SHOPNOCHURA

@ DIABARI, UTTARA

Affordable Luxury



ASK ABOUT OUR OTHER COLLECTIONS



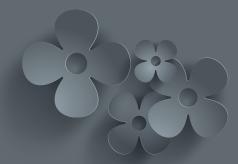






WE MAKE
HOME OWNERSHIP
A JOYFUL
EXPERIENCE





SHOPNOCHURA AT A GLANCE

LOCATION: **MOUZA DIABARI, UTTARA DHAKA** PLOT SIZE: **34 KATHAS**

NUMBER OF TOWERS: 3

TOTAL UNITS PER FLOOR: **11** (EXCEPT 1ST FLOOR- 9 UNITS)

APARTMENT SIZE: **1249 sft, 1213 sft, 1036 sft**

TOTAL APARTMENT: 97 PARKING SPACE: 97





A COMPLETE LIFESTYLE

Your home at Shopnochura provides a plethora of lifestyle features to fill your day's with recreation and relaxation.

GROUND FLOOR FEATURES

CHILDREN PLAY AREA

GYM

SAUNA

COMMUNITY HALL

PRAYER ROOM

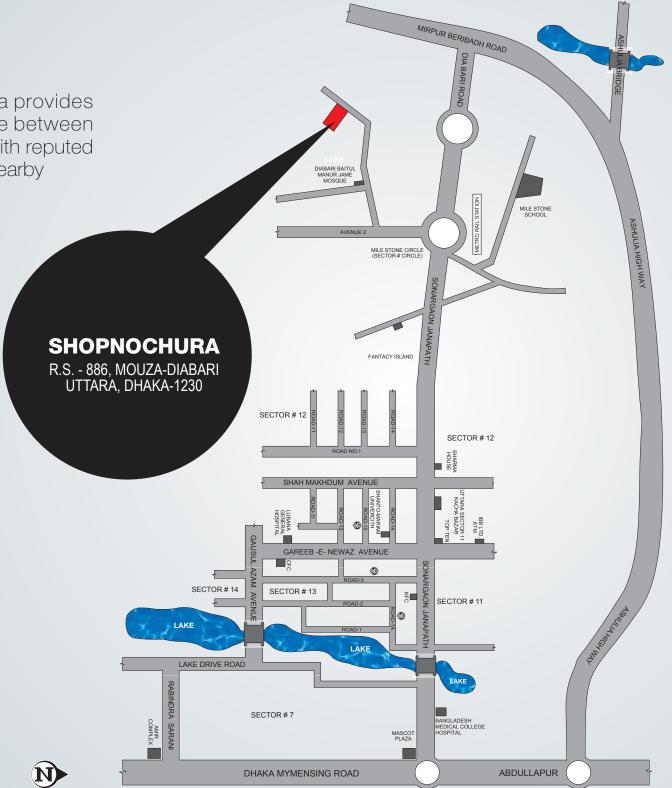
ROOFTOP FEATURES

BBQ CORNER WALKWAY

SITTING AREA

A GREAT LOCATION

The location of Shopnochura provides you with the ultimate balance between tranquility and convenience with reputed shools and medical facilities nearby





JUST AROUND THE CORNER

DIABARI FANTASY PARK
MILESTONE SCHOOL
BANGLADESH MEDICAL COLLEGE AND HOSPITAL

SHANTO MARIAM UNIVERSITY LUBANA GENERAL HOSPITAL

LAKE MASCOT PLAZA



A PEACEFUL SANCTUARY

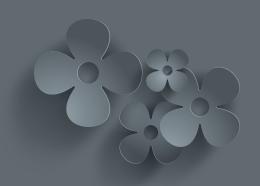
Situated in the quintessential area of Mouza Diabari, Uttara, Shopnochura ensures you are cocooned in a serene environment away from the hustle and bustle of city life.











EXTERIOR FACADE

• Exterior surface of the building enhanced with the use of groove, paint (Mastercoat) and Cladding brick for a great look as per design.

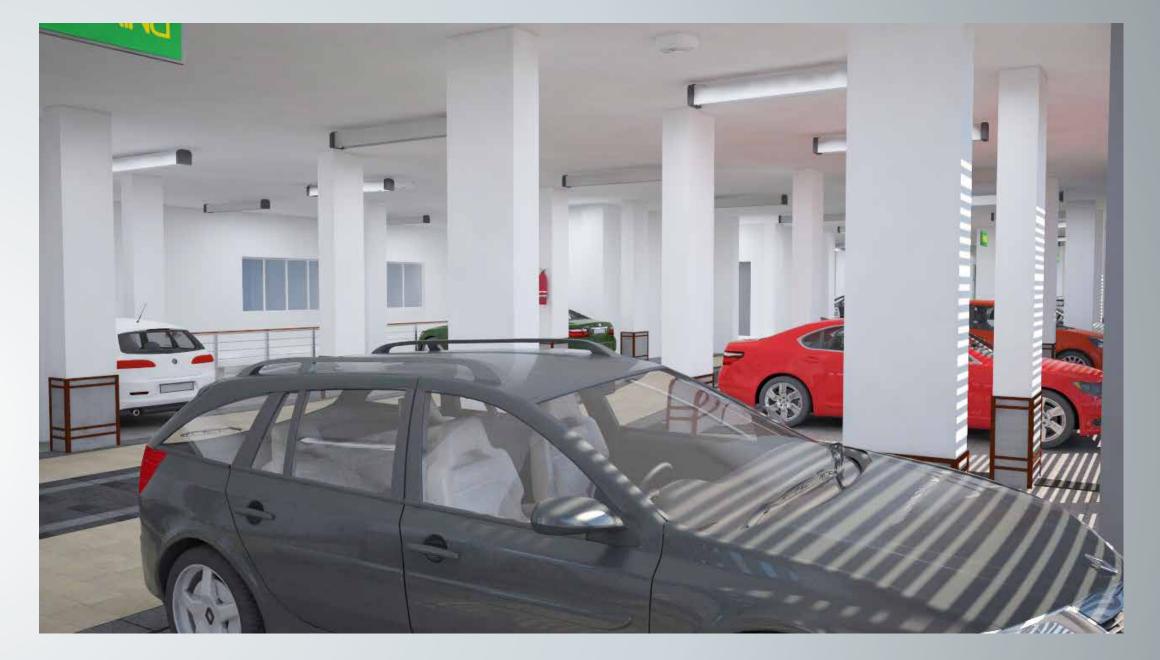
BIIII DING ENTRANCE

- The building will have two architecturally designed entrance gates.
- The full front elevation of the building will have a stylish combination of groove, cladding and paint and aluminum panel.
- 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.
- 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.
- Fountain in front of the building.



- There will be 97 parking spaces.
- Car parking spaces with tiles or cladding bricks in different combinations.
- All columns will be painted and will be protected with column guards to prevent damage by cars.
- Wheel guard for each car parking.
- 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.







BASEMENT

- Adequate car parking spaces in the basement floor
- 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 fans, water drainage system and arrangement of water suction to ensure fast and easy water drainage for prevention of rain water flooding
- Adequate lighting system
- Basement floor to be tiled in driveway.
- Drivers' waiting area

®BASEMENT FLOOR PLAN



GROUND FLOOR

- Adequate parking space.
- High ceiling to allow ample light and ventilation.
- Approach ramp will be covered with tiles (as per design).
- Proper drainage facility around the periphery of the building for easy water drainage on ground floor.
- Garbage bin with easy access for the residents and garbage collectors.
- Community hall with attached powder room and provision for air conditioning, lighting and power points on first floor.
- Children's playing area
- Gym provision for staying fit and healthy.
- Prayer room.
- Walkway around the periphery of the building.
- Sauna with change room.







GROUND FLOOR PLAN



KEY FEATURES

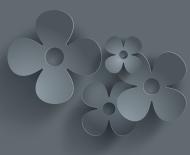
- GYMNASIUM
- SAUNA WITH CHANGING ROOM
- PRAYER SPACE
- CHILDREN PLAY AREA
- FOUNTAIN





A SEPERATELY ALLOCATED GYMNASIUM SPACE

A spacious gymnasium allocated seperately for male & female right within your apartment complex ensures you do not need to venture out of your home to sweat it out and stay fit and healthy.





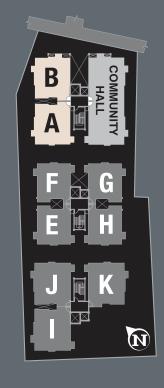
LET YOUR KIDS BE KIDS

At Shopnochura, a vast area on ground floor has been specially designed where your children can play with merriment and enjoy an unforgettable childhood amidst the bustling city life.







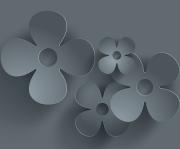






COMMUNITY HALL

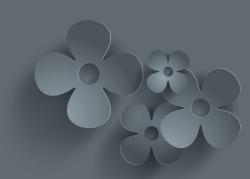
A spacious, well designed community hall gives you the perfect space to celebrate special occasions, or host parties and enjoy a lively time.





Enjoy solitary time on a spacious rooftop where you can take a walk or read a book in the sitting area. Breathe freely and have a great time with family & friends.

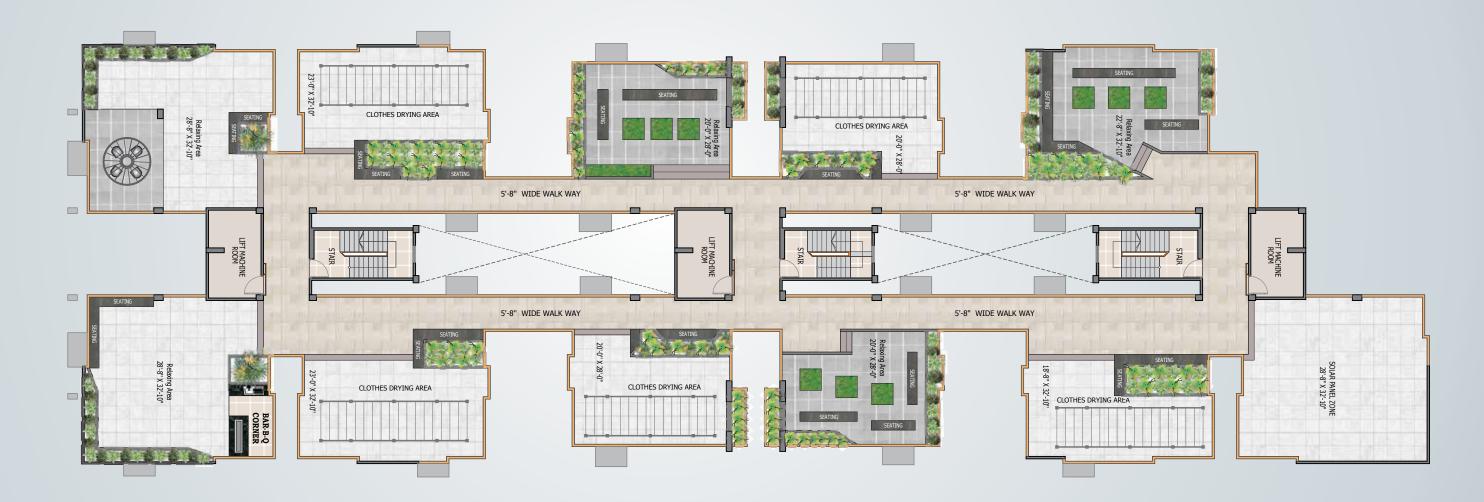




ROOFTOP KEY FEATURES

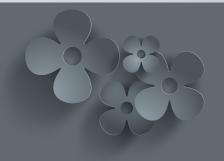
- BAR-B-Q ZONE
- SITTING AREA WITH GREENERY
- WIDE WALKWAY
- CLOTHES DRYING AREA

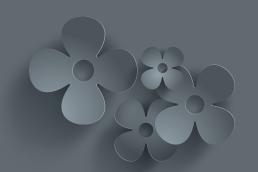
N ROOFTOP PLAN



ROOFTOP FEATURES

- Lime terracing of adequate thickness for protection from heat.
- Proper slope for efficient roof drainage.
- Use of light reflective texture paint in combination with tiles as per design for protection against dampness.
 Protective parapet wall/ railing 4'-0" high around the periphery.
- Separated clothes drying area with lines for drying laundry.
- Walkway on rooftop with separate zones for relaxation.
- Bar-B-Q corner.



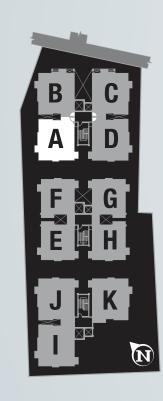


TOWER 1





HOWER L



1ST TO 9TH FLOOR PLAN

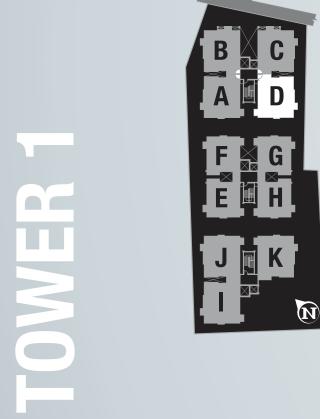


TOWER 1



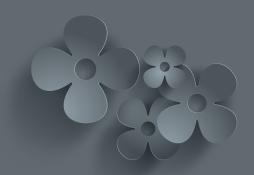






2ND TO 9TH FLOOR PLAN

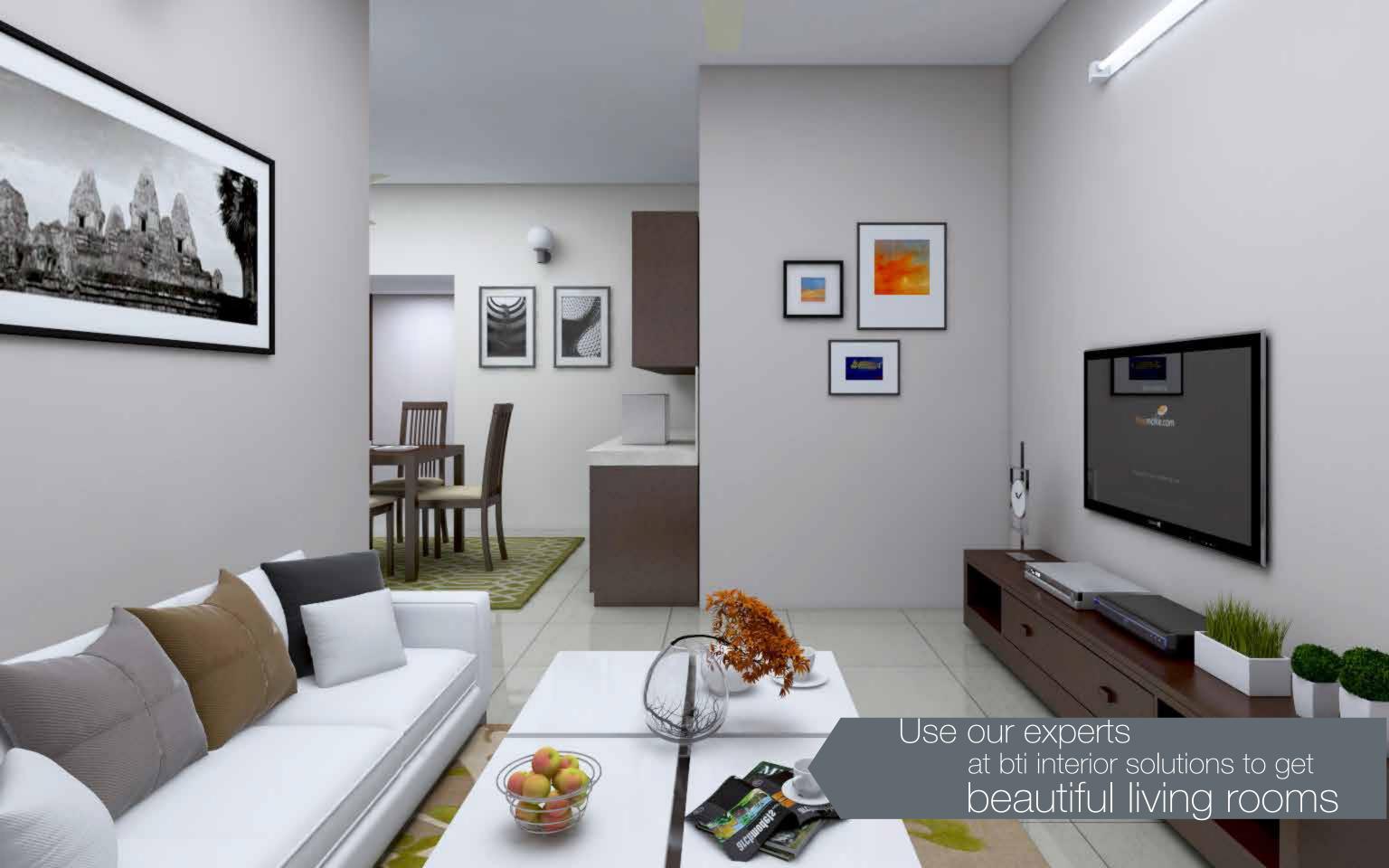


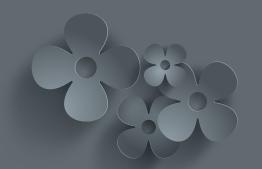


LIVING ROOM

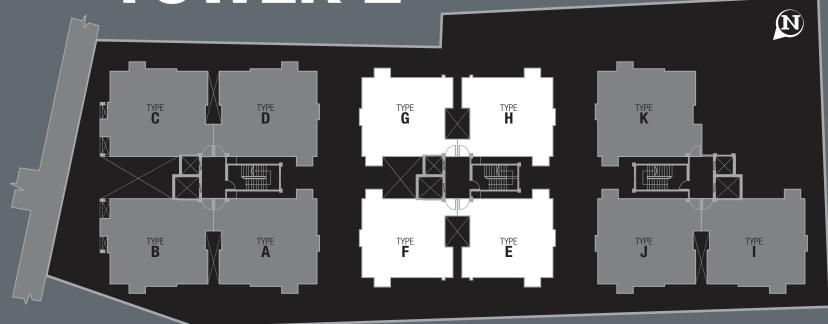
An impeccably designed living room will impress you with its every space crafted for your comfort. You can relax in front of a TV with your family or simply spend quality time together.





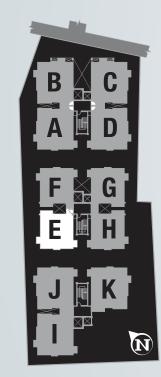


TOWER 2



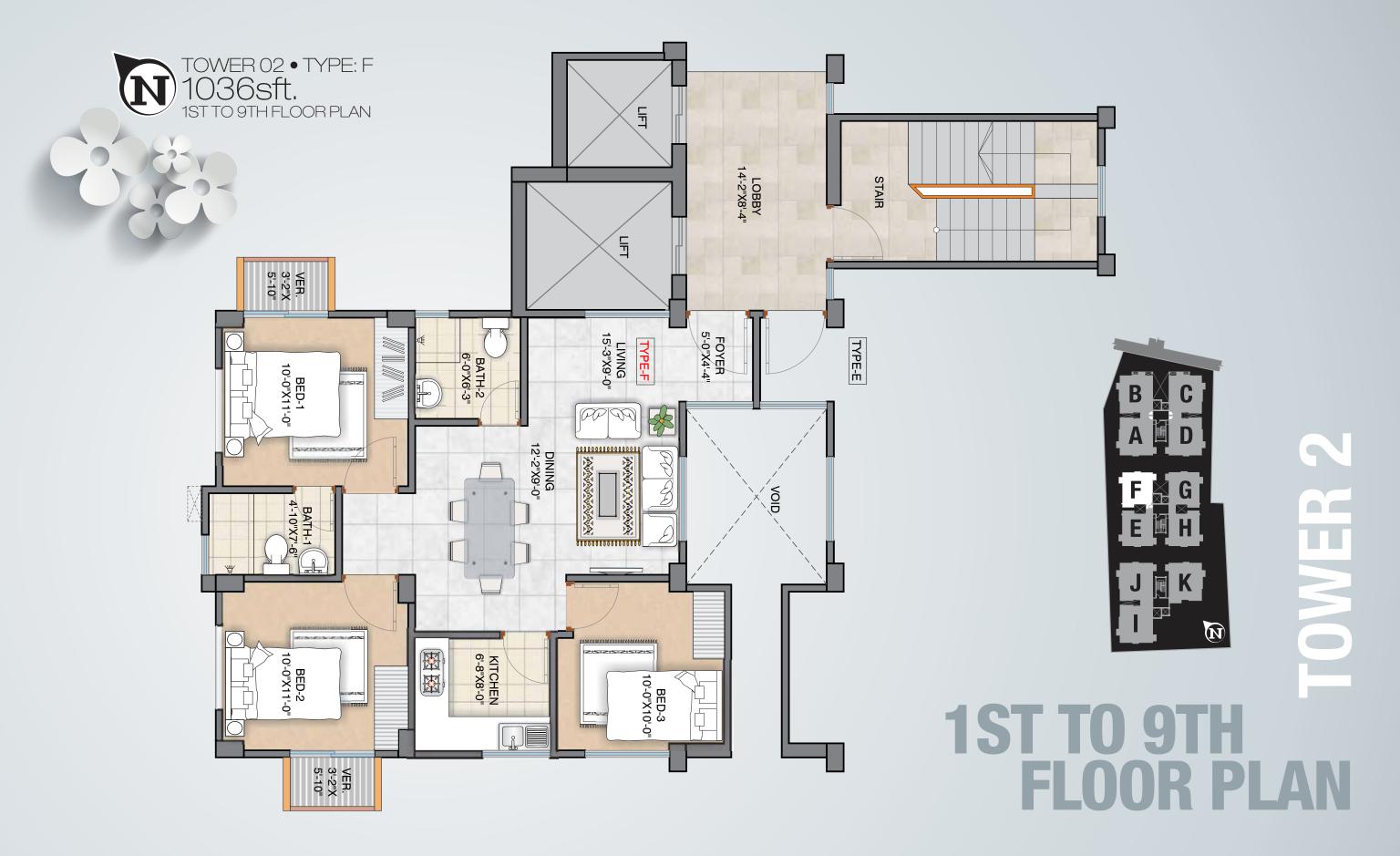


TOWER 2



1ST TO 9TH FLOOR PLAN









HE ST

1ST TO 9TH FLOOR PLAN

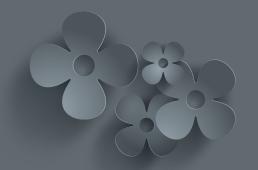
TOWER 2



A comfortable haven intended to pamper you, the bedroom is a retreat by itself. Spacious and airy, the bedroom provides you with a warm cozy vibe.



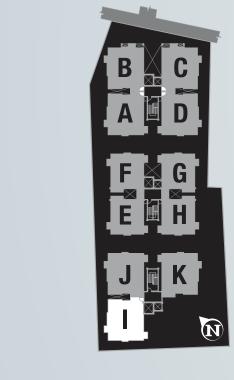




TOWER 3





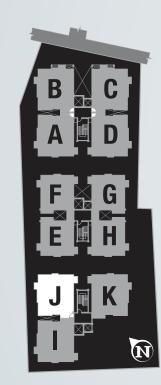


M

1ST TO 9TH FLOOR PLAN





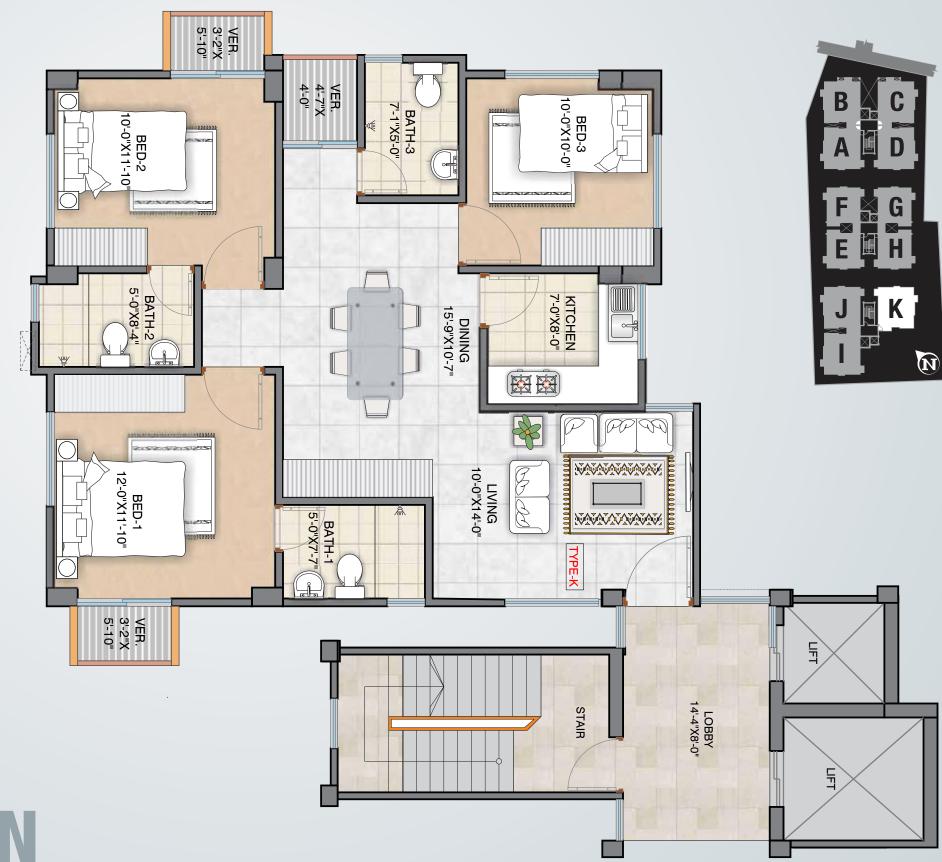


1ST TO 9TH FLOOR PLAN





ST TO 9TH FLOOR PLAN





Entertain guests or dine with your family in elegantly designed dining space





COMMON FEATURES AND AMENITIES AT SHOPNOCHURA







RECEPTION LOBBY

- Smart reception lobby designed to suit the building's character will be made up of a selection of stylish and elegant materials.
- Focus will be on energy saving lights inside the building wherever possible.
- Intercom connection from concierge to all apartments.
- Register dock for visitor's check-in at the concierge.
- CCTV network.
- Decorative material will be used on the ground floor reception lobby and lift walls (as per design).

LIFT. LOBBIES & STAIRCASE

- Three high quality stretcher lifts and three 8- passenger capacity lifts (from reputed international manufacturer as per developer 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.

COMMON UTILITIES

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
- Sewage Treatment system.

FIRE PROTECTION SYSTEM

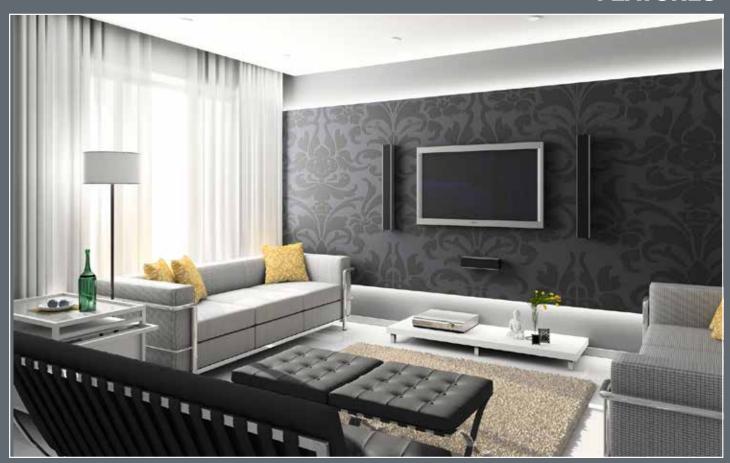
- Fire escape for emergency exit with fire protected door.
- Fire alarm, Fire extinguisher, Fire Hydrant on every floor.

GENERATOR

- A diesel run emergency auto start/stop 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. Two light and two fan points in every apartment, one light point in kitchen.
- 3. One point for refrigerator and one point for television.



APARTMENT FEATURES



Use our experts
at bti interior solutions to get a
beautiful apartment

FLOORS. WALLS & CEILINGS

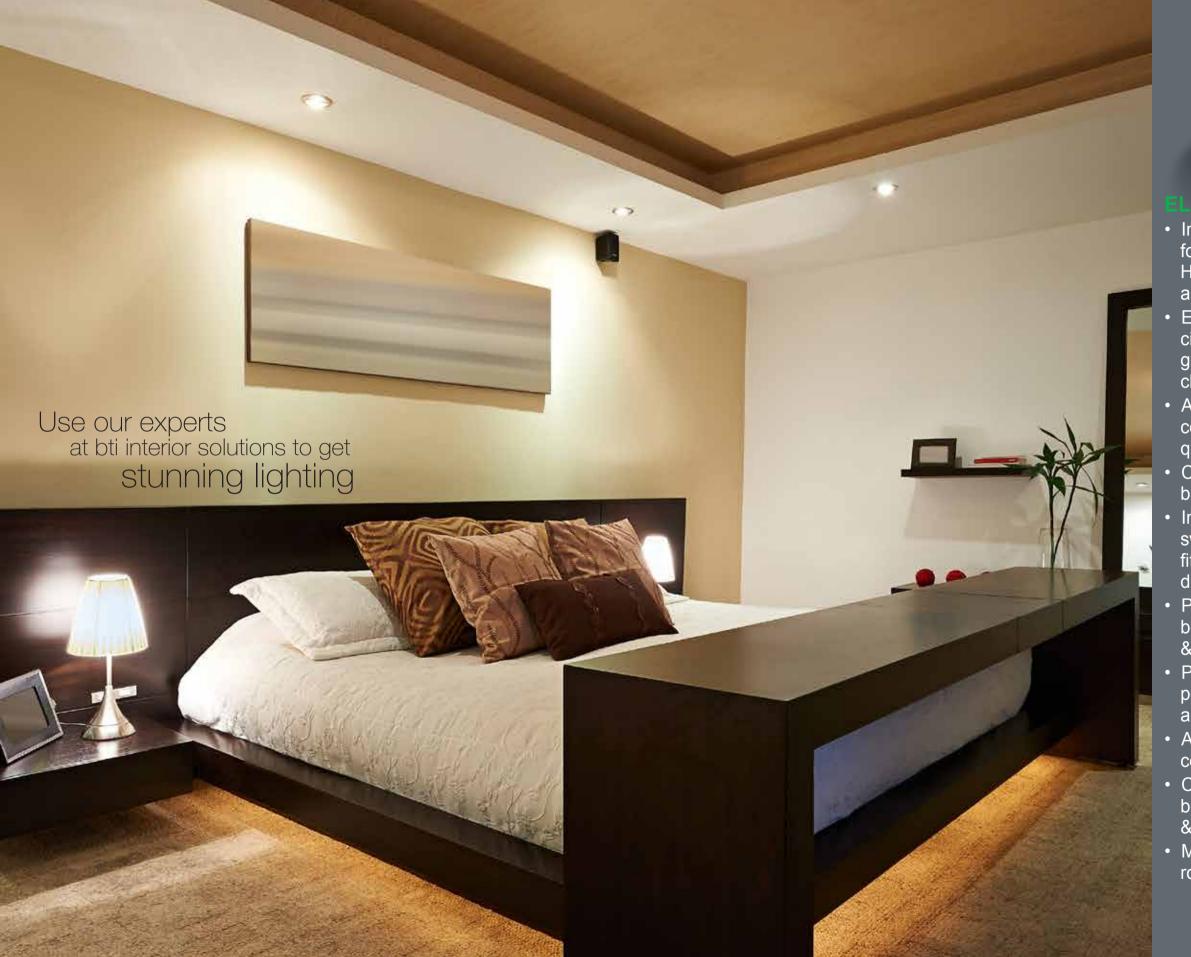
- Smooth finish plastic paint on walls and ceilings in soft colors.
- 24" x 24" Mirror Polish homogenous tiles or decorative concrete flooring in foyer, bedrooms, dining room, and living room area.
- Ceilings will be 10'-0" high.
- Provision for ceiling fans in all rooms.
- All internal walls will be made of locally available bricks/hollow block.
- · Grills will be colored with enamel paint.

APARTMENT LAYOUT

- Each floor will have 11 units.
- Rooms are well ventilated with adequate lighting.
- Special emphasis has been placed on the orientation and the location of the plot.
- Carefully arranged verandahs, doors and windows also contribute to the design.

DOORS, WINDOWS & VERANDAHS

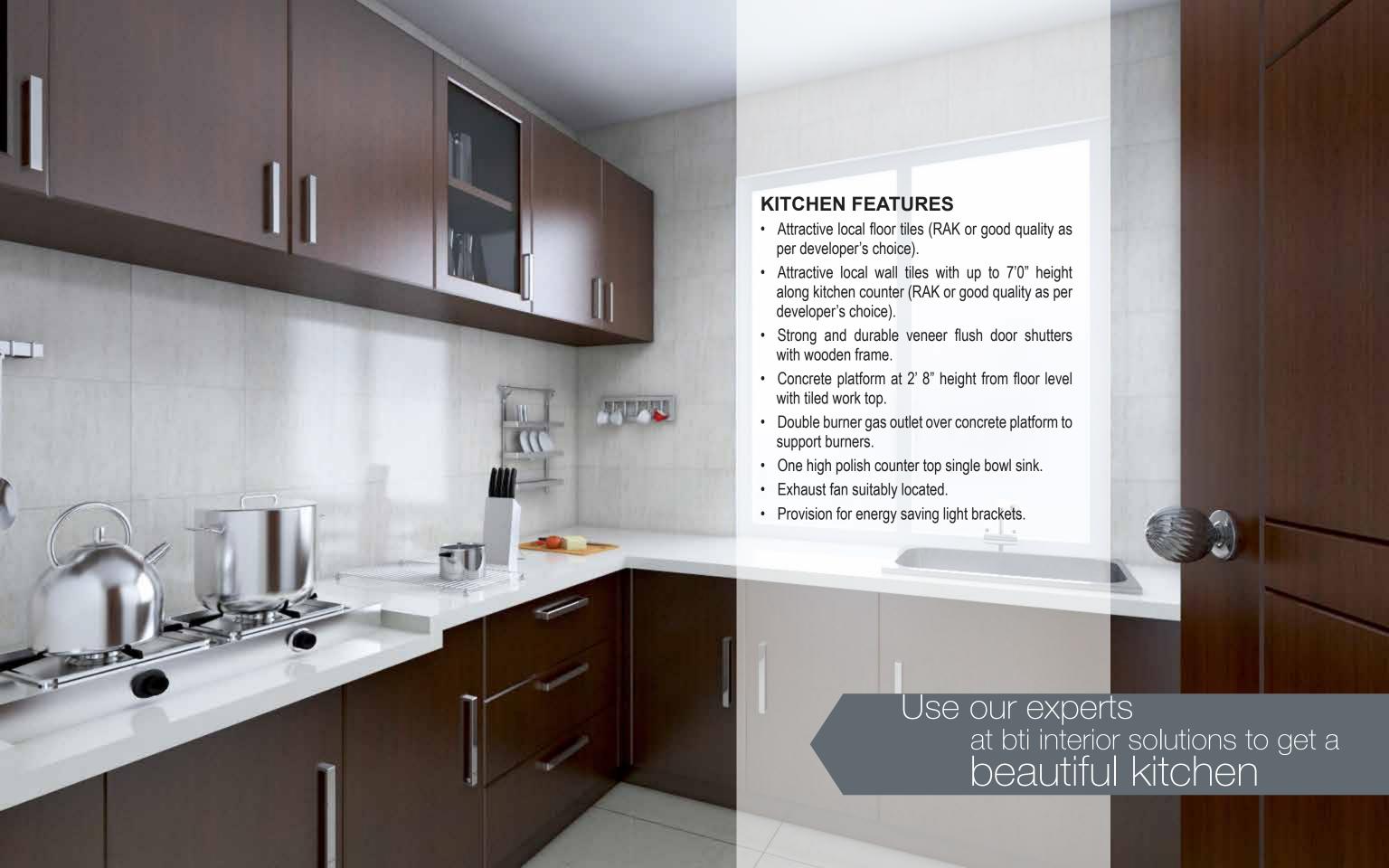
- Teak decorative 3'9" wide main entrance door with door chain, check viewer, door knocker, apartment name plate, door handle with mortise lock.
- Termite protected, pretreated wood will be used as doorframe (Shil Koroi) throughout the building.
- French polished strong and durable veneer door shutters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





FLECTRICAL 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 good quality as per developer's choice).
- All electric wirings will be concealed. Brand - SQ or good quality 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 (good quality 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 dining room.



BATHROOM FEATURES

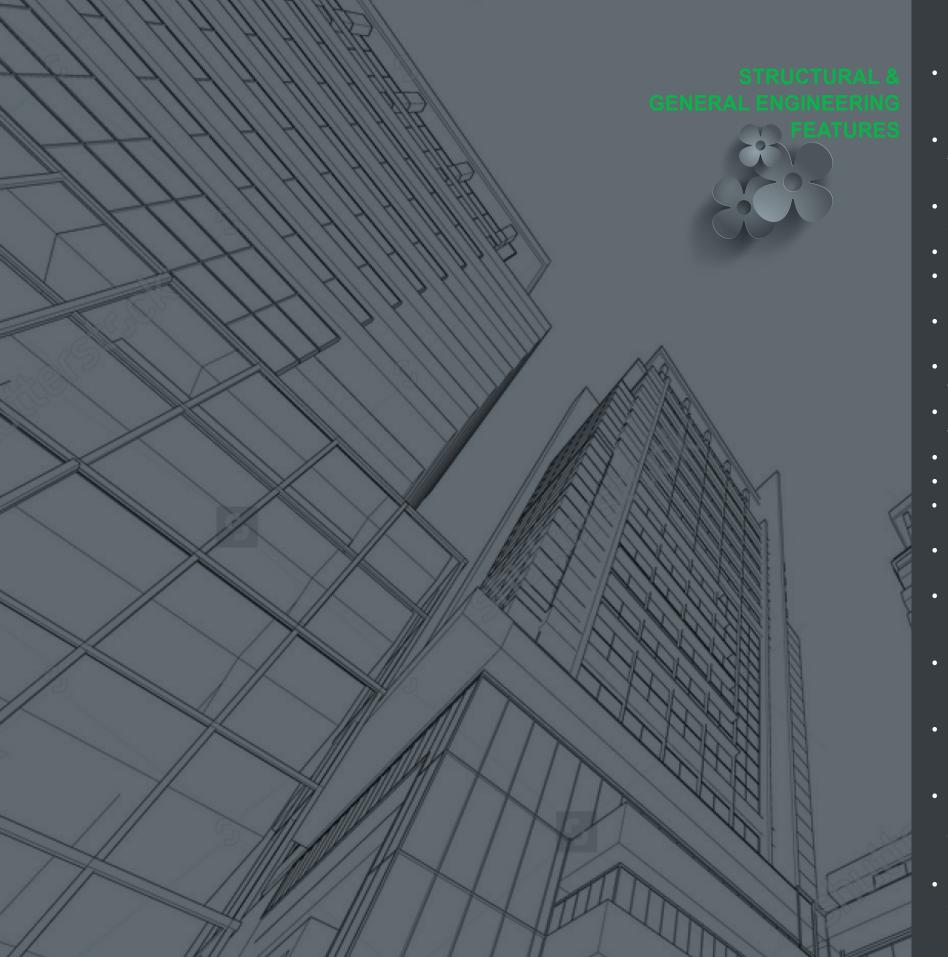
- Local combiclosets in all bathrooms (as per developer's choice).
 Attractive local floor and wall tiles in all bathroom walls up to full height (RAK or good quality as per developer's choice).
 Shower area in all bathrooms.
 All bathrooms will have local pedestal basin
 Standard Size mirror in all bathrooms.
 Laminated flush door shutters and wooden

- · Laminated flush door shutters and wooden door frames used for bathrooms.
- Local chrome plated fittings in all bathrooms (good quality as per developer's choice).
 Stainless Steel cockroach gratings in all bathrooms except maids' toilet.
 Push-shower with combined bib cocks in all bathrooms.
- bathrooms.
- Porcelain soap cases, towel rail, shower curtain rail, toilet paper holder in bathrooms.
 Provision for energy saving light brackets.
 PVC catdoor over false slab

- · Concealed hot and cold water line in master bathroom.

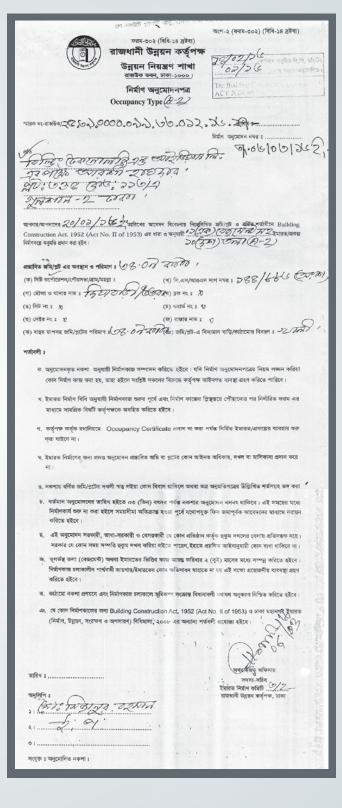






- Building built to 108'-6" height with ground floor car park height 12'-0" and floor to floor height of each apartment 10'-0" in accordance with RAJUK regulations.
- Structurally strong building design based on ACI/BNBC/ASTM to withstand 210 km/hr winds and earthquake resistance as per BNBC.
- High strength deformed (HSD) steel reinforcement (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 first class brick (Local Brick) / hollow block and damp treated 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.
- R.C plank and joist system Floor slabs with 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. of highest standard and 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 & steel scaffoldings etc.
- Systematic testing in quality control laboratories of concrete and other completed work samples, at every stage.

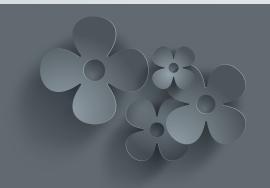
Occupancy Type (2) **RAJUK**



APPROVAL

BUILDING HOMES & CREATING HAPPY MEMORIES

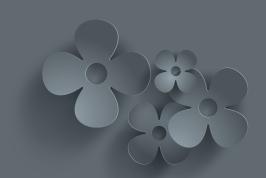
34 IN DHAKA 15 IN CHITTAGONG YEARS IN COMILLA











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PLOT: 3&5, ROAD: 113/A, GULSHAN, DHAKA 1212 email: info@btibd.org

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CALL US: **096 1319 1919**

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in pursuit of excellence...