

BAITUN BUILDERS LTD

EXCLUSIVE APARTMENTS PROJECT OF BAITUN BUILDERS LTD.

Baitun Gaffar

Plot # Ga- 160, 160/1 Mohakhali School Road, Dhaka-1212.



A dense, vibrant green fern frond background, filling the entire frame with intricate, feathery patterns. The lighting is soft, highlighting the texture and color of the leaves.

to ensure
the better living...

Baitun Gaffar

“Baitun Builders Ltd.” “Dedicated to Quality & Commitment has been incorporated to make housing solution in the mega city of Dhaka for the people who cherish dream for sweet home.

This company is managed by a group of highly skilled and qualified Managers, Architect and Engineers. It aims at offering quality product and services which make perfect match with the client’s needs, taste and multiple choices.

“Baitun Gaffar” is a luxurious residential building complex which offers a unique opportunity for the people with special choices to live in an exclusive area with affordable price. “Baitun Gaffar” is an elegant home beside charming environment of central Dhaka.

The architectural design is likely to match your best taste and choice which also integrate all standard facility of modern and elegant living.

“Baitun Gaffar” would be a perfect dream home for you, where you will get the harmonious living with quality, comfort, security and convenience.

Engr. S. Benajir Ahmed
Managing Director

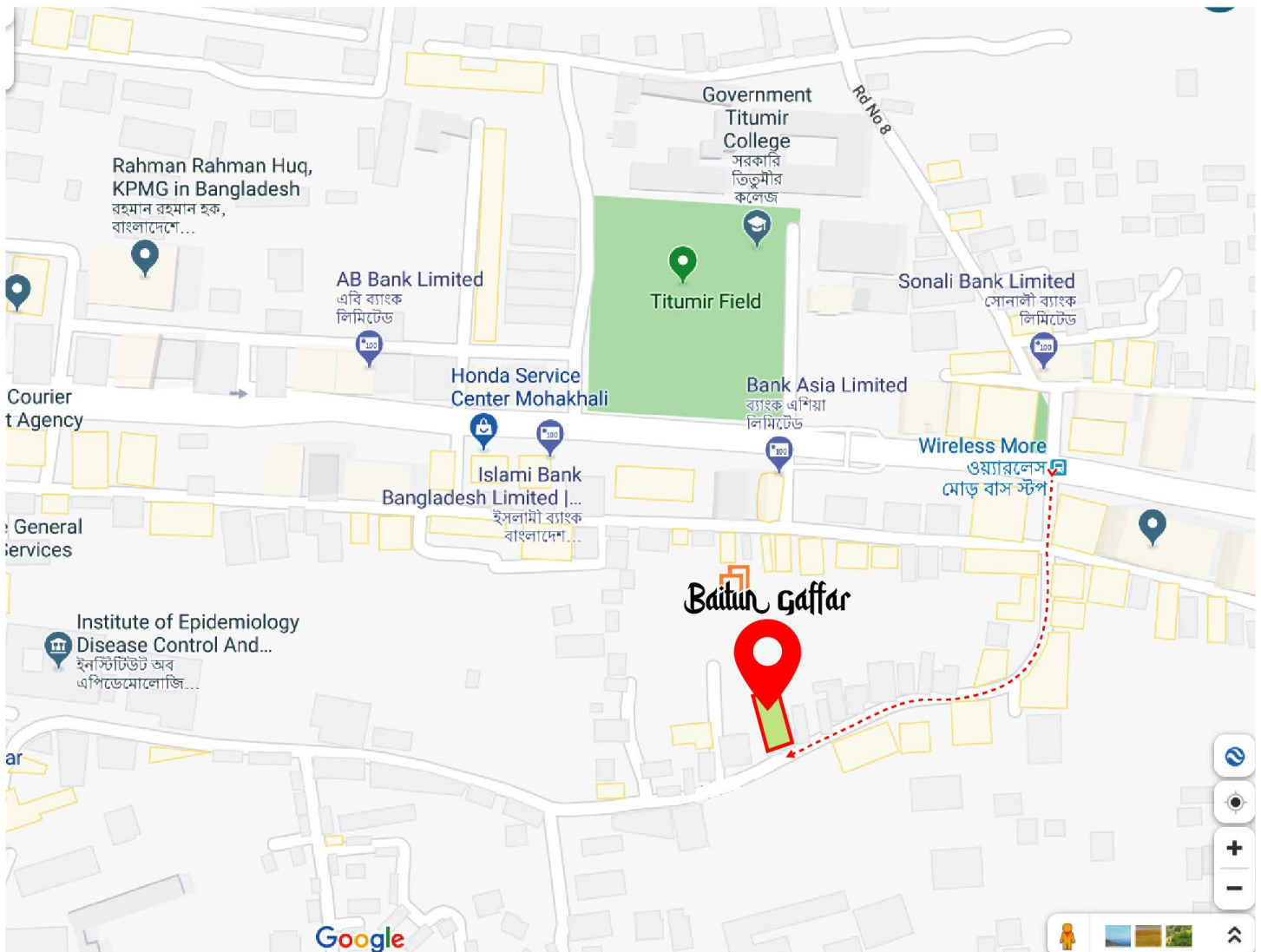


Baitun Gaffar
Gd. 101A, School road,
Moksha, Dhaka.
Developer:
Baitun Builders Ltd.

Baitun Gaffar

Address : Plot # Ga-160, 160/1,
Mohakhali School Road,
Dhaka-1206.

Land Area : 12.43 Katha
Total Storied : Basement + G + 9 Storied
Facing : South





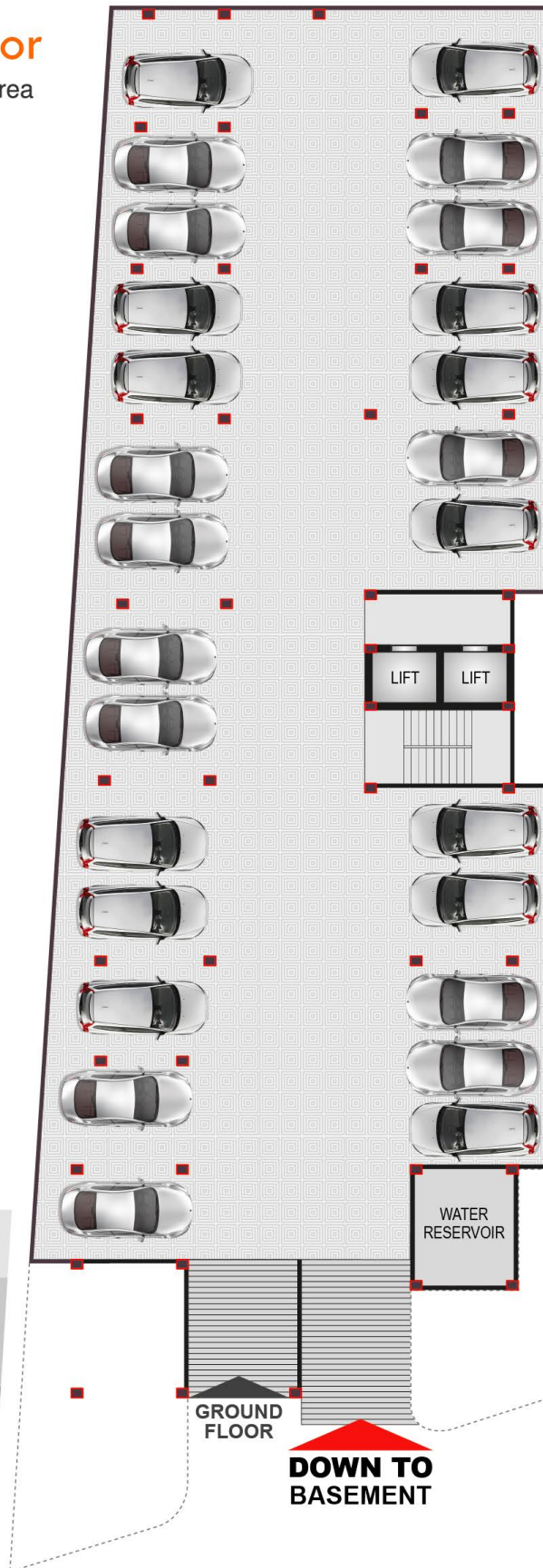
Basement Floor

Parking area

Parking Zone

Water Reservoir

Stair, Lift & Lift Lobby

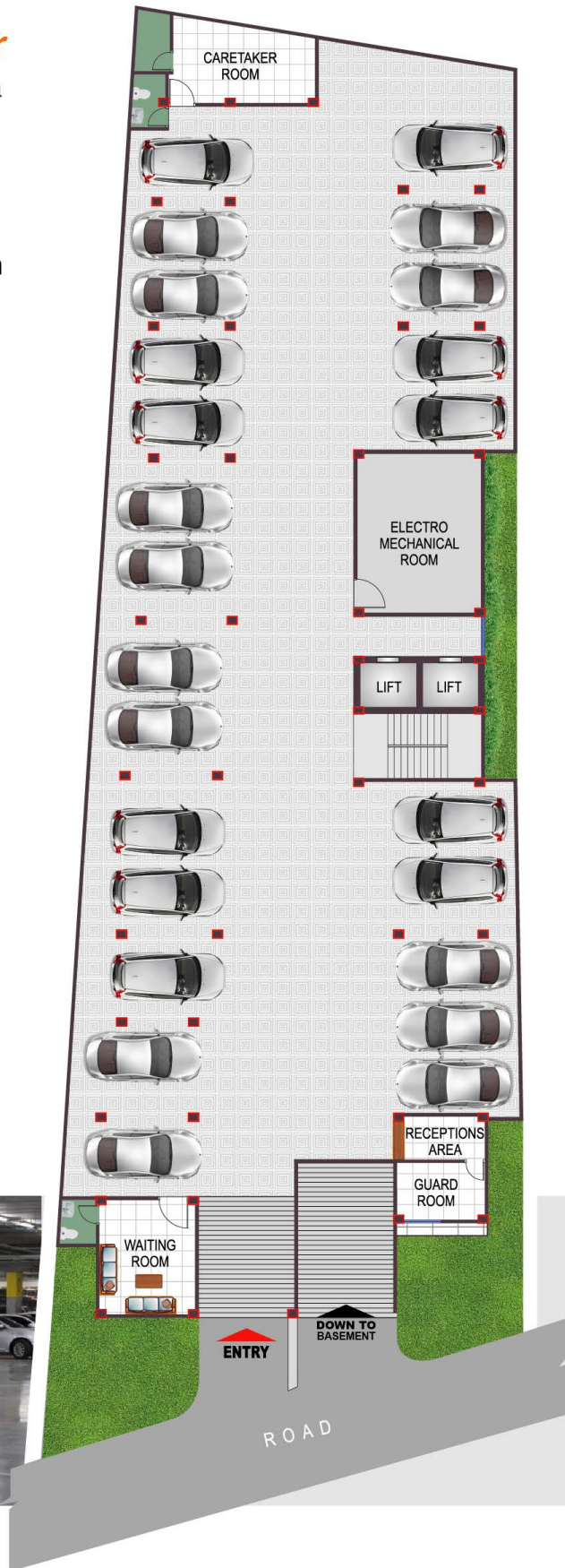




Ground Floor

Parking & Common area

- Caretaker room
- Kitchen & Toilet
- Electro Mechanical Room
- Stair, Lift & Lift Lobby
- Parking Zone
- Reception Area
- Guard Room
- Waiting Room





Typical Floor

1st to 9th Floor

- Unit **A** 1530 sft
- Unit **B** 1578 sft
- Unit **C** 1279 sft
- Unit **D** 1341 sft
- Unit **E** 1355 sft

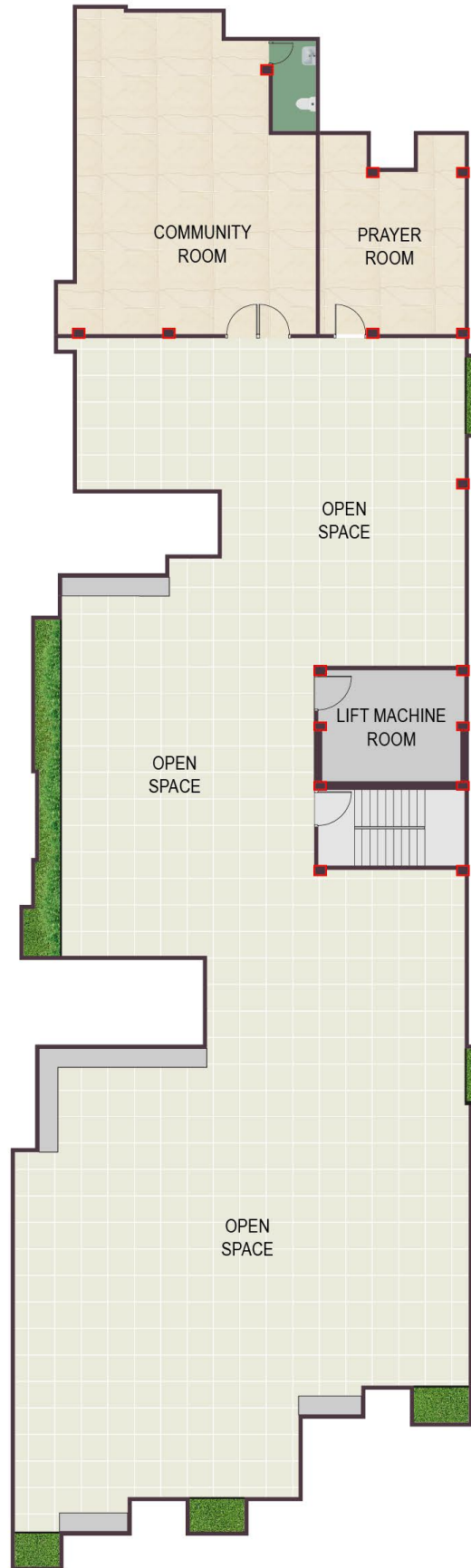




Roof Top Plan

Comon area

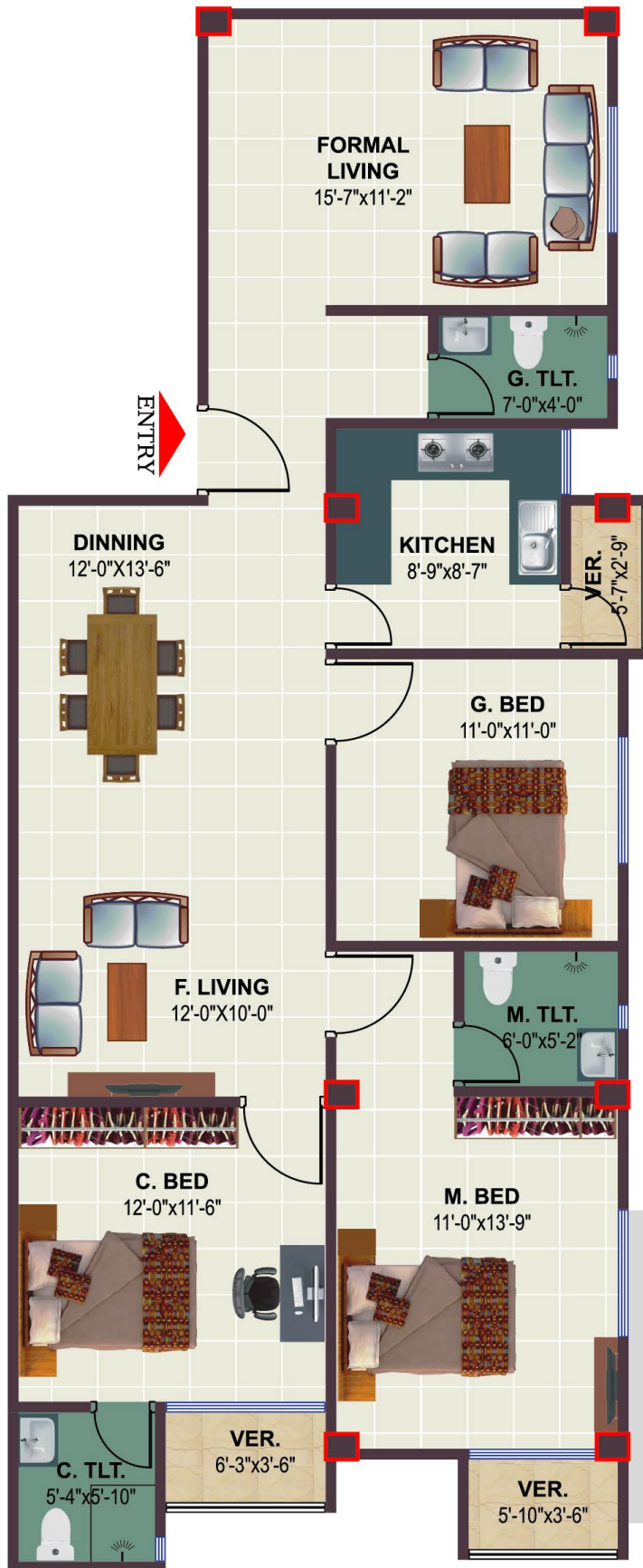
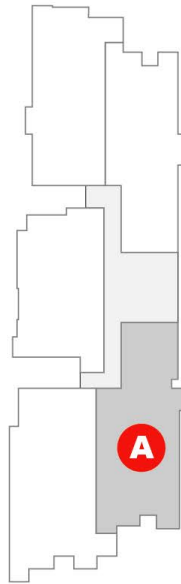
- Community Room
- Prayer Room
- Lift Machine Room
- Sitting Arrangements
- Gardening Area
- Open Space
- Toilet





Unit A

1530 sft.

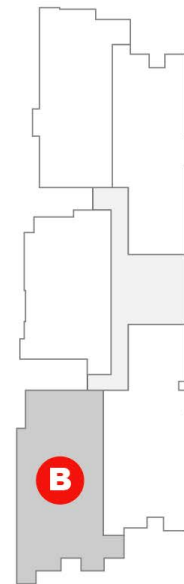
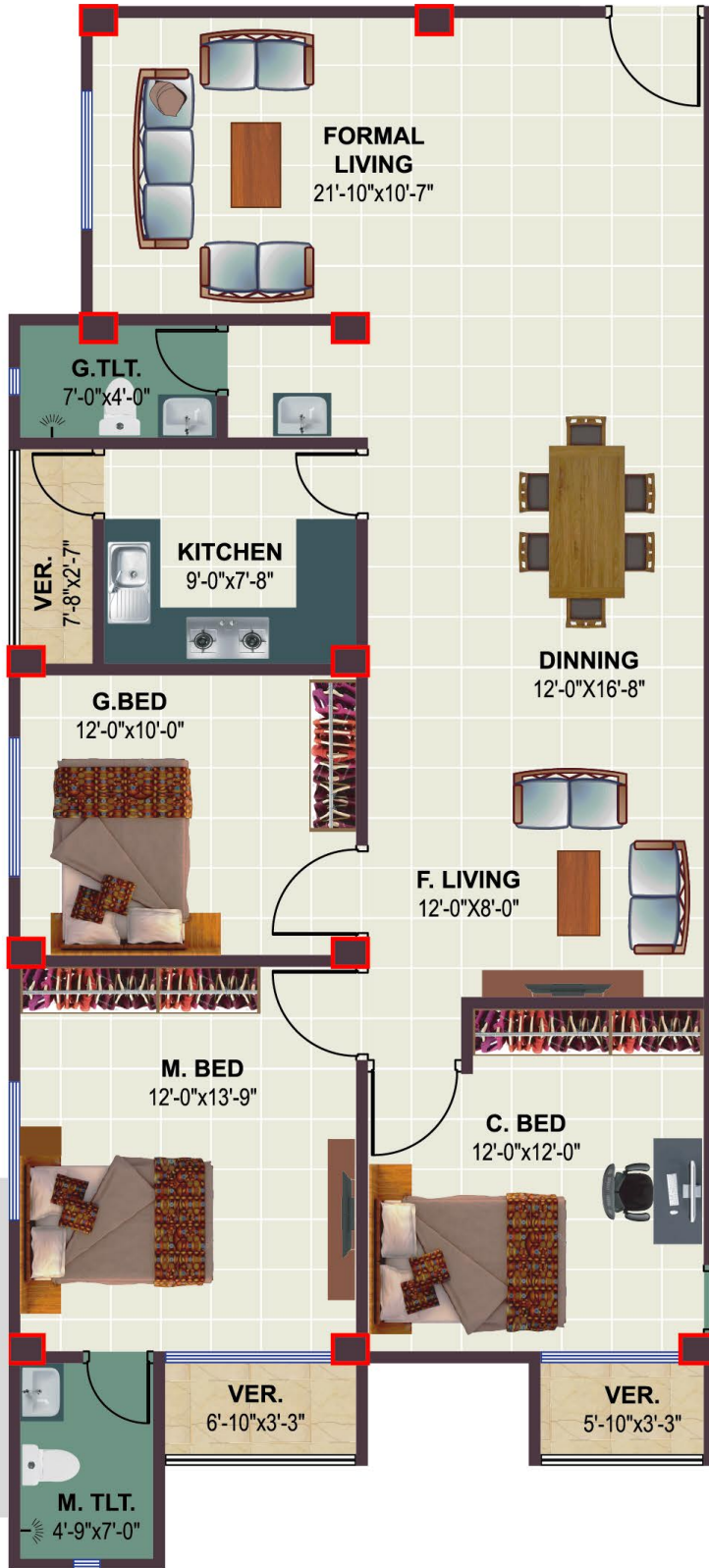




Unit B

1578 sft.

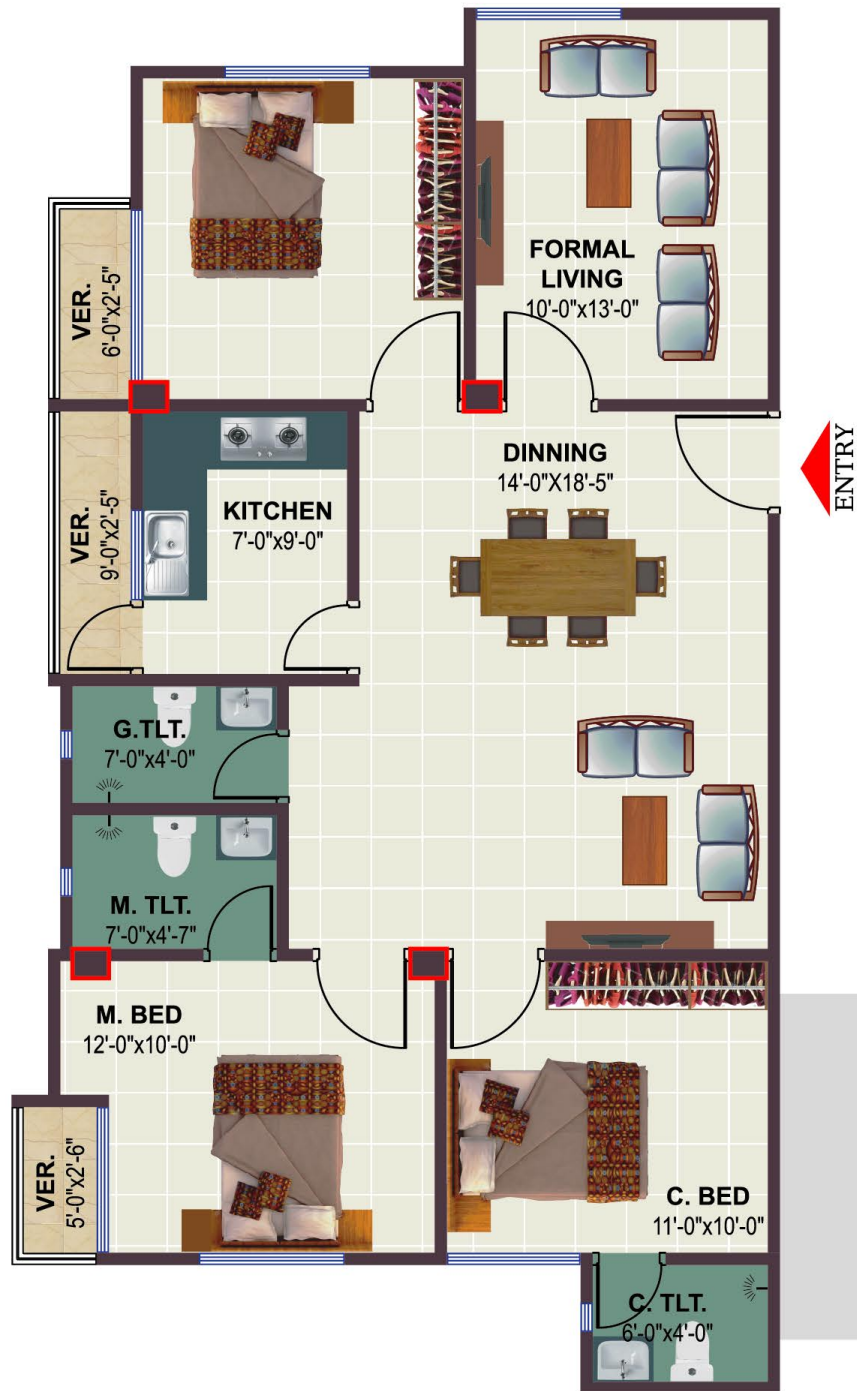
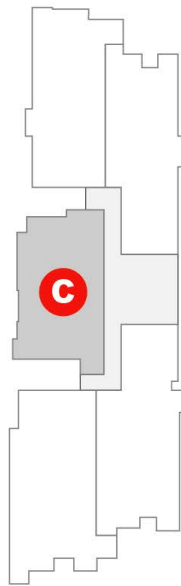
ENTRY





Unit C

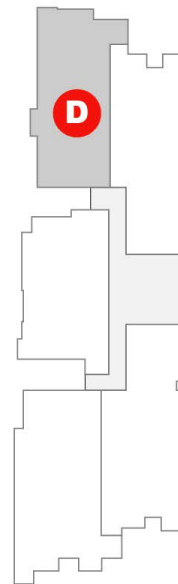
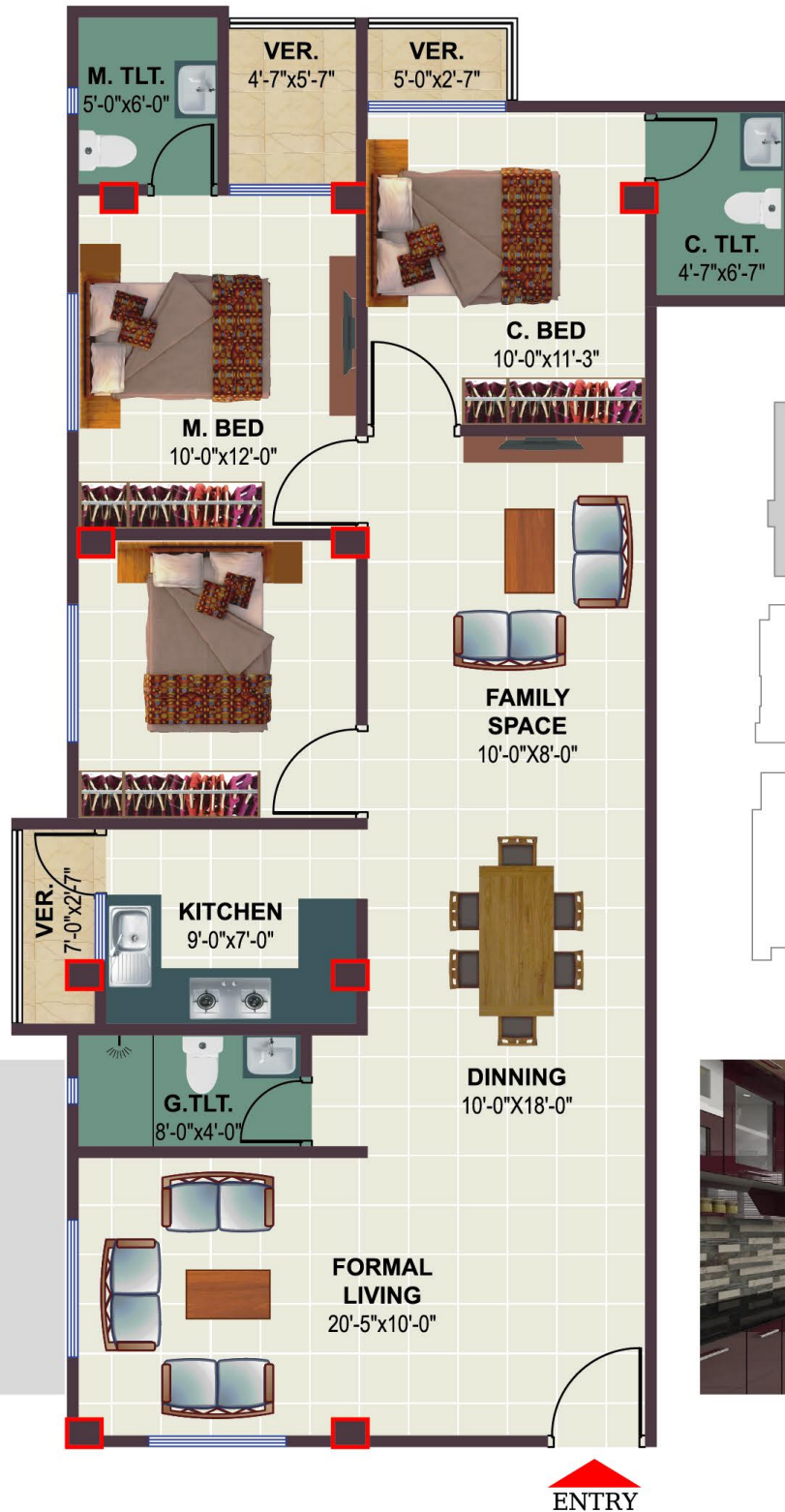
1279 sft.





Unit D

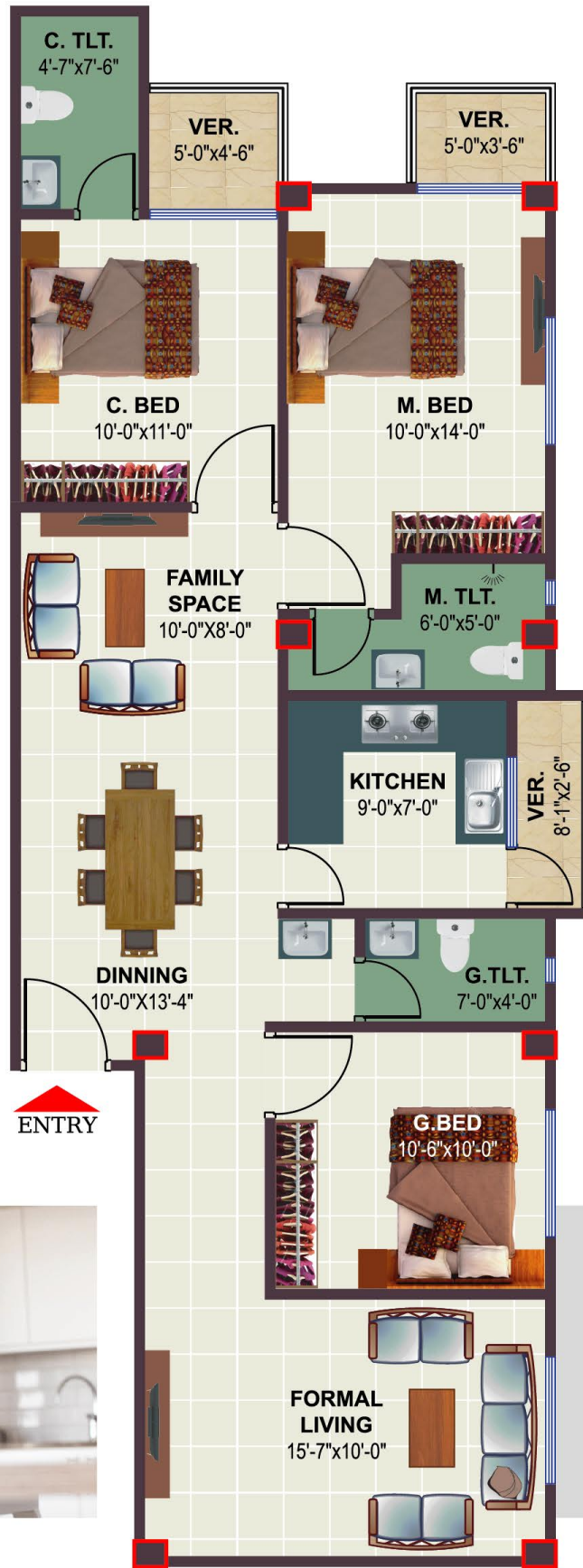
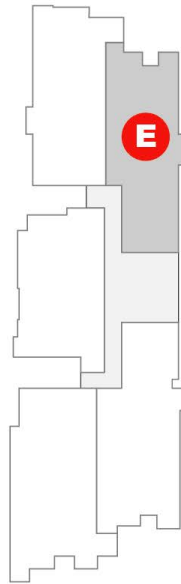
1341 sft.





Unit E

1355 sft.





FEATURES & amenities

BUILDING ENTRANCE

- Secured decorative gate with gate light as per the elevation and perspective view of the building.
- Name of the Project with address, Company name and logo on attractive product. (Nomenclature).
- Comfortable & functional internal driveway.
- Attractive personal mailboxes.

LIFT

- 100% Imported international Standard Two Lift of 8 (eight) person (Sigma/Fuji LN/ DEAO-China) emergency alarm, calling facilities etc.
- ACVVVF control panel with an answer speaker
- Adequate lighting.
- Fast & reliable service to residents on all floors.
- Impressive cabin of stainless steel.

LOBBY AND STAIRS

- Spacious lift lobby in each floor.
- Homogeneous (24"x 24") tiles in all lift lobbies (BHL/ Euro/ Great Wall/ Xmonica/Charu or Equivalent).
- Nosing (16" x 16") Tiles in steps except border tiles (BHL/Euro/Great Wall/ Xmonica/ Charu or Equivalent).

CABLE TV PROVISION

- Provision for connection of satellite dish antenna with multi-channel capacity from the commercial cable TV operator one at Master bed and one at Family living.

GENERATOR

- 100 KVA capacity international standard auto generator (ATS) with canopy.
- The generator will cover lift, pumps, common lights, Three lights and Two fans at each apartment except all power points.

WATER PUMP

- German Origin Wilo/ Pedrollo/ or equivalent with one stand by.

ROOF

- Protective parapet wall as per architectural drawing.
- Separate cloth drying area for each apartment.

INTERCOM

- Provide intercom connect each apartment and Guard Post.

GENERAL AMENITIES

- Reserved car parking in ground for residents with comfortable driveways.
- Electricity supply approx. 220V/440V from DESCO source with exclusive 300 KVA Sub-station.
- Water supply connection from WASA sufficient as per total calculated consumption.
- Underground water reservoir of adequate size.
- Sewerage system planned for long-term requirement.
- Gas connection from Titas gas subject to approval of concern authority.
- Termite protection treatment of ground level.
- One fire extinguisher at each floor.

STRUCTURAL & ENGINEERING FEATURES

- Total foundation and superstructure design and supervision by a team of reputed and Professional Design Engineers.
- Structural design parameters based on Bangladesh National Building Code (BNBC).
- 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, Sylhet and other aggregates etc. of highest available standard quality.
- Direct supervision at every stage of construction by a team of experienced and qualified civil engineers to ensure highest quality of workmanship.

MAIN DOOR

- Decorative main entrance door shutter with (Chittagong Teak).
- Decorative main door Frame of (Chittagong Teak).
- Metal door chain.
- Check viewer.
- Door lock of superior quality.

INTERNAL DOORS

- Solid door frame of Mehaghini.
- Partex flush door (single shutter) of strong and durable veneer. (Barma Teak Veneer)
- White enamel paint on all door surfaces.
- Cylindrical lock for all bedrooms.
- Plastic doors for kitchen verandah, utility room, Servant Quarter.

WINDOWS

- Sliding aluminum section of silver color.
- 5mm clear glass with mohair lining.
- Rain water barrier in 4" aluminum section.
- Security grill at all windows.
- Mosquito net provision in windows.

WALL

- Good quality 1st class bricks.
- Smooth finishes walls.
- Exterior wall thickness will be 5".
- Toilet and internal wall thickness will be 5".

FLOOR AND VERANDAH

- 24 "x 24" Homogeneous floor tiles (BHL/ Euro/ Great Wall/ Xmonica/ Charu or Equivalent).
- 4" skirting matching floor tiles.

PAINTING & POLISHING

- Plastic paint in all internal walls and ceilings in soft colors (Elite or Berger).
- French polished doorframe & shutters only main door.
- Exterior wall will be weather coat paint of Berger/Equivalent.

ELECTRICAL

- Electric switch, plug point of standard imported brand.
- Provision for air-condition in Master Bed & Child Bed.
- Verandahs with suitable light points.
- Electrical distribution box with circuit breaker.

FEATURES & amenities



BATHROOM FEATURES

- Essential correct uniform floor slope towards water outlet.
- Local origin ceramic wall & floor tiles (Great Wall/ Charu or Equivalent). 10"x13"/10"x16" on wall and 12"x12" on floor with border and decor.
- Sanitary wares of local quality, RAK (Star-Model SARA), Charu or Equivalent).
- Fittings and fixtures of best local quality (Royel /Shine).
- Extended mirrors in front of master bathroom wash basin.
- Hot and cold-water line provision at Master bath.
- Exhaust fan provision at all toilets (except maid's toilet).

KITCHEN FEATURES

- Local origin homogenous tiles on floors 24"x24" (Great Wall/ Charu/ Xmonica or Equivalent).
- Concealed water lines.
- Double burner gas outlet over local tiles finished platform.
- One stainless steel sink (Single bowl) with sink cock.
- 10"x16" wall tiles of 2 (two) feet height above Counter top and along the sink line. (Great Wall/ Charu or Equivalent).
- Provision for exhaust fan fitting at a suitably located position.

UTILITY LINES

- All apartments will have electrical meters individually (subject to sanction from respective authorities).
- Water supply will have common meter connection for the project,
- Electricity check meter for common area,
- All utility connection will be arranged by ELB subject to availability from government utility sources.

Connection cost will be borne by the Developer for the LAND OWNERS' apartments.



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Sister concern of Baitun Group

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