

PLEASANT HOMES

BLOCK-C, SECTOR-16, UTTARA

Web Version
Updated on: 22/06/25

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THERE'S NOTHING HALF SO PLEASANT
AS COMING HOME AGAIN.

MARGARET ELIZABETH SANGSTER

AT A GLANCE

Address.

Plot-28, Road-1A,
Block-C, Sector-16, Uttara

Apartment Size.

2176 & 2275 sft

Number of floors.

G+8

Built over.

5 katha

Apartment Type.

Single-unit

RAJUK approval no.

25.39.0000.099.33.00366.24.0260



LOCATION MAP



NEARBY AMENITIES

Educational Institutions

Cambrian School and College
Milestone School and College

HEALTH

Radical Hospitals Ltd.
Hi-Care General Hospital

DAILY NEEDS

Daily Shopping



BUILDING ENTRANCE

- The front elevation of the building entrance will have a stylish combination of Groove, glass, and paint (as per design).
- Greenery enhances the stylish entrance with a concierge for easy monitoring of the building around the clock.
- 24/7 CCTV surveillance on the ground floor, periphery of the building, and common area inside the building as per design.



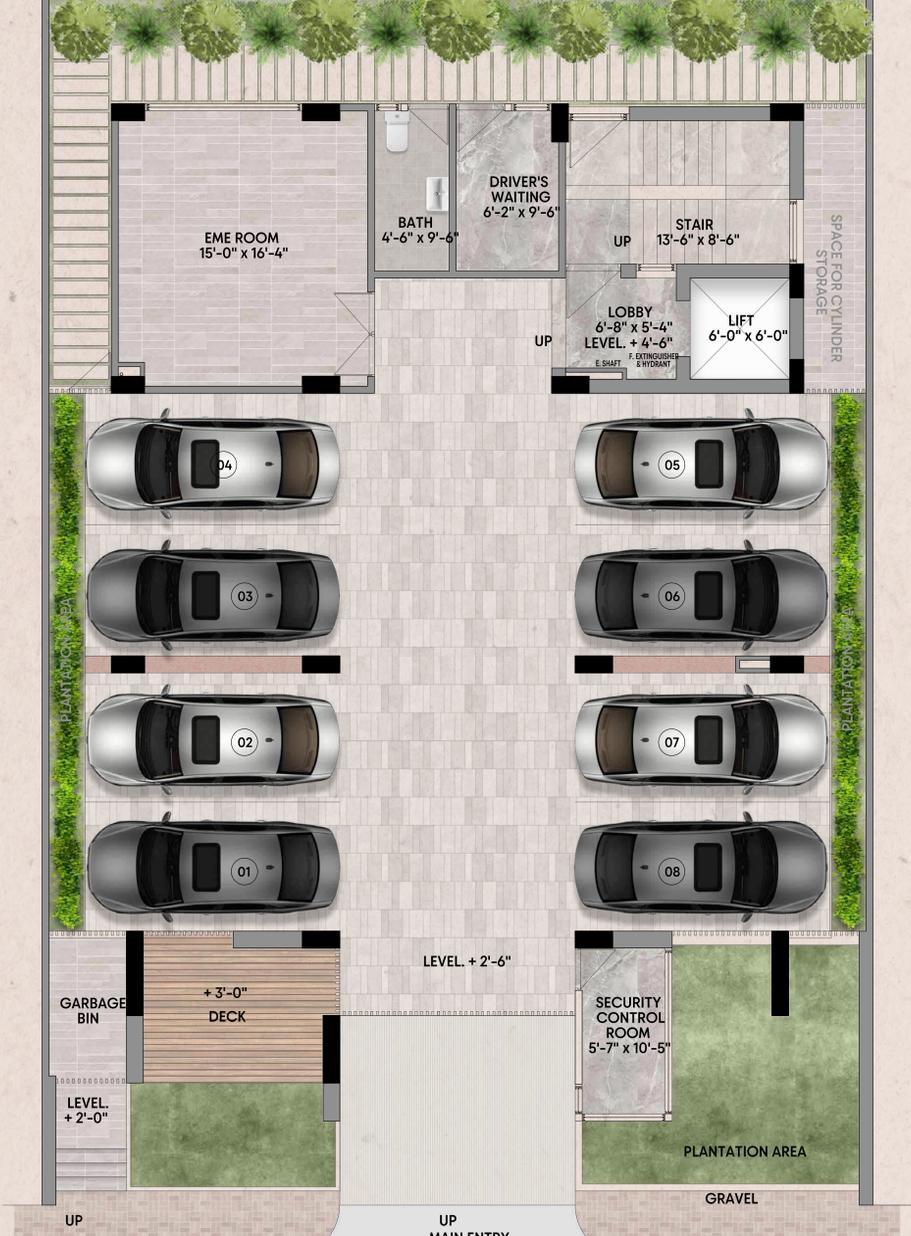
PARKING

- There will be 8 parking spaces on the ground floor.
- Car parking spaces with pavement tiles in different combinations.



GROUND FLOOR PLAN

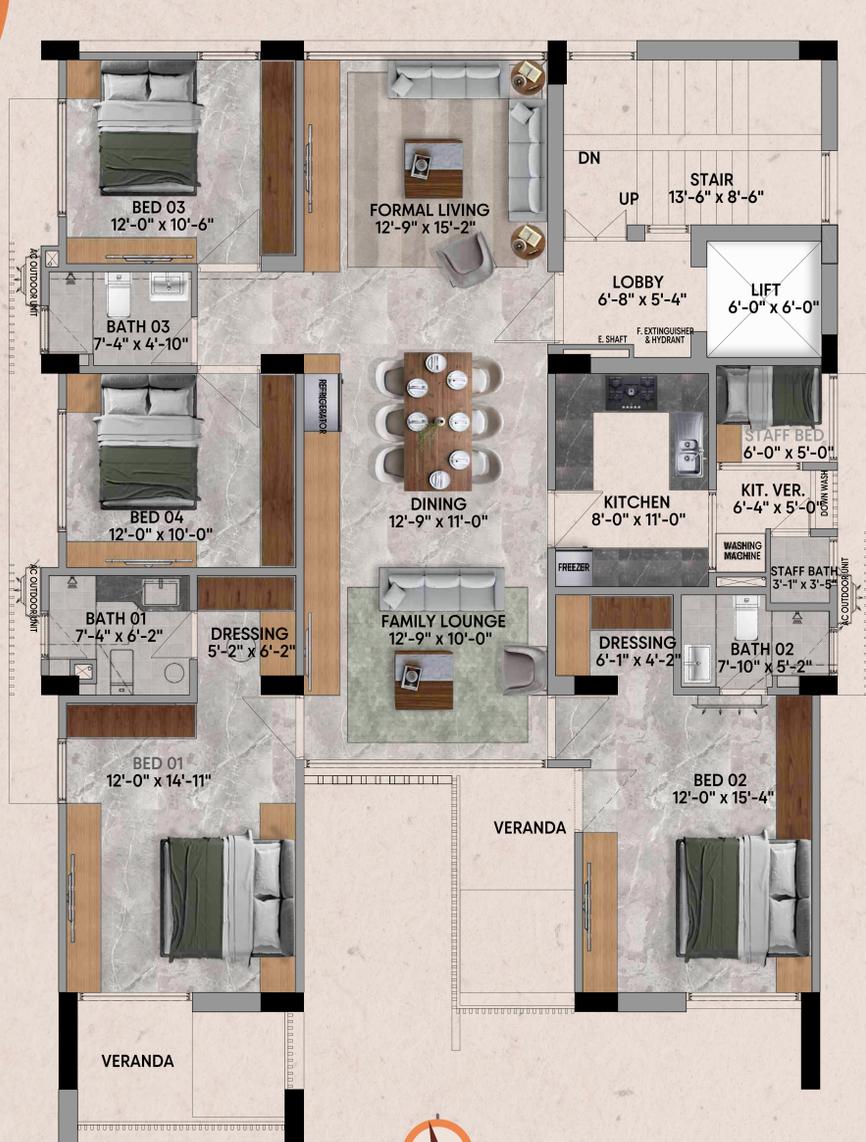
- Electromechanical Room
- Drivers' Waiting Area
- Bathroom
- Garbage Bin
- Security Control Room
- Space for Cylinder Storage



34'-0" WIDE ROAD

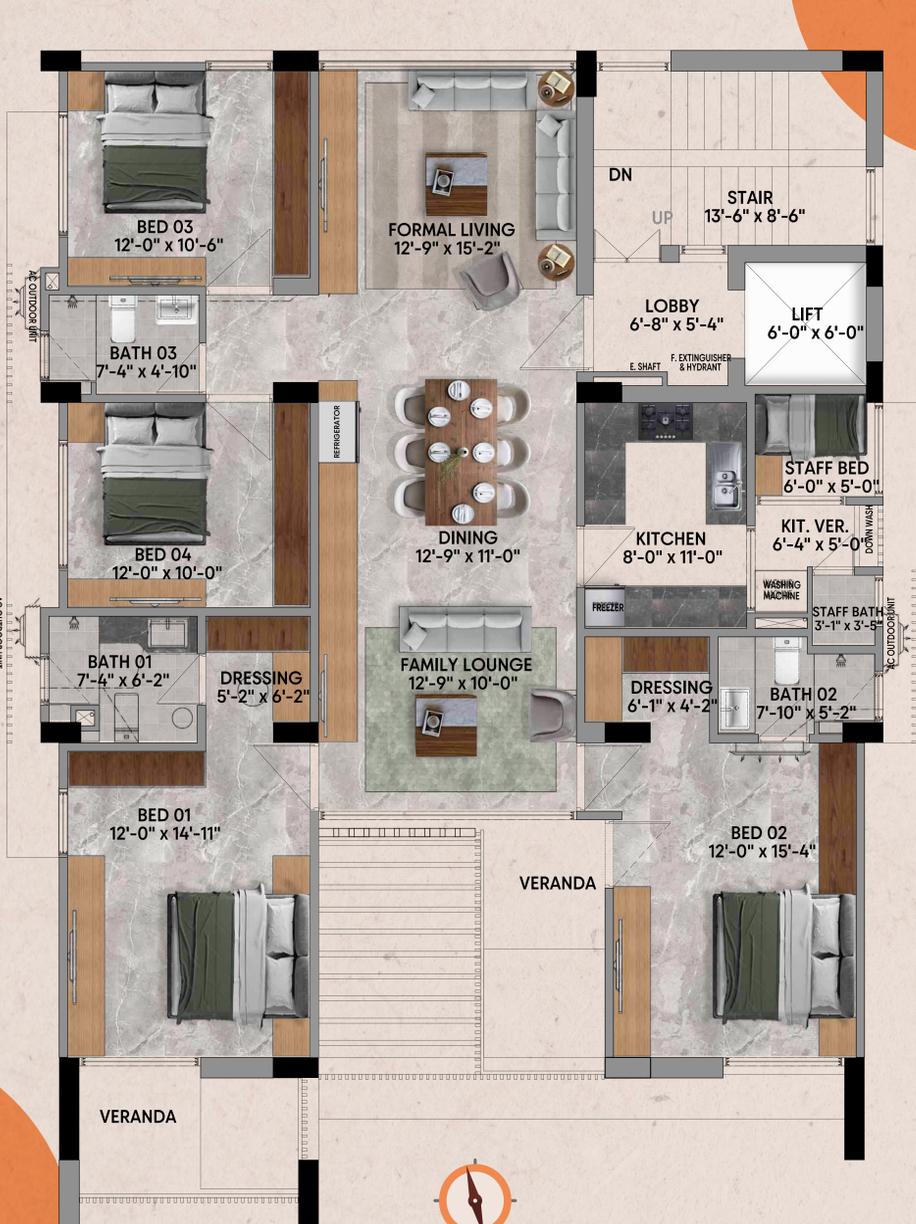
2 & 8 FLOOR PLAN 2176 SFT

- 4 Bedrooms
- 3 Bathrooms
- Dining Area
- Formal Living
- Family Lounge
- 3 Verandahs
- 2 Dressing Rooms
- Staff Bedroom with attached bathroom



3 & 5 FLOOR PLAN 2176 SFT

- 4 Bedrooms
- 3 Bathrooms
- Dining Area
- Formal Living
- Family Lounge
- 3 Verandahs
- 2 Dressing Rooms
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ROOFTOP PLAN

- BBQ area with portable bbq tray
- Cloth drying area
- Green lawn
- Landscaped rooftop garden
- Seating arrangement



ROOFTOP FEATURES

- Lime terracing of adequate thickness for protection from heat.
- Protective parapet wall/ railing 4' high around the periphery.
- Separated clothes drying area with lines for drying laundry.
- BBQ area with portable BBQ tray.
- Beautifully landscaped rooftop garden.



APARTMENT FEATURES

Floors.

24"x24" mirror polished imported tiles in foyer, bedrooms, formal living, dining cum family lounge & all verandahs. Staff bed & Kitchen verandah with local non-slip tiles matched to the floor scheme. Concrete flooring for AC outdoor units.

Main Door.

Solid Chittagong Teak 3'-9"x 7' main entrance door with door chain, apartment name plate, door handle with Imported handle lock.

Internal Doors.

7' high French polished veneer door shutters with Teak Chamble door frame for all internal doors except bathrooms. Cylindrical lock on all internal doors.

Sliding doors & windows.

Sliding glass windows and doors used as per floor plan, complete with mohair lining, rainwater barrier, and fly-proof netting.

Security & Safety.

Safety grilles on windows and full-height grilles on kitchen verandahs. Fabricated sliding safety grille in verandahs as per design.

Basin Provision.

Dining area to have provision for one basin.

Painting.

Smooth finished plastic paint on all internal walls and ceilings.

Electrical.

Imported gang-type electrical switches, plug points and other fittings. Provision for air conditioners with power points in all beds, living, dining cum family lounge areas as per electrical design. Internet connection point in the dining cum family lounge area. Staff calling-bell switch in the master bedroom.

Lights.

Provision for wall brackets in all bedrooms, living room, dining cum family lounge and common area. Appropriate lighting in all bathrooms, kitchen & verandahs.

Cable connections.

Concealed television line in all bedrooms, living room & family lounge.



BATHROOM FEATURES

Door.

Wood Plastic Composite (WPC) door shutter with Teak Chamble solid door frames.

Sanitaryware.

Imported sanitaryware.

Fittings & Accessories.

Made in Bangladesh C.P. fittings & accessories.

Shower area.

Customized shower area with curtain rail as per design.

Tiles.

Wall tiles (up to 7' height) and floor tiles made in Bangladesh.

Countertops & basins.

Marble countertop imported cabinet basin in the master & 2nd bathroom, other bathrooms will have imported pedestal basins as per developer's choice. Mirrors in all bathrooms.

Water line.

Concealed hot & cold water lines in all bathrooms including staff bathroom.

Staff Bathroom.

Local wall & floor tiles with local long pan & moving shower.



KITCHEN FEATURES

Platform.

Granite slab in kitchen countertop.

Wall & floor Tiles.

Wall tiles (up to 7' height) and floor tiles made in Bangladesh.

Water line.

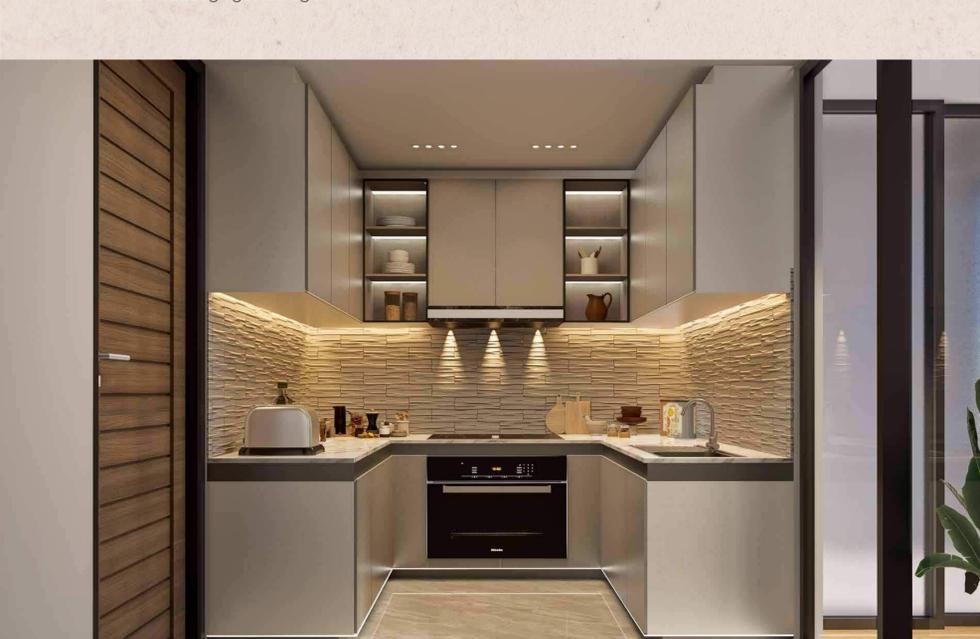
Concealed hot & cold water lines.

Sink.

Double bowl sink.

Gas Connection & Detector.

LPG connection & oven/stove with gas detector connected to prevent potential fire hazard through gas leakage.



LIFT, LOBBIES & STAIRCASES

- 1 (One) high quality 8 Passenger lift (from a reputed international manufacturer as per developer's choice) to be installed with auto-voltage regulator, inverter, adequate lighting, full-height photocell sensor, emergency alarm, mirrors on the wall, handphone, stainless steel mirror etching finish on the doors at the ground floor and hairline finish on other floors.
- Tiled floors with attractively designed lift walls will complete the elegant look of lift lobbies on every floor.
- Sliding windows in stair landings to ensure light and ventilation.



GENERATOR

A diesel-run emergency auto start/stop canopied generator, imported from Europe, to be used 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.

The 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 the staff bed), one light point in the kitchen, and all bathrooms.
3. One point for the refrigerator and one point for television.

WATER

- Underground water reservoir with lifting pump to store two days' consumption capacity.
- An overhead water tank above the rooftop with the capacity to serve half a day's requirement.
- One standby water pump for emergencies.

STRUCTURAL & GENERAL ENGINEERING FEATURES

- Structurally strong building design based on ACI/BNBC/ASTM to withstand 210 km/hr winds and earthquake resistance as per BNBC.
- Machine-made concrete Hollow block/ Reinforced Concrete Panels (damp treated & salinity proof) as per developer's choice to be used.
- All structural materials including steel, cement, bricks, Sylhet sand, and other aggregates will be screened for quality, including laboratory testing.
- Machine-made concrete Hollow block or Reinforced Concrete Panels (damp treated & salinity proof) as per developer's choice to be used.
- Systematic testing in quality control laboratories of concrete and other completed work samples, at every stage.

ENJOY
PEACE OF MIND
WITH A BTI HOME



Proper fire protection provided by ensuring fire safety measures like fire hydrant, fire alarm & extinguisher and fire escape for emergency exit with fire protected door on all floors.

Assurance of structural integrity through earthquake-resistant design.

Assurance of residents' all-round security is strictly maintained through 24/7 CCTV surveillance, concierge & intercom service.

The usage of Concrete Hollow Blocks/ Reinforced Concrete Panels in the construction enables the reduction of heat & sound, and makes the structure lightweight.

The best after-sales service in the real-estate sector.

OPTIONAL FEATURES

All optional work or additional fittings and fixtures (according to the customer's choice) may be done at an additional cost after approval of bti. Kitchen cabinets and built-in wardrobes can be ordered separately. Interior design consultation with Square Feet Story (SFS) is also available through bti.

SQUARE FEET STORY

has been created to provide you with:

- Interior design & implementation*
- Architectural design & construction
- 3D Visualization
- Consultancy



*Ask us about the interior design & implementation of rooms in Pleasant Homes.
Reach us at 16604 or +8809613191919!

Let bti work with you regarding all real estate-related services

Brokerage

Buy, sell or rent your properties with our expertise.

Square Feet Story (SFS)

Design your space with us through architectural design, construction, and interior design.

Property Security & Management (PSM)

Get your property secured and managed along with the best-quality maintenance service.

bti Building Products

Make your home sustainable with our eco-friendly building materials.

The Business Center (TBC)

Now fully furnished shared office or co-working spaces are just one call away!

Landscapers

With our professional landscaping services, bring the greenery to your space.

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