



©  
**RUPAYAN**  
**Grand**  
[Phase -1]  
©

LUXURY  
ELEVATED



YOU HAVE FOUND ALL THAT YOU EVER DREAMT OF. BUT SOMEWHERE, A PRECIOUS BELONGING DRIFTED AWAY FROM YOU - YOURSELF. HOW ABOUT REDISCOVERING YOURSELF, YOUR FAMILY, YOUR LIFE... IN A WHOLE NEW WORLD, RADICALLY DIFFERENT FROM YOUR ROUTINE LIFE. AT RUPAYAN GRAND, YOU DISCOVER THE EMPEROR WITHIN. COME, TAKE YOUR THRONE; OCCUPY YOUR PALACE.

RUPAYAN  
Grand

GLOBAL  
LIFESTYLE

FUTURE  
READY



## DHAKA'S MEGA PREMIUM GATED COMMUNITY

ENCLOSED FOR 100% SECURITY.

28% GREENS. 100% WELLNESS.

COMMUNITY BONDING OF LIKE MINDED PEOPLE.

PEACE AND PRIVACY.

IT'S A WORLD BY ITSELF. WHERE YOUR FAMILY'S JOY IS SECURE. WHERE TREES AND FLOWERS BECOME YOUR NEIGHBOURS. SO PEACEFUL, SO PRIVATE. YET, YOU ARE NEVER ALONE; AMIDST A COMMUNITY OF LIKE MINDED PEOPLE. AMIDST CARE AND BONDING, CHEER BECOMES A HABIT. EACH OCCASION BECOMES A FESTIVAL. COME TO RUPAYAN CITY UTTARA! OPEN THE GATES TO A WHOLE NEW LIFE!



### MESSAGE FROM AN ICON

L.A. MUKUL, CHAIRMAN, RUPAYAN GROUP

REAL ESTATE IS BEYOND NUMERIC MEASURE IN SQUARE FEET, HIGHNESS OF BUILDINGS, LAND-BANK OR LANDMARKS. THESE ARE INCIDENTAL. A SPACE MUST BE THE PERFECT ANCHOR FOR LIFE, RELATIONSHIPS AND EMOTIONS. BUILT NOT JUST WITH CEMENT AND BRICKS BUT WITH THOUGHT, CARE AND IDEAS. WE BELIEVE THAT THE SMALLEST UNIT OF REAL ESTATE SPACE WE CREATE MUST STANDOUT WITH THIS SIGNATURE.

THE GROUP IS A NATIONAL CONGLOMERATE ACROSS THE DOMAINS OF HOUSING, PROPERTY MANAGEMENT, LAND DEVELOPMENT, HOTEL & RESORT, PORT & LOGISTIC SERVICES & MORE. FOUNDED IN THE YEAR 1998, THE FLAGSHIP ENTERPRISE RUPAYAN HOUSING ESTATE LTD HAS DEFINED THE SKYLINES OF DHAKA, CHITTAGONG, SYLHET AND COMILLA. AN UNMATCHED GROWTH AND LEADERSHIP IN BANGLADESH'S REAL ESTATE SECTOR RESULTED ORGANICALLY.

OUR KEY ASSETS ARE ITS VALUES. WHEN HONESTY, INTEGRITY & FAIRNESS BECOME A HABIT - TRUST IS NATURAL. WHEN TRUST BECOMES A HABIT - RELATIONSHIPS ACROSS HUMAN RESOURCES, CUSTOMERS, VENDORS ARE EMPOWERED TOWARDS SUCCESS. TOGETHER AT RUPAYAN WE ARE COMMITTED TO BUILD THE FINEST HOMES, WORLD-CLASS LIFESTYLES, HAPPIER SOCIETIES AND OUR GREAT NATION - BANGLADESH AT LARGE!

AFTER 25 PLUS LANDMARKS, THOUSANDS OF INHABITANTS AND MILLIONS OF SQUARE FEET OF BUILT UP AREA - I HAVE THE SAME DREAM EVERY DAY. TO FULFILL YOUR DREAMS, RUPAYAN CITY UTTARA IS ITS TESTIMONY.

A GATED COMMUNITY THAT SECURES AND COMFORTS YOUR FAMILY. HAPPINESS BEGINS WITH SAFETY. YOU ARE SURROUNDED BY LIKE-MINDED PEOPLE. TRULY, A WORLD OF YOUR OWN. AMIDST A BLANKET OF GREENS AND TREES. YOU BREATHE DEEPER. YOU LIVE BETTER. ATTACHED WITH A COMMUNITY CLUB THAT BRINGS LEISURE HOME. LUXURY WILL NOW BE AN EVERYDAY HABIT. THE SOON TO BE FOUNDED, METRO CONNECTIVITY WILL ENSURE YOU TRAVEL LESS AND HAVE MORE TIME FOR YOURSELF AND YOUR LOVED ONES.

YOU HAVE ALWAYS WANTED THE VERY BEST FOR YOUR FAMILY. AT RUPAYAN CITY UTTARA, WE HAVE ENDEAVORED TO BUILD LIFE LIKE NEVER BEFORE IN DHAKA.

I EARNESTLY INVITE YOU TO DISCOVER!



L.A. MUKUL  
CHAIRMAN  
RUPAYAN GROUP

...  
PIONEERING  
SUCCESS

*Sourav Ganguly*

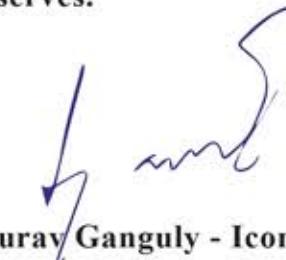
2/6, Biren Ray Road (East)  
Kolkata - 700 008

Rupayan Group is taking Dhaka towards the future with its first in-city gated community Rupayan City Uttara.

It would be appropriate to say that Rupayan City Uttara is going to be Dhaka's ultimate real estate venture in terms of vision and scope - encompassing both residential and commercial properties.

I indeed feel proud to be part of what promises to be the harbinger of cutting-edge, more luxurious and more magnificent Dhaka. I am proud to be part of this city's future.

I wish Rupayan City Uttara all the success that it rightfully deserves.



Sourav Ganguly - Iconic Bengali Cricketer

BRAND  
AMBASSADOR



## BUILDING TOMORROW'S DHAKA TODAY

SADAT HOSSAIN SALIM, ADVISOR, RUPAYAN GROUP

DHAKA THE CAPITAL CITY AND COMMERCIAL HUB OF BANGLADESH HAS BECOME A CONCRETE JUNGLE. LIVING IN DHAKA IS BECOMING IMPOSSIBLE WITH EACH PASSING DAY. THE TRAFFIC SNARLS, THE ROADS, THE EVER GROWING POPULATION ARE ALL ADDING UP TO THE WOES OF PEOPLE AT LARGE. IT'S HIGH TIME FOR DHAKA TO EXPAND AND HAVE ORGANIZED INFRASTRUCTURE DEVELOPMENT TO BE AMONGST THE BETTER LIVING CITIES IN THE WORLD.

SADAT HOSSAIN SALIM, THE TRUE VISIONARY ECHOES THE SAME VOICE WITH HIS TRADEMARK SLOGAN, "TAKE DHAKA OUT OF DHAKA". HIS VISION SEEMS TO BE A REALITY NOW WITH THE LAUNCH OF "RUPAYAN CITY UTTARA" THE MOST PRESTIGIOUS TOWNSHIP PROJECT TO BE CONCEIVED EVER BY RUPAYAN HOUSING ESTATE LTD. (RHEL) IN UTTARA, DHAKA.

SALIM'S JOURNEY WITH RUPAYAN GROUP DATES BACK TO 2006 AS MANAGING DIRECTOR OF RUPAYAN HOUSING ESTATE LTD. & AS VICE CHAIRMAN IN 2010. DURING HIS TENURE HE PIONEERED THE CONCEPT OF TOWNSHIP PROJECT IN BANGLADESH ALONG WITH HONORABLE CHAIRMAN OF THE GROUP, L. A. MUKUL, WITH THE SUCCESSFUL LAUNCH OF "RUPAYAN TOWN" IN NARAYANGONJ. THE SATELLITE TOWNSHIP PROJECT IN NARAYANGONJ SPEAKS OF HIS VISION AND IDEAS AHEAD OF HIS TIMES AND HAS SET A NEW BENCHMARK. PRESENTLY HEADING AS THE ADVISOR OF THE GROUP, SALIM IS THE MAN BEHIND THE MISSION.

HE HAS BEEN ONE OF THE BIGGEST DREAMER AND GAME CHANGER IN THE REAL ESTATE INDUSTRY AND THE NUMERO UNO TO CHAMPION THE CAUSE OF 'GATED COMMUNITY'.

SADAT HOSSAIN SALIM, A RENOWNED MANAGEMENT GURU, IS THE MOST SOUGHT AFTER NAME IN THE CORPORATE WORLD OF BANGLADESH. HIS BRILLIANCE IN CORPORATE MANAGEMENT, FAR SIGHTEDNESS, INTELLECT AND VAST EXPERIENCE OF OVER 35 YEARS HAS SET HIM APART FROM THE REST. HE HAD AN EXCEPTIONAL ACADEMIC CAREER AND A FELLOW OF THE BRITISH INSTITUTE OF BUSINESS MANAGEMENT.

HIS ILLUSTRIOUS PROFESSIONAL CAREER FLAGGED OFF WITH DUNCAN BROTHERS AND HE HAS BEEN AT THE HELM OF MANY BUSINESS CONGLOMERATES LIKE PARTEX GROUP, BTI, HRC GROUP, ANWAR LANDMARK LTD., TO NAME A FEW.

A VISIONARY PAR EXCELLENCE AND A MULTIFACETED INDIVIDUAL, SALIM DONS MANY A HAT, HE HAS BEEN A HOUSEHOLD NAME IN THE SOCIAL CIRCLE AND HAS SERVED AS THE PRESIDENT OF PRESTIGIOUS DHAKA CLUB FOR FOUR CONSECUTIVE TERMS. HE IS A PROMINENT ENVIRONMENTALIST AND PRESENTLY HEADING AS THE CHAIRMAN OF NATURE CONSERVATION ALLIANCE OF BANGLADESH.

AS HE RIGHTLY SAYS THAT "RUPAYAN CITY UTTARA" WILL GIVE AN ALL-NEW MEANING & DIMENSION TO GATED COMMUNITY AND TOWNSHIP IN BANGLADESH REAL ESTATE SECTOR. THE RESIDENTS OF "RUPAYAN CITY UTTARA" WILL GET TO HAVE THE BEST A LIFE HAS TO OFFER THROUGH ITS LUXURY CONDOS, VILLA APARTMENTS, CLUB, BANQUETS, HEALTH & FITNESS CENTERS, PROVISIONAL STORES, SCHOOL, WATER BODIES, MOSQUE, PLAY AREAS, STATE-OF-THE-ART SAFETY AND SECURITY MEASURES AMIDST NATURE WITH A HOST OF FACILITIES AND AMENITIES TO CATCH THE EYE BALLS OF ONE AND ALL.

"LET'S MOVE TO WHERE THE FUTURE IS" - "RUPAYAN CITY UTTARA" IS THE ANSWER TO ALL WHO ASPIRES AND DREAMS FOR A UNIQUE LIVING IN THE FUTURE.

....  
TALE OF A  
VISIONARY



BIRD'S EYE VIEW

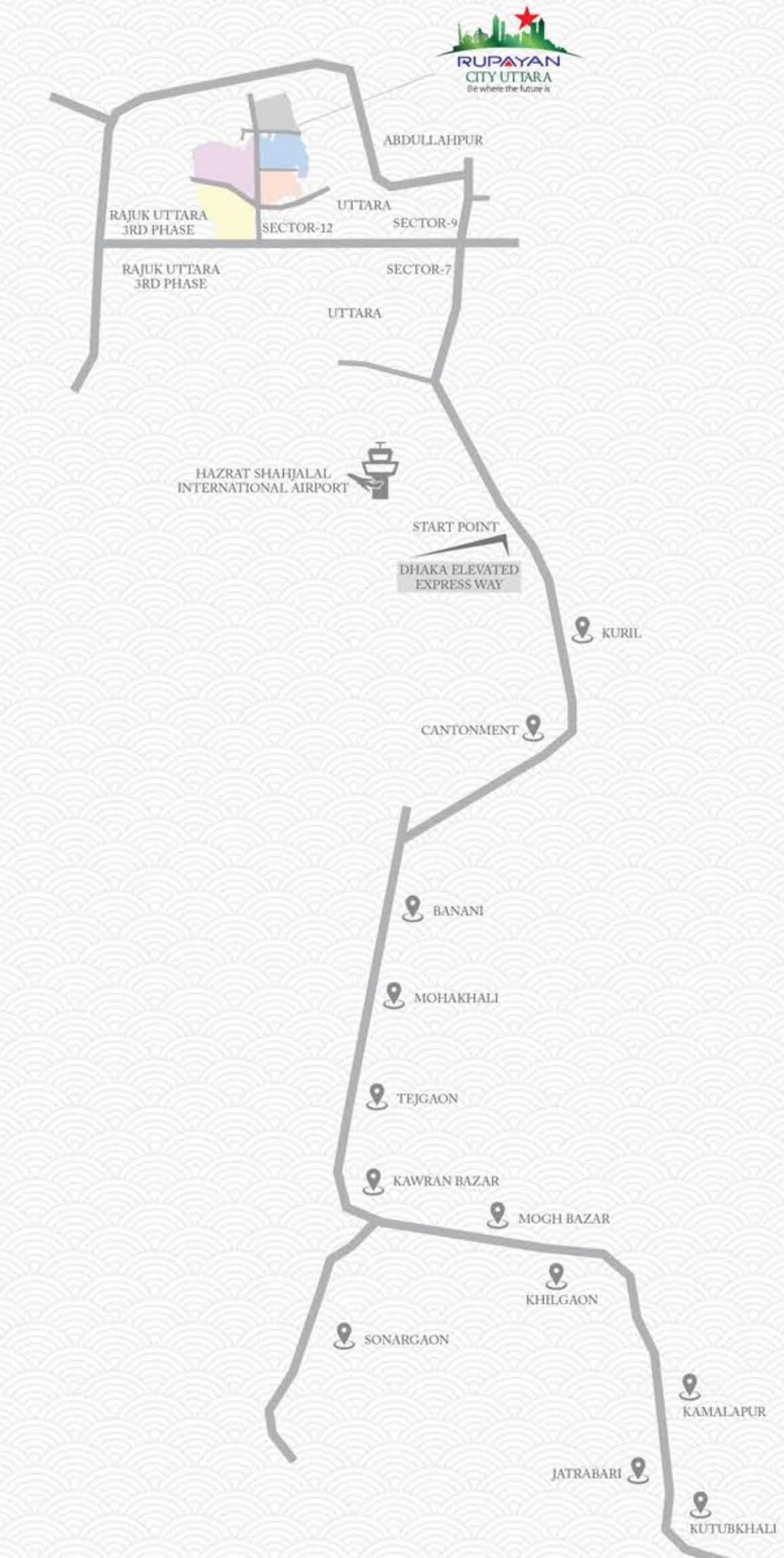
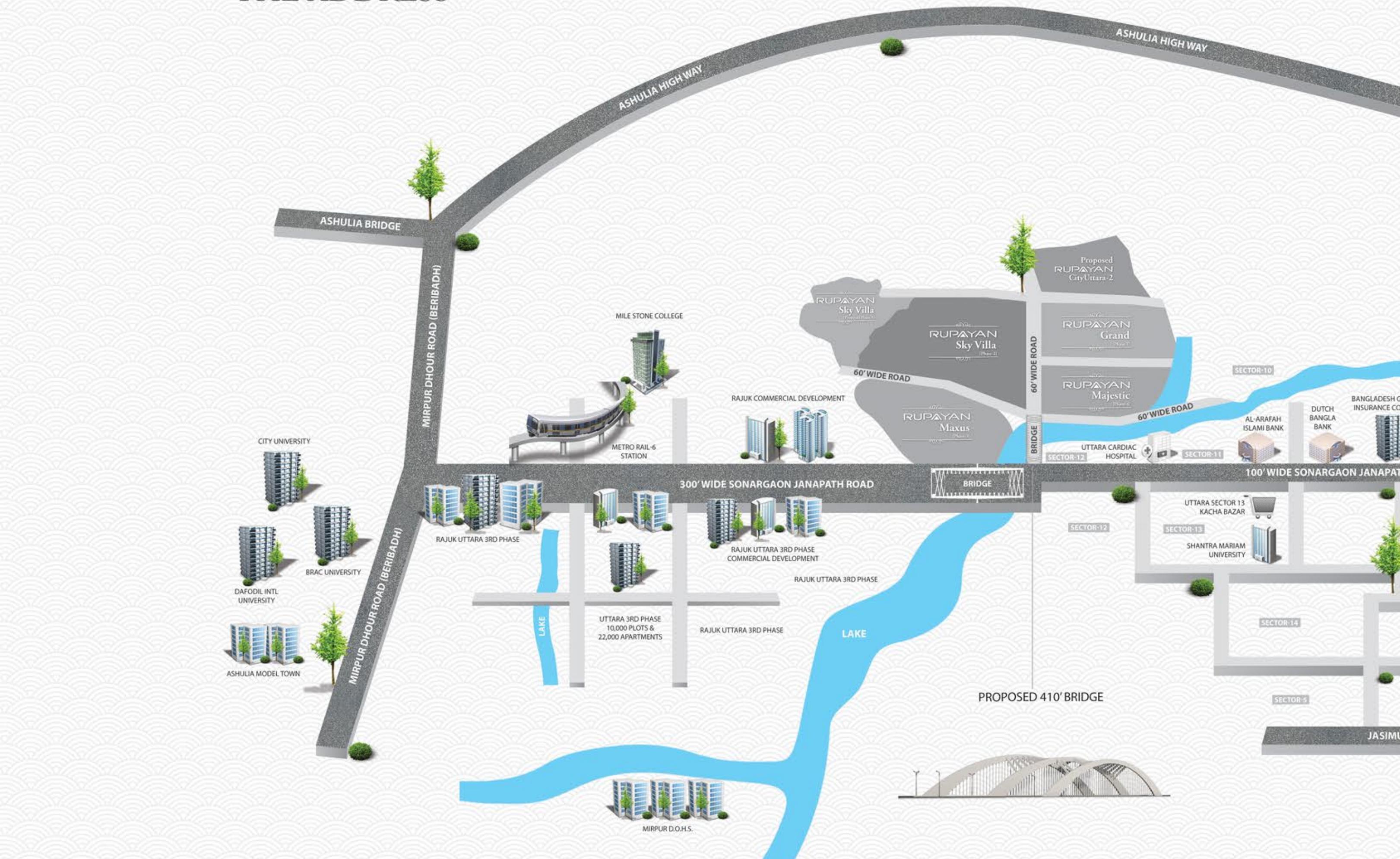


ALL ACROSS THE SKY THERE IS A FROLIC OF LIGHT,  
THE EARTH IS DECKED OUT IN A FESTIVAL OF FLOWERS,  
AND THE RAFTS OF COLOURED CLOUDS AFLOAT  
ARE ALL ANTICIPATING YOUR ARRIVAL.

EXCERPT FROM THE POEM  
**COME MY WAYFARER FRIEND**  
KAZI NAZRUL ISLAM



# THE ADDRESS

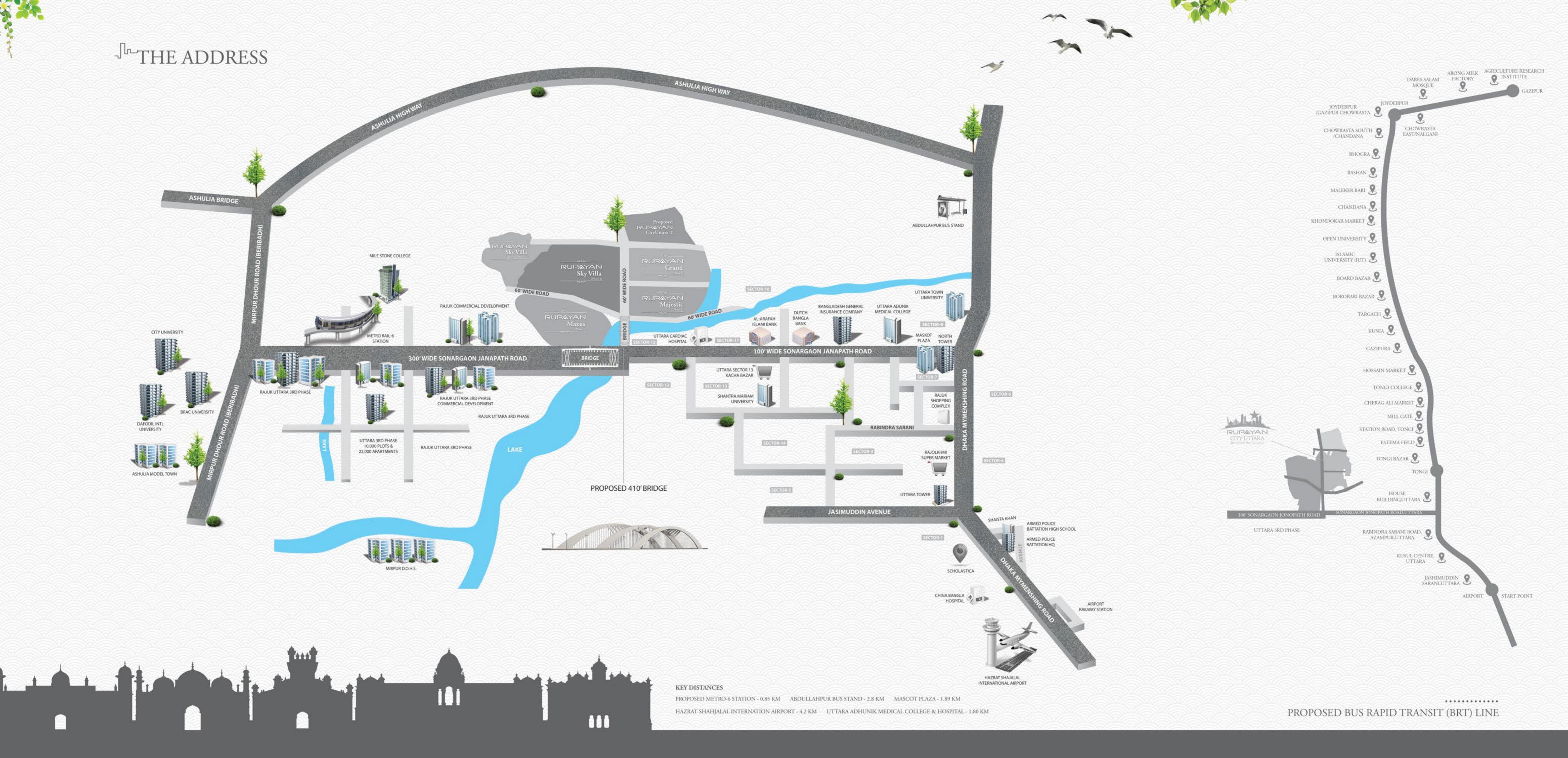


## KEY DISTANCES

PROPOSED METRO-6 STATION - 0.85 KM    ABDULLAHPUR BUS STANI  
HAZRAT SHAHJALAL INTERNATIONAL AIRPORT - 4.2 KM    UTTARA ADH

.....  
**DHAKA ELEVATED EXPRESS WAY ROUTE**

# THE ADDRESS



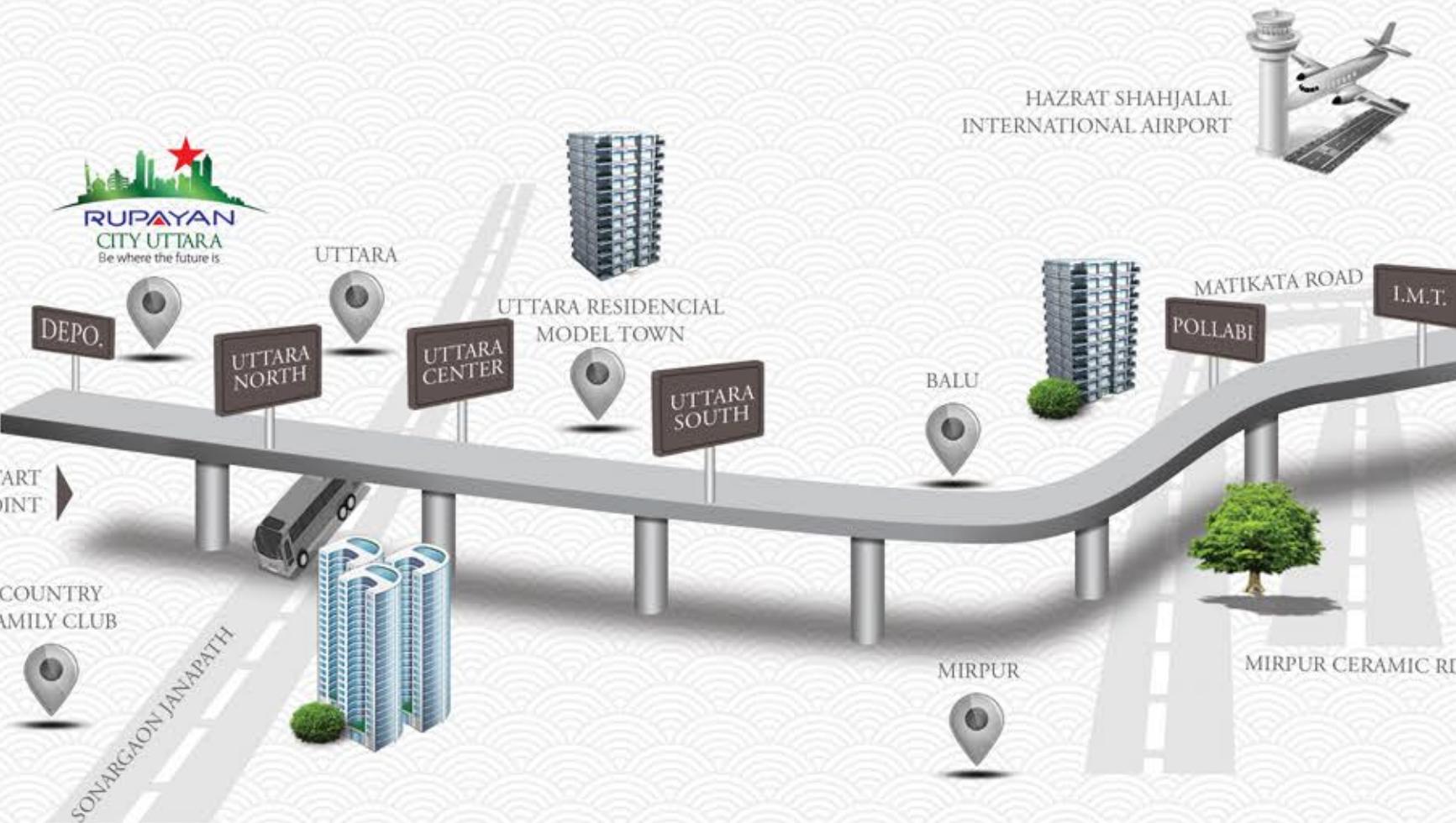


## METRO CONNECTIVITY COMES HOME!

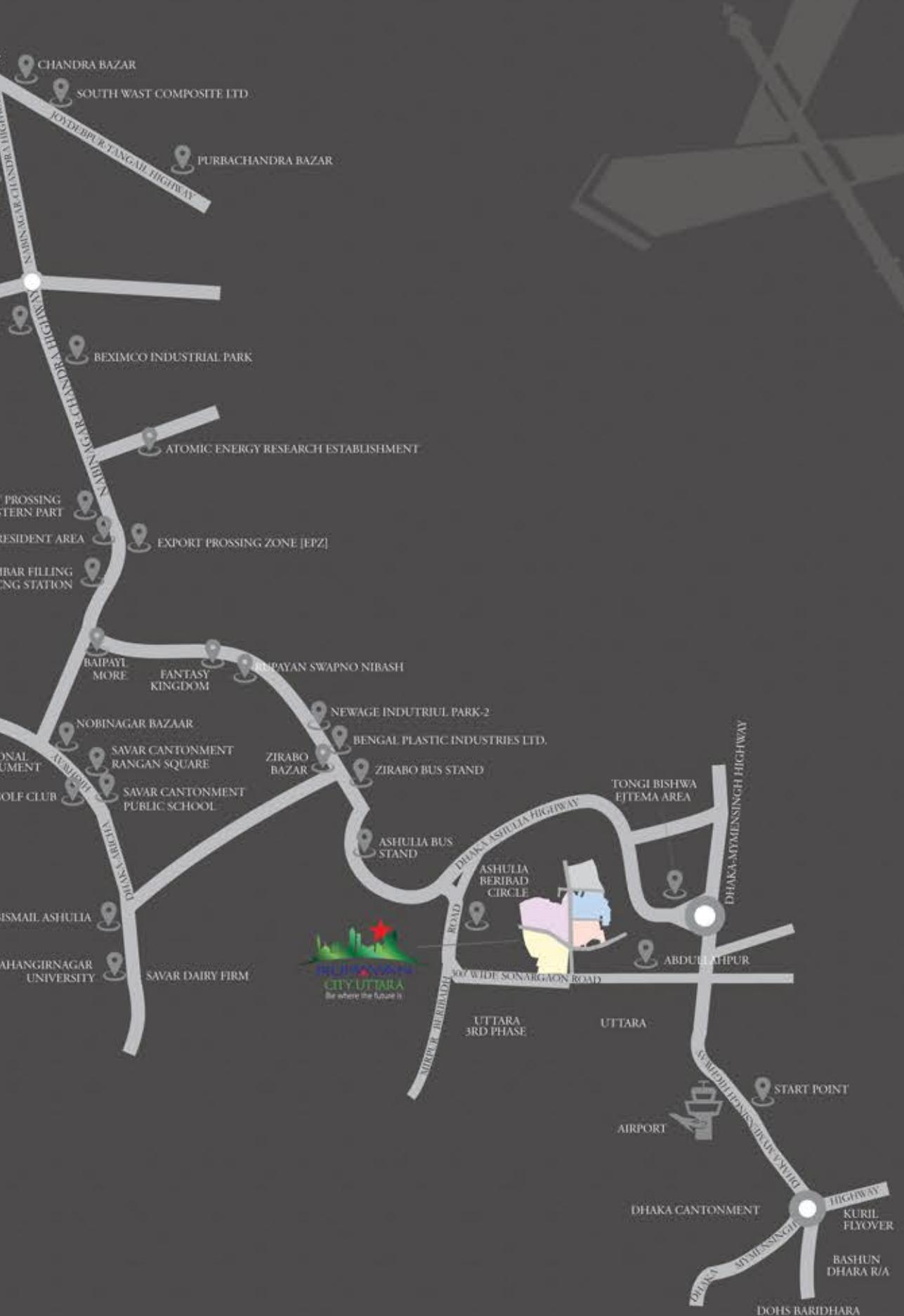
THE PROPOSED METRO STATION AT UTTARA,  
IS ONLY 5 MINUTES AWAY.



.....  
THE WORLD, AT YOUR FEET



MRT LINE : 6 ROUTES & STATIONS



ASHULIA ELEVATED EXPRESS WAY  
ROUTE MAP [PROPOSED]

MIRPUR BEIRIBADH ROAD

RUPAYAN  
CITY UTTARA - 2  
(PROPOSED)



MASTER PLAN

DHAKA MYMENSINGH ROAD

MASCOT  
PLAZA

# THE SUMMARY



## RUPAYAN GRAND PHASE 1

7.92 ACRE LAND AREA  
21 APARTMENT BUILDING  
10 STORIED WITH 01 BASEMENT  
540 APARTMENTS  
  
COMMUNITY FACILITIES  
01 SCHOOL BUILDING  
01 CONVENIENCE SHOP  
01 MOSQUE  
01 ELECTRO-MECHANICAL BUILDING

## RUPAYAN SKY VILLA PHASE 2

9.95 ACRE LAND AREA  
08 DUPLEX VILLA APARTMENT BUILDING  
10 STORIED WITH 01 BASEMENT  
260 DUPLEX VILLA APARTMENTS  
34 PENTHOUSE APARTMENTS  
  
COMMUNITY FACILITIES  
01 SCHOOL BUILDING  
01 CORNER SHOP  
01 COMMUNITY CLUB  
01 MOSQUE  
01 ELECTRO-MECHANICAL BUILDING

## RUPAYAN SKY VILLA PHASE 5 PROPOSED

4.18 ACRE LAND AREA  
05 DUPLEX VILLA APARTMENT BUILDING  
10 STORIED WITH 01 BASEMENT  
112 DUPLEX VILLA APARTMENTS  
14 PENTHOUSE APARTMENTS  
  
COMMUNITY FACILITIES  
01 SCHOOL BUILDING  
01 CORNER SHOP  
01 MOSQUE  
01 ELECTRO-MECHANICAL BUILDING

## RUPAYAN MAJESTIC PHASE 4

PART A  
5.13 ACRE LAND AREA  
11 APARTMENT BUILDING  
10 STORIED WITH 01 BASEMENT  
315 APARTMENTS  
  
COMMUNITY FACILITIES  
01 SCHOOL BUILDING  
01 CONVENIENCE STORE WITH KATCHA BAZAR  
01 MOSQUE  
01 ELECTRO-MECHANICAL BUILDING

PART B  
1.17 ACRE LAND AREA  
03 APARTMENT BUILDING  
10 STORIED WITH 01 BASEMENT  
81 APARTMENTS

## RUPAYAN MAXUS PHASE 3

10 ACRE LAND AREA  
09 STORIED WITH 04 BASEMENT  
  
FACILITIES  
SHOPPING MALL SPACE  
FOOD COURT  
CINEPLEX  
AMUSEMENT  
BEAUTY SALON  
OFFICE BUILDING  
5-STAR HOTEL BUILDING



ROAD SIDE VIEW



SPRINGTIME WAKES THE BUD WIDE,  
BREAKING EACH SIDE, BRINGING A FLOWERING FLOOD.  
FLOWERING BUD'S, PARTING LIPS PURSED  
INTO LAUGHTER BURST, DIMPLED CHEEKS DISPLAY.

EXCERPT FROM THE POEM  
**O NIGHTINGALE!**  
KAZI NAZRUL ISLAM





GARDEN VIEW

63% OPEN AREA   KID'S PLAY AREA   JOGGING TRACK  
BEAUTIFUL LANDSCAPED GARDEN   WATER FEATURES



O TEMPESTUOUS YOUTH, WAKE UP!

COME LIKE A TORNADO, TRAMPLING EVERYTHING THAT FALLS

IN FRONT OF THEE, IN CAUSELESS GLEE.

BRING GENEROUS LIFE, WIDE AS THE HORIZONS,

AND A MIGHTY CURRENT OF MOTION STRONG ENOUGH

TO WASH TILE DEBRIS OFF THE BANKS

IN A WILD RUSH.

EXCERPT FROM THE POEM

### IRREPRESSIBLE YOUTH

KAZI NAZRUL ISLAM





GYMNASIUM

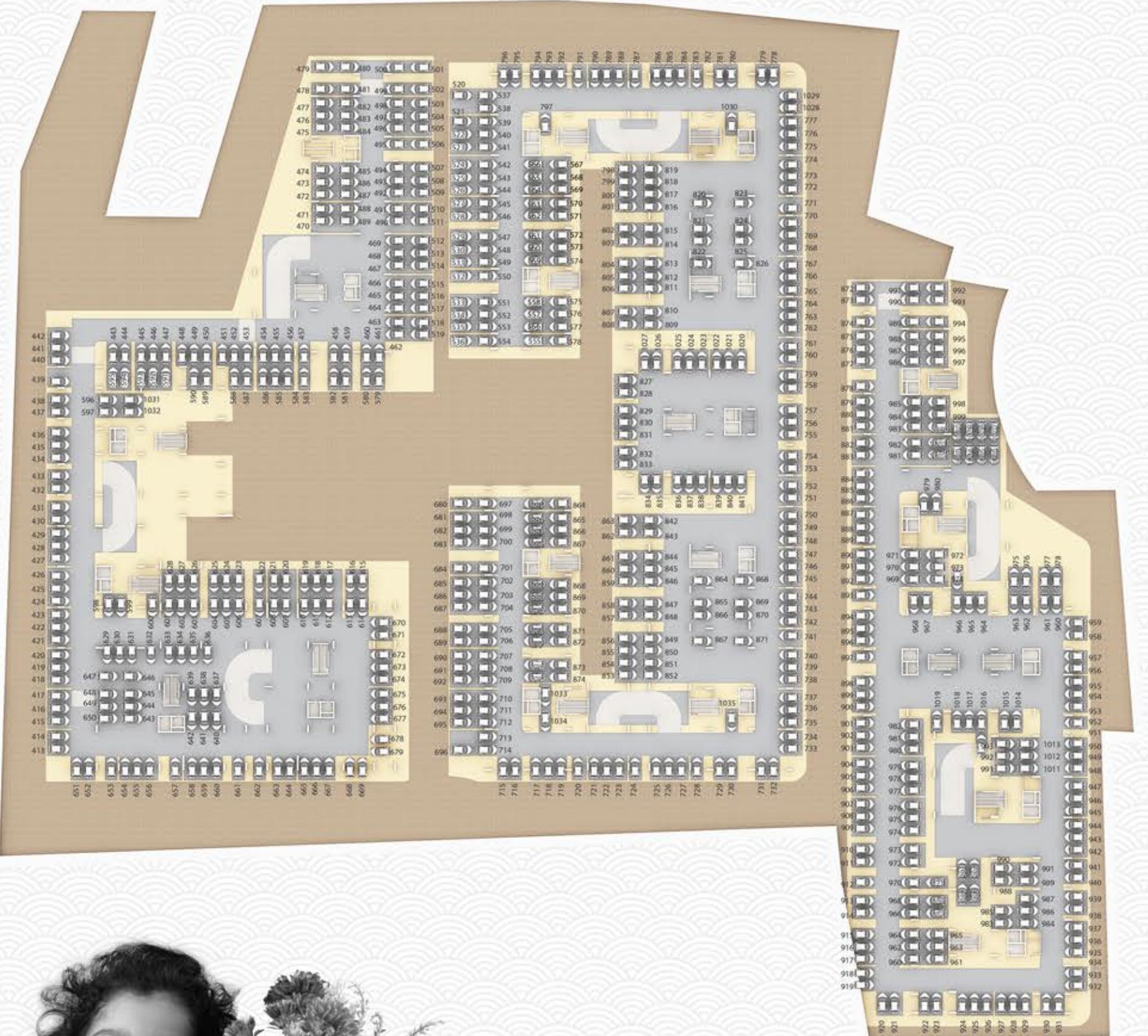


BANQUET HALL

SITE PLAN



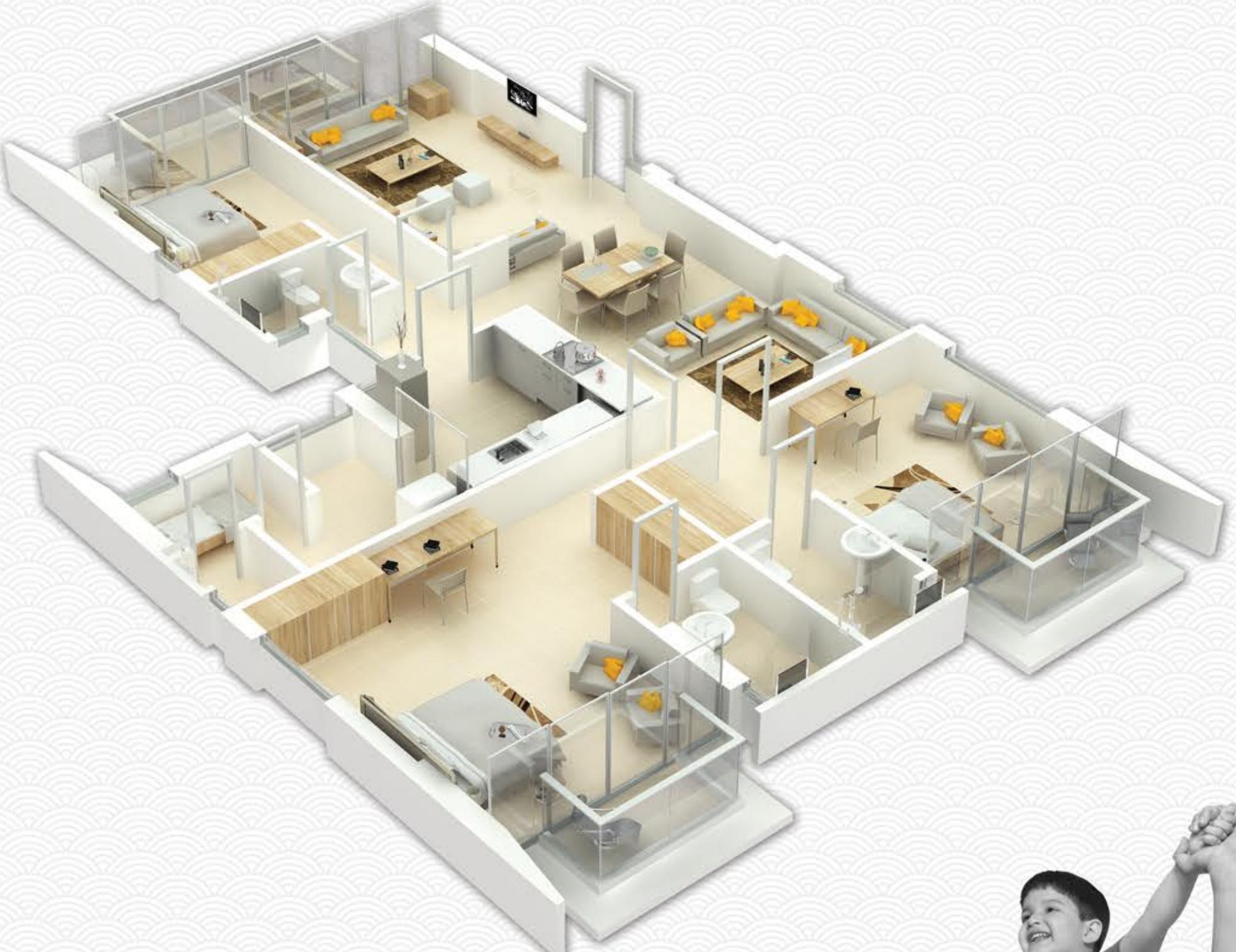
BASEMENT FLOOR PLAN



GROUND FLOOR PLAN



ISOMETRIC VIEW



FLAT-A BUILDING 5



FLAT A /1  
TYPICAL 1ST to 9TH FLOOR  
BUILDING 05 | BHK 3  
2235 SQFT



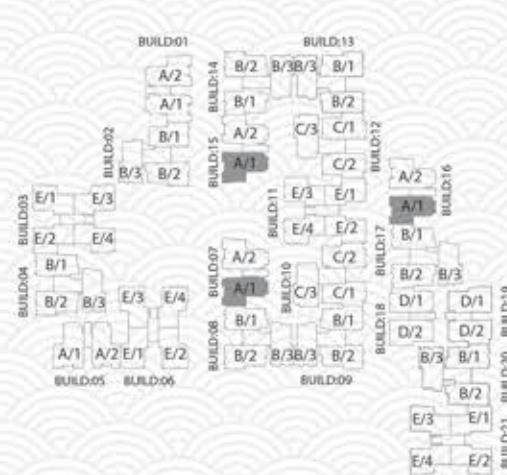
FLAT A /1  
TYPICAL 1ST to 9TH FLOOR  
BUILDING 01 | BHK 3  
2235 SQFT



FLAT A /1  
TYPICAL 1ST to 9TH FLOOR  
BUILDING 07, 15, 16 | BHK 3  
2235 SQFT



FLOOR PLANS

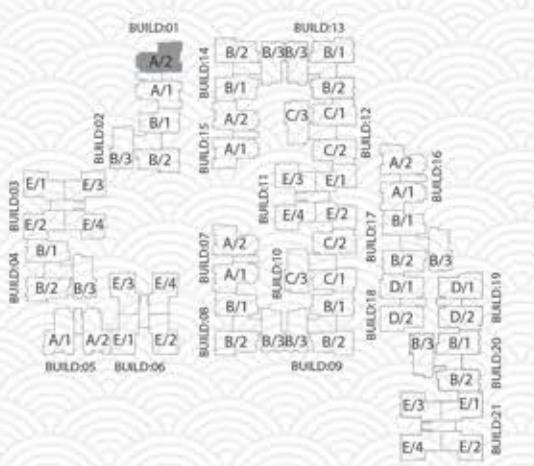


## FLOOR PLANS



FLAT A / 2

TYPICAL 1ST TO 9TH FLOOR  
BUILDING 05 | BHK 3  
2235 SQFT



FLAT A / 2

TYPICAL 1ST TO 9TH FLOOR  
BUILDING 01 | BHK 3  
2235 SQFT



FLAT A / 2

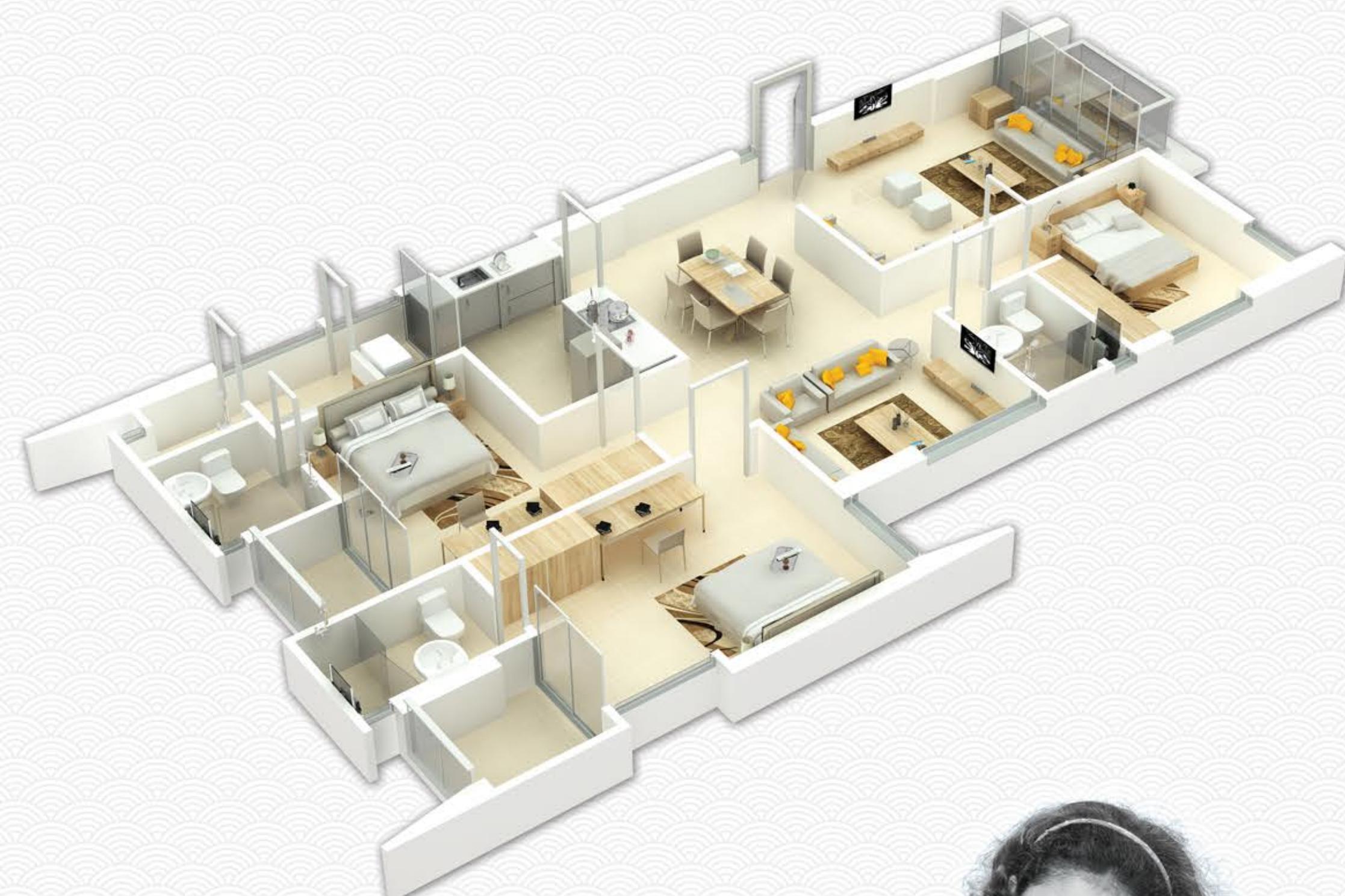
TYPICAL 1ST TO 9TH FLOOR  
BUILDING 07, 15, 16 | BHK 3  
2235 SQFT



GATE VIEW

## FLOOR PLANS

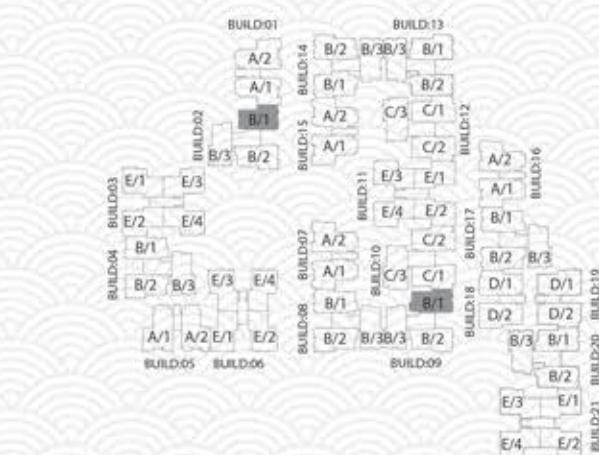
### ISOMETRIC VIEW



FLAT-B BUILDING 4



FLAT B / 1  
TYPICAL 1ST TO 9TH FLOOR  
BUILDING 04, 08, 17 | BHK 3  
2025 SQFT



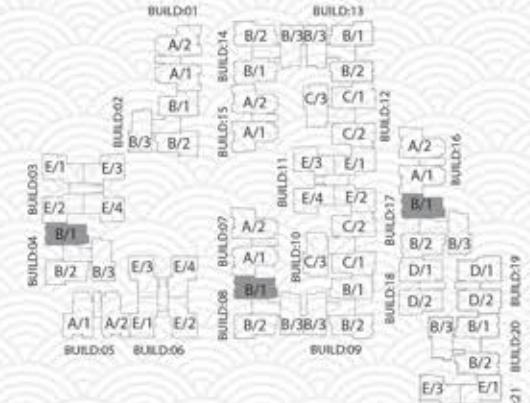
FLAT B / 1  
TYPICAL 1ST TO 9TH FLOOR  
BUILDING 02, 09 | BHK 3  
2025 SQFT



FLAT B / 1  
TYPICAL 1ST TO 9TH FLOOR  
BUILDING 13, 20 | BHK 3  
2025 SQFT



FLAT B / 1  
TYPICAL 1ST TO 9TH FLOOR  
BUILDING 14 | BHK 3  
2025 SQFT



## FLOOR PLANS

## FLOOR PLANS



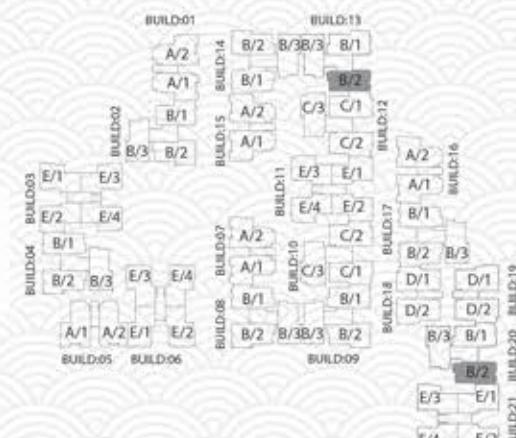
**FLAT B / 2**  
TYPICAL 1ST TO 9TH FLOOR  
BUILDING 04, 08, 17 | BHK 3  
2025 SQFT



**FLAT B / 2**  
TYPICAL 1ST TO 9TH FLOOR  
BUILDING 02, 09 | BHK 3  
2025 SQFT



**FLAT B / 2**  
TYPICAL 1ST TO 9TH FLOOR  
BUILDING 13, 20 | BHK 3  
2025 SQFT



**FLAT B / 2**  
TYPICAL 1ST TO 9TH FLOOR  
BUILDING 14 | BHK 3  
2025 SQFT



**FLAT B / 3**  
TYPICAL 1ST TO 9TH FLOOR  
BUILDING 04, 08, 17 | BHK 3  
2025 SQFT



**FLAT B / 3**  
TYPICAL 1ST TO 9TH FLOOR  
BUILDING 02, 09 | BHK 3  
2025 SQFT



**FLAT B / 3**  
TYPICAL 1ST TO 9TH FLOOR  
BUILDING 13, 20 | BHK 3  
2025 SQFT



**FLAT B / 3**  
TYPICAL 1ST TO 9TH FLOOR  
BUILDING 14 | BHK 3  
2025 SQFT



FLOOR PLANS

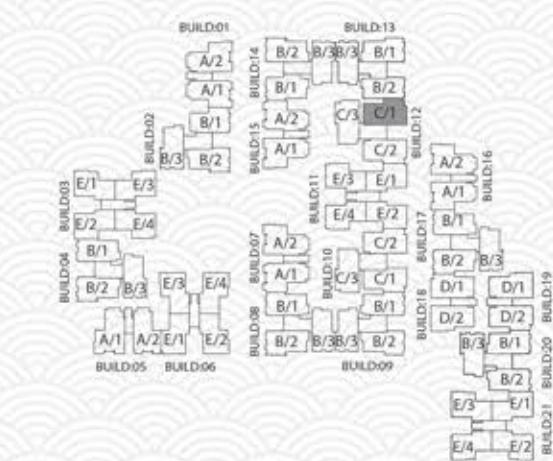
ISOMETRIC VIEW



FLAT-C BUILDING 12



FLAT C/1  
TYPICAL 1ST TO 9TH FLOOR  
BUILDING 10 | BHK 3  
2040 SQFT



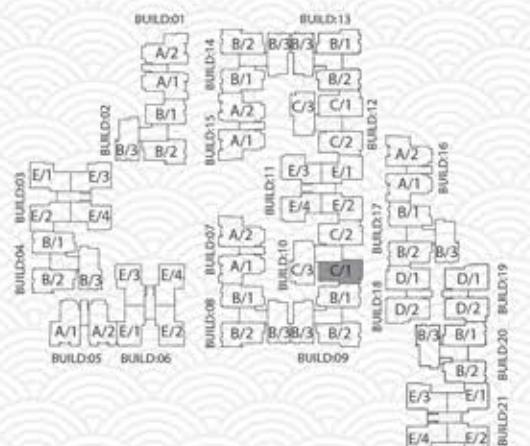
FLAT C/1  
TYPICAL 1ST TO 10 TH FLOOR  
BUILDING 12 | BHK 3  
2040 SQFT



FLAT C/2  
TYPICAL 1ST TO 9TH FLOOR  
BUILDING 10 | BHK 3  
2040 SQFT



FLAT C/2  
TYPICAL 1ST TO 9TH FLOOR  
BUILDING 12 | BHK 3  
2040 SQFT



FLOOR PLANS



**FLAT C/3**  
TYPICAL 1ST TO 9TH FLOOR  
BUILDING 10 | BHK 3  
2040 SQFT



**FLAT C/3**  
TYPICAL 1ST TO 9TH FLOOR  
BUILDING 12 | BHK 3  
2040 SQFT



SIDE VIEW

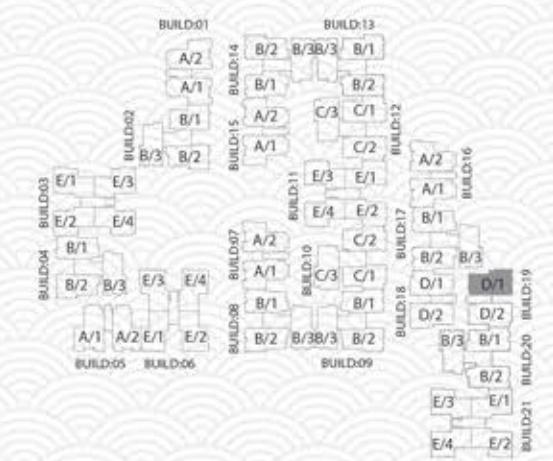
## ISOMETRIC VIEW



FLAT-D BUILDING 18



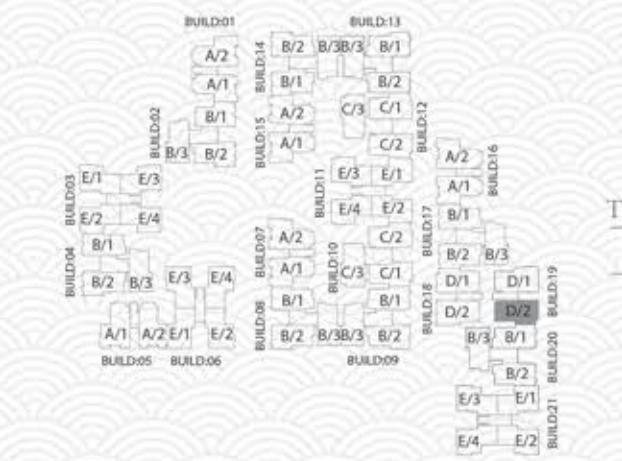
FLAT D / 1  
TYPICAL 1ST TO 9TH FLOOR  
BUILDING 18 | BHK 3  
2020 SQFT



FLAT D / 1  
TYPICAL 1ST TO 9TH FLOOR  
BUILDING 19 | BHK 3  
1975 SQFT



FLAT D / 2  
TYPICAL 1ST TO 9TH FLOOR  
BUILDING 18 | BHK 3  
2020 SQFT



FLAT D / 2  
TYPICAL 1ST TO 9TH FLOOR  
BUILDING 19 | BHK 3  
1975 SQFT



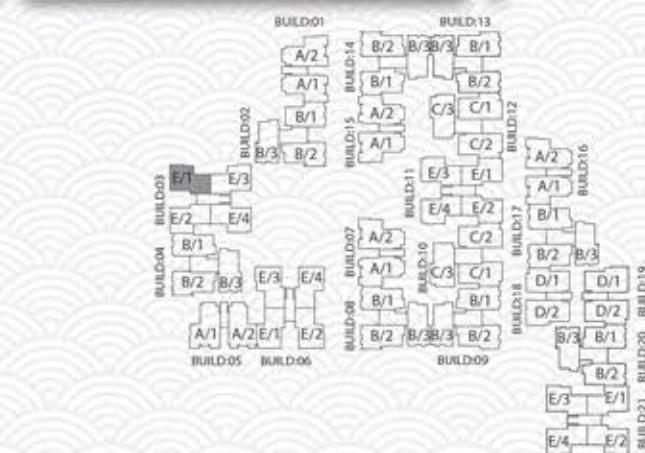
## ISOMETRIC VIEW



FLAT-E BUILDING 6



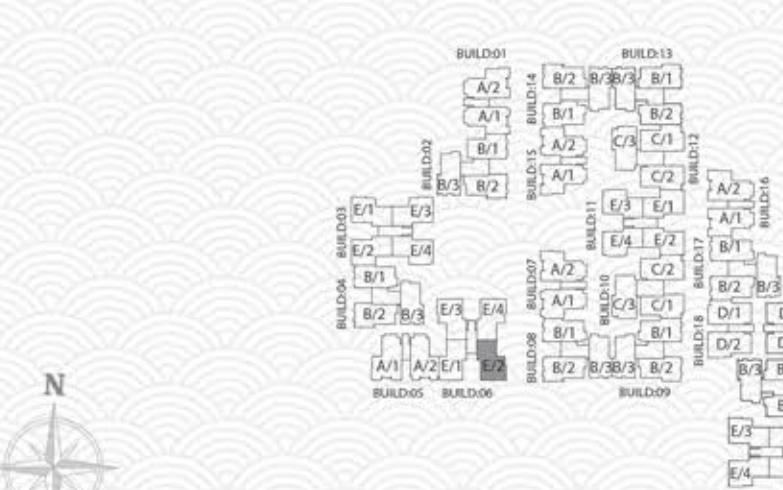
FLAT E / 1  
TYPICAL 1ST TO 9TH FLOOR  
BUILDING 6 | BHK 3  
1865 SQFT



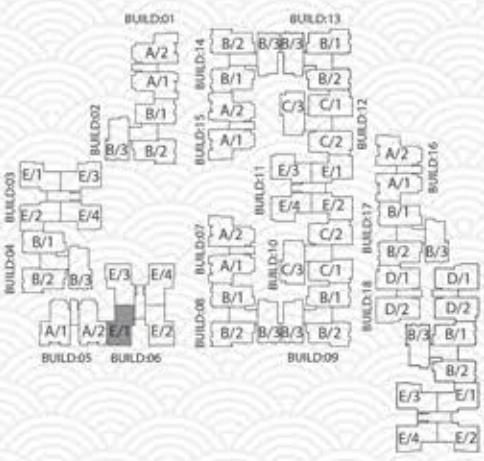
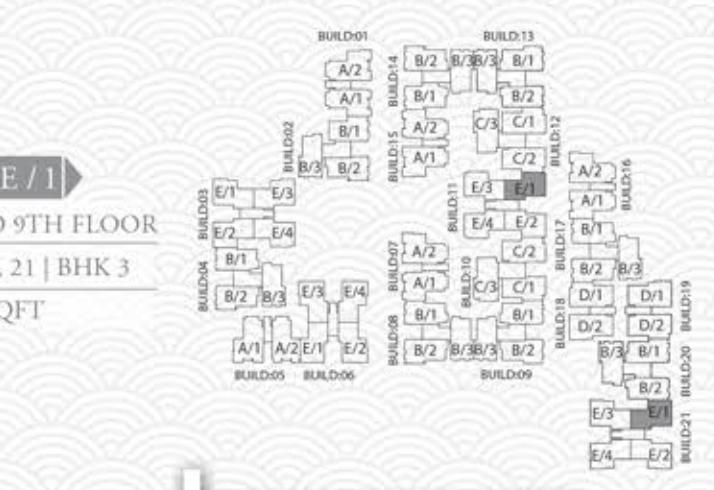
FLAT E / 1  
TYPICAL 1ST TO 9TH FLOOR  
BUILDING 3 | BHK 3  
1865 SQFT



FLAT E / 1  
TYPICAL 1ST TO 9TH FLOOR  
BUILDING 11, 21 | BHK 3  
1865 SQFT



FLAT E / 2  
TYPICAL 1ST TO 9TH FLOOR  
BUILDING 6 | BHK 3  
1865 SQFT





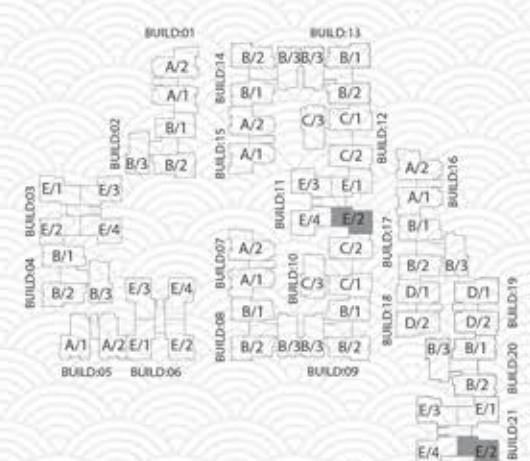
**FLAT E / 2**

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YPICAL 1st to 9th FLOOR  
BUILDING 3 | BHK 3  
1865 SQFT



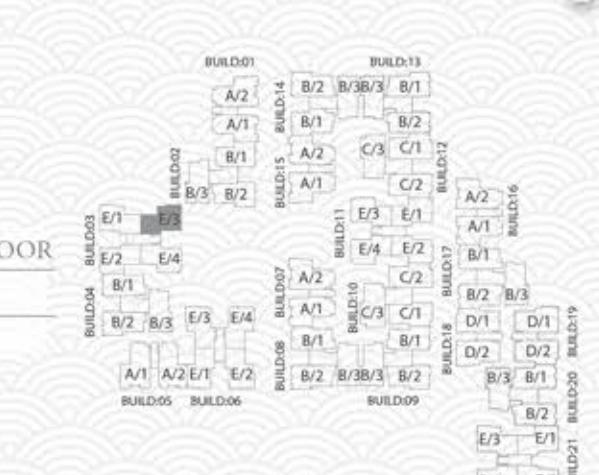
**FLAT E/2**  
**TYPICAL 1ST TO 9TH FLOOR**  
**BUILDING 11, 21 | BHK 3**  
**1865 SQFT**



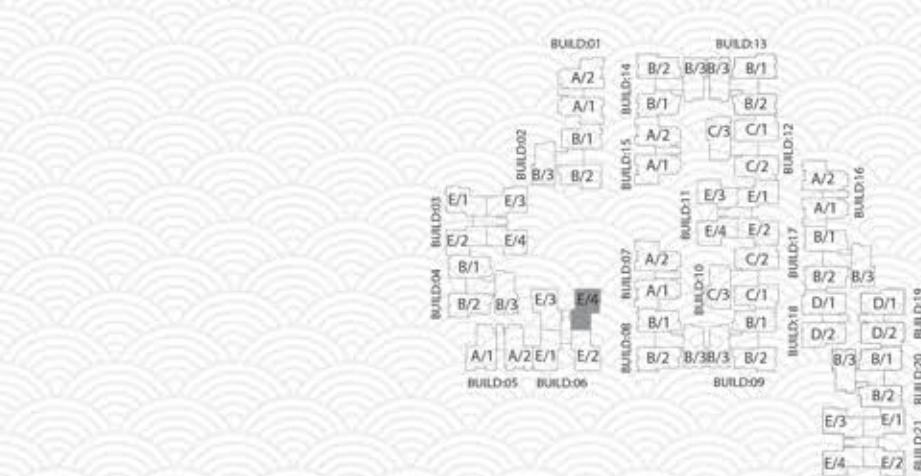
**FLAT E/3**  
TYPICAL 1ST TO 9TH FLOOR  
BUILDING 6 | BHK 3  
1865 SQFT



**FLAT E/3**



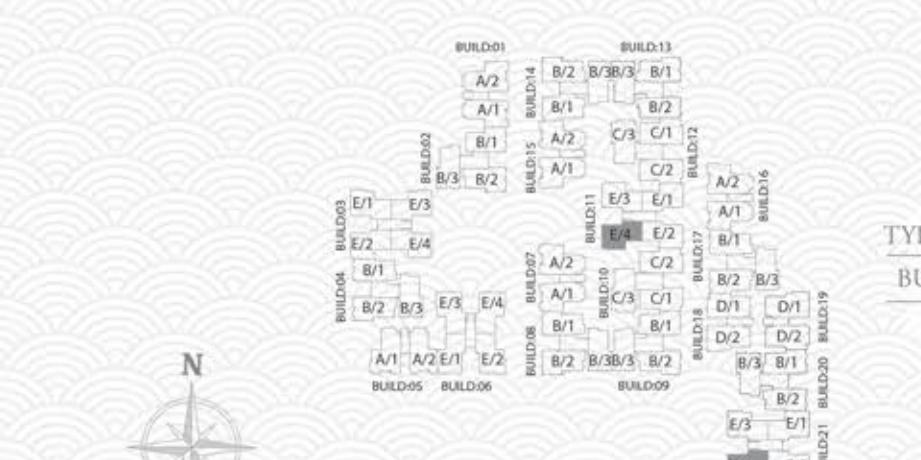
**TYPICAL 1ST TO 9TH FLOOR**  
**BUILDING 11, 21 | BHK 3**  
**1865 SQFT**



**FLAT E/4**  
**TYPICAL 1ST TO 9TH FLOOR**  
**BUILDING 6 | BHK 3**  
**1865 SQFT**



**FLAT E / 4**  
TYPICAL 1ST TO 9TH FLOOR  
BUILDING 3 | BHK 3  
1865 SQFT



**FLAT E/4**  
TYPICAL 1ST TO 9TH FLOOR  
BUILDING 11, 21 | BHK 3  
1865 SQFT



H FLOOR  
HK 3





BED ROOM

#### BUILDING ENTRANCE

THE MAIN ENTRANCE OF THE BUILDING COMPLEMENTED BY A SECURED DECORATIVE GATE WITH LAMP POST; AND THE RUPAYAN GRAND INTRODUCES ONE TO RARE GRANDEUR SPACIOUS DRIVE WAY, SECURITY PROVISION FOR CONTROL OF INCOMING AND OUTGOING PERSONS, VEHICLES, GOODS ETC.

#### STAIR LIFT LOBBY

GROUND FLOOR LIFT LOBBY & LIFT WALL WILL BE FINISHED WITH MARBLE AND OTHER FLOOR LIFT LOBBY, STAIR & LIFT WALL TO BE FINISHED WITH MIRROR POLISH TILES. [AS PER RHEL STANDARD]

#### CAR PARKING

RESERVED CAR PARKING IN COVERED & PROTECTED GROUND FLOOR FOR RESIDENTS WITH COMFORTABLE DRIVEWAY, DRIVER'S WAITING ROOM.

#### LIFT

INTERNATIONAL STANDARD PASSENGER LIFTS IN EACH APARTMENT BUILDING FROM REPUTED INTERNATIONAL MANUFACTURERS. LIFTS TO HAVE ADEQUATE LIGHTING, WELL FINISHED DOORS AND CABIN WITH EMERGENCY ALARM.

#### GENERATOR

INTERNATIONAL STANDARD STAND-BY GENERATOR OF REQUIRED CAPACITY TO PROVIDE BACKUP POWER FOR OPERATING THE LIFT, WATER PUMPS, 3 (THREE) LIGHTS AND 2 (TWO) FANS INCLUDING TV & FRIDGE IN CASE OF POWER FAILURE. AUTO MAINS FAILURE (AMF) CONTROL PANEL & AUTO TRANSFER SWITCH (ATS) IN GENERATOR FOR INSTANTANEOUS SWITCH-OVER TO GENERATE POWER IN CASE OF POWER FAILURE.

#### WATER RESERVOIR / WATER PUMPS

LARGE UNDER GROUND WATER RESERVOIR AND ROOF TOP WATER TANK TO HOLD SUFFICIENT QUANTITY OF WATER.

#### GARDEN

EXCLUSIVE & SPLENDID GARDEN IN GROUND FLOOR WITH DECORATIVE LIGHTING.

#### ROOF TOP

AN AVERAGE OF MINIMUM 4" THICK LIME TERRACING WILL BE DONE ON ROOF APPLYING SPECIAL TREATMENT FOR BETTER THERMAL INSULATION. PROPER SLOPE WILL BE MAINTAINED TO PROTECT THE ROOF FROM DAMPNESS. PROTECTIVE GLASS PARAPET WALL WILL BE PROVIDED AT SUITABLE LOCATIONS.

#### ELECTRICITY SUPPLY

ELECTRICITY SUPPLY FROM DESA / DPDC SOURCE OR OWN SOURCE AS PER GOVERNMENT RULES.

#### WATER SUPPLY

WATER SUPPLY CONNECTIONS FROM WASA OR DEEP TUBE WELL SUFFICIENT AS PER TOTAL CALCULATED CONSUMPTION.

#### SEWAGE SYSTEM

INTEGRATED SEWAGE SYSTEM PLANNED FOR TOTAL AREA.

#### GAS SUPPLY

GAS PIPELINE CONNECTION FROM TITAS DISTRIBUTION SYSTEM AS PER GOVERNMENT RULES TOTAL CALCULATED CONSUMPTION WITH ADEQUATE SAFETY MEASURES INCORPORATED.

## GENERAL SPECIFICATIONS

GENERAL  
SPECIFICATIONS



**FLOOR**

FLOORS TO BE FINISHED WITH IMPORTED MIRROR POLISH (24" X24") TILES. [AS PER RHEL STANDARD]

**PAINTING**

SMOOTH FINISH AND SOFT COLORED PLASTIC PAINT ON ALL WALLS AND CEILING. WEATHER COAT / MASTER COAT WILL BE PROVIDED IN EXTERNAL WALLS. BATHROOM CEILING WILL BE PAINTED WITH PAINT MATCHED WITH THE BATHROOM TILES. WINDOW GRILL WILL BE PAINTED WITH ENAMEL PAINT. (BERGER OR EQUIVALENT).

**MAIN DOOR**

BOTH FRAME AND SHUTTER WILL BE OF SEASONED TEAK WOOD WELL DESIGNED AND DECORATIVE WITH DOOR CHAIN, CHECK VIEWER, DOOR KNOCKER & APARTMENT NUMBER PLATE.

**BED DOOR**

DOOR FRAME WILL BE OF SEASONED TEAK CHAMBLE WOOD AND FLASH DOOR SHUTTER WITH FRENCH POLISH.

**WINDOW**

SLIDING WINDOWS WITH 5MM THICK TINTED / CLEAR GLASS COMPLETE WITH MOHAIR LINING AND RAIN WATER BARRIER IN 4" ALUMINUM SECTIONS WITH LOCKING SYSTEM AND MOSQUITO NET. SAFETY GRILLS IN WINDOWS.

**CABLE CONNECTION**

CABLE TV PROVISION IN MASTER BEDROOMS, LIVING & FAMILY LIVING ROOM.

**TELEPHONE CONNECTION**

TELEPHONE CONNECTION POINTS, IN MASTER BEDROOM, LIVING ROOM.

**INTERNET CONNECTION**

INTERNET CABLE LINE PROVISION IN MASTER BED ROOMS, CHILD BED ROOM, LIVING & FAMILY LIVING ROOM.

**INTERCOM**

INTERCOM SYSTEM WITH CONNECTION TO CONCIERGE DESK.

**BATHROOM FEATURES**

**DOOR**

DOOR FRAME WILL BE OF SEASONED TEAK CHAMBLE WOOD AND SHUTTER WILL BE OF SOLID WOOD.

**SANITARY WARES**

IMPORTED SANITARY WARES FROM INTERNATIONALLY REPUTED MANUFACTURERS. [AS PER RHEL STADARD]

**BATHROOM FITTING**

IMPORTED BATHROOM FITTINGS. [AS PER RHEL STANDARD]

**WALL**

FOREIGN CERAMIC GLAZED WALL TILES UP TO 7" HEIGHT (CHINA). [AS PER RHEL STANDARD]

**FLOOR**

FOREIGN FLOOR TILES (CHINA). [AS PER RHEL STADARD]

**BATHTUB**

1(ONE) IMPORTED BATHTUB IN MASTER BATHROOM. [AS PER RHEL STADARD].



GAZEBO

**BASIN**

CABINET BASIN IN ALL BATHROOMS EXCEPT SERVANT TOILET.

**MIRROR**

MIRRORS IN ALL BATHROOMS WITH OVERHEAD LAMPS EXCEPT SERVANT TOILET.

**MAID'S TOILET**

RAK OR EQUIVALENT FLOOR AND WALL TILES WITH LOCAL MADE COMMODE, BASIN SET.

**WATER LINE**

HOT AND COLD WATER LINES IN MASTER & CHILD BATHROOMS.

**KITCHEN FEATURES**

**DOOR**

DOOR FRAME WILL BE OF SEASONED TEAK CHAMBLE WOOD AND SHUTTER WILL BE OF SOLID WOOD.

**PLATFORM**

IMPRESSIVELY DESIGNED PLATFORM WITH MARBLE / GRANITE WORKTOP.

**BURNER**

DOUBLE BURNER GAS OUTLET.

**WALL**

FOREIGN CERAMIC GLAZED WALL TILES FULL HEIGHT (CHINA). [AS PER RHEL STANDARD]

**FLOOR**

FLOORS IN 24"X24" MIRROR POLISH TILES (CHINA). [AS PER RHEL STANDARD]

**WATER LINE**

HOT AND COLD WATER LINES.

**SINK**

ONE DOUBLE BOWL STAINLESS COUNTER-TOP STEEL SINK WITH MIXER. [AS PER RHEL STANDARD]

**WASHING AREA**

WASHING AREA TO BE COVERED WITH TILES.

**KITCHEN HOOD**

PROVISION FOR KITCHEN HOOD.

**EXHAUST FAN**

EXHAUST FAN WILL BE PROVIDED.

**COMMUNITY BLOCK**

COMMUNITY BUILDINGS WILL BE OPERATED BY THIRD PARTY SELECTED BY RUPAYAN HOUSING ESTATE LTD.

GENERAL  
SPECIFICATIONS



SWIMMING POOL VIEW

#### STRUCTURAL AND ENGINEERING FEATURES

STRUCTURAL DESIGN PARAMETERS BASED ON CODES OF AMERICAN CONCRETE INSTITUTE (ACI), AMERICAN STANDARDS OF TESTING MATERIAL (ASTM) AND BANGLADESH NATIONAL BUILDING CODE (BNBC-93).

STRUCTURAL ELEMENTS DESIGNED AND DETAILED FOR WIND AND EARTHQUAKE FORCES AS RECOMMENDED IN BNBC FOR DIFFERENT AREAS AND ZONES.

SUB-SOIL INVESTIGATION AND TESTING FOR SOIL PARAMETERS DONE THROUGH EXPERIENCED AND REPUTED FIRM AND ANALYZED BY QUALIFIED GEOTECHNICAL ENGINEERS.

STRUCTURAL DESIGNS DONE BY PROFESSIONAL STRUCTURAL DESIGNERS AND COMPREHENSIVELY CROSS CHECKED BY OUR IN HOUSE STRUCTURAL CONSULTANT.

CONSTRUCTION WORKS ALWAYS DONE WITH OUR OWN HIGHLY EXPERIENCED ENGINEERS AND GROUP OF WELL EXPERIENCED TECHNICAL TEAM.

#### MAJOR STRUCTURAL MATERIALS

CEMENT : PORTLAND COMPOSITE CEMENT OR ORDINARY PORTLAND CEMENT FROM ANY REPUTED MANUFACTURER.

STEEL : 60 GRADE DEFORMED STEEL FROM WELL RECOGNIZED STEEL MANUFACTURER.

AGGREGATES : STONE CHIPS IN R.C.C WORK (AS PER DESIGN SPECIFICATION).

BRICKS : 1ST CLASS BRICKS.

SAND : 2.25-2.5 FM COARSE SAND FOR CONCRETE. 1.2-1.5 FM MEDIUM SAND FOR BRICK WORK & PLASTER.

ALL STRUCTURAL MATERIALS INCLUDING STEEL, CEMENT, BRICKS, SYLHET SAND & OTHER AGGREGATES ETC. OF THE HIGHEST STANDARD AND SCREENED FOR QUALITY INCLUDING LABORATORY TESTING.

DIRECT SUPERVISION AT EVERY STAGE OF CONSTRUCTION BY TEAM OF EXPERIENCED AND QUALIFIED CIVIL ENGINEERS TO ENSURE HIGHEST QUALITY WORKMANSHIP.

THE QUALITY CONTROL OF MATERIALS AND CONSTRUCTION TECHNIQUES INDEPENDENTLY CHECKED BY THE QUALITY CONTROL (QC) DEPARTMENT OF OUR COMPANY.

THE TESTING OF ALL MATERIALS PERFORMED REGULARLY AND AS PER THE RECOMMENDATION OF CODE FROM BUET, DHAKA.

ALL OTHER RELATED WORKS FINISHING AND COMPLETION OF BUILDINGS DONE BY OWN ARCHITECTS ALONG WITH THE CONSULTING FIRM.

#### ELECTRICAL

FOREIGN ELECTRICAL SWITCHES, SOCKET & OTHER FITTING FIXTURES (LEGRAND / MK / HAGER / HAVELS OR EQUIVALENT).

FOREIGN ELECTRICAL CIRCUIT BREAKERS AS REQUIRED ACCORDING TO DRAWING (LEGRAND / SIEMENS / HAGER / HAVELS OR EQUIVALENT).

INDEPENDENT ELECTRIC METER & ELECTRICAL DISTRIBUTION BOX WITH MAIN CIRCUIT BREAKER IN APARTMENT.

CONCEALED ELECTRICAL WIRING (BRB / CITIZEN / EASTERN CABLES / PARADISE CABLES).

PROVISION OF AIR CONDITIONER IN MASTER BEDROOM, CHILD BEDROOMS, GUEST BED ROOM.

INTERNATIONAL STANDARD STAND-BY GENERATOR OF REQUIRED CAPACITY TO PROVIDE BACKUP POWER.

#### PLUMBING

ALL PIPES CONCEALED IN DUCTS.

WATER SUPPLY LINES WITH SUPERIOR QUALITY G.I. PIPES OR IMPORTED PPR PIPES.

SEWERAGE LINES WITH BEST QUALITY UPVC PIPES AND UPVC FITTINGS.

RAIN WATER AND WASTE WATER LINES ARE PVC PIPES.

GAS LINES WITH SUPERIOR QUALITY G.I. PIPES.

BEST QUALITY WATER PUMPS (PEDROLLO / EQUIVALENT).

## GENERAL SPECIFICATIONS



KID'S PLAY AREA

#### SECURITY FEATURES

CCTV MONITORING INSTALLED ALL AROUND THE COMPLEX.  
MONITORING ROOM TO CONTROL ALL INCOMING & OUTGOING PERSONS, VEHICLES & GOODS.

#### BUILDING UTILITY SERVICES

##### WATER TREATMENT PLANT

24 HOURS UNINTERRUPTED SUPPLY OF CLEAN WATER WHICH HAS BEEN PROCESSED THROUGH WATER TREATMENT PLANT IS IN ACCORDANCE WITH THE WORLD HEALTH ORGANIZATION (WHO) STANDARDS. HOT AND COLD WATER TO BE SUPPLIED THROUGH CPVC PIPES.

##### WATER RECYCLING

THERE WILL BE A SEWAGE TREATMENT PLANT FOR TREATMENT OF SEWAGE & SULLAGE WASTE. THE PLANT SHALL COMPRIZE OF PRELIMINARY, SECONDARY (CHEMICAL & BIOLOGICAL) AND TERTIARY TREATMENT UNITS. THE STP TREATED WATER SHALL BE REUSED IN FLUSHING (WC), LANDSCAPING AND ROAD WASHING PURPOSE AS MAXIMUM AS POSSIBLE AND THOSE BY MAKING THE BUILDING ZERO SEWAGE DISCHARGE BUILDING.

##### WATER HARVESTING

RAIN WATER DRAINAGE SYSTEM FROM THE ROOF TERRACE TO BE DISCHARGED TO HARVESTING TANK THERE AFTER THE SAME STORAGE WATER SHALL BE RE-USED FOR GARDENING PURPOSE. SURFACE RAIN WATER AT GROUND LEVEL AND VARIOUS LEVELS OF THE BUILDING, INCLUDING BALCONY DRAINS, PLANTER DRAINS AND FOUNTAIN DRAINS TO BE DISCHARGED TO THE LOCAL AUTHORITY STORM WATER DRAINAGE SYSTEM.

##### FIRE FIGHTING

ADEQUATE FIRE FIGHTING EQUIPMENT AND FIRE ALARM SYSTEM WILL BE INSTALLED TO PROTECT AGAINST THE HAZARDS OF FIRE. FIRE DETECTION AND FIRE FIGHTING SYSTEMS WILL BE INSTALLED AS PER THE GUIDELINES OF THE FIRE AND EMERGENCY SERVICES.

FIRE ALARM SYSTEM WITH HEAT AND SMOKE DETECTORS INSTALLED AT EVERY LEVEL ALONG WITH EVERY COMMON AREA.

WATER HOSE REELS CONVENIENTLY PLACED AT EVERY FLOOR WITH CONNECTION TO THE MAIN WATER LINE TO ENSURE THE AVAILABILITY OF WATER ALL TIMES.

FIRE EXTINGUISHER AT EVERY FLOOR.

FREE PASSAGE LEADING TO EMERGENCY EXIT STAIRCASE WITH PROTECTED DOORS.

##### OPTIONAL FEATURES

VARIOUS INTERIOR DESIGNING, ADDITIONAL FITTINGS AND FIXTURES AS PER CHOICE OF BUYER MAY BE ARRANGED AT OWN COST BASIS AFTER THE APPROVAL OF THE COMPANY.

#### GENERAL SPECIFICATIONS

# THE SKYLINE OF EXCELLENCE



RUPAYAN  
Art View

RUPAYAN  
Housing Estate Ltd

RUPAYAN  
Land Development Ltd

RATUL  
Properties Ltd

RUPAYAN  
Holdings

RAMBO  
Fabrics

RUPAYAN  
Port & Logistic Services Ltd

RUPAYAN  
Trade International Ltd

RUPAYAN  
Power Ltd

RUPAYAN  
Hotels & Resorts Ltd

RUPAYAN  
Construction Ltd

RUPAYAN  
Welfare Trust

RUPAYAN  
Trust (CSR)

RUPAYAN  
Dredging Ltd

RUPAYAN  
Design & Interior Service

RATUL  
Media and Communication Ltd  
(DESH RADIO)

RUPAYAN  
University

RUPAYAN  
Footwear & Fashion Ltd

RUPAYAN  
LP Gas & Petroleum Ltd

**RUPAYAN**  
Housing Estate Ltd

Email : [rhel@rupayangroup.com](mailto:rhel@rupayangroup.com)

RUPAYAN HOUSING ESTATE LTD. IS NOT ONLY A NAME IN THE REAL ESTATE AREA, BUT AN IDEA AND DREAM OF THOUSANDS...LIKE YOU AND MILLIONS OF OTHER PROSPECTS AT HOME AND ABROAD. FOR MANY YEARS RUPAYAN HOUSING ESTATE LTD. HAS BEEN SERVING THE PEOPLE OF BANGLADESH BY CONSTRUCTING QUALITY APARTMENTS AND COMMERCIAL PROJECTS. RUPAYAN HOUSING ESTATE LTD. IS DEDICATED TO BUILD TRUST & A VERY CLOSE RELATIONSHIP WITH ITS CLIENT BASE. ONE CAN EASILY RELY ON RUPAYAN HOUSING ESTATE LTD. FOR ITS QUALITY AND COMMITMENT. UNLIKE OTHER REAL ESTATE COMPANIES RUPAYAN HOUSING ESTATE LTD. HAS VERY STRONG FINANCIAL SUPPORT & EXPERTISE, WHICH GIVES YOU THE MIGHTY BUILDINGS, YOUR "DREAM HOME" AND "BUSINESS SPACE" IN THE MOST ATTRACTIVE LOCATIONS OF DHAKA METROPOLITAN CITY, PORT CITY CHITTAGONG, SYLHET, COMILLA AND OTHER PARTS OF THE COUNTRY. CONSTRUCTING HIGH-RISE BUILDINGS, RESIDENTIAL APARTMENTS, TOWNSHIPS, COMPLEXES, COMMERCIAL FACADES AND MANY MORE.

**RUPAYAN**  
Land Development Ltd

Email : [rldl@rupayangroup.com](mailto:rldl@rupayangroup.com)

RUPAYAN LAND DEVELOPMENT LTD. (RLDL) STARTED ITS JOURNEY ON 15 JULY 2009 WITH THE VISION TO EXCEL IN LAND DEVELOPMENT BUSINESS AND TO ESTABLISH RLDL AS A BRAND NAME AT HOME AND ABROAD BY ENSURING EVEN GROWTH OF THE COMPANY AND PROVIDING MAXIMUM SECURITY TO THE CUSTOMERS. IT PRODUCES PRODUCTS FOR ALL TYPES OF CLIENTS FROM LOW EARNING TO HIGH PROFILE PEOPLE WITH A VIEW TO INCREASING SALES FOLLOWING THE PRINCIPLE OF 'MINIMUM INVESTMENT : MAXIMUM PROFIT' FOR THE CLIENTS. BEING PERSISTENT TO ITS GOALS AND OBJECTIVES, THE COMPANY IS NOW OFFERING AS MANY AS 15 PROJECTS THROUGHOUT THE COUNTRY. THE ONGOING PROJECTS INCLUDE : RUPAYAN SHOPNO NIBASH & RUPAYAN ABASHON-I AT JAMGORAH, AHSULIA; RUPAYAN VALLEY-I AT DEMRA, DHAKA; RUPAYAN GARDEN AT SAVAR, DHAKA; RUPAYAN MOHANOGOR AT SYLHET; RUPAYAN MAYNAMATI NOGOR AT COMILLA; AND BEACH VIEW AT INANI, COX'S BAZAR. THE UPCOMING PROJECTS ARE RUPAYAN KEYAIN AT SIRAJDHIKAN, MUNSHIGANJ; RUPAYAN PURBACHAL AT KALIGANJ, GAZIPUR; RUPAYAN PITOLGANJ AT RUPGONJ, NARAYANGONJ; RUPAYAN KUAKATA AT KOLAPARA, PATUAKHALLI; RUPAYAN 3 CHEPOTKHALLI AT INANI, COX'S BAZAR RUPAYAN NUNERTEK AT SONARGAON, NARAYANGONJ AND RUPAYAN BERAIID, AT BADDA, DHAKA.

**RUPAYAN**  
Hotels & Resorts Ltd.

RUPAYAN HOTELS & RESORTS LTD. IS AN INITIATIVE OF THE GROUP IN THE DIRECTION OF FACILITATING BOTH INTERNAL & FOREIGN TOURISTS AS WELL AS CORPORATE INMATES TO MAKE THEIR STAY IN THIS BEAUTIFUL LAND MEMORABLE. PLANNED AT COX'S BAZAR. RUPAYAN HOTELS AND RESORTS AIMS TO ARRANGE FOR LODGING PROVIDING TOURISM STAY AND MID-DESTINATION STOPOVERS WITH WORLD-CLASS ACCOMMODATION AND REFRESHMENT SERVICES.

**RATUL**  
Properties Ltd

Email : [rpl@rupayangroup.com](mailto:rpl@rupayangroup.com)

TYPE OF BUSINESS: REAL ESTATE TRADING (READY/UNDER CONSTRUCTION FLATS, OFFICE SPACE & PLOTS SALE AND BUY.) RATUL PROPERTIES LTD. IS ONE OF THE FLAGSHIP SISTER CONCERN OF RUPAYAN GROUP. RATUL PROPERTIES LTD. HAS ITS OWN IDENTITY & BUSINESS MODEL. RATUL PROPERTIES LTD'S MAIN CONSIDERATION IS TO MINIMIZE THEIR CUSTOMER HASSLES AND GIVE THEM MAXIMUM SUPPORT REGARDING READY FLATS, PLOTS & COMMERCIAL SPACE ETC. RATUL PROPERTIES LTD. HAS BEEN THE PIONEER IN THE SECONDARY PROPERTY PENETRATING MARKETS, MAKING PROPERTY TO BE BOUGHT AND SOLD INSTANTLY WITH CONVENIENT PRICE, GIVING AFFORDABILITY WITH A NEW DIMENSION. IT HOPES TO SATISFY ITS CUSTOMERS WITH BETTER QUALITY LIVING ENVIRONMENT IN FRIENDLY LOCATIONS.

**RUPAYAN**  
Port & Logistic Services Ltd

Email : [r.port@rupayangroup.com](mailto:r.port@rupayangroup.com)

RUPAYAN GROUP IS DEVELOPING THE FIRST CONTAINER HANDLING RIVER PORT IN BANGLADESH. RUPAYAN WILL BE THE FORE RUNNER IN PRIVATE SECTOR TO START THE PORT. THE PORT WILL CONNECT THE SEA PORTS OF THE COUNTRY WITH THE MAIN INDUSTRIAL HUB AROUND THE CAPITAL CITY DHAKA ELIMINATING THE DEPENDENCY ON THE ROAD & RAIL. THE PORT IS BEING DEVELOPED WITH THE TECHNICAL ASSISTANCE FROM SEA PORT INNOVATION OF DENMARK. THE PORT IS UNDER CONSTRUCTION ON A LAND OF 30 ACRES AREA ON THE BANK OF RIVER SHITALAKHYA, TWO KILOMETERS FROM DHAKA-CHITTAGONG HIGH WAY. IN SPITE OF HAVING SUBSTANTIAL WATER WAYS CONNECTING THE COUNTRY'S MAIN ECONOMIC ZONE WITH THE TWO SEA PORTS, BANGLADESH TILL DATE HAS NO INLAND RIVER PORTS OR BASIC INFRASTRUCTURE TO HANDLE CONTAINERIZED TRANSPORTATION OF GOODS THROUGH INLAND WATER WAYS AND AS A RESULT THE COUNTRY'S EXPORT/IMPORT TRADE IS DEPRIVED FROM THE MOST ECONOMIC AND ECO-FRIENDLY MODE OF INLAND TRANSPORTATION, DIRECTLY AFFECTING THE VISIBLE PRICING OF GOODS, CONSIDERING THE FACT THE CHAIRMAN OF RUPAYAN GROUP, L. A. MUKUL, HAS DECIDED TO DIVERSIFY HIS BUSINESS & EMBARK UPON TO DEVELOP THE FIRST INLAND CONTAINER TERMINAL (ICT) IN THE PRIVATE SECTOR. THE CAPACITY OF THE PORT WILL BE 390000 TEUS PER YEAR WHICH WILL BE REACHED IN PHASES. IT WILL HAVE FULL IN-HOUSE CUSTOMS FACILITY. THE CUSTOMER WILL ENJOY ALL MODERN FACILITIES IN THE PORT AND PROMPT SERVICE FOR IMPORT & EXPORT OF GOODS TO AND FROM BANGLADESH. ALL PHYSICAL STRUCTURES LIKE JETTY, CONTAINER YARD, CFS, ADMIN BUILDING ETC ARE UNDER CONSTRUCTION AND THE MANAGEMENT IS WORKING HARD TO BRING THE PORT IN TO OPERATION BY MID OF 2016.

**RUPAYAN** Centre

(3rd, 4th, 5th, 6th, 7th, 9th, 13th, 14th, 17th, 18th & 21st Floor) 72, Mohakhali C/A, Dhaka - 1212

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

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যাস্তু কাদন,

স্তু বাঁধন,

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...  
SCIENCE OF  
EXCELLENCE



## NOT JUST ARCHITECTURE, IDEAS FOR A BETTER LIFE.

FOYEZ ULLAH, ARCHITECT, VOLUMEZERO LTD.

**MOHAMMAD FOYEZULLAH** BARCH, MARCH, MIAB, ASSOC AIA

MOHAMMAD FOYEZ ULLAH IS DISTINGUISHED AS BEING ONE OF THE MOST PREEMINENT ARCHITECTS OF BANGLADESH. FROM THE ENLIGHTENING SCOPE OF ACADEMICS TO THE CORPORATE REALM, ESTABLISHING A NICHE FOR HIMSELF HAD BEEN HIS ARDENT ENDEAVOR. HIS ACADEMIC ACHIEVEMENTS INCLUDE DISTINCTIONS IN HIS BARCH AND THE "AHSANUR RAHMAN GOLD MEDAL" IN MASTERS FROM BUET. AS AN EDUCATOR HE HAS INSPIRED STUDENTS AROUND BUET, BRACU, NSU AND UAP. AS JURORS FOR COUNTLESS ARCHITECTURAL COMPETITIONS HE CONTINUES TO CONTRIBUTE TOWARDS APPRECIATION FOR ARCHITECTURE IN ITS QUINTESSENTIAL FORM. AS CO-FOUNDER OF VISTAARA ARCHITECTS (1994-2008), HIS NOTEWORTHY CONTRIBUTIONS INCLUDE BASHUNDHARA CITY, UTC, THE WESTIN, GP HOUSE, PICL BHABAN, SHANTA WESTERN TOWER AND MANY DIVERSE BUILDING TYPOLOGIES. AWARDS AND ACCOLADES FOR FOYEZ INCLUDE THE HIGHEST DESIGN ACCREDITATION LIKE IAB DESIGN AWARD, HOLCIM GREEN BUILT AWARD, BERGER EXCELLENCE IN ARCHITECTURE AWARD ETC. AFTER REGENERATING HIS PRACTICE THROUGH VOLUMEZERO IN 2008 HIGHLY ACCLAIMED PROJECTS SUCH AS INTERNATIONAL CONVENTION CITY BASHUNDHARA, AKIJ HOUSE, SIMPLETREE ANARKALI, SHAHJALAL BANK CHQ AMONG MANY CONSOLIDATES HIS LEADERSHIP OF ARCHITECTURE AND DESIGN.

### ABOUT RUPAYAN CITY UTTARA

RUPAYAN CITY UTTARA MASTER PLAN IS A NOVEL ATTEMPT TOWARDS A SUSTAINABLE HOUSING DEVELOPMENT THAT IS IN HARMONY WITH NATURE. THE PREMIUM GATED COMMUNITY IS LOCATED IN VIRGIN HINTERLAND AND AS SUCH NECESSITATES CREATION OF UNADULTERATED VEGETATIVE ENCLAVES MEANT FOR RECREATION AND VISUAL RESPITE. AN ENSEMBLE OF MODULAR RESIDENTIAL UNITS ORIENTS AROUND A GREEN COURT AND GENERATE A PRIMORDIAL ARCHITECTURAL RESPONSE REMINISCENT OF TROPICAL ARCHITECTURAL PRACTICES. THE UNION OF THE TWO HOUSING PHASES IS ACHIEVED THROUGH THE CREATION OF TWO IMPORTANT AXES. THE EXPERIENTIAL AXIS IS THE VISTA THAT CONNECTS THE GREEN ENCLAVE, BUILT FORMS, ROAD AND AMENITIES. THE VEHICULAR AXIS IS A FUNCTIONAL ALIGNMENT THAT DISTRIBUTES, MANAGES AND THEREBY DELINEATES THE TRANSPORT NETWORK AROUND THE HOUSING INITIATIVES. AMENITIES SUCH AS MOSQUES, SCHOOLS AND CORNER SHOP ARE ALL PERIPHERALLY LOCATED SO AS TO ALLOW USE NOT ONLY FOR THE USERS WITHIN THE HOUSING SOCIETY BUT ALSO THOSE LIVING AROUND IT. IN ARCHITECTURAL EXPRESSION OF THE RESIDENTIAL BUILDING GENERATES SPACES THROUGH LAYERS OF MULTIPLE PLANES HARMONIZED THROUGH SEAMLESS ORDER IN APPARENT QUINTESSANCE. THE OVERALL INTEGRATION OF EACH FUNCTIONAL ENTITY IS ACHIEVED THROUGH INCORPORATION OF THE ESTABLISHED ARCHITECTURAL EXPRESSION THROUGHOUT THE TWO PHASES.

THE VISION IS TO ENABLE A 360-DEGREE LIFESTYLE AND REALIZE A FUTURE-READY INFRASTRUCTURE IN THE PRESENT.



## STATE-OF-THE-ART STRUCTURAL ENGINEERING

PROF. DR. M. SHAMIM Z. BOSUNIA  
STRUCTURAL ADVISOR, RUPAYAN HOUSING ESTATE LTD

**PROF. DR. M. SHAMIM Z. BOSUNIA** BUET ADJUNCT PROFESSOR  
UNIVERSITY OF ASIA PACIFIC CHAIRMAN AND MANAGING DIRECTOR  
ADOBE OF CONSULTANTS (PVT) LTD.

IT GIVES ME IMMENSE PLEASURE TO SAY FEW WORDS ON THE DEVELOPMENT OF TOWN SHIP PROJECT NEAR RAJUK UTTARA 3RD PHASE & ADJACENT TO SECTOR-12 AT UTTARA, DHAKA UNDERTAKEN BY RUPAYAN HOUSING ESTATE LTD. DHAKA.

THE PROJECT HAS BEEN PLANNED AND DESIGNED BY A GROUP OF WELL EXPERIENCED ARCHITECTS WHICH REFLECTS THE TRADITION AND SOCIO-CULTURAL HISTORY OF THE PEOPLE OF THIS PART OF THE SUB-CONTINENT. THE DESIGN IS UNIQUE IN TERMS OF FINANCIAL LIMITATION, AESTHETIC GOAL AND PHYSICAL AND PSYCHOLOGICAL NEEDS OF THE PEOPLE WHO WOULD BE LIVING IN THE HOUSING. DUE CONSIDERATION HAS BEEN GIVEN IN THE ARCHITECTURAL DESIGN TO FIT IN THE MOST EFFICIENT STRUCTURAL SYSTEM FOR THE BUILDINGS.

THE FOUNDATION AND SUPERSTRUCTURE FOR THE BUILDINGS OF THE HOUSING COMPLEX HAVE BEEN DESIGNED FOLLOWING CODES AND STANDARDS AS APPLICABLE, ESPECIALLY THE BANGLADESH NATIONAL BUILDING CODE (BNBC) CONSIDERING NECESSARY DESIGN PARAMETERS INCLUDING EARTHQUAKE FACTORS PARTICULARLY FOR THE PROJECT AREA. AND THUS THE MOST SAFE AND SOUND STRUCTURAL DESIGN HAS BEEN WORKED OUT FOR THE PROJECT.

SET TO GLOBAL BENCHMARKS, ATTENTION TO DETAIL IS AT THE FOUNDATION OF OUR VISION. EACH SQUARE FOOT WILL RESONATE WITH STATE-OF-THE-ART TECHNOLOGY AND EXPERT-CARE. THE ELEVATION IS POISED TO ELEVATE LIFE AND LIFESTYLE IN THIS PART OF THE WORLD.

I FEEL HONORED ON BEING ASSOCIATED WITH THE PROJECT. I BELIEVE THE PROJECT WOULD DEFINITELY BE PUTTING UP A POSITIVE STEP TOWARDS SOLVING THE ACUTE HOUSING PROBLEM IN THE METROPOLITAN CITY OF DHAKA. AND I WISH RUPAYAN CITY UTTARA A GRAND SUCCESS FOR THE PROJECT. MAY ALLAH ALMIGHTY HELP US ALL FOR "A DREAM COMES TRUE" FOR THE PROJECT.

রক্ষণের অঙ্গে যোর  
সৃষ্টি-সুখের উদ্ঘাসন।





BIRD'S EYE VIEW

**CORPORATE OFFICE**

**RUPAYAN CENTER** (3RD, 4TH, 5TH, 6TH, 7TH, 9TH, 13TH, 14TH, 17TH, 18TH, 21ST FLOOR)  
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E-MAIL : info@rupayangroup.com

**MOTIJHEEL OFFICE**

BALIADI MANSION (1ST FLOOR), 16, DILKU SHA C/A, DHAKA-1000, TEL : +88-02-9556320,  
+88-02-9569448, +88-02-9559794, FAX : +88-02-9559752

**NARAYANGANJ OFFICE**

**RUPAYAN S. BAILY** (3RD FLOOR), 35 CHASHARA, NARAYANGANJ, TEL : +88-02-7635200,  
FAX : +88-02-7649185

**COMILLA OFFICE**

367/1, (1ST FLOOR), JHAWTALA (NORTH OF RANGS SHOW ROOM), COMILLA. TEL : +88-081-61986,  
+88-081-61987, CELL : +88-01841-413111

**CHITTAGONG OFFICE**

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