



●●●
RUPAYAN
SkyVilla
[Phase - 2]
●●●

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** SKY VILLA, YOU DISCOVER THE EMPEROR WITHIN. COME, TAKE YOUR THRONE; OCCUPY YOUR PALACE.

RUPAYAN
Sky Villa

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

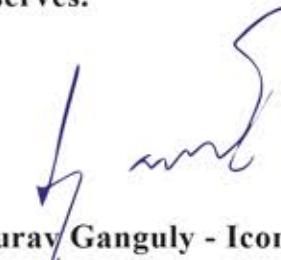
2/6, Biren Ray Road (East)
Kolkata - 700 008

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



TRAVEL LESS. REACH MORE



WHERE PEACE
MEETS CONVENIENCE



THE CENTRE OF CONVENIENCE. THE ADDRESS OF PEACE. THE LOCATION BUZZ. YOUR LOCATION MAP IS YOUR LIFESTYLE. LOCATED AT DHAKA, IT IS AMAZING HOW CLOSE YOU ARE TO LANDMARKS. FROM BANKS, HOSPITAL, SHOPPING COMPLEX- YOU ARE WELL CONNECTED.

NEIGHBOURHOOD



SCHOOL



HOSPITAL



MOSQUE

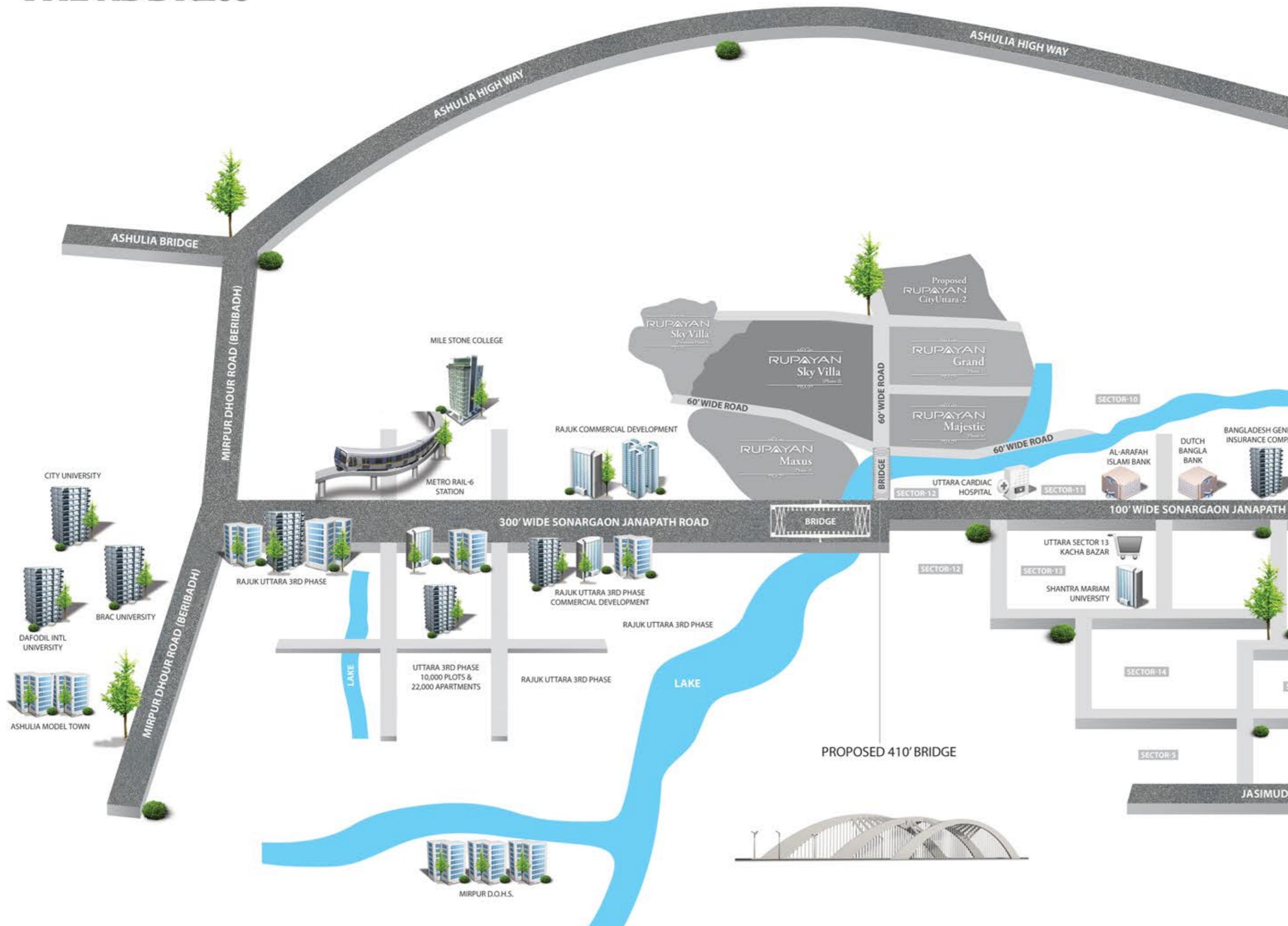


BANK



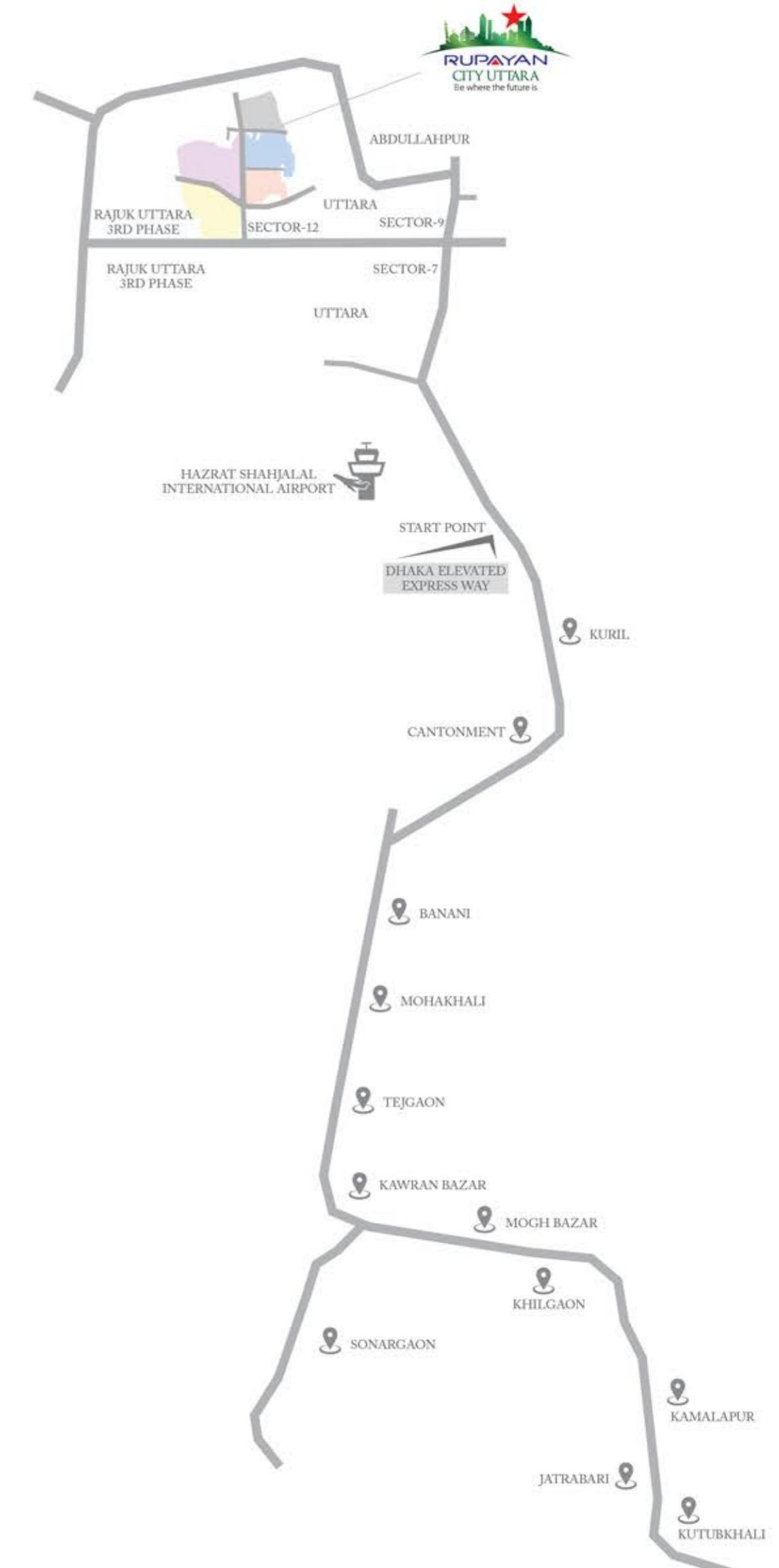
SHOPPING MALL

THE ADDRESS



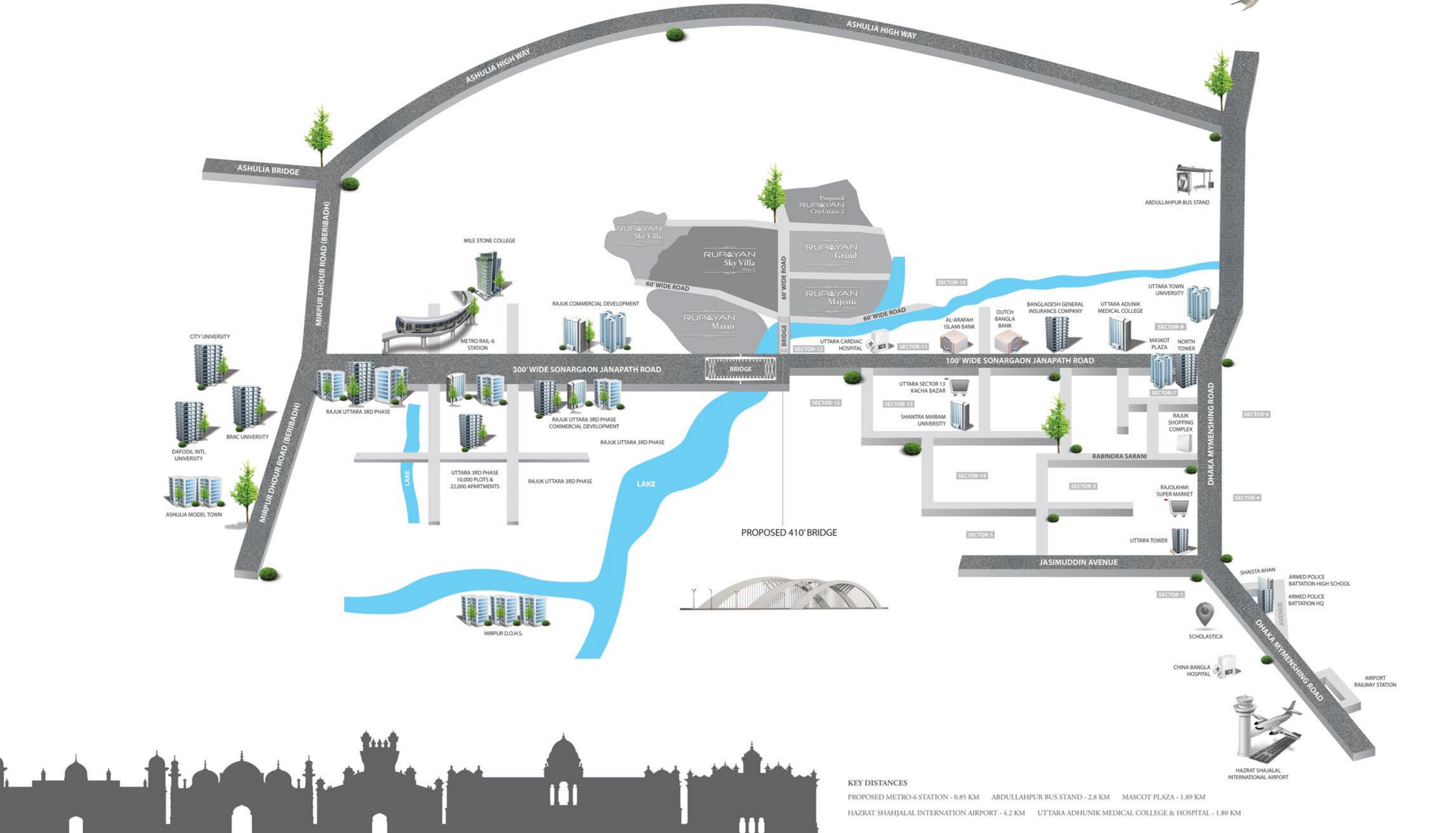
KEY DISTANCES

PROPOSED METRO-6 STATION - 0.85 KM ABDULLAHPUR BUS STAN
HAZRAT SHAHJALAL INTERNATIONAL AIRPORT - 4.2 KM UTTARA ADF



DHAKA ELEVATED EXPRESS WAY ROUTE

THE ADDRESS



PROPOSED BUS RAPID TRANSIT (BRT) LINE

METRO CONNECTIVITY COMES HOME!

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

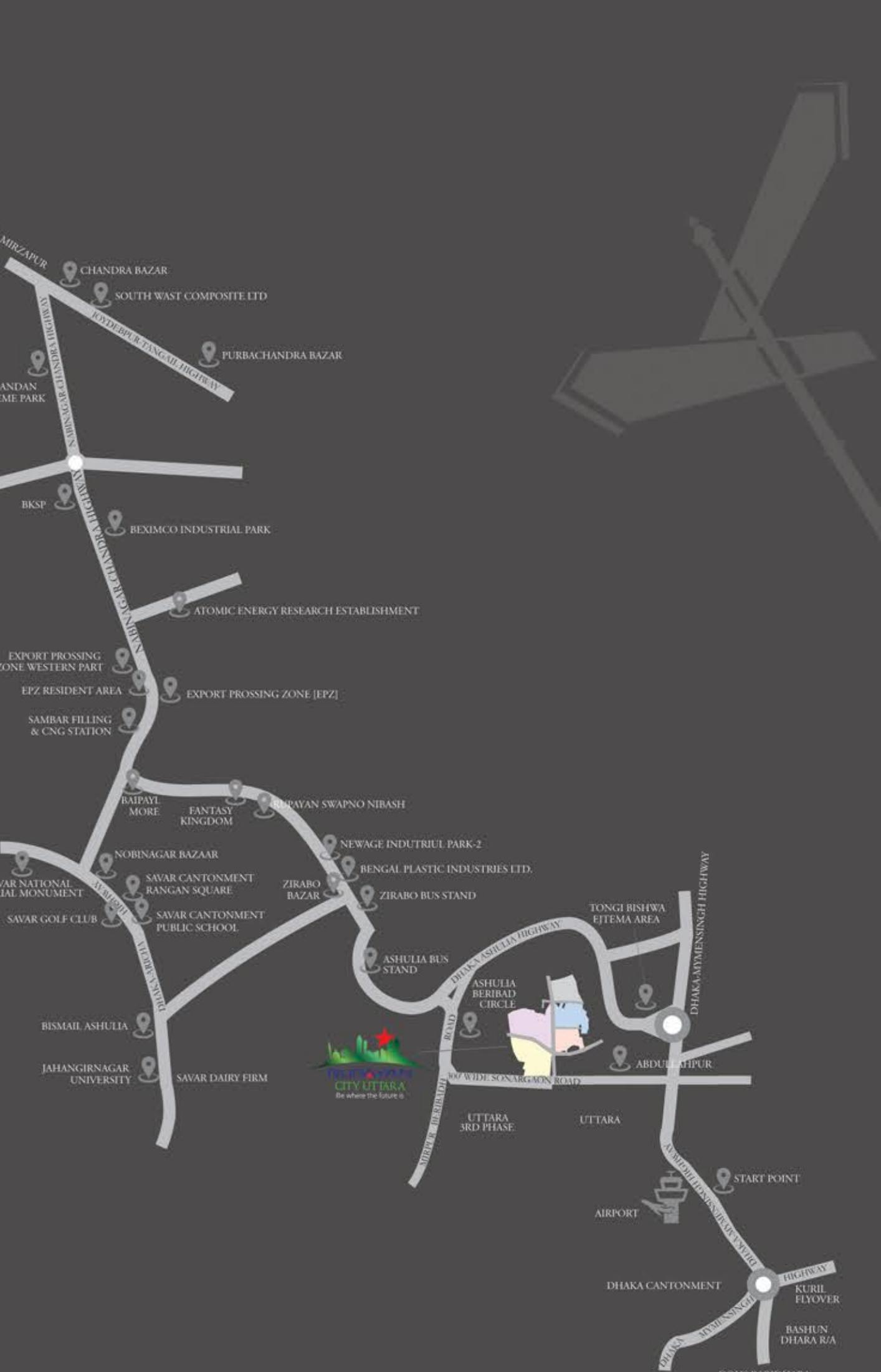


MRT LINE : 6 ROUTES & STATIONS

.....
THE WORLD, AT YOUR FEET

METRO CONNECTIVITY COMES HOME!

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



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



FRONT VIEW



DRIVEWAY

SLOW
DOWN
RAMP
AHEAD



THE KINGDOM OF GREENS



IF NATURE MEANS WELLNESS, YOUR HOME SHOULD BE SURROUNDED BY IT. A MARKED PLAY-ZONE FOR THE KIDS, THE GARDEN TO REST YOU AND THE ELDERLY. JOG IN THE MORNING. CONVERSE BY THE SCENIC BEAUTY IN THE EVENING. AT **RUPAYAN SKY VILLA**, NATURE COMES TO YOU WITH A FINEST HOME ATTACHED.



0.5 ACRE PLAYGROUND



63% OPEN SPACE



WATER FEATURES



JOGGER'S TRACK



42% SOAK-ABLE GREEN



OUTDOOR SEATING AREA

WELLNESS IN
EVERY BREATH



SEATING AREA





GYMNASIUM



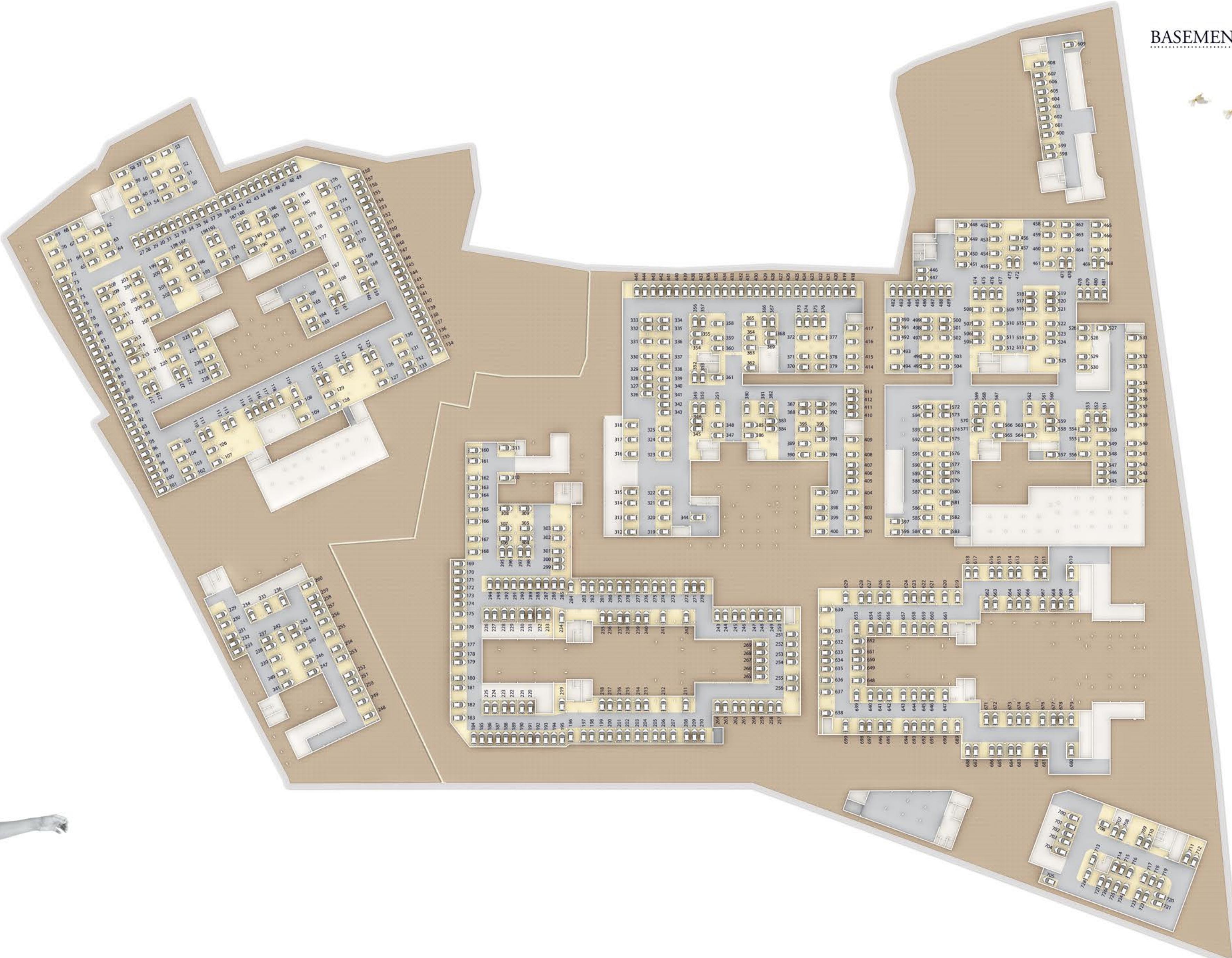
BANQUET HALL



CLUB SWIMMING POOL



BASEMENT FLOOR PLAN



GROUND FLOOR PLAN



**ISOMETRIC VIEW
BUILDING 1 TYPE A**



UPPER LEVEL

LOWER LEVEL

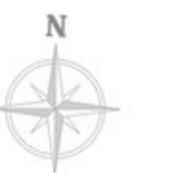
**DUPLEX
BUILDING 1 TYPE A
BUA - 5207 SQFT I BHK - 4**



LOWER LEVEL

LOWER LEVEL

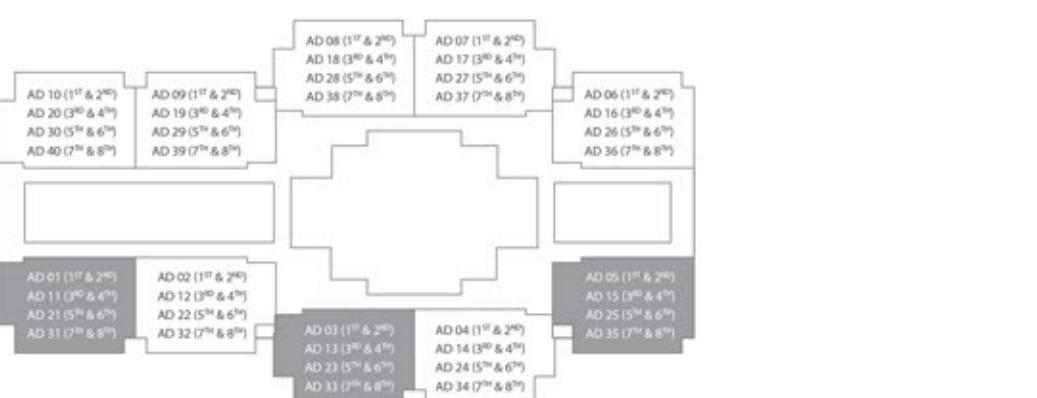
DUPLEX
BUILDING 1 TYPE A
BUA - 5207 SQFT I BHK - 4



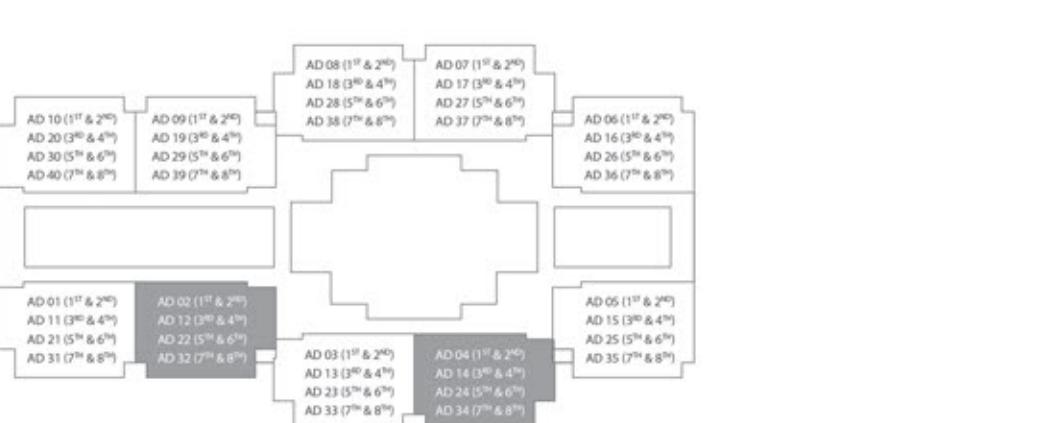
FLOOR PLANS



UPPER LEVEL



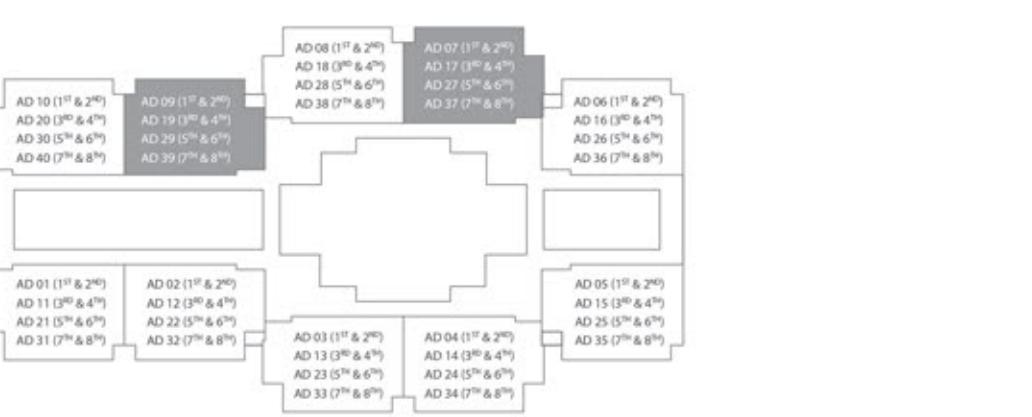
R LEVEL



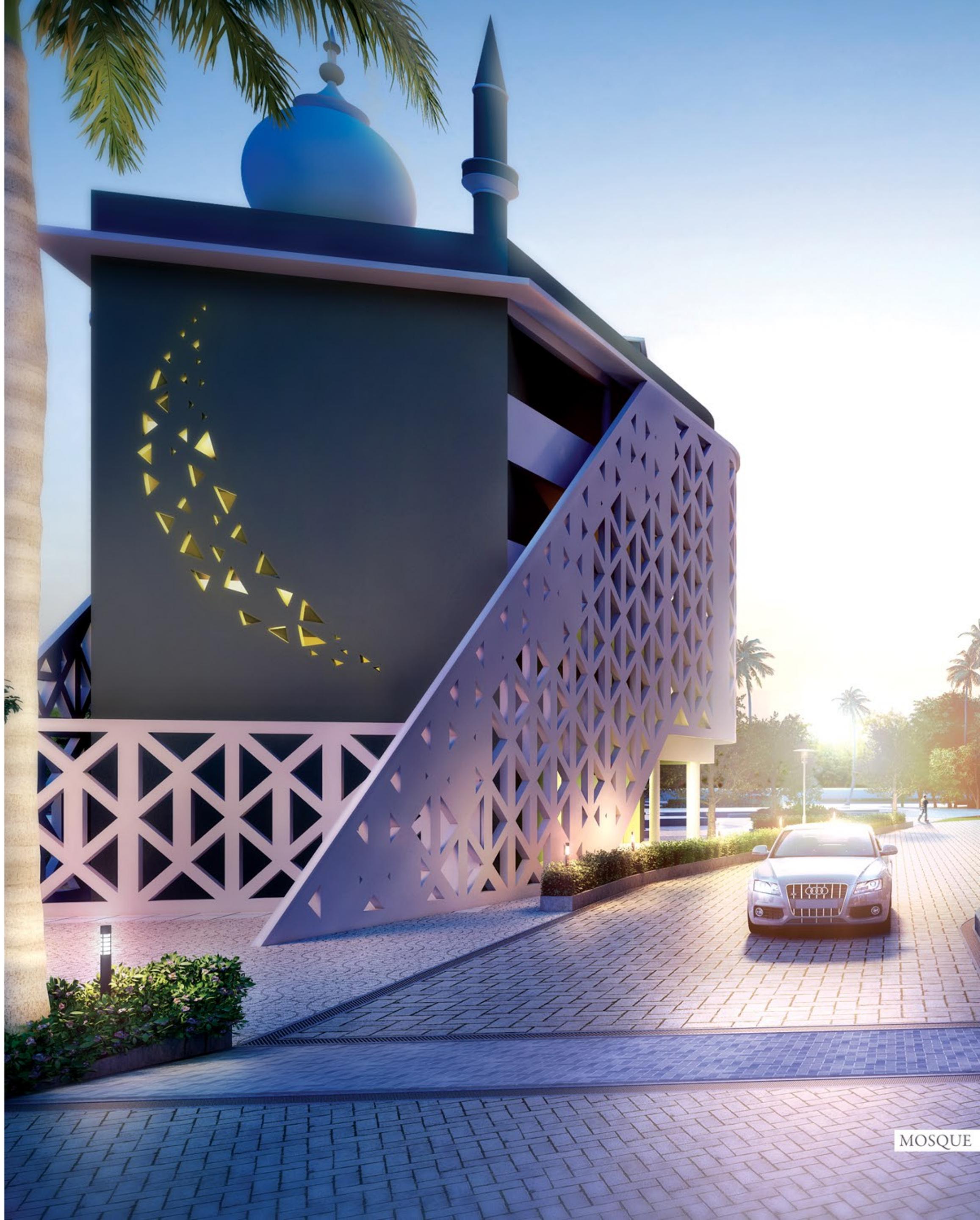
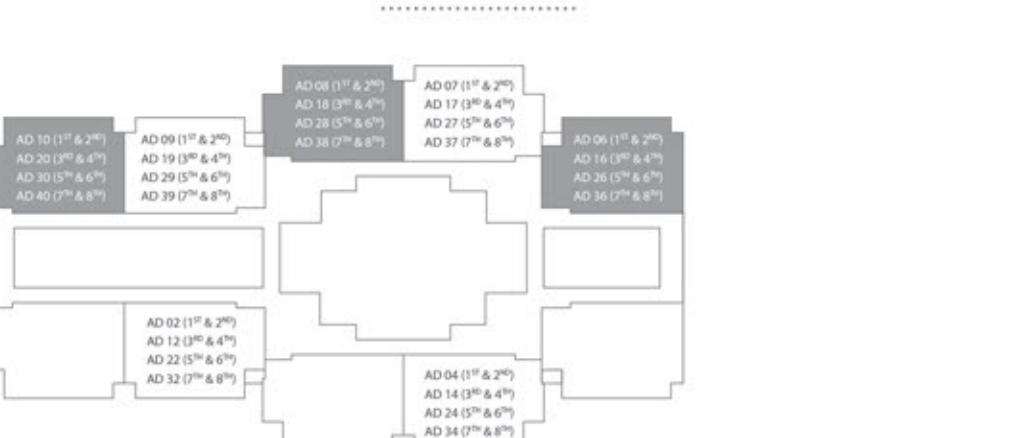
FLOOR PLANS



**DUPLEX
BUILDING 1 TYPE A**
SBUA - 5207 SQFT I BHK - 4



**DUPLEX
BUILDING 1 TYPE A**
SBUA - 5207 SQFT I BHK - 4



ISOMETRIC VIEW
BUILDING 2 TYPE B



UPPER LEVEL



LOWER LEVEL

FLOOR PLANS



LOWER LEVEL

DUPLEX
BUILDING 2 TYPE B
SBUA - 4427 SQFT 1 BHK - 4

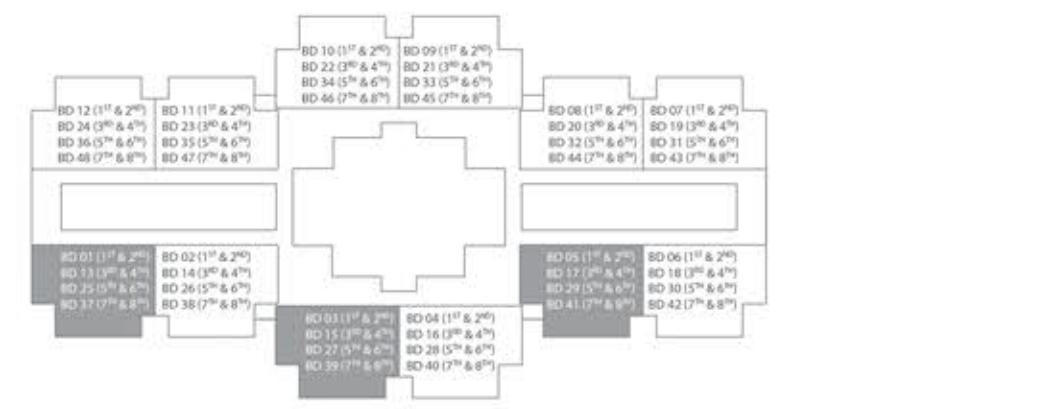


LOWER LEVEL

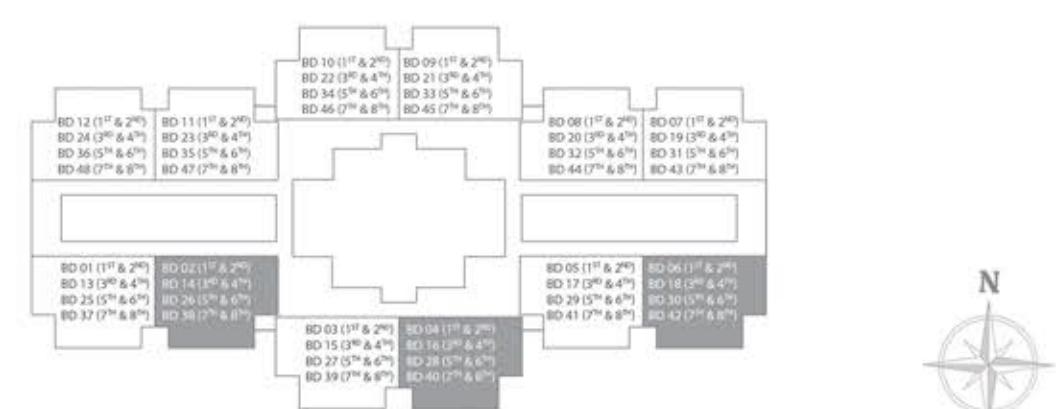
DUPLEX
BUILDING 2 TYPE B
SBUA - 4427 SQFT 1 BHK - 4



UPPER LEVEL



UPPER LEVEL



FLOOR PLANS

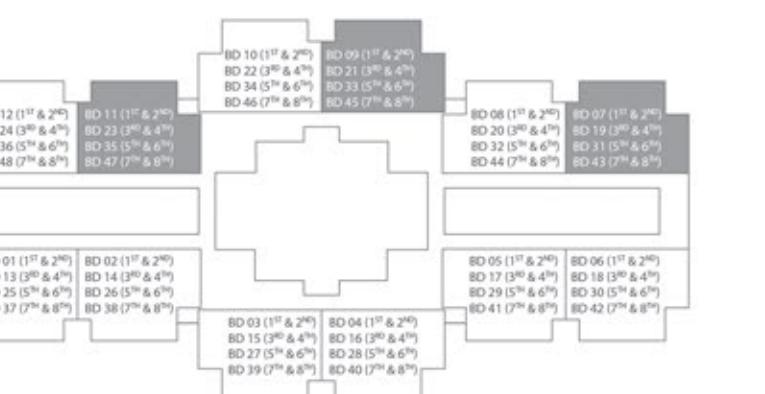


LOWER LEVEL

DUPLEX
BUILDING 2 TYPE B
SBUA - 4427 SQFT I BHK - 4



UPPER LEVEL

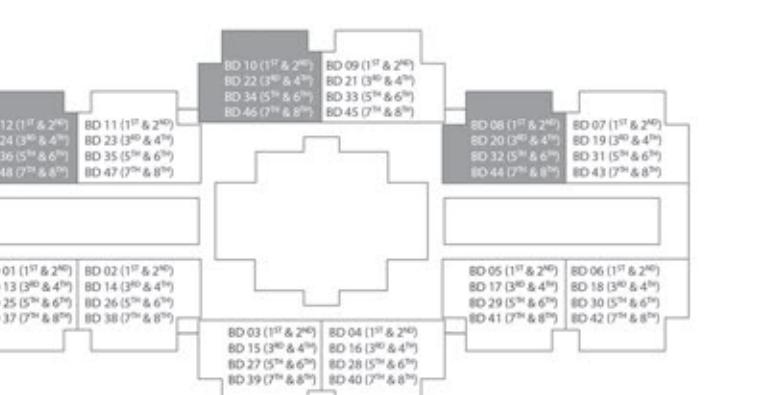


LOWER LEVEL

DUPLEX
BUILDING 2 TYPE B
SBUA - 4427 SQFT I BHK - 4



UPPER LEVEL



BASKETBALL COURT

ISOMETRIC VIEW
BUILDING 3 TYPE B



UPPER LEVEL



LOWER LEVEL



FLOOR PLANS



LOWER LEVEL

DUPLEX
BUILDING 3 TYPE B
SBUA - 4427 SQFT 1 BHK - 4



UPPER LEVEL

BD 04 (1 st & 2 nd)	BD 03 (1 st & 2 nd)
BD 08 (1 st & 4 th)	BD 06 (1 st & 4 th)
BD 12 (5 th & 6 th)	BD 11 (5 th & 6 th)
BD 16 (7 th & 8 th)	BD 15 (7 th & 8 th)



UPPER LEVEL

BD 04 (1 st & 2 nd)	BD 03 (1 st & 2 nd)
BD 08 (1 st & 4 th)	BD 06 (1 st & 4 th)
BD 12 (5 th & 6 th)	BD 11 (5 th & 6 th)
BD 16 (7 th & 8 th)	BD 15 (7 th & 8 th)



LOWER LEVEL

DUPLEX
BUILDING 3 TYPE B
SBUA - 4427 SQFT 1 BHK - 4



FLOOR PLANS



ISOMETRIC VIEW
BUILDING 4 & 5 TYPE C



UPPER LEVEL



LOWER LEVEL



LOWER LEVEL

DUPLEX
BUILDING 4 & 5 TYPE C
SBUA - 3711 SQFT I BHK - 4



LOWER LEVEL

DUPLEX
BUILDING 4 & 5 TYPE C
SBUA - 3711 SQFT I BHK - 4



UPPER LEVEL



UPPER LEVEL



LOWER LEVEL

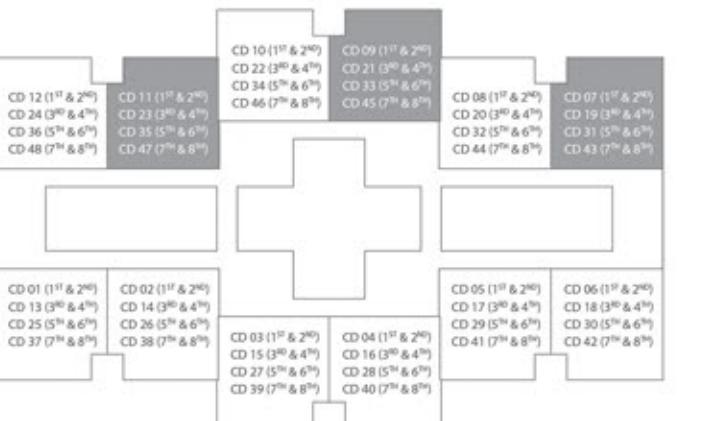


UPPER LEVEL

DUPLEX
BUILDING 4 & 5 TYPE C
SBUA - 3711 SQFT I BHK - 4



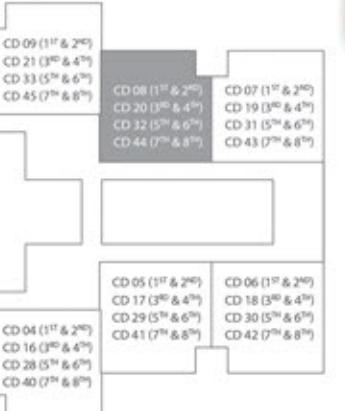
LOWER LEVEL



DUPLEX
BUILDING 4 & 5 TYPE C
SBUA - 3711 SQFT I BHK - 4



UPPER LEVEL



ISOMETRIC VIEW
BUILDING 6 TYPE C

FLOOR PLANS



UPPER LEVEL



LOWER LEVEL



LOWER LEVEL

DUPLEX
BUILDING 6 TYPE C.
SBUA - 3711 SQFT I BHK - 4



LOWER LEVEL

DUPLEX
BUILDING 6 TYPE C
SBUA - 3711 SQFT I BHK - 4



UPPER LEVEL



UPPER LEVEL

CD 01 (1 st & 2 nd)	CD 02 (1 st & 2 nd)	CD 03 (1 st & 2 nd)	CD 04 (1 st & 2 nd)
CD 07 (2 nd & 4 th)	CD 08 (3 rd & 4 th)	CD 09 (3 rd & 4 th)	CD 10 (2 nd & 4 th)
CD 13 (5 th & 6 th)	CD 14 (5 th & 6 th)	CD 15 (5 th & 6 th)	CD 16 (5 th & 6 th)
CD 19 (7 th & 8 th)	CD 20 (7 th & 8 th)	CD 21 (7 th & 8 th)	CD 22 (7 th & 8 th)
			CD 05 (1 st & 2 nd)
			CD 11 (2 nd & 4 th)
			CD 17 (5 th & 6 th)
			CD 18 (5 th & 6 th)
			CD 23 (7 th & 8 th)
			CD 24 (7 th & 8 th)

ISOMETRIC VIEW
BUILDING 7 TYPE C



UPPER LEVEL



FLOOR PLANS



LOWER LEVEL



UPPER LEVEL

DUPLEX
BUILDING 7 TYPE C
SBUA - 3711 SQFT I BHK - 4



LOWER LEVEL



LOWER LEVEL



UPPER LEVEL

DUPLEX
BUILDING 7 TYPE C
SBUA - 3711 SQFT I BHK - 4

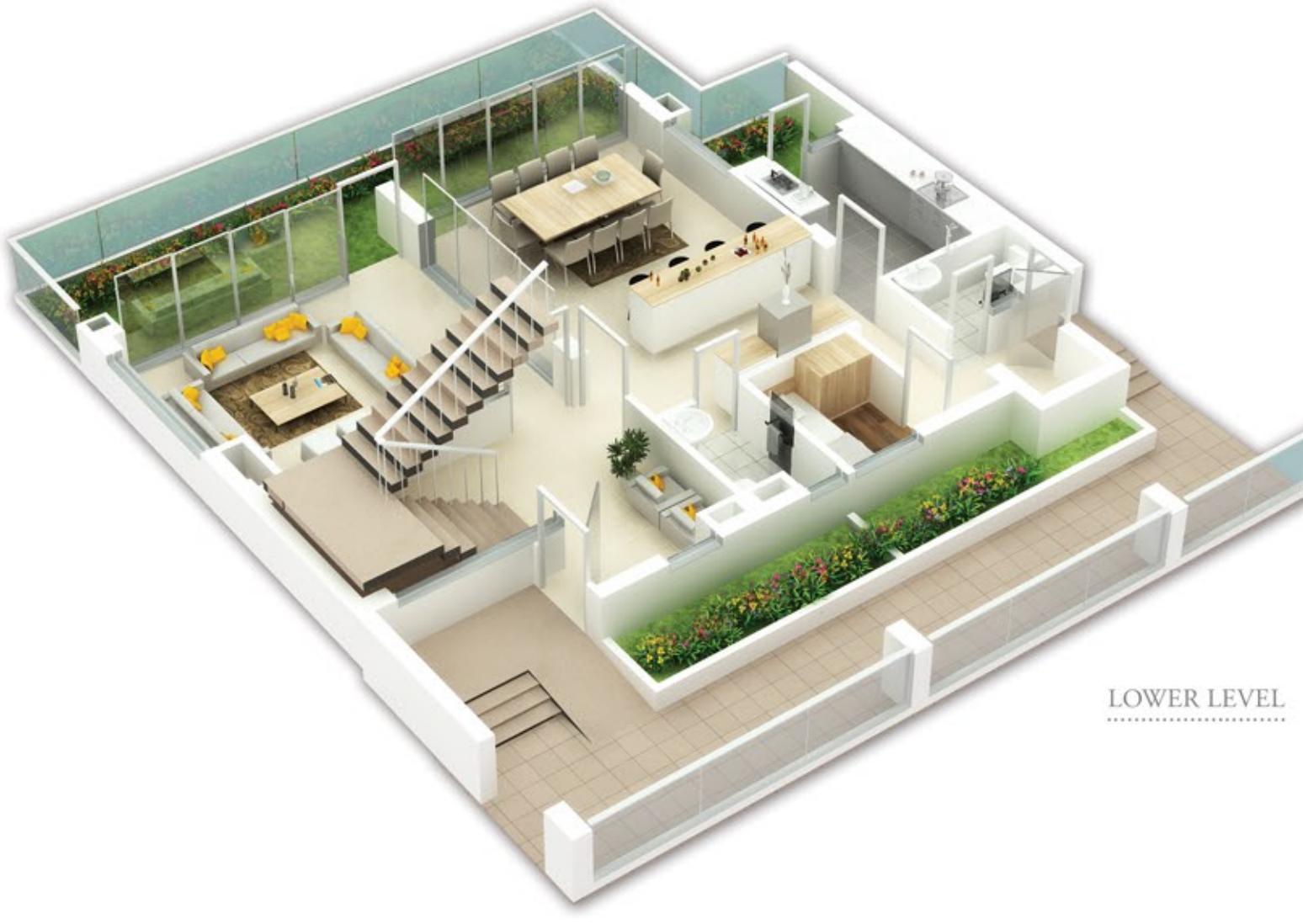


ISOMETRIC VIEW
BUILDING 8 TYPE C

FLOOR PLANS



UPPER LEVEL



LOWER LEVEL



LOWER LEVEL

DUPLEX
BUILDING 8 TYPE C
SBUA - 3711 SQFT I BHK - 4



LOWER LEVEL

DUPLEX
BUILDING 8 TYPE C
SBUA - 3711 SQFT I BHK - 4

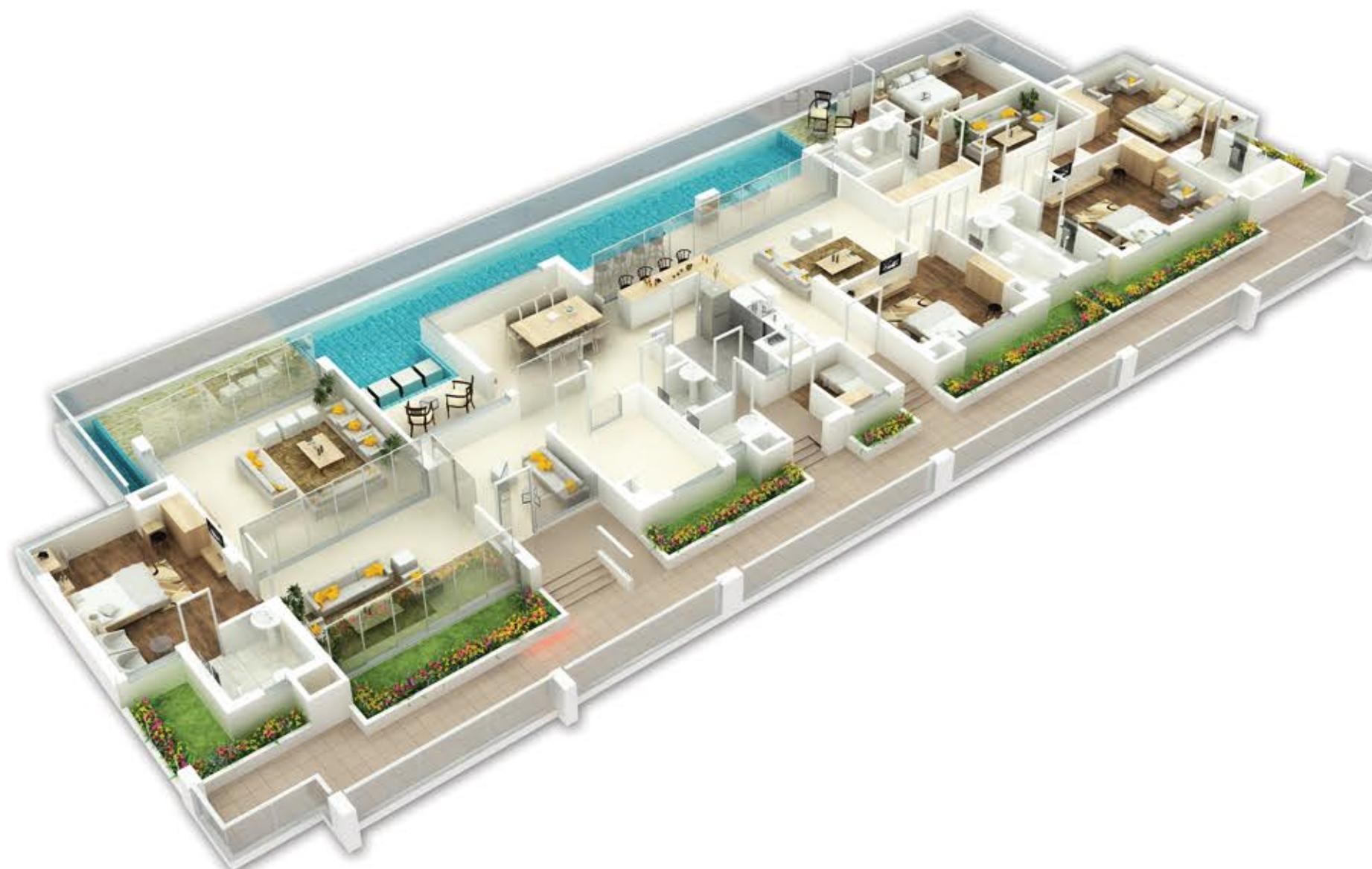


UPPER LEVEL



UPPER LEVEL

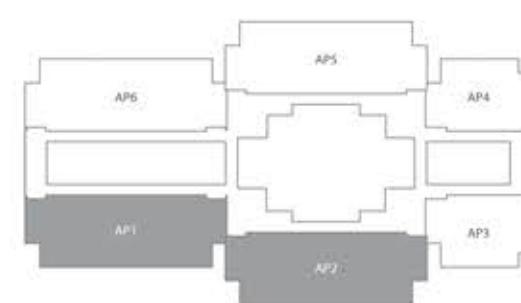
ISOMETRIC VIEW
BUILDING 1 TYPE A



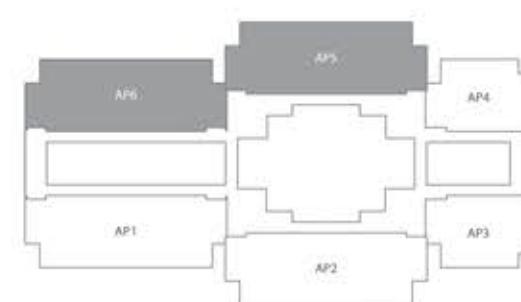
PENTHOUSE - AP1, AP2, AP5 & AP6



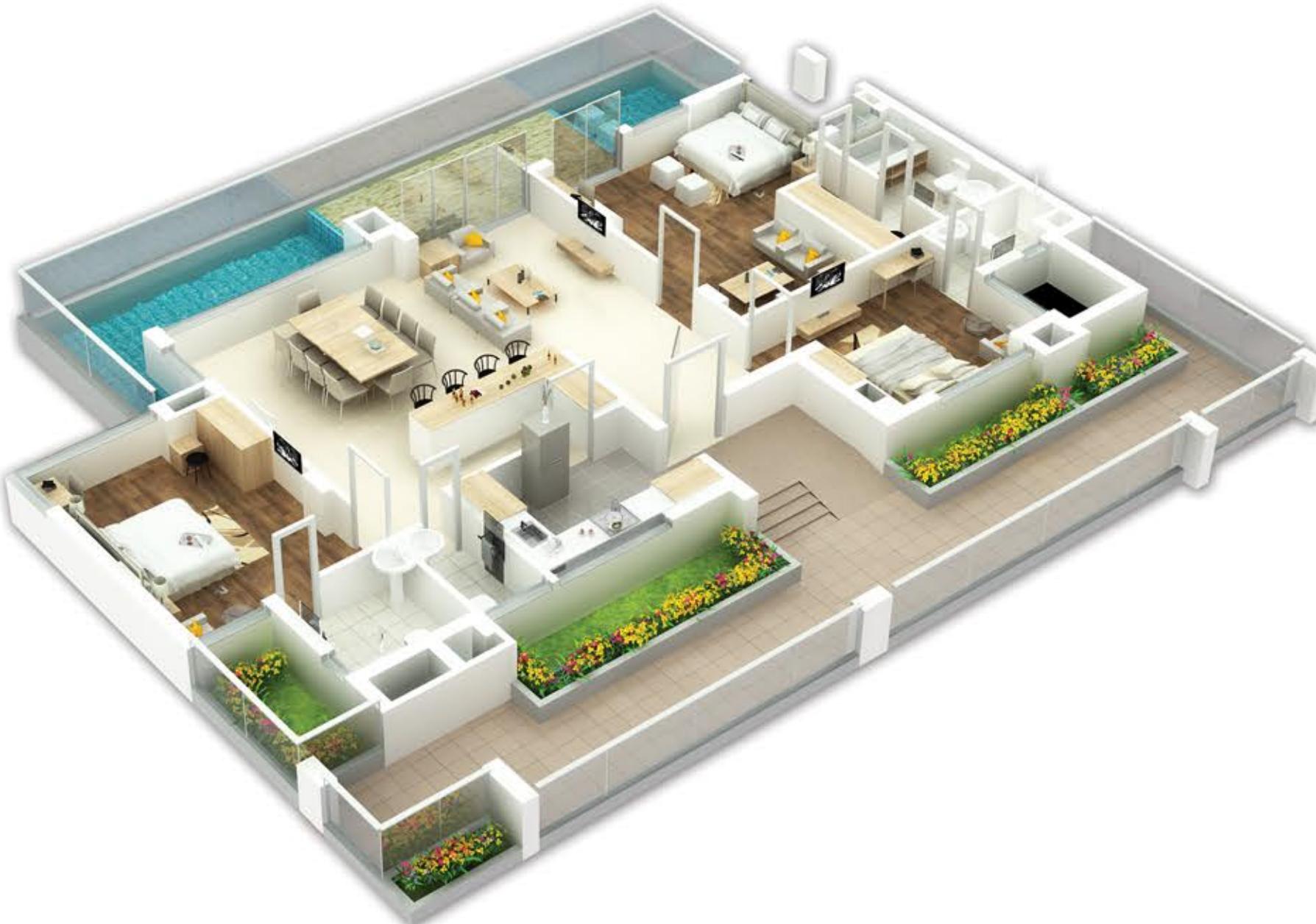
PENTHOUSE
BUILDING 1 TYPE A
SBUA - 7072 SQFT 1 BHK - 5



PENTHOUSE
BUILDING 1 TYPE A
SBUA - 7072 SQFT 1 BHK - 5



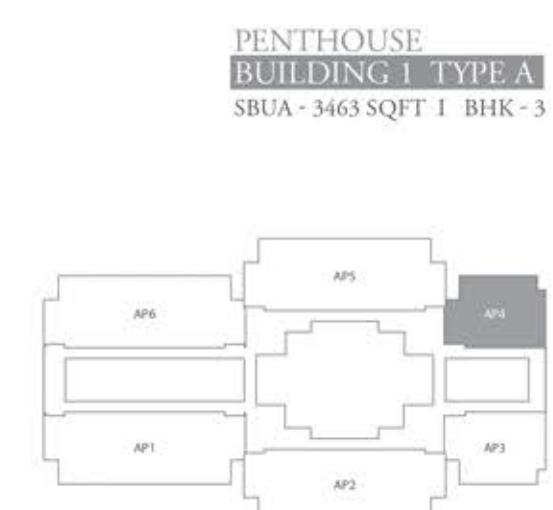
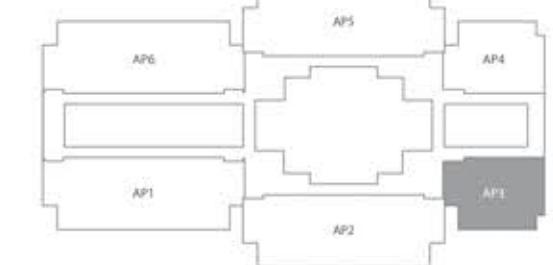
ISOMETRIC VIEW
BUILDING 1 TYPE A



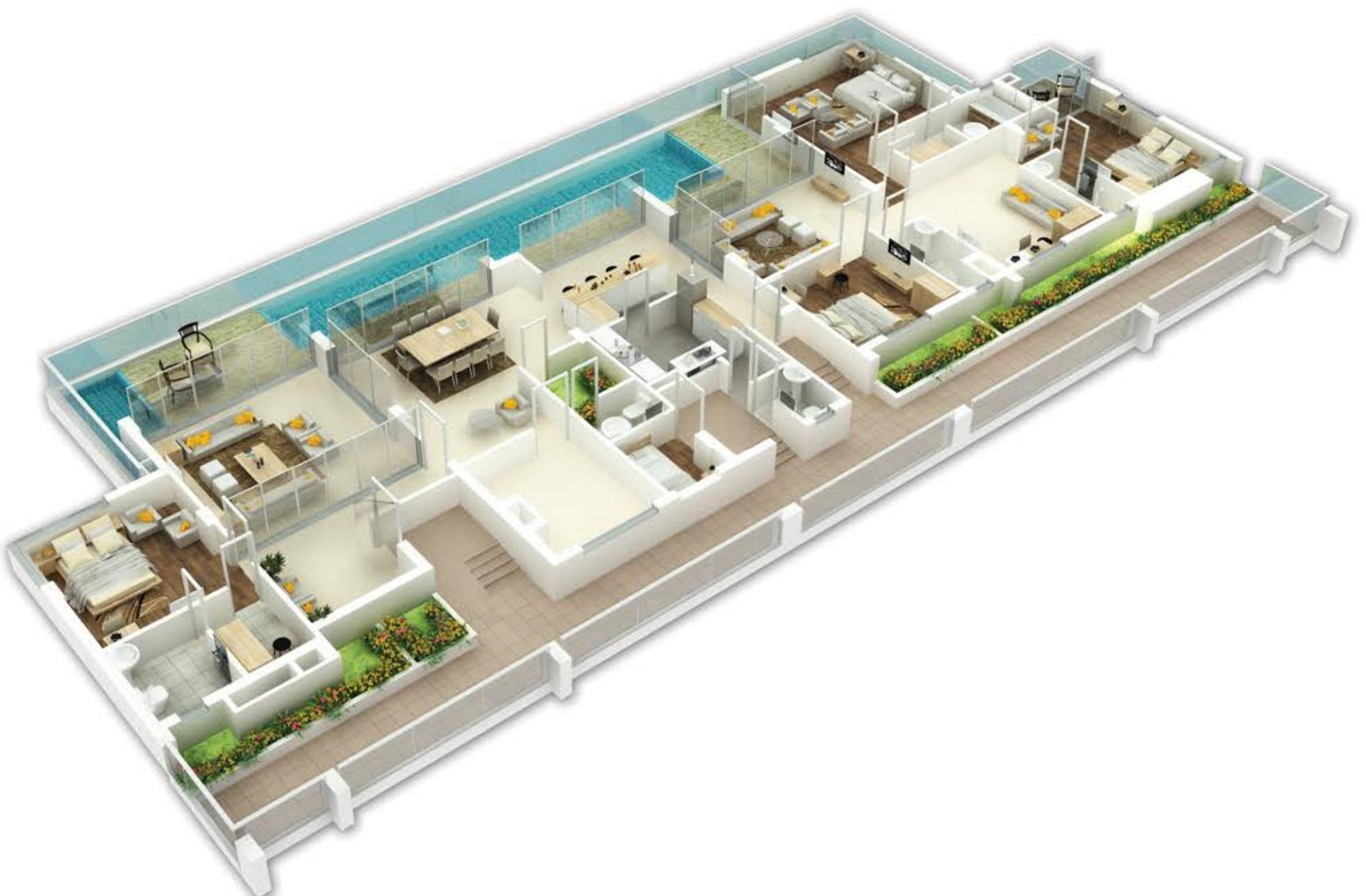
PENTHOUSE - AP3 & AP4



FLOOR PLANS



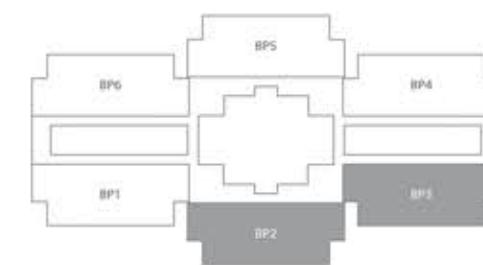
ISOMETRIC VIEW
BUILDING 2 TYPE B



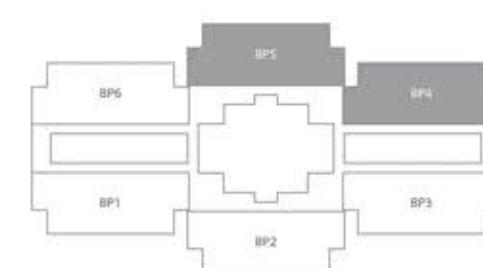
PENTHOUSE - BP1, BP2, BP3, BP4, BP5 & BP6



PENTHOUSE
BUILDING 2 TYPE B
SBUA - 5970 SQFT | BHK - 4



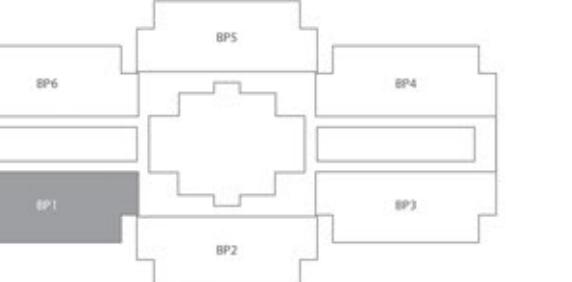
PENTHOUSE
BUILDING 2 TYPE B
SBUA - 5970 SQFT | BHK - 4



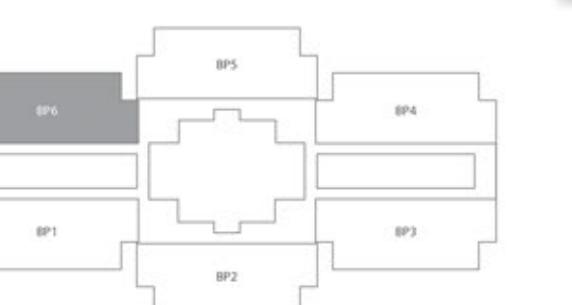
FLOOR PLANS



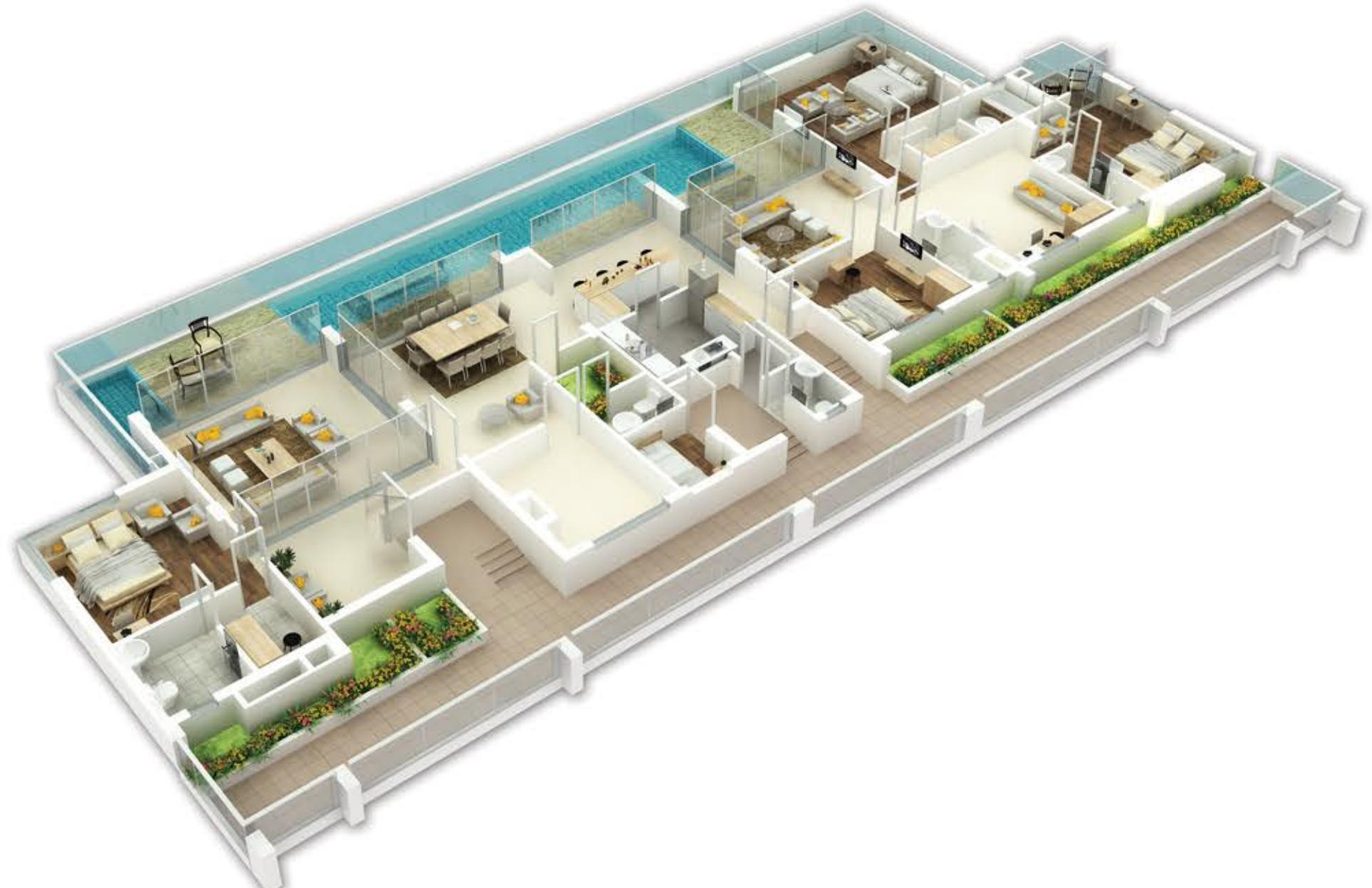
PENTHOUSE
BUILDING 2 TYPE-B
SBUA - 5970 SQFT 1 BHK - 4



PENTHOUSE
BUILDING 2 TYPE-B
SBUA - 5970 SQFT 1 BHK - 4



**ISOMETRIC VIEW
BUILDING 3 TYPE B**



PENTHOUSE - BP1, BP2



A small compass rose icon located in the bottom right corner of the page.

FLOOR PLANS



**PENTHOUSE
BUILDING 3 TYPE B
SBUA - 5970 SQFT I BHK - 4**



PENTHOUSE
BUILDING 3 TYPE B
SBUA - 5970 SQFT 1 BHK - 4

ISOMETRIC VIEW
BUILDING 4 & 5 TYPE C



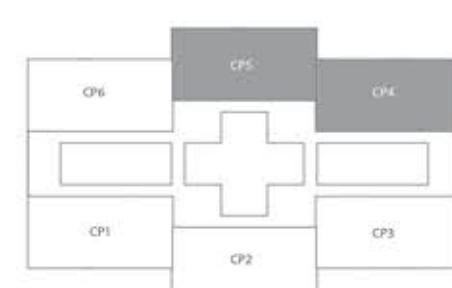
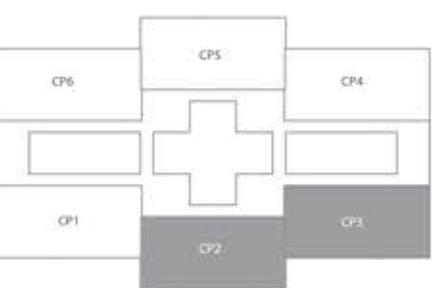
PENTHOUSE - CP1, CP2, CP3, CP4 CP5 & CP6



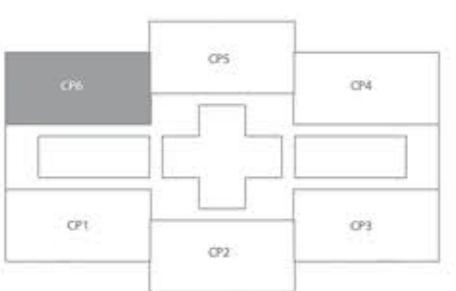
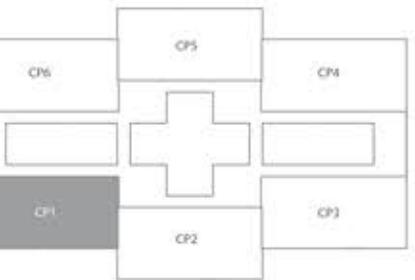
FLOOR PLANS



PENTHOUSE
BUILDING 4 & 5 TYPE-C
SBUA - 4757 SQFT 1 BHK - 4



FLOOR PLANS



**PENTHOUSE
BUILDING 4 & 5 TYPE-C
SBUA - 4757 SQFT 1 BHK - 4**



ISOMETRIC VIEW
BUILDING 6 TYPE C



PENTHOUSE - CP1, CP2 & CP3



FLOOR PLANS



PENTHOUSE
BUILDING 6 TYPE C
SBUA - 4757 SQFT I BHK - 4



PENTHOUSE
BUILDING 6 TYPE C
SBUA - 4757 SQFT I BHK - 4

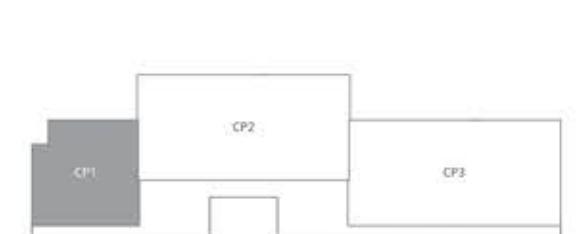


ISOMETRIC VIEW
BUILDING 7 TYPE C

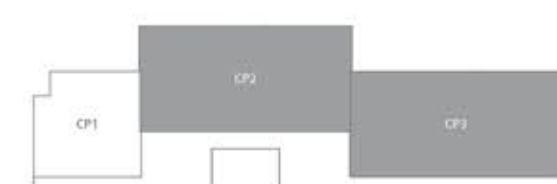


PENTHOUSE - CP1

FLOOR PLANS



PENTHOUSE - CP2 & CP3



**ISOMETRIC VIEW
BUILDING 8 TYPE C**



PENTHOUSE - CPI & CP2



**PENTHOUSE
BUILDING 8 TYPE C
SBUA - 4757 SQFT I BHK - 4**



**PENTHOUSE
BUILDING 8 TYPE C**
SBUA - 4757 SQFT I BHK - 4





WATER FEATURE



BUILDING ENTRANCE

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

CAR PARKING

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

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]

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, SEWAGE TREATMENT PLANT (STP) 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**



LIVING ROOM

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 & FAMILY 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.

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).

BATHTUB

1(ONE) IMPORTED BATHTUB IN MASTER BATHROOM.



CORRIDOR VIEW

GENERAL
SPECIFICATIONS

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 ALL BATHROOMS EXCEPT SERVANT TOILET.

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.



INTERNAL ROAD

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.

DECORATIVE LIGHT FITTINGS IN ALL COMMON AREA & ALL VERANDAS IN EACH VILLA.

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

CORNER SHOP



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



1

RUPAYAN
Housing Estate Ltd

Email : 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

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 CHEPOTKHALI 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

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

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 (LCT) 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

info@rupayangroup.com
www.rupayangroup.com



THE ART & SCIENCE OF HAPPINESS



SUKANYA DASGUPTA
CO FOUNDER, PRINCIPAL ARCHITECT & LEAD DESIGNER OF SUKANYA & ASSOCIATES

SUKANYA & ASSOCIATES

AN ARCHITECTURAL AND ENGINEERING CONSULTANCY OFFICE AND WORKING ACROSS INDIA FOR THE PAST 25 YEARS HAS DESIGNED VARIOUS TYPE OF PROJECTS. THE SA PORTFOLIO INCLUDES RESIDENTIAL COMPLEXES, TOWNSHIPS, OFFICES, INSTITUTIONAL, RETAIL, HOSPITALITY, INFRASTRUCTURE, INDUSTRIAL AND INTERIOR PROJECTS OF VARYING SCALES FOR REPUTED CLIENTELE. THE FIRM IS HEADED BY SUKANYA DASGUPTA AND TAMAL DASGUPTA, BOTH WITH OVER 25 YEARS OF POST QUALIFICATION EXPERIENCE, ALONG WITH ASSOCIATE ARCHITECT SREYASH DASGUPTA, ALL REGISTERED WITH COUNCIL OF ARCHITECTURE, INDIA.

SA ARCHITECTS CONSTANTLY TRIES TO ACHIEVE EXCELLENCE, EXPERIMENTS WITH DESIGN PROCESSES TO FIND THE MOST IDEAL SOLUTIONS, TRUE TO THE CONTEXT AND IS PASSIONATE ABOUT FINDING INNOVATIVE APPROACHES, STRIVING TO CREATE DESIGN IN HARMONY WITH ENVIRONMENT AND LIFE.



SREYASH DASGUPTA
DESIGN TEAM OF SUKANYA & ASSOCIATES

DESIGN CONCEPT OF SKY VILLA

THE SKY VILLAS ARE CONCEPTUALISED AS INDIVIDUAL BUNGALOWS ON ELEVATED LEVELS, PROMOTING A SENSE OF CELEBRATION IN THE SKY. EACH BUNGALOW UNIT IS DESIGNED AS AN EXTRAVAGANT DUPLEX AND IS ACCESSIBLE FROM AN ELEVATED STREET THROUGH A DOUBLE HEIGHT PERSONAL ENTRY LOBBY WITH PERGOLA ABOVE AND GREENERY ALONGSIDE. THE FOCAL POINT OF EACH UNIT IS THE LIVING-DINING SPACE OPENING INTO A DECK OVER LAVISH PRIVATE GREEN STRETCHING THE ENTIRE LENGTH AND THE KITCHEN OPENING INTO A KITCHEN GARDEN. THE DESIGN IS DEVELOPED ON CONTEMPORARY TREND WITH AN INTERNATIONAL TOUCH WHICH IS JUDICIOUSLY BLENDED WITH THE REGIONAL FLAVOUR.

THE COMPOSITION OF SOLIDS AND VOIDS IN THE ELEVATION, PUNCTURED BY LARGE EXPANSE OF WINDOWS, CREATE A SIMPLE, SMART AND YET BEAUTIFUL CONTEMPORARY FORM WITH AN INTERNATIONAL APPEAL.



TAMAL DASGUPTA
CO FOUNDER AND LEAD DESIGNER OF SUKANYA & ASSOCIATES.

...
SIGNATURE
ARCHITECTURE



SIGNATURE OF GRANDEUR

DURING COLONIAL PERIOD, 'BUNGLOW-STYLE' HOUSE-FORM FIRST DEVELOPED IN OUR REGION WHICH IS A SYMBOL OF PRESTIGE TILL TODAY. AS 'BUNGLOW' RENDERS A LUXURIOUS LIFE-STYLE, VERY SOON THE CONCEPT SPREAD ALL OVER THE WORLD AFTER ITS FIRST DEVELOPMENT.

THE 'SKY-VILLAS' OF RUPAYAN CITY UTTARA ARE RETREATED AS INDIVIDUAL 'BUNGLOW-UNITS' IN A CONTEMPORARY FASHION - TO GIVE A SENSE OF INDIVIDUALITY, IDENTITY AND DIGNITY. AGAIN THE LINKING CIRCULATION OF THE VILLA-UNITS IS TRANSLATED LIKE A 'STREET' RATHER THAN BEING BARE CORRIDOR. WALKING THROUGH THE STREET WILL BE AN EXPERIENCE OF LUXURIOUS GREENERIES, AMPLE OF LIGHT, AIR AND SPECIAL SKY-VIEWS.



FALGUNI MALICK
LOCAL ARCHITECT & ADVISOR
RUPAYAN CITY UTTARA - SKY VILLA



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

STATE-OF-THE-ART STRUCTURAL ENGINEERING

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, SPECIALLY 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.

I FEEL HONORED FOR 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.



BIRD'S EYE VIEW

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