

**BTP**

# *Usama's Sukoon*

2 Bed Luxury Apartment  
@ Eastern Housing, Pallabi



**BTP Limited**

BARIRA TAIBA PROPERTIES LIMITED

*Live, thrive & belong*

## ABOUT BTP USAMA'S SUKOON

**BTP Usama's Sukoon** is a quality and luxurious residential apartment project by BTP Limited. In terms of history Pallabi Eastern Housing becomes one of the most gracious place and location of the entire Mirpur area. This Pallabi area has every modern facility from the early 80s. By days it has gathered all the further development and garnished itself as one of the most prestigious and desirable place of Mirpur.

**Usama's Sukoon** has some eye-catching visual structure and effective facilities like- cool and calm residential place with 20 feet wide road in front of the project, 100 feet wide main road just 30 meters ahead. The mosque, community center, international school, playground, shopping mall, hospital, diagnostic center, world class madrasa, restaurants- all are just a close distance from the project.

BTP Limited is trying to build an iconic building with an aesthetic architectural view with all modern facilities in BTP Usama's Sukoon.



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# PROJECT HIGHLIGHTS

**PREMIUM STRUCTURAL SAFETY**

**MODERN SMART LIVING DESIGN**

**ESSENTIAL URBAN AMENITIES**

Project Name	Project Cynosure
Developer	BTP Limited
Project Address	Location : Block-H,Road-N/6,Pallabi 2nd Phase , Mirpur-12,Dhaka
Building Type	Residential Apartment
Storey	G+5
Land Area	2.5 katha
No. of Apartments	10Units
No. of Parking	3 Cars
Apartment Size	UNITA A 850 sft unit B 850 sft
Lift	1
No. of Stairs	1



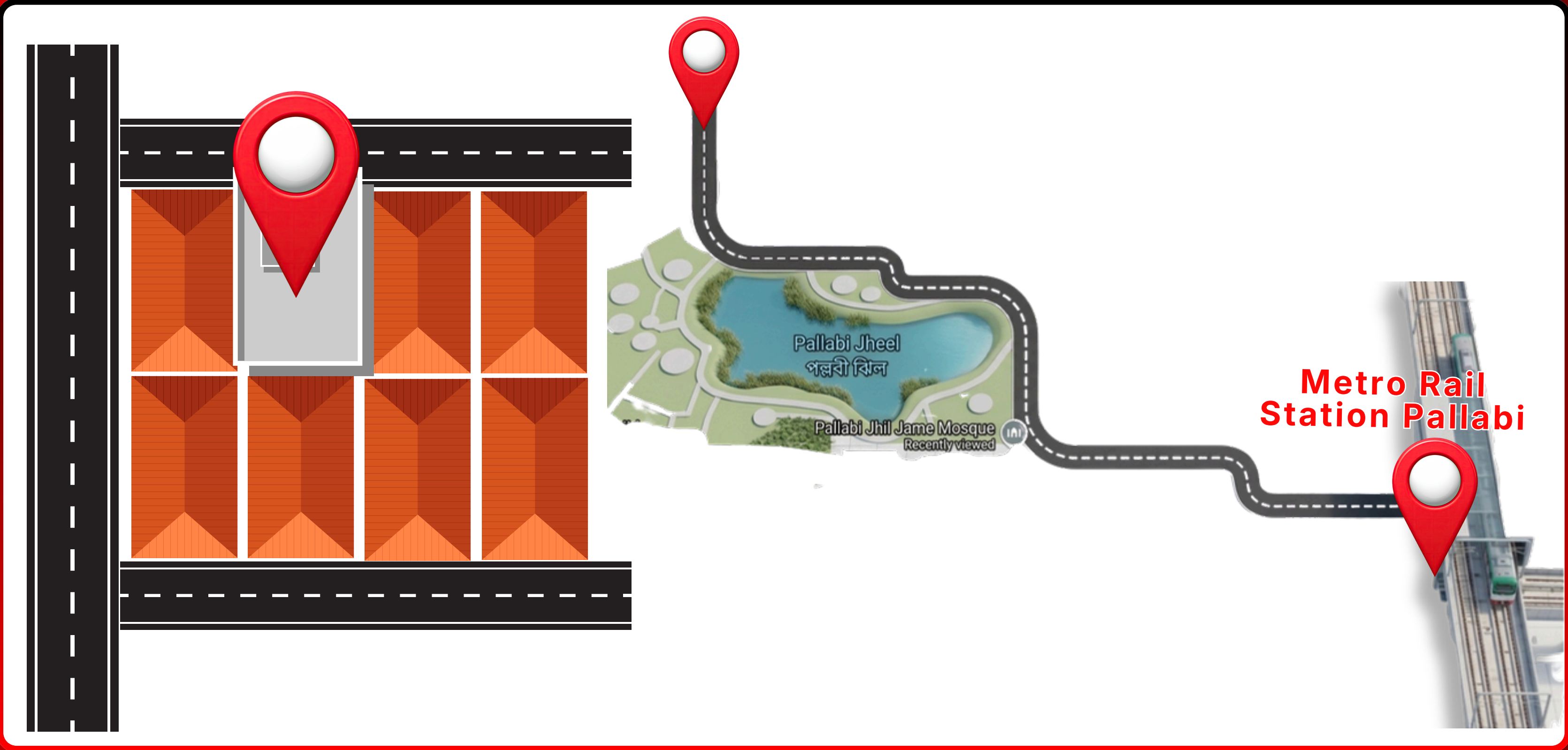
# BTP USAMA'S SUKOON

**UNITA A 850 sft & UNITA B 850 sft**

- |                  |           |
|------------------|-----------|
| • 2 bed   2 Bath | • Drawing |
| • 2 veranda      | • Kitchen |
|                  | • Dining  |



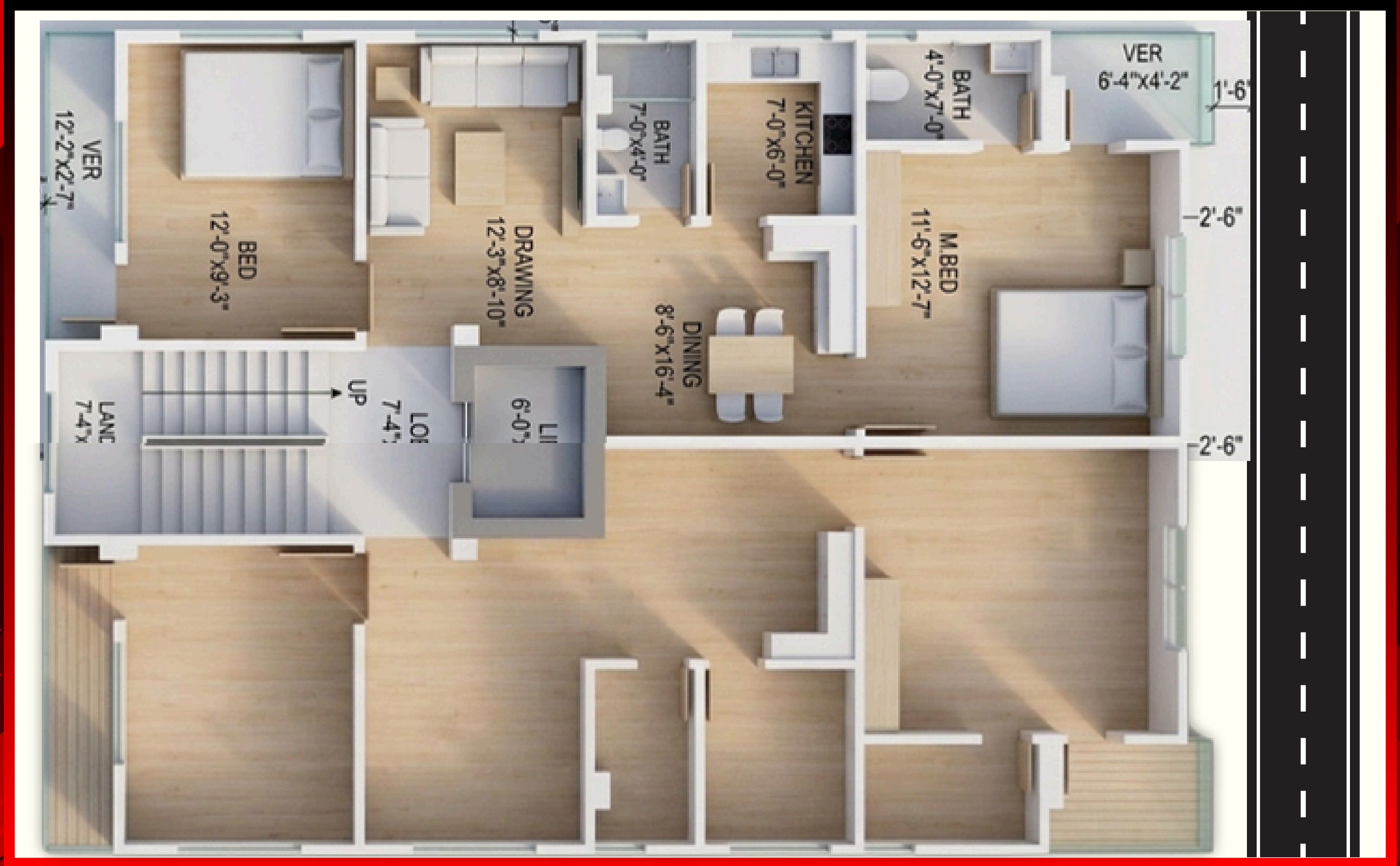
# LOCATION MAP



# FLOOR PLAN



# FLOOR PLAN



# GROUND FLOOR



LIMITED TIME  
**OFFER**

**BOOK OUR  
APARTMENT  
&  
Get FREE**

**INTERIOR  
CONCEPT DESIGN**



# FEATURES & AMENITIES

## BUILDING ENTRANCE

- Luxurious font elevation of building will have a combination high standard building material (Cladding Bricks, Texture paint, Glass SS plate etc.) Subjected to architectural design.
- Decorative address plate, To-Let Plate, Key Box, Letter Box as per architecture design.
- Security Guard room and functional security system at main entrance.
- Artistically crafted logo with possible combination of brushed aluminum, glass, use for the project name, address and easily visible company logo on the front faced.
- They will be surrounded with secured and well painted with multi-color/texture paint.
- The building will have a heavy ornately designed entranced gate.

## BUILDING ENTRANCE

- Reception lobby with tiles in the floor.
- Decorative cling and light as required will be used to enhance the grandeur of the lobby
- Focus will be energy saving lights inside the building wherever possible
- Will arrange and will branded PABX and intercom system to communicate every apartment for security aspect.

## GROUND FLOOR

- Lofty high ceiling to allow ample light and ventilation.
- 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 collection.
- ceiling on ground floor will be PVC combined with veneer boards or in possible in the combination with wooden strips and other elements.
- Proper fabricated water barrier for protection in case of flooding.

## CAR PARKING & DRIVEWAY

- Functional and comfortable drive away with decorative pavement tiles.
- Making plate of car parking with acrylic .
- Impressive planter adjacent to boundary wall, subjected to Architectural design.
- Safety grills and covered with fiber sheet over boundary Wall.
- Safe height from road level to avoid storm water and easy ramp with pavement tiles.

# FEATURES & AMENITIES

## STAIR & LOBBY

- Luxurious stair lobby finished with tiled at ground floor.
- Homogenous tiles at lobby, landing and trade from made of RAK
- Mirror Polish tiles on lift wall at ground floor to top floor as per architectural design.
- SS decorative stair hand rail with decorative grill and paint finished.

## LIFT

- 1 (One) 6-passengers capacity lift.
- Brand: Fuji/Equivalent.
- Lift will be with
  - A.4.5 kh heavy duty gearless primo motor (Italy)
  - B.Voltage stabilizer
  - C.Adequate lighting, photocell sensor & emergency alarm.
  - D.Well finished door, cabin and mirrors on the wall
  - E.Capacity to serve resident of every floor
  - F.Hand phone
  - G.Hatch door of lift to be SS mirror etching finish in every floor.
- Automatic Rescue Device (ARD):
- In case of power failure, the lift will automatically move to the nearest floor and open the door to ensure passenger safety.
- INTERCOM,
- Panasonic/Equivalent intercom set in each apartment to connect reception & others apartment.
- Wall mount hand set at suitable location with MK Socket.

## TELEVISION & TELEPHONE

- Living walls are facilitating TV/Dish point with concealed wiring by cable and socket.
- Living room walls are facilitating Telephone point with concealed wiring by cable and socket.
- TMDĚ and DMJB will be provided at ground floor at suitable location for connected it from outer source.

## WATER SUPPLY

- ·Required HP European origin 01 water pump (Pedrollo).
- ·Systematic water meter pit with water meter.
- ·Sufficient capacity UGWR and OHWT to fulfill water requirement of the building.
- ·Well finished plaster with NCF tank to ensure safe drinking water.
- ·Connected from WASA.
- ·systematic and technically provided water line for sufficient pressure of water.
- ·Washing provision of both UGWR and OHWT with overflow system.
- ·Minimum three days storing capacity UGWR & half day capacity of OHWT.

# FEATURES & AMENITIES

## ROOFTOP

- Protective parapet wall as per architectural design.
- Attractive green area/planter as per architectural design.
- Eiber sheet shade will be provided at void area.
- Water proofing finished roof top with well-designed rain water drainage system.

## ELECTRIC SUPPLY

- Electricity connection from DESCO/DPDC
- Individual meter for common area.
- Functional wiring of whole building.
- Individual digital energy meter for each apartment.
- LT meter will be provided at meter room.
- MDB for whole building and SDB for each apartment.

## SWERAGE SYSTEM

- Connected to WASA sewerage line.
- Sufficient slope sewerage line.
- Sufficient quantity inspection pit and a well-functioning master pit.

## APARTMENT LAYOUT

- Each floor contained single and double unit.
- Size of the apartment approximately 850 sft subjected to RAJUK approval.
- Architecturally well designed and functional apartment with proper air circulation provision.
- Apartment floor will be Start from 1st floor to top floor.
- All the door and window provided carefully for better ventilation.

## FLOOR

- Mirror polish 24x24 (DBL, CBC, MIR) inch floor tiles in general floor.
- 4 inch skirting will be provided.

## PAINTING & POLISING

- French Polished Doorframes & Shutters.
- Boundary Gates-Spray finished.
- Grilles and railing-Synthetic Enamel Paint. (Barger/Asian)
- Soft Color plastic paint in all internal walls and celings. (Barger/Asian)
- Exterior Wall will be Weather coat paint (Barger/Asian)

## DOORS

- Main door: CTG Shegun decorative door shutter with Solid wood, with.
- imported handle.
- lock Door chain
- Main door frame wall covered CTG Shegun and all internal door frames are made of Mehegoni/Sheel Koroï wood.
- All bath rooms door frames are made of high-quality PVC and standard section.
- Door knocker
- Eye viewer
- Apartment number plate
- All internal door shutters will be teak veneer flash door shutter.
- All bath rooms door shutter will be PVC laminated.  
All door frame and shutter will be finished by high quality French polish.

## WALLS

- Good quality gas/coal burn 1st class brick for internal and external wall.
- Smooth plaster finished with paint.
- Exterior wall should be provided 5 inch subjected to architectural design.
- Internal wall 5 inch thick.
- Chemical will be used to protect the wall from damp and salt.
- Water barrier at window seal and drip course at sunshade will be provided to protect rain water.
- Exterior weather coated will be used at outer wall.

## ELECTRICAL

- Safe electrical concealed wiring by maintaining code and using high quality pvc pipe all over the building.
- Individual circuit as per electrical design.
- SDB switch & Socket.
- Air condition provision in 2 bed rooms and drawing room with well drainage system and outdoor unit placing system.
- Electric Geyser point 1 bath room and kitchen room.
- One two pin and one three pin at all bed room, drawing room, and Kitchen.
- One refrigerator pint at dining space.
- Kitchen hood and washing machine point at Kitchen.
- All electric outlets connected with earthing.
- All electrical cable (FRLS) will be RR or Partex and switch socket SSG.
- All circuit breaker will be SSG.
- Calling bell provision at main entry.
- Exhaust fan fix in all bath room and kitchen.
- One two point all bath room.

## WINDOW

- MS grill at every window made of 11 mm solid square bar.
- 3 inches silver color aluminum section (8TA/FU-WÄNG/Equivalent) with 5 mm clear glass.
- Provision of water proofing barrier at bottom and two sides made of cement mortar.
- Proper use of mohair and rubber to make the shutter air tight.
- All window shutters should be sliding as per Architectural design.

## KITCHEN

- Impressive & comfortable tiled finished work top.
- Full height wall tiles up to counter top (RAK/STAR).
- Matching floor tiles (RAK/STAR).
- Washing corner at verandah or under sink with tiles finished and well drainage system.
- Double gas burner provision.
- Single tray high-quality stainless-steel sink with sink mixer (Sattar/Nazma).
- Two electric points on work top for electrical appliance.
- All others CP fittings are (Sattar/Nazma).
- Concealed hot and cold-water line provision

## BATHROOM

- Master bathroom to be provided pedestal basin, commode and water closet by RAK. Basin Mixer, Bib Cock, Peeler Cock, Angle Stop Cock, Moving Shower by Sattar/Nazma. Soap case, towel rail, toilet paper holder, shelf matching with tile color.
- b) Common bathroom to be provided with long pan, pedestal basin, water closet, by RAK. Bib Cock, Peeler Cock, Angle Stop Cock, Moving shower by Sattar/Nazma. Soap case, towel rail, toilet paper holder, Shelf matching with tile color.
- c) Large Mirrors in all bathrooms with overhead Lamp points provisions. d) Provision for concealed hot and cold water in master bedroom bathroom. e) Essentially correct Uniform Floor Slope towards Water Outlet. f) Matching full height Wall Tiles in all Bathrooms (RAK/STAR). g) Matching 12"x12"Floor Tiles in all Bathrooms (RAK/STAR). h) All Chrome Plated wares / fixture and Fittings carry Manufacturer's Warranty.

## STRUCTURAL & GENERAL ENGINEERING FEATURES

- Total foundation and superstructure design and supervision by team of reputed and professional structural design engineers.
- structural Design parameters based on American concrete Institute (ACI) and American Standards of Testing Materials (ASTM) Codes.
- Structural analysis for design utilizes the latest methodology.
- Heavy reinforced cement concrete foundation.
- Systematic structural combination of steel reinforced concrete frame.
- Floor slabs all reinforced cement Concrete.
- Sub-soil investigation and soil composition comprehensively analyzed.
- Comprehensive checking and testing of all steel reinforcement by professional design and supervising engineers.
- All structural materials including steel, cement, bricks, stone chips, Sylhet Sand and other aggregates etc. of highest available standard and screened for quality.
- Direct supervision at every stage of construction by a team of experienced and qualified civil engineers to ensure highest quality of workmanship.
- Construction site equipment employed includes vibro-hammers, mechanical rollers, Steel cutting & bending equipment, welding equipment, concrete mixers, concrete vibratos, water pumps, material handling equipment, leveling instruments, and theologize etc. Systematic testing of concrete and other completed work samples at every stage iron quality control laboratories.
- Protection from cyclone winds up to prevalent speeds incorporated in structural design.
- Structure designed to withstanding earthquakes of prevalent intensity.

## MAJOR MATERIALS OF STRUCTURE

### RE-ENFORCEMENT

- All reinforcement in 500W grades deform.
- Brand: SSRM/PHP/RAHIM steel/CSR

### CEMENT

- Brand: Premier Cement/Seven Rings Cement/Fresh.

### BRICK

- 1st class gas/coal burn brick.

### AGGREGATE

- Coarse Aggregate: well graded brick chips stone chips for major structure (UGWR, OHWT, Slab, foundation, all columns, grade beam up to plinth level).
- Fine Aggregate: FM-1.2-1.5 for brick work and plaster.
- FM-2.5 for casting work

## CODES & STANDARDS

- Structural design parameters based on American Concrete Institute (ACI) and American Standards of Testing Materials (ASTM) Codes.
- Structural analysis for design carried out by "EXACT" method that utilizes the latest Computer software.

## STRENGTH

- Heavy reinforced cement concrete foundation.
- Systematic structural combination of steel reinforced concrete frame.

## SUPERVISION & QUALITY ASSURANCE

- Total foundation and superstructure design and supervision by a team of reputed and professional structural design engineers.
- 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. +
- Systematic testing in quality control laboratories of concrete and other completed work samples at every stage.

## STRENGTH

- Protection from cyclone winds up to 150 KPH incorporated.
- Earthquake protection as per BNBC Code.
- Adequate safety measures during construction to avoid any accidental incidents.
- Fire extinguisher all floor.

## COMMON MANAGEMENT OF APARTMENT COMPLEX

- For the sake of proper and smooth management a common management welfare association and managing committee as per constitution will be formed or selected by all the apartment owners of the Complex / Tower on or before handover of all the Apartment bill will be borne by the Developer but the owner who got handover his apartment will pay part of expenses as per association with Developer. After fully hand over of the apartments to the owners the aforesaid association will collect association fee funds for payment the cost of common service and common utilities cost/ charge considering proportionate rate based on ownership of the apartments in the complex. May Allah help both the parties to successfully complete the project and to obtain top good wills.

## AFTER SALES SERVICE

### Preparation of Bye-Laws & Formation of Space Owners Association :

- At the time of handing over the project, the developer will assist to form an owner's association and to prepare a Bye-Laws for the association. The land owner will be honorary president for the 1<sup>st</sup> year term of the association and from the 2nd year president will be elected/selected by the owners of association as per rules of Bye-Laws.

### Requirement & Training of Association Staffs :

- One caretaker, Electrician-cum-Lift operator and 24 hours security guard will be trained up by the builder prior appointment from the owners and their salaries will be paid by the Association.

### Development of Bill collection & paying system.

- All utilities bill i.e. Electric, Gas, Water and Sewerage including bill of common space will be paid by every individual Commercial owner/Association after getting possession of his/her space.

## FREE REPAIR & MAINTENANCE OF TECHNICAL

### PROBLEM

- The builder will provide technical support to the Association like repair/rectification of construction problems if any handing the space for 1st 12 months will free of cost. After 12 months all expenses will be borne by the Association.

### MODE OF PAYMENT

- Booking money 10% of the total flat price and the Down payment 30% of the total flat price (Have to pay within one month of booking), 1st installment 20% of the total cost (Have to pay within three month of Down payment), 2nd installment 20% of total cost (Have to pay within three month of 1<sup>st</sup> installment), 3rd installment 20% of total cost (Have to pay within three month of 2nd installment). One Car Parking space- ...../- Utility Charges for each flat- ...../-



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# BTP

## *Usama's Sukoon*

### **BTP LIMITED**

House 146 (4th Floor), Road 2, Block A, Section 12  
Pallabi (Bus Stand), Mirpur, Dhaka 1216

+8801993005558, 09639-222203, +8801999803105

+8809639246230, +8809639246231

 [thebtplimited@gmail.com](mailto:thebtplimited@gmail.com)

 [www.btplimited.com](http://www.btplimited.com)

 BTP Limited

