing exterior façade will mesmerize the passersby who will definitely wonder about the lifestyle that unfolds inside! The breezy homes will make each day a delight. With 3 units per floor, you have the option to choose the apartment type to suit your needs the best. The cherry on top is the wonderful rooftop, where you can socialize and entertain your loving neighbors surrounded by soothing green space.

AT A GLANCE

130/1, Malibag 1st Lane, Khilgoan, Dhaka.

1 parking spot for each apartment

With wheel guard

Number of floors: G+7+ Community Hall

1 stretcher lift backed up by a generator

Three units per floor

1287-1463 sft. apartment size

3 types of apartments to choose from

Built over 8.97 kathas



BUILDING ENTRANCE

The exterior is stylishly designed to perfection with each detail elegantly taken care of. You will notice the outstanding blend of groove, cladding, glass and paint enhanced by greenery. The well-designed boundary wall will match the façade, and will securely surround the building. A concierge will be present right as you get through the entrance to monitor the building round the clock.



CAR PARKING

The parking zone is designed to effortlessly accommodate cars, with each space visibly marked for reservation with respective apartment number. Each space will have proper wheel guard to ensure safety, and the free column blocks will have column guards to prevent damage by cars.





GROUND FLOOR

The ground floor mainly hosts the parking zone, but with neat planters placed in accordance to the design, it'll be a lovely sight as you get off the car. The reception area will greet you with its lovely ambience, and the drivers' waiting area will comfortably accommodate chauffeurs for long hours. This floor is equipped with a security room with CCTV coverage of the periphery and common areas to ensure your safety. There's an intercom system that runs from the concierge to all the apartments to keep everyone connected. To add to the list of conveniences this floor has water drainage to safeguard from any kind of water buildup.

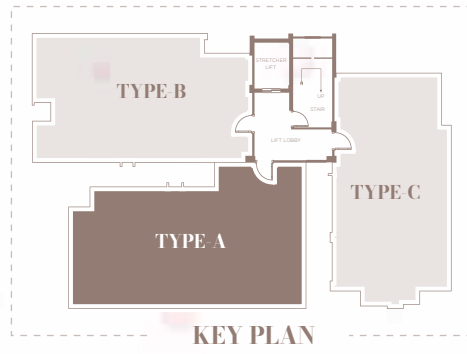


The thoughtfully designed homes at Rosarium grant you 3 spacious bedrooms, a living room and dining space. Being a North facing building, homes at Rosarium will always be breezy and bright. Each apartment has a private foyer space, which you can decorate to reflect your taste! Each space offers incredible functionality, so no chore will feel mundane. Your home will be an escape from the monotonous urban life!

IN CASE OF AN EMERGENCY, YOU WILL HAVE ACCESS
TO A EMERGENCY EXIT WITH A FIRE PROTECTED DOOR.

1ST FLOOR PLAN

Type: A: 1463sft



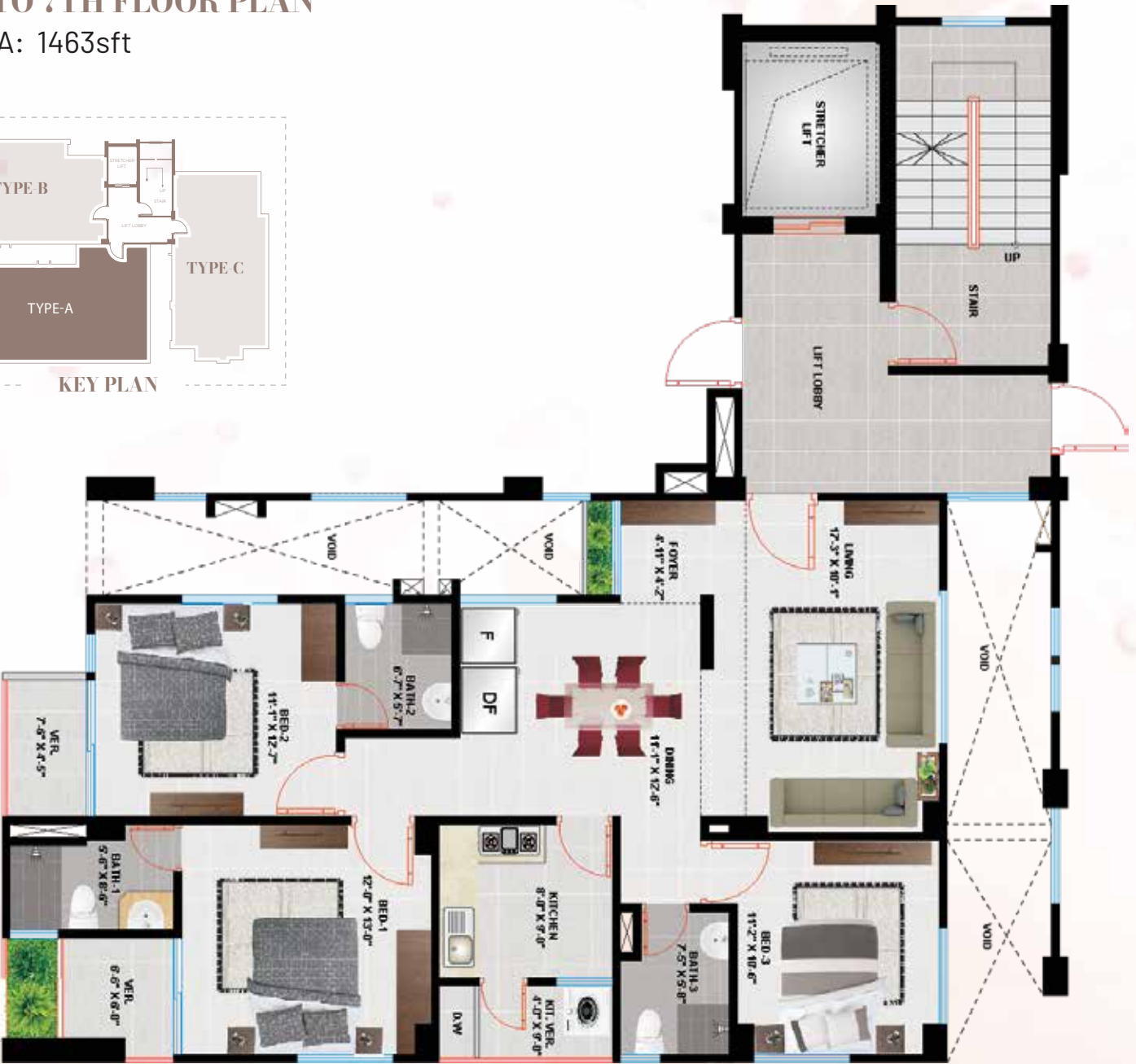
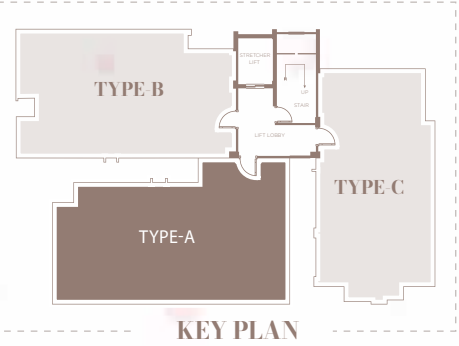
1ST FLOOR PLAN

Type: C: 1287sft



2ND TO 7TH FLOOR PLAN

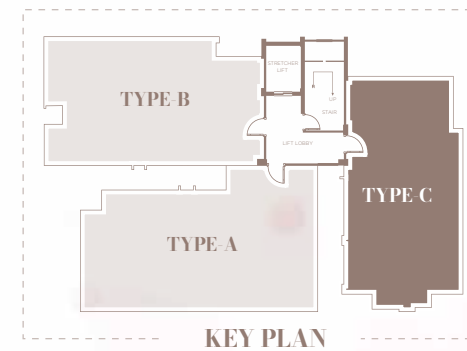
Type: A: 1463sft





4TH TO 5TH FLOOR PLAN

Type: C: 1287sft



ROOFTOP PLAN



A cup of tea in the beautifully landscaped rooftop as you gaze at the blue sky will revive you.

Moreover, you can have exciting social gatherings in the rooftop Community Room that has an attached powder room & washroom. With open spaces and sufficient seating arrangement, Bar-B-Q parties can be hosted with ease at the Bar-B-Q area.

Rosarium's rooftop is undoubtedly a delightful space to relax and enjoy!



ENJOY A CUP OF TEA IN THE GREEN LANDSCAPED ROOFTOP!

BIRDS EYE VIEW



FRONT VIEW



COMMON TO ALL RESIDENTS

LIFT

To serve the 7 floors comfortably, one stretcher lift will be installed. It will be of the best quality from renowned manufacturers with proper sensors and alarms.

The lift will be backed up by the generator in case of a power failure.

LOBBIES & STAIRCASE

The tiled floors and attractively designed lift walls will complement the elegant lift lobbies which can be easily maintained.

GENERATOR

An imported, diesel-run, canopied generator with automatic start and stop functionality will provide backup in case of a power failure to:

- The lift, water pump and lights for the common spaces
- A light and fan in every room including the bathrooms & kitchen
- The refrigerator and the television

WATER

A suction pump will ensure an uninterrupted water supply with a standby pump that will help in case of emergency. Apart from the regular water supply, there will be an underground water reservoir with a lifting pump to store enough for two days. An overhead water tank above the rooftop can serve a half-day requirement.

FIRE PROTECTION SYSTEM

There is one fire escape staircase for an emergency exit with a fire protected door. For additional precautions, fire hydrant, alarm, and extinguishers are also available.



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USE OUR EXPERTS
TO GET BEAUTIFUL BEDROOM.



USE OUR EXPERTS TO GET
BEAUTIFUL LEAVING LEAVING ROOM.

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SOLUTIONS



YOUR APARTMENT CRAFTED WITH THE BEST, BECAUSE YOU DESERVE IT

Main door:	Solid Chattogram Teak 3'-9" x 7 main entrance door.
Internal Doors:	7' high French polished teak chambul veneer door shutters with teak chambul door frame for all internal doors except bathrooms.
Floors:	24"x24" Mirror polished made-in-Bangladesh tiles in foyer, bedrooms, living room, dining room & all verandahs. Kitchen verandah with non-slip local tiles matched to the floor scheme.
Sliding doors & windows:	Sliding glass windows and doors as per floor plan, complete with mohair lining, rainwater barrier, and fly-proof netting.
Security and Safety:	Safety grills on windows & full height grill on kitchen verandahs.
Paint:	Smooth finished plastic paint on all internal walls & ceilings.
Electrical:	Imported gang type electrical switches, plug points, and other fittings. Provision for air conditioners with power points in all beds, living & dining areas. Tube light sets in the kitchen and bathrooms. Telephone & Internet connection point in the dining area. Maids calling bell switch in the master bedroom.
Cable connections:	Concealed television line in all bedrooms and living area.

KITCHEN FEATURE

- One granite countertop with double bowl sink.
- The made-in-Bangladesh 7 feet wall and floor tiles give the kitchen a clean look.
- The water supply runs through both hot and cold lines concealed smartly in the walls.
- An LPG connection for oven/stove that ensures that you can cook with ease.



ASK OUR EXPERTS.
YOUR WISH IS OUR COMMAND



BATHROOM FEATURE

- Laminated door shutter with teak chambul solid door frames.
- Customized shower area with curtain rail for privacy.
- Made-in-Bangladesh wall & floor tiles along with C.P. fittings & sanitary ware give your bathroom a contemporary feel.
- Marble countertop with cabinet basin in master bathroom, other bathrooms will have pedestal basin. Mirrors in all bathrooms.
- You have the option for both hot & cold showers as the master and the second bathroom have cleverly concealed hot & cold waterlines.



ASK OUR EXPERTS.
YOUR WISH IS OUR COMMAND

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.



USE OUR EXPERTS
TO GET BEAUTIFUL DECORATION.

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INTERIOR
SOLUTIONS



STRUCTURAL & GENERAL ENGINEERING FEATURES

We don't compromise when it comes to safety. We conducted testing in quality control labs and other completed work samples at every stage. The construction followed an earthquake-resistant design under the supervision of a team of experienced and qualified civil engineers to ensure the highest quality of workmanship.



DHAKA OFFICE:

bti Celebration Point
Plot: 3 & 5, Road: 113/A,
Gulshan, Dhaka 1212
Email: info@btibd.org

CHATTOGRAM OFFICE:

bti Landmark
549/646, Zakir Hossain Road
Wireless More, West Khulshi, Chattogram.
Email: info_ctg@btibd.org



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.

অংশ-২ (ফরম- ৩০২) (বিধি ১৪ দ্রষ্টব্য)
ফরম- ৩০২ (বিধি ১৪ দ্রষ্টব্য)
রাজধানী উন্নয়ন কর্তৃপক্ষ
উন্নয়ন নিয়ন্ত্রণ শাখা
রাজউক ভবন, ঢাকা-১০০০।
নির্মাণ অনুমোদনপত্র

Occupancy Type: A-2 : Apartment and Flat

স্মারক নং- রাজউক/

নির্মাণ অনুমোদন নম্বরঃ 25.39.0000.122.33.690.19

তারিখঃ 18 March 2020

প্রতি

মিসেস জাহানারা আলম চাকলাদার গং এর নিযুক্তির আম-মোক্তার জনাব জিয়াউর রহমান।

প্লট নংঃ ৩০৫, রোড নংঃ ১১৩/এ, সেলিব্রেশন পয়েন্ট, গুলশান, ঢাকা।

আপনার/ আপনারদের 13 Nov 2019 তারিখের আবেদন বিবেচনায় নিম্নোল্লিখিত জমি/প্লট ও বর্ণিত শর্তাধীনে Building Construction Act, 1952 (Act No. II of 1953) এর ধারা ৩ অনুযায়ী ৯ (নয়) তলা ইমারত/ প্রকল্প নির্মাণকল্পে অনুমতি প্রদান করা হইল।

প্রস্তাবিত জমি/ প্লট এর অবস্থান ও পরিমাণঃ

(ক) সিটি কর্পোরেশন/পৌরসভা/ গ্রাম/মহল্লাঃ City Corporation (খ) সি.এস/আর.এস দাগ নম্বরঃ 711,712/10630, 10630

(গ) মৌজা ও থানার নামঃ Shahar Khilgoan, Motijheel (ঘ) ব্লক নং:

(ঙ) সিটি নং:

(চ) ওয়ার্ড নং:

(ছ) সেক্টর নং:

(জ) রাস্তার নামঃ

(ঝ) বাহর মাপসহ জমি/প্লটের পরিমাণঃ 600.22 Sqm

(ঞ) জমি/প্লট-এ বিদ্যমান বাড়ি/কাঠামোর বিবরণঃ

শর্তাবলীঃ

ক. অনুমোদনকৃত নকশা অনুযায়ী নির্মাণকাজ সম্পাদন করিতে হইবে। যদি নির্মাণ অনুমোদনপত্রের নিয়ম লঙ্ঘন করিয়া কোন নির্মাণ কাজ করা হয়, তাহা হইলে সংশ্লিষ্ট সকলের বিরুদ্ধে কর্তৃপক্ষ আইনগত ব্যবস্থা গ্রহণ করিতে পারিবে।

খ. ইমারত নির্মাণ বিধি অনুযায়ী নির্মাণকাজ শুরুর পূর্বে এবং নির্মাণ কাজের প্রিঙ্কটরে পৌঁছানোর পর নির্ধারিত ফরম এর মাধ্যমে সামগ্রিক বিষয়টি কর্তৃপক্ষকে অবহিত করিতে হইবে।

গ. কর্তৃপক্ষ কর্তৃক যথা নিয়মে Occupancy Certificate প্রদান না করা পর্যন্ত নির্মিত ইমারত/প্রকল্পের ব্যবহার শুরু করা যাইবে না।

ঘ. ইমারত নির্মাণের জন্য প্রদত্ত অনুমোদন প্রস্তাবিত জমি বা প্লটের কোন আইনত অধিকার, দখল বা মালিকানা প্রদান করে না।

ঙ. নকশায় বর্ণিত জমি/প্লটের দখলী স্বত্ব লইয়া কোন বিবাদ থাকিলে অথবা অত্র অনুমতিপত্রের উল্লিখিত শর্তসমূহ ভঙ্গ করা হইলে অথবা আবেদনকারীর প্রদত্ত বিবরণসমূহ অসত্য হইলে অথবা কোন প্রয়োজনীয় তথ্যাদি গোপন রাখা হইলে অথবা যে উদ্দেশ্যে নকশার অনুমতি দেওয়া হইয়াছে সেই উদ্দেশ্যে ভিন্ন অন্য কোন উদ্দেশ্যে ব্যবহার করা হইলে Building Construction Act, 1952 (Act No. II of 1953) এর ধারা- ৯ অনুযায়ী অনুমোদন বাতিল বলিয়া গণ্য হইবে।

চ. বর্তমান অনুমোদনের তারিখ হইতে ০৩ (তিন) বৎসর পর্যন্ত নকশার অনুমোদন বলবৎ থাকিবে। এই সময়ের মধ্যে নির্মাণকার্য শুরু করা না হইলে সময়সীমা অতিক্রান্ত হওয়ার পূর্বে যথোপযুক্ত ফিস জমাপূর্বক আবেদনের মাধ্যমে নবায়ন করিতে হইবে।

ছ. এই অনুমোদন সরকারী, আধা-সরকারী ও বেসরকারী যে কোন প্রতিষ্ঠান কর্তৃক হুকুম দখলের বেলায় প্রতিবন্ধক নহে। সরকার যে কোন সময় সম্পত্তি হুকুম দখল করিয়া লইতে পারেন, ইহাতে প্রচলিত আইনানুযায়ী কোন বাধা থাকিবে না।

জ. ভূগর্ভস্থ তলা (বেজমেন্ট) অথবা ইমারতের ভিত্তির কাজ আরম্ভ করিবার ২ (দুই) মাসের মধ্যে সম্পন্ন করিতে হইবে। নির্মাণকাজ চলাকালীন পার্শ্ববর্তী জায়গায়/ইমারতের কোন ক্ষতিসাধন যাহাতে না হয় এই লক্ষ্যে প্রয়োজনীয় ব্যবস্থা গ্রহণ করিতে হইবে।

ঝ. কাঠামো নকশা প্রণয়নে এবং নির্মাণকাজ চলাকালে ভূমিকম্প সংক্রান্ত বিধানাবলী যথাযথ অনুকরণ নিশ্চিত করিতে হইবে।

ঞ. যে কোন নির্মাণকাজের জন্য Building Construction Act, 1952 (Act No. II of 1953) ও ঢাকা মহানগর ইমারত (নির্মাণ, উন্নয়ন, সংরক্ষণ ও অপসারণ) বিধিমালা, ২০০৮ এর অন্যান্য শর্তাবলী প্রযোজ্য হইবে।

বিসি কমিটির অনুমোদনক্রমে নির্মাণ অনুমোদন পত্র দেয়া হলো।



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