

SEPTEMBER - 2022

btb Newsletter

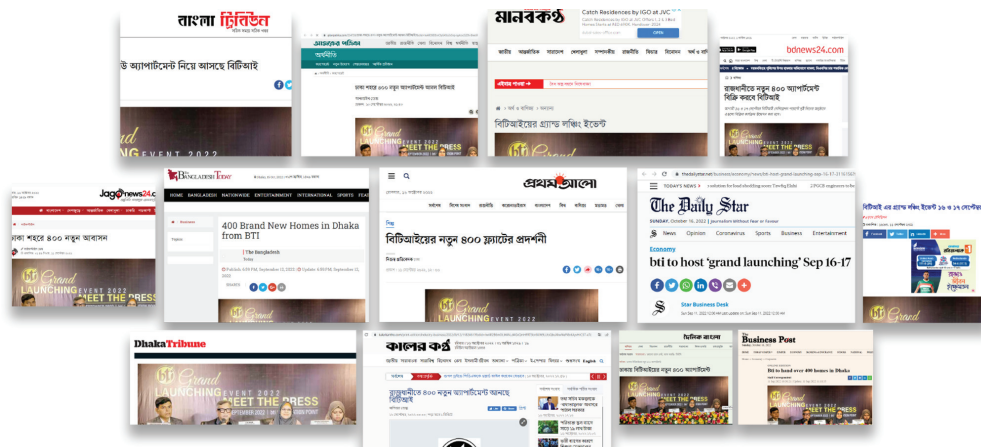
GRAND EVENT EDITION



A GRAND EVENT TO REMEMBER AT CELEBRATION POINT

btb SUCCESSFULLY ANNOUNCES THE LAUNCH OF 400 HOMES!

On 16-17 September 2022 btb hosted the Grand Launching Event 2022, where customers witnessed the launch of 400 brand new apartments, along with panel discussions on the Detailed Area Plan (DAP) and wellness communities. The event was graced by renowned real estate and wellness experts including celebrated architect Rafiq Azam, town planner of RAJUK and DAP project director Md. Ashraful Islam, renowned professor of psychology Dr. Mehtab Khanam, and yoga specialist Anika Rabbani. Mutual Trust Bank Ltd, Strategic Finance & Investments Ltd, NHFIL, BRAC Bank, and Dhaka Bank were present to offer financial solutions to customers.



**NEWEST ADDITION TO OUR
WELLNESS COMMUNITIES**

THE PEAK



**CELEBRATED ARCHITECT RAFIQ AZAM AND BTI'S
VERY OWN ARCHITECT TAWFIQ KALAM SUHAS PUT
THEIR HEART AND SOUL TO ACHIEVE A DESIGN THAT
ALLOWS PEOPLE FROM ALL AGE GROUPS TO BE ABLE
TO FULLY ENJOY LIFE AT THE PEAK.**



F R Khan: "The Peak provides wellness facilities to all age groups. We want children to roam around, and teenagers to play, swim, or have fun indoors and outdoors. Senior citizens can relax and enjoy the peaceful vibes of greenery. They can expose their past experiences to the younger generation and maybe learn a thing or two from them as well. This way, a bond of sharing and caring will take place in the community. Homemakers and single parents too, will not feel lonely. They can take time out for themselves and join in the conversations too."





50% open space has been allocated to the plot, with strategically placed nooks and corners which ensure that each apartment gets a generous proportion of sunlight, breeze, and ventilation throughout the year. Homes will receive plenty of sunshine during the winter from the southern side of the plot, and winds during the summers. The southern side will always be free of other buildings. The Peak ensures you utmost comfort, peace, safety, and security with the latest Smart Home features.

The Peak includes a library, prayer hall, gorgeously landscaped rooftop with lawns, walkways, gym, yoga space, and swimming pool. These amenities will encourage residents to stay fit and healthy in the long run. Immersed in greenery, each home faces a central forest where children can play to their hearts' content, while adults can witness the colorful changes of seasons. They can share their stories in the elegant waiting lounge and make merry as a community. The rooftop in particular, hosts the swimming pool, a walking track, a gym, and an outdoor freehand exercise and meditation space.



Designing the 167 residential units and ensuring plenty of open space, ventilation, and light for each of them in a unique land shape and size was quite complex. Despite the challenges, The Peak has become a fantastic example of a biophilic design. Located at ECB Circle, The Peak will ensure residents appreciate the natural beauty of Bangladesh.



WELLNESS COMMUNITIES & WELLBEING



bti GRAND LAUNCHING EVENT 2022 HELD A PANEL DISCUSSION ON HOW WELLNESS COMMUNITIES DRIVE THE CONCEPT OF WELLNESS AMONG RESIDENTS. THE DISCUSSION WAS LED BY BTI MANAGING DIRECTOR F R KHAN WITH ESTEEMED GUESTS, ARCHITECT RAFIQ AZAM, PROFESSOR & PSYCHOLOGIST DR. MEHTAB KHANOM, AND YOGA SPECIALIST ANIKA RABBANI.



ANIKA RABBANI

Yoga literally means 'the connection between body and mind'. Therefore, it is a form of physical and mental exercise. We often forget that life is a gift with its ups and downs. Yoga is a 5000-year old ancient practice originating from the Indus civilization that teaches us to be mindful of that life and experience it to the fullest. Yoga was also used as a form of treatment and healing. This means, for the sake of mental peace and physical health and to avoid a burnout, it is best to avoid material obsessions and instead seek a balance, a certain time for yourself out of your busy and restless schedule for spiritual healing. In that time period, you can indulge in your childhood habits that made you happy and more aware of the environment. Additionally, you can practice the art of yoga. If you have invested in having your own yoga room and materials, you have taken the first step to your wellness. I am happy that bti's wellness community has given importance to the wellbeing of residents by creating dedicated spaces for yoga and freehand exercises. Residents can take charge of their wellness and health for a better personal and professional life.



DR. MEHTAB KHANOM

Mental health is still a social stigma. Patients often hesitate and worry about confidentiality despite the fact that we are licensed practitioners with 22+ years of experience. Psychotherapists like us provide psychological treatments and methods to manage negative feelings and stress, while psychiatrists provide prescription medicines. The WHO clearly defines health as physical and mental wellbeing, yet most people are not aware of this. In fact, did you know that being mentally healthy can also lead to a robust immune system? Since we are talking about healthy living, this is why taking care of the mind should also come into play. All our minds have a kind of dualism. Sometimes it wants freedom, adventure, and novelty. Other times it wants safety, security, stability, and predictability. Depending on circumstances, our negative feelings could consume us and affect our relationships and behaviors with the self and others. Therefore, it is important to listen to your inner self and accept yourself unconditionally. Although we live in concrete cages (as we have no other choice), we must make do within these walls to keep us happy and well! We need space to breathe and enjoy life, therefore wellness communities will help residents do exactly that.





RAFIQ AZAM

INTERNATIONAL AWARD WINNING ARCHITECT

While other real estate leaders continue to perform business, bti has taken a different initiative and encouraged something beyond business. It is offering a chance of healthy living! As we know, community living and sharing knowledge has been the way of life in Bengal since ancient times. However, our modern times have renounced such practices, leading to isolated, sedentary lives. We now understand how important those practices were, and want to design concepts that ensure healthy community living in modern perspectives. Back then, formal architecture was a show of wealth, power, and financial competition. Only commoners survived on informal architecture. Those days are long gone.

From ego architecture, we have moved on to eco-architecture designed for all people from all walks of life. When I design, I keep in mind that we all want to be part of nature inherently. I see the residents as a community and society suspended in the grand cosmos. They need shelter, but also the freedom to explore, listen to the sounds of trickling water, birds chirping, children playing, adults laughing, etc. All these sounds alleviate stress. The point is, we want each resident to feel valued, to feel that their life is meaningful, that their wellness is truly within their control. Instead of holding others responsible for your wellbeing, architecture subconsciously sends the message that you can take charge of it yourself. Psychological support, training such as yoga and meditation, and a wellness-driven home can mean a healthy and happy life!



What

DAP

Means for Dhaka Real Estate

bti GRAND
LAUNCHING
EVENT 2022
ORGANIZED A
PANEL
DISCUSSION ON
DAP (DETAILED
AREA PLAN)
AND ITS
IMPLICATIONS.
THE
DISCUSSION
WAS HELD
WITH BTI
MANAGING
DIRECTOR F R
KHAN AND
ESTEEMED
TOWN
PLANNER AND
DAP PROJECT
DIRECTOR MR.
ASHRAFUL
ISLAM.





ASHRAFUL ISLAM

As a town planner, my professional responsibility is to ensure that Dhaka is livable for all. As a citizen myself, I also have certain aspirations to how the city should look like. It always stung to see Dhaka voted as one of the most unlivable cities in the world every year. Our city has a rich history that spans 400 years or more, and it is surrounded by four rivers, with various branches and tributaries that run through the city. While other cities had to build artificial rivers, we had everything. Yet, unplanned population density and urban development has taken over what once used to be rivers, wetlands, lakes, and forests. Even 20 years ago, we had numerous lakes within Dhaka. With the vision of DAP 2016-2035 we hope to alleviate these issues. In 400 years, we could not build more historical landmarks such as Ramna Parks or Suhrawardy Udyans. With DAP we will build more of such amazing public spaces. Previously, due to the lack of government incentives and unscrupulous developers encroaching areas with illegal buildings, a vast majority of low-income households now live in slums. In fact, 40% of the population are our unsung heroes. Garments workers, laborers, house help, and other marginalized populations live in despicable

conditions. Through public-private partnerships, we can realize affordable housing for them as they rightfully deserve. We have the economic capability to do so, and because of the various incentives of FAR, developers and landowners will surely come forward. By 2035, 2 crores and 60 lakh additional people, mostly young individuals, will add to Dhaka's population. By decentralizing them towards Dhaka's periphery with affordable housing, the population density will be uniformly distributed. We want to give all urban facilities within their walking distances, so that they do not have to commute long distances within the city. Most people do not know that DAP is, in fact, flexible and adjustable. Our target is not to limit, but rather to facilitate the needs of citizens and taxpayers as they deserve. Landowners with large plot areas could sacrifice some of their spaces for play areas and wider roads, and they will be compensated with FAR incentives. Landowners with 2-3 katha plots too can come together and create residential blocks with central open spaces for children. Congested areas such as Old Dhaka are very risky spaces to live in. In case of accidents, emergency services cannot access such areas on time. Therefore, DAP also emphasizes the need to develop heritage properties and unite landowners, for which we need great support from private developer companies such as bti. Hopefully, we can bring down the population density to 200 people per square foot.

F R KHAN

As the national population continues to see an upward trend, it seems more people are choosing to live in Dhaka and other major cities. Dhaka lacks the space and amenities that can accommodate so many people. It has become almost unlivable. It is time that Dhaka become more decentralized, which is the sole intention of the Detailed Area Plan (DAP). Key points of DAP include the revised floor area ratio (FAR), inclusion of playgrounds and open space for children, reviving natural water systems across Dhaka, and affordable housing for all, with the aim to even out population density and distribution towards the periphery of Dhaka. Soon-to-be or already established heritage properties can also be developed, but if it is not feasible, their FAR ratio can be bought and the equivalent proportion can be transferred to other locations. FAR is the ratio of total construction area to total area of land. It varies according to municipal wards and plot. Landowners and property owners outside Bangladesh may not be aware of the new rules of DAP such as this, which can result in disputes with developers. Through this session, hopefully our landowners and customers will be cleared of all the misconceptions around DAP.

