



Shaping Spaces with Vision and Integrity

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About DELIMIT

DELIMIT is a Dhaka-based architectural consultancy firm founded by Architect Limon Mahmud, a seasoned professional with over 18 years of diverse experience in architecture, design coordination, and project supervision. The firm offers comprehensive services in architectural design, interior planning, and project coordination across residential, commercial, hospitality, and institutional sectors.

DELIMIT is committed to delivering creative, functional, and sustainable design solutions that balance visionary aesthetics with practical execution. With a strong emphasis on clarity, constructability, and contextual relevance, the firm ensures seamless project delivery from concept to completion.

Guided by a client-centric philosophy, DELIMIT works closely with individual clients, developers, and collaborators. It maintains a strategic partnership with EDGE360, an interdisciplinary design and planning consultancy, enhancing its ability to deliver integrated and forward-thinking solutions.

Mission Statement

At DELIMIT, we are committed to delivering purposeful architecture through innovation, integrity, and contextual sensitivity. We believe in creating spaces that enhance lives, respect their environment, and stand the test of time.

Core Services

- Planning & Architectural Design
- Interior Design
- Project Coordination & Supervision

Why You Should Hire Us

At DELIMIT, we don't just deliver design — we deliver trust, precision, and results. With over 18 years of hands-on experience across a wide spectrum of residential, commercial, hospitality, and institutional projects, we bring a deep understanding of both creative vision and practical execution. Our strength lies in seamlessly blending aesthetics with functionality, ensuring that every project is thoughtfully designed and technically feasible.

We understand the real-world challenges clients' face — from regulatory requirements and space constraints to construction complexities and tight timelines. That's why our process is grounded in proactive planning, transparent coordination, and a commitment to detail. Whether you're a real estate developer, private homeowner, or corporate client, you can count on us for responsive communication, clear documentation, and tailored solutions that align with your goals and budget.

By working with DELIMIT, you gain a design partner who values your vision, safeguards your investment, and delivers architecture that elevates the user experience while standing the test of time.

Principal Architect

An alumnus of BUET, Limon Mahmud is a full member of the Institute of Architects Bangladesh (IAB). His versatile portfolio encompasses high-rise residential towers, commercial complexes, five-star hotels, service apartments, religious and institutional buildings, and interiors. With a proven track record in both leadership and execution, he brings deep insight and a hands-on approach to every phase of a project.

Educational Background

Bachelor of Architecture, BUET

HSC (1997) & SSC (1995), Pabna Cadet College

Professional Experience

- Principal Architect, DELIMIT
- Collaborating Partner, EDGE360
- Senior Architect (AGM), Shanta Holdings Ltd.
- Senior Architect, VITTI Sthapati Brindo Ltd.
- Manager (Design & Development), Navana Real Estate Ltd.
- Head of Design Development, Borak Real Estate Ltd. (UNIQUE Group)
- Senior Architect, MYTH Ltd.
- Head of Architecture Studio, System Architects

Professional Memberships

- Institute of Architects Bangladesh (IAB) – Full Member, M-111
- Cadet College Club Ltd. – Life Member, No. 1895

Selected Projects

As Principal Architect (DELIMIT)

Residential Architectural Projects

Bashundhara R/A, Jalsiri, Purbachal, Kuril, Nikunja, Uttara (Sectors 4, 13, 16/C, 17/E, 17/K), Banashree, Chattogram DOHS, Rangpur, Rajshahi, and other regional projects

Interior Design Projects

- Office Interior of Schlumberger, Bangladesh Country Office
- Office Interior of Green Power Ltd, Banani, Dhaka, Bangladesh
- Office Interior of Delta Life Insurance Ltd. at Paltan, Dhaka, Bangladesh
- Office Interior of Crystal Insurance Ltd. at Paltan, Dhaka, Bangladesh
- Flora Ltd. retail outlet at DR Tower, Paltan
- Residential Interior at Asset Glandale, Shamoli, Dhaka
- Residential Interior at Ramna, Apartment by Asset, Dhaka
- Hotel Guest Room Interior for HANSA Service Apartments by Borak

As Coordination Architect

- **Shanta Holdings Ltd.**
Aura, Zephyr, Atlantis, Magnolia, Celestial, Avira, Orchard, Pinnacle, Moin's Harbour
- **Navana Real Estate Ltd.**
Tranquility, Ascension, Hazlewood, Atrium, and multiple projects in Gulshan & Baridhara
- **Borak Real Estate Ltd.**
Hotel Sheraton Banani, HANSA Service Apartments, Acropolis
Zahid Tower, Park Valley, Mehnur
- **VITTI Sthapati Brindo Ltd.**
Hi-Tech Park Rajshahi, Incubation Center, Sobhanbagh Mosque
Interior Design for Dhaka Bank
- **MYTH Ltd.**
DR Tower (Commercial, Paltan) – Exterior & Interior
- **System Architects**
Genesis Fashions Ltd., Corporate Interiors (Viyellatex, Masco Properties)

Sectors Served

- Real Estate Developers
- Private Residential Clients
- Commercial Offices & Retail Spaces
- Hospitality & Hotel Sector
- Institutional & Educational Projects
- Industrial Facilities & Interiors

Team Organogram

- Principal Architect
 - > Associate Architects
 - > Drawing Executives
- Project Coordinator
 - > Project Managers
- Associate Consultants
 - > Structural Consultants
 - > MEP Consultants

Legal/Compliance Info

- Company Status: Private Architectural Consultancy (Sole Proprietor)
- Trade License: 05-0XX31
- TIN/VAT ID: 0010XX832
- Company Bank AC: 140123XXXX001, City Bank PLC

At DELIMIT, architecture is more than constructing buildings, and interiors are more than functional spaces—they are thoughtful, human-centered environments that elevate everyday experiences.